

# November 2025



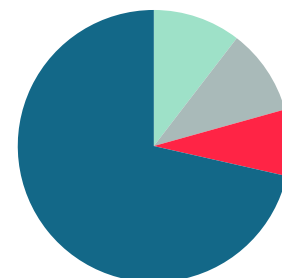
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## 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%
Median List Price	239,900	190,000	-20.80%
Median Sale Price	228,400	180,000	-21.19%
Median Percent of Selling Price to List Price	95.52%	96.70%	1.23%
Median Days on Market to Sale	30.00	51.00	70.00%
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.

#### 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 **21.19%** in November 2025 to \$180,000 versus the previous year at \$228,400.

#### Median Days on Market Lengthens

The median number of **51.00** days that homes spent on the market before selling increased by 21.00 days or **70.00%** in November 2025 compared to last year's same month at **30.00** DOM.

#### Sales Success for November 2025 is Positive

Overall, with Median 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>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

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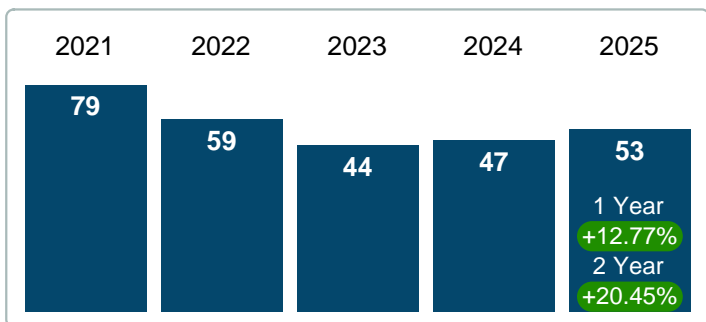
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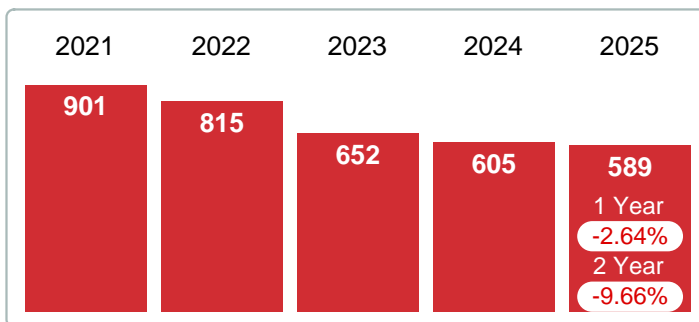
## CLOSED LISTINGS

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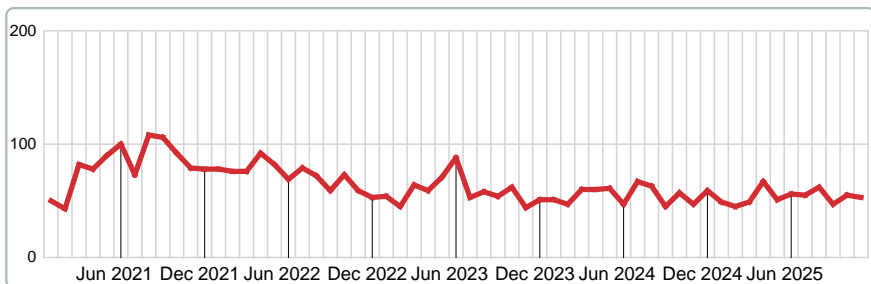
### NOVEMBER



### YEAR TO DATE (YTD)

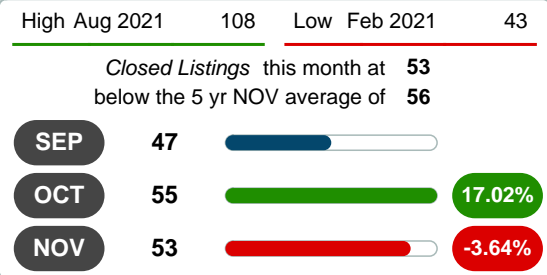


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 56



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.55%	33.0	0	3	1	0
\$75,001 - \$100,000	6	11.32%	64.5	3	2	1	0
\$100,001 - \$125,000	6	11.32%	49.0	1	4	1	0
\$125,001 - \$250,000	16	30.19%	31.5	5	7	4	0
\$250,001 - \$400,000	11	20.75%	58.0	0	8	3	0
\$400,001 - \$475,000	4	7.55%	21.5	1	2	1	0
\$475,001 and up	6	11.32%	43.5	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>51.0</b>	<b>2.16M</b>	<b>6.82M</b>	<b>3.65M</b>	<b>510.00K</b>
<b>Median Closed Price</b>	<b>\$180,000</b>			<b>\$141,900</b>	<b>\$177,000</b>	<b>\$230,000</b>	<b>\$510,000</b>

