

# December 2025



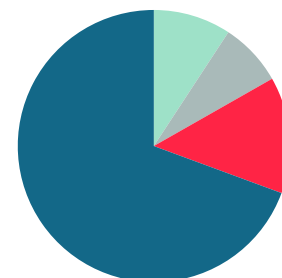
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2024	2025	+/-%
Closed Listings	68	60	-11.76%
Pending Listings	59	49	-16.95%
New Listings	79	105	32.91%
Average List Price	302,602	348,216	15.07%
Average Sale Price	287,171	337,670	17.58%
Average Percent of Selling Price to List Price	94.27%	97.58%	3.51%
Average Days on Market to Sale	60.41	58.82	-2.64%
End of Month Inventory	367	451	22.89%
Months Supply of Inventory	5.86	7.10	21.28%



- Closed (9.23%)
- Pending (7.54%)
- Other OffMarket (13.85%)
- Active (69.38%)

**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of December 31, 2025 = **451**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2025 rose **22.89%** to 451 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 **7.10** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **17.58%** in December 2025 to \$337,670 versus the previous year at \$287,171.

#### Average Days on Market Shortens

The average number of **58.82** days that homes spent on the market before selling decreased by 1.60 days or **2.64%** in December 2025 compared to last year's same month at **60.41** DOM.

#### Sales Success for December 2025 is Positive

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

There were 105 New Listings in December 2025, up **32.91%** from last year at 79. Furthermore, there were 60 Closed Listings this month versus last year at 68, a **-11.76%** decrease.

Closed versus Listed trends yielded a **57.1%** ratio, down from previous year's, December 2024, at **86.1%**, a **33.61%** 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

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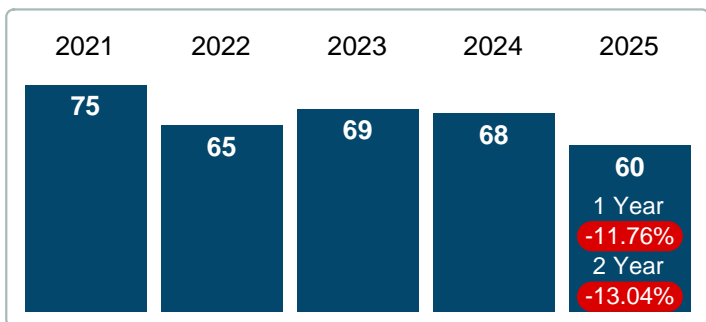
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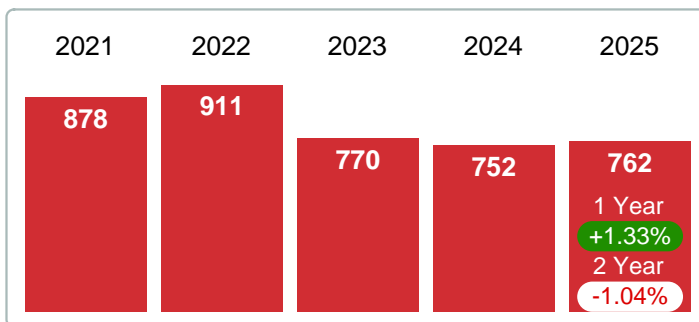
## CLOSED LISTINGS

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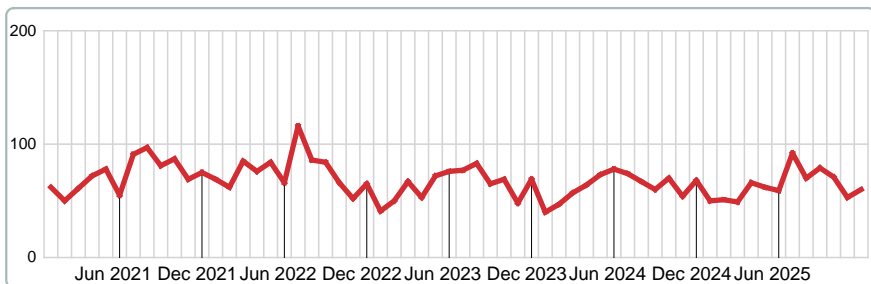
### DECEMBER



### YEAR TO DATE (YTD)

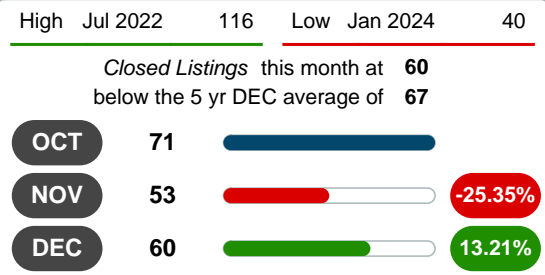


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 67



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	40.9	3	3	1	0
\$125,001 - \$175,000	7	11.67%	84.6	5	1	1	0
\$175,001 - \$175,000	0	0.00%	0.0	0	0	0	0
\$175,001 - \$275,000	22	36.67%	46.7	0	19	3	0
\$275,001 - \$325,000	9	15.00%	70.3	0	8	1	0
\$325,001 - \$600,000	9	15.00%	82.7	0	5	4	0
\$600,001 and up	6	10.00%	41.2	1	1	3	1
<b>Total Closed Units</b>	<b>60</b>			<b>9</b>	<b>37</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>20,260,220</b>	<b>100%</b>	<b>58.8</b>	<b>4.60M</b>	<b>9.62M</b>	<b>5.41M</b>	<b>625.00K</b>
<b>Average Closed Price</b>	<b>\$337,670</b>			<b>\$511,666</b>	<b>\$260,009</b>	<b>\$416,146</b>	<b>\$625,000</b>

