

# November 2025



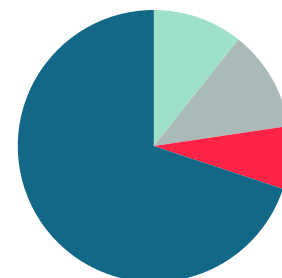
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## 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%
Median List Price	224,500	205,000	-8.69%
Median Sale Price	212,500	205,000	-3.53%
Median Percent of Selling Price to List Price	96.31%	100.00%	3.83%
Median Days on Market to Sale	32.50	27.00	-16.92%
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.

#### 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 **3.53%** in November 2025 to \$205,000 versus the previous year at \$212,500.

#### Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 5.50 days or **16.92%** in November 2025 compared to last year's same month at **32.50** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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

# November 2025



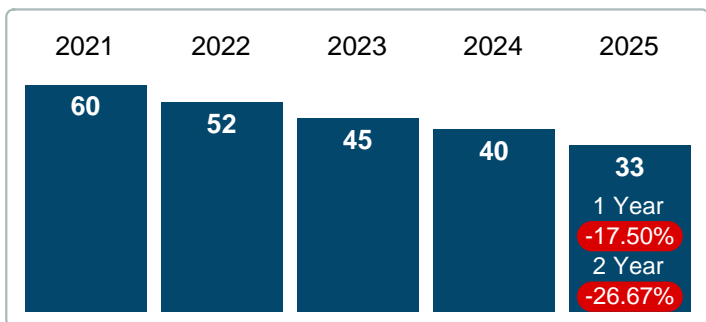
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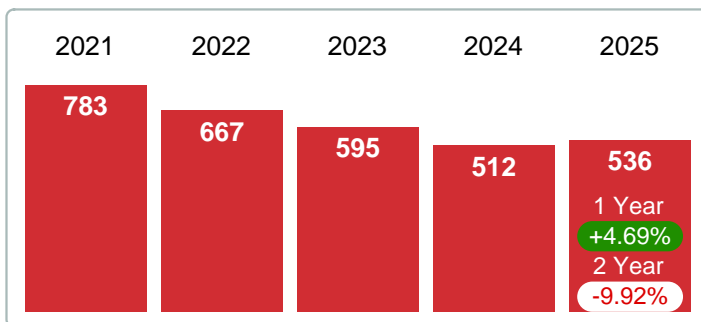
## CLOSED LISTINGS

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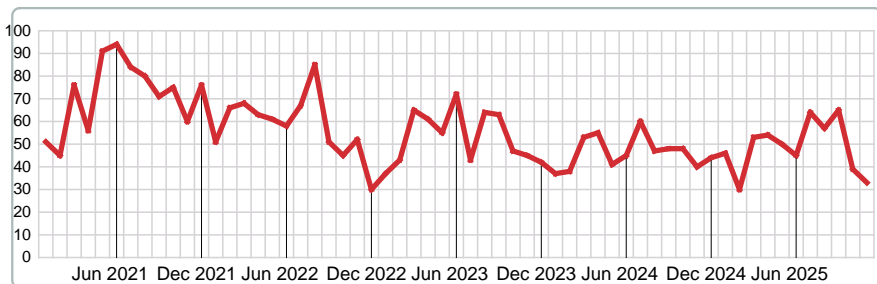
### NOVEMBER



### YEAR TO DATE (YTD)

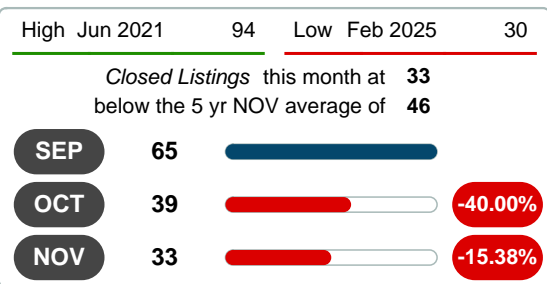


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 46



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	9.09%	24.0	2	1	0	0
\$50,001 - \$125,000	4	12.12%	48.5	2	2	0	0
\$125,001 - \$150,000	4	12.12%	50.5	2	2	0	0
\$150,001 - \$225,000	8	24.24%	21.0	2	5	1	0
\$225,001 - \$275,000	6	18.18%	20.0	0	4	2	0
\$275,001 - \$375,000	5	15.15%	58.0	0	2	3	0
\$375,001 and up	3	9.09%	2.0	0	3	0	0
<b>Total Closed Units</b>	<b>33</b>			<b>8</b>	<b>19</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>7,064,175</b>	<b>100%</b>	<b>27.0</b>	<b>889.00K</b>	<b>4.45M</b>	<b>1.73M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$205,000</b>			<b>\$126,000</b>	<b>\$225,000</b>	<b>\$298,000</b>	<b>\$0</b>

