

September 2025



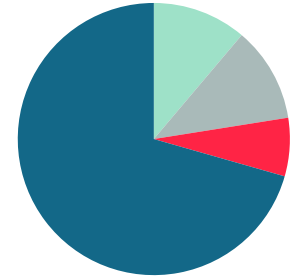
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	250,000	229,000	-8.40%
Median Sale Price	247,500	219,000	-11.52%
Median Percent of Selling Price to List Price	97.38%	97.01%	-0.37%
Median Days on Market to Sale	42.50	54.00	27.06%
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.

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 **11.52%** in September 2025 to \$219,000 versus the previous year at \$247,500.

Median Days on Market Lengthens

The median number of **54.00** days that homes spent on the market before selling increased by 11.50 days or **27.06%** in September 2025 compared to last year's same month at **42.50** DOM.

Sales Success for September 2025 is Positive

Overall, with Median 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.

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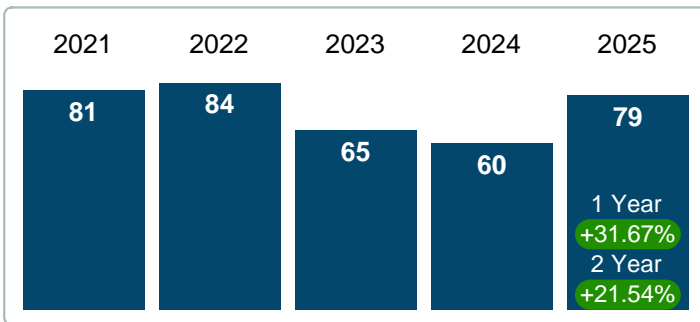
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



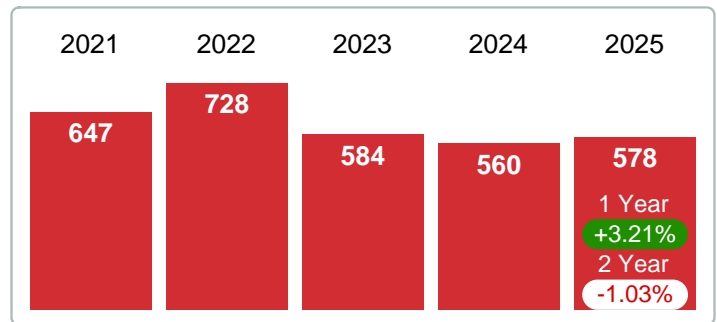
CLOSED LISTINGS

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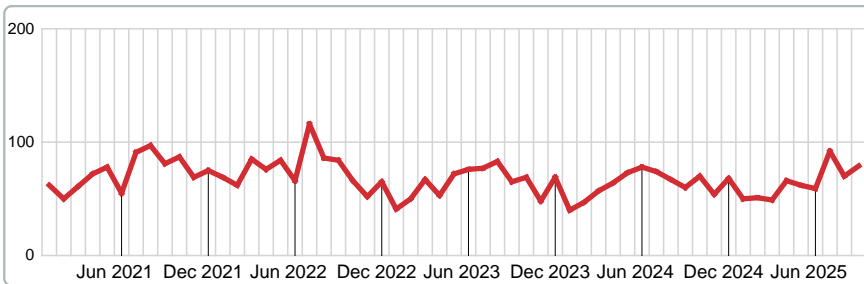
SEPTEMBER



YEAR TO DATE (YTD)

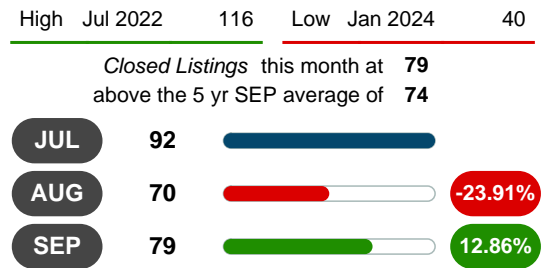


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 74



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	3	3.80%	90.0	1	2	0	0
\$75,001 - \$125,000	8	10.13%	39.0	2	6	0	0
\$125,001 - \$175,000	17	21.52%	72.0	4	10	3	0
\$175,001 - \$250,000	17	21.52%	45.0	3	11	3	0
\$250,001 - \$325,000	14	17.72%	53.0	0	11	3	0
\$325,001 - \$425,000	10	12.66%	65.5	0	8	2	0
\$425,001 and up	10	12.66%	54.0	2	4	3	1
Total Closed Units	79			12	52	14	1
Total Closed Volume	19,912,450	100%	54.0	2.55M	12.52M	4.37M	474.60K
Median Closed Price	\$219,000			\$157,500	\$215,500	\$272,500	\$474,600

