

December 2025



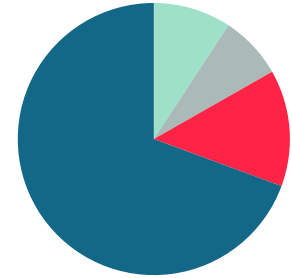
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	252,500	249,950	-1.01%
Median Sale Price	241,300	246,500	2.15%
Median Percent of Selling Price to List Price	96.59%	99.03%	2.53%
Median Days on Market to Sale	60.50	23.50	-61.16%
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.

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 **2.15%** in December 2025 to \$246,500 versus the previous year at \$241,300.

Median Days on Market Shortens

The median number of **23.50** days that homes spent on the market before selling decreased by 37.00 days or **61.16%** in December 2025 compared to last year's same month at **60.50** 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 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

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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



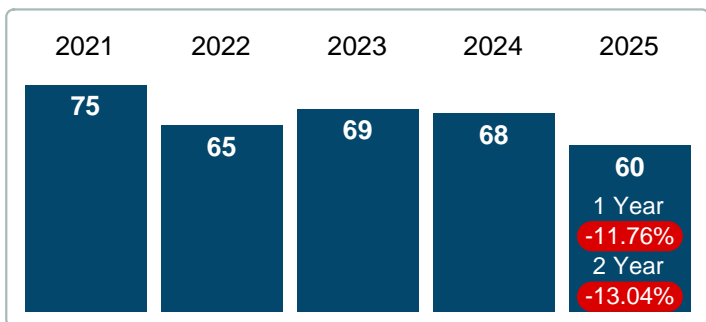
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



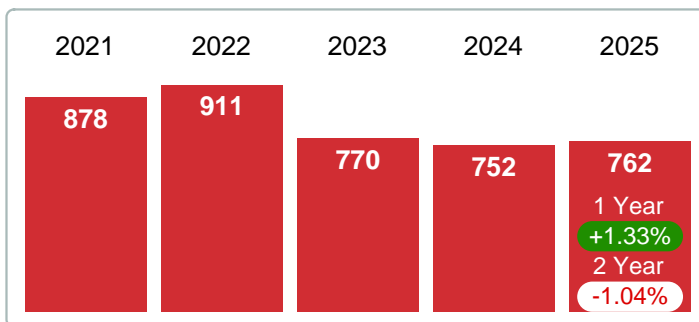
CLOSED LISTINGS

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

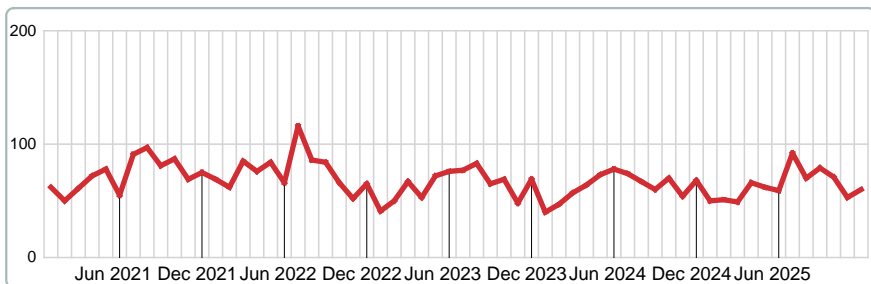
DECEMBER



YEAR TO DATE (YTD)

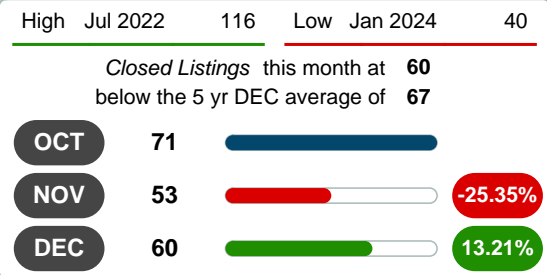


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 67



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	11.67%	2.0	3	3	1	0
\$125,001 - \$175,000	7	11.67%	73.0	5	1	1	0
\$175,001 - \$175,000	0	0.00%	73.0	0	0	0	0
\$175,001 - \$275,000	22	36.67%	22.5	0	19	3	0
\$275,001 - \$325,000	9	15.00%	19.0	0	8	1	0
\$325,001 - \$600,000	9	15.00%	99.0	0	5	4	0
\$600,001 and up	6	10.00%	11.5	1	1	3	1
Total Closed Units	60			9	37	13	1
Total Closed Volume	20,260,220	100%	23.5	4.60M	9.62M	5.41M	625.00K
Median Closed Price	\$246,500			\$150,000	\$248,000	\$329,500	\$625,000

