

July 2025



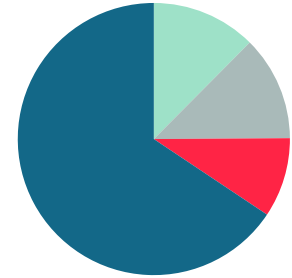
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	July 2025	+/-%
Closed Listings	74	92	24.32%
Pending Listings	80	92	15.00%
New Listings	146	149	2.05%
Average List Price	281,032	262,597	-6.56%
Average Sale Price	269,414	256,485	-4.80%
Average Percent of Selling Price to List Price	95.21%	97.26%	2.15%
Average Days on Market to Sale	48.00	48.18	0.39%
End of Month Inventory	408	485	18.87%
Months Supply of Inventory	6.38	7.78	21.89%



■ Closed (12.45%)
■ Pending (12.45%)
■ Other OffMarket (9.47%)
■ Active (65.63%)

Absorption: Last 12 months, an Average of **62 Sales/Month Active Inventory** as of July 31, 2025 = **485**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2025 rose **18.87%** to 485 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 **7.78** 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 **4.80%** in July 2025 to \$256,485 versus the previous year at \$269,414.

Average Days on Market Lengthens

The average number of **48.18** days that homes spent on the market before selling increased by 0.18 days or **0.39%** in July 2025 compared to last year's same month at **48.00** DOM.

Sales Success for July 2025 is Positive

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

There were 149 New Listings in July 2025, up **2.05%** from last year at 146. Furthermore, there were 92 Closed Listings this month versus last year at 74, a **24.32%** increase.

Closed versus Listed trends yielded a **61.7%** ratio, up from previous year's, July 2024, at **50.7%**, a **21.82%** upswing. 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

July 2025



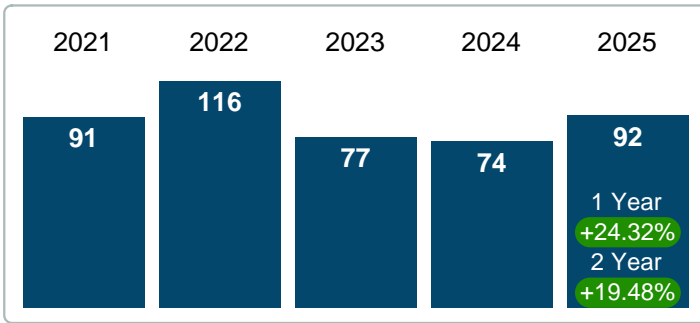
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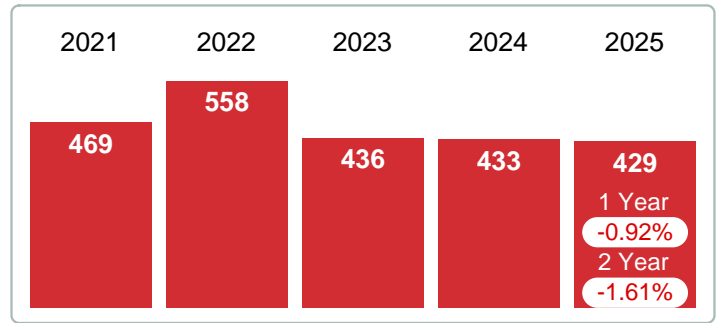
CLOSED LISTINGS

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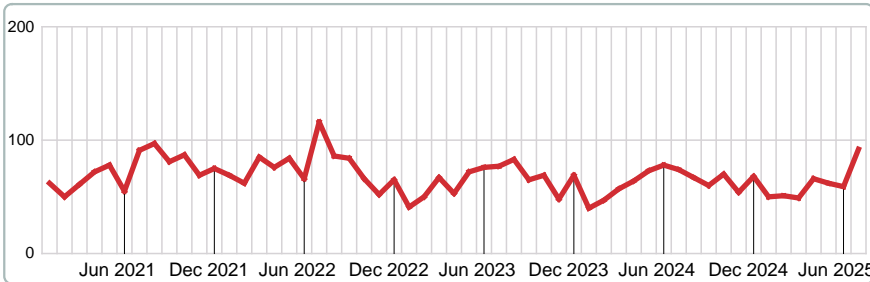
JULY



YEAR TO DATE (YTD)

