

# August 2025



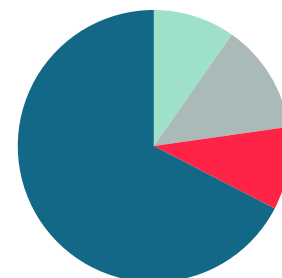
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	August 2025	+/-%
Closed Listings	67	70	4.48%
Pending Listings	67	94	40.30%
New Listings	155	155	0.00%
Average List Price	271,170	240,016	-11.49%
Average Sale Price	260,658	231,654	-11.13%
Average Percent of Selling Price to List Price	95.48%	96.53%	1.10%
Average Days on Market to Sale	49.90	51.93	4.07%
End of Month Inventory	421	486	15.44%
Months Supply of Inventory	6.73	7.77	15.44%



- Closed (9.71%)
- Pending (13.04%)
- Other OffMarket (9.85%)
- Active (67.41%)

**Absorption:** Last 12 months, an Average of **63** Sales/Month  
**Active Inventory** as of August 31, 2025 = **486**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2025 rose **15.44%** to 486 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **7.77** 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 **11.13%** in August 2025 to \$231,654 versus the previous year at \$260,658.

#### Average Days on Market Lengthens

The average number of **51.93** days that homes spent on the market before selling increased by 2.03 days or **4.07%** in August 2025 compared to last year's same month at **49.90** DOM.

#### Sales Success for August 2025 is Positive

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

There were 155 New Listings in August 2025, down **0.00%** from last year at 155. Furthermore, there were 70 Closed Listings this month versus last year at 67, a **4.48%** increase.

Closed versus Listed trends yielded a **45.2%** ratio, up from previous year's, August 2024, at **43.2%**, a **4.48%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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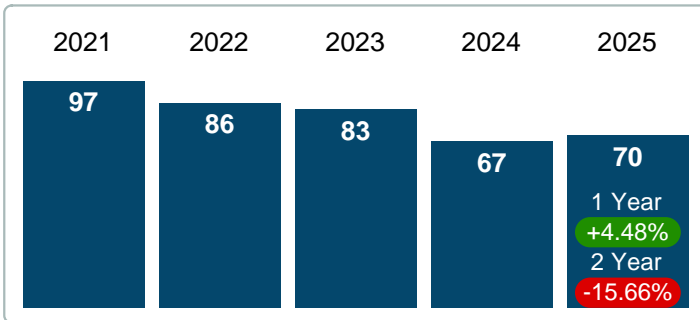
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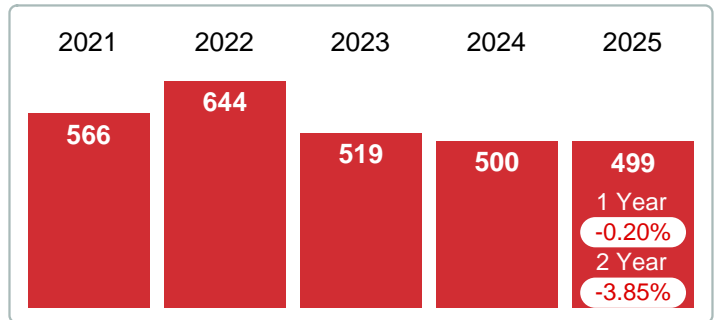
## CLOSED LISTINGS

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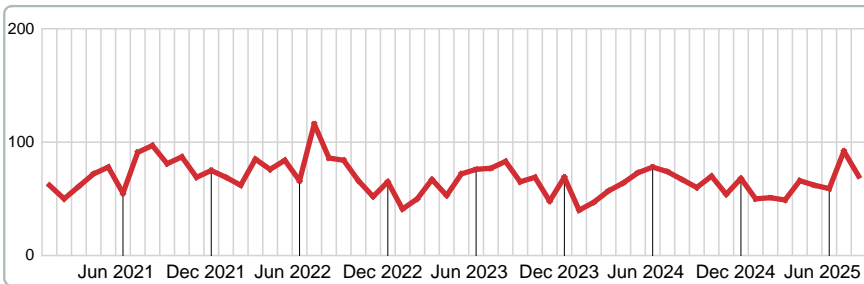
### AUGUST



### YEAR TO DATE (YTD)

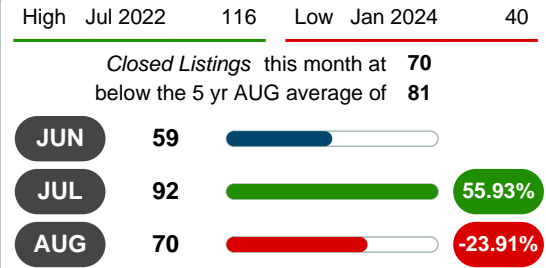


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 81



### 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	4	5.71%	35.8	1	3	0	0
\$100,001 - \$150,000	8	11.43%	43.6	4	3	1	0
\$150,001 - \$175,000	6	8.57%	43.7	1	4	1	0
\$175,001 - \$225,000	25	35.71%	40.2	2	17	5	1
\$225,001 - \$275,000	12	17.14%	54.3	1	9	1	1
\$275,001 - \$350,000	8	11.43%	83.4	1	5	2	0
\$350,001 and up	7	10.00%	79.4	0	1	4	2
<b>Total Closed Units</b>	<b>70</b>			<b>10</b>	<b>42</b>	<b>14</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>16,215,779</b>	<b>100%</b>	<b>51.9</b>	<b>1.69M</b>	<b>8.99M</b>	<b>3.89M</b>	<b>1.65M</b>
<b>Average Closed Price</b>	<b>\$231,654</b>			<b>\$169,349</b>	<b>\$214,102</b>	<b>\$277,500</b>	<b>\$411,250</b>