December 2025



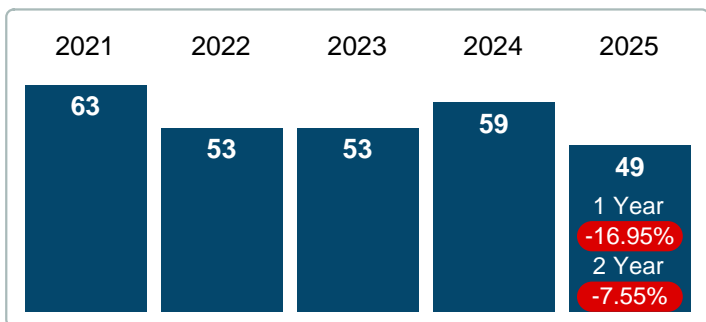
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



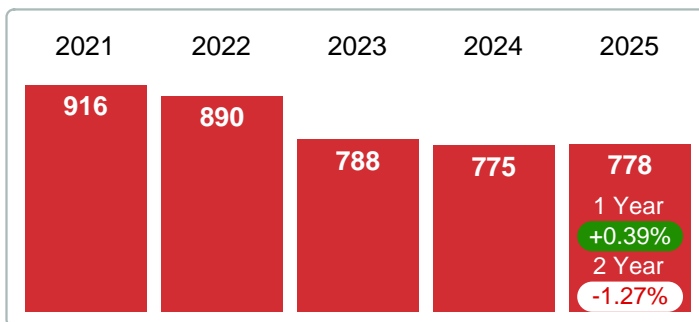
PENDING LISTINGS

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

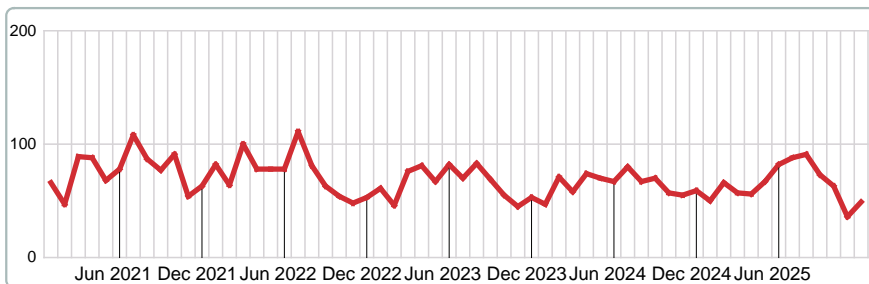
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

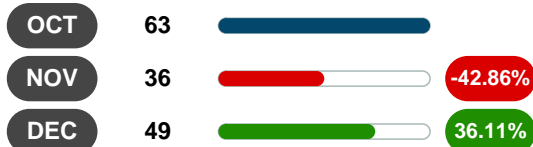


3 MONTHS

5 year DEC AVG = 55

High Jul 2022 111 Low Nov 2025 36

Pending Listings this month at 49 below the 5 yr DEC average of 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	10.20%	43.0	1	4	0	0
\$125,001 - \$175,000	6	12.24%	67.0	3	2	1	0
\$175,001 - \$225,000	7	14.29%	3.0	1	6	0	0
\$225,001 - \$300,000	11	22.45%	47.0	0	9	2	0
\$300,001 - \$400,000	8	16.33%	38.5	1	7	0	0
\$400,001 - \$575,000	7	14.29%	99.0	0	2	3	2
\$575,001 and up	5	10.20%	16.0	1	1	2	1
Total Pending Units	49			7	31	8	3
Total Pending Volume	19,998,807	100%	37.0	4.70M	8.16M	5.64M	1.49M
Median Listing Price	\$285,000			\$167,990	\$250,000	\$427,450	\$475,500

December 2025



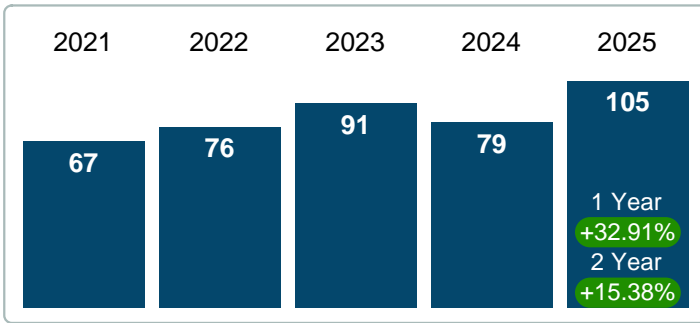
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



