

June 2025



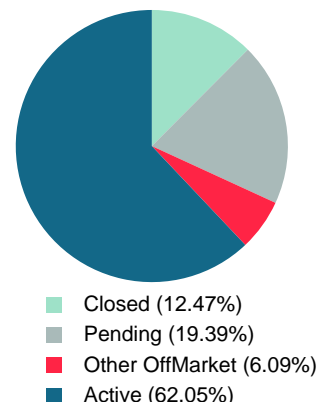
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	45	45	0.00%
Pending Listings	62	70	12.90%
New Listings	77	79	2.60%
Average List Price	321,814	239,080	-25.71%
Average Sale Price	308,334	232,343	-24.65%
Average Percent of Selling Price to List Price	95.43%	97.09%	1.74%
Average Days on Market to Sale	34.47	45.29	31.40%
End of Month Inventory	188	224	19.15%
Months Supply of Inventory	3.94	4.76	20.84%



Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of June 30, 2025 = **224**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **19.15%** to 224 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 **4.76** 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 **24.65%** in June 2025 to \$232,343 versus the previous year at \$308,334.

Average Days on Market Lengthens

The average number of **45.29** days that homes spent on the market before selling increased by 10.82 days or **31.40%** in June 2025 compared to last year's same month at **34.47** DOM.

Sales Success for June 2025 is Positive

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

There were 79 New Listings in June 2025, up **2.60%** from last year at 77. Furthermore, there were 45 Closed Listings this month versus last year at 45, a **0.00%** decrease.

Closed versus Listed trends yielded a **57.0%** ratio, down from previous year's, June 2024, at **58.4%**, a **2.53%** 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

June 2025



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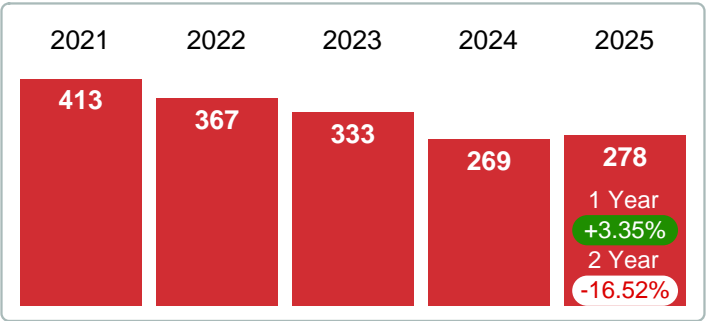
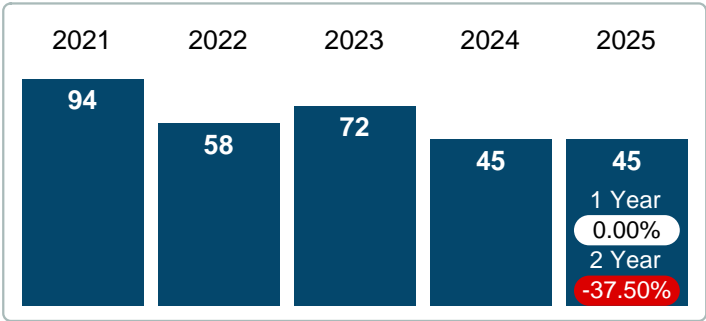


CLOSED LISTINGS

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

JUNE

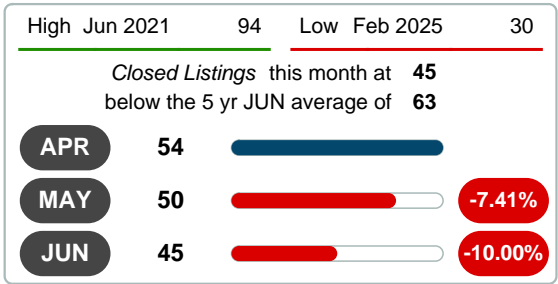
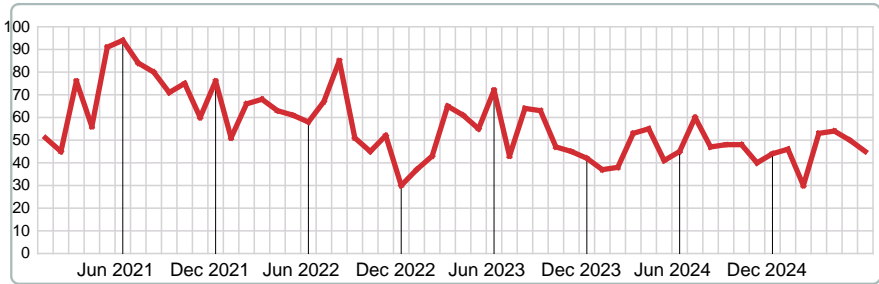
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3		6.67%	39.7	1	1	1	0
\$75,001 - \$125,000	7		15.56%	34.7	4	2	0	1
\$125,001 - \$175,000	4		8.89%	76.0	0	4	0	0
\$175,001 - \$250,000	13		28.89%	30.8	0	10	3	0
\$250,001 - \$275,000	6		13.33%	81.2	2	4	0	0
\$275,001 - \$375,000	7		15.56%	44.0	1	1	5	0
\$375,001 and up	5		11.11%	35.2	0	2	2	1
Total Closed Units				45	8	24	11	2
Total Closed Volume				10,455,450	1.36M	5.20M	3.26M	640.00K
Average Closed Price				\$232,343	\$170,500	\$216,498	\$295,955	\$320,000

