

May 2025



Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type

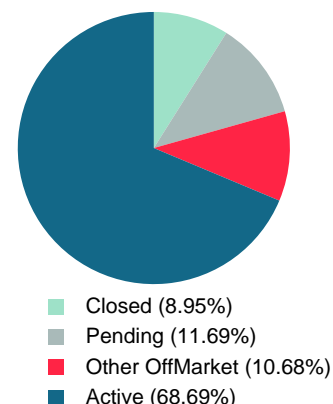


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	May 2025	+/- %
Closed Listings	73	62	-15.07%
Pending Listings	70	81	15.71%
New Listings	130	154	18.46%
Average List Price	260,933	294,897	13.02%
Average Sale Price	249,978	282,402	12.97%
Average Percent of Selling Price to List Price	95.29%	95.50%	0.21%
Average Days on Market to Sale	58.78	62.98	7.15%
End of Month Inventory	366	476	30.05%
Months Supply of Inventory	5.72	7.63	33.35%

Absorption: Last 12 months, an Average of **62 Sales/Month**
Active Inventory as of May 31, 2025 = **476**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2025 rose **30.05%** to 476 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **7.63** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.97%** in May 2025 to \$282,402 versus the previous year at \$249,978.

Average Days on Market Lengthens

The average number of **62.98** days that homes spent on the market before selling increased by 4.20 days or **7.15%** in May 2025 compared to last year's same month at **58.78** DOM.

Sales Success for May 2025 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 154 New Listings in May 2025, up **18.46%** from last year at 130. Furthermore, there were 62 Closed Listings this month versus last year at 73, a **-15.07%** decrease.

Closed versus Listed trends yielded a **40.3%** ratio, down from previous year's, May 2024, at **56.2%**, a **28.30%** downswing. 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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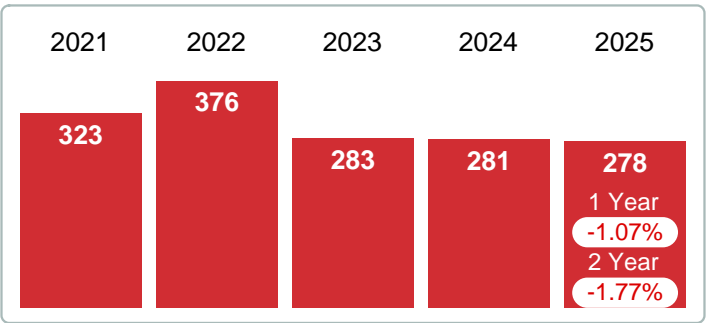
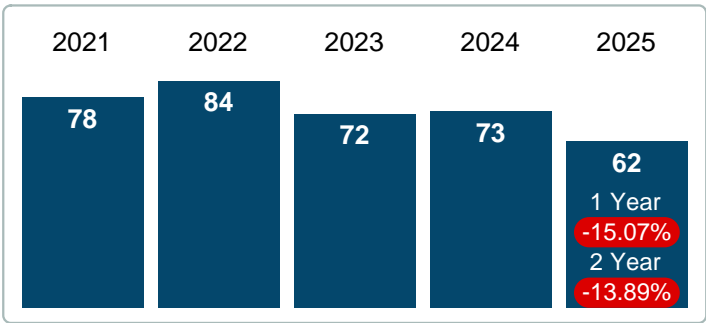


CLOSED LISTINGS

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MAY

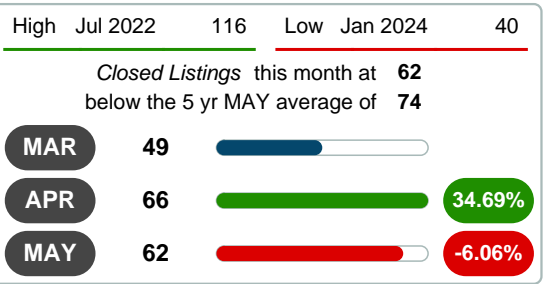
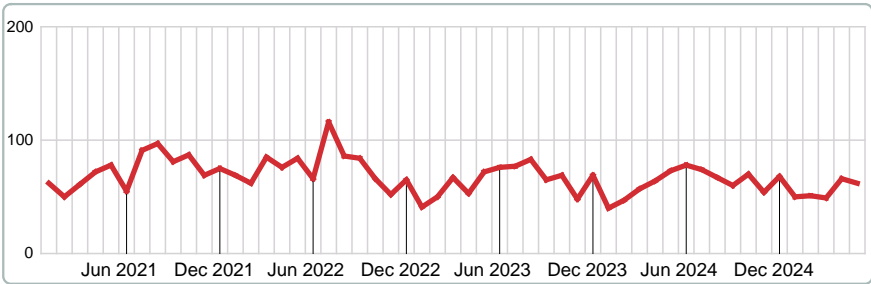
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5		8.06%	71.2	1	4	0	0
\$100,001 - \$150,000	7		11.29%	63.7	2	4	1	0
\$150,001 - \$175,000	6		9.68%	58.5	1	3	0	2
\$175,001 - \$275,000	19		30.65%	70.4	2	10	7	0
\$275,001 - \$325,000	9		14.52%	57.0	0	6	3	0
\$325,001 - \$500,000	8		12.90%	58.8	1	5	2	0
\$500,001 and up	8		12.90%	53.9	0	4	3	1
Total Closed Units				62	7	36	16	3
Total Closed Volume				17,508,893	1.25M	9.03M	6.37M	864.00K
Average Closed Price				\$282,402	\$177,857	\$250,893	\$397,984	\$288,000

