

December 2022



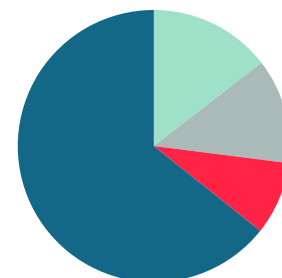
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	75	65	-13.33%
Pending Listings	63	56	-11.11%
New Listings	67	76	13.43%
Average List Price	220,334	327,876	48.81%
Average Sale Price	229,116	303,821	32.61%
Average Percent of Selling Price to List Price	97.64%	94.85%	-2.86%
Average Days on Market to Sale	24.75	34.48	39.32%
End of Month Inventory	288	288	0.00%
Months Supply of Inventory	3.94	3.79	-3.62%



■ Closed (14.51%)
■ Pending (12.50%)
■ Other OffMarket (8.71%)
■ Active (64.29%)

Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of December 31, 2022 = **288**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2022 decreased **0.00%** to 288 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 **3.79** 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 **32.61%** in December 2022 to \$303,821 versus the previous year at \$229,116.

Average Days on Market Lengthens

The average number of **34.48** days that homes spent on the market before selling increased by 9.73 days or **39.32%** in December 2022 compared to last year's same month at **24.75** DOM.

Sales Success for December 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 76 New Listings in December 2022, up **13.43%** from last year at 67. Furthermore, there were 65 Closed Listings this month versus last year at 75, a **-13.33%** decrease.

Closed versus Listed trends yielded a **85.5%** ratio, down from previous year's, December 2021, at **111.9%**, a **23.60%** 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

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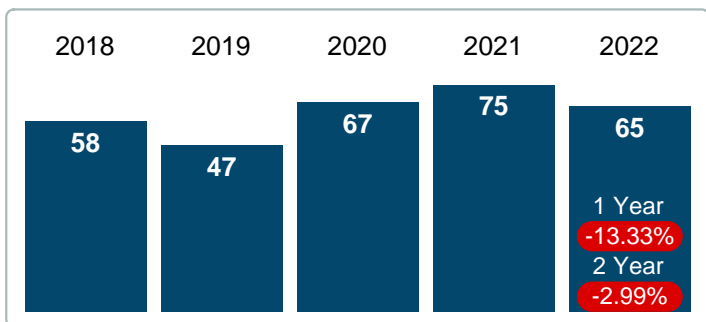
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



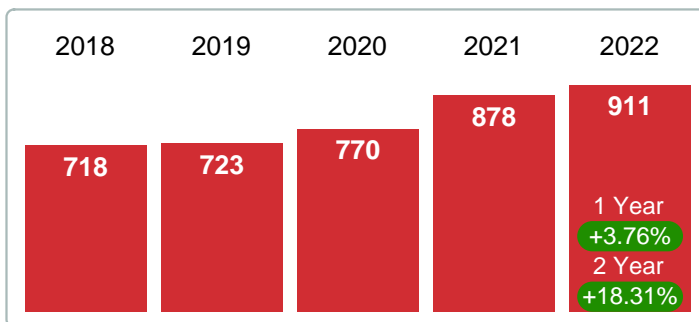
CLOSED LISTINGS

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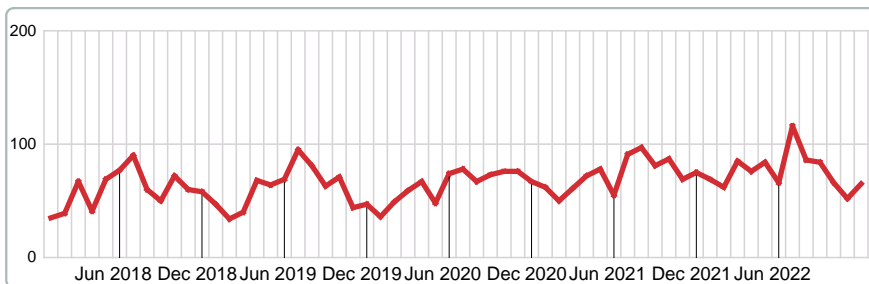
DECEMBER



YEAR TO DATE (YTD)

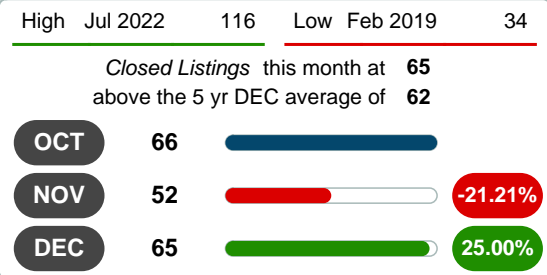


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	3.08%	26.0	1	1	0	0
\$75,001 - \$125,000	10	15.38%	53.5	9	1	0	0
\$125,001 - \$150,000	6	9.23%	40.7	1	3	2	0
\$150,001 - \$200,000	17	26.15%	37.4	2	13	2	0
\$200,001 - \$275,000	15	23.08%	16.1	0	14	1	0
\$275,001 - \$350,000	7	10.77%	33.0	2	4	1	0
\$350,001 and up	8	12.31%	37.9	0	4	4	0
Total Closed Units	65			15	40	10	0
Total Closed Volume	19,748,393	100%	34.5	2.04M	10.25M	7.46M	0.00B
Average Closed Price	\$303,821			\$136,100	\$256,289	\$745,534	\$0

