

October 2025



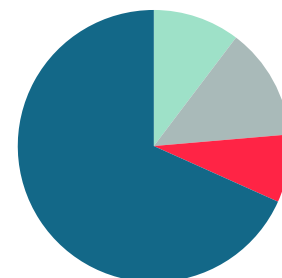
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	57	55	-3.51%
Pending Listings	56	71	26.79%
New Listings	102	115	12.75%
Average List Price	187,651	259,662	38.37%
Average Sale Price	180,059	249,452	38.54%
Average Percent of Selling Price to List Price	94.94%	94.67%	-0.28%
Average Days on Market to Sale	51.70	51.85	0.30%
End of Month Inventory	348	364	4.60%
Months Supply of Inventory	6.40	6.80	6.39%



- Closed (10.32%)
- Pending (13.32%)
- Other OffMarket (8.07%)
- Active (68.29%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of October 31, 2025 = **364**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **4.60%** to 364 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 **6.80** 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 **38.54%** in October 2025 to \$249,452 versus the previous year at \$180,059.

Average Days on Market Lengthens

The average number of **51.85** days that homes spent on the market before selling increased by 0.15 days or **0.30%** in October 2025 compared to last year's same month at **51.70** DOM.

Sales Success for October 2025 is Positive

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

There were 115 New Listings in October 2025, up **12.75%** from last year at 102. Furthermore, there were 55 Closed Listings this month versus last year at 57, a **-3.51%** decrease.

Closed versus Listed trends yielded a **47.8%** ratio, down from previous year's, October 2024, at **55.9%**, a **14.42%** 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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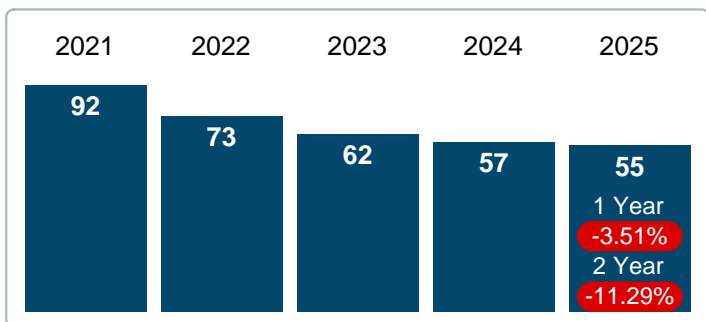
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



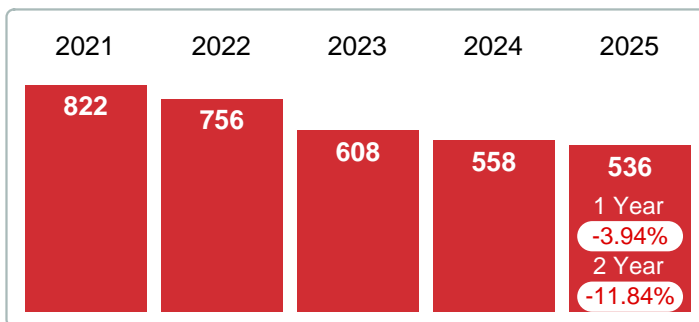
CLOSED LISTINGS

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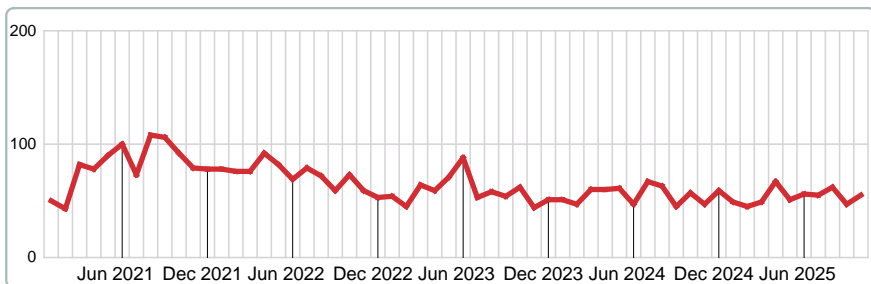
OCTOBER



YEAR TO DATE (YTD)

