

October 2025



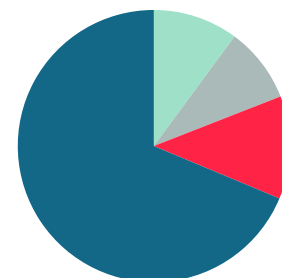
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	246,820	234,255	-5.09%
Median Sale Price	240,000	233,128	-2.86%
Median Percent of Selling Price to List Price	97.76%	99.07%	1.33%
Median Days on Market to Sale	25.50	35.00	37.25%
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.

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 **2.86%** in October 2025 to \$233,128 versus the previous year at \$240,000.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 9.50 days or **37.25%** in October 2025 compared to last year's same month at **25.50** DOM.

Sales Success for October 2025 is Positive

Overall, with Median Prices falling 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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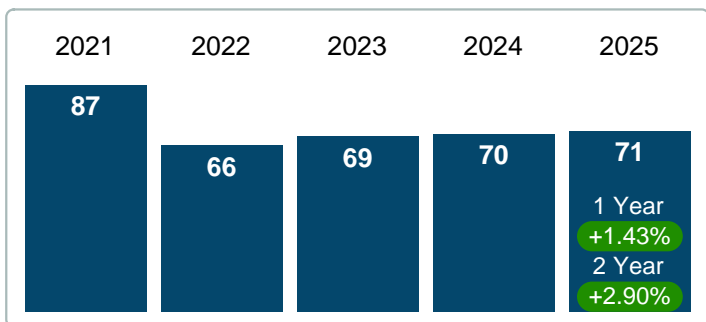
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



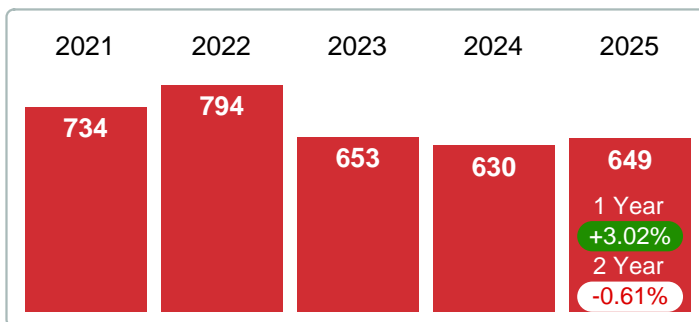
CLOSED LISTINGS

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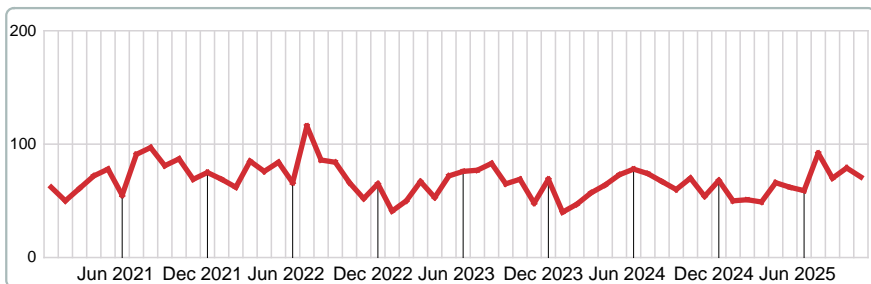
OCTOBER



YEAR TO DATE (YTD)

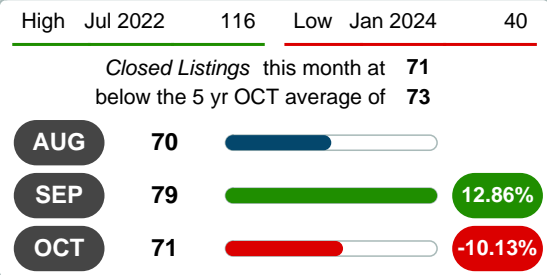


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	8.45%	76.0	1	4	1	0
\$125,001 - \$150,000	4	5.63%	12.0	1	3	0	0
\$150,001 - \$200,000	14	19.72%	39.5	3	10	1	0
\$200,001 - \$275,000	20	28.17%	37.0	2	16	2	0
\$275,001 - \$325,000	12	16.90%	43.0	1	6	4	1
\$325,001 - \$425,000	8	11.27%	13.5	0	4	4	0
\$425,001 and up	7	9.86%	106.0	0	1	4	2
Total Closed Units	71			8	44	16	3
Total Closed Volume	19,411,967	100%	35.0	1.49M	10.22M	6.25M	1.45M
Median Closed Price	\$233,128			\$178,950	\$222,450	\$331,000	\$499,900

