

May 2025



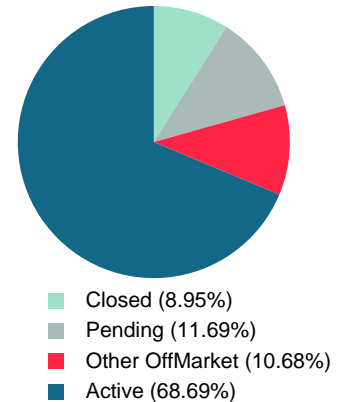
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



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%
Median List Price	249,000	231,520	-7.02%
Median Sale Price	240,000	233,600	-2.67%
Median Percent of Selling Price to List Price	96.90%	97.88%	1.02%
Median Days on Market to Sale	29.00	45.00	55.17%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.67%** in May 2025 to \$233,600 versus the previous year at \$240,000.

Median Days on Market Lengthens

The median number of **45.00** days that homes spent on the market before selling increased by 16.00 days or **55.17%** in May 2025 compared to last year's same month at **29.00** DOM.

Sales Success for May 2025 is Positive

Overall, with Median Prices falling 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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Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
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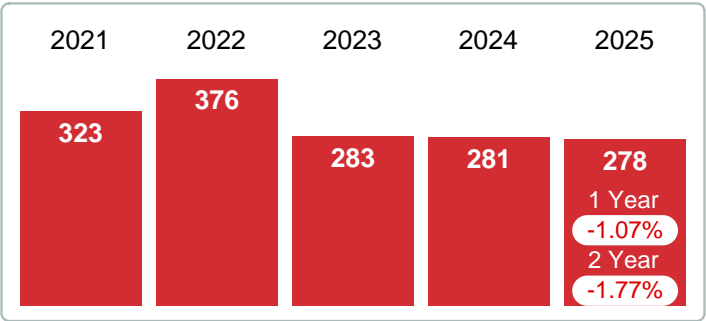
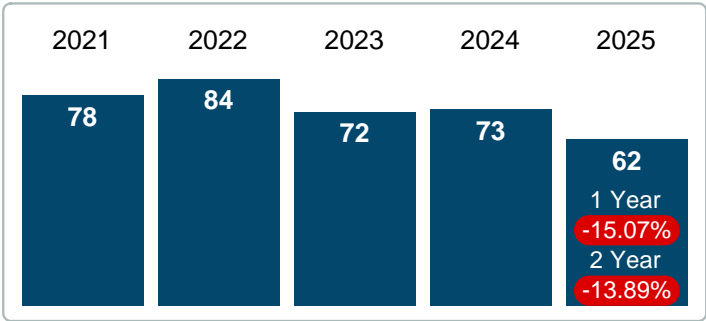


CLOSED LISTINGS

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MAY

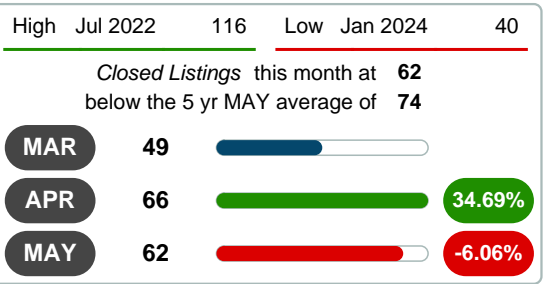
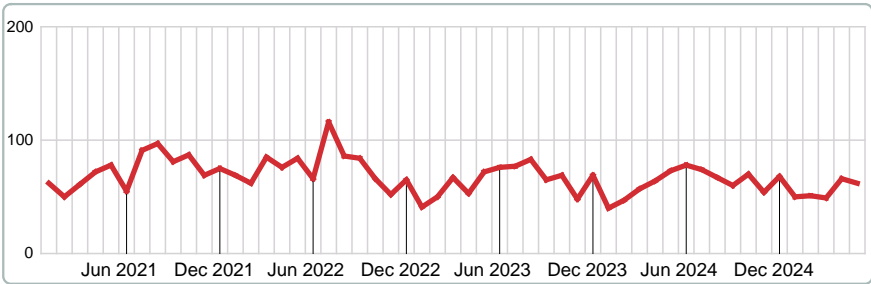
YEAR TO DATE (YTD)



