



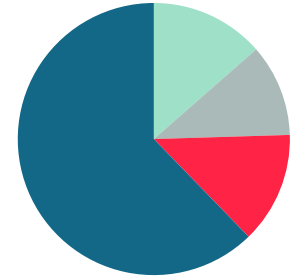
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 12, 2026 for MLS Technology Inc.

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	44	42	-4.55%
Pending Listings	41	34	-17.07%
New Listings	50	48	-4.00%
Median List Price	175,950	217,000	23.33%
Median Sale Price	166,500	217,000	30.33%
Median Percent of Selling Price to List Price	96.82%	98.29%	1.52%
Median Days on Market to Sale	24.00	15.50	-35.42%
End of Month Inventory	178	193	8.43%
Months Supply of Inventory	3.84	4.01	4.30%



■ Closed (13.55%)
■ Pending (10.97%)
■ Other OffMarket (13.23%)
■ Active (62.26%)

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of December 31, 2025 = **193**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2025 rose **8.43%** to 193 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 **4.01** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **30.33%** in December 2025 to \$217,000 versus the previous year at \$166,500.

Median Days on Market Shortens

The median number of **15.50** days that homes spent on the market before selling decreased by 8.50 days or **35.42%** in December 2025 compared to last year's same month at **24.00** DOM.

Sales Success for December 2025 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 48 New Listings in December 2025, down **4.00%** from last year at 50. Furthermore, there were 42 Closed Listings this month versus last year at 44, a **-4.55%** decrease.

Closed versus Listed trends yielded a **87.5%** ratio, down from previous year's, December 2024, at **88.0%**, a **0.57%** 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

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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

December 2025



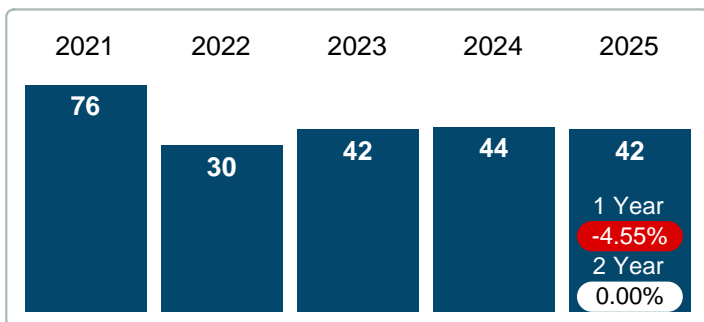
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



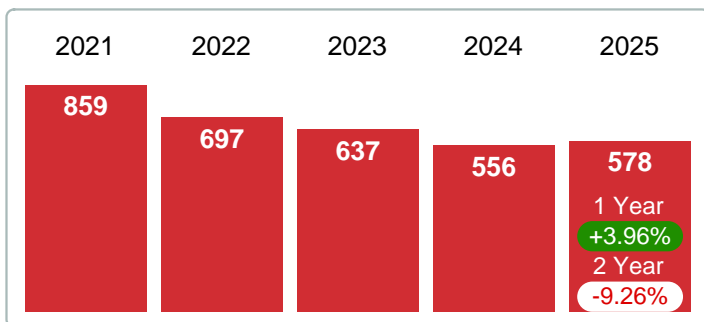
CLOSED LISTINGS

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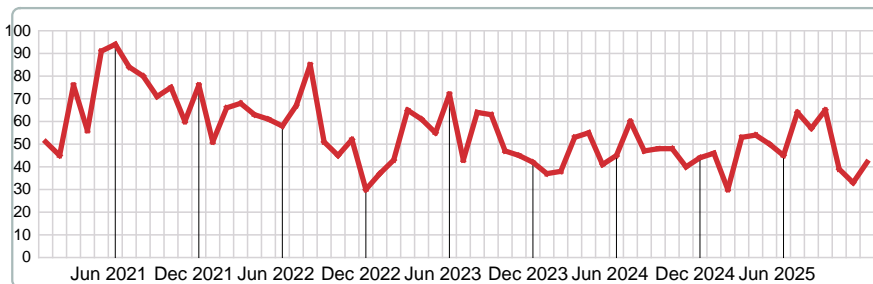
DECEMBER



YEAR TO DATE (YTD)

