

# November 2025



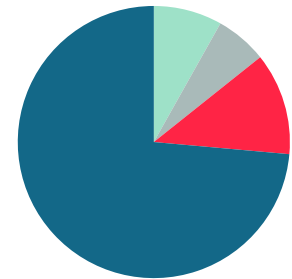
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## 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%
Median List Price	231,975	234,255	0.98%
Median Sale Price	222,000	220,000	-0.90%
Median Percent of Selling Price to List Price	98.43%	95.65%	-2.82%
Median Days on Market to Sale	49.50	44.00	-11.11%
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.

#### 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 **0.90%** in November 2025 to \$220,000 versus the previous year at \$222,000.

#### Median Days on Market Shortens

The median number of **44.00** days that homes spent on the market before selling decreased by 5.50 days or **11.11%** in November 2025 compared to last year's same month at **49.50** 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 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>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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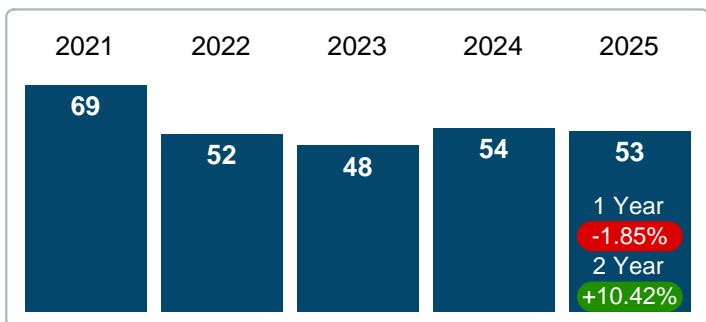
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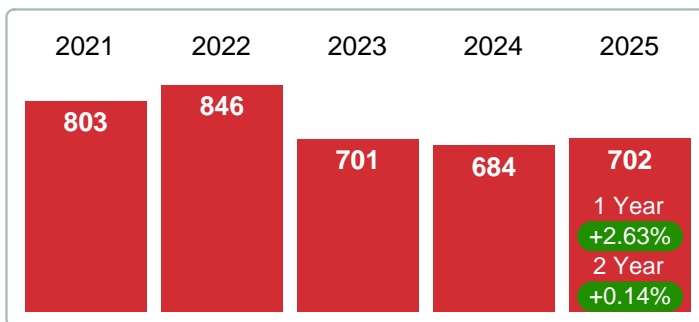
## CLOSED LISTINGS

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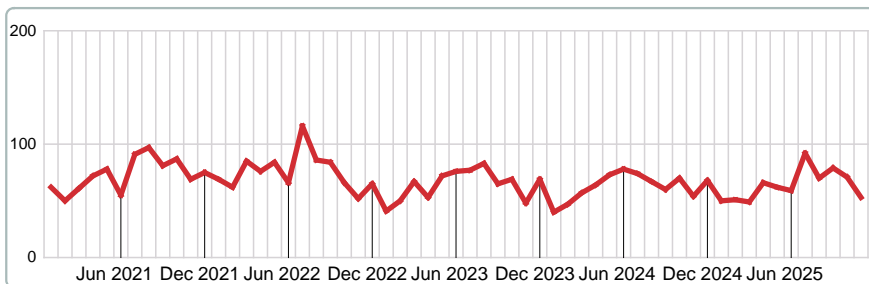
### NOVEMBER



### YEAR TO DATE (YTD)

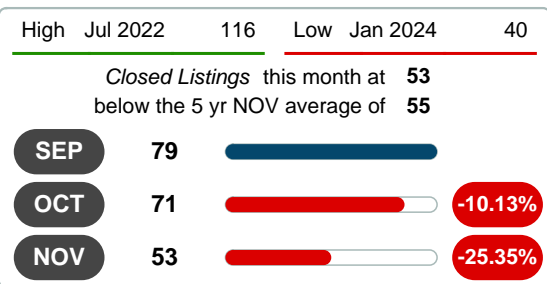


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 55



### 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	5.66%	3.0	1	1	1	0
\$50,001 - \$125,000	8	15.09%	29.5	4	4	0	0
\$125,001 - \$175,000	9	16.98%	64.0	4	4	1	0
\$175,001 - \$225,000	8	15.09%	30.0	0	6	2	0
\$225,001 - \$350,000	13	24.53%	58.0	0	11	2	0
\$350,001 - \$375,000	5	9.43%	78.0	0	4	1	0
\$375,001 and up	7	13.21%	64.0	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>44.0</b>	<b>1.02M</b>	<b>7.92M</b>	<b>3.69M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$220,000</b>			<b>\$112,000</b>	<b>\$234,255</b>	<b>\$340,000</b>	<b>\$0</b>

