

February 2021



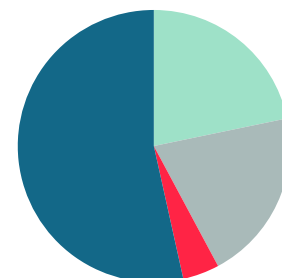
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	February 2021	+/-%
Closed Listings	49	50	2.04%
Pending Listings	63	47	-25.40%
New Listings	81	47	-41.98%
Median List Price	149,950	168,450	12.34%
Median Sale Price	145,000	154,000	6.21%
Median Percent of Selling Price to List Price	97.25%	98.10%	0.88%
Median Days on Market to Sale	28.00	18.50	-33.93%
End of Month Inventory	259	123	-52.51%
Months Supply of Inventory	4.28	1.85	-56.68%



■ Closed (21.74%)
■ Pending (20.43%)
■ Other OffMarket (4.35%)
■ Active (53.48%)

Absorption: Last 12 months, an Average of **66** Sales/Month
Active Inventory as of February 28, 2021 = **123**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **52.51%** to 123 existing homes available for sale. Over the last 12 months this area has had an average of 66 closed sales per month. This represents an unsold inventory index of **1.85** 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 **6.21%** in February 2021 to \$154,000 versus the previous year at \$145,000.

Median Days on Market Shortens

The median number of **18.50** days that homes spent on the market before selling decreased by 9.50 days or **33.93%** in February 2021 compared to last year's same month at **28.00** DOM.

Sales Success for February 2021 is Positive

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

There were 47 New Listings in February 2021, down **41.98%** from last year at 81. Furthermore, there were 50 Closed Listings this month versus last year at 49, a **2.04%** increase.

Closed versus Listed trends yielded a **106.4%** ratio, up from previous year's, February 2020, at **60.5%**, a **75.86%** 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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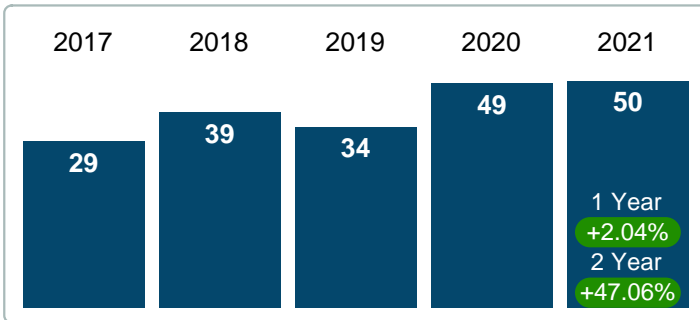
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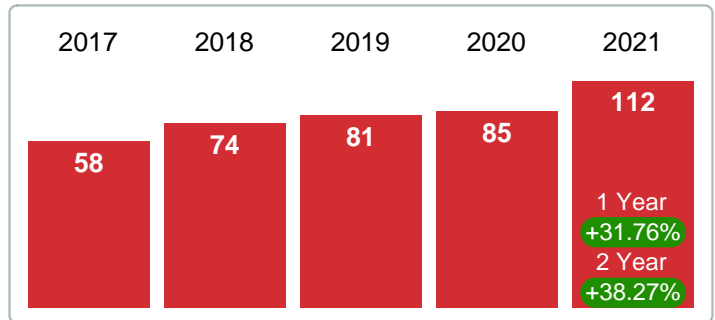
CLOSED LISTINGS

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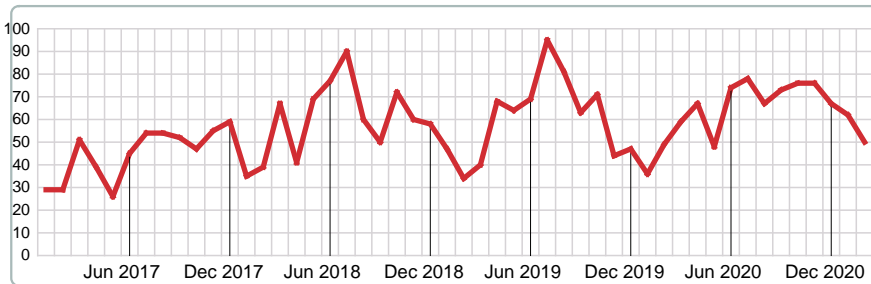
FEBRUARY



YEAR TO DATE (YTD)

