

# August 2025



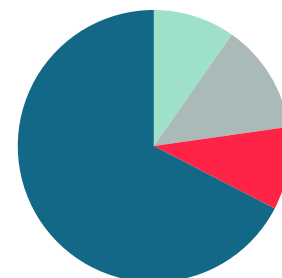
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## 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%
Median List Price	245,000	213,750	-12.76%
Median Sale Price	235,000	209,500	-10.85%
Median Percent of Selling Price to List Price	97.56%	99.82%	2.32%
Median Days on Market to Sale	39.00	28.50	-26.92%
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.

#### 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 **10.85%** in August 2025 to \$209,500 versus the previous year at \$235,000.

#### Median Days on Market Shortens

The median number of **28.50** days that homes spent on the market before selling decreased by 10.50 days or **26.92%** in August 2025 compared to last year's same month at **39.00** DOM.

#### Sales Success for August 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# August 2025



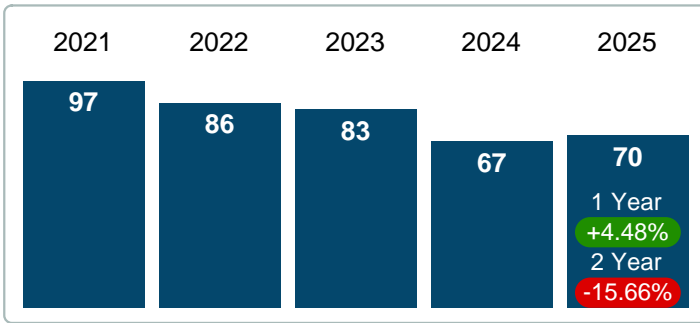
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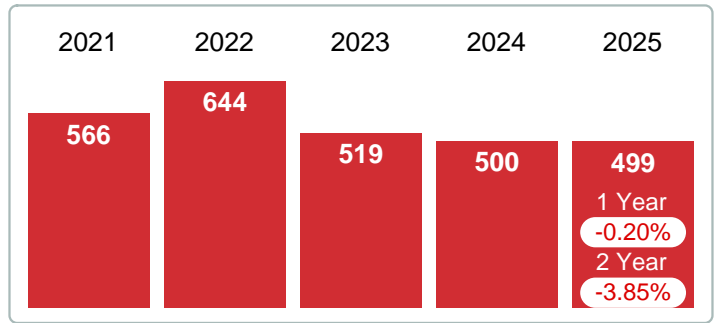
## CLOSED LISTINGS

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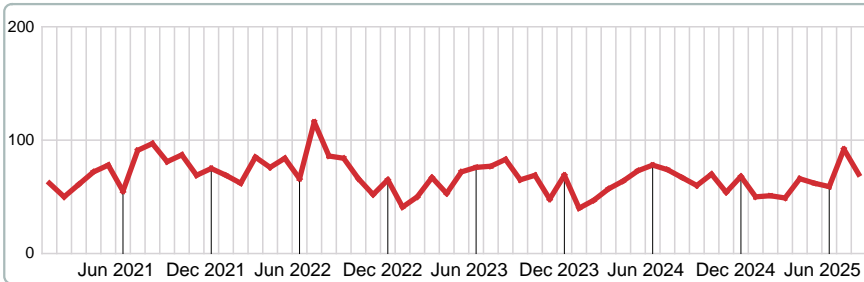
### AUGUST



### YEAR TO DATE (YTD)

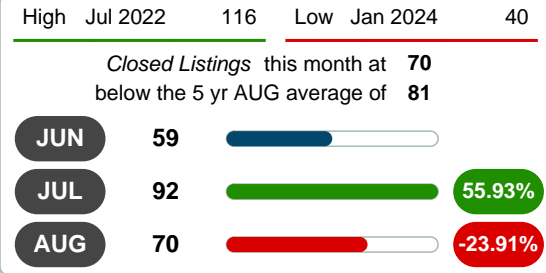


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 81



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	5.71%	18.0	1	3	0	0
\$100,001 - \$150,000	8	11.43%	40.5	4	3	1	0
\$150,001 - \$175,000	6	8.57%	31.0	1	4	1	0
\$175,001 - \$225,000	25	35.71%	5.0	2	17	5	1
\$225,001 - \$275,000	12	17.14%	38.0	1	9	1	1
\$275,001 - \$350,000	8	11.43%	48.5	1	5	2	0
\$350,001 and up	7	10.00%	48.0	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>28.5</b>	<b>1.69M</b>	<b>8.99M</b>	<b>3.89M</b>	<b>1.65M</b>
<b>Median Closed Price</b>	<b>\$209,500</b>			<b>\$142,745</b>	<b>\$204,000</b>	<b>\$234,500</b>	<b>\$420,000</b>