# November 2025



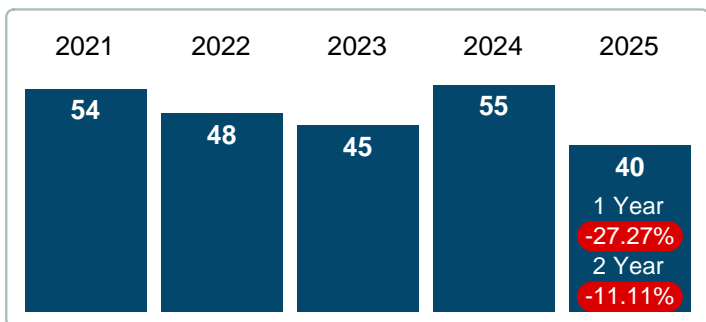
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



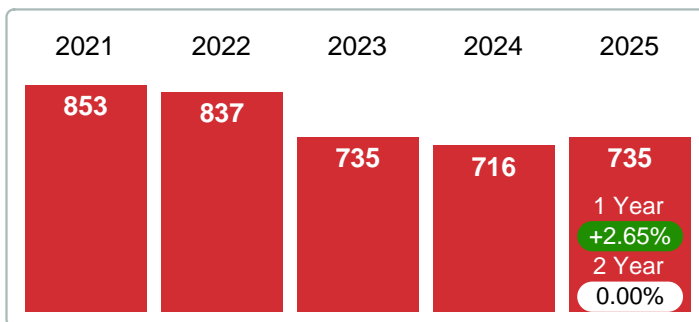
## PENDING LISTINGS

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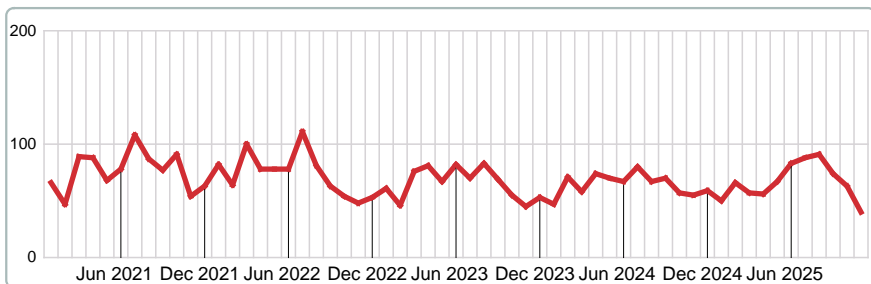
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	7.50%	27.0	1	1	1	0
\$50,001 - \$125,000	7	17.50%	66.0	2	4	1	0
\$125,001 - \$150,000	1	2.50%	61.0	0	0	1	0
\$150,001 - \$225,000	13	32.50%	67.0	5	7	1	0
\$225,001 - \$275,000	3	7.50%	0.0	0	2	1	0
\$275,001 - \$375,000	7	17.50%	70.0	0	5	2	0
\$375,001 and up	6	15.00%	53.0	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>58.5</b>	<b>1.03M</b>	<b>5.05M</b>	<b>2.41M</b>	<b>650.00K</b>
<b>Median Listing Price</b>	<b>\$197,000</b>			<b>\$154,750</b>	<b>\$218,750</b>	<b>\$249,900</b>	<b>\$650,000</b>

