

# May 2022



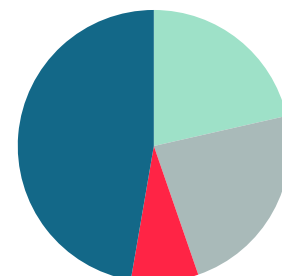
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	78	83	6.41%
Pending Listings	68	90	32.35%
New Listings	93	139	49.46%
Average List Price	227,686	260,054	14.22%
Average Sale Price	221,434	256,103	15.66%
Average Percent of Selling Price to List Price	97.25%	98.63%	1.42%
Average Days on Market to Sale	37.05	25.86	-30.22%
End of Month Inventory	247	183	-25.91%
Months Supply of Inventory	3.55	2.36	-33.56%



■ Closed (21.45%)  
■ Pending (23.26%)  
■ Other OffMarket (8.01%)  
■ Active (47.29%)

**Absorption:** Last 12 months, an Average of **78** Sales/Month  
**Active Inventory** as of May 31, 2022 = **183**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2022 decreased **25.91%** to 183 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **2.36** 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 **15.66%** in May 2022 to \$256,103 versus the previous year at \$221,434.

#### Average Days on Market Shortens

The average number of **25.86** days that homes spent on the market before selling decreased by 11.20 days or **30.22%** in May 2022 compared to last year's same month at **37.05** DOM.

#### Sales Success for May 2022 is Positive

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

There were 139 New Listings in May 2022, up **49.46%** from last year at 93. Furthermore, there were 83 Closed Listings this month versus last year at 78, a **6.41%** increase.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, May 2021, at **83.9%**, a **28.80%** downswing. This will certainly create pressure on a decreasing Monthly 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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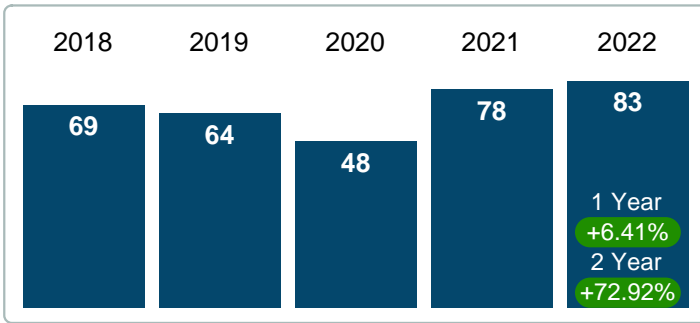
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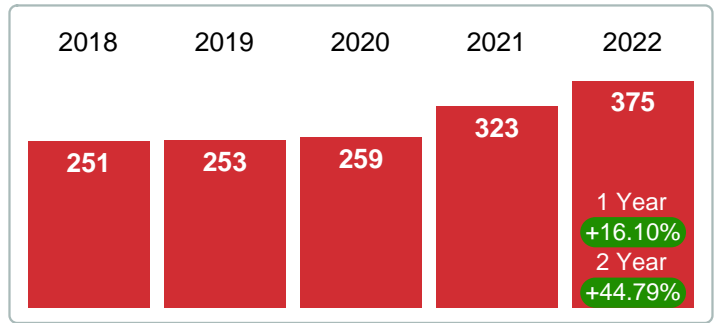
## CLOSED LISTINGS

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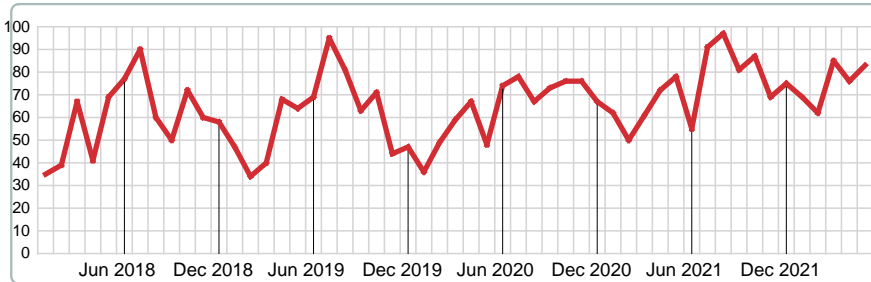
### MAY



### YEAR TO DATE (YTD)

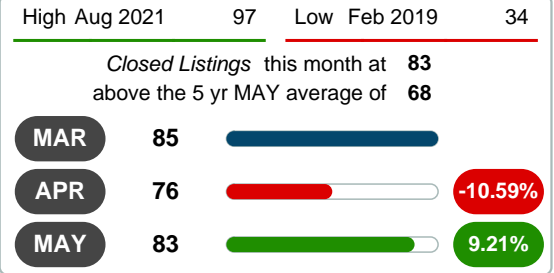


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$100,000 and less	7	8.43%	3.6	3	4	0	0
\$100,001 - \$150,000	11	13.25%	25.9	7	3	1	0
\$150,001 - \$200,000	14	16.87%	15.5	1	11	2	0
\$200,001 - \$225,000	15	18.07%	21.9	1	13	1	0
\$225,001 - \$300,000	17	20.48%	37.7	1	14	2	0
\$300,001 - \$475,000	10	12.05%	29.7	2	5	3	0
\$475,001 and up	9	10.84%	39.2	0	6	2	1
<b>Total Closed Units</b>	<b>83</b>			<b>15</b>	<b>56</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>21,256,542</b>	<b>100%</b>	<b>25.9</b>	<b>2.47M</b>	<b>14.41M</b>	<b>3.77M</b>	<b>600.00K</b>
<b>Average Closed Price</b>	<b>\$256,103</b>			<b>\$164,858</b>	<b>\$257,307</b>	<b>\$343,136</b>	<b>\$599,999</b>