December 2022



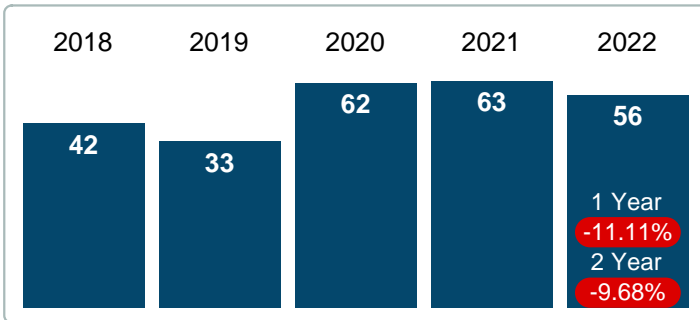
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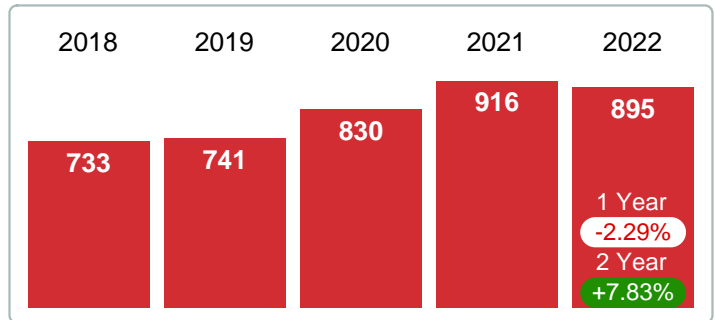
PENDING LISTINGS

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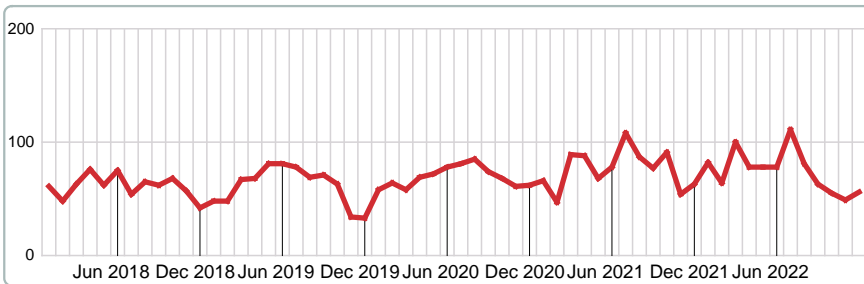
DECEMBER



YEAR TO DATE (YTD)

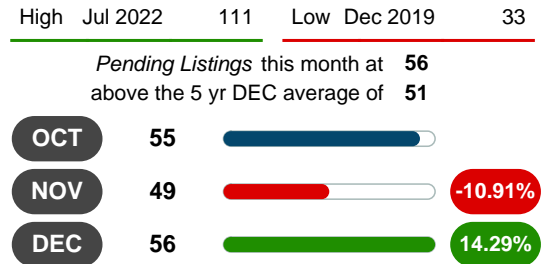


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	10.71%	9.7	5	1	0	0
\$75,001 - \$100,000	4	7.14%	61.0	1	2	1	0
\$100,001 - \$150,000	7	12.50%	69.9	1	6	0	0
\$150,001 - \$225,000	15	26.79%	53.5	2	12	1	0
\$225,001 - \$300,000	10	17.86%	49.4	0	8	2	0
\$300,001 - \$425,000	9	16.07%	23.4	0	4	4	1
\$425,001 and up	5	8.93%	61.6	0	1	4	0
Total Pending Units	56			9	34	12	1
Total Pending Volume	13,495,022	100%	30.1	858.40K	7.56M	4.69M	389.00K
Average Listing Price	\$219,954			\$95,378	\$222,349	\$390,645	\$389,000

December 2022



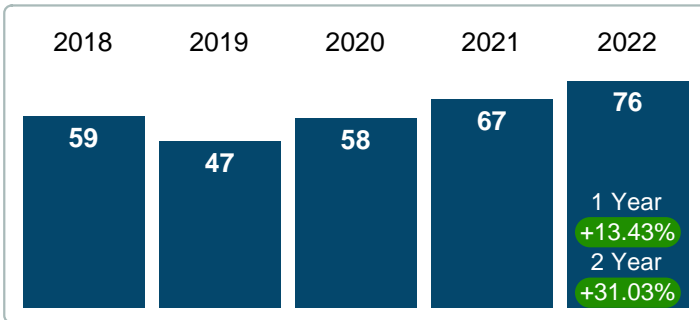
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