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			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5		8.06%	97.0	1	4	0	0
\$100,001 - \$150,000	7		11.29%	54.0	2	4	1	0
\$150,001 - \$175,000	6		9.68%	50.0	1	3	0	2
\$175,001 - \$275,000	19		30.65%	49.0	2	10	7	0
\$275,001 - \$325,000	9		14.52%	38.0	0	6	3	0
\$325,001 - \$500,000	8		12.90%	30.0	1	5	2	0
\$500,001 and up	8		12.90%	32.0	0	4	3	1
Total Closed Units			62		7	36	16	3
Total Closed Volume			17,508,893	100%	1.25M	9.03M	6.37M	864.00K
Median Closed Price			\$233,600		\$153,000	\$201,250	\$287,500	\$165,000

May 2025



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

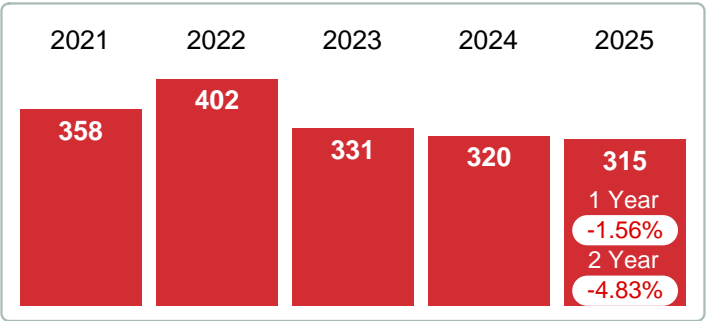
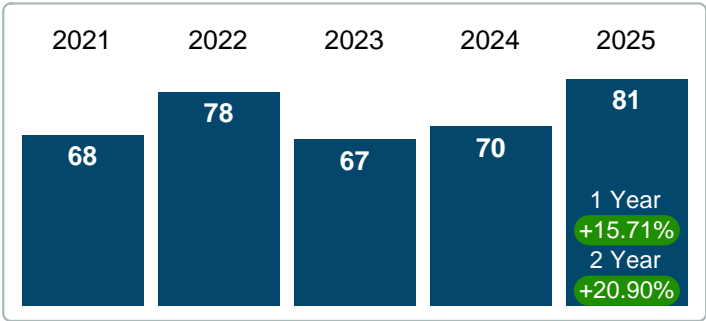


PENDING LISTINGS

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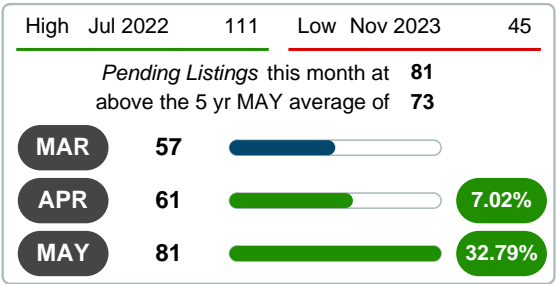
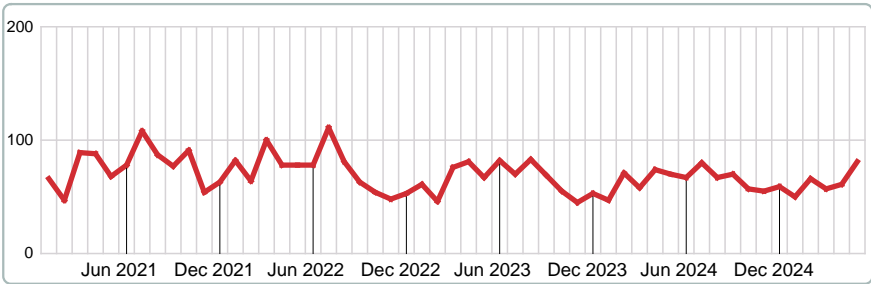
YEAR TO DATE (YTD)



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				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5			6.17%	97.0	4	1	0	0
\$125,001 - \$175,000	9			11.11%	22.0	2	6	0	1
\$175,001 - \$225,000	15			18.52%	88.0	2	10	3	0
\$225,001 - \$275,000	17			20.99%	21.0	0	11	4	2
\$275,001 - \$350,000	17			20.99%	24.0	2	8	6	1
\$350,001 - \$425,000	8			9.88%	5.0	0	5	3	0
\$425,001 and up	10			12.35%	58.0	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
Median Listing Price					\$249,900	\$147,500	\$245,000	\$304,500	\$350,000

