

October 2025



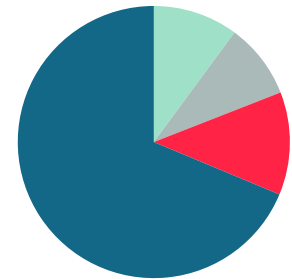
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	October 2025	+/-%
Closed Listings	70	71	1.43%
Pending Listings	57	63	10.53%
New Listings	123	126	2.44%
Average List Price	270,047	277,912	2.91%
Average Sale Price	260,001	273,408	5.16%
Average Percent of Selling Price to List Price	95.76%	97.88%	2.21%
Average Days on Market to Sale	49.39	57.75	16.93%
End of Month Inventory	405	483	19.26%
Months Supply of Inventory	6.51	7.52	15.55%



- Closed (10.10%)
- Pending (8.96%)
- Other OffMarket (12.23%)
- Active (68.71%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of October 31, 2025 = **483**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2025 rose **19.26%** to 483 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 **7.52** 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 **5.16%** in October 2025 to \$273,408 versus the previous year at \$260,001.

Average Days on Market Lengthens

The average number of **57.75** days that homes spent on the market before selling increased by 8.36 days or **16.93%** in October 2025 compared to last year's same month at **49.39** 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 126 New Listings in October 2025, up **2.44%** from last year at 123. Furthermore, there were 71 Closed Listings this month versus last year at 70, a **1.43%** increase.

Closed versus Listed trends yielded a **56.3%** ratio, down from previous year's, October 2024, at **56.9%**, a **0.99%** 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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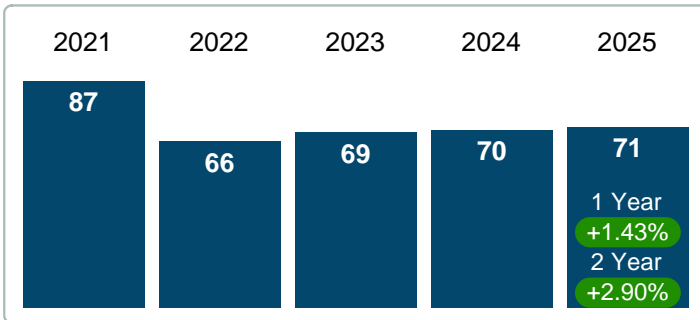
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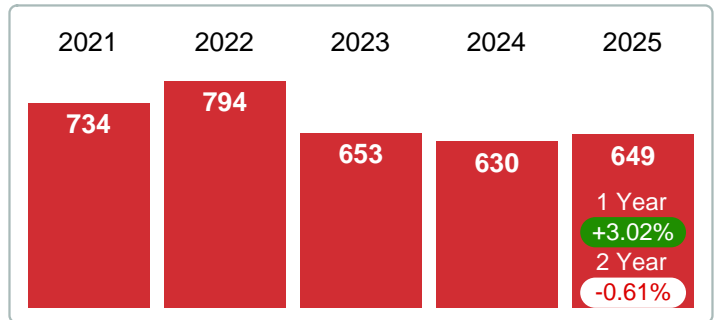
CLOSED LISTINGS

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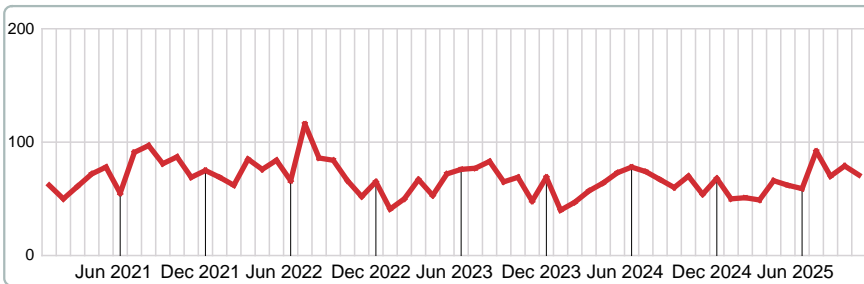
OCTOBER



YEAR TO DATE (YTD)