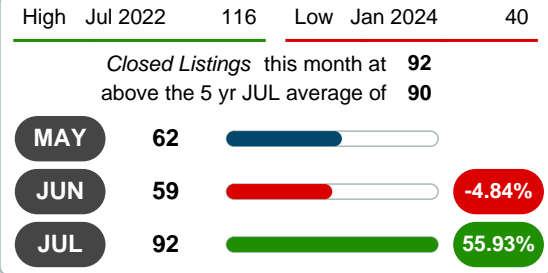


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 90



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	8.70%	61.3	2	6	0	0
\$125,001 - \$150,000	7	7.61%	62.6	4	3	0	0
\$150,001 - \$175,000	12	13.04%	12.4	8	3	1	0
\$175,001 - \$225,000	19	20.65%	58.2	0	15	4	0
\$225,001 - \$325,000	25	27.17%	34.7	1	19	5	0
\$325,001 - \$375,000	7	7.61%	84.6	1	4	2	0
\$375,001 and up	14	15.22%	56.5	1	5	7	1
Total Closed Units	92			17	55	19	1
Total Closed Volume	23,596,592	100%	48.2	3.15M	13.18M	6.64M	625.00K
Average Closed Price	\$256,485			\$185,407	\$239,600	\$349,562	\$625,000

July 2025



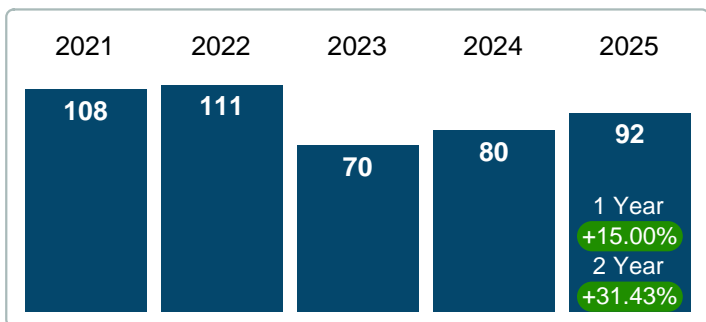
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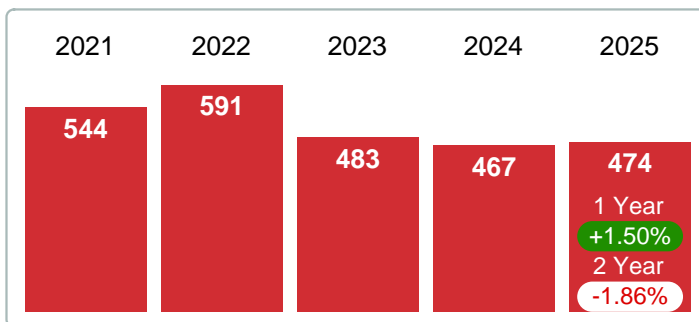
PENDING LISTINGS

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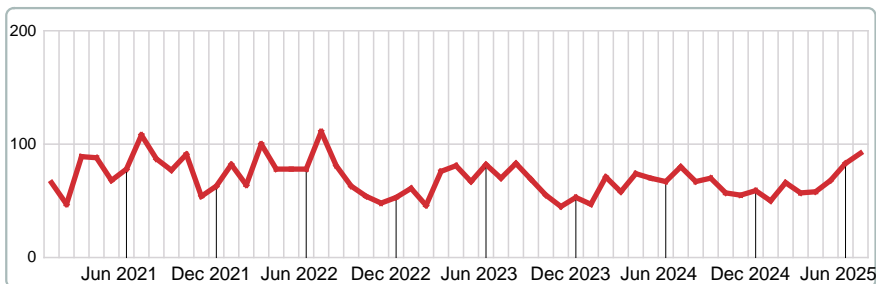
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

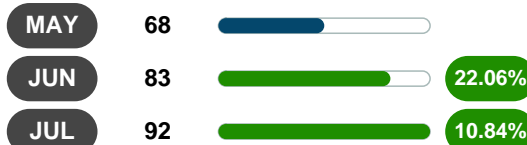


3 MONTHS

5 year JUL AVG = 92

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 92 equal to 5 yr JUL average of 92



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	6.52%	37.8	1	5	0	0
\$100,001 - \$150,000	9	9.78%	85.2	6	3	0	0
\$150,001 - \$175,000	16	17.39%	39.6	8	6	2	0
\$175,001 - \$225,000	25	27.17%	41.9	3	18	4	0
\$225,001 - \$275,000	11	11.96%	47.7	1	9	0	1
\$275,001 - \$350,000	15	16.30%	112.1	2	8	4	1
\$350,001 and up	10	10.87%	72.9	0	4	5	1
Total Pending Units	92			21	53	15	3
Total Pending Volume	22,193,468	100%	61.0	3.69M	12.58M	4.81M	1.12M
Average Listing Price	\$241,233			\$175,482	\$237,416	\$320,687	\$371,667

