

May 2022



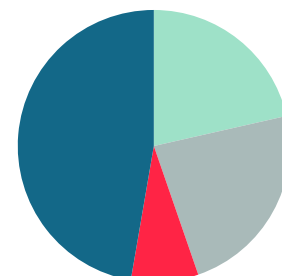
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	196,750	220,000	11.82%
Median Sale Price	195,250	210,400	7.76%
Median Percent of Selling Price to List Price	98.28%	100.00%	1.75%
Median Days on Market to Sale	10.50	6.00	-42.86%
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.

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 **7.76%** in May 2022 to \$210,400 versus the previous year at \$195,250.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 4.50 days or **42.86%** in May 2022 compared to last year's same month at **10.50** DOM.

Sales Success for May 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 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.

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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

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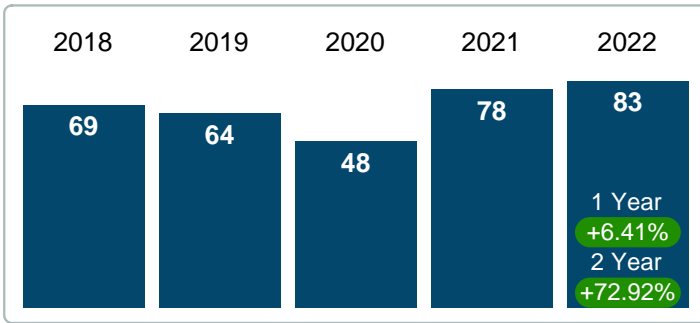
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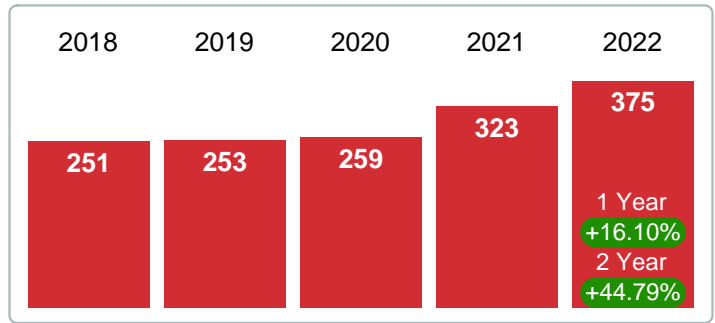
CLOSED LISTINGS

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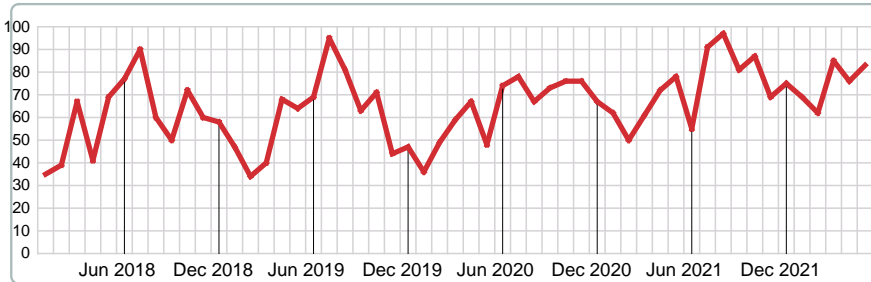
MAY



YEAR TO DATE (YTD)

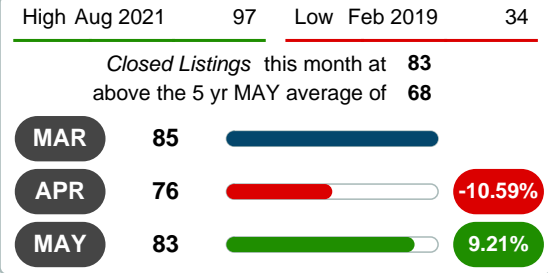


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	8.43%	4.0	3	4	0	0
\$100,001 - \$150,000	11	13.25%	8.0	7	3	1	0
\$150,001 - \$200,000	14	16.87%	8.5	1	11	2	0
\$200,001 - \$225,000	15	18.07%	1.0	1	13	1	0
\$225,001 - \$300,000	17	20.48%	6.0	1	14	2	0
\$300,001 - \$475,000	10	12.05%	7.0	2	5	3	0
\$475,001 and up	9	10.84%	7.0	0	6	2	1
Total Closed Units	83			15	56	11	1
Total Closed Volume	21,256,542	100%	6.0	2.47M	14.41M	3.77M	600.00K
Median Closed Price	\$210,400			\$125,000	\$220,000	\$257,500	\$599,999