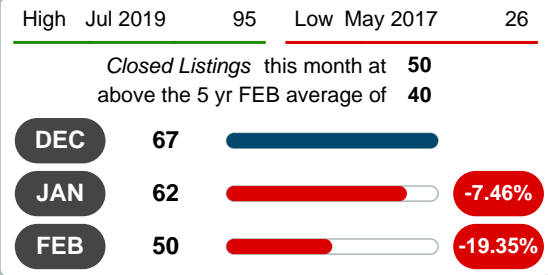


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	10.00%	73.0	2	2	1	0
\$75,001 - \$100,000	5	10.00%	4.0	3	2	0	0
\$100,001 - \$125,000	8	16.00%	28.0	0	8	0	0
\$125,001 - \$175,000	10	20.00%	25.5	1	8	1	0
\$175,001 - \$275,000	11	22.00%	10.0	0	10	1	0
\$275,001 - \$375,000	6	12.00%	81.0	0	4	2	0
\$375,001 and up	5	10.00%	19.0	1	1	1	2
Total Closed Units	50			7	35	6	2
Total Closed Volume	9,875,699	100%	18.5	1.14M	6.43M	1.43M	884.90K
Median Closed Price	\$154,000			\$86,900	\$152,999	\$247,500	\$442,450

February 2021



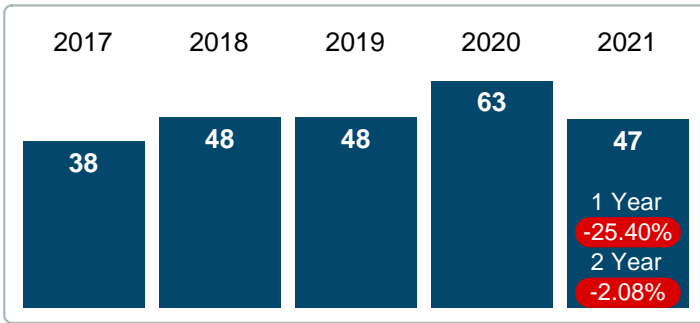
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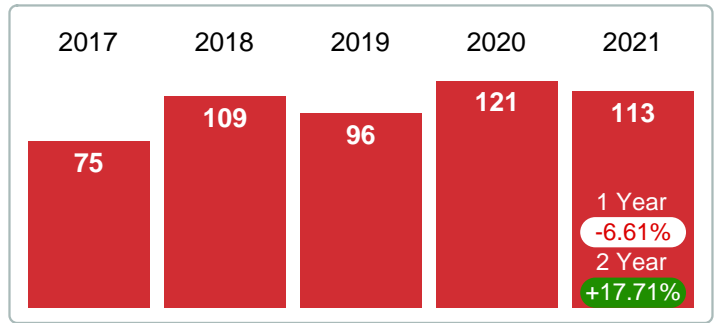
PENDING LISTINGS

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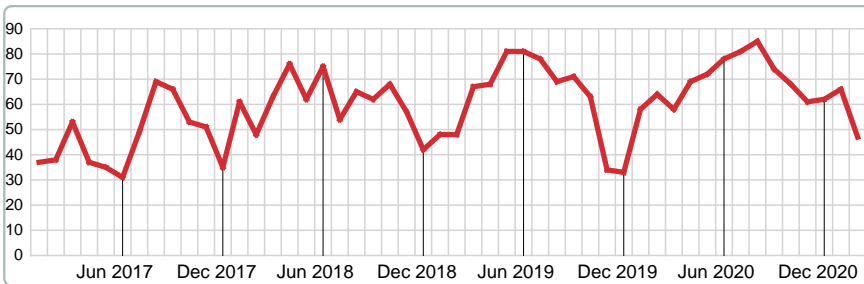
FEBRUARY



YEAR TO DATE (YTD)

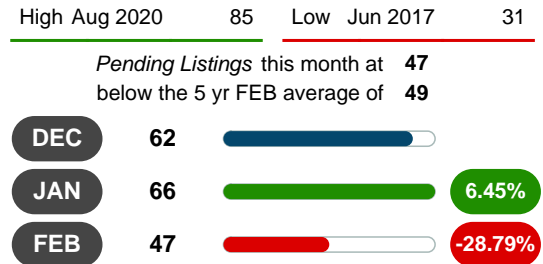


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



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	5	10.64%	35.0	1	4	0	0
\$75,001 - \$100,000	4	8.51%	11.5	3	1	0	0
\$100,001 - \$150,000	8	17.02%	25.0	0	7	1	0
\$150,001 - \$200,000	8	17.02%	3.5	0	7	1	0
\$200,001 - \$250,000	11	23.40%	12.0	0	10	1	0
\$250,001 - \$350,000	6	12.77%	21.5	0	5	1	0
\$350,001 and up	5	10.64%	42.0	0	3	1	1
Total Pending Units	47			4	37	5	1
Total Pending Volume	9,521,850	100%	17.0	321.00K	7.62M	1.20M	380.00K
Median Listing Price	\$184,000			\$84,000	\$189,900	\$234,900	\$380,000

