

June 2025



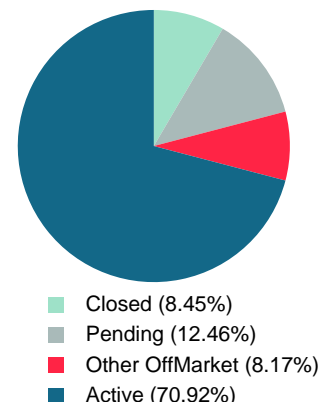
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	June 2025	+/- %
Closed Listings	78	59	-24.36%
Pending Listings	67	87	29.85%
New Listings	132	143	8.33%
Average List Price	291,338	275,185	-5.54%
Average Sale Price	283,148	268,923	-5.02%
Average Percent of Selling Price to List Price	96.76%	97.35%	0.61%
Average Days on Market to Sale	42.37	38.95	-8.08%
End of Month Inventory	380	495	30.26%
Months Supply of Inventory	5.92	8.14	37.40%



Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of June 30, 2025 = **495**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2025 rose **30.26%** to 495 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **8.14** 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 **5.02%** in June 2025 to \$268,923 versus the previous year at \$283,148.

Average Days on Market Shortens

The average number of **38.95** days that homes spent on the market before selling decreased by 3.42 days or **8.08%** in June 2025 compared to last year's same month at **42.37** DOM.

Sales Success for June 2025 is Positive

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

There were 143 New Listings in June 2025, up **8.33%** from last year at 132. Furthermore, there were 59 Closed Listings this month versus last year at 78, a **-24.36%** decrease.

Closed versus Listed trends yielded a **41.3%** ratio, down from previous year's, June 2024, at **59.1%**, a **30.18%** 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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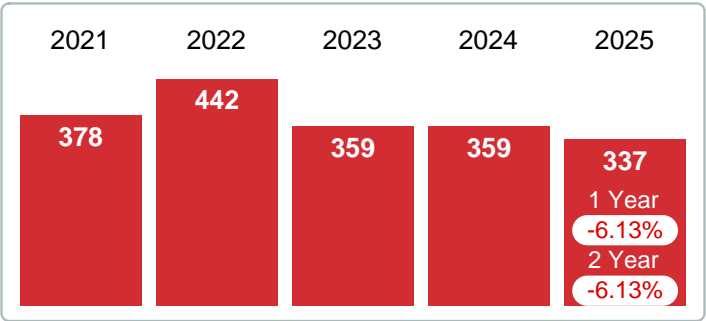
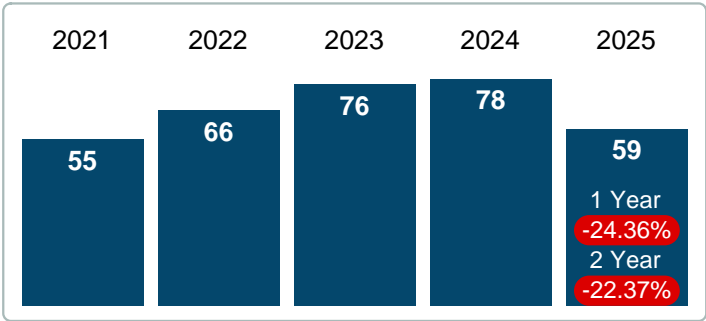


CLOSED LISTINGS

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JUNE

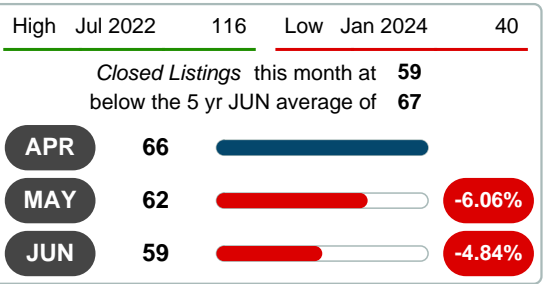
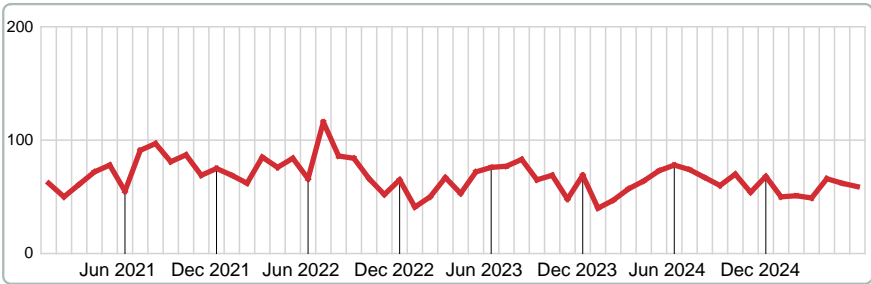
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 67



