

# September 2025



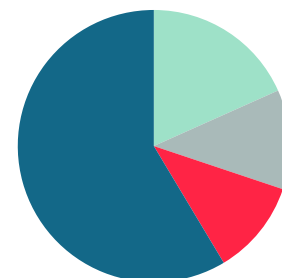
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Oct 13, 2025 for MLS Technology Inc.

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	48	65	35.42%
Pending Listings	43	42	-2.33%
New Listings	74	76	2.70%
Median List Price	220,450	227,000	2.97%
Median Sale Price	217,950	219,000	0.48%
Median Percent of Selling Price to List Price	97.69%	97.27%	-0.43%
Median Days on Market to Sale	13.00	30.00	130.77%
End of Month Inventory	207	208	0.48%
Months Supply of Inventory	4.45	4.19	-5.92%



**Absorption:** Last 12 months, an Average of **50** Sales/Month  
**Active Inventory** as of September 30, 2025 = **208**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2025 rose **0.48%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 50 closed sales per month. This represents an unsold inventory index of **4.19** 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 **0.48%** in September 2025 to \$219,000 versus the previous year at \$217,950.

#### Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 17.00 days or **130.77%** in September 2025 compared to last year's same month at **13.00** DOM.

#### Sales Success for September 2025 is Positive

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

There were 76 New Listings in September 2025, up **2.70%** from last year at 74. Furthermore, there were 65 Closed Listings this month versus last year at 48, a **35.42%** increase.

Closed versus Listed trends yielded a **85.5%** ratio, up from previous year's, September 2024, at **64.9%**, a **31.85%** 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

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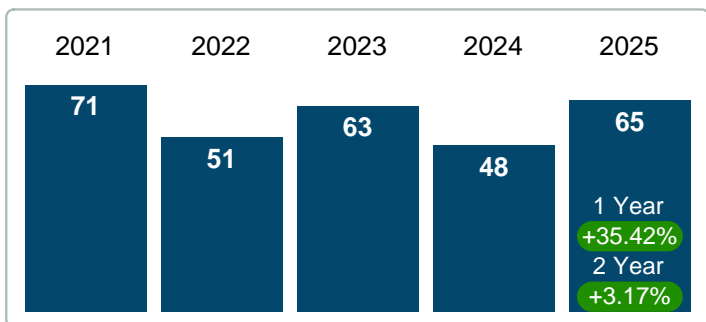
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



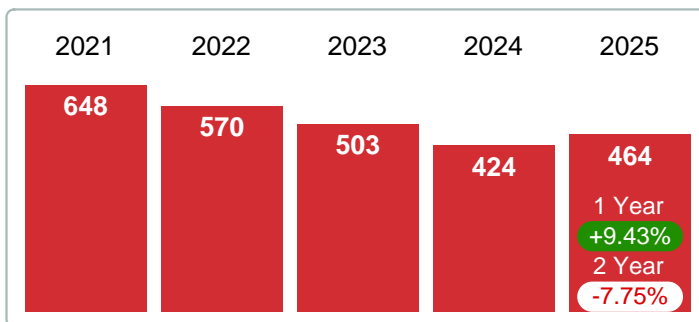
## CLOSED LISTINGS

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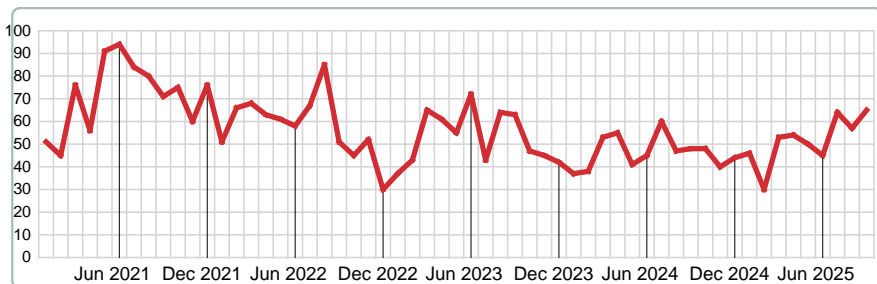
### SEPTEMBER



### YEAR TO DATE (YTD)

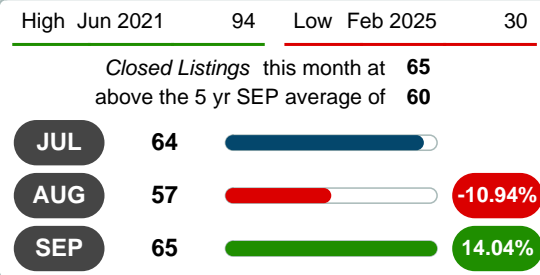


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 60



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.23%	15.5	2	2	1	1
\$75,001 - \$125,000	8	12.31%	19.0	3	5	0	0
\$125,001 - \$175,000	12	18.46%	11.0	1	10	1	0
\$175,001 - \$225,000	9	13.85%	21.0	1	8	0	0
\$225,001 - \$300,000	16	24.62%	56.5	0	11	4	1
\$300,001 - \$425,000	7	10.77%	19.0	0	2	4	1
\$425,001 and up	7	10.77%	39.0	0	4	2	1
<b>Total Closed Units</b>	<b>65</b>			<b>7</b>	<b>42</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>14,897,630</b>	<b>100%</b>	<b>30.0</b>	<b>737.00K</b>	<b>9.24M</b>	<b>3.80M</b>	<b>1.12M</b>
<b>Median Closed Price</b>	<b>\$219,000</b>			<b>\$90,000</b>	<b>\$200,000</b>	<b>\$330,000</b>	<b>\$290,000</b>