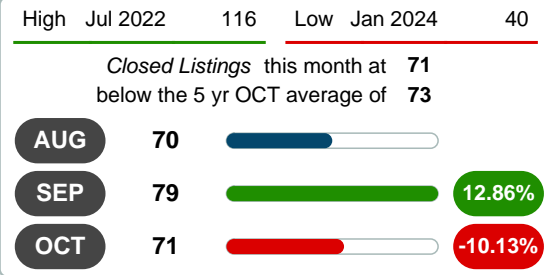


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.45%	71.0	1	4	1	0
\$125,001 - \$150,000	4	5.63%	25.5	1	3	0	0
\$150,001 - \$200,000	14	19.72%	59.0	3	10	1	0
\$200,001 - \$275,000	20	28.17%	55.8	2	16	2	0
\$275,001 - \$325,000	12	16.90%	52.8	1	6	4	1
\$325,001 - \$425,000	8	11.27%	15.3	0	4	4	0
\$425,001 and up	7	9.86%	124.9	0	1	4	2
Total Closed Units	71			8	44	16	3
Total Closed Volume	19,411,967	100%	57.7	1.49M	10.22M	6.25M	1.45M
Average Closed Price	\$273,408			\$186,413	\$232,363	\$390,425	\$483,300

October 2025



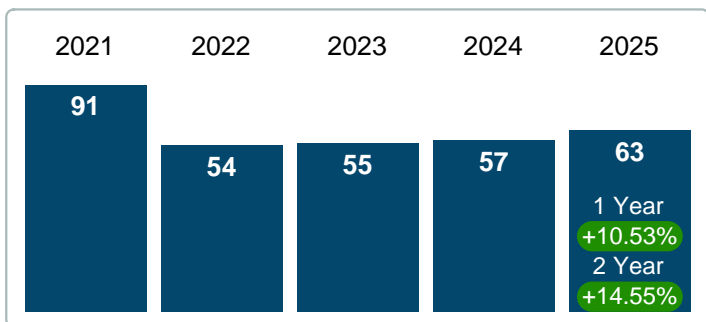
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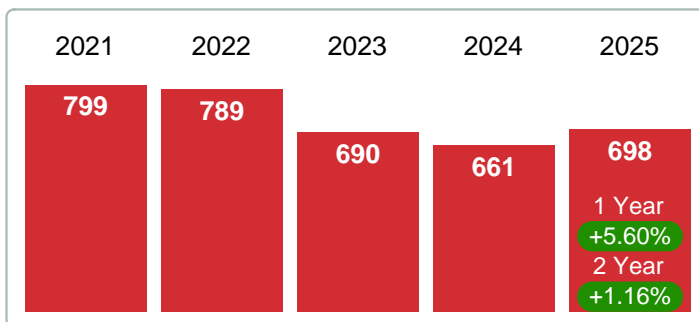
PENDING LISTINGS

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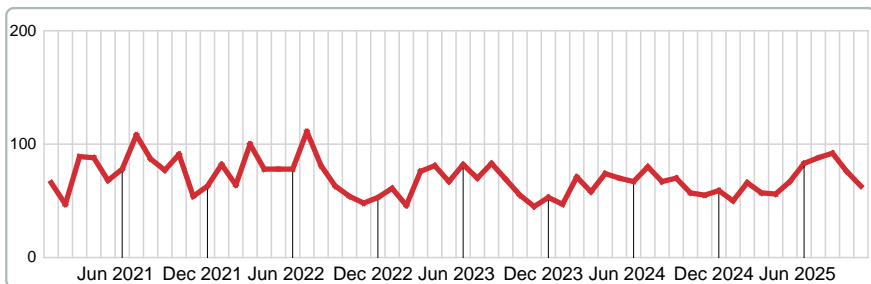
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 63 below the 5 yr OCT average of 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	7.94%	41.2	1	3	1	0
\$125,001 - \$175,000	10	15.87%	48.9	3	6	1	0
\$175,001 - \$225,000	8	12.70%	38.3	0	7	1	0
\$225,001 - \$275,000	17	26.98%	74.4	0	13	4	0
\$275,001 - \$375,000	7	11.11%	86.1	0	7	0	0
\$375,001 - \$425,000	8	12.70%	84.4	0	4	4	0
\$425,001 and up	8	12.70%	84.3	0	6	2	0
Total Pending Units	63			4	46	13	0
Total Pending Volume	20,935,639	100%	67.0	556.80K	15.13M	5.25M	0.00B
Average Listing Price	\$332,312			\$139,200	\$328,827	\$404,062	\$0