# August 2025



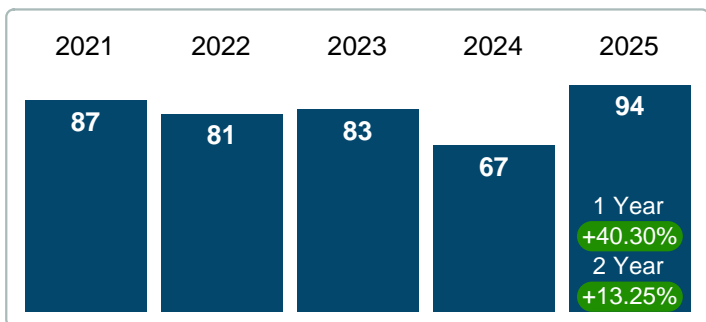
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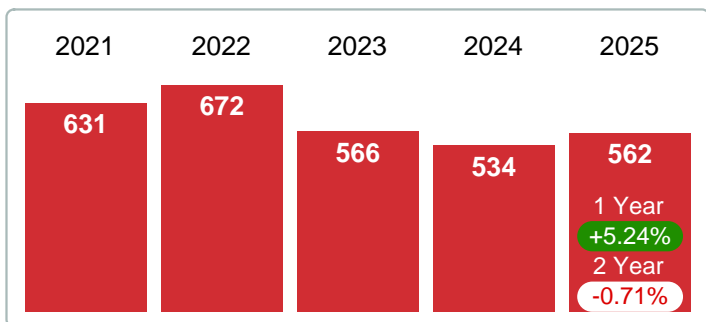
## PENDING LISTINGS

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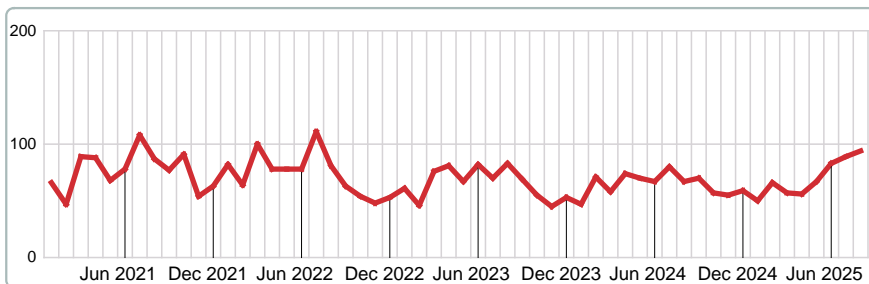
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

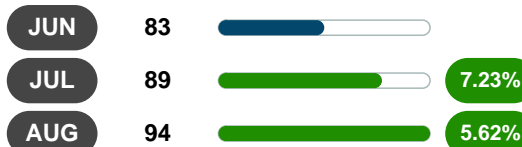


### 3 MONTHS

5 year AUG AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	5.32%	79.0	2	2	1	0
\$100,001 - \$150,000	11	11.70%	73.0	3	7	1	0
\$150,001 - \$175,000	11	11.70%	37.0	3	8	0	0
\$175,001 - \$250,000	30	31.91%	59.5	3	19	8	0
\$250,001 - \$325,000	16	17.02%	56.0	1	12	3	0
\$325,001 - \$450,000	8	8.51%	51.0	0	7	1	0
\$450,001 and up	13	13.83%	54.0	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>56.0</b>	<b>4.39M</b>	<b>14.65M</b>	<b>5.92M</b>	<b>495.00K</b>
<b>Median Listing Price</b>	<b>\$227,700</b>			<b>\$175,000</b>	<b>\$238,920</b>	<b>\$229,000</b>	<b>\$495,000</b>

# August 2025



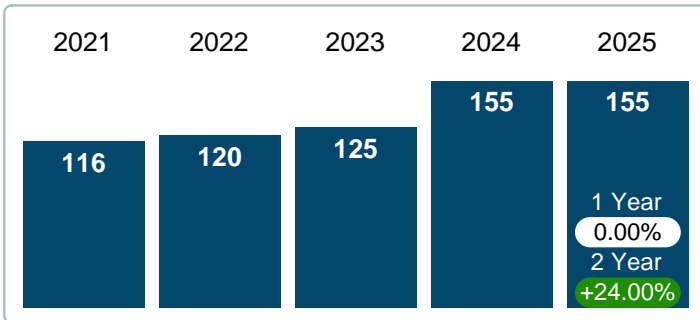
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