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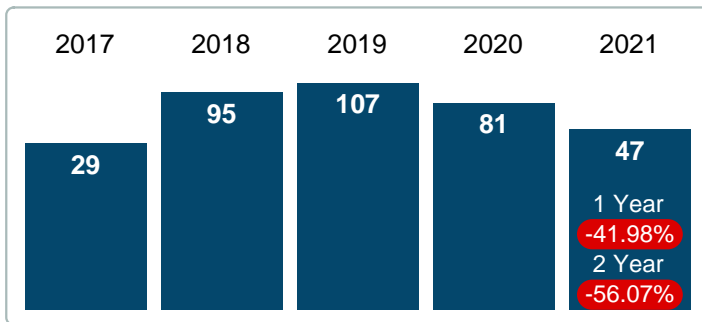
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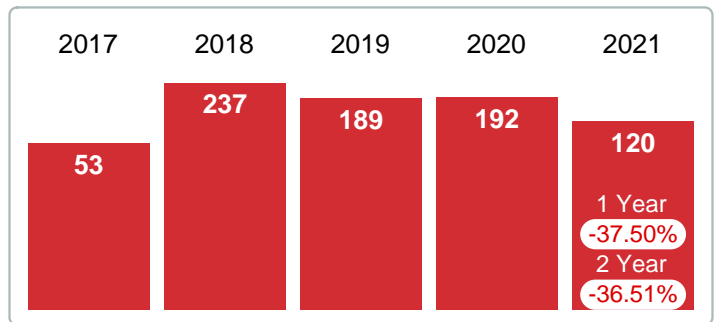
NEW LISTINGS

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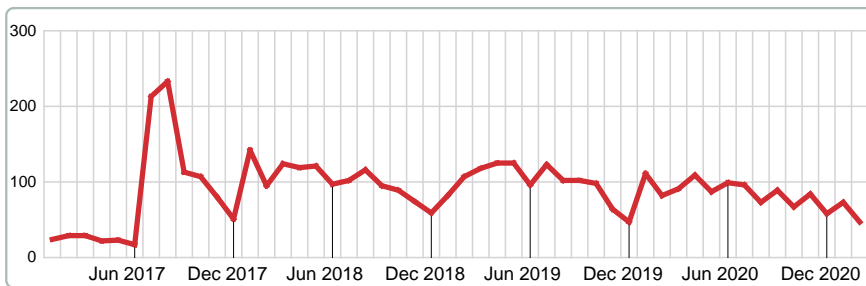
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YEAR TO DATE (YTD)

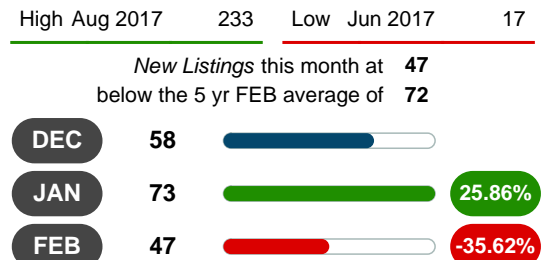


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 72



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	3	6.38%	1	2	0	0
\$75,001 - \$125,000	4	8.51%	2	1	0	1
\$125,001 - \$150,000	8	17.02%	1	4	3	0
\$150,001 - \$225,000	14	29.79%	1	12	1	0
\$225,001 - \$350,000	7	14.89%	0	5	2	0
\$350,001 - \$675,000	5	10.64%	1	2	2	0
\$675,001 and up	6	12.77%	1	3	1	1
Total New Listed Units	47		7	29	9	2
Total New Listed Volume	14,660,950	100%	2.90M	7.89M	3.05M	823.00K
Median New Listed Listing Price	\$195,000		\$135,000	\$205,000	\$329,000	\$411,500

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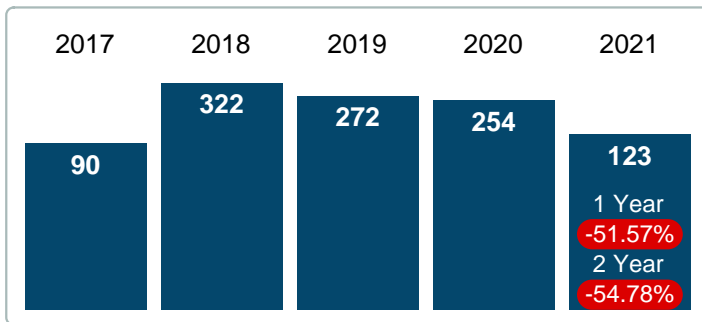
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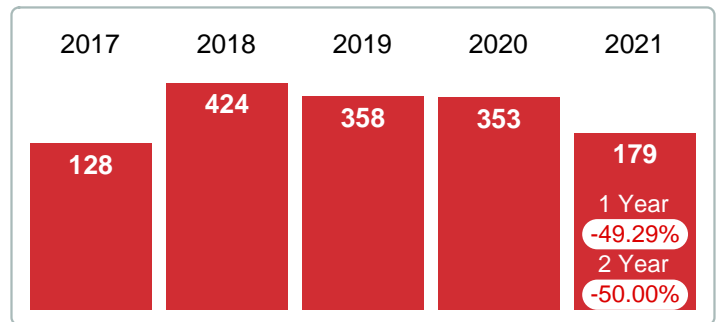
ACTIVE INVENTORY