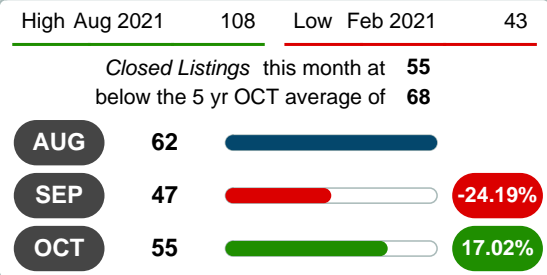


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 68



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	4	7.27%	56.3	4	0	0	0
\$75,001 - \$125,000	4	7.27%	21.0	1	2	1	0
\$125,001 - \$175,000	8	14.55%	96.4	2	5	1	0
\$175,001 - \$250,000	18	32.73%	55.7	2	12	3	1
\$250,001 - \$300,000	8	14.55%	22.8	1	6	1	0
\$300,001 - \$425,000	7	12.73%	35.7	0	2	5	0
\$425,001 and up	6	10.91%	56.3	0	1	2	3
Total Closed Units	55			10	28	13	4
Total Closed Volume	13,719,850	100%	51.9	1.21M	6.55M	4.03M	1.94M
Average Closed Price	\$249,452			\$120,750	\$233,763	\$309,769	\$485,000

October 2025



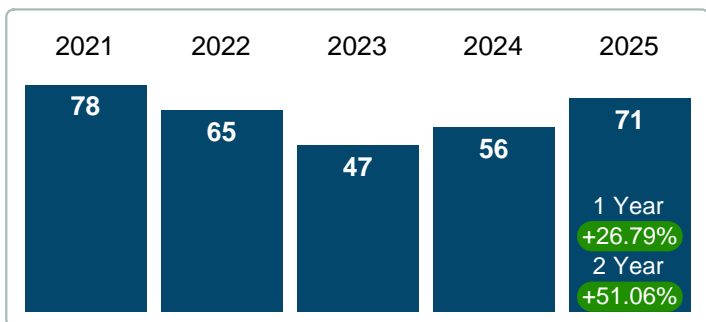
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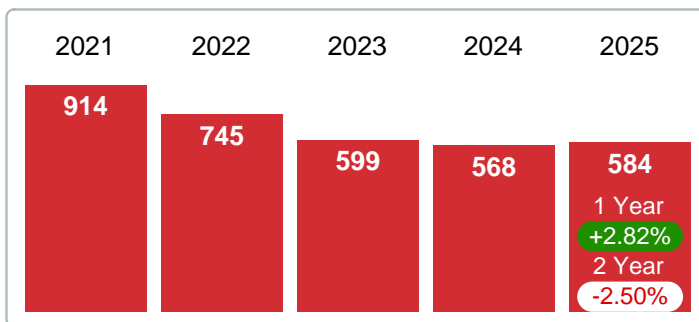
PENDING LISTINGS

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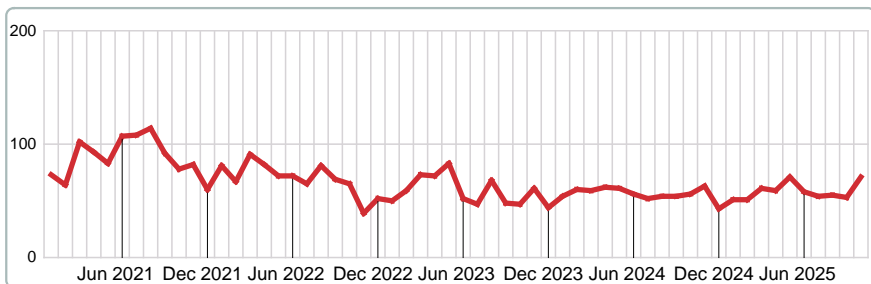
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 63

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at 71 above the 5 yr OCT average of 63



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	11.27%	61.3	3	5	0	0
\$100,001 - \$125,000	3	4.23%	67.0	1	2	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$225,000	30	42.25%	60.2	9	15	6	0
\$225,001 - \$350,000	14	19.72%	64.5	1	10	2	1
\$350,001 - \$475,000	10	14.08%	83.8	0	5	4	1
\$475,001 and up	6	8.45%	34.3	1	3	0	2
Total Pending Units	71			15	40	12	4
Total Pending Volume	18,334,150	100%	62.6	2.46M	9.48M	3.36M	3.03M
Average Listing Price	\$258,227			\$163,747	\$237,111	\$279,967	\$758,475

October 2025



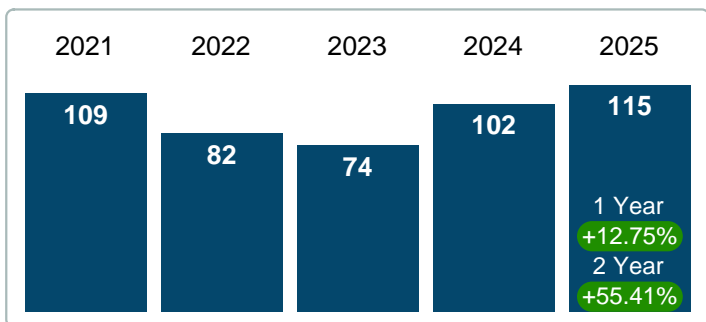
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



