

December 2021



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

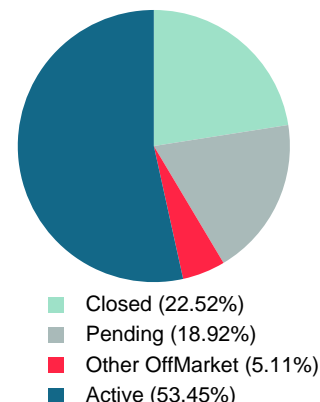


MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	December 2021	+/- %
Closed Listings	67	75	11.94%
Pending Listings	62	63	1.61%
New Listings	58	67	15.52%
Average List Price	227,276	220,334	-3.05%
Average Sale Price	222,131	229,116	3.14%
Average Percent of Selling Price to List Price	96.89%	97.64%	0.78%
Average Days on Market to Sale	39.42	24.75	-37.22%
End of Month Inventory	140	178	27.14%
Months Supply of Inventory	2.18	2.43	11.50%

Absorption: Last 12 months, an Average of **73** Sales/Month
Active Inventory as of December 31, 2021 = **178**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2021 rose **27.14%** to 178 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **2.43** 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 **3.14%** in December 2021 to \$229,116 versus the previous year at \$222,131.

Average Days on Market Shortens

The average number of **24.75** days that homes spent on the market before selling decreased by 14.67 days or **37.22%** in December 2021 compared to last year's same month at **39.42** DOM.

Sales Success for December 2021 is Positive

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

There were 67 New Listings in December 2021, up **15.52%** from last year at 58. Furthermore, there were 75 Closed Listings this month versus last year at 67, a **11.94%** increase.

Closed versus Listed trends yielded a **111.9%** ratio, down from previous year's, December 2020, at **115.5%**, a **3.10%** downswing. This will certainly create pressure on an increasing 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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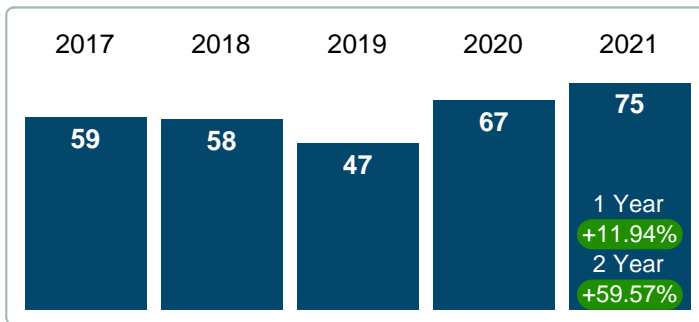


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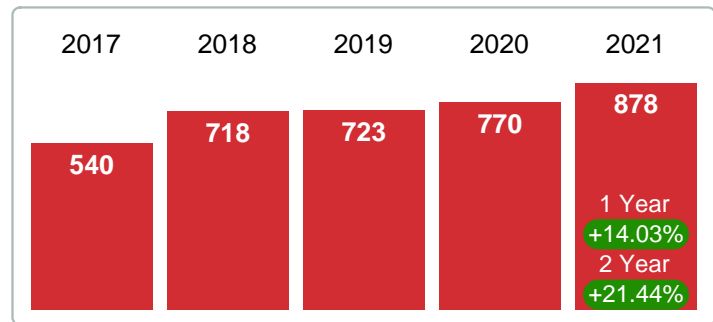
CLOSED LISTINGS

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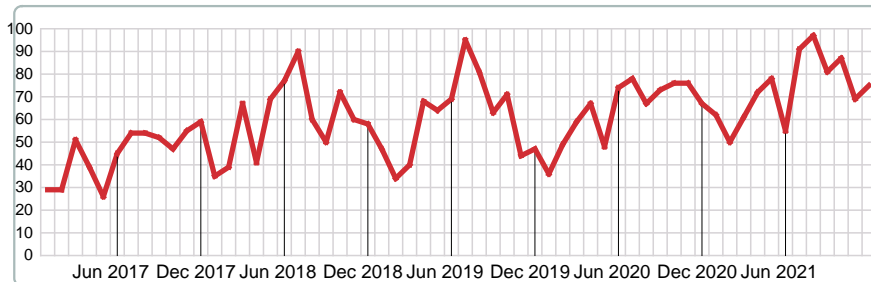
DECEMBER



YEAR TO DATE (YTD)