May 2022



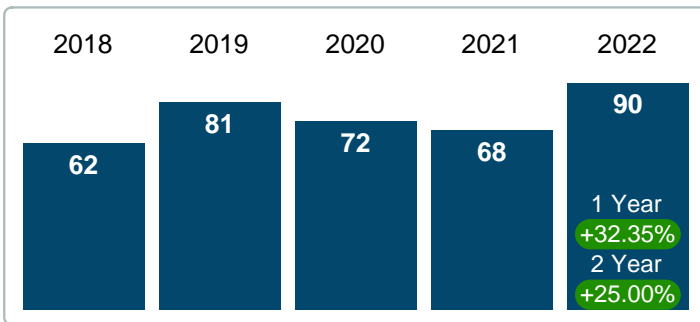
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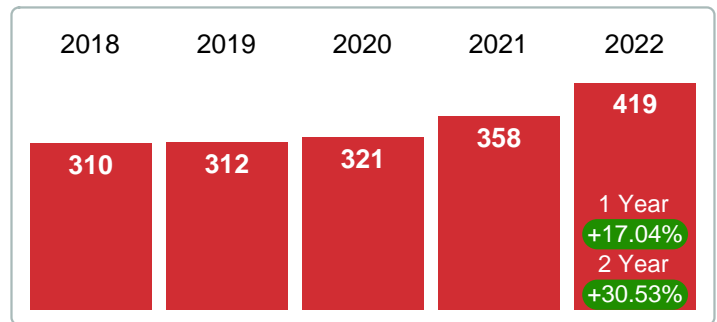
PENDING LISTINGS

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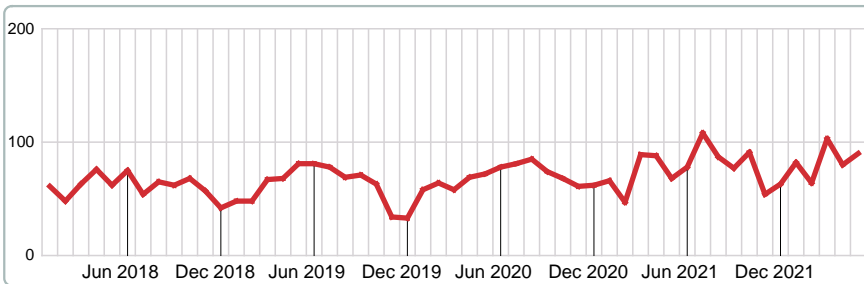
MAY



YEAR TO DATE (YTD)

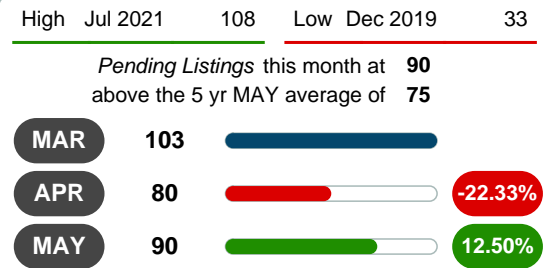


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	11.11%	12.0	3	6	1	0
\$125,001 - \$150,000	6	6.67%	34.5	0	6	0	0
\$150,001 - \$200,000	15	16.67%	7.0	2	11	2	0
\$200,001 - \$250,000	25	27.78%	4.0	1	20	4	0
\$250,001 - \$325,000	13	14.44%	6.0	1	10	2	0
\$325,001 - \$450,000	12	13.33%	15.0	0	6	5	1
\$450,001 and up	9	10.00%	5.0	0	3	5	1
Total Pending Units	90			7	62	19	2
Total Pending Volume	25,509,650	100%	7.0	1.15M	15.12M	7.41M	1.83M
Median Listing Price	\$225,000			\$169,900	\$214,150	\$329,000	\$917,450