# November 2025



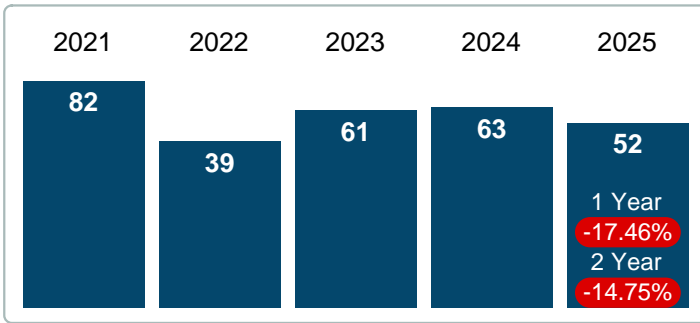
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



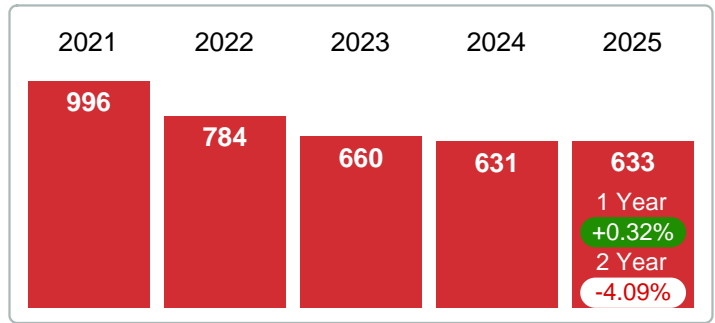
## PENDING LISTINGS

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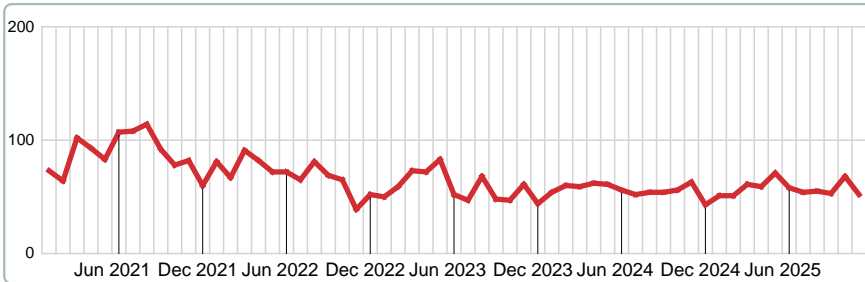
### NOVEMBER



### YEAR TO DATE (YTD)

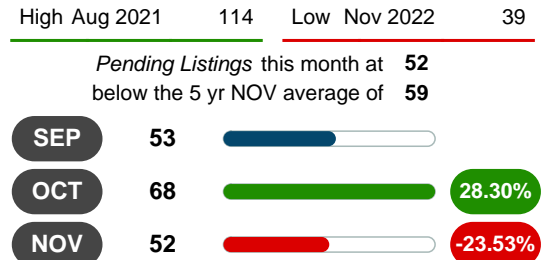


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 59



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	9.62%	4.0	1	2	2	0
\$75,001 - \$75,000	0	0.00%	4.0	0	0	0	0
\$75,001 - \$125,000	12	23.08%	21.5	6	6	0	0
\$125,001 - \$225,000	14	26.92%	50.5	2	8	4	0
\$225,001 - \$300,000	10	19.23%	42.5	1	5	4	0
\$300,001 - \$425,000	4	7.69%	75.5	0	3	1	0
\$425,001 and up	7	13.46%	110.0	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>42.5</b>	<b>1.15M</b>	<b>6.18M</b>	<b>3.06M</b>	<b>1.31M</b>
<b>Median Listing Price</b>	<b>\$193,700</b>			<b>\$96,500</b>	<b>\$191,125</b>	<b>\$237,450</b>	<b>\$654,500</b>

# November 2025



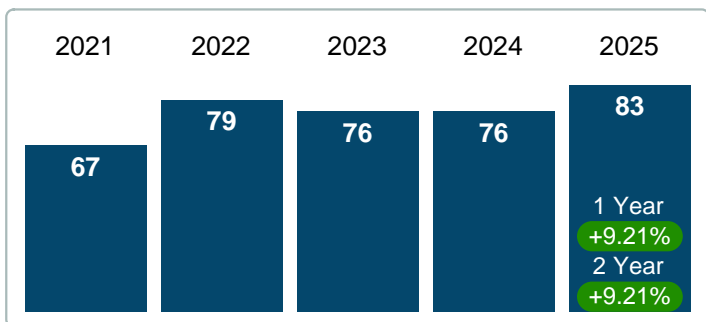
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



