

# September 2025



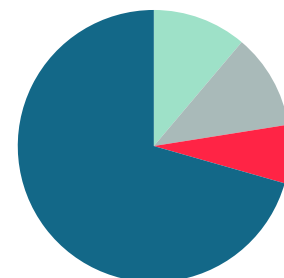
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2024	2025	+/-%
Closed Listings	60	79	31.67%
Pending Listings	70	80	14.29%
New Listings	98	136	38.78%
Average List Price	289,423	262,614	-9.26%
Average Sale Price	280,749	252,056	-10.22%
Average Percent of Selling Price to List Price	94.56%	94.76%	0.21%
Average Days on Market to Sale	67.42	76.92	14.10%
End of Month Inventory	398	499	25.38%
Months Supply of Inventory	6.40	7.78	21.47%



**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of September 30, 2025 = **499**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2025 rose **25.38%** to 499 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **7.78** 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 **10.22%** in September 2025 to \$252,056 versus the previous year at \$280,749.

#### Average Days on Market Lengthens

The average number of **76.92** days that homes spent on the market before selling increased by 9.51 days or **14.10%** in September 2025 compared to last year's same month at **67.42** DOM.

#### Sales Success for September 2025 is Positive

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

There were 136 New Listings in September 2025, up **38.78%** from last year at 98. Furthermore, there were 79 Closed Listings this month versus last year at 60, a **31.67%** increase.

Closed versus Listed trends yielded a **58.1%** ratio, down from previous year's, September 2024, at **61.2%**, a **5.12%** downswing. 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

# September 2025



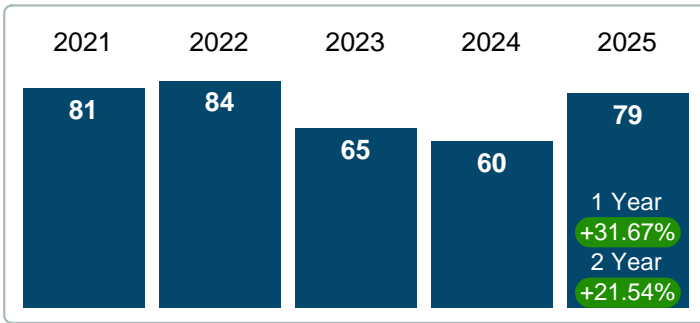
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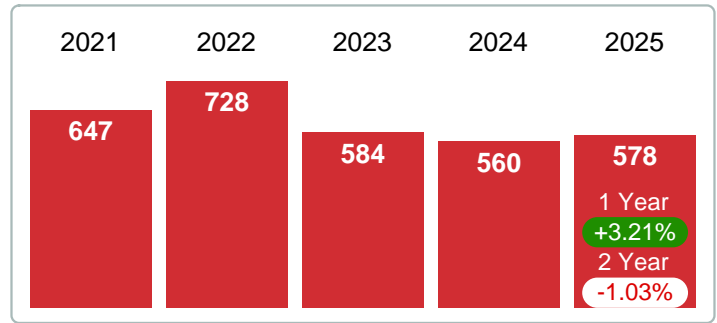
## CLOSED LISTINGS

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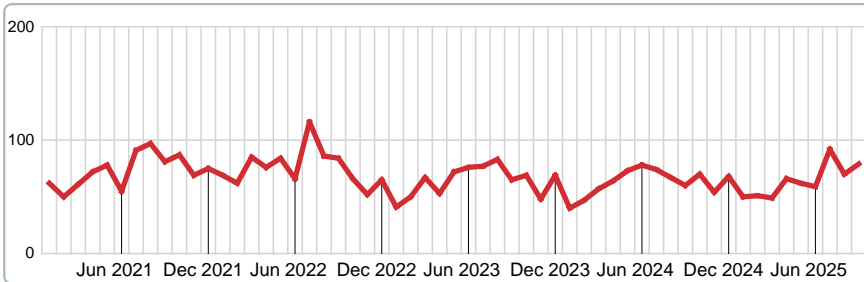
### SEPTEMBER



### YEAR TO DATE (YTD)

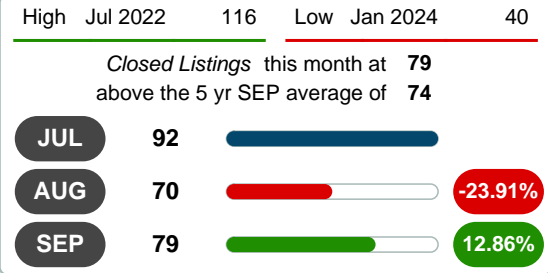


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 74



### 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	3	3.80%	79.0	1	2	0	0
\$75,001 - \$125,000	8	10.13%	86.8	2	6	0	0
\$125,001 - \$175,000	17	21.52%	88.4	4	10	3	0
\$175,001 - \$250,000	17	21.52%	65.6	3	11	3	0
\$250,001 - \$325,000	14	17.72%	101.5	0	11	3	0
\$325,001 - \$425,000	10	12.66%	59.4	0	8	2	0
\$425,001 and up	10	12.66%	51.4	2	4	3	1
<b>Total Closed Units</b>	<b>79</b>			<b>12</b>	<b>52</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>19,912,450</b>	<b>100%</b>	<b>76.9</b>	<b>2.55M</b>	<b>12.52M</b>	<b>4.37M</b>	<b>474.60K</b>
<b>Average Closed Price</b>	<b>\$252,056</b>			<b>\$212,496</b>	<b>\$240,815</b>	<b>\$311,821</b>	<b>\$474,600</b>

