

# September 2025



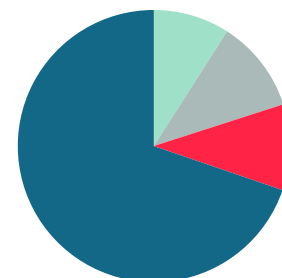
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## 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%
Median List Price	180,000	199,000	10.56%
Median Sale Price	166,000	171,000	3.01%
Median Percent of Selling Price to List Price	96.23%	96.49%	0.28%
Median Days on Market to Sale	27.00	29.00	7.41%
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.

#### 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 **3.01%** in September 2025 to \$171,000 versus the previous year at \$166,000.

#### Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 2.00 days or **7.41%** in September 2025 compared to last year's same month at **27.00** 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 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 Monthly 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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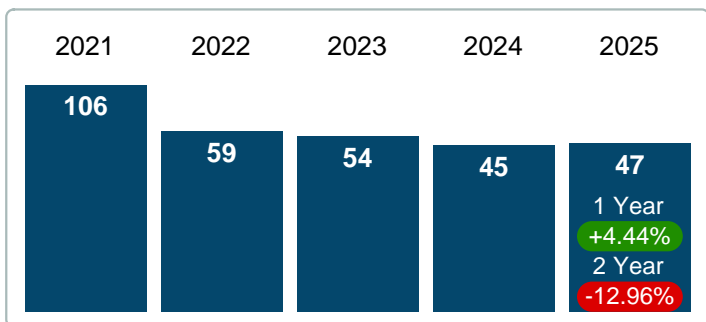
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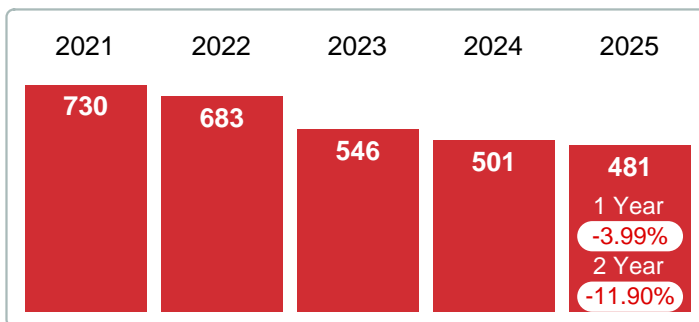
## CLOSED LISTINGS

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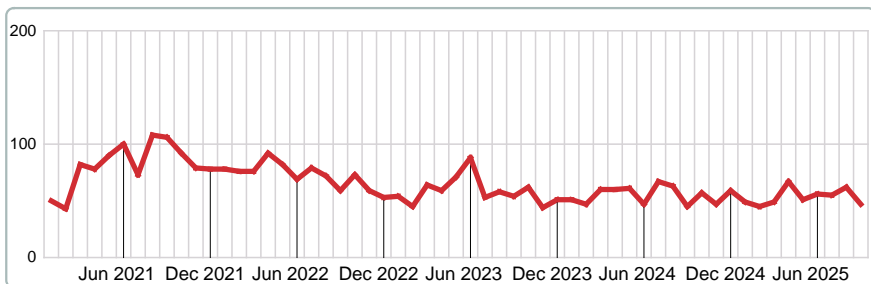
### SEPTEMBER



### YEAR TO DATE (YTD)

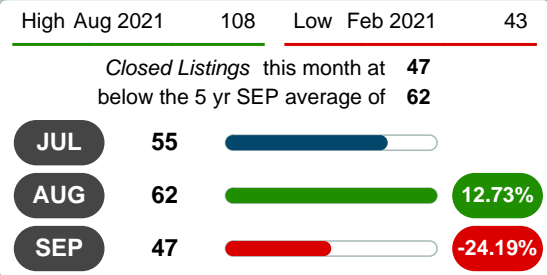


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 62



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	29.0	5	2	0	0
\$100,001 - \$125,000	4	8.51%	78.5	0	3	1	0
\$125,001 - \$200,000	13	27.66%	50.0	3	9	1	0
\$200,001 - \$300,000	10	21.28%	34.0	1	7	2	0
\$300,001 - \$425,000	5	10.64%	19.0	0	3	1	1
\$425,001 and up	6	12.77%	7.5	0	4	1	1
<b>Total Closed Units</b>	<b>47</b>			<b>11</b>	<b>28</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>10,615,163</b>	<b>100%</b>	<b>29.0</b>	<b>1.17M</b>	<b>6.71M</b>	<b>1.81M</b>	<b>934.00K</b>
<b>Median Closed Price</b>	<b>\$171,000</b>			<b>\$92,000</b>	<b>\$202,500</b>	<b>\$226,500</b>	<b>\$467,000</b>

