

June 2025



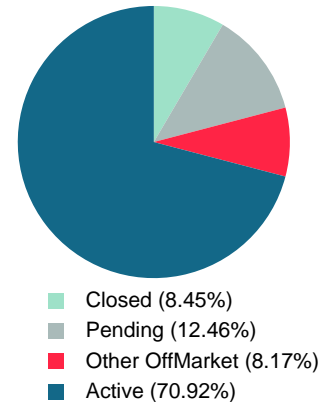
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	250,000	240,000	-4.00%
Median Sale Price	246,375	230,000	-6.65%
Median Percent of Selling Price to List Price	98.02%	99.95%	1.97%
Median Days on Market to Sale	31.50	10.00	-68.25%
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.

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 **6.65%** in June 2025 to \$230,000 versus the previous year at \$246,375.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 21.50 days or **68.25%** in June 2025 compared to last year's same month at **31.50** DOM.

Sales Success for June 2025 is Positive

Overall, with Median 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

June 2025



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

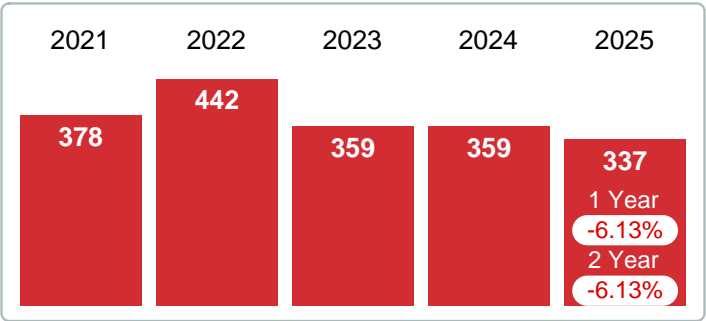
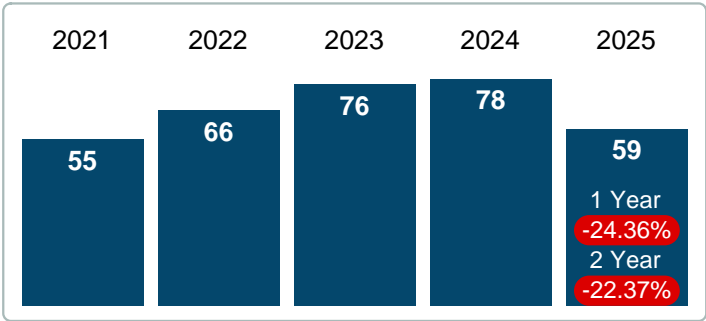


CLOSED LISTINGS

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

JUNE

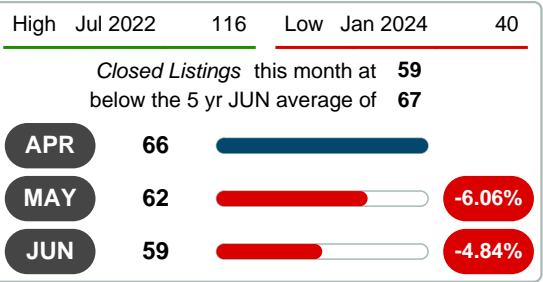
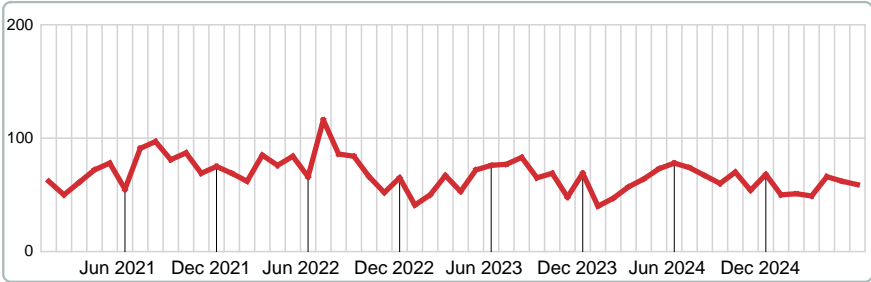
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 67



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			8.47%	17.0	3	2	0	0
\$100,001 - \$200,000	8			13.56%	22.5	4	3	1	0
\$200,001 - \$200,000	0			0.00%	22.5	0	0	0	0
\$200,001 - \$250,000	21			35.59%	1.0	0	18	3	0
\$250,001 - \$325,000	11			18.64%	21.0	0	6	4	1
\$325,001 - \$475,000	8			13.56%	4.0	1	6	1	0
\$475,001 and up	6			10.17%	74.0	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
Median Closed Price				\$230,000		\$107,500	\$230,000	\$284,500	\$552,500