# November 2025



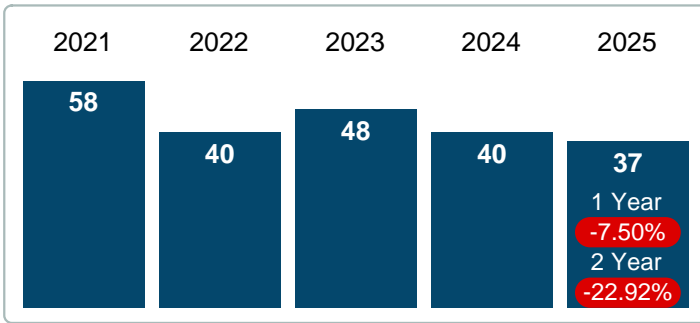
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



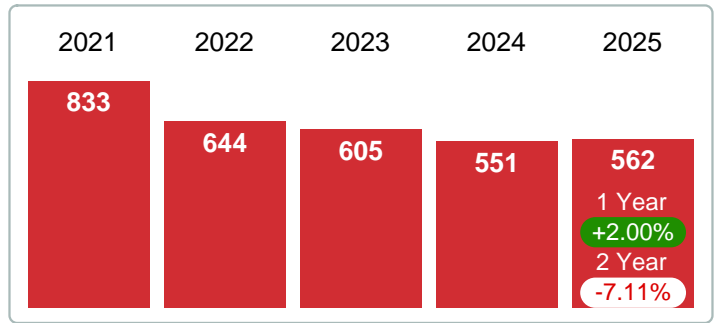
## PENDING LISTINGS

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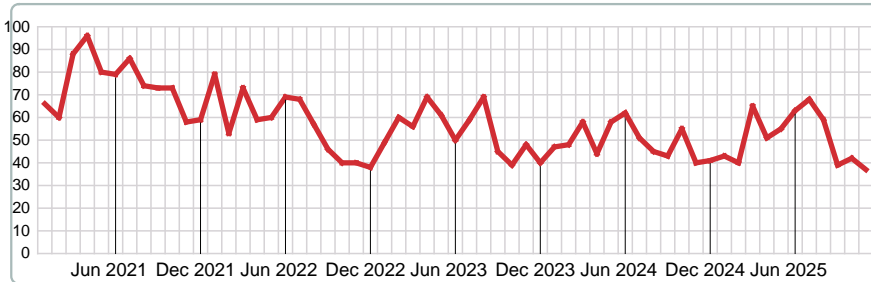
### NOVEMBER



### YEAR TO DATE (YTD)

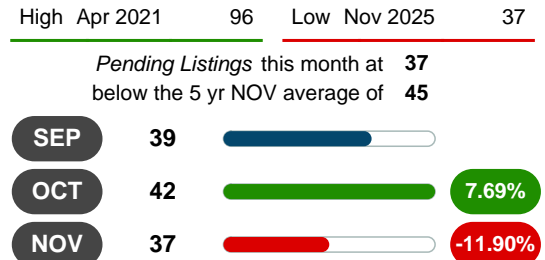


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 45



### 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	3	8.11%	21.0	3	0	0	0
\$125,001 - \$175,000	4	10.81%	65.0	0	4	0	0
\$175,001 - \$175,000	0	0.00%	65.0	0	0	0	0
\$175,001 - \$275,000	16	43.24%	16.5	0	13	3	0
\$275,001 - \$425,000	5	13.51%	44.0	0	2	3	0
\$425,001 - \$475,000	4	10.81%	88.5	0	2	0	2
\$475,001 and up	5	13.51%	81.0	1	2	1	1
<b>Total Pending Units</b>	<b>37</b>			<b>4</b>	<b>23</b>	<b>7</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>10,231,674</b>	<b>100%</b>	<b>42.0</b>	<b>746.90K</b>	<b>5.93M</b>	<b>2.19M</b>	<b>1.36M</b>
<b>Median Listing Price</b>	<b>\$217,175</b>			<b>\$112,500</b>	<b>\$205,000</b>	<b>\$289,000</b>	<b>\$450,000</b>