June 2025



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

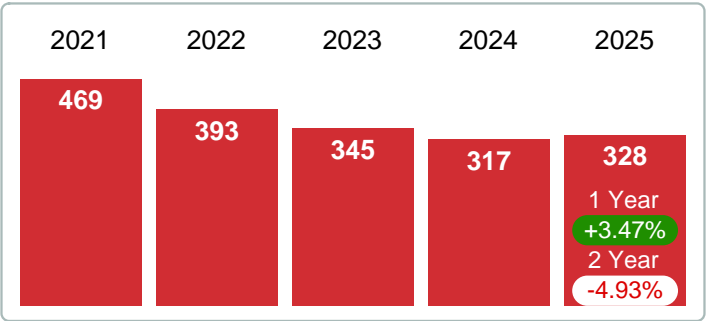
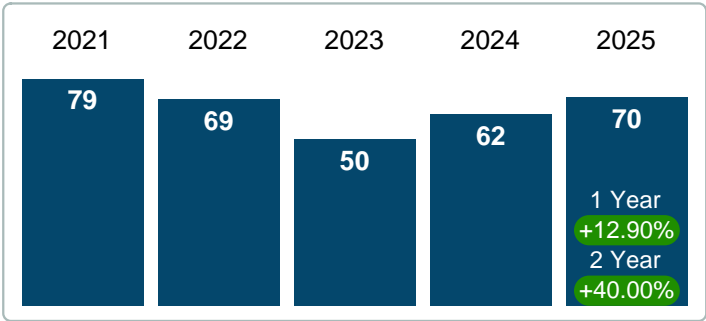


PENDING LISTINGS

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JUNE

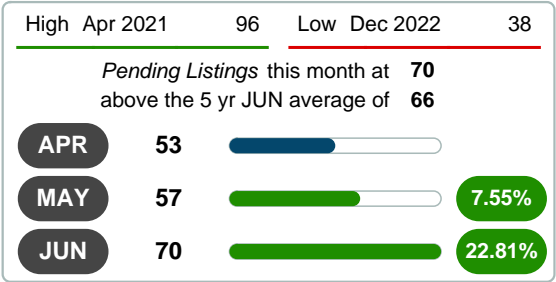
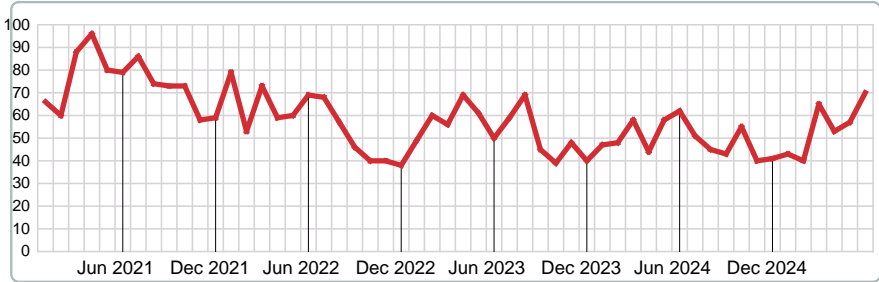
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	7			10.00%	45.0	4	3	0	0
\$75,001 - \$125,000	7			10.00%	39.7	2	3	1	1
\$125,001 - \$175,000	8			11.43%	74.9	1	6	1	0
\$175,001 - \$250,000	18			25.71%	48.3	1	14	3	0
\$250,001 - \$275,000	9			12.86%	43.2	0	6	2	1
\$275,001 - \$475,000	15			21.43%	34.0	0	11	4	0
\$475,001 and up	6			8.57%	33.7	0	2	4	0
Total Pending Units	70					8	45	15	2
Total Pending Volume	17,439,400				100%	797.50K	11.06M	5.21M	374.90K
Average Listing Price	\$249,134					\$99,688	\$245,816	\$347,020	\$187,450