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		8.47%	55.2	3	2	0	0
\$100,001 - \$200,000	8		13.56%	40.9	4	3	1	0
\$200,001 - \$200,000	0		0.00%	0.0	0	0	0	0
\$200,001 - \$250,000	21		35.59%	22.1	0	18	3	0
\$250,001 - \$325,000	11		18.64%	51.9	0	6	4	1
\$325,001 - \$475,000	8		13.56%	38.8	1	6	1	0
\$475,001 and up	6		10.17%	58.2	0	4	1	1
Total Closed Units			59		8	39	10	2
Total Closed Volume			15,866,480	100%	1.14M	10.75M	2.87M	1.11M
Average Closed Price			\$268,923		\$142,813	\$275,656	\$286,840	\$552,500

June 2025



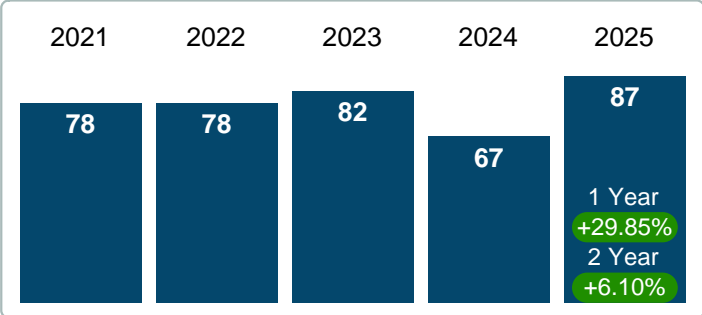
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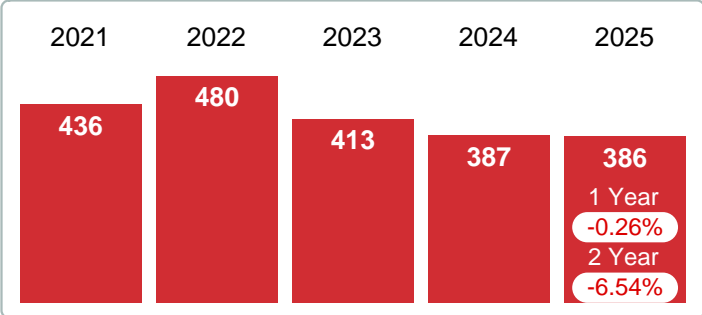
PENDING LISTINGS

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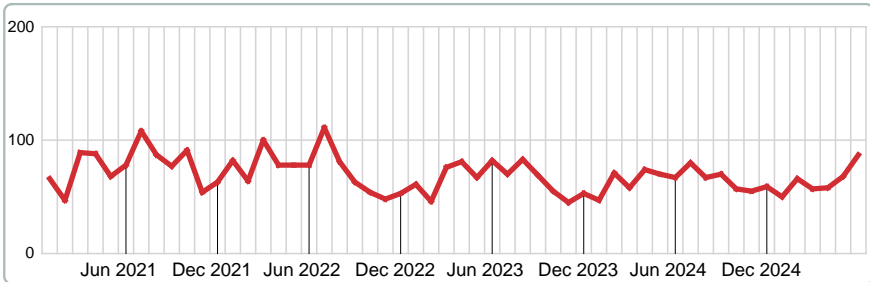
JUNE



YEAR TO DATE (YTD)

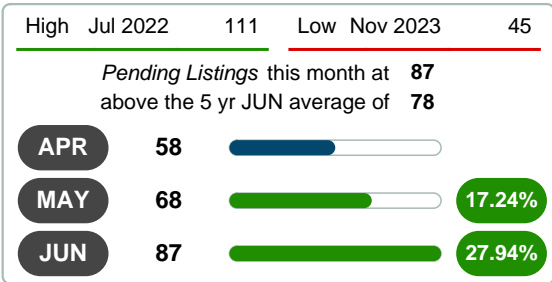


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 78



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	7			8.05%	71.1	4	3	0	0
\$125,001 - \$175,000	15			17.24%	43.3	1	13	1	0
\$175,001 - \$200,000	5			5.75%	70.2	0	5	0	0
\$200,001 - \$250,000	28			32.18%	40.6	0	24	4	0
\$250,001 - \$325,000	12			13.79%	57.2	2	9	1	0
\$325,001 - \$450,000	10			11.49%	47.4	0	7	3	0
\$450,001 and up	10			11.49%	77.8	1	2	6	1
Total Pending Units					87	8	63	15	1
Total Pending Volume					22,949,517	1.48M	15.01M	5.86M	599.00K
Average Listing Price					\$263,788	\$185,413	\$238,281	\$390,367	\$599,000