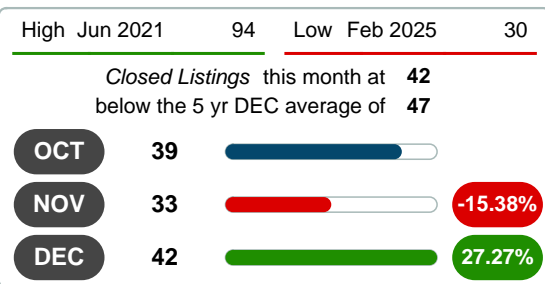


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	3	7.14%	1.0	1	2	0	0
\$100,001 - \$150,000	6	14.29%	14.0	2	4	0	0
\$150,001 - \$175,000	4	9.52%	60.5	0	4	0	0
\$175,001 - \$225,000	12	28.57%	12.0	1	9	2	0
\$225,001 - \$275,000	4	9.52%	52.5	0	2	2	0
\$275,001 - \$375,000	8	19.05%	60.0	1	6	1	0
\$375,001 and up	5	11.90%	13.0	0	3	0	2
Total Closed Units	42			5	30	5	2
Total Closed Volume	9,919,749	100%	15.5	943.00K	6.92M	1.21M	847.00K
Median Closed Price	\$217,000			\$146,000	\$206,500	\$235,000	\$423,500

December 2025



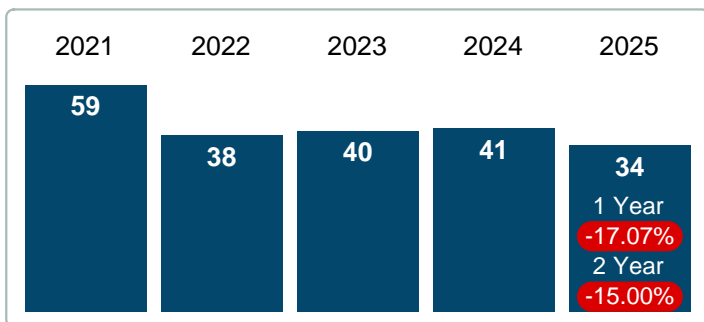
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



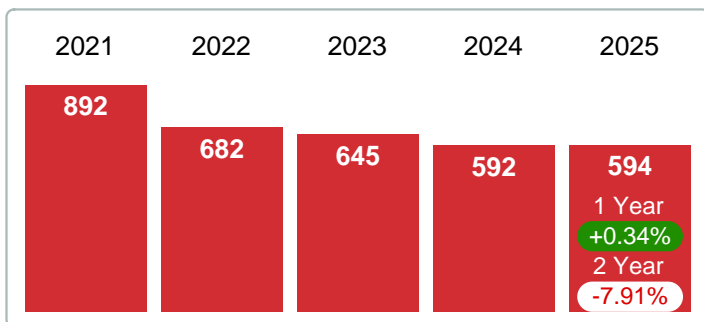
PENDING LISTINGS

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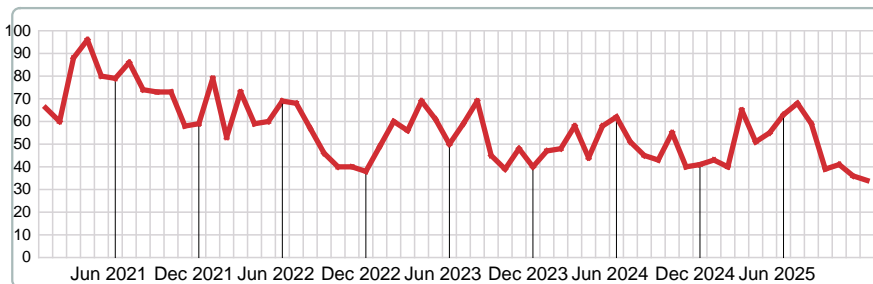
DECEMBER



YEAR TO DATE (YTD)

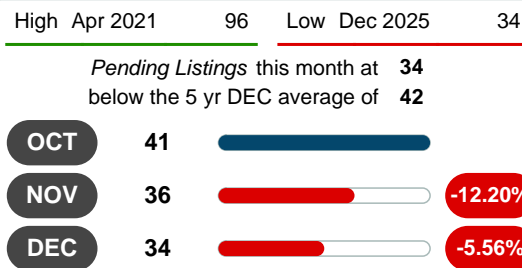


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 42



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	2.94%	1.0	0	1	0	0
\$25,001 - \$75,000	6	17.65%	10.0	3	2	1	0
\$75,001 - \$125,000	3	8.82%	37.0	1	2	0	0
\$125,001 - \$200,000	10	29.41%	55.0	2	7	1	0
\$200,001 - \$275,000	4	11.76%	125.5	2	0	2	0
\$275,001 - \$350,000	6	17.65%	12.0	1	4	1	0
\$350,001 and up	4	11.76%	26.5	0	2	1	1
Total Pending Units	34			9	18	6	1
Total Pending Volume	6,525,799	100%	34.5	1.40M	3.32M	1.39M	420.00K
Median Listing Price	\$167,950			\$135,000	\$157,450	\$222,400	\$420,000

