

April 2022



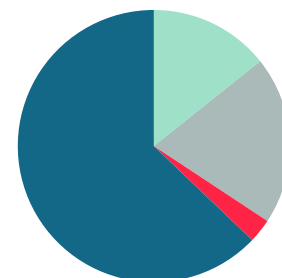
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	14	10	-28.57%
Pending Listings	16	14	-12.50%
New Listings	19	15	-21.05%
Average List Price	261,814	234,270	-10.52%
Average Sale Price	252,607	223,390	-11.57%
Average Percent of Selling Price to List Price	92.64%	96.48%	4.15%
Average Days on Market to Sale	61.07	61.30	0.37%
End of Month Inventory	24	44	83.33%
Months Supply of Inventory	2.12	3.24	52.97%



■ Closed (14.29%)
■ Pending (20.00%)
■ Other OffMarket (2.86%)
■ Active (62.86%)

Absorption: Last 12 months, an Average of **14 Sales/Month Active Inventory** as of April 30, 2022 = **44**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **83.33%** to 44 existing homes available for sale. Over the last 12 months this area has had an average of 14 closed sales per month. This represents an unsold inventory index of **3.24** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **11.57%** in April 2022 to \$223,390 versus the previous year at \$252,607.

Average Days on Market Lengthens

The average number of **61.30** days that homes spent on the market before selling increased by 0.23 days or **0.37%** in April 2022 compared to last year's same month at **61.07** DOM.

Sales Success for April 2022 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 15 New Listings in April 2022, down **21.05%** from last year at 19. Furthermore, there were 10 Closed Listings this month versus last year at 14, a **-28.57%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, April 2021, at **73.7%**, a **9.52%** downswing. This will certainly create pressure on an increasing Monthly 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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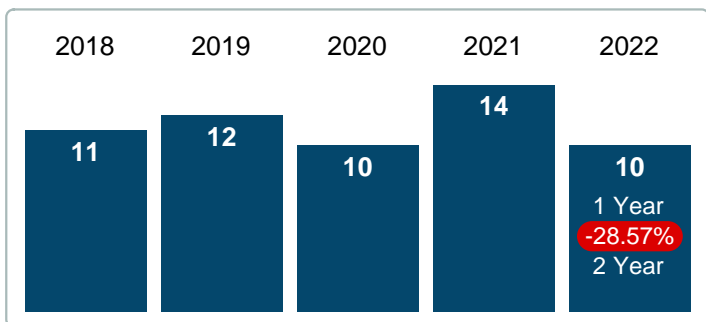
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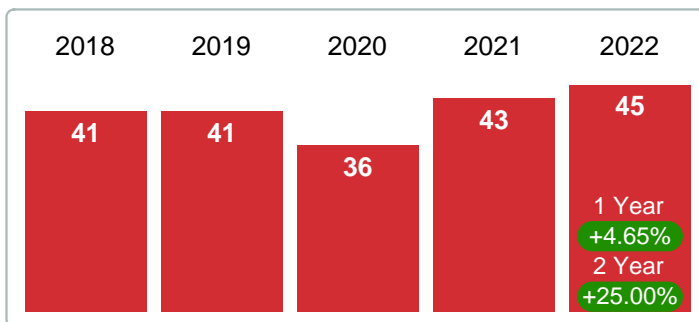
CLOSED LISTINGS

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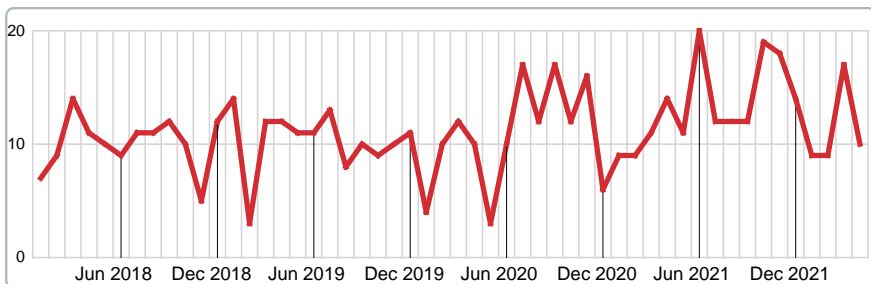
APRIL