# August 2025



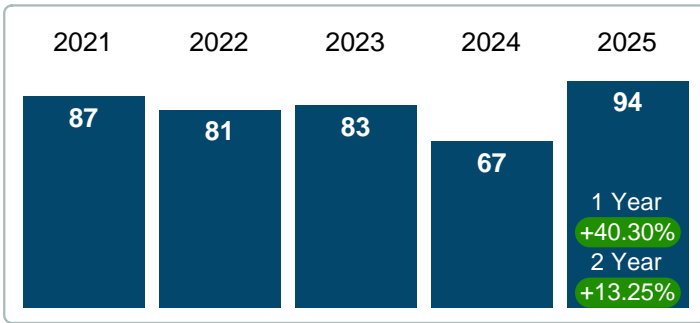
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



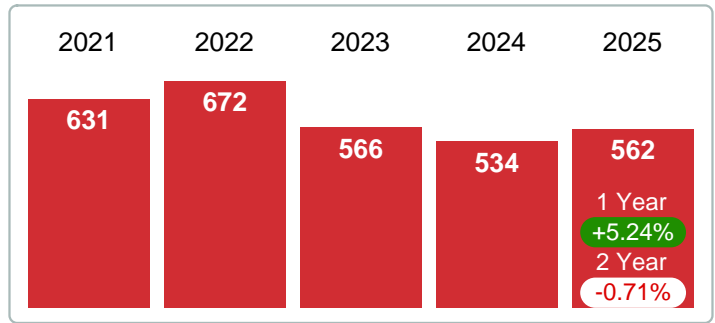
## PENDING LISTINGS

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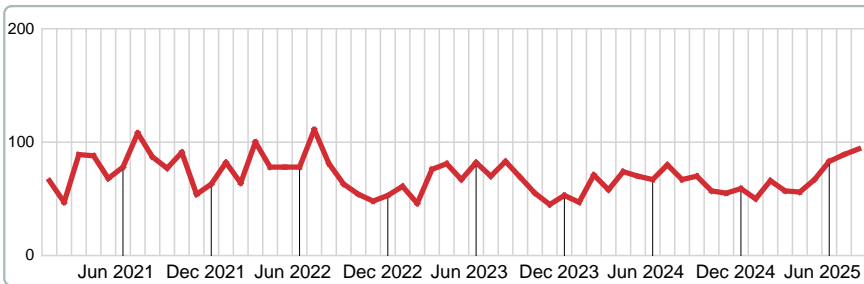
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

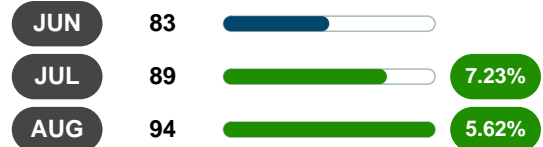


### 3 MONTHS

5 year AUG AVG = 82

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at **94**  
above the 5 yr AUG average of **82**



### 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	5	5.32%	77.8	2	2	1	0
\$100,001 - \$150,000	11	11.70%	96.5	3	7	1	0
\$150,001 - \$175,000	11	11.70%	66.8	3	8	0	0
\$175,001 - \$250,000	30	31.91%	65.7	3	19	8	0
\$250,001 - \$325,000	16	17.02%	94.7	1	12	3	0
\$325,001 - \$450,000	8	8.51%	62.0	0	7	1	0
\$450,001 and up	13	13.83%	109.8	3	4	5	1
<b>Total Pending Units</b>	<b>94</b>			<b>15</b>	<b>59</b>	<b>19</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>25,454,742</b>	<b>100%</b>	<b>80.8</b>	<b>4.39M</b>	<b>14.65M</b>	<b>5.92M</b>	<b>495.00K</b>
<b>Average Listing Price</b>	<b>\$270,795</b>			<b>\$292,926</b>	<b>\$248,238</b>	<b>\$311,568</b>	<b>\$495,000</b>

# August 2025



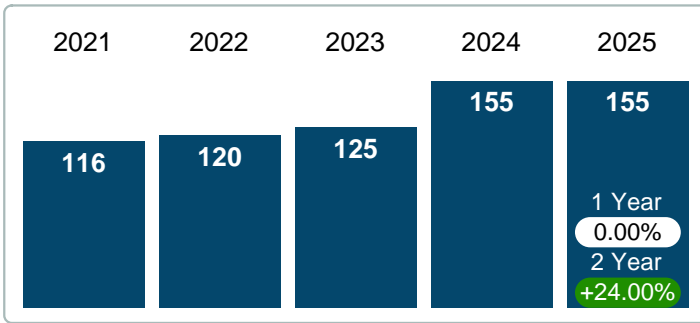
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



