

May 2020



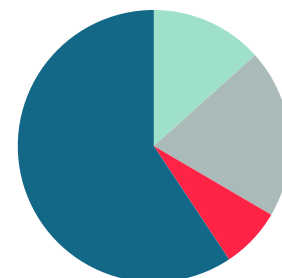
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	2019	May 2020	+/-%
Closed Listings	64	48	-25.00%
Pending Listings	81	72	-11.11%
New Listings	125	87	-30.40%
Median List Price	161,500	184,500	14.24%
Median Sale Price	163,000	183,500	12.58%
Median Percent of Selling Price to List Price	98.22%	98.88%	0.67%
Median Days on Market to Sale	31.50	11.50	-63.49%
End of Month Inventory	320	213	-33.44%
Months Supply of Inventory	5.33	3.51	-34.26%



■ Closed (13.37%)
■ Pending (20.06%)
■ Other OffMarket (7.24%)
■ Active (59.33%)

Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of May 31, 2020 = **213**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **33.44%** to 213 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **3.51** 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 **12.58%** in May 2020 to \$183,500 versus the previous year at \$163,000.

Median Days on Market Shortens

The median number of **11.50** days that homes spent on the market before selling decreased by 20.00 days or **63.49%** in May 2020 compared to last year's same month at **31.50** DOM.

Sales Success for May 2020 is Positive

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

There were 87 New Listings in May 2020, down **30.40%** from last year at 125. Furthermore, there were 48 Closed Listings this month versus last year at 64, a **-25.00%** decrease.

Closed versus Listed trends yielded a **55.2%** ratio, up from previous year's, May 2019, at **51.2%**, a **7.76%** upswing. 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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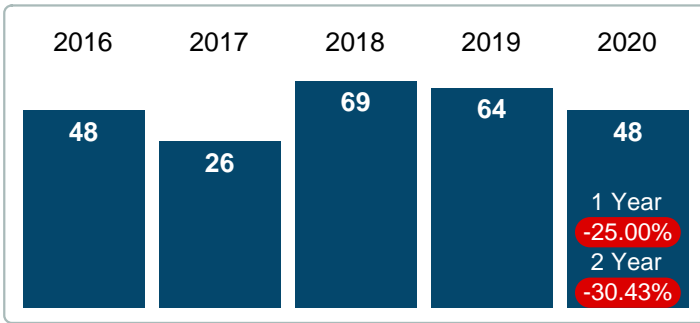
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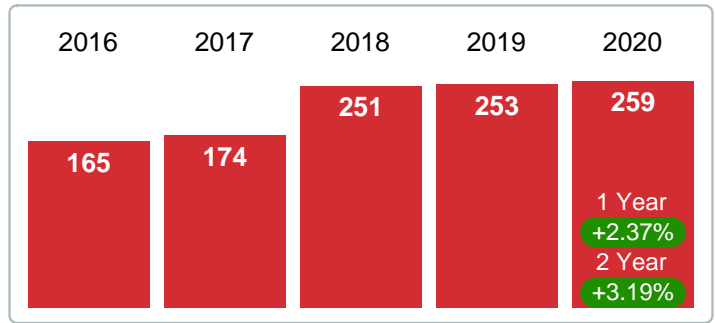
CLOSED LISTINGS

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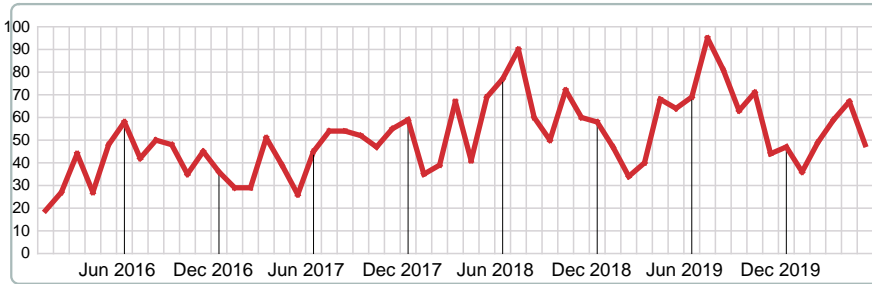
MAY



YEAR TO DATE (YTD)

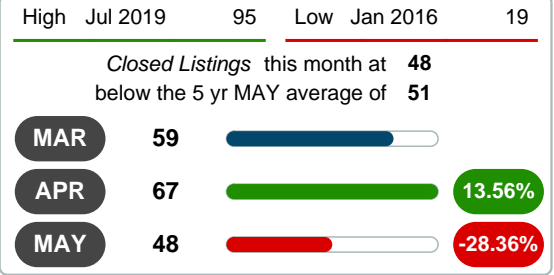


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 51



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.33%	19.5	1	3	0	0
\$50,001 - \$100,000	5	10.42%	10.0	1	4	0	0
\$100,001 - \$150,000	7	14.58%	26.0	0	5	2	0
\$150,001 - \$200,000	14	29.17%	9.5	1	12	1	0
\$200,001 - \$250,000	5	10.42%	12.0	1	2	2	0
\$250,001 - \$425,000	8	16.67%	6.0	0	3	3	2
\$425,001 and up	5	10.42%	104.0	0	2	3	0
Total Closed Units	48			4	31	11	2
Total Closed Volume	10,186,210	100%	11.5	520.40K	5.47M	3.43M	768.90K
Median Closed Price	\$183,500			\$124,700	\$171,000	\$289,000	\$384,450

