

May 2022



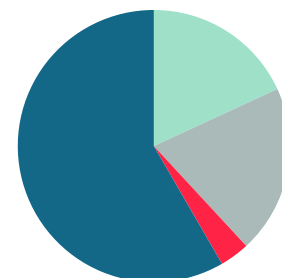
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	73	77	5.48%
Pending Listings	74	85	14.86%
New Listings	88	129	46.59%
Average List Price	229,484	250,766	9.27%
Average Sale Price	222,946	239,888	7.60%
Average Percent of Selling Price to List Price	97.09%	94.86%	-2.29%
Average Days on Market to Sale	28.12	43.84	55.90%
End of Month Inventory	316	248	-21.52%
Months Supply of Inventory	4.00	3.28	-18.06%



■ Closed (18.12%)
■ Pending (20.00%)
■ Other OffMarket (3.53%)
■ Active (58.35%)

Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of May 31, 2022 = **248**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **21.52%** to 248 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **3.28** 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 **7.60%** in May 2022 to \$239,888 versus the previous year at \$222,946.

Average Days on Market Lengthens

The average number of **43.84** days that homes spent on the market before selling increased by 15.72 days or **55.90%** in May 2022 compared to last year's same month at **28.12** DOM.

Sales Success for May 2022 is Positive

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

There were 129 New Listings in May 2022, up **46.59%** from last year at 88. Furthermore, there were 77 Closed Listings this month versus last year at 73, a **5.48%** increase.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, May 2021, at **83.0%**, a **28.05%** downswing. This will certainly create pressure on a decreasing Monthly 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

May 2022



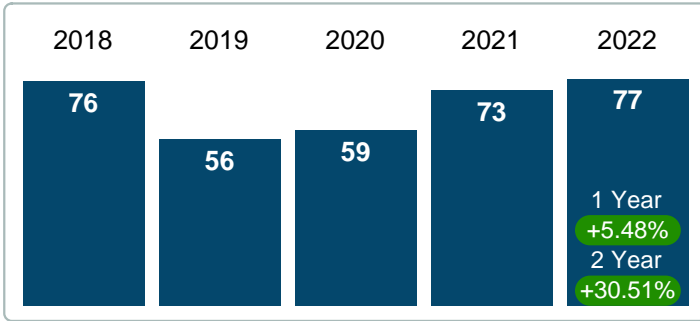
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



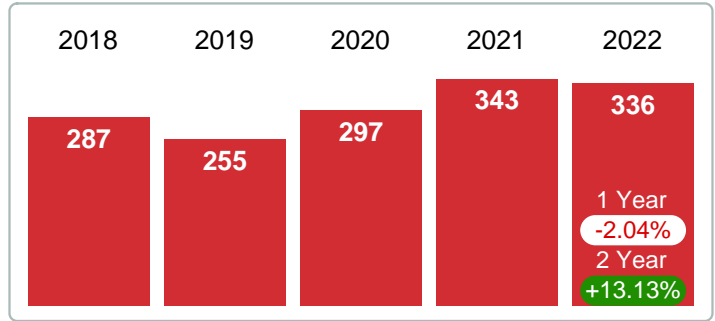
CLOSED LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

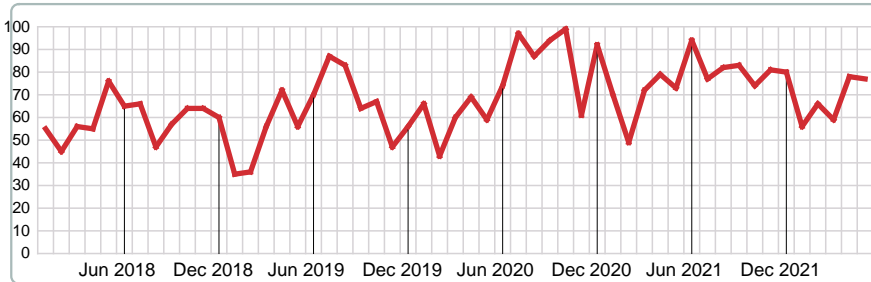
MAY



YEAR TO DATE (YTD)

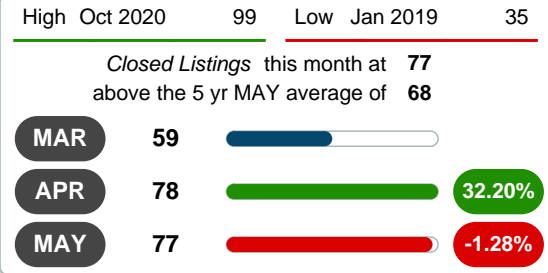


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	2.60%	121.5	0	2	0	0
\$25,001 - \$75,000	12	15.58%	63.8	7	5	0	0
\$75,001 - \$125,000	13	16.88%	58.5	6	7	0	0
\$125,001 - \$225,000	20	25.97%	35.6	0	17	3	0
\$225,001 - \$325,000	13	16.88%	18.7	3	4	3	3
\$325,001 - \$500,000	9	11.69%	43.2	0	9	0	0
\$500,001 and up	8	10.39%	33.1	0	5	2	1
Total Closed Units	77			16	49	8	4
Total Closed Volume	18,471,401	100%	43.8	1.72M	12.24M	2.92M	1.59M
Average Closed Price	\$239,888			\$107,681	\$249,786	\$365,125	\$397,000