December 2025



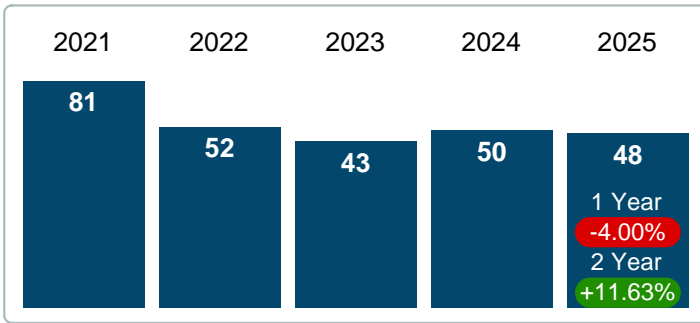
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



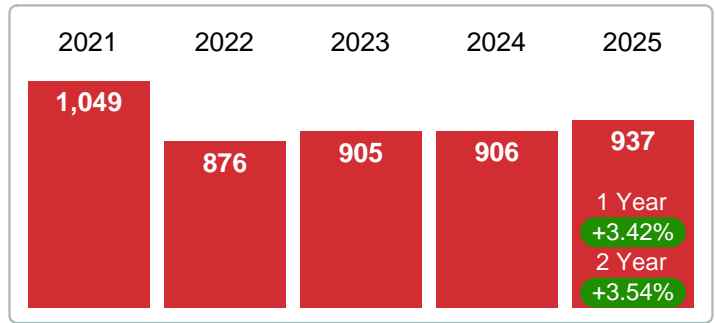
NEW LISTINGS

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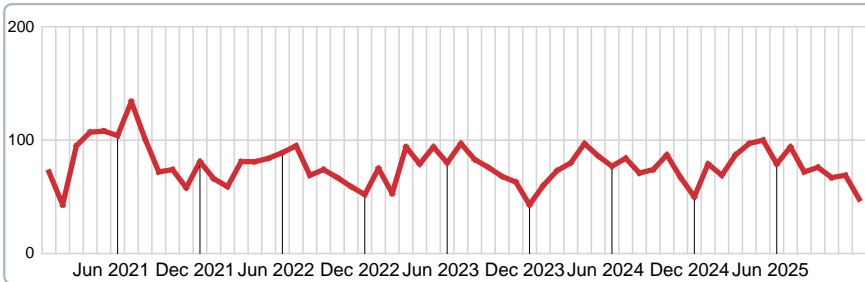
DECEMBER



YEAR TO DATE (YTD)

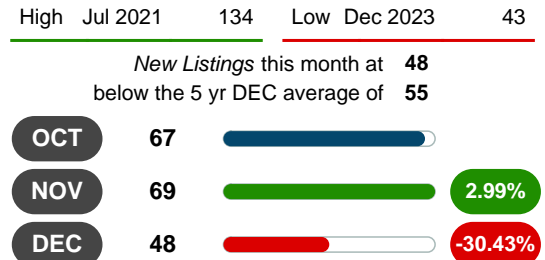


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.33%	1	3	0	0
\$50,001 - \$125,000	5	10.42%	3	1	1	0
\$125,001 - \$175,000	9	18.75%	5	3	1	0
\$175,001 - \$275,000	11	22.92%	0	9	1	1
\$275,001 - \$350,000	8	16.67%	1	5	2	0
\$350,001 - \$775,000	6	12.50%	0	2	4	0
\$775,001 and up	5	10.42%	1	1	0	3
Total New Listed Units	48		11	24	9	4
Total New Listed Volume	15,478,869	100%	2.36M	5.97M	3.13M	4.01M
Median New Listed Listing Price	\$234,700		\$149,000	\$234,700	\$350,000	\$879,000

December 2025



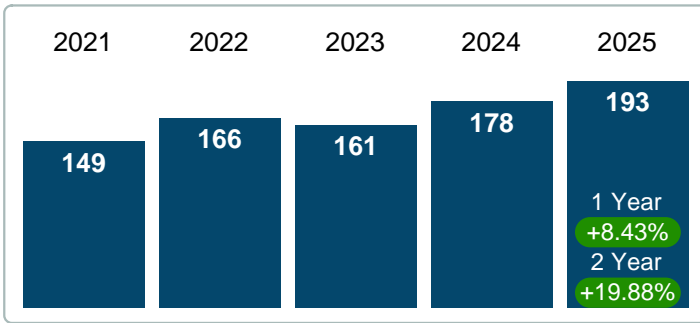
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