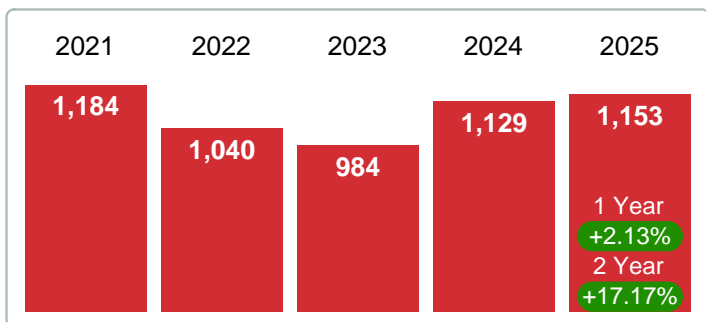
## NEW LISTINGS

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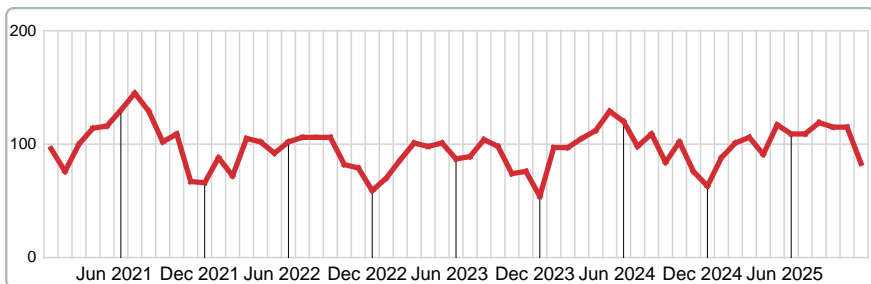
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 76

High Jul 2021 145 Low Dec 2023 54

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



### 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>Median New Listed Listing Price</b>	<b>\$199,000</b>		<b>\$104,000</b>	<b>\$220,000</b>	<b>\$246,750</b>	<b>\$559,900</b>

# November 2025



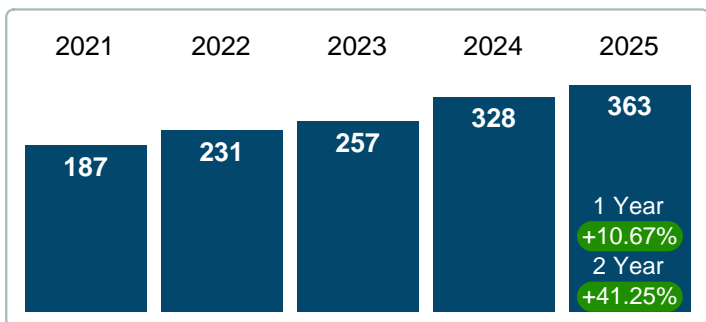
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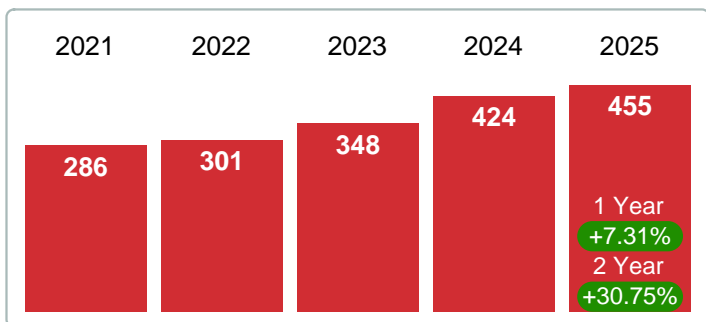
## ACTIVE INVENTORY

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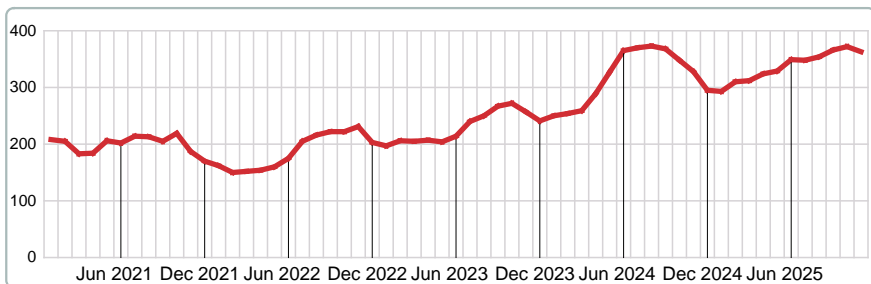
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 273