May 2022



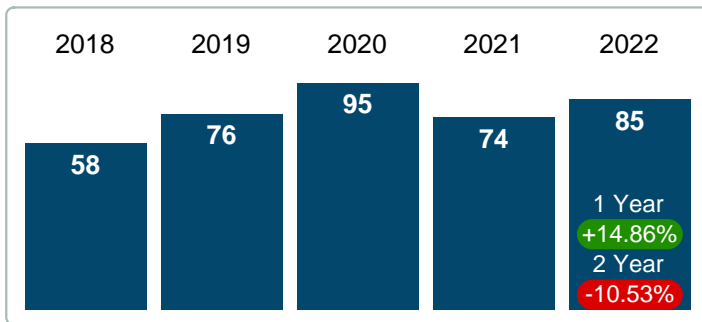
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



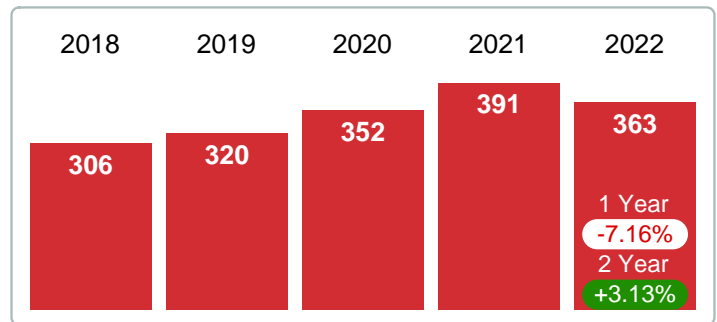
PENDING LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

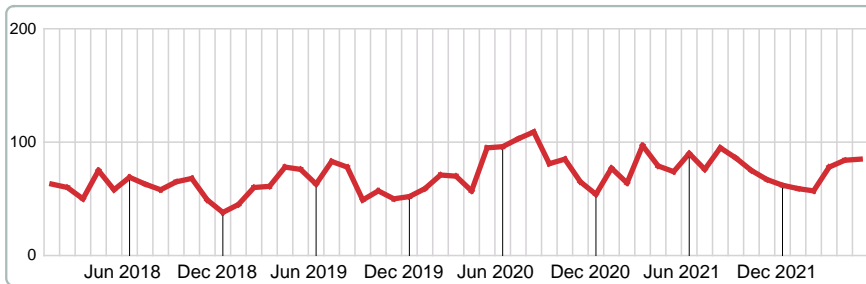
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 78

High Aug 2020 109 Low Dec 2018 38

Pending Listings this month at **85**
above the 5 yr MAY average of **78**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	8.24%	91.1	4	3	0	0
\$50,001 - \$100,000	10	11.76%	44.5	6	4	0	0
\$100,001 - \$125,000	7	8.24%	41.0	2	5	0	0
\$125,001 - \$225,000	28	32.94%	55.4	3	20	5	0
\$225,001 - \$325,000	11	12.94%	34.3	0	9	2	0
\$325,001 - \$475,000	13	15.29%	30.5	0	8	3	2
\$475,001 and up	9	10.59%	62.8	0	5	4	0
Total Pending Units	85			15	54	14	2
Total Pending Volume	20,887,900	100%	50.7	1.37M	13.00M	5.72M	799.50K
Average Listing Price	\$356,915			\$91,047	\$240,744	\$408,750	\$399,750

May 2022



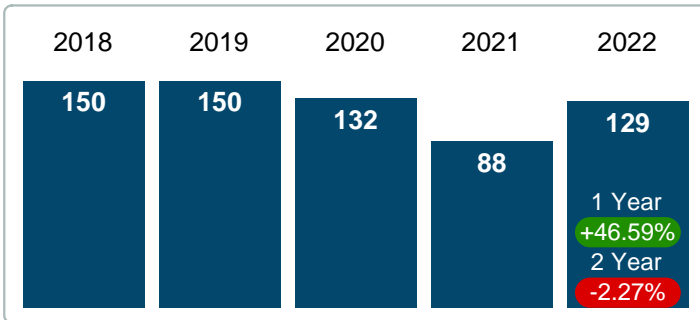
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