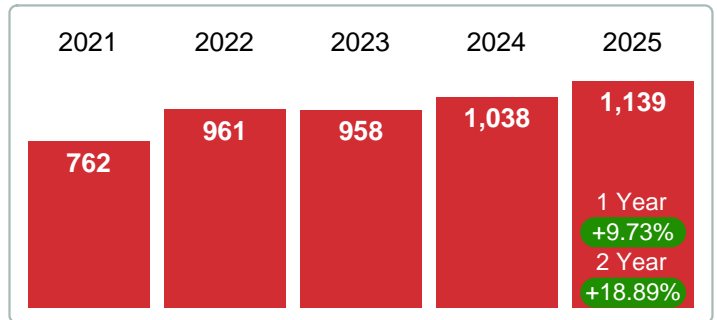
## NEW LISTINGS

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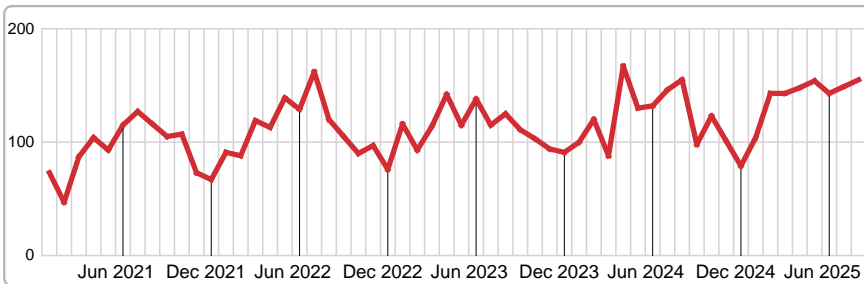
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

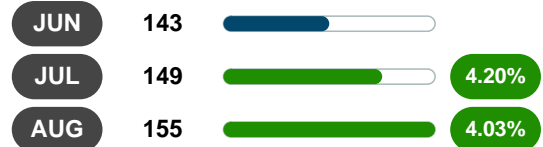


### 3 MONTHS

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>Median New Listed Listing Price</b>	<b>\$259,000</b>		<b>\$167,990</b>	<b>\$258,000</b>	<b>\$378,000</b>	<b>\$325,000</b>

# August 2025



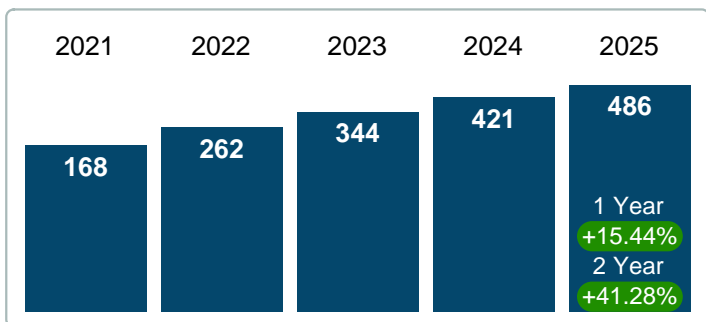
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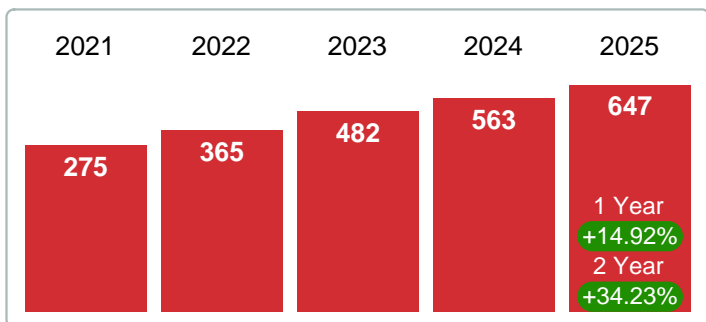
## ACTIVE INVENTORY

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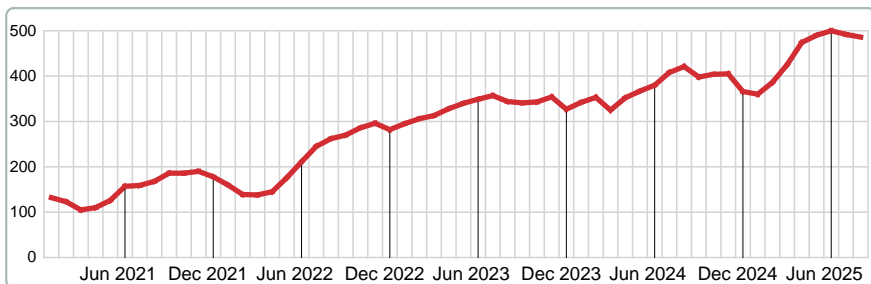
### END OF AUGUST