High Aug 2024 373    Low Feb 2022 150

Inventory this month at **363**  
above the 5 yr NOV average of **273**

- SEP 366
- OCT 372  **1.64%**
- NOV 363  **-2.42%**

### 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	21	5.79%	66.0	10	11	0	0	
\$75,001 - \$125,000	41	11.29%	55.0	21	19	1	0	
\$125,001 - \$175,000	52	14.33%	65.0	11	30	11	0	
\$175,001 - \$275,000	88	24.24%	68.5	7	60	20	1	
\$275,001 - \$400,000	78	21.49%	79.0	6	44	27	1	
\$400,001 - \$625,000	47	12.95%	100.0	4	22	16	5	
\$625,001 and up	36	9.92%	118.0	5	10	16	5	
Total Active Inventory by Units		363		64	196	91	12	
Total Active Inventory by Volume		123,183,389	100%	78.0	15.64M	57.79M	39.54M	10.22M
Median Active Inventory Listing Price		\$245,000			\$127,450	\$237,000	\$313,900	\$554,950

# November 2025



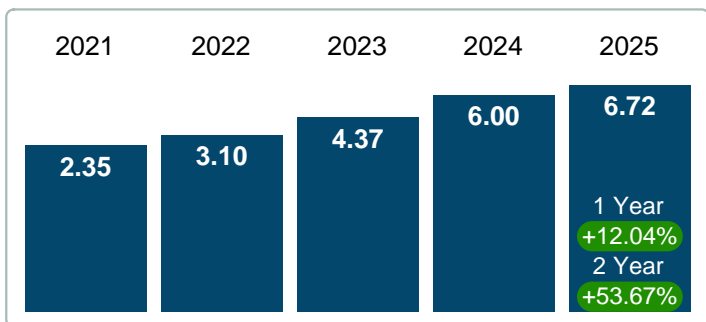
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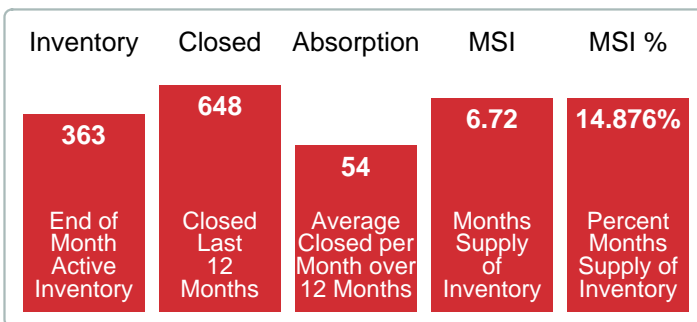
## MONTHS SUPPLY of INVENTORY (MSI)

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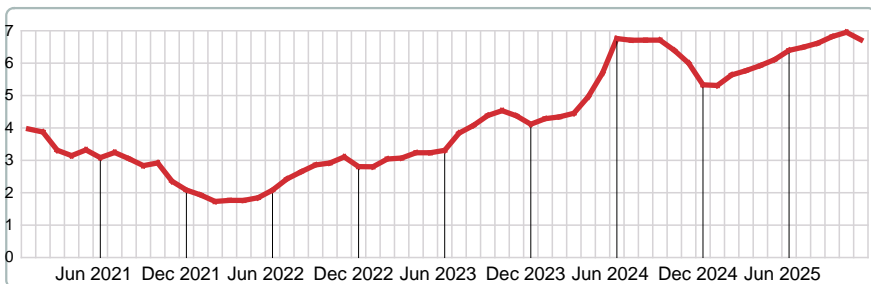
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

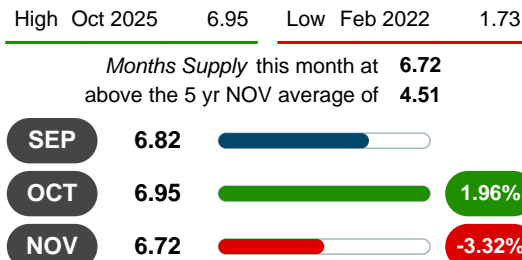


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 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		100%	6.72	64	196	91	12