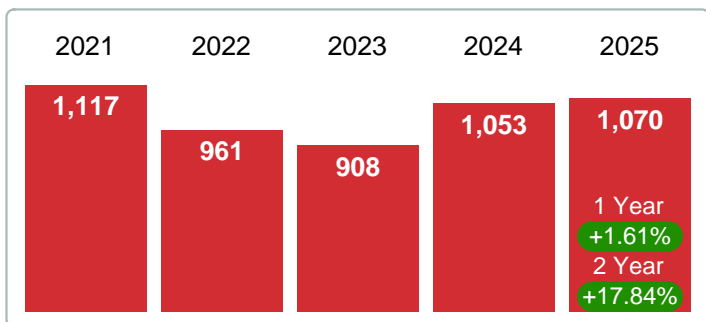
NEW LISTINGS

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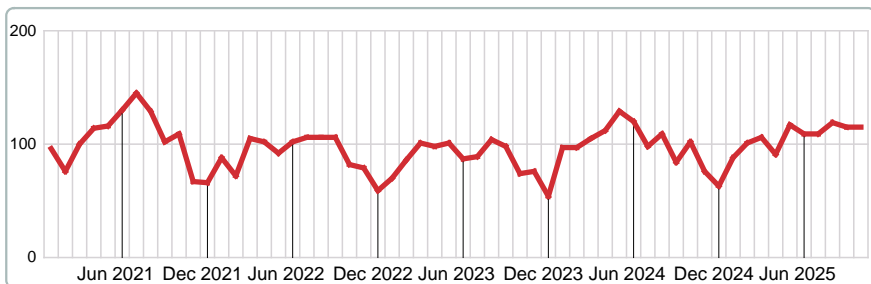
OCTOBER



YEAR TO DATE (YTD)

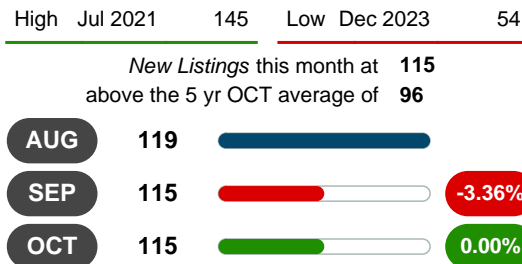


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 96



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	6.96%	6	2	0	0
\$75,001 - \$125,000	17	14.78%	4	13	0	0
\$125,001 - \$150,000	15	13.04%	3	10	2	0
\$150,001 - \$250,000	32	27.83%	4	20	8	0
\$250,001 - \$325,000	17	14.78%	2	8	7	0
\$325,001 - \$475,000	13	11.30%	0	10	3	0
\$475,001 and up	13	11.30%	2	5	4	2
Total New Listed Units	115		21	68	24	2
Total New Listed Volume	33,973,048	100%	3.73M	16.30M	7.84M	6.10M
Average New Listed Listing Price	\$295,418		\$177,457	\$239,740	\$326,837	\$3,050,000

October 2025



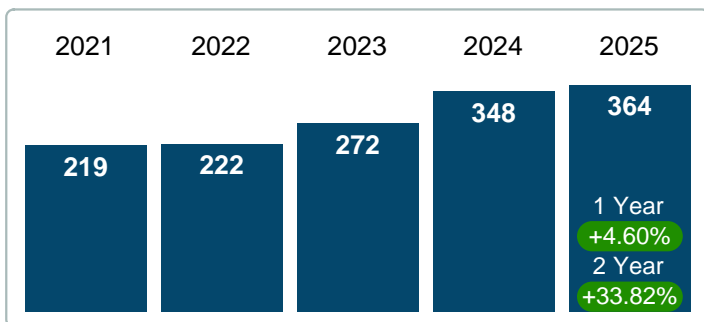
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