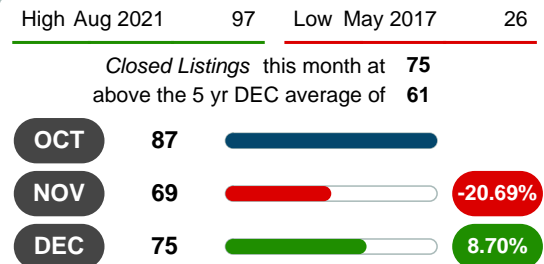


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 61



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	7		9.33%	10.6	2	5	0	0
\$75,001 - \$125,000	9		12.00%	45.2	2	7	0	0
\$125,001 - \$150,000	7		9.33%	32.6	3	4	0	0
\$150,001 - \$225,000	23		30.67%	9.7	1	18	4	0
\$225,001 - \$275,000	12		16.00%	53.3	0	10	1	1
\$275,001 - \$350,000	9		12.00%	11.2	0	5	4	0
\$350,001 and up	8		10.67%	23.1	1	4	3	0
Total Closed Units				75	9	53	12	1
Total Closed Volume				17,183,732	1.33M	12.22M	3.36M	269.41K
Average Closed Price				\$229,116	\$148,078	\$230,572	\$280,107	\$269,410

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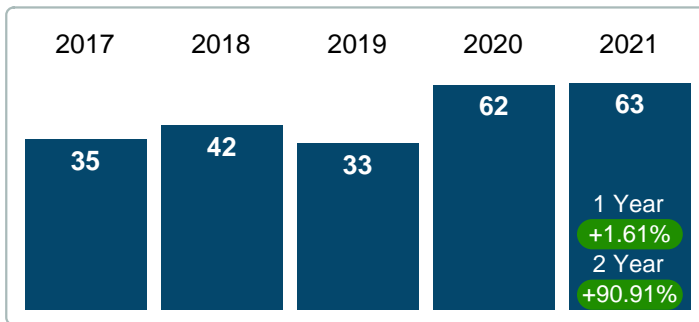


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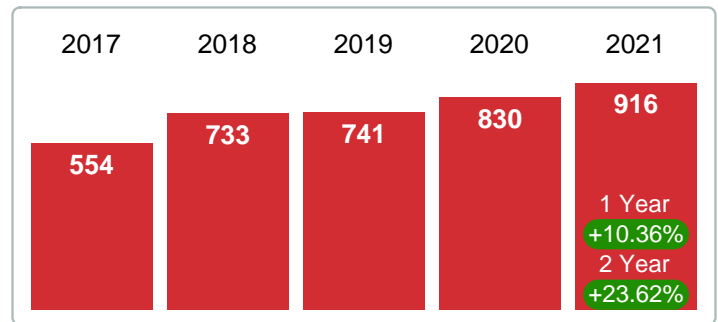
PENDING LISTINGS

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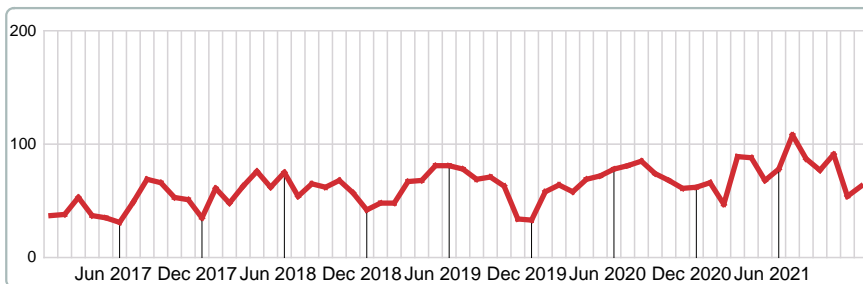
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47

High Jul 2021 108 Low Jun 2017 31

Pending Listings this month at **63**
above the 5 yr DEC average of **47**



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	3	4.76%	43.7	1	2	0	0
\$75,001 - \$125,000	7	11.11%	39.1	5	2	0	0
\$125,001 - \$150,000	6	9.52%	71.0	0	6	0	0
\$150,001 - \$225,000	23	36.51%	43.0	2	18	3	0
\$225,001 - \$275,000	8	12.70%	38.1	1	5	1	1
\$275,001 - \$375,000	7	11.11%	43.1	0	2	5	0
\$375,001 and up	9	14.29%	39.4	1	6	1	1
Total Pending Units			63	10	41	10	2
Total Pending Volume			15,134,800	1.71M	9.81M	2.93M	679.00K
Average Listing Price			\$239,639	\$171,100	\$239,329	\$293,230	\$339,500

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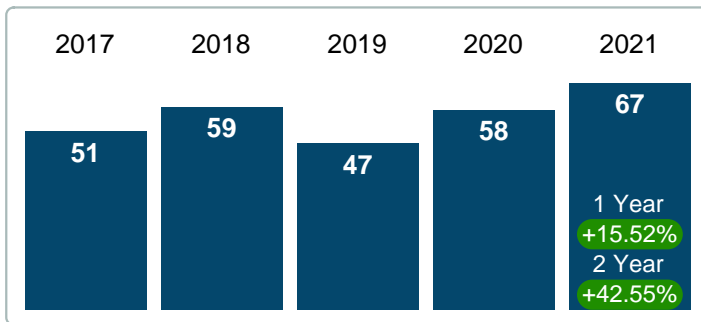


