

# November 2025



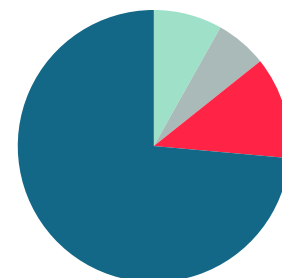
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	November 2025	+/-%
Closed Listings	54	53	-1.85%
Pending Listings	55	40	-27.27%
New Listings	101	111	9.90%
Average List Price	253,432	252,795	-0.25%
Average Sale Price	244,712	238,295	-2.62%
Average Percent of Selling Price to List Price	95.82%	93.01%	-2.93%
Average Days on Market to Sale	64.72	64.60	-0.18%
End of Month Inventory	406	479	17.98%
Months Supply of Inventory	6.47	7.46	15.38%



- Closed (8.14%)
- Pending (6.14%)
- Other OffMarket (12.14%)
- Active (73.58%)

**Absorption:** Last 12 months, an Average of **64 Sales/Month Active Inventory** as of November 30, 2025 = **479**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2025 rose **17.98%** to 479 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 **7.46** 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 **2.62%** in November 2025 to \$238,295 versus the previous year at \$244,712.

#### Average Days on Market Shortens

The average number of **64.60** days that homes spent on the market before selling decreased by 0.12 days or **0.18%** in November 2025 compared to last year's same month at **64.72** DOM.

#### Sales Success for November 2025 is Positive

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

There were 111 New Listings in November 2025, up **9.90%** from last year at 101. Furthermore, there were 53 Closed Listings this month versus last year at 54, a **-1.85%** decrease.

Closed versus Listed trends yielded a **47.7%** ratio, down from previous year's, November 2024, at **53.5%**, a **10.69%** 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>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

# November 2025



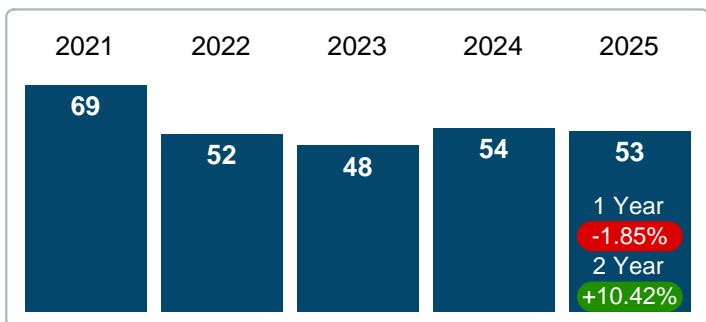
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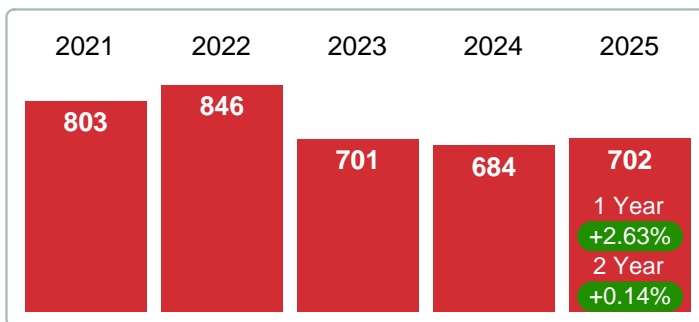
## CLOSED LISTINGS

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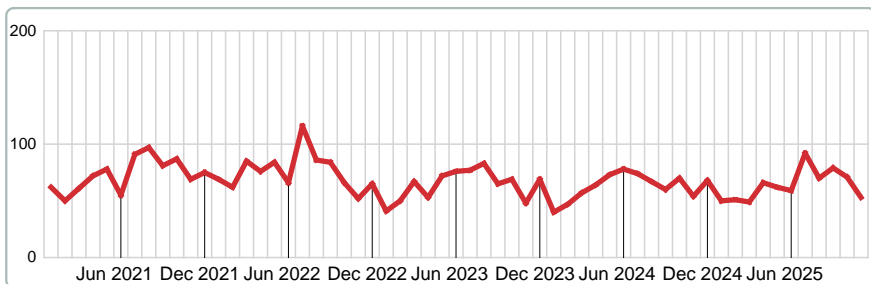
### NOVEMBER