# May 2022



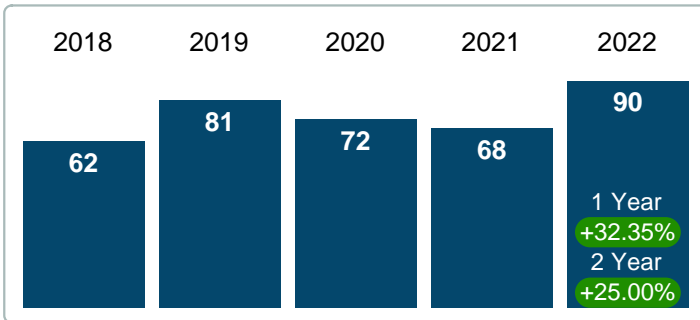
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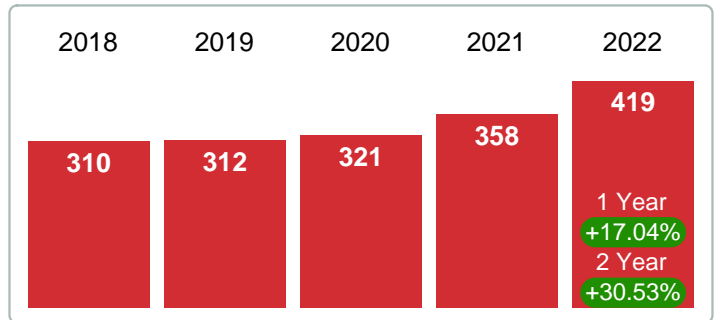
## PENDING LISTINGS

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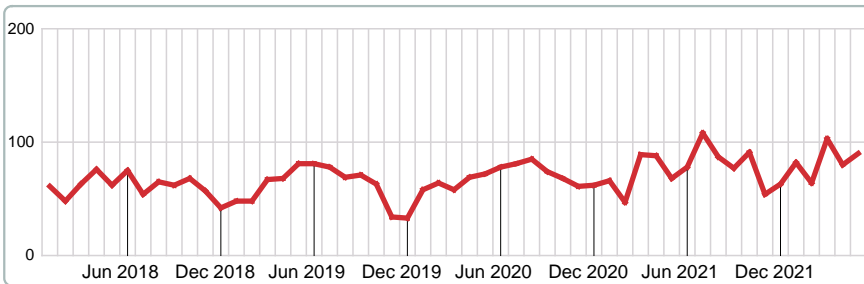
### MAY



### YEAR TO DATE (YTD)

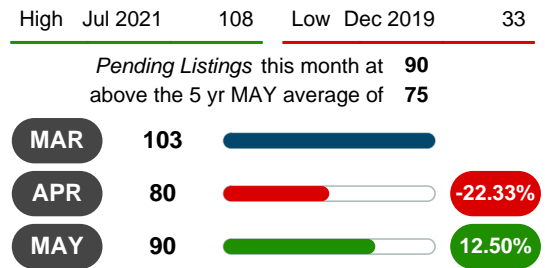


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75



### 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	10	11.11%	17.5	3	6	1	0
\$125,001 - \$150,000	6	6.67%	62.7	0	6	0	0
\$150,001 - \$200,000	15	16.67%	13.4	2	11	2	0
\$200,001 - \$250,000	25	27.78%	11.1	1	20	4	0
\$250,001 - \$325,000	13	14.44%	22.6	1	10	2	0
\$325,001 - \$450,000	12	13.33%	38.5	0	6	5	1
\$450,001 and up	9	10.00%	12.4	0	3	5	1
<b>Total Pending Units</b>	<b>90</b>			<b>7</b>	<b>62</b>	<b>19</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>25,509,650</b>	<b>100%</b>	<b>5.9</b>	<b>1.15M</b>	<b>15.12M</b>	<b>7.41M</b>	<b>1.83M</b>
<b>Average Listing Price</b>	<b>\$307,800</b>			<b>\$164,043</b>	<b>\$243,888</b>	<b>\$389,758</b>	<b>\$917,450</b>