September 2025



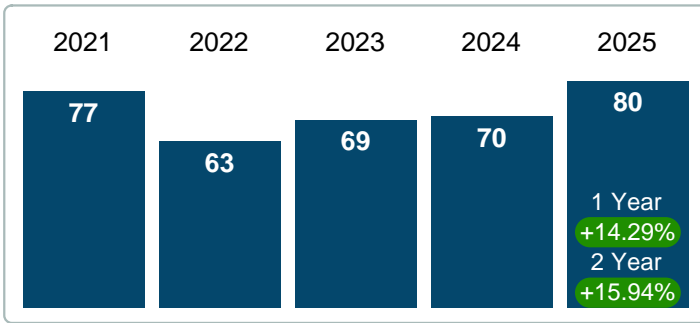
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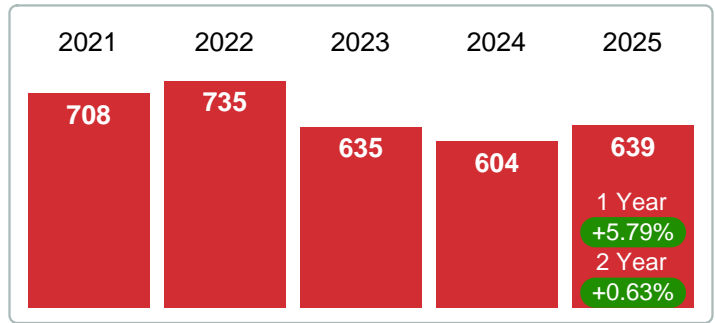
PENDING LISTINGS

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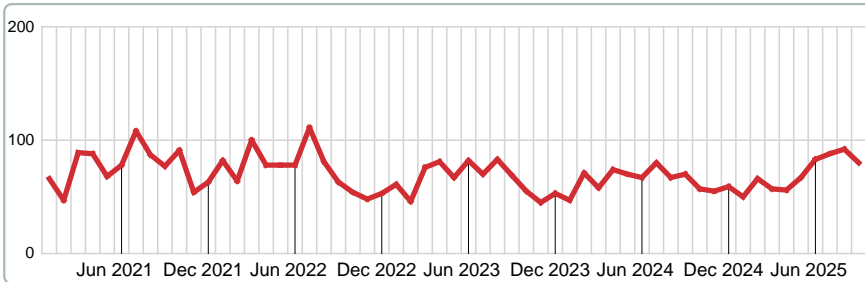
SEPTEMBER



YEAR TO DATE (YTD)

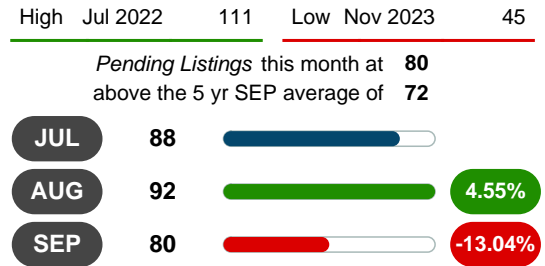


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 72



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	7	8.75%	4.0	3	4	0	0
\$75,001 - \$125,000	5	6.25%	90.0	1	4	0	0
\$125,001 - \$175,000	13	16.25%	42.0	4	9	0	0
\$175,001 - \$250,000	26	32.50%	46.5	3	18	5	0
\$250,001 - \$325,000	8	10.00%	32.0	0	6	1	1
\$325,001 - \$425,000	13	16.25%	16.0	0	6	7	0
\$425,001 and up	8	10.00%	92.5	1	1	4	2
Total Pending Units	80			12	48	17	3
Total Pending Volume	19,936,769	100%	37.5	2.12M	10.27M	6.03M	1.51M
Median Listing Price	\$225,000			\$137,500	\$217,450	\$344,900	\$499,900