October 2025



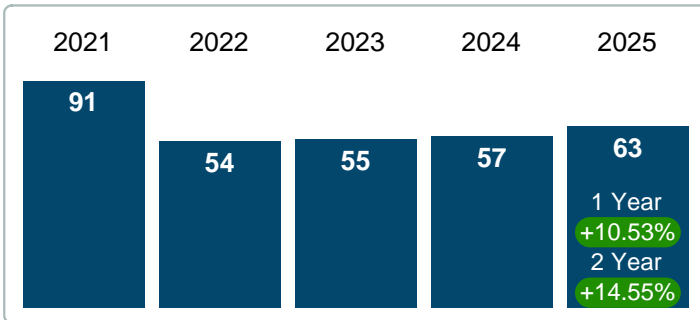
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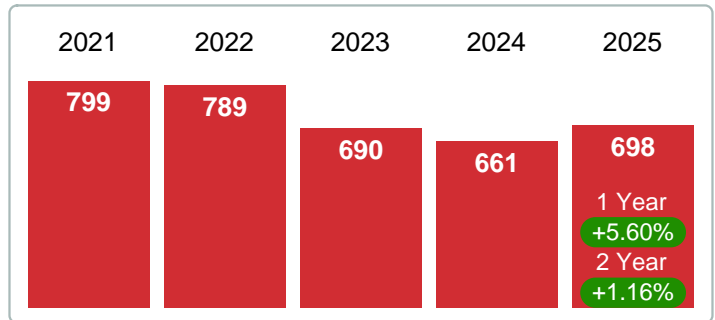
PENDING LISTINGS

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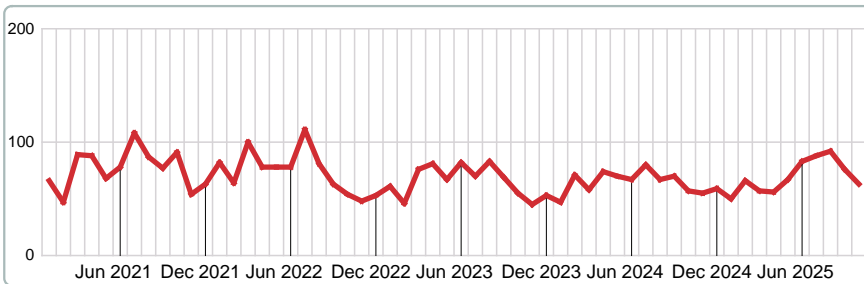
OCTOBER



YEAR TO DATE (YTD)

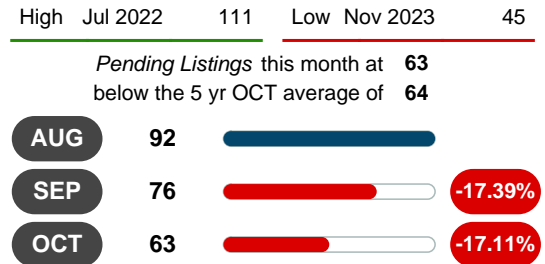


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	7.94%	30.0	1	3	1	0
\$125,001 - \$175,000	10	15.87%	42.5	3	6	1	0
\$175,001 - \$225,000	8	12.70%	7.0	0	7	1	0
\$225,001 - \$275,000	17	26.98%	91.0	0	13	4	0
\$275,001 - \$375,000	7	11.11%	58.0	0	7	0	0
\$375,001 - \$425,000	8	12.70%	100.0	0	4	4	0
\$425,001 and up	8	12.70%	107.5	0	6	2	0
Total Pending Units	63			4	46	13	0
Total Pending Volume	20,935,639	100%	56.0	556.80K	15.13M	5.25M	0.00B
Median Listing Price	\$255,000			\$134,950	\$257,450	\$265,000	\$0

October 2025



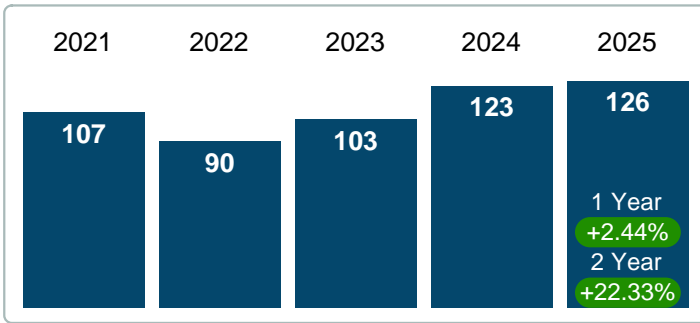
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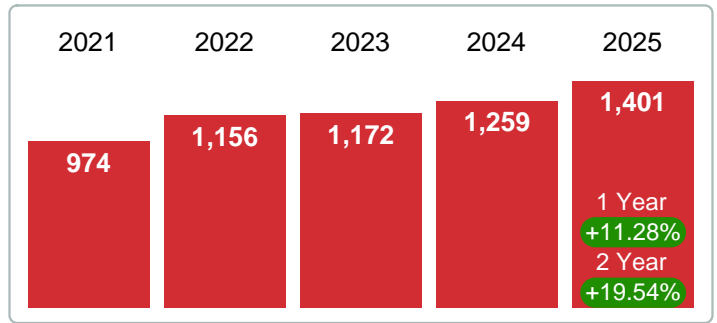
NEW LISTINGS