### ACTIVE DURING AUGUST

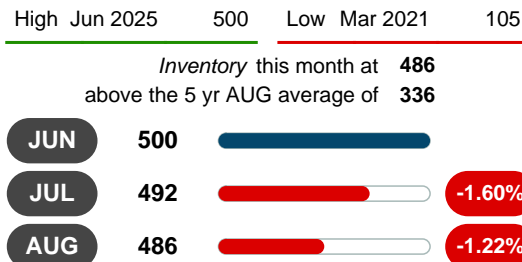


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 336



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	36	7.41%	56.0	18	16	2	0
\$125,001 - \$175,000	53	10.91%	59.0	16	35	2	0
\$175,001 - \$225,000	69	14.20%	76.0	12	45	11	1
\$225,001 - \$350,000	141	29.01%	74.0	11	100	24	6
\$350,001 - \$475,000	80	16.46%	81.5	7	44	27	2
\$475,001 - \$775,000	58	11.93%	78.0	4	22	22	10
\$775,001 and up	49	10.08%	101.0	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>77.0</b>	<b>20.41M</b>	<b>111.47M</b>	<b>58.12M</b>	<b>27.28M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$289,900</b>			<b>\$180,000</b>	<b>\$275,000</b>	<b>\$399,000</b>	<b>\$573,500</b>

# August 2025



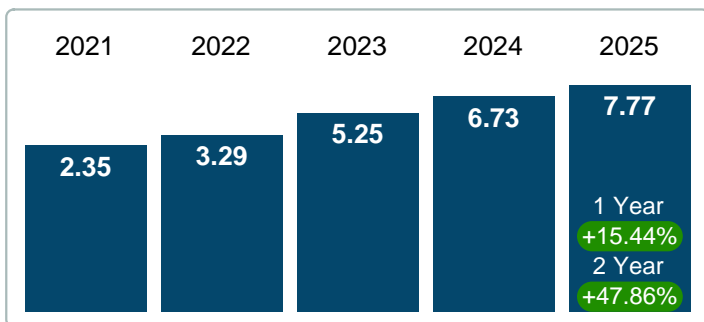
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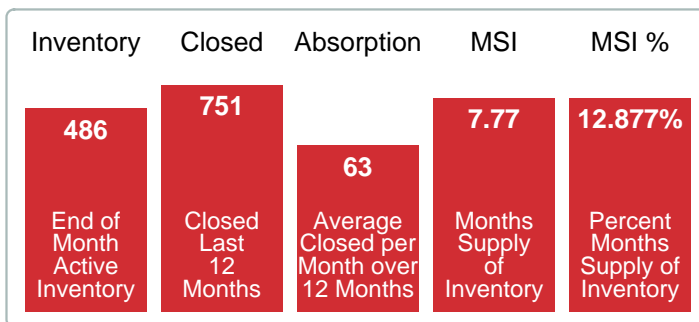
## MONTHS SUPPLY of INVENTORY (MSI)

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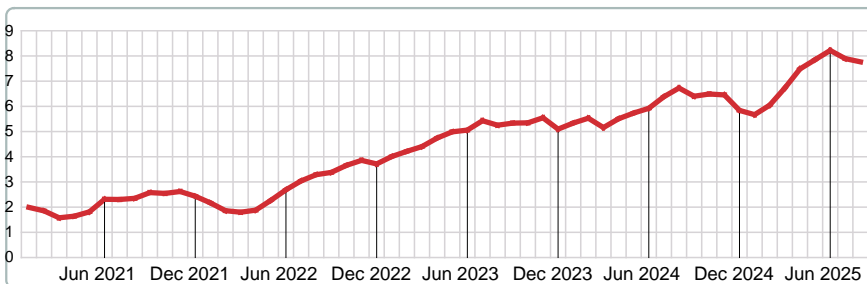
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2025

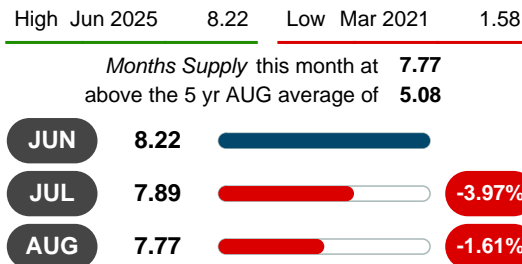


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 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