# September 2025



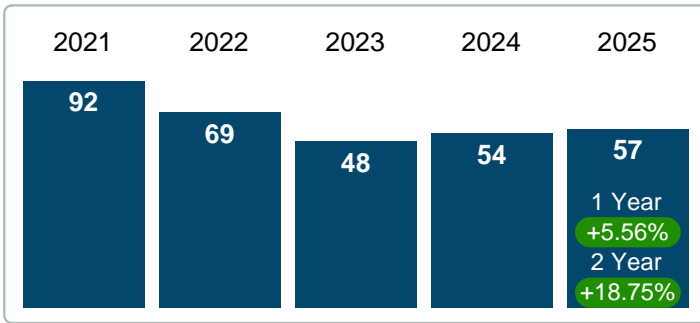
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



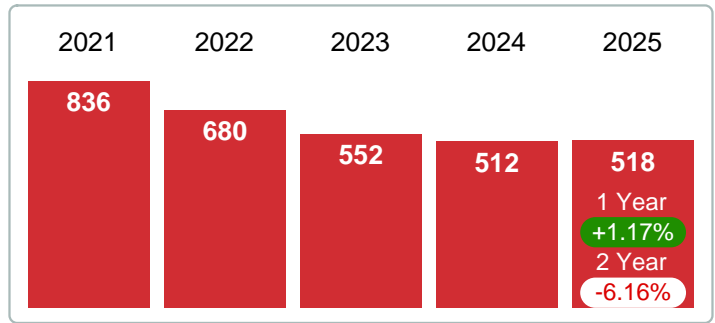
## PENDING LISTINGS

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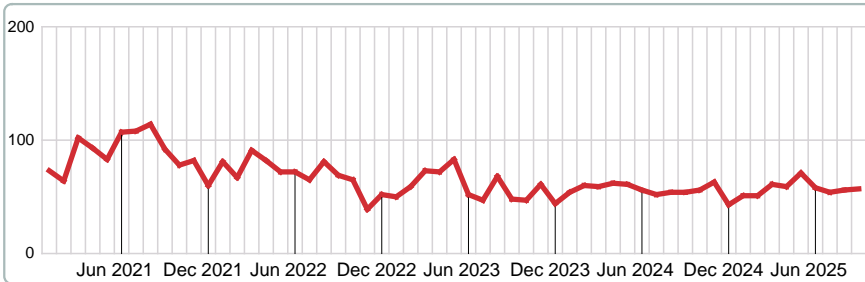
### SEPTEMBER



### YEAR TO DATE (YTD)

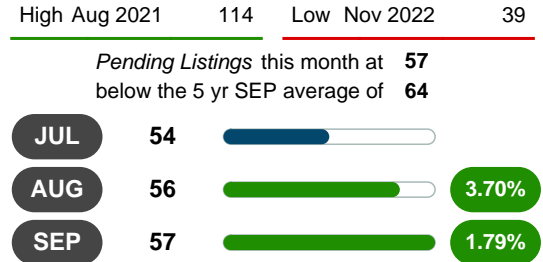


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 64



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.02%	100.5	4	0	0	0
\$75,001 - \$125,000	6	10.53%	47.0	3	3	0	0
\$125,001 - \$175,000	8	14.04%	18.5	0	5	3	0
\$175,001 - \$275,000	18	31.58%	33.0	3	11	4	0
\$275,001 - \$375,000	9	15.79%	7.0	0	6	3	0
\$375,001 - \$525,000	6	10.53%	111.0	0	4	2	0
\$525,001 and up	6	10.53%	53.0	0	2	2	2
<b>Total Pending Units</b>	<b>57</b>			<b>10</b>	<b>31</b>	<b>14</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>15,711,289</b>	<b>100%</b>	<b>36.0</b>	<b>1.19M</b>	<b>8.65M</b>	<b>4.80M</b>	<b>1.08M</b>
<b>Median Listing Price</b>	<b>\$230,000</b>			<b>\$111,200</b>	<b>\$239,900</b>	<b>\$291,500</b>	<b>\$539,000</b>

# September 2025



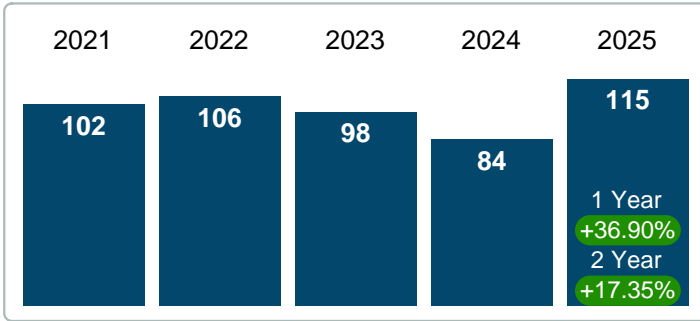
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