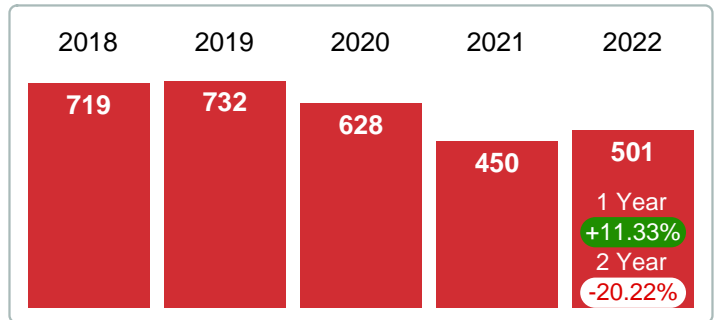
NEW LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

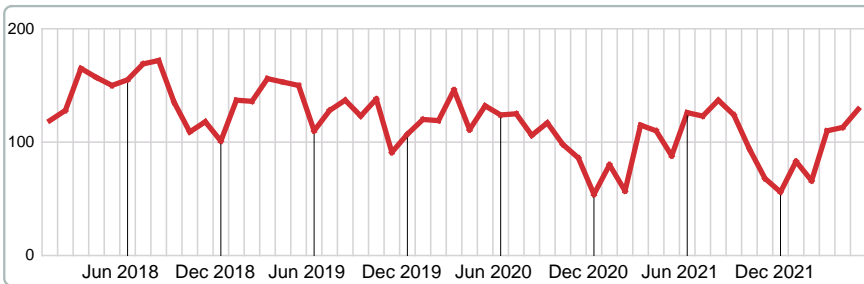
MAY



YEAR TO DATE (YTD)

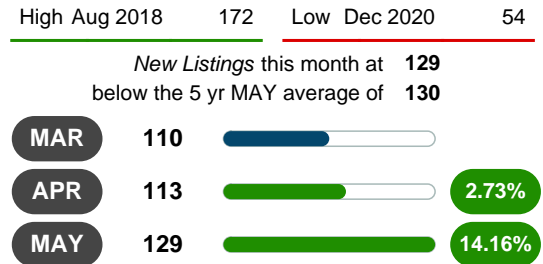


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 130



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	7	5.43%	2	5	0	0
\$50,001 - \$75,000	11	8.53%	3	8	0	0
\$75,001 - \$150,000	30	23.26%	7	23	0	0
\$150,001 - \$275,000	32	24.81%	0	23	8	1
\$275,001 - \$375,000	18	13.95%	2	11	4	1
\$375,001 - \$850,000	18	13.95%	1	8	6	3
\$850,001 and up	13	10.08%	0	3	6	4
Total New Listed Units	129		15	81	24	9
Total New Listed Volume	55,293,799	100%	2.25M	22.27M	12.66M	18.12M
Average New Listed Listing Price	\$315,400		\$149,920	\$274,900	\$527,425	\$2,013,322

May 2022



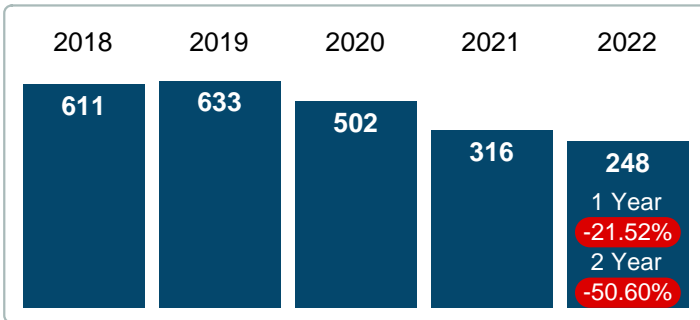
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



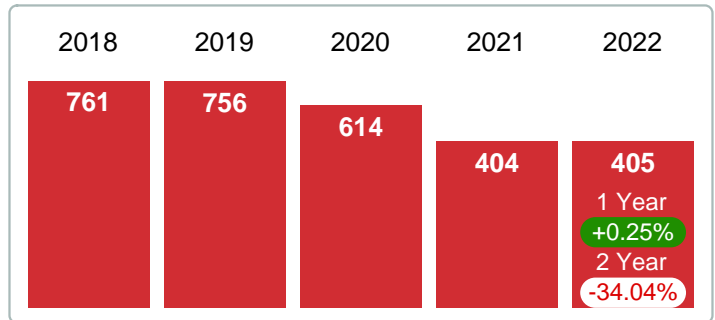
ACTIVE INVENTORY

Report produced on Jun 13, 2022 for MLS Technology Inc.

