

November 2022



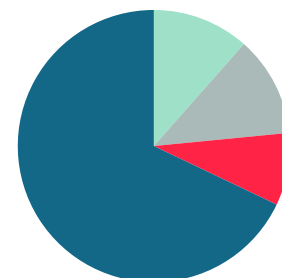
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	69	52	-24.64%
Pending Listings	54	54	0.00%
New Listings	73	97	32.88%
Median List Price	209,900	249,950	19.08%
Median Sale Price	209,900	240,000	14.34%
Median Percent of Selling Price to List Price	97.83%	97.53%	-0.31%
Median Days on Market to Sale	22.00	11.50	-47.73%
End of Month Inventory	313	307	-1.92%
Months Supply of Inventory	4.32	4.00	-7.35%



■ Closed (11.50%)
■ Pending (11.95%)
■ Other OffMarket (8.63%)
■ Active (67.92%)

Absorption: Last 12 months, an Average of **77** Sales/Month
Active Inventory as of November 30, 2022 = **307**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **1.92%** to 307 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **4.00** 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 **14.34%** in November 2022 to \$240,000 versus the previous year at \$209,900.

Median Days on Market Shortens

The median number of **11.50** days that homes spent on the market before selling decreased by 10.50 days or **47.73%** in November 2022 compared to last year's same month at **22.00** DOM.

Sales Success for November 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 97 New Listings in November 2022, up **32.88%** from last year at 73. Furthermore, there were 52 Closed Listings this month versus last year at 69, a **-24.64%** decrease.

Closed versus Listed trends yielded a **53.6%** ratio, down from previous year's, November 2021, at **94.5%**, a **43.28%** downswing. This will certainly create pressure on a decreasing Month's 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

November 2022



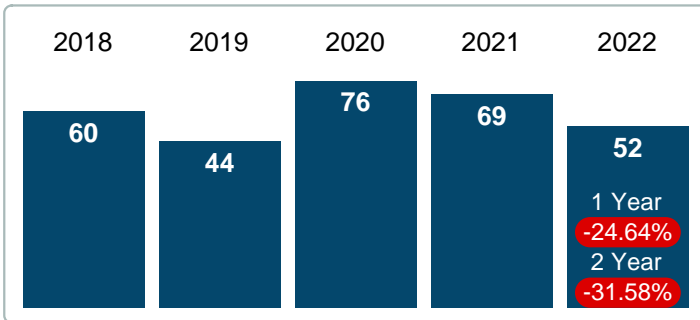
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



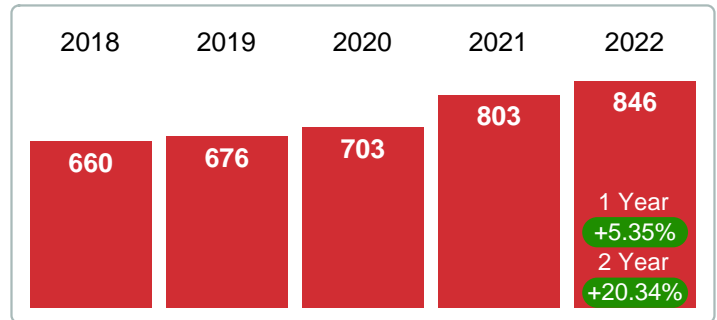
CLOSED LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

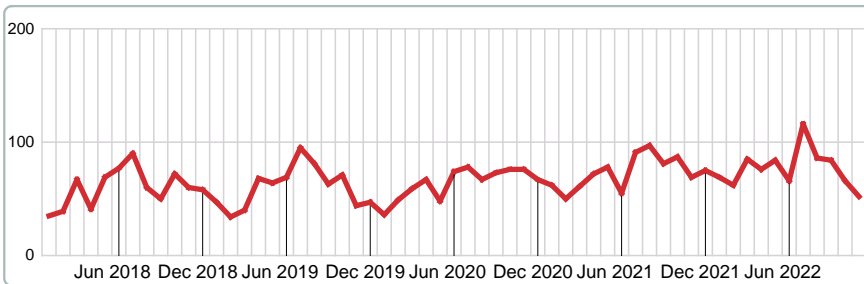
NOVEMBER



YEAR TO DATE (YTD)

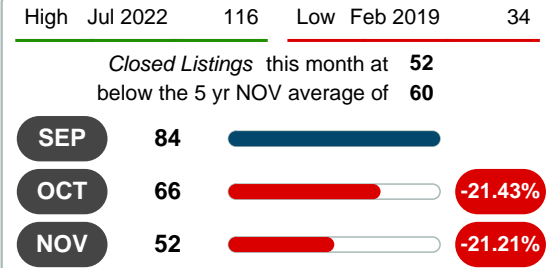


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 60



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	4	7.69%	31.5	2	2	0	0
\$100,001 - \$125,000	4	7.69%	17.5	3	1	0	0
\$125,001 - \$175,000	10	19.23%	14.5	0	9	1	0
\$175,001 - \$250,000	13	25.00%	4.0	0	12	1	0
\$250,001 - \$275,000	8	15.38%	3.0	0	6	2	0
\$275,001 - \$325,000	7	13.46%	36.0	0	6	1	0
\$325,001 and up	6	11.54%	63.0	2	3	1	0
Total Closed Units	52			7	39	6	0
Total Closed Volume	13,064,965	100%	11.5	1.25M	9.90M	1.92M	0.00B
Median Closed Price	\$240,000			\$115,000	\$240,000	\$262,450	\$0