# September 2025



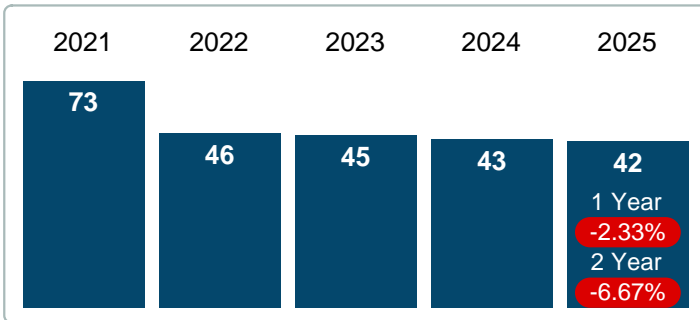
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



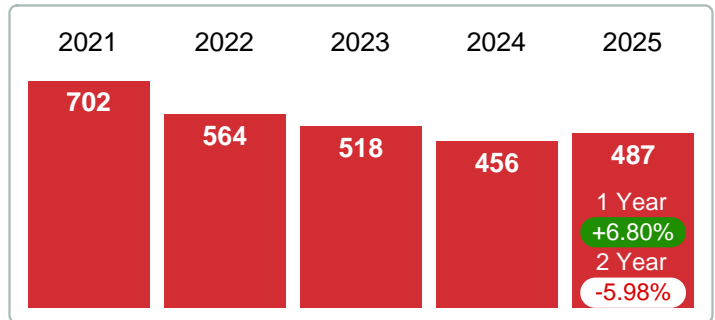
## PENDING LISTINGS

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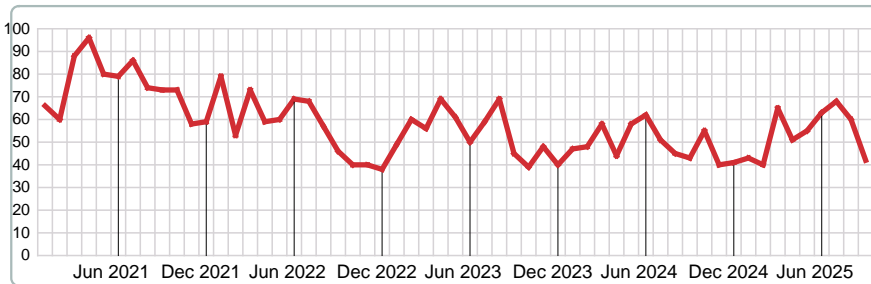
### SEPTEMBER



### YEAR TO DATE (YTD)

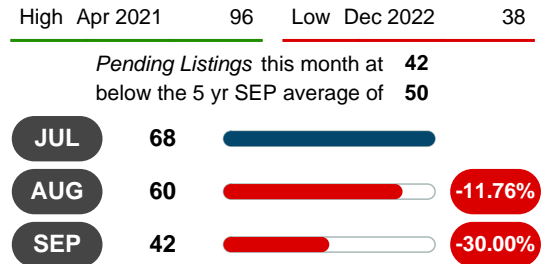


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 50



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	7.14%	2.0	3	0	0	0
\$25,001 - \$50,000	3	7.14%	14.0	1	1	0	1
\$50,001 - \$125,000	9	21.43%	79.0	5	4	0	0
\$125,001 - \$175,000	11	26.19%	15.0	1	9	1	0
\$175,001 - \$225,000	5	11.90%	39.0	1	4	0	0
\$225,001 - \$375,000	8	19.05%	5.5	1	4	3	0
\$375,001 and up	3	7.14%	24.0	0	2	0	1
<b>Total Pending Units</b>	<b>42</b>			<b>12</b>	<b>24</b>	<b>4</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>7,384,279</b>	<b>100%</b>	<b>14.5</b>	<b>1.15M</b>	<b>4.67M</b>	<b>1.14M</b>	<b>434.00K</b>
<b>Median Listing Price</b>	<b>\$159,000</b>			<b>\$92,500</b>	<b>\$168,250</b>	<b>\$300,800</b>	<b>\$217,000</b>

