

November 2025



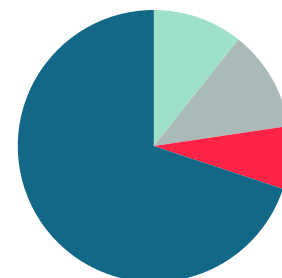
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	40	33	-17.50%
Pending Listings	40	37	-7.50%
New Listings	67	69	2.99%
Average List Price	220,368	219,805	-0.26%
Average Sale Price	210,460	214,066	1.71%
Average Percent of Selling Price to List Price	94.67%	96.12%	1.54%
Average Days on Market to Sale	47.00	50.21	6.83%
End of Month Inventory	196	216	10.20%
Months Supply of Inventory	4.25	4.47	5.26%



Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of November 30, 2025 = **216**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **10.20%** to 216 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **4.47** 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 **1.71%** in November 2025 to \$214,066 versus the previous year at \$210,460.

Average Days on Market Lengthens

The average number of **50.21** days that homes spent on the market before selling increased by 3.21 days or **6.83%** in November 2025 compared to last year's same month at **47.00** DOM.

Sales Success for November 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 69 New Listings in November 2025, up **2.99%** from last year at 67. Furthermore, there were 33 Closed Listings this month versus last year at 40, a **-17.50%** decrease.

Closed versus Listed trends yielded a **47.8%** ratio, down from previous year's, November 2024, at **59.7%**, a **19.89%** 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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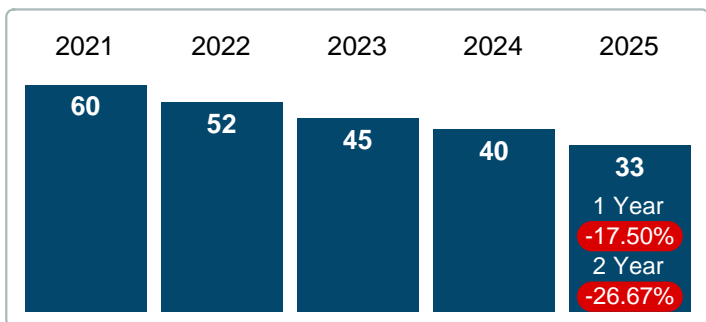
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



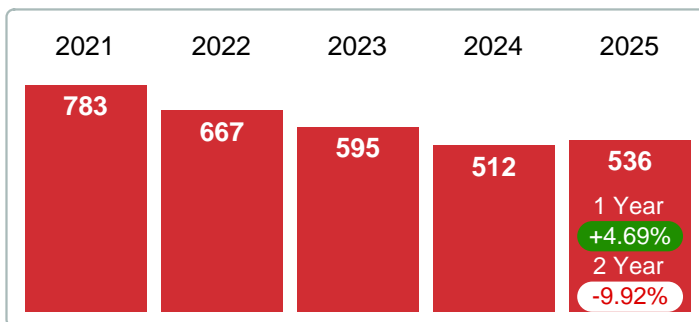
CLOSED LISTINGS

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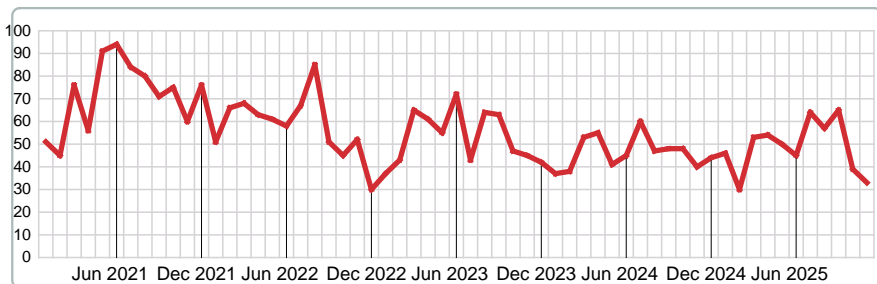
NOVEMBER



YEAR TO DATE (YTD)

