

July 2022



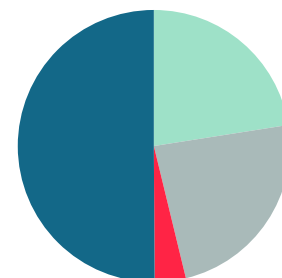
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	July 2022	+/-%
Closed Listings	91	116	27.47%
Pending Listings	108	122	12.96%
New Listings	127	162	27.56%
Median List Price	210,000	239,500	14.05%
Median Sale Price	202,500	239,500	18.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	317	258	-18.61%
Months Supply of Inventory	4.59	3.20	-30.31%



■ Closed (22.52%)
■ Pending (23.69%)
■ Other OffMarket (3.69%)
■ Active (50.10%)

Absorption: Last 12 months, an Average of **81** Sales/Month
Active Inventory as of July 31, 2022 = **258**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **18.61%** to 258 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **3.20** 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 **18.27%** in July 2022 to \$239,500 versus the previous year at \$202,500.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2022 compared to last year's same month at **5.00** DOM.

Sales Success for July 2022 is Positive

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

There were 162 New Listings in July 2022, up **27.56%** from last year at 127. Furthermore, there were 116 Closed Listings this month versus last year at 91, a **27.47%** increase.

Closed versus Listed trends yielded a **71.6%** ratio, down from previous year's, July 2021, at **71.7%**, a **0.07%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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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

July 2022



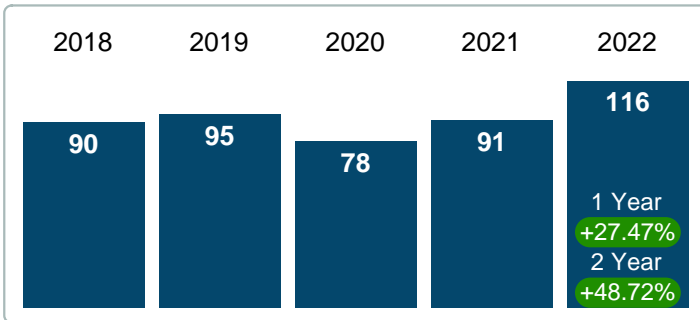
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



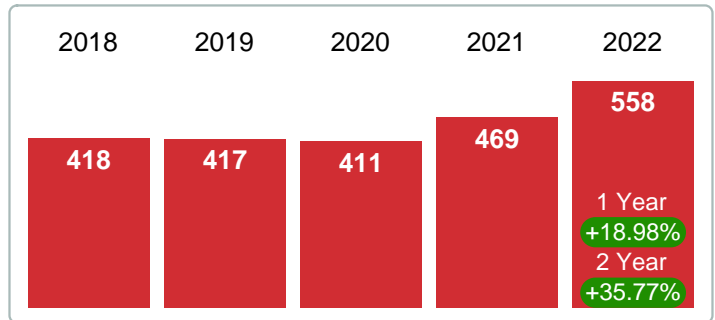
CLOSED LISTINGS

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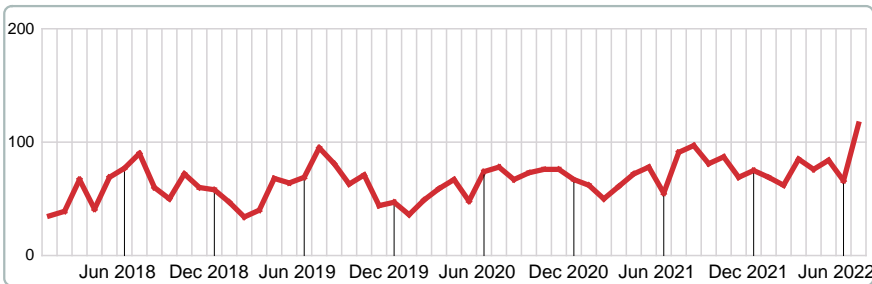
JULY



YEAR TO DATE (YTD)

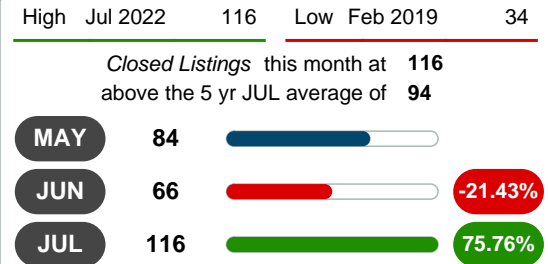


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 94



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	9.48%	19.0	3	8	0	0
\$150,001 - \$200,000	15	12.93%	7.0	2	12	1	0
\$200,001 - \$225,000	12	10.34%	8.0	0	8	4	0
\$225,001 - \$225,000	0	0.00%	8.0	0	0	0	0
\$225,001 - \$300,000	50	43.10%	1.0	2	14	34	0
\$300,001 - \$450,000	16	13.79%	8.5	3	8	4	1
\$450,001 and up	12	10.34%	25.5	0	6	5	1
Total Closed Units	116			10	56	48	2
Total Closed Volume	33,360,040			2.26M	15.10M	14.71M	1.29M
Median Closed Price	\$239,500			\$221,035	\$227,000	\$239,500	\$644,950