# November 2025



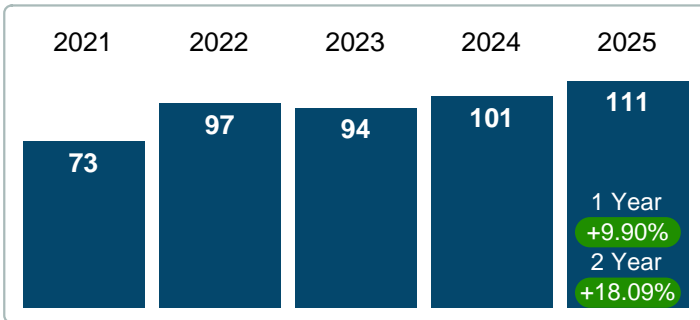
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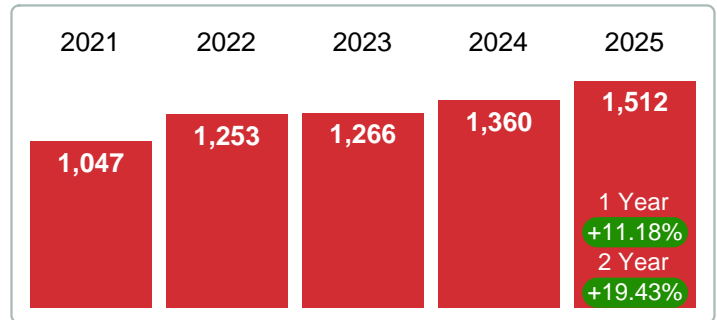
## NEW LISTINGS

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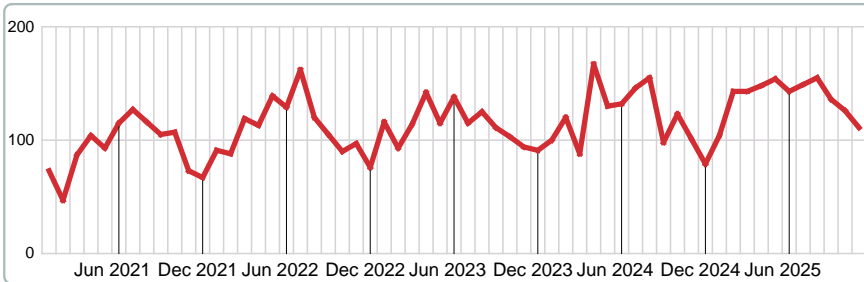
### NOVEMBER



### YEAR TO DATE (YTD)

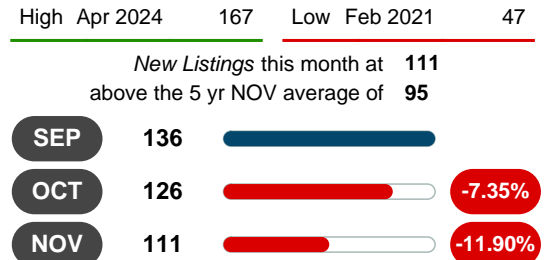


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 95



### 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
\$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>Median New Listed Listing Price</b>	<b>\$260,498</b>		<b>\$189,900</b>	<b>\$240,000</b>	<b>\$390,000</b>	<b>\$420,000</b>

# November 2025



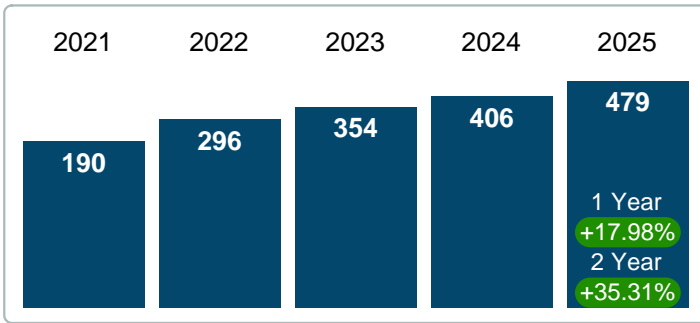
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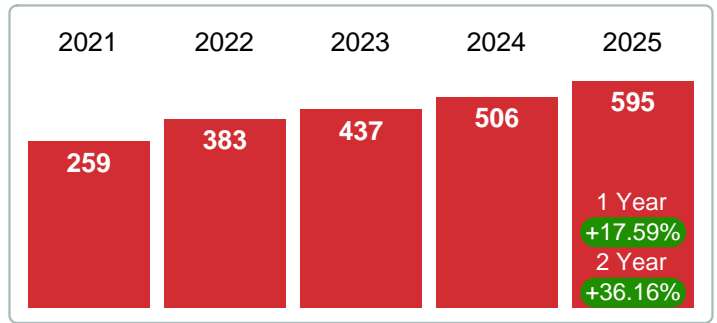
## ACTIVE INVENTORY