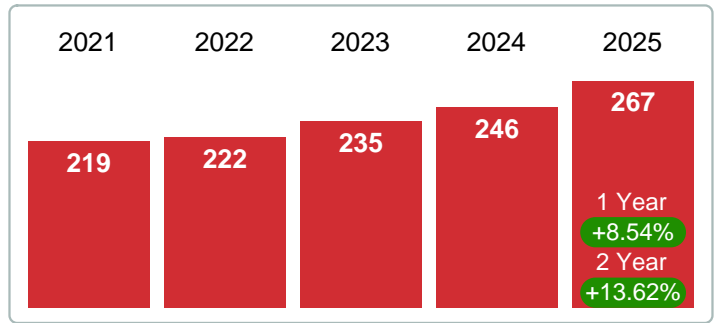
ACTIVE INVENTORY

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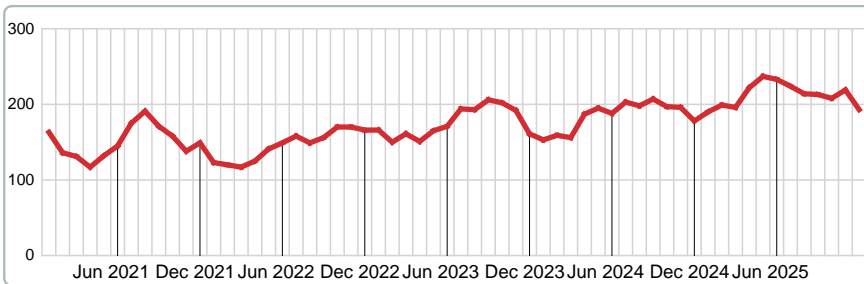
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 169

High May 2025 237 Low Mar 2022 117

Inventory this month at **193**
above the 5 yr DEC average of **169**

- OCT** 208
- NOV** 219 +5.29%
- DEC** 193 -11.87%

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	12	6.22%	105.5	6	5	1	0
\$75,001 - \$150,000	33	17.10%	83.0	10	18	5	0
\$150,001 - \$200,000	25	12.95%	85.0	9	13	3	0
\$200,001 - \$275,000	42	21.76%	56.5	0	36	5	1
\$275,001 - \$425,000	38	19.69%	83.5	0	24	13	1
\$425,001 - \$675,000	23	11.92%	84.0	0	8	10	5
\$675,001 and up	20	10.36%	105.5	3	5	4	8
Total Active Inventory by Units	193			28	109	41	15
Total Active Inventory by Volume	69,954,668	100%	82.0	6.89M	30.23M	17.43M	15.40M
Median Active Inventory Listing Price	\$249,000			\$131,250	\$239,500	\$350,000	\$698,000

December 2025



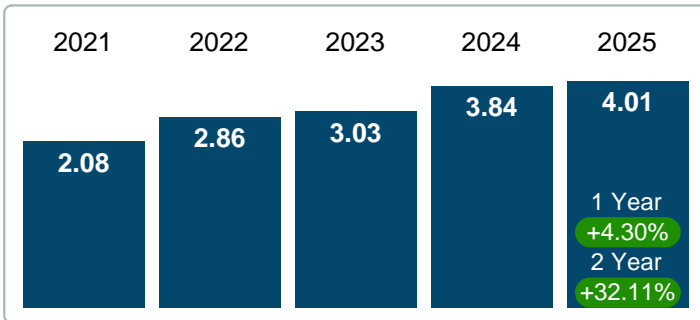
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



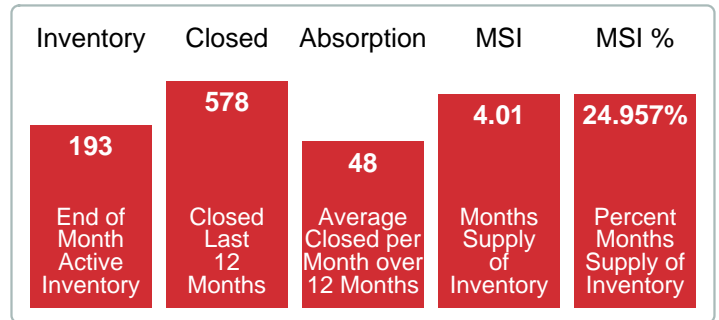
MONTHS SUPPLY of INVENTORY (MSI)

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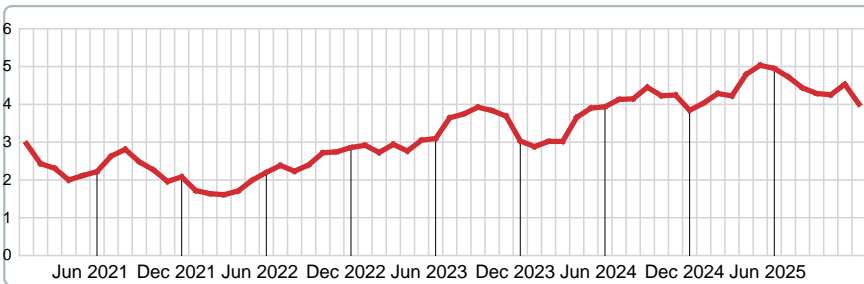
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