May 2020



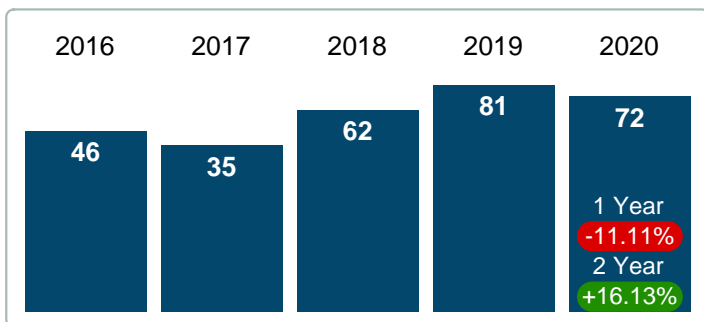
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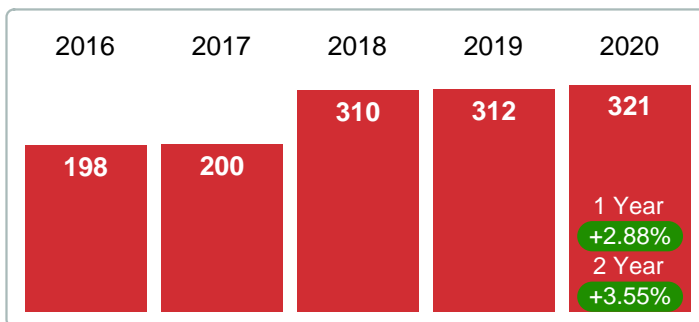
PENDING LISTINGS

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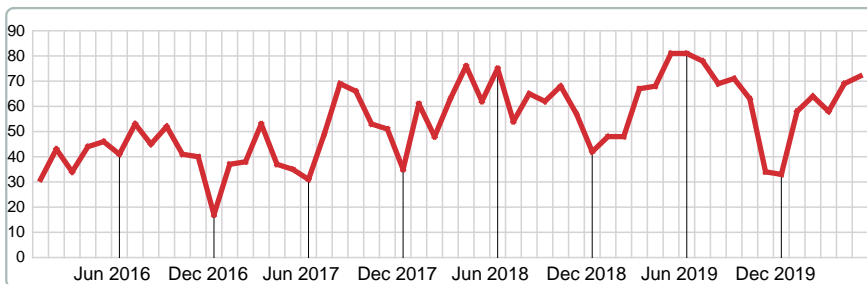
MAY



YEAR TO DATE (YTD)

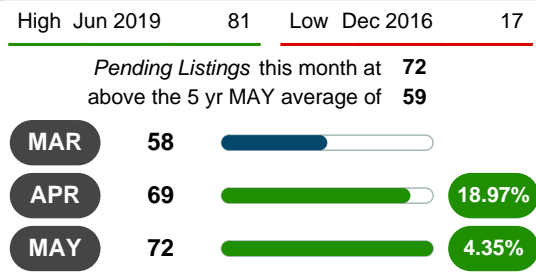


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 59



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	3	4.17%	7.0	2	1	0	0
\$75,001 - \$100,000	10	13.89%	38.5	3	6	1	0
\$100,001 - \$150,000	10	13.89%	14.5	1	8	1	0
\$150,001 - \$225,000	23	31.94%	21.0	0	18	5	0
\$225,001 - \$275,000	6	8.33%	48.0	1	1	3	1
\$275,001 - \$400,000	10	13.89%	30.0	0	1	8	1
\$400,001 and up	10	13.89%	90.0	0	4	3	3
Total Pending Units	72			7	39	21	5
Total Pending Volume	16,668,999	100%	24.5	787.50K	7.94M	6.09M	1.85M
Median Listing Price	\$199,250			\$97,500	\$168,600	\$289,000	\$419,900

May 2020



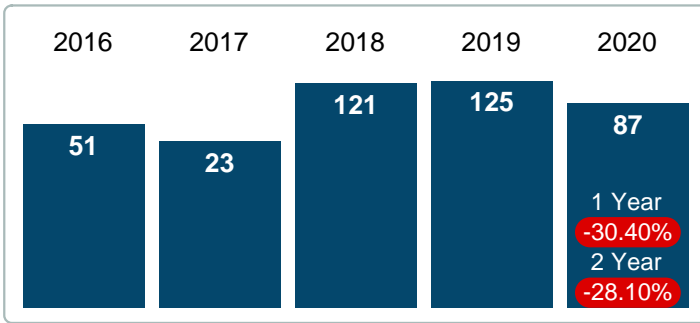
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



