

September 2025



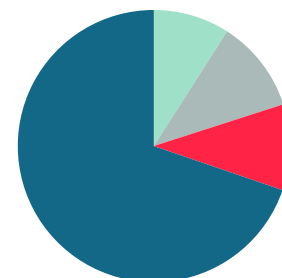
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	45	47	4.44%
Pending Listings	54	57	5.56%
New Listings	84	115	36.90%
Average List Price	210,591	239,351	13.66%
Average Sale Price	200,877	225,855	12.43%
Average Percent of Selling Price to List Price	93.70%	92.39%	-1.39%
Average Days on Market to Sale	65.36	46.74	-28.48%
End of Month Inventory	368	362	-1.63%
Months Supply of Inventory	6.71	6.75	0.51%



■ Closed (9.06%)
■ Pending (10.98%)
■ Other OffMarket (10.21%)
■ Active (69.75%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of September 30, 2025 = **362**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2025 decreased **1.63%** to 362 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **6.75** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **12.43%** in September 2025 to \$225,855 versus the previous year at \$200,877.

Average Days on Market Shortens

The average number of **46.74** days that homes spent on the market before selling decreased by 18.61 days or **28.48%** in September 2025 compared to last year's same month at **65.36** DOM.

Sales Success for September 2025 is Positive

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

There were 115 New Listings in September 2025, up **36.90%** from last year at 84. Furthermore, there were 47 Closed Listings this month versus last year at 45, a **4.44%** increase.

Closed versus Listed trends yielded a **40.9%** ratio, down from previous year's, September 2024, at **53.6%**, a **23.71%** downswing. This will certainly create pressure on a decreasing 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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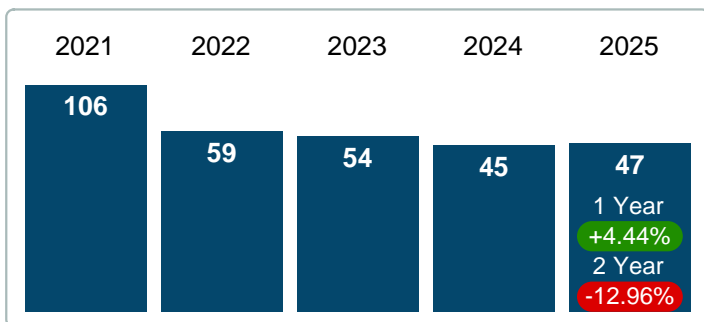
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



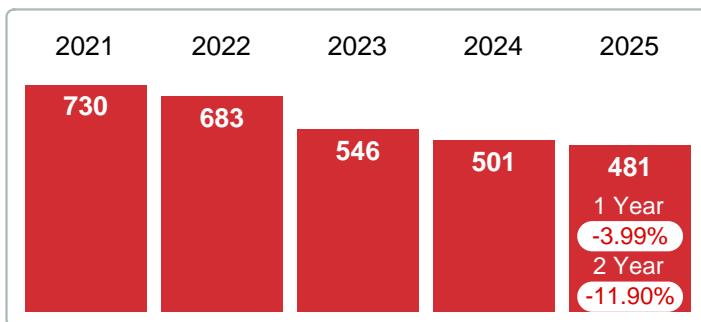
CLOSED LISTINGS

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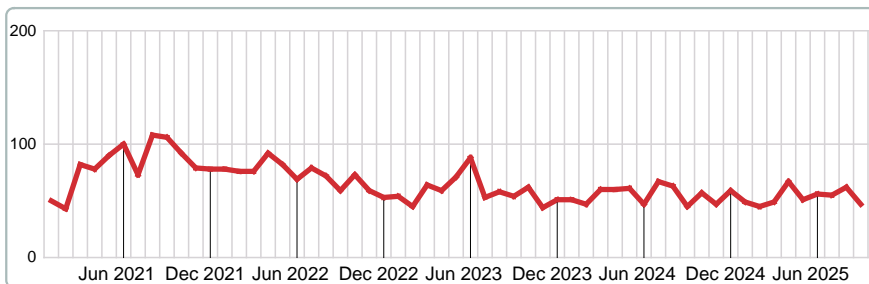
SEPTEMBER



YEAR TO DATE (YTD)

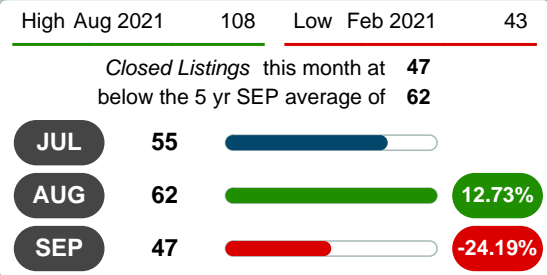


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.26%	20.0	2	0	0	0
\$75,001 - \$100,000	7	14.89%	44.0	5	2	0	0
\$100,001 - \$125,000	4	8.51%	75.5	0	3	1	0
\$125,001 - \$200,000	13	27.66%	66.3	3	9	1	0
\$200,001 - \$300,000	10	21.28%	35.4	1	7	2	0
\$300,001 - \$425,000	5	10.64%	41.2	0	3	1	1
\$425,001 and up	6	12.77%	20.8	0	4	1	1
Total Closed Units	47			11	28	6	2
Total Closed Volume	10,615,163	100%	46.7	1.17M	6.71M	1.81M	934.00K
Average Closed Price	\$225,855			\$106,115	\$239,532	\$301,167	\$467,000

