

May 2025



Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type

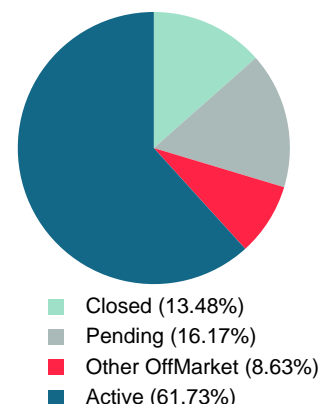


MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	May 2025	+/- %
Closed Listings	41	50	21.95%
Pending Listings	58	60	3.45%
New Listings	86	100	16.28%
Average List Price	277,910	235,262	-15.35%
Average Sale Price	271,160	221,862	-18.18%
Average Percent of Selling Price to List Price	97.47%	95.99%	-1.52%
Average Days on Market to Sale	42.78	39.14	-8.51%
End of Month Inventory	195	229	17.44%
Months Supply of Inventory	3.90	4.86	24.71%

Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of May 31, 2025 = **229**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **17.44%** to 229 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **4.86** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **18.18%** in May 2025 to \$221,862 versus the previous year at \$271,160.

Average Days on Market Shortens

The average number of **39.14** days that homes spent on the market before selling decreased by 3.64 days or **8.51%** in May 2025 compared to last year's same month at **42.78** DOM.

Sales Success for May 2025 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 100 New Listings in May 2025, up **16.28%** from last year at 86. Furthermore, there were 50 Closed Listings this month versus last year at 41, a **21.95%** increase.

Closed versus Listed trends yielded a **50.0%** ratio, up from previous year's, May 2024, at **47.7%**, a **4.88%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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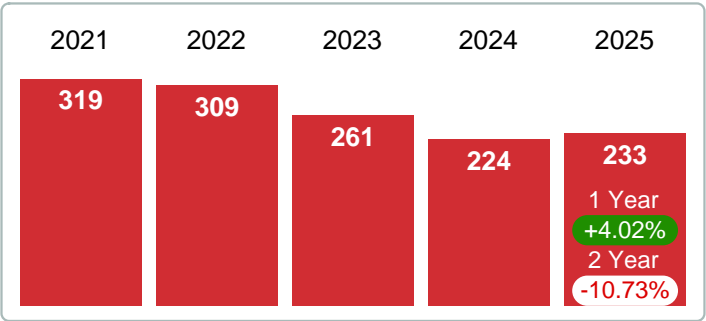
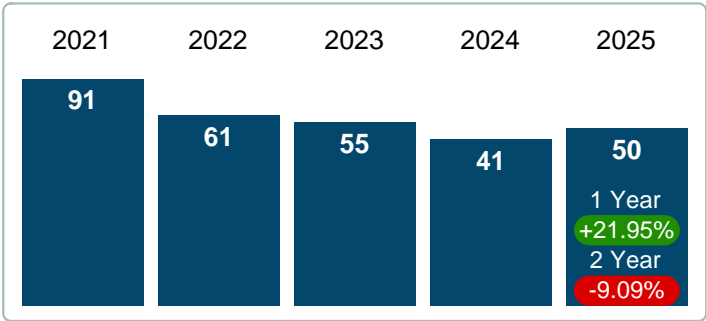


CLOSED LISTINGS

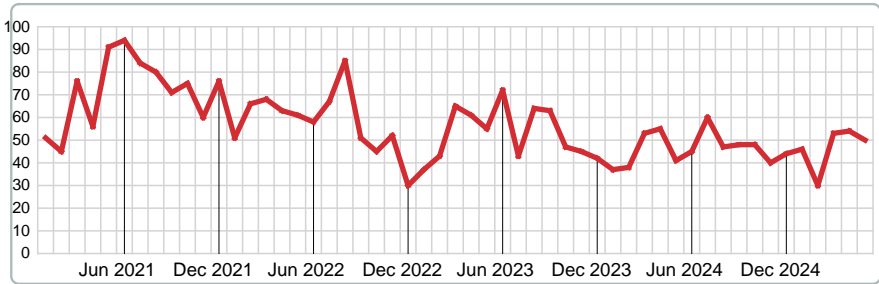
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MAY

YEAR TO DATE (YTD)