July 2025



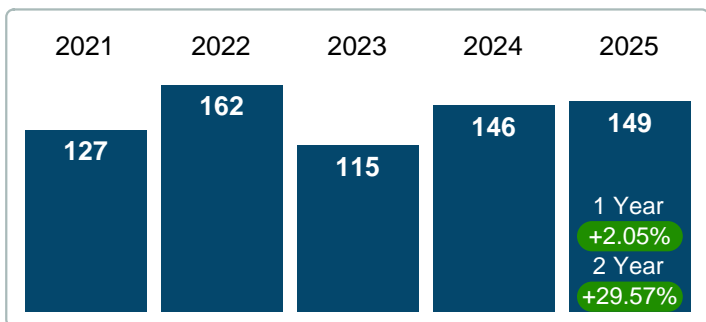
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



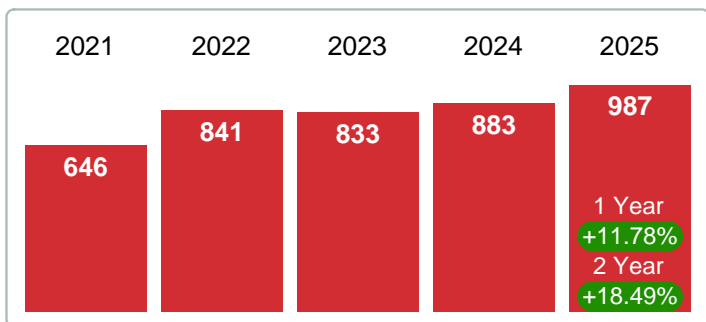
NEW LISTINGS

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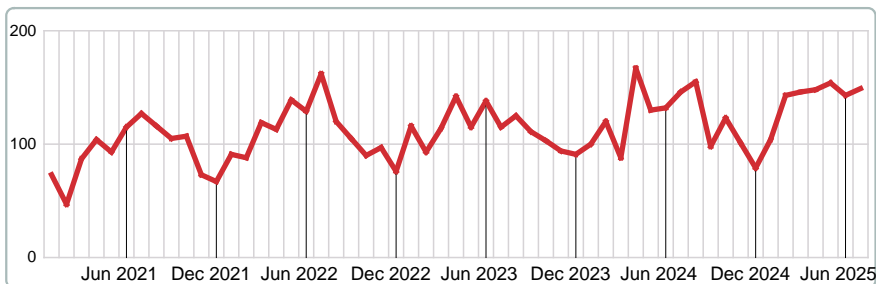
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 140

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 149 above the 5 yr JUL average of 140



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	7.38%	5	6	0	0
\$125,001 - \$175,000	26	17.45%	12	13	1	0
\$175,001 - \$200,000	11	7.38%	2	4	5	0
\$200,001 - \$325,000	42	28.19%	4	29	7	2
\$325,001 - \$400,000	24	16.11%	2	12	9	1
\$400,001 - \$700,000	20	13.42%	1	7	10	2
\$700,001 and up	15	10.07%	1	6	5	3
Total New Listed Units	149		27	77	37	8
Total New Listed Volume	66,086,608	100%	7.37M	30.38M	20.29M	8.05M
Average New Listed Listing Price	\$443,534		\$272,845	\$394,544	\$548,458	\$1,005,875

July 2025



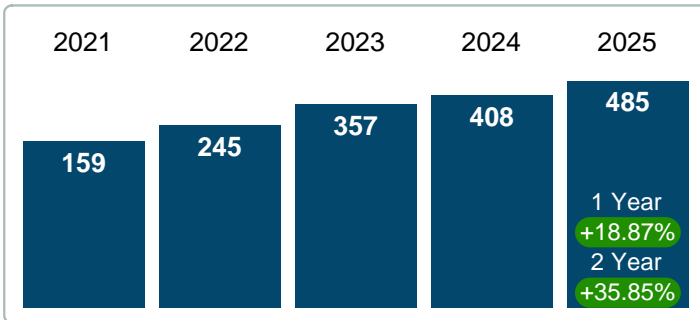
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