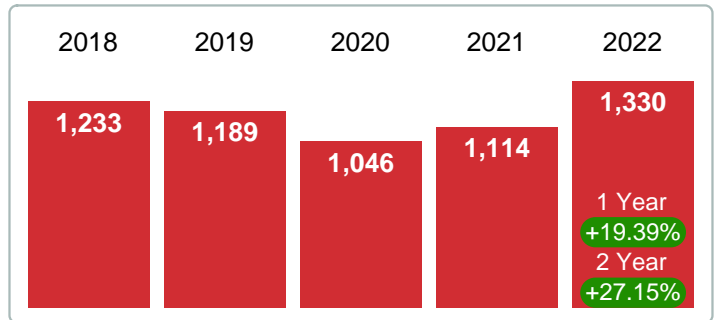
NEW LISTINGS

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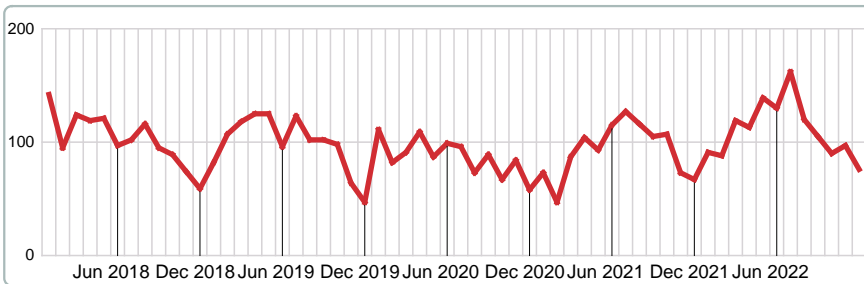
DECEMBER



YEAR TO DATE (YTD)

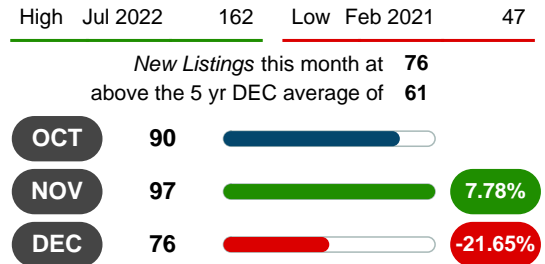


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	6.58%	4	1	0	0
\$75,001 - \$125,000	13	17.11%	6	7	0	0
\$125,001 - \$175,000	10	13.16%	1	6	2	1
\$175,001 - \$225,000	14	18.42%	1	11	2	0
\$225,001 - \$325,000	16	21.05%	0	12	4	0
\$325,001 - \$525,000	10	13.16%	1	3	5	1
\$525,001 and up	8	10.53%	0	2	5	1
Total New Listed Units	76		13	42	18	3
Total New Listed Volume	22,602,272	100%	1.57M	9.86M	8.85M	2.32M
Average New Listed Listing Price	\$210,824		\$121,031	\$234,744	\$491,702	\$773,000

December 2022



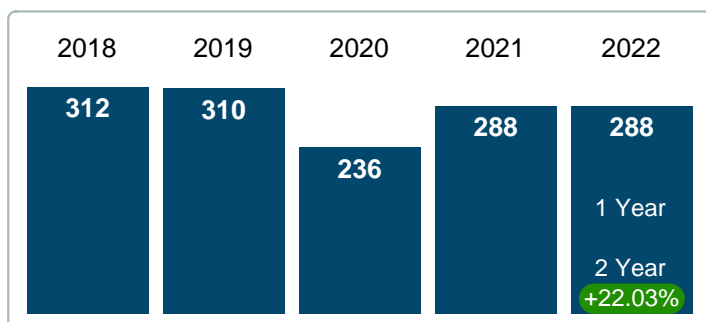
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