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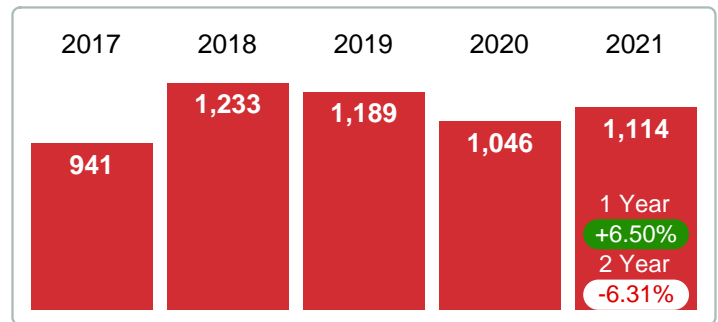
NEW LISTINGS

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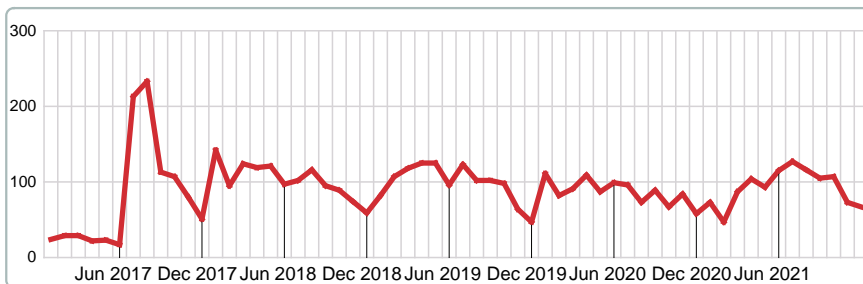
DECEMBER



YEAR TO DATE (YTD)

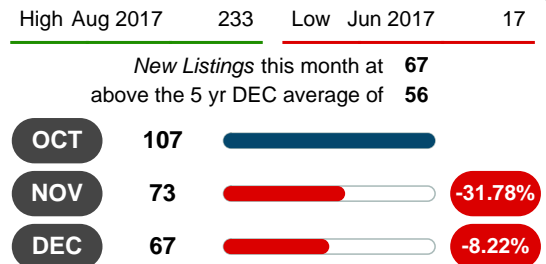


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 56



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$125,000 and less	5	7.46%
\$125,001 - \$150,000	7	10.45%
\$150,001 - \$200,000	11	16.42%
\$200,001 - \$275,000	17	25.37%
\$275,001 - \$325,000	12	17.91%
\$325,001 - \$475,000	8	11.94%
\$475,001 and up	7	10.45%
Total New Listed Units	67	
Total New Listed Volume	19,201,680	100%
Average New Listed Listing Price	\$270,573	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	4	0	0
1	4	2	0
1	8	1	1
1	14	2	0
1	5	6	0
1	3	4	0
0	5	2	0
6	43	17	1
1.25M	11.85M	5.94M	158.90K
\$208,650	\$275,507	\$349,653	\$158,900



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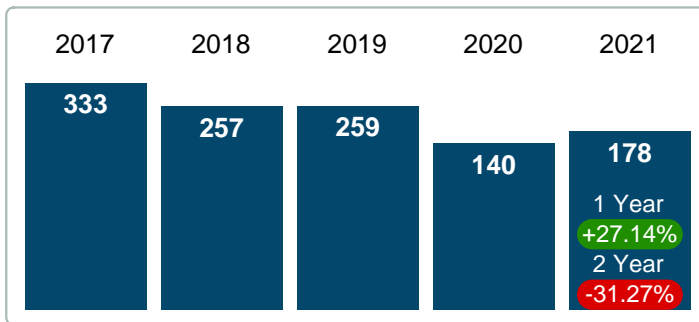


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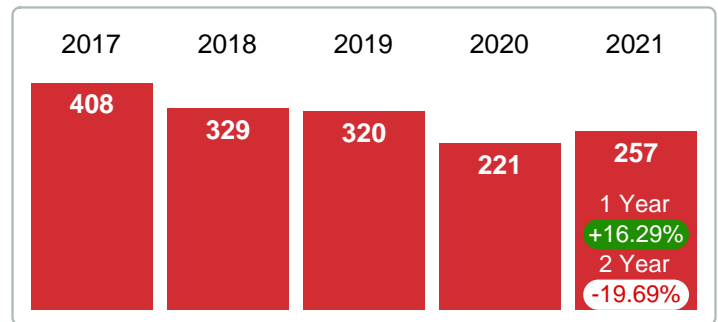
ACTIVE INVENTORY

