

August 2025



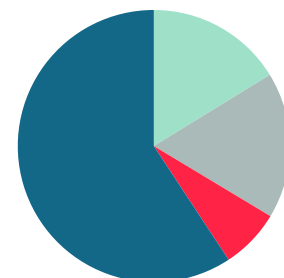
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	47	57	21.28%
Pending Listings	45	61	35.56%
New Listings	71	72	1.41%
Median List Price	210,000	219,900	4.71%
Median Sale Price	212,000	215,000	1.42%
Median Percent of Selling Price to List Price	97.38%	97.32%	-0.06%
Median Days on Market to Sale	17.00	16.00	-5.88%
End of Month Inventory	198	208	5.05%
Months Supply of Inventory	4.15	4.31	3.96%



- Closed (16.24%)
- Pending (17.38%)
- Other OffMarket (7.12%)
- Active (59.26%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of August 31, 2025 = **208**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **5.05%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.31** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **1.42%** in August 2025 to \$215,000 versus the previous year at \$212,000.

Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 1.00 days or **5.88%** in August 2025 compared to last year's same month at **17.00** DOM.

Sales Success for August 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 72 New Listings in August 2025, up **1.41%** from last year at 71. Furthermore, there were 57 Closed Listings this month versus last year at 47, a **21.28%** increase.

Closed versus Listed trends yielded a **79.2%** ratio, up from previous year's, August 2024, at **66.2%**, a **19.59%** 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

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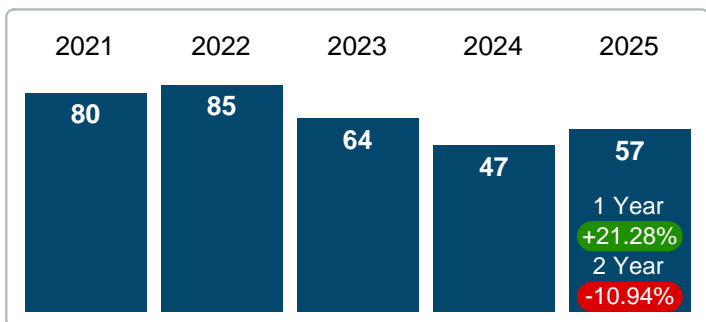
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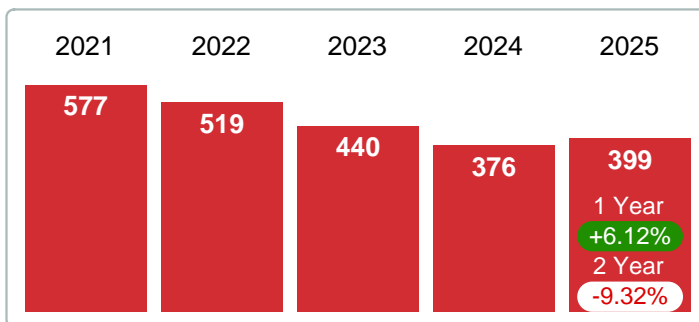
CLOSED LISTINGS

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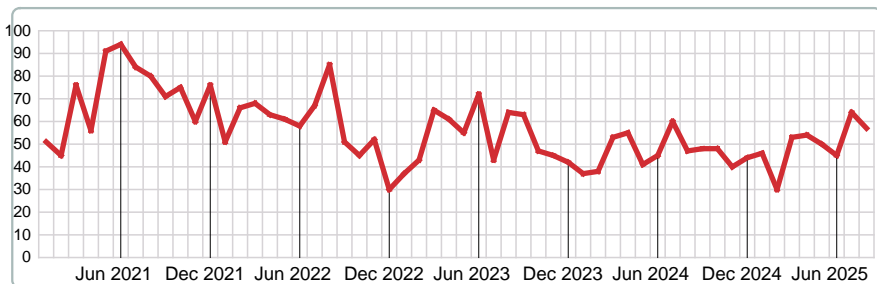
AUGUST



YEAR TO DATE (YTD)

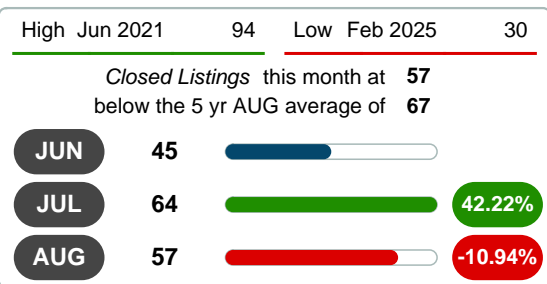


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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
\$50,000 and less	5	8.77%	36.0	2	2	1	0
\$50,001 - \$75,000	6	10.53%	4.5	3	3	0	0
\$75,001 - \$125,000	10	17.54%	22.5	7	2	1	0
\$125,001 - \$250,000	15	26.32%	15.0	0	11	2	2
\$250,001 - \$275,000	6	10.53%	64.5	0	6	0	0
\$275,001 - \$375,000	9	15.79%	52.0	0	8	1	0
\$375,001 and up	6	10.53%	36.0	0	4	2	0
Total Closed Units	57			12	36	7	2
Total Closed Volume	12,206,050	100%	16.0	1.07M	8.79M	1.85M	499.00K
Median Closed Price	\$215,000			\$90,000	\$254,500	\$242,500	\$249,500