### YEAR TO DATE (YTD)

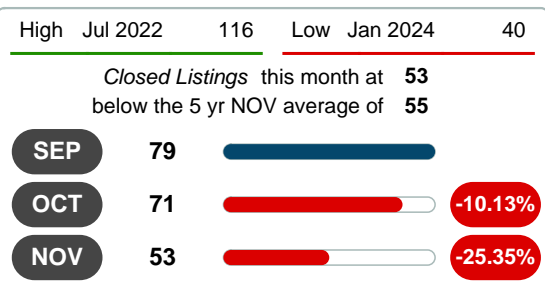


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 55



### 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	5.66%	56.0	1	1	1	0
\$50,001 - \$125,000	8	15.09%	32.4	4	4	0	0
\$125,001 - \$175,000	9	16.98%	69.1	4	4	1	0
\$175,001 - \$225,000	8	15.09%	35.4	0	6	2	0
\$225,001 - \$350,000	13	24.53%	77.5	0	11	2	0
\$350,001 - \$375,000	5	9.43%	85.6	0	4	1	0
\$375,001 and up	7	13.21%	93.7	0	3	4	0
<b>Total Closed Units</b>	<b>53</b>			<b>9</b>	<b>33</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>12,629,614</b>	<b>100%</b>	<b>64.6</b>	<b>1.02M</b>	<b>7.92M</b>	<b>3.69M</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$238,295</b>			<b>\$113,333</b>	<b>\$239,882</b>	<b>\$335,773</b>	<b>\$0</b>

# November 2025



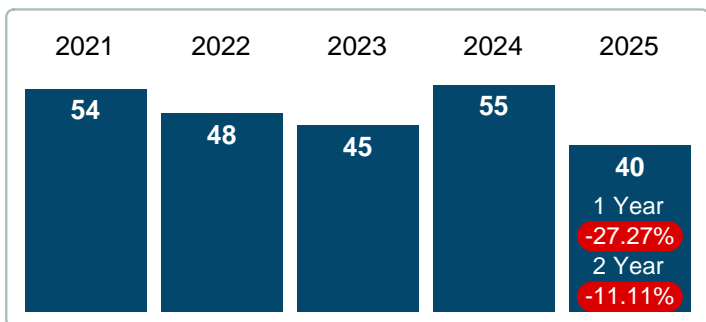
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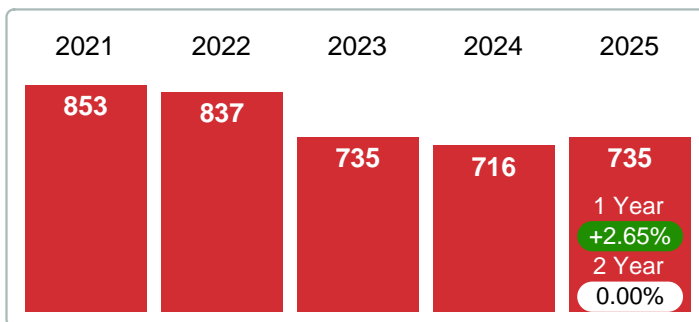
## PENDING LISTINGS

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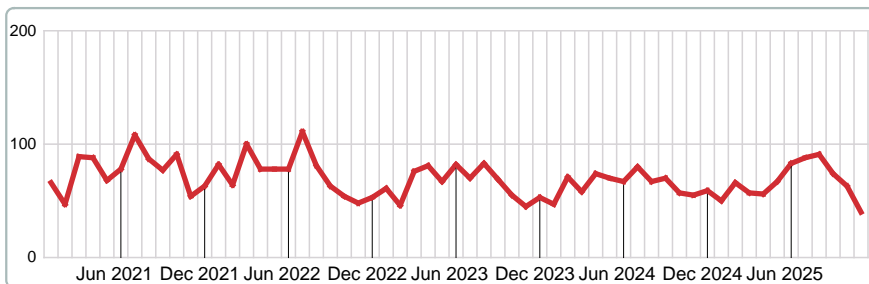
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 48

High Jul 2022 111 Low Nov 2025 40

Pending Listings this month at 40 below the 5 yr NOV average of 48



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	7.50%	78.7	1	1	1	0
\$50,001 - \$125,000	7	17.50%	63.3	2	4	1	0
\$125,001 - \$150,000	1	2.50%	61.0	0	0	1	0
\$150,001 - \$225,000	13	32.50%	59.3	5	7	1	0
\$225,001 - \$275,000	3	7.50%	52.7	0	2	1	0
\$275,001 - \$375,000	7	17.50%	74.9	0	5	2	0
\$375,001 and up	6	15.00%	58.8	0	3	2	1
<b>Total Pending Units</b>	<b>40</b>			<b>8</b>	<b>22</b>	<b>9</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>9,146,240</b>	<b>100%</b>	<b>63.7</b>	<b>1.03M</b>	<b>5.05M</b>	<b>2.41M</b>	<b>650.00K</b>
<b>Average Listing Price</b>	<b>\$228,656</b>			<b>\$128,799</b>	<b>\$229,710</b>	<b>\$268,027</b>	<b>\$650,000</b>