May 2022



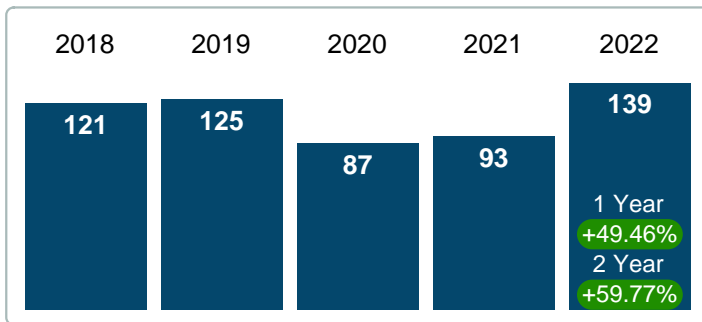
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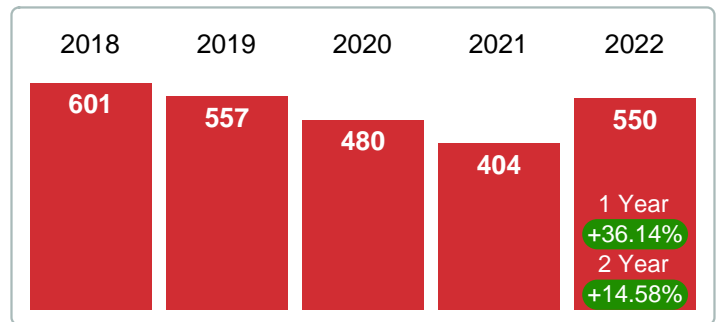
NEW LISTINGS

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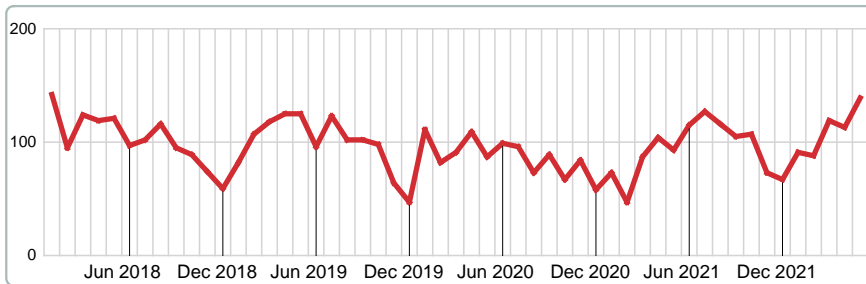
MAY



YEAR TO DATE (YTD)

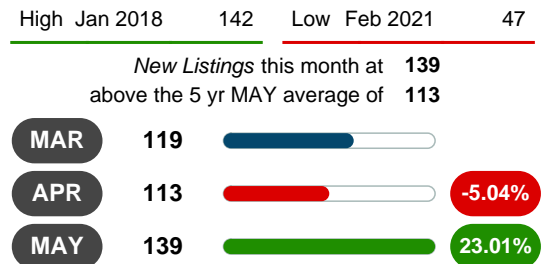


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	139		21	91	20	7
Total New Listed Volume	59,822,299	100%	4.33M	36.47M	13.80M	5.22M
Median New Listed Listing Price	\$259,900		\$139,000	\$244,900	\$329,750	\$439,900

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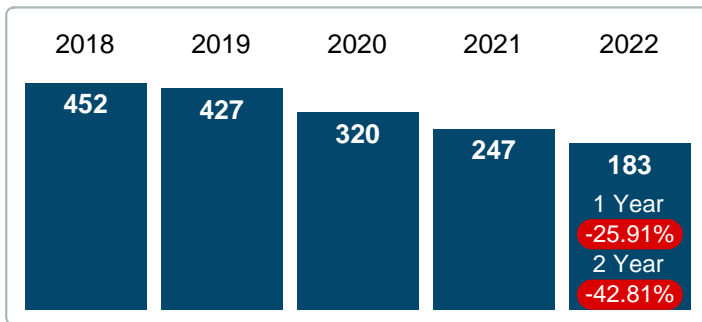
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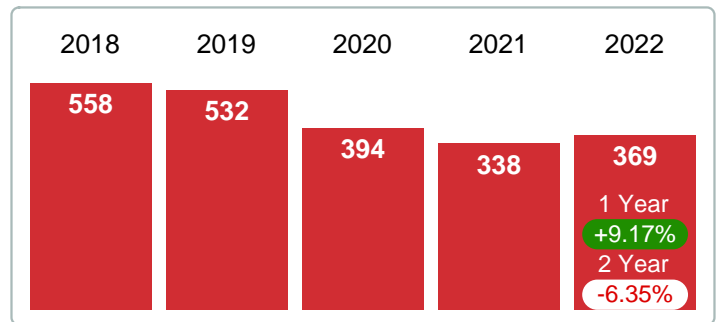
ACTIVE INVENTORY