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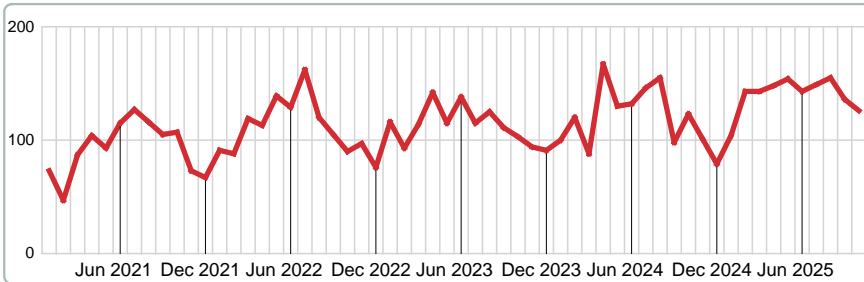
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

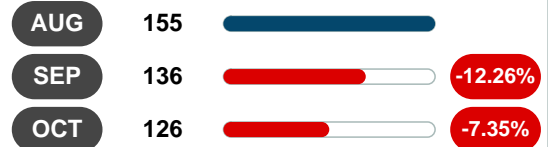


3 MONTHS

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



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
Median New Listed Listing Price	\$254,150		\$172,000	\$250,000	\$369,000	\$299,000

October 2025



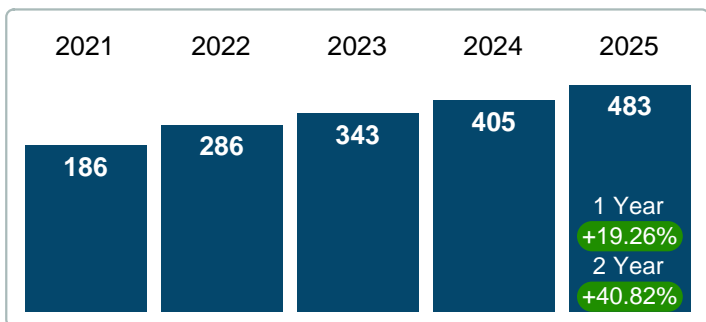
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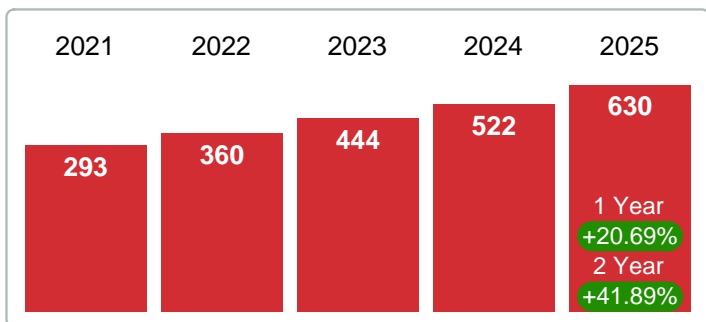
ACTIVE INVENTORY

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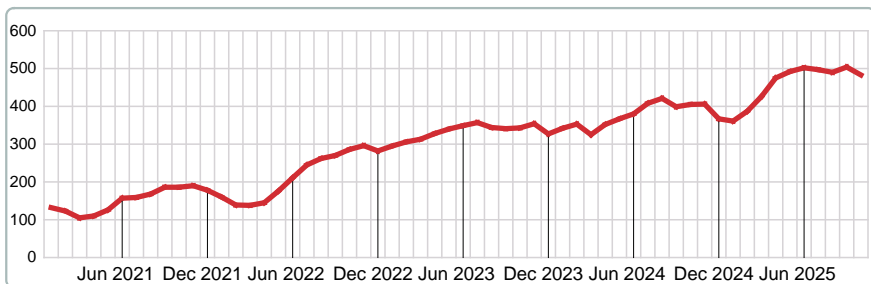
END OF OCTOBER



