

October 2025



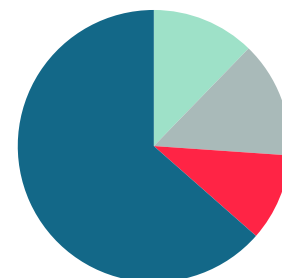
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	October 2025	+/-%
Closed Listings	48	39	-18.75%
Pending Listings	55	44	-20.00%
New Listings	87	67	-22.99%
Median List Price	173,750	145,000	-16.55%
Median Sale Price	169,250	136,000	-19.65%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%
Median Days on Market to Sale	9.50	7.00	-26.32%
End of Month Inventory	197	202	2.54%
Months Supply of Inventory	4.23	4.13	-2.35%



■ Closed (12.26%)
■ Pending (13.84%)
■ Other OffMarket (10.38%)
■ Active (63.52%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of October 31, 2025 = **202**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **2.54%** to 202 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **4.13** 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 **19.65%** in October 2025 to \$136,000 versus the previous year at \$169,250.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 2.50 days or **26.32%** in October 2025 compared to last year's same month at **9.50** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 67 New Listings in October 2025, down **22.99%** from last year at 87. Furthermore, there were 39 Closed Listings this month versus last year at 48, a **-18.75%** decrease.

Closed versus Listed trends yielded a **58.2%** ratio, up from previous year's, October 2024, at **55.2%**, a **5.50%** upswing. 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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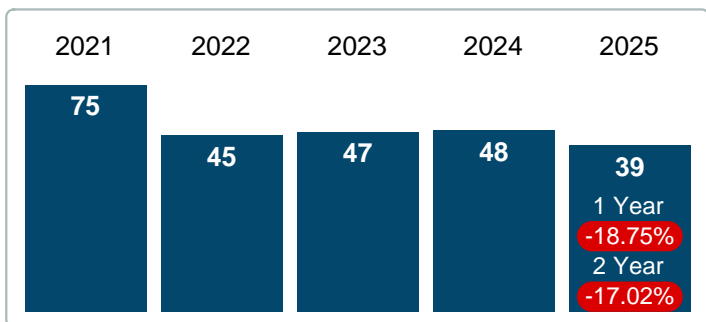
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



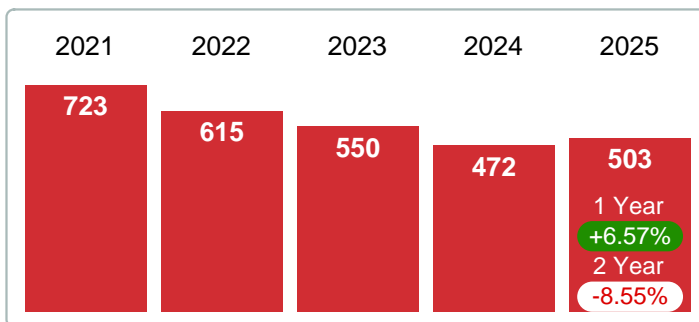
CLOSED LISTINGS

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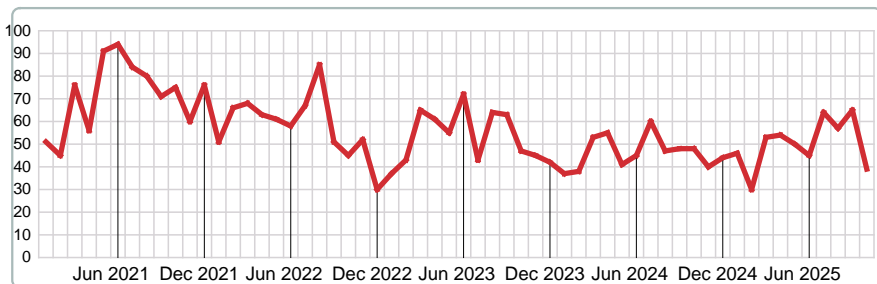
OCTOBER



YEAR TO DATE (YTD)

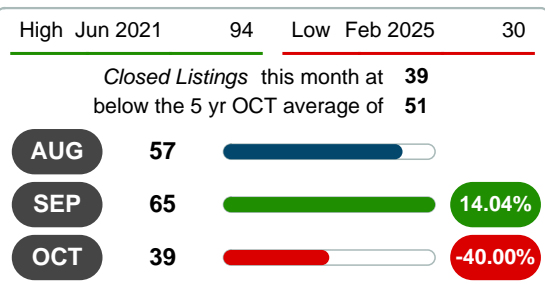


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	10.26%	2.5	1	3	0	0
\$40,001 - \$60,000	3	7.69%	3.0	2	1	0	0
\$60,001 - \$100,000	7	17.95%	3.0	5	2	0	0
\$100,001 - \$180,000	11	28.21%	29.0	2	8	0	1
\$180,001 - \$270,000	5	12.82%	9.0	2	2	1	0
\$270,001 - \$340,000	4	10.26%	33.0	0	2	2	0
\$340,001 and up	5	12.82%	4.0	0	4	1	0
Total Closed Units	39			12	22	4	1
Total Closed Volume	7,772,850	100%	7.0	1.16M	5.33M	1.18M	105.00K
Median Closed Price	\$136,000			\$82,000	\$157,500	\$300,000	\$105,000