June 2025



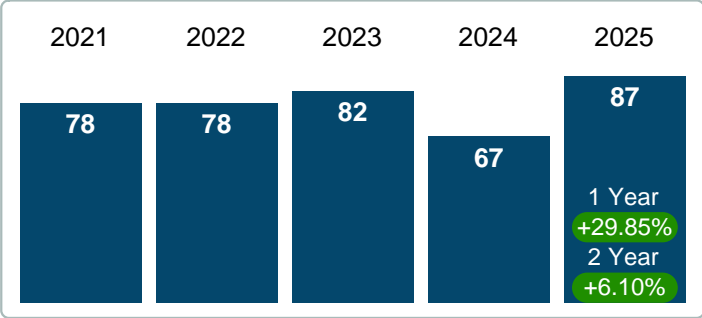
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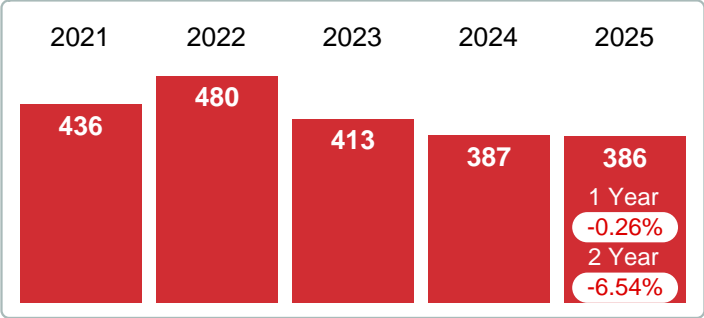
PENDING LISTINGS

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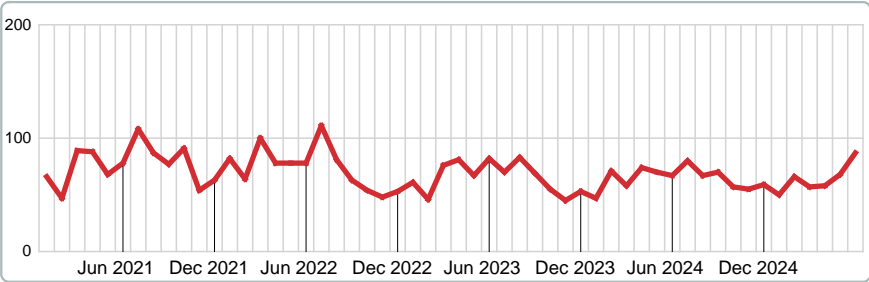
JUNE



YEAR TO DATE (YTD)

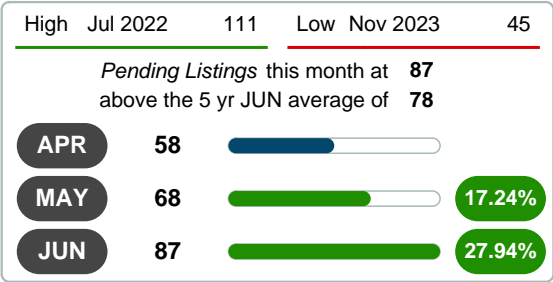


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 78



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.05%	73.0	4	3	0	0
\$125,001 - \$175,000	15	17.24%	44.0	1	13	1	0
\$175,001 - \$200,000	5	5.75%	73.0	0	5	0	0
\$200,001 - \$250,000	28	32.18%	19.0	0	24	4	0
\$250,001 - \$325,000	12	13.79%	50.5	2	9	1	0
\$325,001 - \$450,000	10	11.49%	24.5	0	7	3	0
\$450,001 and up	10	11.49%	83.0	1	2	6	1
Total Pending Units	87			8	63	15	1
Total Pending Volume	22,949,517	100%	32.0	1.48M	15.01M	5.86M	599.00K
Median Listing Price	\$230,000			\$127,500	\$209,500	\$379,000	\$599,000