ACTIVE DURING OCTOBER

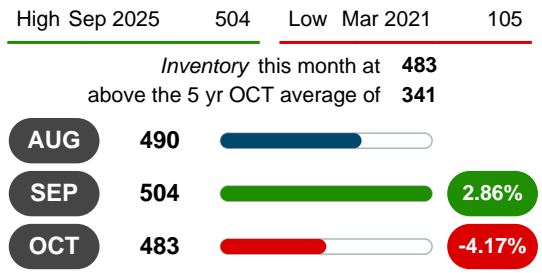


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 341



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	44	9.11%	80.0	17	22	5	0
\$125,001 - \$175,000	60	12.42%	79.5	18	35	7	0
\$175,001 - \$225,000	62	12.84%	77.0	9	40	11	2
\$225,001 - \$325,000	118	24.43%	72.5	9	84	20	5
\$325,001 - \$450,000	88	18.22%	80.5	12	44	29	3
\$450,001 - \$675,000	61	12.63%	66.0	3	26	25	7
\$675,001 and up	50	10.35%	98.5	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
Median Active Inventory Listing Price		\$285,000		\$177,000	\$269,000	\$381,500	\$524,250

October 2025



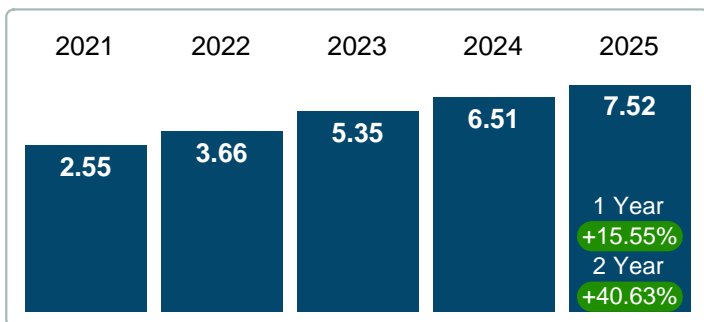
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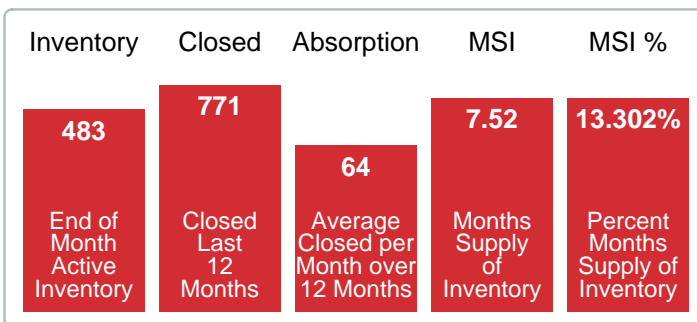
MONTHS SUPPLY of INVENTORY (MSI)

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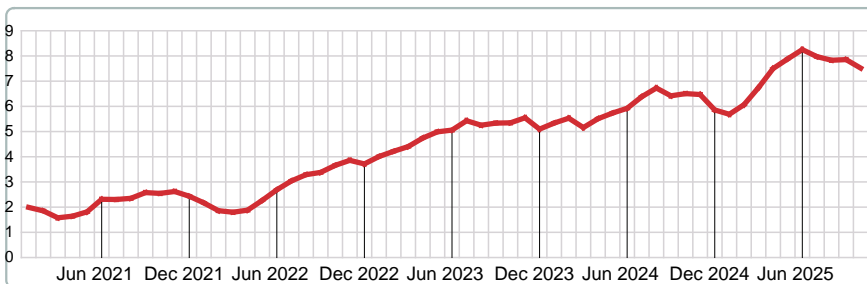
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2025

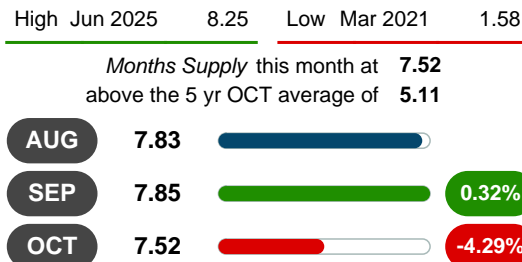


5 YEAR MARKET ACTIVITY TRENDS



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	9.11%	5.18	4.64	4.98	15.00	0.00
\$125,001 - \$175,000	12.42%	6.10	7.45	5.75	6.46	0.00
\$175,001 - \$225,000	12.84%	4.93	9.82	4.29	5.08	12.00
\$225,001 - \$325,000	24.43%	6.44	8.31	6.38	5.33	15.00
\$325,001 - \$450,000	18.22%	10.25	36.00	8.25	10.88	12.00
\$450,001 - \$675,000	12.63%	12.20	4.50	14.18	15.00	8.40
\$675,001 and up	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	100%	7.52	70	275	112	26