July 2022



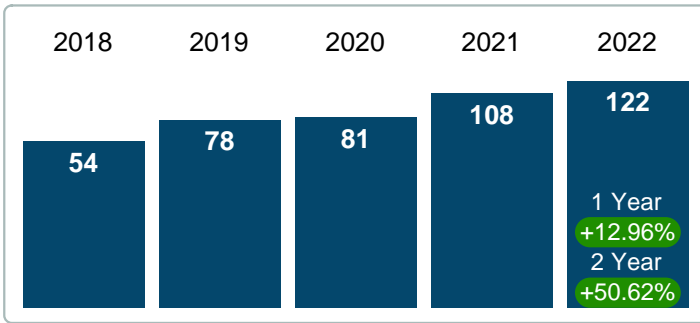
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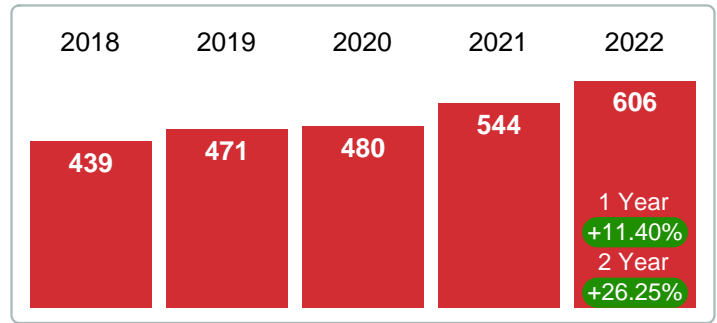
PENDING LISTINGS

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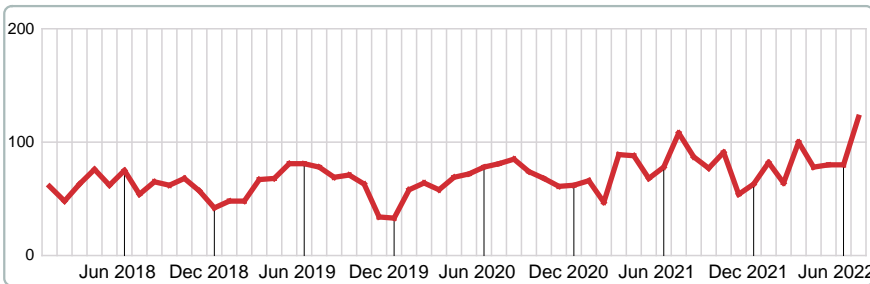
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 89

High Jul 2022 122 Low Dec 2019 33

Pending Listings this month at 122 above the 5 yr JUL average of 89



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	11	9.02%	15.0	4	7	0	0
\$125,001 - \$175,000	12	9.84%	25.5	7	5	0	0
\$175,001 - \$225,000	17	13.93%	9.0	1	11	5	0
\$225,001 - \$225,000	0	0.00%	9.0	0	0	0	0
\$225,001 - \$350,000	53	43.44%	0.0	1	19	32	1
\$350,001 - \$475,000	12	9.84%	6.0	2	3	7	0
\$475,001 and up	17	13.93%	52.0	1	9	4	3
Total Pending Units	122			16	54	48	4
Total Pending Volume	37,892,200	100%	7.0	3.09M	19.20M	13.69M	1.91M
Median Listing Price	\$239,500			\$137,450	\$239,000	\$239,500	\$530,000

July 2022



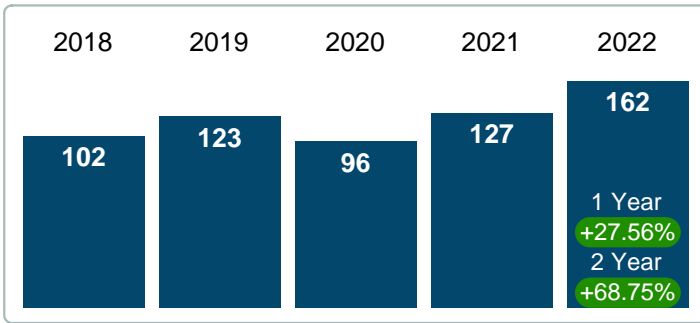
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