# September 2025



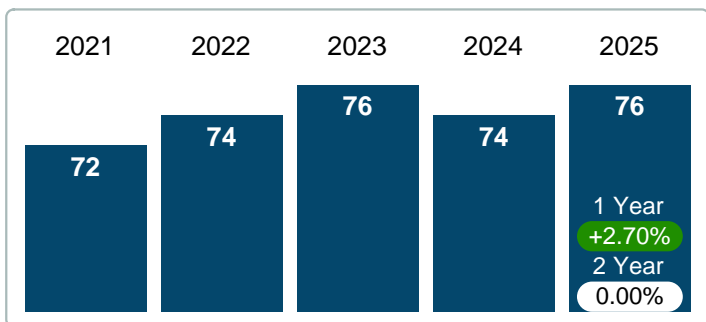
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



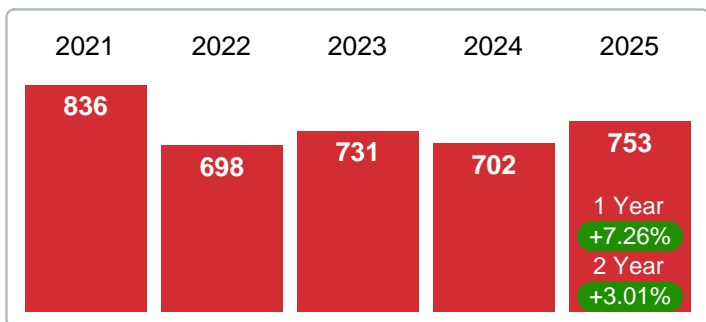
## NEW LISTINGS

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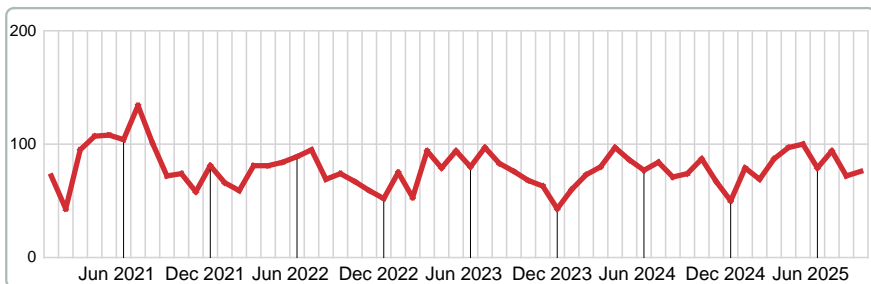
### SEPTEMBER



### YEAR TO DATE (YTD)

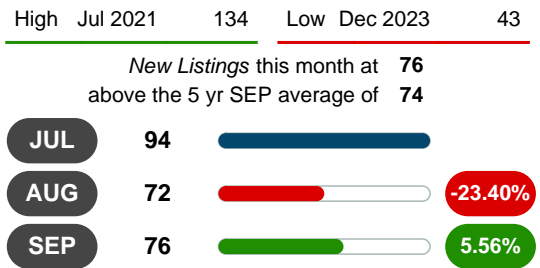


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 74



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			1-2 Beds				3 Beds				4 Beds				5+ Beds			
Price Range	Count	%																
\$50,000 and less	5	6.58%																
\$50,001 - \$125,000	10	13.16%																
\$125,001 - \$150,000	7	9.21%																
\$150,001 - \$225,000	21	27.63%																
\$225,001 - \$350,000	14	18.42%																
\$350,001 - \$475,000	11	14.47%																
\$475,001 and up	8	10.53%																
<b>Total New Listed Units</b>	<b>76</b>																	
<b>Total New Listed Volume</b>	<b>18,972,807</b>	<b>100%</b>																
<b>Median New Listed Listing Price</b>	<b>\$202,500</b>																	

# September 2025



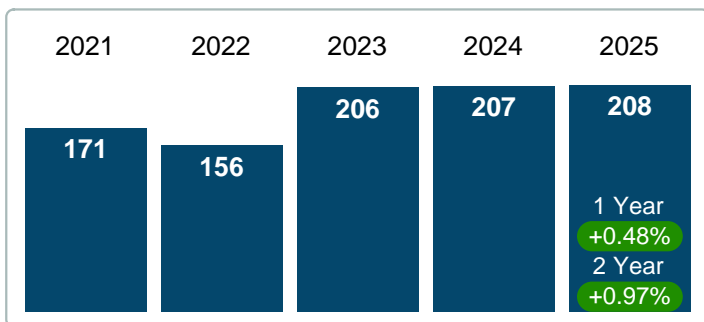
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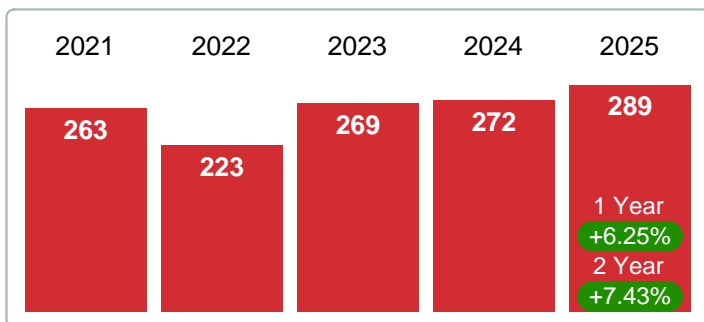
## ACTIVE INVENTORY