October 2025



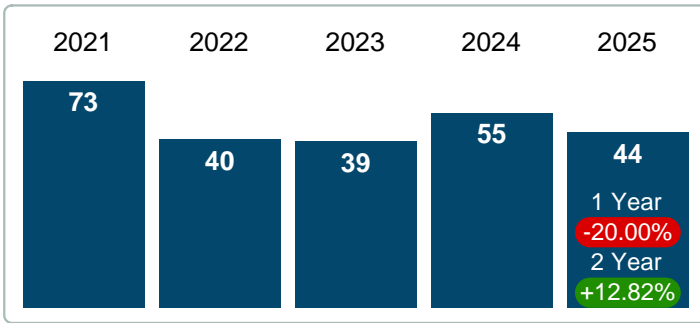
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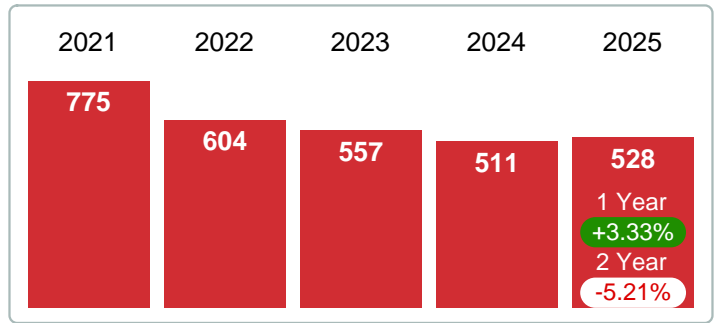
PENDING LISTINGS

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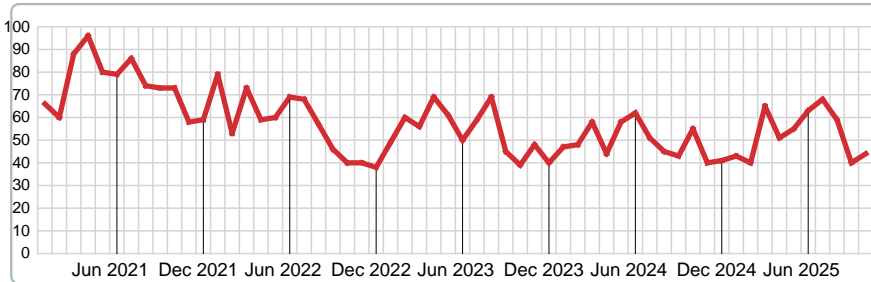
OCTOBER



YEAR TO DATE (YTD)

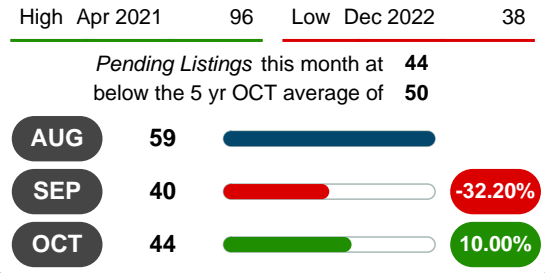


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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
\$75,000 and less	4	9.09%	76.5	1	3	0	0
\$75,001 - \$125,000	5	11.36%	0.0	2	2	0	1
\$125,001 - \$175,000	7	15.91%	12.0	3	4	0	0
\$175,001 - \$250,000	10	22.73%	8.5	4	5	1	0
\$250,001 - \$325,000	8	18.18%	52.5	0	6	2	0
\$325,001 - \$375,000	5	11.36%	15.0	0	4	1	0
\$375,001 and up	5	11.36%	82.0	0	2	3	0
Total Pending Units	44			10	26	7	1
Total Pending Volume	10,815,100	100%	12.0	1.47M	6.30M	2.94M	105.00K
Median Listing Price	\$217,000			\$145,500	\$237,000	\$350,000	\$105,000