September 2025



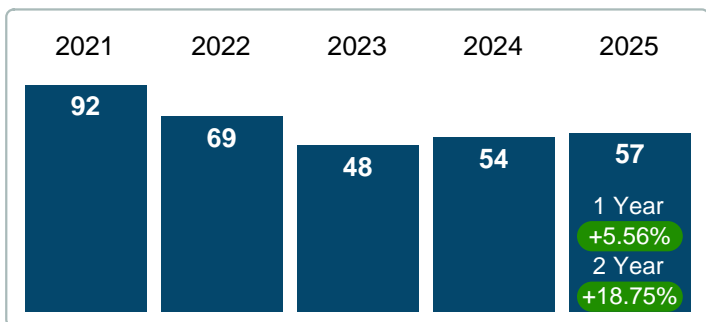
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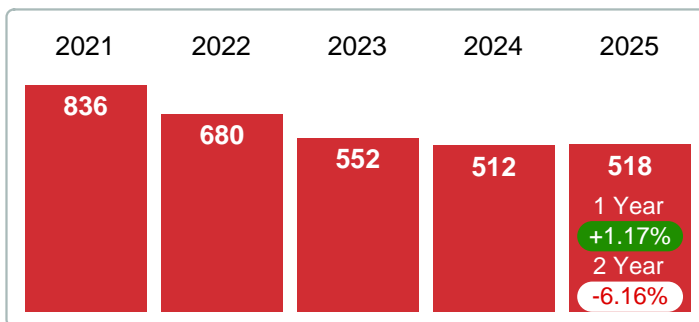
PENDING LISTINGS

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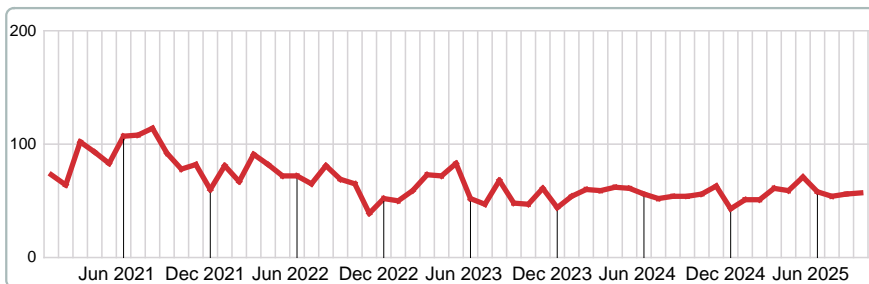
SEPTEMBER



YEAR TO DATE (YTD)

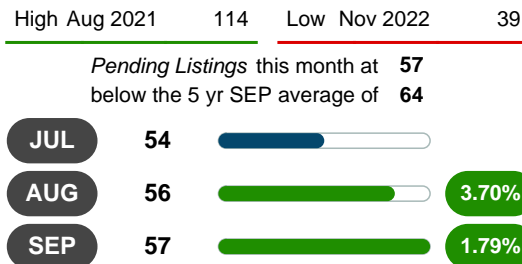


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.02%	91.5	4	0	0	0
\$75,001 - \$125,000	6	10.53%	42.7	3	3	0	0
\$125,001 - \$175,000	8	14.04%	47.6	0	5	3	0
\$175,001 - \$275,000	18	31.58%	44.9	3	11	4	0
\$275,001 - \$375,000	9	15.79%	35.9	0	6	3	0
\$375,001 - \$525,000	6	10.53%	97.7	0	4	2	0
\$525,001 and up	6	10.53%	50.3	0	2	2	2
Total Pending Units	57			10	31	14	2
Total Pending Volume	15,711,289	100%	53.0	1.19M	8.65M	4.80M	1.08M
Average Listing Price	\$275,637			\$118,830	\$278,987	\$342,600	\$539,000

