



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

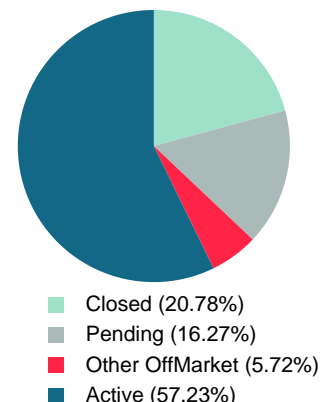


## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/- %
Closed Listings	76	69	-9.21%
Pending Listings	61	54	-11.48%
New Listings	84	73	-13.10%
Median List Price	164,250	209,900	27.79%
Median Sale Price	163,250	209,900	28.58%
Median Percent of Selling Price to List Price	96.96%	97.83%	0.89%
Median Days on Market to Sale	18.00	22.00	22.22%
End of Month Inventory	163	190	16.56%
Months Supply of Inventory	2.61	2.62	0.49%

**Absorption:** Last 12 months, an Average of **73** Sales/Month  
**Active Inventory** as of November 30, 2021 = **190**



### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2021 rose **16.56%** to 190 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 **2.62** 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 **28.58%** in November 2021 to \$209,900 versus the previous year at \$163,250.

#### Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 4.00 days or **22.22%** in November 2021 compared to last year's same month at **18.00** DOM.

#### Sales Success for November 2021 is Positive

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

There were 73 New Listings in November 2021, down **13.10%** from last year at 84. Furthermore, there were 69 Closed Listings this month versus last year at 76, a **-9.21%** decrease.

Closed versus Listed trends yielded a **94.5%** ratio, up from previous year's, November 2020, at **90.5%**, a **4.47%** upswing. This will certainly create pressure on an increasing 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



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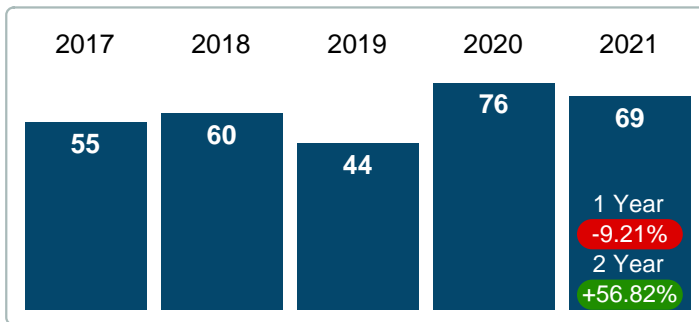


## November 2021

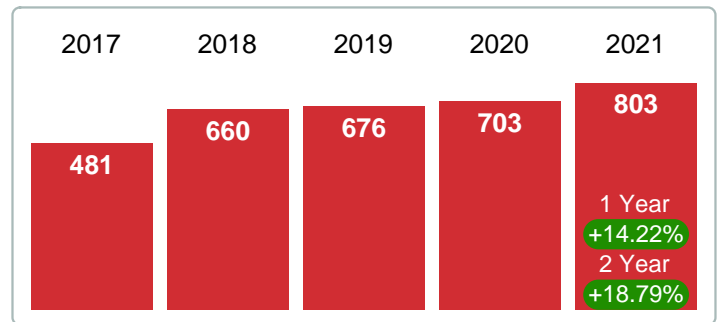
### CLOSED LISTINGS

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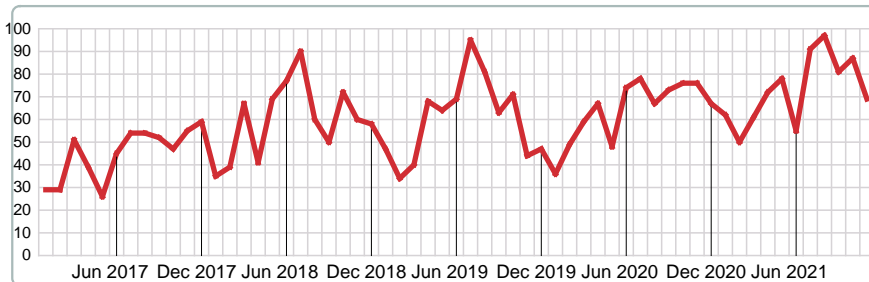
#### NOVEMBER



#### YEAR TO DATE (YTD)

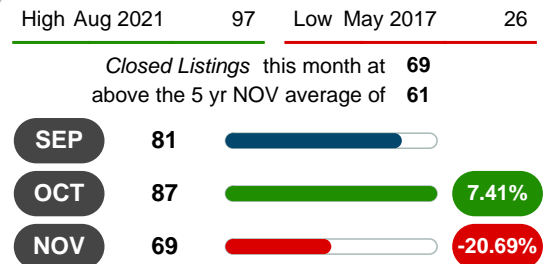


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 61



#### 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	3	4.35%	8.0	2	1	0	0
\$75,001 - \$125,000	11	15.94%	22.0	1	9	1	0
\$125,001 - \$150,000	8	11.59%	8.0	2	6	0	0
\$150,001 - \$225,000	18	26.09%	20.0	2	13	3	0
\$225,001 - \$300,000	13	18.84%	18.0	0	8	3	2
\$300,001 - \$500,000	9	13.04%	41.0	1	5	3	0
\$500,001 and up	7	10.14%	66.0	0	3	2	2
Total Closed Units		69		8	45	12	4
Total Closed Volume		17,641,084	100%	1.19M	10.79M	3.91M	1.75M
Median Closed Price		\$209,900		\$132,500	\$201,500	\$251,250	\$409,205