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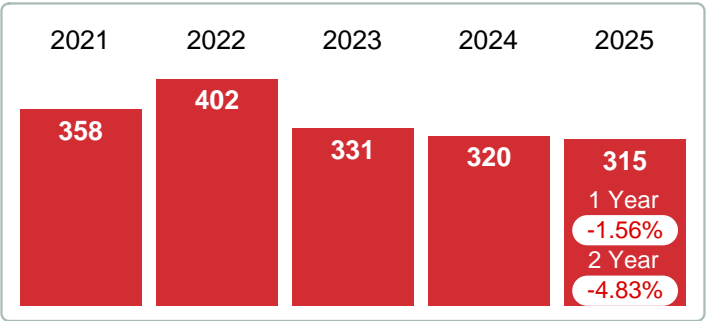
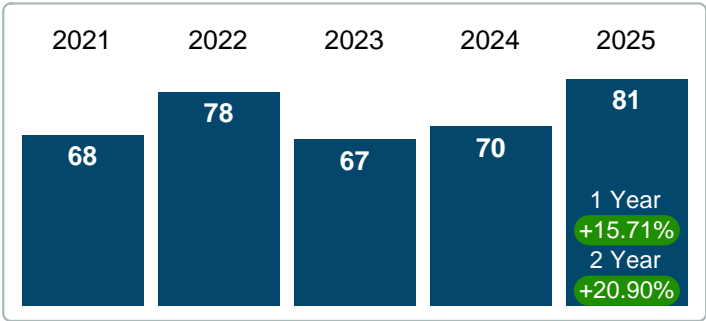


PENDING LISTINGS

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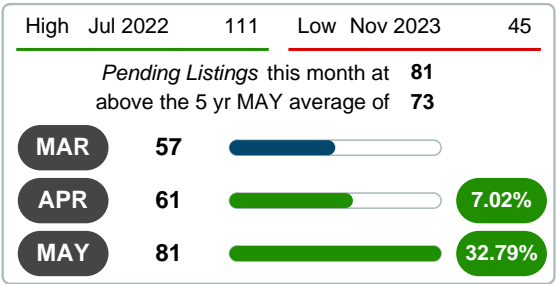
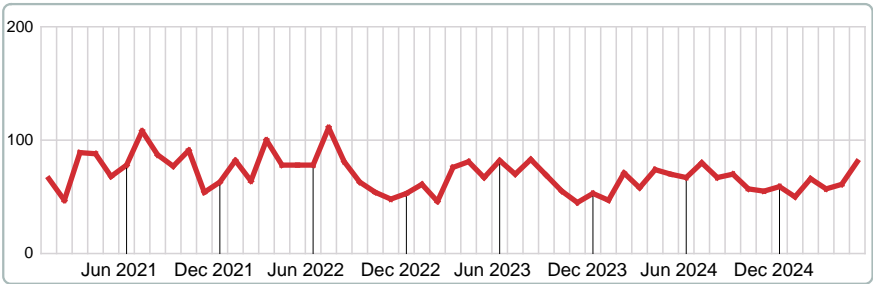
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 73



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5			6.17%	92.0	4	1	0	0
\$125,001 - \$175,000	9			11.11%	59.7	2	6	0	1
\$175,001 - \$225,000	15			18.52%	78.6	2	10	3	0
\$225,001 - \$275,000	17			20.99%	34.9	0	11	4	2
\$275,001 - \$350,000	17			20.99%	54.2	2	8	6	1
\$350,001 - \$425,000	8			9.88%	31.1	0	5	3	0
\$425,001 and up	10			12.35%	52.8	0	5	2	3
Total Pending Units					81	10	46	18	7
Total Pending Volume					23,245,702	1.63M	12.95M	5.82M	2.85M
Average Listing Price					\$271,792	\$162,680	\$281,482	\$323,500	\$406,820