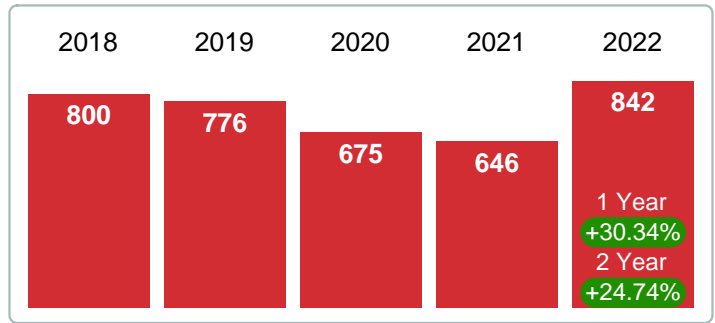
NEW LISTINGS

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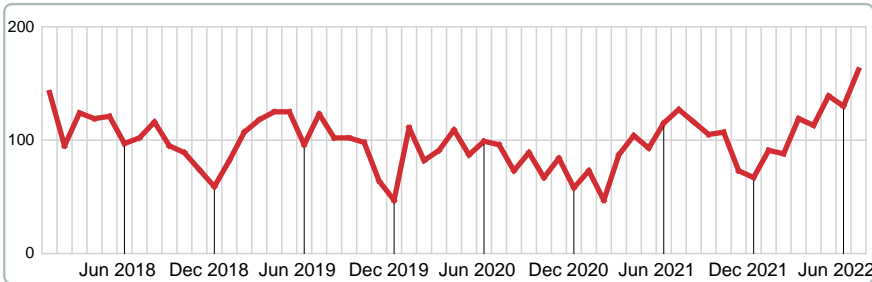
JULY



YEAR TO DATE (YTD)

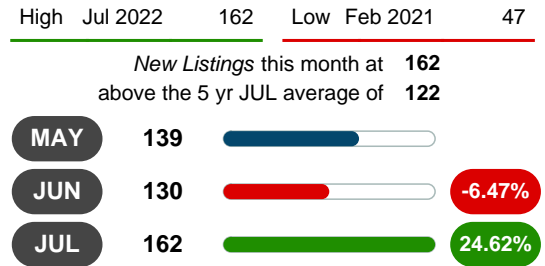


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 122



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
\$100,000 and less	11	6.79%	6	4	0	1
\$100,001 - \$175,000	21	12.96%	6	14	1	0
\$175,001 - \$225,000	26	16.05%	3	13	10	0
\$225,001 - \$250,000	41	25.31%	3	9	29	0
\$250,001 - \$325,000	23	14.20%	1	17	3	2
\$325,001 - \$475,000	22	13.58%	1	8	13	0
\$475,001 and up	18	11.11%	3	5	5	5
Total New Listed Units	162		23	70	61	8
Total New Listed Volume	46,932,499	100%	5.71M	17.90M	18.09M	5.22M
Median New Listed Listing Price	\$239,500		\$175,000	\$239,450	\$239,500	\$537,450

July 2022



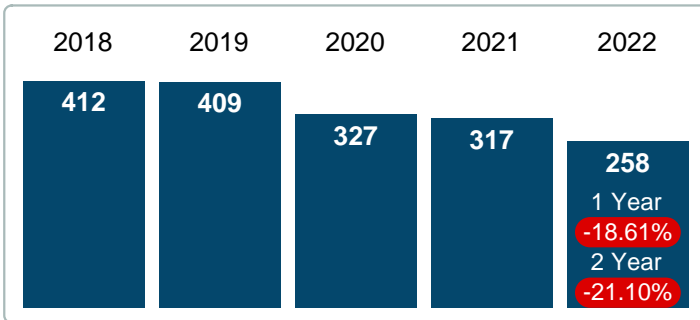
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



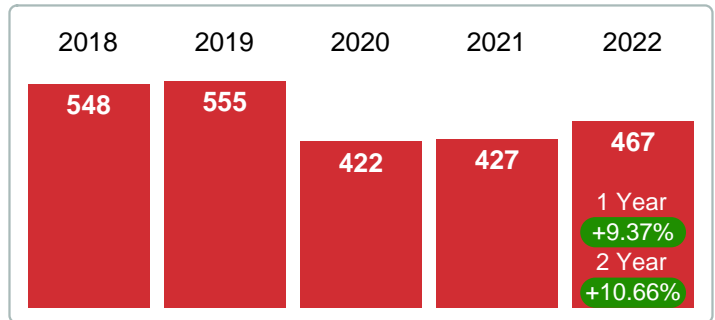
ACTIVE INVENTORY

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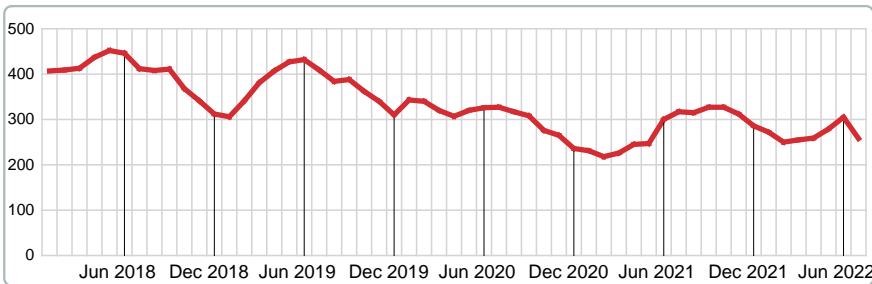
END OF JULY