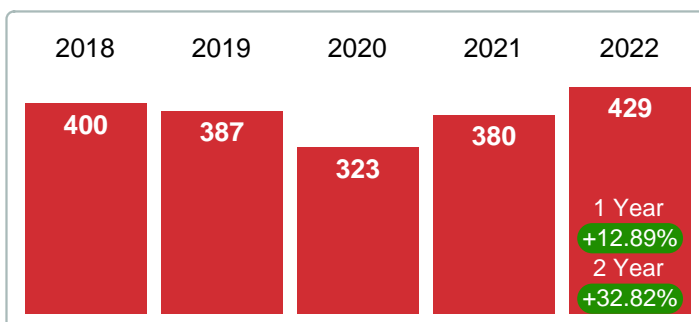
ACTIVE INVENTORY

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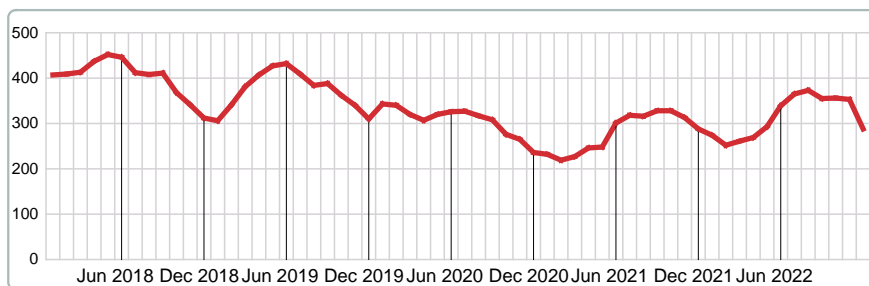
END OF DECEMBER



ACTIVE DURING DECEMBER

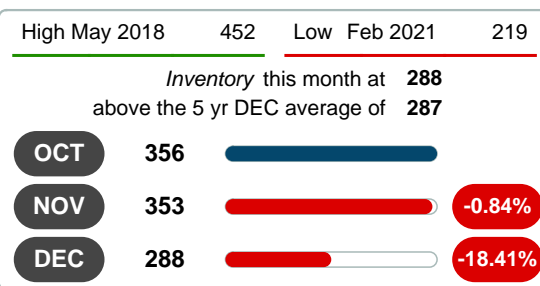


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 287



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	28	9.72%	174.6	16	11	1	0
\$100,001 - \$150,000	30	10.42%	153.5	9	18	2	1
\$150,001 - \$200,000	39	13.54%	88.4	7	25	7	0
\$200,001 - \$275,000	64	22.22%	81.2	4	49	11	0
\$275,001 - \$400,000	60	20.83%	95.3	4	35	20	1
\$400,001 - \$725,000	40	13.89%	106.4	2	18	17	3
\$725,001 and up	27	9.38%	134.0	4	10	9	4
Total Active Inventory by Units	288			46	166	67	9
Total Active Inventory by Volume	112,494,886	100%	110.2	10.97M	55.79M	33.80M	11.94M
Average Active Inventory Listing Price	\$390,607			\$238,489	\$336,079	\$504,438	\$1,326,444

December 2022



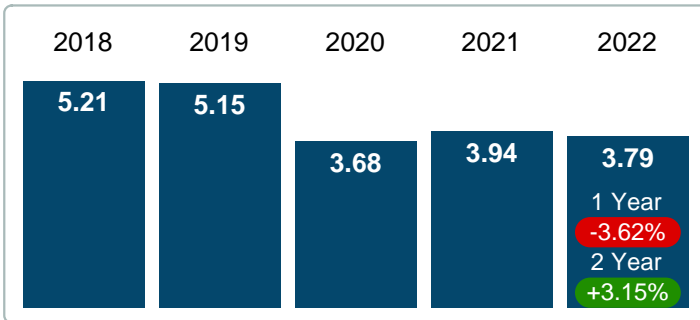
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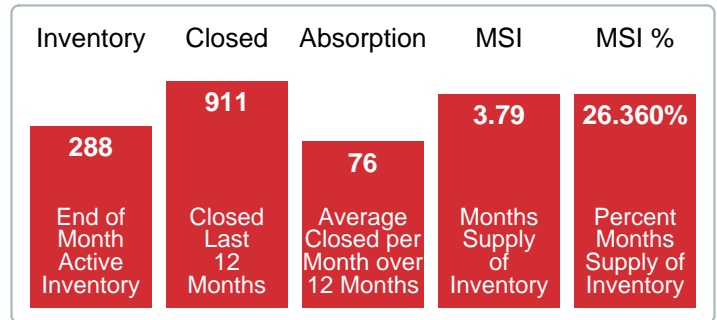
MONTHS SUPPLY of INVENTORY (MSI)

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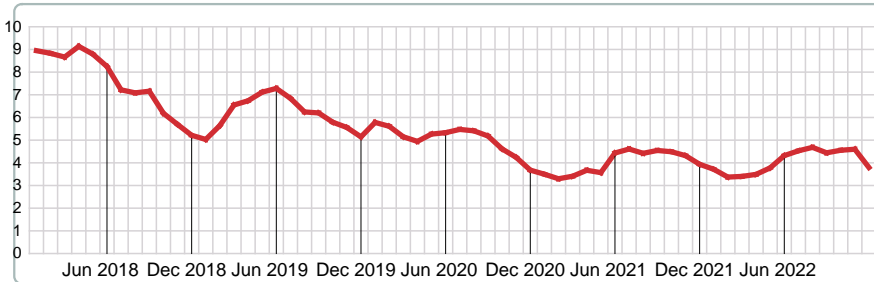
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