# December 2025



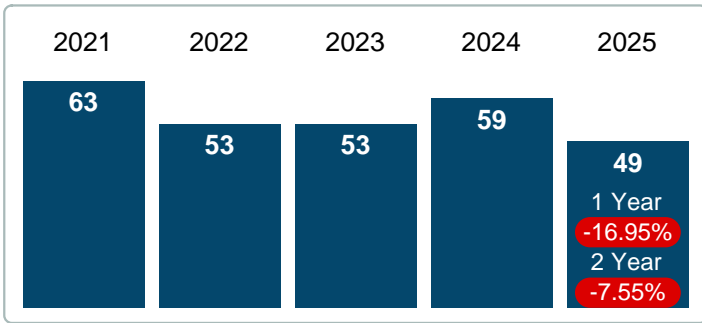
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



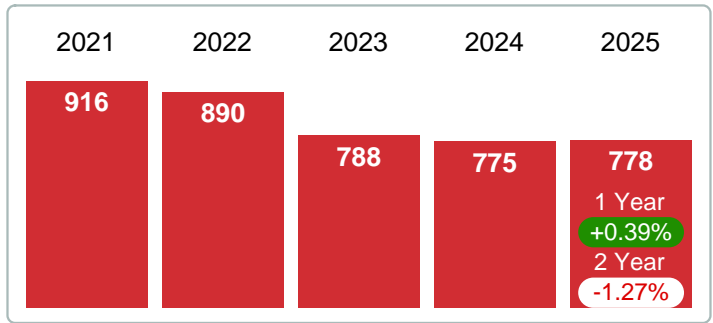
## PENDING LISTINGS

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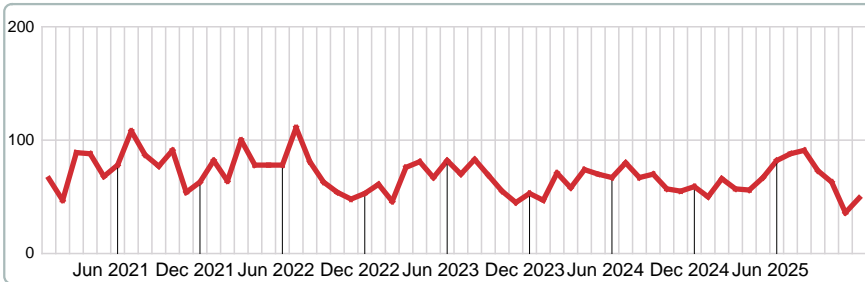
### DECEMBER



### YEAR TO DATE (YTD)

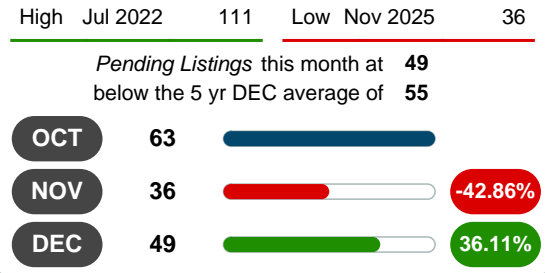


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 55



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	10.20%	52.6	1	4	0	0
\$125,001 - \$175,000	6	12.24%	72.8	3	2	1	0
\$175,001 - \$225,000	7	14.29%	21.1	1	6	0	0
\$225,001 - \$300,000	11	22.45%	75.4	0	9	2	0
\$300,001 - \$400,000	8	16.33%	79.4	1	7	0	0
\$400,001 - \$575,000	7	14.29%	75.0	0	2	3	2
\$575,001 and up	5	10.20%	32.2	1	1	2	1
<b>Total Pending Units</b>	<b>49</b>			<b>7</b>	<b>31</b>	<b>8</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>19,998,807</b>	<b>100%</b>	<b>61.2</b>	<b>4.70M</b>	<b>8.16M</b>	<b>5.64M</b>	<b>1.49M</b>
<b>Average Listing Price</b>	<b>\$408,139</b>			<b>\$671,393</b>	<b>\$263,282</b>	<b>\$705,363</b>	<b>\$498,133</b>