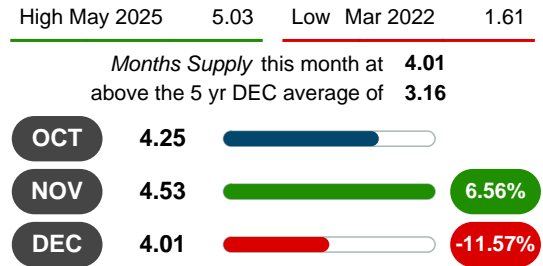


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.16



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	12	6.22%	1.97	2.18	1.71	3.00	0.00
\$75,001 - \$150,000	33	17.10%	3.19	2.35	3.27	12.00	0.00
\$150,001 - \$200,000	25	12.95%	3.00	7.71	2.05	3.60	0.00
\$200,001 - \$275,000	42	21.76%	4.24	0.00	5.02	3.00	2.00
\$275,001 - \$425,000	38	19.69%	3.65	0.00	4.00	3.55	2.00
\$425,001 - \$675,000	23	11.92%	8.90	0.00	6.00	15.00	12.00
\$675,001 and up	20	10.36%	40.00	0.00	15.00	0.00	48.00
Market Supply of Inventory (MSI)	4.01	100%	4.01	3.05	3.68	5.41	8.18
Total Active Inventory by Units	193			28	109	41	15

December 2025



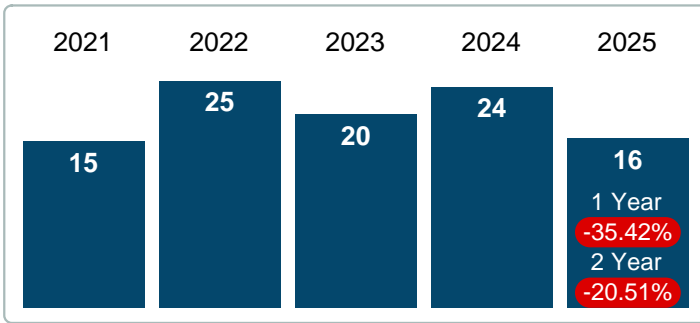
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



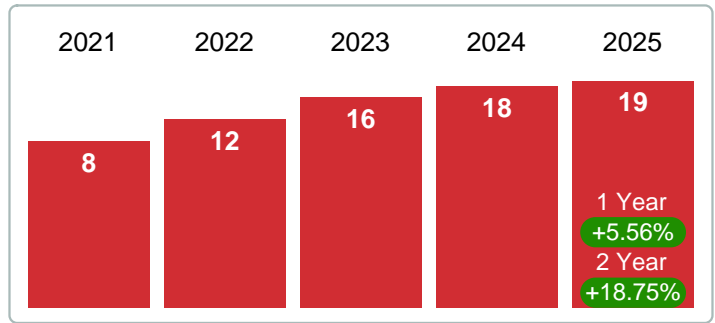
MEDIAN DAYS ON MARKET TO SALE

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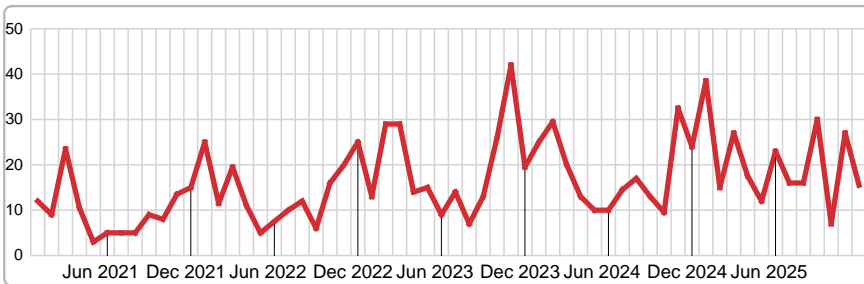
DECEMBER



YEAR TO DATE (YTD)

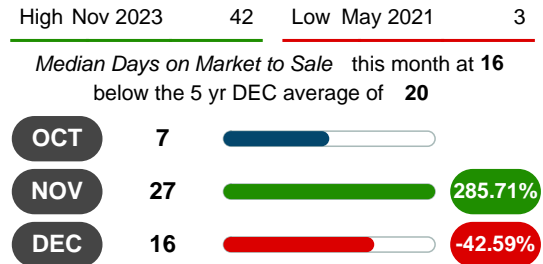


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 20



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
\$100,000 and less	3	7.14%	1	11	1	0	0
\$100,001 - \$150,000	6	14.29%	14	29	14	0	0
\$150,001 - \$175,000	4	9.52%	61	0	61	0	0
\$175,001 - \$225,000	12	28.57%	12	9	15	44	0
\$225,001 - \$275,000	4	9.52%	53	0	34	130	0
\$275,001 - \$375,000	8	19.05%	60	1	104	38	0
\$375,001 and up	5	11.90%	13	0	42	0	7
Median Closed DOM			16	9	17	41	7
Total Closed Units		100%	42	5	30	5	2
Total Closed Volume			9,919,749	943.00K	6.92M	1.21M	847.00K