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## November 2021



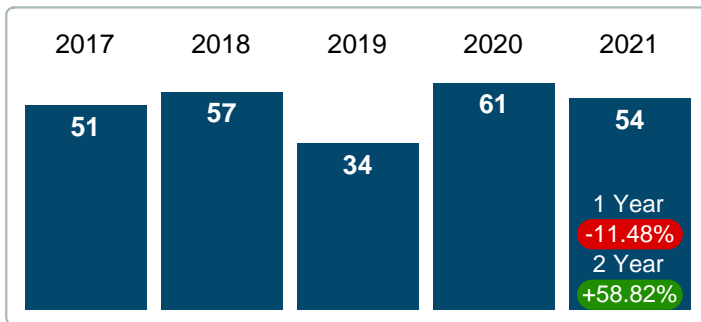
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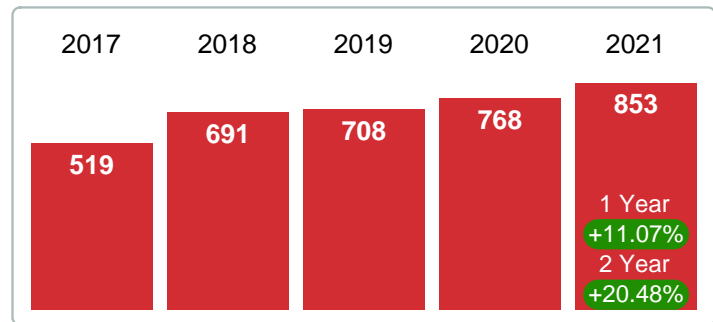
## PENDING LISTINGS

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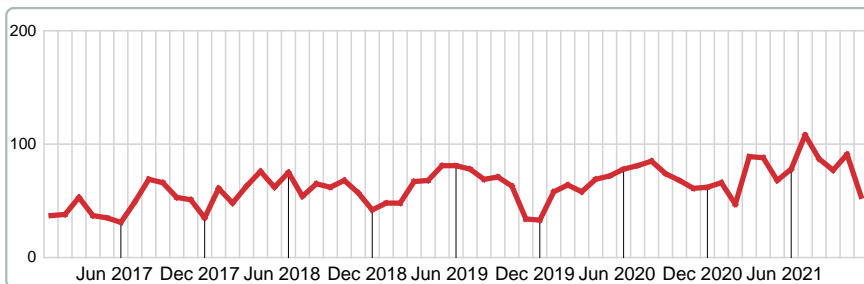
## NOVEMBER



## YEAR TO DATE (YTD)

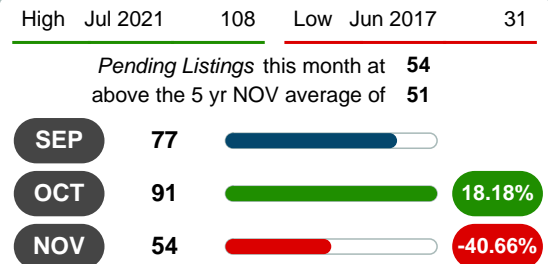


## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year NOV AVG = 51



## PENDING LISTINGS &amp; 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%	2.5	0	2	0	0
\$75,001 - \$150,000	10	18.52%	10.5	3	7	0	0
\$150,001 - \$200,000	6	11.11%	12.0	1	3	2	0
\$200,001 - \$225,000	9	16.67%	20.0	0	9	0	0
\$225,001 - \$325,000	14	25.93%	9.0	0	9	4	1
\$325,001 - \$375,000	4	7.41%	52.0	0	2	2	0
\$375,001 and up	9	16.67%	50.0	1	7	0	1
Total Pending Units		54		5	39	8	2
Total Pending Volume		13,993,429	100%	928.00K	9.97M	2.14M	954.90K
Median Listing Price		\$225,500		\$119,000	\$223,920	\$250,290	\$477,450

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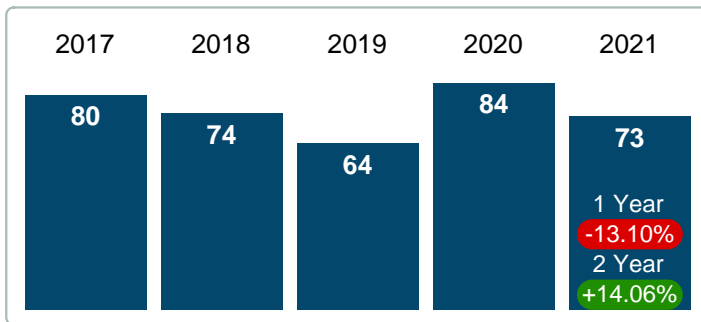


