

July 2025



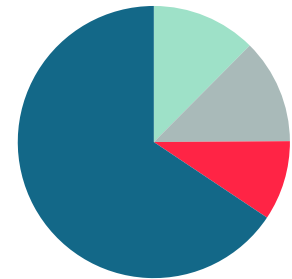
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	249,700	230,000	-7.89%
Median Sale Price	246,500	227,500	-7.71%
Median Percent of Selling Price to List Price	97.72%	98.50%	0.79%
Median Days on Market to Sale	30.50	25.00	-18.03%
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.

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 **7.71%** in July 2025 to \$227,500 versus the previous year at \$246,500.

Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 5.50 days or **18.03%** in July 2025 compared to last year's same month at **30.50** DOM.

Sales Success for July 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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



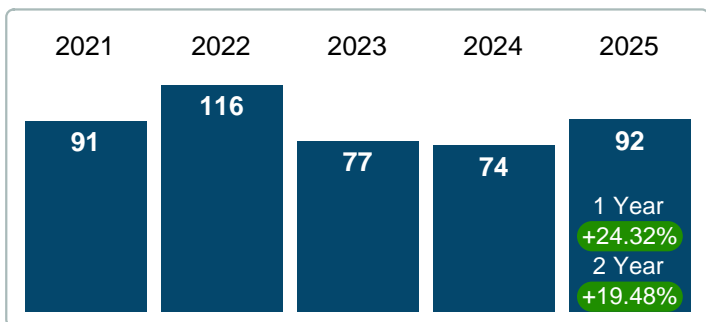
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



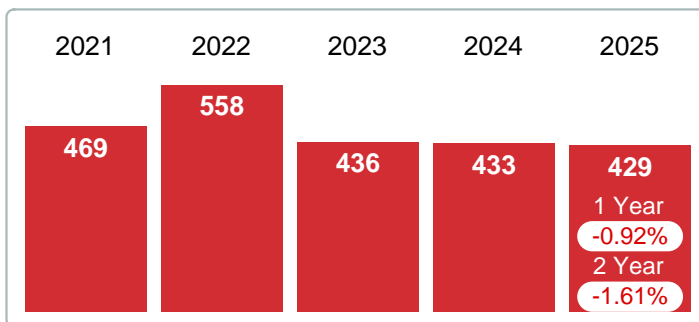
CLOSED LISTINGS

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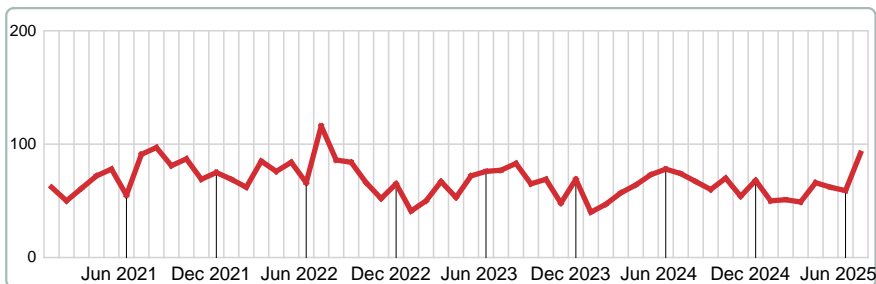
JULY



YEAR TO DATE (YTD)

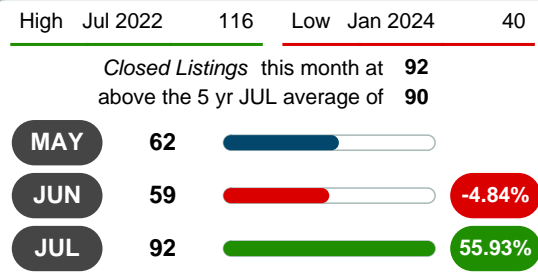


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 90



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	8.70%	64.0	2	6	0	0
\$125,001 - \$150,000	7	7.61%	48.0	4	3	0	0
\$150,001 - \$175,000	12	13.04%	1.0	8	3	1	0
\$175,001 - \$225,000	19	20.65%	17.0	0	15	4	0
\$225,001 - \$325,000	25	27.17%	20.0	1	19	5	0
\$325,001 - \$375,000	7	7.61%	37.0	1	4	2	0
\$375,001 and up	14	15.22%	29.5	1	5	7	1
Total Closed Units	92			17	55	19	1
Total Closed Volume	23,596,592	100%	25.0	3.15M	13.18M	6.64M	625.00K
Median Closed Price	\$227,500			\$167,990	\$230,000	\$280,000	\$625,000