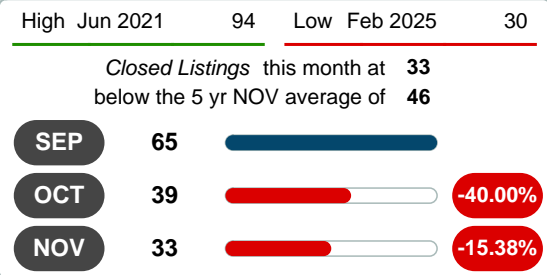


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	9.09%	60.3	2	1	0	0
\$50,001 - \$125,000	4	12.12%	54.8	2	2	0	0
\$125,001 - \$150,000	4	12.12%	52.3	2	2	0	0
\$150,001 - \$225,000	8	24.24%	31.1	2	5	1	0
\$225,001 - \$275,000	6	18.18%	35.3	0	4	2	0
\$275,001 - \$375,000	5	15.15%	59.2	0	2	3	0
\$375,001 and up	3	9.09%	97.0	0	3	0	0
Total Closed Units	33			8	19	6	0
Total Closed Volume	7,064,175	100%	50.2	889.00K	4.45M	1.73M	0.00B
Average Closed Price	\$214,066			\$111,125	\$234,172	\$287,650	\$0

November 2025



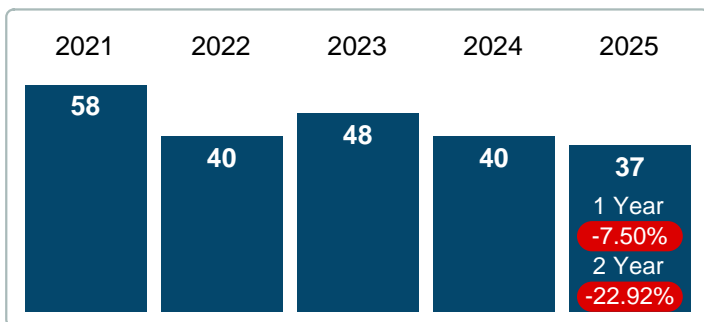
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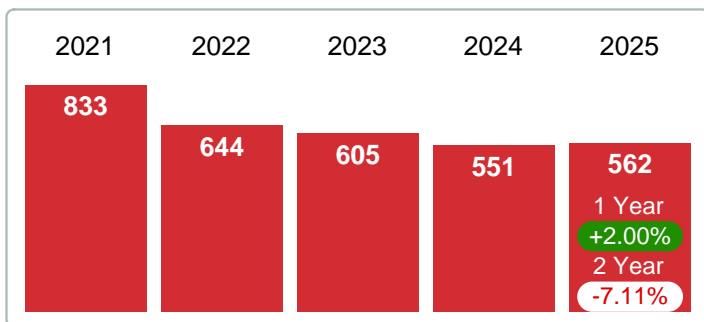
PENDING LISTINGS

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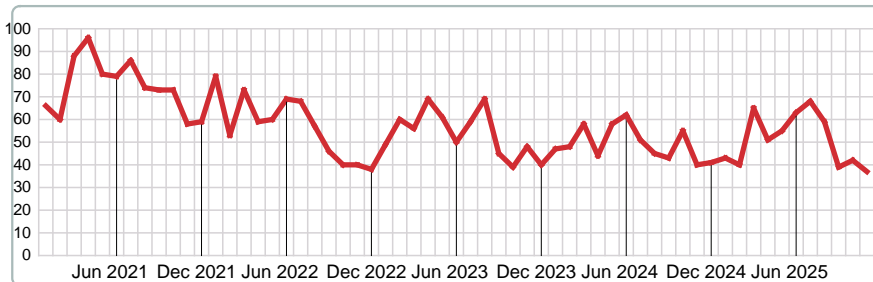
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 45

High Apr 2021 96 Low Nov 2025 37

Pending Listings this month at 37 below the 5 yr NOV average of 45



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	3	8.11%	49.3	3	0	0	0
\$125,001 - \$175,000	4	10.81%	68.0	0	4	0	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$275,000	16	43.24%	48.7	0	13	3	0
\$275,001 - \$425,000	5	13.51%	65.2	0	2	3	0
\$425,001 - \$475,000	4	10.81%	116.3	0	2	0	2
\$475,001 and up	5	13.51%	76.0	1	2	1	1
Total Pending Units	37			4	23	7	3
Total Pending Volume	10,231,674	100%	64.1	746.90K	5.93M	2.19M	1.36M
Average Listing Price	\$276,532			\$186,725	\$257,734	\$313,271	\$454,667

November 2025



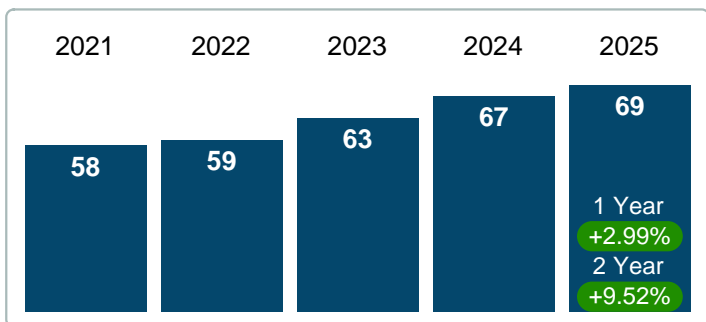
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