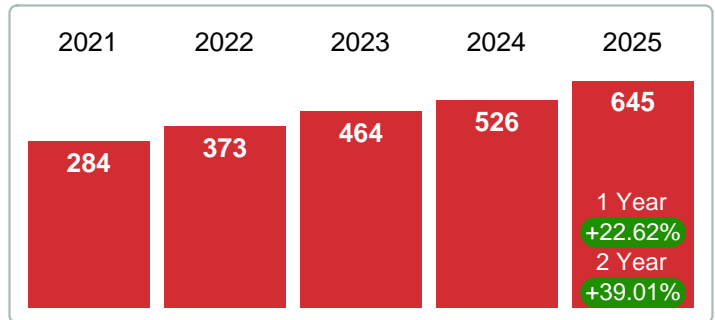
ACTIVE INVENTORY

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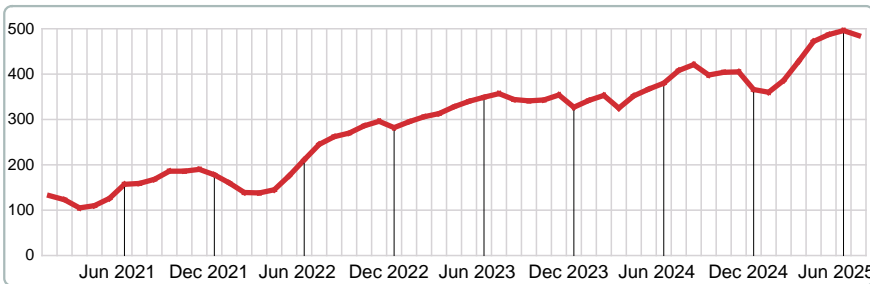
END OF JULY



ACTIVE DURING JULY

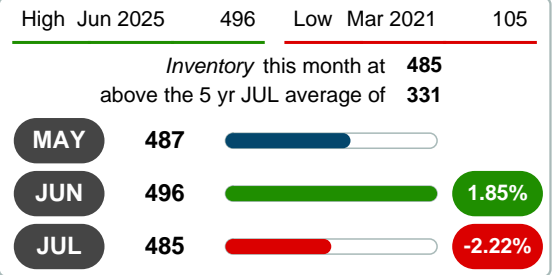


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 331



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	33	6.80%	102.0	14	17	2	0
\$125,001 - \$175,000	49	10.10%	79.0	14	33	2	0
\$175,001 - \$225,000	69	14.23%	92.0	9	45	14	1
\$225,001 - \$375,000	153	31.55%	85.7	13	104	30	6
\$375,001 - \$475,000	68	14.02%	88.7	4	40	20	4
\$475,001 - \$750,000	64	13.20%	80.0	7	23	24	10
\$750,001 and up	49	10.10%	117.6	1	22	16	10
Total Active Inventory by Units	485			62	284	108	31
Total Active Inventory by Volume	220,744,657	100%	90.0	17.06M	111.93M	60.50M	31.25M
Average Active Inventory Listing Price	\$455,144			\$275,194	\$394,122	\$560,175	\$1,008,168

July 2025



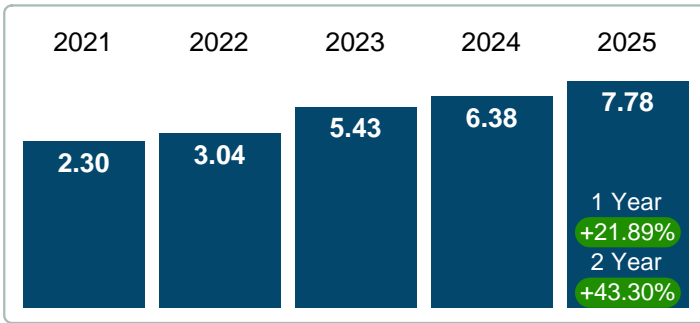
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



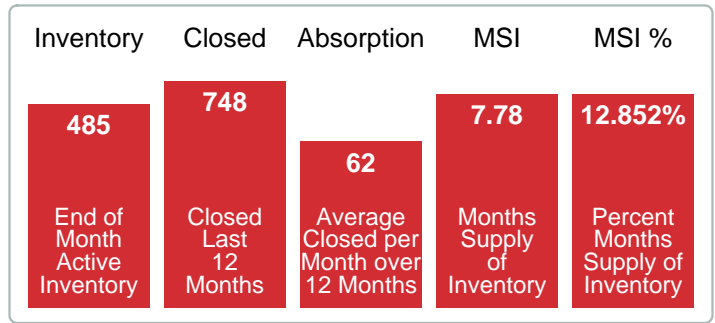
MONTHS SUPPLY of INVENTORY (MSI)

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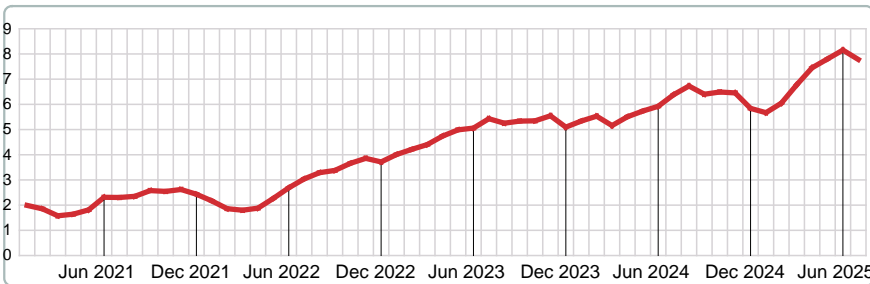
MSI FOR JULY