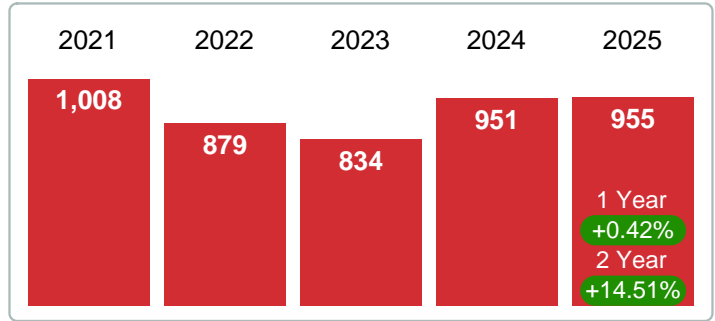
## NEW LISTINGS

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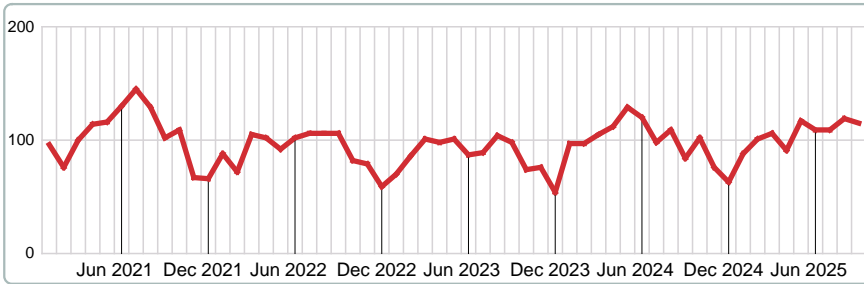
### SEPTEMBER



### YEAR TO DATE (YTD)

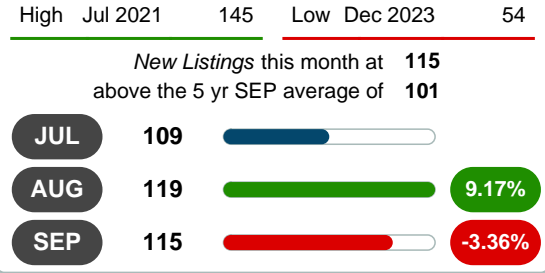


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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
<b>Total New Listed Units</b>	<b>115</b>		<b>18</b>	<b>61</b>	<b>33</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>34,816,399</b>	<b>100%</b>	<b>2.71M</b>	<b>19.18M</b>	<b>11.39M</b>	<b>1.53M</b>
<b>Median New Listed Listing Price</b>	<b>\$249,000</b>		<b>\$131,000</b>	<b>\$255,000</b>	<b>\$308,000</b>	<b>\$529,000</b>

# September 2025



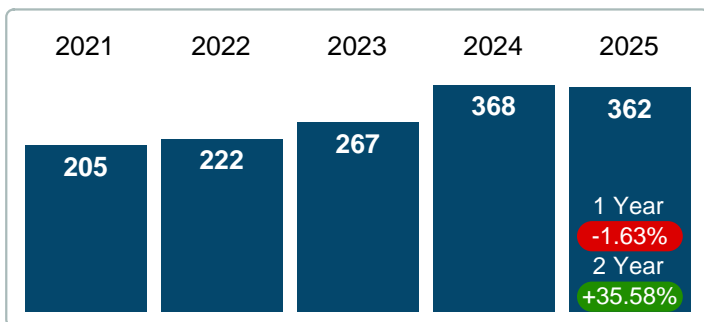
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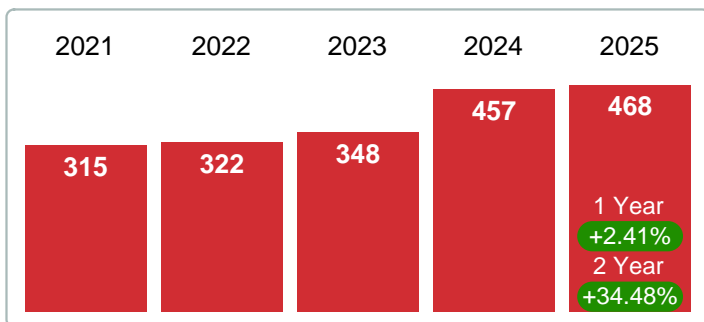
## ACTIVE INVENTORY