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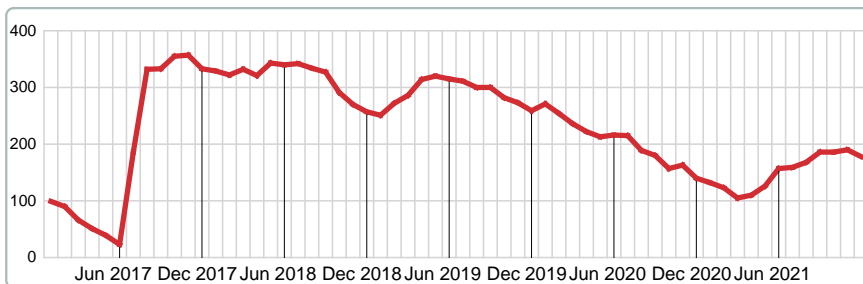
END OF DECEMBER



ACTIVE DURING DECEMBER

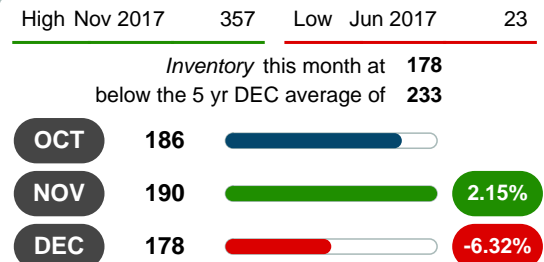


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 233



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	15	8.43%	96.2	5	9	1	0
\$125,001 - \$175,000	25	14.04%	63.2	5	13	5	2
\$175,001 - \$225,000	20	11.24%	81.0	2	11	7	0
\$225,001 - \$325,000	50	28.09%	69.6	6	29	13	2
\$325,001 - \$500,000	27	15.17%	84.1	5	13	8	1
\$500,001 - \$950,000	23	12.92%	87.6	1	14	5	3
\$950,001 and up	18	10.11%	152.7	1	5	8	4
Total Active Inventory by Units		178		25	94	47	12
Total Active Inventory by Volume		92,116,589	100%	7.99M	40.12M	30.25M	13.75M
Average Active Inventory Listing Price		\$517,509		\$319,643	\$426,843	\$643,606	\$1,146,067

Contact: MLS Technology Inc.

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Email: support@mlstechnology.com

December 2021



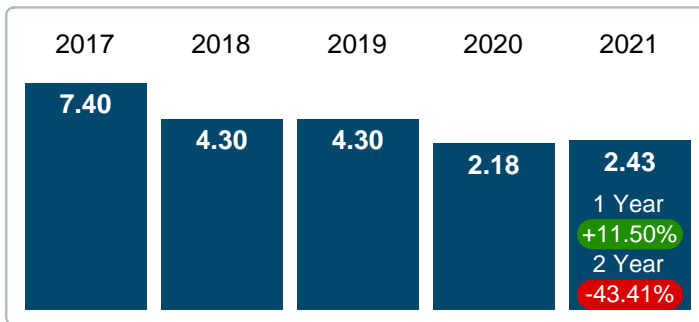
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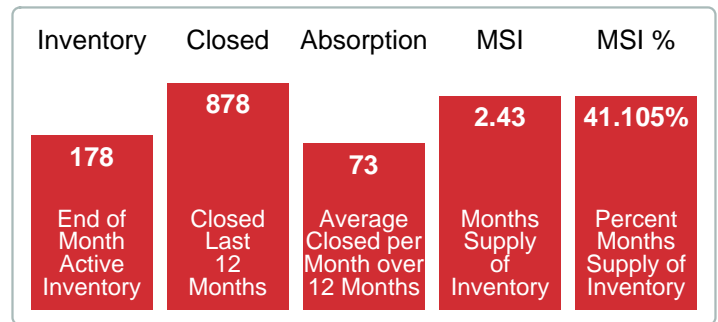
MONTHS SUPPLY of INVENTORY (MSI)

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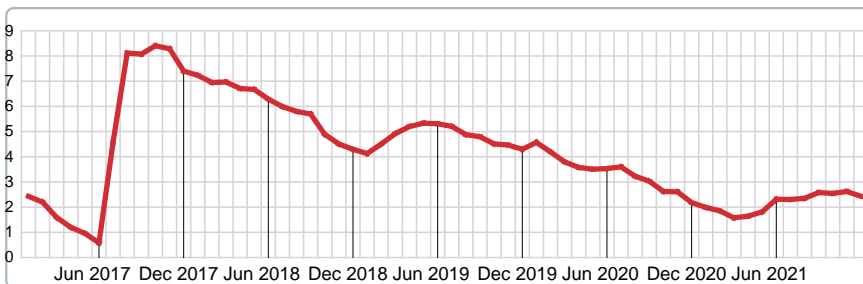
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021