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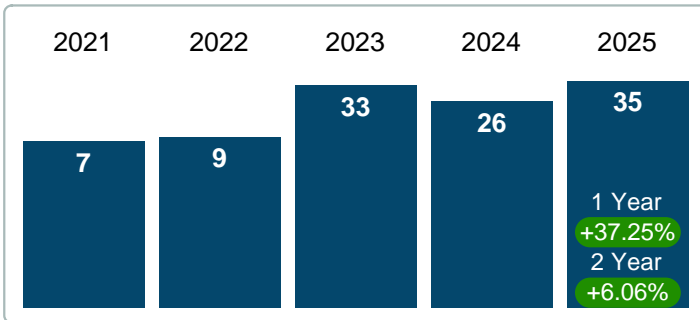
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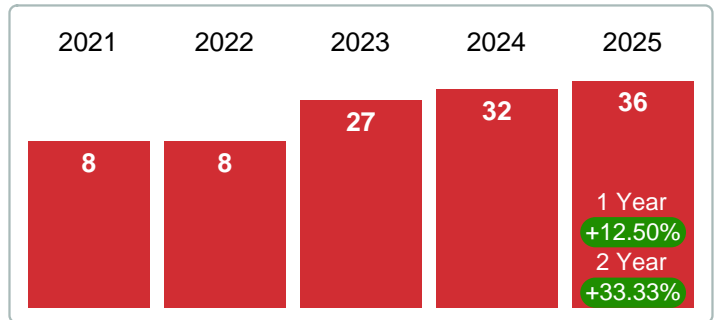
MEDIAN DAYS ON MARKET TO SALE

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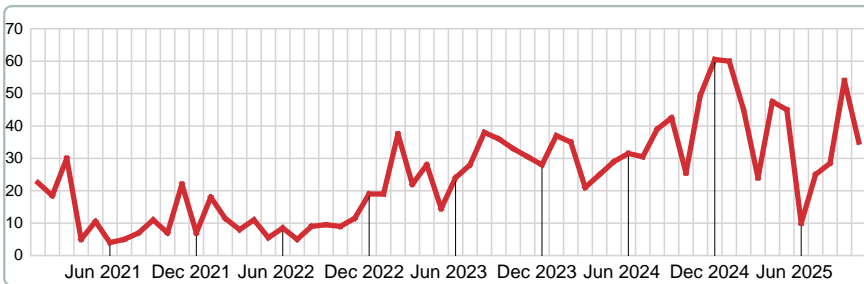
OCTOBER



YEAR TO DATE (YTD)

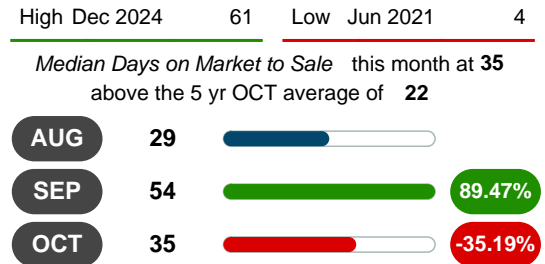


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 22



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
\$125,000 and less	8.45%	76	115	71	79	0
\$125,001 - \$150,000	5.63%	12	9	13	0	0
\$150,001 - \$200,000	19.72%	40	53	40	7	0
\$200,001 - \$275,000	28.17%	37	52	37	48	0
\$275,001 - \$325,000	16.90%	43	58	43	44	2
\$325,001 - \$425,000	11.27%	14	0	9	21	0
\$425,001 and up	9.86%	106	0	106	48	252
Median Closed DOM		35	53	36	28	250
Total Closed Units	100%	35.0	8	44	16	3
Total Closed Volume		19,411,967	1.49M	10.22M	6.25M	1.45M

October 2025



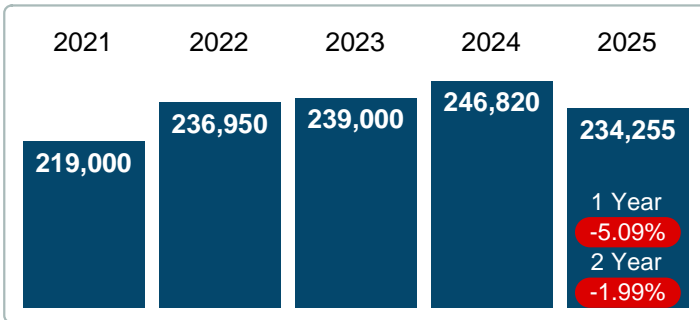
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