June 2025



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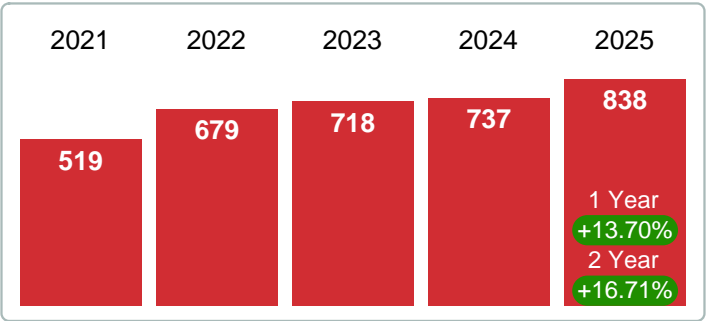
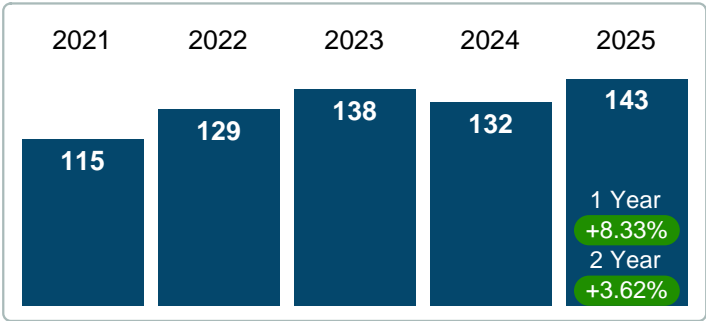


NEW LISTINGS

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JUNE

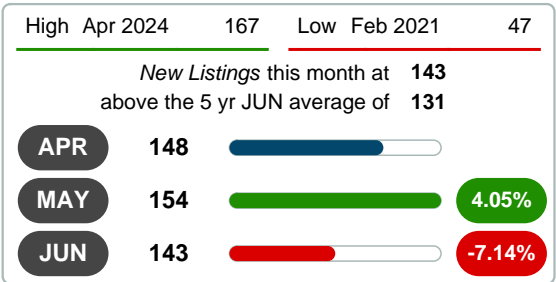
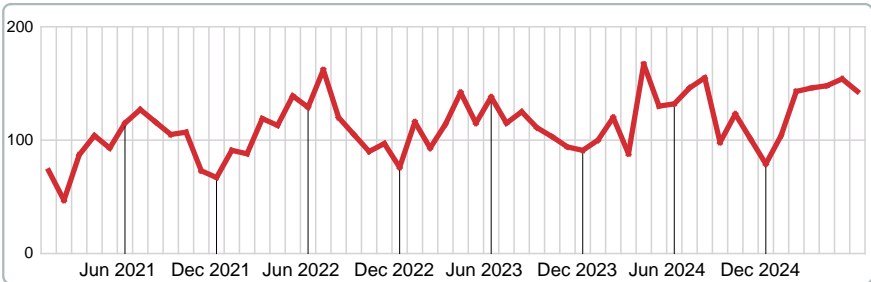
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 131



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	15	10.49%
\$150,001 - \$200,000	17	11.89%
\$200,001 - \$225,000	17	11.89%
\$225,001 - \$325,000	39	27.27%
\$325,001 - \$450,000	23	16.08%
\$450,001 - \$575,000	16	11.19%
\$575,001 and up	16	11.19%
Total New Listed Units	143	
Total New Listed Volume	49,820,645	100%
Average New Listed Listing Price	\$348,396	

1-2 Beds	3 Beds	4 Beds	5+ Beds
7	8	0	0
4	13	0	0
0	16	1	0
3	29	7	0
3	11	9	0
1	7	6	2
1	8	6	1
19	92	29	3
4.73M	30.67M	12.75M	1.67M
\$249,100	\$333,376	\$439,591	\$556,333

June 2025



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Property Type

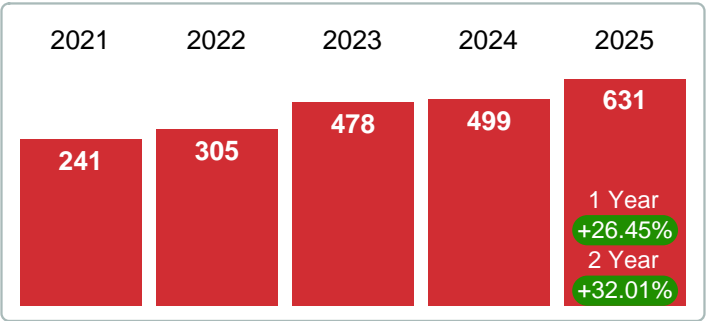
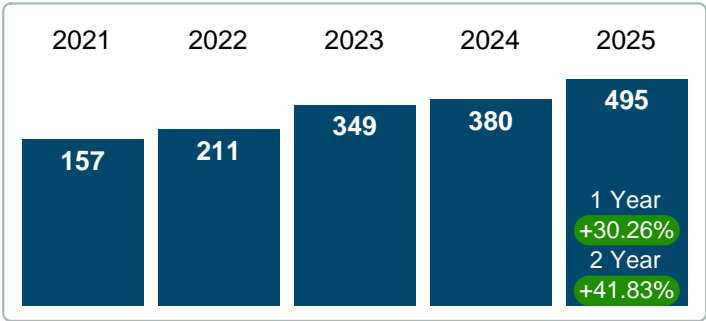