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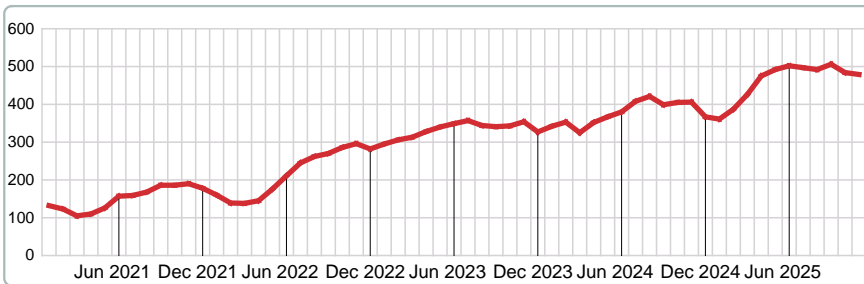
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

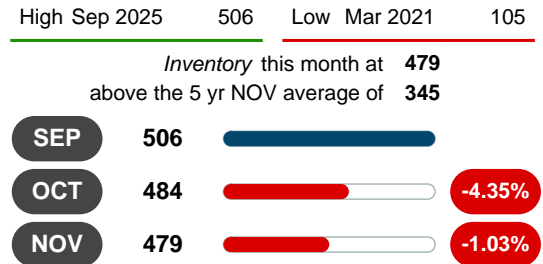


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 345



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	37	7.72%	101.0	14	20	3	0
\$125,001 - \$175,000	56	11.69%	88.5	13	34	8	1
\$175,001 - \$225,000	60	12.53%	85.0	12	37	9	2
\$225,001 - \$325,000	128	26.72%	68.5	11	88	24	5
\$325,001 - \$450,000	86	17.95%	87.5	8	45	29	4
\$450,001 - \$700,000	63	13.15%	79.0	2	27	27	7
\$700,001 and up	49	10.23%	92.0	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>85.0</b>	<b>16.88M</b>	<b>104.64M</b>	<b>59.86M</b>	<b>25.70M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$285,000</b>			<b>\$192,450</b>	<b>\$268,250</b>	<b>\$380,000</b>	<b>\$477,750</b>

# November 2025



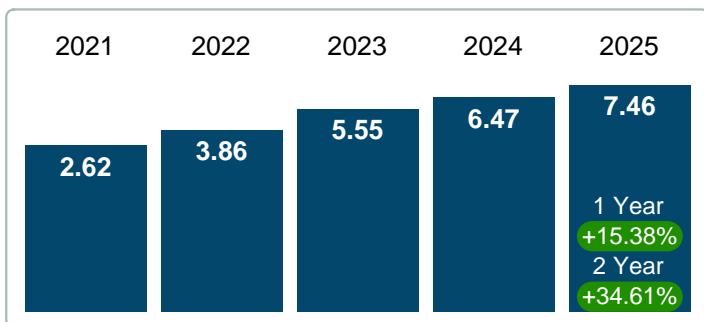
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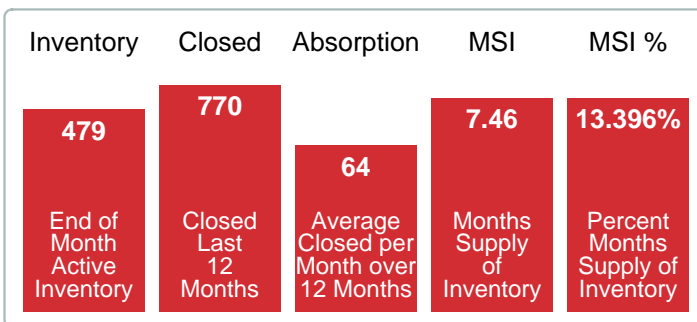
## MONTHS SUPPLY of INVENTORY (MSI)

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

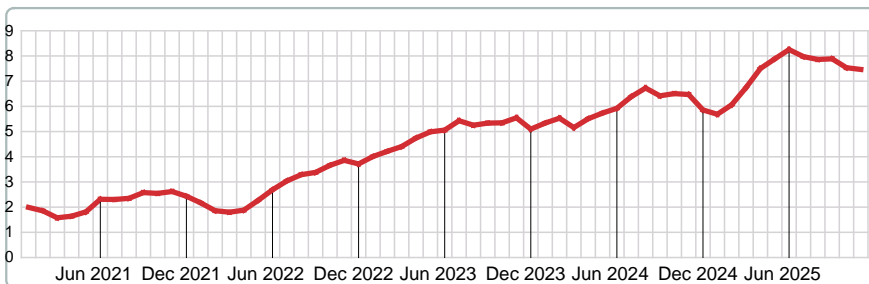
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2025