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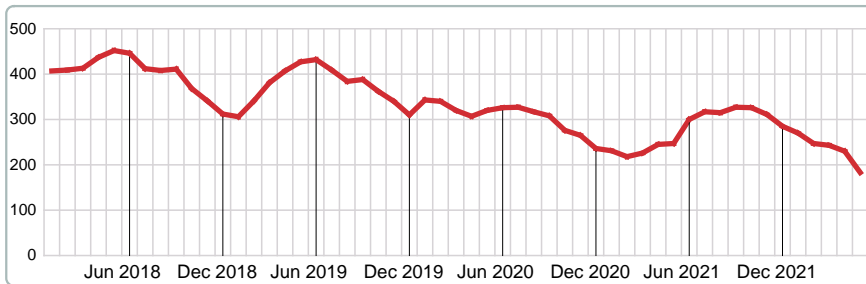
END OF MAY



ACTIVE DURING MAY

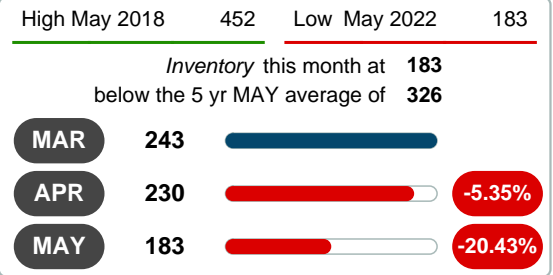


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 326



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	10.38%	61.0	7	12	0	0
\$125,001 - \$175,000	21	11.48%	46.0	9	10	2	0
\$175,001 - \$250,000	27	14.75%	40.0	3	20	4	0
\$250,001 - \$375,000	46	25.14%	36.5	7	26	11	2
\$375,001 - \$600,000	29	15.85%	31.0	4	18	5	2
\$600,001 - \$1,400,000	23	12.57%	62.0	2	10	7	4
\$1,400,001 and up	18	9.84%	24.5	0	5	8	5
Total Active Inventory by Units		183		32	101	37	13
Total Active Inventory by Volume		103,322,698	100%	8.17M	45.27M	33.05M	16.83M
Median Active Inventory Listing Price		\$299,000		\$185,000	\$295,000	\$499,900	\$879,000

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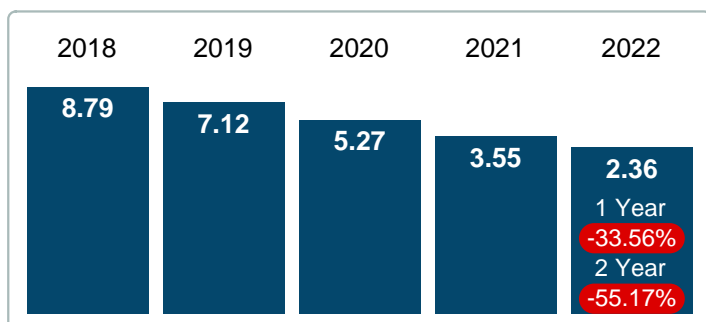
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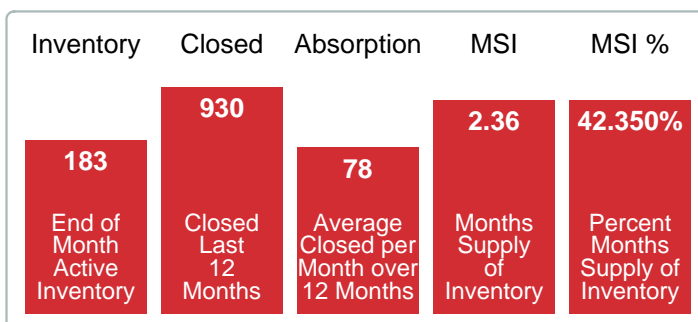
MONTHS SUPPLY of INVENTORY (MSI)

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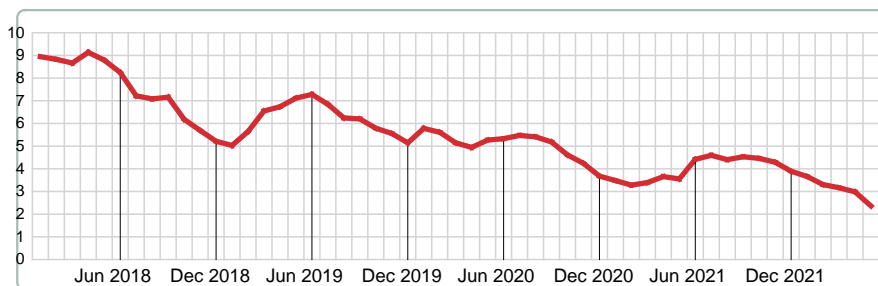
MSI FOR MAY