# December 2025



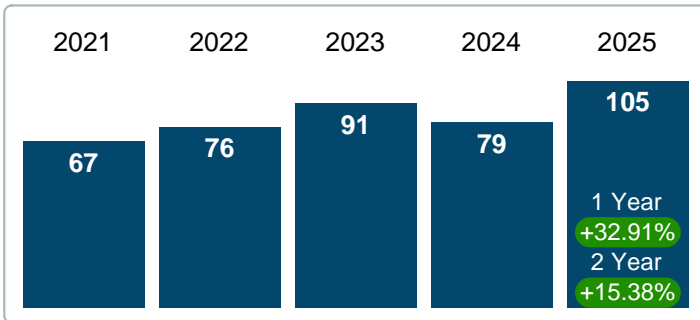
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



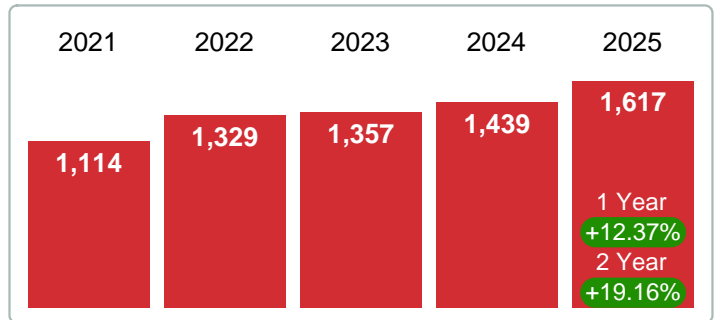
## NEW LISTINGS

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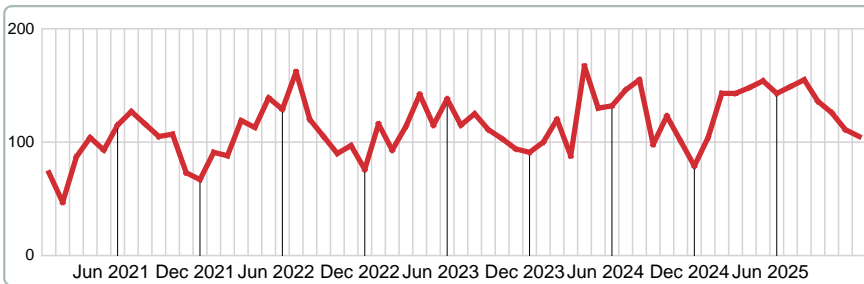
### DECEMBER



### YEAR TO DATE (YTD)

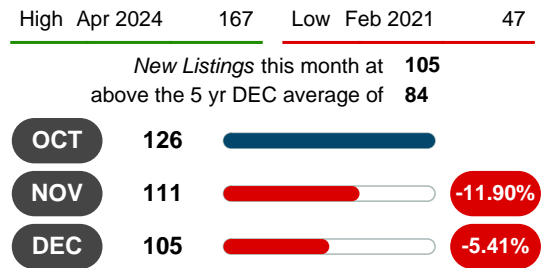


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 84



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds   3 Beds   4 Beds   5+ Beds			
\$125,000 and less	8	7.62%	6	2	0	0
\$125,001 - \$175,000	12	11.43%	5	4	2	1
\$175,001 - \$225,000	16	15.24%	0	14	2	0
\$225,001 - \$300,000	27	25.71%	4	22	1	0
\$300,001 - \$375,000	15	14.29%	2	9	3	1
\$375,001 - \$475,000	15	14.29%	0	8	5	2
\$475,001 and up	12	11.43%	3	3	5	1
<b>Total New Listed Units</b>	<b>105</b>		<b>20</b>	<b>62</b>	<b>18</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>38,709,186</b>	<b>100%</b>	<b>8.05M</b>	<b>18.47M</b>	<b>7.92M</b>	<b>4.27M</b>
<b>Average New Listed Listing Price</b>	<b>\$368,659</b>		<b>\$402,463</b>	<b>\$297,923</b>	<b>\$439,767</b>	<b>\$854,580</b>

# December 2025



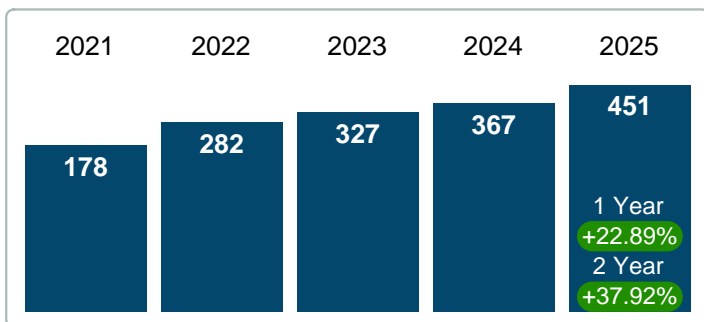
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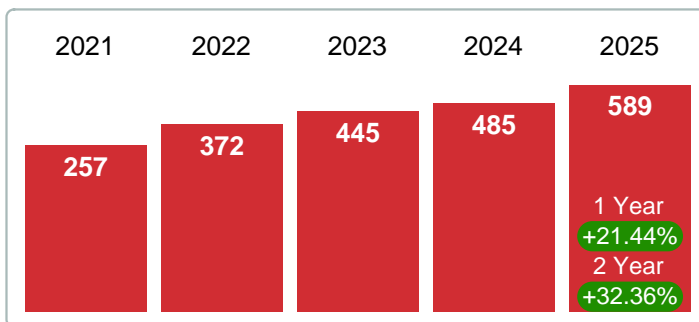
## ACTIVE INVENTORY