# November 2025



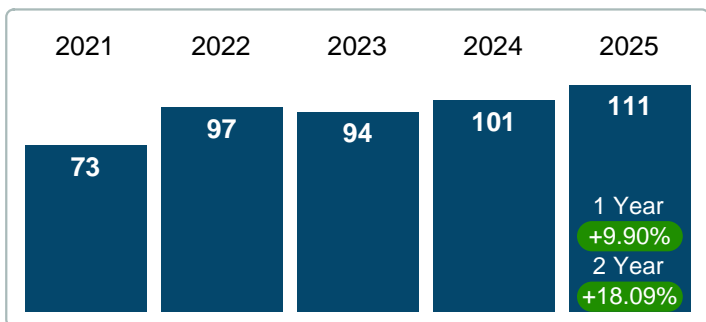
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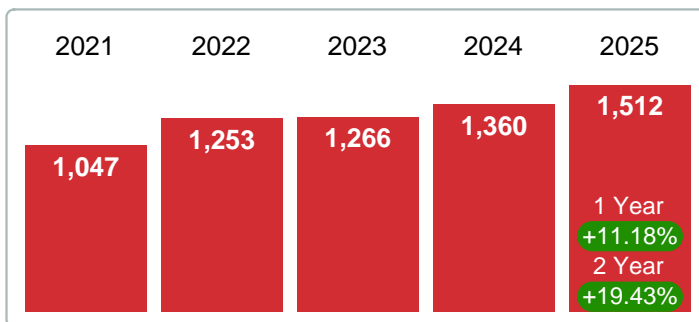
## NEW LISTINGS

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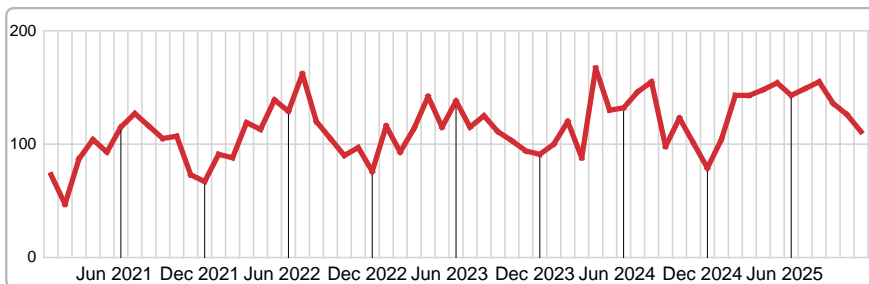
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 95

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 111 above the 5 yr NOV average of 95



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	9.01%	2	7	1	0
\$150,001 - \$200,000	15	13.51%	5	7	2	1
\$200,001 - \$225,000	7	6.31%	0	6	1	0
\$225,001 - \$325,000	36	32.43%	1	27	8	0
\$325,001 - \$450,000	17	15.32%	1	7	6	3
\$450,001 - \$675,000	14	12.61%	0	5	6	3
\$675,001 and up	12	10.81%	0	6	5	1
<b>Total New Listed Units</b>	<b>111</b>		<b>9</b>	<b>65</b>	<b>29</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>45,022,962</b>	<b>100%</b>	<b>1.74M</b>	<b>21.92M</b>	<b>17.15M</b>	<b>4.21M</b>
<b>Average New Listed Listing Price</b>	<b>\$405,612</b>		<b>\$192,989</b>	<b>\$337,188</b>	<b>\$591,547</b>	<b>\$526,750</b>

# November 2025



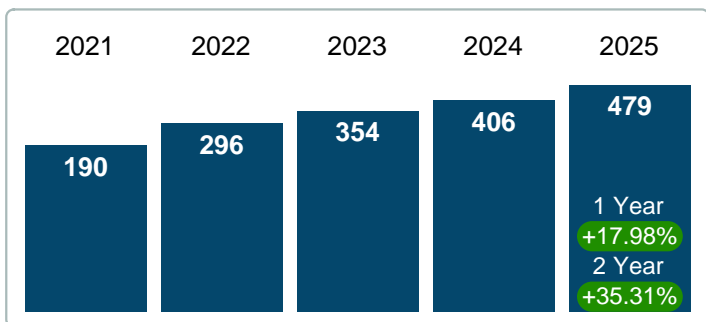
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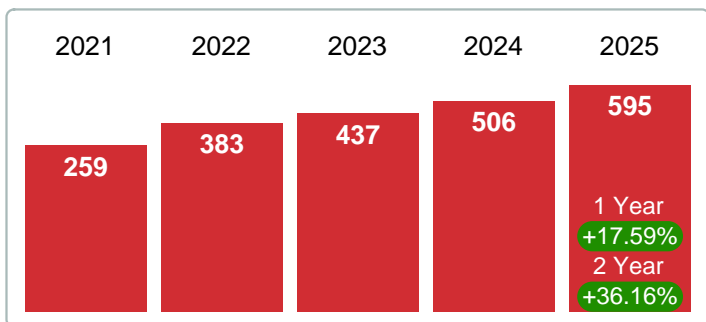
## ACTIVE INVENTORY

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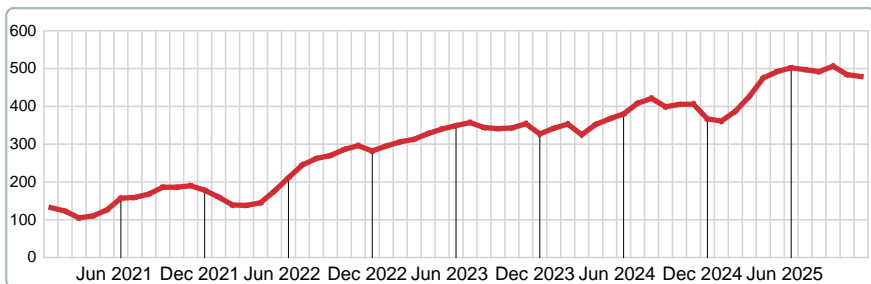
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