May 2025



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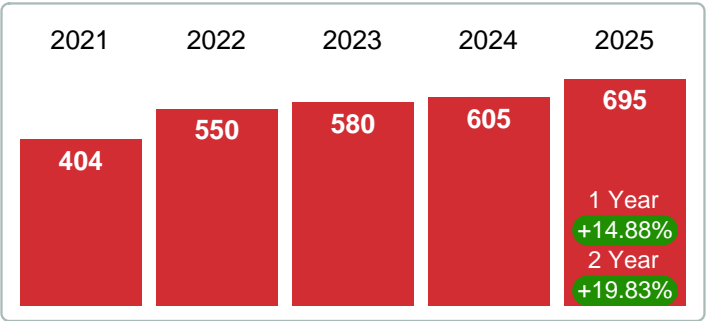
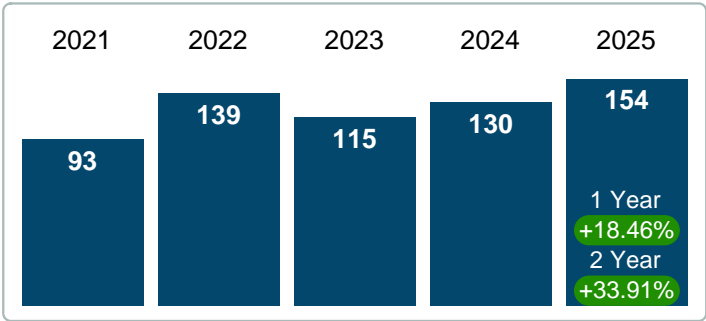


NEW LISTINGS

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MAY

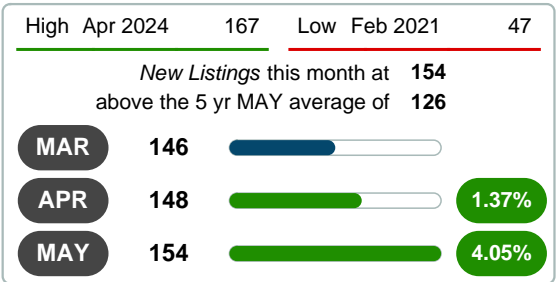
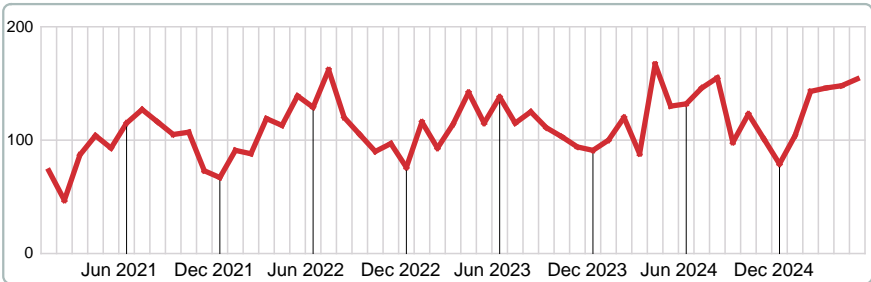
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 126



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	13	8.44%
\$150,001 - \$200,000	19	12.34%
\$200,001 - \$225,000	9	5.84%
\$225,001 - \$325,000	53	34.42%
\$325,001 - \$425,000	26	16.88%
\$425,001 - \$650,000	20	12.99%
\$650,001 and up	14	9.09%
Total New Listed Units	154	
Total New Listed Volume	62,577,224	100%
Average New Listed Listing Price	\$745,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
5	7	1	0
4	15	0	0
2	5	2	0
2	40	10	1
1	14	10	1
0	11	5	4
0	10	2	2
14	102	30	8
2.71M	39.38M	11.87M	8.61M
\$193,764	\$386,121	\$395,560	\$1,076,675

May 2025



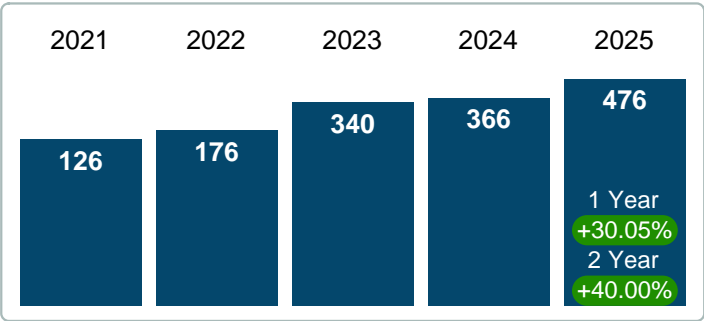
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
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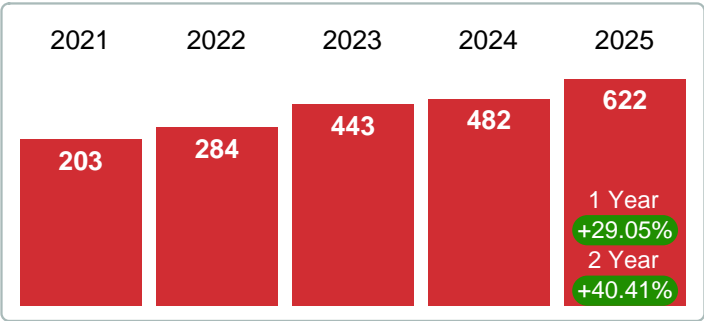
ACTIVE INVENTORY