ACTIVE DURING JULY

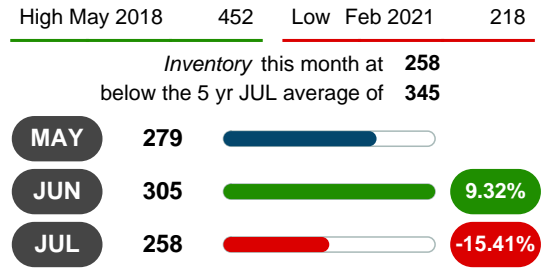


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 345



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	17	6.59%	26.0	8	7	1	1
\$100,001 - \$175,000	39	15.12%	46.0	17	20	2	0
\$175,001 - \$225,000	37	14.34%	25.0	3	24	10	0
\$225,001 - \$325,000	70	27.13%	37.5	8	43	17	2
\$325,001 - \$425,000	37	14.34%	45.0	2	21	13	1
\$425,001 - \$875,000	32	12.40%	54.0	1	16	12	3
\$875,001 and up	26	10.08%	81.5	2	7	11	6
Total Active Inventory by Units	258			41	138	66	13
Total Active Inventory by Volume	114,618,264	100%	44.0	8.89M	52.31M	42.00M	11.43M
Median Active Inventory Listing Price	\$270,000			\$155,000	\$260,000	\$344,450	\$774,000

July 2022



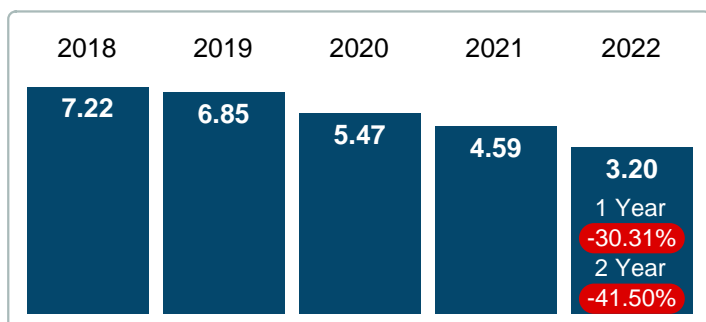
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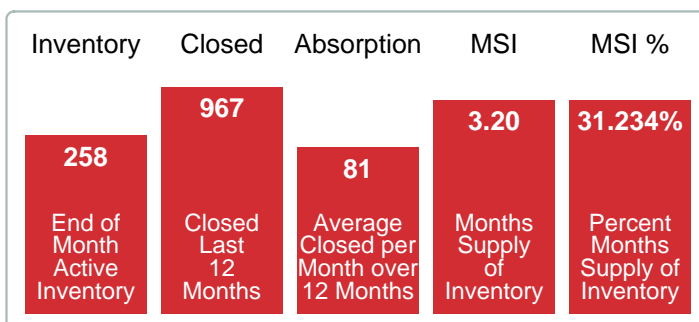
MONTHS SUPPLY of INVENTORY (MSI)

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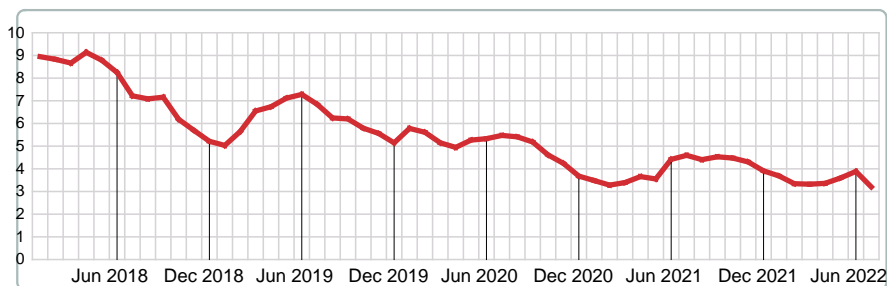
MSI FOR JULY