October 2025



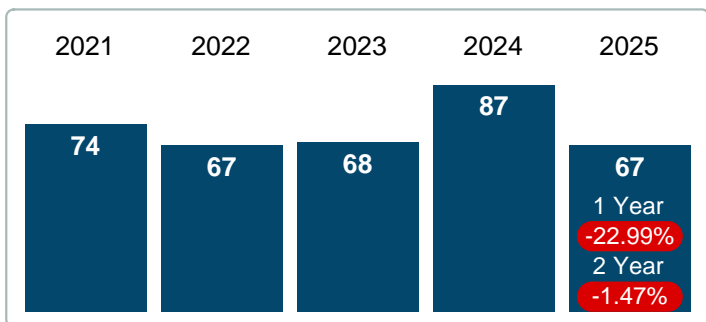
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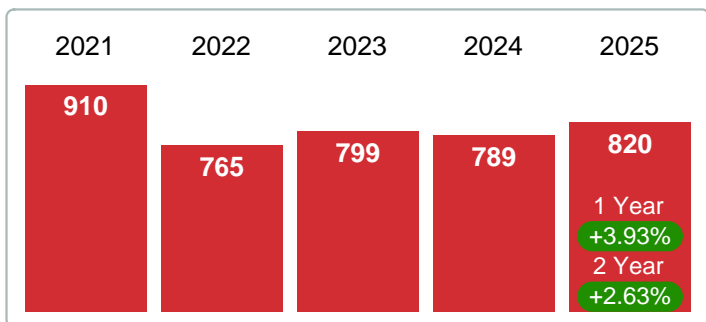
NEW LISTINGS

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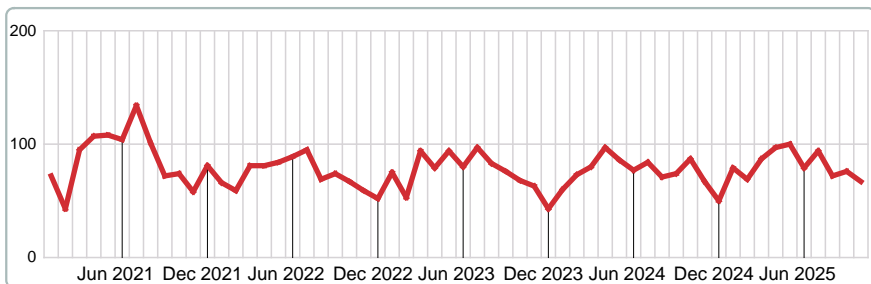
OCTOBER



YEAR TO DATE (YTD)

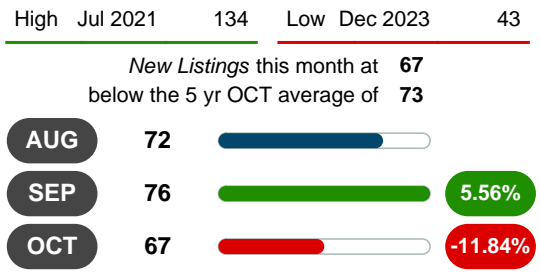


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 73



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.46%	3	2	0	0
\$75,001 - \$125,000	10	14.93%	4	5	0	1
\$125,001 - \$150,000	5	7.46%	1	3	1	0
\$150,001 - \$250,000	20	29.85%	2	14	4	0
\$250,001 - \$300,000	10	14.93%	0	8	2	0
\$300,001 - \$600,000	11	16.42%	0	7	3	1
\$600,001 and up	6	8.96%	0	1	4	1
Total New Listed Units	67		10	40	14	3
Total New Listed Volume	18,478,100	100%	1.01M	9.54M	5.32M	2.61M
Median New Listed Listing Price	\$205,000		\$90,000	\$200,000	\$287,000	\$555,000

October 2025



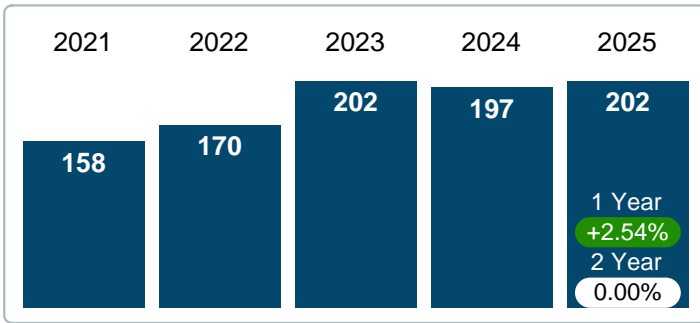
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



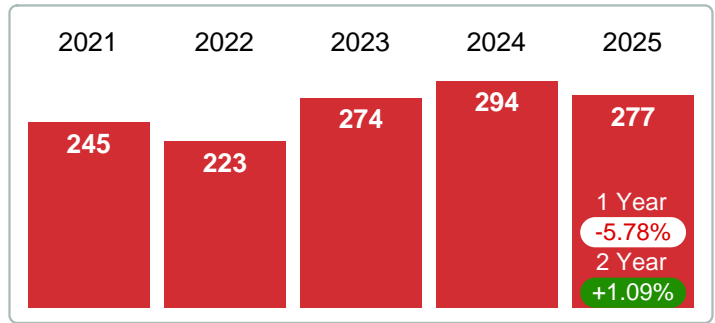
ACTIVE INVENTORY

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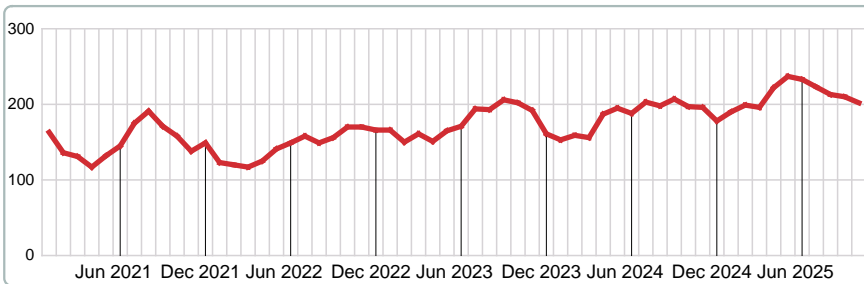
END OF OCTOBER



