

# November 2025



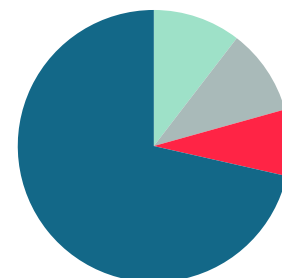
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	47	53	12.77%
Pending Listings	63	52	-17.46%
New Listings	76	83	9.21%
Average List Price	268,204	260,670	-2.81%
Average Sale Price	248,264	248,034	-0.09%
Average Percent of Selling Price to List Price	94.05%	95.22%	1.24%
Average Days on Market to Sale	54.06	57.40	6.16%
End of Month Inventory	328	363	10.67%
Months Supply of Inventory	6.00	6.72	12.04%



■ Closed (10.43%)  
■ Pending (10.24%)  
■ Other OffMarket (7.87%)  
■ Active (71.46%)

**Absorption:** Last 12 months, an Average of **54** Sales/Month  
**Active Inventory** as of November 30, 2025 = **363**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **10.67%** to 363 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 **6.72** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.09%** in November 2025 to \$248,034 versus the previous year at \$248,264.

#### Average Days on Market Lengthens

The average number of **57.40** days that homes spent on the market before selling increased by 3.33 days or **6.16%** in November 2025 compared to last year's same month at **54.06** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 83 New Listings in November 2025, up **9.21%** from last year at 76. Furthermore, there were 53 Closed Listings this month versus last year at 47, a **12.77%** increase.

Closed versus Listed trends yielded a **63.9%** ratio, up from previous year's, November 2024, at **61.8%**, a **3.26%** upswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

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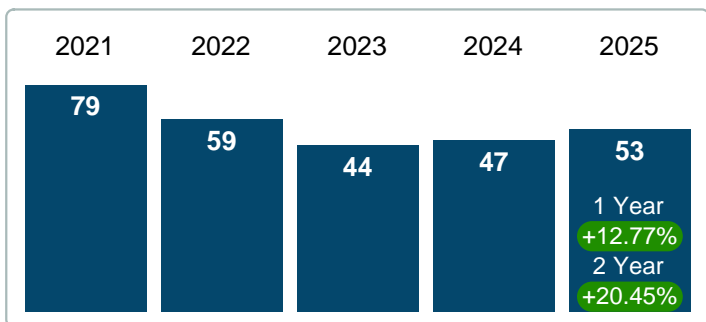
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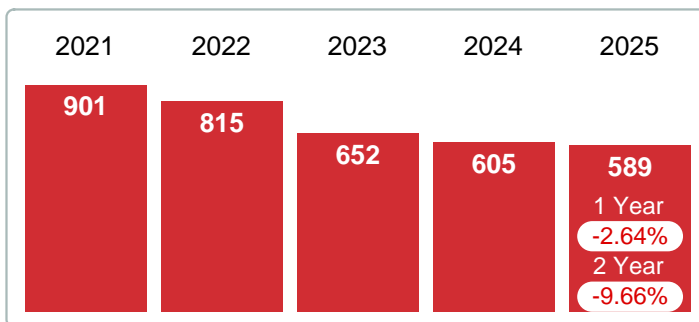
## CLOSED LISTINGS

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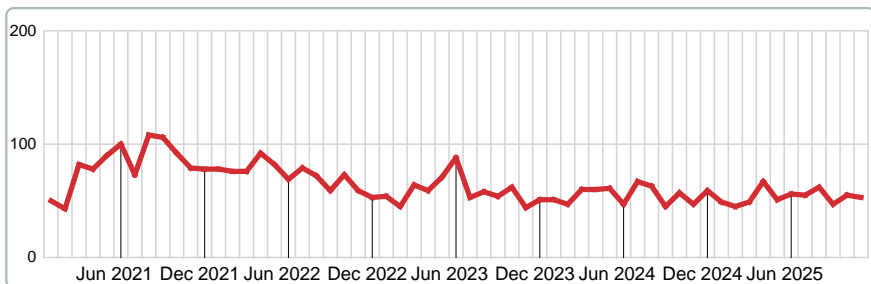
### NOVEMBER