May 2025



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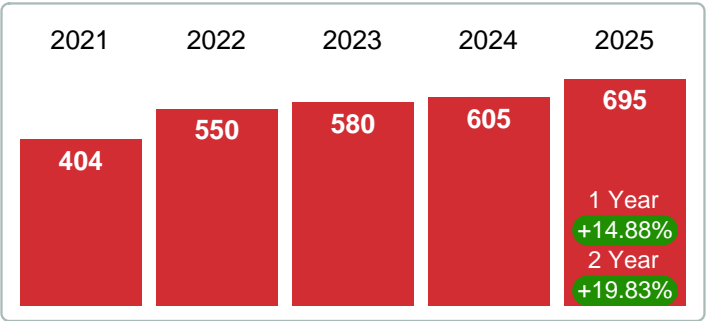
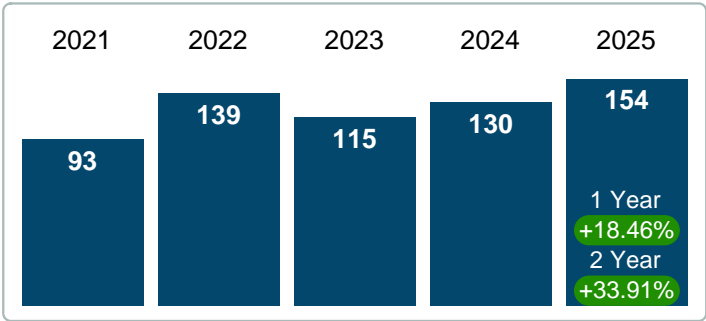


NEW LISTINGS

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MAY

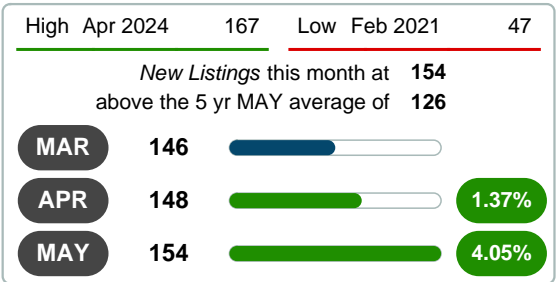
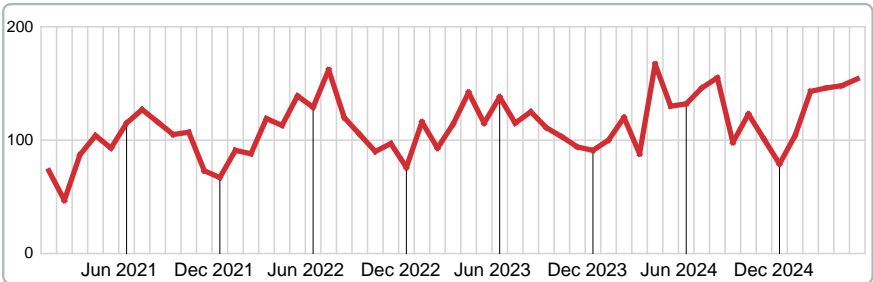
YEAR TO DATE (YTD)



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%
Median New Listed Listing Price	\$269,000	

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
\$169,950	\$249,450	\$339,450	\$542,500

May 2025



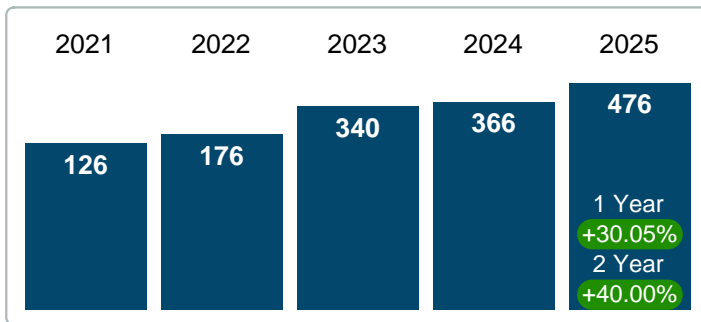
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