ACTIVE DURING OCTOBER

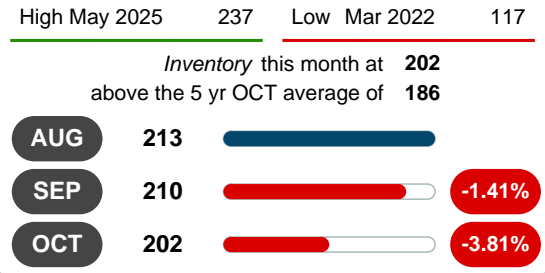


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 186



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	14	6.93%	80.5	7	4	3	0
\$75,001 - \$150,000	28	13.86%	57.0	9	17	2	0
\$150,001 - \$200,000	33	16.34%	43.0	5	24	4	0
\$200,001 - \$325,000	51	25.25%	67.0	2	33	15	1
\$325,001 - \$450,000	30	14.85%	94.0	0	13	16	1
\$450,001 - \$700,000	26	12.87%	68.5	1	10	8	7
\$700,001 and up	20	9.90%	153.5	3	7	4	6
Total Active Inventory by Units	202			27	108	52	15
Total Active Inventory by Volume	75,158,074	100%	73.5	6.55M	32.54M	21.62M	14.45M
Median Active Inventory Listing Price	\$260,000			\$125,000	\$229,450	\$344,750	\$580,000

October 2025



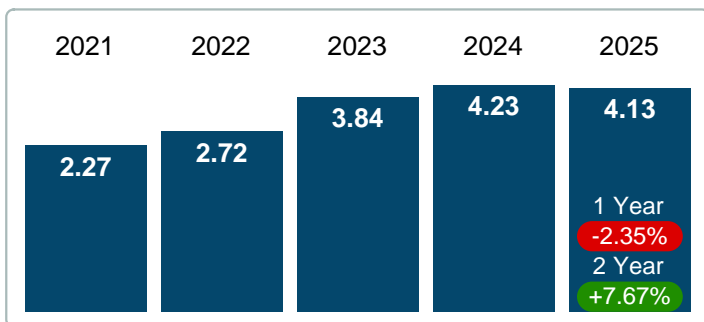
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



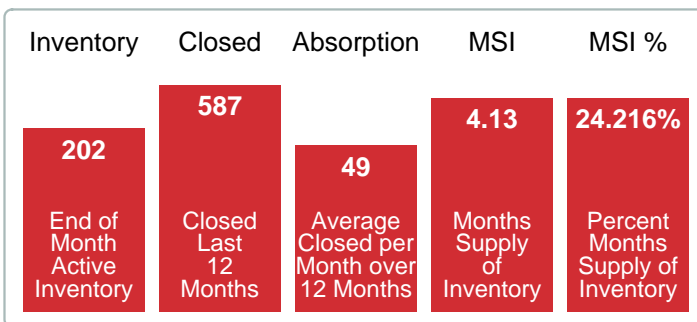
MONTHS SUPPLY of INVENTORY (MSI)

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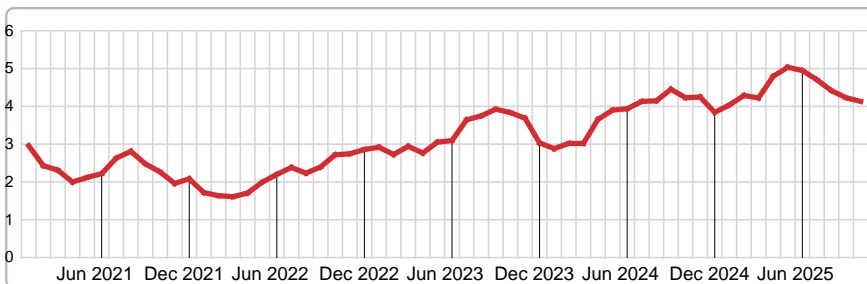
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025