June 2025



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

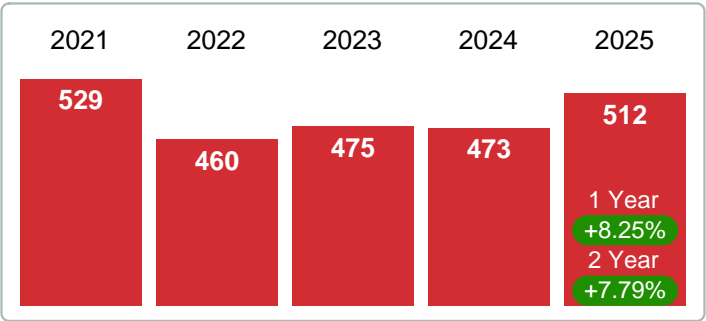
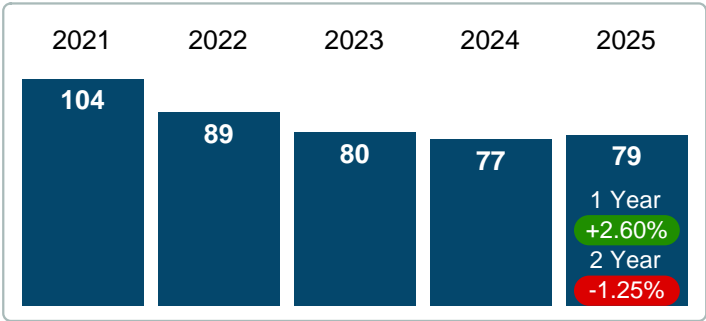


NEW LISTINGS

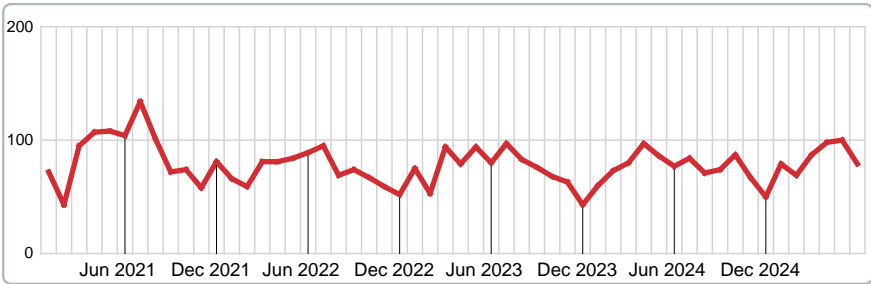
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JUNE

YEAR TO DATE (YTD)

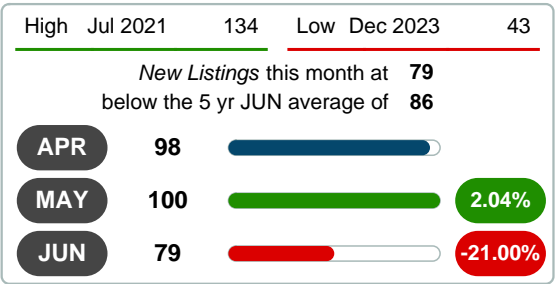


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 86



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			%
\$75,000 and less	6		7.59%
\$75,001 - \$125,000	11		13.92%
\$125,001 - \$175,000	8		10.13%
\$175,001 - \$275,000	25		31.65%
\$275,001 - \$325,000	8		10.13%
\$325,001 - \$575,000	12		15.19%
\$575,001 and up	9		11.39%
Total New Listed Units			79
Total New Listed Volume			22,020,700
Average New Listed Listing Price			\$278,743

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	1	1	0
5	4	2	0
4	4	0	0
0	21	4	0
0	6	1	1
0	5	6	1
1	4	3	1
14	45	17	3
2.80M	12.12M	5.73M	1.37M
\$199,957	\$269,298	\$337,000	\$457,967

June 2025



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

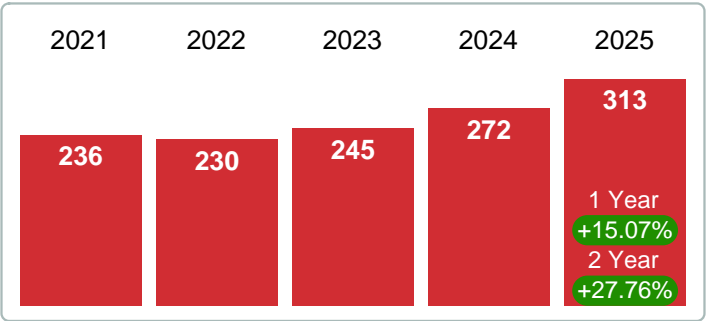
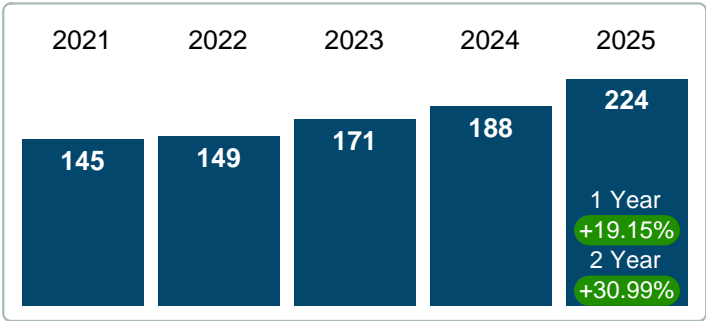