September 2025



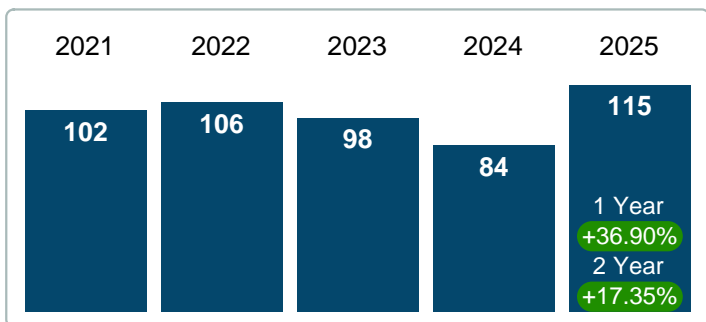
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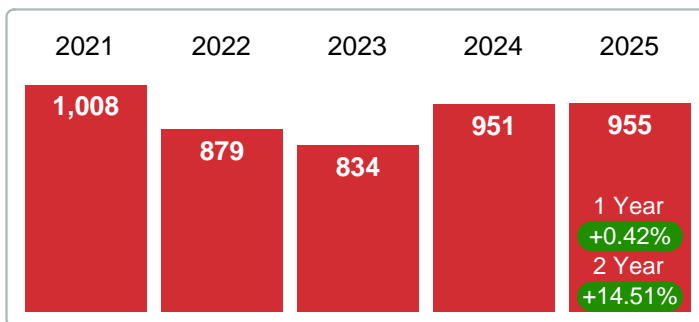
NEW LISTINGS

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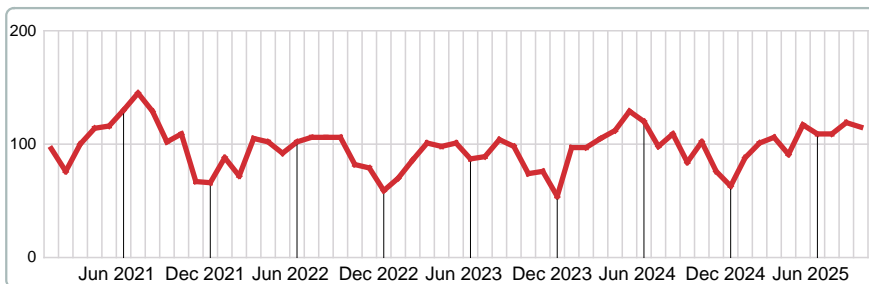
SEPTEMBER



YEAR TO DATE (YTD)

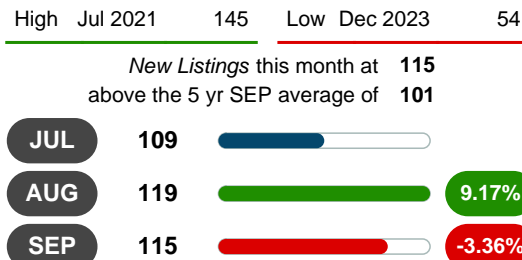


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 101



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	9.57%	7	4	0	0
\$125,001 - \$150,000	13	11.30%	3	7	3	0
\$150,001 - \$175,000	9	7.83%	1	5	3	0
\$175,001 - \$300,000	37	32.17%	7	20	10	0
\$300,001 - \$350,000	16	13.91%	0	10	6	0
\$350,001 - \$525,000	18	15.65%	0	10	7	1
\$525,001 and up	11	9.57%	0	5	4	2
Total New Listed Units	115		18	61	33	3
Total New Listed Volume	34,816,399	100%	2.71M	19.18M	11.39M	1.53M
Average New Listed Listing Price	\$302,751		\$150,622	\$314,446	\$345,261	\$510,133

September 2025



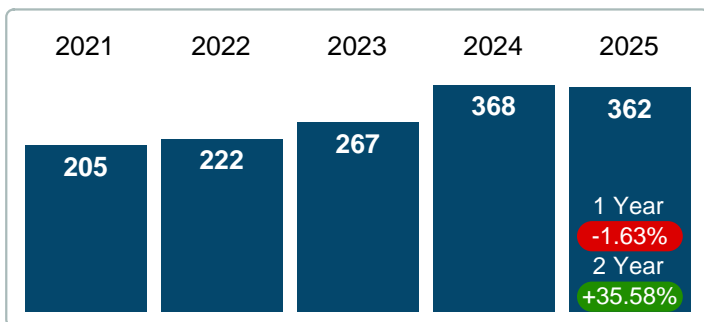
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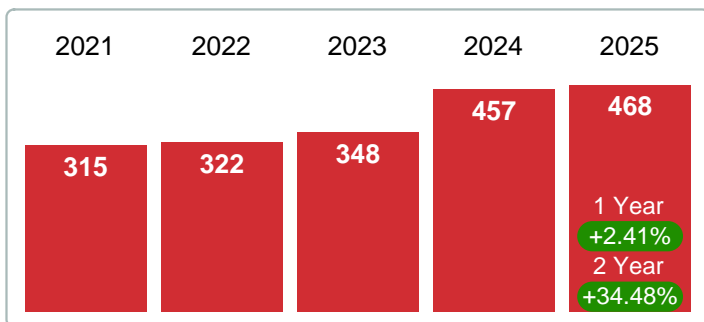
ACTIVE INVENTORY