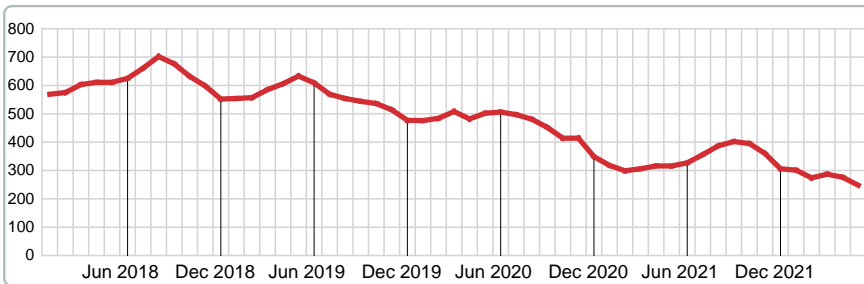
END OF MAY



ACTIVE DURING MAY

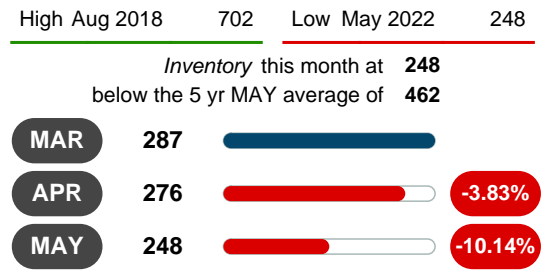


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 462



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	13	5.24%	41.4	5	6	2	0
\$50,001 - \$100,000	45	18.15%	57.8	12	32	1	0
\$100,001 - \$150,000	36	14.52%	148.1	5	28	2	1
\$150,001 - \$250,000	52	20.97%	59.4	6	32	14	0
\$250,001 - \$375,000	44	17.74%	65.1	3	26	12	3
\$375,001 - \$875,000	32	12.90%	74.7	2	15	12	3
\$875,001 and up	26	10.48%	68.7	0	8	13	5
Total Active Inventory by Units			248	33	147	56	12
Total Active Inventory by Volume			100,980,053	4.87M	44.28M	29.04M	22.79M
Average Active Inventory Listing Price			\$407,178	\$147,478	\$301,228	\$518,534	\$1,899,575

May 2022



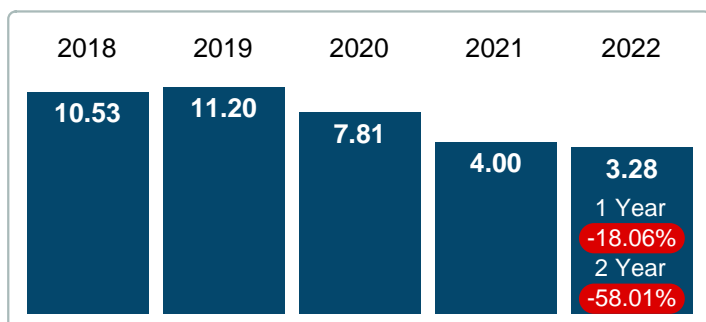
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



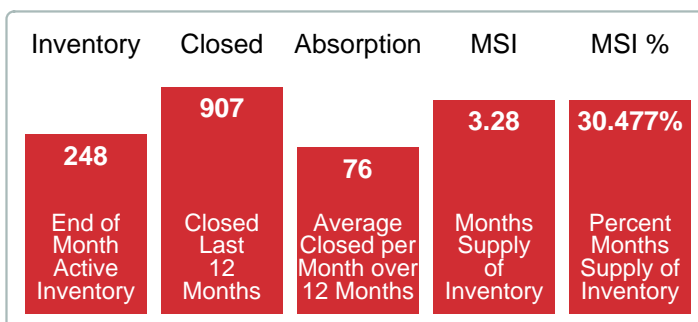
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jun 13, 2022 for MLS Technology Inc.