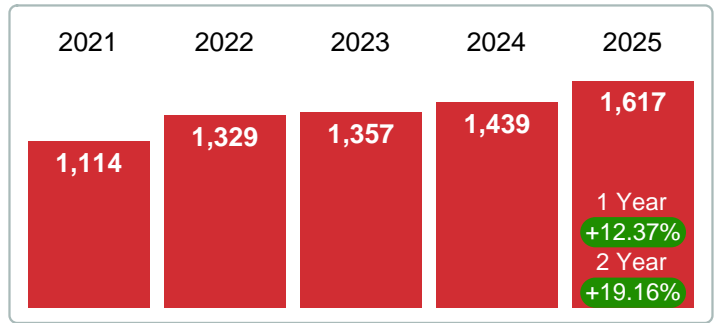
NEW LISTINGS

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

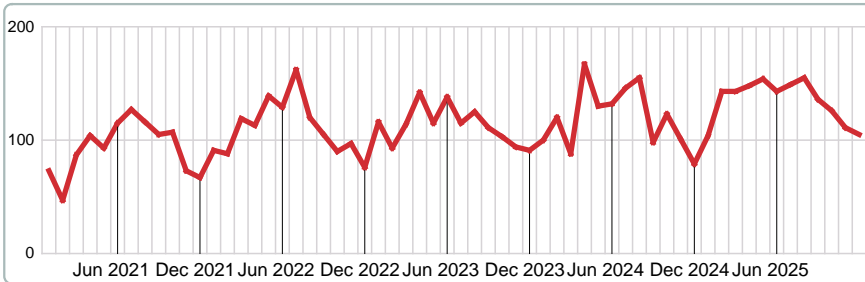
DECEMBER



YEAR TO DATE (YTD)

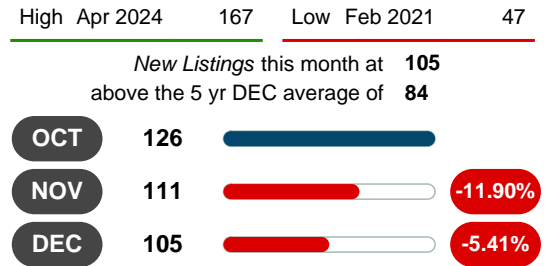


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Total New Listed Units	105		20	62	18	5
Total New Listed Volume	38,709,186	100%	8.05M	18.47M	7.92M	4.27M
Median New Listed Listing Price	\$280,000		\$171,495	\$279,500	\$422,000	\$419,900

December 2025



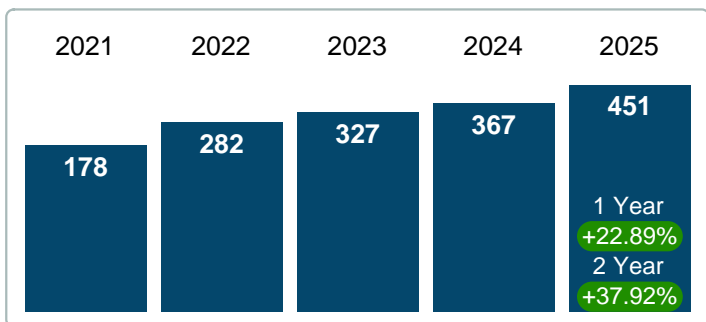
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