### YEAR TO DATE (YTD)

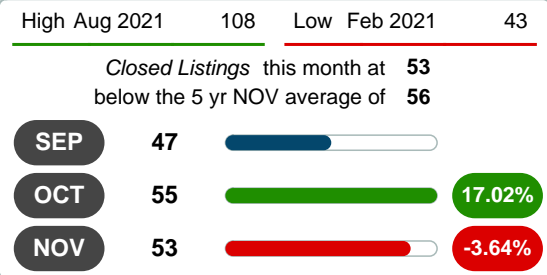


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 56



### 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	7.55%	55.5	0	3	1	0
\$75,001 - \$100,000	6	11.32%	69.7	3	2	1	0
\$100,001 - \$125,000	6	11.32%	66.5	1	4	1	0
\$125,001 - \$250,000	16	30.19%	48.5	5	7	4	0
\$250,001 - \$400,000	11	20.75%	77.0	0	8	3	0
\$400,001 - \$475,000	4	7.55%	23.0	1	2	1	0
\$475,001 and up	6	11.32%	48.0	1	2	2	1
<b>Total Closed Units</b>	<b>53</b>			<b>11</b>	<b>28</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>13,145,800</b>	<b>100%</b>	<b>57.4</b>	<b>2.16M</b>	<b>6.82M</b>	<b>3.65M</b>	<b>510.00K</b>
<b>Average Closed Price</b>	<b>\$248,034</b>			<b>\$196,445</b>	<b>\$243,675</b>	<b>\$280,923</b>	<b>\$510,000</b>

# November 2025



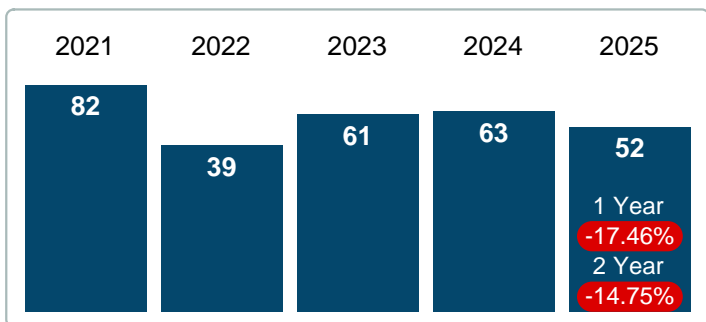
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



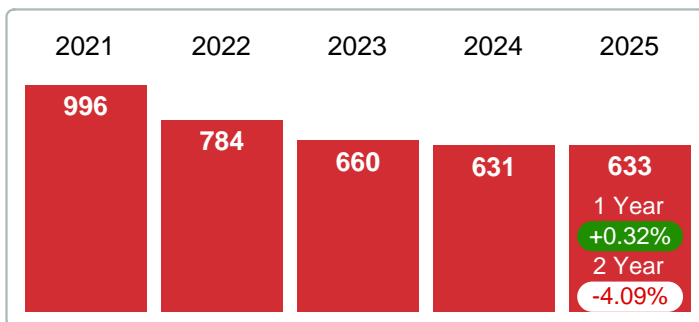
## PENDING LISTINGS

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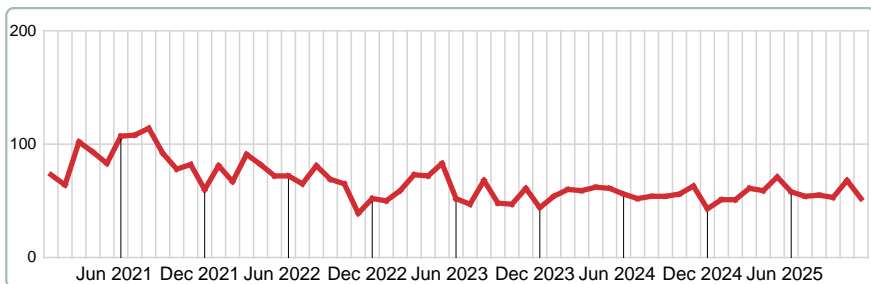
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 59

High Aug 2021 114 Low Nov 2022 39

Pending Listings this month at 52  
below the 5 yr NOV average of 59



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.62%	18.4	1	2	2	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	12	23.08%	41.4	6	6	0	0
\$125,001 - \$225,000	14	26.92%	75.9	2	8	4	0
\$225,001 - \$300,000	10	19.23%	68.1	1	5	4	0
\$300,001 - \$425,000	4	7.69%	82.8	0	3	1	0
\$425,001 and up	7	13.46%	99.4	0	4	1	2
<b>Total Pending Units</b>	<b>52</b>			<b>10</b>	<b>28</b>	<b>12</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>11,695,649</b>	<b>100%</b>	<b>64.6</b>	<b>1.15M</b>	<b>6.18M</b>	<b>3.06M</b>	<b>1.31M</b>
<b>Average Listing Price</b>	<b>\$224,916</b>			<b>\$115,090</b>	<b>\$220,741</b>	<b>\$254,583</b>	<b>\$654,500</b>