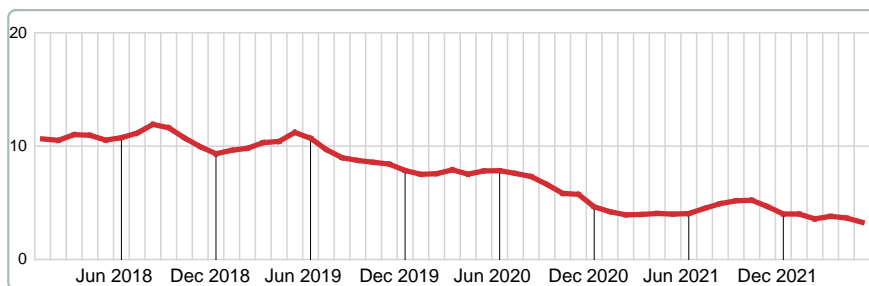
MSI FOR MAY



INDICATORS FOR MAY 2022

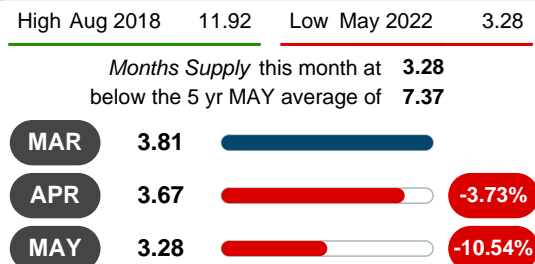


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 7.37



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
\$50,000 and less	13	5.24%	1.66	1.43	1.53	8.00	0.00
\$50,001 - \$100,000	45	18.15%	3.29	2.53	4.27	0.80	0.00
\$100,001 - \$150,000	36	14.52%	2.54	2.40	2.67	1.41	6.00
\$150,001 - \$250,000	52	20.97%	2.71	5.14	2.42	3.43	0.00
\$250,001 - \$375,000	44	17.74%	4.16	6.00	4.39	3.51	4.00
\$375,001 - \$875,000	32	12.90%	3.37	4.00	2.77	4.65	3.00
\$875,001 and up	26	10.48%	39.00	0.00	96.00	39.00	20.00
Market Supply of Inventory (MSI)			3.28	2.64	3.16	4.20	3.79
Total Active Inventory by Units		100%	3.28	33	147	56	12

May 2022



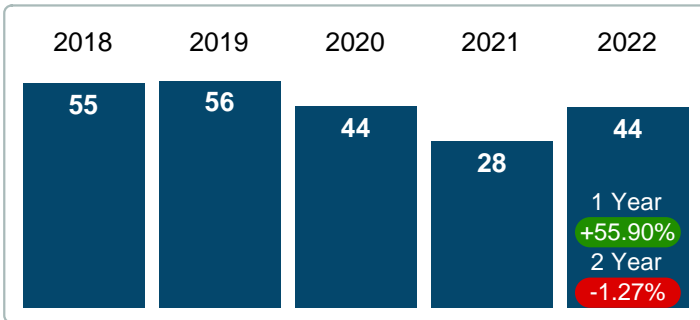
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



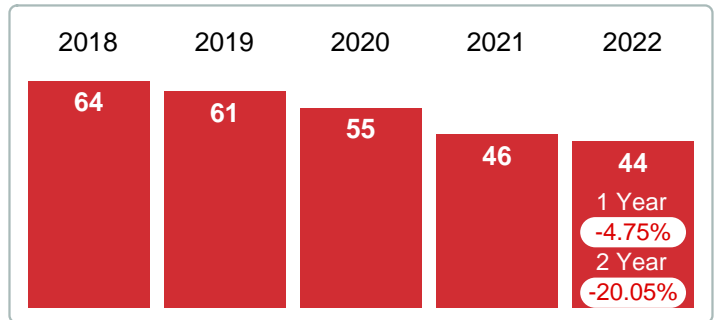
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jun 13, 2022 for MLS Technology Inc.

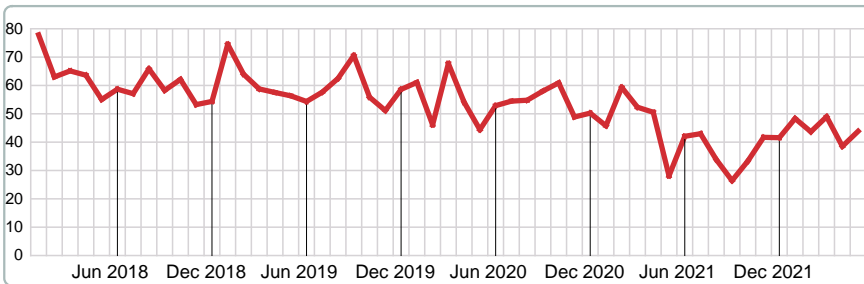
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 46

High Jan 2018 78 Low Sep 2021 26

Average Days on Market to Sale this month at 44
below the 5 yr MAY 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
\$25,000 and less	2	2.60%	122	0	122	0	0
\$25,001 - \$75,000	12	15.58%	64	57	74	0	0
\$75,001 - \$125,000	13	16.88%	58	82	39	0	0
\$125,001 - \$225,000	20	25.97%	36	0	27	85	0
\$225,001 - \$325,000	13	16.88%	19	14	3	32	31
\$325,001 - \$500,000	9	11.69%	43	0	43	0	0
\$500,001 and up	8	10.39%	33	0	24	35	78
Average Closed DOM			44	58	38	52	43
Total Closed Units		100%	44	16	49	8	4
Total Closed Volume			18,471,401	1.72M	12.24M	2.92M	1.59M

May 2022



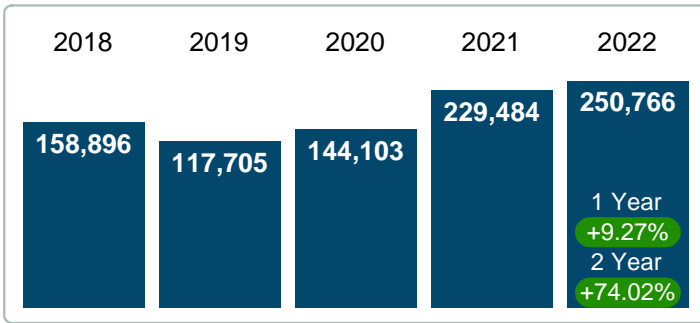
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