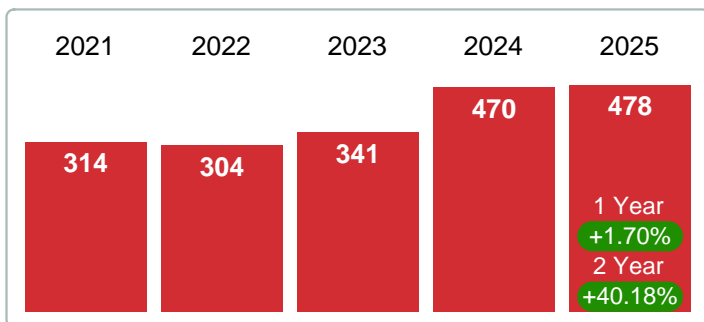
ACTIVE INVENTORY

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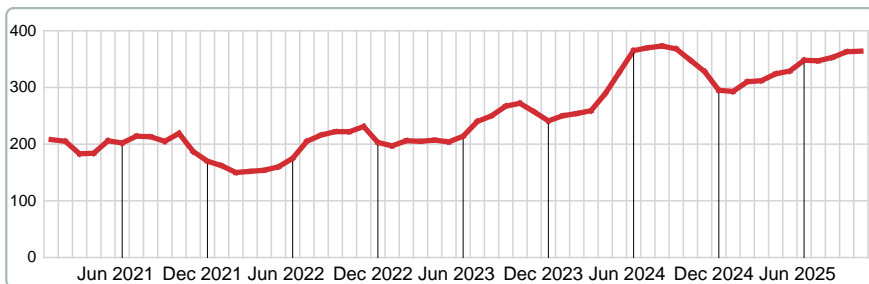
END OF OCTOBER



ACTIVE DURING OCTOBER

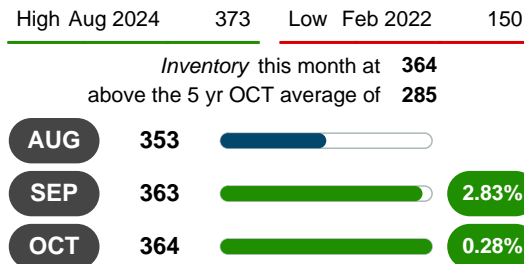


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	20	5.49%	87.2	11	9	0	0
\$75,001 - \$150,000	63	17.31%	77.4	30	30	3	0
\$150,001 - \$200,000	53	14.56%	68.4	6	33	14	0
\$200,001 - \$300,000	87	23.90%	71.1	6	50	31	0
\$300,001 - \$425,000	56	15.38%	85.2	4	34	16	2
\$425,001 - \$625,000	47	12.91%	106.7	4	22	16	5
\$625,001 and up	38	10.44%	138.9	4	10	17	7
Total Active Inventory by Units	364			65	188	97	14
Total Active Inventory by Volume	124,468,540	100%	86.5	14.83M	55.72M	41.91M	12.00M
Average Active Inventory Listing Price	\$341,947			\$228,212	\$296,374	\$432,089	\$857,421

October 2025



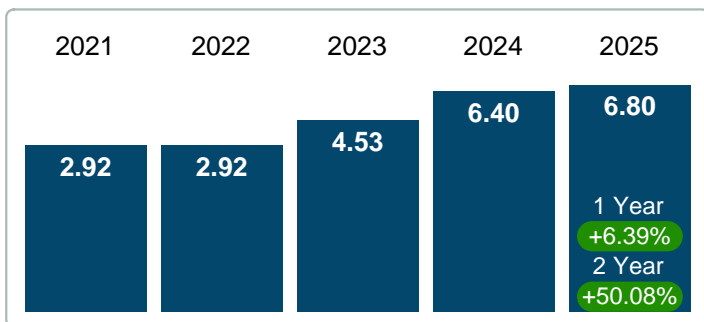
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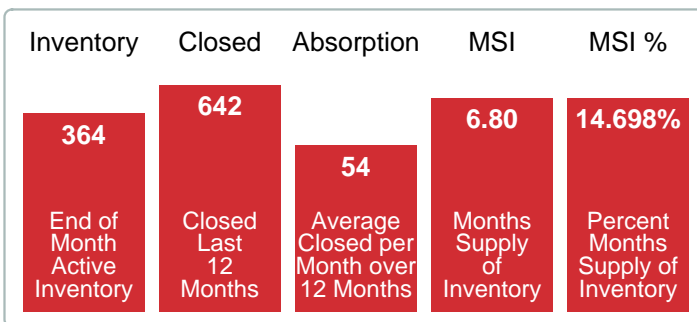
MONTHS SUPPLY of INVENTORY (MSI)

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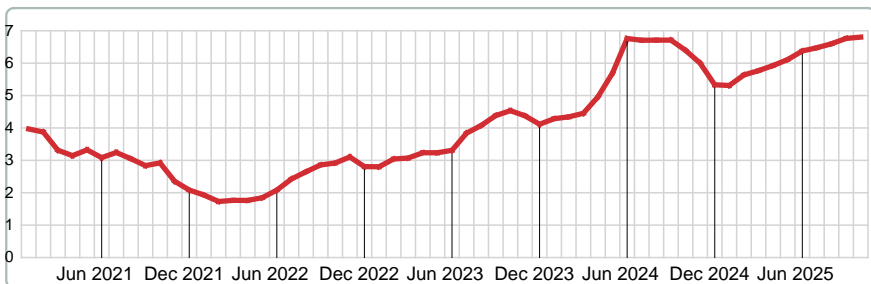
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