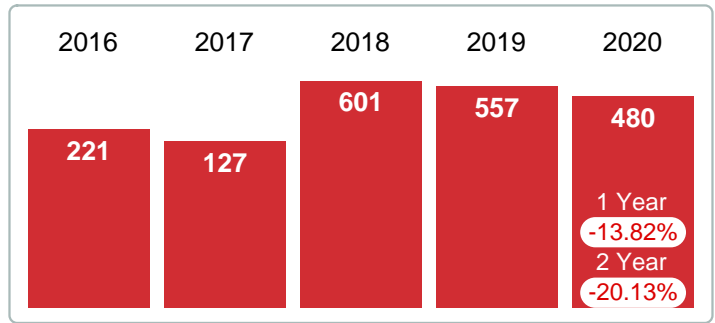
NEW LISTINGS

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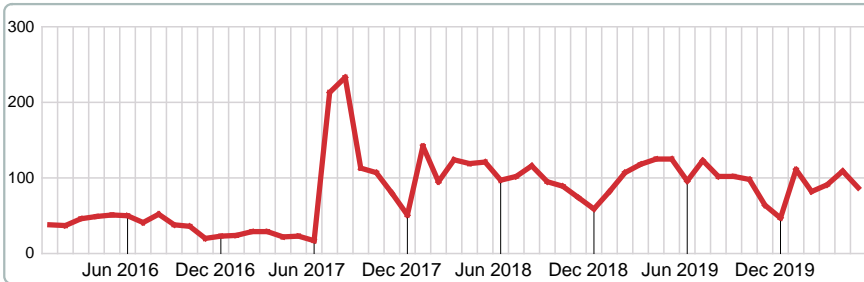
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 81

High Aug 2017 233 Low Jun 2017 17

New Listings this month at **87**
above the 5 yr MAY average of **81**

- MAR 91
- APR 109 **19.78%**
- MAY 87 **-20.18%**

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	4	4.60%	2	1	1	0
\$50,001 - \$75,000	8	9.20%	6	1	1	0
\$75,001 - \$125,000	13	14.94%	5	7	1	0
\$125,001 - \$225,000	30	34.48%	4	23	2	1
\$225,001 - \$325,000	12	13.79%	1	6	4	1
\$325,001 - \$550,000	11	12.64%	1	8	0	2
\$550,001 and up	9	10.34%	0	2	3	4
Total New Listed Units	87		19	48	12	8
Total New Listed Volume	21,575,699	100%	2.19M	11.52M	3.75M	4.12M
Median New Listed Listing Price	\$175,500		\$87,500	\$191,950	\$266,450	\$548,750

May 2020



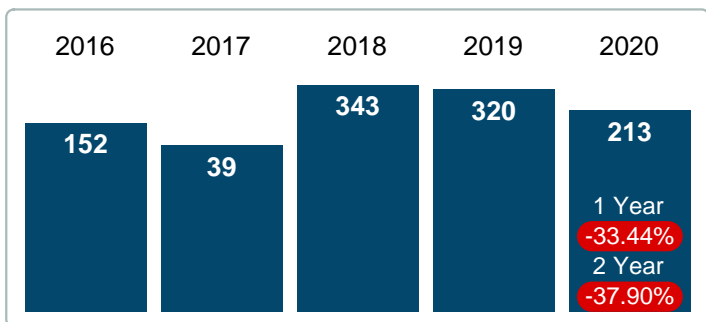
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



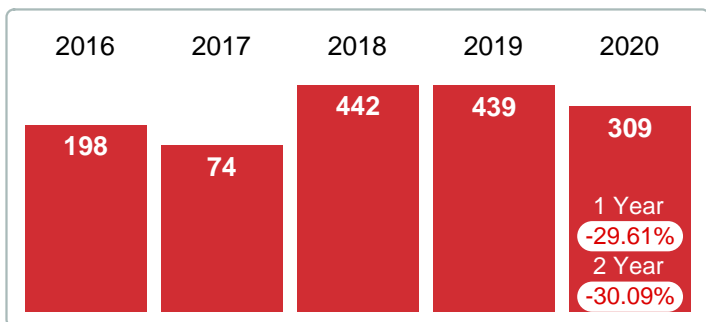
ACTIVE INVENTORY

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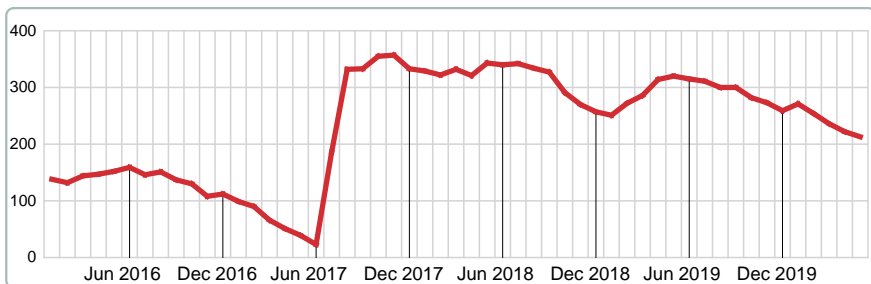
END OF MAY