INDICATORS FOR JULY 2025

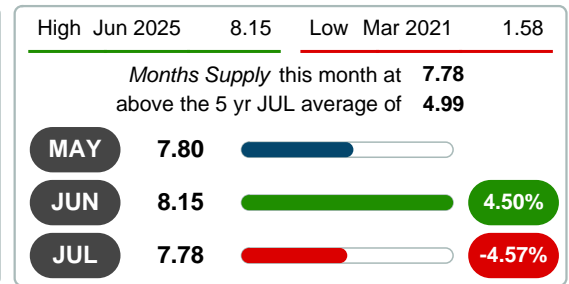


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.99



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	33	6.80%	3.67	3.36	3.92	4.80	0.00
\$125,001 - \$175,000	49	10.10%	5.50	6.00	5.82	3.00	0.00
\$175,001 - \$225,000	69	14.23%	6.57	10.80	5.81	7.64	12.00
\$225,001 - \$375,000	153	31.55%	6.58	11.14	6.43	5.54	12.00
\$375,001 - \$475,000	68	14.02%	16.00	24.00	17.14	14.12	12.00
\$475,001 - \$750,000	64	13.20%	12.80	16.80	10.22	13.71	17.14
\$750,001 and up	49	10.10%	34.59	6.00	44.00	27.43	60.00
Market Supply of Inventory (MSI)			7.78	6.70	7.28	8.94	15.50
Total Active Inventory by Units		100%	7.78	62	284	108	31

July 2025



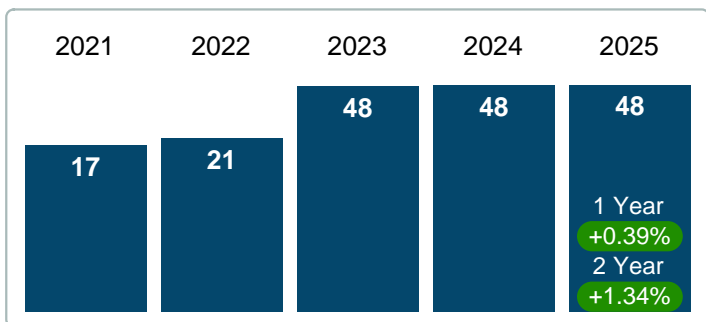
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



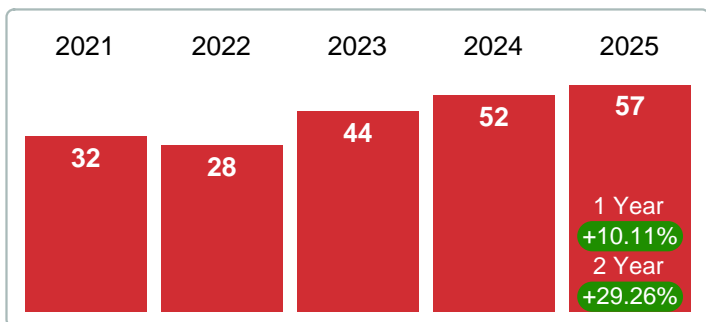
AVERAGE DAYS ON MARKET TO SALE

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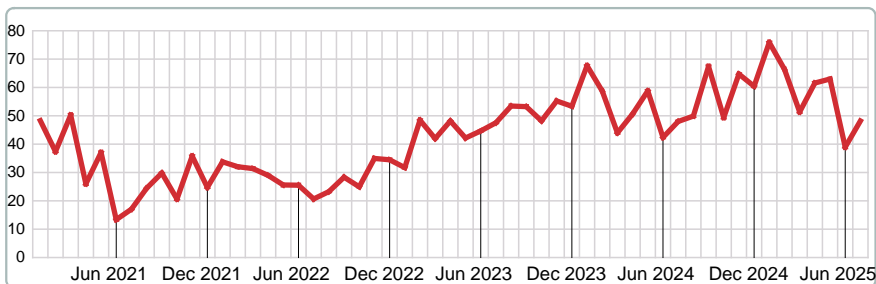
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 36

High Jan 2025 76 Low Jun 2021 13

Average Days on Market to Sale this month at 48 above the 5 yr JUL average of 36



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
\$125,000 and less	8.70%	61	63	61	0	0
\$125,001 - \$150,000	7.61%	63	55	73	0	0
\$150,001 - \$175,000	13.04%	12	1	46	1	0
\$175,001 - \$225,000	20.65%	58	0	54	74	0
\$225,001 - \$325,000	27.17%	35	1	37	34	0
\$325,001 - \$375,000	7.61%	85	35	121	37	0
\$375,001 and up	15.22%	57	1	18	94	46
Average Closed DOM		48	23	51	63	46
Total Closed Units	100%	48	17	55	19	1
Total Closed Volume		23,596,592	3.15M	13.18M	6.64M	625.00K