October 2025



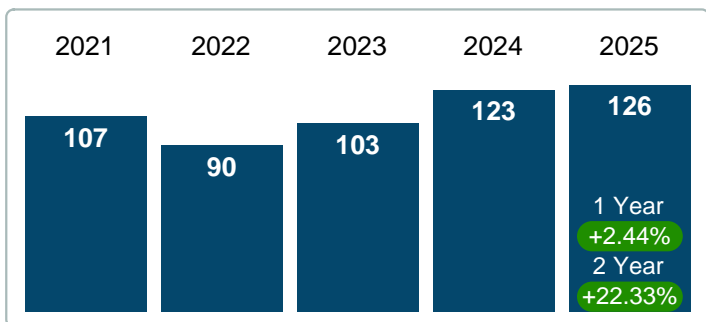
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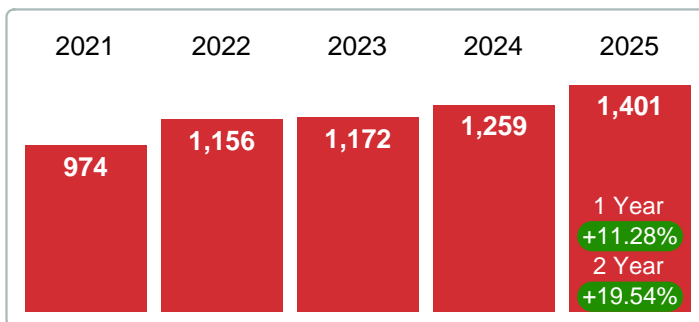
NEW LISTINGS

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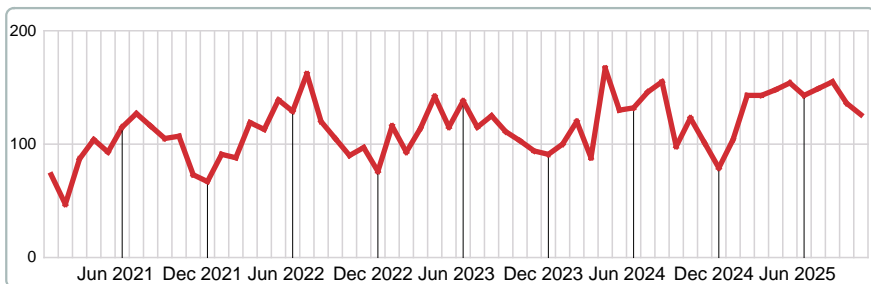
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 110

High Apr 2024 167 Low Feb 2021 47

New Listings this month at **126**
above the 5 yr OCT average of **110**

Month	New Listings	Change (%)
AUG	155	
SEP	136	-12.26%
OCT	126	-7.35%

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	12	9.52%	5	6	1	0
\$125,001 - \$175,000	12	9.52%	4	6	2	0
\$175,001 - \$225,000	24	19.05%	4	14	5	1
\$225,001 - \$275,000	21	16.67%	0	16	5	0
\$275,001 - \$400,000	26	20.63%	2	13	10	1
\$400,001 - \$600,000	18	14.29%	1	9	7	1
\$600,001 and up	13	10.32%	0	6	7	0
Total New Listed Units	126		16	70	37	3
Total New Listed Volume	42,621,198	100%	2.95M	21.56M	17.08M	1.04M
Average New Listed Listing Price	\$338,263		\$184,400	\$307,963	\$461,497	\$346,000

October 2025



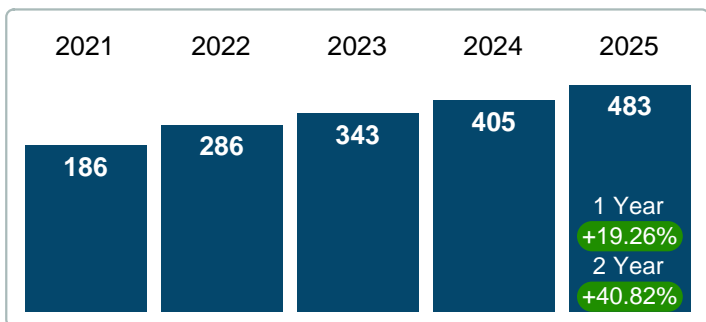
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



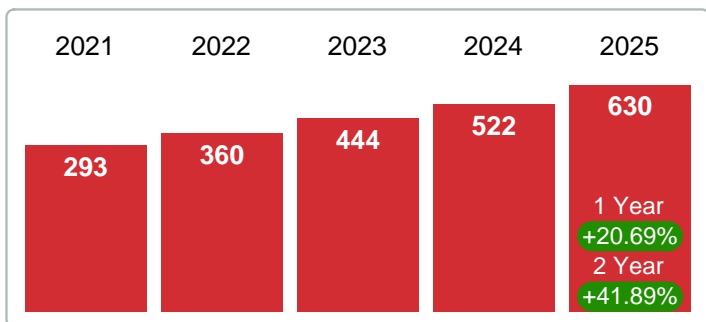
ACTIVE INVENTORY

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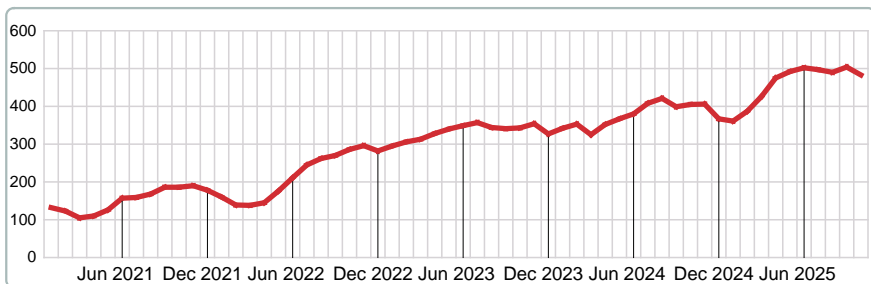
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 341