## November 2021

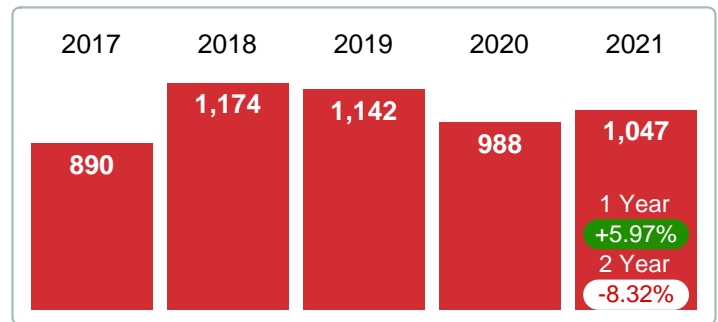
### NEW LISTINGS

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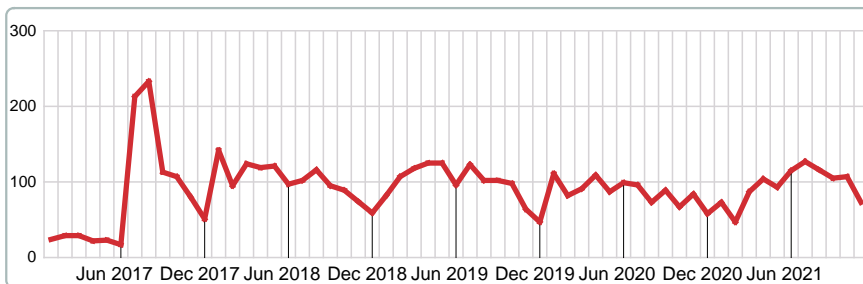
#### NOVEMBER



#### YEAR TO DATE (YTD)

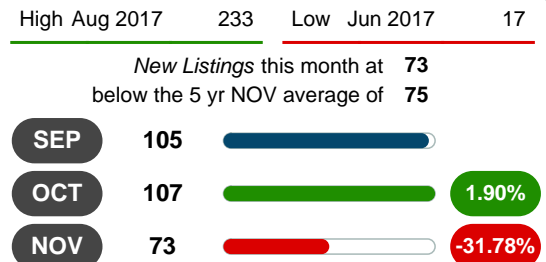


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 75



#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	7	9.59%
\$100,001 - \$150,000	9	12.33%
\$150,001 - \$175,000	8	10.96%
\$175,001 - \$250,000	21	28.77%
\$250,001 - \$350,000	12	16.44%
\$350,001 - \$650,000	9	12.33%
\$650,001 and up	7	9.59%
Total New Listed Units	73	
Total New Listed Volume	22,385,230	100%
Median New Listed Listing Price	\$225,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	6	0	0
3	5	0	1
2	5	1	0
1	16	3	1
2	6	3	1
1	5	2	1
1	3	2	1
11	46	11	5
2.64M	11.75M	5.87M	2.13M
\$175,000	\$210,200	\$314,900	\$295,000



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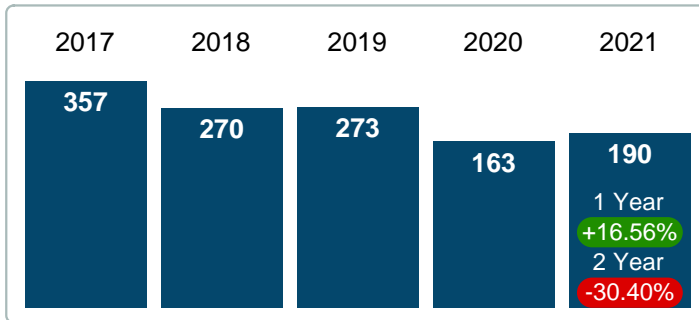


## November 2021

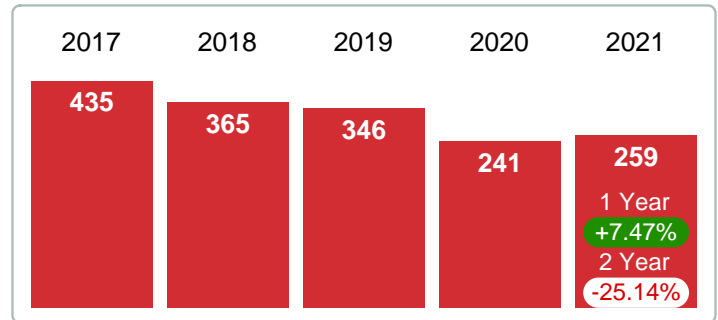
### ACTIVE INVENTORY

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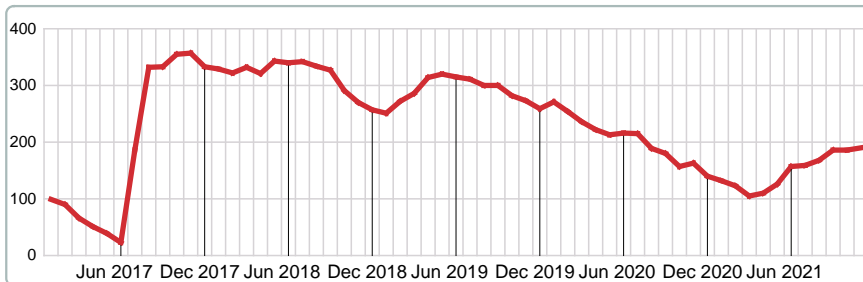
#### END OF NOVEMBER