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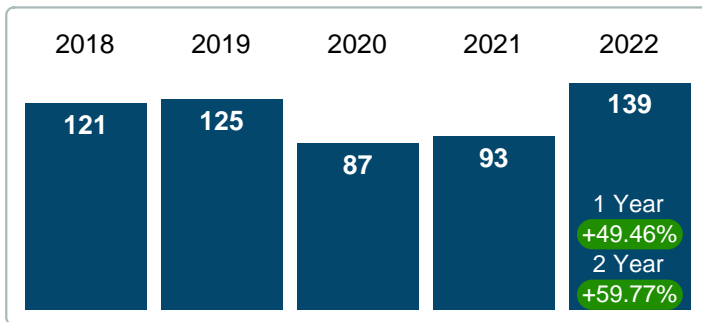
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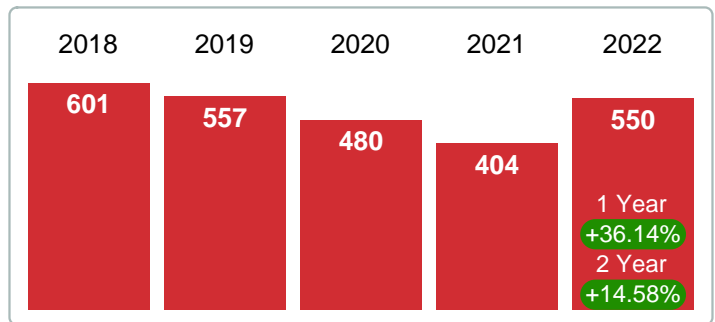
## NEW LISTINGS

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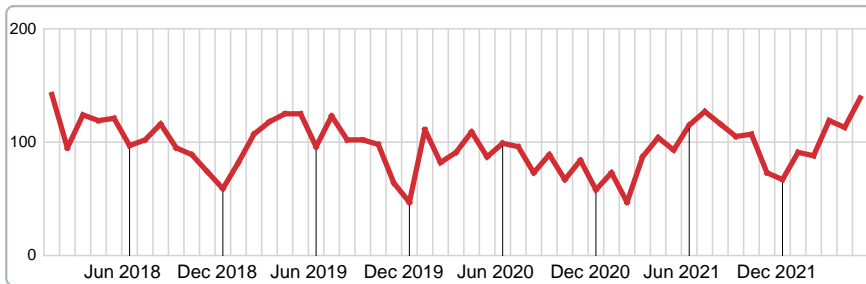
### MAY



### YEAR TO DATE (YTD)

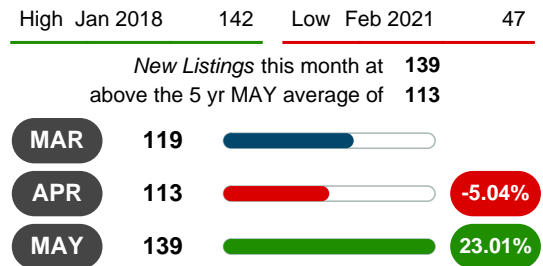


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 113



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	12	8.63%	6	6	0	0
\$100,001 - \$150,000	14	10.07%	5	9	0	0
\$150,001 - \$225,000	31	22.30%	3	24	4	0
\$225,001 - \$275,000	18	12.95%	1	12	4	1
\$275,001 - \$425,000	31	22.30%	5	21	3	2
\$425,001 - \$950,000	19	13.67%	1	12	4	2
\$950,001 and up	14	10.07%	0	7	5	2
<b>Total New Listed Units</b>	<b>139</b>		<b>21</b>	<b>91</b>	<b>20</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>59,822,299</b>	<b>100%</b>	<b>4.33M</b>	<b>36.47M</b>	<b>13.80M</b>	<b>5.22M</b>
<b>Average New Listed Listing Price</b>	<b>\$266,300</b>		<b>\$206,371</b>	<b>\$400,754</b>	<b>\$690,105</b>	<b>\$745,400</b>

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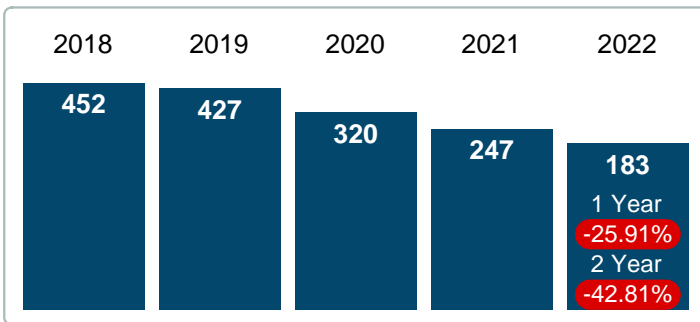
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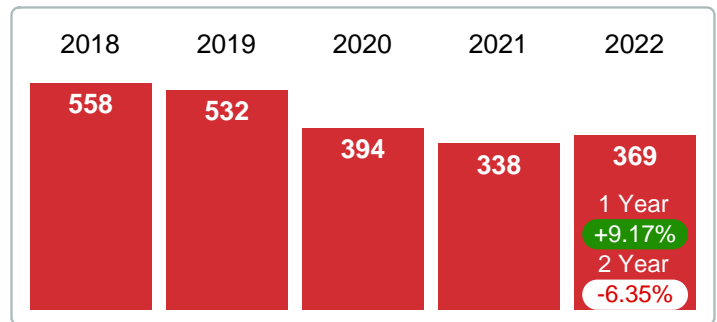
## ACTIVE INVENTORY