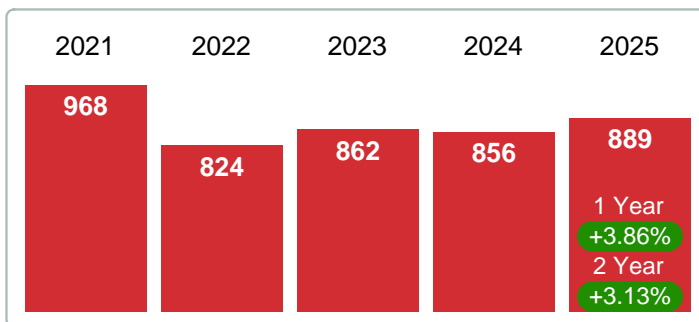
NEW LISTINGS

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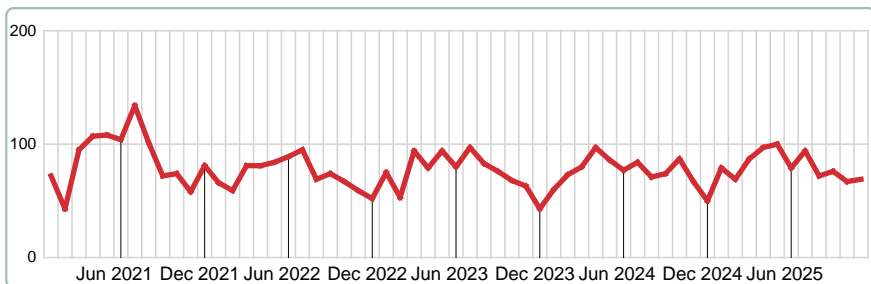
NOVEMBER



YEAR TO DATE (YTD)

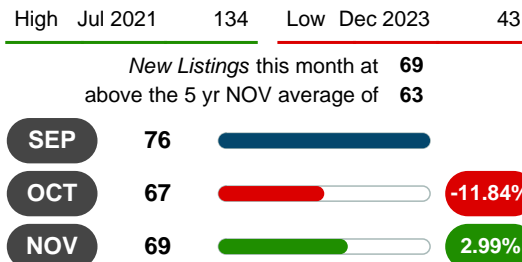


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 63



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
\$100,000 and less	6	8.70%	4	2	0	0
\$100,001 - \$175,000	8	11.59%	2	5	1	0
\$175,001 - \$200,000	9	13.04%	1	6	2	0
\$200,001 - \$275,000	18	26.09%	0	15	3	0
\$275,001 - \$400,000	12	17.39%	0	11	1	0
\$400,001 - \$575,000	9	13.04%	0	2	4	3
\$575,001 and up	7	10.14%	1	3	1	2
Total New Listed Units	69		8	44	12	5
Total New Listed Volume	21,872,144	100%	2.22M	12.07M	4.05M	3.53M
Average New Listed Listing Price	\$316,988		\$277,563	\$274,383	\$337,617	\$705,480

November 2025



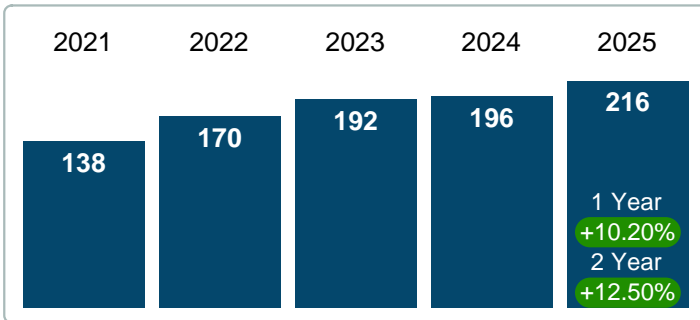
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