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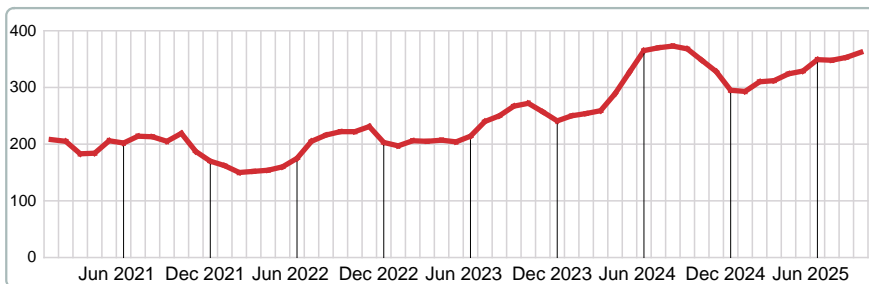
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

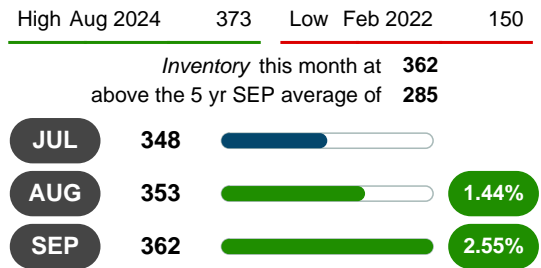


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	34	9.39%	103.1	16	17	1	0
\$100,001 - \$150,000	44	12.15%	81.6	21	21	2	0
\$150,001 - \$200,000	55	15.19%	65.4	11	29	15	0
\$200,001 - \$325,000	96	26.52%	75.8	6	57	30	3
\$325,001 - \$425,000	50	13.81%	72.0	3	31	13	3
\$425,001 - \$650,000	50	13.81%	91.5	7	17	20	6
\$650,001 and up	33	9.12%	135.5	3	11	11	8
Total Active Inventory by Units			362	67	183	92	20
Total Active Inventory by Volume			123,690,342	16.23M	55.51M	39.46M	12.49M
Average Active Inventory Listing Price			\$341,686	\$242,216	\$303,336	\$428,936	\$624,460

September 2025



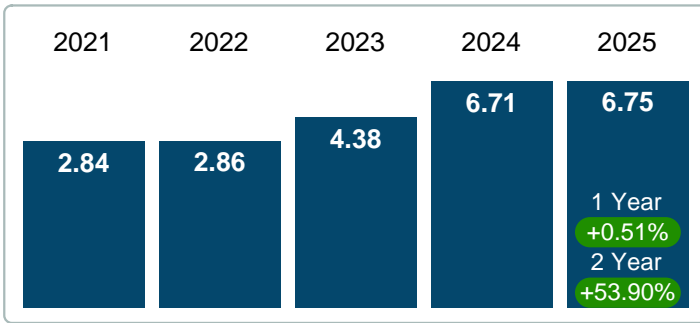
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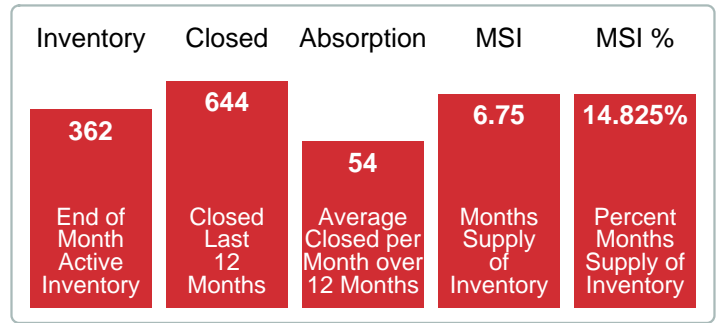
MONTHS SUPPLY of INVENTORY (MSI)

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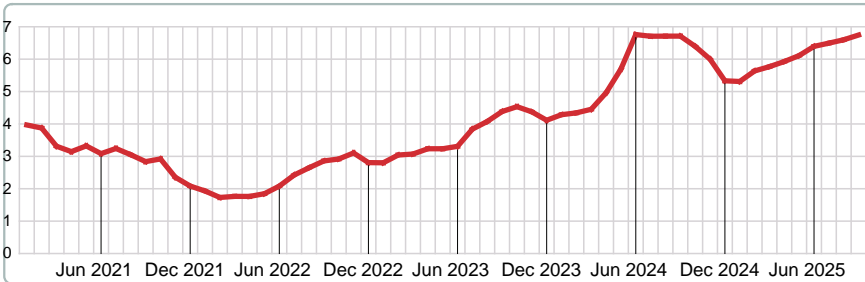
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