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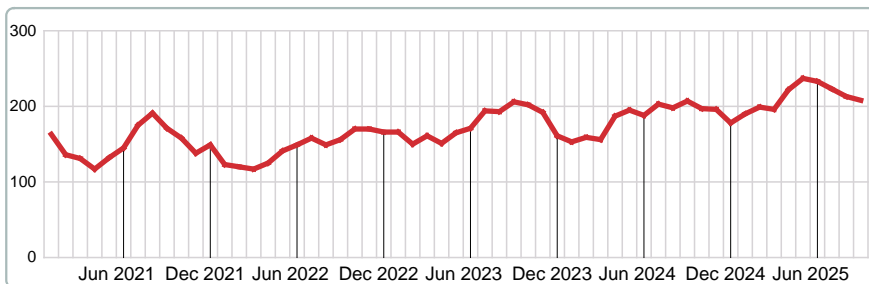
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

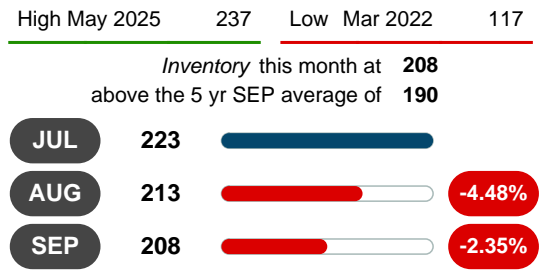


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 190



## 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%	145.5	8	8	4	0
\$75,001 - \$150,000	24	11.54%	40.5	8	14	2	0
\$150,001 - \$200,000	29	13.94%	63.0	7	20	2	0
\$200,001 - \$325,000	57	27.40%	56.0	4	37	14	2
\$325,001 - \$425,000	29	13.94%	75.0	0	14	13	2
\$425,001 - \$725,000	28	13.46%	62.5	1	9	14	4
\$725,001 and up	21	10.10%	125.0	4	7	5	5
<b>Total Active Inventory by Units</b>	<b>208</b>			<b>32</b>	<b>109</b>	<b>54</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>75,947,563</b>	<b>100%</b>	<b>72.5</b>	<b>8.32M</b>	<b>32.31M</b>	<b>23.62M</b>	<b>11.69M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$249,500</b>			<b>\$153,500</b>	<b>\$225,000</b>	<b>\$354,950</b>	<b>\$580,000</b>

# September 2025



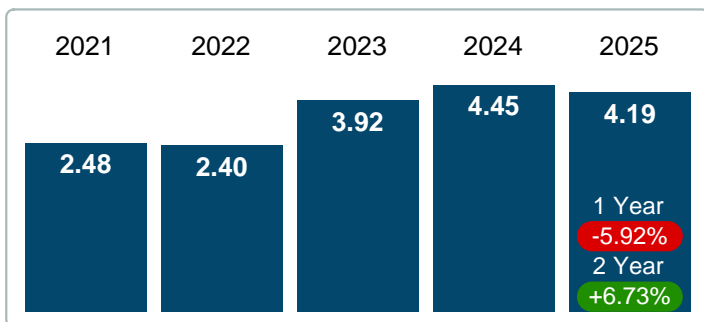
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



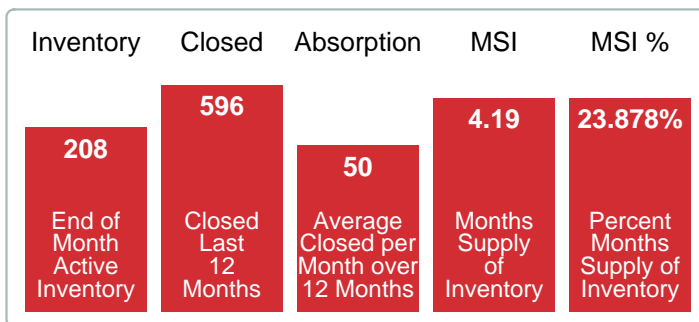
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Oct 13, 2025 for MLS Technology Inc.

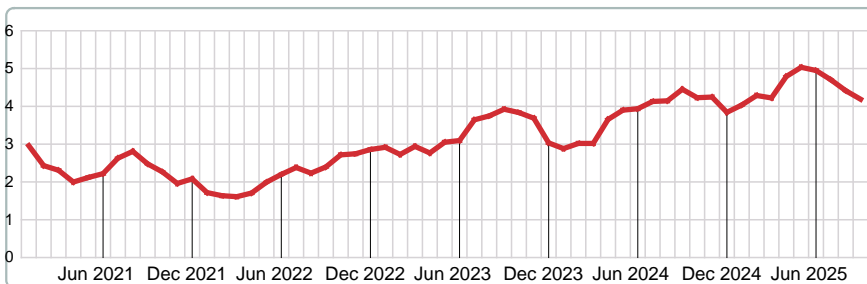
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS