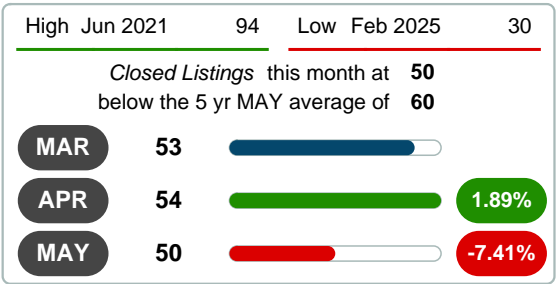


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3		6.00%	65.7	3	0	0	0
\$50,001 - \$100,000	7		14.00%	19.7	2	4	1	0
\$100,001 - \$150,000	8		16.00%	34.8	2	5	1	0
\$150,001 - \$225,000	9		18.00%	26.9	2	7	0	0
\$225,001 - \$300,000	11		22.00%	42.2	0	8	2	1
\$300,001 - \$375,000	7		14.00%	30.3	0	3	3	1
\$375,001 and up	5		10.00%	85.2	1	3	0	1
Total Closed Units				50	10	30	7	3
Total Closed Volume				11,093,100	1.50M	6.68M	1.72M	1.20M
Average Closed Price				\$221,862	\$150,000	\$222,540	\$245,557	\$399,333

May 2025



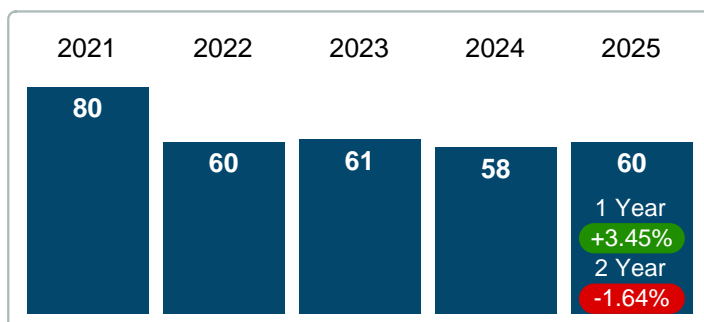
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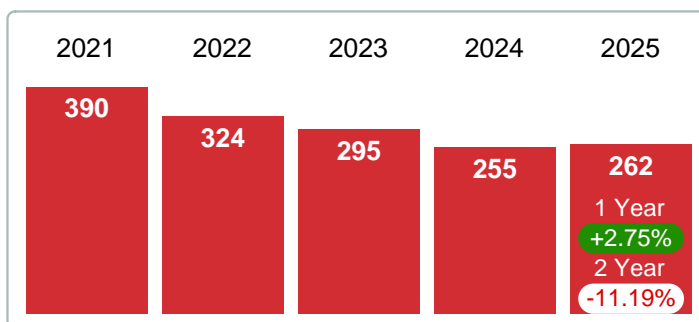
PENDING LISTINGS

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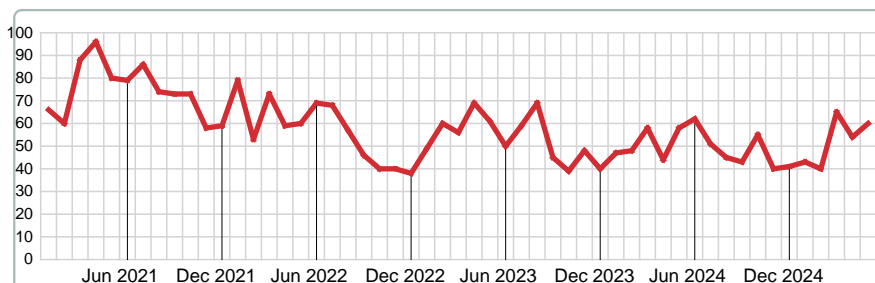
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 64

High Apr 2021 96 Low Dec 2022 38

Pending Listings this month at 60
below the 5 yr MAY average of 64

MAR	65		
APR	54		-16.92%
MAY	60		11.11%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	4	6.67%	28.5	3	0	1	0
\$60,001 - \$90,000	8	13.33%	62.5	3	3	2	0
\$90,001 - \$160,000	10	16.67%	25.1	3	7	0	0
\$160,001 - \$240,000	15	25.00%	32.1	2	12	1	0
\$240,001 - \$290,000	7	11.67%	41.7	1	4	1	1
\$290,001 - \$360,000	10	16.67%	29.4	2	4	4	0
\$360,001 and up	6	10.00%	26.2	0	2	3	1
Total Pending Units	60			14	32	12	2
Total Pending Volume	12,766,200	100%	52.3	2.02M	6.81M	3.18M	764.00K
Average Listing Price	\$128,300			\$143,929	\$212,869	\$264,617	\$382,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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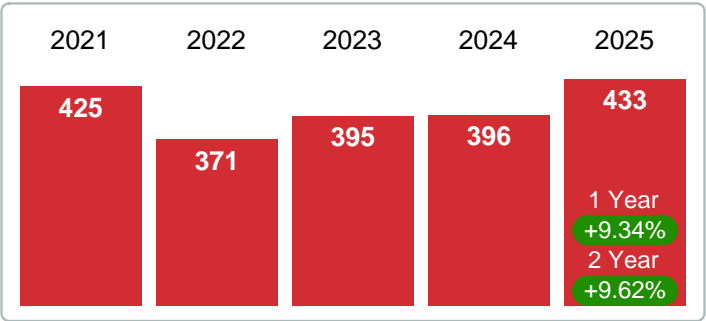
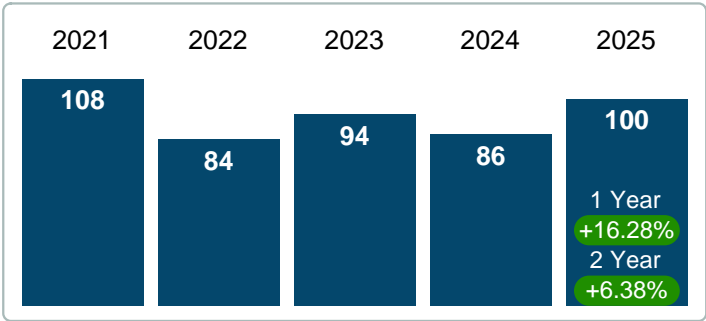