INDICATORS FOR JULY 2022

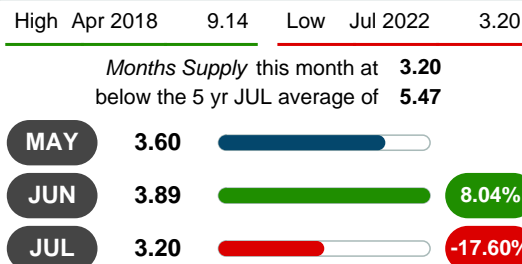


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 5.47



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
\$100,000 and less	17	6.59%	2.24	2.53	1.71	4.00	12.00
\$100,001 - \$175,000	39	15.12%	2.12	4.00	1.75	0.80	0.00
\$175,001 - \$225,000	37	14.34%	2.20	5.14	1.72	4.62	0.00
\$225,001 - \$325,000	70	27.13%	3.13	7.38	3.37	2.24	2.18
\$325,001 - \$425,000	37	14.34%	5.16	3.00	5.04	6.50	3.00
\$425,001 - \$875,000	32	12.40%	4.63	3.00	4.47	6.86	2.40
\$875,001 and up	26	10.08%	19.50	0.00	14.00	22.00	18.00
Market Supply of Inventory (MSI)			3.20	4.07	2.74	3.94	3.90
Total Active Inventory by Units		100%	3.20	41	138	66	13

July 2022



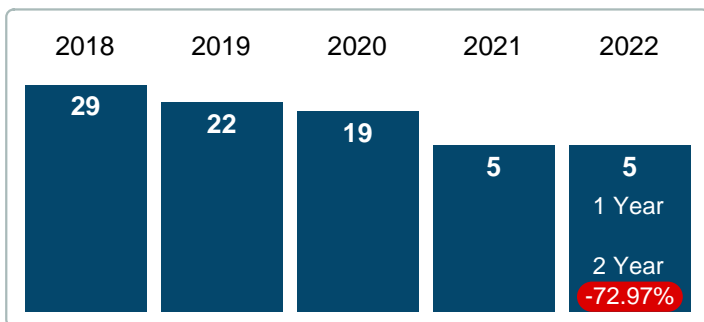
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



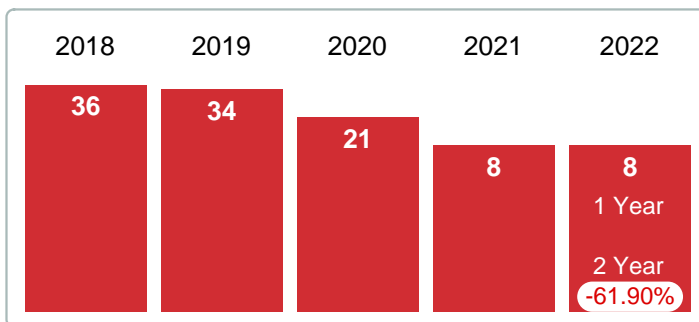
MEDIAN DAYS ON MARKET TO SALE

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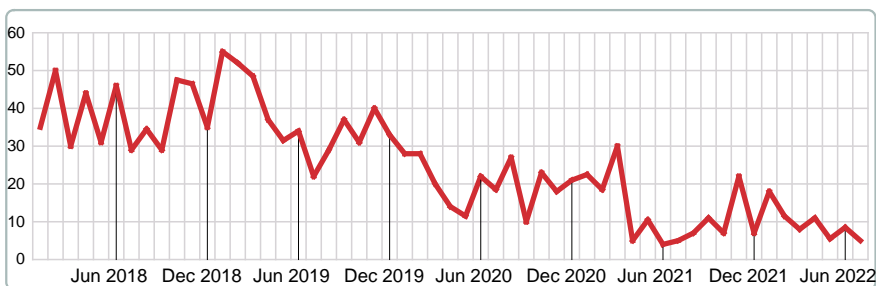
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16

High Jan 2019 55 Low Jun 2021 4

Median Days on Market to Sale this month at 5 below the 5 yr JUL average of 16

- MAY 6 (Progress bar)
- JUN 9 (Progress bar) 54.55%
- JUL 5 (Progress bar) -41.18%

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
\$150,000 and less	11	9.48%	19	11	20	0	0
\$150,001 - \$200,000	15	12.93%	7	15	11	5	0
\$200,001 - \$225,000	12	10.34%	8	0	6	42	0
\$225,001 - \$225,000	0	0.00%	8	0	0	0	0
\$225,001 - \$300,000	50	43.10%	1	21	8	1	0
\$300,001 - \$450,000	16	13.79%	9	51	16	9	1
\$450,001 and up	12	10.34%	26	0	54	8	33
Median Closed DOM	5			17	13	1	17
Total Closed Units	116			10	56	48	2
Total Closed Volume	33,360,040			2.26M	15.10M	14.71M	1.29M