July 2025



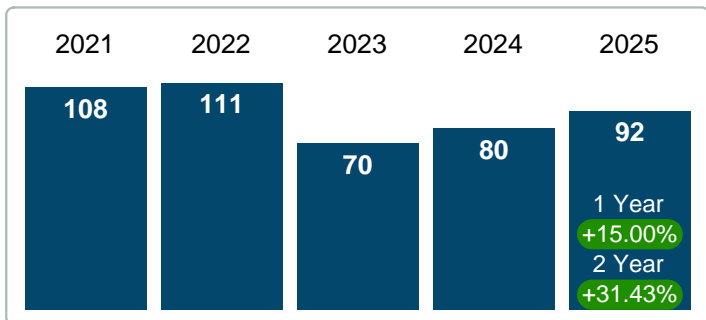
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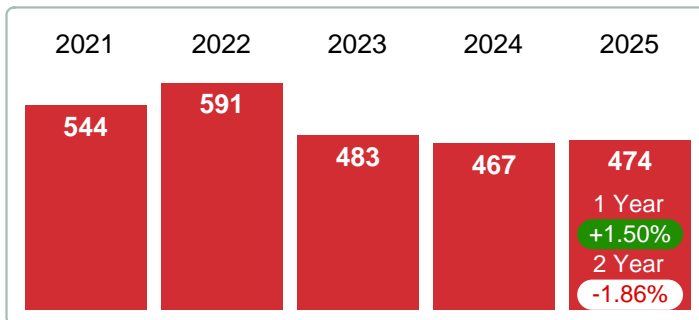
PENDING LISTINGS

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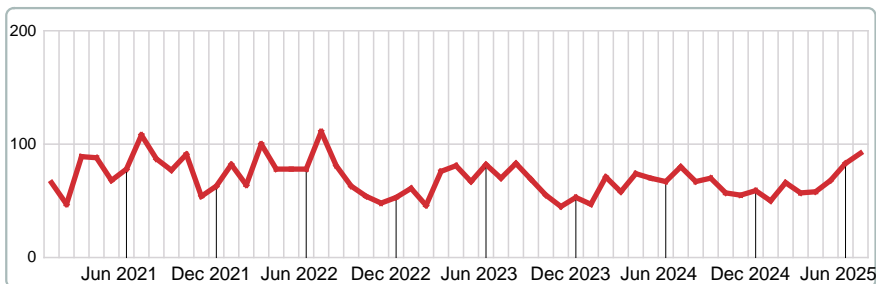
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

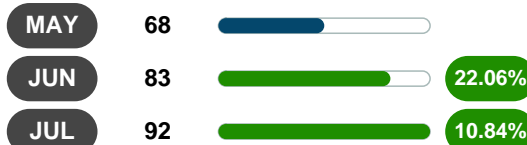


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	6.52%	18.0	1	5	0	0
\$100,001 - \$150,000	9	9.78%	84.0	6	3	0	0
\$150,001 - \$175,000	16	17.39%	1.5	8	6	2	0
\$175,001 - \$225,000	25	27.17%	22.0	3	18	4	0
\$225,001 - \$275,000	11	11.96%	45.0	1	9	0	1
\$275,001 - \$350,000	15	16.30%	109.0	2	8	4	1
\$350,001 and up	10	10.87%	36.5	0	4	5	1
Total Pending Units	92			21	53	15	3
Total Pending Volume	22,193,468	100%	30.5	3.69M	12.58M	4.81M	1.12M
Median Listing Price	\$209,500			\$167,990	\$210,000	\$299,000	\$280,000

July 2025



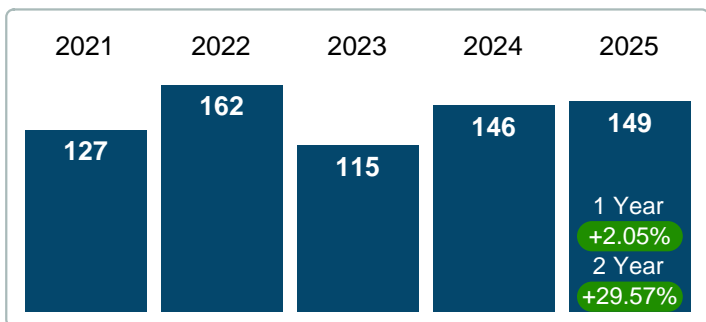
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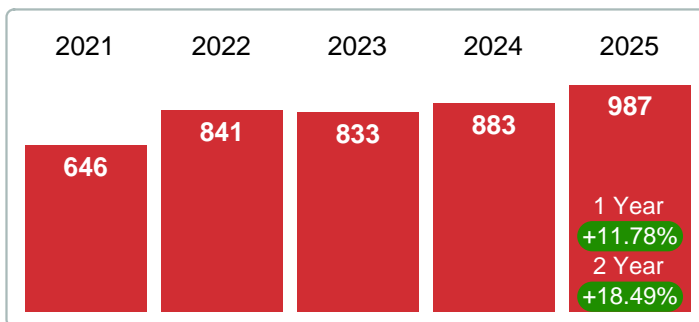
NEW LISTINGS