NEW LISTINGS

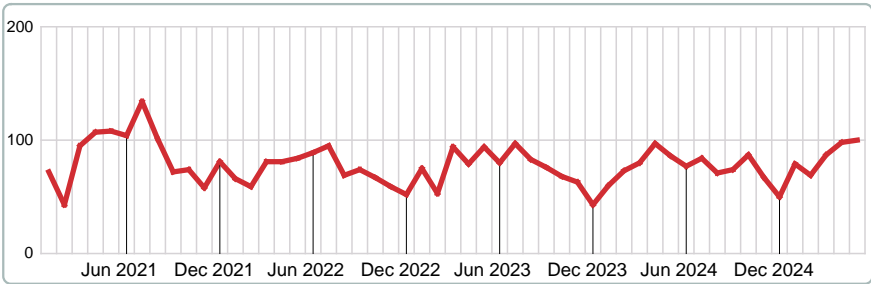
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MAY

YEAR TO DATE (YTD)

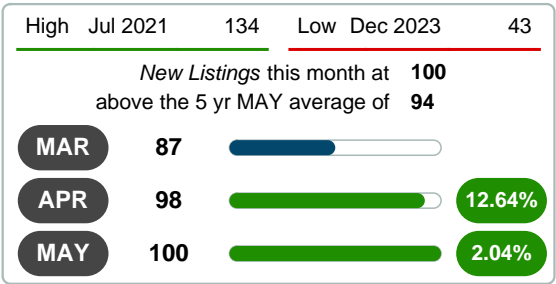


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 94



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$80,000 and less	9		9.00%
\$80,001 - \$130,000	14		14.00%
\$130,001 - \$190,000	13		13.00%
\$190,001 - \$280,000	24		24.00%
\$280,001 - \$330,000	16		16.00%
\$330,001 - \$450,000	15		15.00%
\$450,001 and up	9		9.00%
Total New Listed Units			100
Total New Listed Volume			30,099,388
Average New Listed Listing Price			\$115,840

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	3	1	1
4	9	0	1
1	11	1	0
2	17	2	3
2	9	4	1
0	11	4	0
1	4	2	2
14	64	14	8
2.83M	16.58M	5.04M	5.64M
\$202,064	\$259,123	\$360,164	\$705,538

May 2025



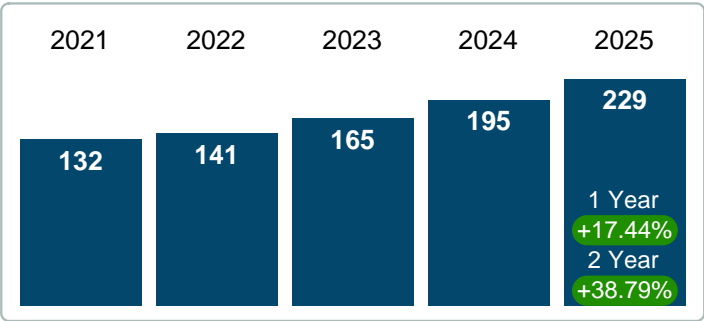
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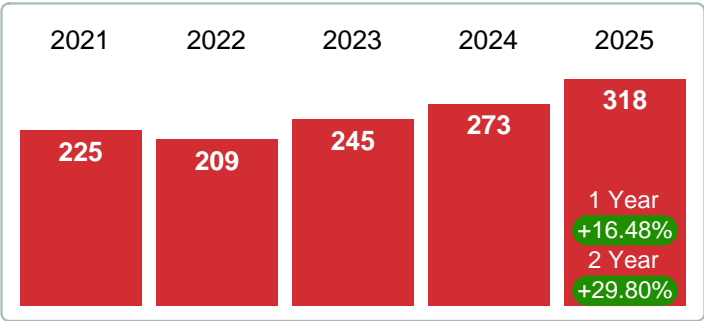
ACTIVE INVENTORY