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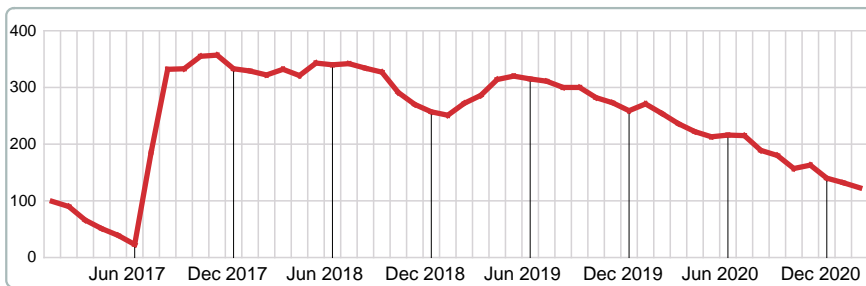
END OF FEBRUARY



ACTIVE DURING FEBRUARY

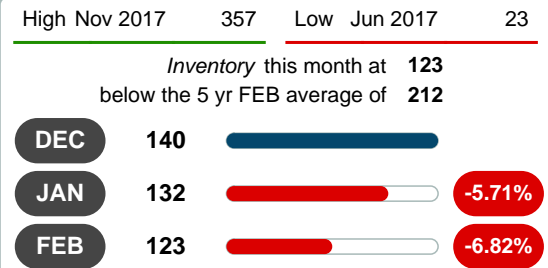


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 212



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	7.32%	136.0	5	3	1	0
\$75,001 - \$125,000	14	11.38%	89.0	4	7	1	2
\$125,001 - \$200,000	23	18.70%	44.0	5	12	6	0
\$200,001 - \$325,000	26	21.14%	75.5	2	14	9	1
\$325,001 - \$525,000	22	17.89%	61.0	3	5	12	2
\$525,001 - \$875,000	16	13.01%	97.0	0	5	5	6
\$875,001 and up	13	10.57%	82.0	1	5	4	3
Total Active Inventory by Units	123			20	51	38	14
Total Active Inventory by Volume	55,331,734	100%	80.0	5.08M	16.44M	19.70M	14.11M
Median Active Inventory Listing Price	\$264,900			\$132,000	\$223,900	\$334,500	\$619,500

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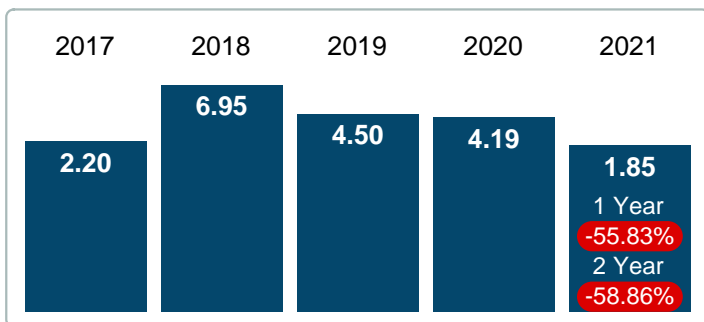
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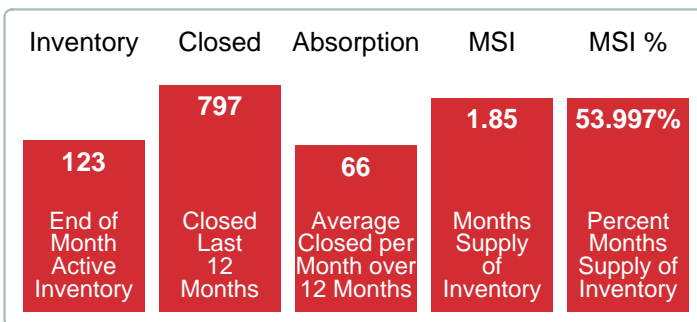
MONTHS SUPPLY of INVENTORY (MSI)

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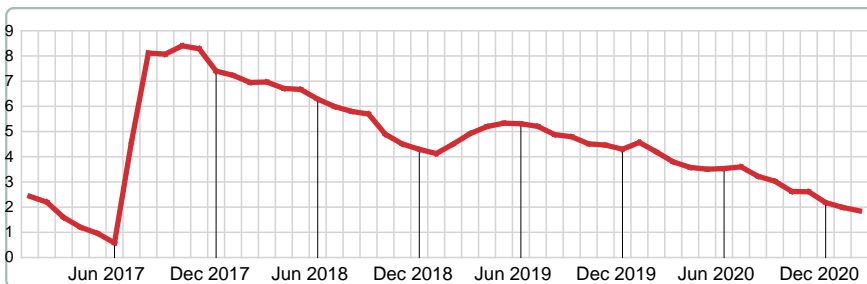
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