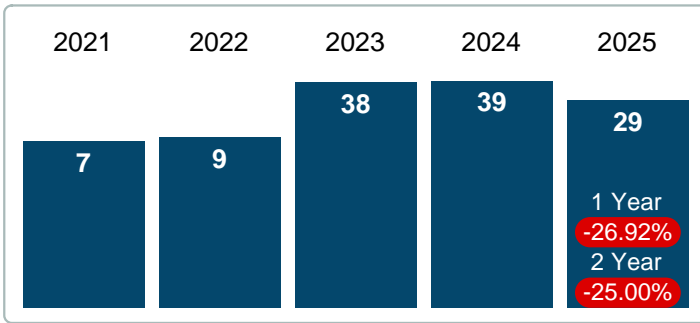
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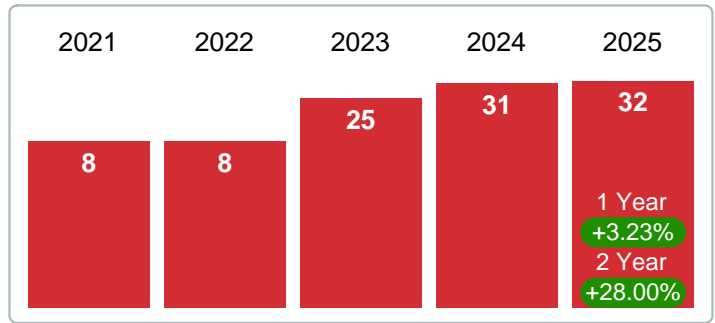
## MEDIAN DAYS ON MARKET TO SALE

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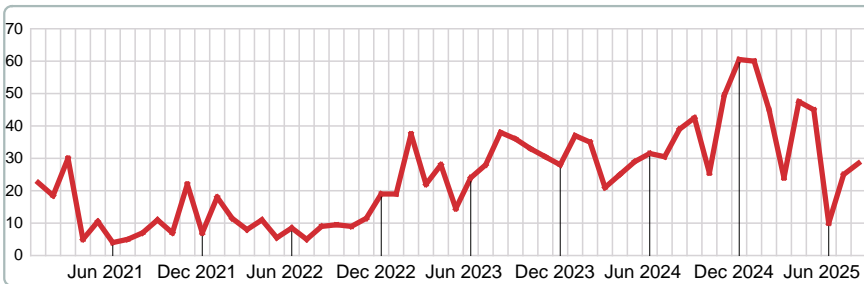
### AUGUST



### YEAR TO DATE (YTD)

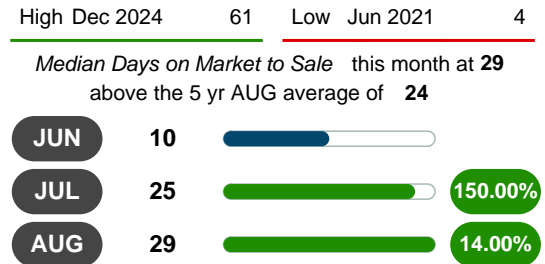


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 24



### 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	5.71%	18	28	8	0	0
\$100,001 - \$150,000	11.43%	41	52	61	2	0
\$150,001 - \$175,000	8.57%	31	1	31	94	0
\$175,001 - \$225,000	35.71%	5	67	5	1	78
\$225,001 - \$275,000	17.14%	38	109	31	13	74
\$275,001 - \$350,000	11.43%	49	269	33	72	0
\$350,001 and up	10.00%	48	0	301	21	78
Median Closed DOM		29	67	19	19	76
Total Closed Units	100%	70	10	42	14	4
Total Closed Volume		16,215,779	1.69M	8.99M	3.89M	1.65M