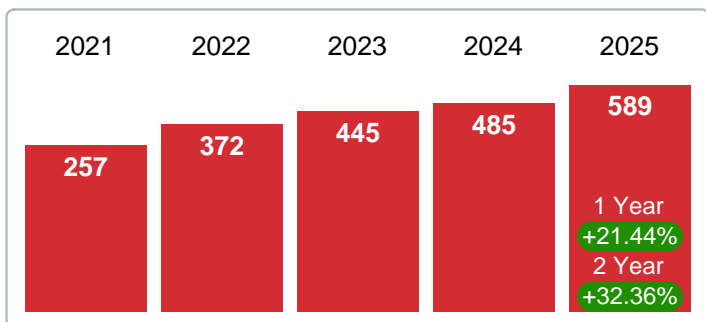
ACTIVE INVENTORY

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

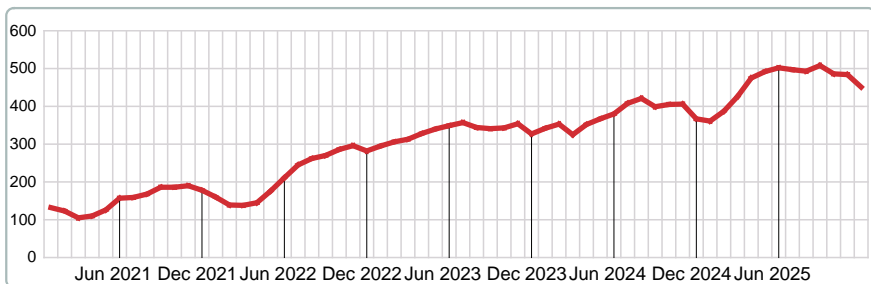
END OF DECEMBER



ACTIVE DURING DECEMBER

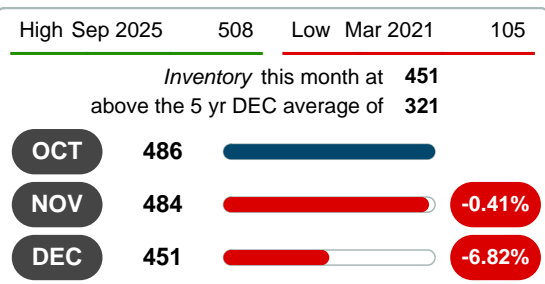


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 321



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	35	7.76%	109.0	20	13	2	0
\$125,001 - \$175,000	49	10.86%	95.0	11	27	9	2
\$175,001 - \$225,000	61	13.53%	72.0	10	40	9	2
\$225,001 - \$325,000	120	26.61%	73.0	11	81	22	6
\$325,001 - \$450,000	84	18.63%	90.5	7	45	29	3
\$450,001 - \$700,000	56	12.42%	94.0	3	22	26	5
\$700,001 and up	46	10.20%	113.0	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
Median Active Inventory Listing Price			\$280,000	\$184,900	\$275,000	\$376,500	\$412,500

December 2025



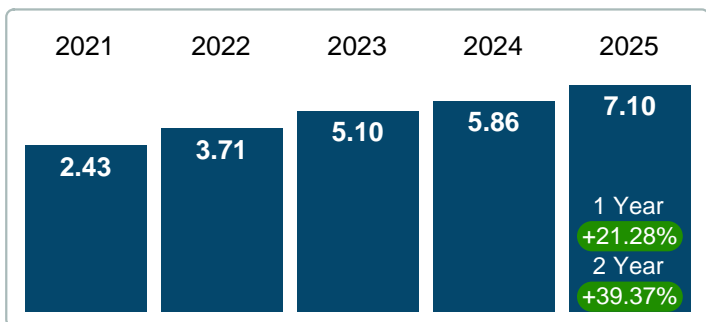
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



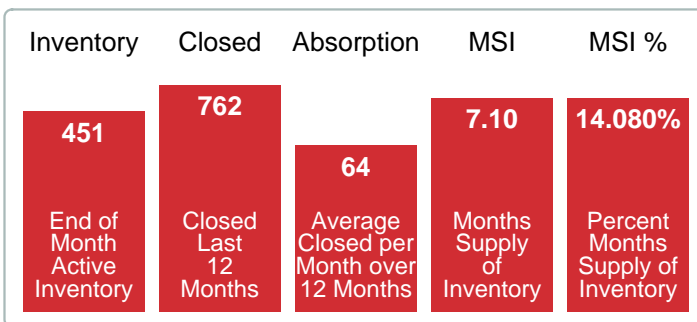
MONTHS SUPPLY of INVENTORY (MSI)

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

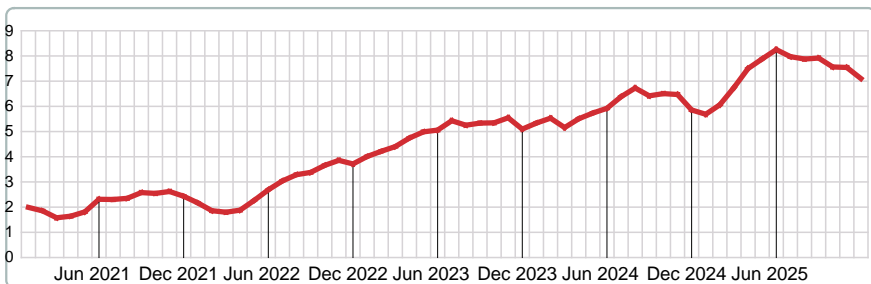
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2025