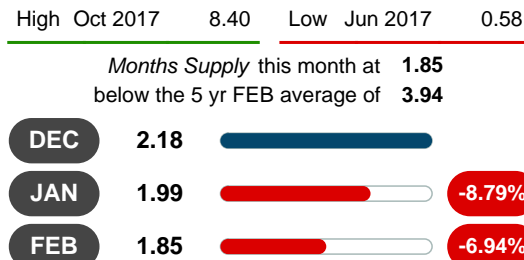


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.94



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
\$75,000 and less	9	7.32%	1.16	1.82	0.67	2.00	0.00
\$75,001 - \$125,000	14	11.38%	1.08	1.12	0.87	0.75	0.00
\$125,001 - \$200,000	23	18.70%	0.98	2.61	0.65	2.25	0.00
\$200,001 - \$325,000	26	21.14%	1.90	2.67	1.65	2.30	2.00
\$325,001 - \$525,000	22	17.89%	3.43	12.00	2.07	4.65	1.71
\$525,001 - \$875,000	16	13.01%	7.68	0.00	6.67	6.00	14.40
\$875,001 and up	13	10.57%	156.00	0.00	0.00	48.00	0.00
Market Supply of Inventory (MSI)			1.85	2.14	1.19	3.19	6.00
Total Active Inventory by Units		100%	1.85	20	51	38	14

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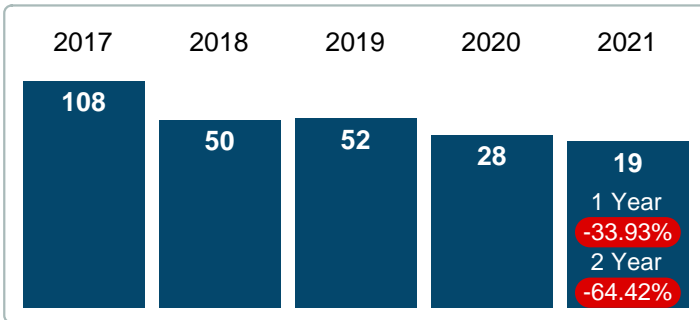
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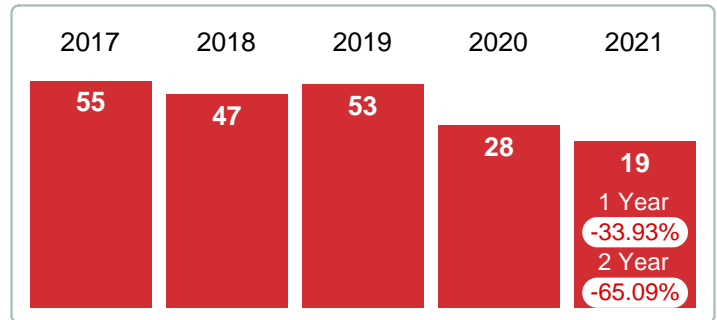
MEDIAN DAYS ON MARKET TO SALE

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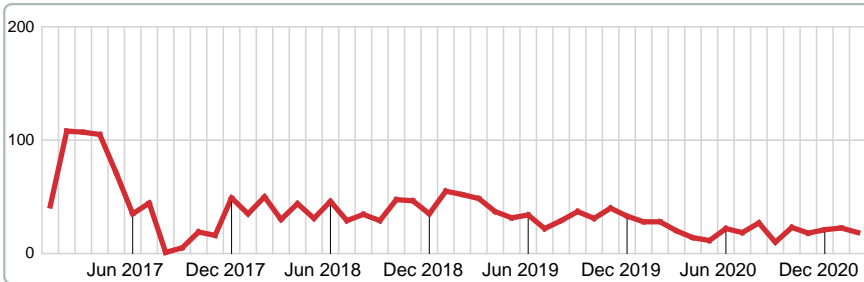
FEBRUARY



YEAR TO DATE (YTD)

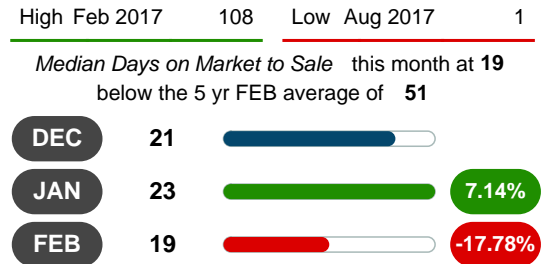


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



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
\$75,000 and less	10.00%	73	50	95	29	0
\$75,001 - \$100,000	10.00%	4	4	4	0	0
\$100,001 - \$125,000	16.00%	28	0	28	0	0
\$125,001 - \$175,000	20.00%	26	37	15	26	0
\$175,001 - \$275,000	22.00%	10	0	12	9	0
\$275,001 - \$375,000	12.00%	81	0	48	105	0
\$375,001 and up	10.00%	19	23	19	1	36
Median Closed DOM		19	7	18	28	36
Total Closed Units	100%	50	7	35	6	2
Total Closed Volume		9,875,699	1.14M	6.43M	1.43M	884.90K