November 2022



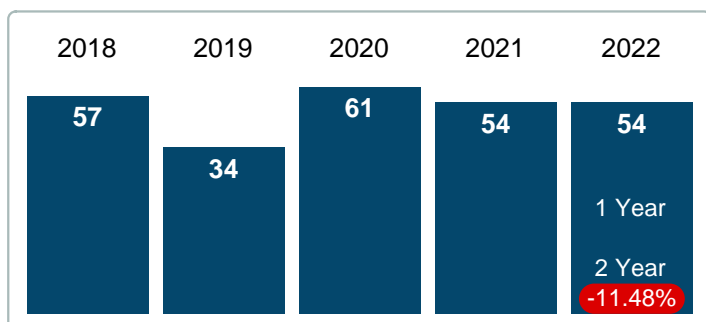
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



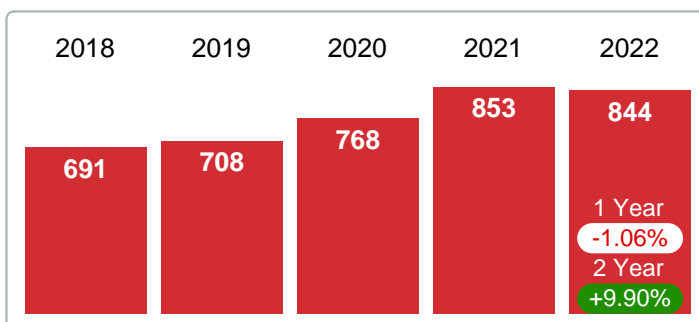
PENDING LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

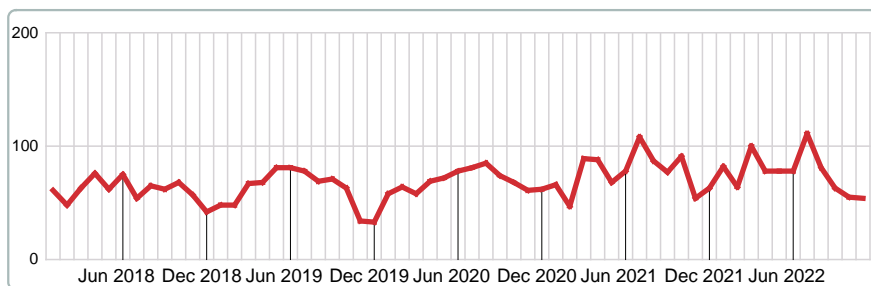
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

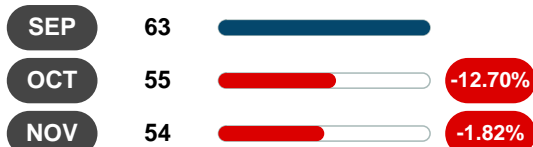


3 MONTHS

5 year NOV AVG = 52

High Jul 2022 111 Low Dec 2019 33

Pending Listings this month at 54 above the 5 yr NOV average of 52



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	3.70%	25.0	1	1	0	0
\$75,001 - \$150,000	9	16.67%	6.0	6	3	0	0
\$150,001 - \$200,000	9	16.67%	44.0	1	6	2	0
\$200,001 - \$250,000	8	14.81%	10.0	0	7	1	0
\$250,001 - \$275,000	9	16.67%	7.0	0	7	2	0
\$275,001 - \$400,000	11	20.37%	24.0	2	8	1	0
\$400,001 and up	6	11.11%	83.5	0	2	4	0
Total Pending Units	54			10	34	10	0
Total Pending Volume	14,577,400	100%	18.0	1.55M	8.50M	4.53M	0.00B
Median Listing Price	\$249,950			\$120,000	\$252,450	\$281,950	\$0

November 2022



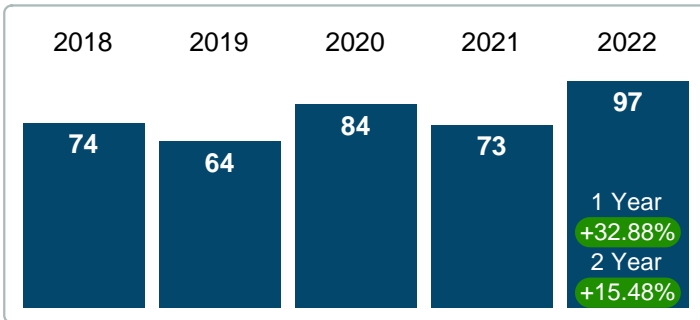
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