ACTIVE INVENTORY

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

END OF JUNE

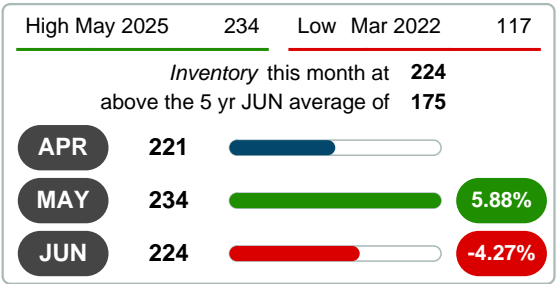
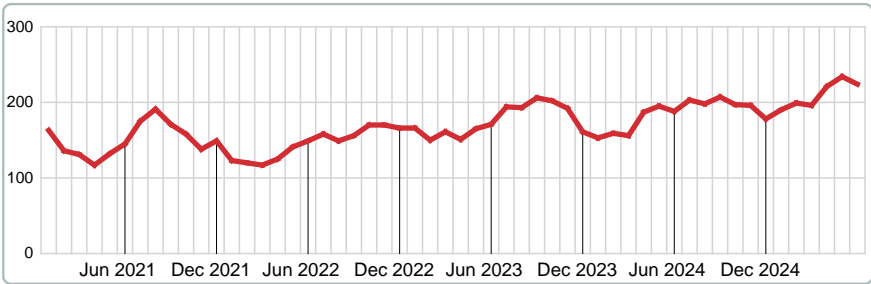
ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 175



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	15		6.70%	89.5	6	7	1	1
\$50,001 - \$125,000	35		15.63%	85.5	14	16	5	0
\$125,001 - \$175,000	22		9.82%	67.6	7	14	1	0
\$175,001 - \$275,000	59		26.34%	75.9	5	44	8	2
\$275,001 - \$375,000	45		20.09%	71.8	1	24	16	4
\$375,001 - \$650,000	27		12.05%	91.8	0	14	11	2
\$650,001 and up	21		9.38%	94.5	4	7	5	5
Total Active Inventory by Units				224	37	126	47	14
Total Active Inventory by Volume				73,238,817	8.77M	35.46M	18.98M	10.03M
Average Active Inventory Listing Price				\$326,959	\$236,918	\$281,441	\$403,770	\$716,725

June 2025



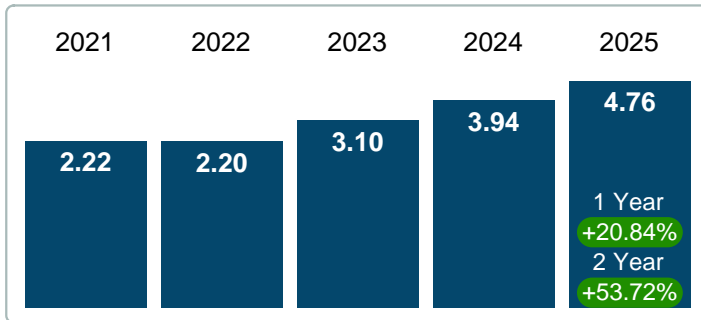
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Property Type



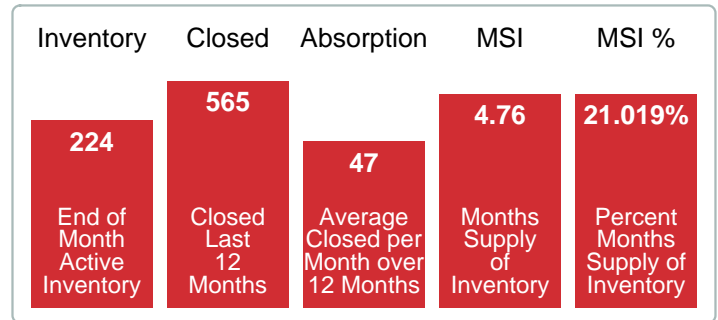
MONTHS SUPPLY of INVENTORY (MSI)

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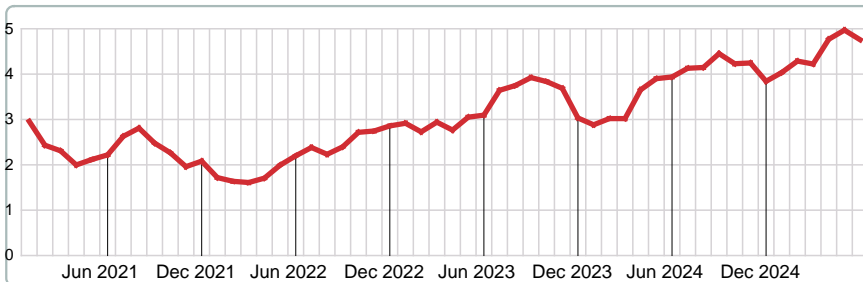
MSI FOR JUNE