# November 2025



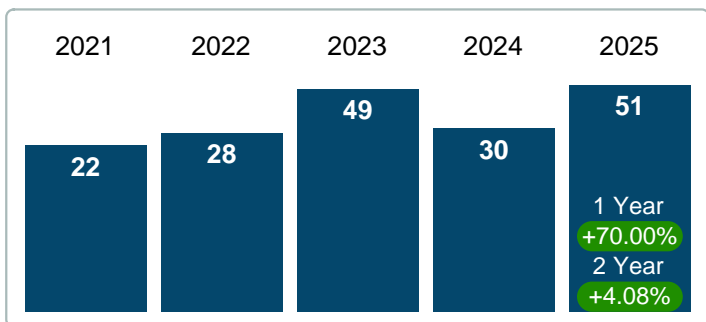
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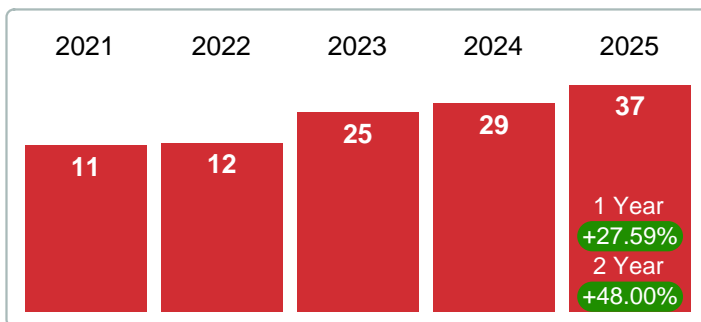
## MEDIAN DAYS ON MARKET TO SALE

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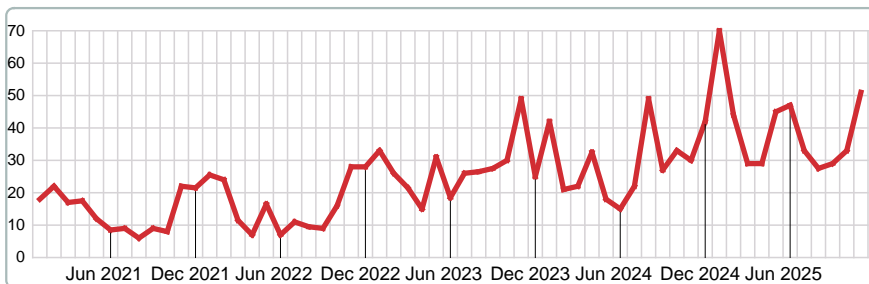
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

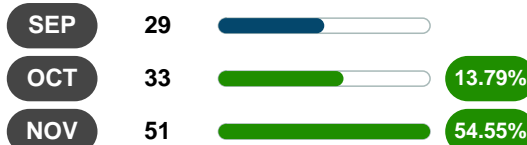


### 3 MONTHS

5 year NOV AVG = 36

High Jan 2025 70 Low Aug 2021 6

Median Days on Market to Sale this month at 51 above the 5 yr NOV average of 36



### 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	
\$75,000 and less	7.55%	33	0	59	7	0	
\$75,001 - \$100,000	11.32%	65	59	69	142	0	
\$100,001 - \$125,000	11.32%	49	118	49	29	0	
\$125,001 - \$250,000	30.19%	32	61	22	18	0	
\$250,001 - \$400,000	20.75%	58	0	53	120	0	
\$400,001 - \$475,000	7.55%	22	12	25	31	0	
\$475,001 and up	11.32%	44	15	66	44	54	
Median Closed DOM		51		59	49	35	54
Total Closed Units	100%	53		11	28	13	1
Total Closed Volume		13,145,800		2.16M	6.82M	3.65M	510.00K

# November 2025



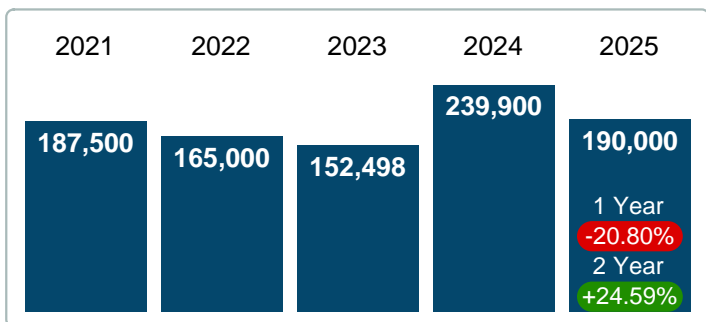
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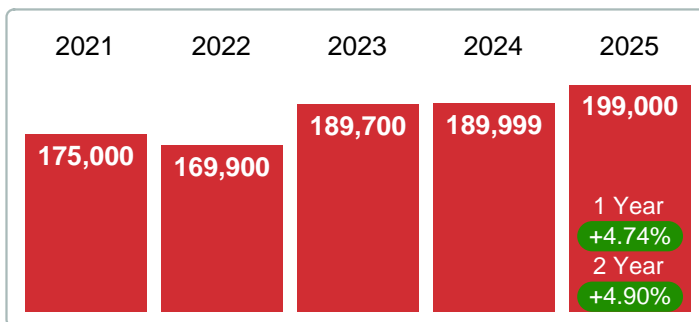
## MEDIAN LIST PRICE AT CLOSING