ACTIVE DURING MAY

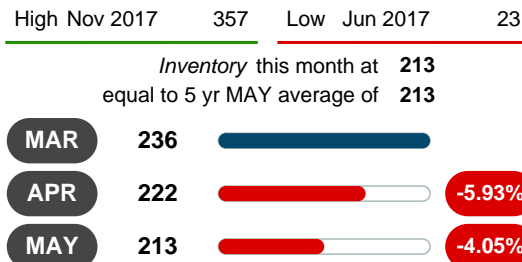


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 213



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	15	7.04%	75.0	7	5	2	1
\$50,001 - \$75,000	21	9.86%	68.0	9	10	2	0
\$75,001 - \$125,000	29	13.62%	79.0	9	16	3	1
\$125,001 - \$275,000	68	31.92%	45.0	9	46	10	3
\$275,001 - \$425,000	32	15.02%	78.0	2	18	11	1
\$425,001 - \$575,000	20	9.39%	37.0	2	8	4	6
\$575,001 and up	28	13.15%	61.0	0	8	14	6
Total Active Inventory by Units	213			38	111	46	18
Total Active Inventory by Volume	60,945,495	100%	57.0	5.12M	27.41M	18.91M	9.51M
Median Active Inventory Listing Price	\$199,500			\$88,250	\$189,900	\$337,000	\$469,000

May 2020



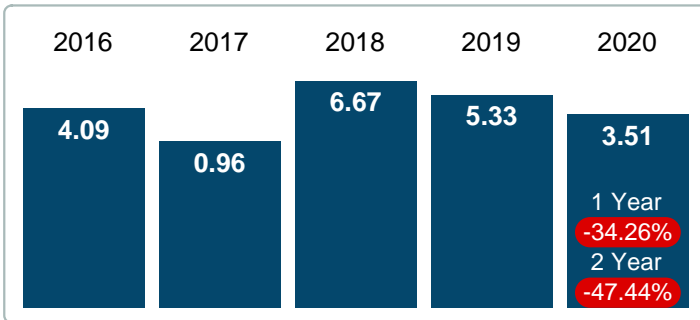
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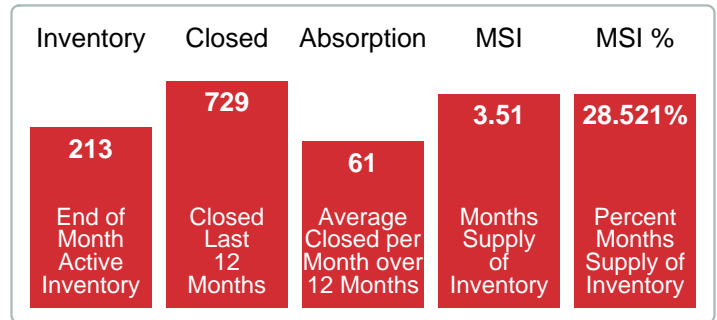
MONTHS SUPPLY of INVENTORY (MSI)

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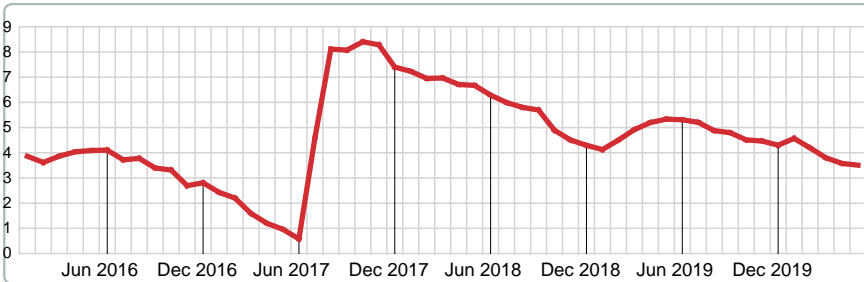
MSI FOR MAY