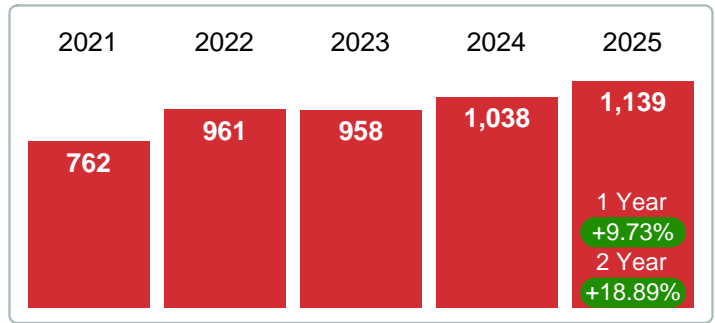
## NEW LISTINGS

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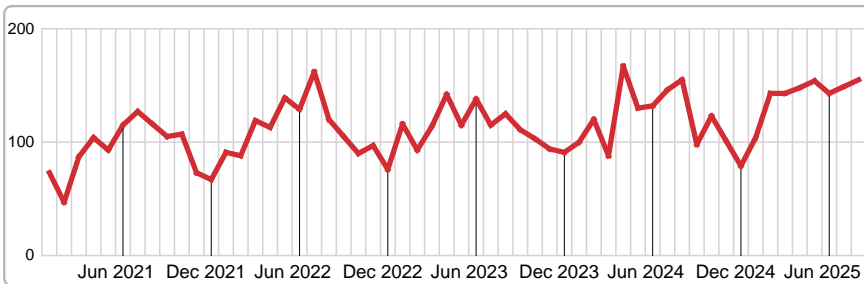
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

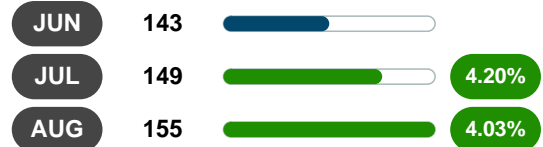


### 3 MONTHS

5 year AUG AVG = 134

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 155 above the 5 yr AUG average of 134



### 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	16	10.32%	9	6	1	0
\$125,001 - \$150,000	7	4.52%	2	5	0	0
\$150,001 - \$200,000	31	20.00%	10	16	5	0
\$200,001 - \$275,000	30	19.35%	3	26	1	0
\$275,001 - \$375,000	38	24.52%	2	27	6	3
\$375,001 - \$550,000	17	10.97%	2	4	11	0
\$550,001 and up	16	10.32%	1	8	5	2
<b>Total New Listed Units</b>	<b>155</b>		<b>29</b>	<b>92</b>	<b>29</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>49,335,119</b>	<b>100%</b>	<b>6.77M</b>	<b>27.52M</b>	<b>12.30M</b>	<b>2.75M</b>
<b>Average New Listed Listing Price</b>	<b>\$318,291</b>		<b>\$233,310</b>	<b>\$299,132</b>	<b>\$424,141</b>	<b>\$549,780</b>

# August 2025



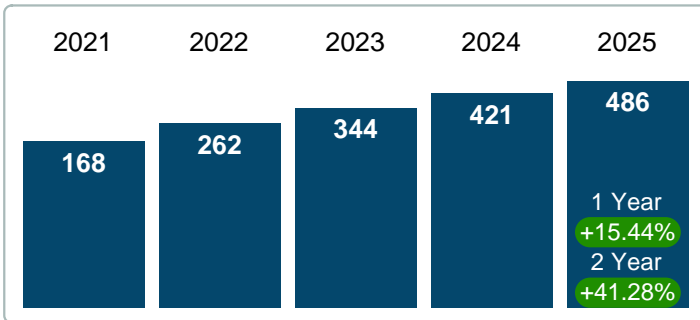
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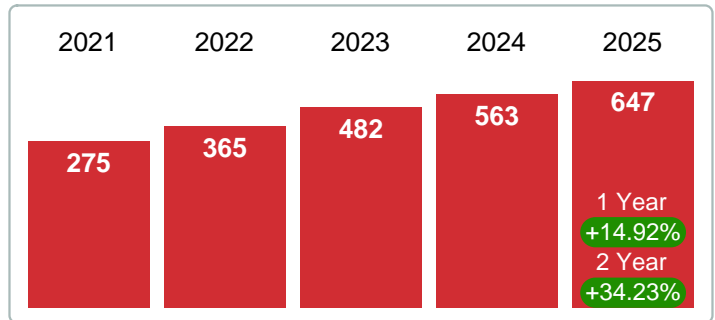
## ACTIVE INVENTORY