INDICATORS FOR MAY 2022

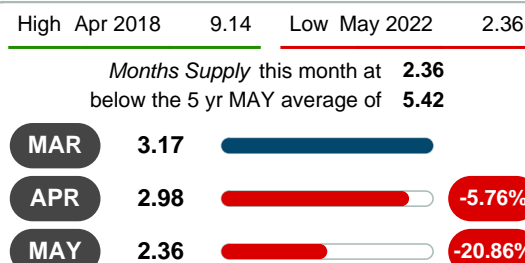


5 YEAR MARKET ACTIVITY TRENDS



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	10.38%	1.40	1.38	1.58	0.00	0.00
\$125,001 - \$175,000	11.48%	1.51	3.09	1.15	1.00	0.00
\$175,001 - \$250,000	14.75%	1.08	5.14	1.00	1.02	0.00
\$250,001 - \$375,000	25.14%	2.92	7.64	2.89	2.32	1.85
\$375,001 - \$600,000	15.85%	5.04	9.60	6.00	3.16	2.67
\$600,001 - \$1,400,000	12.57%	7.26	24.00	6.00	7.64	8.00
\$1,400,001 and up	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		183	32	101	37	13

May 2022



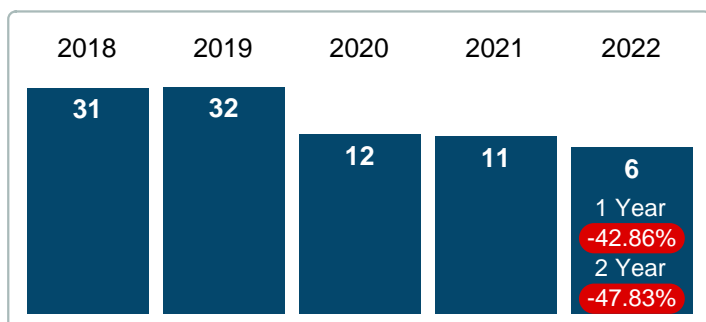
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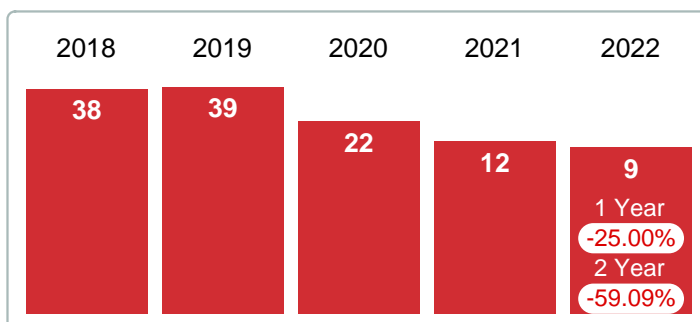
MEDIAN DAYS ON MARKET TO SALE

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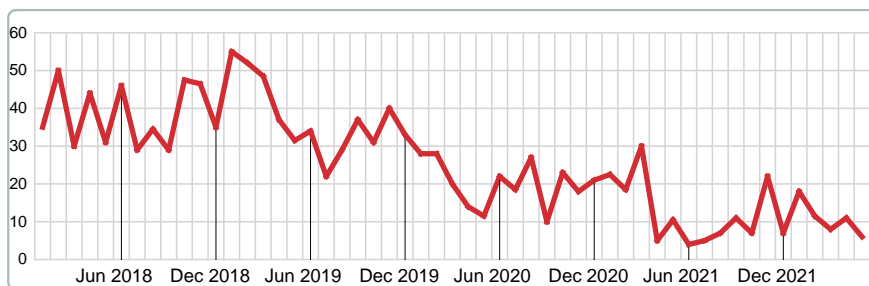
MAY



YEAR TO DATE (YTD)

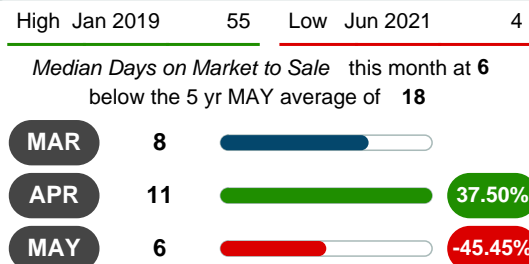


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
\$100,000 and less	8.43%	4	4	3	0	0
\$100,001 - \$150,000	13.25%	8	4	40	107	0
\$150,001 - \$200,000	16.87%	9	27	8	21	0
\$200,001 - \$225,000	18.07%	1	2	1	1	0
\$225,001 - \$300,000	20.48%	6	2	6	69	0
\$300,001 - \$475,000	12.05%	7	30	6	14	0
\$475,001 and up	10.84%	7	0	16	2	3
Median Closed DOM		6	4	6	14	3
Total Closed Units	100%	83	15	56	11	1
Total Closed Volume		21,256,542	2.47M	14.41M	3.77M	600.00K