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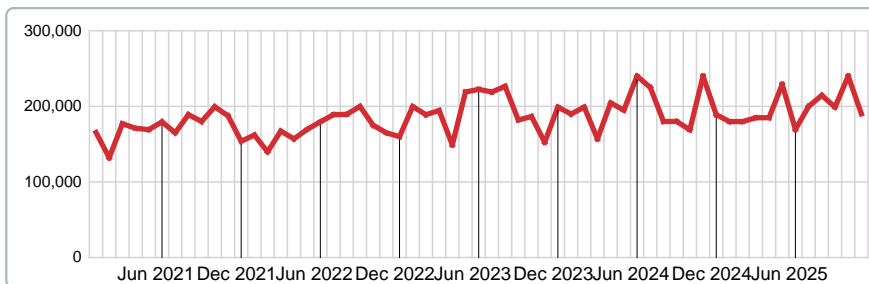
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

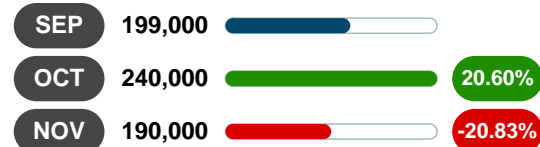


### 3 MONTHS

5 year NOV AVG = 186,980

High Oct 2025 240,000 Low Feb 2021 132,000

Median List Price at Closing this month at **190,000**  
above the 5 yr NOV average of **186,980**



### 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
\$75,000 and less	5.66%	49,900	0	52,200	49,900	0
\$75,001 - \$100,000	11.32%	97,500	99,900	80,000	0	0
\$100,001 - \$125,000	9.43%	124,900	125,000	124,900	110,000	0
\$125,001 - \$250,000	32.08%	164,900	190,000	152,450	174,450	0
\$250,001 - \$400,000	20.75%	309,900	0	325,000	287,450	0
\$400,001 - \$475,000	9.43%	418,000	415,000	418,000	475,000	0
\$475,001 and up	11.32%	624,950	499,500	667,500	692,500	599,900
<b>Median List Price</b>		<b>190,000</b>	<b>145,000</b>	<b>177,000</b>	<b>260,000</b>	<b>599,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>190,000</b>	<b>11</b>	<b>28</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>13,815,499</b>	<b>2.25M</b>	<b>7.03M</b>	<b>3.94M</b>	<b>599.90K</b>

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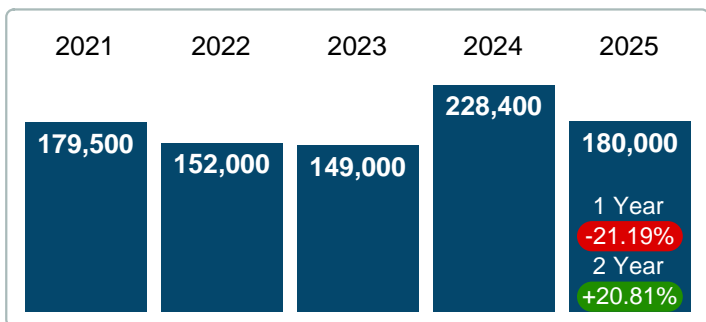
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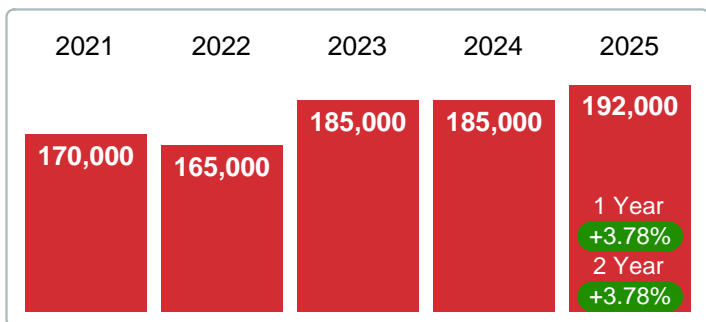
## MEDIAN SOLD PRICE AT CLOSING