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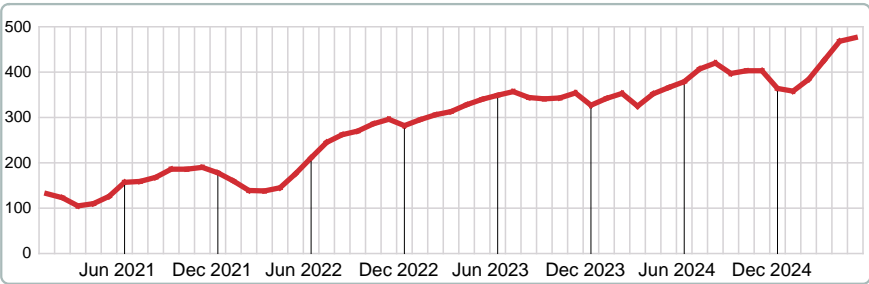
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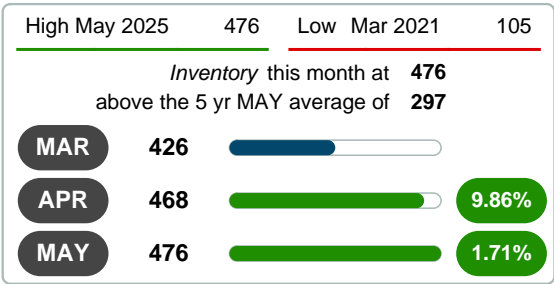


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 297



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	32			6.72%	93.5	17	14	1	0
\$125,001 - \$175,000	49			10.29%	64.5	13	33	3	0
\$175,001 - \$225,000	59			12.39%	71.1	8	41	9	1
\$225,001 - \$325,000	138			28.99%	75.9	9	99	24	6
\$325,001 - \$475,000	86			18.07%	81.0	7	48	25	6
\$475,001 - \$725,000	65			13.66%	78.4	4	28	23	10
\$725,001 and up	47			9.87%	115.6	0	23	13	11
Total Active Inventory by Units					476	58	286	98	34
Total Active Inventory by Volume					218,743,804	12.40M	123.71M	51.54M	31.09M
Average Active Inventory Listing Price					\$459,546	\$213,716	\$432,569	\$525,930	\$914,485

May 2025



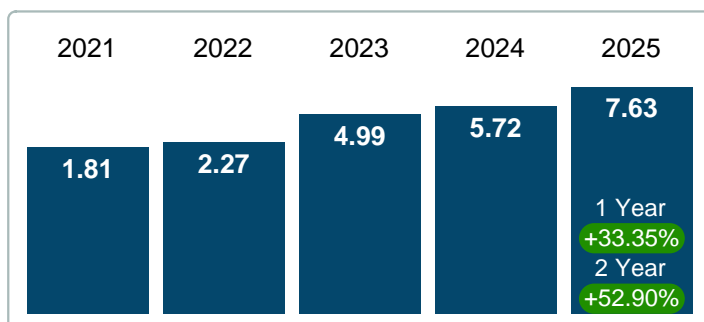
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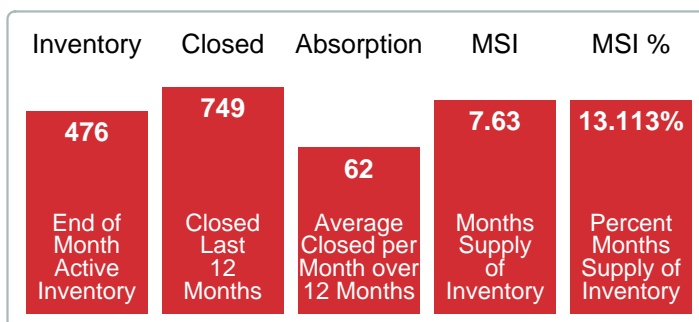
MONTHS SUPPLY of INVENTORY (MSI)

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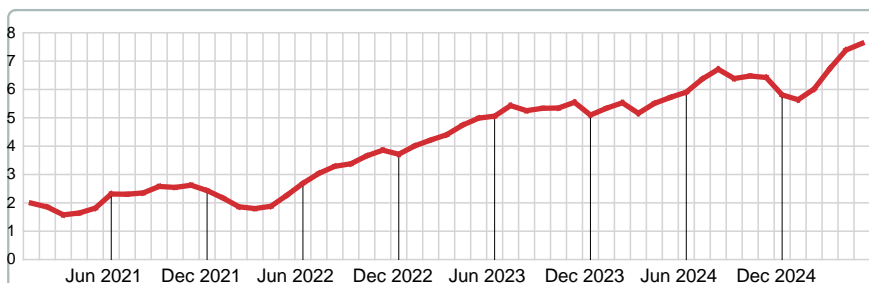
MSI FOR MAY