# November 2025



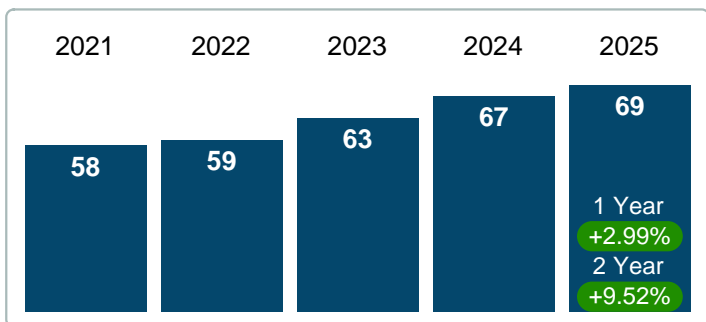
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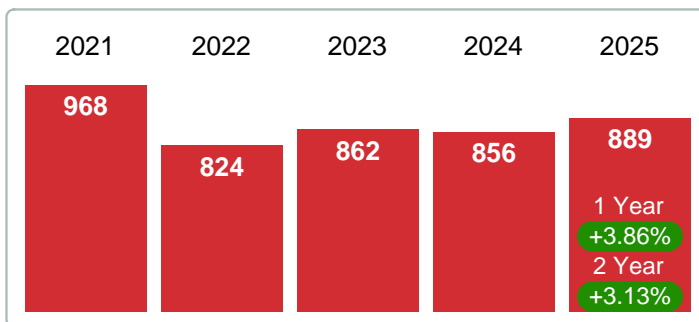
## NEW LISTINGS

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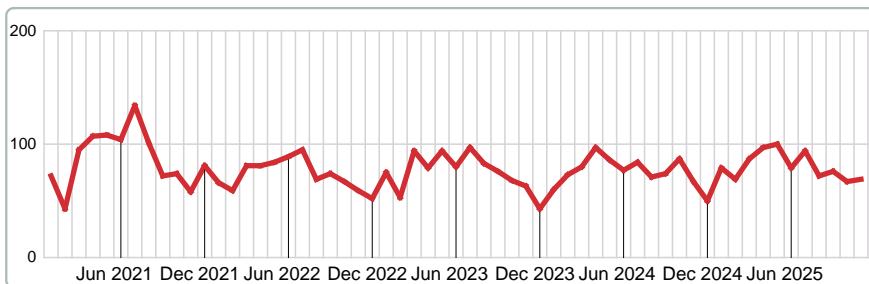
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 63

High Jul 2021 134 Low Dec 2023 43

New Listings this month at **69**  
above the 5 yr NOV average of **63**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
<b>Total New Listed Units</b>	<b>69</b>		<b>8</b>	<b>44</b>	<b>12</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>21,872,144</b>	<b>100%</b>	<b>2.22M</b>	<b>12.07M</b>	<b>4.05M</b>	<b>3.53M</b>
<b>Median New Listed Listing Price</b>	<b>\$251,370</b>		<b>\$109,250</b>	<b>\$253,185</b>	<b>\$287,450</b>	<b>\$559,900</b>

# November 2025



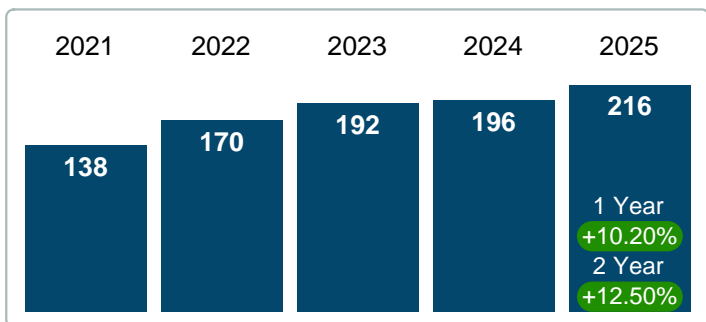
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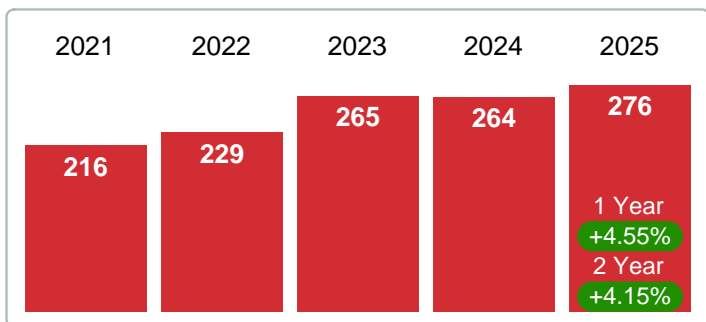
## ACTIVE INVENTORY