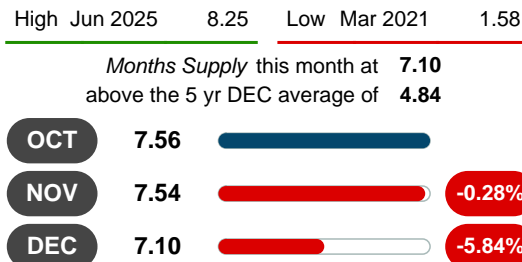


5 YEAR MARKET ACTIVITY TRENDS



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



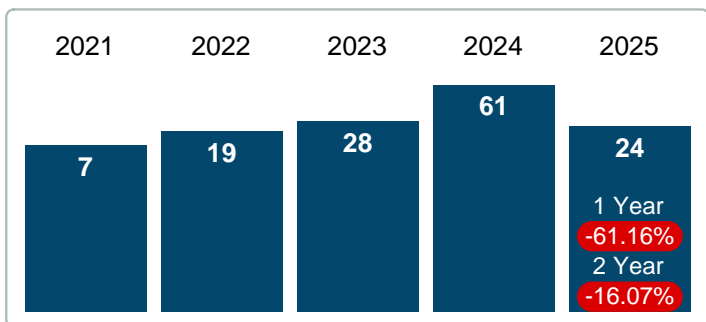
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



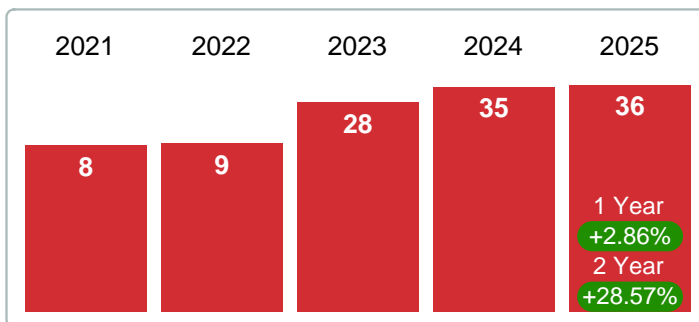
MEDIAN DAYS ON MARKET TO SALE

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

DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

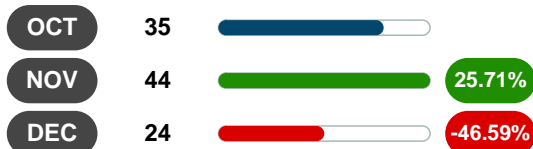


3 MONTHS

5 year DEC AVG = 28

High Dec 2024: 61 | Low Jun 2021: 4

Median Days on Market to Sale this month at 24 below the 5 yr DEC average of 28



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
\$125,000 and less	11.67%	2	3	1	194	0
\$125,001 - \$175,000	11.67%	73	73	259	15	0
\$175,001 - \$175,000	0.00%	73	0	0	0	0
\$175,001 - \$275,000	36.67%	23	0	22	42	0
\$275,001 - \$325,000	15.00%	19	0	11	62	0
\$325,001 - \$600,000	15.00%	99	0	128	85	0
\$600,001 and up	10.00%	12	1	109	7	16
Median Closed DOM		24	37	22	62	16
Total Closed Units	100%	23.5	9	37	13	1
Total Closed Volume		20,260,220	4.60M	9.62M	5.41M	625.00K

December 2025



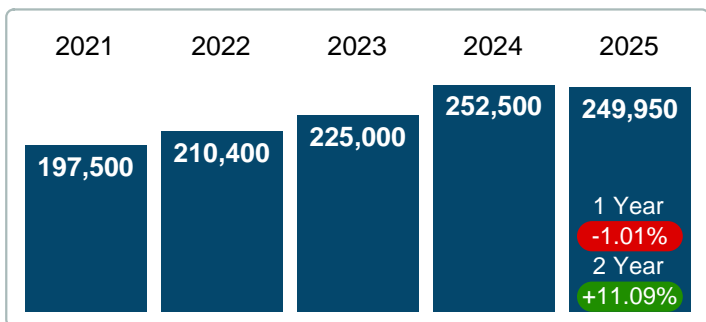
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