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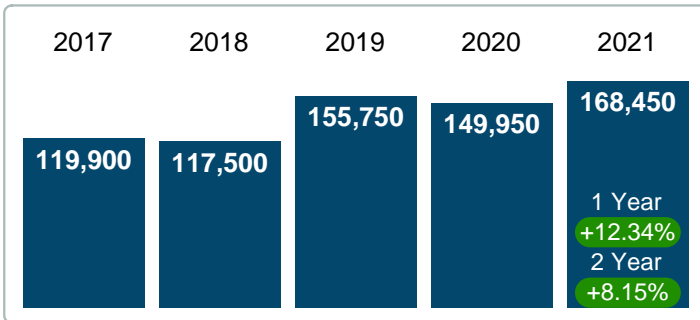
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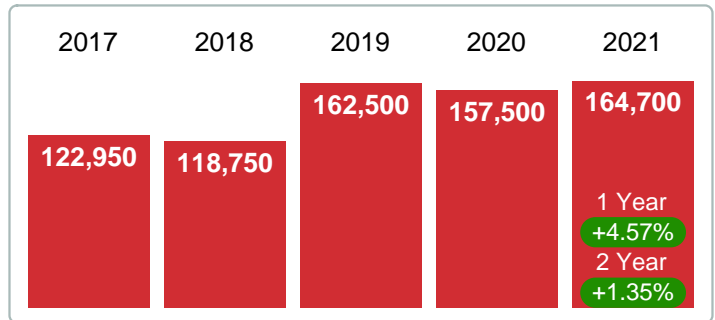
MEDIAN LIST PRICE AT CLOSING

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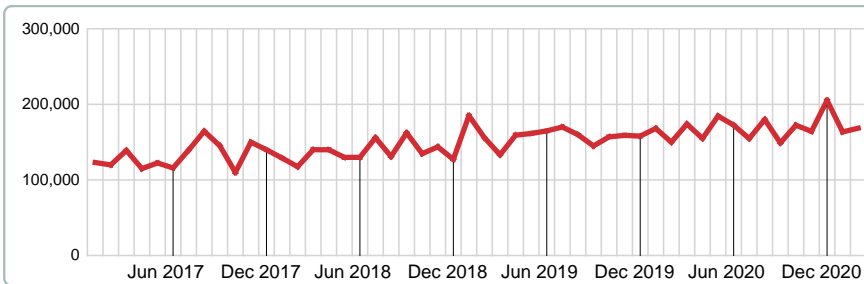
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

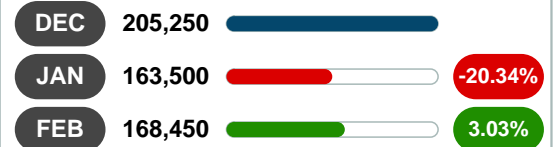


3 MONTHS

5 year FEB AVG = 142,310

High Dec 2020 205,250 Low Oct 2017 110,000

Median List Price at Closing this month at **168,450**
above the 5 yr FEB average of **142,310**



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
\$75,000 and less	4	8.00%	62,750	56,250	63,500	0	0
\$75,001 - \$100,000	5	10.00%	86,500	86,500	89,450	0	0
\$100,001 - \$125,000	6	12.00%	113,400	0	113,400	0	0
\$125,001 - \$175,000	12	24.00%	147,950	172,000	142,000	147,950	0
\$175,001 - \$275,000	11	22.00%	187,000	0	189,000	185,000	0
\$275,001 - \$375,000	7	14.00%	319,000	0	322,000	309,450	375,000
\$375,001 and up	5	10.00%	425,000	625,000	557,500	425,000	384,900
Median List Price			168,450	86,500	164,900	242,450	379,950
Total Closed Units		100%	168,450	7	35	6	2
Total Closed Volume			10,281,500	1.18M	6.82M	1.52M	759.90K

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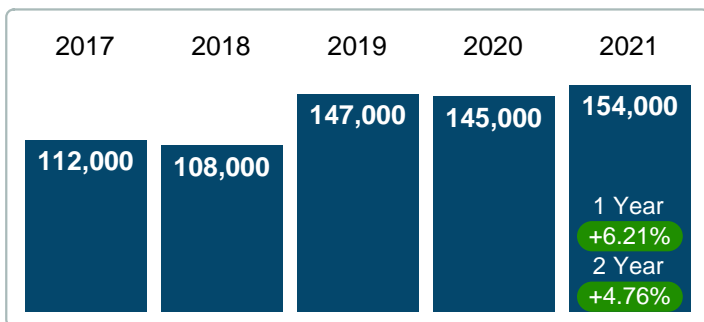
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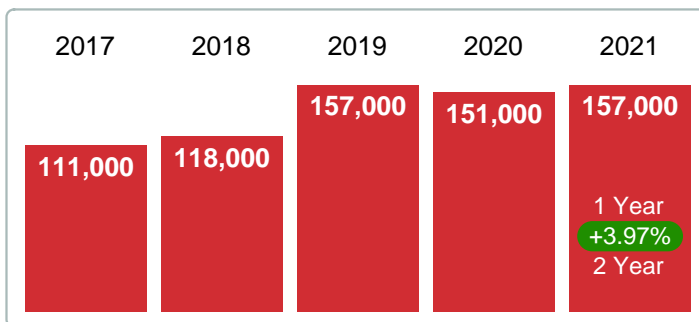
MEDIAN SOLD PRICE AT CLOSING