INDICATORS FOR MAY 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.48

High May 2025 7.63 Low Mar 2021 1.58

Months Supply this month at 7.63
above the 5 yr MAY average of 4.48



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
\$125,000 and less	32	6.72%	3.59	4.16	3.43	1.50	0.00
\$125,001 - \$175,000	49	10.29%	5.20	7.09	5.08	3.60	0.00
\$175,001 - \$225,000	59	12.39%	6.21	9.60	5.72	6.35	12.00
\$225,001 - \$325,000	138	28.99%	7.36	7.71	7.43	6.00	24.00
\$325,001 - \$475,000	86	18.07%	9.05	21.00	8.73	8.33	9.00
\$475,001 - \$725,000	65	13.66%	14.72	9.60	16.00	13.14	20.00
\$725,001 and up	47	9.87%	24.52	0.00	30.67	17.33	44.00
Market Supply of Inventory (MSI)			7.63	6.57	7.32	7.89	16.32
Total Active Inventory by Units		100%	7.63	58	286	98	34

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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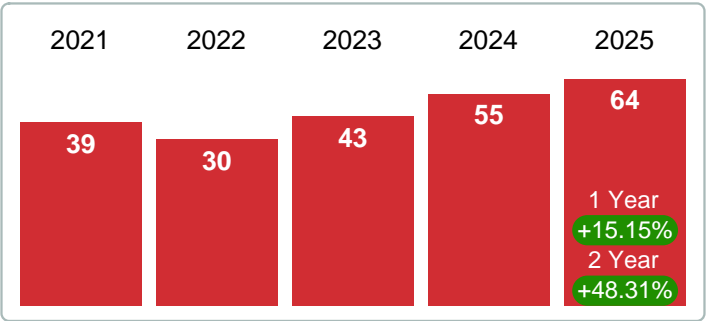
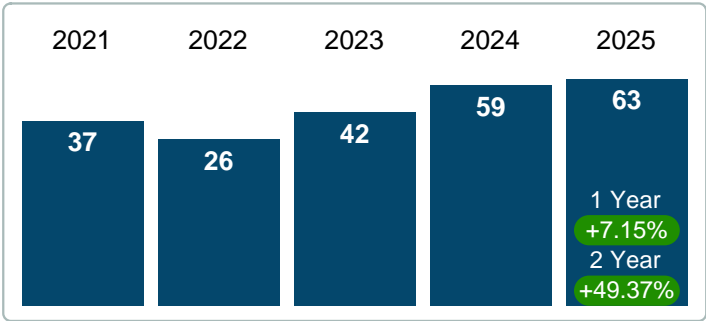


AVERAGE DAYS ON MARKET TO SALE

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MAY

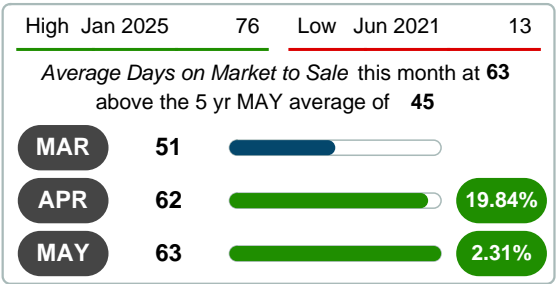
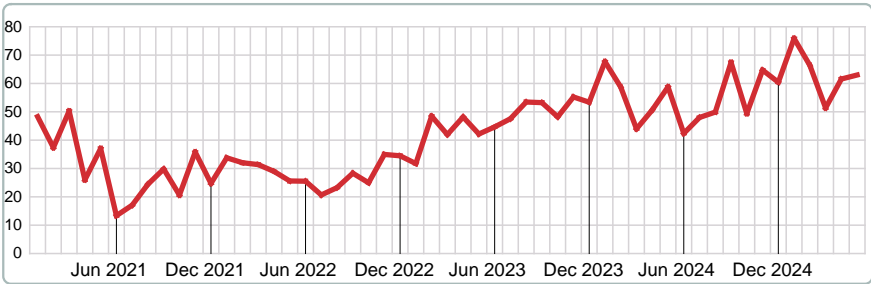
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 45



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
\$100,000 and less	5		8.06%	71	97	65	0	0
\$100,001 - \$150,000	7		11.29%	64	87	36	130	0
\$150,001 - \$175,000	6		9.68%	59	52	67	0	49
\$175,001 - \$275,000	19		30.65%	70	67	97	33	0
\$275,001 - \$325,000	9		14.52%	57	0	64	42	0
\$325,001 - \$500,000	8		12.90%	59	79	74	12	0
\$500,001 and up	8		12.90%	54	0	55	66	15
Average Closed DOM		63			76	71	45	38
Total Closed Units		62	100%	63	7	36	16	3
Total Closed Volume		17,508,893			1.25M	9.03M	6.37M	864.00K