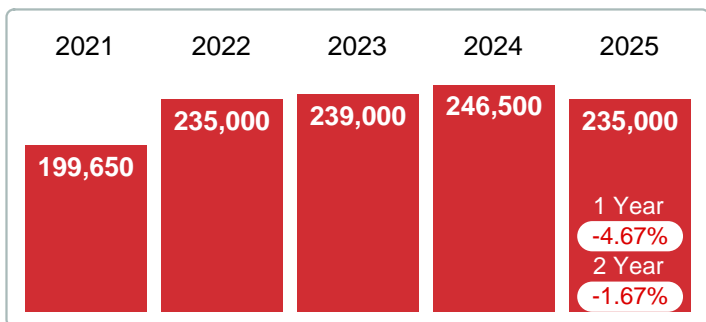
MEDIAN LIST PRICE AT CLOSING

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

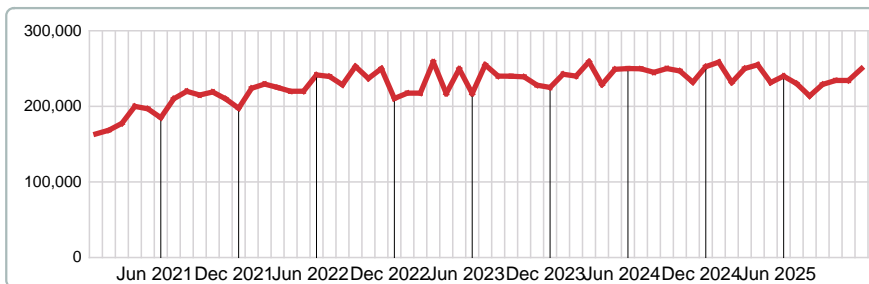
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

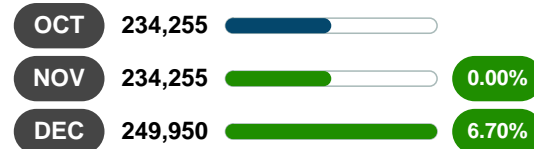


3 MONTHS

5 year DEC AVG = 227,070

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

Median List Price at Closing this month at **249,950** above the 5 yr DEC average of **227,070**



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
\$125,000 and less	11.67%	100,000	49,750	118,000	100,000	0
\$125,001 - \$175,000	16.67%	167,990	164,000	172,950	175,000	0
\$175,001 - \$175,000	0.00%	167,990	0	0	0	0
\$175,001 - \$275,000	31.67%	220,000	0	227,450	205,000	0
\$275,001 - \$325,000	13.33%	307,000	0	307,000	0	0
\$325,001 - \$600,000	16.67%	382,000	0	379,000	385,000	0
\$600,001 and up	10.00%	962,500	3,586,010	875,000	1,050,000	650,000
Median List Price		249,950	160,000	255,000	365,000	650,000
Total Closed Units	100%	249,950	9	37	13	1
Total Closed Volume		20,892,969	4.61M	9.96M	5.67M	650.00K

December 2025



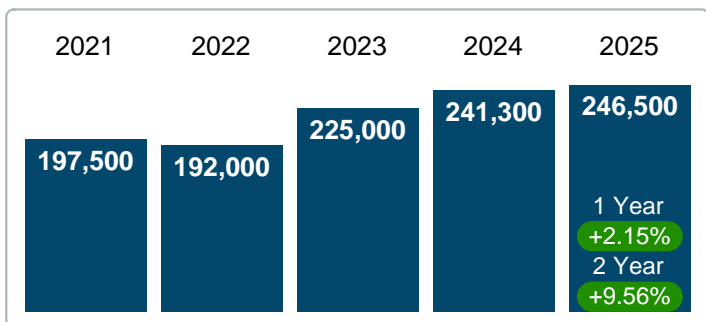
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