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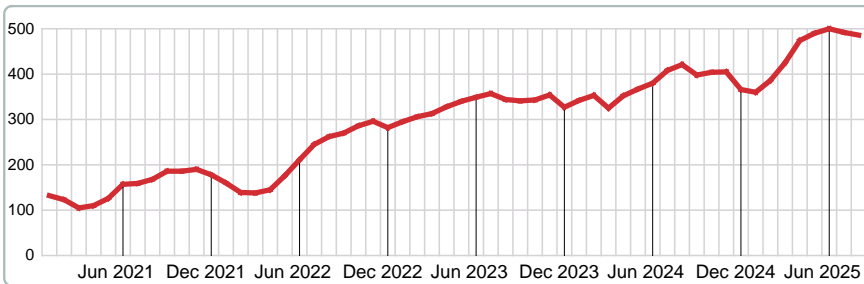
### END OF AUGUST



### ACTIVE DURING AUGUST

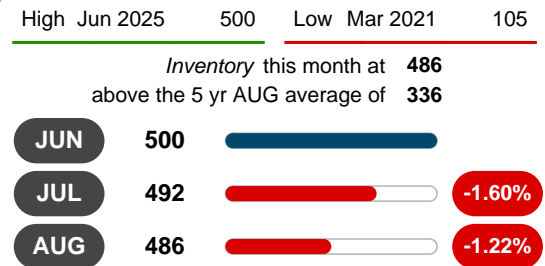


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 336



### 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	36	7.41%	89.6	18	16	2	0
\$125,001 - \$175,000	53	10.91%	75.8	16	35	2	0
\$175,001 - \$225,000	69	14.20%	87.6	12	45	11	1
\$225,001 - \$350,000	141	29.01%	79.4	11	100	24	6
\$350,001 - \$475,000	80	16.46%	94.8	7	44	27	2
\$475,001 - \$775,000	58	11.93%	89.5	4	22	22	10
\$775,001 and up	49	10.08%	128.1	3	24	15	7
<b>Total Active Inventory by Units</b>	<b>486</b>			<b>71</b>	<b>286</b>	<b>103</b>	<b>26</b>
<b>Total Active Inventory by Volume</b>	<b>217,267,477</b>	<b>100%</b>	<b>89.6</b>	<b>20.41M</b>	<b>111.47M</b>	<b>58.12M</b>	<b>27.28M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$447,052</b>			<b>\$287,441</b>	<b>\$389,741</b>	<b>\$564,229</b>	<b>\$1,049,146</b>

# August 2025



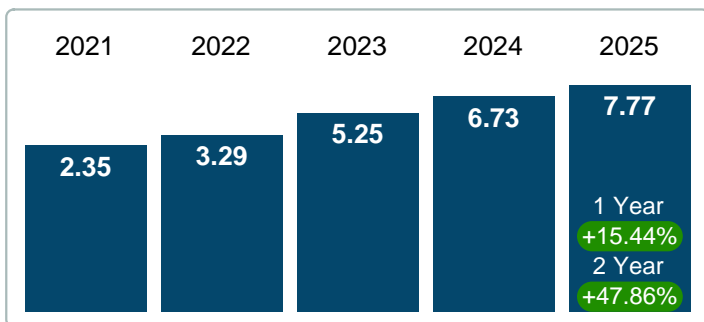
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



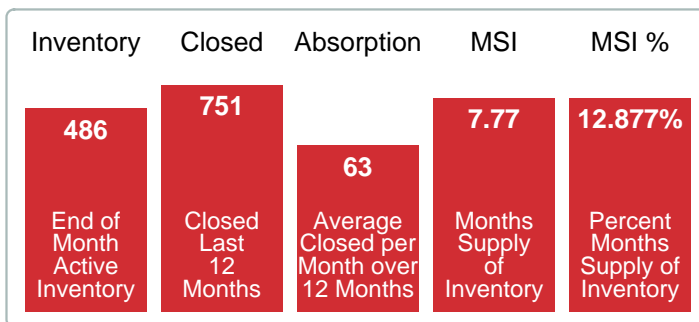
## MONTHS SUPPLY of INVENTORY (MSI)

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

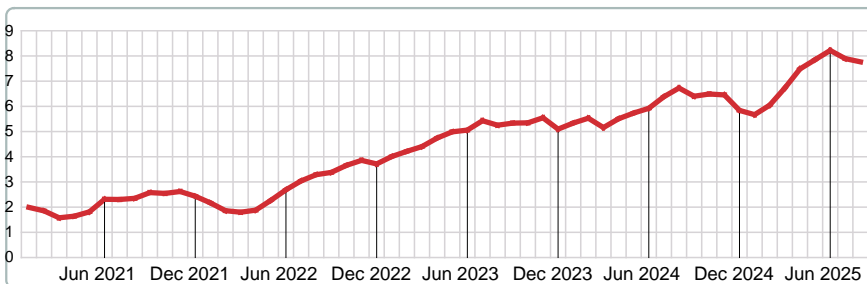
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025