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 5.19

High Jun 2025 8.25 Low Mar 2021 1.58

Months Supply this month at **7.46**  
above the 5 yr NOV average of **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



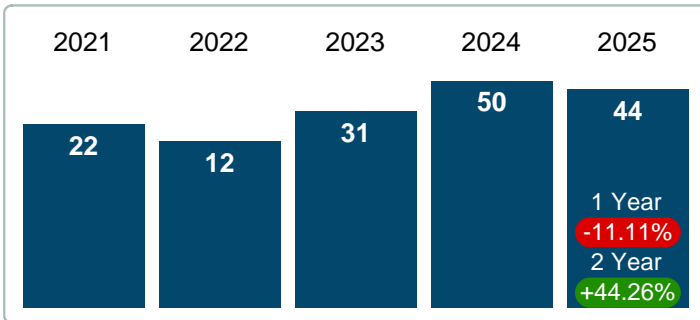
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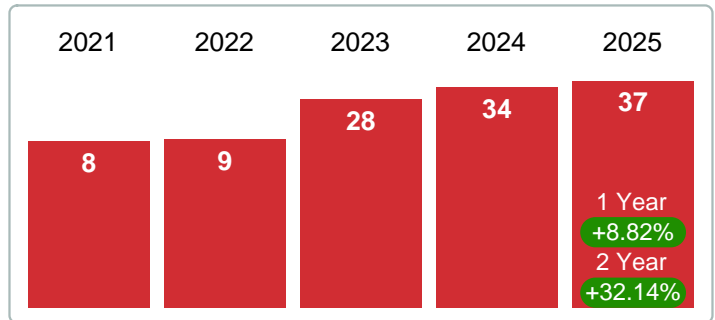
## MEDIAN DAYS ON MARKET TO SALE

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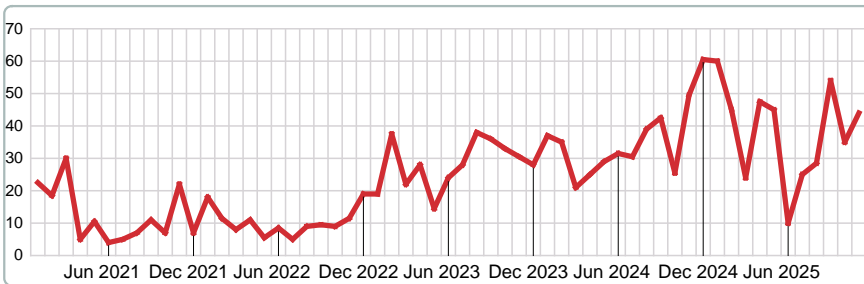
### NOVEMBER



### YEAR TO DATE (YTD)

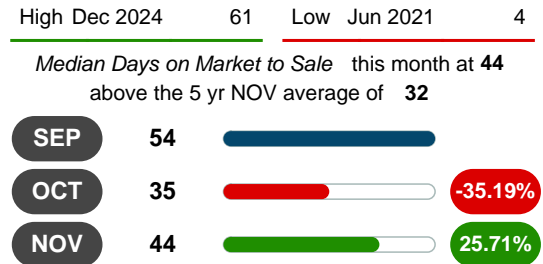


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 32



### 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	5.66%	3	1	164	3	0
\$50,001 - \$125,000	8	15.09%	30	23	36	0	0
\$125,001 - \$175,000	9	16.98%	64	77	58	91	0
\$175,001 - \$225,000	8	15.09%	30	0	18	62	0
\$225,001 - \$350,000	13	24.53%	58	0	58	57	0
\$350,001 - \$375,000	5	9.43%	78	0	72	148	0
\$375,001 and up	7	13.21%	64	0	64	58	0
Median Closed DOM			44	30	44	65	0
Total Closed Units		100%	53	9	33	11	
Total Closed Volume			12,629,614	1.02M	7.92M	3.69M	0.00B