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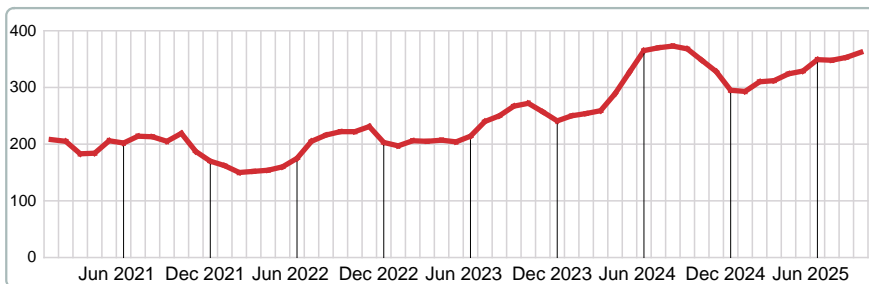
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

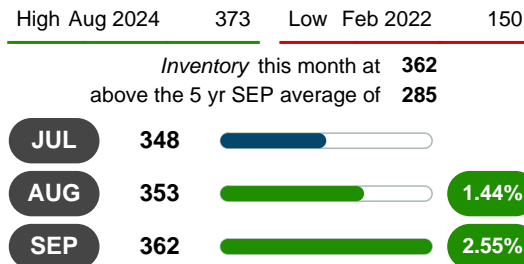


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 285



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	34	9.39%	80.0	16	17	1	0
\$100,001 - \$150,000	44	12.15%	52.5	21	21	2	0
\$150,001 - \$200,000	55	15.19%	53.0	11	29	15	0
\$200,001 - \$325,000	96	26.52%	59.5	6	57	30	3
\$325,001 - \$425,000	50	13.81%	64.5	3	31	13	3
\$425,001 - \$650,000	50	13.81%	61.5	7	17	20	6
\$650,001 and up	33	9.12%	123.0	3	11	11	8
Total Active Inventory by Units		362		67	183	92	20
Total Active Inventory by Volume		123,690,342	100%	16.23M	55.51M	39.46M	12.49M
Median Active Inventory Listing Price		\$254,750		\$139,000	\$249,000	\$316,750	\$563,950

# September 2025



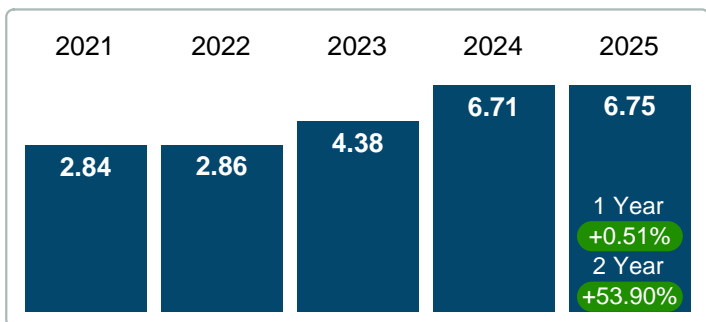
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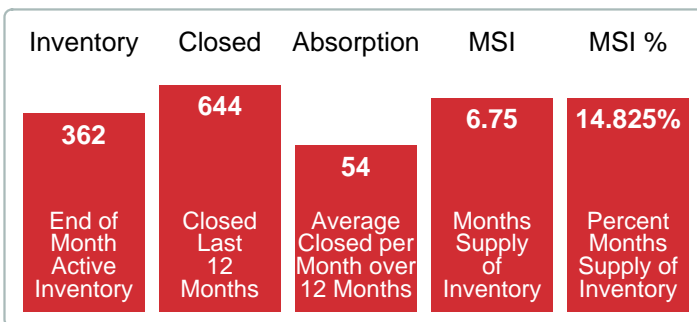
## MONTHS SUPPLY of INVENTORY (MSI)

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

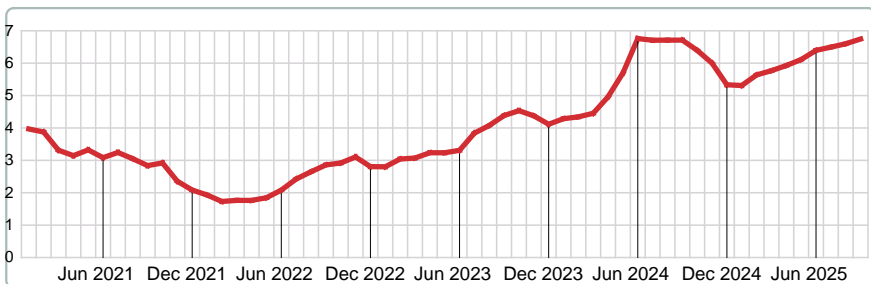
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