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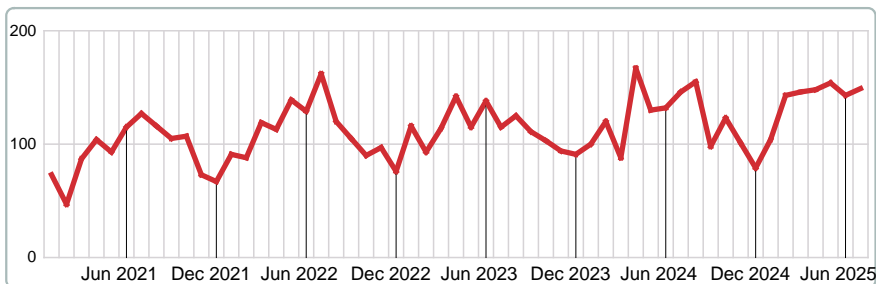
JULY



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
Median New Listed Listing Price	\$268,640		\$167,990	\$240,000	\$375,000	\$510,000

July 2025



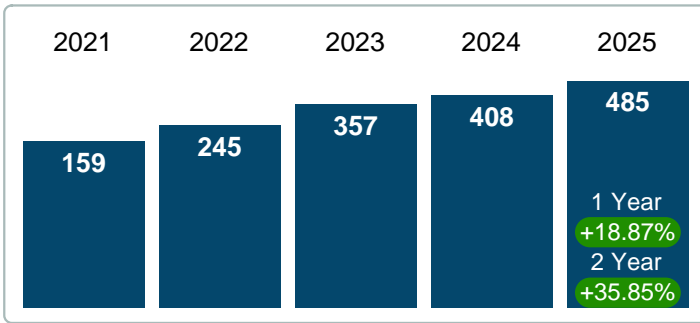
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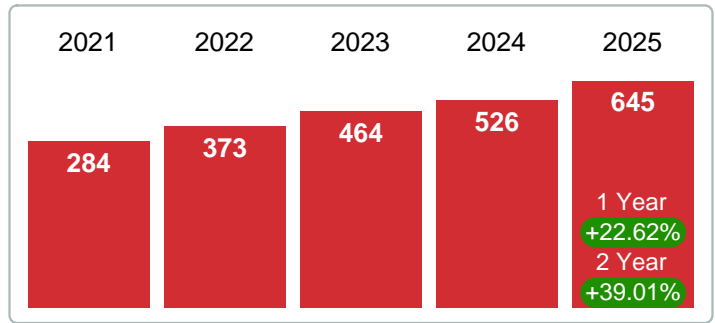
ACTIVE INVENTORY

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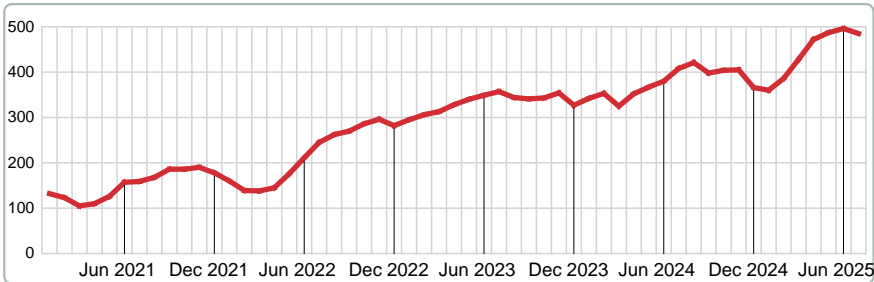
END OF JULY