# November 2025



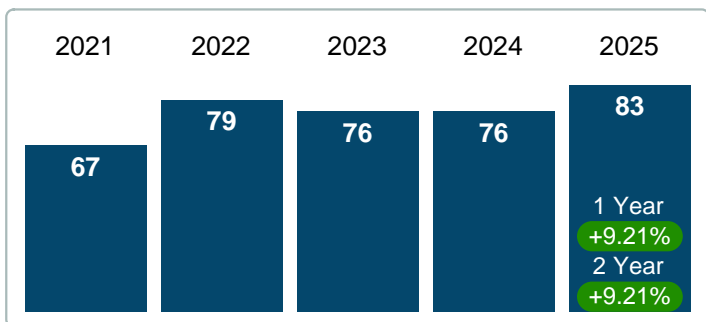
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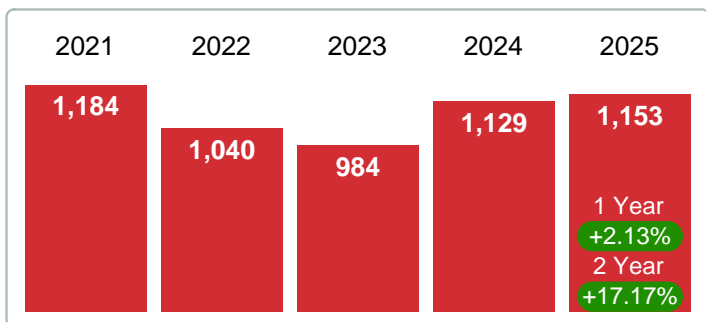
## NEW LISTINGS

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

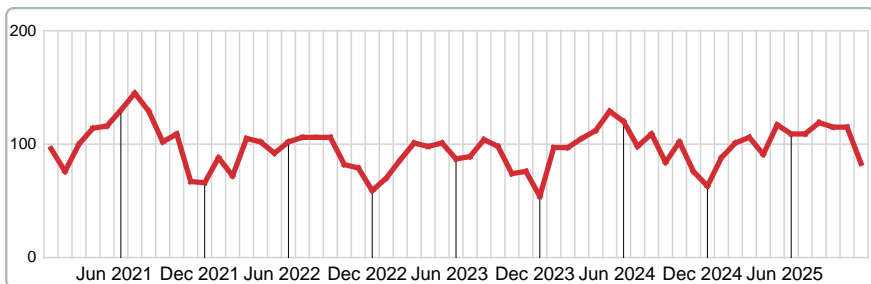
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 76

High Jul 2021 145 Low Dec 2023 54

New Listings this month at **83**  
above the 5 yr NOV average of **76**

Month	Count	Change
SEP	115	
OCT	115	0.00%
NOV	83	-27.83%

### 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	7	8.43%	2	4	1	0
\$75,001 - \$100,000	8	9.64%	5	3	0	0
\$100,001 - \$150,000	11	13.25%	3	7	1	0
\$150,001 - \$250,000	23	27.71%	2	17	4	0
\$250,001 - \$350,000	16	19.28%	1	12	3	0
\$350,001 - \$500,000	9	10.84%	1	7	1	0
\$500,001 and up	9	10.84%	1	5	2	1
<b>Total New Listed Units</b>	<b>83</b>		<b>15</b>	<b>55</b>	<b>12</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>22,380,398</b>	<b>100%</b>	<b>2.76M</b>	<b>15.54M</b>	<b>3.52M</b>	<b>559.90K</b>
<b>Average New Listed Listing Price</b>	<b>\$269,643</b>		<b>\$184,293</b>	<b>\$282,491</b>	<b>\$293,258</b>	<b>\$559,900</b>

# November 2025



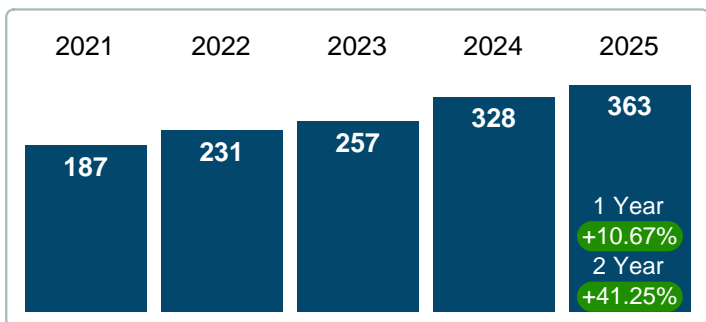
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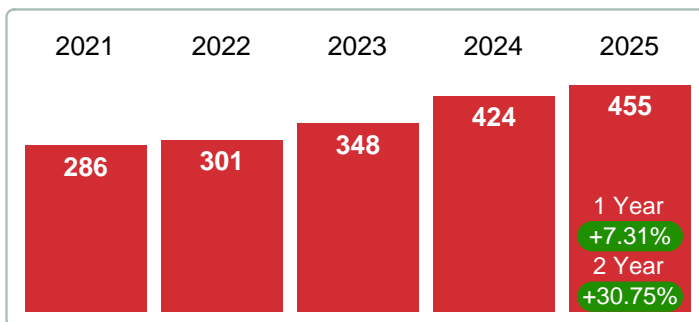
## ACTIVE INVENTORY