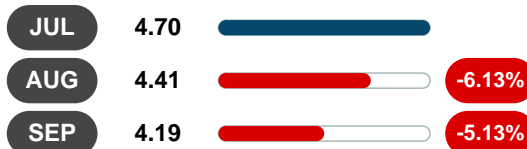


### 3 MONTHS

5 year SEP AVG = 3.49

High May 2025 5.03 Low Mar 2022 1.61

Months Supply this month at 4.19 above the 5 yr SEP average of 3.49



### 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	2.40	3.20	12.00	0.00
\$75,001 - \$150,000	24	11.54%	2.12	2.00	2.18	2.67	0.00
\$150,001 - \$200,000	29	13.94%	3.45	6.46	3.08	2.40	0.00
\$200,001 - \$325,000	57	27.40%	3.95	5.33	3.58	5.25	3.00
\$325,001 - \$425,000	29	13.94%	5.12	0.00	6.00	4.59	6.00
\$425,001 - \$725,000	28	13.46%	9.60	6.00	6.35	15.27	9.60
\$725,001 and up	21	10.10%	31.50	0.00	21.00	60.00	20.00
Market Supply of Inventory (MSI)	4.19			3.37	3.65	6.42	6.78
Total Active Inventory by Units	208	100%	4.19	32	109	54	13

# September 2025



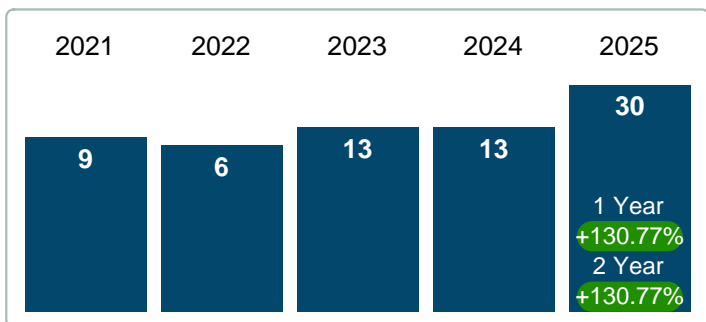
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



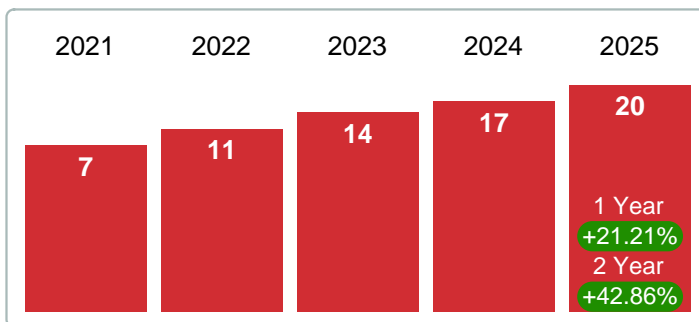
## MEDIAN DAYS ON MARKET TO SALE

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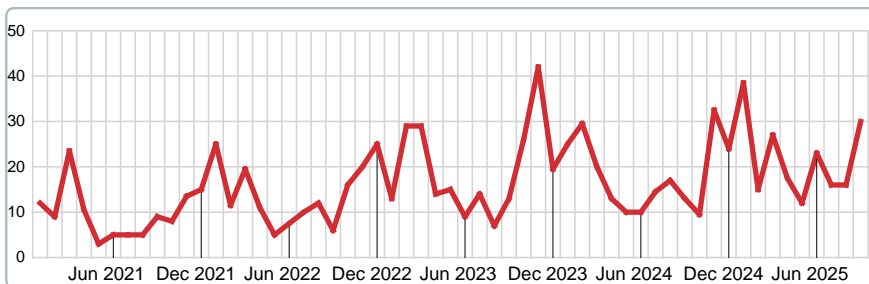
### SEPTEMBER



### YEAR TO DATE (YTD)

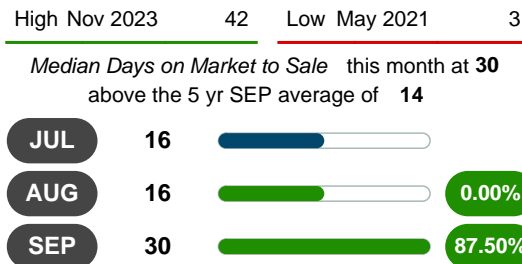


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 14



### 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
\$75,000 and less	6	9.23%	16	9	78	19	60
\$75,001 - \$125,000	8	12.31%	19	87	5	0	0
\$125,001 - \$175,000	12	18.46%	11	31	11	4	0
\$175,001 - \$225,000	9	13.85%	21	30	16	0	0
\$225,001 - \$300,000	16	24.62%	57	0	75	37	54
\$300,001 - \$425,000	7	10.77%	19	0	41	24	2
\$425,001 and up	7	10.77%	39	0	3	55	39
Median Closed DOM	30			31	19	33	47
Total Closed Units	65	100%	30.0	7	42	12	4
Total Closed Volume	14,897,630			737.00K	9.24M	3.80M	1.12M