ACTIVE INVENTORY

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END OF JUNE

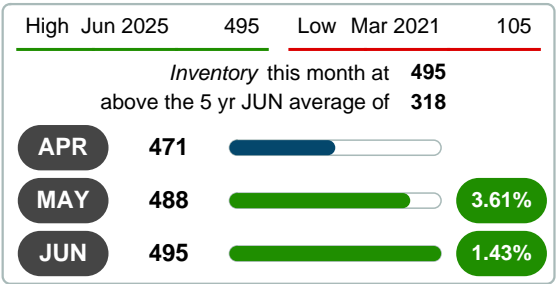
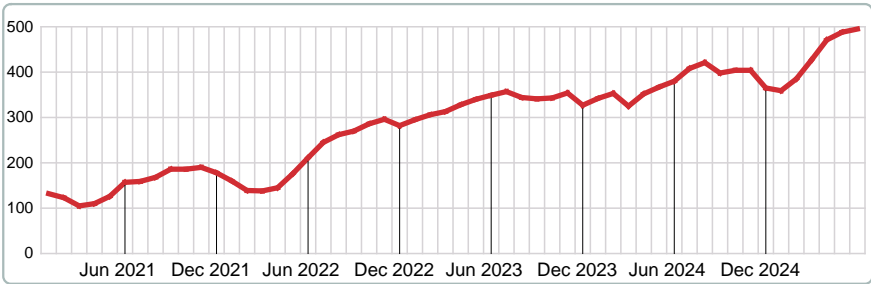
ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 318



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	31			6.26%	90.9	14	15	2	0
\$125,001 - \$175,000	55			11.11%	82.7	17	35	3	0
\$175,001 - \$225,000	63			12.73%	82.4	9	43	10	1
\$225,001 - \$350,000	162			32.73%	86.1	14	112	27	9
\$350,001 - \$450,000	65			13.13%	87.5	6	39	17	3
\$450,001 - \$675,000	62			12.53%	67.7	4	25	24	9
\$675,001 and up	57			11.52%	117.2	1	26	20	10
Total Active Inventory by Units					495	65	295	103	32
Total Active Inventory by Volume					223,491,248	14.97M	126.68M	54.26M	27.58M
Average Active Inventory Listing Price					\$451,497	\$230,328	\$429,415	\$526,830	\$861,841

June 2025



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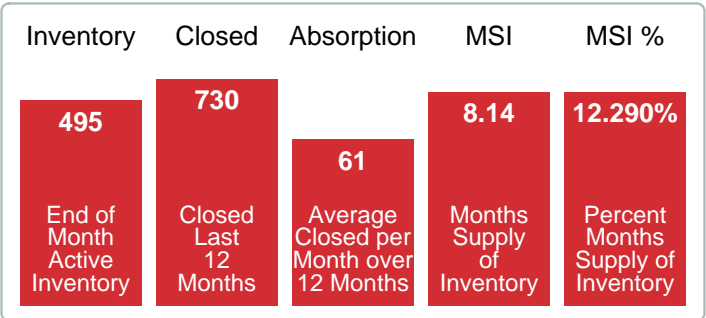
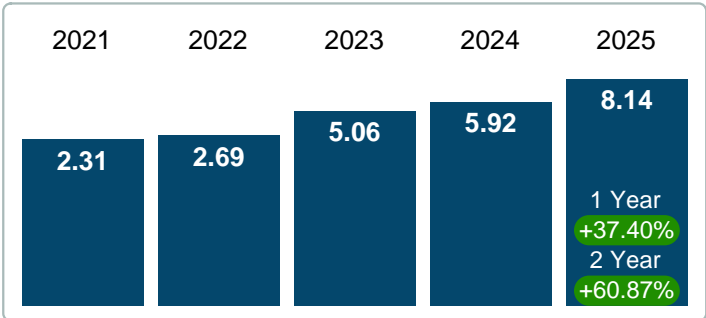


MONTHS SUPPLY of INVENTORY (MSI)

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MSI FOR JUNE

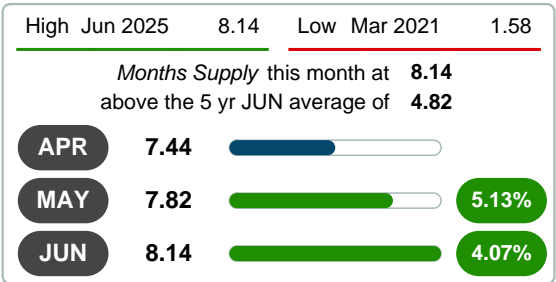
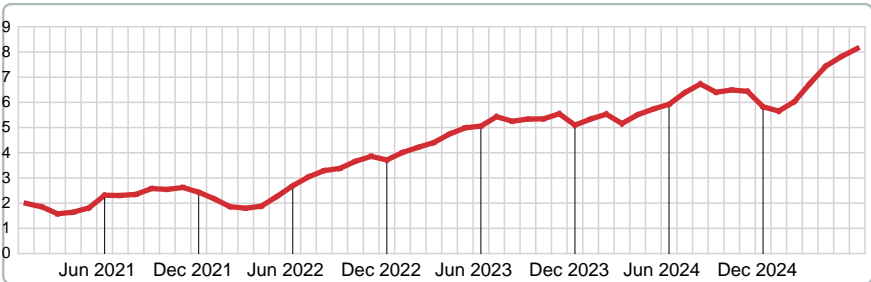
INDICATORS FOR JUNE 2025