May 2025



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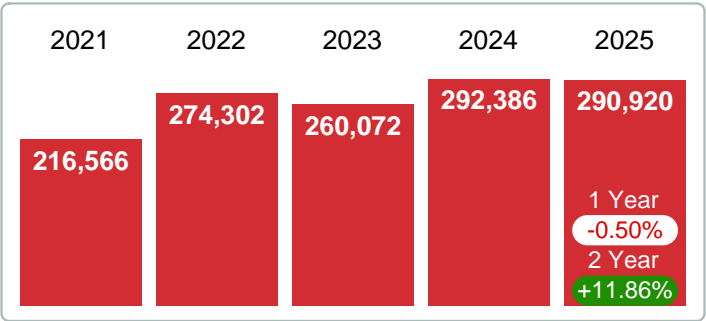
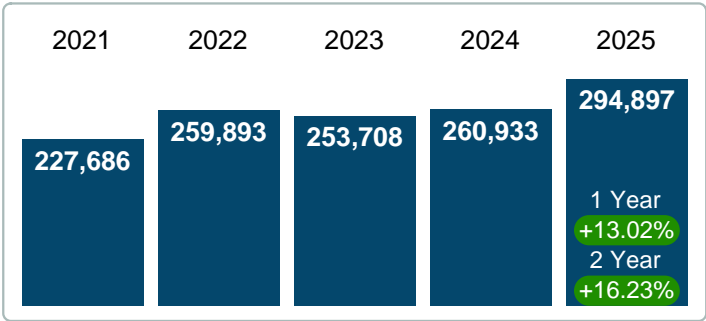


AVERAGE LIST PRICE AT CLOSING

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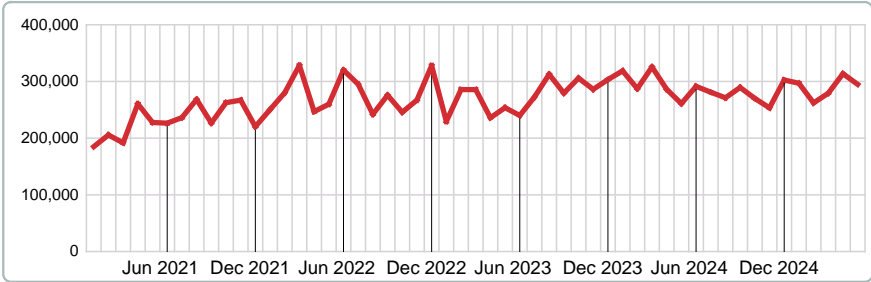
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 259,423



High Mar 2022 328,340 Low Jan 2021 184,959

Average List Price at Closing this month at **294,897**
above the 5 yr MAY average of **259,423**

MAR

279,197

APR

313,639

12.34%

MAY

294,897

-5.98%

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
\$100,000 and less	4	6.45%	62,425	74,900	73,575	0	0
\$100,001 \$150,000	6	9.68%	127,367	119,950	139,950	160,000	0
\$150,001 \$175,000	9	14.52%	167,767	155,000	171,633	0	177,450
\$175,001 \$275,000	16	25.81%	213,539	230,000	200,319	243,220	0
\$275,001 \$325,000	8	12.90%	303,500	0	313,167	328,967	0
\$325,001 \$500,000	11	17.74%	354,473	399,000	358,180	346,200	0
\$500,001 and up	8	12.90%	752,000	0	613,000	1,004,667	550,000
Average List Price	294,897			189,829	263,725	409,740	301,633
Total Closed Units	62			7	36	16	3
Total Closed Volume	18,283,629			1.33M	9.49M	6.56M	904.90K

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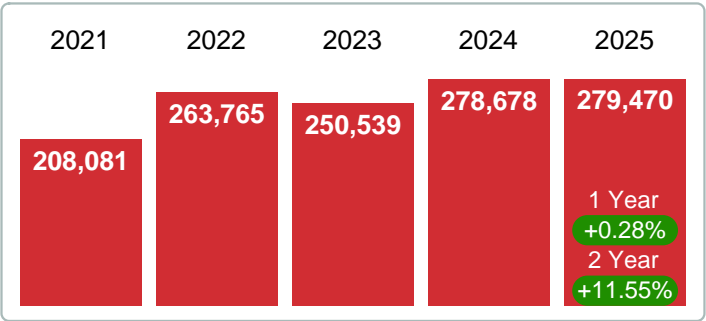
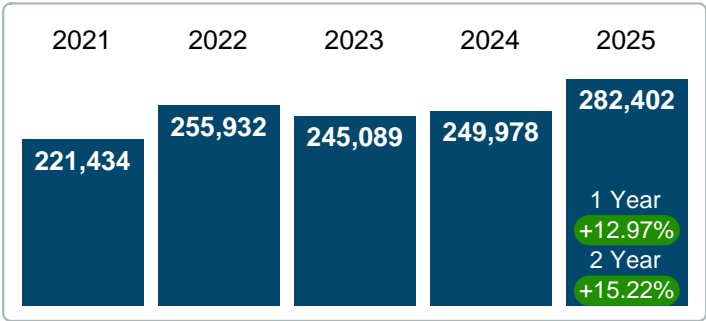