# August 2025



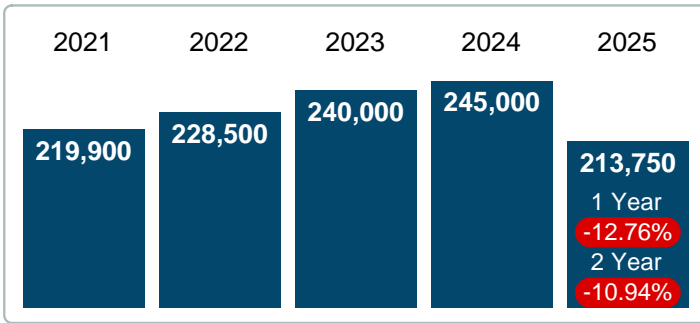
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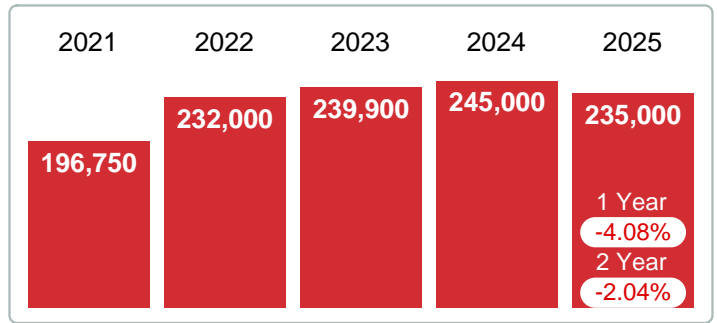
## MEDIAN LIST PRICE AT CLOSING

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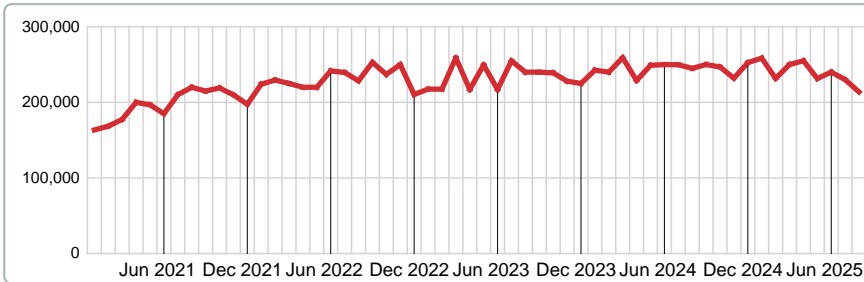
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

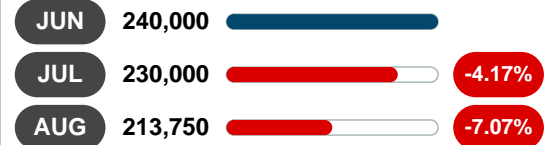


### 3 MONTHS

5 year AUG AVG = 229,430

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

Median List Price at Closing this month at **213,750**  
below the 5 yr AUG average of **229,430**



### 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	3	4.29%	99,000	89,000	99,500	0	0
\$100,001 - \$150,000	7	10.00%	119,500	119,750	114,985	0	0
\$150,001 - \$175,000	7	10.00%	167,990	167,990	170,000	0	0
\$175,001 - \$225,000	23	32.86%	194,900	210,000	199,000	194,500	0
\$225,001 - \$275,000	13	18.57%	249,900	275,000	249,000	0	254,950
\$275,001 - \$350,000	10	14.29%	297,000	327,500	295,000	289,900	0
\$350,001 and up	7	10.00%	499,000	0	550,000	440,000	587,000
Median List Price			213,750	147,945	209,750	252,500	417,500
Total Closed Units		100%	213,750	10	42	14	4
Total Closed Volume			16,801,103	1.88M	9.18M	4.06M	1.68M

# August 2025



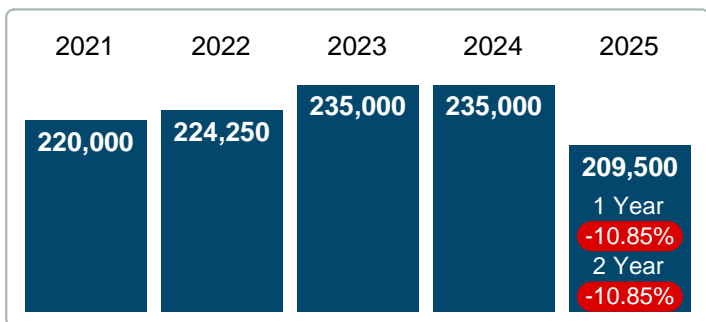
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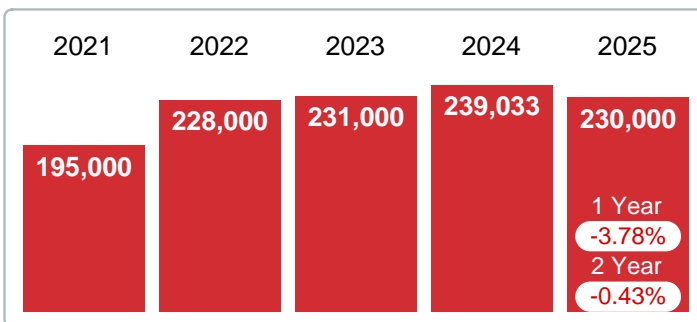
## MEDIAN SOLD PRICE AT CLOSING