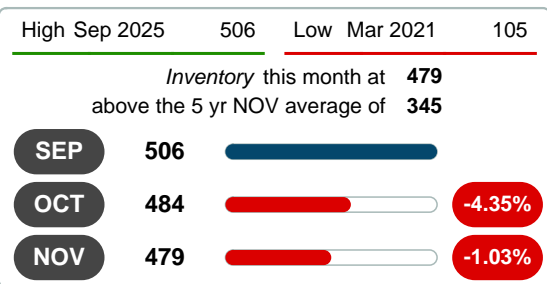


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 345



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	37	7.72%	129.1	14	20	3	0
\$125,001 - \$175,000	56	11.69%	98.1	13	34	8	1
\$175,001 - \$225,000	60	12.53%	101.0	12	37	9	2
\$225,001 - \$325,000	128	26.72%	86.7	11	88	24	5
\$325,001 - \$450,000	86	17.95%	104.5	8	45	29	4
\$450,001 - \$700,000	63	13.15%	88.9	2	27	27	7
\$700,001 and up	49	10.23%	101.2	2	23	15	9
<b>Total Active Inventory by Units</b>	<b>479</b>			<b>62</b>	<b>274</b>	<b>115</b>	<b>28</b>
<b>Total Active Inventory by Volume</b>	<b>207,081,106</b>	<b>100%</b>	<b>98.0</b>	<b>16.88M</b>	<b>104.64M</b>	<b>59.86M</b>	<b>25.70M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$432,320</b>			<b>\$272,219</b>	<b>\$381,908</b>	<b>\$520,539</b>	<b>\$917,814</b>

# November 2025



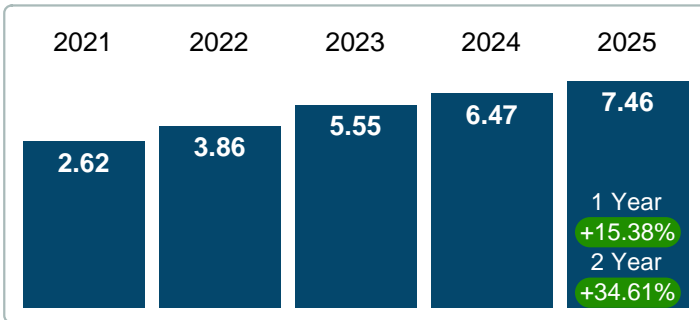
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



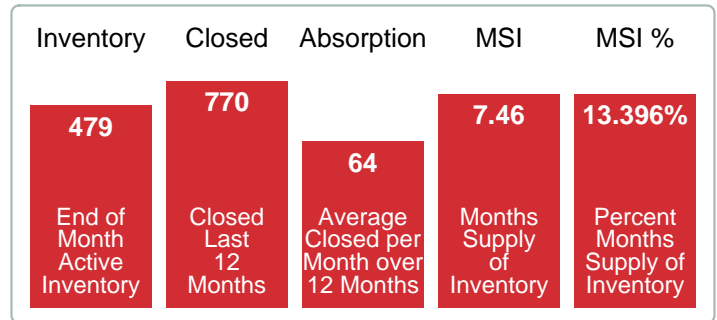
## MONTHS SUPPLY of INVENTORY (MSI)

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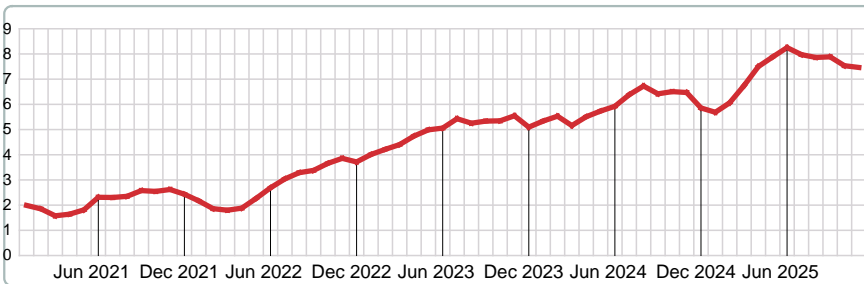
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025