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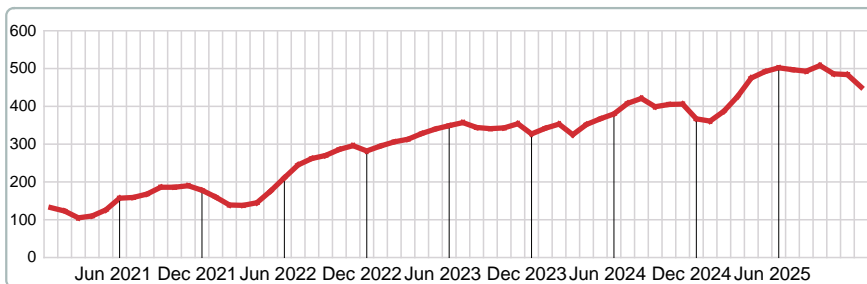
### END OF DECEMBER



### ACTIVE DURING DECEMBER

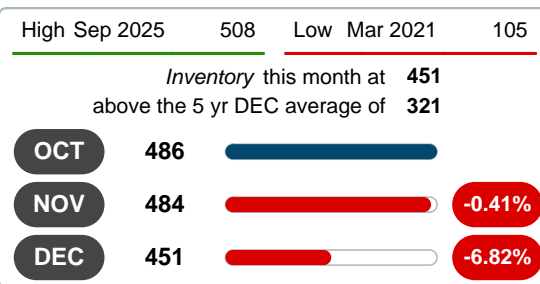


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 321



### 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	35	7.76%	114.9	20	13	2	0
\$125,001 - \$175,000	49	10.86%	96.1	11	27	9	2
\$175,001 - \$225,000	61	13.53%	99.7	10	40	9	2
\$225,001 - \$325,000	120	26.61%	84.3	11	81	22	6
\$325,001 - \$450,000	84	18.63%	100.5	7	45	29	3
\$450,001 - \$700,000	56	12.42%	105.0	3	22	26	5
\$700,001 and up	46	10.20%	117.6	3	24	11	8
Total Active Inventory by Units			451	65	252	108	26
Total Active Inventory by Volume			191,103,035	16.65M	99.74M	53.17M	21.54M
Average Active Inventory Listing Price			\$423,732	\$256,157	\$395,813	\$492,275	\$828,554

# December 2025



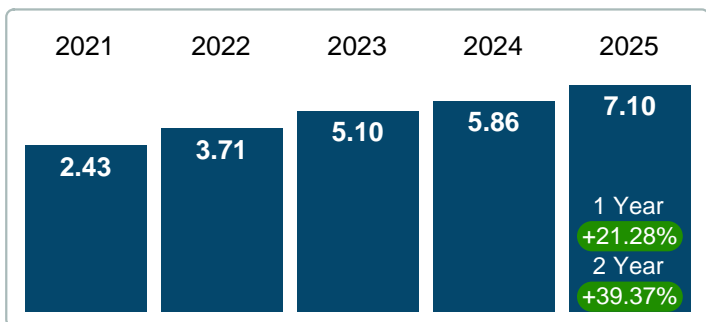
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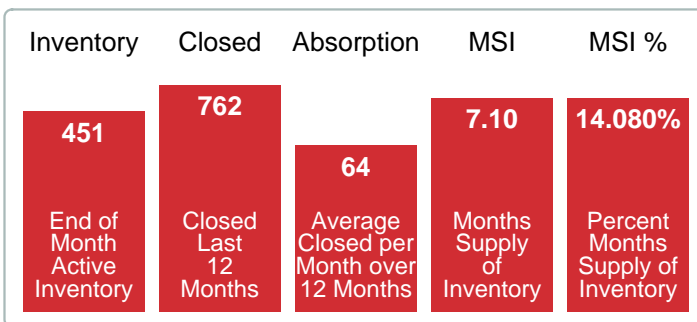
## MONTHS SUPPLY of INVENTORY (MSI)

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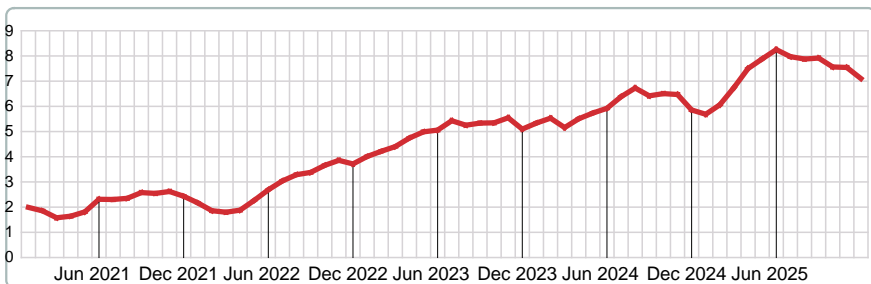
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2025