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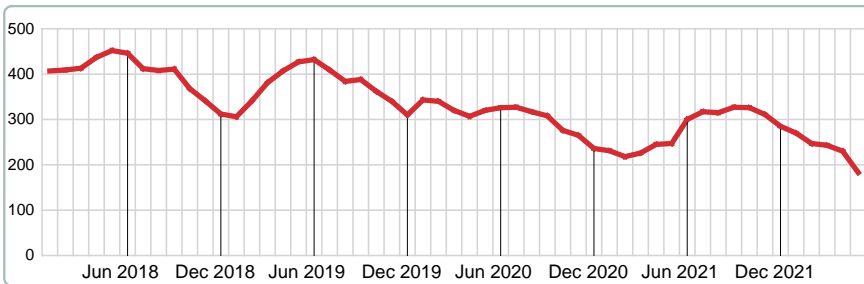
### END OF MAY



### ACTIVE DURING MAY

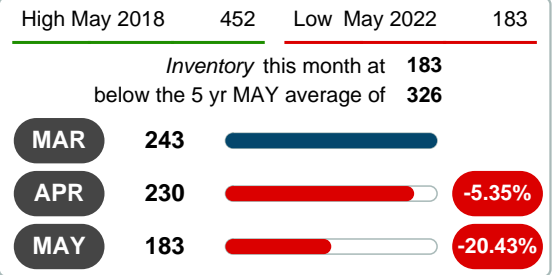


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 326



### 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	19	10.38%	210.1	7	12	0	0
\$125,001 - \$175,000	21	11.48%	163.1	9	10	2	0
\$175,001 - \$250,000	27	14.75%	47.2	3	20	4	0
\$250,001 - \$375,000	46	25.14%	57.4	7	26	11	2
\$375,001 - \$600,000	29	15.85%	37.0	4	18	5	2
\$600,001 - \$1,400,000	23	12.57%	81.1	2	10	7	4
\$1,400,001 and up	18	9.84%	69.8	0	5	8	5
<b>Total Active Inventory by Units</b>	<b>183</b>			<b>32</b>	<b>101</b>	<b>37</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>103,322,698</b>	<b>100%</b>	<b>84.9</b>	<b>8.17M</b>	<b>45.27M</b>	<b>33.05M</b>	<b>16.83M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$564,605</b>			<b>\$255,253</b>	<b>\$448,224</b>	<b>\$893,303</b>	<b>\$1,294,754</b>

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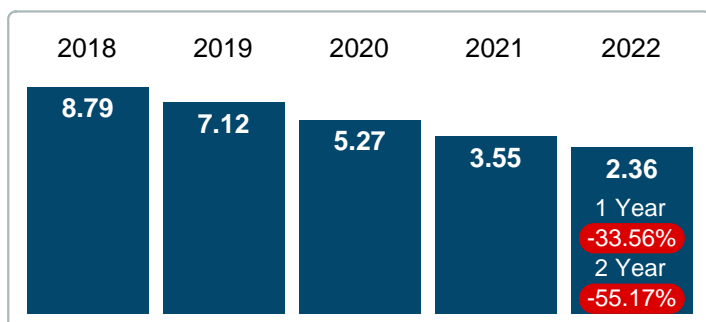
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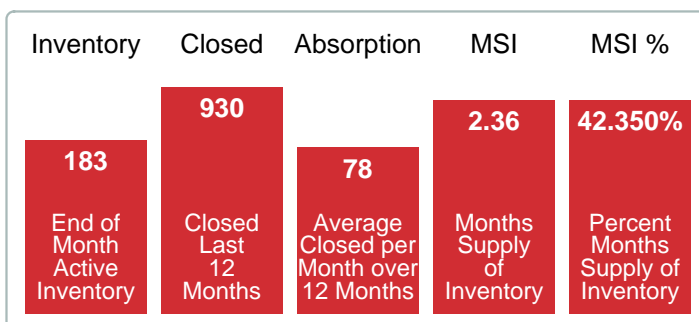
## MONTHS SUPPLY of INVENTORY (MSI)

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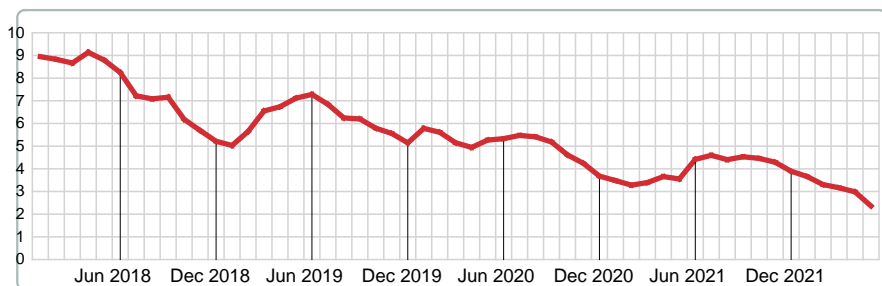
### MSI FOR MAY