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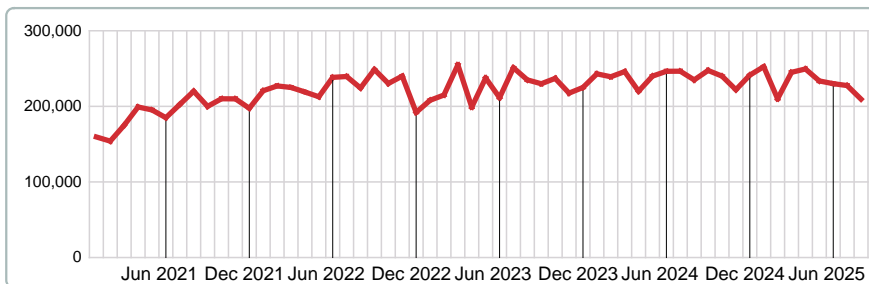
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

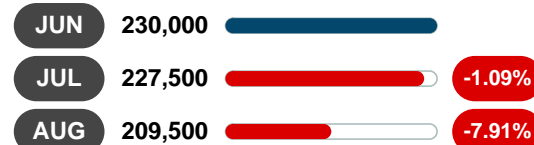


### 3 MONTHS

5 year AUG AVG = 224,750

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

Median Sold Price at Closing this month at 209,500 below the 5 yr AUG average of 224,750



### 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	4	5.71%	92,750	89,500	96,000	0	0
\$100,001 - \$150,000	8	11.43%	117,500	113,750	130,000	150,000	0
\$150,001 - \$175,000	6	8.57%	165,000	167,990	165,000	165,000	0
\$175,001 - \$225,000	25	35.71%	199,000	206,000	199,000	194,500	220,000
\$225,001 - \$275,000	12	17.14%	251,500	275,000	249,000	249,000	265,000
\$275,001 - \$350,000	8	11.43%	295,000	295,000	295,000	300,000	0
\$350,001 and up	7	10.00%	489,000	0	525,000	423,000	580,000
Median Sold Price			209,500	142,745	204,000	234,500	420,000
Total Closed Units		100%	209,500	10	42	14	4
Total Closed Volume			16,215,779	1.69M	8.99M	3.89M	1.65M

# August 2025



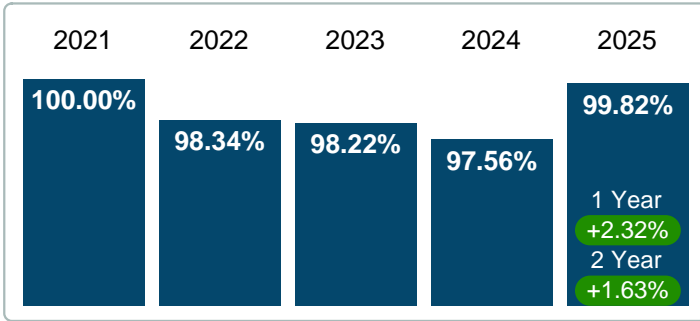
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



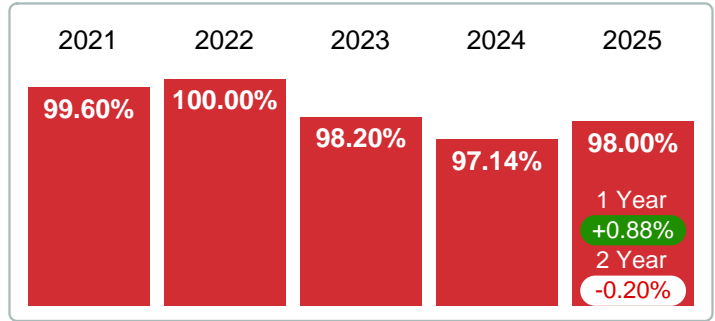
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

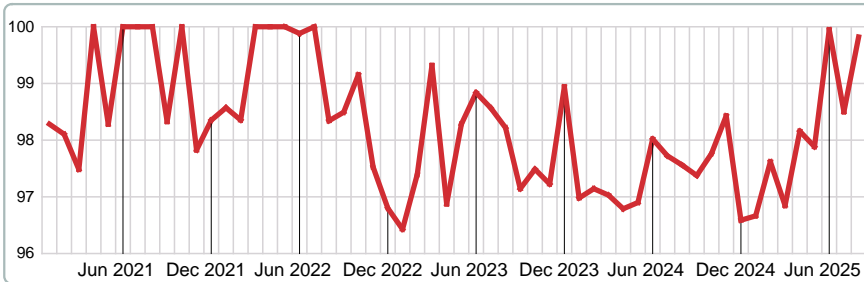
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