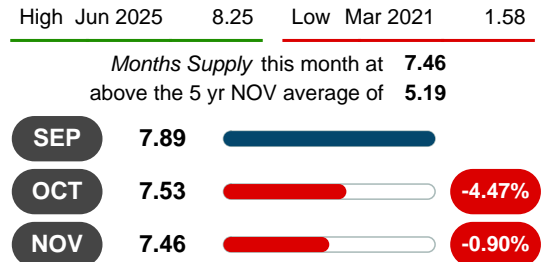


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 5.19



### 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	37	7.72%	4.19	3.65	4.44	7.20	0.00
\$125,001 - \$175,000	56	11.69%	5.69	5.03	5.83	6.86	4.00
\$175,001 - \$225,000	60	12.53%	4.86	13.09	4.07	4.15	12.00
\$225,001 - \$325,000	128	26.72%	7.21	12.00	6.90	6.40	15.00
\$325,001 - \$450,000	86	17.95%	9.64	24.00	8.18	9.94	24.00
\$450,001 - \$700,000	63	13.15%	12.00	3.00	13.50	15.43	8.40
\$700,001 and up	49	10.23%	39.20	12.00	138.00	20.00	54.00
Market Supply of Inventory (MSI)			7.46	6.58	6.88	8.90	14.00
Total Active Inventory by Units		100%	7.46	62	274	115	28

# November 2025



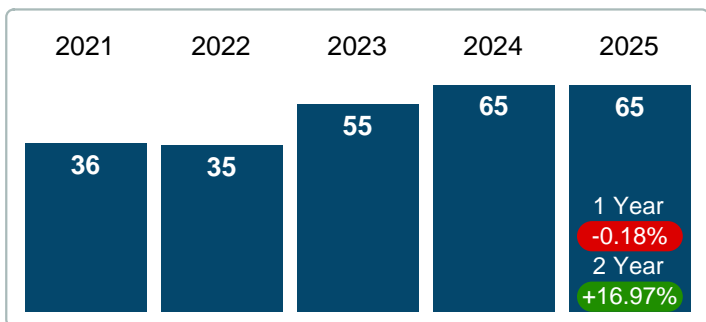
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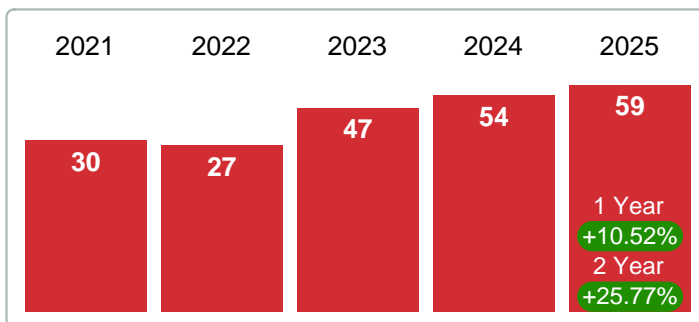
## AVERAGE DAYS ON MARKET TO SALE

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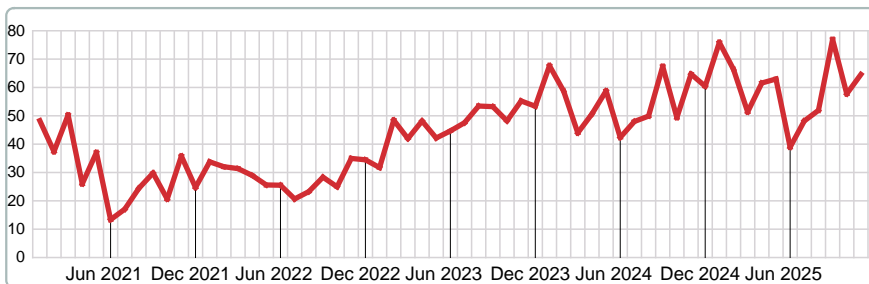
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51

High Sep 2025 77 Low Jun 2021 13

Average Days on Market to Sale this month at 65 above the 5 yr NOV average of 51



### 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	5.66%	56	1	164	3	0
\$50,001 - \$125,000	15.09%	32	32	33	0	0
\$125,001 - \$175,000	16.98%	69	79	54	91	0
\$175,001 - \$225,000	15.09%	35	0	27	62	0
\$225,001 - \$350,000	24.53%	78	0	81	57	0
\$350,001 - \$375,000	9.43%	86	0	70	148	0
\$375,001 and up	13.21%	94	0	80	104	0
<b>Average Closed DOM</b>		<b>65</b>	<b>49</b>	<b>63</b>	<b>82</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>65</b>	<b>9</b>	<b>33</b>	<b>11</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>12,629,614</b>	<b>1.02M</b>	<b>7.92M</b>	<b>3.69M</b>	<b>0.00B</b>