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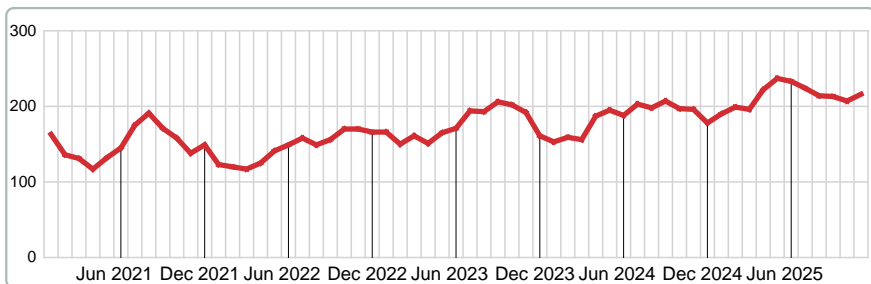
### END OF NOVEMBER



### 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



### 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	15	6.94%	96.0	8	5	2	0
\$75,001 - \$150,000	34	15.74%	61.5	11	20	3	0
\$150,001 - \$200,000	32	14.81%	64.0	7	20	5	0
\$200,001 - \$275,000	38	17.59%	56.0	2	29	7	0
\$275,001 - \$425,000	45	20.83%	80.0	0	27	16	2
\$425,001 - \$725,000	30	13.89%	60.5	0	10	14	6
\$725,001 and up	22	10.19%	143.0	4	8	4	6
<b>Total Active Inventory by Units</b>	<b>216</b>			<b>32</b>	<b>119</b>	<b>51</b>	<b>14</b>
<b>Total Active Inventory by Volume</b>	<b>78,188,644</b>	<b>100%</b>	<b>72.5</b>	<b>8.03M</b>	<b>35.36M</b>	<b>21.21M</b>	<b>13.60M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$252,935</b>			<b>\$118,500</b>	<b>\$235,000</b>	<b>\$329,000</b>	<b>\$663,950</b>

# November 2025



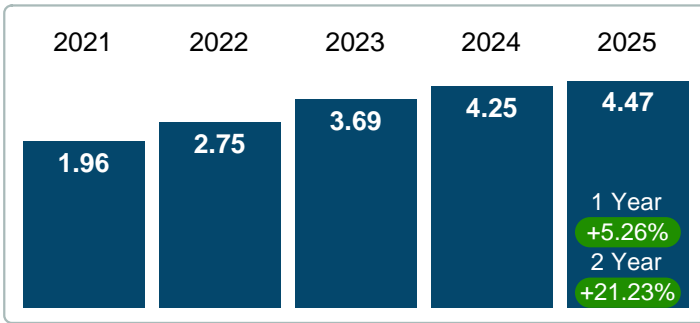
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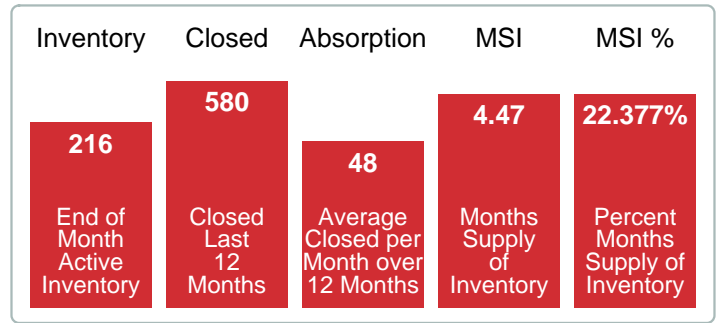
## MONTHS SUPPLY of INVENTORY (MSI)

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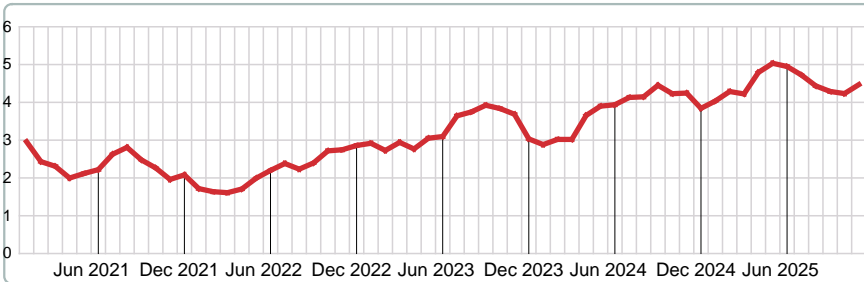
### MSI FOR NOVEMBER