June 2025



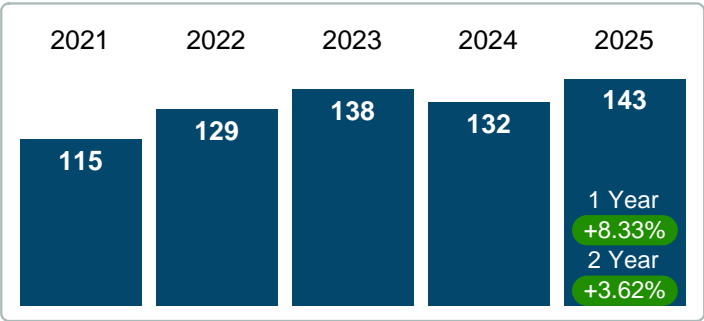
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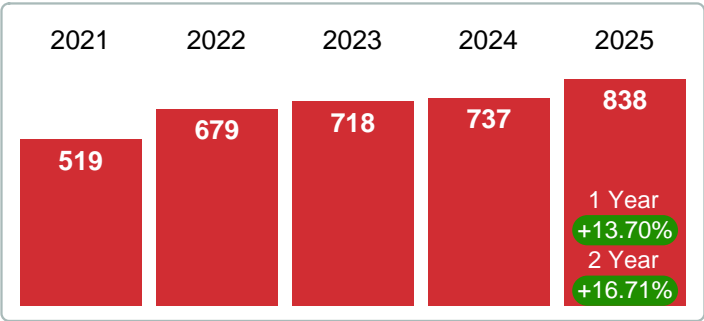
NEW LISTINGS

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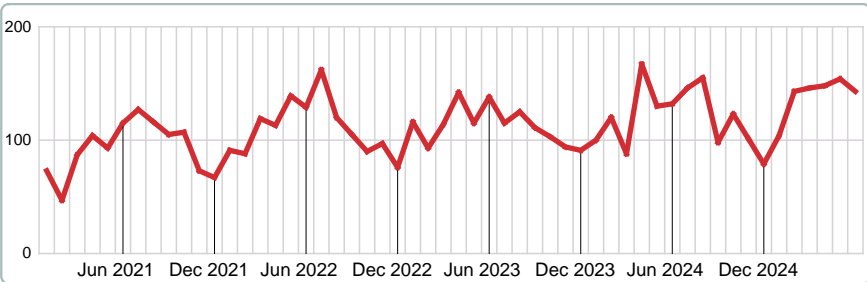
JUNE



YEAR TO DATE (YTD)

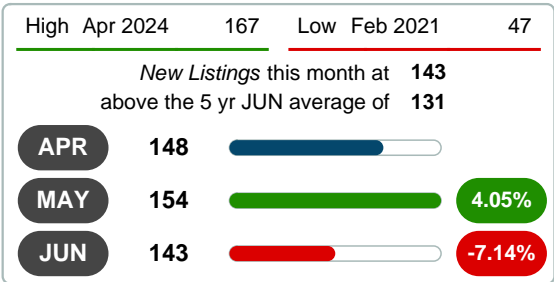


5 YEAR MARKET ACTIVITY TRENDS



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%
Median New Listed Listing Price	\$275,000		

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
\$199,000	\$249,950	\$385,000	\$575,000

June 2025



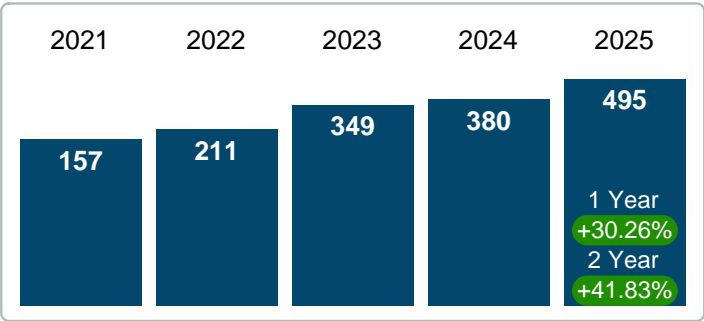
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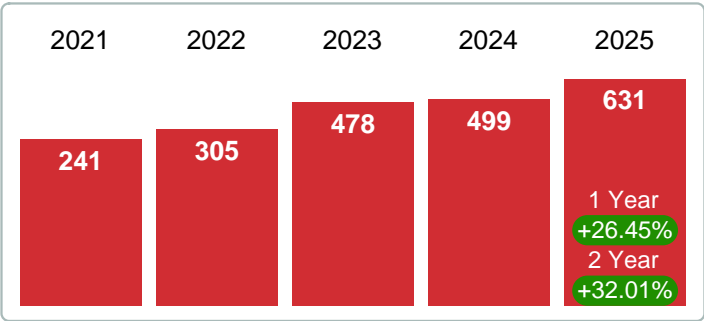
ACTIVE INVENTORY