INDICATORS FOR MAY 2020

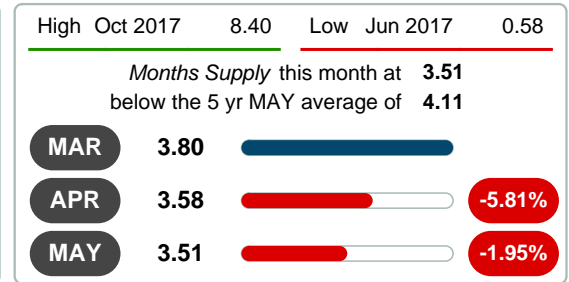


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.11



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	15	7.04%	3.33	3.36	2.22	12.00	0.00
\$50,001 - \$75,000	21	9.86%	4.58	6.00	3.43	24.00	0.00
\$75,001 - \$125,000	29	13.62%	2.29	3.48	1.85	2.40	6.00
\$125,001 - \$275,000	68	31.92%	2.22	4.70	2.09	1.60	6.00
\$275,001 - \$425,000	32	15.02%	5.57	6.00	6.97	5.28	1.33
\$425,001 - \$575,000	20	9.39%	14.12	0.00	16.00	6.00	24.00
\$575,001 and up	28	13.15%	24.00	0.00	16.00	28.00	36.00
Market Supply of Inventory (MSI)	3.51			4.51	2.82	4.18	9.39
Total Active Inventory by Units	213	100%	3.51	38	111	46	18

May 2020



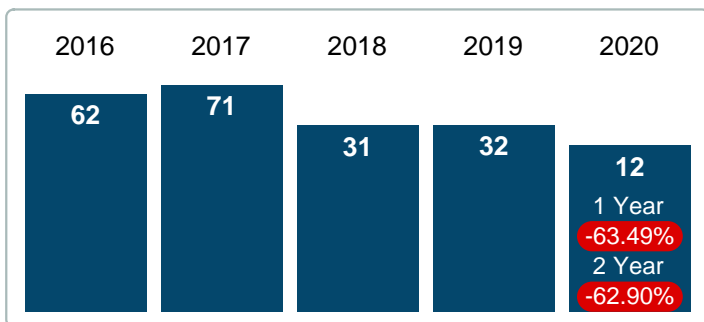
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



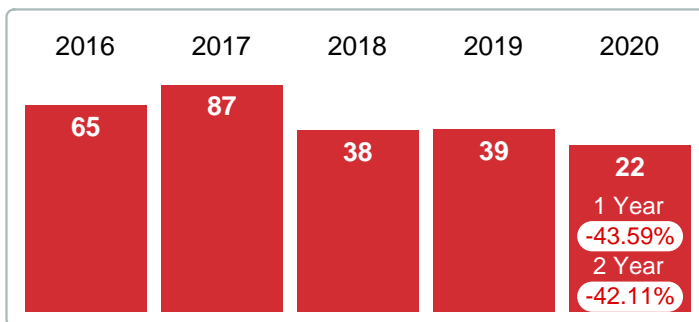
MEDIAN DAYS ON MARKET TO SALE

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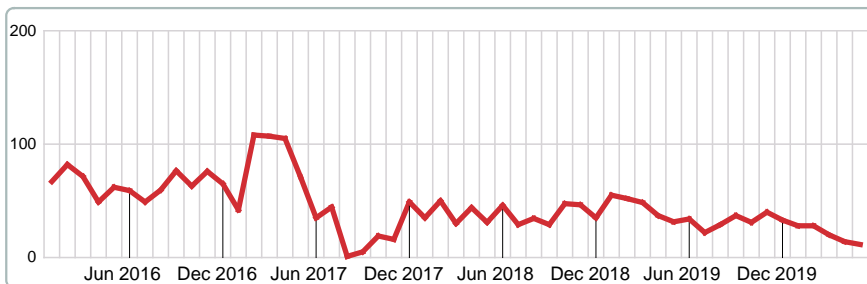
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

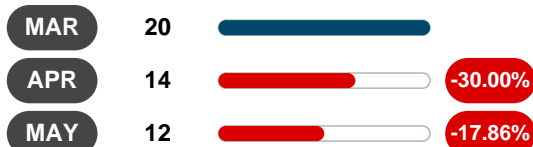


3 MONTHS

5 year MAY AVG = 41

High Feb 2017 108 Low Aug 2017 1

Median Days on Market to Sale this month at 12 below the 5 yr MAY average of 41



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
\$50,000 and less	8.33%	20	8	31	0	0
\$50,001 - \$100,000	10.42%	10	8	34	0	0
\$100,001 - \$150,000	14.58%	26	0	26	32	0
\$150,001 - \$200,000	29.17%	10	3	10	28	0
\$200,001 - \$250,000	10.42%	12	1	34	88	0
\$250,001 - \$425,000	16.67%	6	0	5	1	9
\$425,001 and up	10.42%	104	0	76	173	0
Median Closed DOM		12	6	13	28	9
Total Closed Units	100%	48	4	31	11	2
Total Closed Volume		10,186,210	520.40K	5.47M	3.43M	768.90K