# September 2025



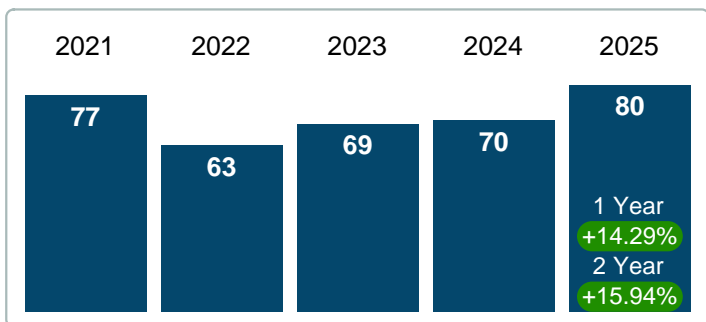
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



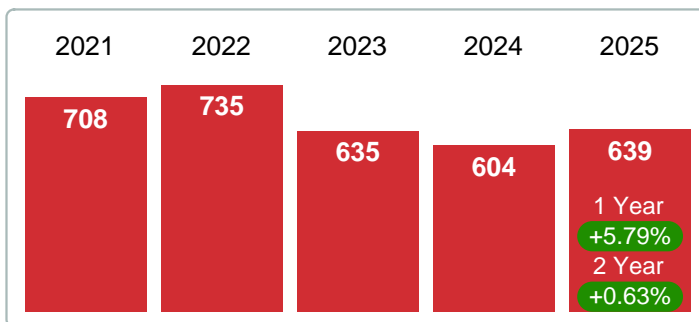
## PENDING LISTINGS

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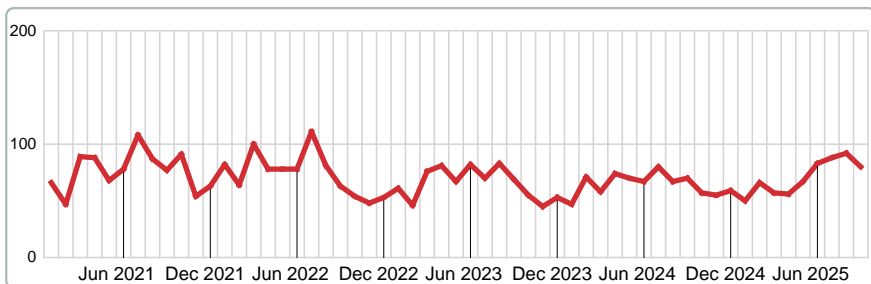
### SEPTEMBER



### YEAR TO DATE (YTD)

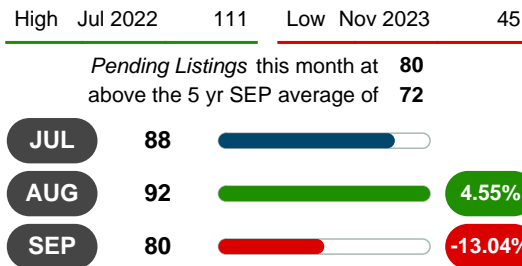


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 72



### 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	7	8.75%	35.7	3	4	0	0
\$75,001 - \$125,000	5	6.25%	74.8	1	4	0	0
\$125,001 - \$175,000	13	16.25%	67.1	4	9	0	0
\$175,001 - \$250,000	26	32.50%	70.3	3	18	5	0
\$250,001 - \$325,000	8	10.00%	41.5	0	6	1	1
\$325,001 - \$425,000	13	16.25%	43.4	0	6	7	0
\$425,001 and up	8	10.00%	114.8	1	1	4	2
<b>Total Pending Units</b>	<b>80</b>			<b>12</b>	<b>48</b>	<b>17</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>19,936,769</b>	<b>100%</b>	<b>64.2</b>	<b>2.12M</b>	<b>10.27M</b>	<b>6.03M</b>	<b>1.51M</b>
<b>Average Listing Price</b>	<b>\$249,210</b>			<b>\$176,842</b>	<b>\$213,856</b>	<b>\$354,988</b>	<b>\$504,933</b>

# September 2025



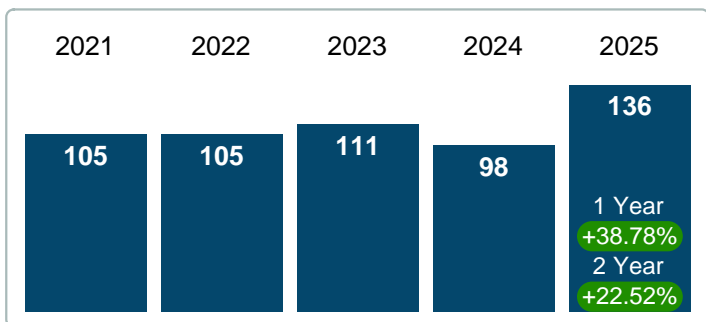
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