INDICATORS FOR JUNE 2025

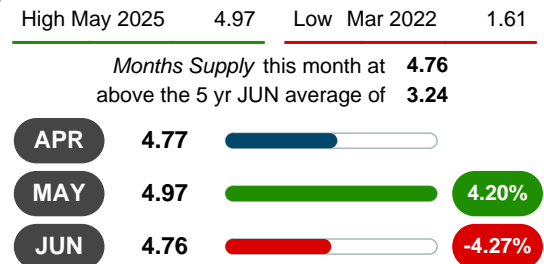


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.24



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	15	6.70%	5.45	4.00	6.46	6.00	0.00
\$50,001 - \$125,000	35	15.63%	3.75	3.23	3.76	7.50	0.00
\$125,001 - \$175,000	22	9.82%	2.54	3.23	2.40	1.71	0.00
\$175,001 - \$275,000	59	26.34%	4.40	4.62	4.33	4.36	6.00
\$275,001 - \$375,000	45	20.09%	6.21	6.00	6.13	5.49	16.00
\$375,001 - \$650,000	27	12.05%	5.68	0.00	6.46	6.60	4.00
\$650,001 and up	21	9.38%	22.91	0.00	21.00	20.00	15.00
Market Supply of Inventory (MSI)	4.76			3.83	4.54	5.81	8.84
Total Active Inventory by Units	224	100%	4.76	37	126	47	14

June 2025



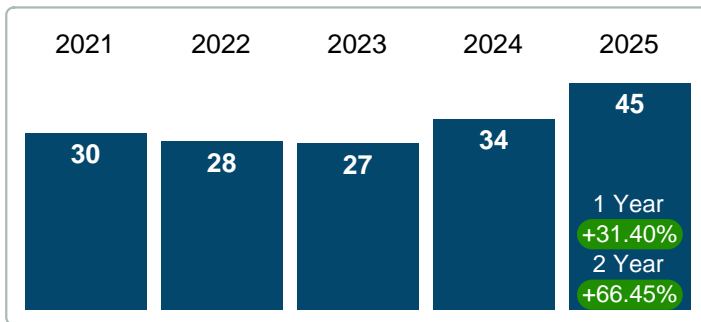
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



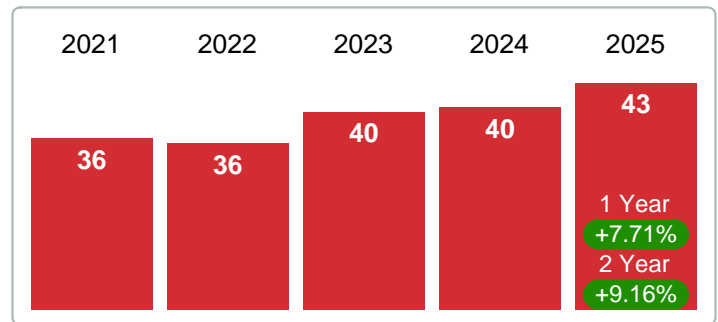
AVERAGE DAYS ON MARKET TO SALE

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

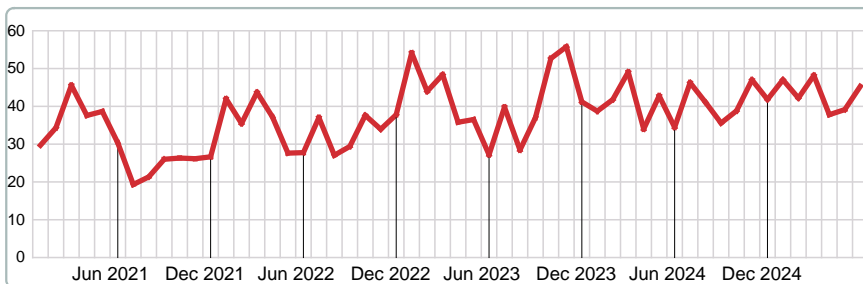
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 33

High Nov 2023 56 Low Jul 2021 19

Average Days on Market to Sale this month at 45
above the 5 yr JUN average of 33

APR	38		
MAY	39		3.56%
JUN	45		15.71%

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
\$75,000 and less	3		6.67%	40	4	98	17	0
\$75,001 - \$125,000	7		15.56%	35	59	2	0	3
\$125,001 - \$175,000	4		8.89%	76	0	76	0	0
\$175,001 - \$250,000	13		28.89%	31	0	36	12	0
\$250,001 - \$275,000	6		13.33%	81	57	94	0	0
\$275,001 - \$375,000	7		15.56%	44	90	8	42	0
\$375,001 and up	5		11.11%	35	0	67	3	38
Average Closed DOM		45			56	54	24	21
Total Closed Units		45	100%	45	8	24	11	2
Total Closed Volume		10,455,450			1.36M	5.20M	3.26M	640.00K