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 4.82



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	31			6.26%	3.41	3.29	3.67	3.00	0.00
\$125,001 - \$175,000	55			11.11%	6.53	12.00	5.75	4.50	0.00
\$175,001 - \$225,000	63			12.73%	6.30	10.80	5.73	6.32	12.00
\$225,001 - \$350,000	162			32.73%	7.71	14.00	7.72	5.40	18.00
\$350,001 - \$450,000	65			13.13%	11.30	24.00	11.41	9.71	9.00
\$450,001 - \$675,000	62			12.53%	13.29	9.60	11.54	15.16	18.00
\$675,001 and up	57			11.52%	29.74	6.00	34.67	26.67	40.00
Market Supply of Inventory (MSI)					8.14	7.80	7.66	8.58	16.00
Total Active Inventory by Units				100%	8.14	65	295	103	32

June 2025



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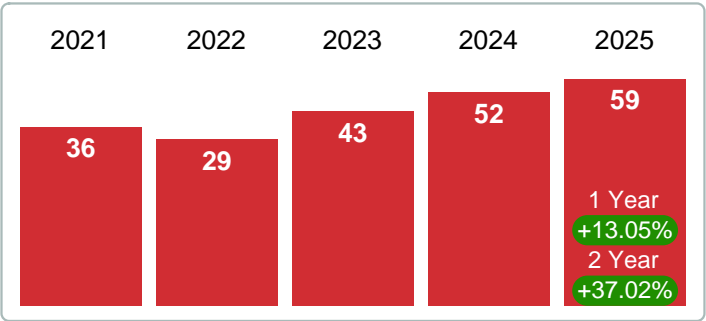
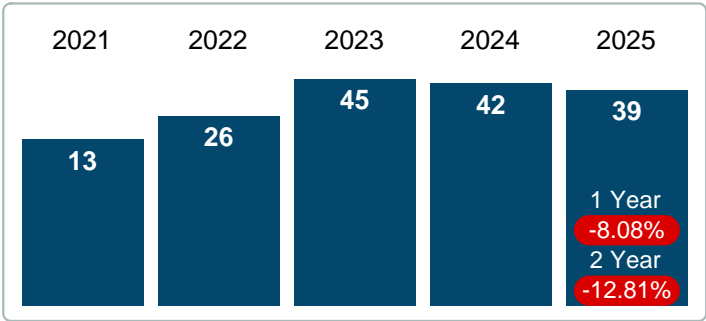


AVERAGE DAYS ON MARKET TO SALE

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JUNE

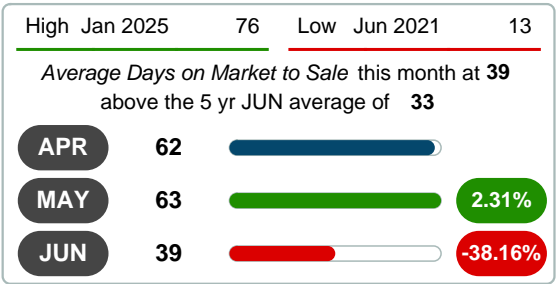
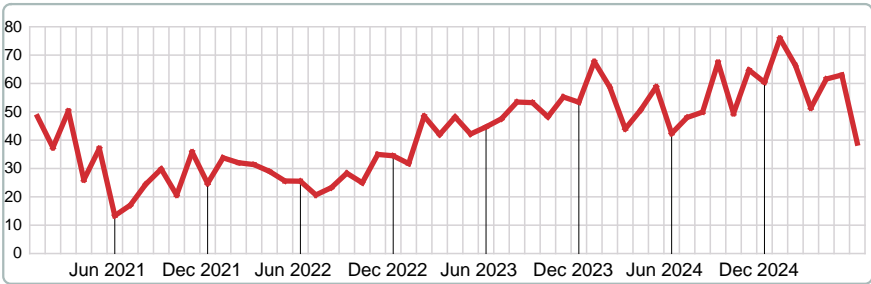
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 33



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			8.47%	55	30	93	0	0
\$100,001 - \$200,000	8			13.56%	41	22	78	7	0
\$200,001 - \$200,000	0			0.00%	0	0	0	0	0
\$200,001 - \$250,000	21			35.59%	22	0	13	75	0
\$250,001 - \$325,000	11			18.64%	52	0	15	115	24
\$325,001 - \$475,000	8			13.56%	39	4	49	10	0
\$475,001 and up	6			10.17%	58	0	42	100	80
Average Closed DOM					39	23	31	80	52
Total Closed Units				100%	39	8	39	10	2
Total Closed Volume					15,866,480	1.14M	10.75M	2.87M	1.11M