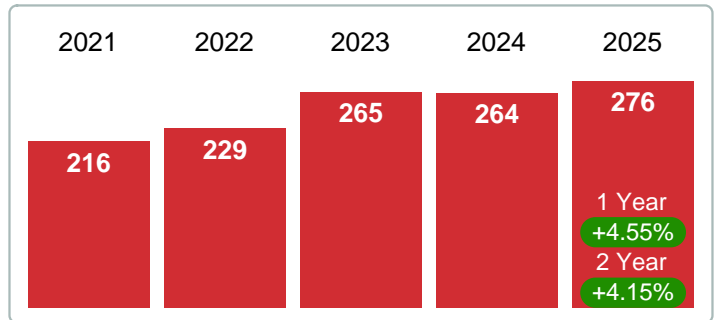
ACTIVE INVENTORY

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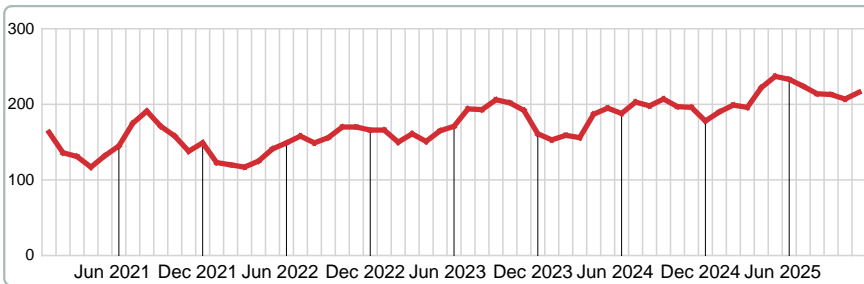
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 182

High May 2025 237 Low Mar 2022 117

Inventory this month at **216**
above the 5 yr NOV average of **182**

SEP	213	<div style="width: 80%;"></div>
OCT	207	<div style="width: 70%; background-color: red;"></div> -2.82%
NOV	216	<div style="width: 100%; background-color: green;"></div> 4.35%

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	15	6.94%	107.8	8	5	2	0
\$75,001 - \$150,000	34	15.74%	70.8	11	20	3	0
\$150,001 - \$200,000	32	14.81%	69.8	7	20	5	0
\$200,001 - \$275,000	38	17.59%	69.1	2	29	7	0
\$275,001 - \$425,000	45	20.83%	84.3	0	27	16	2
\$425,001 - \$725,000	30	13.89%	81.3	0	10	14	6
\$725,001 and up	22	10.19%	156.8	4	8	4	6
Total Active Inventory by Units	216			32	119	51	14
Total Active Inventory by Volume	78,188,644	100%	85.9	8.03M	35.36M	21.21M	13.60M
Average Active Inventory Listing Price	\$361,984			\$250,853	\$297,116	\$415,810	\$971,307

November 2025



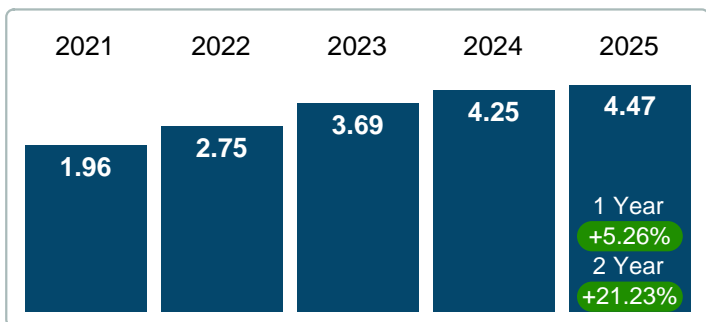
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



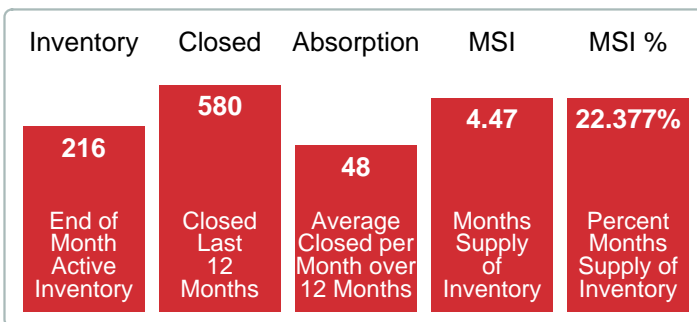
MONTHS SUPPLY of INVENTORY (MSI)

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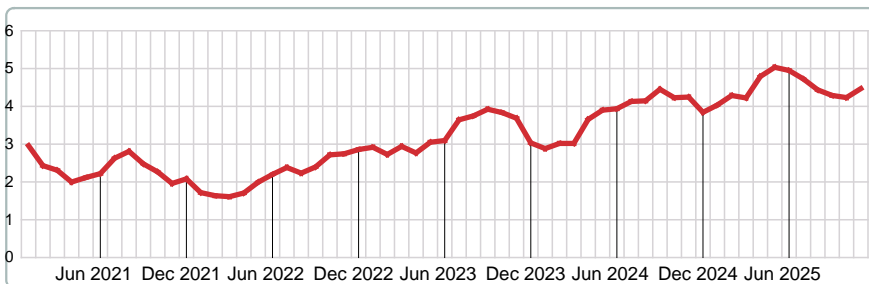
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.42