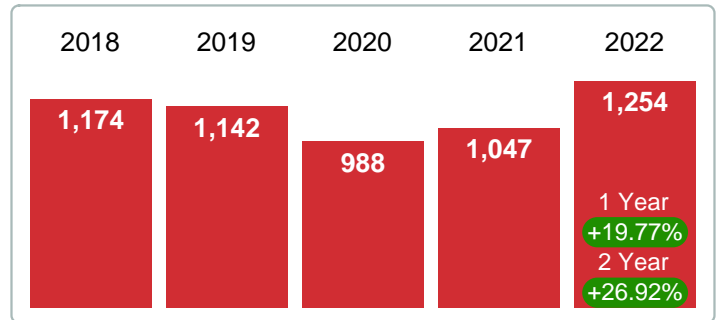
NEW LISTINGS

Report produced on Dec 12, 2022 for MLS Technology Inc.

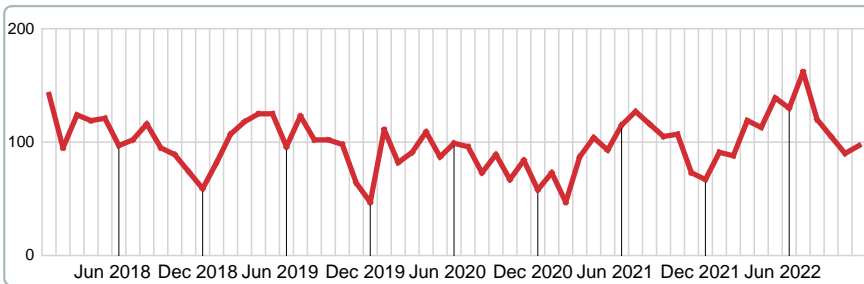
NOVEMBER



YEAR TO DATE (YTD)

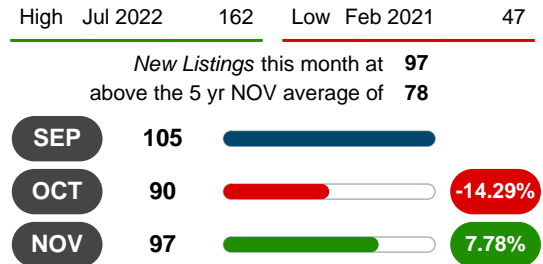


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 78



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	7	7.22%	5	2	0	0
\$75,001 - \$125,000	12	12.37%	5	5	2	0
\$125,001 - \$175,000	14	14.43%	2	12	0	0
\$175,001 - \$250,000	17	17.53%	0	14	3	0
\$250,001 - \$300,000	20	20.62%	2	13	5	0
\$300,001 - \$450,000	17	17.53%	1	9	7	0
\$450,001 and up	10	10.31%	0	4	4	2
Total New Listed Units	97		15	59	21	2
Total New Listed Volume	28,602,887	100%	2.03M	15.74M	9.64M	1.18M
Median New Listed Listing Price	\$250,000		\$110,000	\$249,900	\$305,944	\$592,000

November 2022



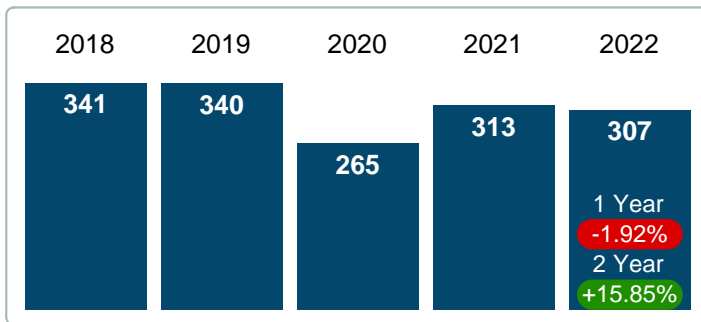
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



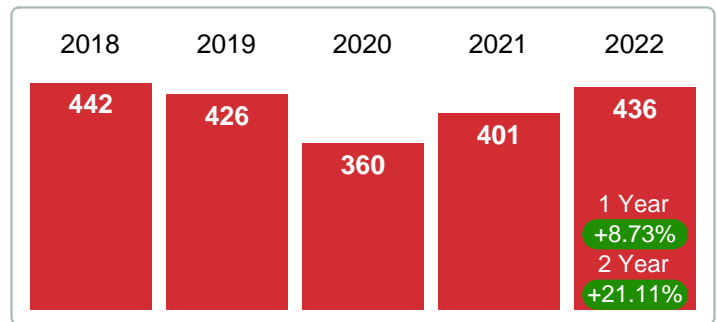
ACTIVE INVENTORY

Report produced on Dec 12, 2022 for MLS Technology Inc.