August 2025



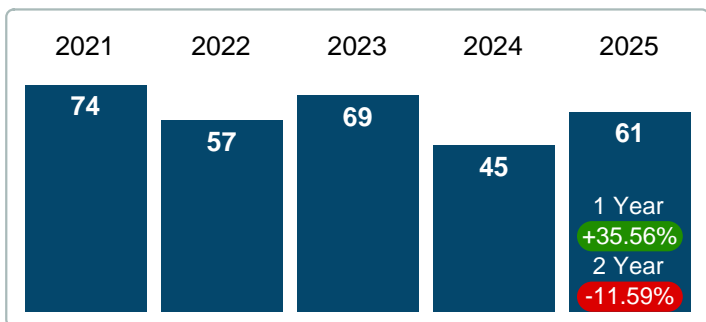
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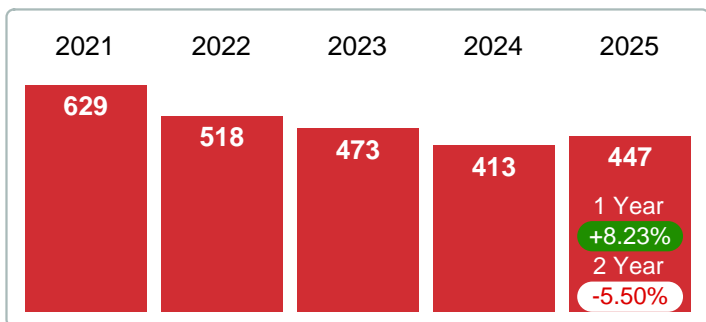
PENDING LISTINGS

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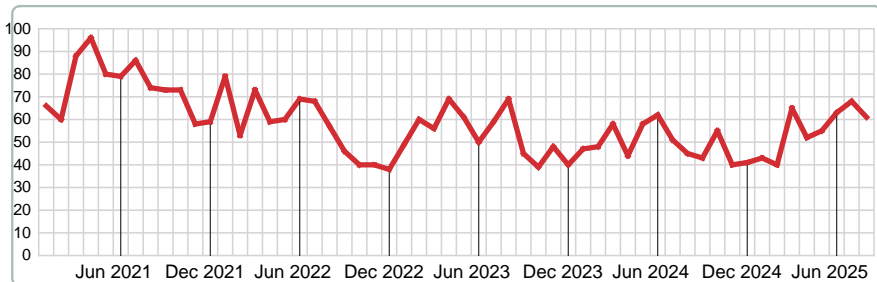
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 61

High Apr 2021 96 Low Dec 2022 38

Pending Listings this month at 61 equal to 5 yr AUG average of 61



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.20%	4.0	2	3	0	0
\$50,001 - \$100,000	6	9.84%	119.5	4	2	0	0
\$100,001 - \$150,000	10	16.39%	53.5	2	8	0	0
\$150,001 - \$225,000	12	19.67%	40.5	0	11	1	0
\$225,001 - \$275,000	11	18.03%	36.0	1	7	3	0
\$275,001 - \$325,000	9	14.75%	59.0	0	6	2	1
\$325,001 and up	8	13.11%	42.0	0	5	1	2
Total Pending Units	61			9	42	7	3
Total Pending Volume	14,854,926	100%	45.0	817.80K	10.85M	2.08M	1.11M
Median Listing Price	\$214,900			\$64,900	\$207,400	\$259,500	\$340,000

August 2025



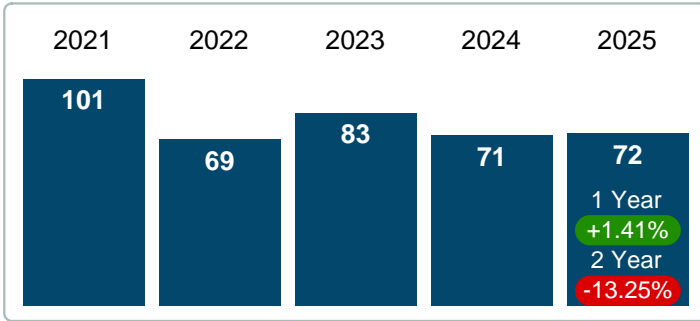
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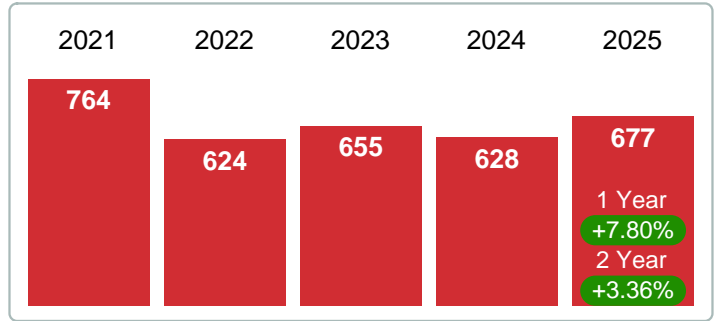
NEW LISTINGS