July 2022



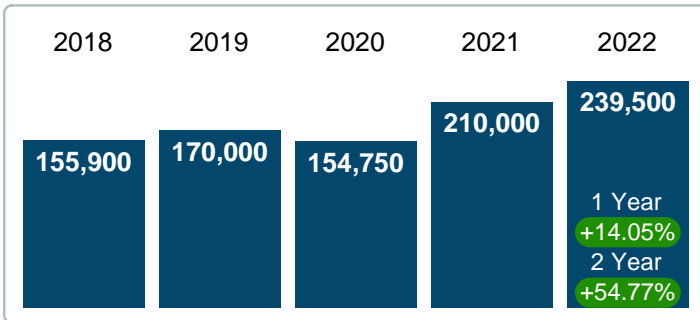
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



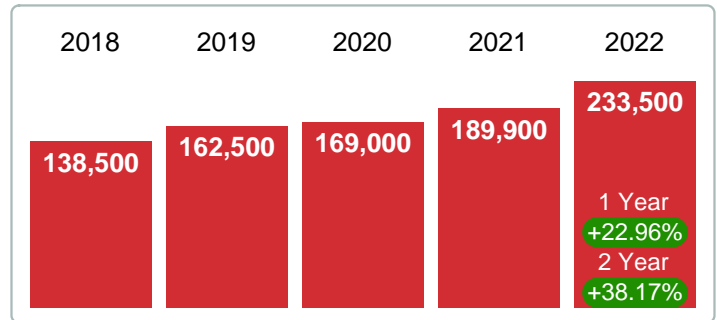
MEDIAN LIST PRICE AT CLOSING

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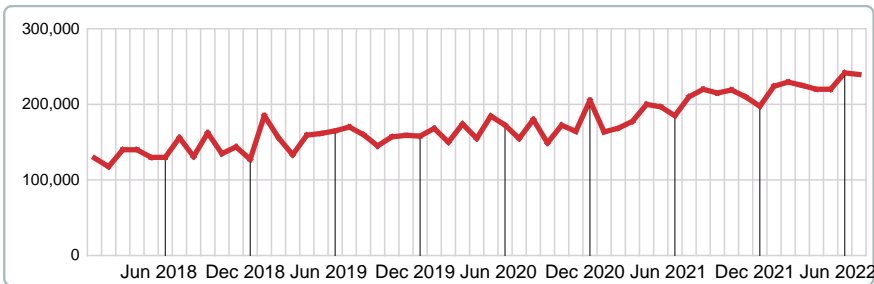
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

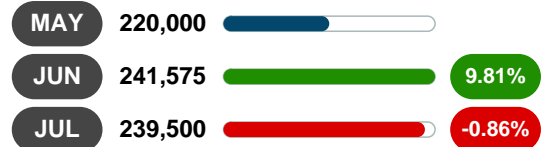


3 MONTHS

5 year JUL AVG = 186,030

High Jun 2022 241,575 Low Feb 2018 117,500

Median List Price at Closing this month at **239,500**
above the 5 yr JUL average of **186,030**



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
\$150,000 and less	10	139,000	134,000	141,950	0	0
\$150,001 - \$200,000	13	179,900	169,900	180,000	179,900	0
\$200,001 - \$225,000	11	219,000	0	219,000	221,000	0
\$225,001 - \$225,000	0	219,000	0	0	0	0
\$225,001 - \$300,000	54	239,500	282,000	249,000	239,500	0
\$300,001 - \$450,000	15	375,000	375,000	375,000	334,000	449,000
\$450,001 and up	13	600,000	0	549,000	799,000	879,000
Median List Price		239,500	217,450	238,500	239,500	664,000
Total Closed Units		116	10	56	48	2
Total Closed Volume		34,230,450	2.35M	15.58M	14.98M	1.33M

July 2022



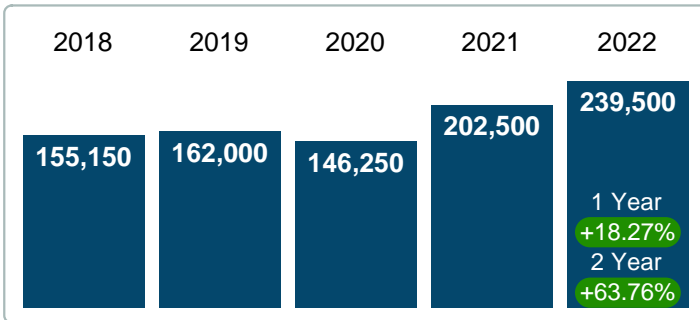
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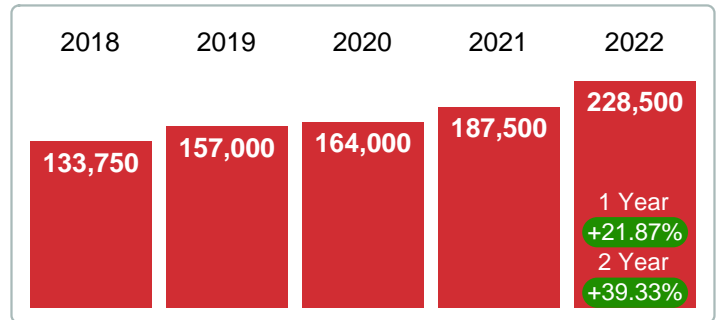
MEDIAN SOLD PRICE AT CLOSING