June 2025



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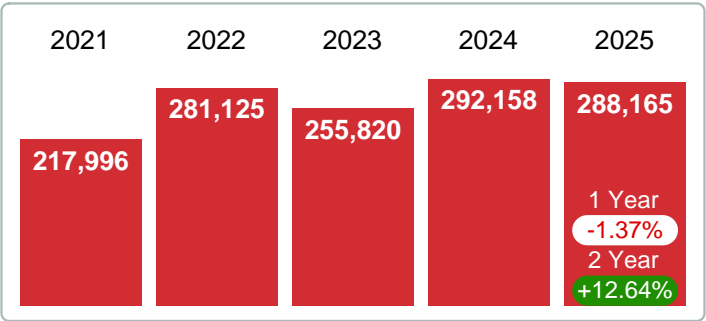
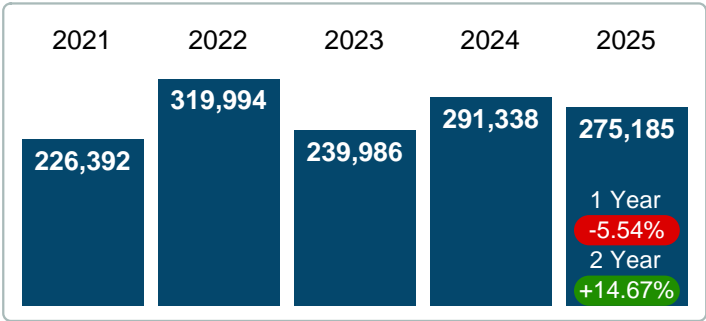


AVERAGE LIST PRICE AT CLOSING

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JUNE

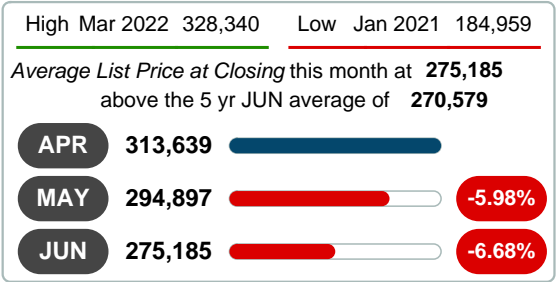
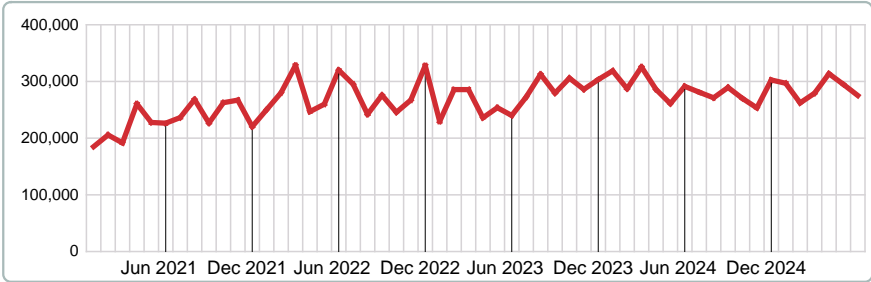
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 270,579



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	5	8.47%	70,360	69,967	70,950	0	0
\$100,001 - \$200,000	8	13.56%	162,725	151,975	167,967	189,999	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0	0
\$200,001 - \$250,000	20	33.90%	219,524	0	220,310	228,300	0
\$250,001 - \$325,000	12	20.34%	280,252	0	274,983	313,920	258,341
\$325,001 - \$475,000	8	13.56%	389,975	289,000	404,233	344,500	0
\$475,001 and up	6	10.17%	618,167	0	583,500	500,000	875,000
Average List Price			275,185	138,350	282,582	297,508	566,671
Total Closed Units		100%	275,185	8	39	10	2
Total Closed Volume			16,235,900	1.11M	11.02M	2.98M	1.13M

June 2025



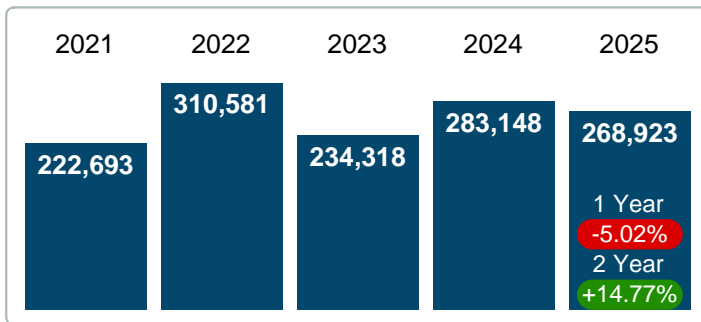
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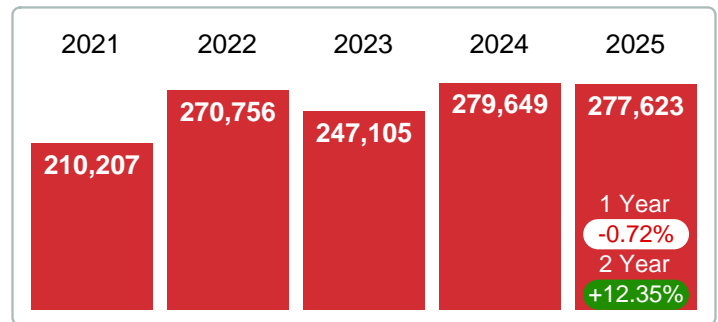
AVERAGE SOLD PRICE AT CLOSING