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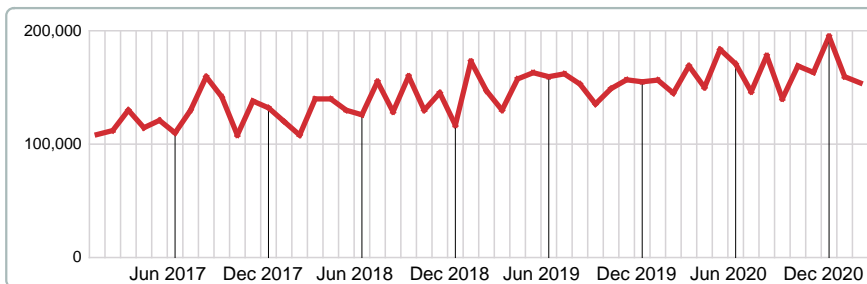
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

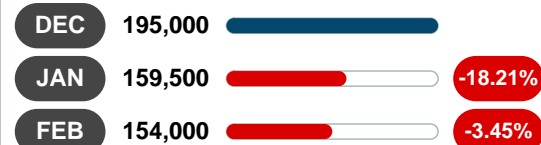


3 MONTHS

5 year FEB AVG = 133,200

High Dec 2020 195,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at 154,000 above the 5 yr FEB average of 133,200



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
\$75,000 and less	10.00%	59,000	50,750	59,000	75,000	0
\$75,001 - \$100,000	10.00%	86,900	86,900	88,500	0	0
\$100,001 - \$125,000	16.00%	116,500	0	116,500	0	0
\$125,001 - \$175,000	20.00%	144,950	155,000	144,950	133,000	0
\$175,001 - \$275,000	22.00%	193,000	0	205,250	180,000	0
\$275,001 - \$375,000	12.00%	316,000	0	312,500	316,000	0
\$375,001 and up	10.00%	500,000	615,000	650,000	407,000	442,450
Median Sold Price		154,000	86,900	152,999	247,500	442,450
Total Closed Units	100%	154,000	7	35	6	2
Total Closed Volume		9,875,699	1.14M	6.43M	1.43M	884.90K

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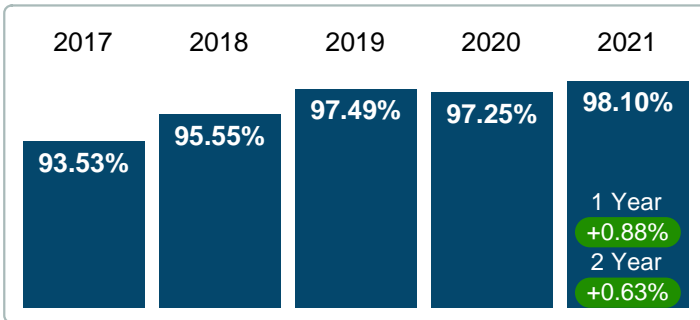
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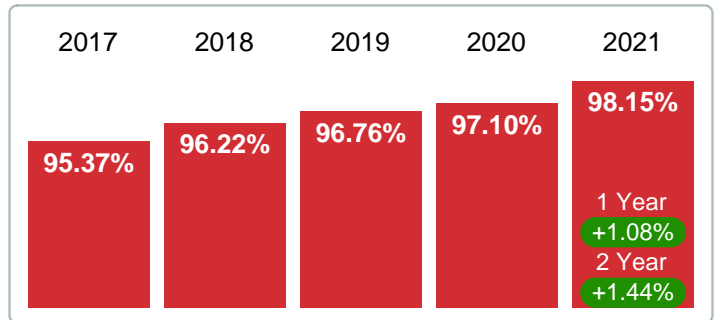
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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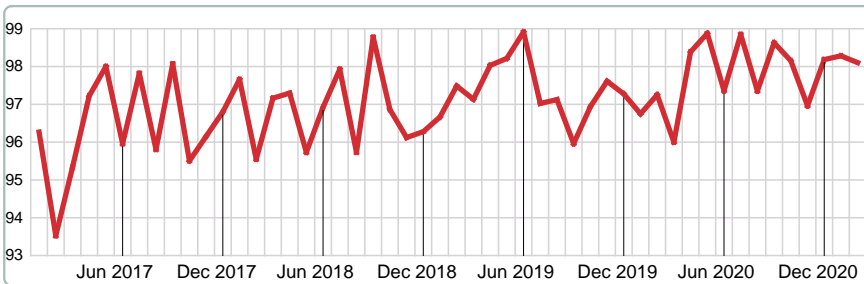
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