#### ACTIVE DURING NOVEMBER



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 251

High Nov 2017 357 Low Jun 2017 23

Inventory this month at 190  
below the 5 yr NOV average of 251

SEP	186		
OCT	186		0.00%
NOV	190		2.15%

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	20	10.53%	56.0	10	9	1	0
\$125,001 - \$150,000	11	5.79%	56.0	1	8	1	1
\$150,001 - \$225,000	40	21.05%	55.5	5	24	10	1
\$225,001 - \$325,000	47	24.74%	56.0	7	23	14	3
\$325,001 - \$500,000	29	15.26%	75.0	5	15	6	3
\$500,001 - \$975,000	25	13.16%	77.0	1	15	6	3
\$975,001 and up	18	9.47%	116.0	1	4	9	4
Total Active Inventory by Units		190		30	98	47	15
Total Active Inventory by Volume		95,041,289	100%	8.73M	40.70M	30.72M	14.90M
Median Active Inventory Listing Price		\$275,000		\$180,000	\$249,950	\$314,900	\$495,000

Contact: MLS Technology Inc.

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Email: support@mlstechnology.com

## November 2021



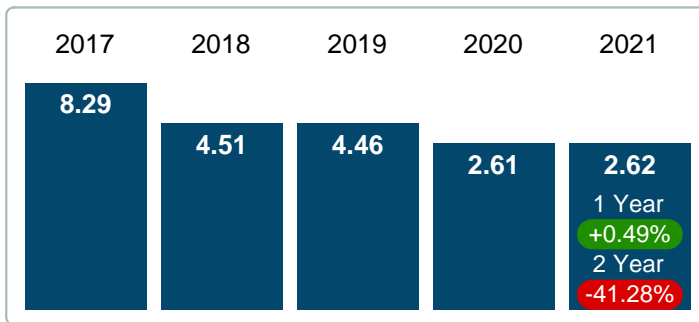
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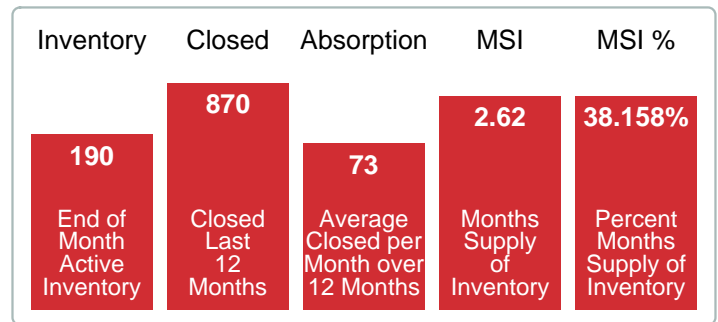
## MONTHS SUPPLY of INVENTORY (MSI)

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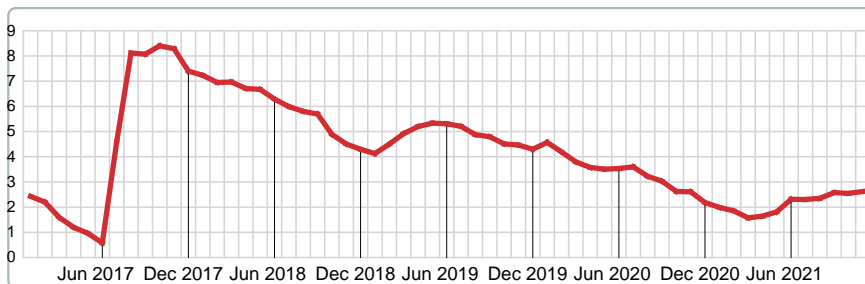
## MSI FOR NOVEMBER