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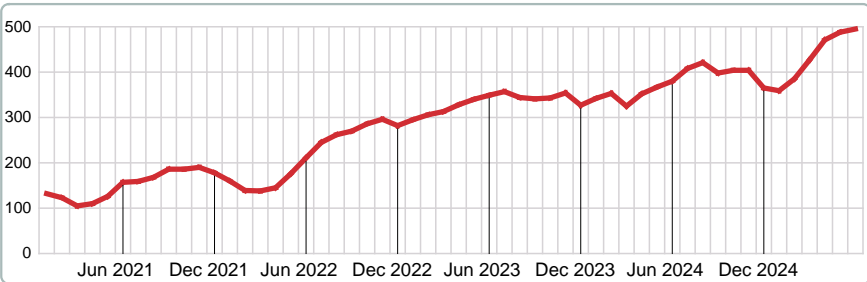
END OF JUNE



ACTIVE DURING JUNE

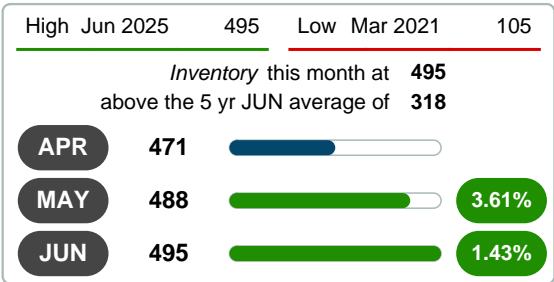


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 318



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	31			6.26%	79.0	14	15	2	0
\$125,001 - \$175,000	55			11.11%	68.0	17	35	3	0
\$175,001 - \$225,000	63			12.73%	76.0	9	43	10	1
\$225,001 - \$350,000	162			32.73%	71.0	14	112	27	9
\$350,001 - \$450,000	65			13.13%	76.0	6	39	17	3
\$450,001 - \$675,000	62			12.53%	55.0	4	25	24	9
\$675,001 and up	57			11.52%	88.0	1	26	20	10
Total Active Inventory by Units				495		65	295	103	32
Total Active Inventory by Volume				223,491,248	100%	14.97M	126.68M	54.26M	27.58M
Median Active Inventory Listing Price				\$288,000		\$180,000	\$269,500	\$399,900	\$512,450

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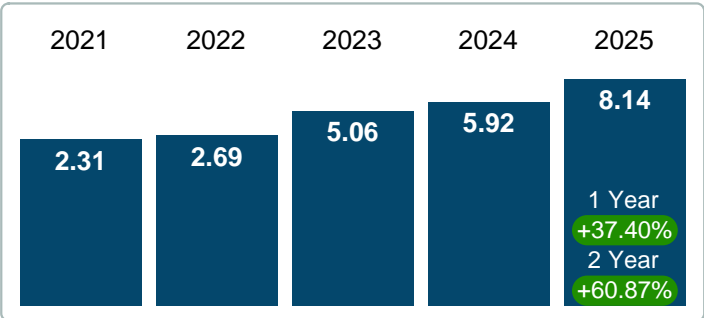
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



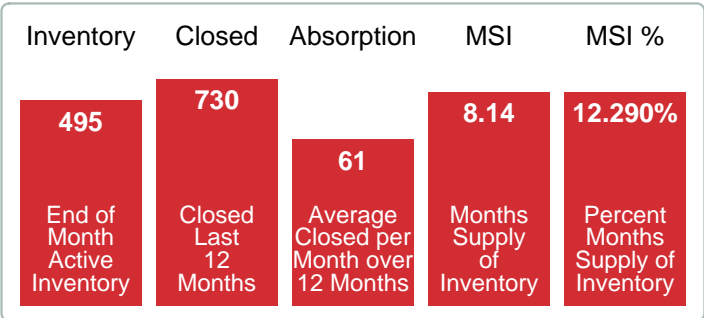
MONTHS SUPPLY of INVENTORY (MSI)

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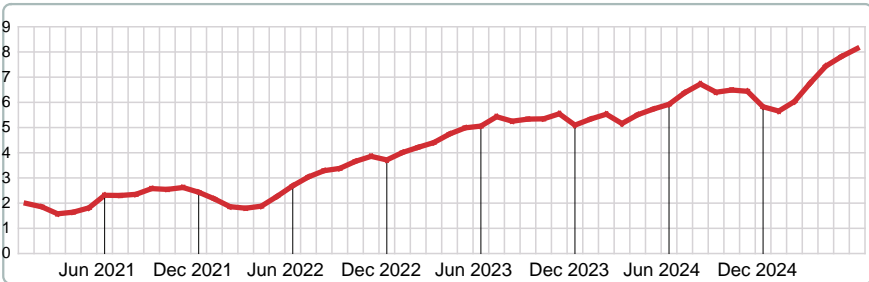
MSI FOR JUNE