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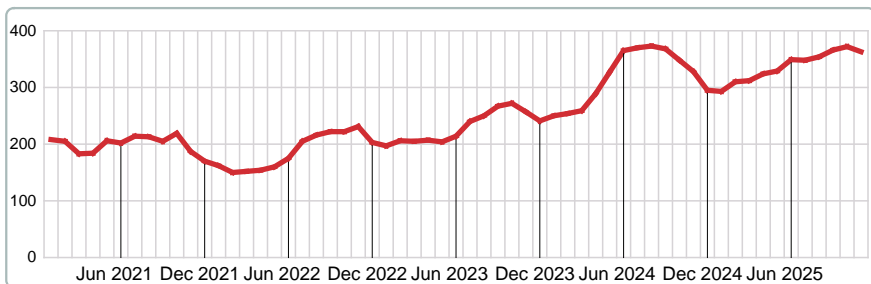
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

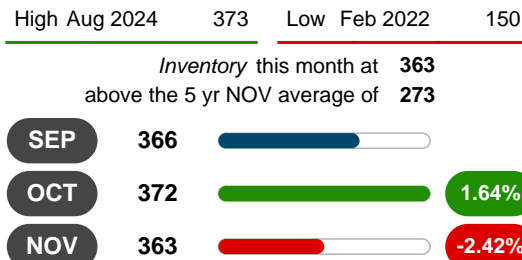


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 273



### 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	21	5.79%	93.0	10	11	0	0
\$75,001 - \$125,000	41	11.29%	76.3	21	19	1	0
\$125,001 - \$175,000	52	14.33%	79.4	11	30	11	0
\$175,001 - \$275,000	88	24.24%	78.6	7	60	20	1
\$275,001 - \$400,000	78	21.49%	97.6	6	44	27	1
\$400,001 - \$625,000	47	12.95%	111.4	4	22	16	5
\$625,001 and up	36	9.92%	151.1	5	10	16	5
<b>Total Active Inventory by Units</b>	<b>363</b>			<b>64</b>	<b>196</b>	<b>91</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>123,183,389</b>	<b>100%</b>	<b>94.8</b>	<b>15.64M</b>	<b>57.79M</b>	<b>39.54M</b>	<b>10.22M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$339,348</b>			<b>\$244,312</b>	<b>\$294,845</b>	<b>\$434,459</b>	<b>\$851,825</b>

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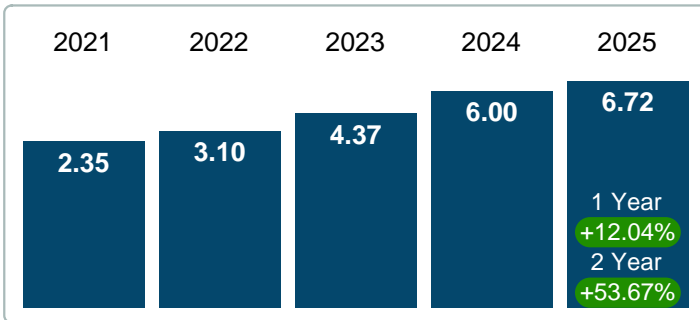
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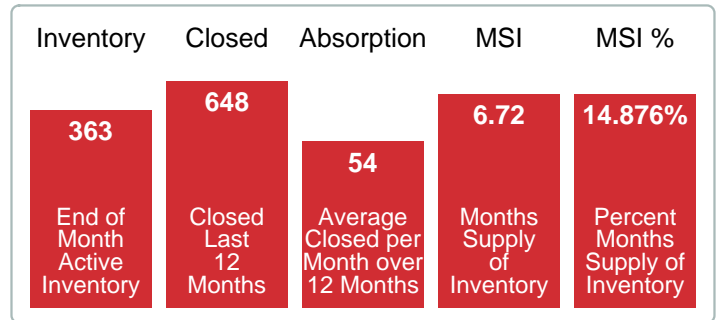
## MONTHS SUPPLY of INVENTORY (MSI)

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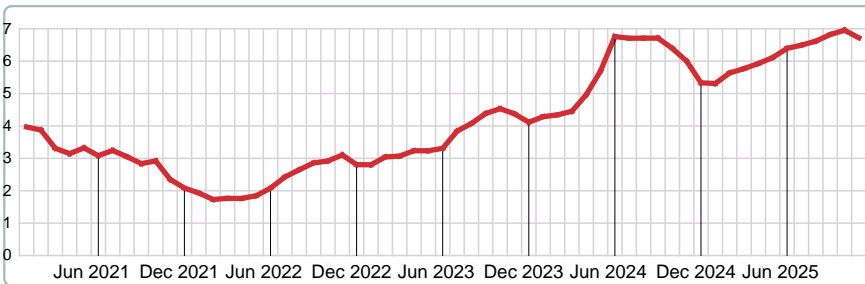
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