AVERAGE SOLD PRICE AT CLOSING

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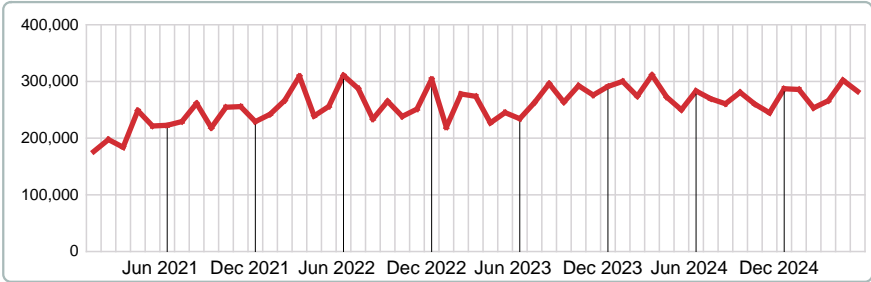
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 250,967



High Mar 2024 311,219 Low Jan 2021 176,461

Average Sold Price at Closing this month at **282,402**
above the 5 yr MAY average of **250,967**

MAR

265,932

APR

302,107

13.60%

MAY

282,402

-6.52%

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
\$100,000 and less	5		8.06%	65,180	70,000	63,975	0	0
\$100,001 \$150,000	7		11.29%	130,093	113,500	133,413	150,000	0
\$150,001 \$175,000	6		9.68%	165,583	153,000	172,167	0	162,000
\$175,001 \$275,000	19		30.65%	215,034	217,500	199,310	236,791	0
\$275,001 \$325,000	9		14.52%	303,222	0	300,333	309,000	0
\$325,001 \$500,000	8		12.90%	348,150	360,000	347,400	344,100	0
\$500,001 and up	8		12.90%	709,875	0	548,500	981,667	540,000
Average Sold Price				282,402	177,857	250,893	397,984	288,000
Total Closed Units			100%	282,402	7	36	16	3
Total Closed Volume				17,508,893	1.25M	9.03M	6.37M	864.00K

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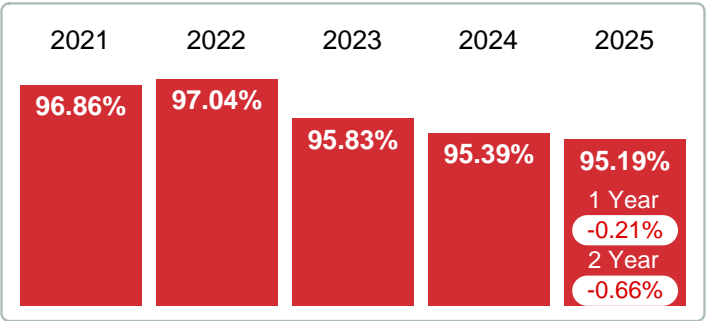
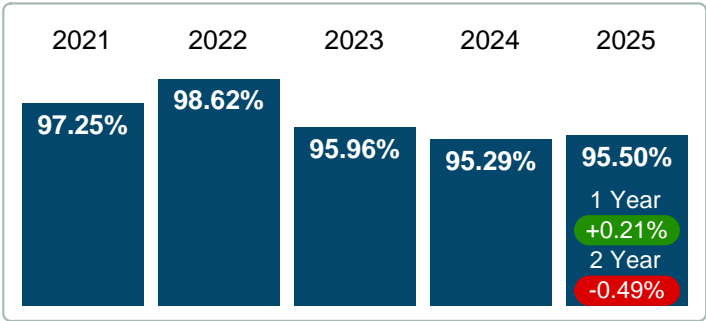


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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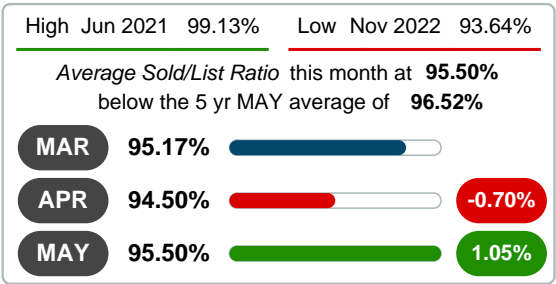
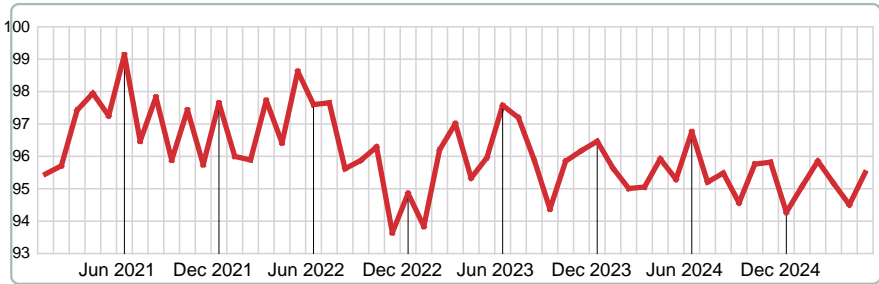
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 96.52%