5 YEAR MARKET ACTIVITY TRENDS

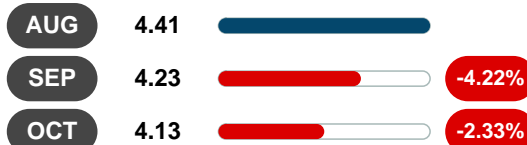


3 MONTHS

5 year OCT AVG = 3.44

High May 2025 5.03 Low Mar 2022 1.61

Months Supply this month at 4.13 above the 5 yr OCT average of 3.44



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	6.93%	2.15	2.21	1.37	9.00	0.00
\$75,001 - \$150,000	13.86%	2.53	2.16	2.76	4.00	0.00
\$150,001 - \$200,000	16.34%	4.08	5.00	3.89	4.36	0.00
\$200,001 - \$325,000	25.25%	3.60	2.67	3.30	5.45	1.50
\$325,001 - \$450,000	14.85%	4.86	0.00	4.46	5.65	4.00
\$450,001 - \$700,000	12.87%	11.56	6.00	10.91	10.67	16.80
\$700,001 and up	9.90%	30.00	0.00	21.00	48.00	24.00
Market Supply of Inventory (MSI)		4.13	2.87	3.67	6.37	7.83
Total Active Inventory by Units		202	27	108	52	15

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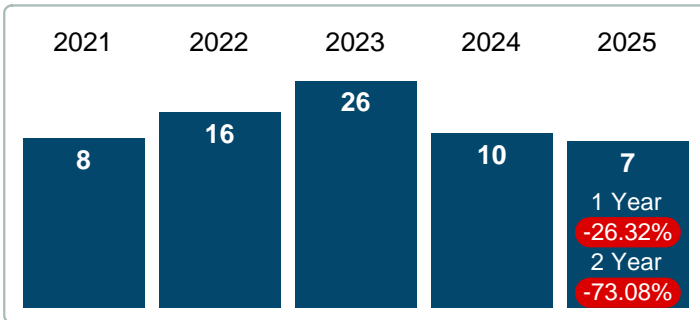
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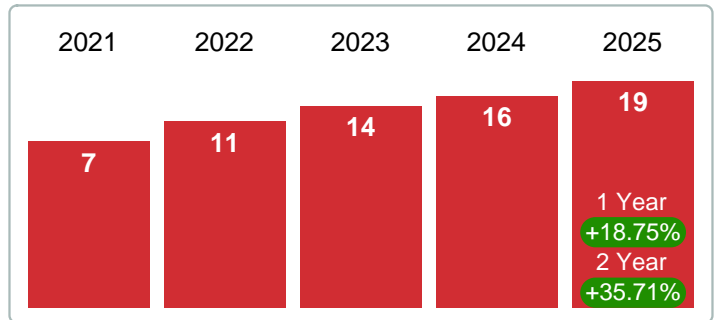
MEDIAN DAYS ON MARKET TO SALE

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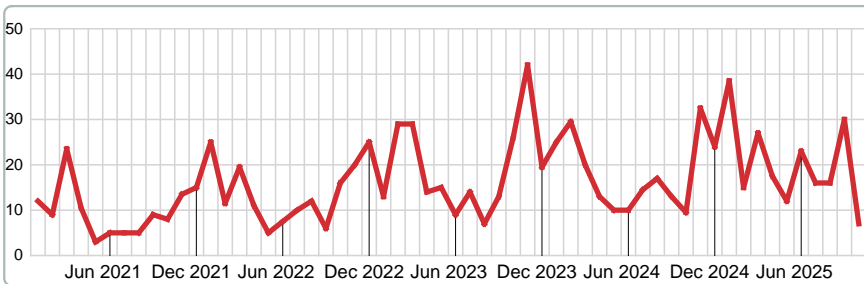
OCTOBER



YEAR TO DATE (YTD)

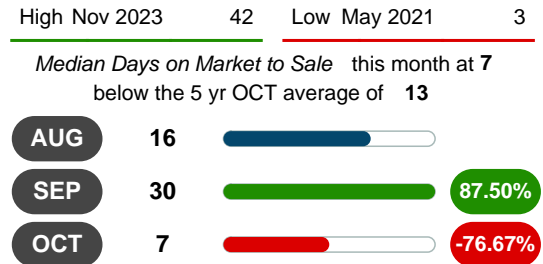


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 13



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
\$40,000 and less	10.26%	3	1	4	0	0
\$40,001 - \$60,000	7.69%	3	19	3	0	0
\$60,001 - \$100,000	17.95%	3	3	2	0	0
\$100,001 - \$180,000	28.21%	29	47	31	0	1
\$180,001 - \$270,000	12.82%	9	5	34	11	0
\$270,001 - \$340,000	10.26%	33	0	24	44	0
\$340,001 and up	12.82%	4	0	7	2	0
Median Closed DOM		7	3	12	26	1
Total Closed Units	100%	7.0	12	22	4	1
Total Closed Volume		7,772,850	1.16M	5.33M	1.18M	105.00K