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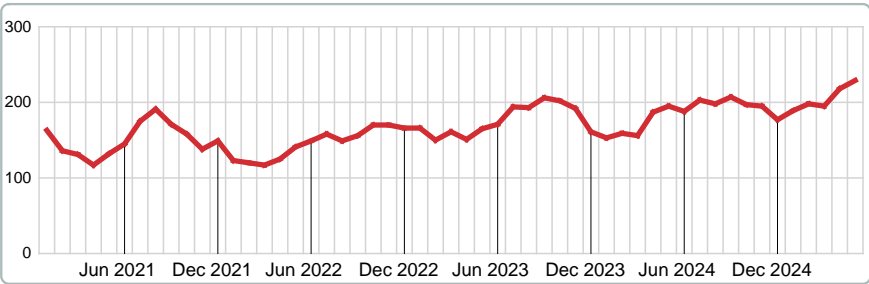
END OF MAY



ACTIVE DURING MAY

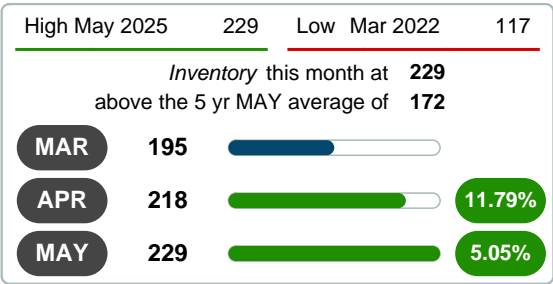


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 172



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	17		7.42%	74.4	5	9	2	1
\$50,001 - \$125,000	32		13.97%	87.7	12	14	5	1
\$125,001 - \$175,000	26		11.35%	61.9	7	17	2	0
\$175,001 - \$275,000	60		26.20%	70.3	7	40	11	2
\$275,001 - \$375,000	40		17.47%	55.5	1	23	13	3
\$375,001 - \$650,000	33		14.41%	75.9	0	17	12	4
\$650,001 and up	21		9.17%	80.0	4	6	7	4
Total Active Inventory by Units				229	36	126	52	15
Total Active Inventory by Volume				74,162,180	8.42M	35.41M	20.19M	10.14M
Average Active Inventory Listing Price				\$323,852	\$233,862	\$281,033	\$388,263	\$676,220

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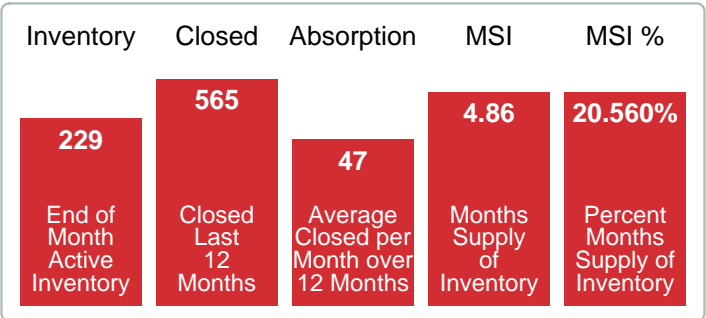
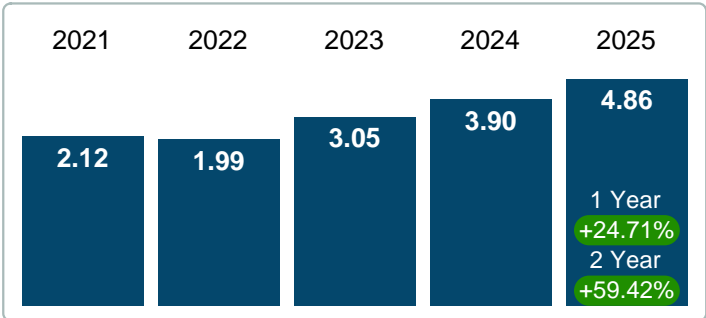


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR MAY

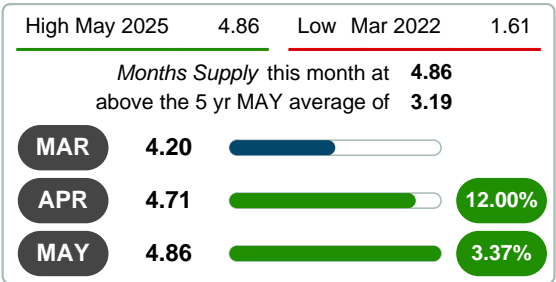
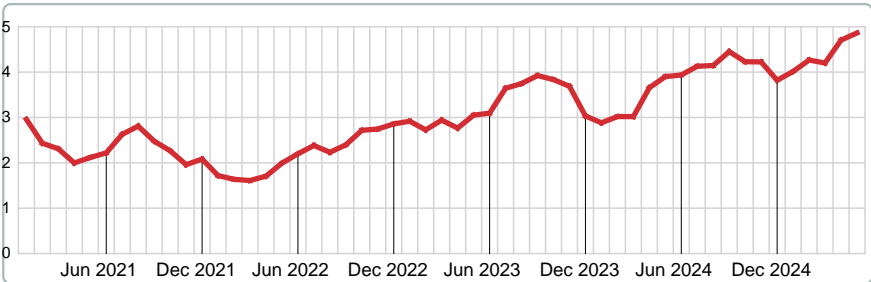
INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 3.19