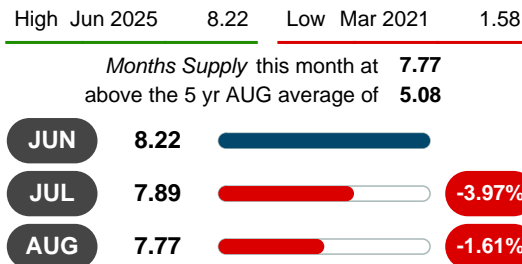


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 5.08



### 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	36	7.41%	4.04	4.24	3.84	4.80	0.00
\$125,001 - \$175,000	53	10.91%	5.89	7.38	6.00	2.67	0.00
\$175,001 - \$225,000	69	14.20%	5.91	18.00	5.24	4.89	6.00
\$225,001 - \$350,000	141	29.01%	6.69	8.80	6.59	5.65	14.40
\$350,001 - \$475,000	80	16.46%	13.91	28.00	13.89	13.50	6.00
\$475,001 - \$775,000	58	11.93%	11.80	9.60	10.15	13.20	15.00
\$775,001 and up	49	10.08%	39.20	18.00	72.00	25.71	42.00
Market Supply of Inventory (MSI)			7.77	7.75	7.26	8.64	12.48
Total Active Inventory by Units		100%	7.77	71	286	103	26

# August 2025



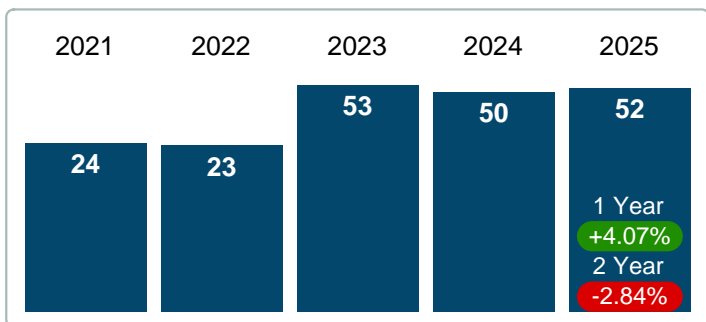
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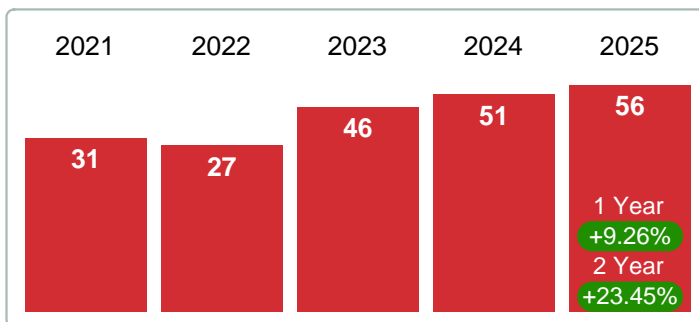
## AVERAGE DAYS ON MARKET TO SALE

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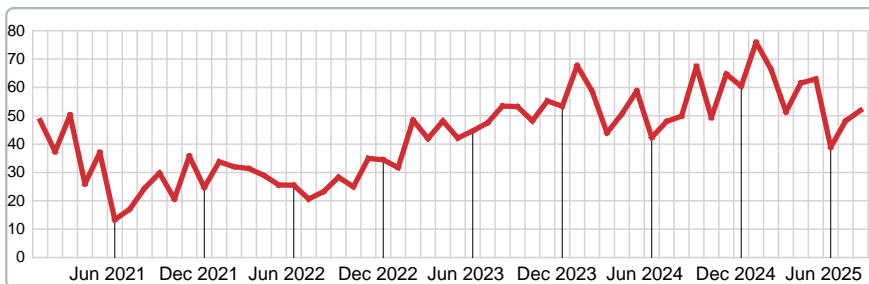
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

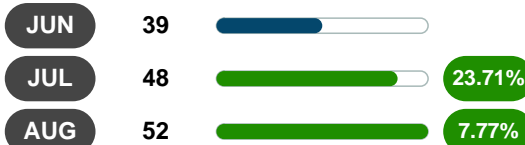


### 3 MONTHS

5 year AUG AVG = 41

High Jan 2025 76 Low Jun 2021 13

Average Days on Market to Sale this month at 52 above the 5 yr AUG average of 41



### 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	5.71%	36	28	38	0	0
\$100,001 - \$150,000	11.43%	44	50	50	2	0
\$150,001 - \$175,000	8.57%	44	1	42	94	0
\$175,001 - \$225,000	35.71%	40	67	32	49	78
\$225,001 - \$275,000	17.14%	54	109	51	13	74
\$275,001 - \$350,000	11.43%	83	269	51	72	0
\$350,001 and up	10.00%	79	0	301	25	78
<b>Average Closed DOM</b>		<b>52</b>	<b>74</b>	<b>47</b>	<b>43</b>	<b>77</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>52</b>	<b>10</b>	<b>42</b>	<b>14</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>16,215,779</b>	<b>1.69M</b>	<b>8.99M</b>	<b>3.89M</b>	<b>1.65M</b>