December 2025



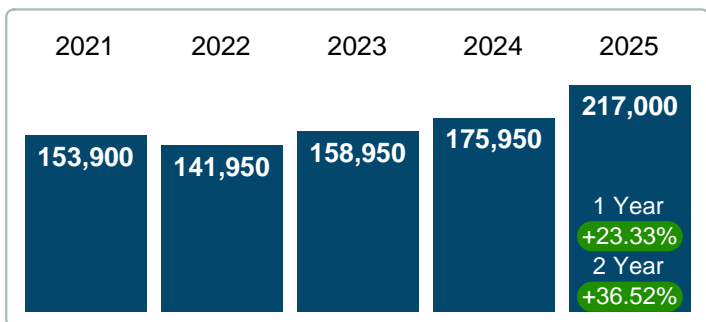
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



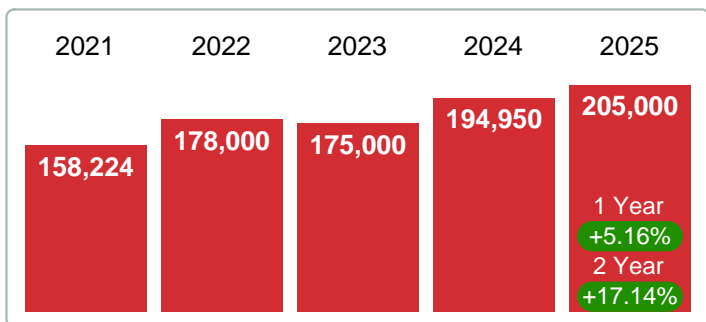
MEDIAN LIST PRICE AT CLOSING

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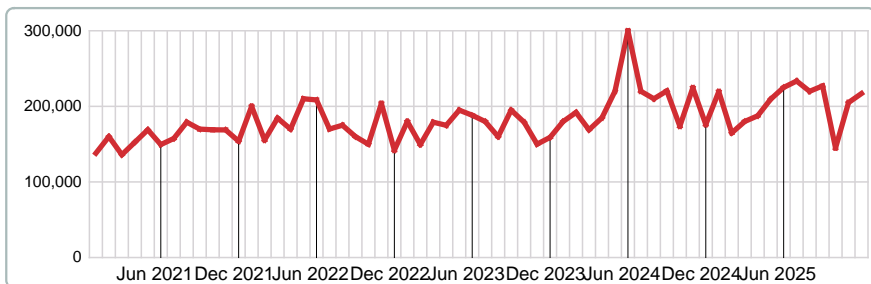
DECEMBER



YEAR TO DATE (YTD)

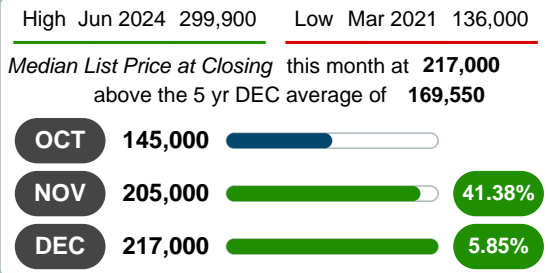


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 169,550



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
\$100,000 and less	3	7.14%	57,800	90,000	37,900	0	0
\$100,001 - \$150,000	6	14.29%	140,500	145,500	133,500	0	0
\$150,001 - \$175,000	3	7.14%	169,500	0	169,500	0	0
\$175,001 - \$225,000	12	28.57%	207,500	219,500	197,450	215,000	0
\$225,001 - \$275,000	4	9.52%	232,450	0	232,450	0	0
\$275,001 - \$375,000	8	19.05%	307,000	350,000	299,000	302,000	0
\$375,001 and up	6	14.29%	457,500	0	482,450	0	424,500
Median List Price			217,000	149,000	210,000	225,000	424,500
Total Closed Units		100%	217,000	5	30	5	2
Total Closed Volume			10,294,399	950.50K	7.24M	1.25M	849.00K

December 2025



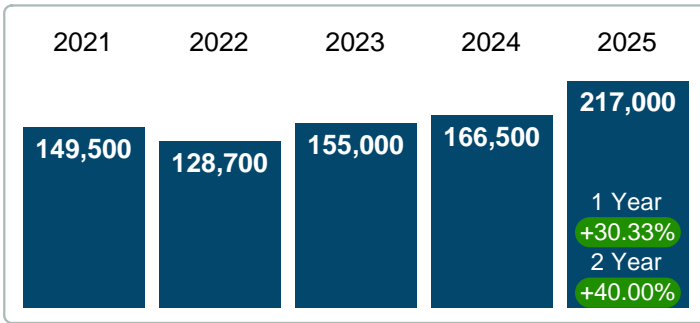
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MEDIAN SOLD PRICE AT CLOSING