High Sep 2025 504 | Low Mar 2021 105

Inventory this month at **483**
above the 5 yr OCT average of **341**

AUG	490	<div style="width: 40%;"></div>
SEP	504	<div style="width: 45%;"></div> 2.86%
OCT	483	<div style="width: 40%;"></div> -4.17%

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	44	9.11%	108.8	17	22	5	0
\$125,001 - \$175,000	60	12.42%	92.2	18	35	7	0
\$175,001 - \$225,000	62	12.84%	103.8	9	40	11	2
\$225,001 - \$325,000	118	24.43%	81.7	9	84	20	5
\$325,001 - \$450,000	88	18.22%	102.0	12	44	29	3
\$450,001 - \$675,000	61	12.63%	85.9	3	26	25	7
\$675,001 and up	50	10.35%	104.3	2	24	15	9
Total Active Inventory by Units		483		70	275	112	26
Total Active Inventory by Volume		203,460,192	100%	18.97M	105.23M	53.88M	25.38M
Average Active Inventory Listing Price		\$421,243		\$270,990	\$382,646	\$481,076	\$976,262

October 2025



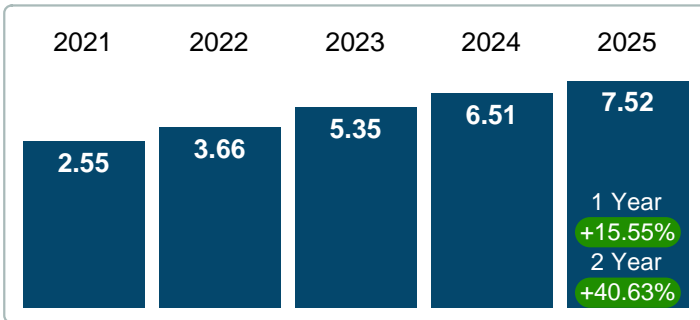
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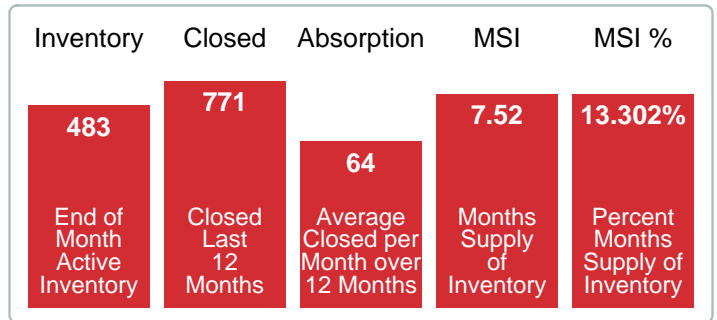
MONTHS SUPPLY of INVENTORY (MSI)

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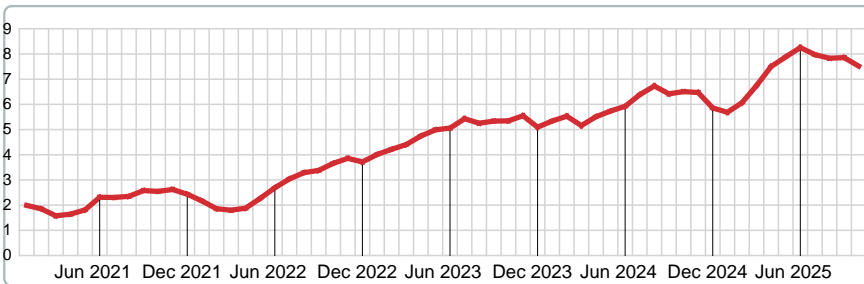
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