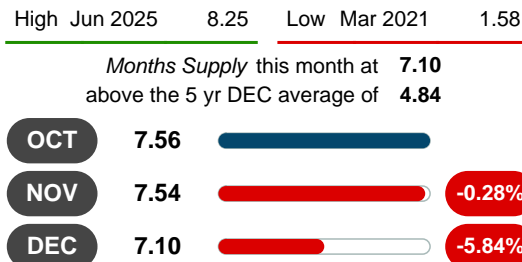


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 4.84



### 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	35	7.76%	4.16	5.45	3.12	4.00	0.00
\$125,001 - \$175,000	49	10.86%	5.07	3.67	4.98	8.31	12.00
\$175,001 - \$225,000	61	13.53%	4.78	10.91	4.29	3.86	12.00
\$225,001 - \$325,000	120	26.61%	6.79	12.00	6.39	5.87	18.00
\$325,001 - \$450,000	84	18.63%	9.79	28.00	8.71	9.67	18.00
\$450,001 - \$700,000	56	12.42%	11.02	6.00	12.00	14.18	5.45
\$700,001 and up	46	10.20%	34.50	12.00	144.00	13.20	96.00
Market Supply of Inventory (MSI)			7.10	6.84	6.50	8.10	13.57
Total Active Inventory by Units		100%	7.10	65	252	108	26

# December 2025



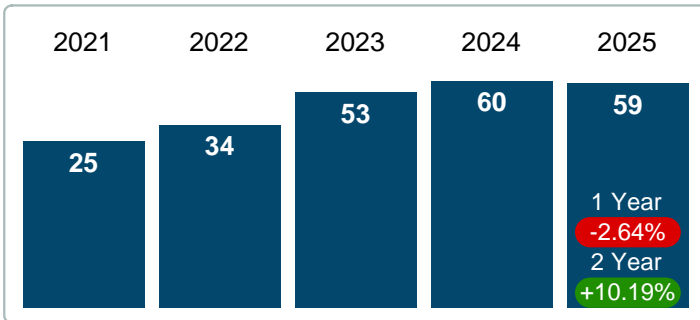
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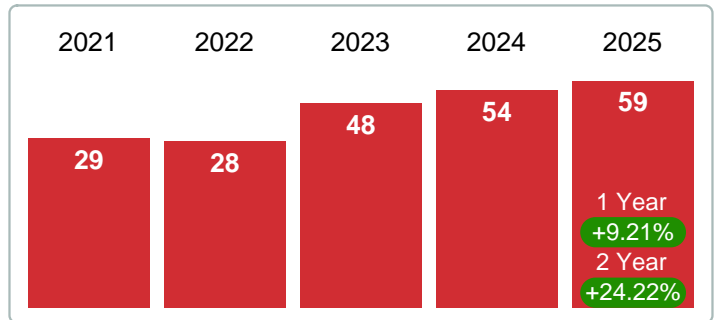
## AVERAGE DAYS ON MARKET TO SALE

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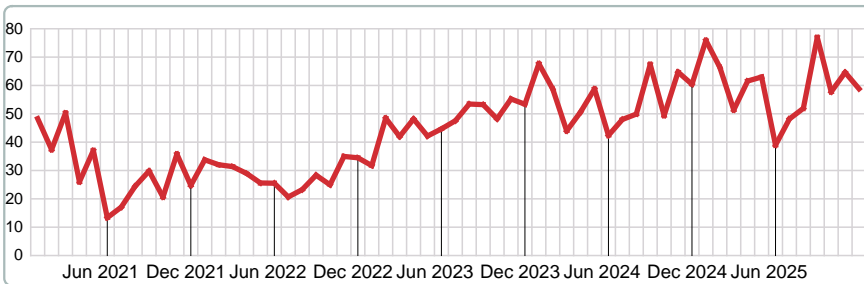
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 46

High Sep 2025 77 Low Jun 2021 13

Average Days on Market to Sale this month at 59 above the 5 yr DEC average of 46



### 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
\$125,000 and less	11.67%	41	30	1	194	0
\$125,001 - \$175,000	11.67%	85	64	259	15	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$275,000	36.67%	47	0	43	69	0
\$275,001 - \$325,000	15.00%	70	0	71	62	0
\$325,001 - \$600,000	15.00%	83	0	94	68	0
\$600,001 and up	10.00%	41	1	109	40	16
<b>Average Closed DOM</b>		<b>59</b>	<b>45</b>	<b>60</b>	<b>67</b>	<b>16</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>59</b>	<b>9</b>	<b>37</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>20,260,220</b>	<b>4.60M</b>	<b>9.62M</b>	<b>5.41M</b>	<b>625.00K</b>