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	17		7.42%	6.38	3.16	9.00	24.00	0.00
\$50,001 - \$125,000	32		13.97%	3.49	2.88	3.23	7.50	0.00
\$125,001 - \$175,000	26		11.35%	2.86	2.90	2.83	3.43	0.00
\$175,001 - \$275,000	60		26.20%	4.86	7.00	4.29	6.95	4.80
\$275,001 - \$375,000	40		17.47%	5.22	12.00	5.11	4.59	12.00
\$375,001 - \$650,000	33		14.41%	6.49	0.00	7.29	6.55	8.00
\$650,001 and up	21		9.17%	19.38	0.00	14.40	28.00	9.60
Market Supply of Inventory (MSI)				4.86	3.72	4.51	6.64	9.00
Total Active Inventory by Units			100%	4.86	36	126	52	15

May 2025



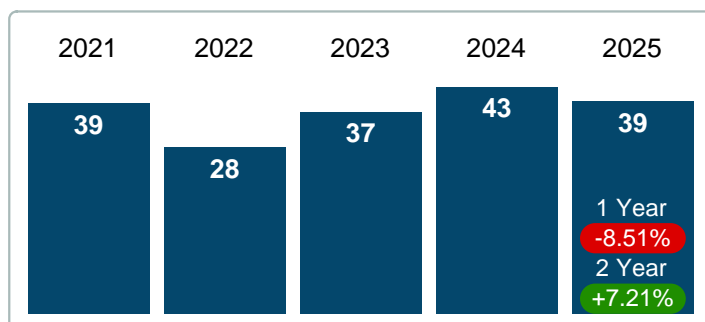
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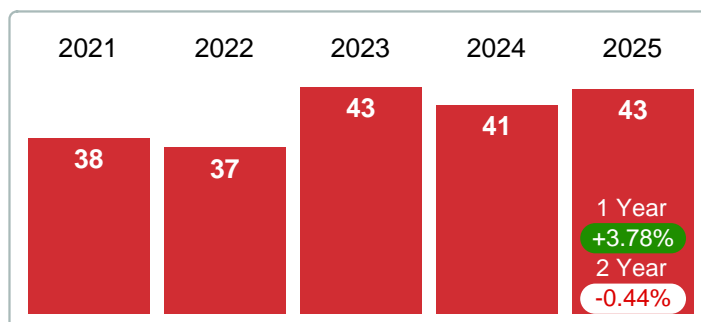
AVERAGE DAYS ON MARKET TO SALE

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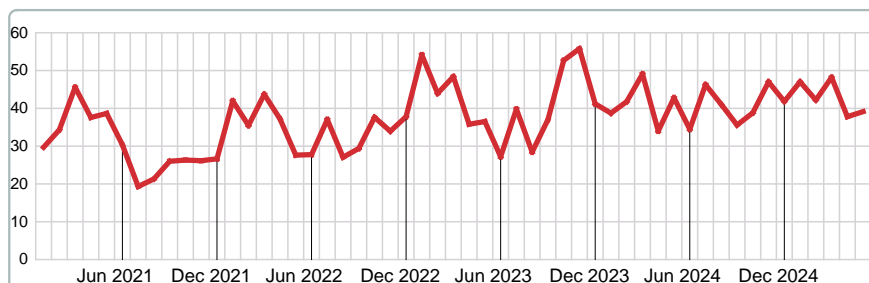
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 37

High Nov 2023 56 Low Jul 2021 19

Average Days on Market to Sale this month at 39
above the 5 yr MAY average of 37

MAR	48	
APR	38	-21.57%
MAY	39	3.56%

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3		6.00%	66	66	0	0	0
\$50,001 - \$100,000	7		14.00%	20	2	11	92	0
\$100,001 - \$150,000	8		16.00%	35	32	42	5	0
\$150,001 - \$225,000	9		18.00%	27	4	33	0	0
\$225,001 - \$300,000	11		22.00%	42	0	32	9	188
\$300,001 - \$375,000	7		14.00%	30	0	33	36	6
\$375,001 and up	5		10.00%	85	23	114	0	61
Average Closed DOM		39			30	40	32	85
Total Closed Units		50	100%	39	10	30	7	3
Total Closed Volume		11,093,100			1.50M	6.68M	1.72M	1.20M