May 2020



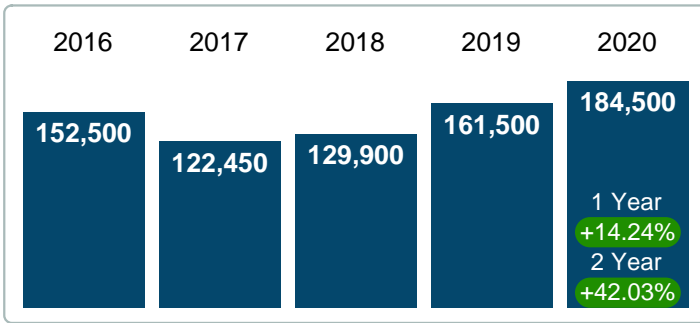
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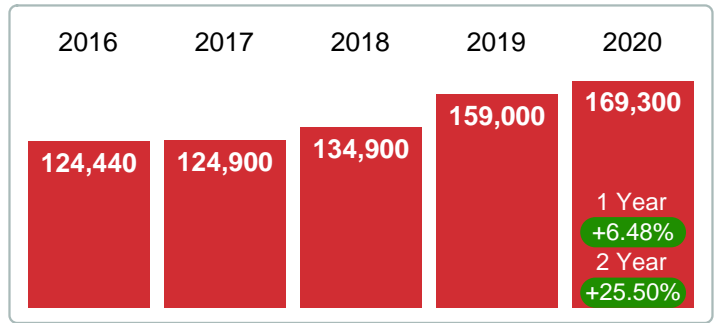
MEDIAN LIST PRICE AT CLOSING

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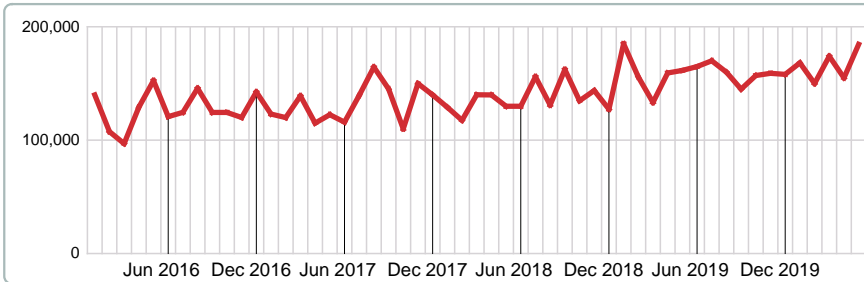
MAY



YEAR TO DATE (YTD)

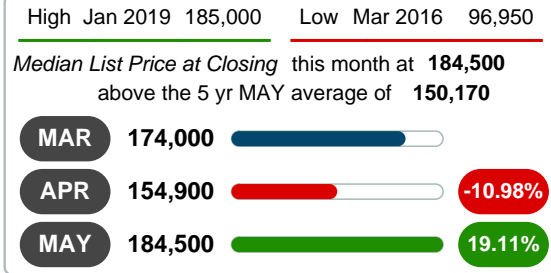


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 150,170



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
\$50,000 and less	4	8.33%	37,000	42,500	31,500	0	0
\$50,001 - \$100,000	4	8.33%	89,250	79,500	99,000	0	0
\$100,001 - \$150,000	8	16.67%	120,000	0	114,950	130,450	0
\$150,001 - \$200,000	15	31.25%	184,500	169,900	184,500	182,450	0
\$200,001 - \$250,000	4	8.33%	220,250	239,000	214,000	222,500	0
\$250,001 - \$425,000	8	16.67%	306,000	0	265,000	346,000	368,900
\$425,001 and up	5	10.42%	590,000	0	562,000	629,500	455,000
Median List Price			184,500	124,700	175,000	289,000	411,950
Total Closed Units		100%	184,500	4	31	11	2
Total Closed Volume			10,499,320	530.90K	5.64M	3.51M	823.90K

May 2020



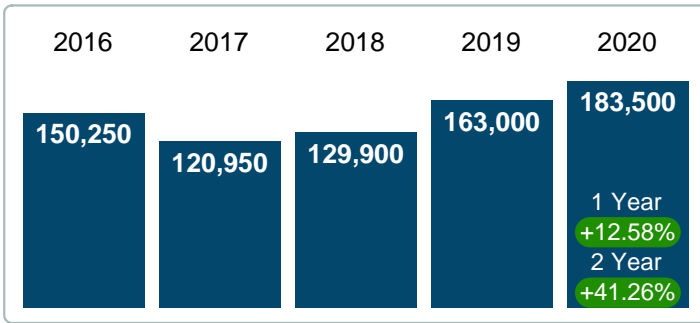
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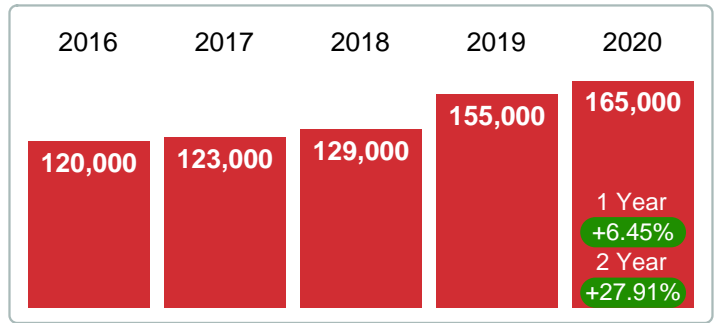
MEDIAN SOLD PRICE AT CLOSING