# December 2025



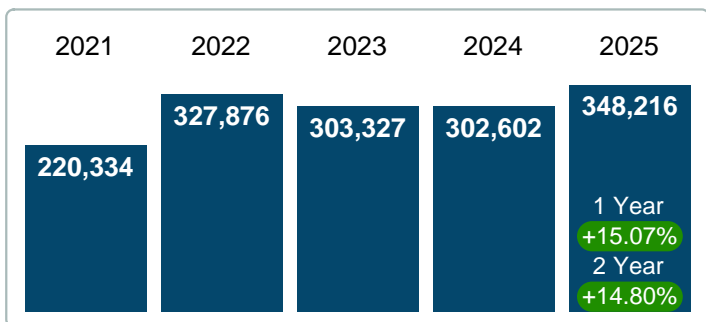
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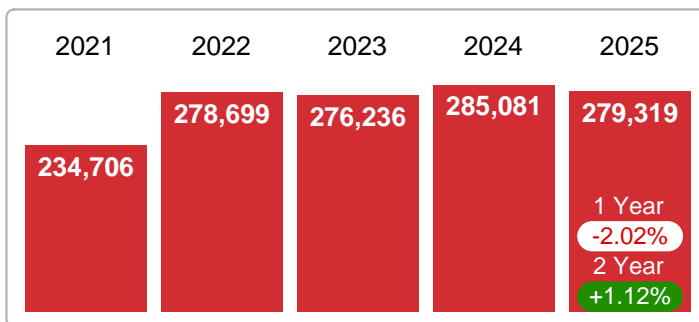
## AVERAGE LIST PRICE AT CLOSING

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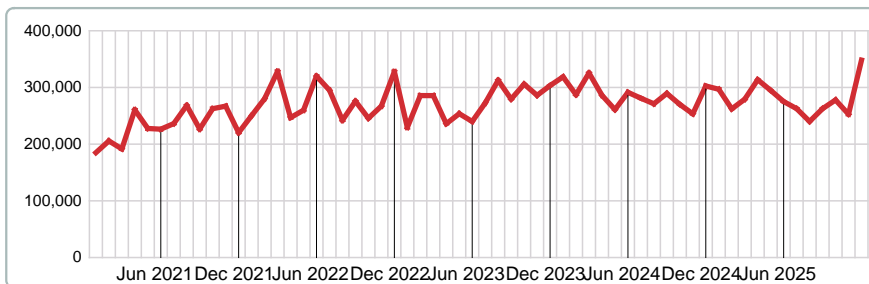
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 300,471

High Dec 2025 348,216    Low Jan 2021 184,959

Average List Price at Closing this month at **348,216**  
above the 5 yr DEC average of **300,471**

- OCT** 277,912
- NOV** 252,795 -9.04%
- DEC** 348,216 37.75%

### 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	
\$125,000 and less	7	11.67%	87,821	70,583	101,000	100,000	
\$125,001 - \$175,000	10	16.67%	164,588	162,996	135,000	175,000	
\$175,001 - \$175,000	0	0.00%	0	0	0	0	
\$175,001 - \$275,000	19	31.67%	227,921	0	220,868	218,300	
\$275,001 - \$325,000	8	13.33%	308,862	0	308,862	385,000	
\$325,001 - \$600,000	10	16.67%	391,993	0	396,026	388,700	
\$600,001 and up	6	10.00%	1,318,502	3,586,010	875,000	933,333	
<b>Average List Price</b>		<b>348,216</b>		<b>512,527</b>	<b>269,203</b>	<b>436,131</b>	<b>650,000</b>
<b>Total Closed Units</b>		<b>60</b>	<b>100%</b>	<b>348,216</b>	<b>9</b>	<b>37</b>	<b>13</b>
<b>Total Closed Volume</b>		<b>20,892,969</b>			<b>4.61M</b>	<b>9.96M</b>	<b>5.67M</b>

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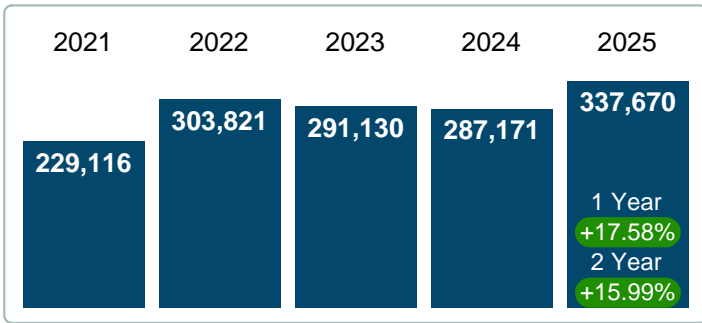
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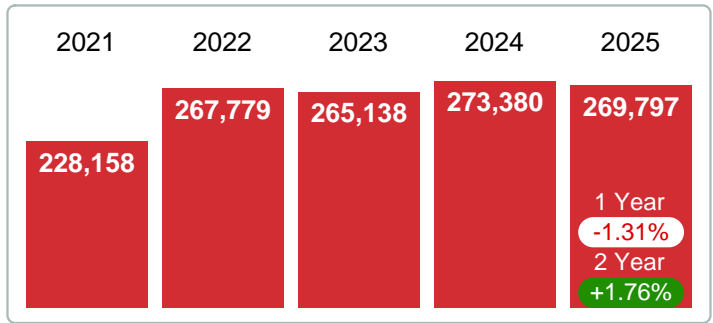
## AVERAGE SOLD PRICE AT CLOSING