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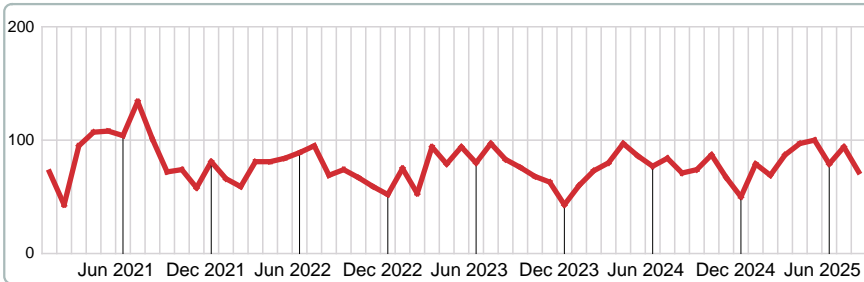
AUGUST



YEAR TO DATE (YTD)

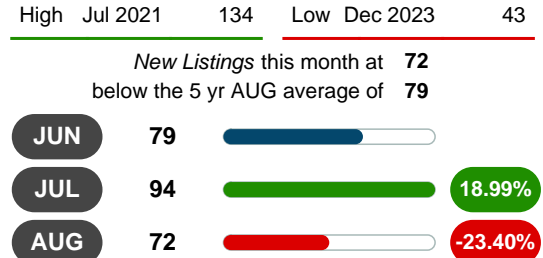


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 79



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	8.33%	3	3	0	0
\$75,001 - \$125,000	6	8.33%	2	4	0	0
\$125,001 - \$200,000	16	22.22%	4	10	2	0
\$200,001 - \$275,000	18	25.00%	5	10	3	0
\$275,001 - \$325,000	6	8.33%	0	4	1	1
\$325,001 - \$500,000	12	16.67%	0	8	3	1
\$500,001 and up	8	11.11%	0	4	3	1
Total New Listed Units	72		14	43	12	3
Total New Listed Volume	20,908,050	100%	2.19M	11.87M	4.30M	2.54M
Median New Listed Listing Price	\$228,000		\$161,000	\$229,000	\$324,500	\$340,000

August 2025



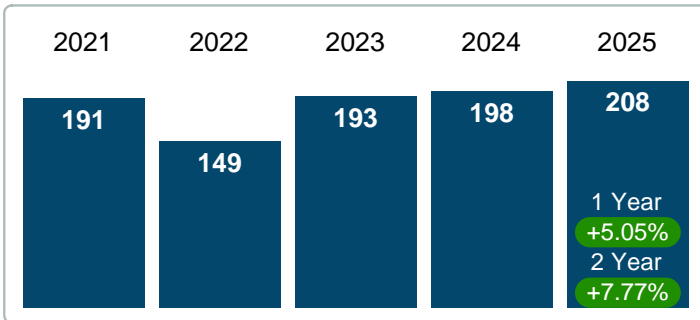
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



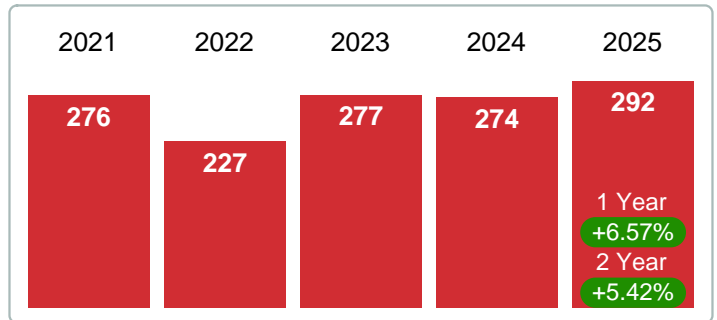
ACTIVE INVENTORY

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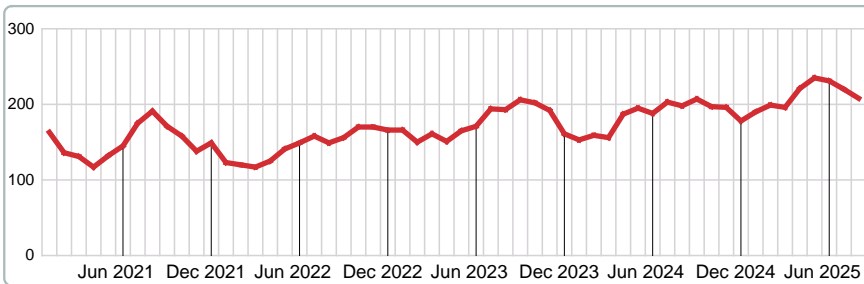
END OF AUGUST