# September 2025



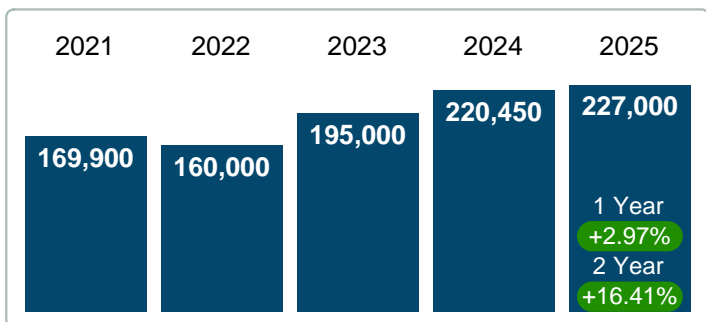
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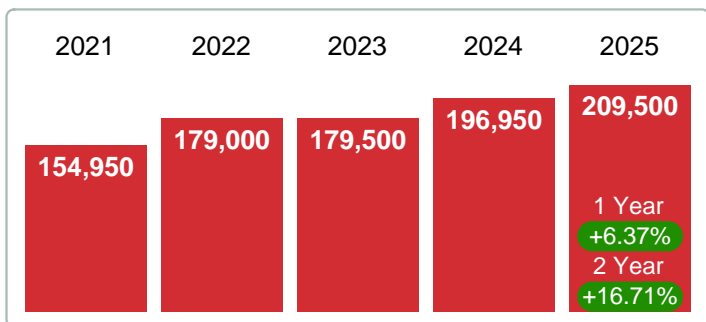
## MEDIAN LIST PRICE AT CLOSING

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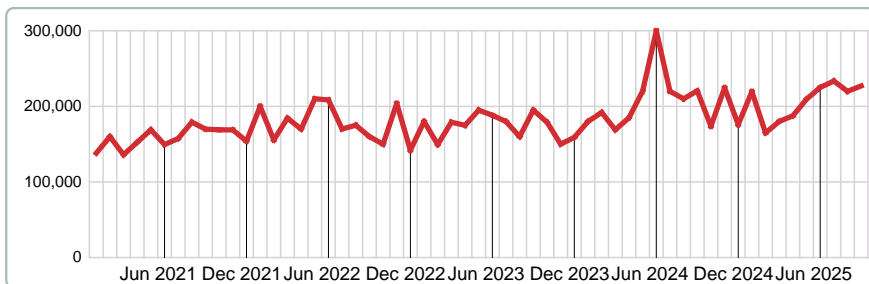
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 194,470

High Jun 2024 299,900    Low Mar 2021 136,000  
 Median List Price at Closing this month at **227,000**  
 above the 5 yr SEP average of **194,470**

JUL	233,500	
AUG	219,900	-5.82%
SEP	227,000	3.23%

### 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
\$75,000 and less	7.69%	39,000	51,950	25,000	61,000	35,000
\$75,001 - \$125,000	12.31%	102,500	95,000	110,000	0	0
\$125,001 - \$175,000	18.46%	159,750	169,000	159,750	157,000	0
\$175,001 - \$225,000	10.77%	199,900	0	199,900	0	0
\$225,001 - \$300,000	27.69%	250,000	227,000	250,000	250,000	276,500
\$300,001 - \$425,000	12.31%	369,950	0	372,000	375,000	340,000
\$425,001 and up	10.77%	515,000	0	487,000	554,500	515,000
Median List Price		227,000	95,000	212,450	339,950	308,250
Total Closed Units	100%	227,000	7	42	12	4
Total Closed Volume		15,436,599	804.40K	9.53M	3.93M	1.17M

# September 2025



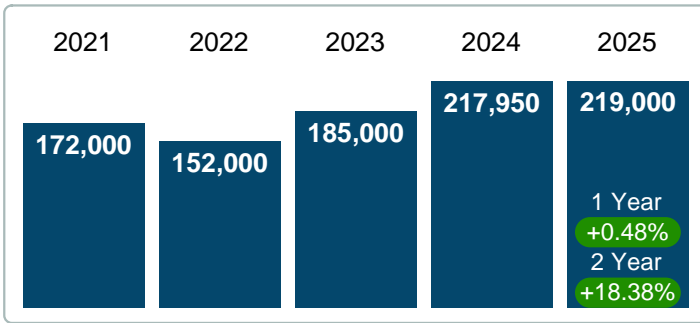
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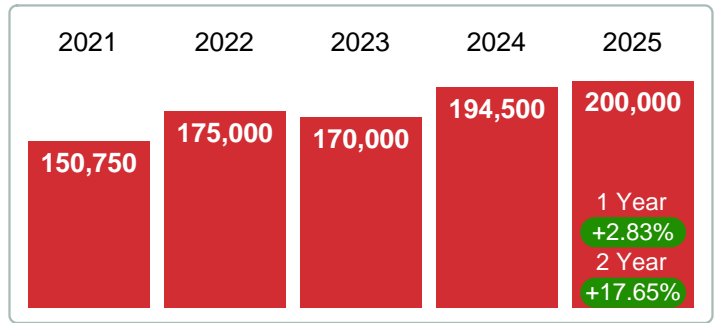
## MEDIAN SOLD PRICE AT CLOSING