ACTIVE DURING JULY

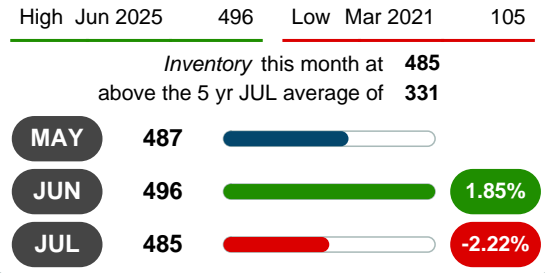


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 331



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	33	6.80%	99.0	14	17	2	0
\$125,001 - \$175,000	49	10.10%	63.0	14	33	2	0
\$175,001 - \$225,000	69	14.23%	86.0	9	45	14	1
\$225,001 - \$375,000	153	31.55%	73.0	13	104	30	6
\$375,001 - \$475,000	68	14.02%	76.0	4	40	20	4
\$475,001 - \$750,000	64	13.20%	74.0	7	23	24	10
\$750,001 and up	49	10.10%	96.0	1	22	16	10
Total Active Inventory by Units	485			62	284	108	31
Total Active Inventory by Volume	220,744,657	100%	76.0	17.06M	111.93M	60.50M	31.25M
Median Active Inventory Listing Price	\$294,952			\$182,500	\$275,000	\$399,000	\$599,000

July 2025



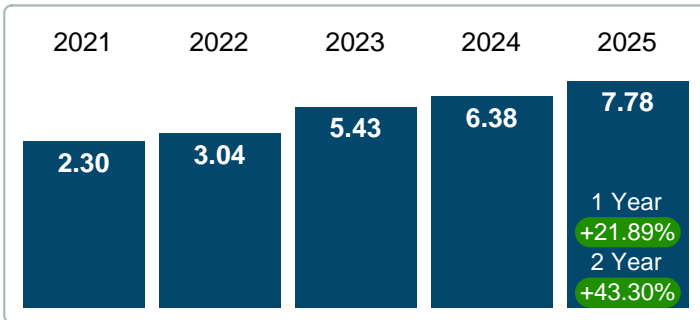
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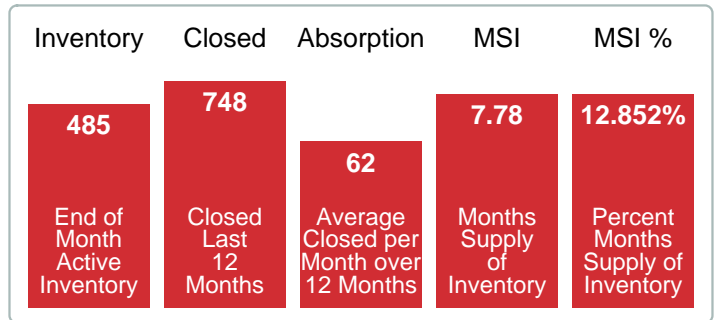
MONTHS SUPPLY of INVENTORY (MSI)

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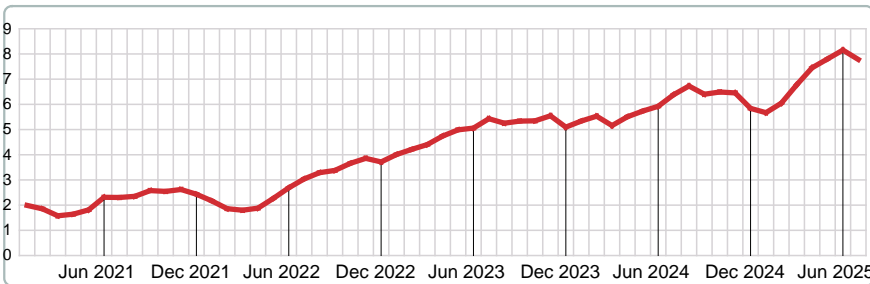
MSI FOR JULY