October 2025



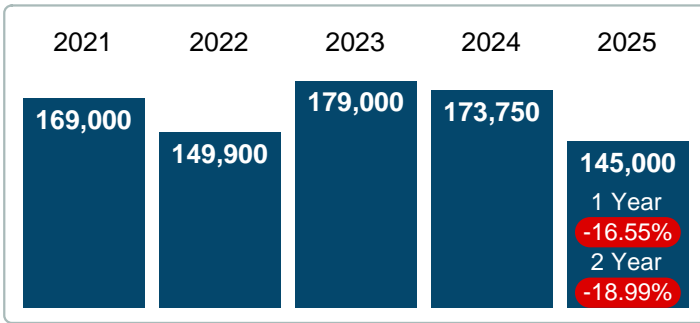
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



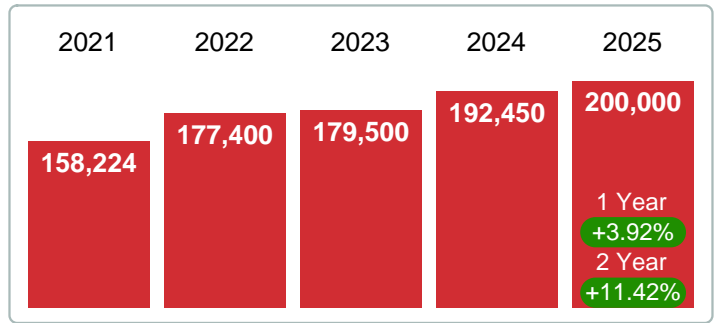
MEDIAN LIST PRICE AT CLOSING

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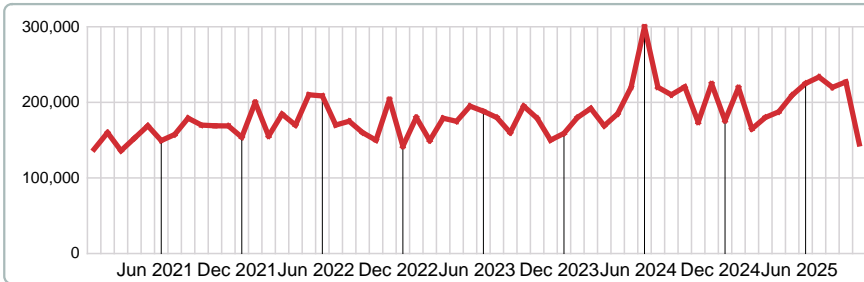
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

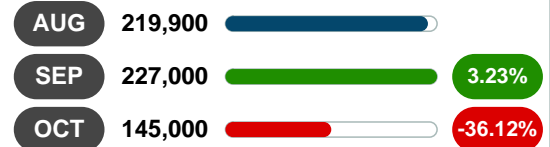


3 MONTHS

5 year OCT AVG = 163,330

High Jun 2024 299,900 Low Mar 2021 136,000

Median List Price at Closing this month at 145,000 below the 5 yr OCT average of 163,330



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
\$40,000 and less	3	7.69%	30,000	13,500	30,000	0	0
\$40,001 - \$60,000	4	10.26%	52,250	52,250	51,450	0	0
\$60,001 - \$100,000	6	15.38%	74,250	80,000	65,750	0	0
\$100,001 - \$180,000	11	28.21%	136,000	125,000	145,000	0	105,000
\$180,001 - \$270,000	6	15.38%	223,050	209,950	219,500	226,600	0
\$270,001 - \$340,000	3	7.69%	325,000	0	294,350	325,000	0
\$340,001 and up	6	15.38%	357,450	0	349,000	375,000	0
Median List Price			145,000	87,500	165,750	325,000	105,000
Total Closed Units		100%	145,000	12	22	4	1
Total Closed Volume			8,092,050	1.24M	5.50M	1.25M	105.00K

October 2025



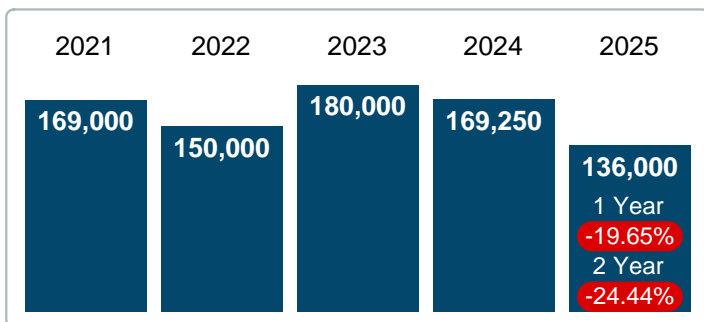
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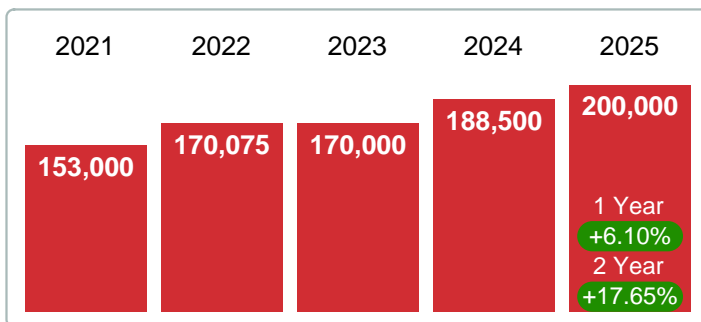
MEDIAN SOLD PRICE AT CLOSING