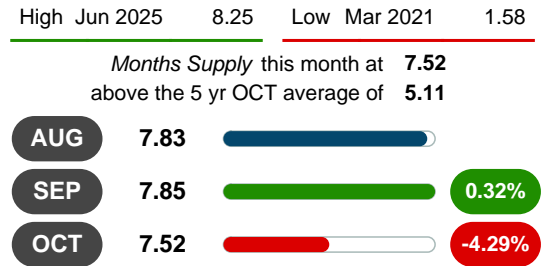


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 5.11



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	44	9.11%	5.18	4.64	4.98	15.00	0.00
\$125,001 - \$175,000	60	12.42%	6.10	7.45	5.75	6.46	0.00
\$175,001 - \$225,000	62	12.84%	4.93	9.82	4.29	5.08	12.00
\$225,001 - \$325,000	118	24.43%	6.44	8.31	6.38	5.33	15.00
\$325,001 - \$450,000	88	18.22%	10.25	36.00	8.25	10.88	12.00
\$450,001 - \$675,000	61	12.63%	12.20	4.50	14.18	15.00	8.40
\$675,001 and up	50	10.35%	35.29	12.00	72.00	20.00	54.00
Market Supply of Inventory (MSI)	7.52			7.57	6.79	9.02	12.48
Total Active Inventory by Units	483	100%	7.52	70	275	112	26

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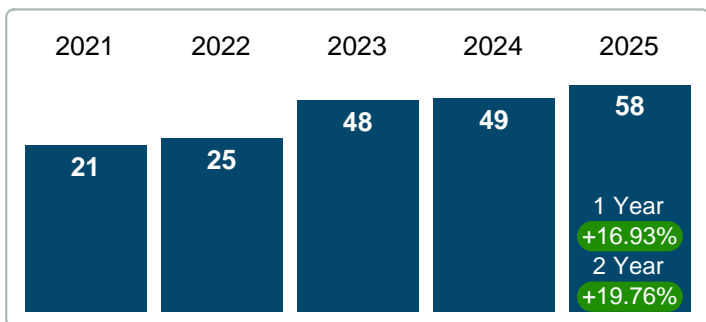
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



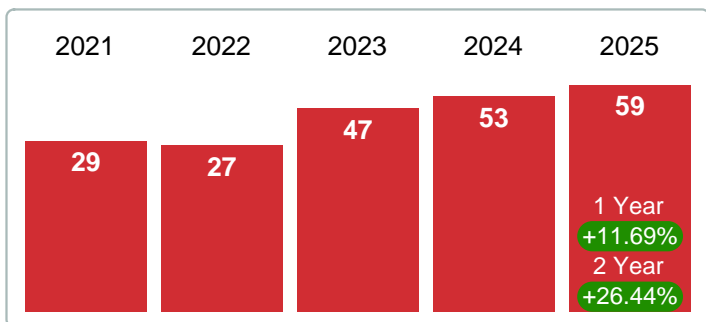
AVERAGE DAYS ON MARKET TO SALE

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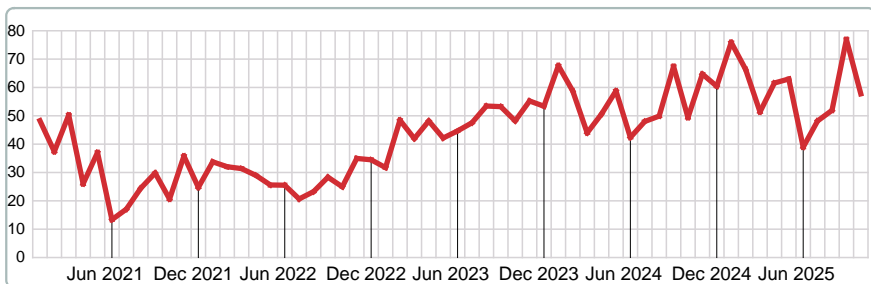
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

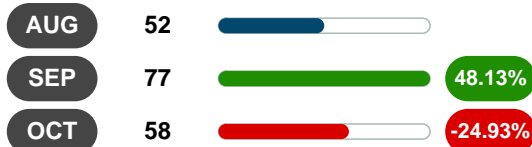


3 MONTHS

5 year OCT AVG = 40

High Sep 2025 77 Low Jun 2021 13

Average Days on Market to Sale this month at 58 above the 5 yr OCT average of 40



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
\$125,000 and less	8.45%	71	115	58	79	0
\$125,001 - \$150,000	5.63%	26	9	31	0	0
\$150,001 - \$200,000	19.72%	59	40	70	7	0
\$200,001 - \$275,000	28.17%	56	52	57	48	0
\$275,001 - \$325,000	16.90%	53	58	54	63	2
\$325,001 - \$425,000	11.27%	15	0	10	21	0
\$425,001 and up	9.86%	125	0	106	66	252
Average Closed DOM		58	51	55	49	169
Total Closed Units	100%	58	8	44	16	3
Total Closed Volume		19,411,967	1.49M	10.22M	6.25M	1.45M