September 2025



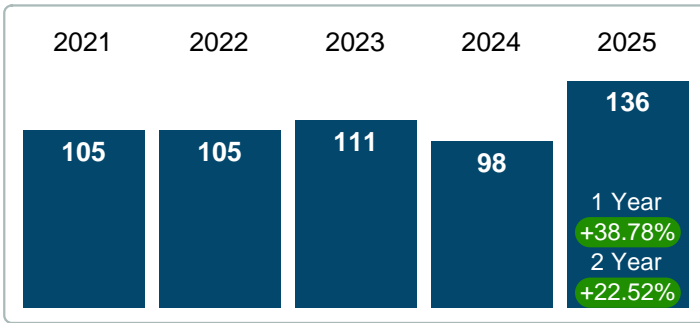
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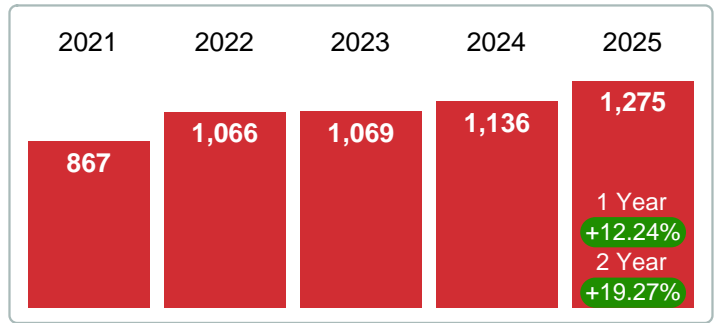
NEW LISTINGS

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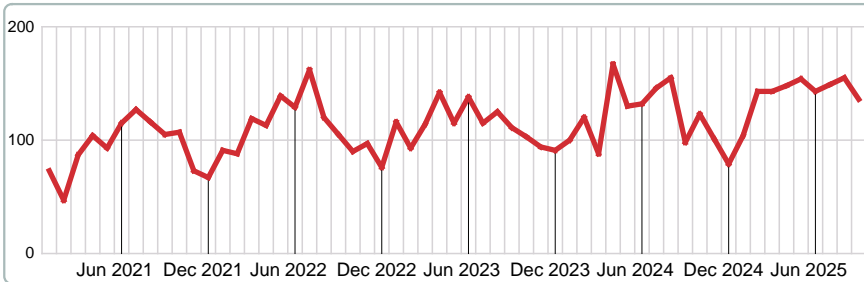
SEPTEMBER



YEAR TO DATE (YTD)

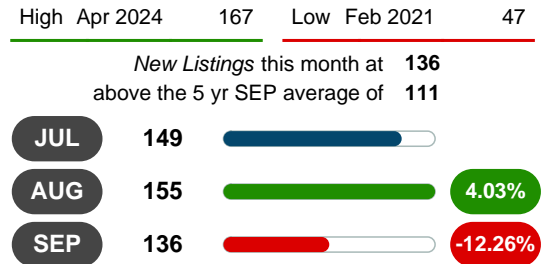


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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
Total New Listed Units	136		22	80	27	7
Total New Listed Volume	46,605,791	100%	4.11M	29.29M	9.77M	3.44M
Median New Listed Listing Price	\$274,900		\$140,850	\$267,400	\$354,900	\$490,000

September 2025



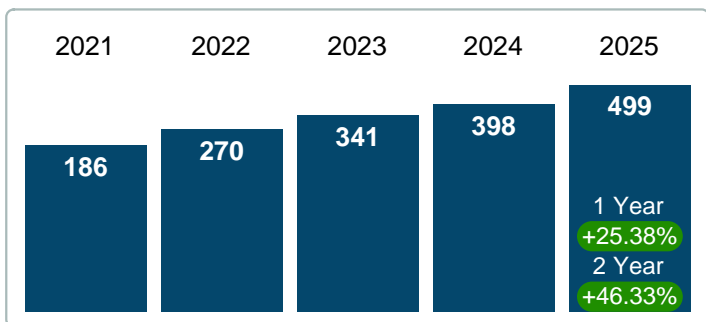
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



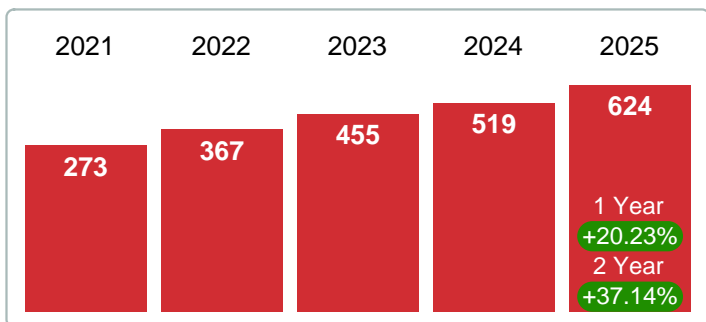
ACTIVE INVENTORY

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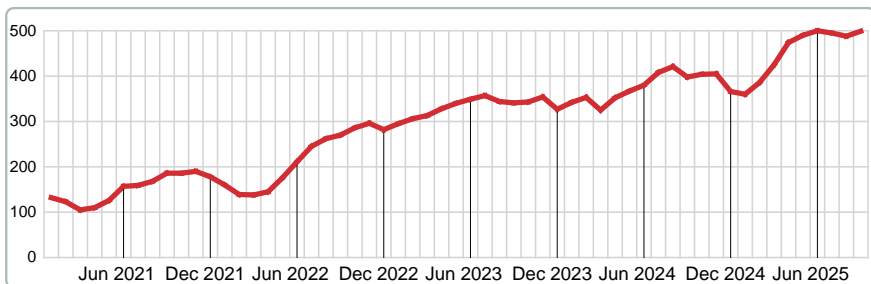
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