## INDICATORS FOR NOVEMBER 2021



## 5 YEAR MARKET ACTIVITY TRENDS

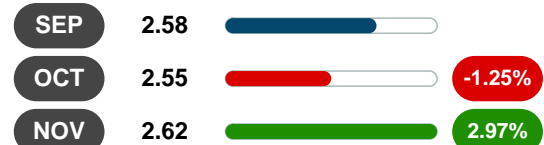


## 3 MONTHS

5 year NOV AVG = 4.50

High Oct 2017 8.40 Low Jun 2017 0.58

Months Supply this month at **2.62**  
below the 5 yr NOV average of **4.50**



## MONTHS SUPPLY &amp; 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	20	10.53%	1.24	1.88	0.98	0.63	0.00
\$125,001 - \$150,000	11	5.79%	1.69	1.00	1.96	0.86	4.00
\$150,001 - \$225,000	40	21.05%	1.76	3.33	1.34	3.43	2.40
\$225,001 - \$325,000	47	24.74%	2.97	14.00	2.30	2.90	6.00
\$325,001 - \$500,000	29	15.26%	4.05	12.00	5.29	2.12	2.77
\$500,001 - \$975,000	25	13.16%	7.14	4.00	9.47	8.00	3.27
\$975,001 and up	18	9.47%	30.86	0.00	12.00	0.00	16.00
Market Supply of Inventory (MSI)			2.62	3.33	2.13	3.34	4.29
Total Active Inventory by Units		100%	2.62	30	98	47	15

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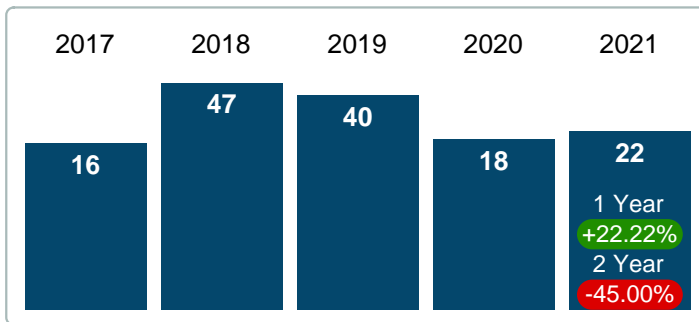


## November 2021

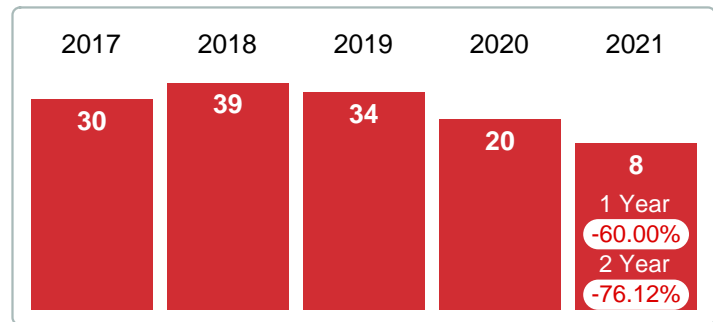
### MEDIAN DAYS ON MARKET TO SALE

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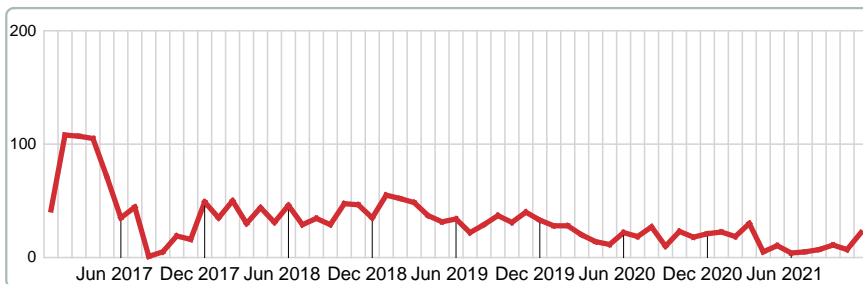
#### NOVEMBER



#### YEAR TO DATE (YTD)

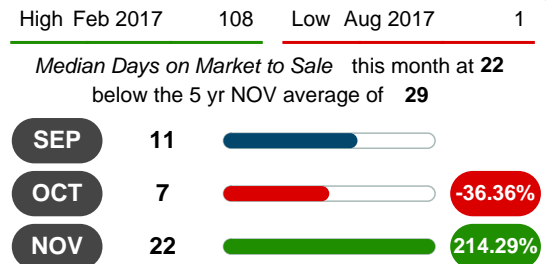


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year NOV AVG = 29



#### 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	3	4.35%	8	16	8	0	0
\$75,001 - \$125,000	11	15.94%	22	1	23	4	0
\$125,001 - \$150,000	8	11.59%	8	5	15	0	0
\$150,001 - \$225,000	18	26.09%	20	88	18	4	0
\$225,001 - \$300,000	13	18.84%	18	0	10	43	69
\$300,001 - \$500,000	9	13.04%	41	10	4	89	0
\$500,001 and up	7	10.14%	66	0	70	56	35
Median Closed DOM	22			9	18	44	54
Total Closed Units	69		100%	8	45	12	4
Total Closed Volume	17,641,084			1.19M	10.79M	3.91M	1.75M