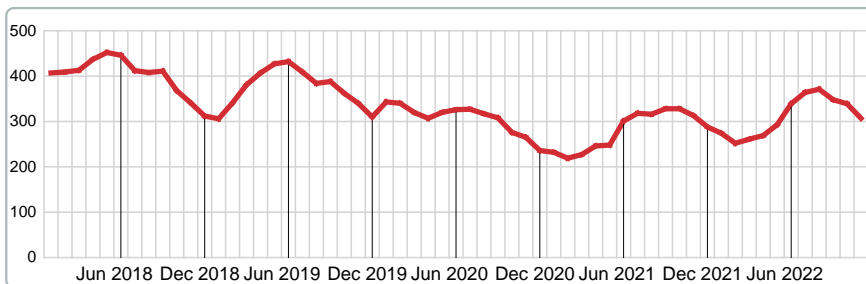
END OF NOVEMBER



ACTIVE DURING NOVEMBER

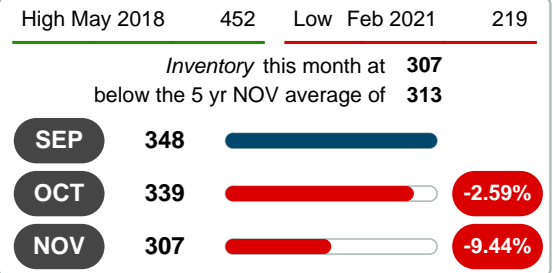


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 313



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	25	8.14%	64.0	13	11	1	0
\$100,001 - \$150,000	32	10.42%	55.5	10	19	3	0
\$150,001 - \$225,000	60	19.54%	69.0	10	40	10	0
\$225,001 - \$300,000	68	22.15%	73.5	6	47	14	1
\$300,001 - \$425,000	52	16.94%	57.0	1	33	18	0
\$425,001 - \$750,000	40	13.03%	97.5	1	17	18	4
\$750,001 and up	30	9.77%	94.5	4	10	12	4
Total Active Inventory by Units			307	45	177	76	9
Total Active Inventory by Volume			121,908,954	10.84M	60.05M	38.23M	12.80M
Median Active Inventory Listing Price			\$265,000	\$149,000	\$254,900	\$347,450	\$749,000

November 2022



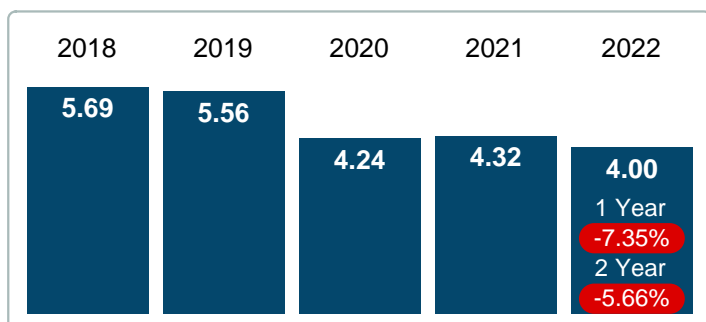
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



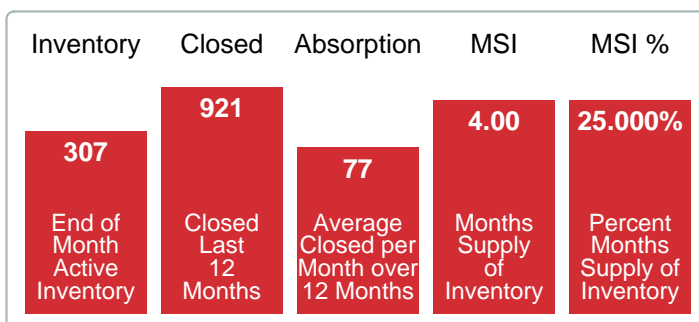
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 12, 2022 for MLS Technology Inc.

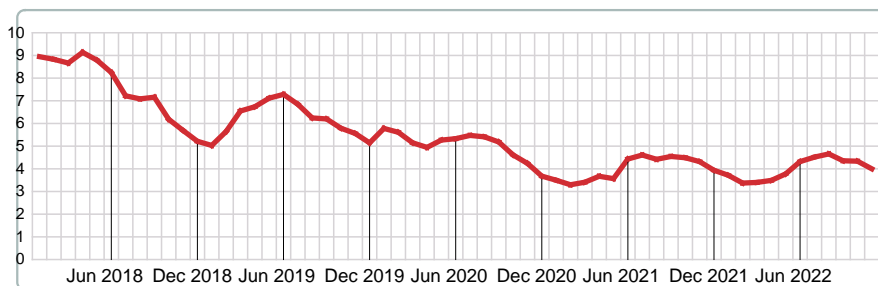
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