# November 2025



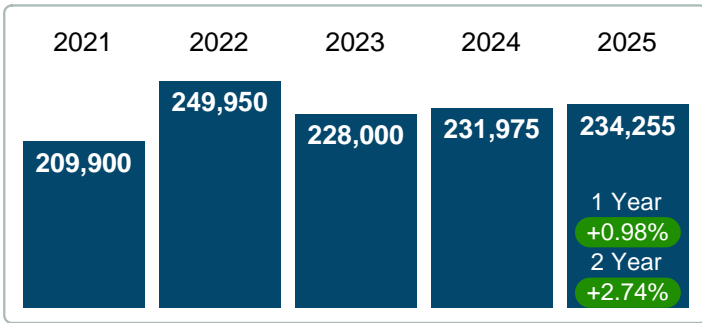
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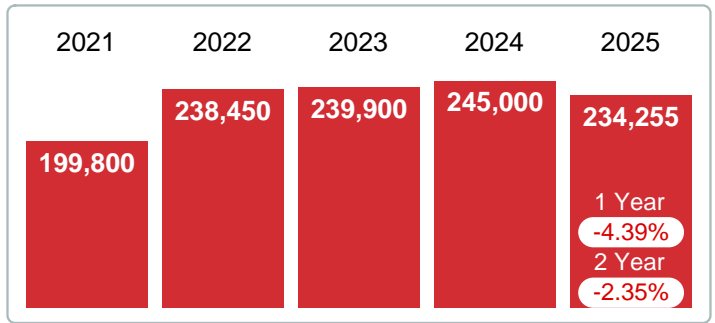
## MEDIAN LIST PRICE AT CLOSING

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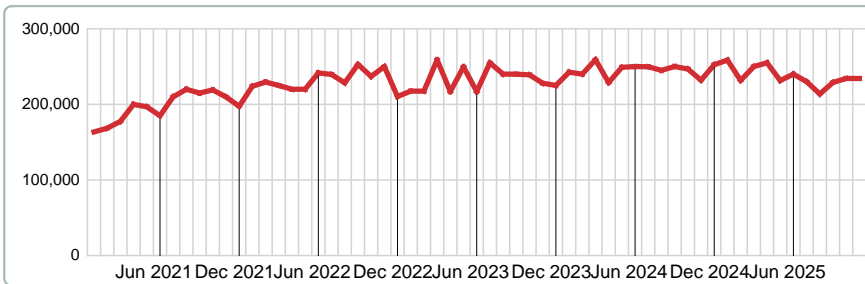
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

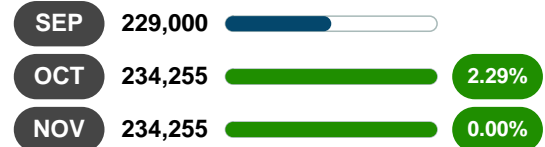


### 3 MONTHS

5 year NOV AVG = 230,816

High Mar 2024 259,000 Low Jan 2021 163,500

Median List Price at Closing this month at **234,255**  
above the 5 yr NOV average of **230,816**



### 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	2	3.77%	44,500	0	40,000	49,000	0
\$50,001 - \$125,000	7	13.21%	100,000	89,700	100,000	0	0
\$125,001 - \$175,000	8	15.09%	140,000	134,950	147,500	0	0
\$175,001 - \$225,000	5	9.43%	185,000	179,000	185,000	225,000	0
\$225,001 - \$350,000	18	33.96%	244,900	0	247,000	244,900	0
\$350,001 - \$375,000	3	5.66%	365,500	0	365,500	0	0
\$375,001 and up	10	18.87%	412,000	0	397,999	425,000	0
Median List Price			234,255	134,900	240,000	344,900	0
Total Closed Units		100%	234,255	9	33	11	
Total Closed Volume			13,398,159	1.12M	8.32M	3.96M	0.00B

# November 2025



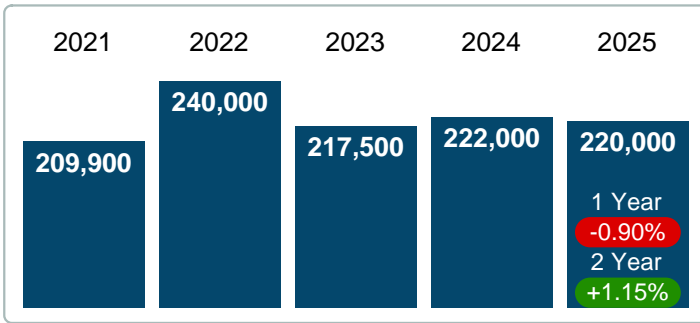
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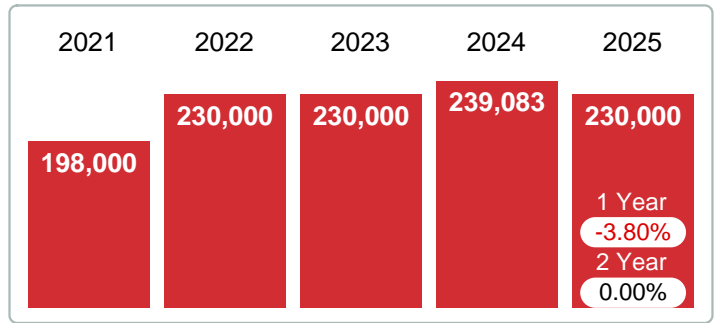
## MEDIAN SOLD PRICE AT CLOSING