INDICATORS FOR JULY 2025

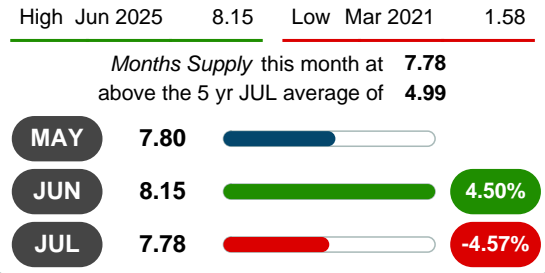


5 YEAR MARKET ACTIVITY TRENDS



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



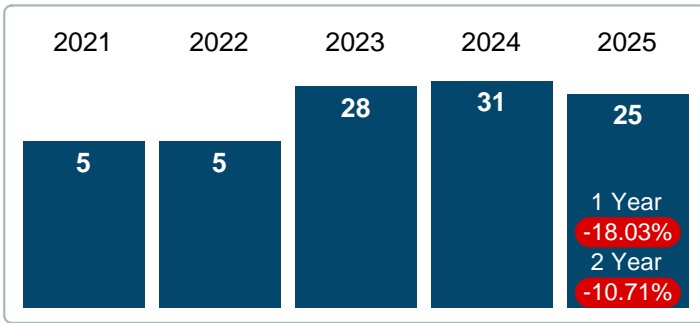
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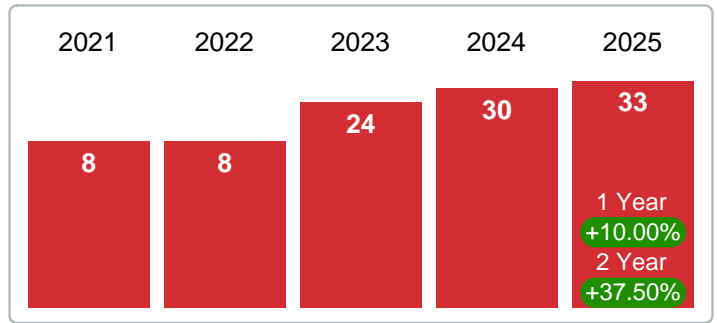
MEDIAN DAYS ON MARKET TO SALE

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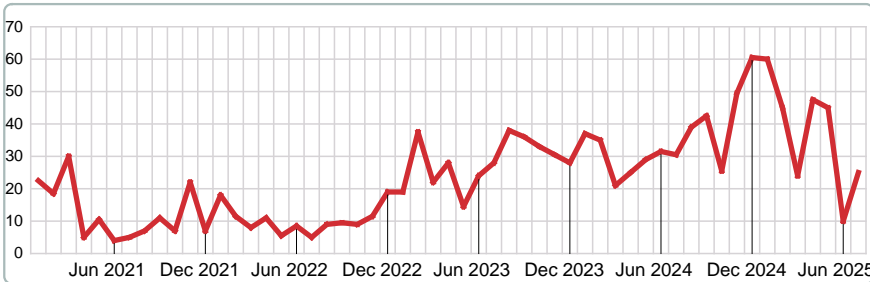
JULY



YEAR TO DATE (YTD)

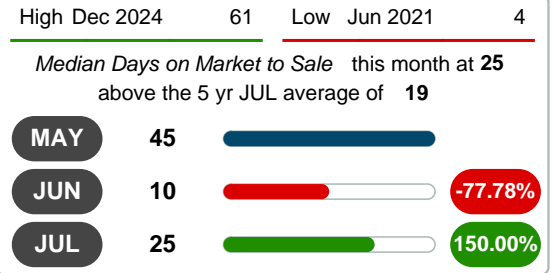


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 19



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
\$125,000 and less	8.70%	64	63	64	0	0
\$125,001 - \$150,000	7.61%	48	48	48	0	0
\$150,001 - \$175,000	13.04%	1	1	37	1	0
\$175,001 - \$225,000	20.65%	17	0	26	1	0
\$225,001 - \$325,000	27.17%	20	1	20	12	0
\$325,001 - \$375,000	7.61%	37	35	78	37	0
\$375,001 and up	15.22%	30	1	24	104	46
Median Closed DOM		25	1	29	36	46
Total Closed Units	100%	25.0	17	55	19	1
Total Closed Volume		23,596,592	3.15M	13.18M	6.64M	625.00K

July 2025



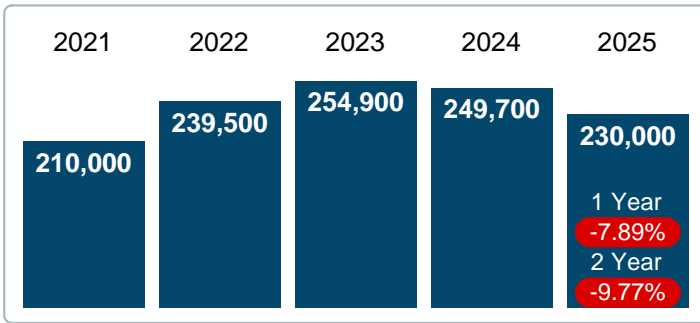
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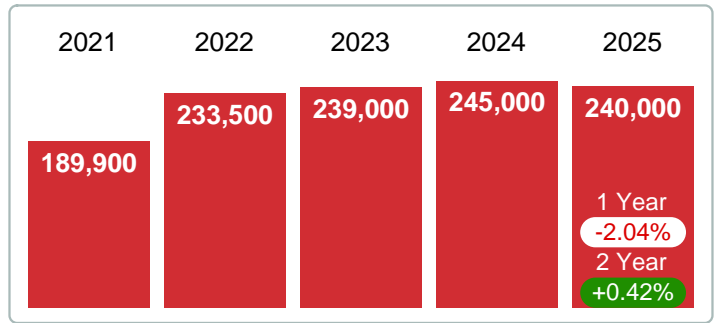
MEDIAN LIST PRICE AT CLOSING