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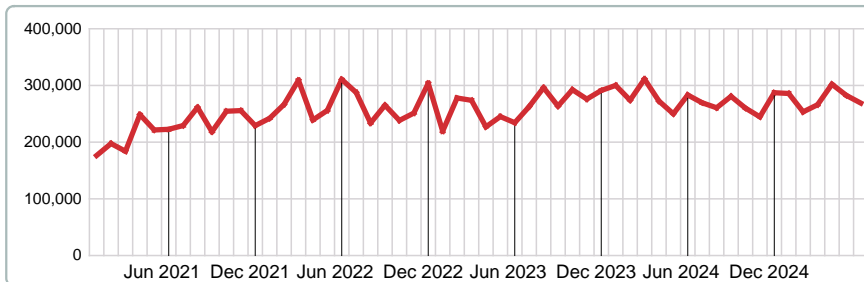
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 263,933

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

Average Sold Price at Closing this month at **268,923**
above the 5 yr JUN average of **263,933**

APR	302,107	
MAY	282,402	-6.52%
JUN	268,923	-4.77%

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	8.47%	61,600	58,500	66,250	0	0
\$100,001 - \$200,000	8	13.56%	157,113	145,500	161,667	189,900	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0	0
\$200,001 - \$250,000	21	35.59%	216,480	0	217,838	208,333	0
\$250,001 - \$325,000	11	18.64%	280,909	0	270,167	302,250	260,000
\$325,001 - \$475,000	8	13.56%	391,938	385,000	401,000	344,500	0
\$475,001 and up	6	10.17%	588,333	0	546,250	500,000	845,000
Average Sold Price			268,923	142,813	275,656	286,840	552,500
Total Closed Units		100%	268,923	8	39	10	2
Total Closed Volume			15,866,480	1.14M	10.75M	2.87M	1.11M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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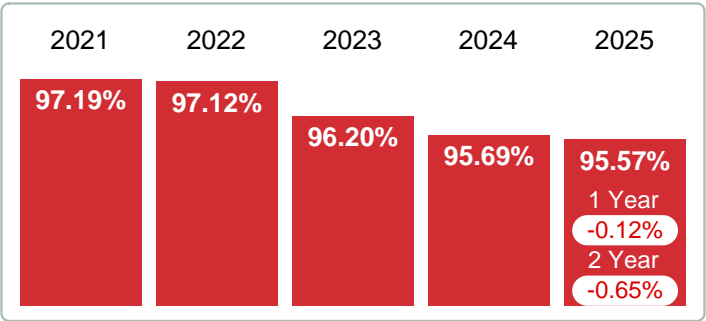
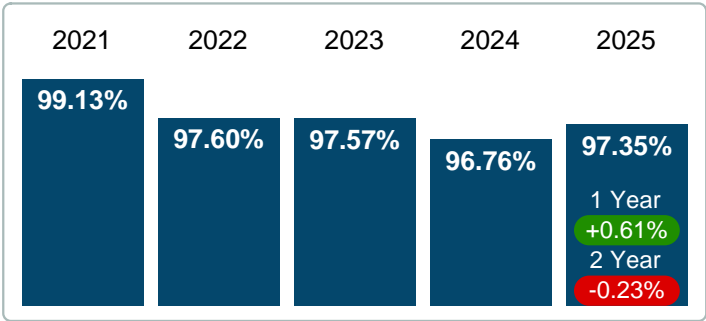


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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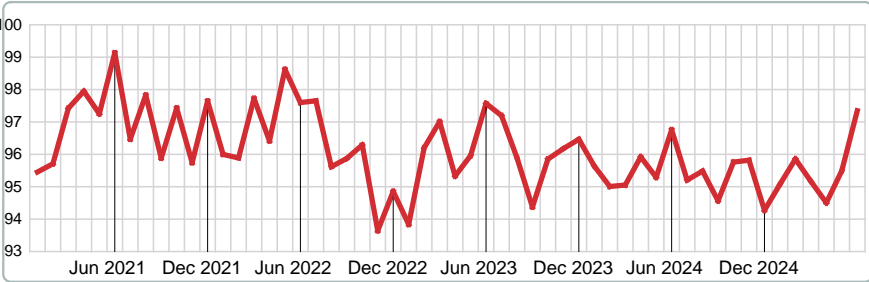
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 97.68%