October 2025



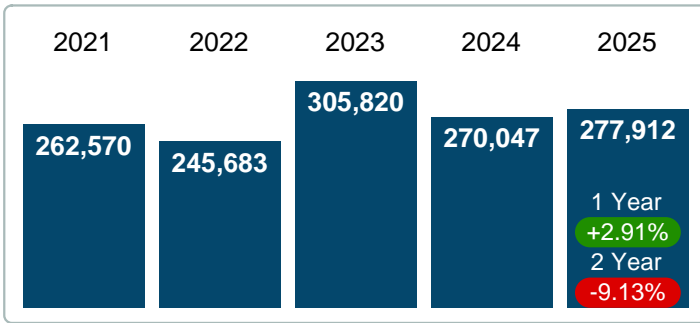
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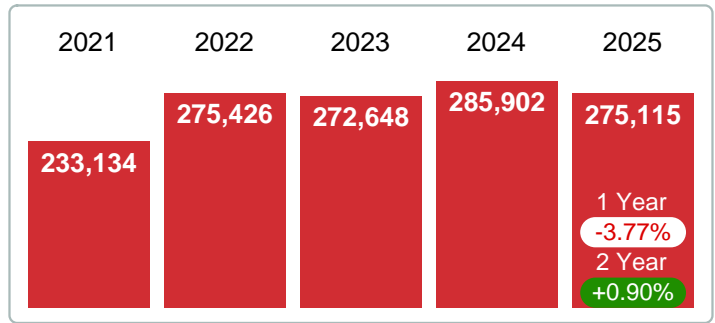
AVERAGE LIST PRICE AT CLOSING

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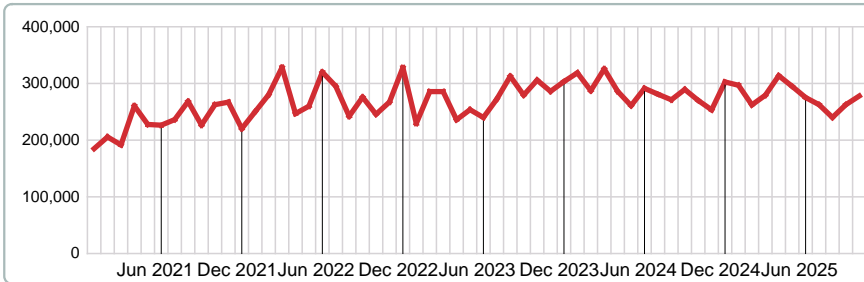
OCTOBER



YEAR TO DATE (YTD)

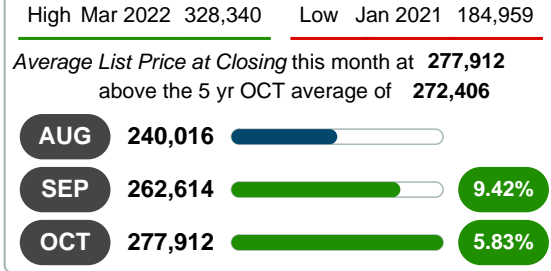


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 272,406



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
\$125,000 and less 7	9.86%	75,671	110,000	62,475	69,900	0
\$125,001 - \$150,000 2	2.82%	135,000	140,000	128,267	0	0
\$150,001 - \$200,000 13	18.31%	175,692	176,600	186,030	179,000	0
\$200,001 - \$275,000 20	28.17%	232,541	226,250	238,270	252,000	0
\$275,001 - \$325,000 12	16.90%	298,192	299,000	313,567	320,000	279,900
\$325,001 - \$425,000 9	12.68%	371,451	0	397,789	365,225	0
\$425,001 and up 8	11.27%	634,488	0	685,000	681,750	617,450
Average List Price		277,912	191,413	237,838	388,800	504,933
Total Closed Units	100%	277,912	8	44	16	3
Total Closed Volume		19,731,767	1.53M	10.46M	6.22M	1.51M

October 2025



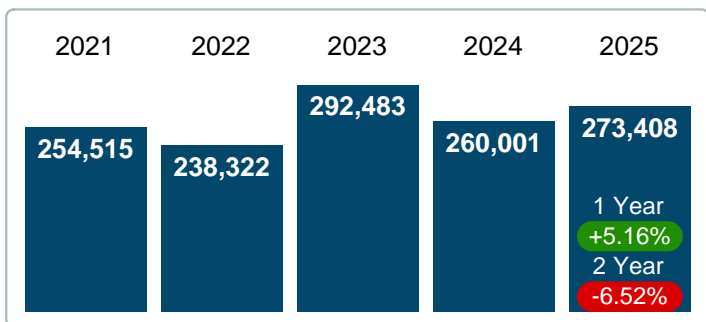
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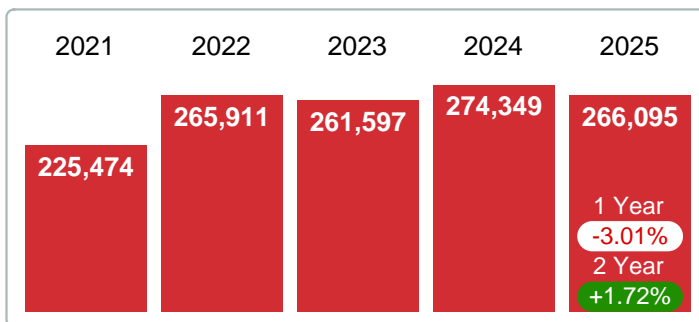
AVERAGE SOLD PRICE AT CLOSING