### 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



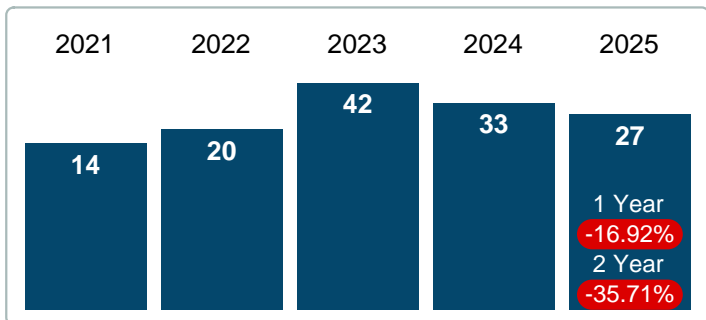
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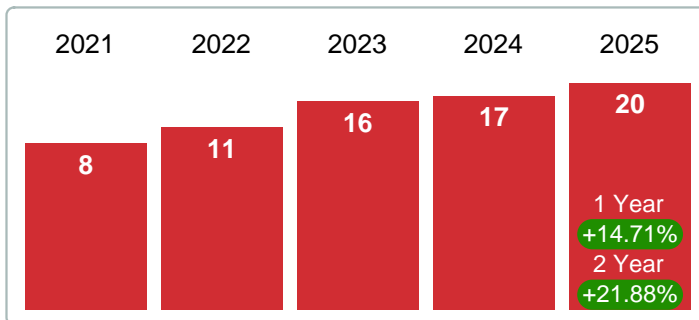
## MEDIAN DAYS ON MARKET TO SALE

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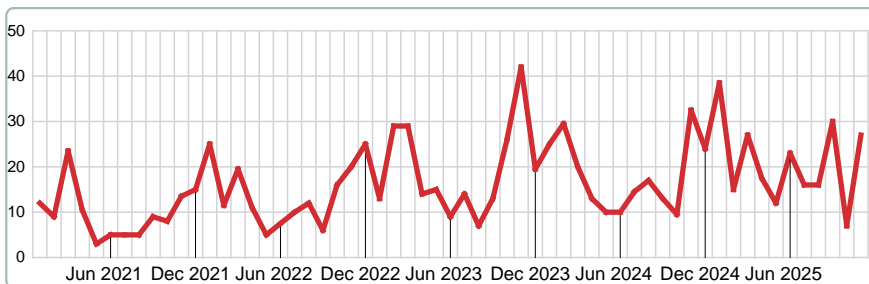
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

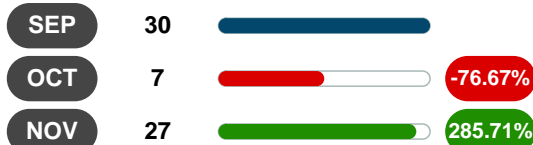


### 3 MONTHS

5 year NOV AVG = 27

High Nov 2023 42 Low May 2021 3

Median Days on Market to Sale this month at 27 equal to 5 yr NOV average of 27



### 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
\$50,000 and less	3	9.09%	24	13	155	0	0
\$50,001 - \$125,000	4	12.12%	49	64	46	0	0
\$125,001 - \$150,000	4	12.12%	51	51	54	0	0
\$150,001 - \$225,000	8	24.24%	21	72	15	11	0
\$225,001 - \$275,000	6	18.18%	20	0	20	30	0
\$275,001 - \$375,000	5	15.15%	58	0	31	60	0
\$375,001 and up	3	9.09%	2	0	2	0	0
Median Closed DOM			27	39	21	35	0
Total Closed Units		100%	27.0	8	19	6	
Total Closed Volume			7,064,175	889.00K	4.45M	1.73M	0.00B