High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at 97.35% below the 5 yr JUN average of 97.68%

APR 94.50%

MAY 95.50%

JUN 97.35%

1.05%

1.94%

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	<div><div></div></div>	8.47%	87.76%	84.06%	93.30%	0.00%	0.00%
\$100,001 \$200,000	8	<div><div></div></div>	13.56%	95.94%	95.43%	95.29%	99.95%	0.00%
\$200,001 \$200,000	0	<div><div></div></div>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,001 \$250,000	21	<div><div></div></div>	35.59%	97.98%	0.00%	99.01%	91.79%	0.00%
\$250,001 \$325,000	11	<div><div></div></div>	18.64%	97.89%	0.00%	98.33%	96.53%	100.64%
\$325,001 \$475,000	8	<div><div></div></div>	13.56%	103.85%	133.22%	99.60%	100.00%	0.00%
\$475,001 and up	6	<div><div></div></div>	10.17%	95.32%	0.00%	93.84%	100.00%	96.57%
Average Sold/List Ratio		97.30%	100%	97.30%	95.89%	97.89%	96.14%	98.61%
Total Closed Units		59			8	39	10	2
Total Closed Volume		15,866,480			1.14M	10.75M	2.87M	1.11M

June 2025



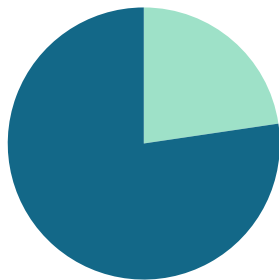
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

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

INVENTORY



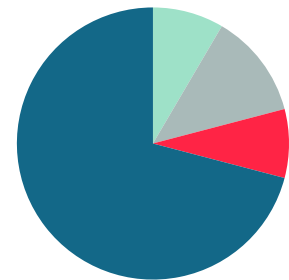
Inventory

New Listings
143 = 22.66%
Start Inventory
488
Total Inventory
Units
631
Volume
\$269,426,612

Market Activity

Closed Sales
59 = 8.45%
Pending Sales
87 = 12.46%
Other Off Market
57 = 8.17%
Active Inventory
495 = 70.92%

MARKET ACTIVITY



Compared Metrics	2024	June 2025	+/-%	2024	Year to Date 2025	+/-%
Closed Sales	78	59	-24.36%	359	337	-6.13%
Pending Sales	67	87	29.85%	387	386	-0.26%
New Listings	132	143	8.33%	737	838	13.70%
Average List Price	291,338	275,185	-5.54%	292,158	288,165	-1.37%
Average Sale Price	283,148	268,923	-5.02%	279,649	277,623	-0.72%
Average Percent of Selling Price to List Price	96.76%	97.35%	0.61%	95.69%	95.57%	-0.12%
Average Days on Market to Sale	42.37	38.95	-8.08%	52.40	59.24	13.05%
Monthly Inventory	380	495	30.26%	380	495	30.26%
Months Supply of Inventory	5.92	8.14	37.40%	5.92	8.14	37.40%

Absorption: Last 12 months, an Average of **61** Sales/Month

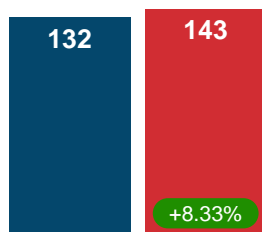
Inventory on June 30, 2025 = 495

2024 2025

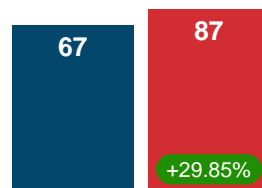
JUNE MARKET

AVERAGE PRICES

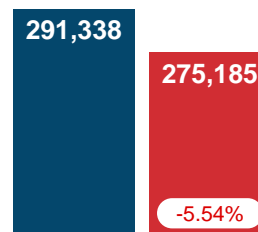
New Listings



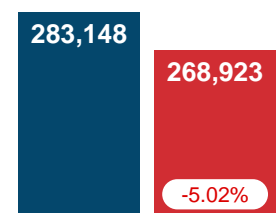
Pending Listings



List Price



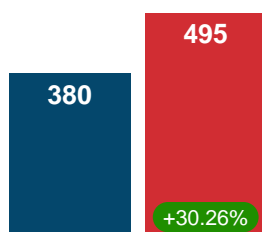
Sale Price



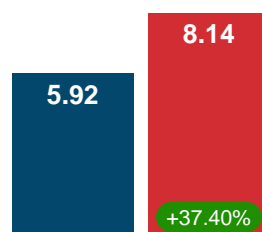
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

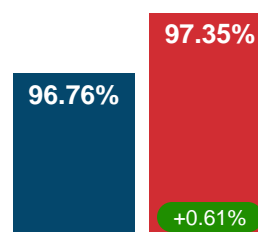
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