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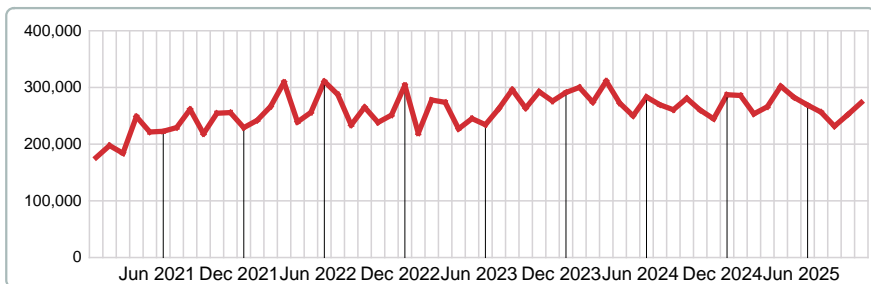
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 263,746

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

Average Sold Price at Closing this month at **273,408**
above the 5 yr OCT average of **263,746**

- AUG** 231,654
- SEP** 252,056 8.81%
- OCT** 273,408 8.47%

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
\$125,000 and less	6	8.45%	67,400	95,000	62,375	59,900	0
\$125,001 - \$150,000	4	5.63%	139,500	140,000	139,333	0	0
\$150,001 - \$200,000	14	19.72%	178,550	175,933	180,090	171,000	0
\$200,001 - \$275,000	20	28.17%	233,126	219,250	235,251	230,000	0
\$275,001 - \$325,000	12	16.90%	298,408	290,000	300,817	301,500	280,000
\$325,001 - \$425,000	8	11.27%	375,819	0	387,914	363,725	0
\$425,001 and up	7	9.86%	671,414	0	635,000	723,750	584,950
Average Sold Price			273,408	186,413	232,363	390,425	483,300
Total Closed Units		100%	273,408	8	44	16	3
Total Closed Volume			19,411,967	1.49M	10.22M	6.25M	1.45M

October 2025



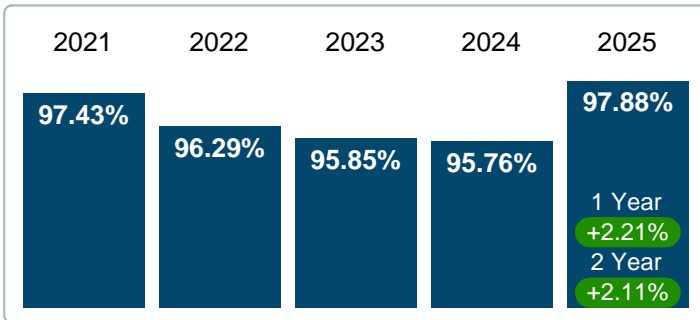
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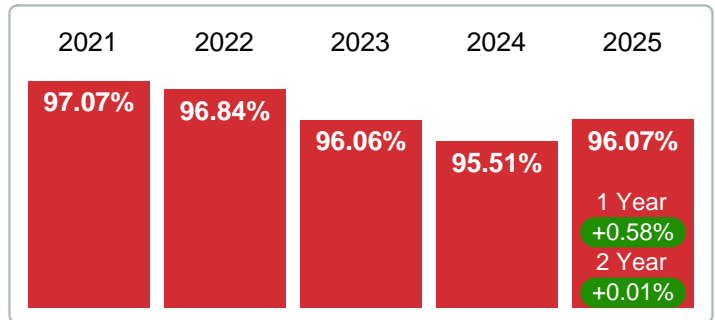
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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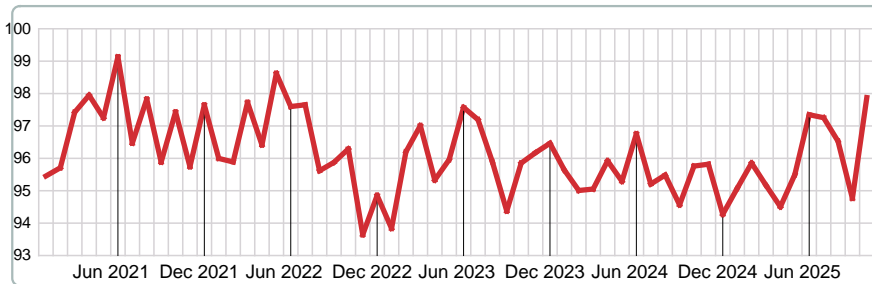
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