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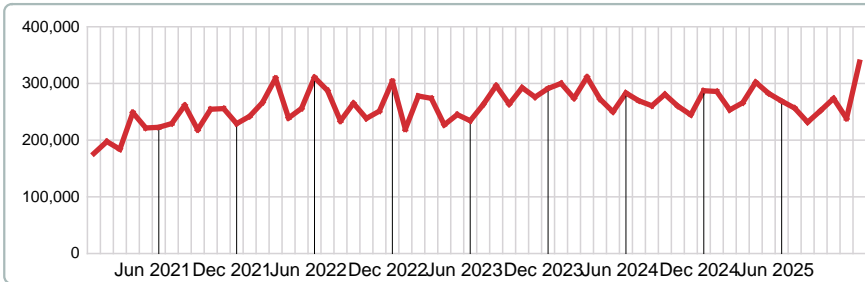
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 289,782

High Dec 2025 337,670 Low Jan 2021 176,461

Average Sold Price at Closing this month at **337,670** above the 5 yr DEC average of **289,782**



### 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
\$125,000 and less	11.67%	87,429	75,500	98,500	90,000	0
\$125,001 - \$175,000	11.67%	158,211	158,496	140,000	175,000	0
\$175,001 - \$175,000	0.00%	0	0	0	0	0
\$175,001 - \$275,000	36.67%	215,073	0	215,747	210,800	0
\$275,001 - \$325,000	15.00%	304,722	0	305,313	300,000	0
\$325,001 - \$600,000	15.00%	376,959	0	380,626	372,375	0
\$600,001 and up	10.00%	1,279,002	3,586,010	740,000	907,667	625,000
<b>Average Sold Price</b>		<b>337,670</b>	<b>511,666</b>	<b>260,009</b>	<b>416,146</b>	<b>625,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>337,670</b>	<b>9</b>	<b>37</b>	<b>13</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>20,260,220</b>	<b>4.60M</b>	<b>9.62M</b>	<b>5.41M</b>	<b>625.00K</b>

# December 2025



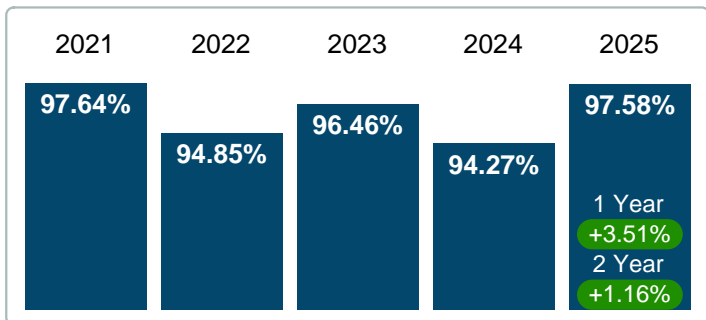
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



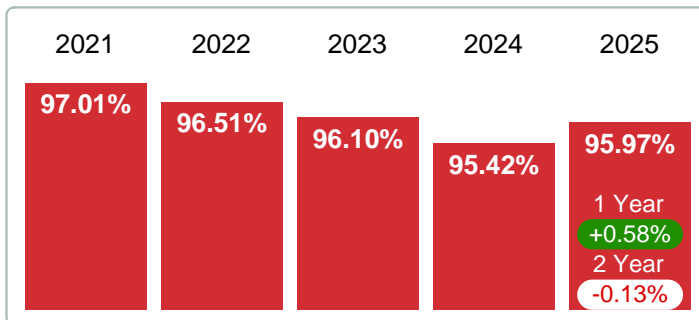
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

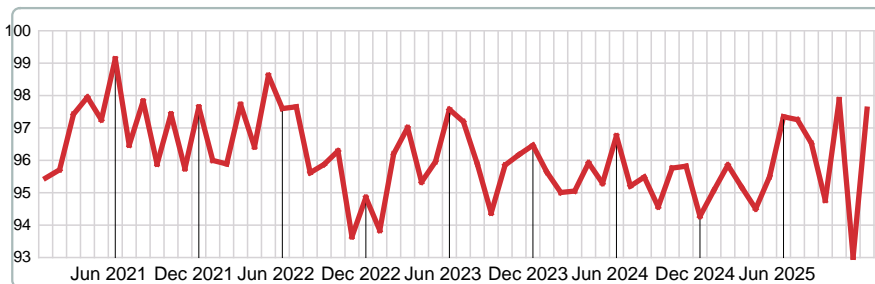
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