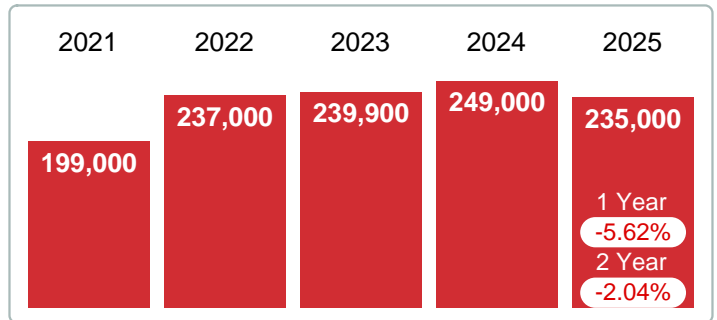
MEDIAN LIST PRICE AT CLOSING

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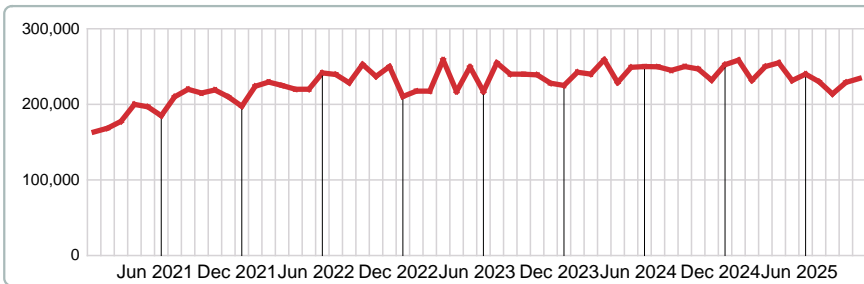
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

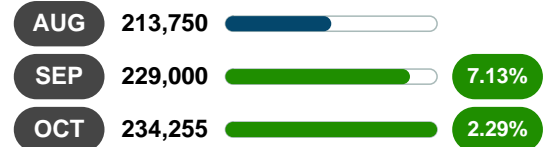


3 MONTHS

5 year OCT AVG = 235,205

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

Median List Price at Closing this month at **234,255**
below the 5 yr OCT average of **235,205**



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
\$125,000 and less	7	9.86%	69,900	110,000	65,000	69,900	0
\$125,001 - \$150,000	2	2.82%	135,000	140,000	130,000	0	0
\$150,001 - \$200,000	13	18.31%	175,900	175,000	175,900	179,000	0
\$200,001 - \$275,000	20	28.17%	230,548	226,250	229,450	252,000	0
\$275,001 - \$325,000	12	16.90%	297,500	299,000	289,900	299,000	279,900
\$325,001 - \$425,000	9	12.68%	356,655	0	399,500	346,950	0
\$425,001 and up	8	11.27%	604,000	0	685,000	599,000	617,450
Median List Price			234,255	179,950	227,000	338,500	499,900
Total Closed Units		100%	234,255	8	44	16	3
Total Closed Volume			19,731,767	1.53M	10.46M	6.22M	1.51M

October 2025



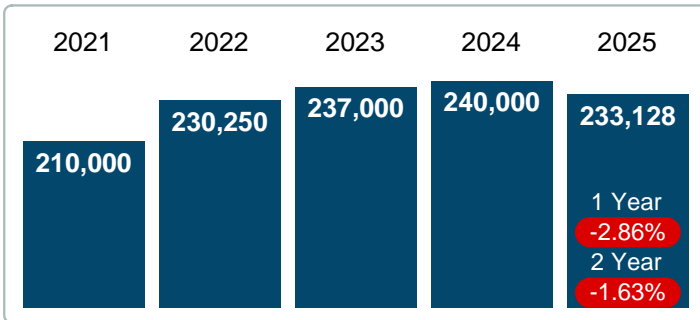
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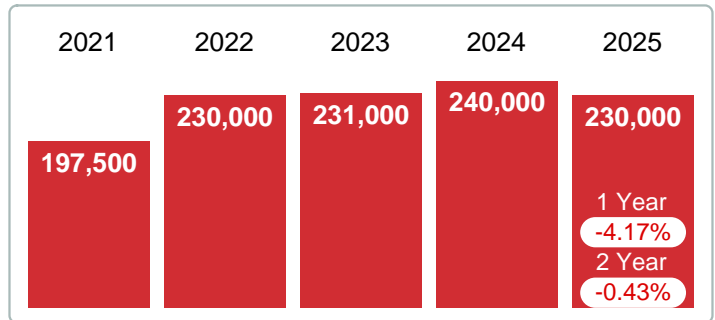
MEDIAN SOLD PRICE AT CLOSING