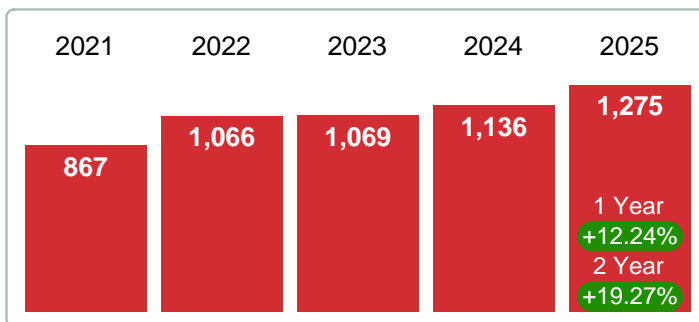
## NEW LISTINGS

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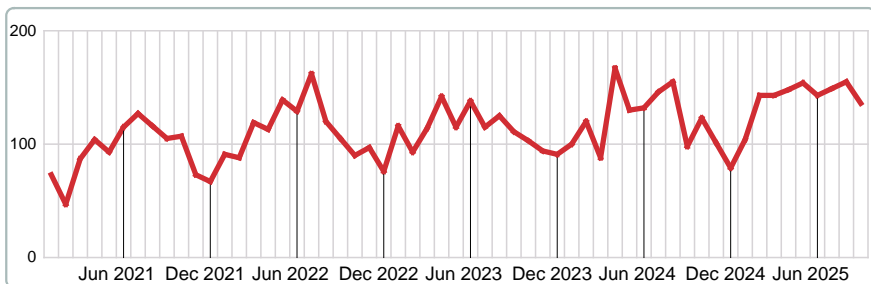
### SEPTEMBER



### YEAR TO DATE (YTD)

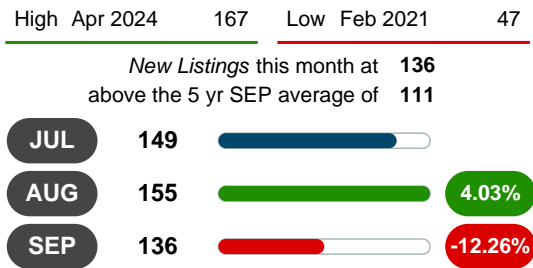


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 111



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	8.82%	5	5	2	0
\$100,001 - \$150,000	18	13.24%	8	7	3	0
\$150,001 - \$225,000	22	16.18%	3	17	1	1
\$225,001 - \$325,000	32	23.53%	2	25	4	1
\$325,001 - \$400,000	18	13.24%	2	8	8	0
\$400,001 - \$550,000	19	13.97%	2	9	5	3
\$550,001 and up	15	11.03%	0	9	4	2
<b>Total New Listed Units</b>	<b>136</b>		<b>22</b>	<b>80</b>	<b>27</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>46,605,791</b>	<b>100%</b>	<b>4.11M</b>	<b>29.29M</b>	<b>9.77M</b>	<b>3.44M</b>
<b>Average New Listed Listing Price</b>	<b>\$342,690</b>		<b>\$186,595</b>	<b>\$366,131</b>	<b>\$361,924</b>	<b>\$491,186</b>

# September 2025



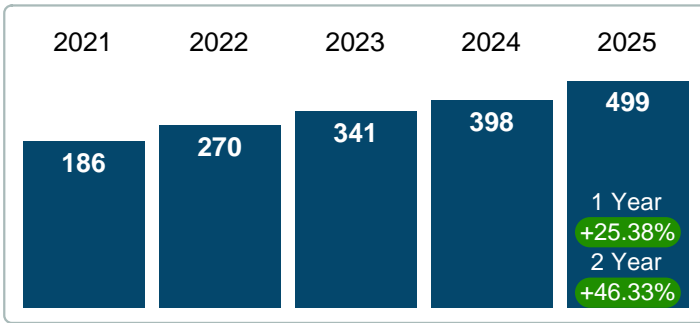
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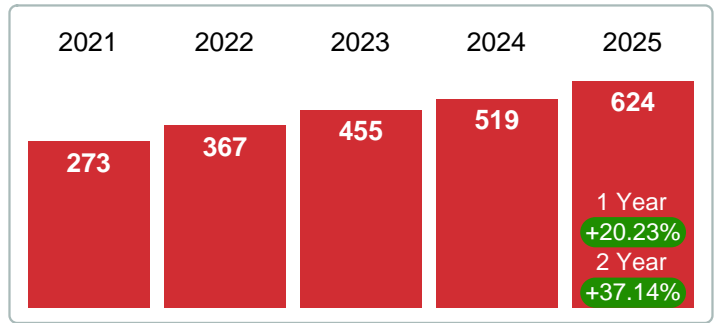
## ACTIVE INVENTORY