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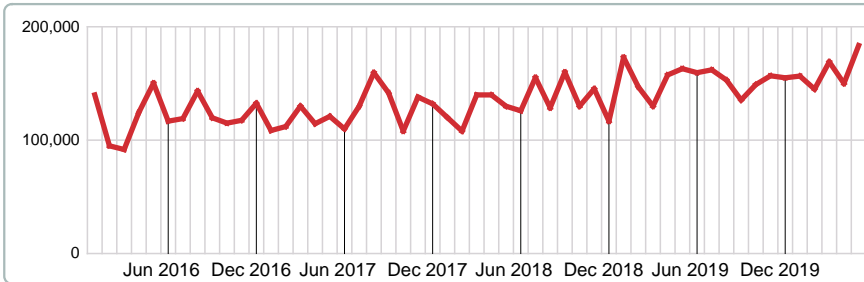
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 149,520

High May 2020 183,500 Low Mar 2016 91,750

Median Sold Price at Closing this month at **183,500** above the 5 yr MAY average of **149,520**



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
\$50,000 and less	4	8.33%	35,000	42,000	35,000	0	0
\$50,001 - \$100,000	5	10.42%	84,000	79,500	87,000	0	0
\$100,001 - \$150,000	7	14.58%	115,000	0	115,000	122,500	0
\$150,001 - \$200,000	14	29.17%	181,450	169,900	183,500	163,000	0
\$200,001 - \$250,000	5	10.42%	218,000	229,000	211,500	213,000	0
\$250,001 - \$425,000	8	16.67%	306,000	0	263,000	323,000	384,450
\$425,001 and up	5	10.42%	515,000	0	540,000	515,000	0
Median Sold Price			183,500	124,700	171,000	289,000	384,450
Total Closed Units		100%	183,500	4	31	11	2
Total Closed Volume			10,186,210	520.40K	5.47M	3.43M	768.90K

May 2020



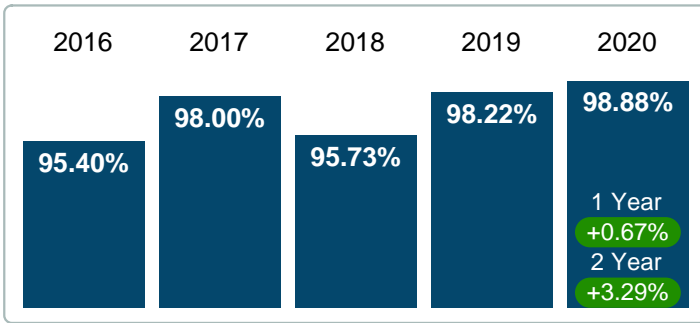
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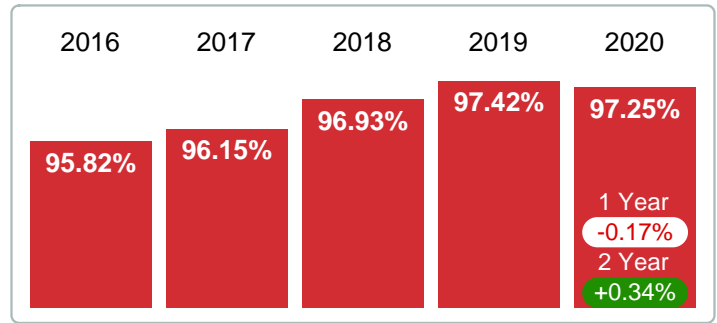
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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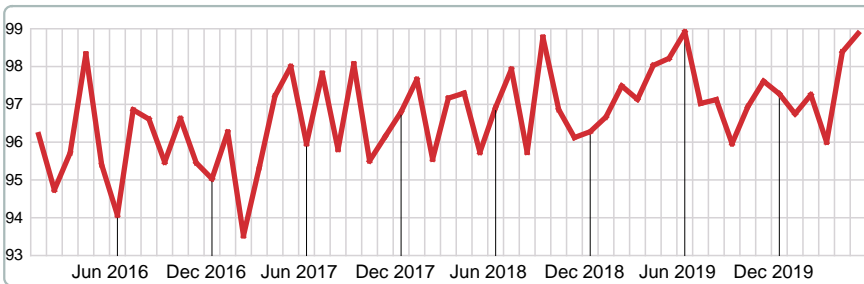
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