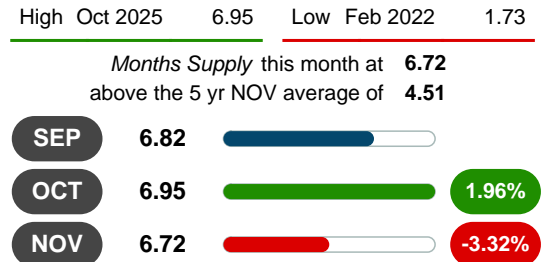


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 4.51



### 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	21	5.79%	3.60	3.24	4.89	0.00	0.00
\$75,001 - \$125,000	41	11.29%	4.87	6.15	4.56	1.50	0.00
\$125,001 - \$175,000	52	14.33%	5.07	4.40	4.19	18.86	0.00
\$175,001 - \$275,000	88	24.24%	6.10	4.42	5.81	8.28	12.00
\$275,001 - \$400,000	78	21.49%	9.45	12.00	7.88	14.73	3.00
\$400,001 - \$625,000	47	12.95%	8.81	16.00	8.52	9.14	6.67
\$625,001 and up	36	9.92%	24.00	0.00	13.33	32.00	20.00
Market Supply of Inventory (MSI)	6.72			5.65	5.97	11.14	7.20
Total Active Inventory by Units	363	100%	6.72	64	196	91	12

# November 2025



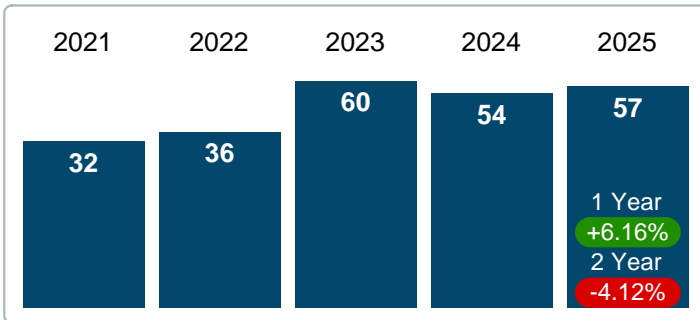
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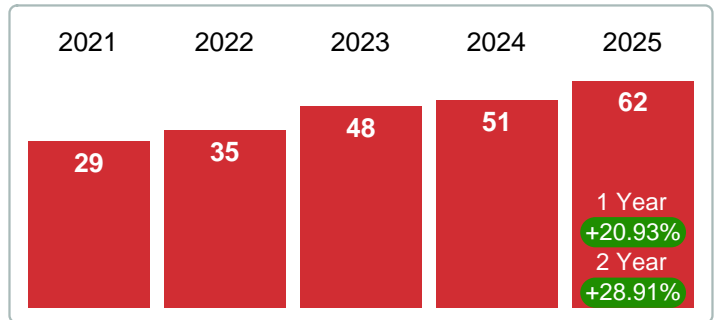
## AVERAGE DAYS ON MARKET TO SALE

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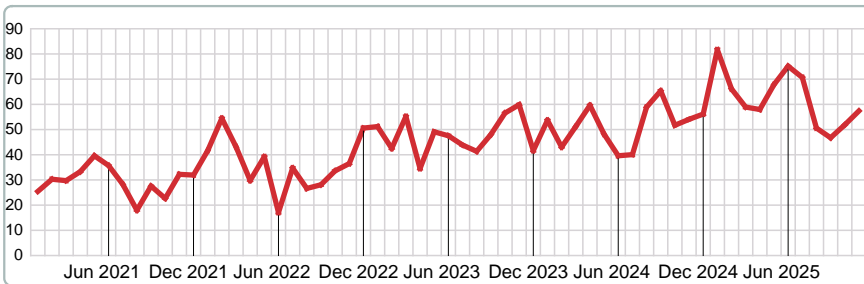
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 48

High Jan 2025 82 Low Jun 2022 17

Average Days on Market to Sale this month at 57 above the 5 yr NOV average of 48



### 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	7.55%	56	0	72	7	0		
\$75,001 - \$100,000	11.32%	70	46	69	142	0		
\$100,001 - \$125,000	11.32%	67	118	63	29	0		
\$125,001 - \$250,000	30.19%	49	62	37	53	0		
\$250,001 - \$400,000	20.75%	77	0	59	125	0		
\$400,001 - \$475,000	7.55%	23	12	25	31	0		
\$475,001 and up	11.32%	48	15	66	44	54		
<b>Average Closed DOM</b>		<b>57</b>		<b>54</b>	<b>54</b>	<b>68</b>	<b>54</b>	
<b>Total Closed Units</b>		<b>53</b>	<b>100%</b>	<b>57</b>	<b>11</b>	<b>28</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,145,800</b>		<b>2.16M</b>	<b>6.82M</b>	<b>3.65M</b>	<b>510.00K</b>	