# August 2025



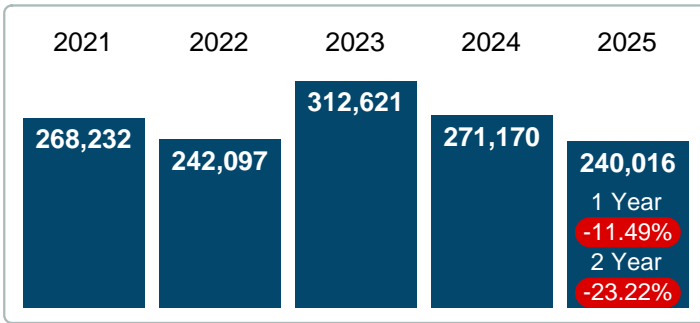
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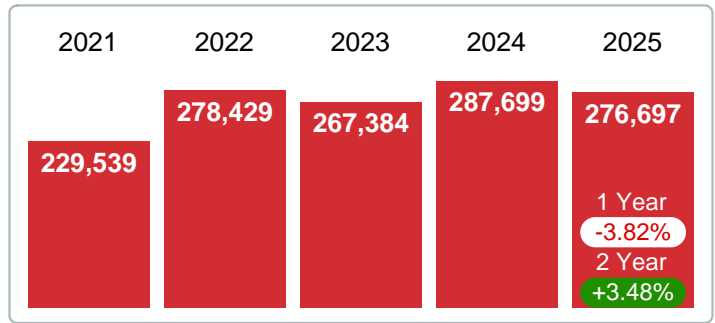
## AVERAGE LIST PRICE AT CLOSING

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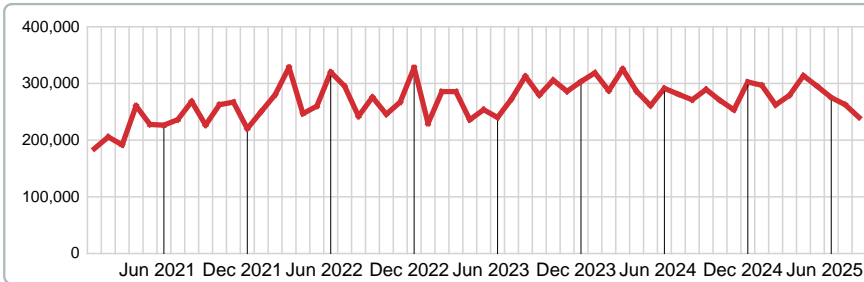
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

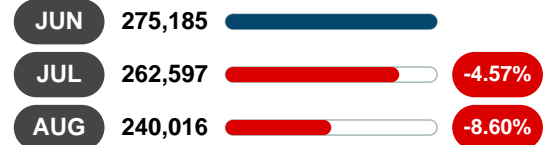


### 3 MONTHS

5 year AUG AVG = 266,827

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

Average List Price at Closing this month at **240,016** below the 5 yr AUG average of **266,827**



### 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	3	4.29%	96,000	89,000	101,333	0	0
\$100,001 - \$150,000	7	10.00%	118,898	120,575	139,995	180,000	0
\$150,001 - \$175,000	7	10.00%	168,856	167,990	170,500	185,000	0
\$175,001 - \$225,000	23	32.86%	200,678	242,500	201,271	203,200	249,900
\$225,001 - \$275,000	13	18.57%	254,718	305,000	254,048	289,900	260,000
\$275,001 - \$350,000	10	14.29%	306,890	350,000	302,800	305,000	0
\$350,001 and up	7	10.00%	500,428	0	550,000	444,750	587,000
Average List Price			240,016	187,929	218,524	289,993	420,975
Total Closed Units		100%	240,016	10	42	14	4
Total Closed Volume			16,801,103	1.88M	9.18M	4.06M	1.68M

# August 2025



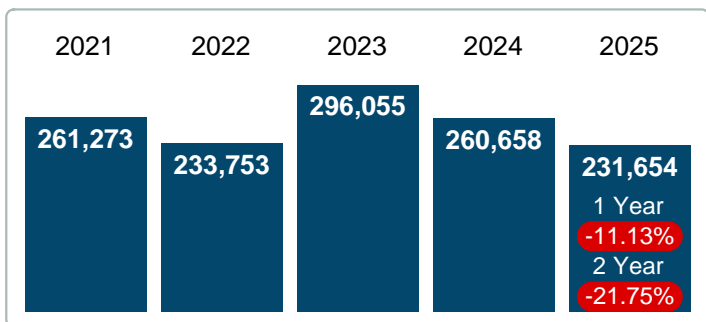
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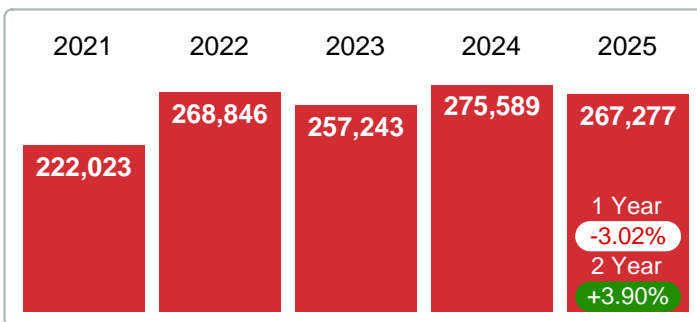
## AVERAGE SOLD PRICE AT CLOSING