YEAR TO DATE (YTD)

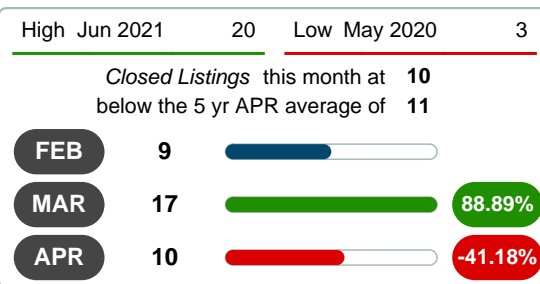


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 11



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	10.00%	2.0	0	1	0	0
\$100,001 - \$125,000	1	10.00%	8.0	0	1	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$275,000	4	40.00%	69.8	0	4	0	0
\$275,001 - \$300,000	1	10.00%	136.0	1	0	0	0
\$300,001 - \$500,000	2	20.00%	41.5	0	2	0	0
\$500,001 and up	1	10.00%	105.0	0	1	0	0
Total Closed Units	10			1	9	0	0
Total Closed Volume	2,233,900	100%	61.3	290.00K	1.94M	0.00B	0.00B
Average Closed Price	\$223,390			\$290,000	\$215,989	\$0	\$0

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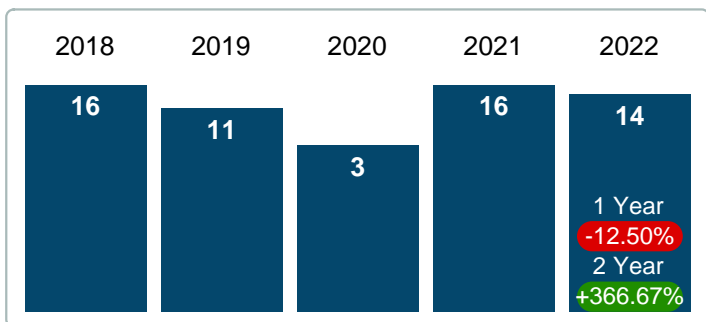
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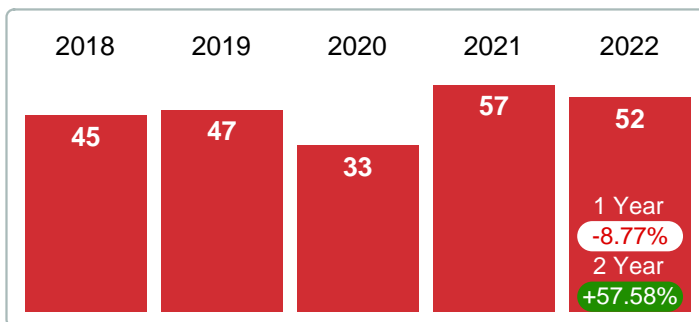
PENDING LISTINGS

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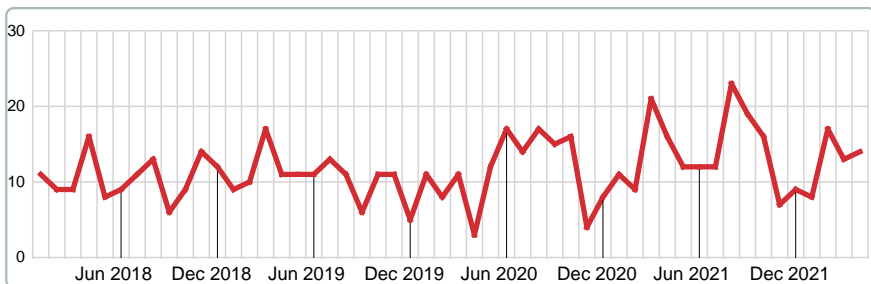
APRIL



YEAR TO DATE (YTD)