## November 2021



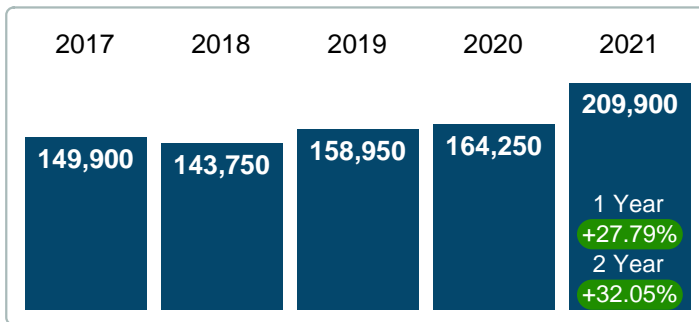
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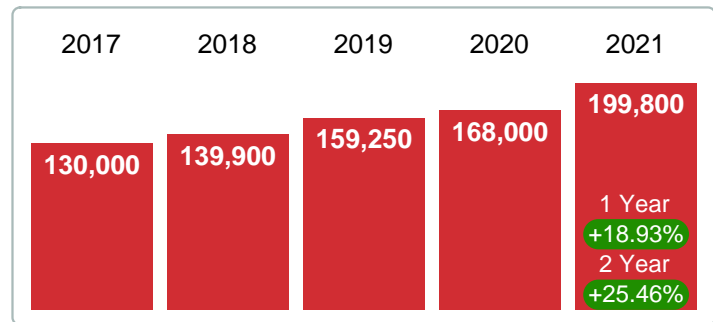
## MEDIAN LIST PRICE AT CLOSING

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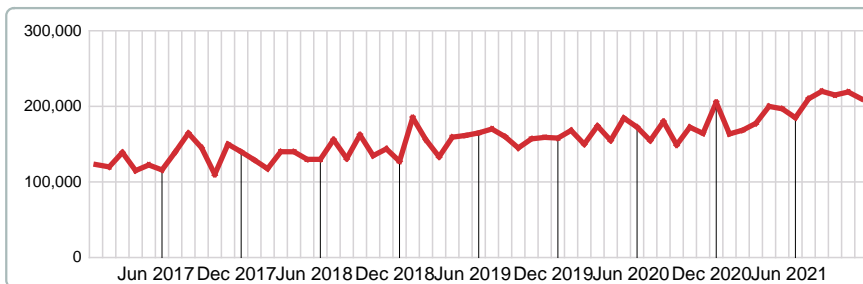
## NOVEMBER



## YEAR TO DATE (YTD)



## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year NOV AVG = 165,350

High Aug 2021 219,900 Low Oct 2017 110,000

Median List Price at Closing this month at **209,900**  
above the 5 yr NOV average of **165,350**

SEP	215,000	
OCT	219,000	1.86%
NOV	209,900	-4.16%

## MEDIAN LIST PRICE OF CLOSED SALES &amp; 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	3	4.35%	65,000	66,000	35,000	0	0
\$75,001 - \$125,000	11	15.94%	115,000	125,000	112,500	112,000	0
\$125,001 - \$150,000	6	8.70%	133,950	138,000	129,900	0	0
\$150,001 - \$225,000	17	24.64%	180,000	167,500	189,500	184,900	0
\$225,001 - \$300,000	16	23.19%	240,950	0	233,306	245,000	269,410
\$300,001 - \$500,000	9	13.04%	369,000	375,000	350,000	369,000	0
\$500,001 and up	7	10.14%	695,000	0	999,900	775,000	622,000
Median List Price			209,900	131,500	209,900	254,000	409,205
Total Closed Units		100%	209,900	8	45	12	4
Total Closed Volume			18,426,426	1.23M	11.31M	4.10M	1.78M

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## November 2021



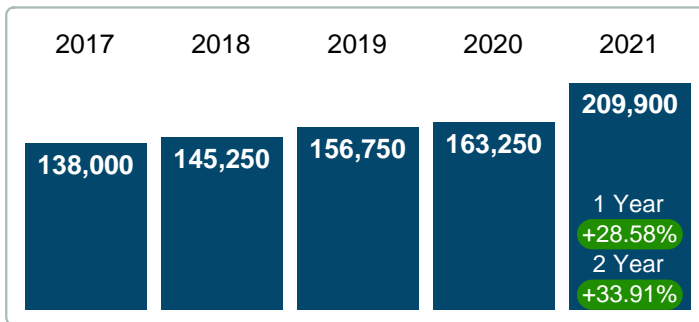
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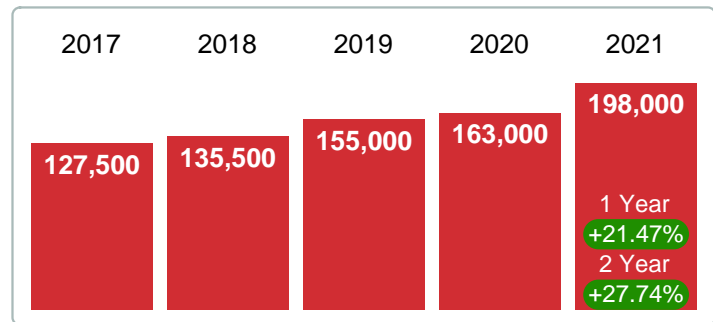
## MEDIAN SOLD PRICE AT CLOSING