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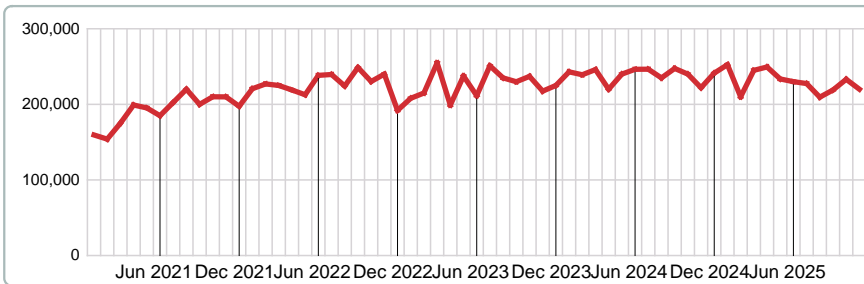
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

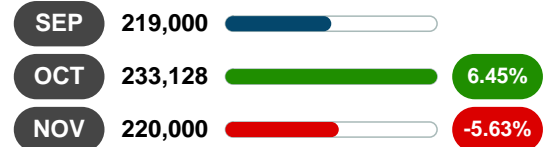


### 3 MONTHS

5 year NOV AVG = 221,880

High Mar 2023 254,900 Low Feb 2021 154,000

Median Sold Price at Closing this month at **220,000**  
below the 5 yr NOV average of **221,880**



### 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	5.66%	45,000	50,000	30,000	45,000	0
\$50,001 - \$125,000	15.09%	109,000	109,000	93,500	0	0
\$125,001 - \$175,000	16.98%	149,900	145,000	145,700	175,000	0
\$175,001 - \$225,000	15.09%	209,500	0	204,450	213,000	0
\$225,001 - \$350,000	24.53%	255,000	0	255,000	287,000	0
\$350,001 - \$375,000	9.43%	367,500	0	367,500	367,500	0
\$375,001 and up	13.21%	450,000	0	450,000	455,500	0
<b>Median Sold Price</b>		<b>220,000</b>	<b>112,000</b>	<b>234,255</b>	<b>340,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>220,000</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



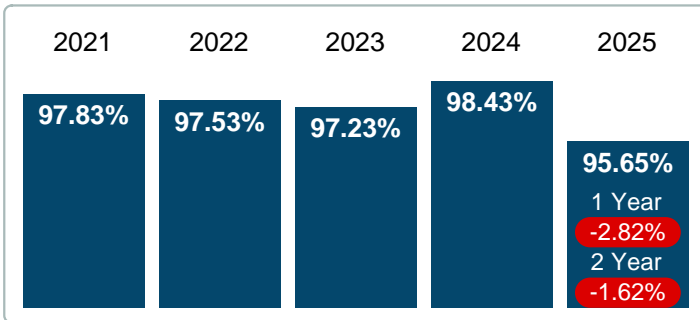
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



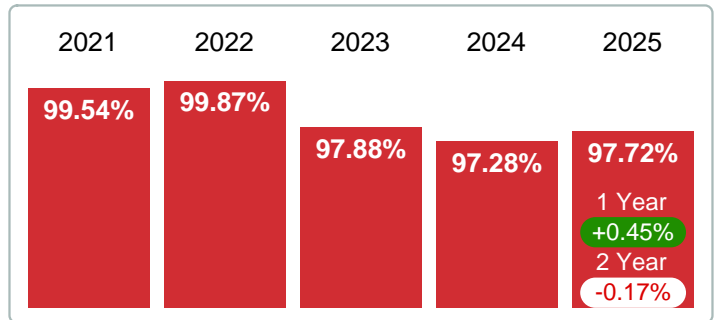
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