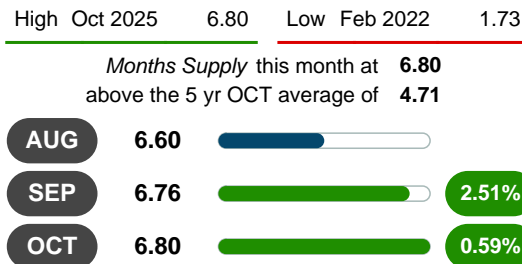


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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
\$75,000 and less	20	5.49%	3.33	3.30	4.00	0.00	0.00
\$75,001 - \$150,000	63	17.31%	4.67	6.55	3.71	4.50	0.00
\$150,001 - \$200,000	53	14.56%	6.17	3.60	5.82	11.20	0.00
\$200,001 - \$300,000	87	23.90%	6.61	8.00	5.00	14.31	0.00
\$300,001 - \$425,000	56	15.38%	8.30	6.00	8.33	9.60	6.00
\$425,001 - \$625,000	47	12.91%	11.51	0.00	11.00	11.29	7.50
\$625,001 and up	38	10.44%	26.82	0.00	13.33	40.80	28.00
Market Supply of Inventory (MSI)			6.80	5.91	5.73	12.25	8.00
Total Active Inventory by Units		100%	6.80	65	188	97	14

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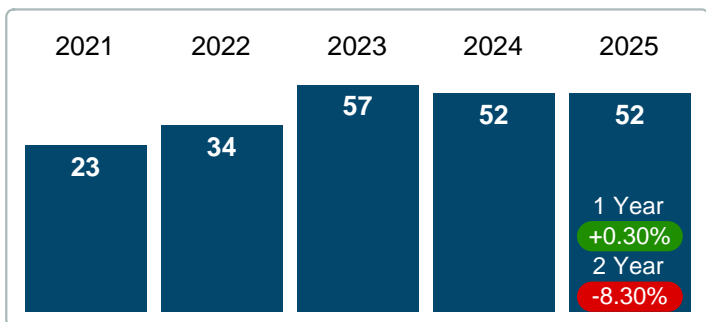
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



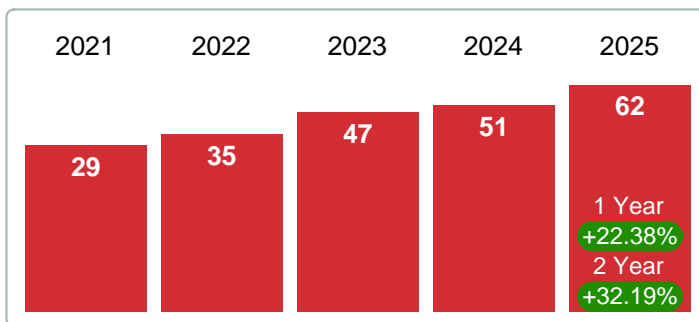
AVERAGE DAYS ON MARKET TO SALE

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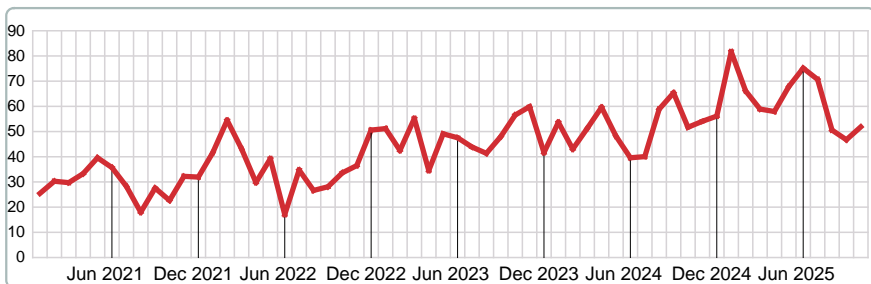
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 43

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 52 above the 5 yr OCT 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	7.27%	56	56	0	0	0
\$75,001 - \$125,000	7.27%	21	7	38	1	0
\$125,001 - \$175,000	14.55%	96	83	107	71	0
\$175,001 - \$250,000	32.73%	56	4	64	39	112
\$250,001 - \$300,000	14.55%	23	23	25	12	0
\$300,001 - \$425,000	12.73%	36	0	12	45	0
\$425,001 and up	10.91%	56	0	15	56	71
Average Closed DOM		52	43	56	41	81
Total Closed Units	100%	52	10	28	13	4
Total Closed Volume		13,719,850	1.21M	6.55M	4.03M	1.94M