5 YEAR MARKET ACTIVITY TRENDS

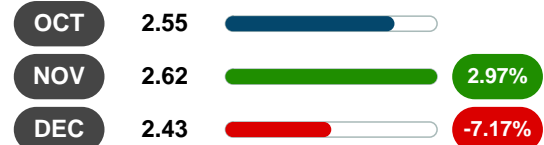


3 MONTHS

5 year DEC AVG = 4.12

High Oct 2017 8.40 Low Jun 2017 0.58

Months Supply this month at 2.43
below the 5 yr DEC average of 4.12



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	15	8.43%	0.92	0.94	0.95	0.71	0.00
\$125,001 - \$175,000	25	14.04%	1.83	2.14	1.46	2.40	6.00
\$175,001 - \$225,000	20	11.24%	1.27	6.00	0.86	3.11	0.00
\$225,001 - \$325,000	50	28.09%	3.06	12.00	2.78	2.69	3.43
\$325,001 - \$500,000	27	15.17%	3.86	12.00	4.33	3.10	1.00
\$500,001 - \$950,000	23	12.92%	6.73	4.00	8.84	6.67	3.60
\$950,001 and up	18	10.11%	27.00	0.00	12.00	0.00	16.00
Market Supply of Inventory (MSI)	2.43			2.73	2.01	3.38	3.51
Total Active Inventory by Units	178	100%	2.43	25	94	47	12

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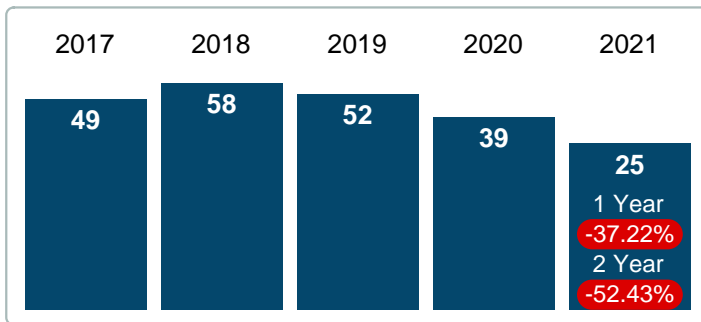
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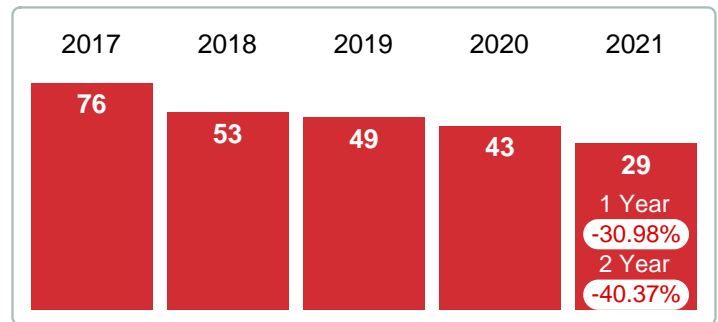
AVERAGE DAYS ON MARKET TO SALE

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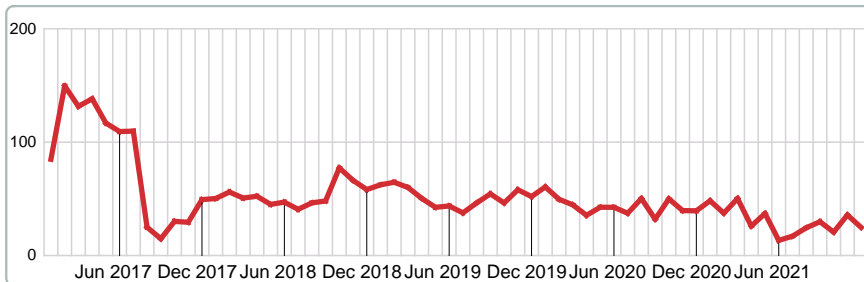
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 45

High Feb 2017 150 Low Jun 2021 13

Average Days on Market to Sale this month at 25
below the 5 yr DEC average of 45

OCT	21	
NOV	36	73.33%
DEC	25	-30.84%

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	7		9.33%	11	22	6	0	0
\$75,001 - \$125,000	9		12.00%	45	63	40	0	0
\$125,001 - \$150,000	7		9.33%	33	26	38	0	0
\$150,001 - \$225,000	23		30.67%	10	8	8	19	0
\$225,001 - \$275,000	12		16.00%	53	0	61	30	3
\$275,001 - \$350,000	9		12.00%	11	0	9	14	0
\$350,001 and up	8		10.67%	23	2	32	19	0
Average Closed DOM	25				28	26	18	3
Total Closed Units	75			100%	9	53	12	1
Total Closed Volume	17,183,732				1.33M	12.22M	3.36M	269.41K