High May 2025 5.03 Low Mar 2022 1.61

Months Supply this month at 4.47 above the 5 yr NOV average of 3.42



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	15	6.94%	2.37	2.59	1.76	6.00	0.00
\$75,001 - \$150,000	34	15.74%	3.07	2.49	3.33	6.00	0.00
\$150,001 - \$200,000	32	14.81%	3.96	6.00	3.33	5.45	0.00
\$200,001 - \$275,000	38	17.59%	4.00	3.43	4.24	4.42	0.00
\$275,001 - \$425,000	45	20.83%	4.54	0.00	4.98	4.09	4.80
\$425,001 - \$725,000	30	13.89%	10.91	0.00	7.06	16.80	18.00
\$725,001 and up	22	10.19%	33.00	0.00	24.00	48.00	24.00
Market Supply of Inventory (MSI)			4.47	3.34	4.13	6.24	8.00
Total Active Inventory by Units		100%	4.47	32	119	51	14

November 2025



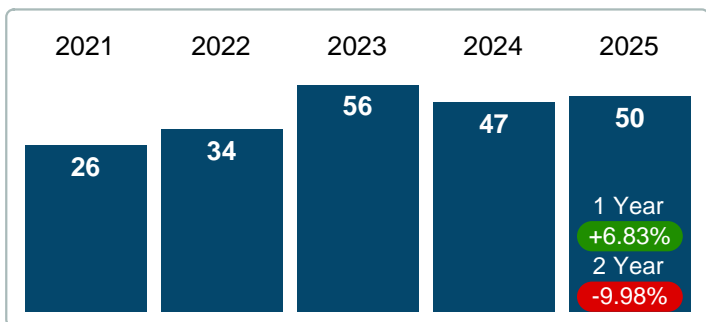
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



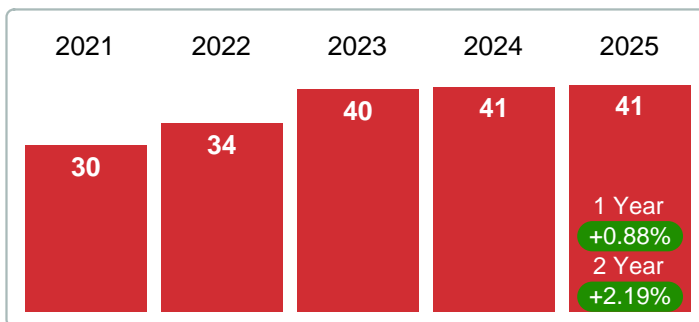
AVERAGE DAYS ON MARKET TO SALE

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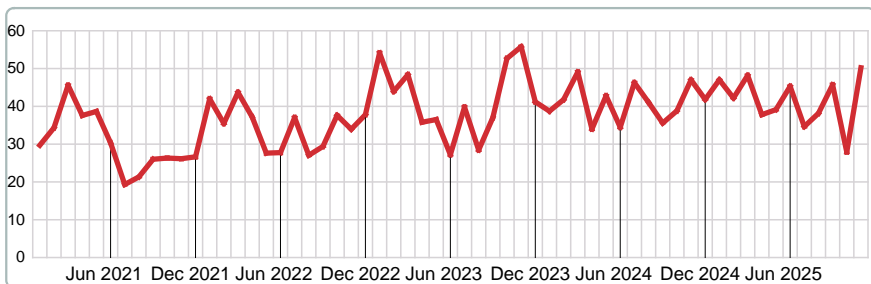
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 43

High Nov 2023 56 Low Jul 2021 19

Average Days on Market to Sale this month at 50 above the 5 yr NOV 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
\$50,000 and less	9.09%	60	13	155	0	0
\$50,001 - \$125,000	12.12%	55	64	46	0	0
\$125,001 - \$150,000	12.12%	52	51	54	0	0
\$150,001 - \$225,000	24.24%	31	72	19	11	0
\$225,001 - \$275,000	18.18%	35	0	38	30	0
\$275,001 - \$375,000	15.15%	59	0	31	78	0
\$375,001 and up	9.09%	97	0	97	0	0
Average Closed DOM		50	50	50	51	0
Total Closed Units	100%	50	8	19	6	0
Total Closed Volume		7,064,175	889.00K	4.45M	1.73M	0.00B