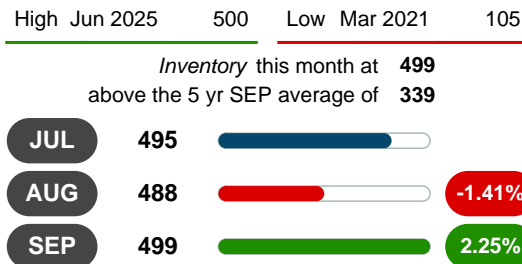


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 339



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	37	7.41%	56.0	18	14	5	0
\$125,001 - \$175,000	66	13.23%	65.0	22	38	6	0
\$175,001 - \$225,000	56	11.22%	91.0	9	39	6	2
\$225,001 - \$350,000	149	29.86%	69.0	12	107	24	6
\$350,001 - \$450,000	74	14.83%	77.0	7	42	23	2
\$450,001 - \$750,000	67	13.43%	77.0	4	28	26	9
\$750,001 and up	50	10.02%	93.5	2	25	15	8
Total Active Inventory by Units		499		74	293	105	27
Total Active Inventory by Volume		221,205,532	100%	19.50M	118.06M	56.32M	27.33M
Median Active Inventory Listing Price		\$294,000		\$169,950	\$275,000	\$398,000	\$499,900

September 2025



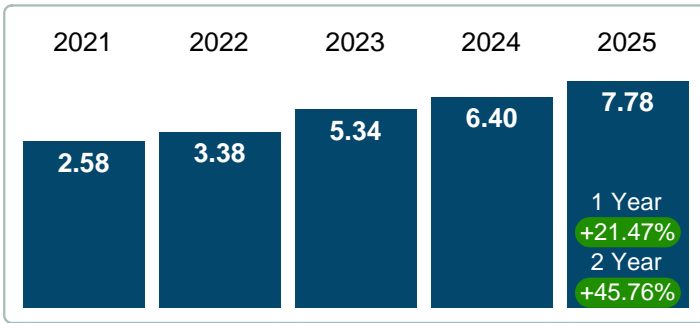
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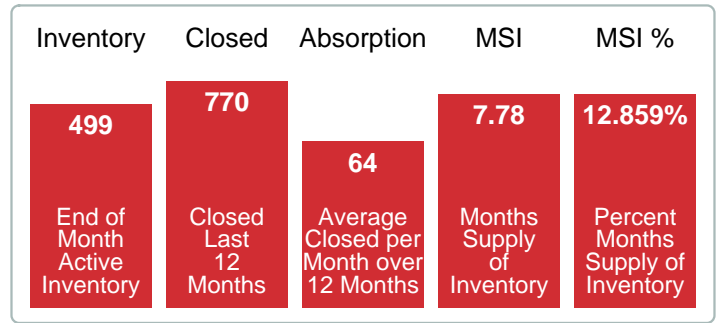
MONTHS SUPPLY of INVENTORY (MSI)

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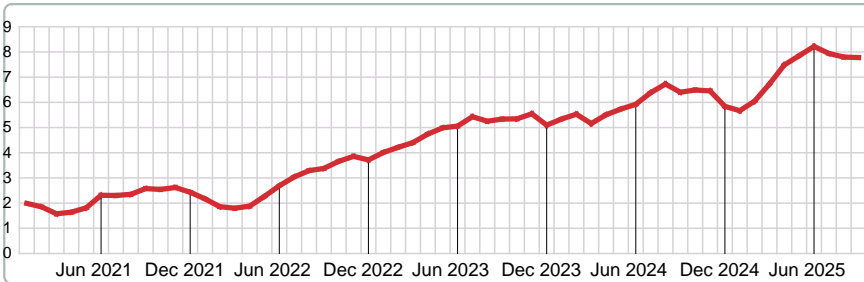
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2025