July 2025



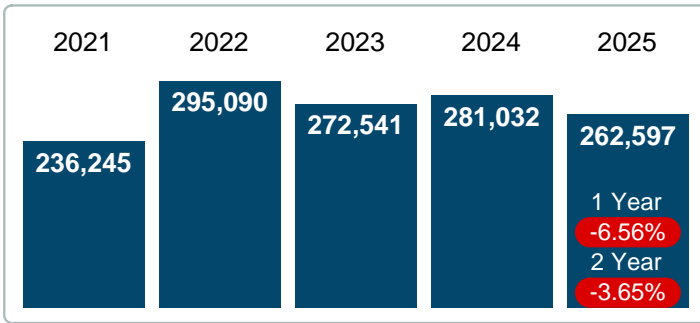
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



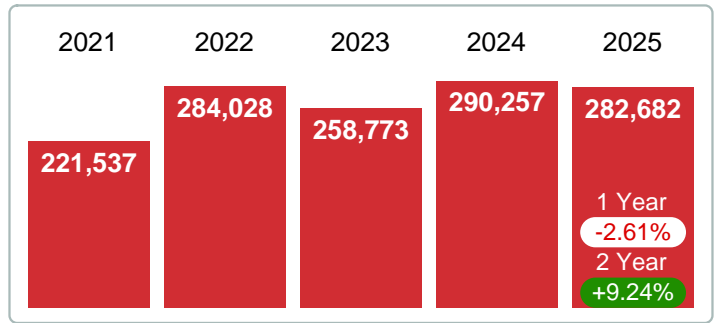
AVERAGE LIST PRICE AT CLOSING

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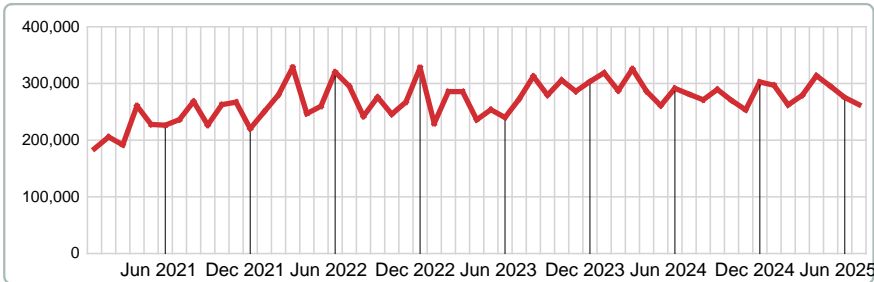
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

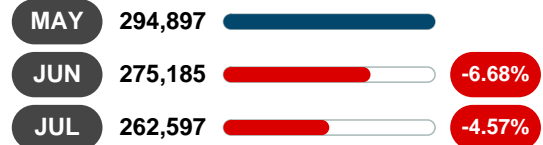


3 MONTHS

5 year JUL AVG = 269,501

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

Average List Price at Closing this month at **262,597** below the 5 yr JUL average of **269,501**



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
\$125,000 and less	5	5.43%	80,200	79,750	110,067	0	0
\$125,001 - \$150,000	8	8.70%	135,363	141,250	143,000	0	0
\$150,001 - \$175,000	16	17.39%	170,239	167,990	176,466	175,000	0
\$175,001 - \$225,000	15	16.30%	200,520	0	200,987	208,125	0
\$225,001 - \$325,000	25	27.17%	265,012	299,000	275,384	259,780	0
\$325,001 - \$375,000	11	11.96%	356,836	350,000	355,625	364,900	0
\$375,001 and up	12	13.04%	532,742	465,000	472,580	542,714	490,000
Average List Price			262,597	187,201	248,205	359,747	490,000
Total Closed Units		100%	262,597	17	55	19	1
Total Closed Volume			24,158,917	3.18M	13.65M	6.84M	490.00K

July 2025



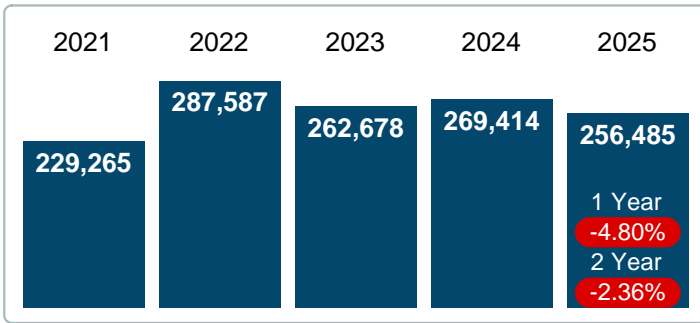
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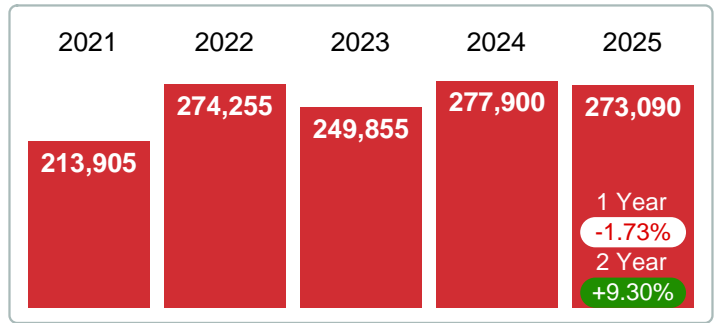
AVERAGE SOLD PRICE AT CLOSING