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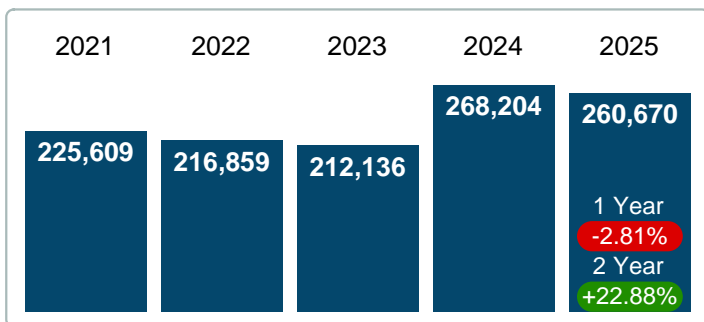
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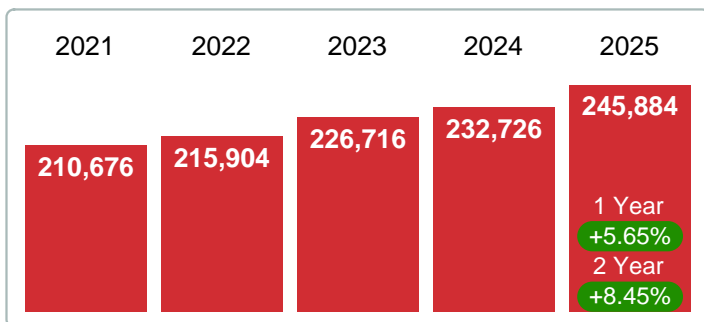
## AVERAGE LIST PRICE AT CLOSING

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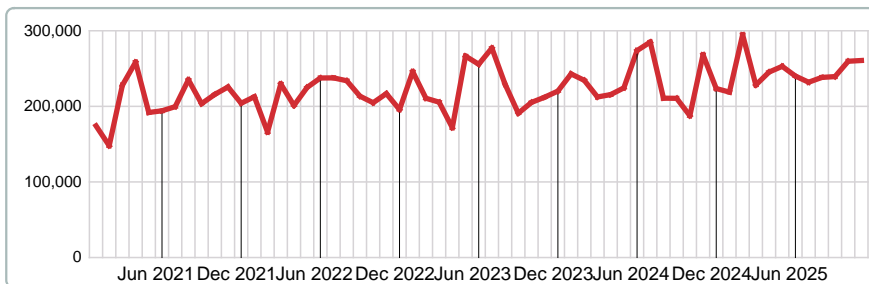
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 236,696

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

Average List Price at Closing this month at **260,670**  
above the 5 yr NOV average of **236,696**

- SEP 239,351
- OCT 259,662 **+8.49%**
- NOV 260,670 **+0.39%**

### 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	3	5.66%	51,433	0	61,467	49,900		
\$75,001 - \$100,000	6	11.32%	92,483	99,800	87,750	110,000		
\$100,001 - \$125,000	5	9.43%	119,980	125,000	123,725	129,000		
\$125,001 - \$250,000	17	32.08%	171,423	181,280	167,843	208,475		
\$250,001 - \$400,000	11	20.75%	324,982	0	346,238	319,967		
\$400,001 - \$475,000	5	9.43%	439,600	415,000	446,500	475,000		
\$475,001 and up	6	11.32%	636,567	499,500	667,500	692,500		
<b>Average List Price</b>		260,670		204,118	250,986	303,285	599,900	
<b>Total Closed Units</b>		53	100%	260,670	11	28	13	1
<b>Total Closed Volume</b>		13,815,499			2.25M	7.03M	3.94M	599.90K

# November 2025



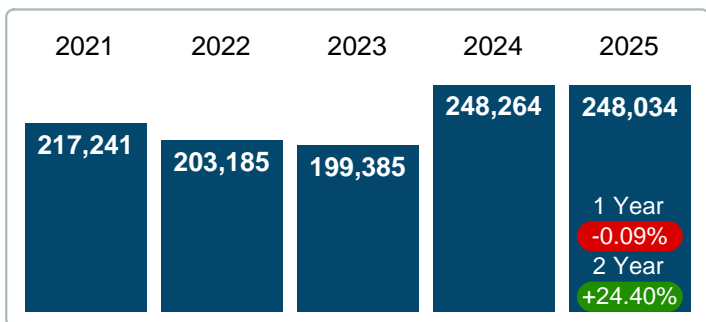
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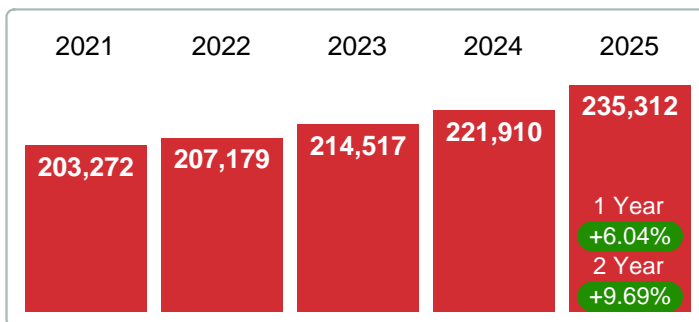
## AVERAGE SOLD PRICE AT CLOSING