November 2025



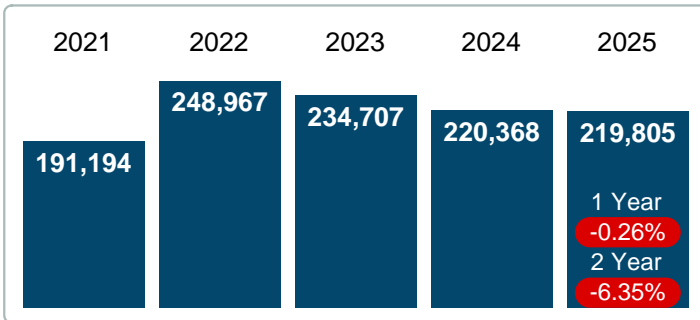
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



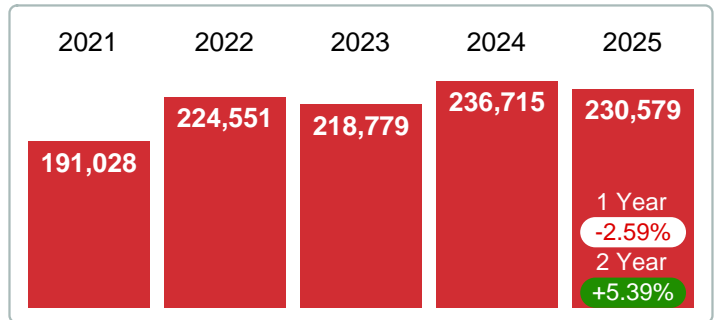
AVERAGE LIST PRICE AT CLOSING

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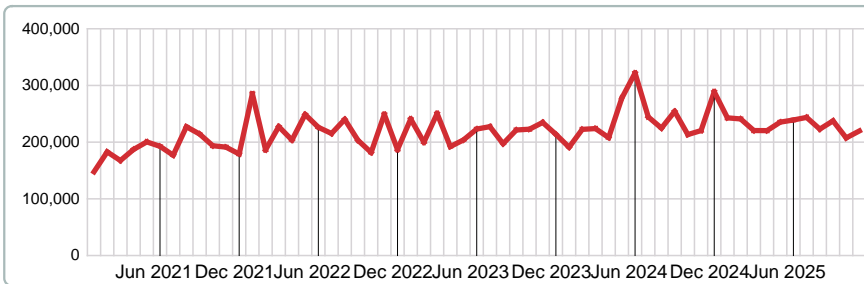
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 223,008

High Jun 2024 321,814 Low Jan 2021 147,706

Average List Price at Closing this month at **219,805**
below the 5 yr NOV average of **223,008**



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
\$50,000 and less	1	3.03%	10,000	36,000	74,500	0	0
\$50,001 - \$125,000	7	21.21%	97,083	112,500	99,040	0	0
\$125,001 - \$150,000	2	6.06%	137,500	127,500	154,250	0	0
\$150,001 - \$225,000	9	27.27%	192,353	194,500	202,935	159,000	0
\$225,001 - \$275,000	5	15.15%	250,480	0	254,600	259,250	0
\$275,001 - \$375,000	7	21.21%	339,343	0	319,000	361,633	0
\$375,001 and up	2	6.06%	465,000	0	432,667	0	0
Average List Price			219,805	117,625	239,482	293,733	0
Total Closed Units		100%	219,805	8	19	6	0
Total Closed Volume				941.00K	4.55M	1.76M	0.00B

November 2025



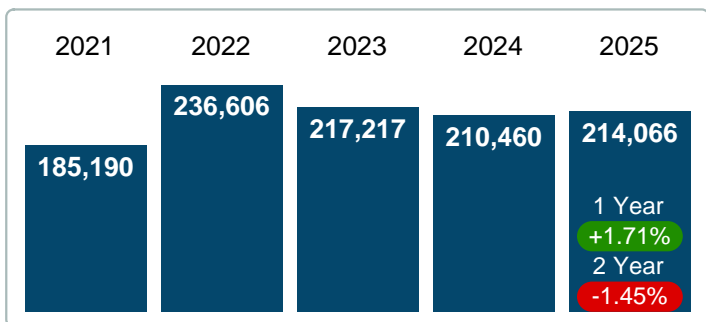
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