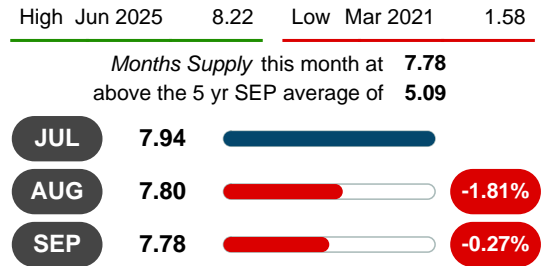


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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

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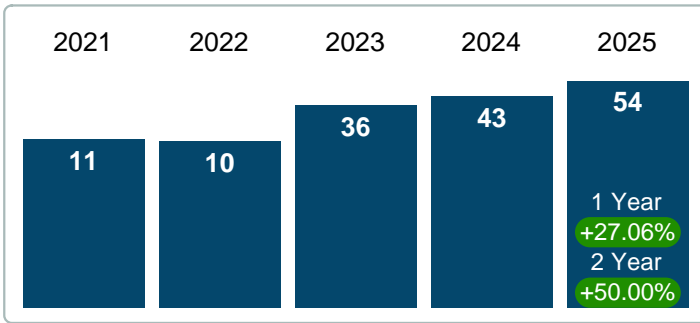
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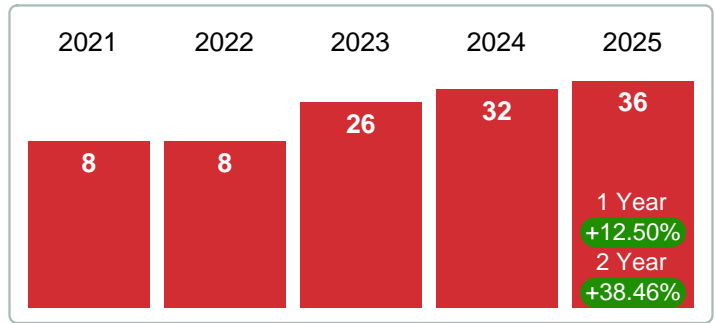
MEDIAN DAYS ON MARKET TO SALE

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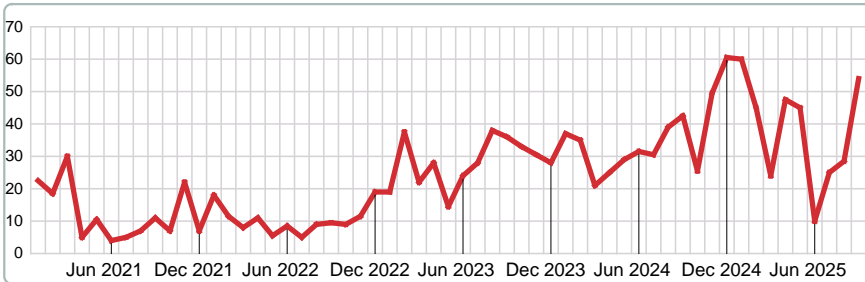
SEPTEMBER



YEAR TO DATE (YTD)

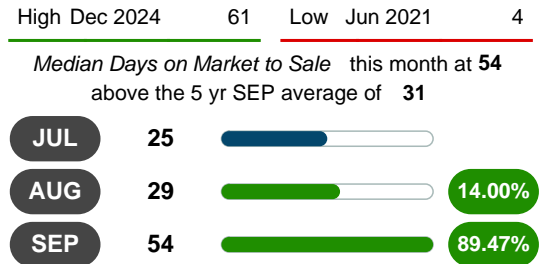


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 31



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	3	3.80%	90	4	117	0	0
\$75,001 - \$125,000	8	10.13%	39	69	39	0	0
\$125,001 - \$175,000	17	21.52%	72	73	58	104	0
\$175,001 - \$250,000	17	21.52%	45	5	43	143	0
\$250,001 - \$325,000	14	17.72%	53	0	97	1	0
\$325,001 - \$425,000	10	12.66%	66	0	52	68	0
\$425,001 and up	10	12.66%	54	64	47	54	12
Median Closed DOM			54	49	53	68	12
Total Closed Units		100%	79	12	52	14	1
Total Closed Volume			19,912,450	2.55M	12.52M	4.37M	474.60K

September 2025



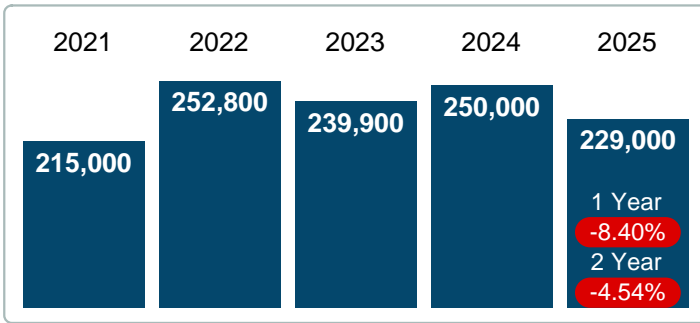
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