### INDICATORS FOR MAY 2022

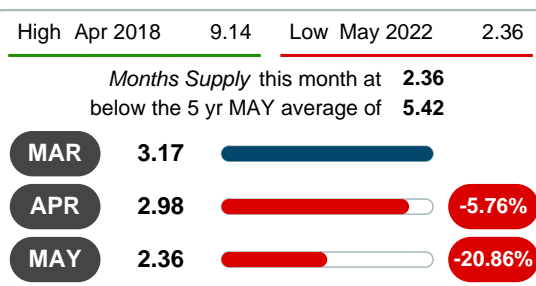


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 5.42



### 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	19	10.38%	1.40	1.38	1.58	0.00	0.00
\$125,001 - \$175,000	21	11.48%	1.51	3.09	1.15	1.00	0.00
\$175,001 - \$250,000	27	14.75%	1.08	5.14	1.00	1.02	0.00
\$250,001 - \$375,000	46	25.14%	2.92	7.64	2.89	2.32	1.85
\$375,001 - \$600,000	29	15.85%	5.04	9.60	6.00	3.16	2.67
\$600,001 - \$1,400,000	23	12.57%	7.26	24.00	6.00	7.64	8.00
\$1,400,001 and up	18	9.84%	54.00	0.00	60.00	96.00	30.00
Market Supply of Inventory (MSI)			2.36	3.20	2.02	2.64	3.80
Total Active Inventory by Units		100%	2.36	32	101	37	13

# May 2022



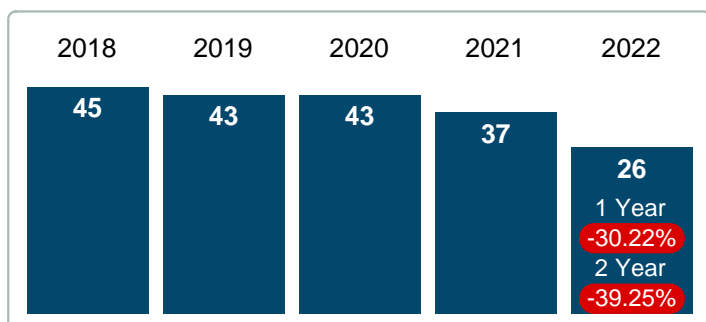
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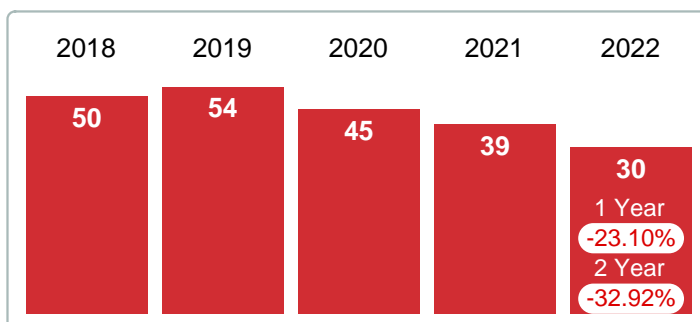
## AVERAGE DAYS ON MARKET TO SALE

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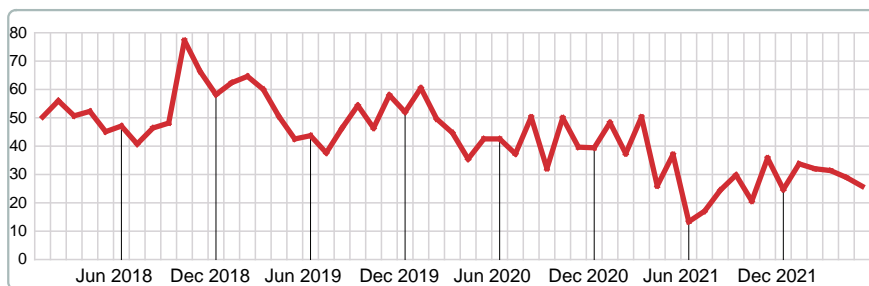
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 39

High Oct 2018 77 Low Jun 2021 13

Average Days on Market to Sale this month at 26 below the 5 yr MAY average of 39



### 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
\$100,000 and less	8.43%	4	5	3	0	0
\$100,001 - \$150,000	13.25%	26	8	41	107	0
\$150,001 - \$200,000	16.87%	16	27	13	21	0
\$200,001 - \$225,000	18.07%	22	2	25	1	0
\$225,001 - \$300,000	20.48%	38	2	36	69	0
\$300,001 - \$475,000	12.05%	30	30	30	29	0
\$475,001 and up	10.84%	39	0	58	2	3
<b>Average Closed DOM</b>		<b>26</b>	<b>11</b>	<b>29</b>	<b>35</b>	<b>3</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>26</b>	<b>15</b>	<b>56</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>21,256,542</b>	<b>2.47M</b>	<b>14.41M</b>	<b>3.77M</b>	<b>600.00K</b>