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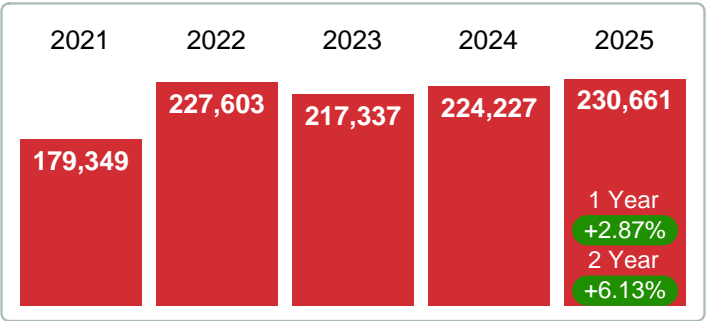
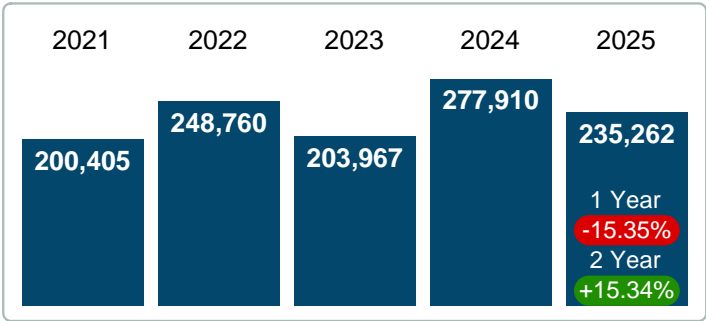


AVERAGE LIST PRICE AT CLOSING

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MAY

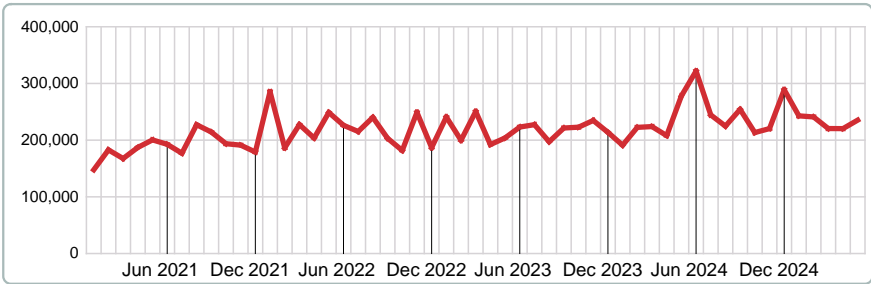
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 233,261



High Jun 2024 321,814 Low Jan 2021 147,706

Average List Price at Closing this month at **235,262**
above the 5 yr MAY average of **233,261**

MAR

220,480

APR

220,308

-0.08%

MAY

235,262

6.79%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range			%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2		4.00%	37,450	46,600	0	0	0
\$50,001 - \$100,000	8		16.00%	76,550	74,250	81,000	75,000	0
\$100,001 - \$150,000	7		14.00%	116,400	134,850	115,960	125,000	0
\$150,001 - \$225,000	11		22.00%	190,082	199,750	186,671	0	0
\$225,001 - \$300,000	10		20.00%	262,390	0	259,488	237,000	359,900
\$300,001 - \$375,000	6		12.00%	342,283	0	339,300	346,633	314,000
\$375,001 and up	6		12.00%	582,083	699,000	591,667	0	639,500
Average List Price				235,262	165,650	235,977	244,843	437,800
Total Closed Units			100%	235,262	10	30	7	3
Total Closed Volume				11,763,100	1.66M	7.08M	1.71M	1.31M

May 2025



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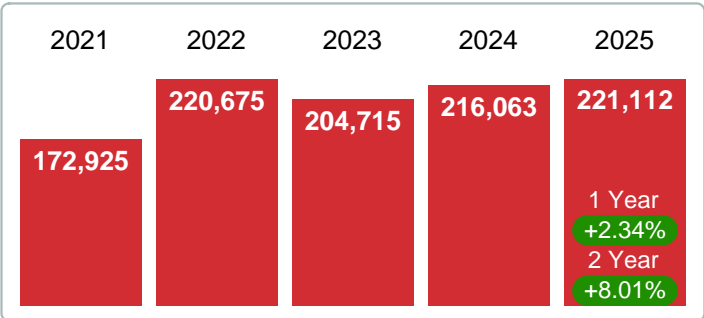
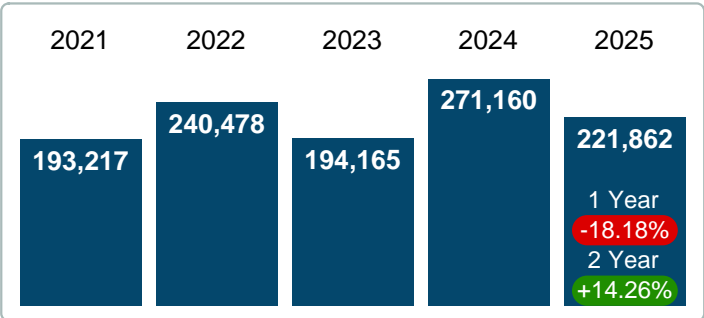