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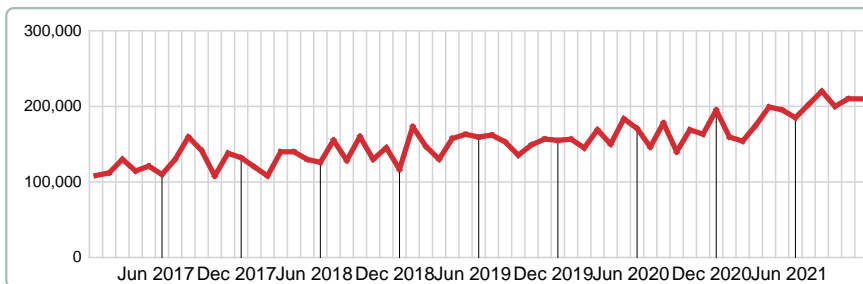
## NOVEMBER



## YEAR TO DATE (YTD)



## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year NOV AVG = 162,630

High Aug 2021 220,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at **209,900**  
above the 5 yr NOV average of **162,630**

SEP	200,000	
OCT	210,000	5.00%
NOV	209,900	-0.05%

## MEDIAN SOLD PRICE OF CLOSED SALES &amp; 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	3	4.35%	44,500	53,750	27,500	0	0
\$75,001 - \$125,000	11	15.94%	110,000	125,000	105,000	112,000	0
\$125,001 - \$150,000	8	11.59%	134,000	132,500	134,000	0	0
\$150,001 - \$225,000	18	26.09%	195,000	158,500	201,500	184,000	0
\$225,001 - \$300,000	13	18.84%	243,306	0	240,103	236,000	269,410
\$300,001 - \$500,000	9	13.04%	369,000	375,000	345,000	369,000	0
\$500,001 and up	7	10.14%	665,000	0	925,000	698,500	607,000
Median Sold Price			209,900	132,500	201,500	251,250	409,205
Total Closed Units		100%	209,900	8	45	12	4
Total Closed Volume			17,641,084	1.19M	10.79M	3.91M	1.75M

## November 2021



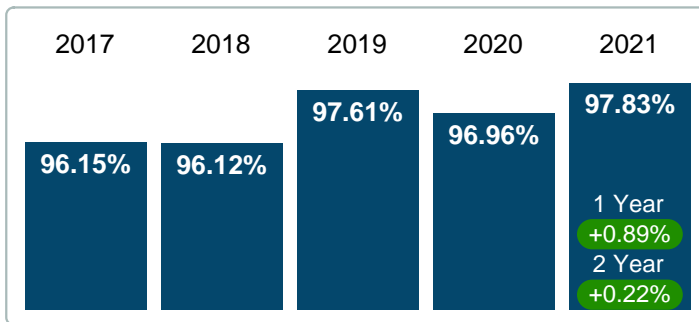
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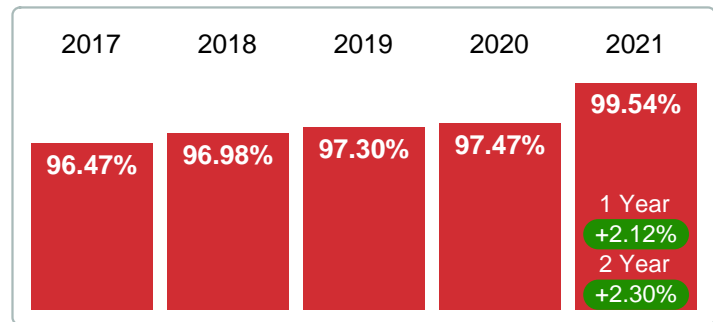
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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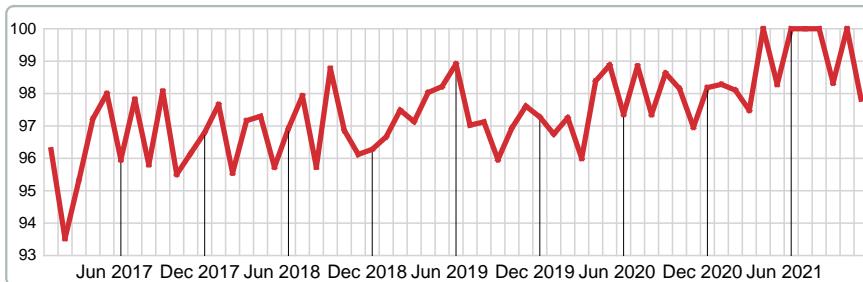
## NOVEMBER



## YEAR TO DATE (YTD)



## 5 YEAR MARKET ACTIVITY TRENDS

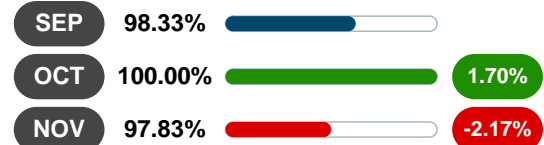


## 3 MONTHS

5 year NOV AVG = 96.93%

High Oct 2021 100.00% Low Feb 2017 93.53%

Median Sold/List Ratio this month at **97.83%**  
above the 5 yr NOV average of **96.93%**