ACTIVE DURING AUGUST

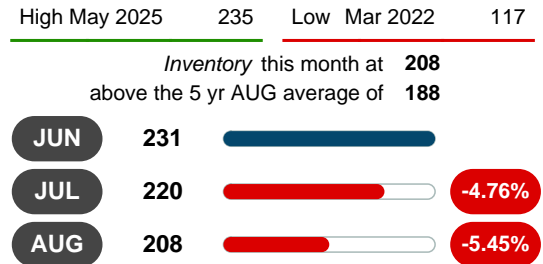


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 188



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	20	9.62%	120.5	7	9	3	1
\$75,001 - \$125,000	17	8.17%	71.0	9	6	2	0
\$125,001 - \$200,000	40	19.23%	55.0	10	28	2	0
\$200,001 - \$300,000	47	22.60%	44.0	5	30	11	1
\$300,001 - \$400,000	36	17.31%	54.5	0	20	13	3
\$400,001 - \$725,000	27	12.98%	65.0	1	12	12	2
\$725,001 and up	21	10.10%	95.0	4	7	5	5
Total Active Inventory by Units	208			36	112	48	12
Total Active Inventory by Volume	74,788,228	100%	65.0	8.88M	33.52M	21.58M	10.81M
Median Active Inventory Listing Price	\$239,950			\$131,700	\$235,000	\$359,950	\$637,450

August 2025



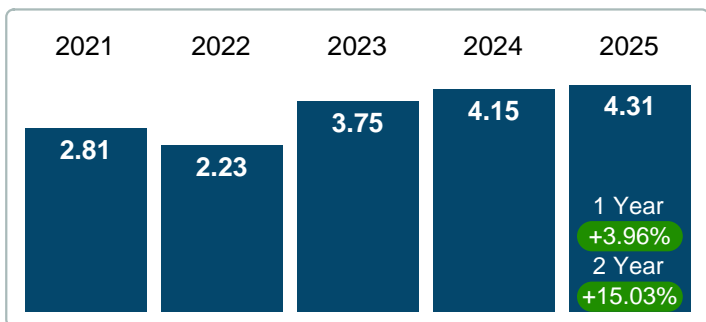
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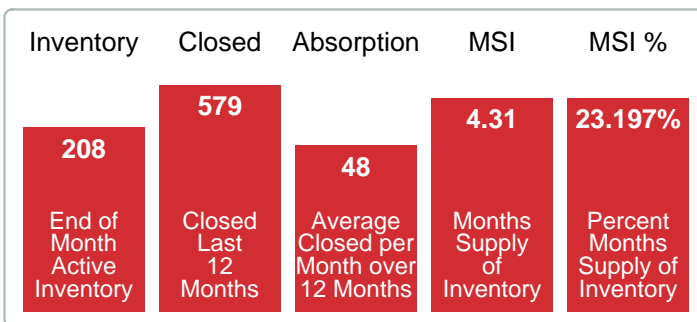
MONTHS SUPPLY of INVENTORY (MSI)

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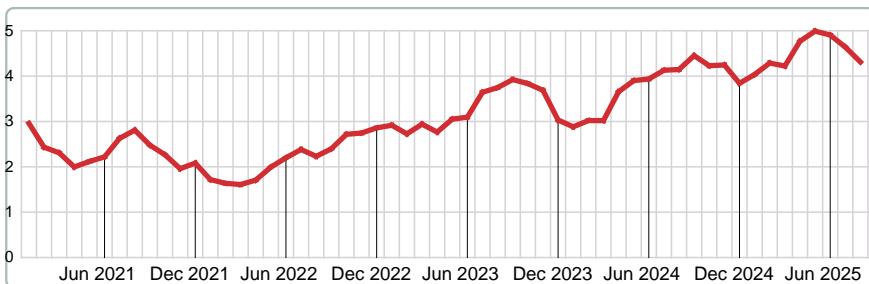
MSI FOR AUGUST