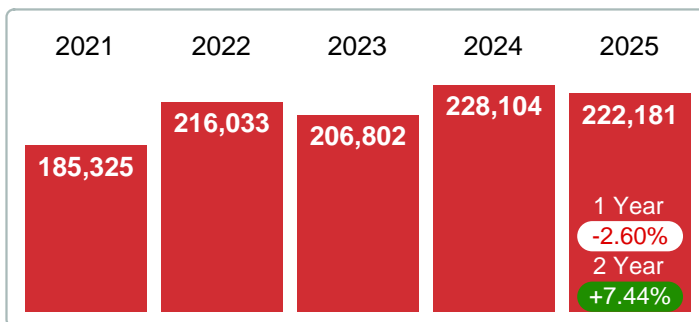
AVERAGE SOLD PRICE AT CLOSING

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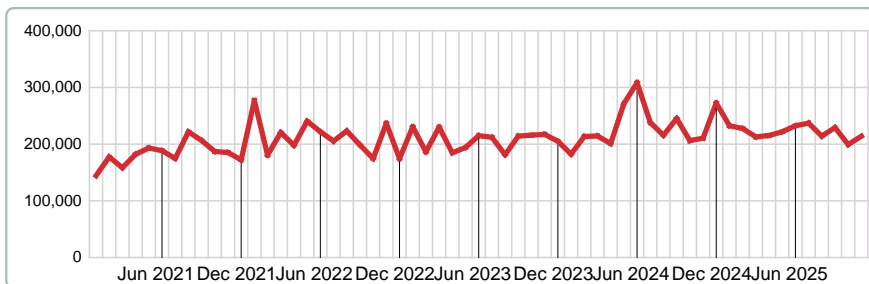
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

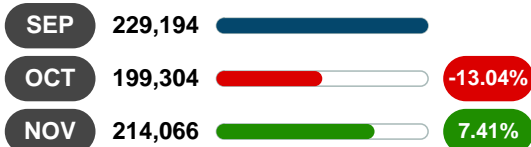


3 MONTHS

5 year NOV AVG = 212,708

High Jun 2024 308,334 Low Jan 2021 144,404

Average Sold Price at Closing this month at **214,066** above the 5 yr NOV average of **212,708**



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
\$50,000 and less	3	9.09%	34,667	27,000	50,000	0	0
\$50,001 - \$125,000	4	12.12%	100,675	105,000	96,350	0	0
\$125,001 - \$150,000	4	12.12%	134,875	131,000	138,750	0	0
\$150,001 - \$225,000	8	24.24%	190,334	181,500	200,935	155,000	0
\$225,001 - \$275,000	6	18.18%	251,733	0	252,850	249,500	0
\$275,001 - \$375,000	5	15.15%	338,980	0	311,500	357,300	0
\$375,001 and up	3	9.09%	430,000	0	430,000	0	0
Average Sold Price			214,066	111,125	234,172	287,650	0
Total Closed Units		100%	214,066	8	19	6	0
Total Closed Volume			7,064,175	889.00K	4.45M	1.73M	0.00B

November 2025



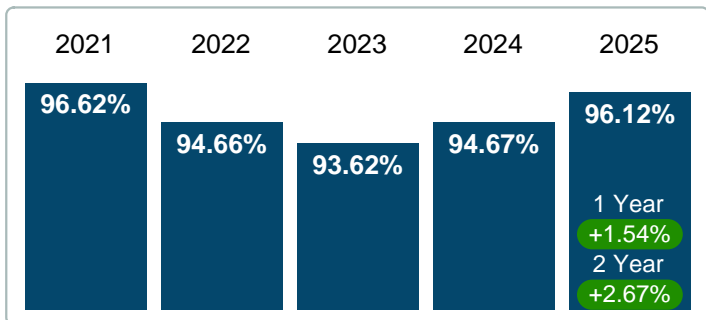
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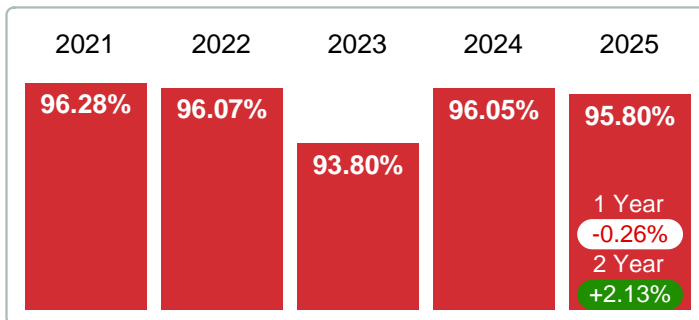
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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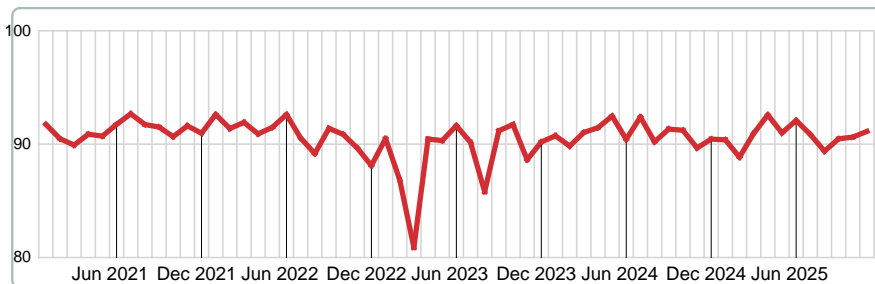
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