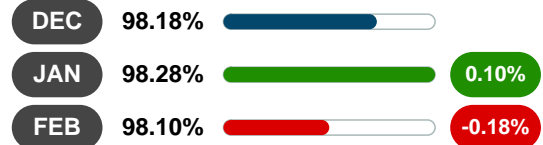


3 MONTHS

5 year FEB AVG = 96.38%

High Jun 2019 98.91% Low Feb 2017 93.53%

Median Sold/List Ratio this month at **98.10%**
above the 5 yr FEB average of **96.38%**



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
\$75,000 and less	5	10.00%	87.41%	90.93%	92.24%	50.00%	0.00%
\$75,001 - \$100,000	5	10.00%	99.58%	99.58%	99.05%	0.00%	0.00%
\$100,001 - \$125,000	8	16.00%	99.09%	0.00%	99.09%	0.00%	0.00%
\$125,001 - \$175,000	10	20.00%	96.37%	90.12%	97.50%	91.16%	0.00%
\$175,001 - \$275,000	11	22.00%	100.00%	0.00%	100.00%	97.30%	0.00%
\$275,001 - \$375,000	6	12.00%	97.13%	0.00%	95.43%	102.20%	0.00%
\$375,001 and up	5	10.00%	98.40%	98.40%	94.20%	95.76%	116.67%
Median Sold/List Ratio		98.10%		96.49%	98.11%	96.53%	116.67%
Total Closed Units		50	100%	7	35	6	2
Total Closed Volume		9,875,699		1.14M	6.43M	1.43M	884.90K

February 2021



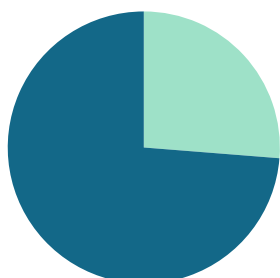
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

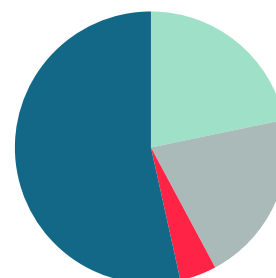


Inventory
 New Listings
47 = 26.26%
 Start Inventory
132
 Total Inventory Units
179
 Volume
\$66,580,484

Market Activity

Closed Sales
50 = 21.74%
 Pending Sales
47 = 20.43%
 Other Off Market
10 = 4.35%
 Active Inventory
123 = 53.48%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	49	50	2.04%	85	112	31.76%
Pending Sales	63	47	-25.40%	121	113	-6.61%
New Listings	81	47	-41.98%	192	120	-37.50%
Median List Price	149,950	168,450	12.34%	157,500	164,700	4.57%
Median Sale Price	145,000	154,000	6.21%	151,000	157,000	3.97%
Median Percent of Selling Price to List Price	97.25%	98.10%	0.88%	97.10%	98.15%	1.08%
Median Days on Market to Sale	28.00	18.50	-33.93%	28.00	18.50	-33.93%
Monthly Inventory	259	123	-52.51%	259	123	-52.51%
Months Supply of Inventory	4.28	1.85	-56.68%	4.28	1.85	-56.68%

Absorption: Last 12 months, an Average of **66** Sales/Month

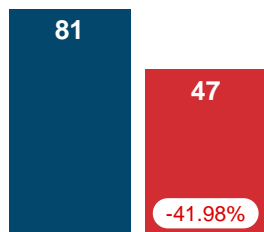
Inventory on February 28, 2021 = **123**

2020 **2021**

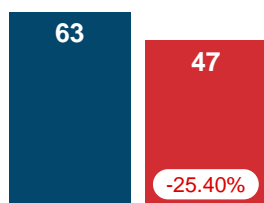
FEBRUARY MARKET

MEDIAN PRICES

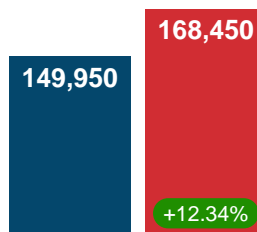
New Listings



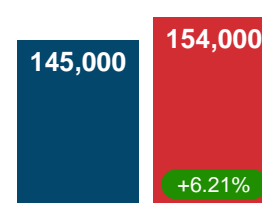
Pending Listings



List Price



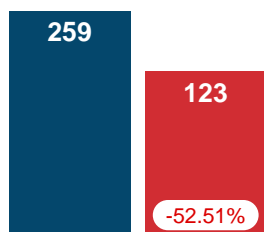
Sale Price



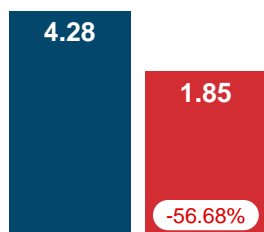
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

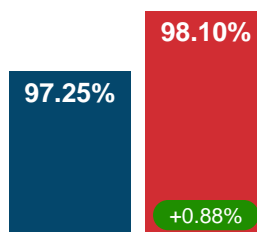
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