## MEDIAN SOLD/LIST RATIO OF CLOSED SALES &amp; 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	3	4.35%	78.57%	81.67%	78.57%	0.00%	0.00%
\$75,001 - \$125,000	11	15.94%	95.45%	100.00%	92.70%	100.00%	0.00%
\$125,001 - \$150,000	8	11.59%	98.91%	100.91%	98.25%	0.00%	0.00%
\$150,001 - \$225,000	18	26.09%	98.64%	94.72%	98.89%	99.51%	0.00%
\$225,001 - \$300,000	13	18.84%	100.00%	0.00%	100.00%	101.33%	100.00%
\$300,001 - \$500,000	9	13.04%	95.89%	100.00%	94.12%	100.00%	0.00%
\$500,001 and up	7	10.14%	95.43%	0.00%	92.59%	89.34%	97.84%
Median Sold/List Ratio		97.83%		97.37%	96.53%	99.76%	100.00%
Total Closed Units		69	100%	8	45	12	4
Total Closed Volume		17,641,084		1.19M	10.79M	3.91M	1.75M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

## November 2021



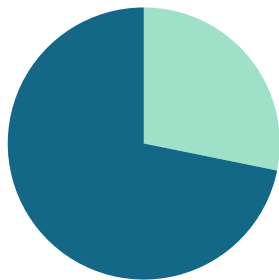
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential  
Property Type



## MARKET SUMMARY

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

## INVENTORY



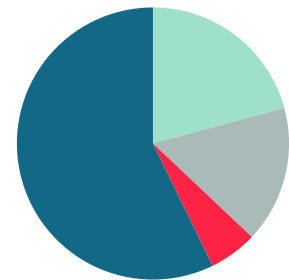
## Inventory

New Listings  
**73 = 28.19%**  
Start Inventory  
**186**  
Total Inventory  
Units  
**259**  
Volume  
**\$114,789,818**

## Market Activity

Closed Sales  
**69 = 20.78%**  
Pending Sales  
**54 = 16.27%**  
Other Off Market  
**19 = 5.72%**  
Active Inventory  
**190 = 57.23%**

## MARKET ACTIVITY



Compared Metrics	2020	November 2021	+/-%	2020	Year to Date 2021	+/-%
Closed Sales	76	69	-9.21%	703	803	14.22%
Pending Sales	61	54	-11.48%	768	853	11.07%
New Listings	84	73	-13.10%	988	1,047	5.97%
Median List Price	164,250	209,900	27.79%	168,000	199,800	18.93%
Median Sale Price	163,250	209,900	28.58%	163,000	198,000	21.47%
Median Percent of Selling Price to List Price	96.96%	97.83%	0.89%	97.47%	99.54%	2.12%
Median Days on Market to Sale	18.00	22.00	22.22%	20.00	8.00	-60.00%
Monthly Inventory	163	190	16.56%	163	190	16.56%
Months Supply of Inventory	2.61	2.62	0.49%	2.61	2.62	0.49%

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

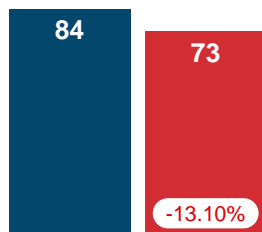
**Inventory** on November 30, 2021 = **190**

**2020** **2021**

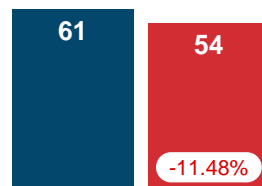
## NOVEMBER MARKET

## MEDIAN PRICES

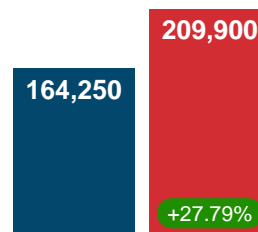
## New Listings



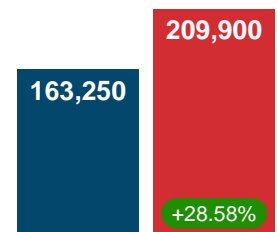
## Pending Listings



## List Price



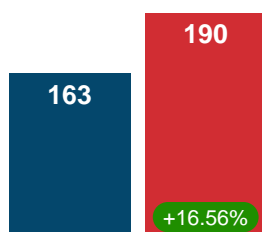
## Sale Price



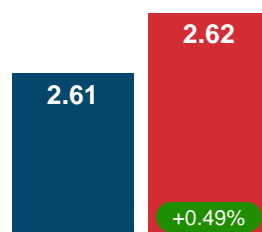
## INVENTORY

## MEDIAN SOLD/LIST RATIO &amp; DOM

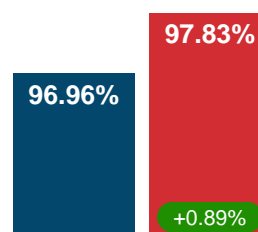
## Active Inventory



## Monthly Supply of Inventory



## Sale/List Ratio



## Days on Market