June 2025



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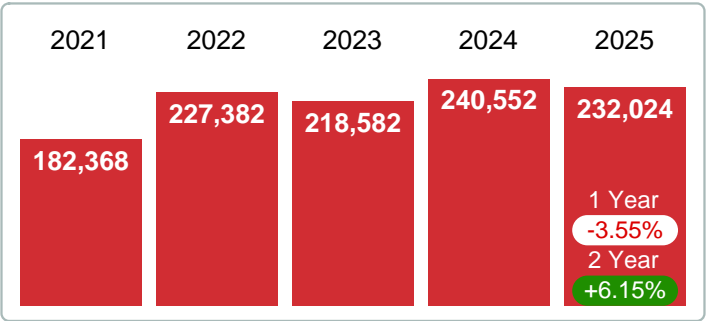
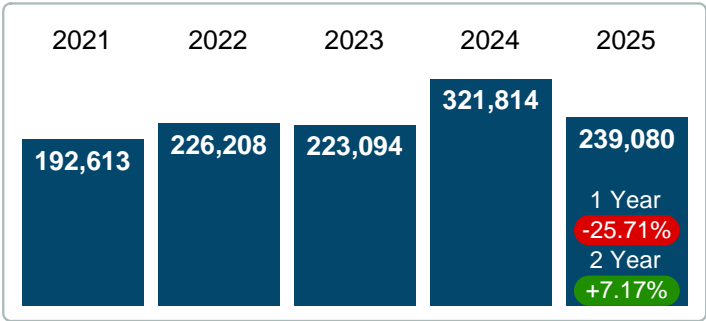


AVERAGE LIST PRICE AT CLOSING

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

JUNE

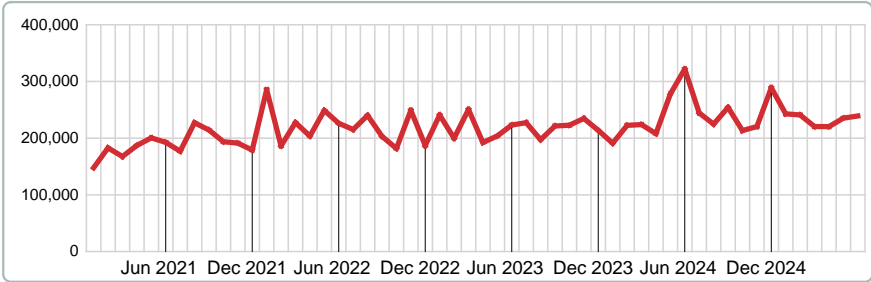
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 240,562



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

Average List Price at Closing this month at **239,080**
below the 5 yr JUN average of **240,562**

APR

220,308

MAY

235,262

6.79%

JUN

239,080

1.62%

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
\$75,000 and less	3		6.67%	49,000	60,000	39,000	48,000	0
\$75,001 - \$125,000	6		13.33%	107,350	114,550	117,500	0	99,900
\$125,001 - \$175,000	4		8.89%	153,950	0	164,175	0	0
\$175,001 - \$250,000	13		28.89%	210,354	0	221,460	200,000	0
\$250,001 - \$275,000	4		8.89%	268,100	292,000	270,375	0	0
\$275,001 - \$375,000	11		24.44%	313,482	339,000	300,000	314,260	0
\$375,001 and up	4		8.89%	524,100	0	387,000	573,750	549,900
Average List Price				239,080	180,150	220,867	306,073	324,900
Total Closed Units			100%	239,080	8	24	11	2
Total Closed Volume				10,758,600	1.44M	5.30M	3.37M	649.80K

June 2025



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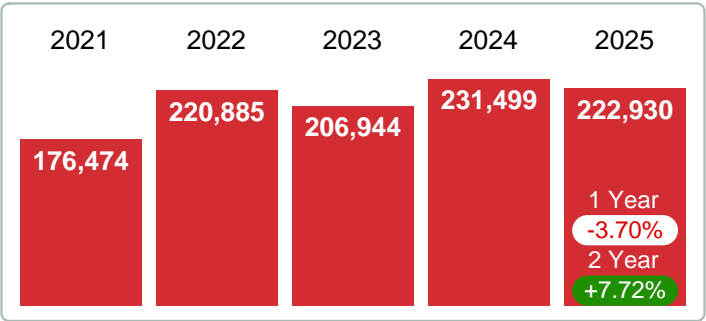
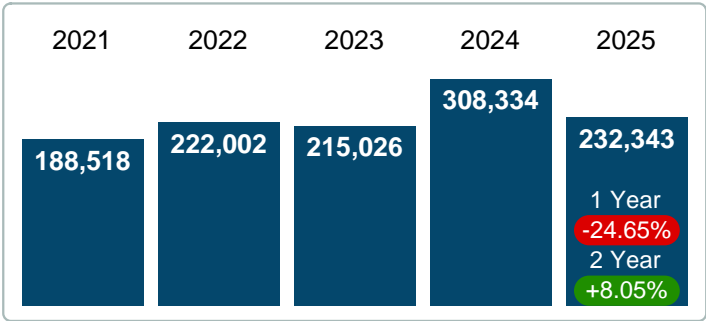