May 2022



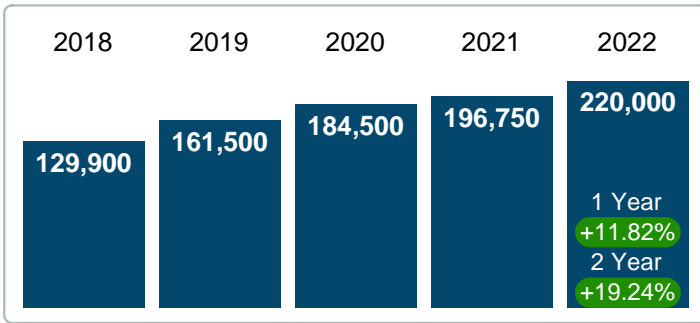
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



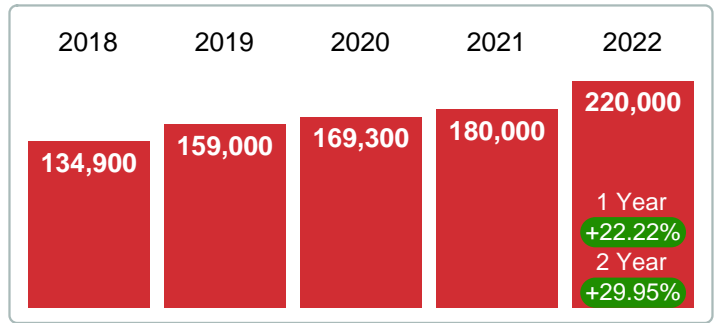
MEDIAN LIST PRICE AT CLOSING

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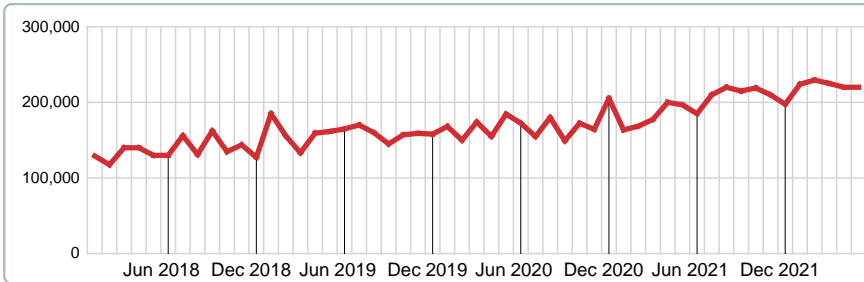
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

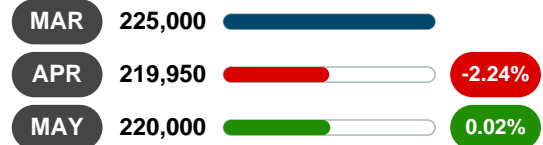


3 MONTHS

5 year MAY AVG = 178,530

High Feb 2022 229,500 Low Feb 2018 117,500

Median List Price at Closing this month at **220,000** above the 5 yr MAY average of **178,530**



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
\$100,000 and less	7	8.43%	85,000	85,000	78,250	0	0
\$100,001 - \$150,000	12	14.46%	125,000	125,000	124,000	129,900	0
\$150,001 - \$200,000	12	14.46%	177,450	165,000	179,900	177,400	0
\$200,001 - \$225,000	17	20.48%	210,400	220,000	210,400	222,500	0
\$225,001 - \$300,000	15	18.07%	245,000	0	245,000	275,000	0
\$300,001 - \$475,000	12	14.46%	343,750	350,000	366,450	337,500	0
\$475,001 and up	8	9.64%	625,000	0	499,580	812,500	599,999
Median List Price			220,000	125,000	220,500	275,000	599,999
Total Closed Units		100%	220,000	15	56	11	1
Total Closed Volume			21,584,521	2.58M	14.53M	3.88M	600.00K