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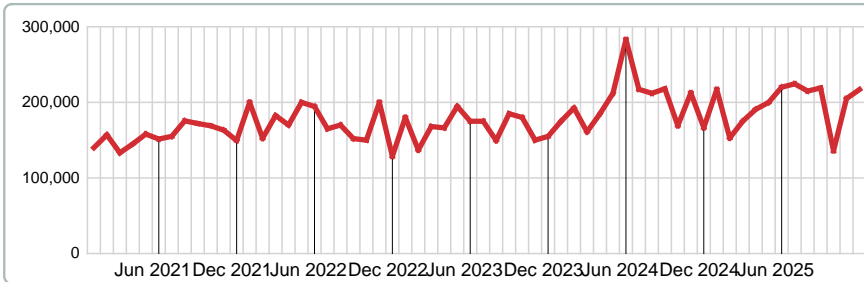
DECEMBER



YEAR TO DATE (YTD)

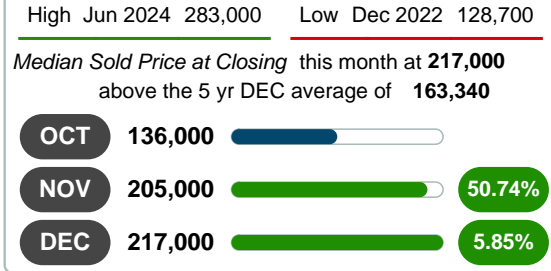


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 163,340



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
\$100,000 and less	7.14%	57,800	90,000	37,900	0	0
\$100,001 - \$150,000	14.29%	137,000	142,000	126,500	0	0
\$150,001 - \$175,000	9.52%	168,250	0	168,250	0	0
\$175,001 - \$225,000	28.57%	204,250	219,000	198,000	204,250	0
\$225,001 - \$275,000	9.52%	237,500	0	237,500	250,000	0
\$275,001 - \$375,000	19.05%	313,575	350,000	313,500	299,150	0
\$375,001 and up	11.90%	425,000	0	425,000	0	423,500
Median Sold Price		217,000	146,000	206,500	235,000	423,500
Total Closed Units		42	5	30	5	2
Total Closed Volume		9,919,749	943.00K	6.92M	1.21M	847.00K

December 2025



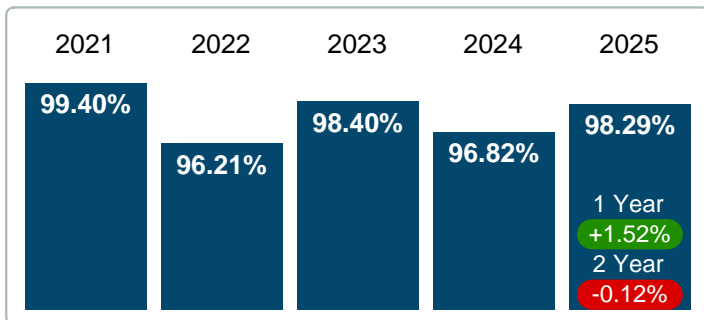
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



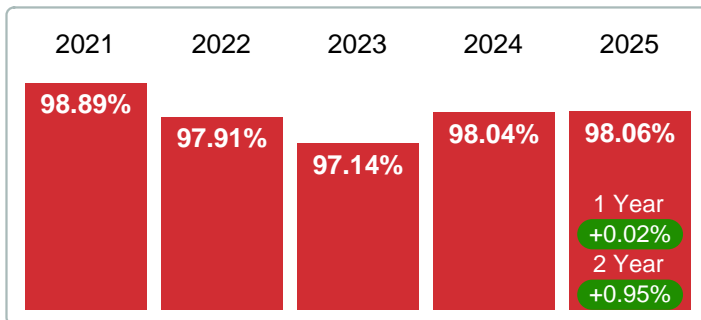
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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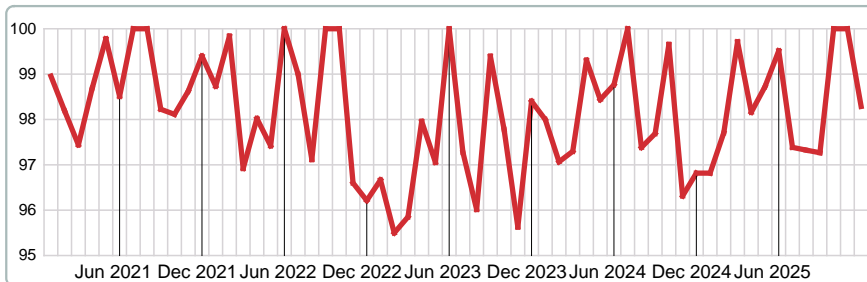
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

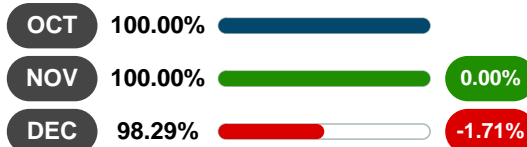


3 MONTHS

5 year DEC AVG = 97.82%

High Nov 2025 100.00% Low Feb 2023 95.50%

Median Sold/List Ratio this month at **98.29%** equal to 5 yr DEC average of **97.82%**