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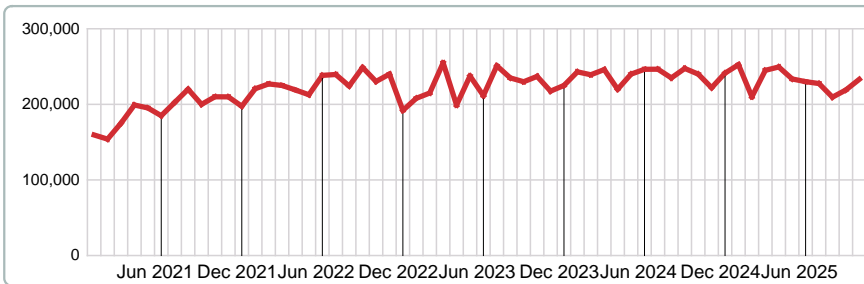
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

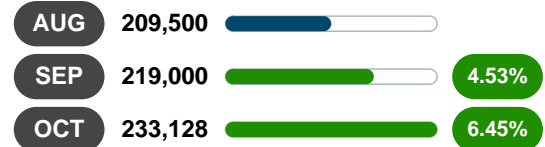


3 MONTHS

5 year OCT AVG = 230,076

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

Median Sold Price at Closing this month at 233,128 above the 5 yr OCT average of 230,076



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
\$125,000 and less	8.45%	65,450	95,000	54,750	59,900	0
\$125,001 - \$150,000	5.63%	140,000	140,000	140,000	0	0
\$150,001 - \$200,000	19.72%	177,500	173,000	183,450	171,000	0
\$200,001 - \$275,000	28.17%	228,098	219,250	232,162	230,000	0
\$275,001 - \$325,000	16.90%	298,000	290,000	305,000	298,000	280,000
\$325,001 - \$425,000	11.27%	368,328	0	390,000	346,450	0
\$425,001 and up	9.86%	600,000	0	635,000	597,500	584,950
Median Sold Price		233,128	178,950	222,450	331,000	499,900
Total Closed Units	100%	233,128	8	44	16	3
Total Closed Volume		19,411,967	1.49M	10.22M	6.25M	1.45M

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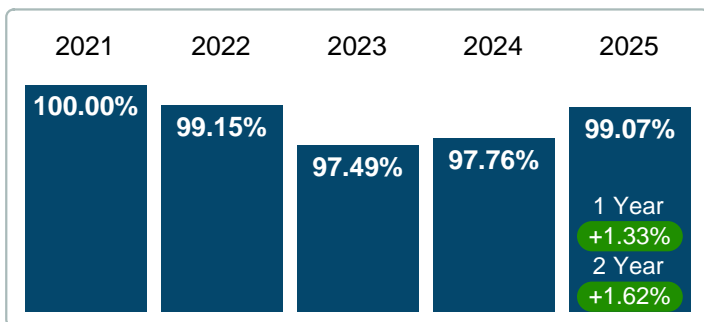
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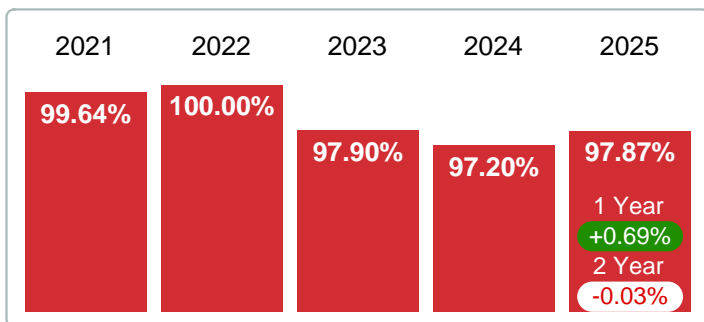
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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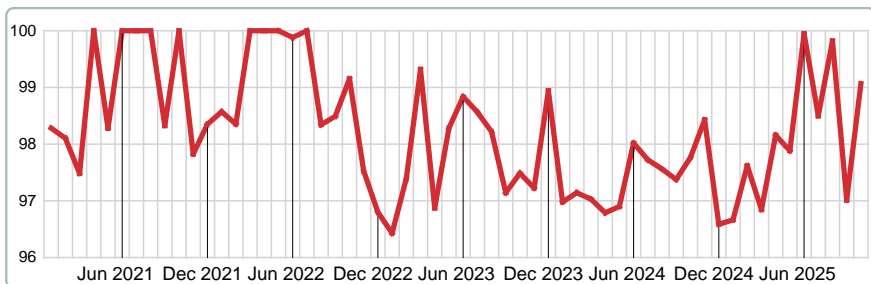
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