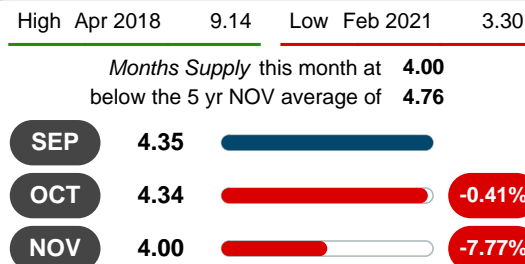


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 4.76



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	25	8.14%	3.45	4.11	2.81	12.00	0.00
\$100,001 - \$150,000	32	10.42%	3.43	3.53	3.68	2.57	0.00
\$150,001 - \$225,000	60	19.54%	2.83	5.22	2.44	3.75	0.00
\$225,001 - \$300,000	68	22.15%	3.30	9.00	3.66	2.10	2.40
\$300,001 - \$425,000	52	16.94%	4.62	0.86	5.66	4.70	0.00
\$425,001 - \$750,000	40	13.03%	7.74	2.40	6.18	14.40	5.33
\$750,001 and up	30	9.77%	15.00	0.00	15.00	14.40	8.00
Market Supply of Inventory (MSI)			4.00	4.43	3.72	4.61	3.60
Total Active Inventory by Units		100%	4.00	45	177	76	9

November 2022



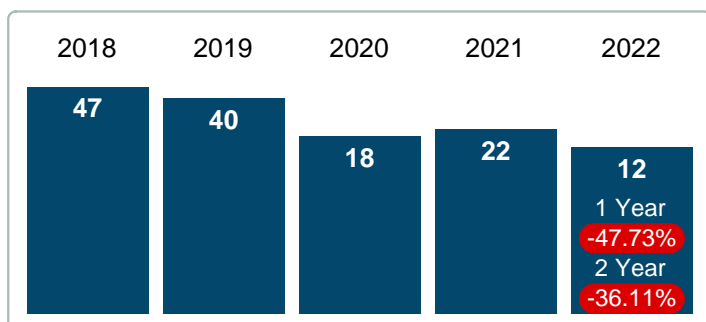
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



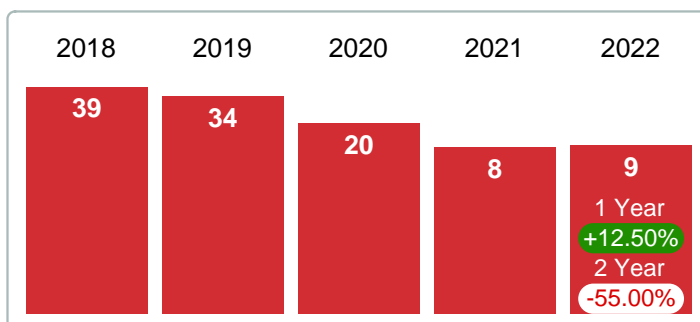
MEDIAN DAYS ON MARKET TO SALE

Report produced on Dec 12, 2022 for MLS Technology Inc.

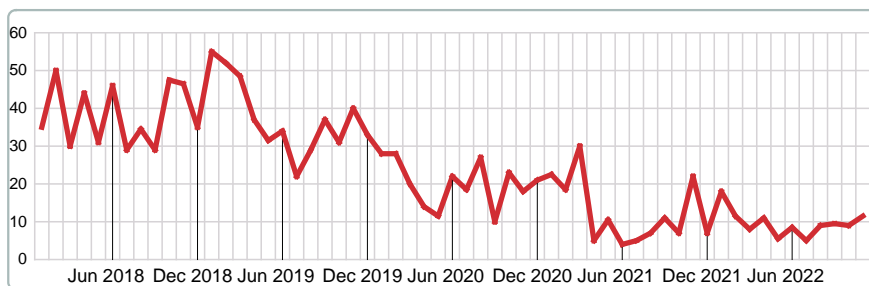
NOVEMBER



YEAR TO DATE (YTD)

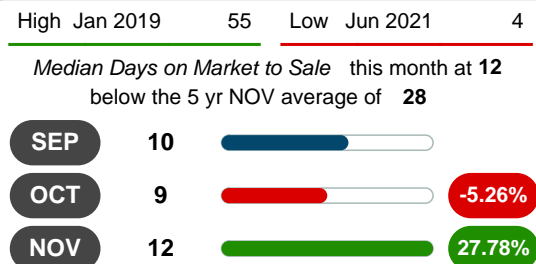


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 28



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	4	7.69%	32	11	117	0	0
\$100,001 - \$125,000	4	7.69%	18	21	9	0	0
\$125,001 - \$175,000	10	19.23%	15	0	17	7	0
\$175,001 - \$250,000	13	25.00%	4	0	4	53	0
\$250,001 - \$275,000	8	15.38%	3	0	3	42	0
\$275,001 - \$325,000	7	13.46%	36	0	56	1	0
\$325,001 and up	6	11.54%	63	38	99	4	0
Median Closed DOM			12	19	11	6	0
Total Closed Units		100%	52	7	39	6	
Total Closed Volume			13,064,965	1.25M	9.90M	1.92M	0.00B

November 2022



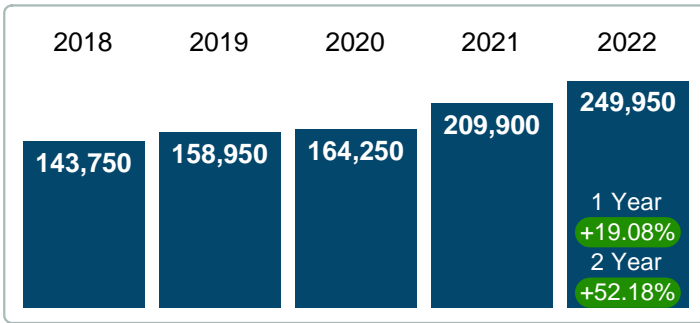
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