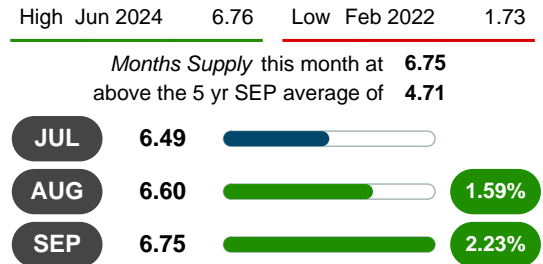


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.71



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
\$100,000 and less	34	9.39%	3.14	2.91	3.58	3.00	0.00
\$100,001 - \$150,000	44	12.15%	4.55	6.81	3.55	3.00	0.00
\$150,001 - \$200,000	55	15.19%	6.17	7.76	4.70	11.25	0.00
\$200,001 - \$325,000	96	26.52%	6.82	7.20	5.26	13.33	18.00
\$325,001 - \$425,000	50	13.81%	10.00	6.00	10.33	11.14	9.00
\$425,001 - \$650,000	50	13.81%	13.04	0.00	8.16	15.00	14.40
\$650,001 and up	33	9.12%	24.75	0.00	16.50	26.40	32.00
Market Supply of Inventory (MSI)			6.75	5.91	5.48	12.27	14.12
Total Active Inventory by Units		100%	6.75	67	183	92	20

September 2025



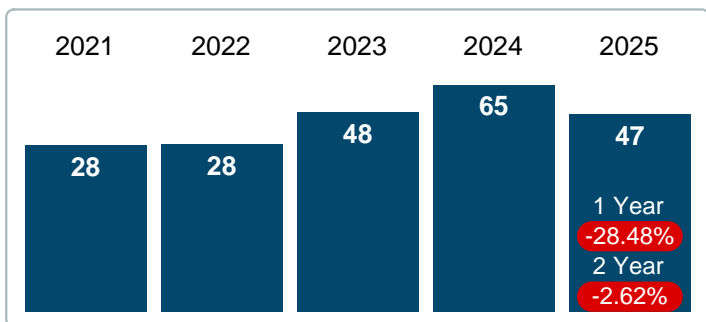
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



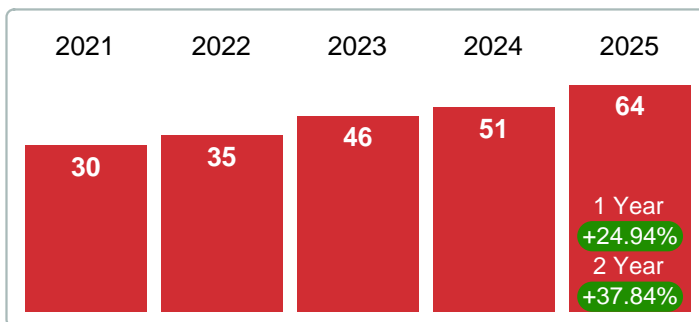
AVERAGE DAYS ON MARKET TO SALE

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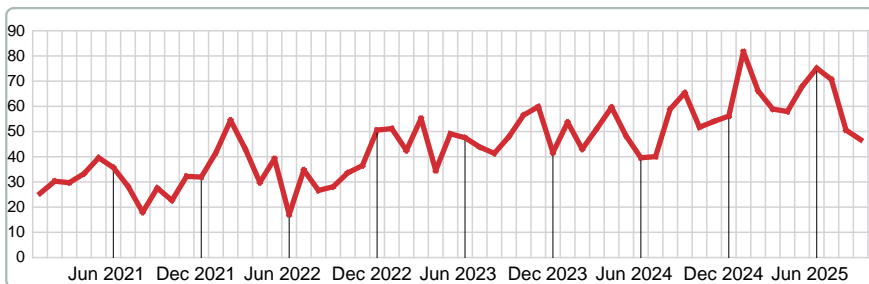
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

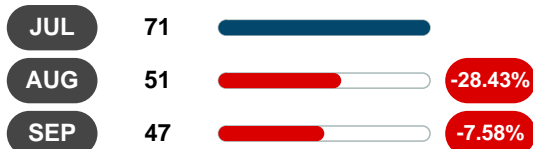


3 MONTHS

5 year SEP AVG = 43

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 47 above the 5 yr SEP average of 43



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
\$75,000 and less	4.26%	20	20	0	0	0
\$75,001 - \$100,000	14.89%	44	51	28	0	0
\$100,001 - \$125,000	8.51%	76	0	60	121	0
\$125,001 - \$200,000	27.66%	66	63	73	15	0
\$200,001 - \$300,000	21.28%	35	30	31	54	0
\$300,001 - \$425,000	10.64%	41	0	36	19	78
\$425,001 and up	12.77%	21	0	19	12	39
Average Closed DOM		47	47	46	46	59
Total Closed Units	100%	47	11	28	6	2
Total Closed Volume		10,615,163	1.17M	6.71M	1.81M	934.00K