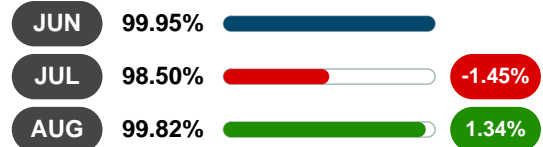


### 3 MONTHS

5 year AUG AVG = 98.79%

High Jul 2022 100.00% Low Jan 2023 96.43%

Median Sold/List Ratio this month at **99.82%** above the 5 yr AUG average of **98.79%**



### 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	4	5.71%	95.71%	100.56%	91.43%	0.00%	0.00%
\$100,001 - \$150,000	8	11.43%	96.39%	96.39%	100.00%	83.33%	0.00%
\$150,001 - \$175,000	6	8.57%	95.88%	100.00%	95.88%	89.19%	0.00%
\$175,001 - \$225,000	25	35.71%	100.00%	85.60%	100.00%	100.00%	88.04%
\$225,001 - \$275,000	12	17.14%	100.00%	90.16%	100.00%	85.89%	101.92%
\$275,001 - \$350,000	8	11.43%	99.50%	84.29%	100.00%	98.46%	0.00%
\$350,001 and up	7	10.00%	95.99%	0.00%	95.45%	96.08%	98.87%
Median Sold/List Ratio		99.82%		92.67%	100.00%	97.69%	98.87%
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



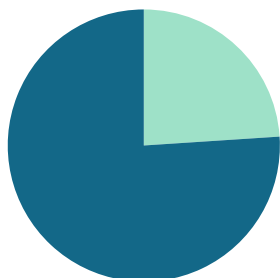
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

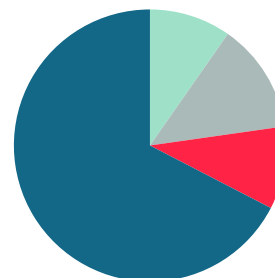


**Inventory**  
 New Listings  
**155 = 23.96%**  
 Start Inventory  
**492**  
 Total Inventory Units  
**647**  
 Volume  
**\$273,366,666**

### 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%
Median List Price	245,000	213,750	-12.76%	245,000	235,000	-4.08%
Median Sale Price	235,000	209,500	-10.85%	239,033	230,000	-3.78%
Median Percent of Selling Price to List Price	97.56%	99.82%	2.32%	97.14%	98.00%	0.88%
Median Days on Market to Sale	39.00	28.50	-26.92%	31.00	32.00	3.23%
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

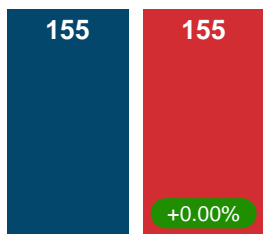
**Inventory** on August 31, 2025 = **486**

**2024** **2025**

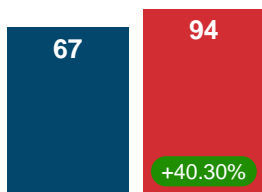
### AUGUST MARKET

### MEDIAN PRICES

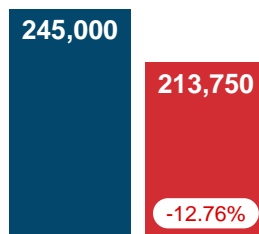
#### New Listings



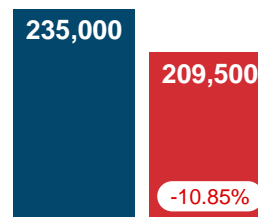
#### Pending Listings



#### List Price



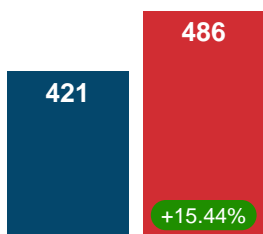
#### Sale Price



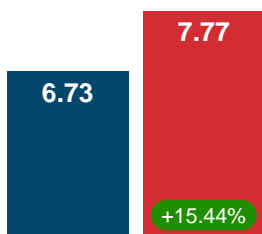
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

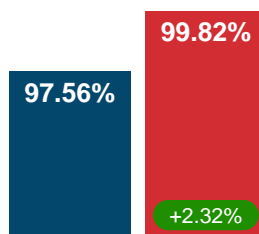
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