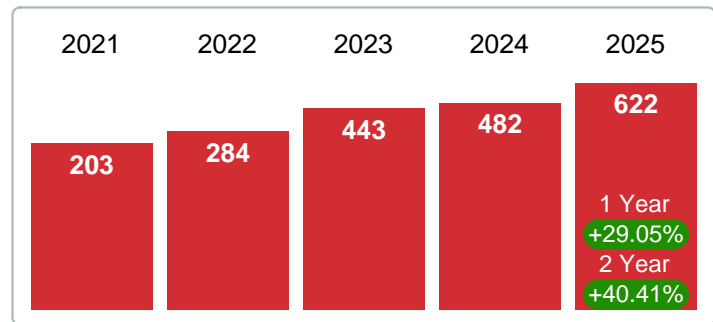
ACTIVE INVENTORY

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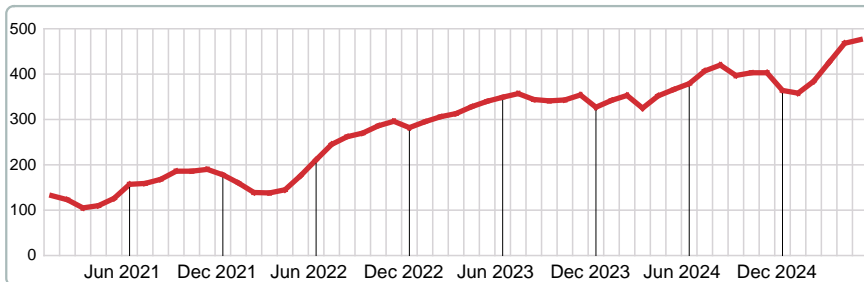
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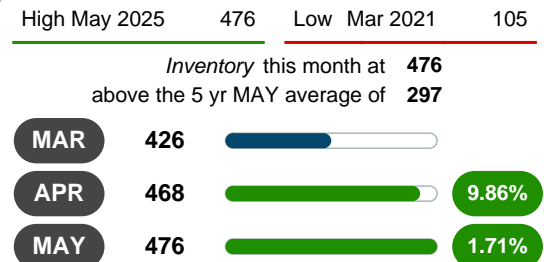


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 297



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	32	6.72%	75.5	17	14	1	0
\$125,001 - \$175,000	49	10.29%	47.0	13	33	3	0
\$175,001 - \$225,000	59	12.39%	76.0	8	41	9	1
\$225,001 - \$325,000	138	28.99%	58.5	9	99	24	6
\$325,001 - \$475,000	86	18.07%	63.0	7	48	25	6
\$475,001 - \$725,000	65	13.66%	68.0	4	28	23	10
\$725,001 and up	47	9.87%	87.0	0	23	13	11
Total Active Inventory by Units		476		58	286	98	34
Total Active Inventory by Volume		218,743,804	100%	12.40M	123.71M	51.54M	31.09M
Median Active Inventory Listing Price		\$291,450		\$171,250	\$270,200	\$394,000	\$574,500

May 2025



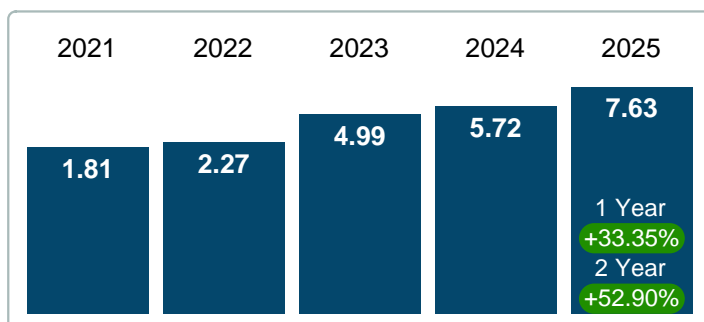
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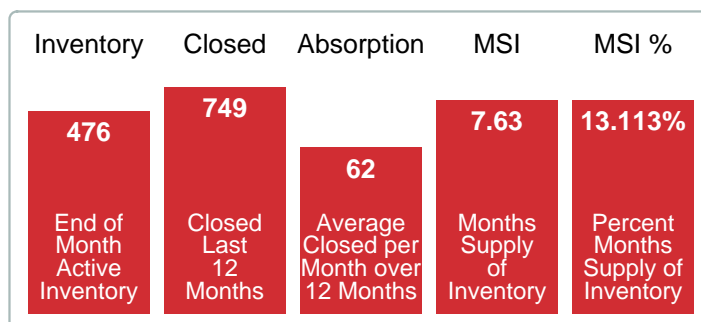
MONTHS SUPPLY of INVENTORY (MSI)

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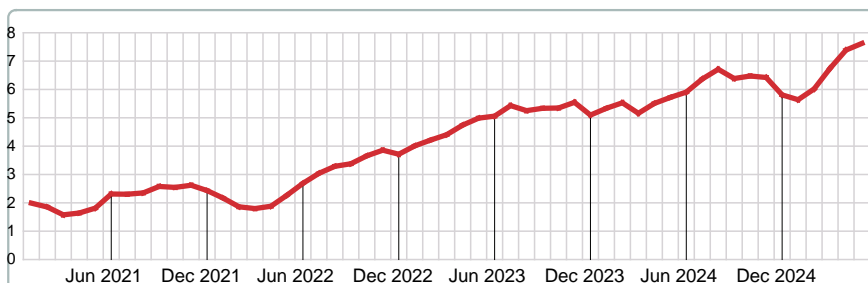
MSI FOR MAY