September 2025



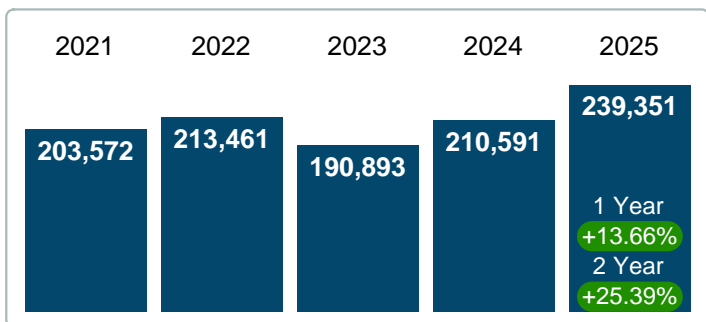
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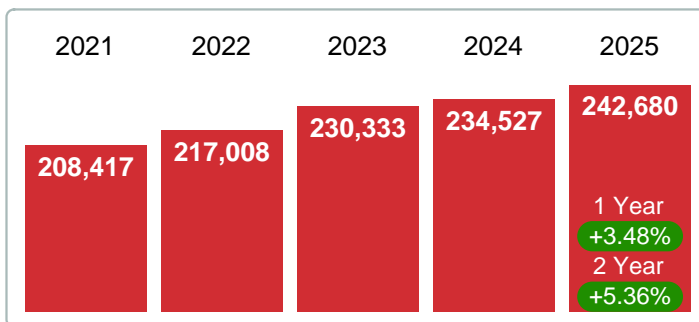
AVERAGE LIST PRICE AT CLOSING

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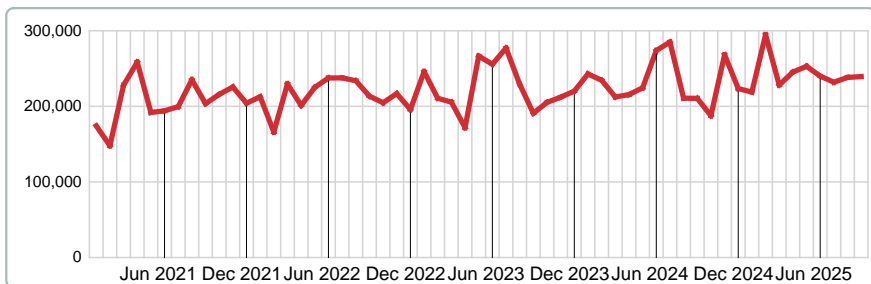
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 211,573

High Feb 2025 294,722 Low Feb 2021 147,958

Average List Price at Closing this month at **239,351**
above the 5 yr SEP average of **211,573**

- JUL** 231,927
- AUG** 238,273 2.74%
- SEP** 239,351 0.45%

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
\$75,000 and less	4.26%	54,500	54,500	0	0	0
\$75,001 - \$100,000	8.51%	90,500	101,680	96,750	0	0
\$100,001 - \$125,000	8.51%	114,950	0	152,800	129,999	0
\$125,001 - \$200,000	34.04%	163,419	155,833	169,867	175,000	0
\$200,001 - \$300,000	21.28%	243,570	227,000	243,386	239,950	0
\$300,001 - \$425,000	10.64%	382,860	0	386,467	329,900	425,000
\$425,001 and up	12.77%	559,000	0	522,250	750,000	515,000
Average List Price		239,351	119,264	254,743	310,800	470,000
Total Closed Units	100%	239,351	11	28	6	2
Total Closed Volume		11,249,499	1.31M	7.13M	1.86M	940.00K

September 2025



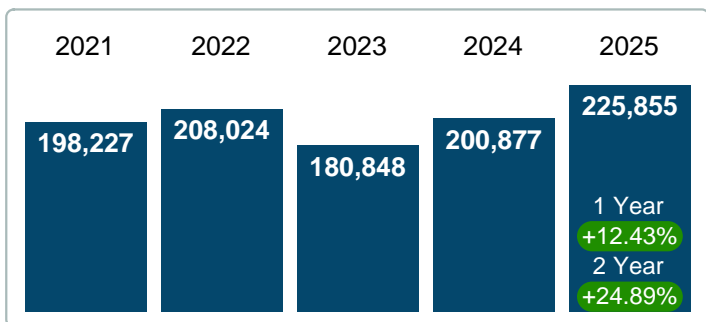
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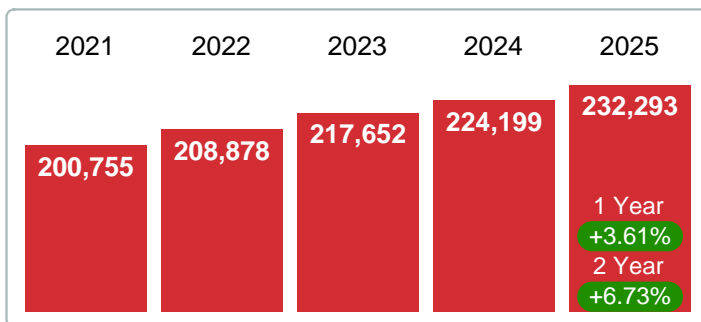
AVERAGE SOLD PRICE AT CLOSING