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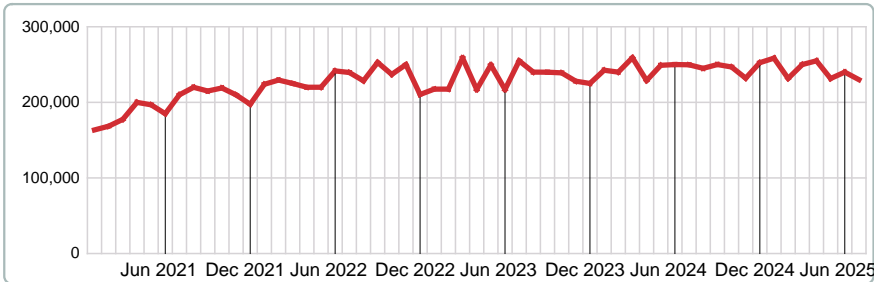
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

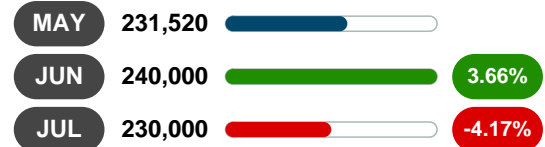


3 MONTHS

5 year JUL AVG = 236,820

High Mar 2024 259,000 Low Jan 2021 163,500

Median List Price at Closing this month at **230,000**
below the 5 yr JUL average of **236,820**



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
\$125,000 and less	5	5.43%	80,000	79,750	80,000	0	0
\$125,001 - \$150,000	8	8.70%	135,000	135,000	130,000	0	0
\$150,001 - \$175,000	16	17.39%	167,990	167,990	175,000	175,000	0
\$175,001 - \$225,000	15	16.30%	194,500	0	209,500	194,500	0
\$225,001 - \$325,000	25	27.17%	259,000	299,000	254,500	254,500	0
\$325,001 - \$375,000	11	11.96%	350,000	350,000	350,000	359,900	0
\$375,001 and up	12	13.04%	520,000	465,000	474,950	612,250	490,000
Median List Price			230,000	167,990	230,000	299,000	490,000
Total Closed Units		100%	230,000	17	55	19	1
Total Closed Volume			24,158,917	3.18M	13.65M	6.84M	490.00K

July 2025



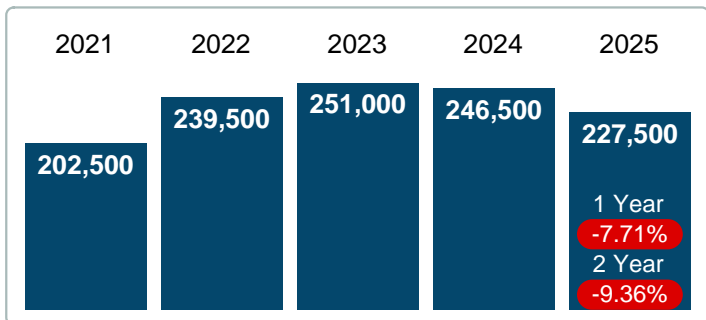
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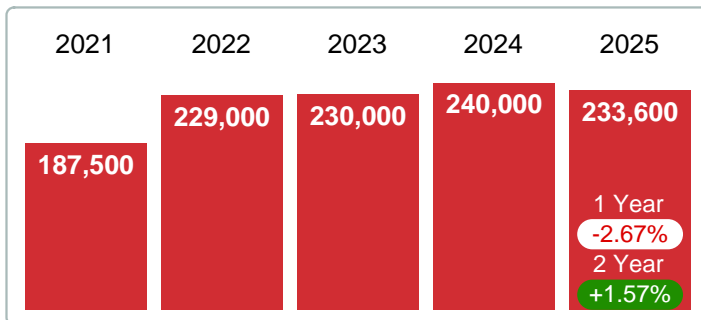
MEDIAN SOLD PRICE AT CLOSING