October 2025



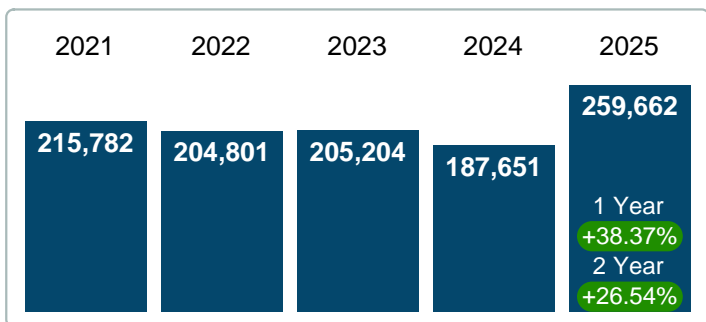
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



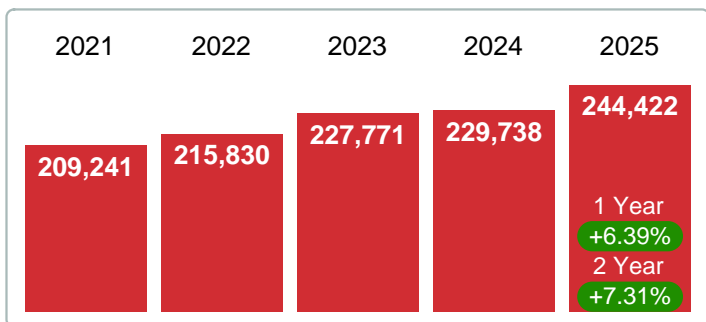
AVERAGE LIST PRICE AT CLOSING

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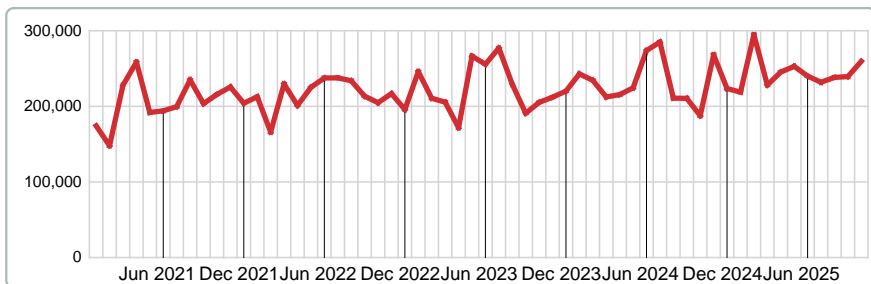
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 214,620

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

Average List Price at Closing this month at **259,662**
above the 5 yr OCT average of **214,620**

- AUG** 238,273
- SEP** 239,351 0.45%
- OCT** 259,662 8.49%

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	7.27%	51,225	51,225	0	0	0
\$75,001 - \$125,000	2	3.64%	116,450	122,900	119,500	150,000	0
\$125,001 - \$175,000	10	18.18%	152,640	158,500	154,180	159,500	0
\$175,001 - \$250,000	15	27.27%	215,787	180,500	224,725	234,633	269,000
\$250,001 - \$300,000	10	18.18%	273,150	285,000	285,450	275,000	0
\$300,001 - \$425,000	7	12.73%	345,843	0	362,000	365,380	0
\$425,001 and up	7	12.73%	561,143	0	650,000	560,000	564,333
Average List Price			259,662	129,080	242,618	325,792	490,500
Total Closed Units		100%	259,662	10	28	13	4
Total Closed Volume			14,281,400	1.29M	6.79M	4.24M	1.96M