May 2022



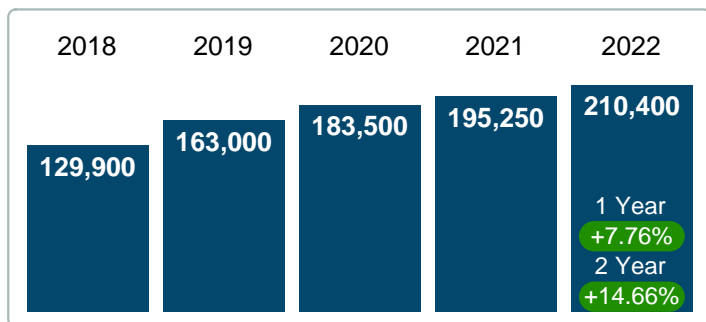
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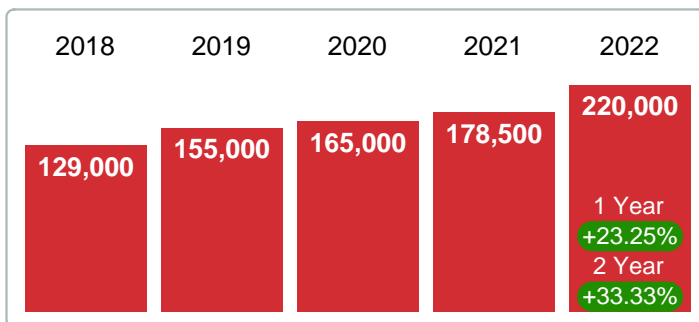
MEDIAN SOLD PRICE AT CLOSING

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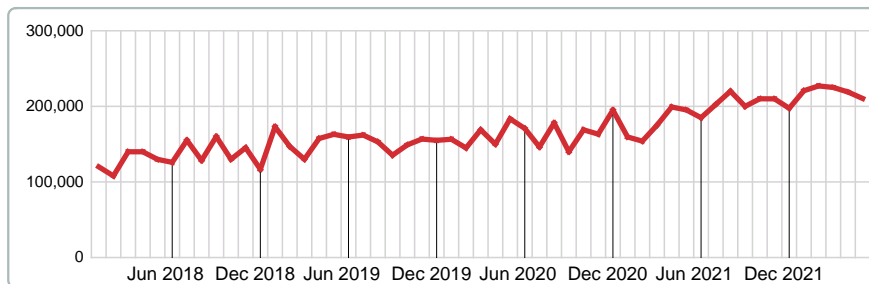
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 176,410

High Feb 2022 227,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at **210,400**
above the 5 yr MAY average of **176,410**

- MAR 225,000
- APR 219,000 (-2.67%)
- MAY 210,400 (-3.93%)

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
\$100,000 and less	7	8.43%	86,500	90,000	68,250	0	0
\$100,001 - \$150,000	11	13.25%	123,000	123,000	127,900	115,000	0
\$150,001 - \$200,000	14	16.87%	176,250	157,000	179,900	163,000	0
\$200,001 - \$225,000	15	18.07%	210,400	215,000	210,400	205,000	0
\$225,001 - \$300,000	17	20.48%	245,000	295,033	245,000	242,500	0
\$300,001 - \$475,000	10	12.05%	326,670	342,920	315,000	337,500	0
\$475,001 and up	9	10.84%	599,999	0	527,250	812,500	599,999
Median Sold Price			210,400	125,000	220,000	257,500	599,999
Total Closed Units		100%	210,400	15	56	11	1
Total Closed Volume			21,256,542	2.47M	14.41M	3.77M	600.00K

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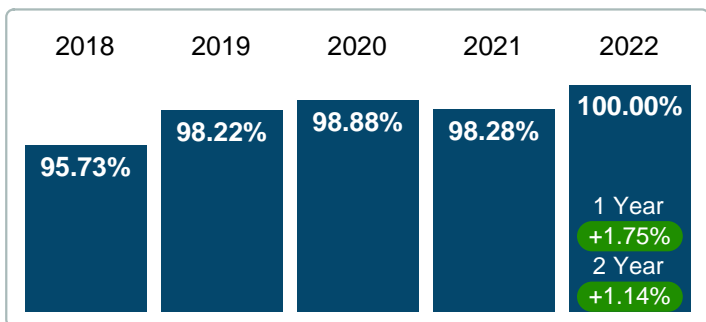
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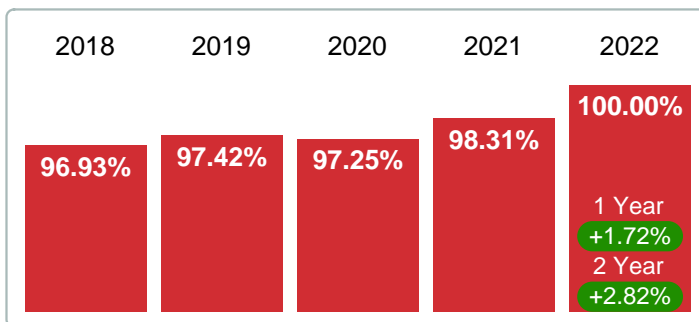
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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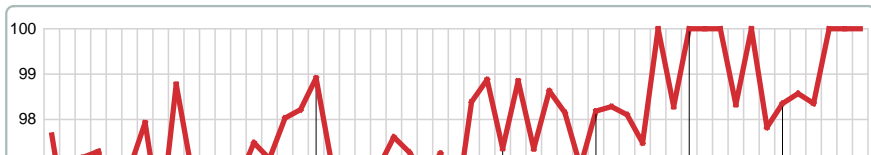
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 98.22%