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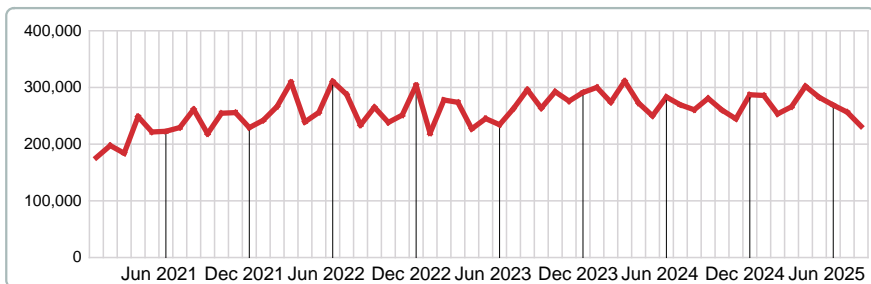
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

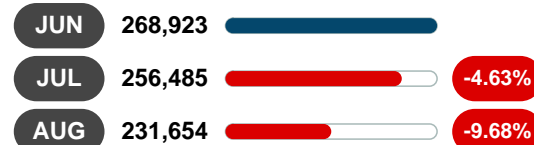


### 3 MONTHS

5 year AUG AVG = 256,679

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

Average Sold Price at Closing this month at **231,654** below the 5 yr AUG average of **256,679**



### 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	4	5.71%	92,625	89,500	93,666	0	
\$100,001 - \$150,000	8	11.43%	124,875	113,500	131,667	150,000	
\$150,001 - \$175,000	6	8.57%	164,665	167,990	163,750	165,000	
\$175,001 - \$225,000	25	35.71%	200,062	206,000	197,267	203,200	
\$225,001 - \$275,000	12	17.14%	255,563	275,000	253,083	249,000	
\$275,001 - \$350,000	8	11.43%	300,000	295,000	301,000	300,000	
\$350,001 and up	7	10.00%	484,286	0	525,000	426,250	
<b>Average Sold Price</b>		<b>231,654</b>		<b>169,349</b>	<b>214,102</b>	<b>277,500</b>	<b>411,250</b>
<b>Total Closed Units</b>		<b>70</b>	<b>100%</b>	<b>231,654</b>	<b>10</b>	<b>42</b>	<b>14</b>
<b>Total Closed Volume</b>		<b>16,215,779</b>			<b>1.69M</b>	<b>8.99M</b>	<b>3.89M</b>

# August 2025



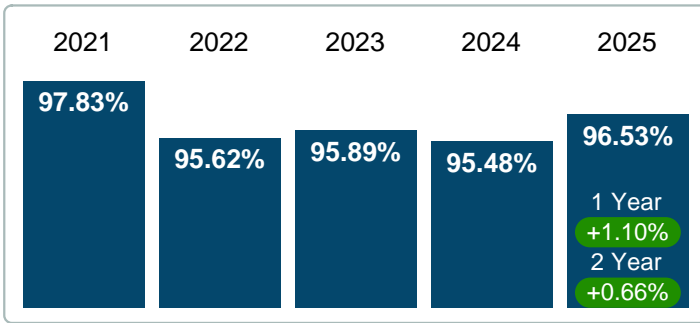
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



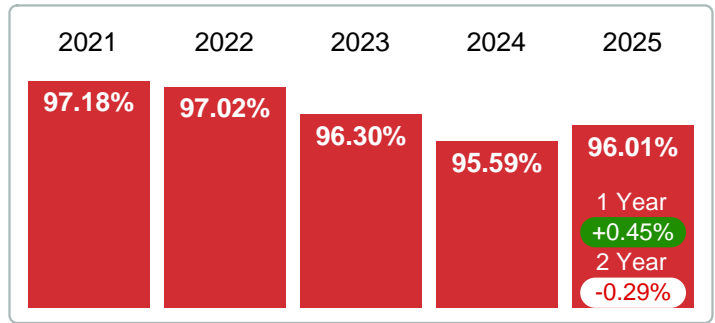
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

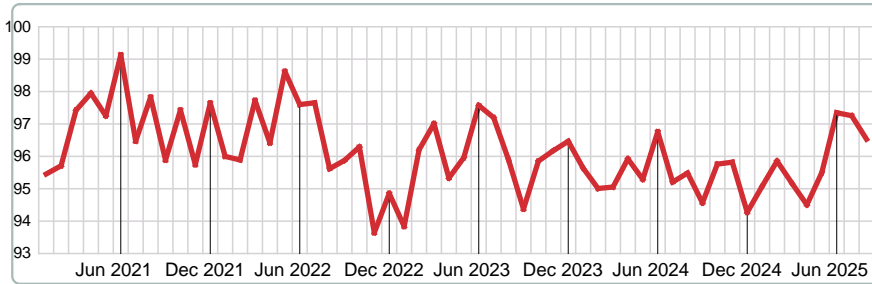
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