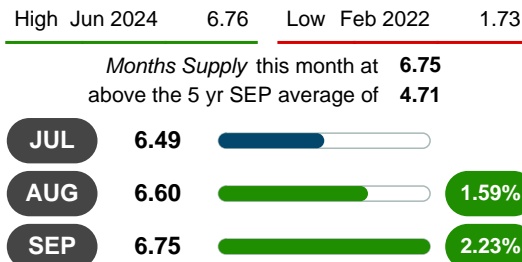


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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



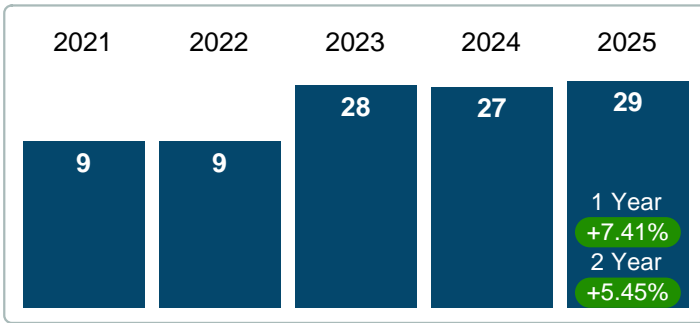
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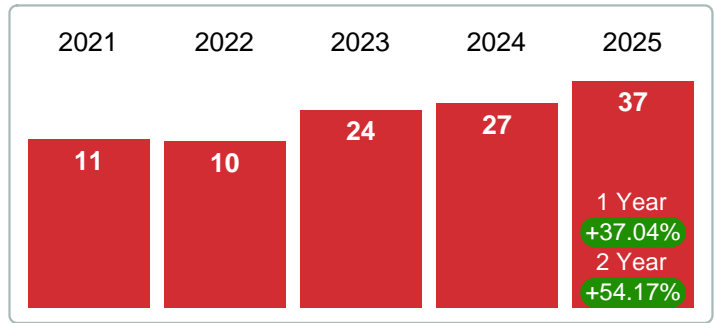
## MEDIAN DAYS ON MARKET TO SALE

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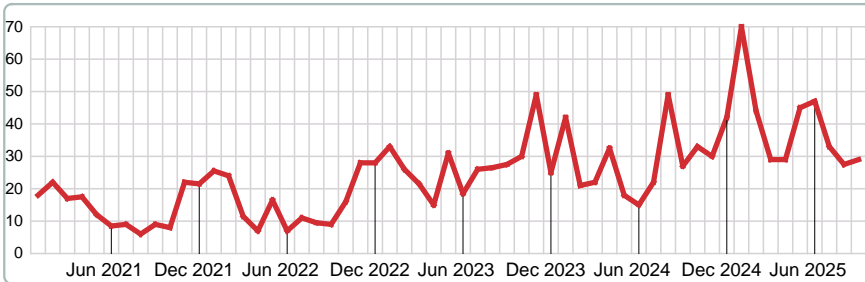
### SEPTEMBER



### YEAR TO DATE (YTD)

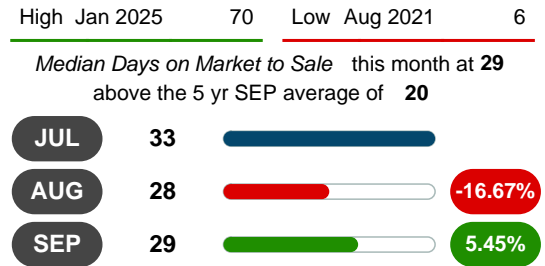


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 20



### 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	2	4.26%	20	20	0	0	0
\$75,001 - \$100,000	7	14.89%	29	54	28	0	0
\$100,001 - \$125,000	4	8.51%	79	0	57	121	0
\$125,001 - \$200,000	13	27.66%	50	27	50	15	0
\$200,001 - \$300,000	10	21.28%	34	30	21	54	0
\$300,001 - \$425,000	5	10.64%	19	0	17	19	78
\$425,001 and up	6	12.77%	8	0	3	12	39
Median Closed DOM			29	28	28	29	59
Total Closed Units		100%	29.0	11	28	6	2
Total Closed Volume			10,615,163	1.17M	6.71M	1.81M	934.00K