# November 2025



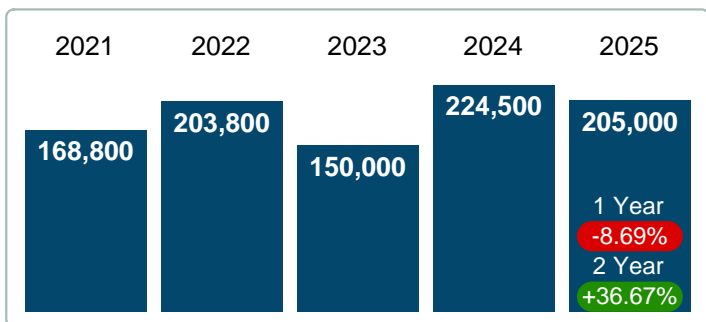
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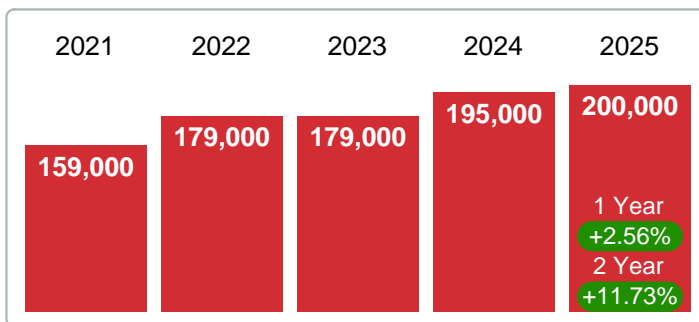
## MEDIAN LIST PRICE AT CLOSING

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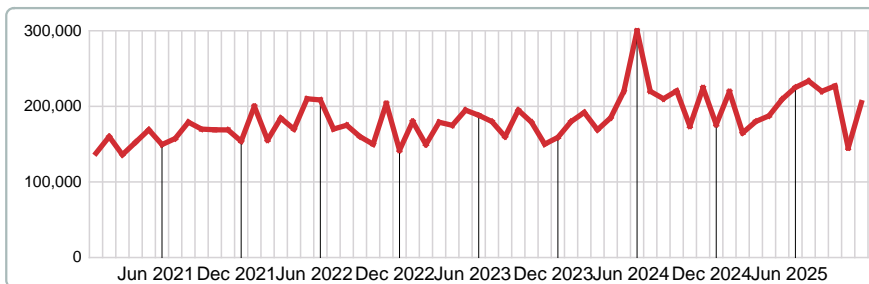
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 190,420

High Jun 2024 299,900    Low Mar 2021 136,000  
 Median List Price at Closing this month at **205,000**  
 above the 5 yr NOV average of **190,420**

- SEP: 227,000
- OCT: 145,000 (-36.12%)
- NOV: 205,000 (41.38%)

### 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
\$50,000 and less	3.03%	10,000	10,000	0	0	0
\$50,001 - \$125,000	21.21%	100,000	110,000	74,500	0	0
\$125,001 - \$150,000	6.06%	137,500	135,000	140,000	0	0
\$150,001 - \$225,000	27.27%	199,000	194,500	202,500	159,000	0
\$225,001 - \$275,000	15.15%	259,000	0	235,000	259,250	0
\$275,001 - \$375,000	21.21%	355,000	0	319,750	359,900	0
\$375,001 and up	6.06%	465,000	0	465,000	0	0
<b>Median List Price</b>		<b>205,000</b>	<b>122,500</b>	<b>225,000</b>	<b>304,750</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>205,000</b>	<b>8</b>	<b>19</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>7,253,555</b>	<b>941.00K</b>	<b>4.55M</b>	<b>1.76M</b>	<b>0.00B</b>

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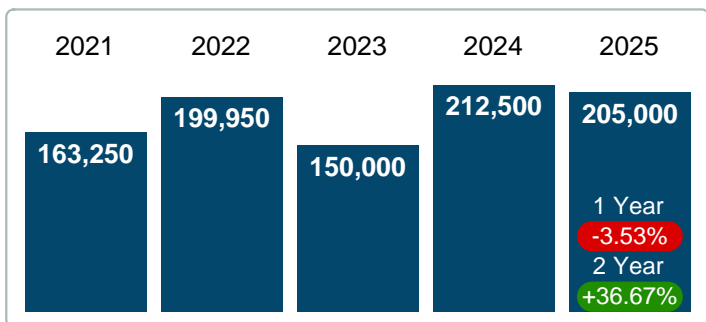
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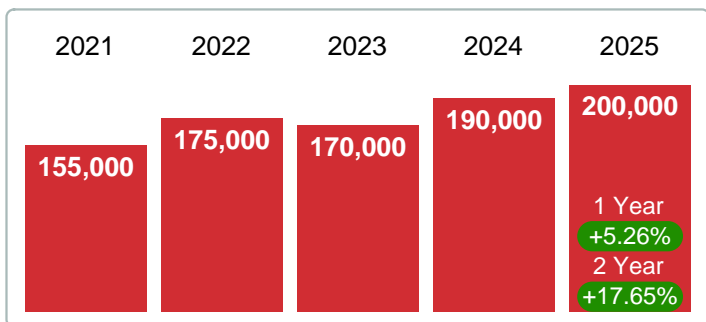
## MEDIAN SOLD PRICE AT CLOSING