INDICATORS FOR JUNE 2025

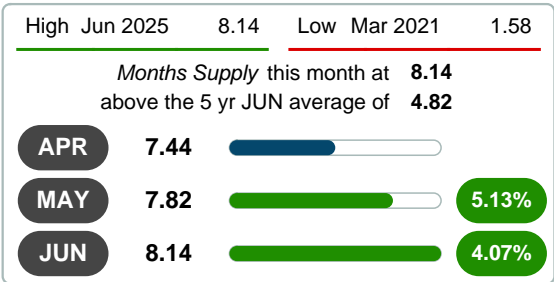


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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



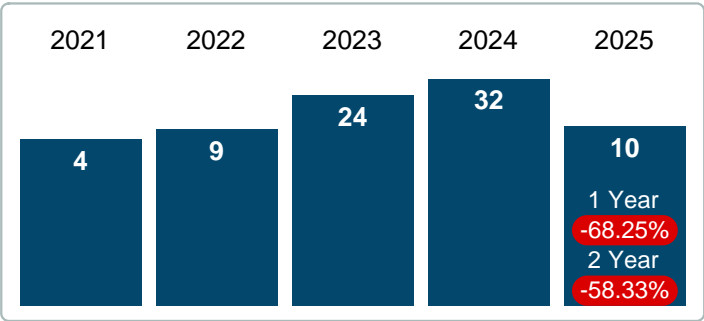
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
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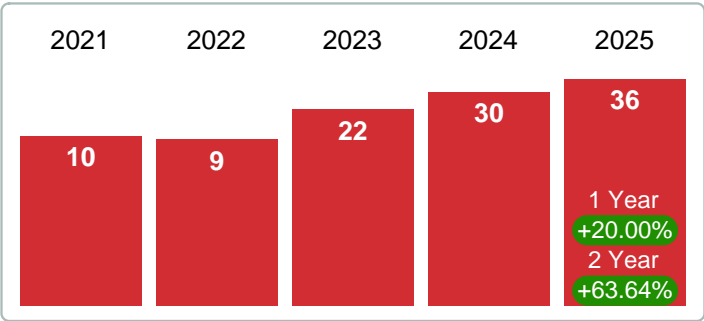
MEDIAN DAYS ON MARKET TO SALE

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JUNE



YEAR TO DATE (YTD)

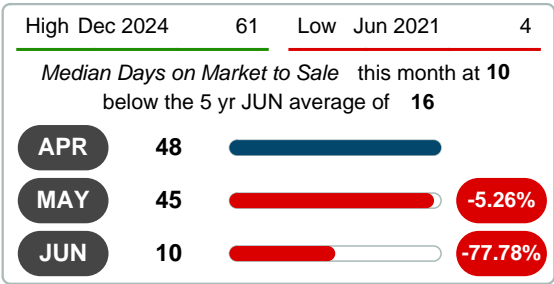


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 16



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		8.47%	17	17	93	0	0
\$100,001 - \$200,000	8		13.56%	23	23	29	7	0
\$200,001 - \$200,000	0		0.00%	23	0	0	0	0
\$200,001 - \$250,000	21		35.59%	1	0	1	56	0
\$250,001 - \$325,000	11		18.64%	21	0	13	115	24
\$325,001 - \$475,000	8		13.56%	4	4	4	10	0
\$475,001 and up	6		10.17%	74	0	43	100	80
Median Closed DOM		10			17	4	64	52
Total Closed Units		59	100%	10.0	8	39	10	2
Total Closed Volume		15,866,480			1.14M	10.75M	2.87M	1.11M

June 2025



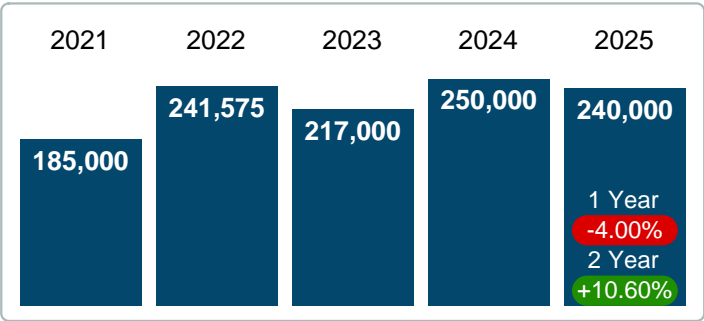
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
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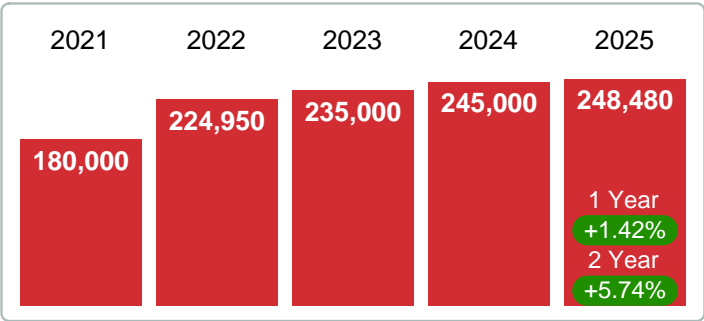
MEDIAN LIST PRICE AT CLOSING