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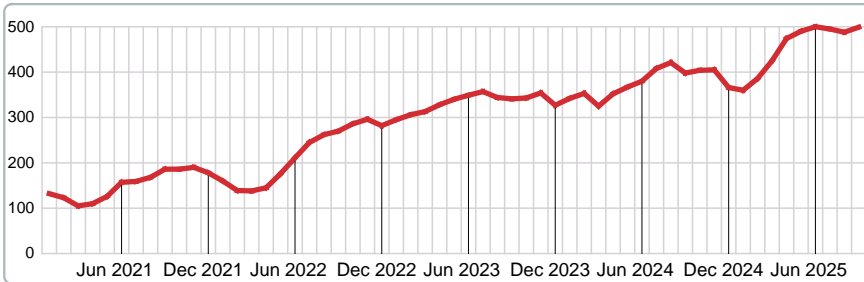
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

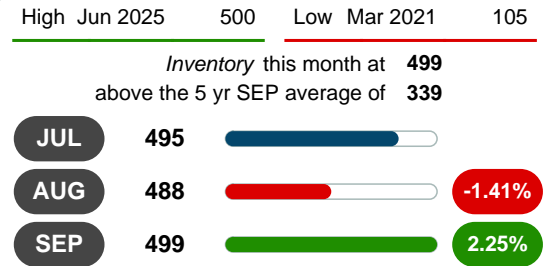


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 339



### 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	37	7.41%	90.4	18	14	5	0
\$125,001 - \$175,000	66	13.23%	80.8	22	38	6	0
\$175,001 - \$225,000	56	11.22%	97.9	9	39	6	2
\$225,001 - \$350,000	149	29.86%	85.0	12	107	24	6
\$350,001 - \$450,000	74	14.83%	104.6	7	42	23	2
\$450,001 - \$750,000	67	13.43%	86.6	4	28	26	9
\$750,001 and up	50	10.02%	125.9	2	25	15	8
<b>Total Active Inventory by Units</b>	<b>499</b>			<b>74</b>	<b>293</b>	<b>105</b>	<b>27</b>
<b>Total Active Inventory by Volume</b>	<b>221,205,532</b>	<b>100%</b>	<b>93.5</b>	<b>19.50M</b>	<b>118.06M</b>	<b>56.32M</b>	<b>27.33M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$443,298</b>			<b>\$263,527</b>	<b>\$402,924</b>	<b>\$536,335</b>	<b>\$1,012,322</b>

# September 2025



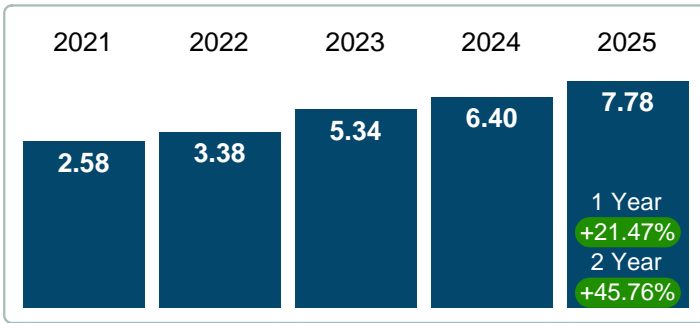
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



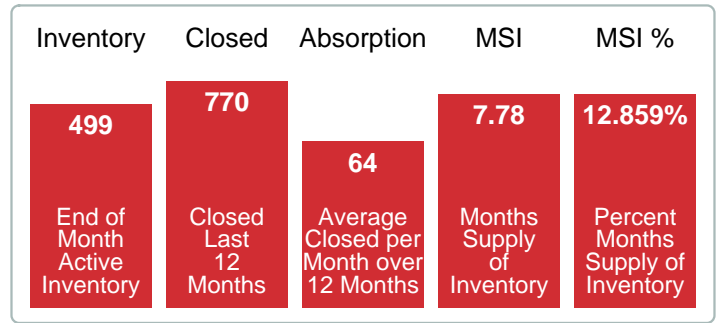
## MONTHS SUPPLY of INVENTORY (MSI)

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

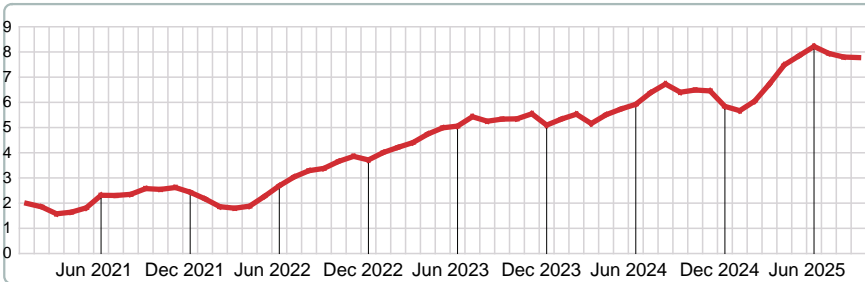
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2025