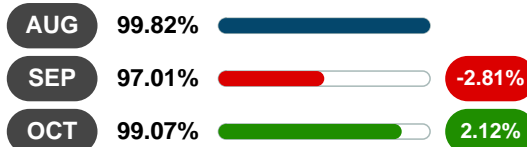


3 MONTHS

5 year OCT AVG = 98.69%

High Jul 2022 100.00% Low Jan 2023 96.43%

Median Sold/List Ratio this month at **99.07%** equal to 5 yr OCT average of **98.69%**



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	
\$125,000 and less	6	8.45%	91.31%	86.36%	98.13%	85.69%	0.00%	
\$125,001 - \$150,000	4	5.63%	99.23%	100.00%	98.46%	0.00%	0.00%	
\$150,001 - \$200,000	14	19.72%	99.23%	100.00%	99.23%	95.53%	0.00%	
\$200,001 - \$275,000	20	28.17%	100.00%	97.01%	100.00%	91.31%	0.00%	
\$275,001 - \$325,000	12	16.90%	96.82%	96.99%	96.44%	96.05%	100.04%	
\$325,001 - \$425,000	8	11.27%	99.71%	0.00%	97.62%	99.71%	0.00%	
\$425,001 and up	7	9.86%	98.52%	0.00%	92.70%	98.93%	95.58%	
Median Sold/List Ratio		99.07%		99.43%	99.73%	97.65%	100.00%	
Total Closed Units		71	100%	99.07%	8	44	16	3
Total Closed Volume		19,411,967			1.49M	10.22M	6.25M	1.45M

October 2025



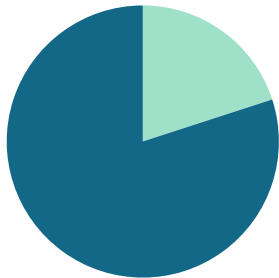
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

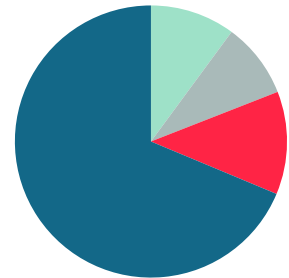


Inventory
 New Listings
126 = 20.00%
 Start Inventory
504
 Total Inventory Units
630
 Volume
\$263,185,471

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%
Median List Price	246,820	234,255	-5.09%	249,000	235,000	-5.62%
Median Sale Price	240,000	233,128	-2.86%	240,000	230,000	-4.17%
Median Percent of Selling Price to List Price	97.76%	99.07%	1.33%	97.20%	97.87%	0.69%
Median Days on Market to Sale	25.50	35.00	37.25%	32.00	36.00	12.50%
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

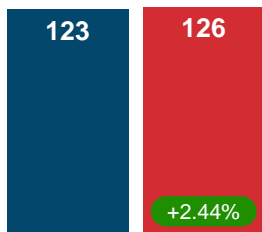
Inventory on October 31, 2025 = **483**

2024 **2025**

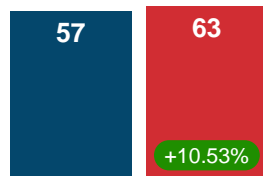
OCTOBER MARKET

MEDIAN PRICES

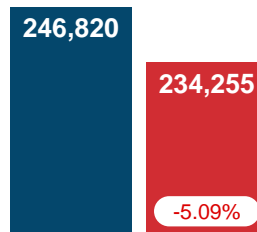
New Listings



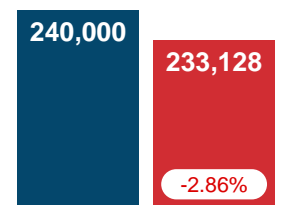
Pending Listings



List Price



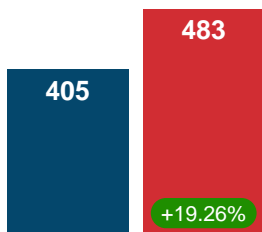
Sale Price



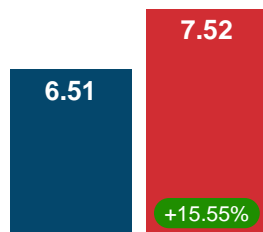
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

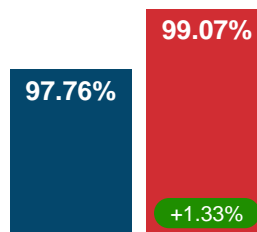
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