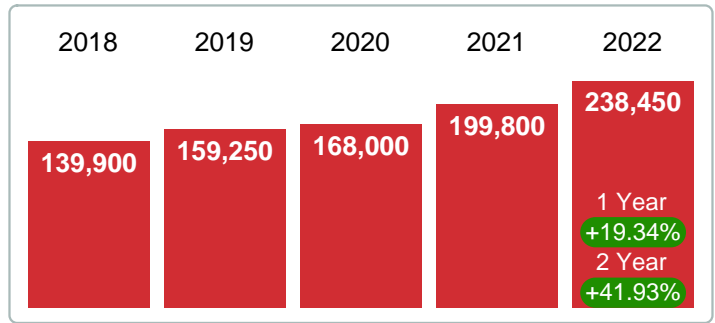
MEDIAN LIST PRICE AT CLOSING

Report produced on Dec 12, 2022 for MLS Technology Inc.

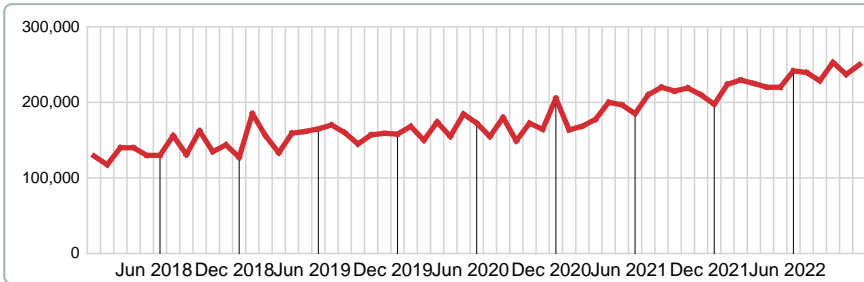
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

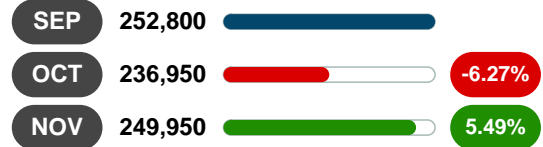


3 MONTHS

5 year NOV AVG = 185,360

High Sep 2022 252,800 Low Feb 2018 117,500

Median List Price at Closing this month at **249,950** above the 5 yr NOV average of **185,360**



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	4	7.69%	33,750	46,000	33,750	0	0
\$100,001 - \$125,000	3	5.77%	112,500	116,250	110,000	0	0
\$125,001 - \$175,000	6	11.54%	145,000	129,000	145,000	149,000	0
\$175,001 - \$250,000	14	26.92%	206,250	0	205,000	234,900	0
\$250,001 - \$275,000	10	19.23%	259,950	0	260,000	259,900	0
\$275,001 - \$325,000	7	13.46%	299,000	0	299,000	289,250	0
\$325,001 and up	8	15.38%	410,000	381,000	400,000	759,900	0
Median List Price			249,950	120,000	250,000	269,700	0
Total Closed Units		100%	249,950	7	39	6	
Total Closed Volume			13,894,915	1.22M	10.70M	1.98M	0.00B

November 2022



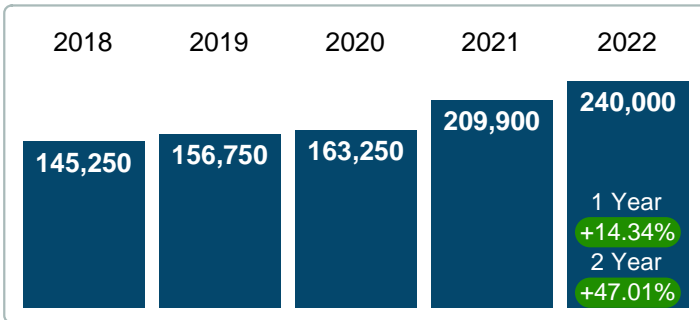
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



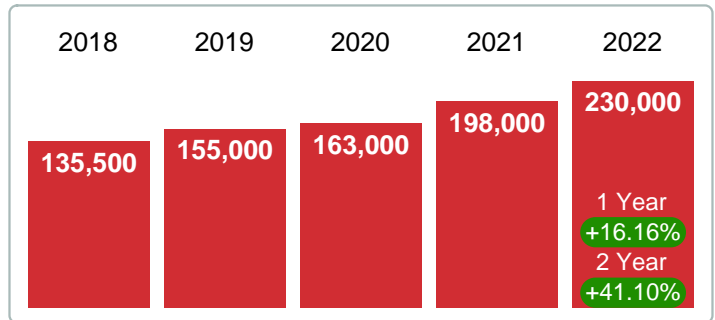
MEDIAN SOLD PRICE AT CLOSING

Report produced on Dec 12, 2022 for MLS Technology Inc.