INDICATORS FOR AUGUST 2025

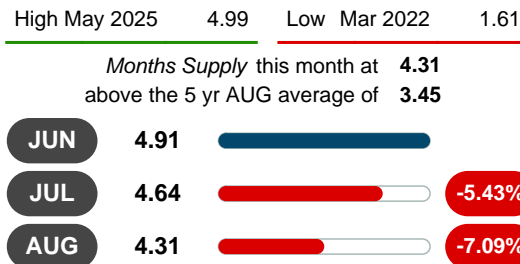


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.45



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
\$75,000 and less	20	9.62%	3.20	2.10	3.48	9.00	0.00
\$75,001 - \$125,000	17	8.17%	2.58	3.09	1.95	4.00	0.00
\$125,001 - \$200,000	40	19.23%	3.22	4.29	3.20	1.71	0.00
\$200,001 - \$300,000	47	22.60%	3.97	7.50	3.36	6.29	2.00
\$300,001 - \$400,000	36	17.31%	5.27	0.00	6.15	4.11	12.00
\$400,001 - \$725,000	27	12.98%	7.36	6.00	6.55	9.60	4.80
\$725,001 and up	21	10.10%	31.50	0.00	21.00	60.00	20.00
Market Supply of Inventory (MSI)	4.31			3.76	3.90	5.82	7.20
Total Active Inventory by Units	208	100%	4.31	36	112	48	12

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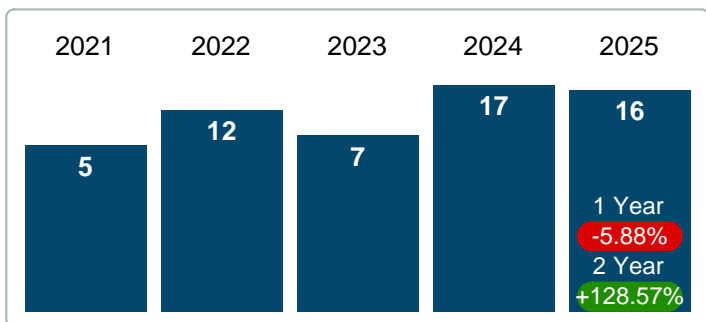
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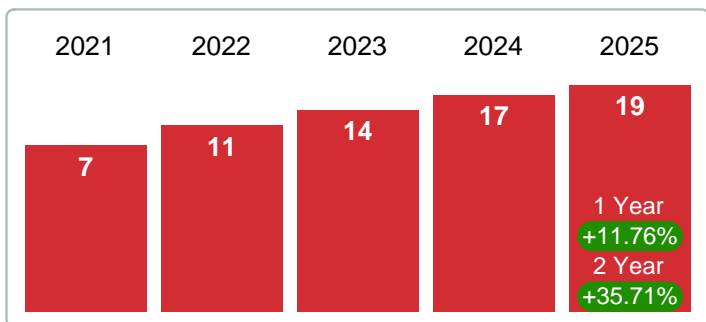
MEDIAN DAYS ON MARKET TO SALE

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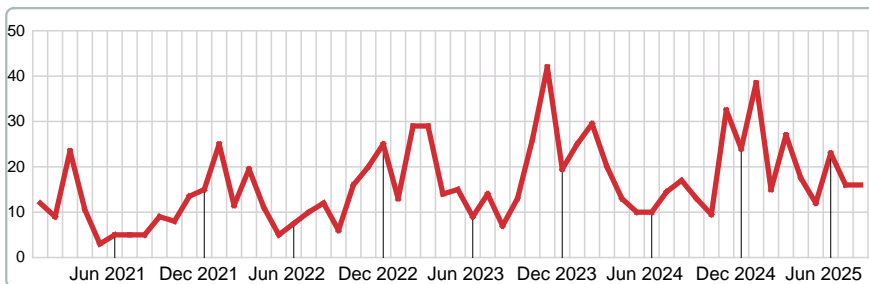
AUGUST



YEAR TO DATE (YTD)

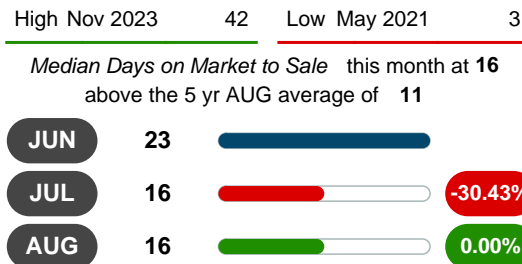


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 11



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
\$50,000 and less	8.77%	36	74	59	36	0
\$50,001 - \$75,000	10.53%	5	12	2	0	0
\$75,001 - \$125,000	17.54%	23	17	59	1	0
\$125,001 - \$250,000	26.32%	15	0	15	43	30
\$250,001 - \$275,000	10.53%	65	0	65	0	0
\$275,001 - \$375,000	15.79%	52	0	31	118	0
\$375,001 and up	10.53%	36	0	61	5	0
Median Closed DOM		16	14	18	7	30
Total Closed Units	100%	57	12	36	7	2
Total Closed Volume		12,206,050	1.07M	8.79M	1.85M	499.00K