High May 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.22%**

MAR 100.00%
APR 100.00%
MAY 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	7	8.43%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$100,001 - \$150,000	11	13.25%	98.46%	100.00%	98.46%	88.53%	0.00%	
\$150,001 - \$200,000	14	16.87%	100.00%	95.15%	100.00%	92.06%	0.00%	
\$200,001 - \$225,000	15	18.07%	100.00%	97.73%	100.00%	93.18%	0.00%	
\$225,001 - \$300,000	17	20.48%	100.00%	90.78%	100.00%	97.37%	0.00%	
\$300,001 - \$475,000	10	12.05%	98.43%	95.12%	97.80%	99.07%	0.00%	
\$475,001 and up	9	10.84%	100.00%	0.00%	97.19%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	94.60%	100.00%	
Total Closed Units		83	100%	100.00%	15	56	11	1
Total Closed Volume		21,256,542			2.47M	14.41M	3.77M	600.00K

May 2022



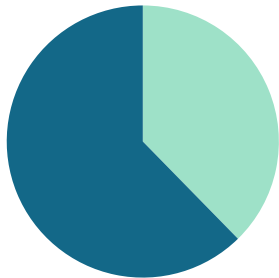
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

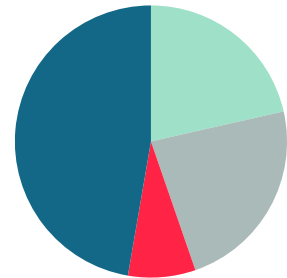


Inventory
 New Listings
139 = 37.67%
 Start Inventory
230
 Total Inventory Units
369
 Volume
\$163,281,368

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%
Median List Price	196,750	220,000	11.82%	180,000	220,000	22.22%
Median Sale Price	195,250	210,400	7.76%	178,500	220,000	23.25%
Median Percent of Selling Price to List Price	98.28%	100.00%	1.75%	98.31%	100.00%	1.72%
Median Days on Market to Sale	10.50	6.00	-42.86%	12.00	9.00	-25.00%
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

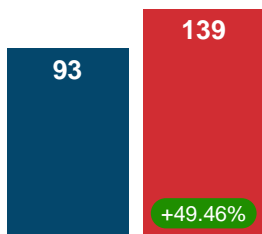
Inventory on May 31, 2022 = **183**

2021 **2022**

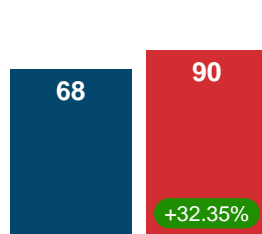
MAY MARKET

MEDIAN PRICES

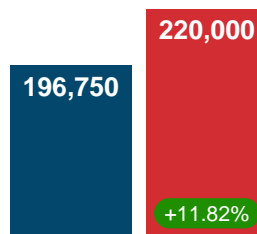
New Listings



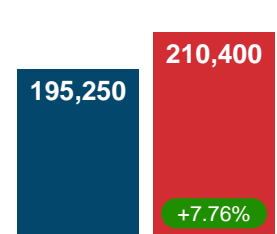
Pending Listings



List Price



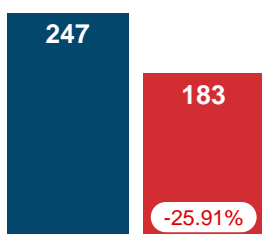
Sale Price



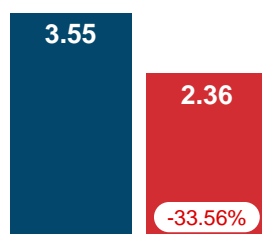
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

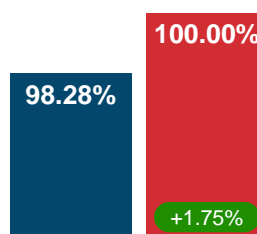
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