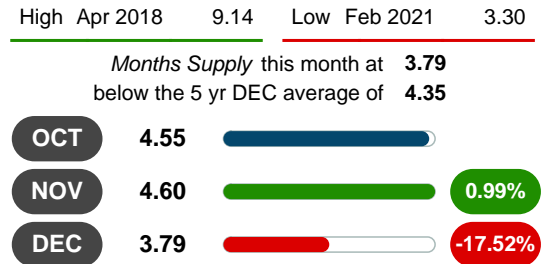


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 4.35



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	28	9.72%	4.00	4.68	3.22	12.00	0.00
\$100,001 - \$150,000	30	10.42%	3.27	3.09	3.79	1.50	6.00
\$150,001 - \$200,000	39	13.54%	3.08	4.20	2.65	4.67	0.00
\$200,001 - \$275,000	64	22.22%	2.55	4.80	2.80	1.74	0.00
\$275,001 - \$400,000	60	20.83%	4.29	2.82	4.47	4.53	3.00
\$400,001 - \$725,000	40	13.89%	7.16	4.80	6.17	12.00	3.60
\$725,001 and up	27	9.38%	11.17	0.00	15.00	7.20	8.00
Market Supply of Inventory (MSI)			3.79	4.31	3.57	4.10	3.72
Total Active Inventory by Units		100%	3.79	46	166	67	9

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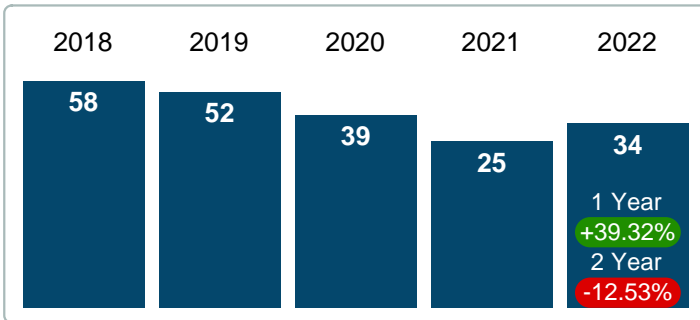
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



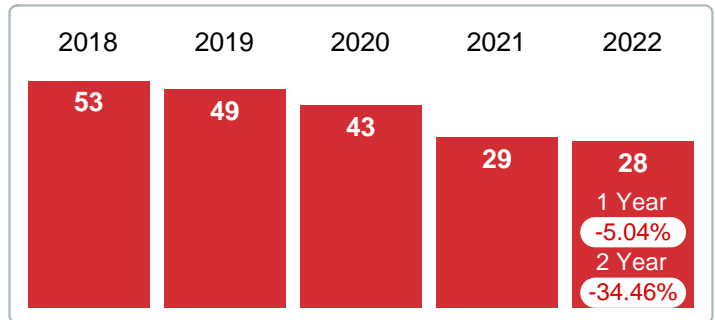
AVERAGE DAYS ON MARKET TO SALE

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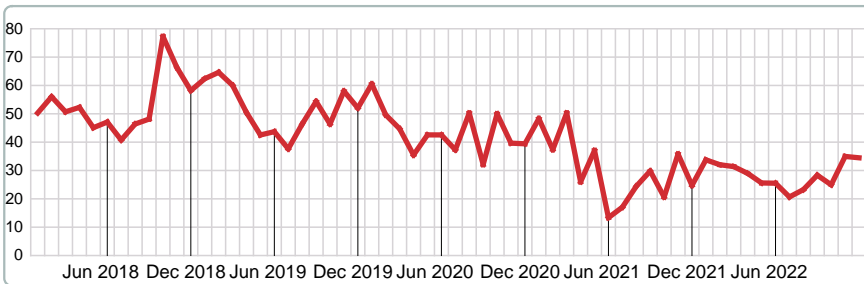
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

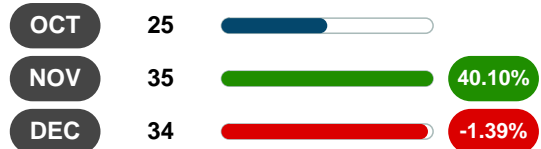


3 MONTHS

5 year DEC AVG = 42

High Oct 2018 77 Low Jun 2021 13

Average Days on Market to Sale this month at 34 below the 5 yr DEC average of 42



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
\$75,000 and less	3.08%	26	2	50	0	0
\$75,001 - \$125,000	15.38%	54	55	39	0	0
\$125,001 - \$150,000	9.23%	41	57	17	68	0
\$150,001 - \$200,000	26.15%	37	28	36	56	0
\$200,001 - \$275,000	23.08%	16	0	16	19	0
\$275,001 - \$350,000	10.77%	33	21	39	35	0
\$350,001 and up	12.31%	38	0	31	45	0
Average Closed DOM		34	43	28	48	0
Total Closed Units	100%	65	15	40	10	0
Total Closed Volume		19,748,393	2.04M	10.25M	7.46M	0.00B