August 2025



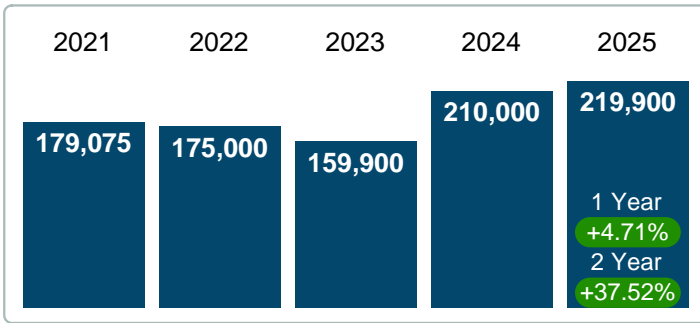
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



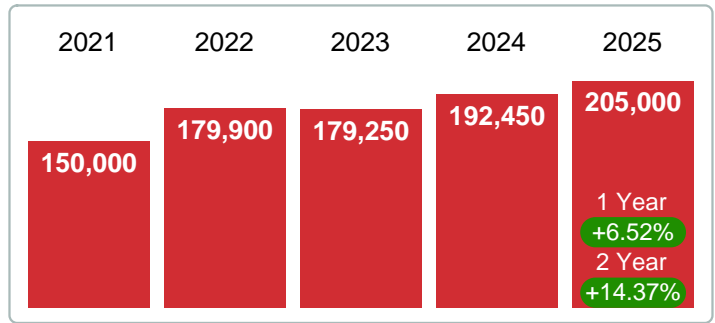
MEDIAN LIST PRICE AT CLOSING

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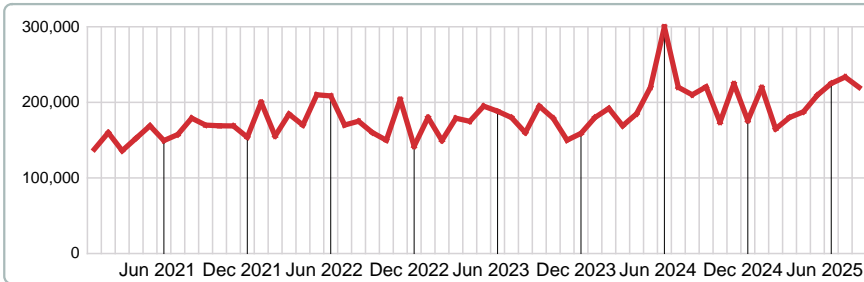
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

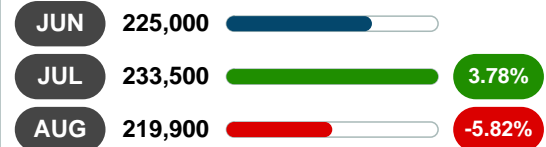


3 MONTHS

5 year AUG AVG = 188,775

High Jun 2024 299,900 Low Mar 2021 136,000

Median List Price at Closing this month at **219,900** above the 5 yr AUG average of **188,775**



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
\$50,000 and less	4	7.02%	37,450	50,000	37,450	17,500	0
\$50,001 - \$75,000	5	8.77%	69,500	67,250	69,900	0	0
\$75,001 - \$125,000	8	14.04%	109,450	119,000	79,900	0	0
\$125,001 - \$250,000	16	28.07%	186,500	131,000	198,000	177,500	249,000
\$250,001 - \$275,000	7	12.28%	269,500	0	269,500	259,900	275,000
\$275,001 - \$375,000	10	17.54%	304,889	0	300,000	319,900	0
\$375,001 and up	7	12.28%	449,900	0	449,900	484,950	0
Median List Price			219,900	109,450	262,400	259,900	262,000
Total Closed Units		100%	219,900	12	36	7	2
Total Closed Volume			12,711,177	1.16M	9.10M	1.92M	524.00K

August 2025



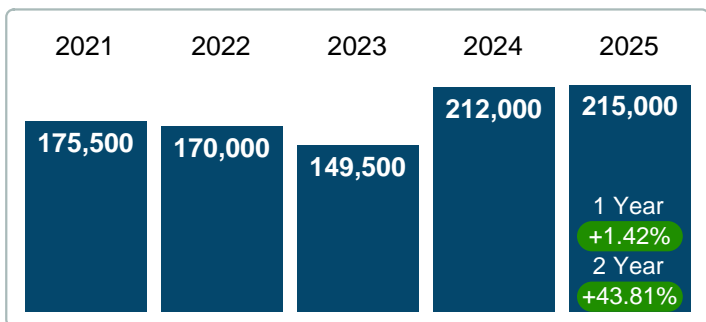
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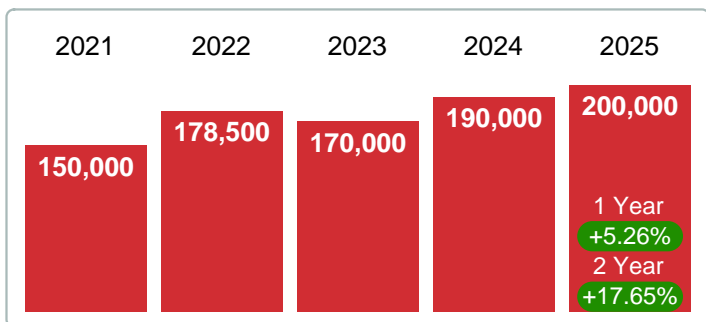
MEDIAN SOLD PRICE AT CLOSING