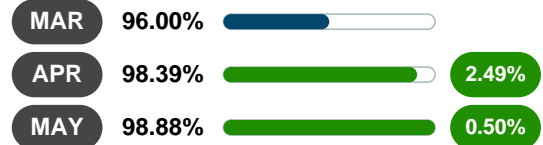


3 MONTHS

5 year MAY AVG = 97.25%

High Jun 2019 98.91% Low Feb 2017 93.53%

Median Sold/List Ratio this month at **98.88%**
above the 5 yr MAY average of **97.25%**



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
\$50,000 and less	4	8.33%	87.48%	98.82%	76.14%	0.00%	0.00%
\$50,001 - \$100,000	5	10.42%	90.91%	100.00%	88.85%	0.00%	0.00%
\$100,001 - \$150,000	7	14.58%	96.50%	0.00%	96.50%	93.67%	0.00%
\$150,001 - \$200,000	14	29.17%	99.46%	100.00%	99.46%	98.79%	0.00%
\$200,001 - \$250,000	5	10.42%	99.78%	95.82%	98.81%	100.91%	0.00%
\$250,001 - \$425,000	8	16.67%	99.83%	0.00%	99.67%	100.00%	93.96%
\$425,001 and up	5	10.42%	95.77%	0.00%	96.03%	94.17%	0.00%
Median Sold/List Ratio		98.88%		99.41%	97.71%	99.34%	93.96%
Total Closed Units		48	100%	4	31	11	2
Total Closed Volume		10,186,210		520.40K	5.47M	3.43M	768.90K

May 2020



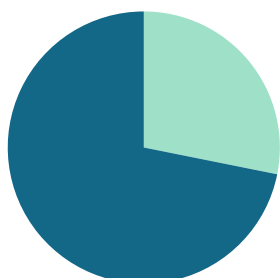
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

INVENTORY

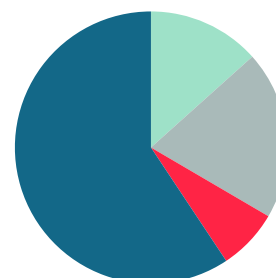


Inventory
 New Listings
87 = 28.16%
 Start Inventory
222
 Total Inventory Units
309
 Volume
\$83,624,994

Market Activity

Closed Sales
48 = 13.37%
 Pending Sales
72 = 20.06%
 Other Off Market
26 = 7.24%
 Active Inventory
213 = 59.33%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	64	48	-25.00%	253	259	2.37%
Pending Sales	81	72	-11.11%	312	321	2.88%
New Listings	125	87	-30.40%	557	480	-13.82%
Median List Price	161,500	184,500	14.24%	159,000	169,300	6.48%
Median Sale Price	163,000	183,500	12.58%	155,000	165,000	6.45%
Median Percent of Selling Price to List Price	98.22%	98.88%	0.67%	97.42%	97.25%	-0.17%
Median Days on Market to Sale	31.50	11.50	-63.49%	39.00	22.00	-43.59%
Monthly Inventory	320	213	-33.44%	320	213	-33.44%
Months Supply of Inventory	5.33	3.51	-34.26%	5.33	3.51	-34.26%

Absorption: Last 12 months, an Average of **61** Sales/Month

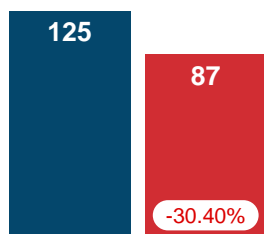
Inventory on May 31, 2020 = **213**

2019 **2020**

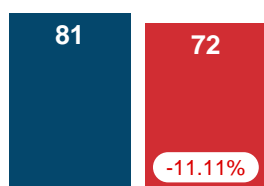
MAY MARKET

MEDIAN PRICES

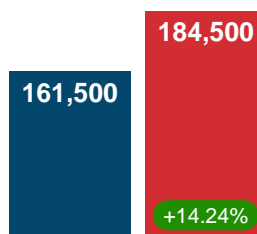
New Listings



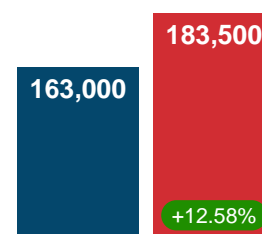
Pending Listings



List Price



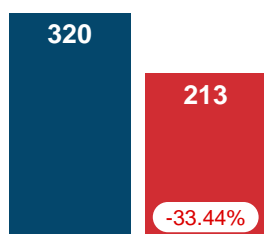
Sale Price



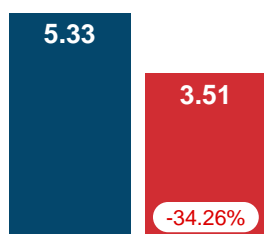
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

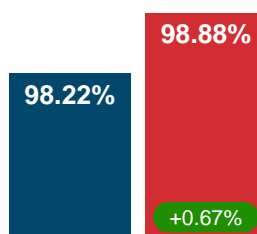
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