# September 2025



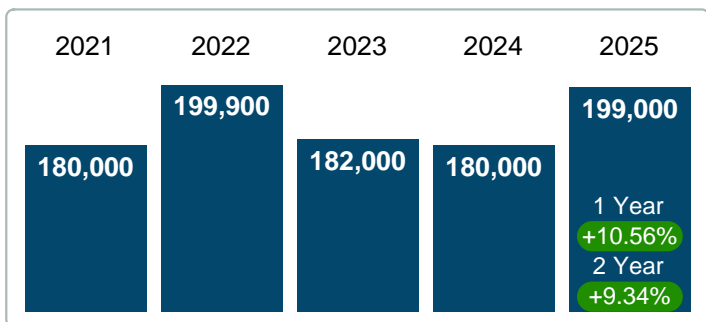
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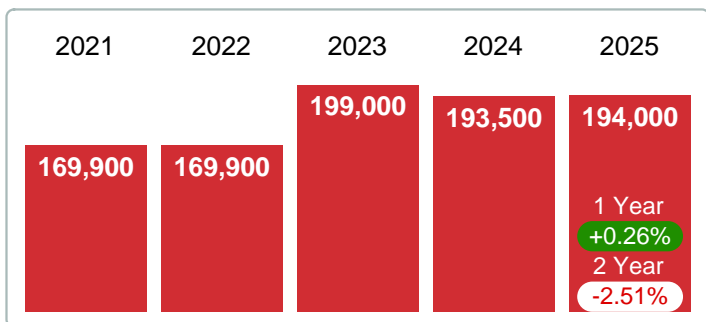
## MEDIAN LIST PRICE AT CLOSING

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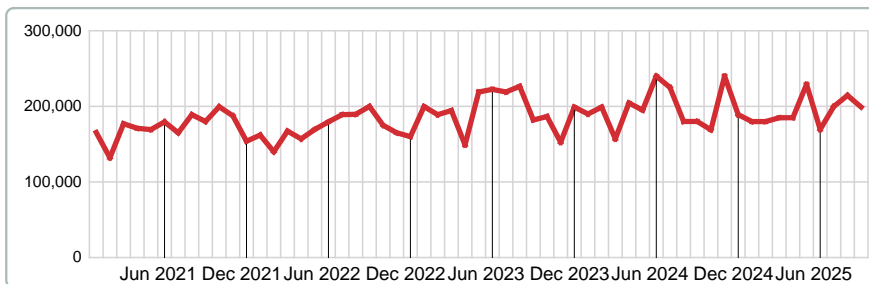
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

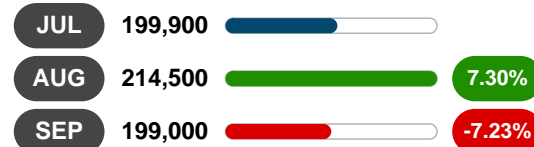


### 3 MONTHS

5 year SEP AVG = 188,180

High Jun 2024 240,000 Low Feb 2021 132,000

Median List Price at Closing this month at **199,000** above the 5 yr SEP average of **188,180**



### 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	2	4.26%	54,500	54,500	0	0	0
\$75,001 - \$100,000	4	8.51%	90,000	91,500	88,500	0	0
\$100,001 - \$125,000	4	8.51%	114,900	117,450	112,450	0	0
\$125,001 - \$200,000	16	34.04%	159,450	154,000	159,900	152,500	0
\$200,001 - \$300,000	10	21.28%	244,950	227,000	250,000	239,950	0
\$300,001 - \$425,000	5	10.64%	394,500	0	394,500	329,900	425,000
\$425,001 and up	6	12.77%	507,500	0	487,500	750,000	515,000
Median List Price			199,000	109,900	211,950	239,950	470,000
Total Closed Units		100%	199,000	11	28	6	2
Total Closed Volume			11,249,499	1.31M	7.13M	1.86M	940.00K

# September 2025



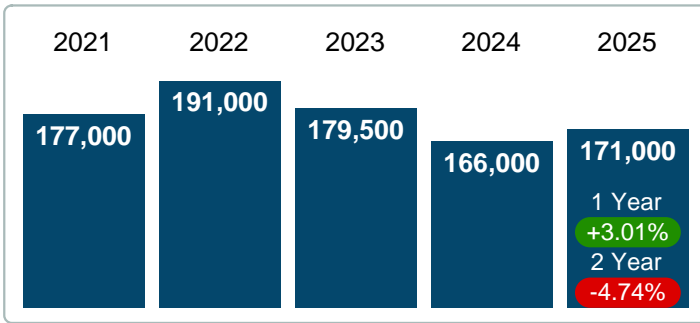
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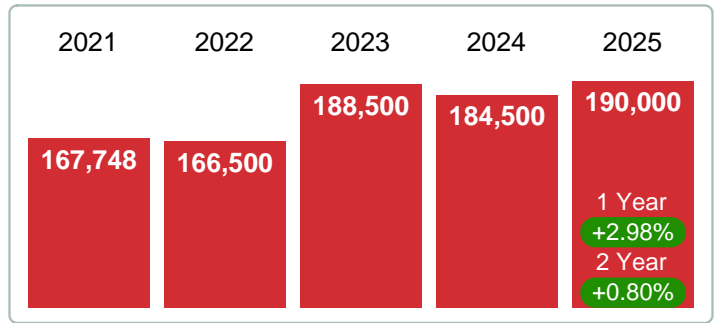
## MEDIAN SOLD PRICE AT CLOSING