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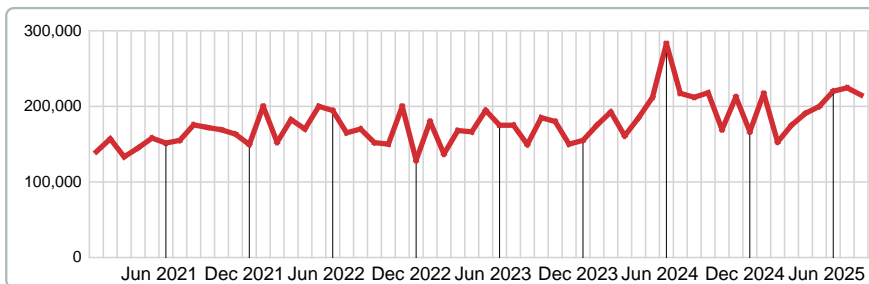
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 184,400

High Jun 2024 283,000 Low Dec 2022 128,700
 Median Sold Price at Closing this month at **215,000** above the 5 yr AUG average of **184,400**

- JUN 220,000
- JUL 224,500 +2.05%
- AUG 215,000 -4.23%

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
\$50,000 and less	8.77%	41,250	45,625	34,000	19,500	0
\$50,001 - \$75,000	10.53%	67,125	69,250	62,000	0	0
\$75,001 - \$125,000	17.54%	115,000	115,000	96,250	117,000	0
\$125,001 - \$250,000	26.32%	215,000	0	200,000	223,750	249,500
\$250,001 - \$275,000	10.53%	264,450	0	264,450	0	0
\$275,001 - \$375,000	15.79%	315,000	0	304,500	315,000	0
\$375,001 and up	10.53%	465,750	0	465,750	475,000	0
Median Sold Price		215,000	90,000	254,500	242,500	249,500
Total Closed Units		57	12	36	7	2
Total Closed Volume		12,206,050	1.07M	8.79M	1.85M	499.00K

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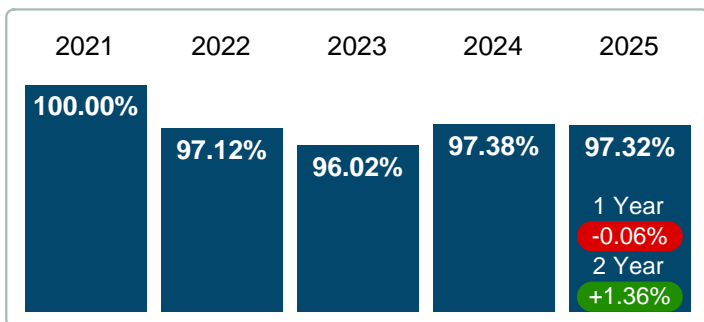
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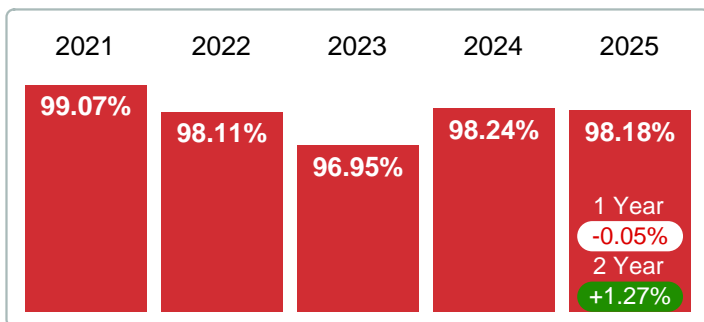
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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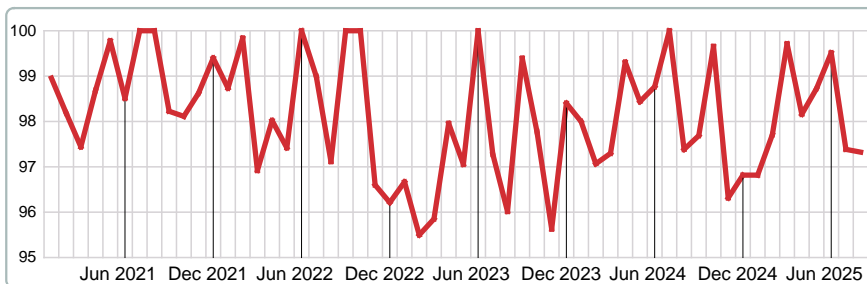
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