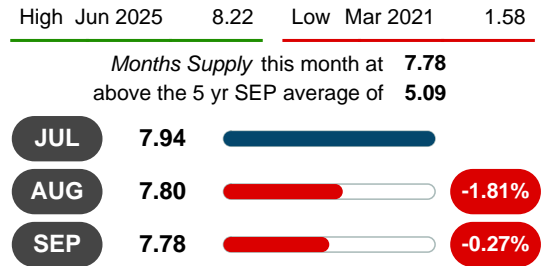


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 5.09



### 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	37	7.41%	4.15	4.24	3.29	15.00	0.00
\$125,001 - \$175,000	66	13.23%	6.77	9.10	6.25	6.00	0.00
\$175,001 - \$225,000	56	11.22%	4.63	13.50	4.29	2.77	12.00
\$225,001 - \$350,000	149	29.86%	7.01	9.60	6.98	5.54	18.00
\$350,001 - \$450,000	74	14.83%	13.45	42.00	12.29	13.80	8.00
\$450,001 - \$750,000	67	13.43%	12.00	6.00	11.59	14.86	12.00
\$750,001 and up	50	10.02%	46.15	12.00	150.00	25.71	48.00
Market Supply of Inventory (MSI)			7.78	7.72	7.19	8.87	13.50
Total Active Inventory by Units		100%	7.78	74	293	105	27

# September 2025



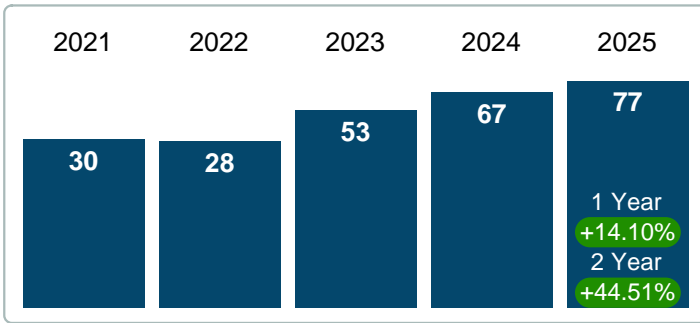
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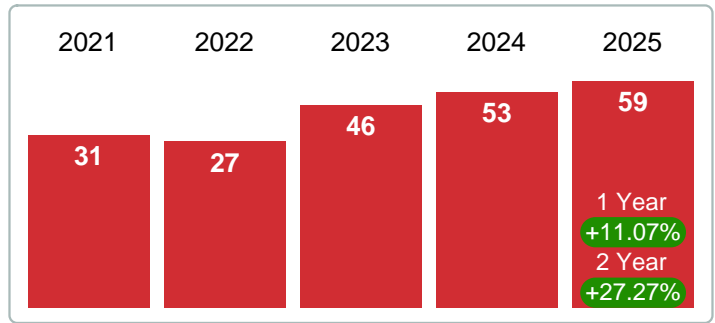
## AVERAGE DAYS ON MARKET TO SALE

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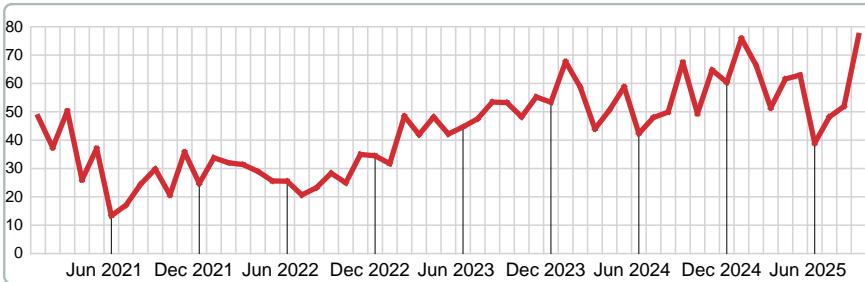
### SEPTEMBER



### YEAR TO DATE (YTD)

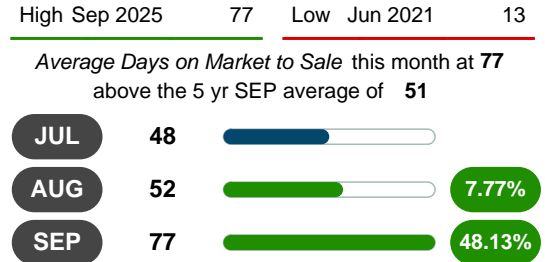


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 51



### 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	3.80%	79	4	117	0	0
\$75,001 - \$125,000	10.13%	87	69	93	0	0
\$125,001 - \$175,000	21.52%	88	74	88	108	0
\$175,001 - \$250,000	21.52%	66	48	54	127	0
\$250,001 - \$325,000	17.72%	102	0	129	2	0
\$325,001 - \$425,000	12.66%	59	0	57	68	0
\$425,001 and up	12.66%	51	64	50	59	12
<b>Average Closed DOM</b>		<b>77</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>79</b>	<b>12</b>	<b>52</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>19,912,450</b>	<b>2.55M</b>	<b>12.52M</b>	<b>4.37M</b>	<b>474.60K</b>