INDICATORS FOR MAY 2025

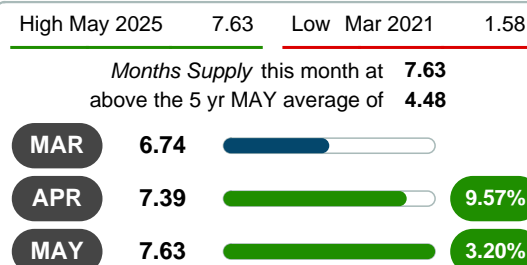


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.48



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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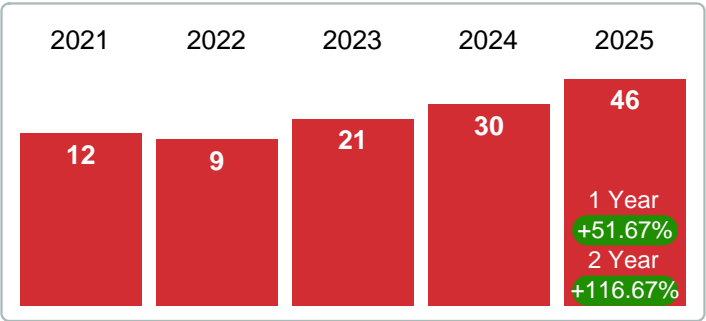
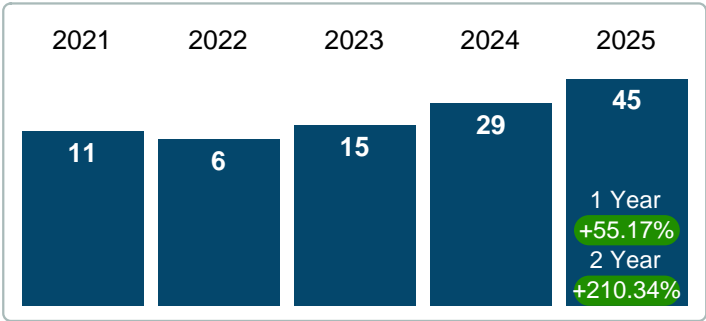


MEDIAN DAYS ON MARKET TO SALE

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MAY

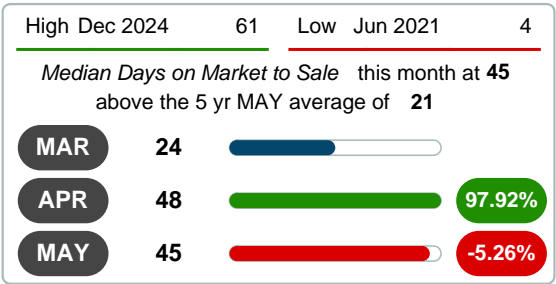
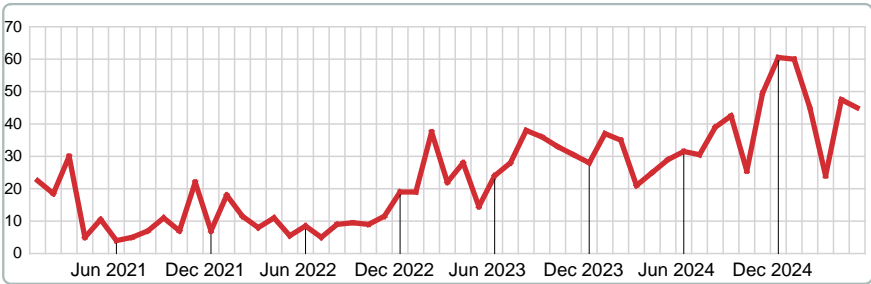
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 21



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.06%	97	97	57	0	0
\$100,001 - \$150,000	7	11.29%	54	87	21	130	0
\$150,001 - \$175,000	6	9.68%	50	52	48	0	49
\$175,001 - \$275,000	19	30.65%	49	67	83	23	0
\$275,001 - \$325,000	9	14.52%	38	0	38	38	0
\$325,001 - \$500,000	8	12.90%	30	79	34	12	0
\$500,001 and up	8	12.90%	32	0	57	20	15
Median Closed DOM	45			79	49	25	40
Total Closed Units	62	100%	45.0	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