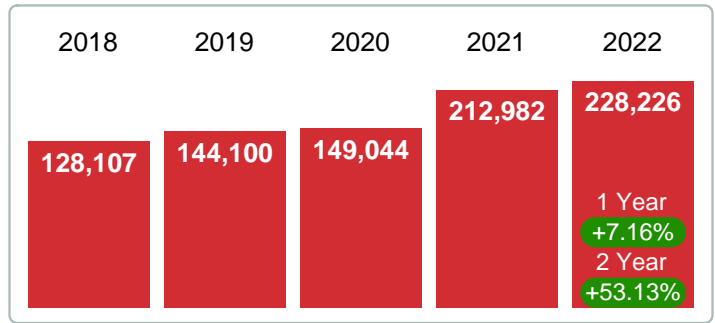
AVERAGE LIST PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

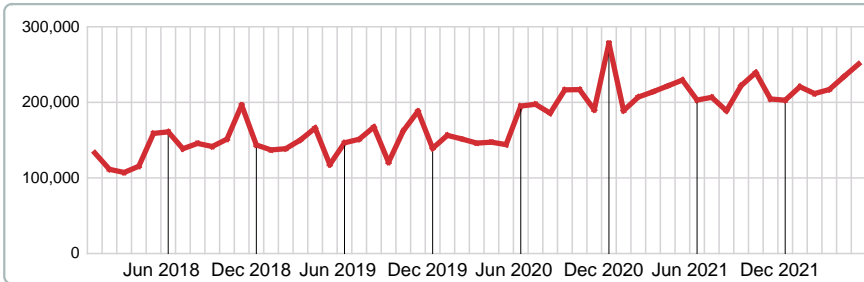
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

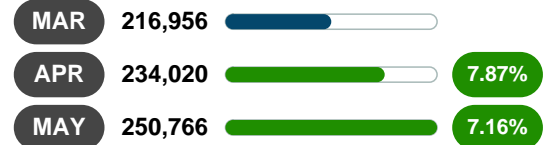


3 MONTHS

5 year MAY AVG = 180,191

High Dec 2020 278,181 Low Mar 2018 107,196

Average List Price at Closing this month at **250,766**
above the 5 yr MAY average of **180,191**



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
\$25,000 and less	1.30%	22,500	0	24,250	0	0
\$25,001 - \$75,000	12.99%	48,390	71,629	47,600	0	0
\$75,001 - \$125,000	19.48%	98,040	103,217	99,328	0	0
\$125,001 - \$225,000	23.38%	166,033	0	171,035	216,467	0
\$225,001 - \$325,000	19.48%	267,833	257,967	282,475	303,633	285,633
\$325,001 - \$500,000	12.99%	415,490	0	422,989	0	0
\$500,001 and up	10.39%	771,375	0	756,600	744,500	899,000
Average List Price		250,766	118,413	257,331	381,163	438,975
Total Closed Units	100%	250,766	16	49	8	4
Total Closed Volume		19,308,999	1.89M	12.61M	3.05M	1.76M

May 2022



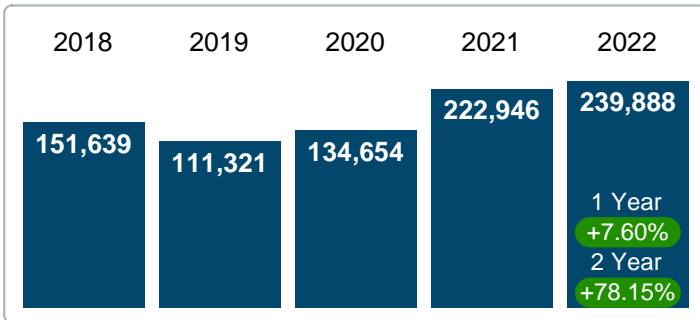
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



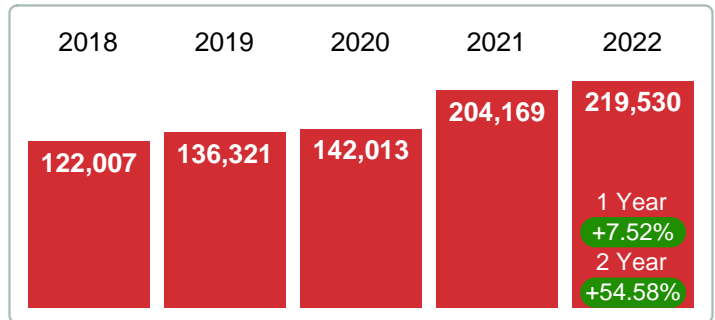
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