# September 2025



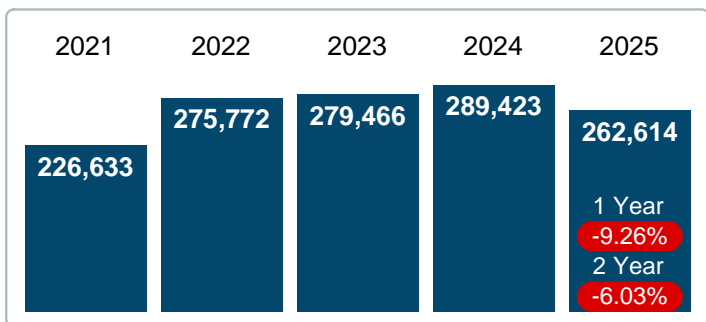
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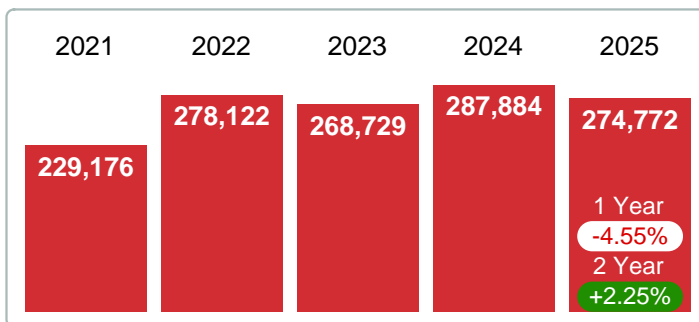
## AVERAGE LIST PRICE AT CLOSING

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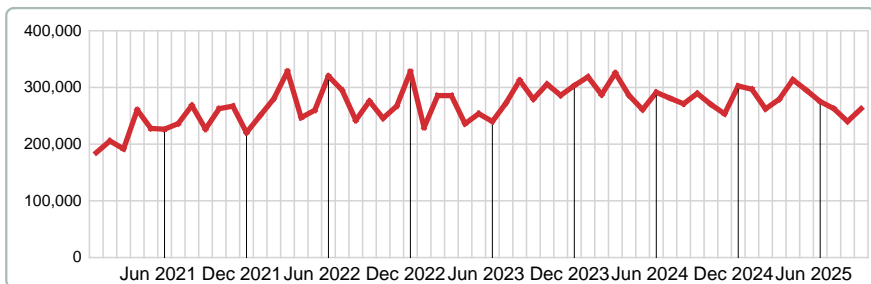
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 266,782

High Mar 2022 328,340 Low Jan 2021 184,959  
Average List Price at Closing this month at **262,614**  
below the 5 yr SEP average of **266,782**

- JUL 262,597
- AUG 240,016 **-8.60%**
- SEP 262,614 **9.42%**

### 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	1.27%	49,000	49,000	88,500	0	0
\$75,001 - \$125,000	13.92%	102,673	117,450	101,250	0	0
\$125,001 - \$175,000	17.72%	160,707	163,500	159,690	159,667	0
\$175,001 - \$250,000	25.32%	218,595	231,300	216,164	226,800	0
\$250,001 - \$325,000	16.46%	287,231	0	282,436	292,333	0
\$325,001 - \$425,000	12.66%	378,450	0	380,938	368,500	0
\$425,001 and up	12.66%	542,780	547,500	515,950	591,333	495,000
<b>Average List Price</b>		<b>262,614</b>	<b>227,233</b>	<b>249,563</b>	<b>324,814</b>	<b>495,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>262,614</b>	<b>12</b>	<b>52</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>20,746,499</b>	<b>2.73M</b>	<b>12.98M</b>	<b>4.55M</b>	<b>495.00K</b>

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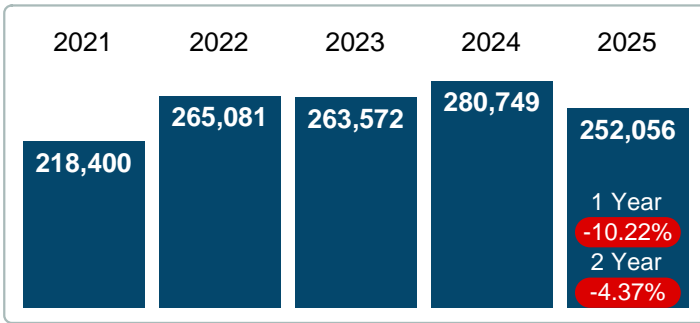
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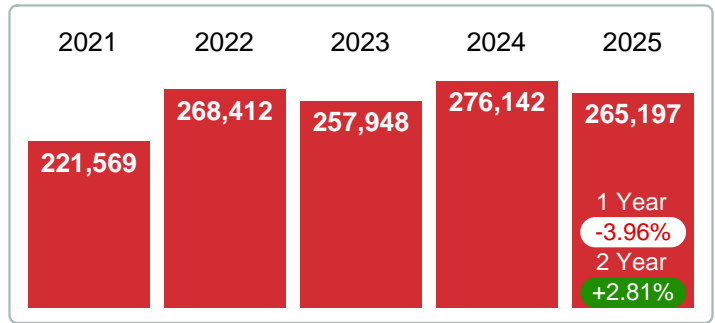
## AVERAGE SOLD PRICE AT CLOSING