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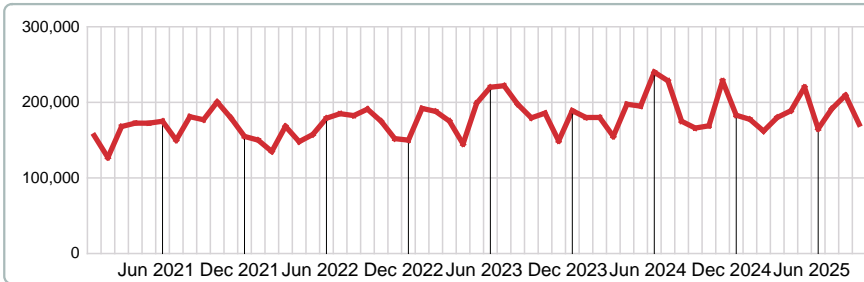
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 176,900

High Jun 2024 240,000 Low Feb 2021 127,000

Median Sold Price at Closing this month at 171,000 below the 5 yr SEP average of 176,900



### 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	4.26%	26,000	26,000	0	0	0
\$75,001 - \$100,000	14.89%	90,000	90,000	91,500	0	0
\$100,001 - \$125,000	8.51%	125,000	0	125,000	124,999	0
\$125,001 - \$200,000	27.66%	154,000	154,000	150,000	171,000	0
\$200,001 - \$300,000	21.28%	232,000	217,000	235,500	226,500	0
\$300,001 - \$425,000	10.64%	394,500	0	394,500	333,000	420,000
\$425,001 and up	12.77%	494,500	0	457,500	725,000	514,000
<b>Median Sold Price</b>		<b>171,000</b>	<b>92,000</b>	<b>202,500</b>	<b>226,500</b>	<b>467,000</b>
<b>Total Closed Units</b>		<b>47</b>	<b>11</b>	<b>28</b>	<b>6</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>10,615,163</b>	<b>1.17M</b>	<b>6.71M</b>	<b>1.81M</b>	<b>934.00K</b>

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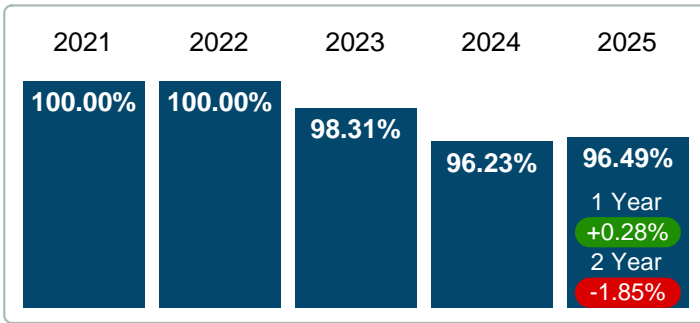
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



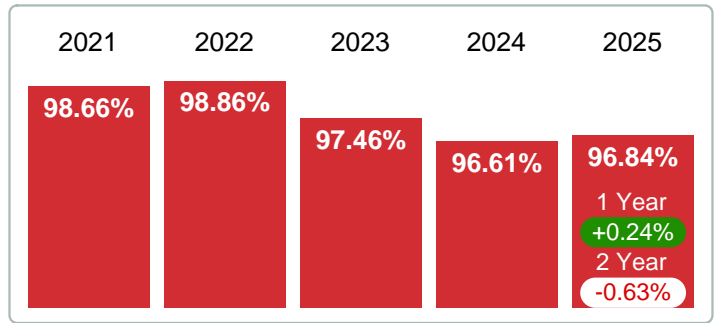
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

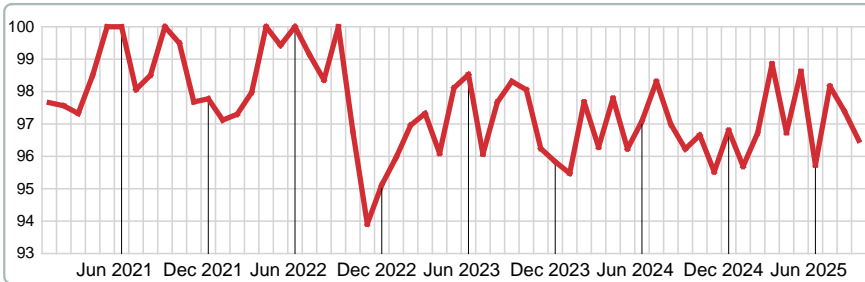
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