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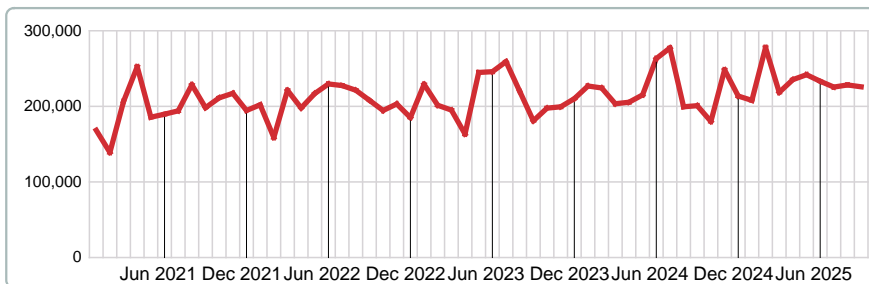
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

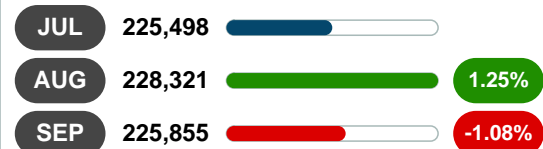


3 MONTHS

5 year SEP AVG = 202,766

High Feb 2025 277,811 Low Feb 2021 139,023

Average Sold Price at Closing this month at **225,855**
above the 5 yr SEP average of **202,766**



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
\$75,000 and less	2	4.26%	26,000	26,000	0	0	0
\$75,001 - \$100,000	7	14.89%	89,895	89,253	91,500	0	0
\$100,001 - \$125,000	4	8.51%	122,475	0	121,633	124,999	0
\$125,001 - \$200,000	13	27.66%	156,462	150,667	156,778	171,000	0
\$200,001 - \$300,000	10	21.28%	232,650	217,000	236,643	226,500	0
\$300,001 - \$425,000	5	10.64%	376,500	0	376,500	333,000	420,000
\$425,001 and up	6	12.77%	533,500	0	490,500	725,000	514,000
Average Sold Price			225,855	106,115	239,532	301,167	467,000
Total Closed Units		100%	225,855	11	28	6	2
Total Closed Volume			10,615,163	1.17M	6.71M	1.81M	934.00K

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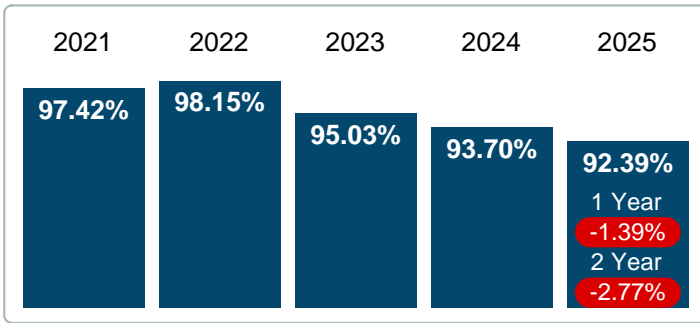
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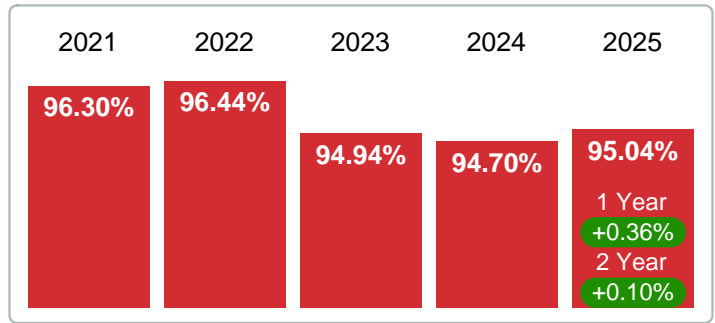
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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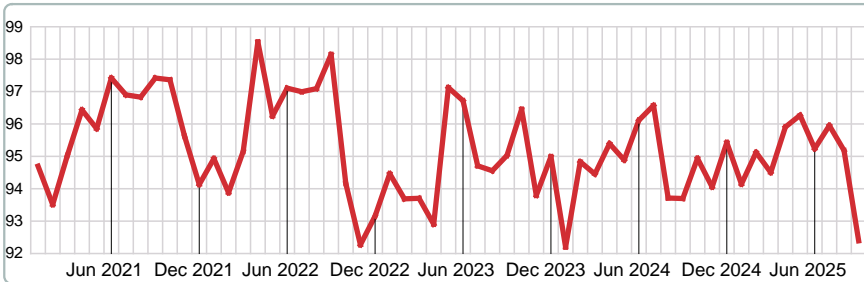
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