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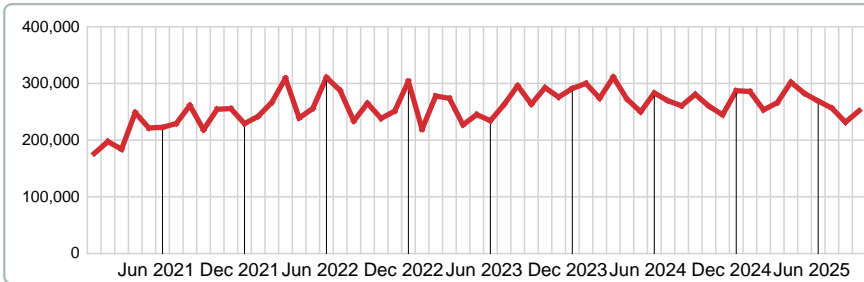
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

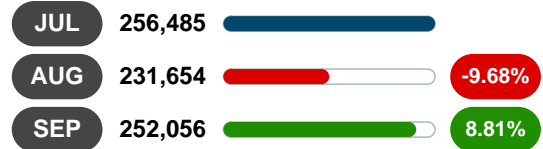


### 3 MONTHS

5 year SEP AVG = 255,972

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

Average Sold Price at Closing this month at **252,056** below the 5 yr SEP average of **255,972**



### 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	3.80%	50,000	45,000	52,500	0	0
\$75,001 - \$125,000	10.13%	92,563	97,500	90,917	0	0
\$125,001 - \$175,000	21.52%	151,853	147,250	157,500	139,167	0
\$175,001 - \$250,000	21.52%	212,991	225,317	208,809	216,000	0
\$250,001 - \$325,000	17.72%	274,971	0	271,327	288,333	0
\$325,001 - \$425,000	12.66%	375,050	0	376,938	367,500	0
\$425,001 and up	12.66%	521,950	522,500	499,975	566,667	474,600
<b>Average Sold Price</b>		<b>252,056</b>	<b>212,496</b>	<b>240,815</b>	<b>311,821</b>	<b>474,600</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>79</b>	<b>12</b>	<b>52</b>	<b>14</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>19,912,450</b>	<b>2.55M</b>	<b>12.52M</b>	<b>4.37M</b>	<b>474.60K</b>

# September 2025



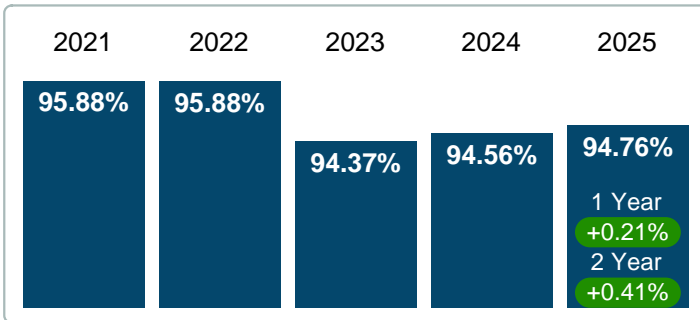
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



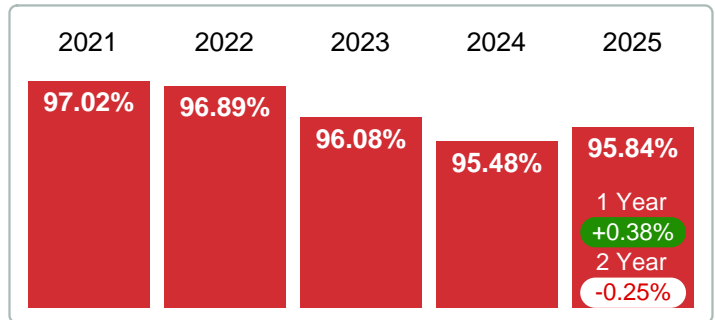
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

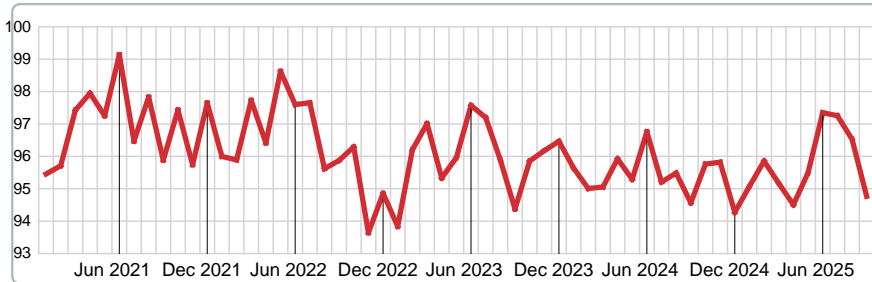
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