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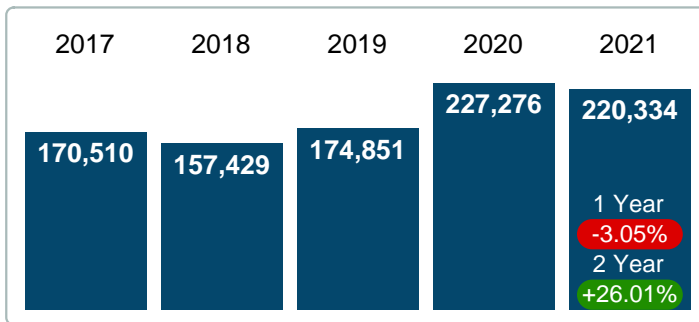
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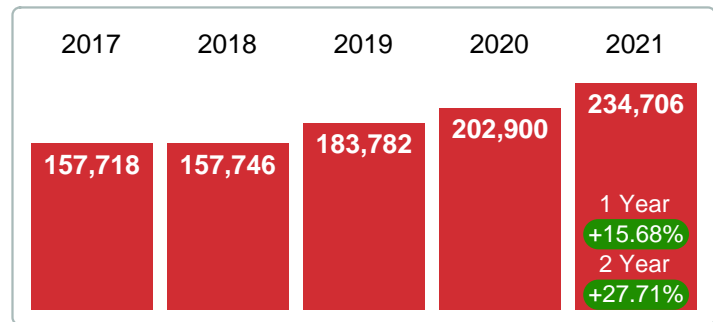
AVERAGE LIST PRICE AT CLOSING

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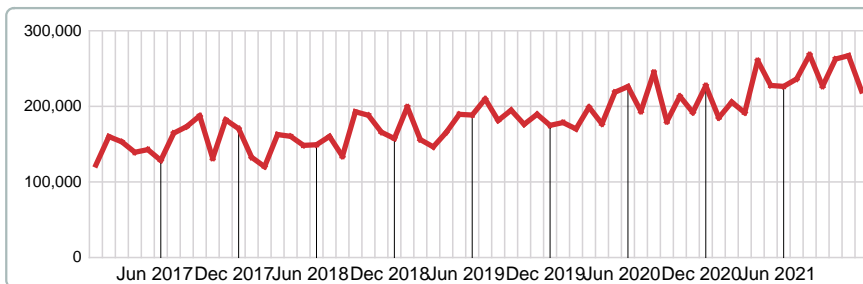
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 190,080

High Aug 2021 268,232 Low Feb 2018 120,246

Average List Price at Closing this month at **220,334**
above the 5 yr DEC average of **190,080**

OCT	262,570	
NOV	267,050	1.71%
DEC	220,334	-17.49%

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	5	6.67%	56,800	77,000	59,780	0	0
\$75,001 - \$125,000	10	13.33%	105,470	108,950	113,843	0	0
\$125,001 - \$150,000	7	9.33%	144,414	146,300	152,000	0	0
\$150,001 - \$225,000	23	30.67%	190,102	185,000	194,914	193,500	0
\$225,001 - \$275,000	10	13.33%	249,076	0	254,635	259,900	269,410
\$275,001 - \$350,000	11	14.67%	310,636	0	318,600	338,500	0
\$350,001 and up	9	12.00%	432,813	430,000	493,633	371,929	0
Average List Price			220,334	158,422	213,701	291,974	269,410
Total Closed Units		100%	220,334	9	53	12	1
Total Closed Volume			16,525,026	1.43M	11.33M	3.50M	269.41K

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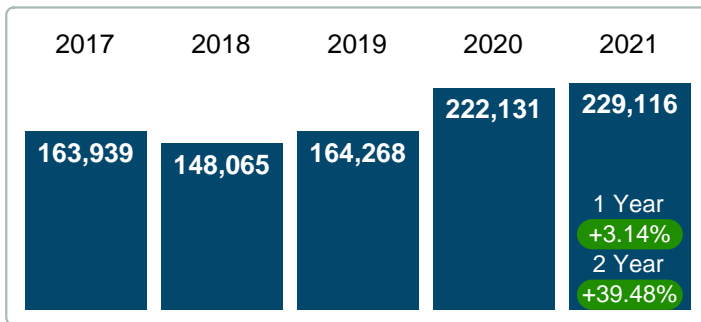
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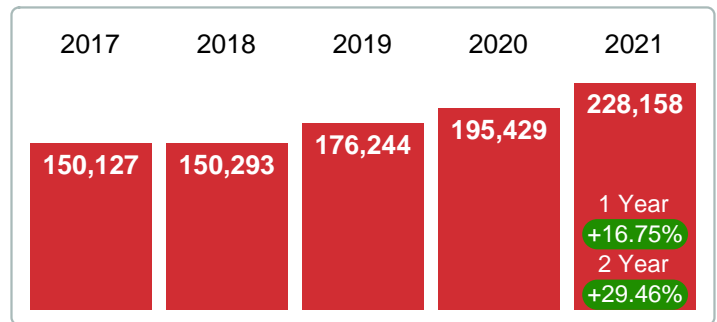
AVERAGE SOLD PRICE AT CLOSING