October 2025



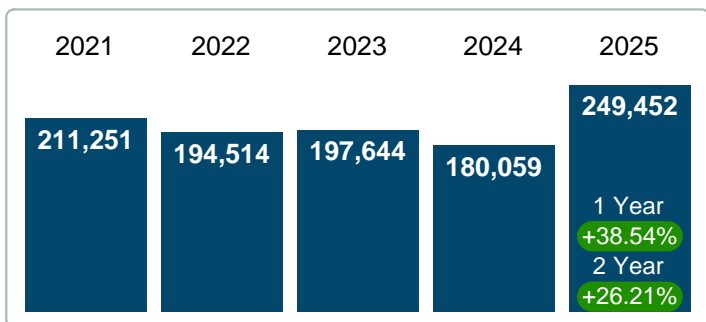
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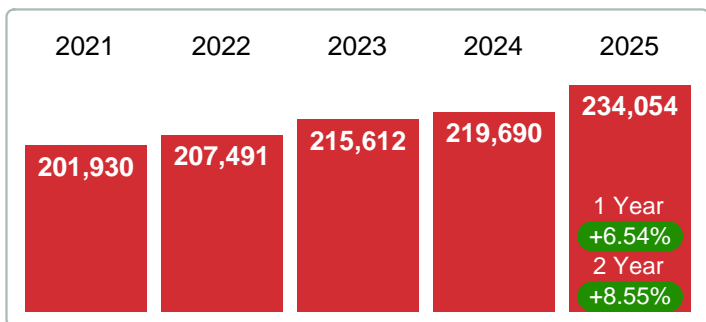
AVERAGE SOLD PRICE AT CLOSING

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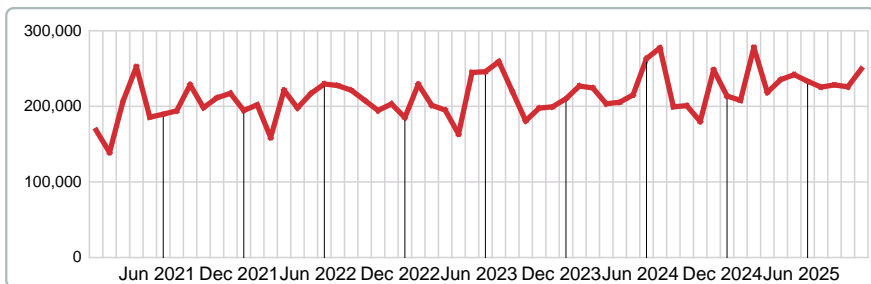
OCTOBER



YEAR TO DATE (YTD)

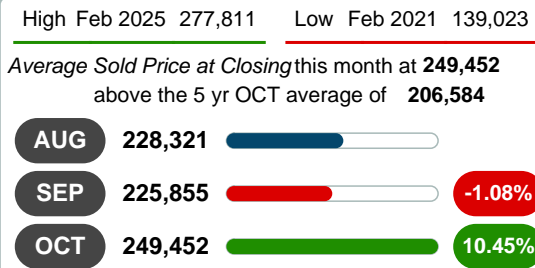


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 206,584



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	4	7.27%	42,500	42,500	0	0	0
\$75,001 - \$125,000	4	7.27%	105,625	115,000	106,250	95,000	0
\$125,001 - \$175,000	8	14.55%	147,375	149,000	146,200	150,000	0
\$175,001 - \$250,000	18	32.73%	215,214	179,750	216,196	226,667	240,000
\$250,001 - \$300,000	8	14.55%	272,938	265,000	273,083	280,000	0
\$300,001 - \$425,000	7	12.73%	354,429	0	359,500	352,400	0
\$425,001 and up	6	10.91%	568,333	0	650,000	530,000	566,667
Average Sold Price			249,452	120,750	233,763	309,769	485,000
Total Closed Units		100%	249,452	10	28	13	4
Total Closed Volume			13,719,850	1.21M	6.55M	4.03M	1.94M

October 2025



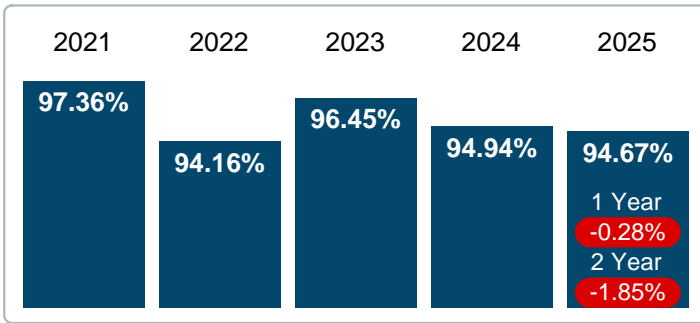
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