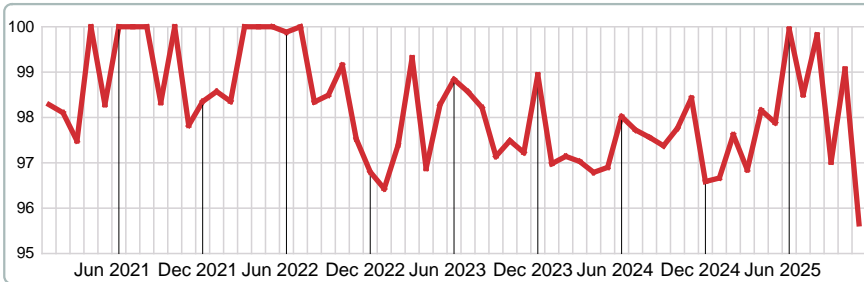
### NOVEMBER



### YEAR TO DATE (YTD)

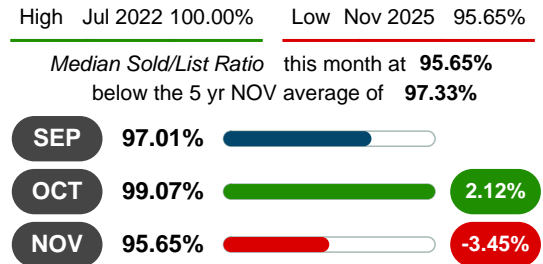


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 97.33%



## 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	5.66%	76.92%	76.92%	75.00%	91.84%	0.00%
\$50,001 - \$125,000	8	15.09%	86.92%	89.24%	84.43%	0.00%	0.00%
\$125,001 - \$175,000	9	16.98%	94.83%	96.38%	95.24%	74.79%	0.00%
\$175,001 - \$225,000	8	15.09%	93.83%	0.00%	94.96%	90.86%	0.00%
\$225,001 - \$350,000	13	24.53%	97.74%	0.00%	97.74%	97.08%	0.00%
\$350,001 - \$375,000	5	9.43%	96.18%	0.00%	96.24%	95.45%	0.00%
\$375,001 and up	7	13.21%	97.74%	0.00%	97.89%	97.37%	0.00%
Median Sold/List Ratio		95.65%		92.75%	96.18%	95.59%	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



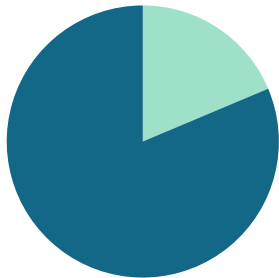
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

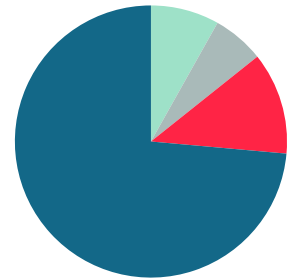


**Inventory**  
 New Listings  
**111 = 18.66%**  
 Start Inventory  
**484**  
 Total Inventory Units  
**595**  
 Volume  
**\$246,457,158**

### 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%
Median List Price	231,975	234,255	0.98%	245,000	234,255	-4.39%
Median Sale Price	222,000	220,000	-0.90%	239,083	230,000	-3.80%
Median Percent of Selling Price to List Price	98.43%	95.65%	-2.82%	97.28%	97.72%	0.45%
Median Days on Market to Sale	49.50	44.00	-11.11%	34.00	37.00	8.82%
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

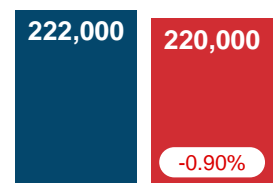
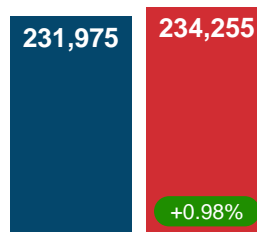
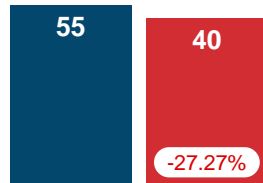
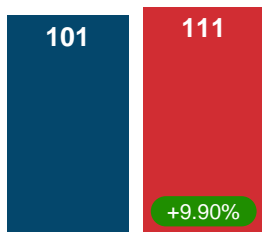
### MEDIAN PRICES

#### 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