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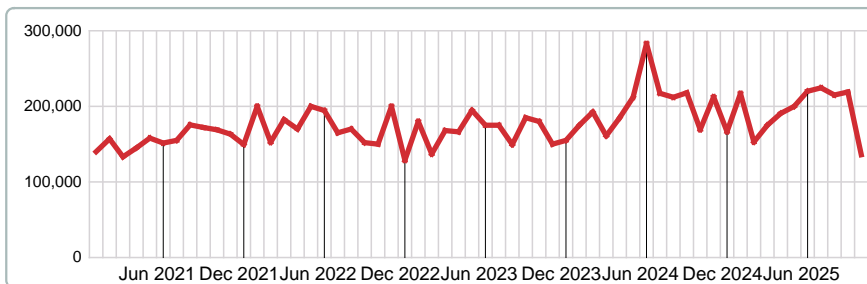
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

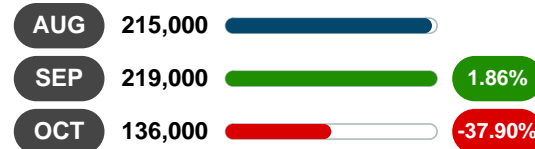


3 MONTHS

5 year OCT AVG = 160,850

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

Median Sold Price at Closing this month at 136,000 below the 5 yr OCT average of 160,850



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
\$40,000 and less	10.26%	30,000	11,300	30,000	0	0
\$40,001 - \$60,000	7.69%	47,000	43,550	58,900	0	0
\$60,001 - \$100,000	17.95%	80,000	80,000	65,750	0	0
\$100,001 - \$180,000	28.21%	136,000	123,875	150,000	0	105,000
\$180,001 - \$270,000	12.82%	203,000	209,950	224,000	200,000	0
\$270,001 - \$340,000	10.26%	307,000	0	312,000	300,000	0
\$340,001 and up	12.82%	365,900	0	357,450	375,000	0
Median Sold Price		136,000	82,000	157,500	300,000	105,000
Total Closed Units	100%	136,000	12	22	4	1
Total Closed Volume		7,772,850	1.16M	5.33M	1.18M	105.00K

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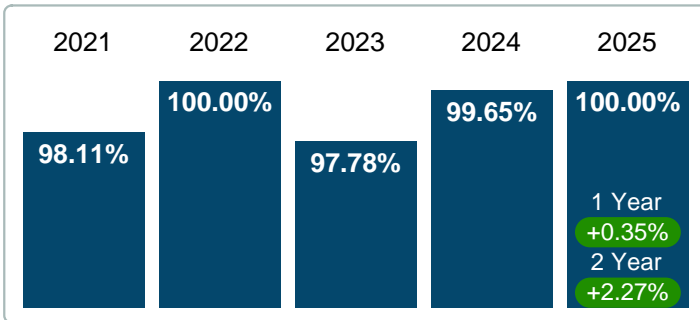
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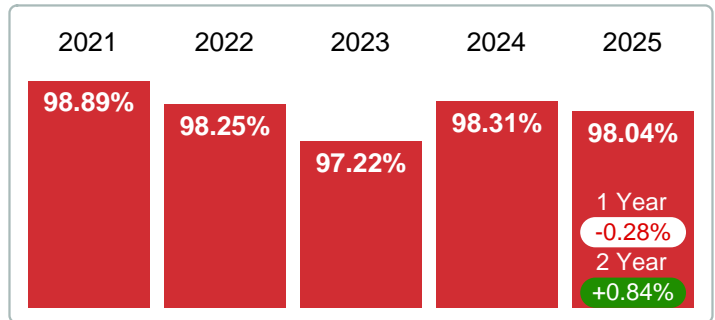
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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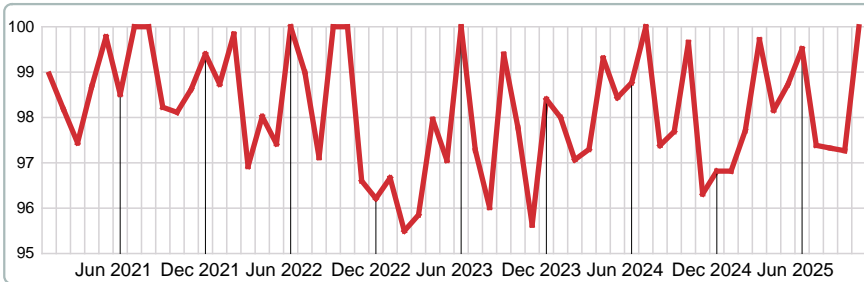
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