AVERAGE SOLD PRICE AT CLOSING

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JUNE

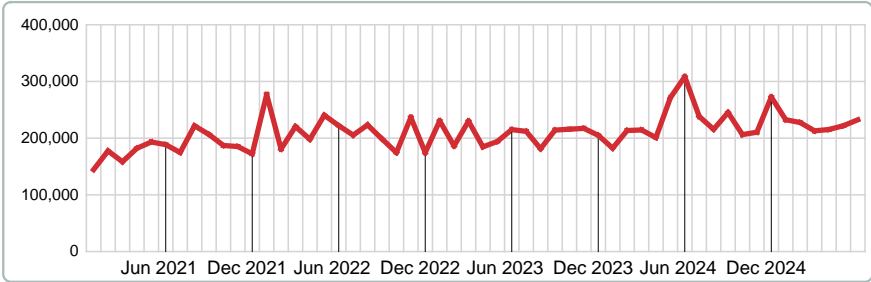
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 233,245



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

Average Sold Price at Closing this month at **232,343**
below the 5 yr JUN average of **233,245**

APR

215,247

MAY

221,862

3.07%

JUN

232,343

4.72%

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
\$75,000 and less	3			6.67%	45,667	60,000	29,000	48,000	0
\$75,001 - \$125,000	7			15.56%	109,321	107,250	110,625	0	115,000
\$125,001 - \$175,000	4			8.89%	156,725	0	156,725	0	0
\$175,001 - \$250,000	13			28.89%	212,600	0	216,130	200,833	0
\$250,001 - \$275,000	6			13.33%	267,500	272,500	265,000	0	0
\$275,001 - \$375,000	7			15.56%	309,000	330,000	305,000	305,600	0
\$375,001 and up	5			11.11%	478,900	0	396,250	538,500	525,000
Average Sold Price					232,343	170,500	216,498	295,955	320,000
Total Closed Units				100%	232,343	8	24	11	2
Total Closed Volume					10,455,450	1.36M	5.20M	3.26M	640.00K

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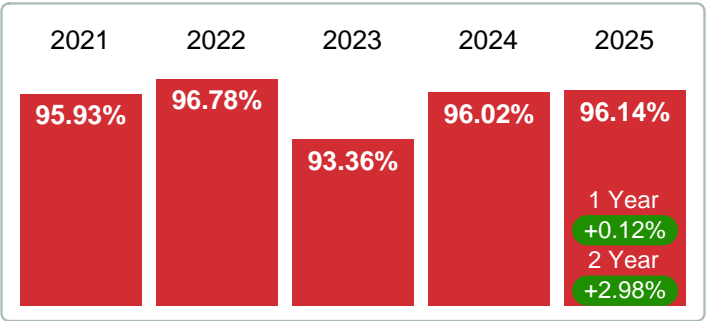
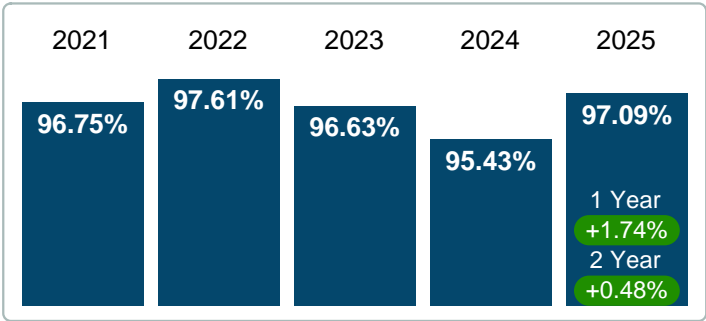


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

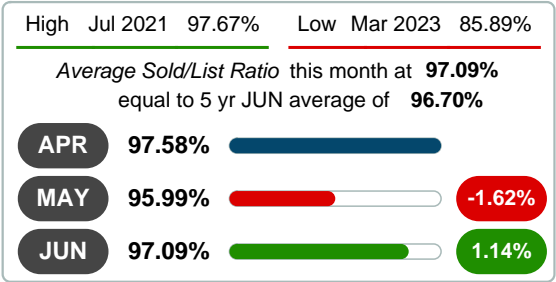
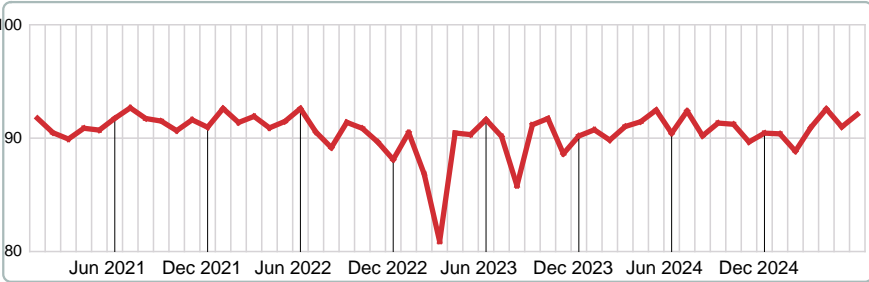
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 96.70%