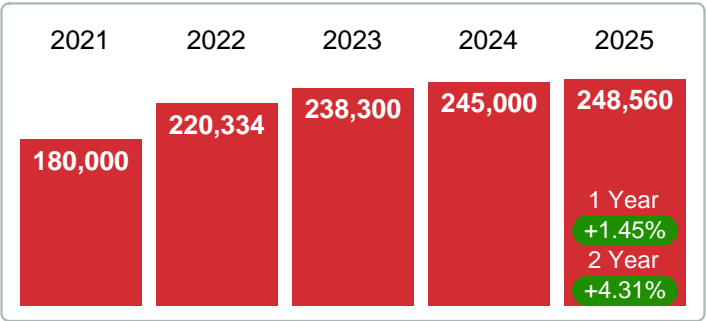
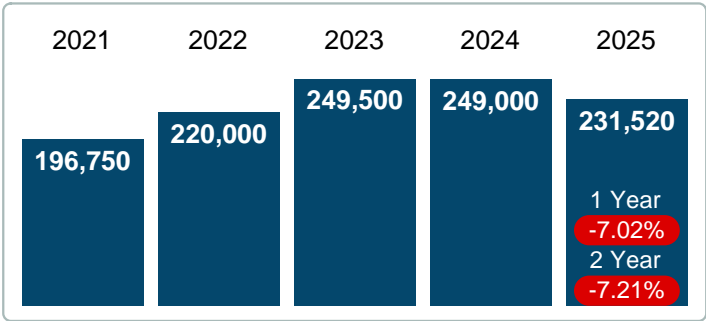


MEDIAN LIST PRICE AT CLOSING

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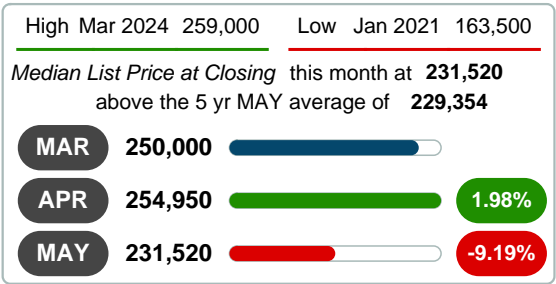
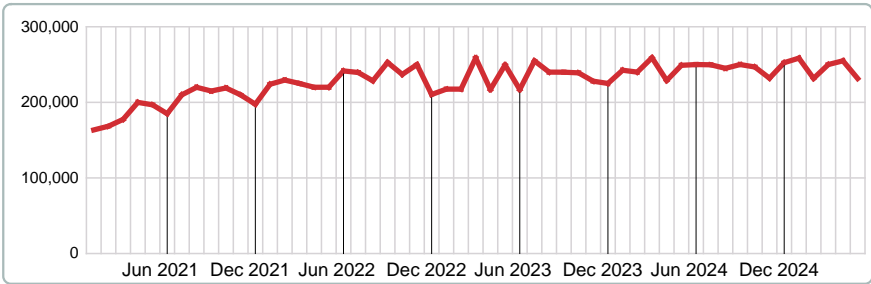
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 229,354



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	6.45%	62,450	74,900	50,000	0	0
\$100,001 \$150,000	6	9.68%	122,400	119,950	127,450	0	0
\$150,001 \$175,000	9	14.52%	175,000	155,000	175,000	160,000	175,000
\$175,001 \$275,000	16	25.81%	212,500	230,000	202,250	225,000	179,900
\$275,001 \$325,000	8	12.90%	304,000	0	309,000	299,000	0
\$325,001 \$500,000	11	17.74%	345,000	399,000	347,450	338,450	0
\$500,001 and up	8	12.90%	667,000	0	599,000	699,000	550,000
Median List Price	231,520			155,000	212,500	304,500	179,900
Total Closed Units	62			7	36	16	3
Total Closed Volume	18,283,629			1.33M	9.49M	6.56M	904.90K

May 2025



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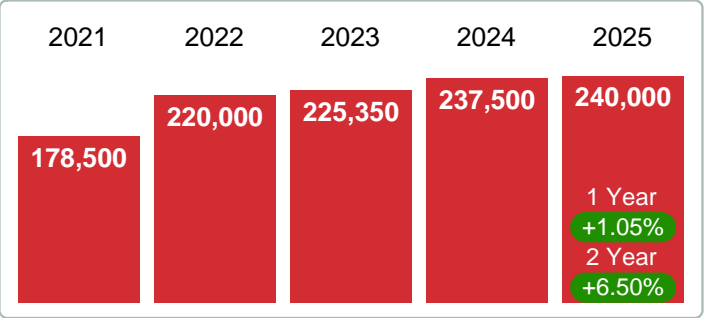
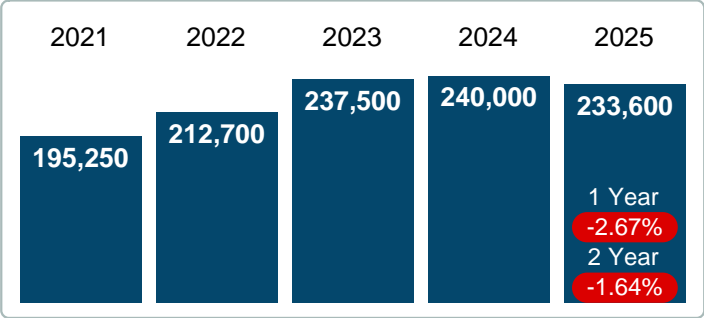