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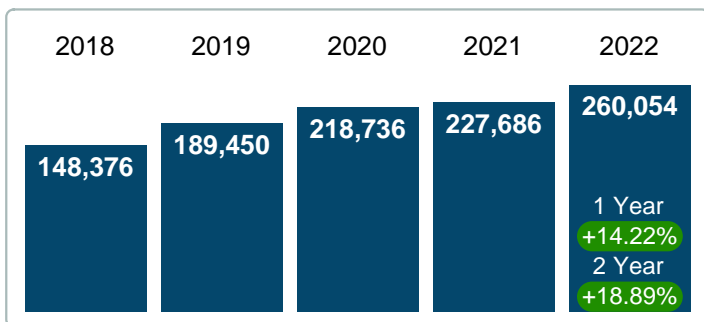
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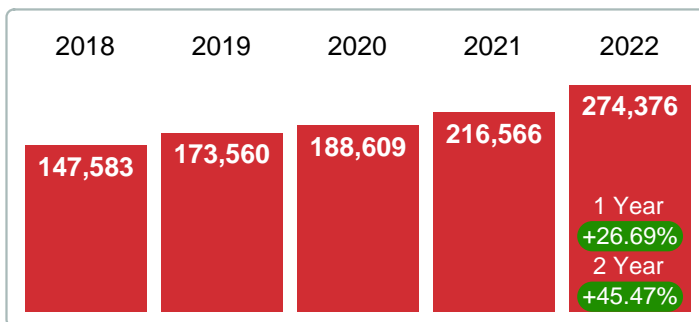
## AVERAGE LIST PRICE AT CLOSING

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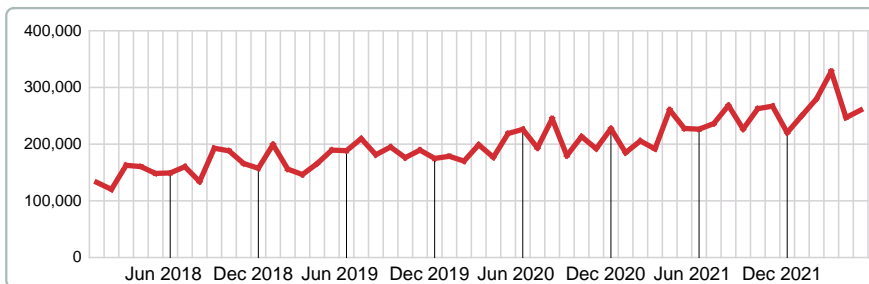
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 208,861

High Mar 2022 328,340    Low Feb 2018 120,246

Average List Price at Closing this month at **260,054**  
above the 5 yr MAY average of **208,861**

- MAR** 328,340
- APR** 246,825 (-24.83%)
- MAY** 260,054 (5.36%)

### 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
\$100,000 and less	8.43%	79,214	86,000	74,124	0	0
\$100,001 - \$150,000	14.46%	125,475	126,986	122,300	129,900	0
\$150,001 - \$200,000	14.46%	177,925	165,000	176,845	177,400	0
\$200,001 - \$225,000	20.48%	214,929	220,000	216,677	220,000	0
\$225,001 - \$300,000	18.07%	257,340	325,000	253,364	250,000	0
\$300,001 - \$475,000	14.46%	361,854	360,000	361,049	349,000	0
\$475,001 and up	9.64%	691,635	0	625,513	812,500	599,999
<b>Average List Price</b>		<b>260,054</b>	<b>171,793</b>	<b>259,481</b>	<b>352,427</b>	<b>599,999</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>260,054</b>	<b>15</b>	<b>56</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>21,584,521</b>	<b>2.58M</b>	<b>14.53M</b>	<b>3.88M</b>	<b>600.00K</b>



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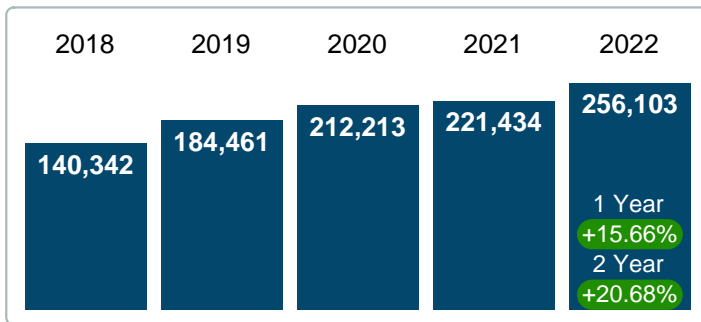
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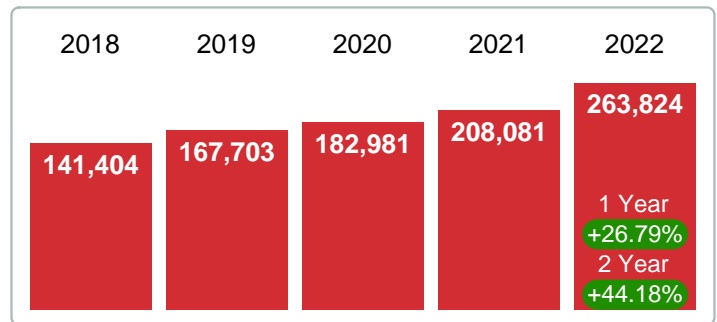
## AVERAGE SOLD PRICE AT CLOSING