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
\$75,000 and less	3	<div><div></div></div>	6.67%	91.45%	100.00%	74.36%	100.00%	0.00%
\$75,001 \$125,000	7	<div><div></div></div>	15.56%	97.22%	94.48%	93.75%	0.00%	115.12%
\$125,001 \$175,000	4	<div><div></div></div>	8.89%	95.96%	0.00%	95.96%	0.00%	0.00%
\$175,001 \$250,000	13	<div><div></div></div>	28.89%	98.38%	0.00%	97.72%	100.57%	0.00%
\$250,001 \$275,000	6	<div><div></div></div>	13.33%	96.48%	93.32%	98.05%	0.00%	0.00%
\$275,001 \$375,000	7	<div><div></div></div>	15.56%	98.02%	97.35%	101.67%	97.42%	0.00%
\$375,001 and up	5	<div><div></div></div>	11.11%	97.31%	0.00%	102.48%	93.05%	95.47%
Average Sold/List Ratio		97.10%	100%	97.10%	95.24%	96.74%	97.72%	105.29%
Total Closed Units		45			8	24	11	2
Total Closed Volume		10,455,450			1.36M	5.20M	3.26M	640.00K

June 2025



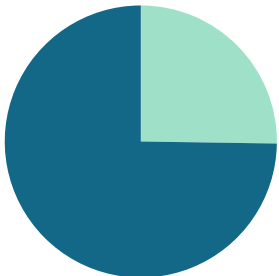
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



MARKET SUMMARY

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

INVENTORY

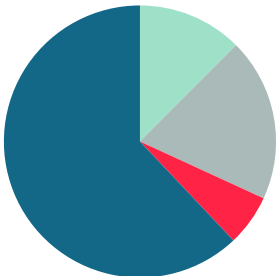


Inventory
New Listings
79 = 25.24%
Start Inventory
234
Total Inventory Units
313
Volume
\$95,768,311

Market Activity

Closed Sales
45 = 12.47%
Pending Sales
70 = 19.39%
Other Off Market
22 = 6.09%
Active Inventory
224 = 62.05%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2024	2025	+/- %	2024	2025	+/- %
Closed Sales	45	45	0.00%	269	278	3.35%
Pending Sales	62	70	12.90%	317	328	3.47%
New Listings	77	79	2.60%	473	512	8.25%
Average List Price	321,814	239,080	-25.71%	240,552	232,024	-3.55%
Average Sale Price	308,334	232,343	-24.65%	231,499	222,930	-3.70%
Average Percent of Selling Price to List Price	95.43%	97.09%	1.74%	96.02%	96.14%	0.12%
Average Days on Market to Sale	34.47	45.29	31.40%	40.14	43.23	7.71%
Monthly Inventory	188	224	19.15%	188	224	19.15%
Months Supply of Inventory	3.94	4.76	20.84%	3.94	4.76	20.84%

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

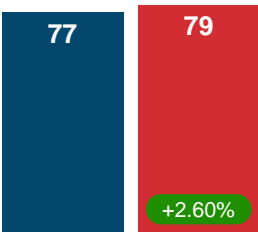
Inventory on June 30, 2025 = 224

20242025

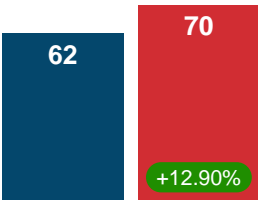
JUNE MARKET

AVERAGE PRICES

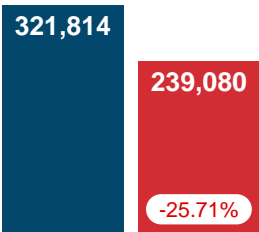
New Listings



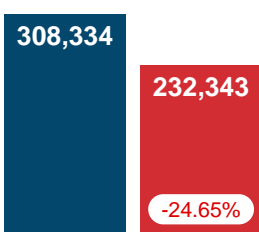
Pending Listings



List Price



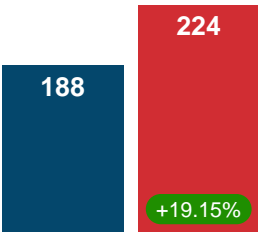
Sale Price



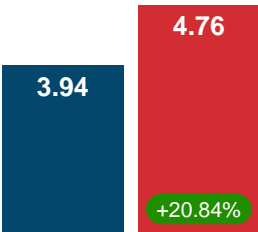
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

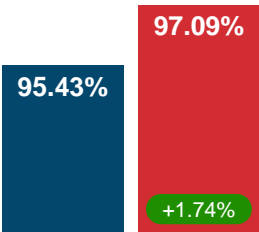
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