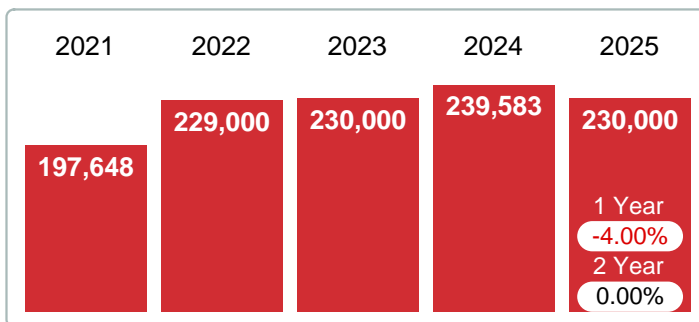
MEDIAN SOLD PRICE AT CLOSING

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

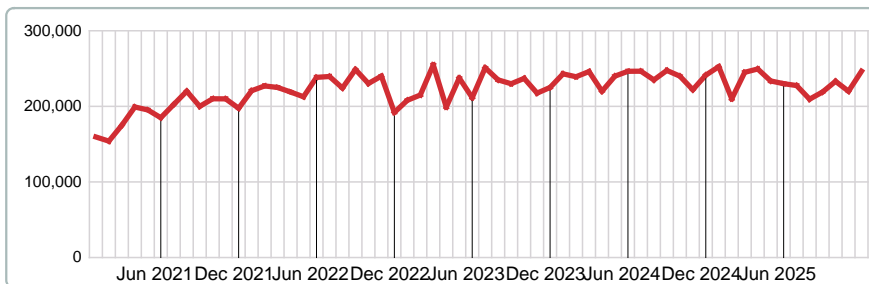
DECEMBER



YEAR TO DATE (YTD)

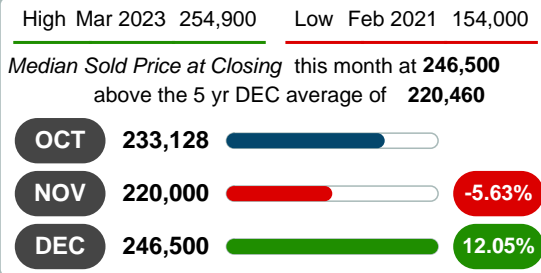


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 220,460



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
\$125,000 and less	7	11.67%	90,000	52,500	118,000	90,000	0
\$125,001 - \$175,000	7	11.67%	164,000	164,000	140,000	175,000	0
\$175,001 - \$175,000	0	0.00%	164,000	0	0	0	0
\$175,001 - \$275,000	22	36.67%	203,750	0	211,500	192,500	0
\$275,001 - \$325,000	9	15.00%	300,000	0	302,500	300,000	0
\$325,001 - \$600,000	9	15.00%	375,000	0	375,000	372,500	0
\$600,001 and up	6	10.00%	895,000	3,586,010	740,000	1,050,000	625,000
Median Sold Price			246,500	150,000	248,000	329,500	625,000
Total Closed Units		100%	246,500	9	37	13	1
Total Closed Volume			20,260,220	4.60M	9.62M	5.41M	625.00K

December 2025



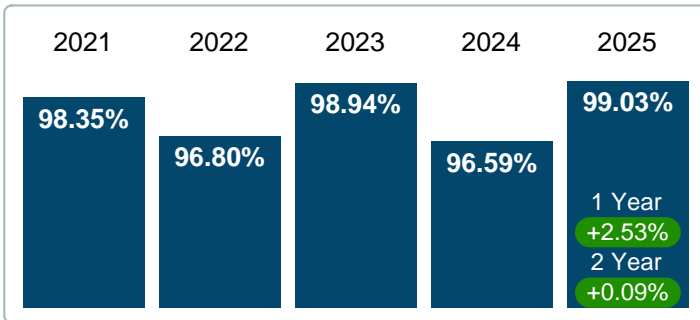
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



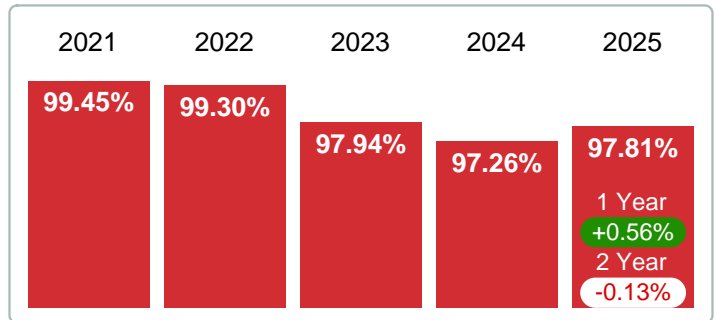
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

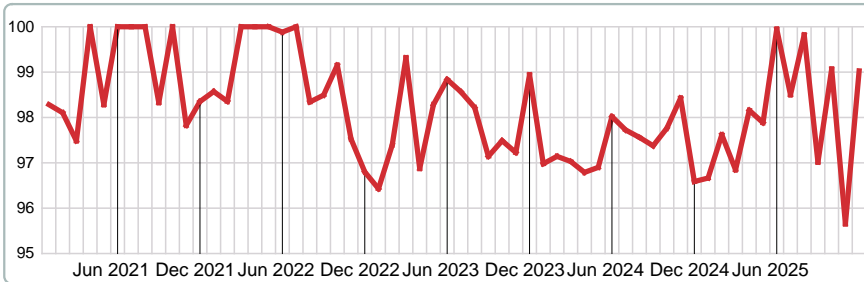
DECEMBER



YEAR TO DATE (YTD)