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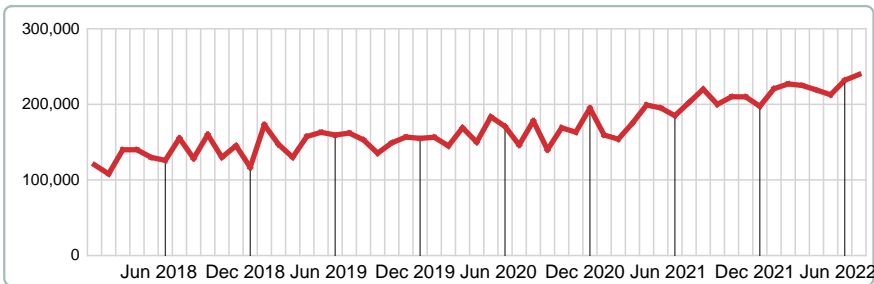
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

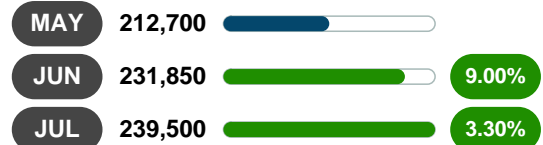


3 MONTHS

5 year JUL AVG = 181,080

High Jul 2022 239,500 Low Feb 2018 108,000

Median Sold Price at Closing this month at **239,500** above the 5 yr JUL average of **181,080**



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
\$150,000 and less	9.48%	125,000	125,000	132,000	0	0
\$150,001 - \$200,000	12.93%	183,000	165,035	192,500	179,900	0
\$200,001 - \$225,000	10.34%	220,000	0	219,000	220,500	0
\$225,001 - \$225,000	0.00%	220,000	0	0	0	0
\$225,001 - \$300,000	43.10%	239,500	265,000	240,950	239,500	0
\$300,001 - \$450,000	13.79%	355,500	351,000	367,500	322,000	449,900
\$450,001 and up	10.34%	625,000	0	562,500	750,000	840,000
Median Sold Price		239,500	221,035	227,000	239,500	644,950
Total Closed Units	100%	116	10	56	48	2
Total Closed Volume		33,360,040	2.26M	15.10M	14.71M	1.29M

July 2022



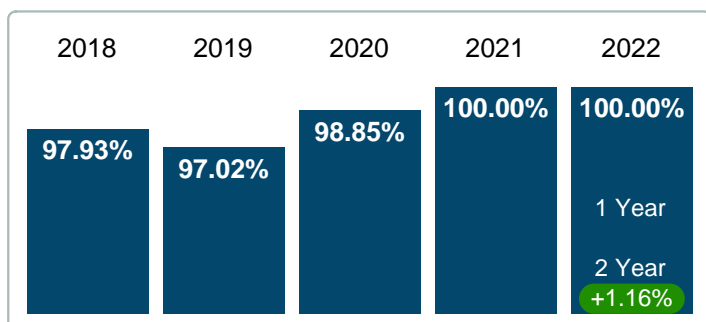
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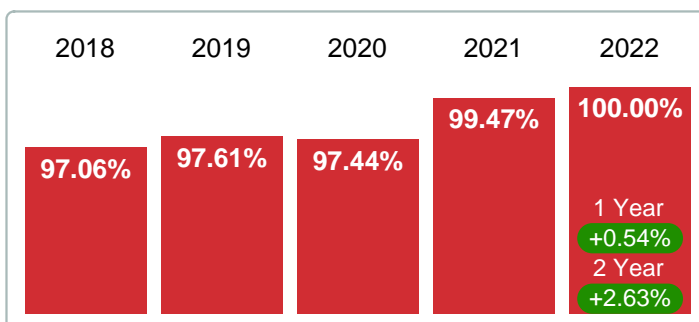
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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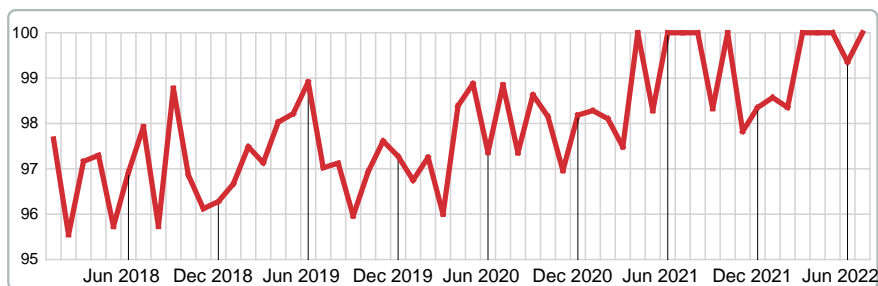
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