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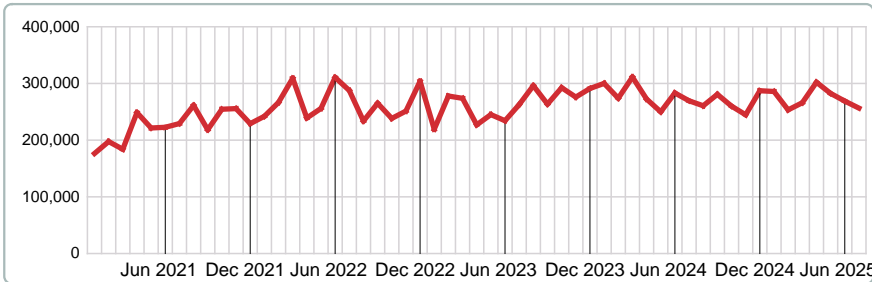
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

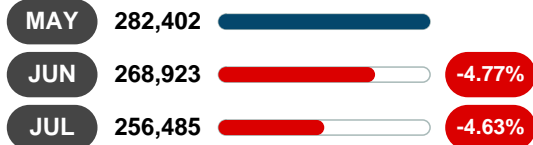


3 MONTHS

5 year JUL AVG = 261,086

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

Average Sold Price at Closing this month at **256,485** below the 5 yr JUL average of **261,086**



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
\$125,000 and less	8	8.70%	91,563	77,500	96,250	0	0
\$125,001 - \$150,000	7	7.61%	134,643	135,500	133,500	0	0
\$150,001 - \$175,000	12	13.04%	169,252	167,990	170,699	175,000	0
\$175,001 - \$225,000	19	20.65%	198,600	0	197,660	202,125	0
\$225,001 - \$325,000	25	27.17%	261,040	299,000	262,474	248,000	0
\$325,001 - \$375,000	7	7.61%	348,739	347,000	349,375	348,338	0
\$375,001 and up	14	15.22%	510,714	465,000	467,700	531,643	625,000
Average Sold Price			256,485	185,407	239,600	349,562	625,000
Total Closed Units		100%	256,485	17	55	19	1
Total Closed Volume			23,596,592	3.15M	13.18M	6.64M	625.00K

July 2025



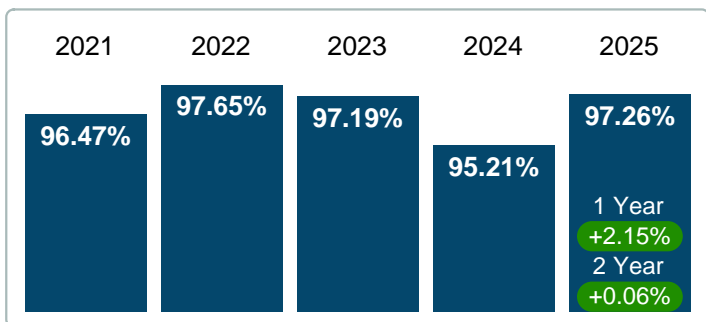
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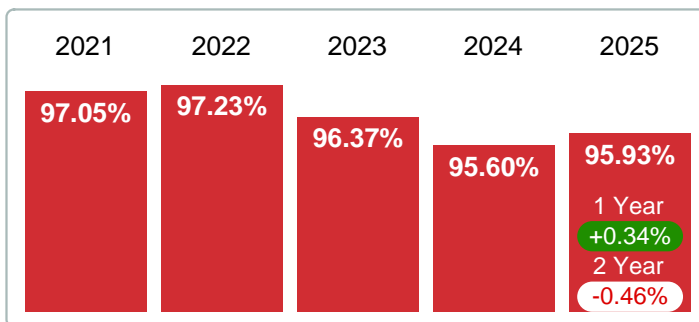
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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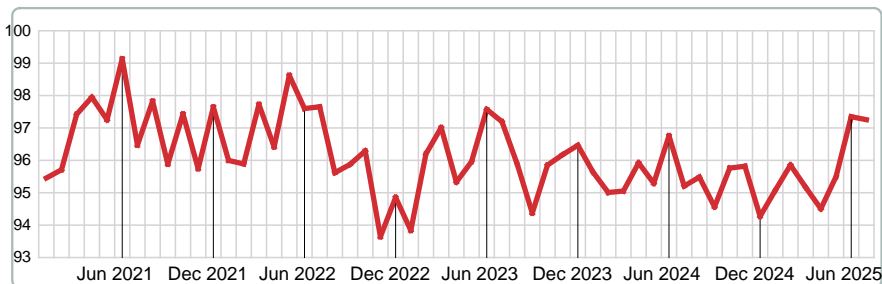
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