December 2022



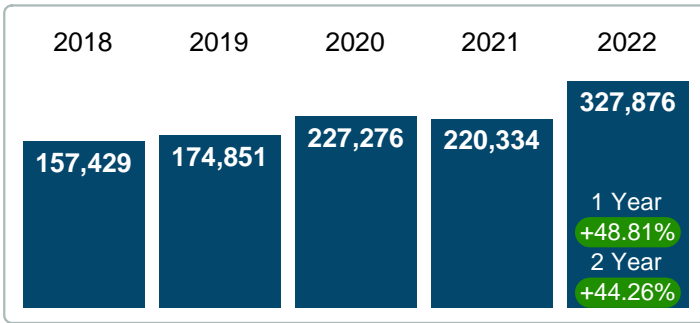
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



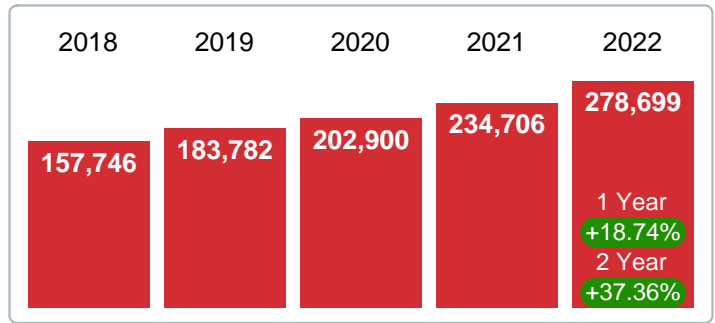
AVERAGE LIST PRICE AT CLOSING

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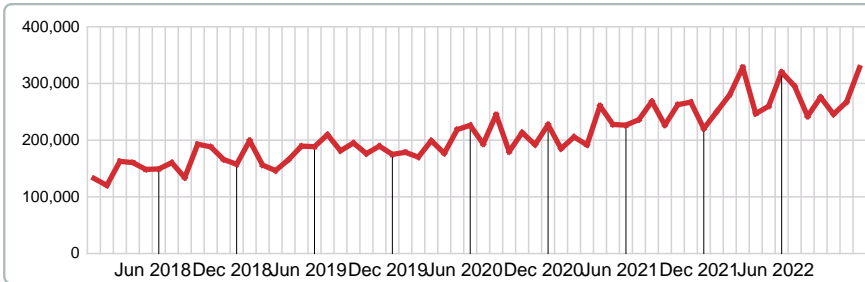
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

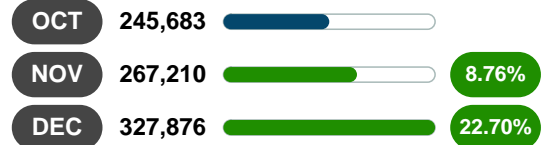


3 MONTHS

5 year DEC AVG = 221,553

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

Average List Price at Closing this month at **327,876**
above the 5 yr DEC average of **221,553**



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
\$75,000 and less	1.54%	30,000	30,000	86,500	0	0
\$75,001 - \$125,000	16.92%	104,527	108,256	89,000	0	0
\$125,001 - \$150,000	7.69%	139,300	159,900	145,667	142,250	0
\$150,001 - \$200,000	21.54%	176,209	177,000	186,232	190,000	0
\$200,001 - \$275,000	27.69%	231,728	0	238,014	264,900	0
\$275,001 - \$350,000	10.77%	317,429	324,500	318,500	399,999	0
\$350,001 and up	13.85%	1,175,071	0	758,475	1,785,436	0
Average List Price		327,876	144,480	266,841	847,114	0
Total Closed Units	100%	327,876	15	40	10	0
Total Closed Volume		21,311,962	2.17M	10.67M	8.47M	0.00B

December 2022



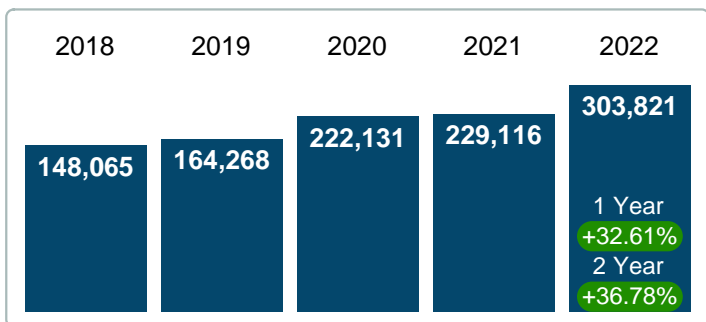
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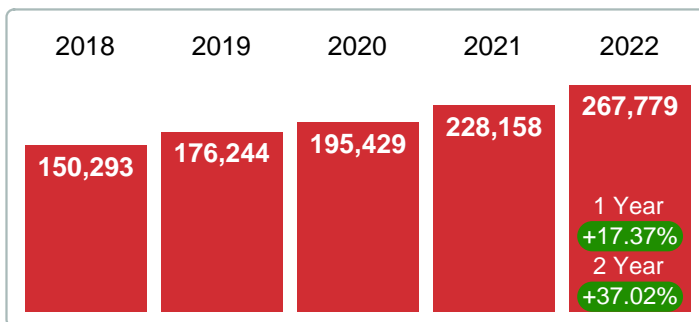
AVERAGE SOLD PRICE AT CLOSING