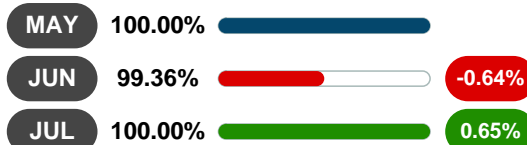


3 MONTHS

5 year JUL AVG = 98.76%

High Jul 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **98.76%**



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	
\$150,000 and less	11	9.48%	93.10%	96.90%	90.49%	0.00%	0.00%	
\$150,001 - \$200,000	15	12.93%	100.00%	103.14%	100.00%	100.00%	0.00%	
\$200,001 - \$225,000	12	10.34%	99.77%	0.00%	99.77%	98.56%	0.00%	
\$225,001 - \$225,000	0	0.00%	99.77%	0.00%	0.00%	0.00%	0.00%	
\$225,001 - \$300,000	50	43.10%	100.00%	94.31%	99.13%	100.00%	0.00%	
\$300,001 - \$450,000	16	13.79%	98.98%	95.38%	100.00%	97.72%	100.20%	
\$450,001 and up	12	10.34%	98.88%	0.00%	100.00%	94.40%	95.56%	
Median Sold/List Ratio		100.00%		97.95%	100.00%	100.00%	97.88%	
Total Closed Units		116	100%	100.00%	10	56	48	2
Total Closed Volume		33,360,040			2.26M	15.10M	14.71M	1.29M

July 2022



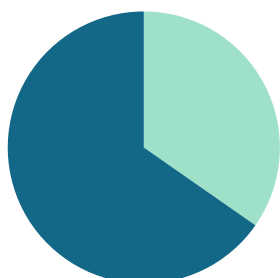
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Aug 11, 2022 for MLS Technology Inc.

INVENTORY

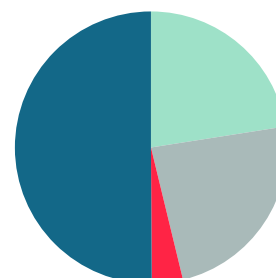


Inventory
 New Listings
162 = 34.69%
 Start Inventory
305
 Total Inventory Units
467
 Volume
\$175,511,214

Market Activity

Closed Sales
116 = 22.52%
 Pending Sales
122 = 23.69%
 Other Off Market
19 = 3.69%
 Active Inventory
258 = 50.10%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	91	116	27.47%	469	558	18.98%
Pending Sales	108	122	12.96%	544	606	11.40%
New Listings	127	162	27.56%	646	842	30.34%
Median List Price	210,000	239,500	14.05%	189,900	233,500	22.96%
Median Sale Price	202,500	239,500	18.27%	187,500	228,500	21.87%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.47%	100.00%	0.54%
Median Days on Market to Sale	5.00	5.00	0.00%	8.00	8.00	0.00%
Monthly Inventory	317	258	-18.61%	317	258	-18.61%
Months Supply of Inventory	4.59	3.20	-30.31%	4.59	3.20	-30.31%

Absorption: Last 12 months, an Average of **81** Sales/Month

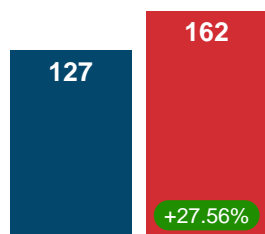
Inventory on July 31, 2022 = **258**

2021 **2022**

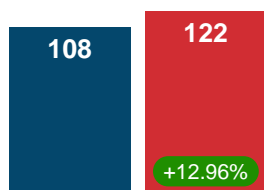
JULY MARKET

MEDIAN PRICES

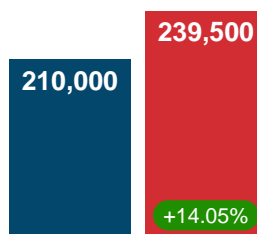
New Listings



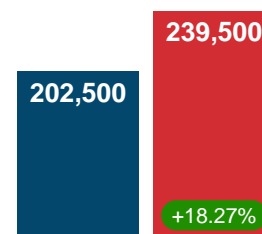
Pending Listings



List Price



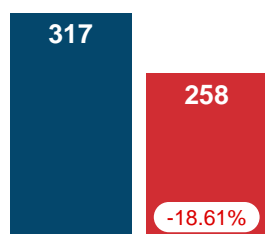
Sale Price



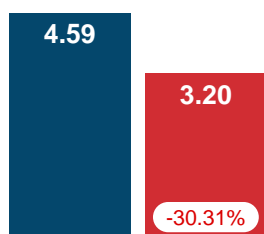
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%