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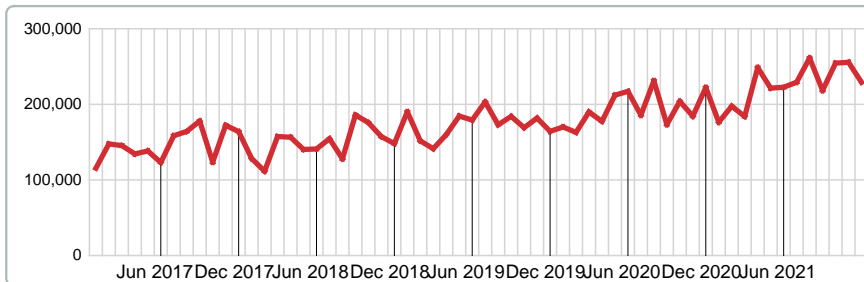
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 185,504

High Aug 2021 261,273 Low Feb 2018 111,591

Average Sold Price at Closing this month at **229,116**
above the 5 yr DEC average of **185,504**

OCT	254,515	
NOV	255,668	0.45%
DEC	229,116	-10.39%

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	7	9.33%	55,719	69,100	50,367	0	0
\$75,001 - \$125,000	9	12.00%	104,489	99,000	106,057	0	0
\$125,001 - \$150,000	7	9.33%	141,357	135,500	145,750	0	0
\$150,001 - \$225,000	23	30.67%	187,002	160,000	190,947	176,000	0
\$225,001 - \$275,000	12	16.00%	251,197	0	248,055	264,400	269,410
\$275,001 - \$350,000	9	12.00%	317,511	0	319,100	315,525	0
\$350,001 and up	8	10.67%	586,348	430,000	782,500	376,929	0
Average Sold Price			229,116	148,078	230,572	280,107	269,410
Total Closed Units		100%	229,116	9	53	12	1
Total Closed Volume			17,183,732	1.33M	12.22M	3.36M	269.41K

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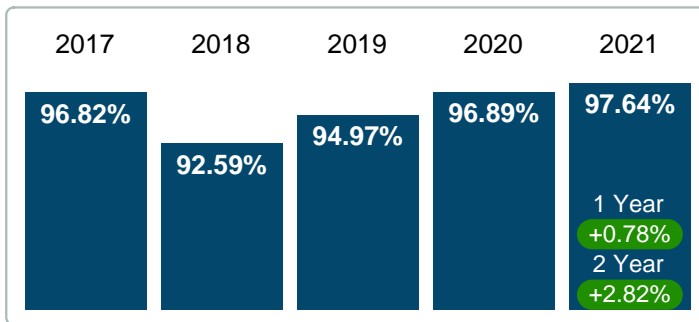
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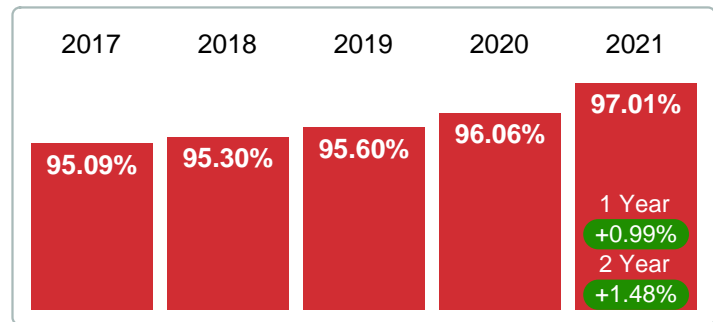
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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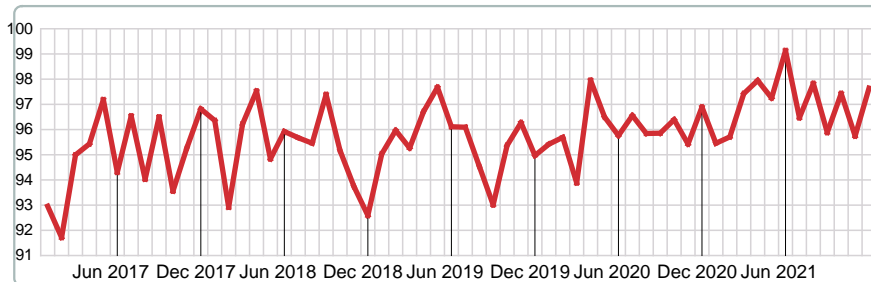
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