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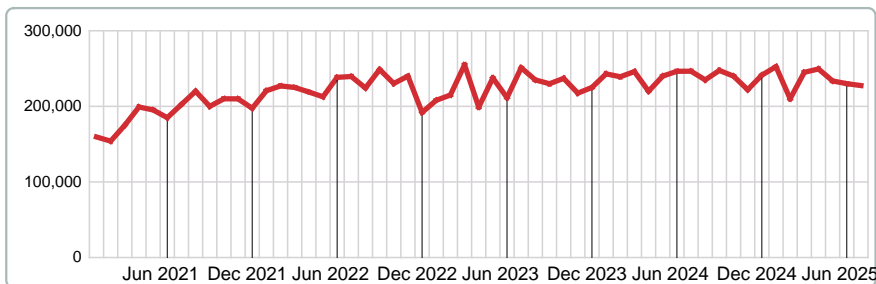
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 233,400

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

Median Sold Price at Closing this month at 227,500 below the 5 yr JUL average of 233,400



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
\$125,000 and less	8	8.70%	96,250	77,500	96,250	0	0
\$125,001 - \$150,000	7	7.61%	135,000	133,500	135,000	0	0
\$150,001 - \$175,000	12	13.04%	167,990	167,990	174,499	175,000	0
\$175,001 - \$225,000	19	20.65%	194,500	0	185,900	194,500	0
\$225,001 - \$325,000	25	27.17%	250,000	299,000	246,000	250,000	0
\$325,001 - \$375,000	7	7.61%	347,000	347,000	346,250	348,338	0
\$375,001 and up	14	15.22%	497,500	465,000	394,000	530,000	625,000
Median Sold Price			227,500	167,990	230,000	280,000	625,000
Total Closed Units		100%	227,500	17	55	19	1
Total Closed Volume			23,596,592	3.15M	13.18M	6.64M	625.00K

July 2025



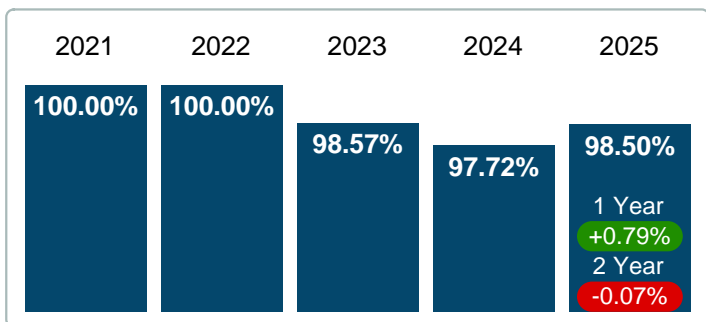
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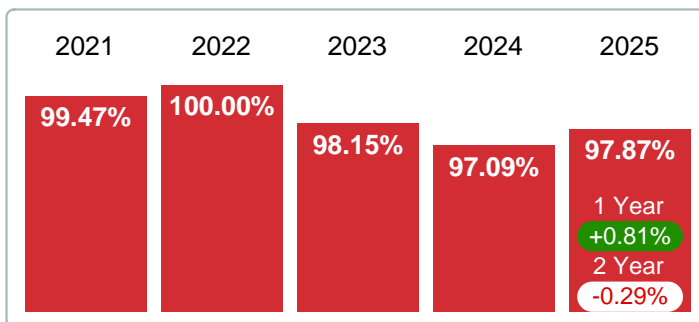
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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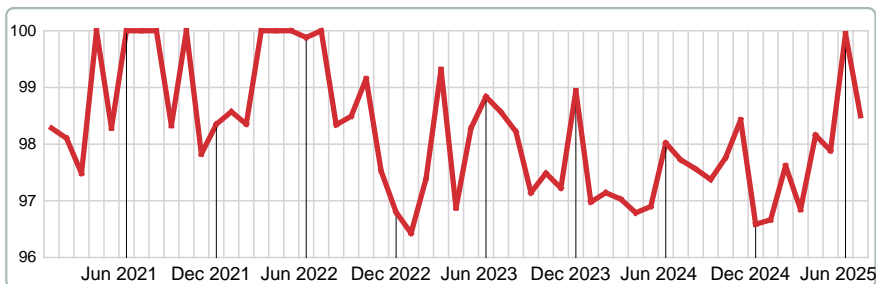
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