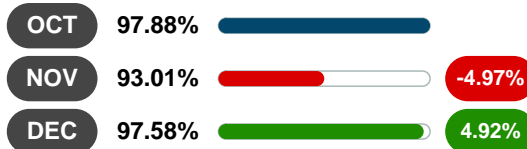


### 3 MONTHS

5 year DEC AVG = 96.16%

High Jun 2021 99.13% Low Nov 2025 93.01%

Average Sold/List Ratio this month at **97.58%** above the 5 yr DEC average of **96.16%**



### 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	
\$125,000 and less	7	11.67%	101.39%	110.73%	95.83%	90.00%	0.00%	
\$125,001 - \$175,000	7	11.67%	98.51%	97.17%	103.70%	100.00%	0.00%	
\$175,001 - \$175,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
\$175,001 - \$275,000	22	36.67%	97.63%	0.00%	97.84%	96.30%	0.00%	
\$275,001 - \$325,000	9	15.00%	96.54%	0.00%	98.87%	77.92%	0.00%	
\$325,001 - \$600,000	9	15.00%	96.31%	0.00%	96.47%	96.11%	0.00%	
\$600,001 and up	6	10.00%	95.34%	100.00%	84.57%	97.10%	96.15%	
Average Sold/List Ratio		97.60%		102.00%	97.52%	94.81%	96.15%	
Total Closed Units		60	100%	97.60%	9	37	13	1
Total Closed Volume		20,260,220			4.60M	9.62M	5.41M	625.00K

# December 2025



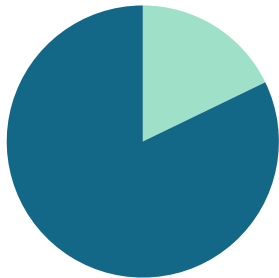
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

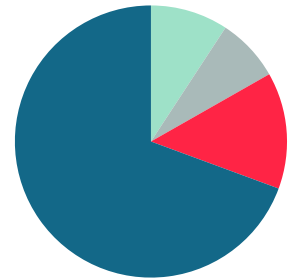


**Inventory**  
 New Listings  
**105 = 17.83%**  
 Start Inventory  
**484**  
 Total Inventory Units  
**589**  
 Volume  
**\$247,250,714**

### Market Activity

Closed Sales  
**60 = 9.23%**  
 Pending Sales  
**49 = 7.54%**  
 Other Off Market  
**90 = 13.85%**  
 Active Inventory  
**451 = 69.38%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	68	60	-11.76%	752	762	1.33%
Pending Sales	59	49	-16.95%	775	778	0.39%
New Listings	79	105	32.91%	1,439	1,617	12.37%
Average List Price	302,602	348,216	15.07%	285,081	279,319	-2.02%
Average Sale Price	287,171	337,670	17.58%	273,380	269,797	-1.31%
Average Percent of Selling Price to List Price	94.27%	97.58%	3.51%	95.42%	95.97%	0.58%
Average Days on Market to Sale	60.41	58.82	-2.64%	54.27	59.27	9.21%
Monthly Inventory	367	451	22.89%	367	451	22.89%
Months Supply of Inventory	5.86	7.10	21.28%	5.86	7.10	21.28%

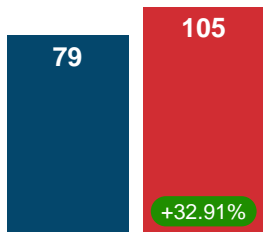
**Absorption:** Last 12 months, an Average of **64** Sales/Month

**Inventory** on December 31, 2025 = **451** 2024 2025

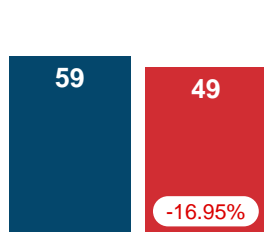
### DECEMBER MARKET

### AVERAGE PRICES

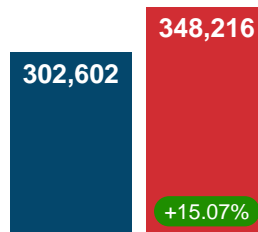
#### New Listings



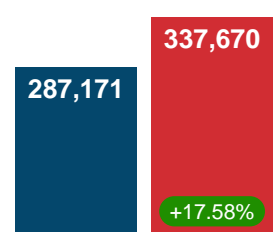
#### Pending Listings



#### List Price



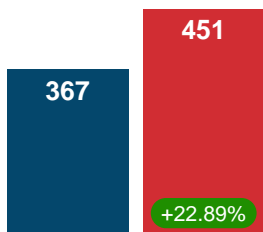
#### Sale Price



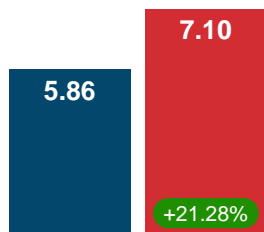
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

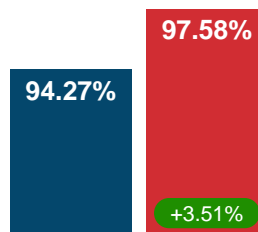
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