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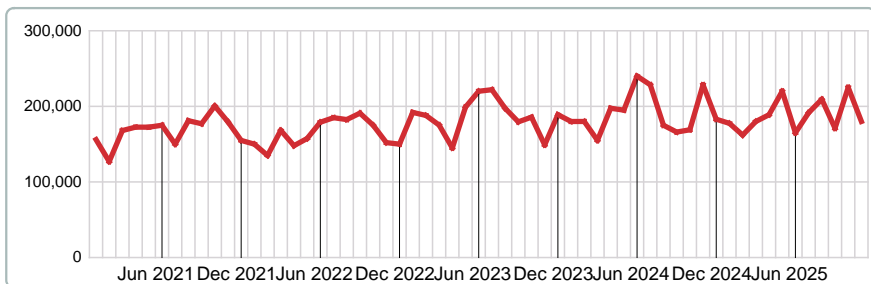
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

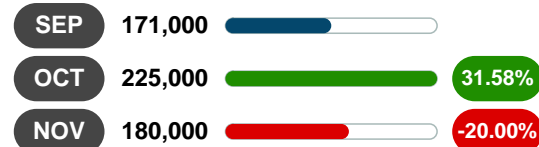


### 3 MONTHS

5 year NOV AVG = 177,780

High Jun 2024 240,000 Low Feb 2021 127,000

Median Sold Price at Closing this month at **180,000** above the 5 yr NOV average of **177,780**



### 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
\$75,000 and less	4	7.55%	52,500	0	50,000	55,000	0
\$75,001 - \$100,000	6	11.32%	89,500	90,000	84,500	94,000	0
\$100,001 - \$125,000	6	11.32%	112,700	125,000	109,200	112,000	0
\$125,001 - \$250,000	16	30.19%	177,000	178,000	155,000	180,000	0
\$250,001 - \$400,000	11	20.75%	325,000	0	347,500	290,000	0
\$400,001 - \$475,000	4	7.55%	439,000	405,000	439,000	467,000	0
\$475,001 and up	6	11.32%	530,000	499,500	647,500	625,000	510,000
Median Sold Price			180,000	141,900	177,000	230,000	510,000
Total Closed Units		100%	180,000	11	28	13	1
Total Closed Volume			13,145,800	2.16M	6.82M	3.65M	510.00K

# November 2025



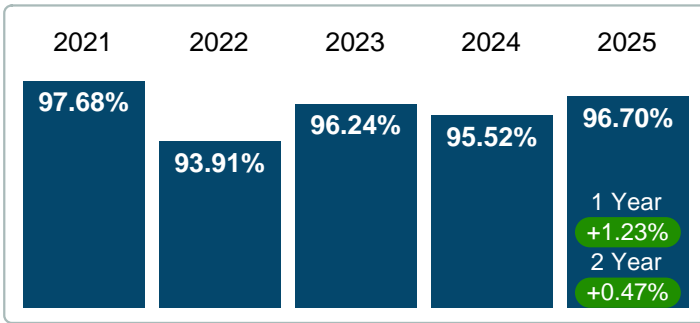
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



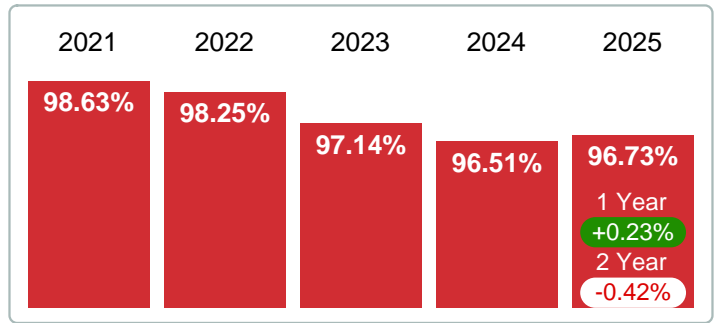
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