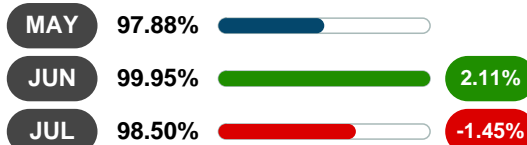


3 MONTHS

5 year JUL AVG = 98.96%

High Jul 2022 100.00% Low Jan 2023 96.43%

Median Sold/List Ratio this month at **98.50%**
 equal to 5 yr JUL average of **98.96%**



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
\$125,000 and less	<div style="width: 8.7%;"></div> 8	8.70%	91.18%	96.85%	87.46%	0.00%	0.00%
\$125,001 - \$150,000	<div style="width: 7.6%;"></div> 7	7.61%	97.29%	97.04%	97.29%	0.00%	0.00%
\$150,001 - \$175,000	<div style="width: 13.0%;"></div> 12	13.04%	100.00%	100.00%	97.21%	100.00%	0.00%
\$175,001 - \$225,000	<div style="width: 20.7%;"></div> 19	20.65%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$325,000	<div style="width: 27.2%;"></div> 25	27.17%	96.39%	100.00%	96.76%	95.83%	0.00%
\$325,001 - \$375,000	<div style="width: 7.6%;"></div> 7	7.61%	98.56%	99.14%	99.28%	95.44%	0.00%
\$375,001 and up	<div style="width: 15.2%;"></div> 14	15.22%	99.37%	100.00%	98.75%	98.56%	127.55%
Median Sold/List Ratio		98.50%		100.00%	97.37%	97.97%	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



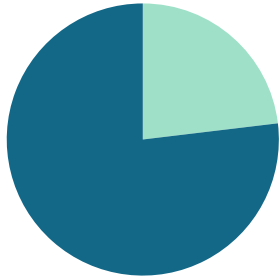
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

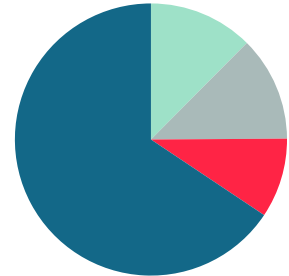


Inventory
 New Listings
149 = 23.10%
 Start Inventory
496
 Total Inventory Units
645
 Volume
\$288,202,977

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%
Median List Price	249,700	230,000	-7.89%	245,000	240,000	-2.04%
Median Sale Price	246,500	227,500	-7.71%	240,000	233,600	-2.67%
Median Percent of Selling Price to List Price	97.72%	98.50%	0.79%	97.09%	97.87%	0.81%
Median Days on Market to Sale	30.50	25.00	-18.03%	30.00	33.00	10.00%
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

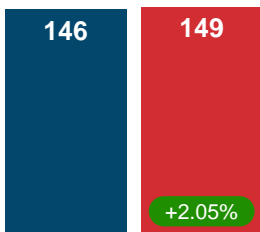
Inventory on July 31, 2025 = **485**

2024 **2025**

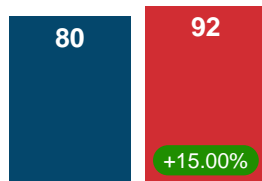
JULY MARKET

MEDIAN PRICES

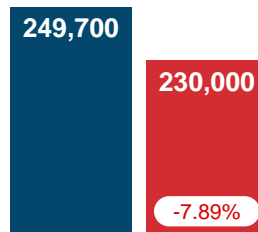
New Listings



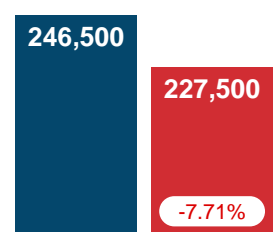
Pending Listings



List Price



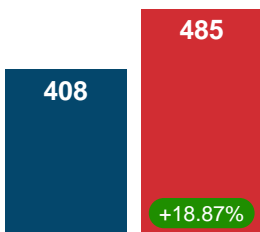
Sale Price



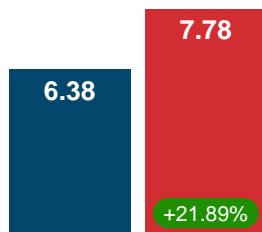
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

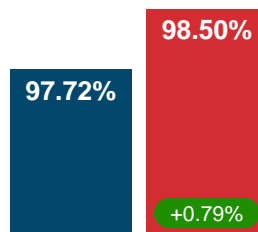
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