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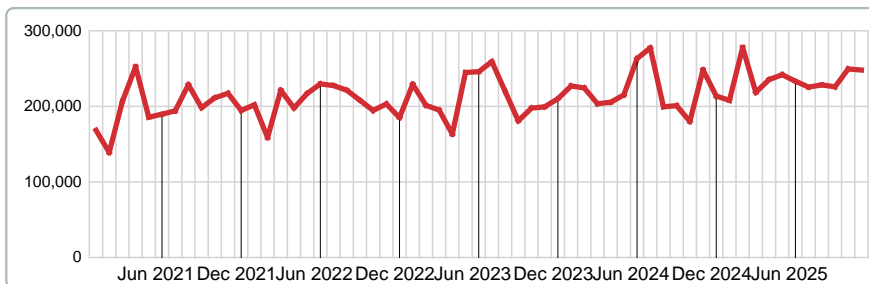
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 223,222

High Feb 2025 277,811    Low Feb 2021 139,023

Average Sold Price at Closing this month at **248,034**  
above the 5 yr NOV average of **223,222**

SEP	225,855	
OCT	249,452	10.45%
NOV	248,034	-0.57%

### 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	7.55%	52,875	0	52,167	55,000	0
\$75,001 - \$100,000	11.32%	88,000	88,333	84,500	94,000	0
\$100,001 - \$125,000	11.32%	113,900	125,000	111,600	112,000	0
\$125,001 - \$250,000	30.19%	172,900	173,280	165,000	186,250	0
\$250,001 - \$400,000	20.75%	332,000	0	340,375	309,667	0
\$400,001 - \$475,000	7.55%	437,500	405,000	439,000	467,000	0
\$475,001 and up	11.32%	592,417	499,500	647,500	625,000	510,000
<b>Average Sold Price</b>		<b>248,034</b>	<b>196,445</b>	<b>243,675</b>	<b>280,923</b>	<b>510,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>248,034</b>	<b>11</b>	<b>28</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,145,800</b>	<b>2.16M</b>	<b>6.82M</b>	<b>3.65M</b>	<b>510.00K</b>

# November 2025



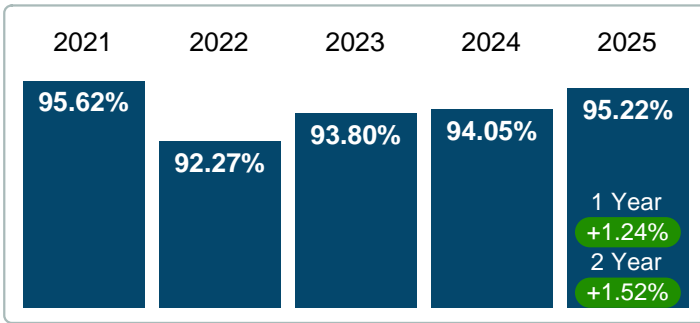
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



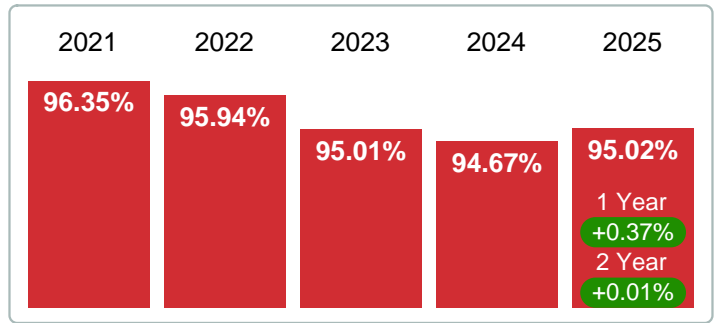
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

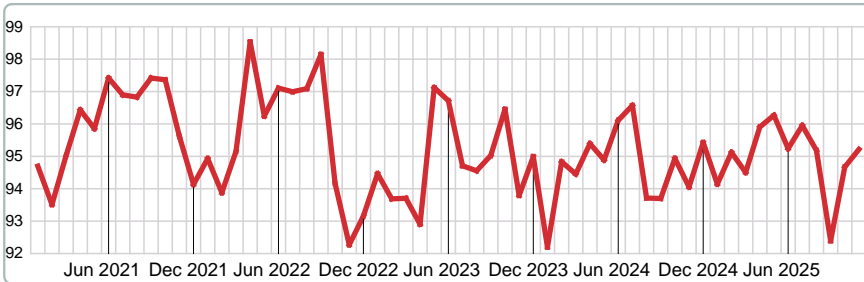
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

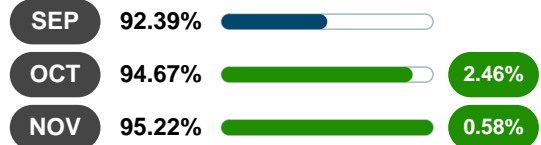


### 3 MONTHS

5 year NOV AVG = 94.19%

High Apr 2022 98.53% Low Jan 2024 92.20%

Average Sold/List Ratio this month at **95.22%** above the 5 yr NOV average of **94.19%**