MEDIAN SOLD PRICE AT CLOSING

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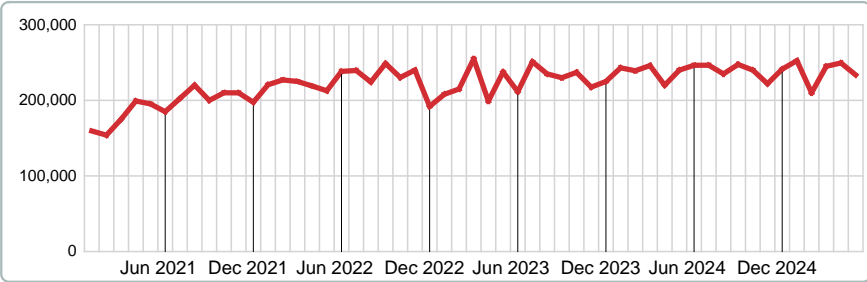
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 223,810



High Mar 2023 254,900 Low Feb 2021 154,000

Median Sold Price at Closing this month at **233,600**
above the 5 yr MAY average of **223,810**

MAR

245,000

APR

249,450

1.82%

MAY

233,600

-6.35%

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	8.06%	70,000	70,000	69,950	0	0
\$100,001 \$150,000	7	11.29%	131,653	113,500	133,327	150,000	0
\$150,001 \$175,000	6	9.68%	165,750	153,000	175,000	0	162,000
\$175,001 \$275,000	19	30.65%	200,000	217,500	191,500	248,640	0
\$275,001 \$325,000	9	14.52%	305,000	0	302,500	310,000	0
\$325,001 \$500,000	8	12.90%	349,750	360,000	342,000	344,100	0
\$500,001 and up	8	12.90%	577,500	0	542,500	660,000	540,000
Median Sold Price	233,600			153,000	201,250	287,500	165,000
Total Closed Units	62			7	36	16	3
Total Closed Volume	17,508,893			1.25M	9.03M	6.37M	864.00K

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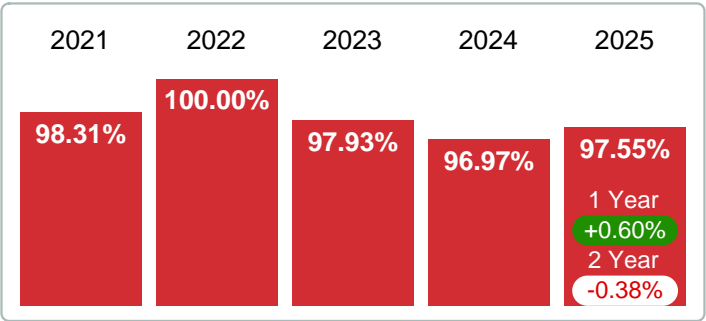
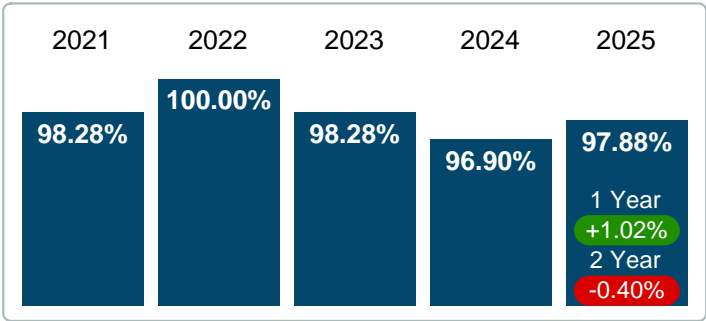