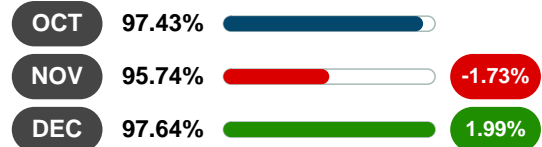


3 MONTHS

5 year DEC AVG = 95.78%

High Jun 2021 99.13% Low Feb 2017 91.72%

Average Sold/List Ratio this month at **97.64%**
above the 5 yr DEC average of **95.78%**



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	7	9.33%	86.48%	89.80%	85.14%	0.00%	0.00%
\$75,001 - \$125,000	9	12.00%	92.90%	90.49%	93.59%	0.00%	0.00%
\$125,001 - \$150,000	7	9.33%	94.64%	92.77%	96.05%	0.00%	0.00%
\$150,001 - \$225,000	23	30.67%	96.57%	86.49%	98.05%	92.42%	0.00%
\$225,001 - \$275,000	12	16.00%	98.24%	0.00%	97.72%	101.73%	100.00%
\$275,001 - \$350,000	9	12.00%	97.39%	0.00%	100.41%	93.62%	0.00%
\$350,001 and up	8	10.67%	117.87%	100.00%	134.75%	101.33%	0.00%
Average Sold/List Ratio		97.60%		91.71%	99.02%	95.82%	100.00%
Total Closed Units		75	100%	9	53	12	1
Total Closed Volume		17,183,732		1.33M	12.22M	3.36M	269.41K

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2021



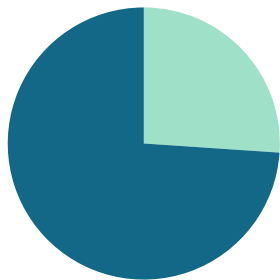
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY



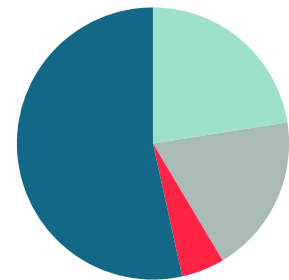
Inventory

New Listings
67 = 26.07%
Start Inventory
190
Total Inventory
Units
257
Volume
\$114,242,969

Market Activity

Closed Sales
75 = 22.52%
Pending Sales
63 = 18.92%
Other Off Market
17 = 5.11%
Active Inventory
178 = 53.45%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/- %	2020	2021	+/- %
Closed Sales	67	75	11.94%	770	878	14.03%
Pending Sales	62	63	1.61%	830	916	10.36%
New Listings	58	67	15.52%	1,046	1,114	6.50%
Average List Price	227,276	220,334	-3.05%	202,900	234,706	15.68%
Average Sale Price	222,131	229,116	3.14%	195,429	228,158	16.75%
Average Percent of Selling Price to List Price	96.89%	97.64%	0.78%	96.06%	97.01%	0.99%
Average Days on Market to Sale	39.42	24.75	-37.22%	42.71	29.48	-30.98%
Monthly Inventory	140	178	27.14%	140	178	27.14%
Months Supply of Inventory	2.18	2.43	11.50%	2.18	2.43	11.50%

Absorption: Last 12 months, an Average of **73** Sales/Month

Inventory on December 31, 2021 = **178**

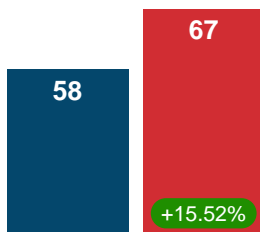
2020

2021

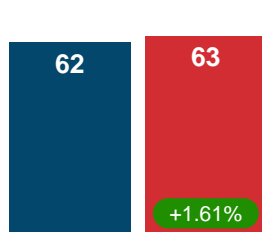
DECEMBER MARKET

AVERAGE PRICES

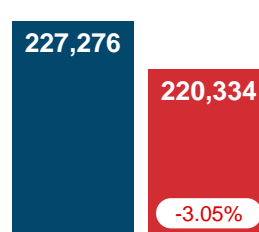
New Listings



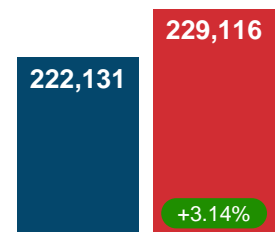
Pending Listings



List Price



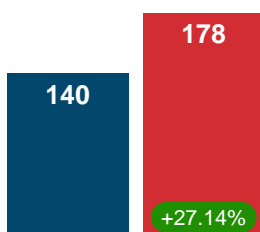
Sale Price



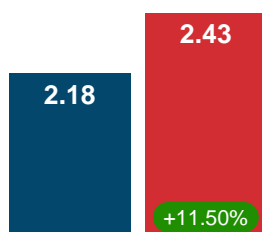
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

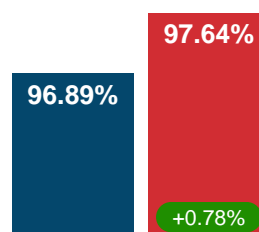
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