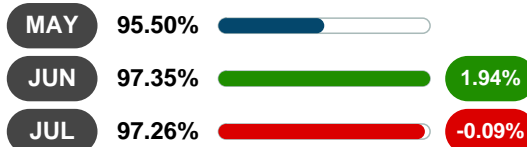


3 MONTHS

5 year JUL AVG = 96.76%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **97.26%**
equal to 5 yr JUL average of **96.76%**



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
\$125,000 and less	8	8.70%	90.86%	96.85%	88.86%	0.00%	0.00%
\$125,001 - \$150,000	7	7.61%	95.45%	96.17%	94.50%	0.00%	0.00%
\$150,001 - \$175,000	12	13.04%	99.18%	100.00%	96.73%	100.00%	0.00%
\$175,001 - \$225,000	19	20.65%	98.40%	0.00%	98.61%	97.59%	0.00%
\$225,001 - \$325,000	25	27.17%	95.83%	100.00%	95.65%	95.65%	0.00%
\$325,001 - \$375,000	7	7.61%	97.55%	99.14%	98.21%	95.44%	0.00%
\$375,001 and up	14	15.22%	101.01%	100.00%	99.14%	98.71%	127.55%
Average Sold/List Ratio		97.30%		98.68%	96.22%	97.39%	127.55%
Total Closed Units		92	100%	17	55	19	1
Total Closed Volume		23,596,592		3.15M	13.18M	6.64M	625.00K

July 2025



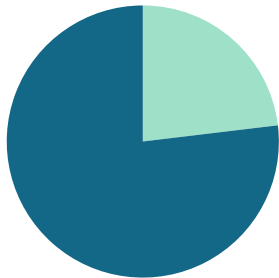
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

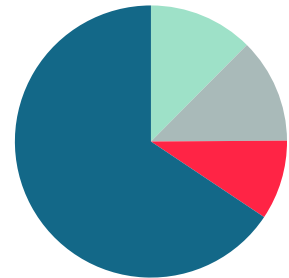


Inventory
 New Listings
149 = 23.10%
 Start Inventory
496
 Total Inventory Units
645
 Volume
\$288,202,977

Market Activity

Closed Sales
92 = 12.45%
 Pending Sales
92 = 12.45%
 Other Off Market
70 = 9.47%
 Active Inventory
485 = 65.63%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	74	92	24.32%	433	429	-0.92%
Pending Sales	80	92	15.00%	467	474	1.50%
New Listings	146	149	2.05%	883	987	11.78%
Average List Price	281,032	262,597	-6.56%	290,257	282,682	-2.61%
Average Sale Price	269,414	256,485	-4.80%	277,900	273,090	-1.73%
Average Percent of Selling Price to List Price	95.21%	97.26%	2.15%	95.60%	95.93%	0.34%
Average Days on Market to Sale	48.00	48.18	0.39%	51.65	56.87	10.11%
Monthly Inventory	408	485	18.87%	408	485	18.87%
Months Supply of Inventory	6.38	7.78	21.89%	6.38	7.78	21.89%

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

Inventory on July 31, 2025 = **485**

2024 **2025**

JULY MARKET

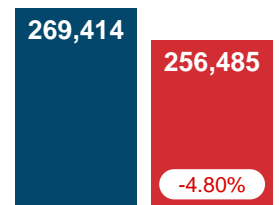
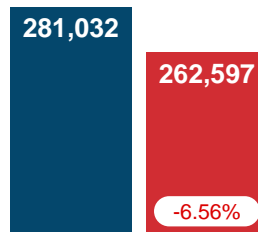
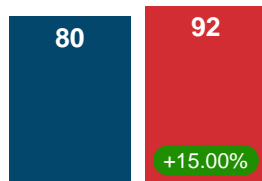
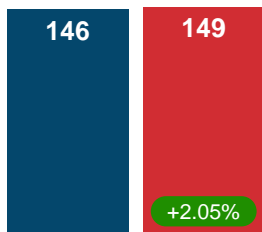
AVERAGE PRICES

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