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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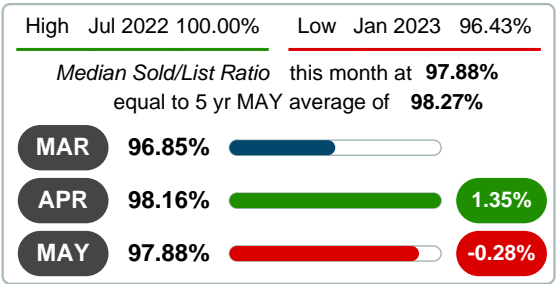
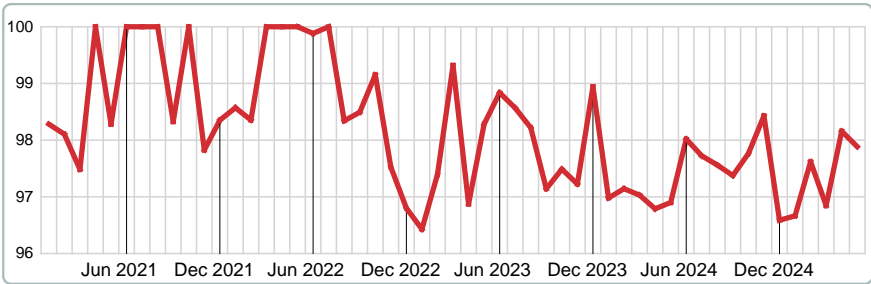
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 98.27%



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

Distribution of Sold/List Ratio by Price Range			%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5		8.06%	93.46%	93.46%	91.84%	0.00%	0.00%
\$100,001 \$150,000	7		11.29%	96.77%	94.73%	97.15%	93.75%	0.00%
\$150,001 \$175,000	6		9.68%	99.35%	98.71%	100.00%	0.00%	91.33%
\$175,001 \$275,000	19		30.65%	100.00%	94.44%	100.00%	100.00%	0.00%
\$275,001 \$325,000	9		14.52%	96.61%	0.00%	97.10%	94.07%	0.00%
\$325,001 \$500,000	8		12.90%	98.65%	90.23%	98.55%	99.37%	0.00%
\$500,001 and up	8		12.90%	95.08%	0.00%	90.82%	96.35%	98.18%
Median Sold/List Ratio			97.88%		93.46%	98.88%	99.37%	94.29%
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



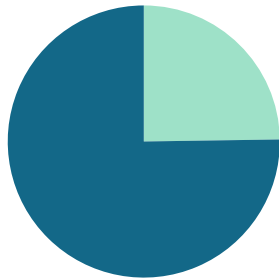
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

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

INVENTORY



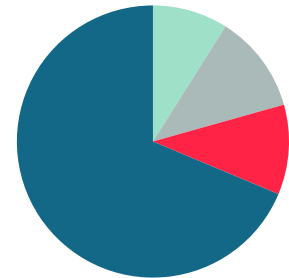
Inventory

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%
Median List Price	249,000	231,520	-7.02%	245,000	248,560	1.45%
Median Sale Price	240,000	233,600	-2.67%	237,500	240,000	1.05%
Median Percent of Selling Price to List Price	96.90%	97.88%	1.02%	96.97%	97.55%	0.60%
Median Days on Market to Sale	29.00	45.00	55.17%	30.00	45.50	51.67%
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

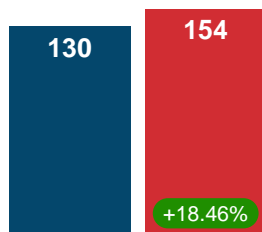
Inventory on May 31, 2025 = **476**

2024 **2025**

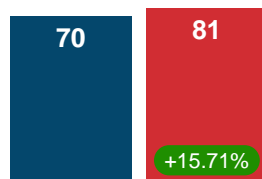
MAY MARKET

MEDIAN PRICES

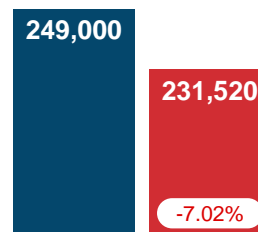
New Listings



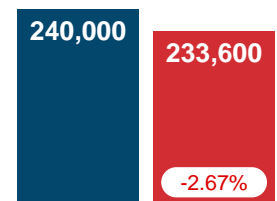
Pending Listings



List Price



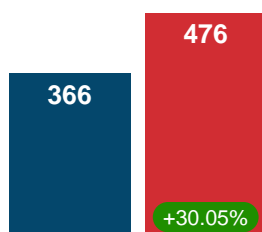
Sale Price



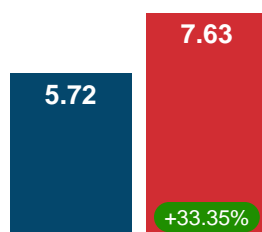
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

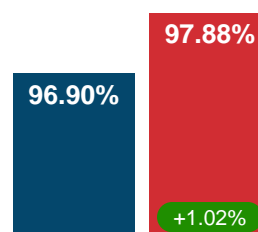
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