### 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	<div style="width: 7.55%;"></div> 4	7.55%	99.35%	0.00%	95.72%	110.22%	0.00%
\$75,001 - \$100,000	<div style="width: 11.32%;"></div> 6	11.32%	90.70%	88.51%	96.60%	85.45%	0.00%
\$100,001 - \$125,000	<div style="width: 11.32%;"></div> 6	11.32%	91.32%	100.00%	90.28%	86.82%	0.00%
\$125,001 - \$250,000	<div style="width: 30.19%;"></div> 16	30.19%	95.47%	95.74%	98.29%	90.18%	0.00%
\$250,001 - \$400,000	<div style="width: 20.75%;"></div> 11	20.75%	97.95%	0.00%	98.35%	96.91%	0.00%
\$400,001 - \$475,000	<div style="width: 7.55%;"></div> 4	7.55%	98.19%	97.59%	98.42%	98.32%	0.00%
\$475,001 and up	<div style="width: 11.32%;"></div> 6	11.32%	93.21%	100.00%	97.20%	89.93%	85.01%
Average Sold/List Ratio		95.20%		94.71%	96.70%	93.24%	85.01%
Total Closed Units		53	100%	11	28	13	1
Total Closed Volume		13,145,800		2.16M	6.82M	3.65M	510.00K

# November 2025



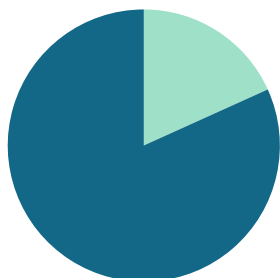
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

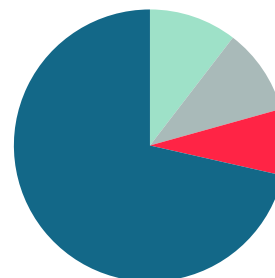


**Inventory**  
 New Listings **83 = 18.24%**  
 Start Inventory **372**  
 Total Inventory Units **455**  
 Volume **\$146,876,737**

### Market Activity

Closed Sales **53 = 10.43%**  
 Pending Sales **52 = 10.24%**  
 Other Off Market **40 = 7.87%**  
 Active Inventory **363 = 71.46%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	47	53	12.77%	605	589	-2.64%
Pending Sales	63	52	-17.46%	631	633	0.32%
New Listings	76	83	9.21%	1,129	1,153	2.13%
Average List Price	268,204	260,670	-2.81%	232,726	245,884	5.65%
Average Sale Price	248,264	248,034	-0.09%	221,910	235,312	6.04%
Average Percent of Selling Price to List Price	94.05%	95.22%	1.24%	94.67%	95.02%	0.37%
Average Days on Market to Sale	54.06	57.40	6.16%	51.29	62.02	20.93%
Monthly Inventory	328	363	10.67%	328	363	10.67%
Months Supply of Inventory	6.00	6.72	12.04%	6.00	6.72	12.04%

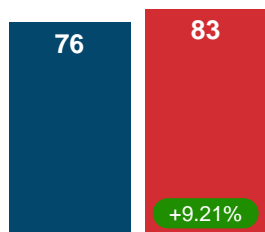
**Absorption:** Last 12 months, an Average of **54** Sales/Month

**Inventory** on November 30, 2025 = **363** 2024 2025

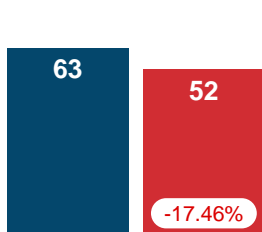
### NOVEMBER MARKET

### AVERAGE PRICES

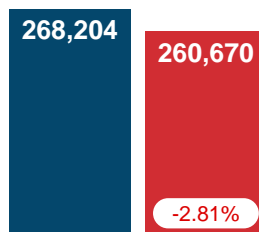
#### New Listings



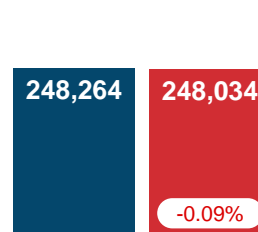
#### Pending Listings



#### List Price



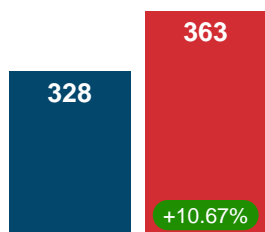
#### Sale Price



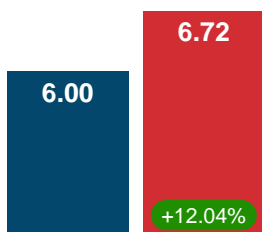
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

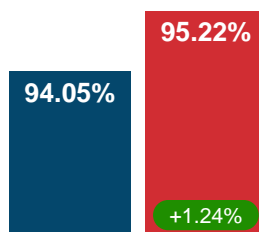
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