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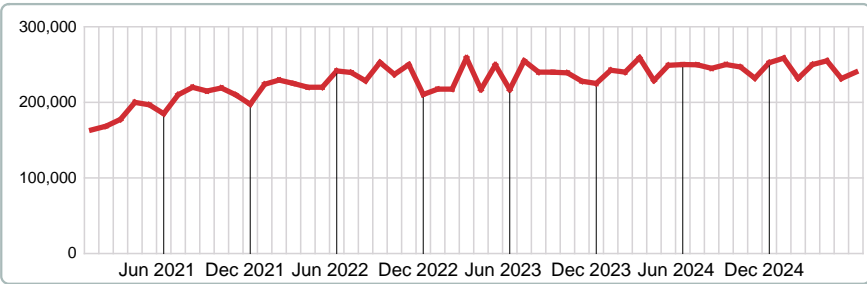
JUNE



YEAR TO DATE (YTD)

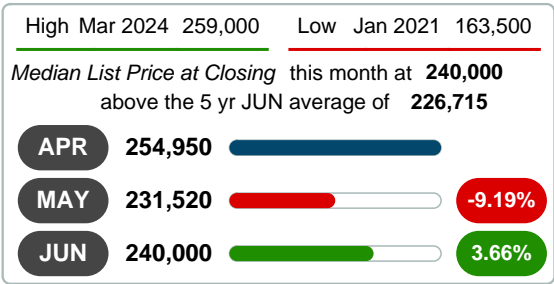


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 226,715



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	5	8.47%	69,900	69,900	70,950	0	0
\$100,001 - \$200,000	8	13.56%	177,450	147,450	175,000	189,999	0
\$200,001 - \$200,000	0	0.00%	177,450	0	0	0	0
\$200,001 - \$250,000	20	33.90%	209,500	0	209,500	225,000	0
\$250,001 - \$325,000	12	20.34%	279,000	289,000	279,000	321,900	258,341
\$325,001 - \$475,000	8	13.56%	372,500	0	397,500	347,200	0
\$475,001 and up	6	10.17%	595,000	0	595,000	500,000	875,000
Median List Price	240,000			115,000	240,000	290,390	566,671
Total Closed Units	59			8	39	10	2
Total Closed Volume	16,235,900			1.11M	11.02M	2.98M	1.13M

June 2025



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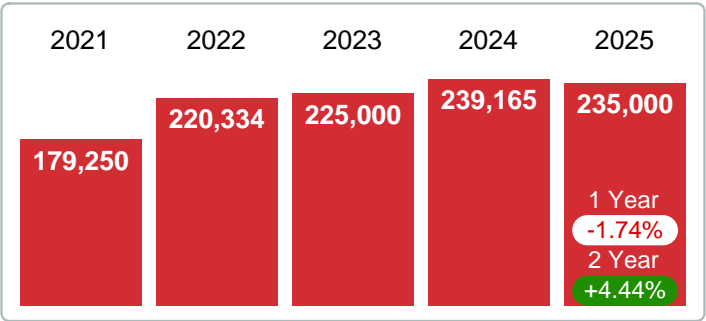
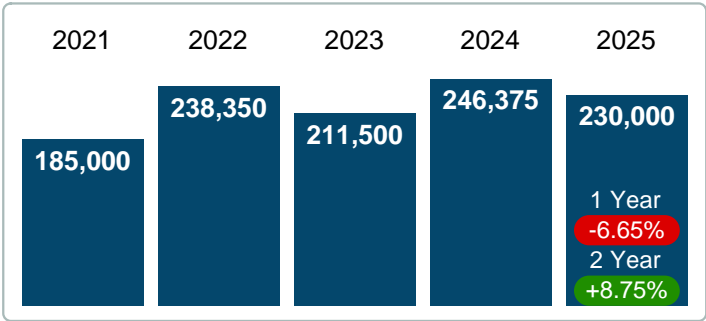