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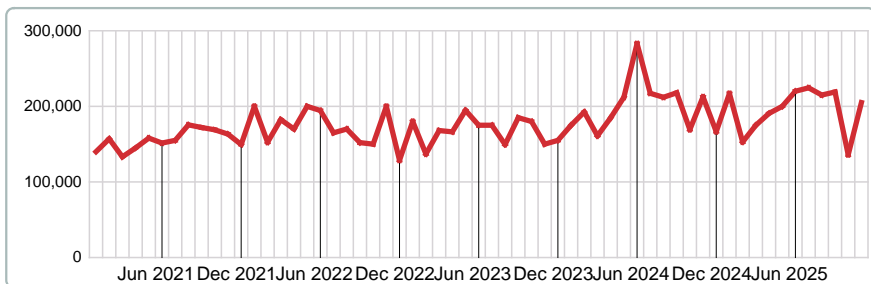
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

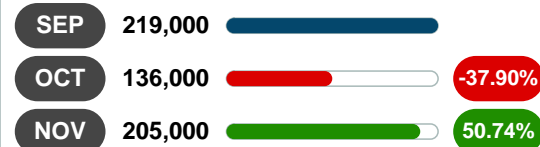


### 3 MONTHS

5 year NOV AVG = 186,140

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

Median Sold Price at Closing this month at 205,000 above the 5 yr NOV average of 186,140



### 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
\$50,000 and less	9.09%	43,000	27,000	50,000	0	0
\$50,001 - \$125,000	12.12%	105,000	105,000	96,350	0	0
\$125,001 - \$150,000	12.12%	133,750	131,000	138,750	0	0
\$150,001 - \$225,000	24.24%	187,500	181,500	205,000	155,000	0
\$225,001 - \$275,000	18.18%	249,500	0	254,450	249,500	0
\$275,001 - \$375,000	15.15%	337,000	0	311,500	359,900	0
\$375,001 and up	9.09%	400,000	0	400,000	0	0
Median Sold Price		205,000	126,000	225,000	298,000	0
Total Closed Units	100%	205,000	8	19	6	
Total Closed Volume		7,064,175	889.00K	4.45M	1.73M	0.00B

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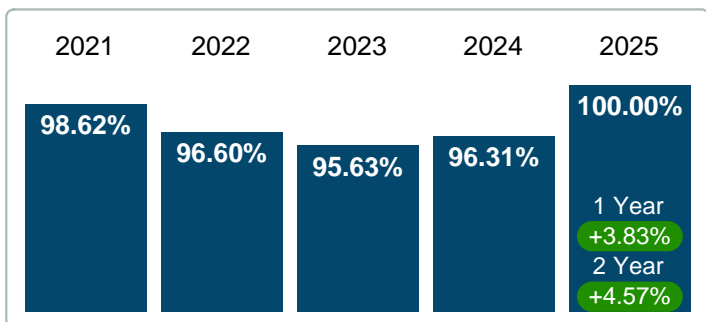
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



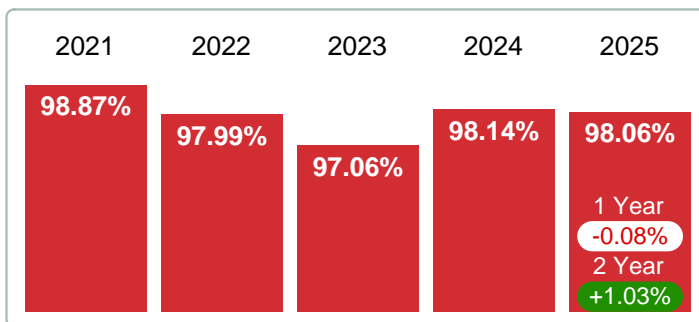
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

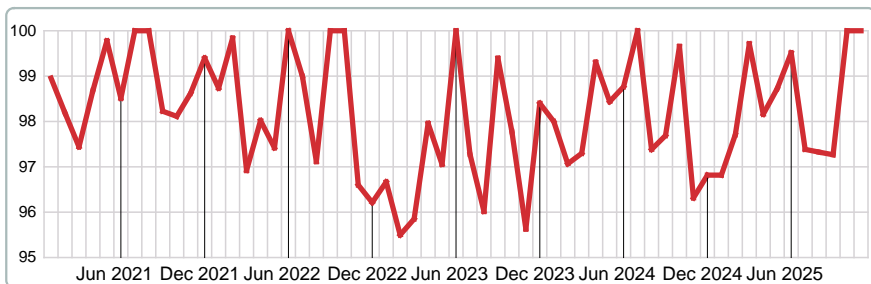
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