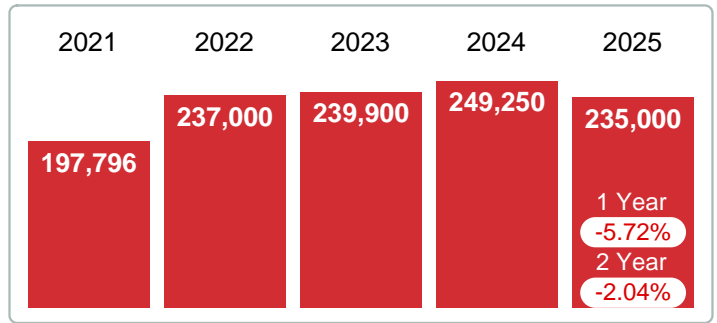
MEDIAN LIST PRICE AT CLOSING

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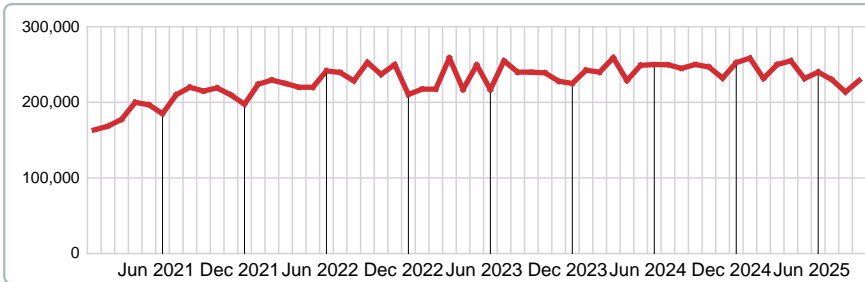
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

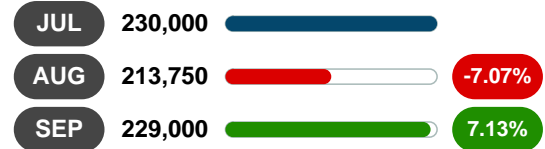


3 MONTHS

5 year SEP AVG = 237,340

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

Median List Price at Closing this month at **229,000**
below the 5 yr SEP average of **237,340**



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	1	1.27%	49,000	49,000	0	0	0
\$75,001 - \$125,000	11	13.92%	99,900	99,900	99,000	125,000	0
\$125,001 - \$175,000	14	17.72%	169,000	135,000	169,500	169,000	0
\$175,001 - \$250,000	20	25.32%	219,500	205,000	219,000	225,700	0
\$250,001 - \$325,000	13	16.46%	289,000	0	286,750	289,000	0
\$325,001 - \$425,000	10	12.66%	382,500	0	382,500	368,500	0
\$425,001 and up	10	12.66%	495,000	547,500	474,950	470,000	495,000
Median List Price			229,000	180,000	224,500	278,500	495,000
Total Closed Units		100%	229,000	12	52	14	1
Total Closed Volume			20,746,499	2.73M	12.98M	4.55M	495.00K

September 2025



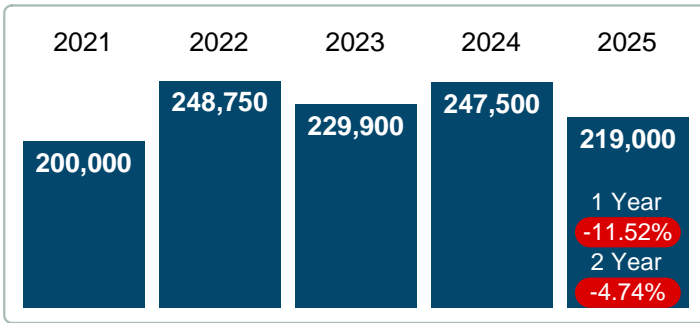
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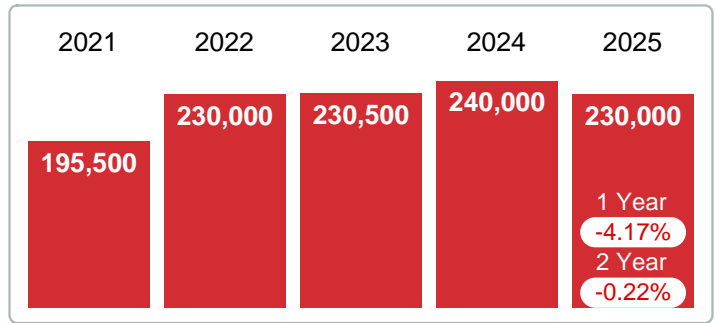
MEDIAN SOLD PRICE AT CLOSING