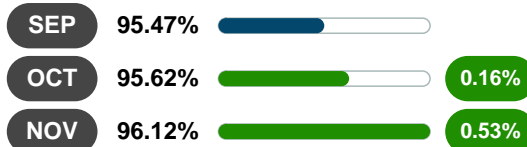


3 MONTHS

5 year NOV AVG = 95.14%

High Jul 2021 97.67% Low Mar 2023 85.89%

Average Sold/List Ratio this month at **96.12%** above the 5 yr NOV average of **95.14%**



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
\$50,000 and less	3	9.09%	82.16%	89.68%	67.11%	0.00%	0.00%
\$50,001 - \$125,000	4	12.12%	94.41%	92.50%	96.32%	0.00%	0.00%
\$125,001 - \$150,000	4	12.12%	96.63%	102.92%	90.35%	0.00%	0.00%
\$150,001 - \$225,000	8	24.24%	97.41%	93.41%	99.00%	97.48%	0.00%
\$225,001 - \$275,000	6	18.18%	98.39%	0.00%	99.47%	96.24%	0.00%
\$275,001 - \$375,000	5	15.15%	98.48%	0.00%	98.07%	98.76%	0.00%
\$375,001 and up	3	9.09%	99.80%	0.00%	99.80%	0.00%	0.00%
Average Sold/List Ratio		96.10%		94.63%	96.26%	97.71%	0.00%
Total Closed Units		33	100%	8	19	6	0
Total Closed Volume		7,064,175		889.00K	4.45M	1.73M	0.00B

November 2025



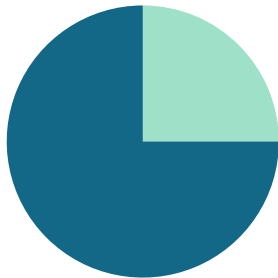
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

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

INVENTORY

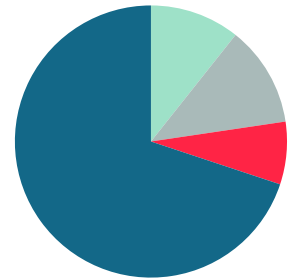


Inventory
 New Listings **69 = 25.00%**
 Start Inventory **207**
 Total Inventory Units **276**
 Volume **\$97,613,718**

Market Activity

Closed Sales **33 = 10.68%**
 Pending Sales **37 = 11.97%**
 Other Off Market **23 = 7.44%**
 Active Inventory **216 = 69.90%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	40	33	-17.50%	512	536	4.69%
Pending Sales	40	37	-7.50%	551	562	2.00%
New Listings	67	69	2.99%	856	889	3.86%
Average List Price	220,368	219,805	-0.26%	236,715	230,579	-2.59%
Average Sale Price	210,460	214,066	1.71%	228,104	222,181	-2.60%
Average Percent of Selling Price to List Price	94.67%	96.12%	1.54%	96.05%	95.80%	-0.26%
Average Days on Market to Sale	47.00	50.21	6.83%	40.92	41.28	0.88%
Monthly Inventory	196	216	10.20%	196	216	10.20%
Months Supply of Inventory	4.25	4.47	5.26%	4.25	4.47	5.26%

Absorption: Last 12 months, an Average of **48** Sales/Month

Inventory on November 30, 2025 = **216** 2024 2025

NOVEMBER MARKET

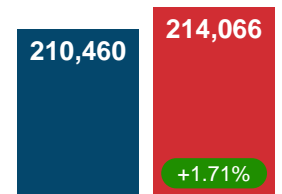
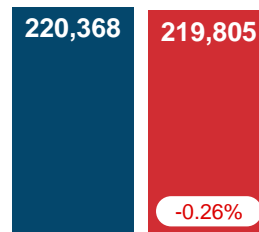
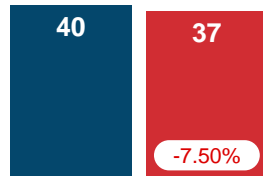
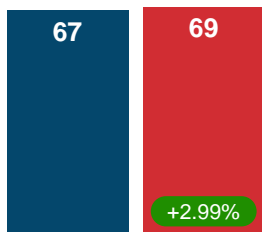
AVERAGE PRICES

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