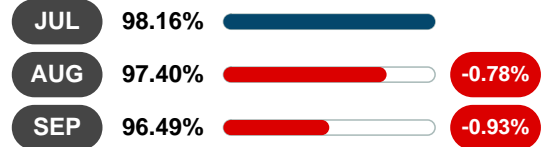


### 3 MONTHS

5 year SEP AVG = 98.21%

High Sep 2022 100.00% Low Nov 2022 93.91%

Median Sold/List Ratio this month at **96.49%**  
 below the 5 yr SEP average of **98.21%**



## 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	2	4.26%	52.47%	52.47%	0.00%	0.00%	0.00%
\$75,001 - \$100,000	7	14.89%	92.86%	91.95%	94.73%	0.00%	0.00%
\$100,001 - \$125,000	4	8.51%	92.88%	0.00%	89.93%	96.15%	0.00%
\$125,001 - \$200,000	13	27.66%	97.77%	99.31%	97.77%	97.71%	0.00%
\$200,001 - \$300,000	10	21.28%	96.04%	95.59%	97.77%	94.43%	0.00%
\$300,001 - \$425,000	5	10.64%	100.00%	0.00%	100.00%	100.94%	98.82%
\$425,001 and up	6	12.77%	95.83%	0.00%	93.82%	96.67%	99.81%
Median Sold/List Ratio		96.49%		91.95%	96.55%	96.41%	99.31%
Total Closed Units		47	100%	11	28	6	2
Total Closed Volume		10,615,163		1.17M	6.71M	1.81M	934.00K

# September 2025



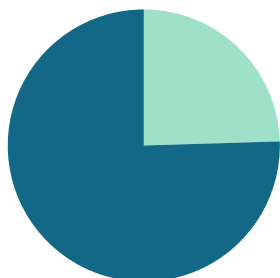
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

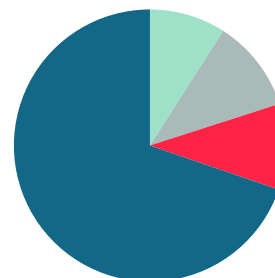


**Inventory**  
 New Listings  
**115 = 24.52%**  
 Start Inventory  
**354**  
 Total Inventory Units  
**469**  
 Volume  
**\$158,168,481**

### 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%
Median List Price	180,000	199,000	10.56%	193,500	194,000	0.26%
Median Sale Price	166,000	171,000	3.01%	184,500	190,000	2.98%
Median Percent of Selling Price to List Price	96.23%	96.49%	0.28%	96.61%	96.84%	0.24%
Median Days on Market to Sale	27.00	29.00	7.41%	27.00	37.00	37.04%
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%

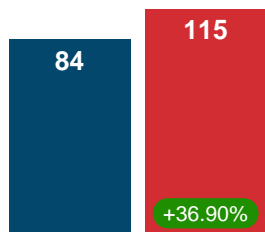
**Absorption:** Last 12 months, an Average of **54** Sales/Month

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

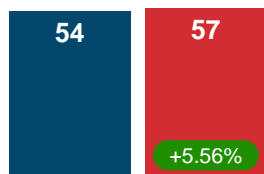
### SEPTEMBER MARKET

### MEDIAN PRICES

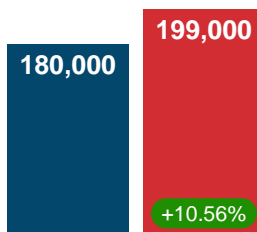
#### New Listings



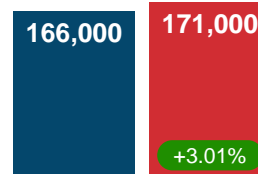
#### Pending Listings



#### List Price



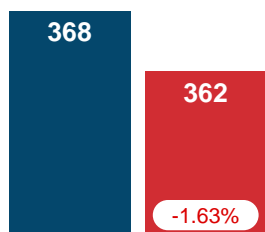
#### Sale Price



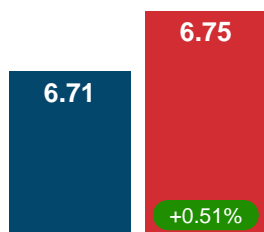
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

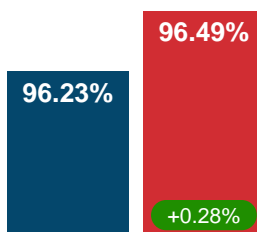
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