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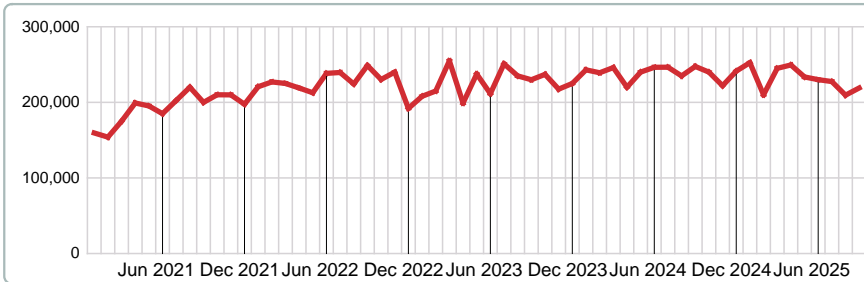
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

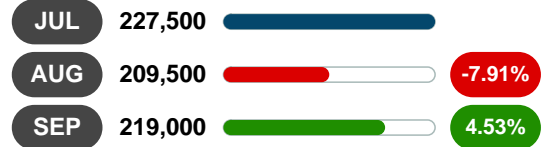


3 MONTHS

5 year SEP AVG = 229,030

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

Median Sold Price at Closing this month at **219,000** below the 5 yr SEP average of **229,030**



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	3.80%	50,000	45,000	52,500	0	0
\$75,001 - \$125,000	10.13%	87,250	97,500	87,250	0	0
\$125,001 - \$175,000	21.52%	150,000	146,000	165,000	135,000	0
\$175,001 - \$250,000	21.52%	210,000	236,450	210,000	219,000	0
\$250,001 - \$325,000	17.72%	270,000	0	270,000	285,000	0
\$325,001 - \$425,000	12.66%	372,500	0	372,500	367,500	0
\$425,001 and up	12.66%	477,300	522,500	462,450	460,000	474,600
Median Sold Price		219,000	157,500	215,500	272,500	474,600
Total Closed Units		79	12	52	14	1
Total Closed Volume		19,912,450	2.55M	12.52M	4.37M	474.60K

September 2025



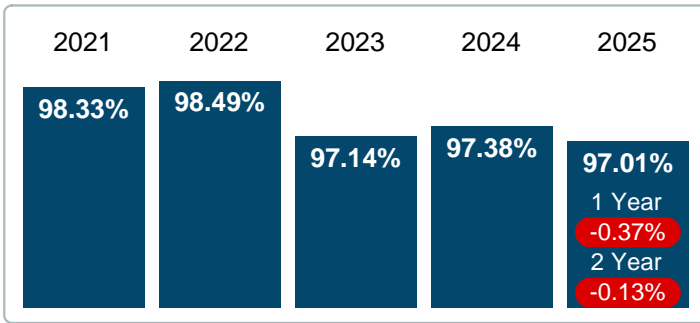
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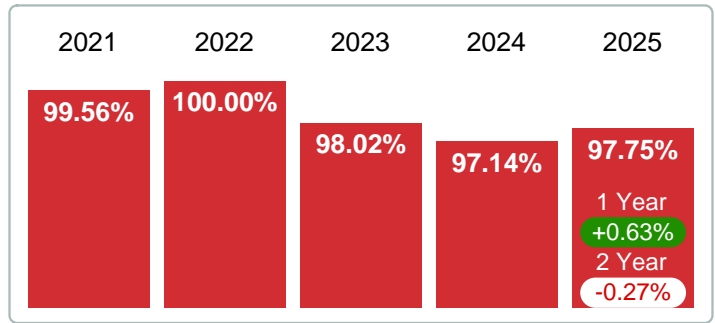
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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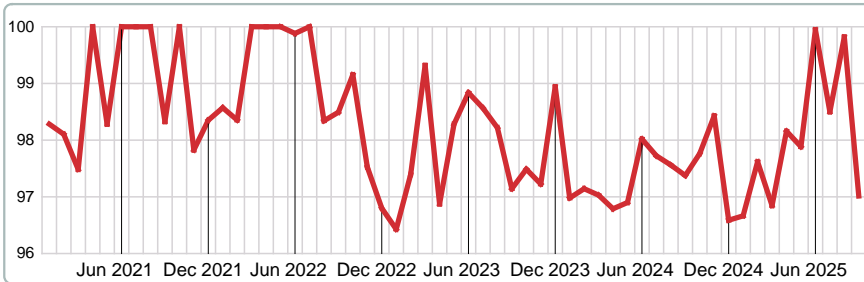
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