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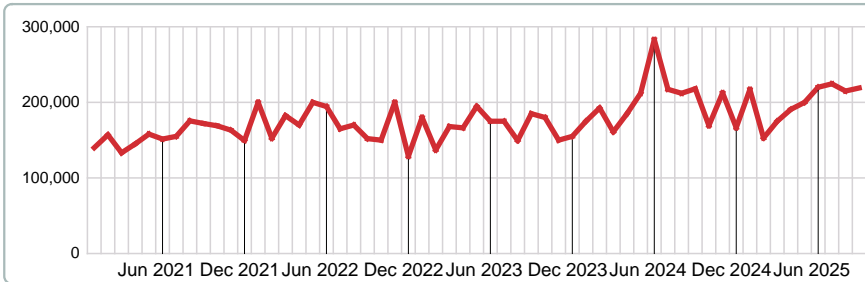
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

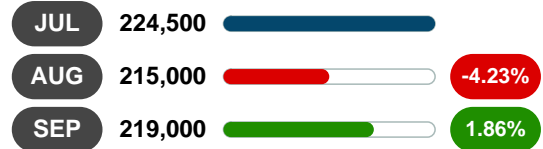


### 3 MONTHS

5 year SEP AVG = 189,190

High Jun 2024 283,000 Low Dec 2022 128,700

Median Sold Price at Closing this month at **219,000** above the 5 yr SEP average of **189,190**



### 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
\$75,000 and less	9.23%	44,000	45,500	49,000	61,000	25,000
\$75,001 - \$125,000	12.31%	91,000	90,000	110,000	0	0
\$125,001 - \$175,000	18.46%	160,500	166,000	159,750	161,470	0
\$175,001 - \$225,000	13.85%	200,000	217,000	200,000	0	0
\$225,001 - \$300,000	24.62%	252,000	0	254,000	252,250	250,000
\$300,001 - \$425,000	10.77%	365,000	0	365,000	365,000	330,000
\$425,001 and up	10.77%	514,000	0	467,500	531,850	514,000
<b>Median Sold Price</b>		<b>219,000</b>	<b>90,000</b>	<b>200,000</b>	<b>330,000</b>	<b>290,000</b>
<b>Total Closed Units</b>		<b>65</b>	<b>7</b>	<b>42</b>	<b>12</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>14,897,630</b>	<b>737.00K</b>	<b>9.24M</b>	<b>3.80M</b>	<b>1.12M</b>

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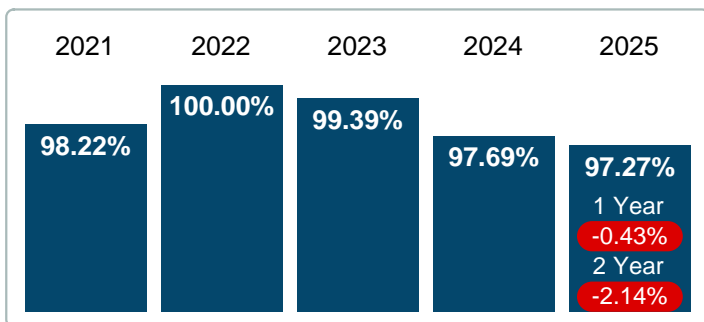
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



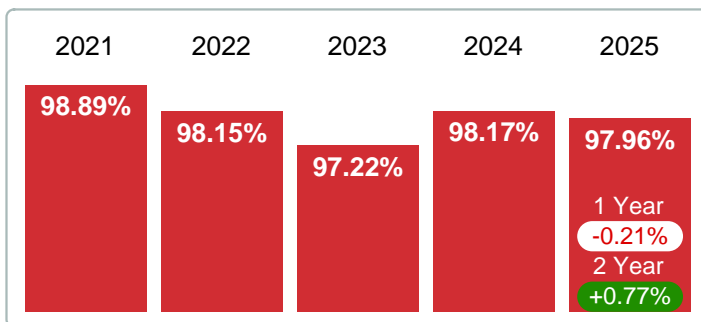
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Oct 13, 2025 for MLS Technology Inc.

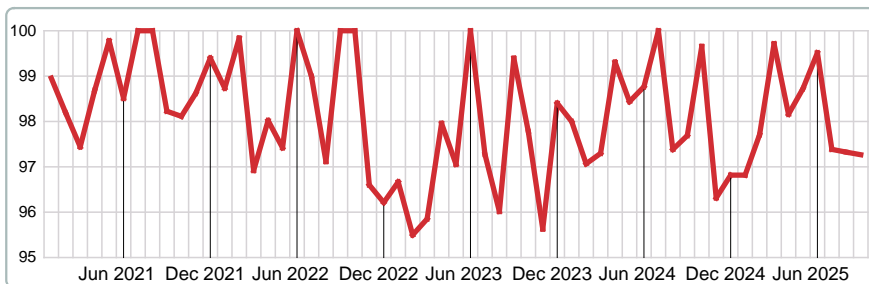
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