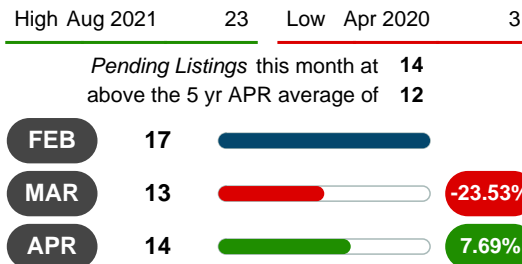


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 12



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	1	7.14%	11.0	0	1	0	0
\$75,001 - \$100,000	2	14.29%	42.0	0	2	0	0
\$100,001 - \$125,000	2	14.29%	32.5	1	1	0	0
\$125,001 - \$175,000	2	14.29%	60.5	0	1	1	0
\$175,001 - \$225,000	3	21.43%	41.0	2	0	1	0
\$225,001 - \$275,000	3	21.43%	29.0	0	3	0	0
\$275,001 and up	1	7.14%	200.0	0	0	1	0
Total Pending Units			14	3	8	3	0
Total Pending Volume		100%	49.4	488.70K	1.25M	628.40K	0.00B
Average Listing Price				\$162,900	\$156,638	\$209,467	\$0

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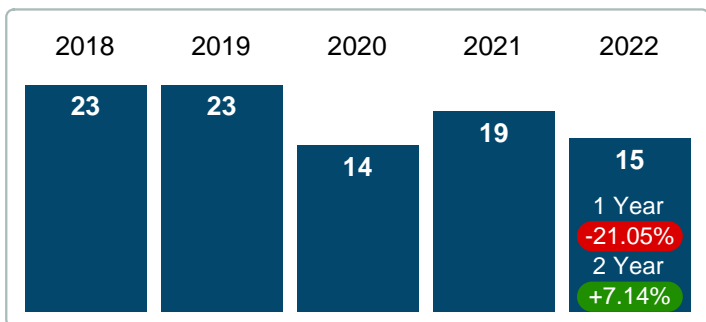
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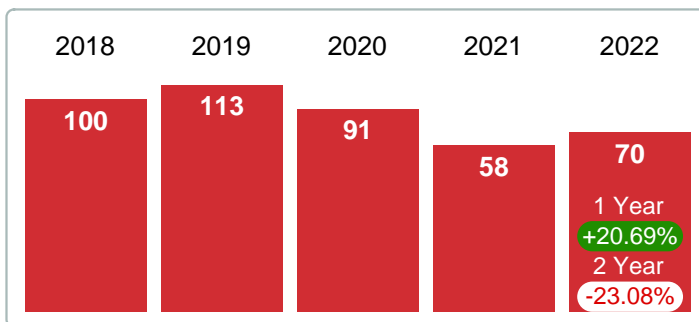
NEW LISTINGS

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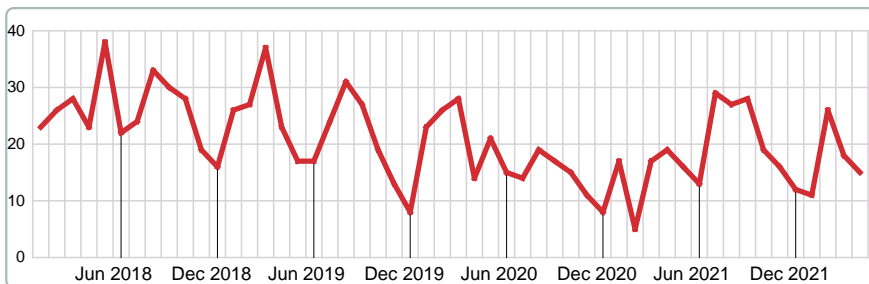
APRIL



YEAR TO DATE (YTD)

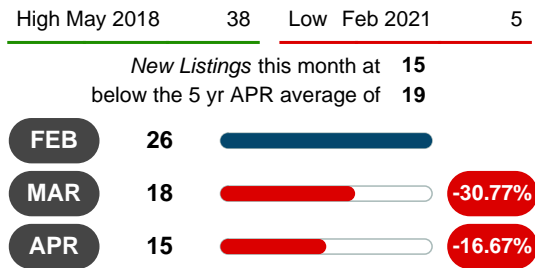


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 19



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	1	6.67%	1	0	0	0
\$50,001 - \$150,000	2	13.33%	0	2	0	0
\$150,001 - \$175,000	1	6.67%	0	1	0	0
\$175,001 - \$225,000	4	26.67%	3	0	1	0
\$225,001 - \$350,000	4	26.67%	1	3	0	0
\$350,001 - \$775,000	2	13.33%	0	0	1	1
\$775,001 and up	1	6.67%	0	1	0	0
Total New Listed Units	15		5	7	2	1
Total New Listed Volume	17,563,099	100%	1.01M	15.04M	964.00K	549.90K
Average New Listed Listing Price	\$164,020		\$201,460	\$2,148,843	\$482,000	\$549,900