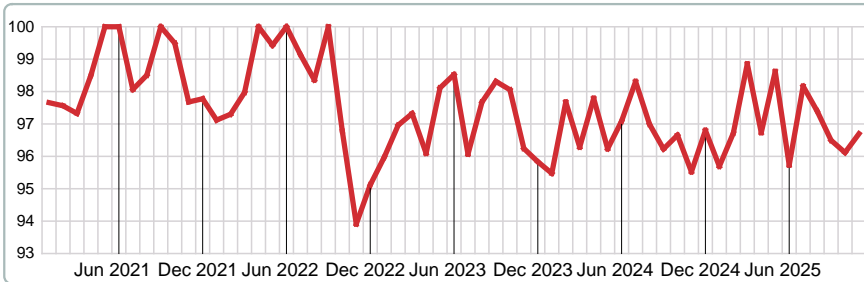
### NOVEMBER



### YEAR TO DATE (YTD)

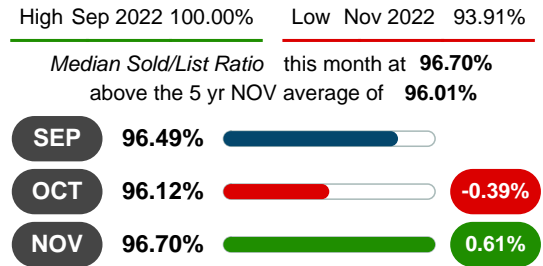


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 96.01%



## 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	
\$75,000 and less	4	7.55%	95.74%	0.00%	81.25%	110.22%	0.00%	
\$75,001 - \$100,000	6	11.32%	90.27%	90.09%	96.60%	85.45%	0.00%	
\$100,001 - \$125,000	6	11.32%	90.18%	100.00%	90.18%	86.82%	0.00%	
\$125,001 - \$250,000	16	30.19%	97.43%	97.37%	98.88%	91.62%	0.00%	
\$250,001 - \$400,000	11	20.75%	96.81%	0.00%	97.10%	96.70%	0.00%	
\$400,001 - \$475,000	4	7.55%	97.95%	97.59%	98.42%	98.32%	0.00%	
\$475,001 and up	6	11.32%	95.80%	100.00%	97.20%	89.93%	85.01%	
Median Sold/List Ratio		96.70%		97.37%	97.12%	95.24%	85.01%	
Total Closed Units		53	100%	96.70%	11	28	13	1
Total Closed Volume		13,145,800			2.16M	6.82M	3.65M	510.00K

# November 2025



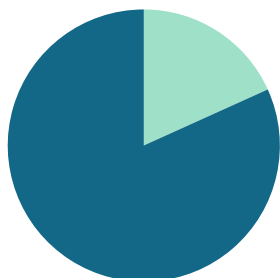
Area Delimited by Counties Carter, Love, Murray - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

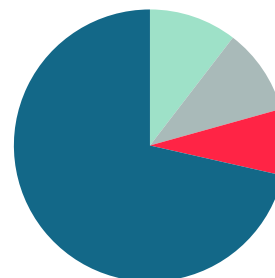


**Inventory**  
 New Listings **83 = 18.24%**  
 Start Inventory **372**  
 Total Inventory Units **455**  
 Volume **\$146,876,737**

### 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%
Median List Price	239,900	190,000	-20.80%	189,999	199,000	4.74%
Median Sale Price	228,400	180,000	-21.19%	185,000	192,000	3.78%
Median Percent of Selling Price to List Price	95.52%	96.70%	1.23%	96.51%	96.73%	0.23%
Median Days on Market to Sale	30.00	51.00	70.00%	29.00	37.00	27.59%
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%

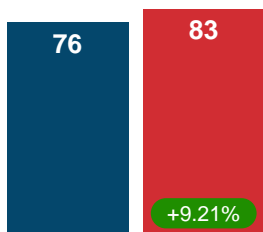
**Absorption:** Last 12 months, an Average of **54** Sales/Month

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

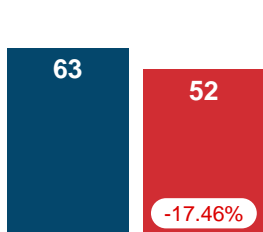
### NOVEMBER MARKET

### MEDIAN PRICES

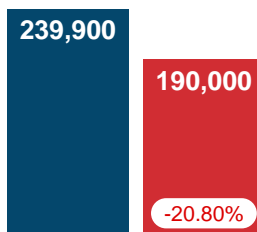
#### New Listings



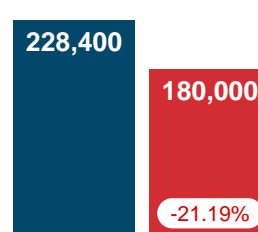
#### Pending Listings



#### List Price



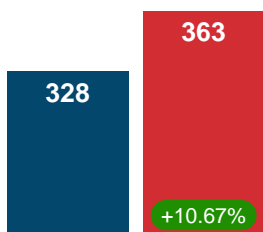
#### Sale Price



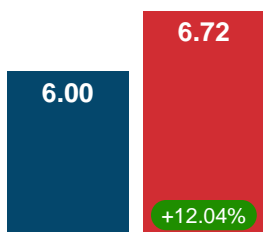
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

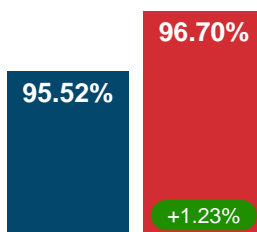
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