# November 2025



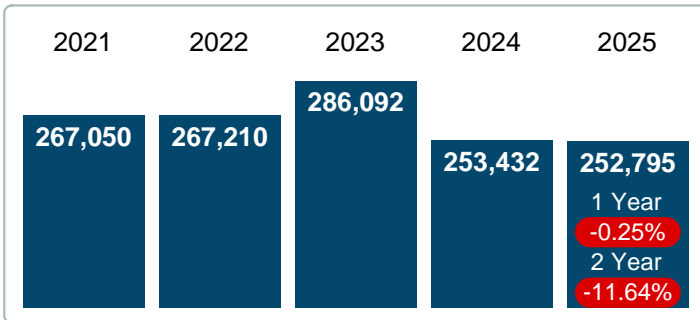
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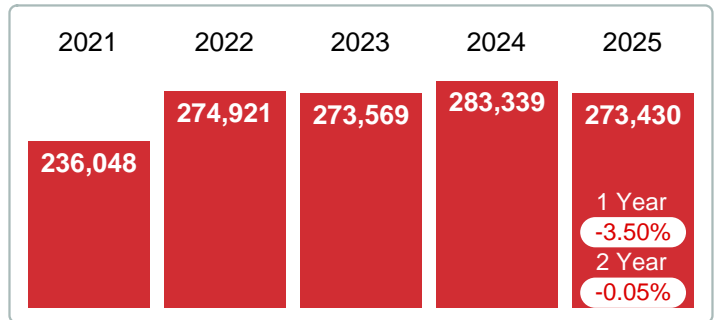
## AVERAGE LIST PRICE AT CLOSING

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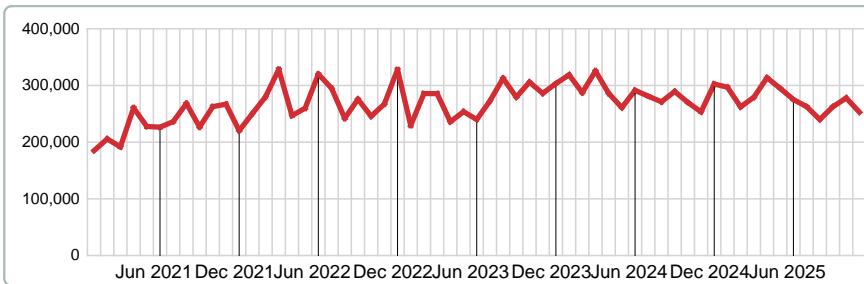
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

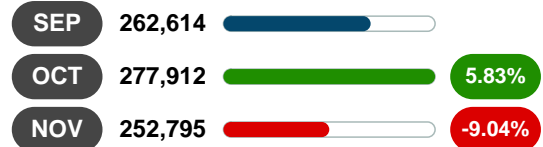


### 3 MONTHS

5 year NOV AVG = 265,316

High Mar 2022 328,340 Low Jan 2021 184,959

Average List Price at Closing this month at **252,795** below the 5 yr NOV average of **265,316**



### 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	2	3.77%	44,500	65,000	40,000	49,000	0
\$50,001 - \$125,000	7	13.21%	96,600	111,525	109,975	0	0
\$125,001 - \$175,000	8	15.09%	144,663	152,875	158,238	234,000	0
\$175,001 - \$225,000	5	9.43%	194,370	0	222,983	235,000	0
\$225,001 - \$350,000	18	33.96%	258,473	0	271,801	294,850	0
\$350,001 - \$375,000	3	5.66%	364,833	0	377,575	385,000	0
\$375,001 and up	10	18.87%	475,680	0	456,000	557,250	0
Average List Price			252,795	124,733	252,087	359,700	0
Total Closed Units		100%	252,795	9	33	11	
Total Closed Volume			13,398,159	1.12M	8.32M	3.96M	0.00B

# November 2025



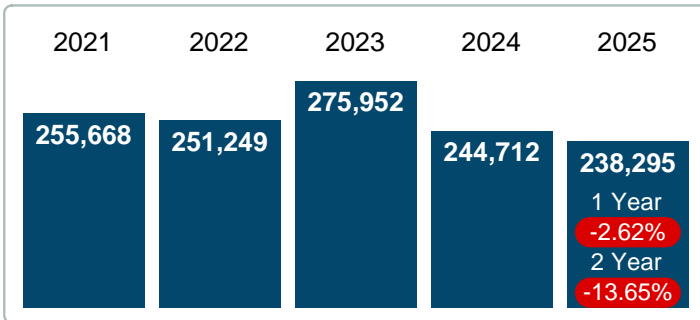
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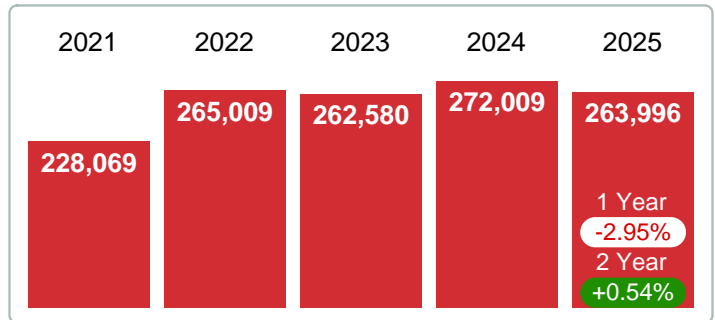
## AVERAGE SOLD PRICE AT CLOSING