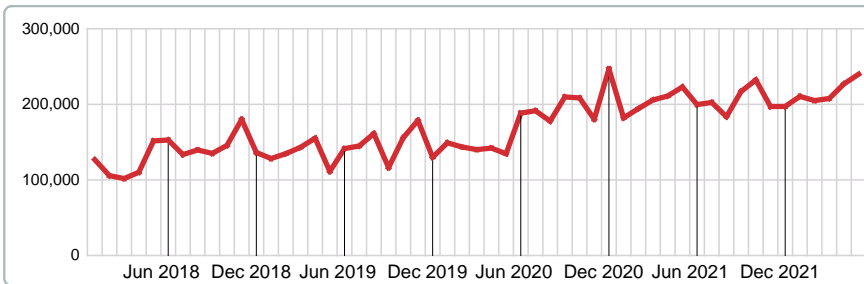
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

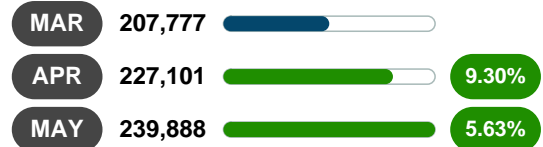


3 MONTHS

5 year MAY AVG = 172,090

High Dec 2020 246,862 Low Mar 2018 101,828

Average Sold Price at Closing this month at **239,888**
above the 5 yr MAY average of **172,090**



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
\$25,000 and less	2.60%	19,500	0	19,500	0	0
\$25,001 - \$75,000	15.58%	50,500	55,000	44,200	0	0
\$75,001 - \$125,000	16.88%	96,069	98,483	94,000	0	0
\$125,001 - \$225,000	25.97%	175,700	0	170,382	205,833	0
\$225,001 - \$325,000	16.88%	274,654	249,000	277,500	300,167	271,000
\$325,001 - \$500,000	11.69%	411,111	0	411,111	0	0
\$500,001 and up	10.39%	724,125	0	723,000	701,500	775,000
Average Sold Price		239,888	107,681	249,786	365,125	397,000
Total Closed Units	100%	239,888	16	49	8	4
Total Closed Volume		18,471,401	1.72M	12.24M	2.92M	1.59M

May 2022



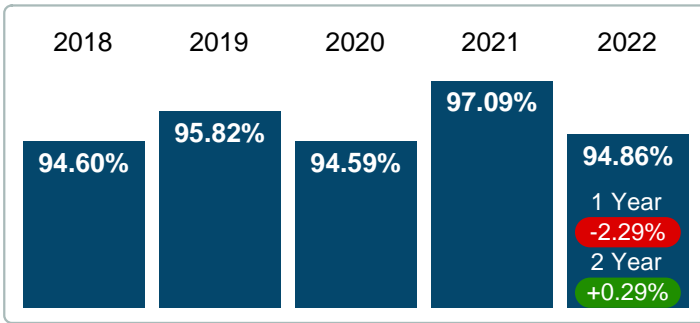
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



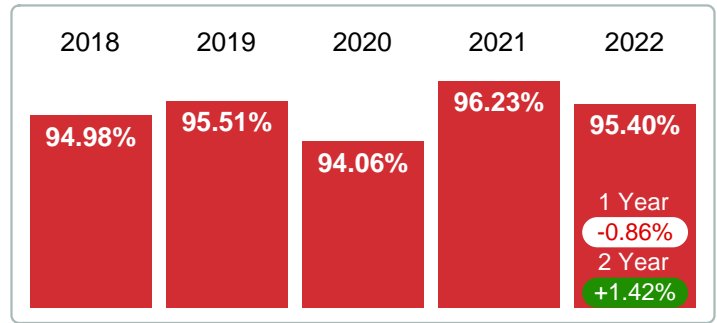
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

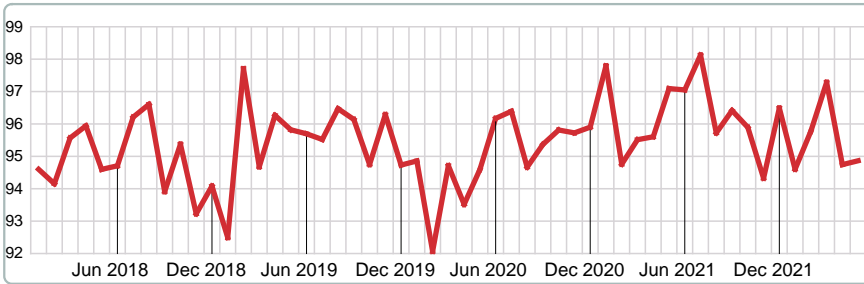
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