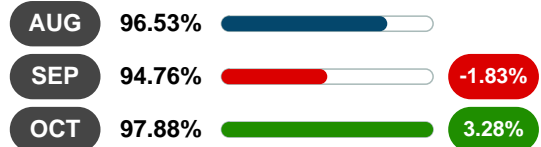


3 MONTHS

5 year OCT AVG = 96.64%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **97.88%** above the 5 yr OCT average of **96.64%**



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	
\$125,000 and less	6	8.45%	92.15%	86.36%	95.21%	85.69%	0.00%	
\$125,001 - \$150,000	4	5.63%	108.86%	100.00%	111.81%	0.00%	0.00%	
\$150,001 - \$200,000	14	19.72%	97.57%	99.62%	97.16%	95.53%	0.00%	
\$200,001 - \$275,000	20	28.17%	97.85%	97.01%	98.77%	91.31%	0.00%	
\$275,001 - \$325,000	12	16.90%	96.02%	96.99%	96.08%	94.69%	100.04%	
\$325,001 - \$425,000	8	11.27%	98.60%	0.00%	97.59%	99.62%	0.00%	
\$425,001 and up	7	9.86%	99.53%	0.00%	92.70%	103.21%	95.58%	
Average Sold/List Ratio		97.90%		97.03%	98.36%	97.12%	97.06%	
Total Closed Units		71	100%	97.90%	8	44	16	3
Total Closed Volume		19,411,967			1.49M	10.22M	6.25M	1.45M

October 2025



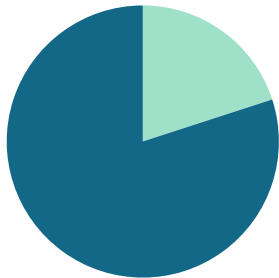
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

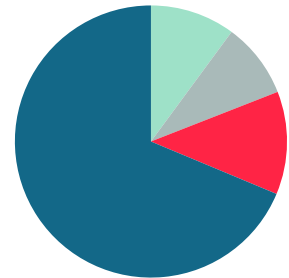


Inventory
 New Listings
126 = 20.00%
 Start Inventory
504
 Total Inventory Units
630
 Volume
\$263,185,471

Market Activity

Closed Sales
71 = 10.10%
 Pending Sales
63 = 8.96%
 Other Off Market
86 = 12.23%
 Active Inventory
483 = 68.71%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	70	71	1.43%	630	649	3.02%
Pending Sales	57	63	10.53%	661	698	5.60%
New Listings	123	126	2.44%	1,259	1,401	11.28%
Average List Price	270,047	277,912	2.91%	285,902	275,115	-3.77%
Average Sale Price	260,001	273,408	5.16%	274,349	266,095	-3.01%
Average Percent of Selling Price to List Price	95.76%	97.88%	2.21%	95.51%	96.07%	0.58%
Average Days on Market to Sale	49.39	57.75	16.93%	52.71	58.87	11.69%
Monthly Inventory	405	483	19.26%	405	483	19.26%
Months Supply of Inventory	6.51	7.52	15.55%	6.51	7.52	15.55%

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

Inventory on October 31, 2025 = **483**

2024 **2025**

OCTOBER MARKET

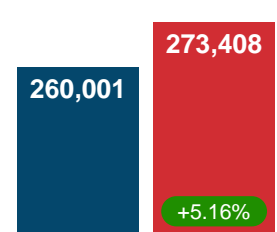
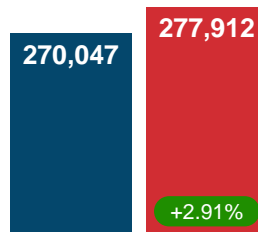
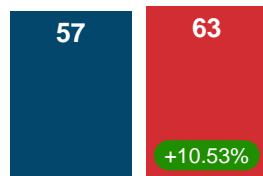
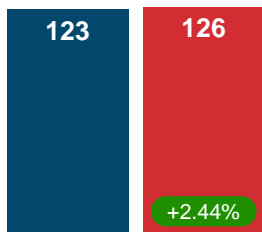
AVERAGE PRICES

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