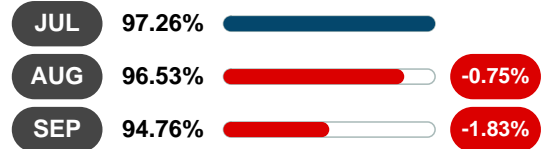


### 3 MONTHS

5 year SEP AVG = 95.09%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **94.76%** equal to 5 yr SEP average of **95.09%**



### 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	3	3.80%	70.14%	91.84%	59.29%	0.00%	0.00%
\$75,001 - \$125,000	8	10.13%	88.21%	83.28%	89.85%	0.00%	0.00%
\$125,001 - \$175,000	17	21.52%	95.24%	90.75%	98.85%	89.24%	0.00%
\$175,001 - \$250,000	17	21.52%	96.53%	97.44%	96.63%	95.21%	0.00%
\$250,001 - \$325,000	14	17.72%	96.75%	0.00%	96.26%	98.54%	0.00%
\$325,001 - \$425,000	10	12.66%	99.14%	0.00%	98.94%	99.91%	0.00%
\$425,001 and up	10	12.66%	96.44%	95.65%	97.07%	96.30%	95.88%
Average Sold/List Ratio		94.80%		92.09%	95.15%	95.55%	95.88%
Total Closed Units		79	100%	12	52	14	1
Total Closed Volume		19,912,450		2.55M	12.52M	4.37M	474.60K

# September 2025



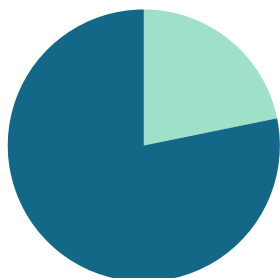
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

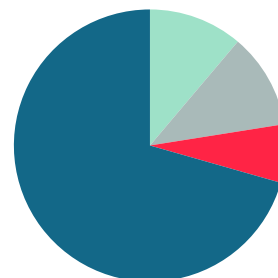


**Inventory**  
 New Listings **136 = 21.79%**  
 Start Inventory **488**  
 Total Inventory Units **624**  
 Volume **\$261,438,491**

### Market Activity

Closed Sales **79 = 11.17%**  
 Pending Sales **80 = 11.32%**  
 Other Off Market **49 = 6.93%**  
 Active Inventory **499 = 70.58%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	60	79	31.67%	560	578	3.21%
Pending Sales	70	80	14.29%	604	639	5.79%
New Listings	98	136	38.78%	1,136	1,275	12.24%
Average List Price	289,423	262,614	-9.26%	287,884	274,772	-4.55%
Average Sale Price	280,749	252,056	-10.22%	276,142	265,197	-3.96%
Average Percent of Selling Price to List Price	94.56%	94.76%	0.21%	95.48%	95.84%	0.38%
Average Days on Market to Sale	67.42	76.92	14.10%	53.13	59.01	11.07%
Monthly Inventory	398	499	25.38%	398	499	25.38%
Months Supply of Inventory	6.40	7.78	21.47%	6.40	7.78	21.47%

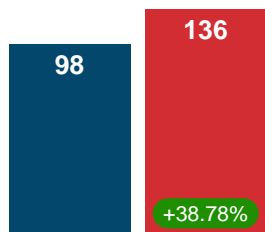
**Absorption:** Last 12 months, an Average of **64** Sales/Month

**Inventory** on September 30, 2025 = **499** 2024 2025

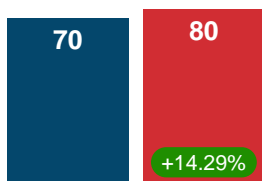
### SEPTEMBER MARKET

### AVERAGE PRICES

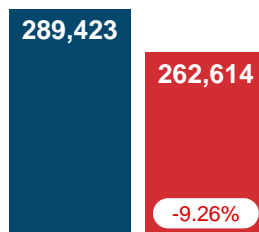
#### New Listings



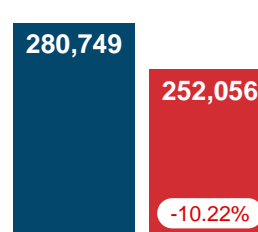
#### Pending Listings



#### List Price



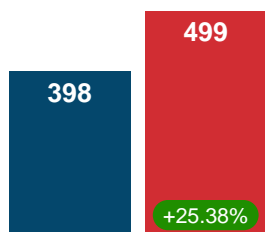
#### Sale Price



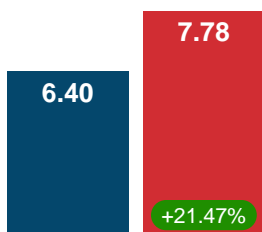
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

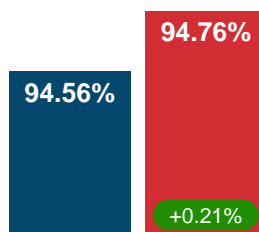
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