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
\$100,000 and less	3	7.14%	100.00%	100.00%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	6	14.29%	97.91%	97.58%	98.42%	0.00%	0.00%
\$150,001 - \$175,000	4	9.52%	99.29%	0.00%	99.29%	0.00%	0.00%
\$175,001 - \$225,000	12	28.57%	97.40%	99.77%	97.82%	96.11%	0.00%
\$225,001 - \$275,000	4	9.52%	102.20%	0.00%	102.20%	98.07%	0.00%
\$275,001 - \$375,000	8	19.05%	97.02%	100.00%	97.02%	94.97%	0.00%
\$375,001 and up	5	11.90%	92.86%	0.00%	90.32%	0.00%	99.75%
Median Sold/List Ratio		98.29%		99.77%	98.21%	95.24%	99.75%
Total Closed Units		42	100%	5	30	5	2
Total Closed Volume		9,919,749		943.00K	6.92M	1.21M	847.00K

December 2025



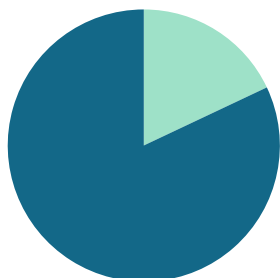
Area Delimited by Counties Coal, Garvin, Murray, Pontotoc - Residential Property Type



MARKET SUMMARY

Report produced on Jan 12, 2026 for MLS Technology Inc.

INVENTORY

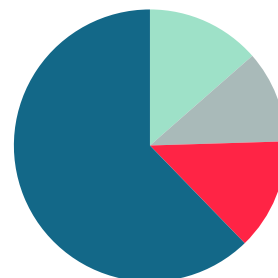


Inventory
 New Listings **48 = 17.98%**
 Start Inventory **219**
 Total Inventory Units **267**
 Volume **\$93,997,467**

Market Activity

Closed Sales **42 = 13.55%**
 Pending Sales **34 = 10.97%**
 Other Off Market **41 = 13.23%**
 Active Inventory **193 = 62.26%**

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	44	42	-4.55%	556	578	3.96%
Pending Sales	41	34	-17.07%	592	594	0.34%
New Listings	50	48	-4.00%	906	937	3.42%
Median List Price	175,950	217,000	23.33%	194,950	205,000	5.16%
Median Sale Price	166,500	217,000	30.33%	190,000	200,000	5.26%
Median Percent of Selling Price to List Price	96.82%	98.29%	1.52%	98.04%	98.06%	0.02%
Median Days on Market to Sale	24.00	15.50	-35.42%	18.00	19.00	5.56%
Monthly Inventory	178	193	8.43%	178	193	8.43%
Months Supply of Inventory	3.84	4.01	4.30%	3.84	4.01	4.30%

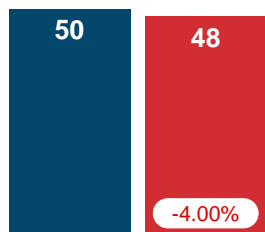
Absorption: Last 12 months, an Average of **48** Sales/Month

Inventory on December 31, 2025 = **193** 2024 2025

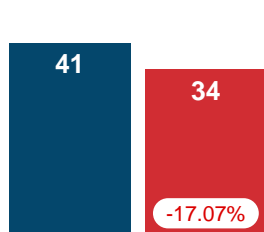
DECEMBER MARKET

MEDIAN PRICES

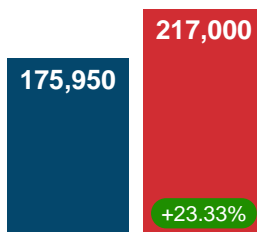
New Listings



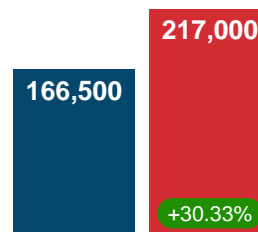
Pending Listings



List Price



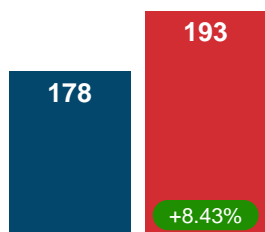
Sale Price



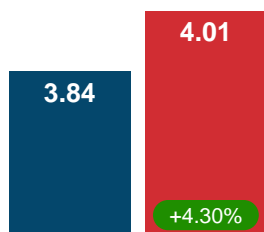
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

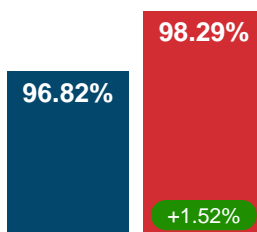
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