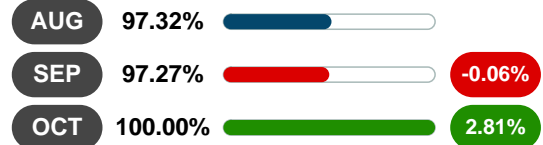


3 MONTHS

5 year OCT AVG = 99.11%

High Oct 2025 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.11%**



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
\$40,000 and less	4	10.26%	95.45%	83.70%	100.00%	0.00%	0.00%
\$40,001 - \$60,000	3	7.69%	85.45%	83.23%	100.00%	0.00%	0.00%
\$60,001 - \$100,000	7	17.95%	100.00%	100.00%	100.00%	0.00%	0.00%
\$100,001 - \$180,000	11	28.21%	98.90%	90.89%	99.45%	0.00%	100.00%
\$180,001 - \$270,000	5	12.82%	100.00%	100.00%	96.24%	88.26%	0.00%
\$270,001 - \$340,000	4	10.26%	97.64%	0.00%	97.64%	92.31%	0.00%
\$340,001 and up	5	12.82%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		95.47%	100.00%	94.13%	100.00%
Total Closed Units		39	100%	12	22	4	1
Total Closed Volume		7,772,850		1.16M	5.33M	1.18M	105.00K

October 2025



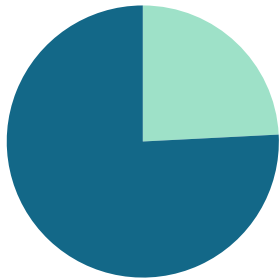
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

Report produced on Nov 11, 2025 for MLS Technology Inc.

INVENTORY

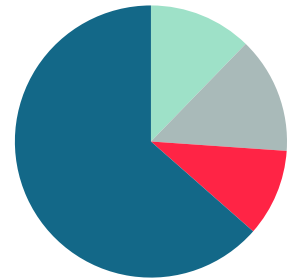


Inventory
 New Listings
67 = 24.19%
 Start Inventory
210
 Total Inventory Units
277
 Volume
\$93,975,673

Market Activity

Closed Sales
39 = 12.26%
 Pending Sales
44 = 13.84%
 Other Off Market
33 = 10.38%
 Active Inventory
202 = 63.52%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	48	39	-18.75%	472	503	6.57%
Pending Sales	55	44	-20.00%	511	528	3.33%
New Listings	87	67	-22.99%	789	820	3.93%
Median List Price	173,750	145,000	-16.55%	192,450	200,000	3.92%
Median Sale Price	169,250	136,000	-19.65%	188,500	200,000	6.10%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%	98.31%	98.04%	-0.28%
Median Days on Market to Sale	9.50	7.00	-26.32%	16.00	19.00	18.75%
Monthly Inventory	197	202	2.54%	197	202	2.54%
Months Supply of Inventory	4.23	4.13	-2.35%	4.23	4.13	-2.35%

Absorption: Last 12 months, an Average of **49** Sales/Month

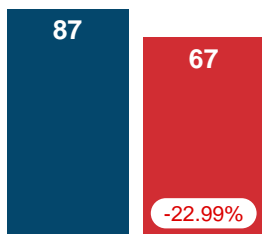
Inventory on October 31, 2025 = **202**

2024 **2025**

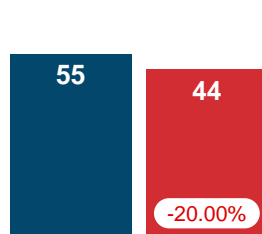
OCTOBER MARKET

MEDIAN PRICES

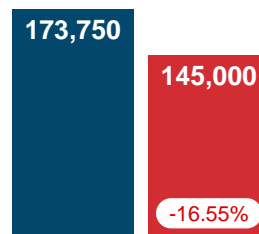
New Listings



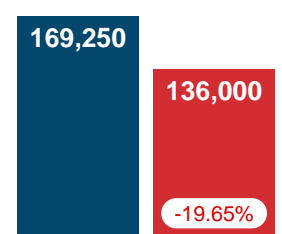
Pending Listings



List Price



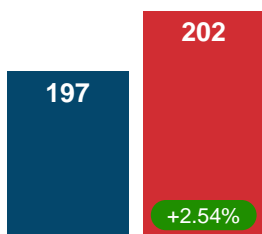
Sale Price



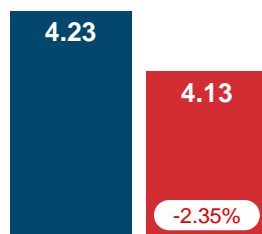
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

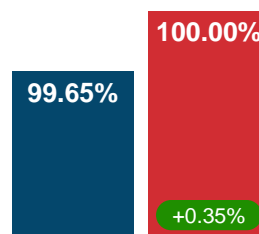
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