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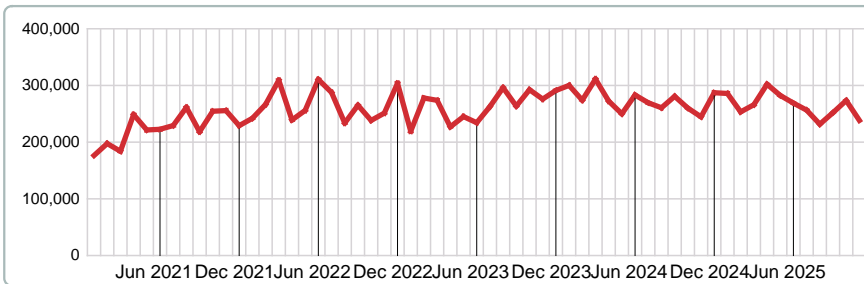
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

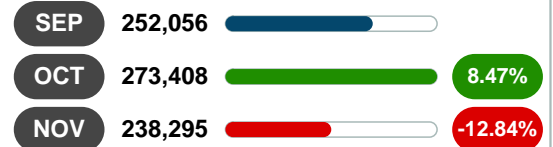


### 3 MONTHS

5 year NOV AVG = 253,175

High Mar 2024 311,219 Low Jan 2021 176,461

Average Sold Price at Closing this month at **238,295** below the 5 yr NOV average of **253,175**



### 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	5.66%	41,667	50,000	30,000	45,000	0	
\$50,001 - \$125,000	8	15.09%	95,573	97,500	93,645	0	0	
\$125,001 - \$175,000	9	16.98%	150,989	145,000	150,975	175,000	0	
\$175,001 - \$225,000	8	15.09%	205,863	0	203,483	213,000	0	
\$225,001 - \$350,000	13	24.53%	268,133	0	264,703	287,000	0	
\$350,001 - \$375,000	5	9.43%	365,900	0	365,500	367,500	0	
\$375,001 and up	7	13.21%	488,428	0	437,666	526,500	0	
<b>Average Sold Price</b>		<b>238,295</b>		<b>113,333</b>	<b>239,882</b>	<b>335,773</b>	<b>0</b>	
<b>Total Closed Units</b>		<b>53</b>	<b>100%</b>	<b>238,295</b>	<b>9</b>	<b>33</b>	<b>11</b>	
<b>Total Closed Volume</b>		<b>12,629,614</b>			<b>1.02M</b>	<b>7.92M</b>	<b>3.69M</b>	<b>0.00B</b>

# November 2025



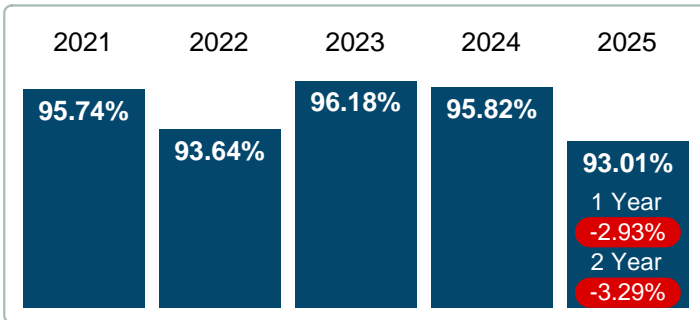
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



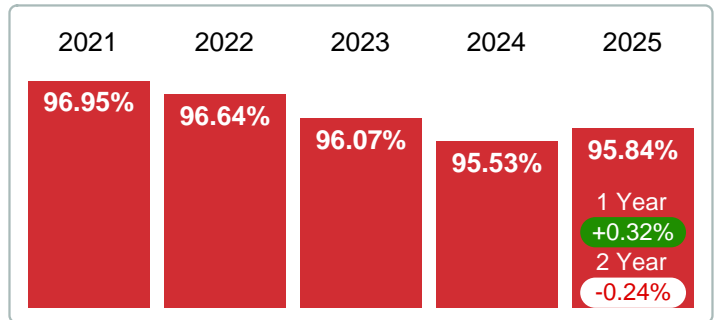
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

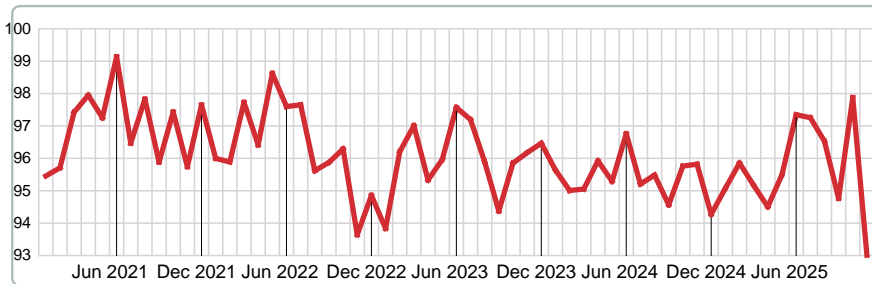
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