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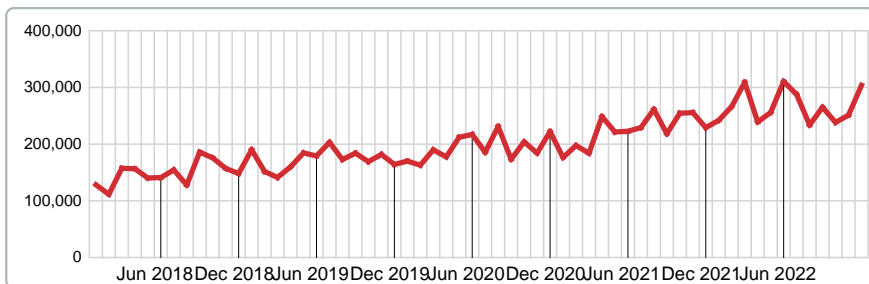
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 213,480

High Jun 2022 310,581 Low Feb 2018 111,591

Average Sold Price at Closing this month at **303,821**
above the 5 yr DEC average of **213,480**

OCT	238,322	
NOV	251,249	5.42%
DEC	303,821	20.92%

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
\$75,000 and less	3.08%	49,000	30,000	68,000	0	0
\$75,001 - \$125,000	15.38%	98,050	99,056	89,000	0	0
\$125,001 - \$150,000	9.23%	139,100	145,000	134,000	143,800	0
\$150,001 - \$200,000	26.15%	174,574	180,000	174,981	166,500	0
\$200,001 - \$275,000	23.08%	234,753	0	232,950	260,000	0
\$275,001 - \$350,000	10.77%	312,714	307,500	306,000	350,000	0
\$350,001 and up	12.31%	1,144,655	0	733,125	1,556,186	0
Average Sold Price		303,821	136,100	256,289	745,534	0
Total Closed Units	100%	303,821	15	40	10	0
Total Closed Volume		19,748,393	2.04M	10.25M	7.46M	0.00B

December 2022



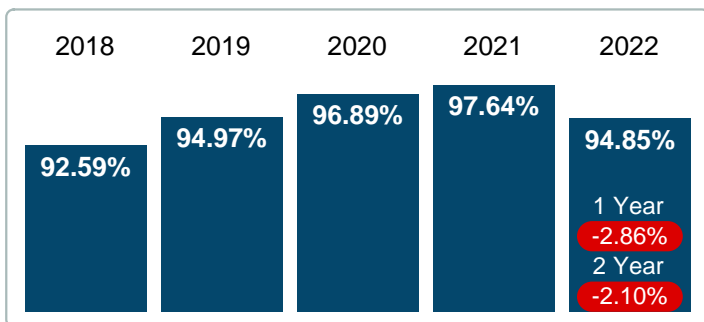
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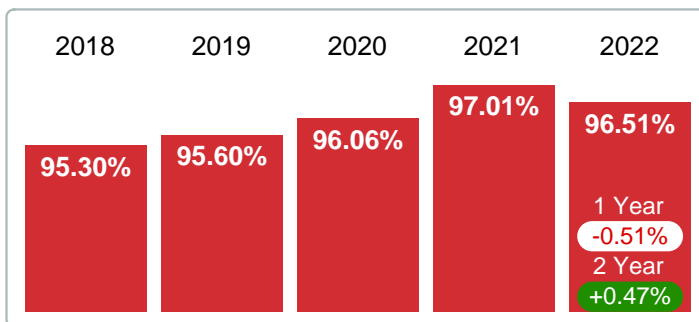
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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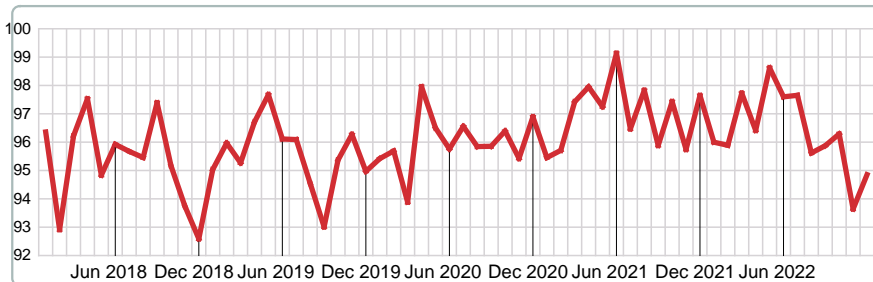
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