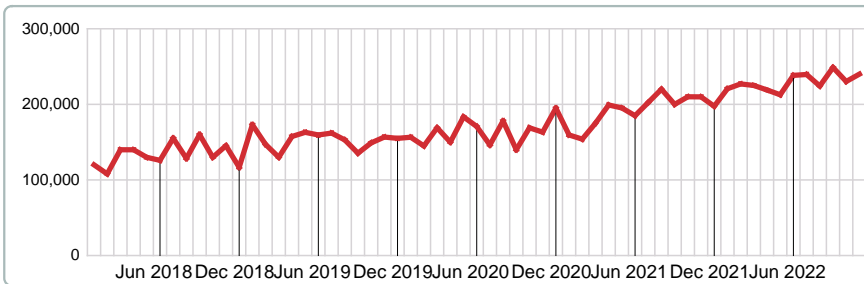
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

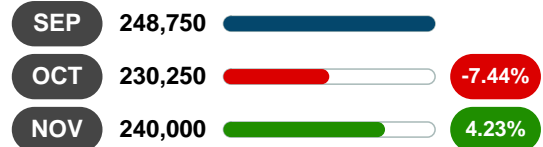


3 MONTHS

5 year NOV AVG = 183,030

High Sep 2022 248,750 Low Feb 2018 108,000

Median Sold Price at Closing this month at **240,000** above the 5 yr NOV average of **183,030**



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	4	7.69%	24,500	41,250	24,500	0	0
\$100,001 - \$125,000	4	7.69%	111,000	115,000	107,000	0	0
\$125,001 - \$175,000	10	19.23%	151,500	0	155,000	148,000	0
\$175,001 - \$250,000	13	25.00%	230,000	0	235,000	200,000	0
\$250,001 - \$275,000	8	15.38%	261,500	0	261,500	262,450	0
\$275,001 - \$325,000	7	13.46%	299,000	0	299,500	299,000	0
\$325,001 and up	6	11.54%	477,500	415,000	475,000	750,000	0
Median Sold Price			240,000	115,000	240,000	262,450	0
Total Closed Units		100%	240,000	7	39	6	
Total Closed Volume			13,064,965	1.25M	9.90M	1.92M	0.00B

November 2022



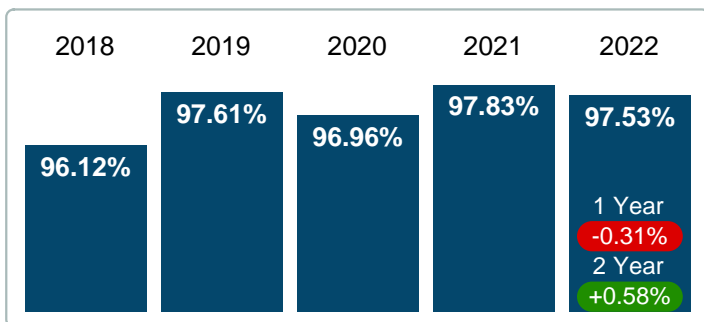
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



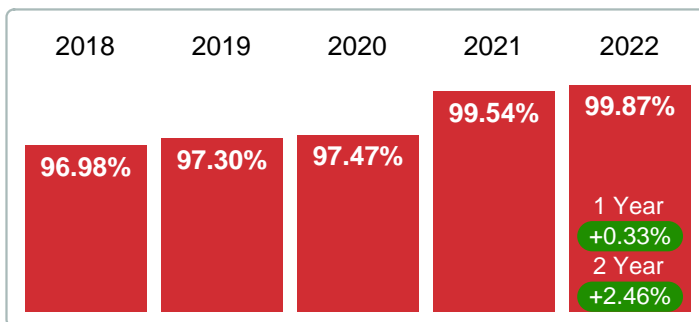
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 12, 2022 for MLS Technology Inc.

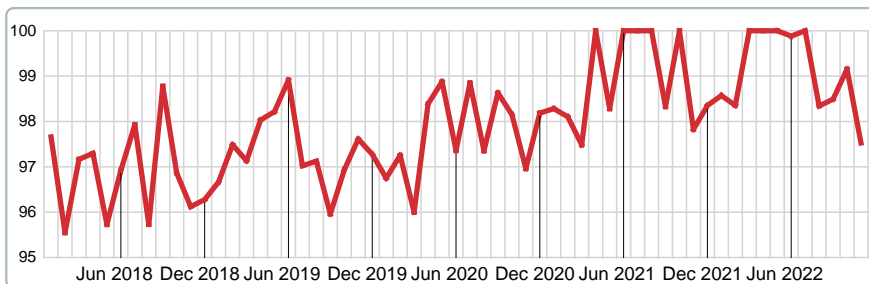
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