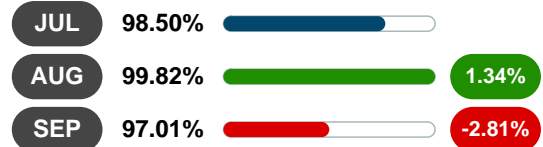


3 MONTHS

5 year SEP AVG = 97.67%

High Jul 2022 100.00% Low Jan 2023 96.43%

Median Sold/List Ratio this month at **97.01%**
below the 5 yr SEP average of **97.67%**



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	3	3.80%	61.11%	91.84%	59.29%	0.00%	0.00%
\$75,001 - \$125,000	8	10.13%	84.65%	83.28%	88.77%	0.00%	0.00%
\$125,001 - \$175,000	17	21.52%	97.06%	91.21%	98.82%	88.76%	0.00%
\$175,001 - \$250,000	17	21.52%	96.80%	97.56%	96.80%	96.73%	0.00%
\$250,001 - \$325,000	14	17.72%	95.67%	0.00%	94.90%	98.62%	0.00%
\$325,001 - \$425,000	10	12.66%	98.93%	0.00%	98.93%	99.91%	0.00%
\$425,001 and up	10	12.66%	96.94%	95.65%	97.39%	96.92%	95.88%
Median Sold/List Ratio		97.01%		92.59%	97.12%	97.38%	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



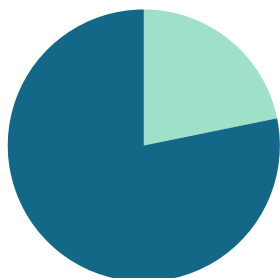
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

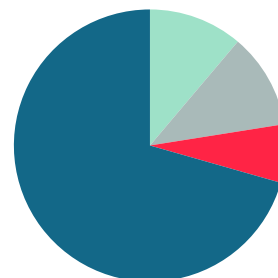


Inventory
 New Listings
136 = 21.79%
 Start Inventory
488
 Total Inventory Units
624
 Volume
\$261,438,491

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%
Median List Price	250,000	229,000	-8.40%	249,250	235,000	-5.72%
Median Sale Price	247,500	219,000	-11.52%	240,000	230,000	-4.17%
Median Percent of Selling Price to List Price	97.38%	97.01%	-0.37%	97.14%	97.75%	0.63%
Median Days on Market to Sale	42.50	54.00	27.06%	32.00	36.00	12.50%
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%

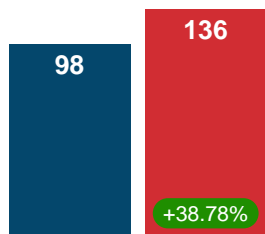
Absorption: Last 12 months, an Average of **64** Sales/Month

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

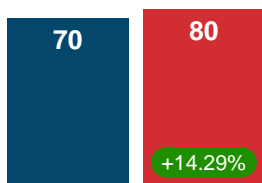
SEPTEMBER MARKET

MEDIAN PRICES

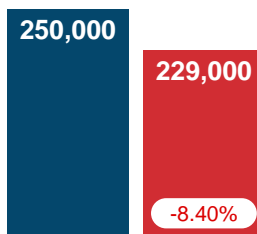
New Listings



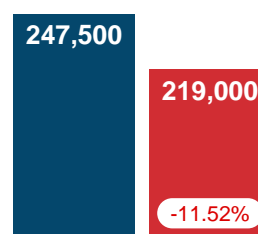
Pending Listings



List Price



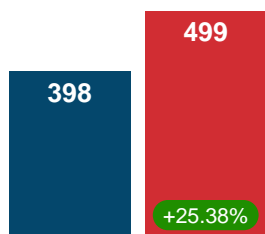
Sale Price



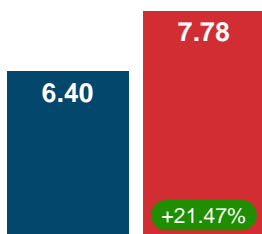
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

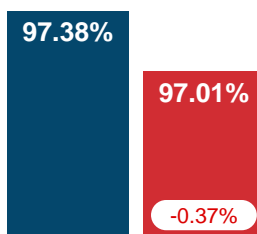
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