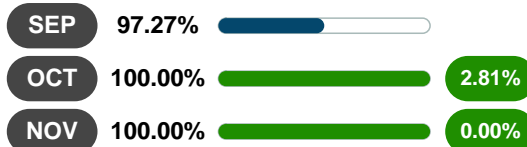


### 3 MONTHS

5 year NOV AVG = 97.43%

High Nov 2025 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **100.00%** above the 5 yr NOV average of **97.43%**



## 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
\$50,000 and less	3	9.09%	69.35%	89.68%	67.11%	0.00%	0.00%
\$50,001 - \$125,000	4	12.12%	96.32%	92.50%	96.32%	0.00%	0.00%
\$125,001 - \$150,000	4	12.12%	97.32%	102.92%	90.35%	0.00%	0.00%
\$150,001 - \$225,000	8	24.24%	98.74%	93.41%	100.00%	97.48%	0.00%
\$225,001 - \$275,000	6	18.18%	100.00%	0.00%	100.11%	96.24%	0.00%
\$275,001 - \$375,000	5	15.15%	100.00%	0.00%	98.07%	100.00%	0.00%
\$375,001 and up	3	9.09%	100.00%	0.00%	100.00%	0.00%	0.00%
Median Sold/List Ratio		100.00%		98.68%	100.00%	98.74%	0.00%
Total Closed Units		33	100%	8	19	6	
Total Closed Volume		7,064,175		889.00K	4.45M	1.73M	0.00B

# November 2025



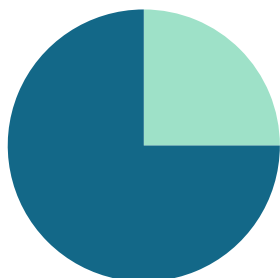
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

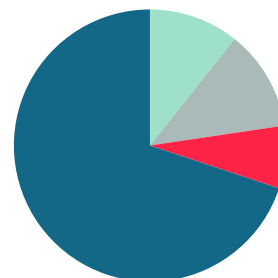


**Inventory**  
 New Listings **69 = 25.00%**  
 Start Inventory **207**  
 Total Inventory Units **276**  
 Volume **\$97,613,718**

### 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%
Median List Price	224,500	205,000	-8.69%	195,000	200,000	2.56%
Median Sale Price	212,500	205,000	-3.53%	190,000	200,000	5.26%
Median Percent of Selling Price to List Price	96.31%	100.00%	3.83%	98.14%	98.06%	-0.08%
Median Days on Market to Sale	32.50	27.00	-16.92%	17.00	19.50	14.71%
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%

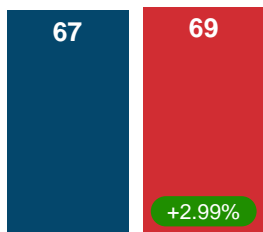
**Absorption:** Last 12 months, an Average of **48** Sales/Month

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

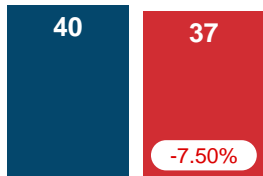
### NOVEMBER MARKET

### MEDIAN PRICES

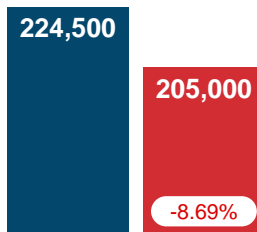
#### New Listings



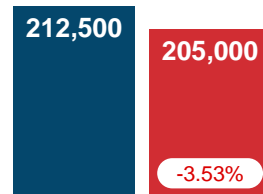
#### Pending Listings



#### List Price



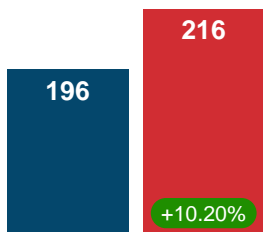
#### Sale Price



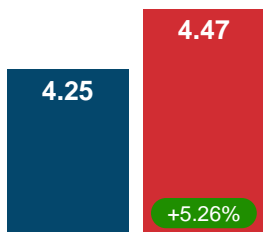
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

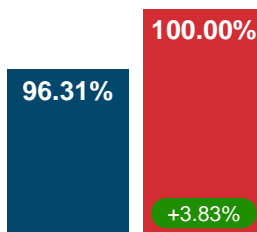
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