MEDIAN SOLD PRICE AT CLOSING

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JUNE

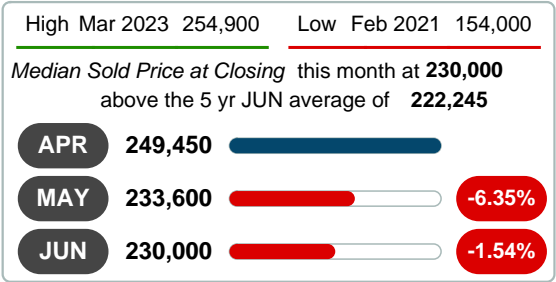
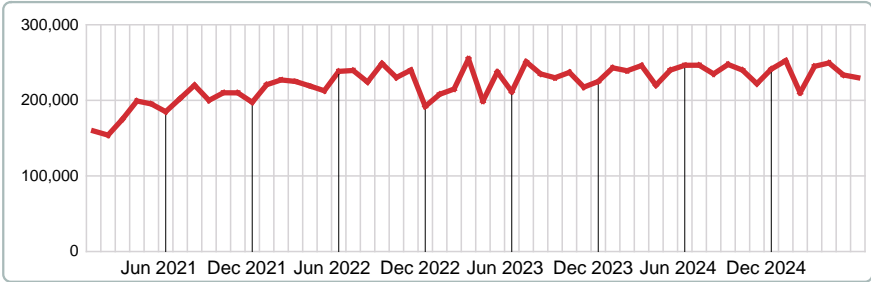
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 222,245



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	8.47%	60,000	58,000	66,250	0	0
\$100,001 \$200,000	8	13.56%	183,500	146,000	185,000	189,900	0
\$200,001 \$200,000	0	0.00%	183,500	0	0	0	0
\$200,001 \$250,000	21	35.59%	209,500	0	209,500	210,000	0
\$250,001 \$325,000	11	18.64%	275,000	0	268,000	317,000	260,000
\$325,001 \$475,000	8	13.56%	392,000	385,000	402,000	344,500	0
\$475,001 and up	6	10.17%	557,500	0	557,500	500,000	845,000
Median Sold Price	230,000			107,500	230,000	284,500	552,500
Total Closed Units	59			8	39	10	2
Total Closed Volume	15,866,480			1.14M	10.75M	2.87M	1.11M

June 2025



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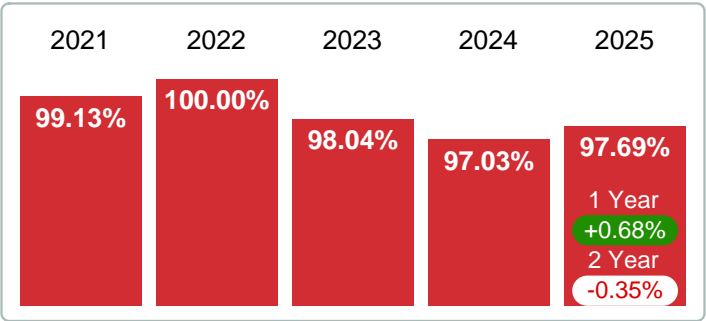
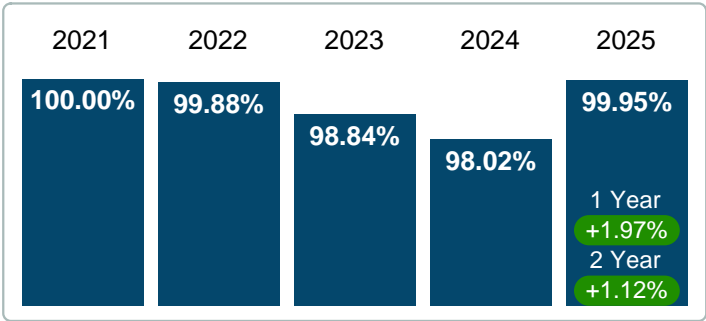