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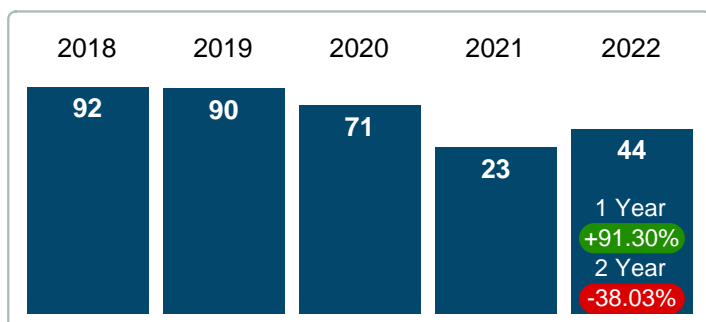
Area Delimited by County Of Sequoyah - Residential Property Type



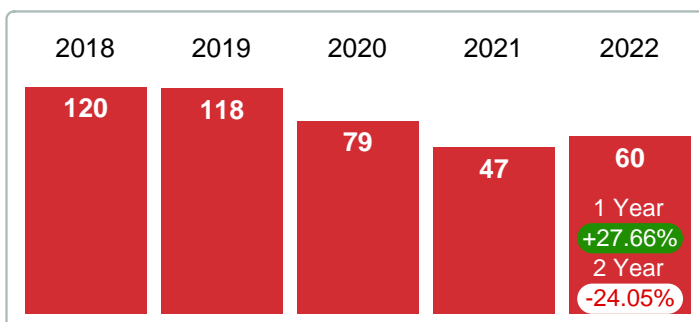
ACTIVE INVENTORY

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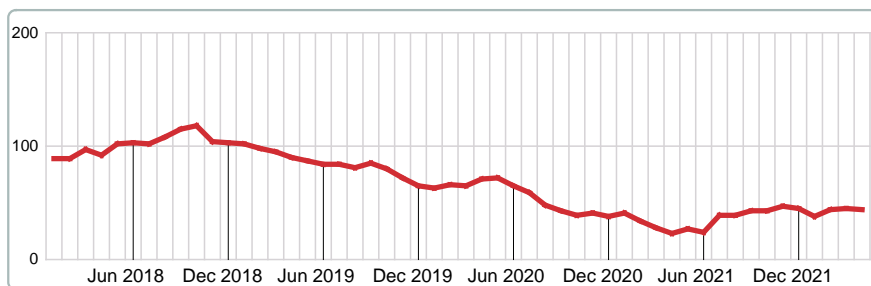
END OF APRIL



ACTIVE DURING APRIL

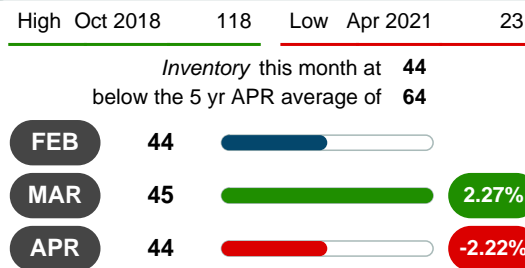


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 64



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	9.09%	71.3	2	2	0	0
\$50,001 - \$125,000	5	11.36%	97.6	2	3	0	0
\$125,001 - \$150,000	6	13.64%	98.3	1	5	0	0
\$150,001 - \$225,000	11	25.00%	75.3	5	3	3	0
\$225,001 - \$375,000	9	20.45%	57.4	2	5	1	1
\$375,001 - \$775,000	5	11.36%	97.8	1	1	2	1
\$775,001 and up	4	9.09%	131.8	1	2	0	1
Total Active Inventory by Units	44			14	21	6	3
Total Active Inventory by Volume	32,387,199	100%	84.6	5.77M	19.19M	2.13M	5.30M
Average Active Inventory Listing Price	\$736,073			\$411,800	\$913,743	\$354,767	\$1,768,267