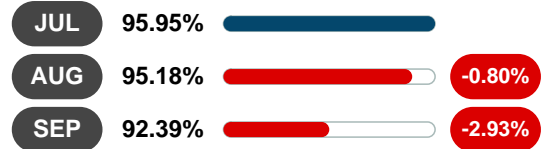


3 MONTHS

5 year SEP AVG = 95.34%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **92.39%** below the 5 yr SEP average of **95.34%**



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	
\$75,000 and less	2	4.26%	52.47%	52.47%	0.00%	0.00%	0.00%	
\$75,001 - \$100,000	7	14.89%	90.62%	88.97%	94.73%	0.00%	0.00%	
\$100,001 - \$125,000	4	8.51%	86.14%	0.00%	82.80%	96.15%	0.00%	
\$125,001 - \$200,000	13	27.66%	94.48%	96.90%	93.31%	97.71%	0.00%	
\$200,001 - \$300,000	10	21.28%	96.63%	95.59%	97.40%	94.43%	0.00%	
\$300,001 - \$425,000	5	10.64%	98.19%	0.00%	97.07%	100.94%	98.82%	
\$425,001 and up	6	12.77%	95.54%	0.00%	94.19%	96.67%	99.81%	
Average Sold/List Ratio		92.40%		85.10%	93.84%	96.72%	99.31%	
Total Closed Units		47	100%	92.40%	11	28	6	2
Total Closed Volume		10,615,163			1.17M	6.71M	1.81M	934.00K

September 2025



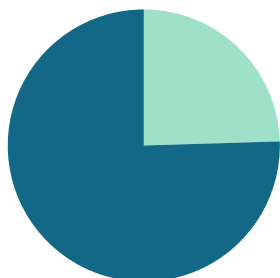
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

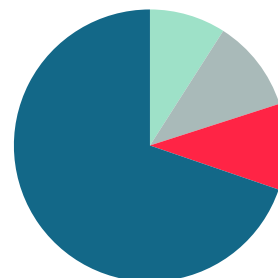


Inventory
 New Listings
115 = 24.52%
 Start Inventory
354
 Total Inventory Units
469
 Volume
\$158,168,481

Market Activity

Closed Sales
47 = 9.06%
 Pending Sales
57 = 10.98%
 Other Off Market
53 = 10.21%
 Active Inventory
362 = 69.75%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	45	47	4.44%	501	481	-3.99%
Pending Sales	54	57	5.56%	512	518	1.17%
New Listings	84	115	36.90%	951	955	0.42%
Average List Price	210,591	239,351	13.66%	234,527	242,680	3.48%
Average Sale Price	200,877	225,855	12.43%	224,199	232,293	3.61%
Average Percent of Selling Price to List Price	93.70%	92.39%	-1.39%	94.70%	95.04%	0.36%
Average Days on Market to Sale	65.36	46.74	-28.48%	50.98	63.69	24.94%
Monthly Inventory	368	362	-1.63%	368	362	-1.63%
Months Supply of Inventory	6.71	6.75	0.51%	6.71	6.75	0.51%

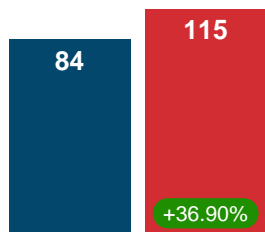
Absorption: Last 12 months, an Average of **54** Sales/Month

Inventory on September 30, 2025 = **362** 2024 2025

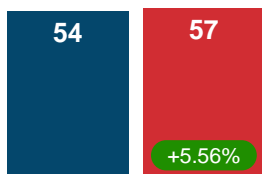
SEPTEMBER MARKET

AVERAGE PRICES

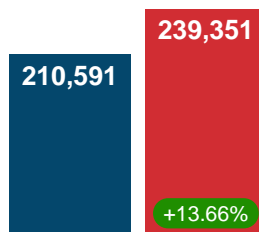
New Listings



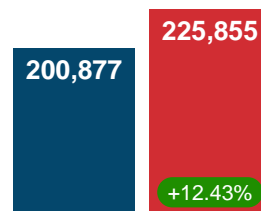
Pending Listings



List Price



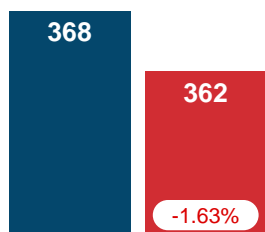
Sale Price



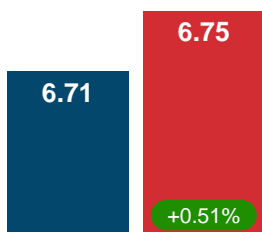
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

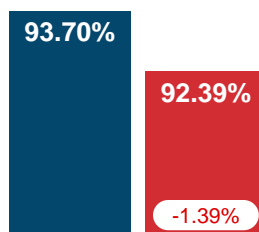
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