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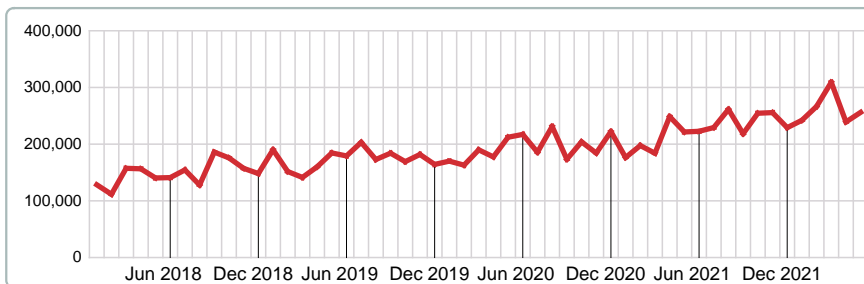
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

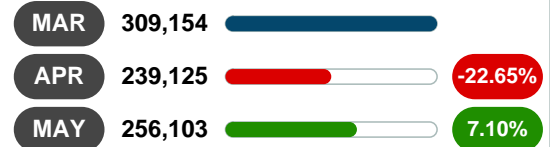


### 3 MONTHS

5 year MAY AVG = 202,911

High Mar 2022 309,154 Low Feb 2018 111,591

Average Sold Price at Closing this month at **256,103** above the 5 yr MAY average of **202,911**



### 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
\$100,000 and less	8.43%	77,357	88,333	69,125	0	0
\$100,001 - \$150,000	13.25%	121,127	122,143	120,800	115,000	0
\$150,001 - \$200,000	16.87%	176,716	157,000	181,002	163,000	0
\$200,001 - \$225,000	18.07%	213,320	215,000	213,831	205,000	0
\$225,001 - \$300,000	20.48%	253,537	295,033	252,150	242,500	0
\$300,001 - \$475,000	12.05%	347,369	342,920	353,869	339,500	0
\$475,001 and up	10.84%	658,333	0	616,667	812,500	599,999
<b>Average Sold Price</b>		<b>256,103</b>	<b>164,858</b>	<b>257,307</b>	<b>343,136</b>	<b>599,999</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>256,103</b>	<b>15</b>	<b>56</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>21,256,542</b>	<b>2.47M</b>	<b>14.41M</b>	<b>3.77M</b>	<b>600.00K</b>

# May 2022



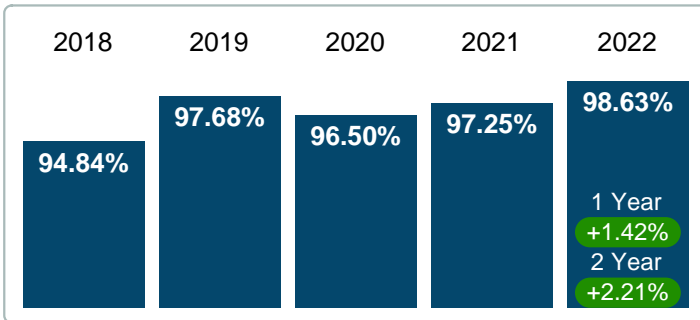
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



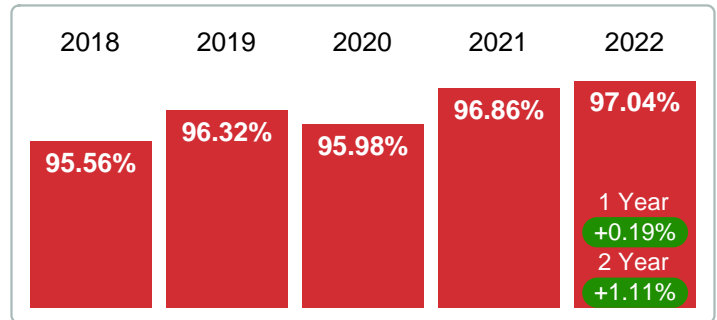
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

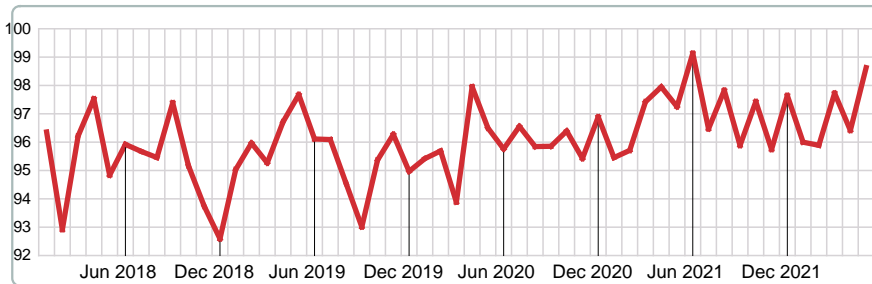
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