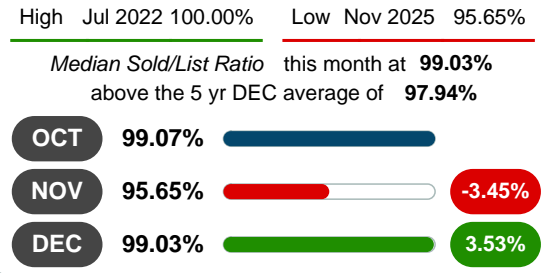


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 97.94%



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
\$125,000 and less	7	11.67%	100.00%	102.46%	100.00%	90.00%	0.00%
\$125,001 - \$175,000	7	11.67%	100.00%	100.00%	103.70%	100.00%	0.00%
\$175,001 - \$175,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$175,001 - \$275,000	22	36.67%	98.58%	0.00%	100.00%	95.00%	0.00%
\$275,001 - \$325,000	9	15.00%	98.37%	0.00%	99.18%	77.92%	0.00%
\$325,001 - \$600,000	9	15.00%	98.94%	0.00%	99.11%	98.02%	0.00%
\$600,001 and up	6	10.00%	96.00%	100.00%	84.57%	95.85%	96.15%
Median Sold/List Ratio		99.03%		100.00%	100.00%	95.85%	96.15%
Total Closed Units		60	100%	9	37	13	1
Total Closed Volume		20,260,220		4.60M	9.62M	5.41M	625.00K

December 2025



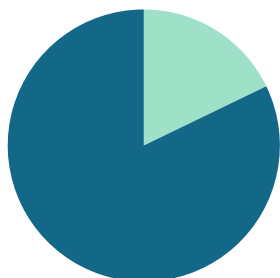
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

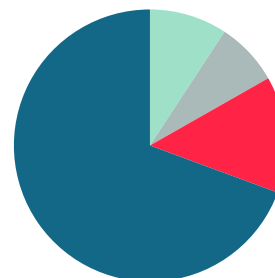


Inventory
 New Listings
105 = 17.83%
 Start Inventory
484
 Total Inventory Units
589
 Volume
\$247,250,714

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%
Median List Price	252,500	249,950	-1.01%	246,500	235,000	-4.67%
Median Sale Price	241,300	246,500	2.15%	239,583	230,000	-4.00%
Median Percent of Selling Price to List Price	96.59%	99.03%	2.53%	97.26%	97.81%	0.56%
Median Days on Market to Sale	60.50	23.50	-61.16%	35.00	36.00	2.86%
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%

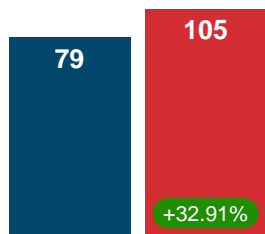
Absorption: Last 12 months, an Average of **64** Sales/Month

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

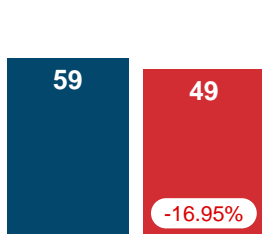
DECEMBER MARKET

MEDIAN PRICES

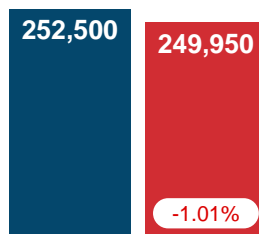
New Listings



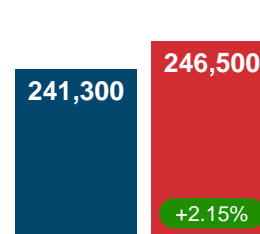
Pending Listings



List Price



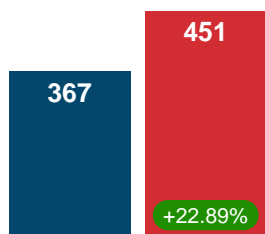
Sale Price



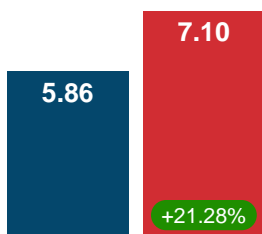
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

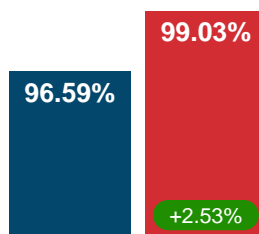
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