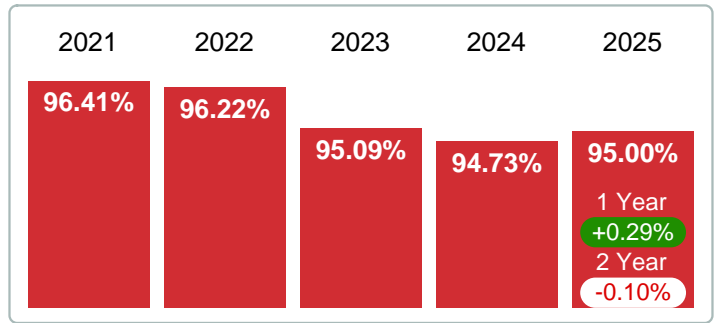
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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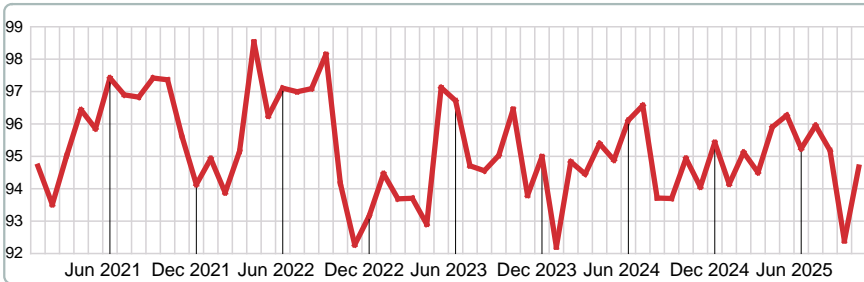
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 95.52%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **94.67%**
below the 5 yr OCT average of **95.52%**



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	4	7.27%	82.54%	82.54%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	4	7.27%	83.59%	93.57%	88.72%	63.33%	0.00%
\$125,001 - \$175,000	8	14.55%	94.83%	93.81%	95.39%	94.04%	0.00%
\$175,001 - \$250,000	18	32.73%	96.63%	99.58%	96.42%	97.97%	89.22%
\$250,001 - \$300,000	8	14.55%	96.31%	92.98%	95.95%	101.82%	0.00%
\$300,001 - \$425,000	7	12.73%	97.63%	0.00%	99.33%	96.95%	0.00%
\$425,001 and up	6	10.91%	98.40%	0.00%	100.00%	94.50%	100.47%
Average Sold/List Ratio		94.70%		90.35%	95.92%	94.38%	97.66%
Total Closed Units		55	100%	10	28	13	4
Total Closed Volume		13,719,850		1.21M	6.55M	4.03M	1.94M

October 2025



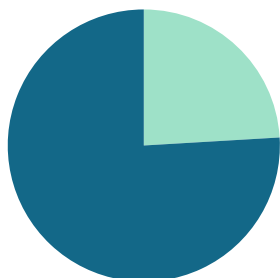
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



MARKET SUMMARY

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

INVENTORY

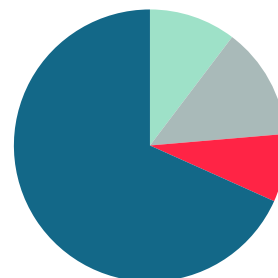


Inventory
 New Listings
115 = 24.06%
 Start Inventory
363
 Total Inventory Units
478
 Volume
\$156,751,089

Market Activity

Closed Sales
55 = 10.32%
 Pending Sales
71 = 13.32%
 Other Off Market
43 = 8.07%
 Active Inventory
364 = 68.29%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	57	55	-3.51%	558	536	-3.94%
Pending Sales	56	71	26.79%	568	584	2.82%
New Listings	102	115	12.75%	1,053	1,070	1.61%
Average List Price	187,651	259,662	38.37%	229,738	244,422	6.39%
Average Sale Price	180,059	249,452	38.54%	219,690	234,054	6.54%
Average Percent of Selling Price to List Price	94.94%	94.67%	-0.28%	94.73%	95.00%	0.29%
Average Days on Market to Sale	51.70	51.85	0.30%	51.06	62.48	22.38%
Monthly Inventory	348	364	4.60%	348	364	4.60%
Months Supply of Inventory	6.40	6.80	6.39%	6.40	6.80	6.39%

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

Inventory on October 31, 2025 = **364**

2024 **2025**

OCTOBER MARKET

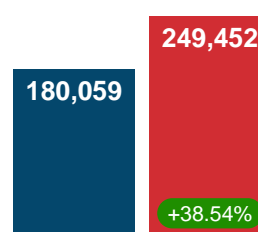
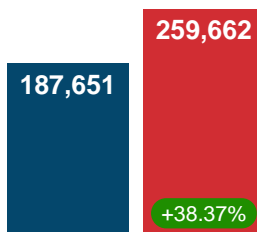
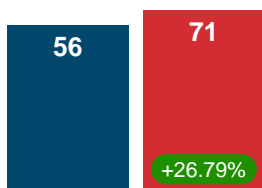
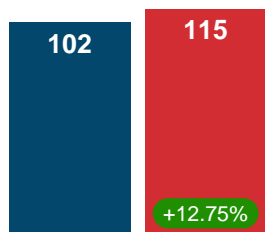
AVERAGE PRICES

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