AVERAGE SOLD PRICE AT CLOSING

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MAY

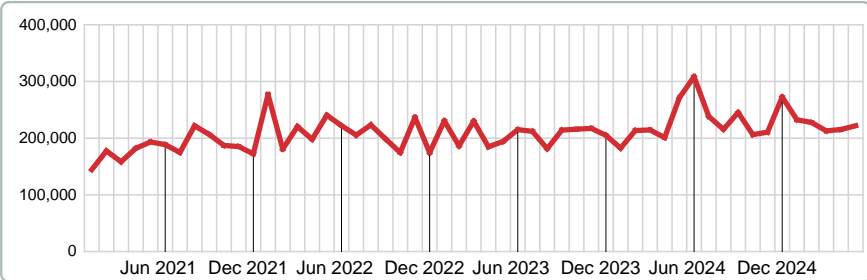
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 224,176



High Jun 2024 308,334 Low Jan 2021 144,404

Average Sold Price at Closing this month at **221,862**
below the 5 yr MAY average of **224,176**

MAR

212,840

APR

215,247

1.13%

MAY

221,862

3.07%

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range			%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3		6.00%	39,667	39,667	0	0	0
\$50,001 - \$100,000	7		14.00%	74,929	73,000	75,875	75,000	0
\$100,001 - \$150,000	8		16.00%	119,300	125,000	115,680	126,000	0
\$150,001 - \$225,000	9		18.00%	183,311	180,000	184,257	0	0
\$225,001 - \$300,000	11		22.00%	254,091	0	256,750	231,500	278,000
\$300,001 - \$375,000	7		14.00%	338,271	0	334,333	351,633	310,000
\$375,001 and up	5		10.00%	536,500	625,000	482,500	0	610,000
Average Sold Price				221,862	150,000	222,540	245,557	399,333
Total Closed Units			100%	221,862	10	30	7	3
Total Closed Volume				11,093,100	1.50M	6.68M	1.72M	1.20M

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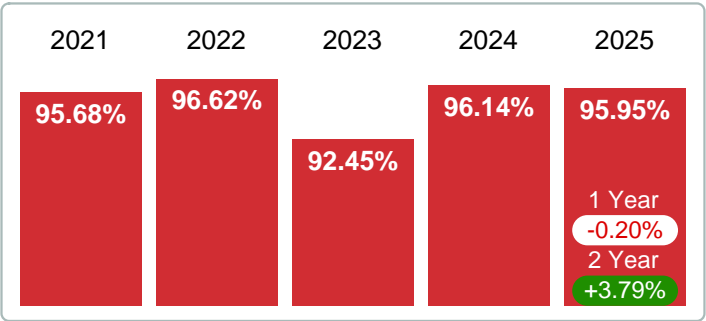
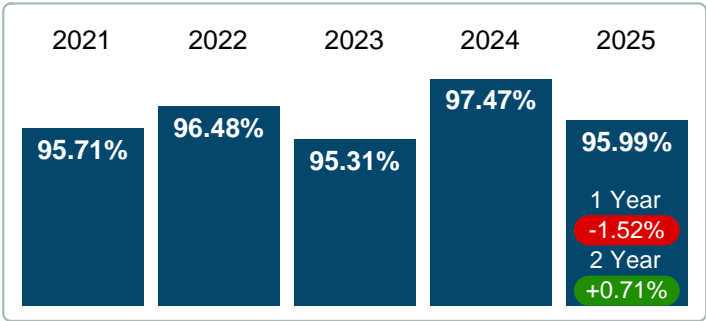


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

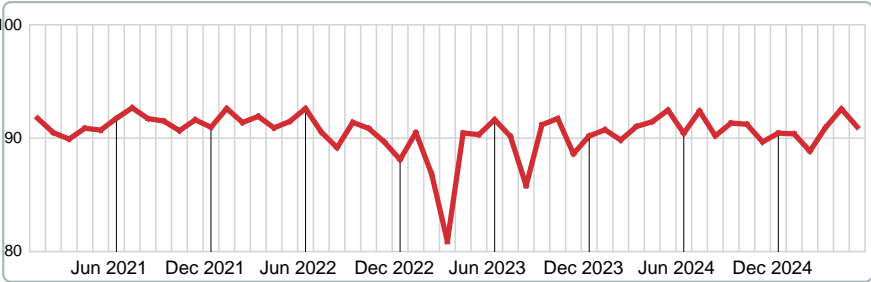
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YEAR TO DATE (YTD)