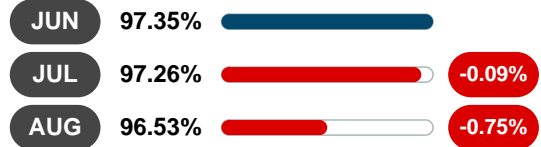


### 3 MONTHS

5 year AUG AVG = 96.27%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **96.53%** above the 5 yr AUG average of **96.27%**



### 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	4	5.71%	94.46%	100.56%	92.43%	0.00%	0.00%
\$100,001 - \$150,000	8	11.43%	93.27%	94.28%	95.24%	83.33%	0.00%
\$150,001 - \$175,000	6	8.57%	95.64%	100.00%	96.17%	89.19%	0.00%
\$175,001 - \$225,000	25	35.71%	97.22%	85.60%	98.31%	100.00%	88.04%
\$225,001 - \$275,000	12	17.14%	97.88%	90.16%	99.62%	85.89%	101.92%
\$275,001 - \$350,000	8	11.43%	97.27%	84.29%	99.39%	98.46%	0.00%
\$350,001 and up	7	10.00%	96.55%	0.00%	95.45%	95.66%	98.87%
Average Sold/List Ratio		96.50%		92.33%	97.81%	95.57%	96.92%
Total Closed Units		70	100%	10	42	14	4
Total Closed Volume		16,215,779		1.69M	8.99M	3.89M	1.65M

# August 2025



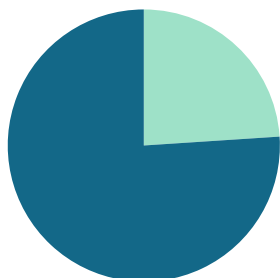
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

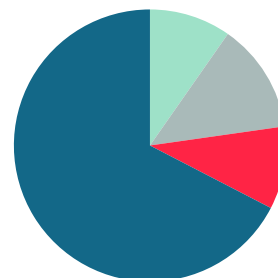


**Inventory**  
 New Listings  
**155 = 23.96%**  
 Start Inventory  
**492**  
 Total Inventory Units  
**647**  
 Volume  
**\$273,366,666**

### Market Activity

Closed Sales  
**70 = 9.71%**  
 Pending Sales  
**94 = 13.04%**  
 Other Off Market  
**71 = 9.85%**  
 Active Inventory  
**486 = 67.41%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	67	70	4.48%	500	499	-0.20%
Pending Sales	67	94	40.30%	534	562	5.24%
New Listings	155	155	0.00%	1,038	1,139	9.73%
Average List Price	271,170	240,016	-11.49%	287,699	276,697	-3.82%
Average Sale Price	260,658	231,654	-11.13%	275,589	267,277	-3.02%
Average Percent of Selling Price to List Price	95.48%	96.53%	1.10%	95.59%	96.01%	0.45%
Average Days on Market to Sale	49.90	51.93	4.07%	51.41	56.17	9.26%
Monthly Inventory	421	486	15.44%	421	486	15.44%
Months Supply of Inventory	6.73	7.77	15.44%	6.73	7.77	15.44%

**Absorption:** Last 12 months, an Average of **63** Sales/Month

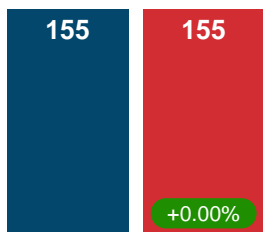
**Inventory** on August 31, 2025 = **486**

**2024** **2025**

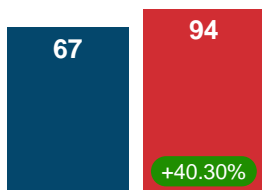
### AUGUST MARKET

### AVERAGE PRICES

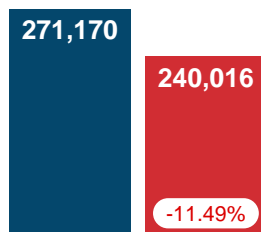
#### New Listings



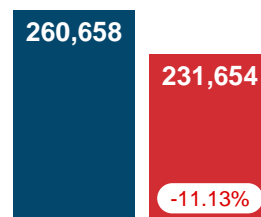
#### Pending Listings



#### List Price



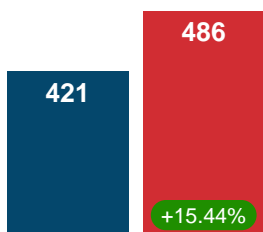
#### Sale Price



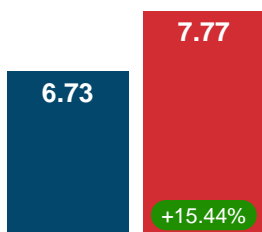
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

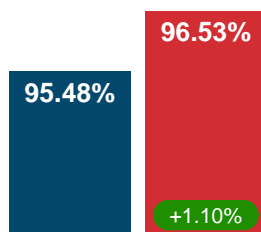
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