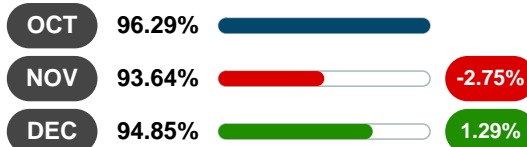


3 MONTHS

5 year DEC AVG = 95.39%

High Jun 2021 99.13% Low Dec 2018 92.59%

Average Sold/List Ratio this month at **94.85%** equal to 5 yr DEC 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
\$75,000 and less	2	3.08%	89.31%	100.00%	78.61%	0.00%	0.00%
\$75,001 - \$125,000	10	15.38%	92.39%	91.54%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	6	9.23%	95.14%	90.68%	92.49%	101.33%	0.00%
\$150,001 - \$200,000	17	26.15%	94.85%	104.92%	94.36%	87.97%	0.00%
\$200,001 - \$275,000	15	23.08%	98.05%	0.00%	98.04%	98.15%	0.00%
\$275,001 - \$350,000	7	10.77%	94.56%	94.92%	96.14%	87.50%	0.00%
\$350,001 and up	8	12.31%	93.39%	0.00%	93.88%	92.90%	0.00%
Average Sold/List Ratio		94.90%		94.28%	95.39%	93.58%	0.00%
Total Closed Units		65	100%	15	40	10	
Total Closed Volume		19,748,393		2.04M	10.25M	7.46M	0.00B

December 2022



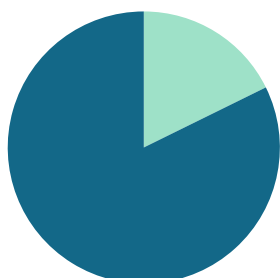
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2023 for MLS Technology Inc.

INVENTORY

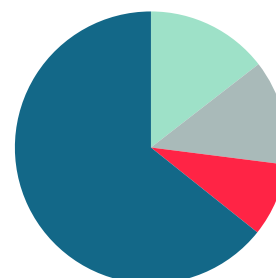


Inventory
 New Listings
76 = 17.72%
 Start Inventory
353
 Total Inventory Units
429
 Volume
\$161,571,827

Market Activity

Closed Sales
65 = 14.51%
 Pending Sales
56 = 12.50%
 Other Off Market
39 = 8.71%
 Active Inventory
288 = 64.29%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	75	65	-13.33%	878	911	3.76%
Pending Sales	63	56	-11.11%	916	895	-2.29%
New Listings	67	76	13.43%	1,114	1,330	19.39%
Average List Price	220,334	327,876	48.81%	234,706	278,699	18.74%
Average Sale Price	229,116	303,821	32.61%	228,158	267,779	17.37%
Average Percent of Selling Price to List Price	97.64%	94.85%	-2.86%	97.01%	96.51%	-0.51%
Average Days on Market to Sale	24.75	34.48	39.32%	29.48	27.99	-5.04%
Monthly Inventory	288	288	0.00%	288	288	0.00%
Months Supply of Inventory	3.94	3.79	-3.62%	3.94	3.79	-3.62%

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

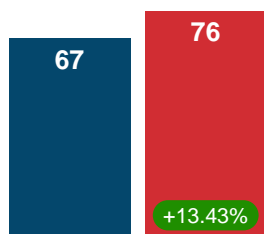
Inventory on December 31, 2022 = **288**

2021 **2022**

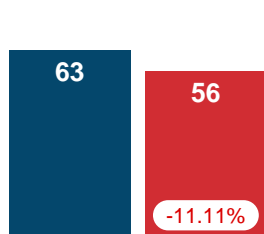
DECEMBER MARKET

AVERAGE PRICES

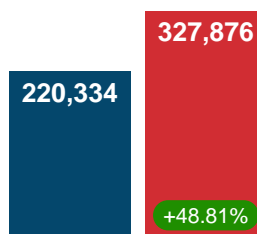
New Listings



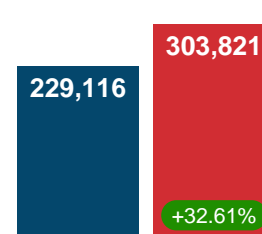
Pending Listings



List Price



Sale Price



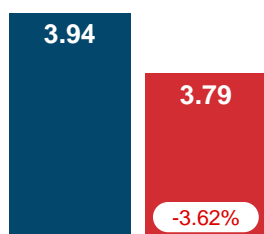
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

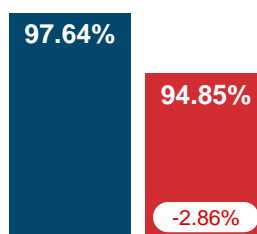
Active Inventory

+0.00%

Monthly Supply of Inventory



Sale/List Ratio



Days on Market