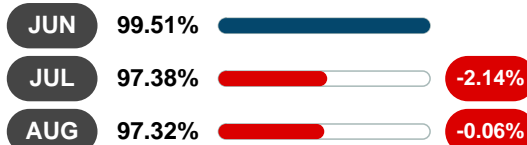


3 MONTHS

5 year AUG AVG = 97.57%

High Jul 2024 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **97.32%**
 below the 5 yr AUG average of **97.57%**



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
\$50,000 and less	5	8.77%	84.75%	83.62%	86.14%	111.43%	0.00%
\$50,001 - \$75,000	6	10.53%	90.47%	99.64%	84.26%	0.00%	0.00%
\$75,001 - \$125,000	10	17.54%	90.44%	96.64%	81.97%	78.00%	0.00%
\$125,001 - \$250,000	15	26.32%	99.21%	0.00%	99.21%	96.65%	95.45%
\$250,001 - \$275,000	6	10.53%	96.36%	0.00%	96.36%	0.00%	0.00%
\$275,001 - \$375,000	9	15.79%	97.32%	0.00%	96.63%	98.47%	0.00%
\$375,001 and up	6	10.53%	100.00%	0.00%	100.00%	98.32%	0.00%
Median Sold/List Ratio		97.32%		94.99%	97.55%	98.47%	95.45%
Total Closed Units		57	100%	12	36	7	2
Total Closed Volume		12,206,050		1.07M	8.79M	1.85M	499.00K

August 2025



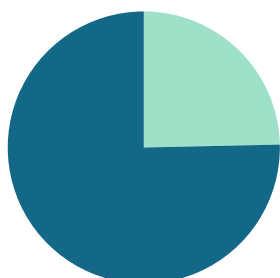
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

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

INVENTORY

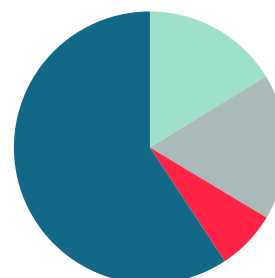


Inventory
 New Listings
72 = 24.66%
 Start Inventory
220
 Total Inventory Units
292
 Volume
\$96,572,754

Market Activity

Closed Sales
57 = 16.24%
 Pending Sales
61 = 17.38%
 Other Off Market
25 = 7.12%
 Active Inventory
208 = 59.26%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	47	57	21.28%	376	399	6.12%
Pending Sales	45	61	35.56%	413	447	8.23%
New Listings	71	72	1.41%	628	677	7.80%
Median List Price	210,000	219,900	4.71%	192,450	205,000	6.52%
Median Sale Price	212,000	215,000	1.42%	190,000	200,000	5.26%
Median Percent of Selling Price to List Price	97.38%	97.32%	-0.06%	98.24%	98.18%	-0.05%
Median Days on Market to Sale	17.00	16.00	-5.88%	17.00	19.00	11.76%
Monthly Inventory	198	208	5.05%	198	208	5.05%
Months Supply of Inventory	4.15	4.31	3.96%	4.15	4.31	3.96%

Absorption: Last 12 months, an Average of **48** Sales/Month

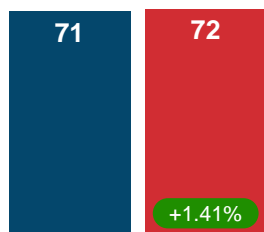
Inventory on August 31, 2025 = **208**

2024 **2025**

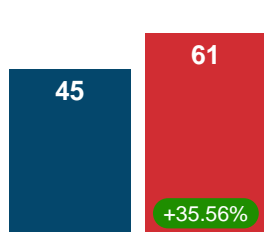
AUGUST MARKET

MEDIAN PRICES

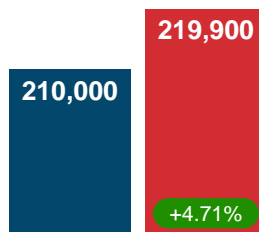
New Listings



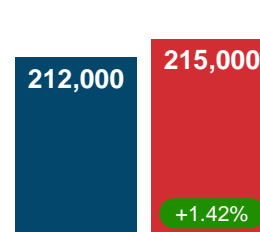
Pending Listings



List Price



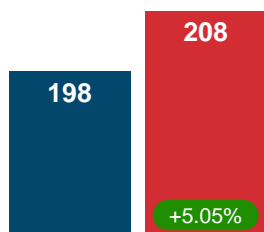
Sale Price



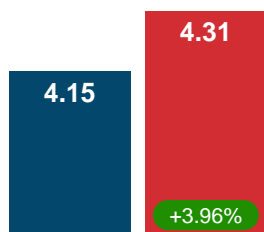
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

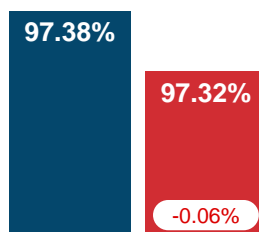
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