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
\$100,000 and less	5	8.06%	84.60%	93.46%	82.38%	0.00%	0.00%
\$100,001 \$150,000	7	11.29%	95.02%	94.73%	95.48%	93.75%	0.00%
\$150,001 \$175,000	6	9.68%	97.06%	98.71%	100.32%	0.00%	91.33%
\$175,001 \$275,000	19	30.65%	98.53%	94.44%	99.75%	97.95%	0.00%
\$275,001 \$325,000	9	14.52%	95.40%	0.00%	96.05%	94.11%	0.00%
\$325,001 \$500,000	8	12.90%	96.86%	90.23%	97.18%	99.37%	0.00%
\$500,001 and up	8	12.90%	93.09%	0.00%	90.54%	94.78%	98.18%
Average Sold/List Ratio		95.50%		94.39%	95.40%	96.55%	93.62%
Total Closed Units		62	100%	7	36	16	3
Total Closed Volume		17,508,893		1.25M	9.03M	6.37M	864.00K

May 2025



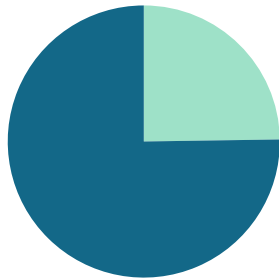
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

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

INVENTORY



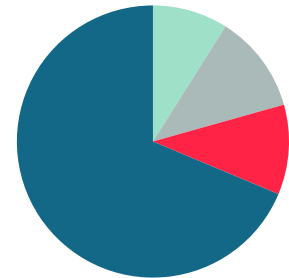
Inventory

New Listings
154 = 24.76%
Start Inventory
468
Total Inventory
Units
622
Volume
\$276,687,408

Market Activity

Closed Sales
62 = 8.95%
Pending Sales
81 = 11.69%
Other Off Market
74 = 10.68%
Active Inventory
476 = 68.69%

MARKET ACTIVITY



Compared Metrics	2024	May 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	73	62	-15.07%	281	278	-1.07%
Pending Sales	70	81	15.71%	320	315	-1.56%
New Listings	130	154	18.46%	605	695	14.88%
Average List Price	260,933	294,897	13.02%	292,386	290,920	-0.50%
Average Sale Price	249,978	282,402	12.97%	278,678	279,470	0.28%
Average Percent of Selling Price to List Price	95.29%	95.50%	0.21%	95.39%	95.19%	-0.21%
Average Days on Market to Sale	58.78	62.98	7.15%	55.18	63.54	15.15%
Monthly Inventory	366	476	30.05%	366	476	30.05%
Months Supply of Inventory	5.72	7.63	33.35%	5.72	7.63	33.35%

Absorption: Last 12 months, an Average of **62** Sales/Month

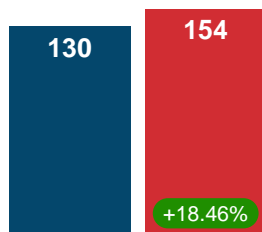
Inventory on May 31, 2025 = **476**

2024 **2025**

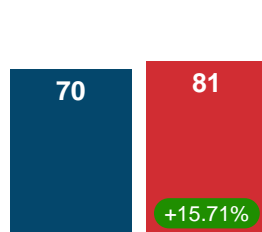
MAY MARKET

AVERAGE PRICES

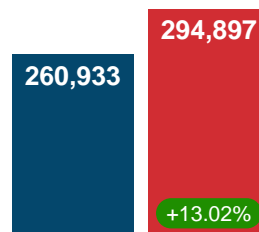
New Listings



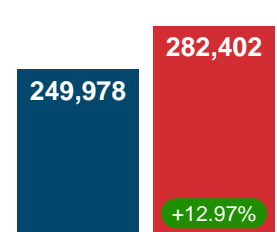
Pending Listings



List Price



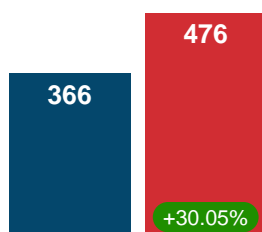
Sale Price



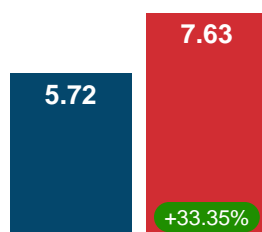
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

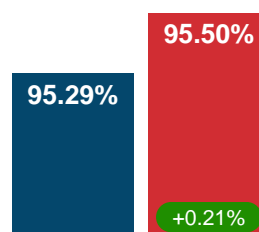
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