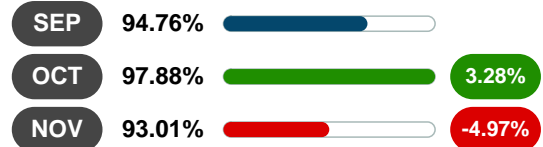


### 3 MONTHS

5 year NOV AVG = 94.88%

High Jun 2021 99.13% Low Nov 2025 93.01%

Average Sold/List Ratio this month at **93.01%** below the 5 yr NOV average of **94.88%**



### 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	5.66%	81.25%	76.92%	75.00%	91.84%	0.00%
\$50,001 - \$125,000	8	15.09%	86.30%	89.11%	83.48%	0.00%	0.00%
\$125,001 - \$175,000	9	16.98%	93.32%	95.84%	95.43%	74.79%	0.00%
\$175,001 - \$225,000	8	15.09%	91.75%	0.00%	92.05%	90.86%	0.00%
\$225,001 - \$350,000	13	24.53%	97.75%	0.00%	97.87%	97.08%	0.00%
\$350,001 - \$375,000	5	9.43%	96.55%	0.00%	96.83%	95.45%	0.00%
\$375,001 and up	7	13.21%	95.42%	0.00%	96.27%	94.78%	0.00%
Average Sold/List Ratio		93.00%		90.74%	93.81%	92.46%	0.00%
Total Closed Units		53	100%	9	33	11	
Total Closed Volume		12,629,614		1.02M	7.92M	3.69M	0.00B

# November 2025



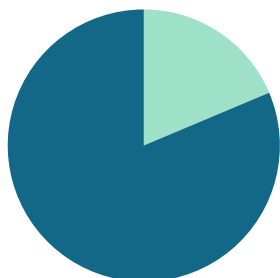
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

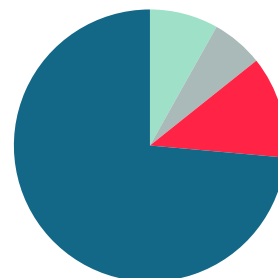


**Inventory**  
 New Listings  
**111 = 18.66%**  
 Start Inventory  
**484**  
 Total Inventory Units  
**595**  
 Volume  
**\$246,457,158**

### Market Activity

Closed Sales  
**53 = 8.14%**  
 Pending Sales  
**40 = 6.14%**  
 Other Off Market  
**79 = 12.14%**  
 Active Inventory  
**479 = 73.58%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	54	53	-1.85%	684	702	2.63%
Pending Sales	55	40	-27.27%	716	735	2.65%
New Listings	101	111	9.90%	1,360	1,512	11.18%
Average List Price	253,432	252,795	-0.25%	283,339	273,430	-3.50%
Average Sale Price	244,712	238,295	-2.62%	272,009	263,996	-2.95%
Average Percent of Selling Price to List Price	95.82%	93.01%	-2.93%	95.53%	95.84%	0.32%
Average Days on Market to Sale	64.72	64.60	-0.18%	53.66	59.30	10.52%
Monthly Inventory	406	479	17.98%	406	479	17.98%
Months Supply of Inventory	6.47	7.46	15.38%	6.47	7.46	15.38%

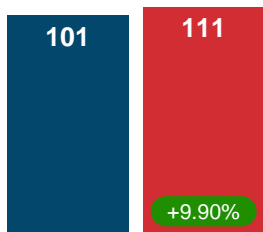
**Absorption:** Last 12 months, an Average of **64** Sales/Month

**Inventory** on November 30, 2025 = **479** 2024 2025

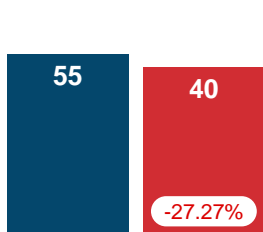
### NOVEMBER MARKET

### AVERAGE PRICES

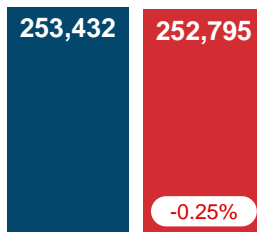
#### New Listings



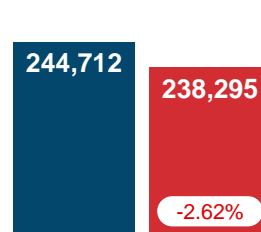
#### Pending Listings



#### List Price



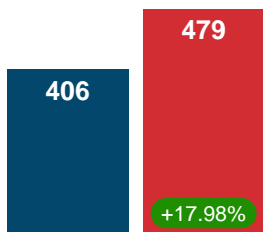
#### Sale Price



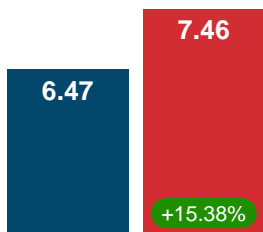
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

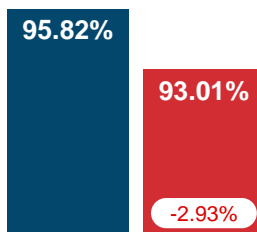
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