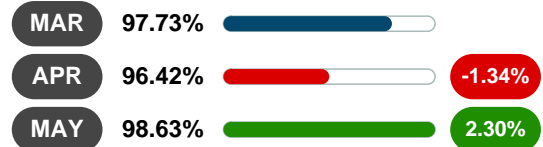


### 3 MONTHS

5 year MAY AVG = 96.98%

High Jun 2021 99.13% Low Dec 2018 92.59%

Average Sold/List Ratio this month at **98.63%** above the 5 yr MAY average of **96.98%**



## 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
\$100,000 and less	7	8.43%	97.12%	102.81%	92.86%	0.00%	0.00%
\$100,001 - \$150,000	11	13.25%	96.13%	96.15%	98.61%	88.53%	0.00%
\$150,001 - \$200,000	14	16.87%	101.08%	95.15%	103.26%	92.06%	0.00%
\$200,001 - \$225,000	15	18.07%	98.39%	97.73%	98.84%	93.18%	0.00%
\$225,001 - \$300,000	17	20.48%	98.93%	90.78%	99.74%	97.37%	0.00%
\$300,001 - \$475,000	10	12.05%	97.18%	95.12%	97.99%	97.20%	0.00%
\$475,001 and up	9	10.84%	100.48%	0.00%	100.73%	100.00%	100.00%
Average Sold/List Ratio		98.60%		97.03%	99.62%	95.65%	100.00%
Total Closed Units		83	100%	15	56	11	1
Total Closed Volume		21,256,542		2.47M	14.41M	3.77M	600.00K

# May 2022



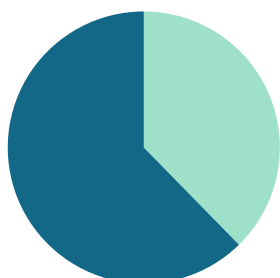
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

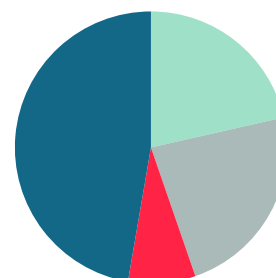


**Inventory**  
 New Listings  
**139 = 37.67%**  
 Start Inventory  
**230**  
 Total Inventory Units  
**369**  
 Volume  
**\$163,281,368**

### Market Activity

Closed Sales  
**83 = 21.45%**  
 Pending Sales  
**90 = 23.26%**  
 Other Off Market  
**31 = 8.01%**  
 Active Inventory  
**183 = 47.29%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	78	83	6.41%	323	375	16.10%
Pending Sales	68	90	32.35%	358	419	17.04%
New Listings	93	139	49.46%	404	550	36.14%
Average List Price	227,686	260,054	14.22%	216,566	274,376	26.69%
Average Sale Price	221,434	256,103	15.66%	208,081	263,824	26.79%
Average Percent of Selling Price to List Price	97.25%	98.63%	1.42%	96.86%	97.04%	0.19%
Average Days on Market to Sale	37.05	25.86	-30.22%	39.29	30.22	-23.10%
Monthly Inventory	247	183	-25.91%	247	183	-25.91%
Months Supply of Inventory	3.55	2.36	-33.56%	3.55	2.36	-33.56%

**Absorption:** Last 12 months, an Average of **78** Sales/Month

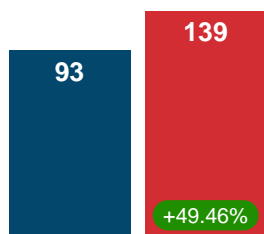
**Inventory** on May 31, 2022 = **183**

**2021** **2022**

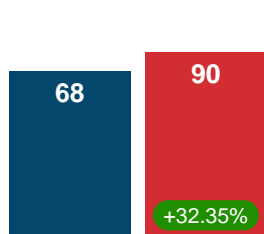
### MAY MARKET

### AVERAGE PRICES

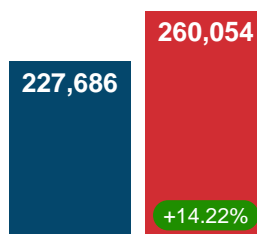
#### New Listings



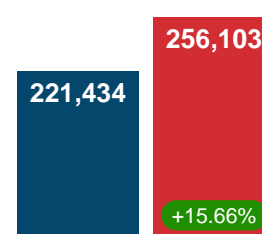
#### Pending Listings



#### List Price



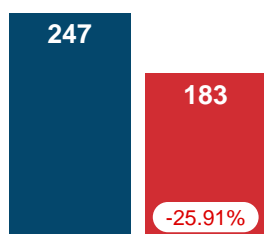
#### Sale Price



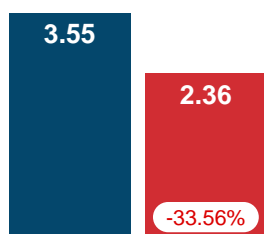
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

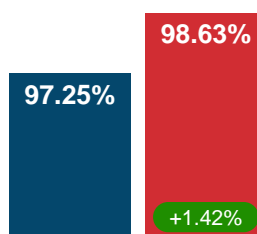
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