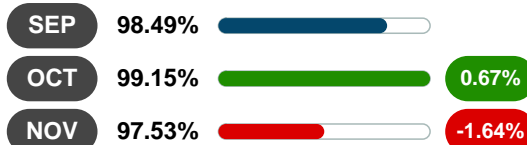


3 MONTHS

5 year NOV AVG = 97.21%

High Jul 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **97.53%**
 above the 5 yr NOV average of **97.21%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	<div style="width: 7.69%;"></div> 4	7.69%	75.35%	78.41%	75.35%	0.00%	0.00%
\$100,001 - \$125,000	<div style="width: 7.69%;"></div> 4	7.69%	93.69%	91.56%	97.27%	0.00%	0.00%
\$125,001 - \$175,000	<div style="width: 19.23%;"></div> 10	19.23%	89.24%	0.00%	88.83%	99.33%	0.00%
\$175,001 - \$250,000	<div style="width: 25.00%;"></div> 13	25.00%	100.00%	0.00%	100.00%	85.14%	0.00%
\$250,001 - \$275,000	<div style="width: 15.38%;"></div> 8	15.38%	100.00%	0.00%	100.00%	97.41%	0.00%
\$275,001 - \$325,000	<div style="width: 13.46%;"></div> 7	13.46%	100.00%	0.00%	99.67%	100.00%	0.00%
\$325,001 and up	<div style="width: 11.54%;"></div> 6	11.54%	95.42%	108.31%	90.48%	98.70%	0.00%
Median Sold/List Ratio		97.53%		95.83%	97.27%	99.01%	0.00%
Total Closed Units		52	100%	7	39	6	
Total Closed Volume		13,064,965		1.25M	9.90M	1.92M	0.00B

November 2022



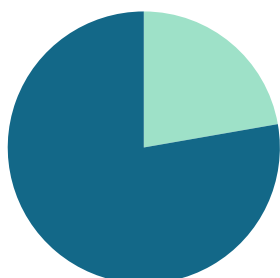
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

INVENTORY

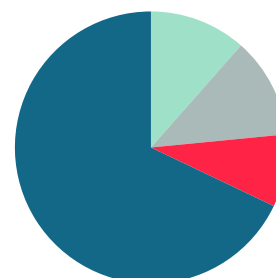


Inventory
 New Listings
97 = 22.25%
 Start Inventory
339
 Total Inventory Units
436
 Volume
\$165,751,068

Market Activity

Closed Sales
52 = 11.50%
 Pending Sales
54 = 11.95%
 Other Off Market
39 = 8.63%
 Active Inventory
307 = 67.92%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	52	-24.64%	803	846	5.35%
Pending Sales	54	54	0.00%	853	844	-1.06%
New Listings	73	97	32.88%	1,047	1,254	19.77%
Median List Price	209,900	249,950	19.08%	199,800	238,450	19.34%
Median Sale Price	209,900	240,000	14.34%	198,000	230,000	16.16%
Median Percent of Selling Price to List Price	97.83%	97.53%	-0.31%	99.54%	99.87%	0.33%
Median Days on Market to Sale	22.00	11.50	-47.73%	8.00	9.00	12.50%
Monthly Inventory	313	307	-1.92%	313	307	-1.92%
Months Supply of Inventory	4.32	4.00	-7.35%	4.32	4.00	-7.35%

Absorption: Last 12 months, an Average of **77** Sales/Month

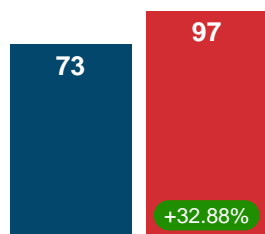
Inventory on November 30, 2022 = **307**

2021 **2022**

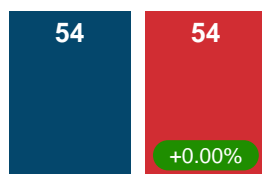
NOVEMBER MARKET

MEDIAN PRICES

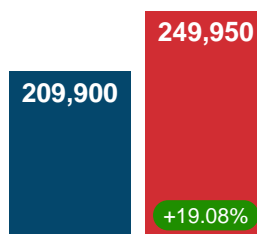
New Listings



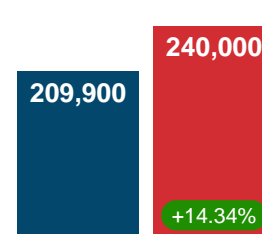
Pending Listings



List Price



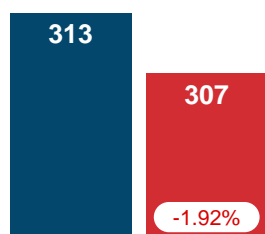
Sale Price



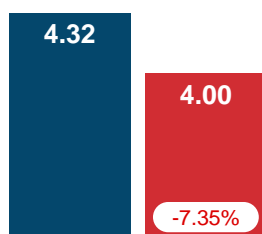
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

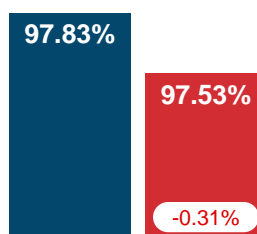
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