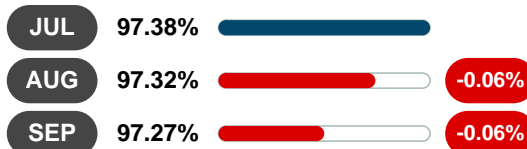


### 3 MONTHS

5 year SEP AVG = 98.51%

High Jul 2024 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **97.27%**  
below the 5 yr SEP average of **98.51%**



## 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
\$75,000 and less	6	9.23%	90.12%	83.92%	90.12%	100.00%	71.43%
\$75,001 - \$125,000	8	12.31%	94.15%	95.86%	92.44%	0.00%	0.00%
\$125,001 - \$175,000	12	18.46%	99.21%	98.22%	99.21%	102.85%	0.00%
\$175,001 - \$225,000	9	13.85%	96.96%	95.59%	97.25%	0.00%	0.00%
\$225,001 - \$300,000	16	24.62%	97.49%	0.00%	99.24%	94.42%	90.42%
\$300,001 - \$425,000	7	10.77%	97.33%	0.00%	97.81%	98.38%	97.06%
\$425,001 and up	7	10.77%	97.27%	0.00%	96.95%	95.93%	99.81%
Median Sold/List Ratio		97.27%		95.86%	97.66%	97.64%	93.74%
Total Closed Units		65	100%	7	42	12	4
Total Closed Volume		14,897,630		737.00K	9.24M	3.80M	1.12M

# September 2025



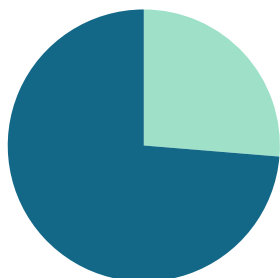
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## MARKET SUMMARY

Report produced on Oct 13, 2025 for MLS Technology Inc.

### INVENTORY

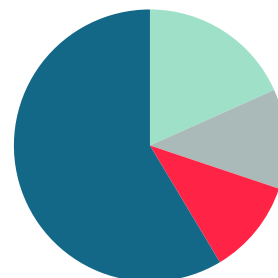


**Inventory**  
 New Listings  
**76 = 26.30%**  
 Start Inventory  
**213**  
 Total Inventory Units  
**289**  
 Volume  
**\$93,930,225**

### Market Activity

Closed Sales  
**65 = 18.31%**  
 Pending Sales  
**42 = 11.83%**  
 Other Off Market  
**40 = 11.27%**  
 Active Inventory  
**208 = 58.59%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	48	65	35.42%	424	464	9.43%
Pending Sales	43	42	-2.33%	456	487	6.80%
New Listings	74	76	2.70%	702	753	7.26%
Median List Price	220,450	227,000	2.97%	196,950	209,500	6.37%
Median Sale Price	217,950	219,000	0.48%	194,500	200,000	2.83%
Median Percent of Selling Price to List Price	97.69%	97.27%	-0.43%	98.17%	97.96%	-0.21%
Median Days on Market to Sale	13.00	30.00	130.77%	16.50	20.00	21.21%
Monthly Inventory	207	208	0.48%	207	208	0.48%
Months Supply of Inventory	4.45	4.19	-5.92%	4.45	4.19	-5.92%

**Absorption:** Last 12 months, an Average of **50** Sales/Month

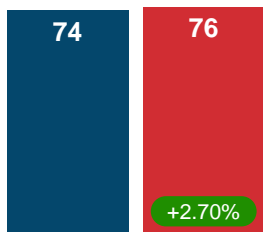
**Inventory** on September 30, 2025 = **208**

**2024** **2025**

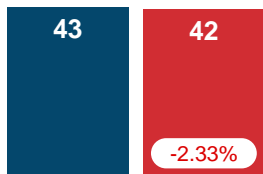
### SEPTEMBER MARKET

### MEDIAN PRICES

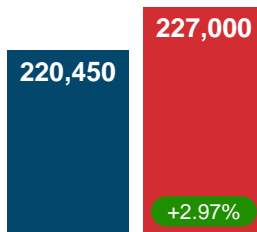
#### New Listings



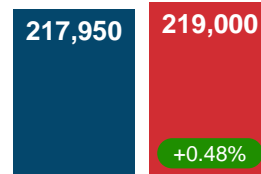
#### Pending Listings



#### List Price



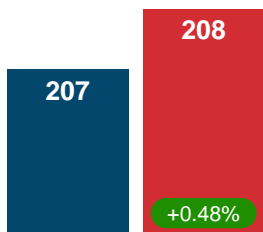
#### Sale Price



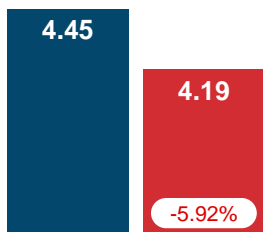
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

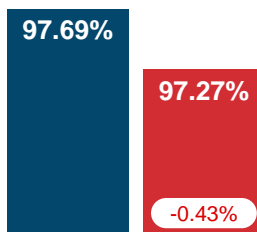
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