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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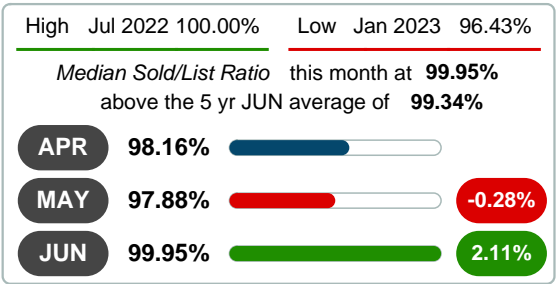
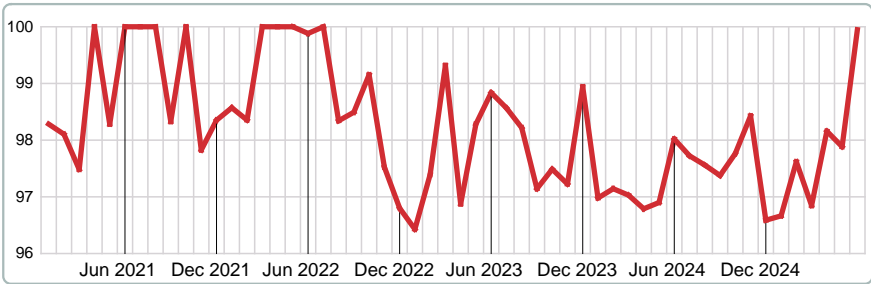
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 99.34%



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	8.47%	92.45%	78.68%	93.30%	0.00%	0.00%
\$100,001 \$200,000	8	13.56%	95.56%	93.79%	95.48%	99.95%	0.00%
\$200,001 \$200,000	0	0.00%	95.56%	0.00%	0.00%	0.00%	0.00%
\$200,001 \$250,000	21	35.59%	100.00%	0.00%	100.00%	93.33%	0.00%
\$250,001 \$325,000	11	18.64%	98.57%	0.00%	99.28%	98.48%	100.64%
\$325,001 \$475,000	8	13.56%	100.00%	133.22%	100.00%	100.00%	0.00%
\$475,001 and up	6	10.17%	95.68%	0.00%	93.73%	100.00%	96.57%
Median Sold/List Ratio		99.95%		93.79%	100.00%	98.96%	98.61%
Total Closed Units		59	100%	8	39	10	2
Total Closed Volume		15,866,480		1.14M	10.75M	2.87M	1.11M

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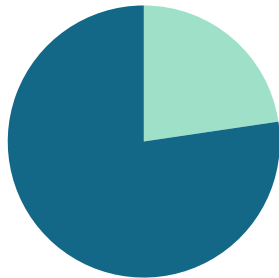
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MARKET SUMMARY

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

INVENTORY



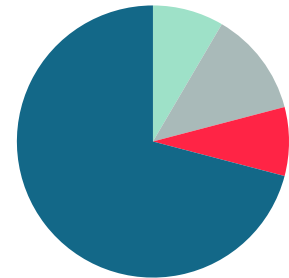
Inventory

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%
Median List Price	250,000	240,000	-4.00%	245,000	248,480	1.42%
Median Sale Price	246,375	230,000	-6.65%	239,165	235,000	-1.74%
Median Percent of Selling Price to List Price	98.02%	99.95%	1.97%	97.03%	97.69%	0.68%
Median Days on Market to Sale	31.50	10.00	-68.25%	30.00	36.00	20.00%
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

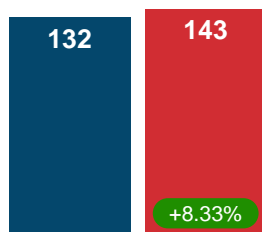
Inventory on June 30, 2025 = 495

2024 2025

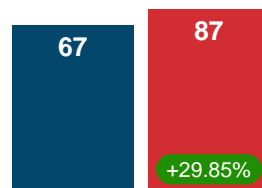
JUNE MARKET

MEDIAN PRICES

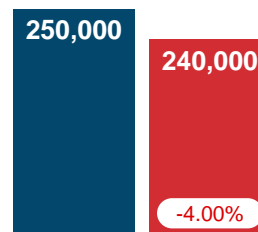
New Listings



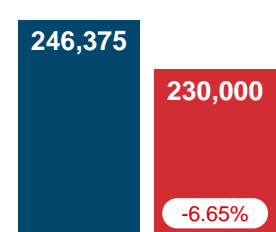
Pending Listings



List Price



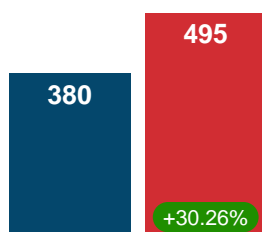
Sale Price



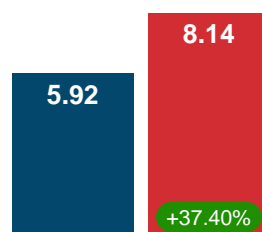
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

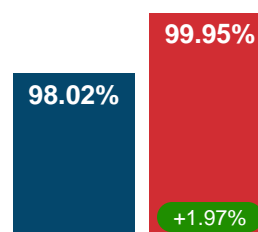
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