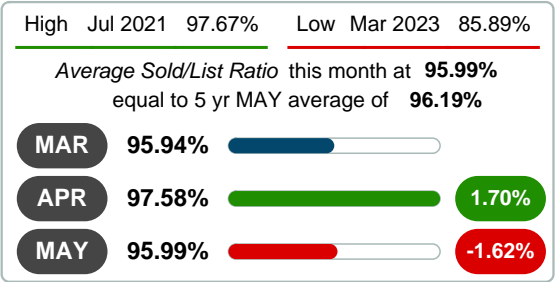


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 96.19%



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.00%	89.13%	89.13%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	7	14.00%	95.91%	98.60%	93.55%	100.00%	0.00%
\$100,001 - \$150,000	8	16.00%	98.53%	93.83%	99.96%	100.80%	0.00%
\$150,001 - \$225,000	9	18.00%	96.81%	90.29%	98.68%	0.00%	0.00%
\$225,001 - \$300,000	11	22.00%	96.80%	0.00%	98.98%	97.86%	77.24%
\$300,001 - \$375,000	7	14.00%	99.96%	0.00%	98.88%	101.45%	98.73%
\$375,001 and up	5	10.00%	87.37%	89.41%	84.02%	0.00%	95.39%
Average Sold/List Ratio		96.00%		92.22%	96.84%	100.12%	90.45%
Total Closed Units		50	100%	10	30	7	3
Total Closed Volume		11,093,100		1.50M	6.68M	1.72M	1.20M

May 2025



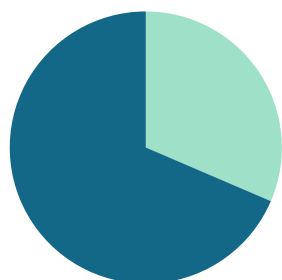
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



MARKET SUMMARY

Report produced on Jun 11, 2025 for MLS Technology Inc.

INVENTORY



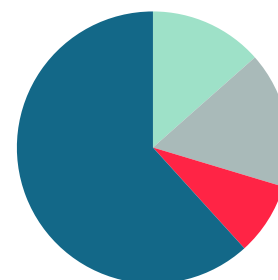
Inventory

New Listings
100 = 31.45%
Start Inventory
218
Total Inventory
Units
318
Volume
\$96,093,879

Market Activity

Closed Sales
50 = 13.48%
Pending Sales
60 = 16.17%
Other Off Market
32 = 8.63%
Active Inventory
229 = 61.73%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	41	50	21.95%	224	233	4.02%
Pending Sales	58	60	3.45%	255	262	2.75%
New Listings	86	100	16.28%	396	433	9.34%
Average List Price	277,910	235,262	-15.35%	224,227	230,661	2.87%
Average Sale Price	271,160	221,862	-18.18%	216,063	221,112	2.34%
Average Percent of Selling Price to List Price	97.47%	95.99%	-1.52%	96.14%	95.95%	-0.20%
Average Days on Market to Sale	42.78	39.14	-8.51%	41.28	42.84	3.78%
Monthly Inventory	195	229	17.44%	195	229	17.44%
Months Supply of Inventory	3.90	4.86	24.71%	3.90	4.86	24.71%

Absorption: Last 12 months, an Average of **47** Sales/Month

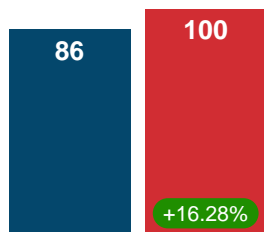
Inventory on May 31, 2025 = **229**

2024 **2025**

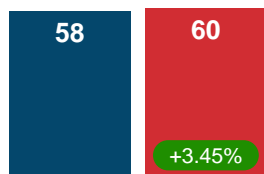
MAY MARKET

AVERAGE PRICES

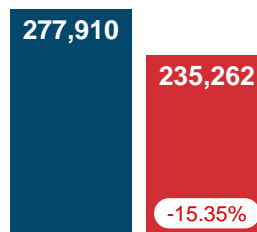
New Listings



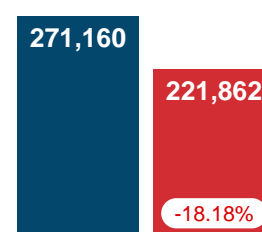
Pending Listings



List Price



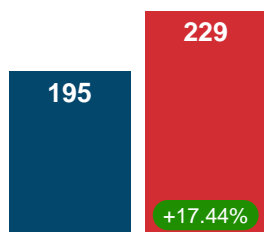
Sale Price



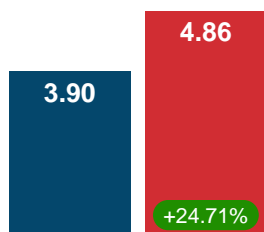
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

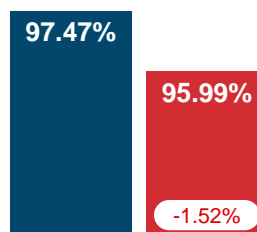
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