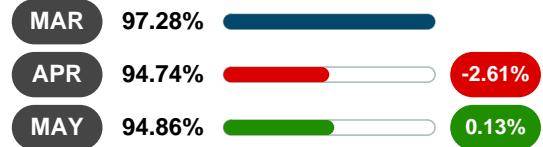


3 MONTHS

5 year MAY AVG = 95.39%

High Jul 2021 98.13% Low Feb 2020 92.07%

Average Sold/List Ratio this month at **94.86%**
equal to 5 yr MAY average of **95.39%**



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
\$25,000 and less	2	2.60%	81.28%	0.00%	81.28%	0.00%	0.00%
\$25,001 - \$75,000	12	15.58%	85.04%	78.99%	93.51%	0.00%	0.00%
\$75,001 - \$125,000	13	16.88%	95.64%	95.51%	95.74%	0.00%	0.00%
\$125,001 - \$225,000	20	25.97%	99.03%	0.00%	99.76%	94.89%	0.00%
\$225,001 - \$325,000	13	16.88%	97.26%	96.58%	98.20%	98.82%	95.10%
\$325,001 - \$500,000	9	11.69%	97.82%	0.00%	97.82%	0.00%	0.00%
\$500,001 and up	8	10.39%	94.12%	0.00%	95.57%	94.47%	86.21%
Average Sold/List Ratio		94.90%		88.49%	96.88%	96.26%	92.88%
Total Closed Units		77	100%	16	49	8	4
Total Closed Volume		18,471,401		1.72M	12.24M	2.92M	1.59M

May 2022



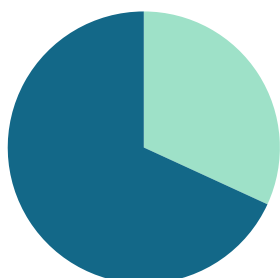
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

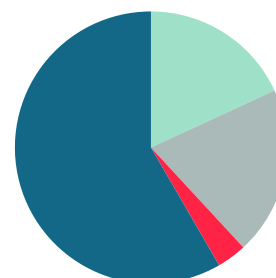


Inventory
 New Listings
129 = 31.85%
 Start Inventory
276
 Total Inventory Units
405
 Volume
\$141,416,902

Market Activity

Closed Sales
77 = 18.12%
 Pending Sales
85 = 20.00%
 Other Off Market
15 = 3.53%
 Active Inventory
248 = 58.35%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	73	77	5.48%	343	336	-2.04%
Pending Sales	74	85	14.86%	391	363	-7.16%
New Listings	88	129	46.59%	450	501	11.33%
Average List Price	229,484	250,766	9.27%	212,982	228,226	7.16%
Average Sale Price	222,946	239,888	7.60%	204,169	219,530	7.52%
Average Percent of Selling Price to List Price	97.09%	94.86%	-2.29%	96.23%	95.40%	-0.86%
Average Days on Market to Sale	28.12	43.84	55.90%	46.43	44.22	-4.75%
Monthly Inventory	316	248	-21.52%	316	248	-21.52%
Months Supply of Inventory	4.00	3.28	-18.06%	4.00	3.28	-18.06%

Absorption: Last 12 months, an Average of **76** Sales/Month

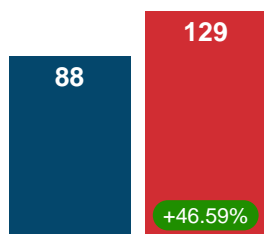
Inventory on May 31, 2022 = **248**

2021 **2022**

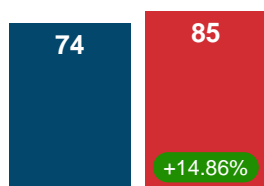
MAY MARKET

AVERAGE PRICES

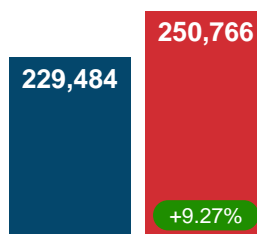
New Listings



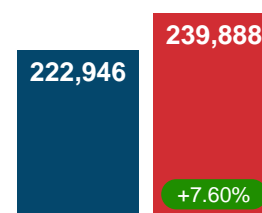
Pending Listings



List Price



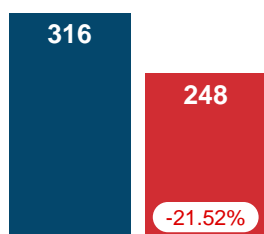
Sale Price



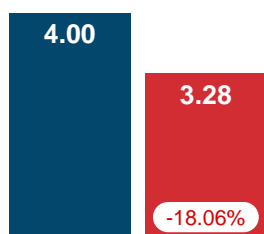
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

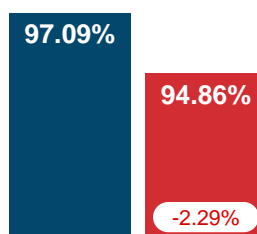
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