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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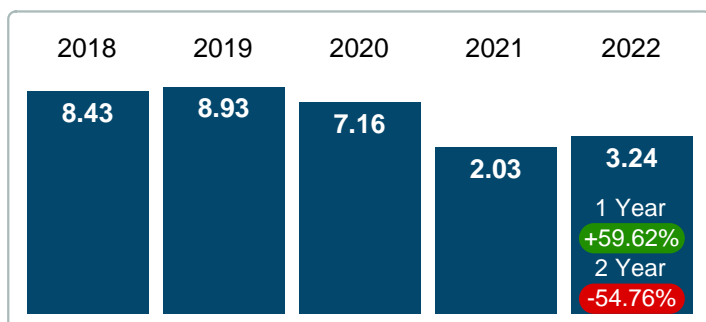
Area Delimited by County Of Sequoyah - Residential Property Type



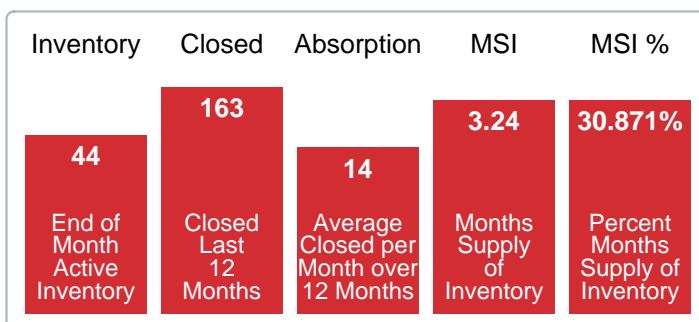
MONTHS SUPPLY of INVENTORY (MSI)

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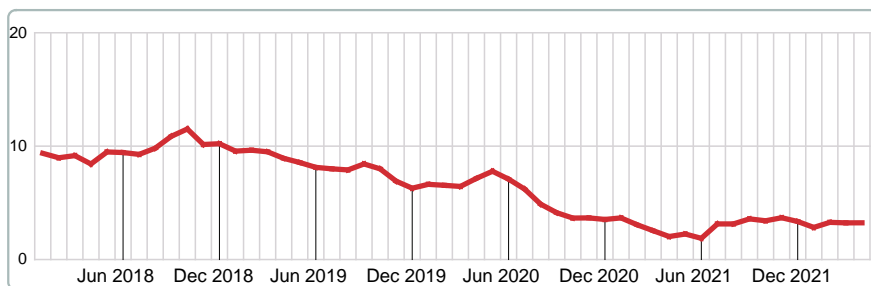
MSI FOR APRIL



INDICATORS FOR APRIL 2022

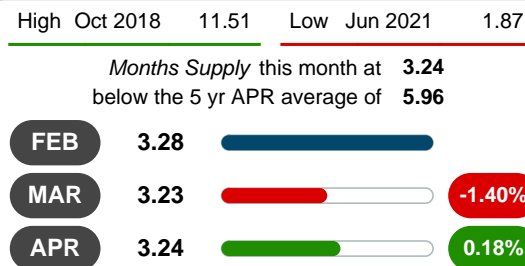


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 5.96



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	4	9.09%	3.00	2.67	4.00	0.00	0.00
\$50,001 - \$125,000	5	11.36%	1.18	1.60	1.06	0.00	0.00
\$125,001 - \$150,000	6	13.64%	4.50	6.00	5.45	0.00	0.00
\$150,001 - \$225,000	11	25.00%	4.71	30.00	1.89	6.00	0.00
\$225,001 - \$375,000	9	20.45%	3.60	6.00	3.33	1.50	0.00
\$375,001 - \$775,000	5	11.36%	3.16	3.00	1.20	6.00	12.00
\$775,001 and up	4	9.09%	16.00	0.00	24.00	0.00	0.00
Market Supply of Inventory (MSI)	3.24			4.67	2.55	2.77	18.00
Total Active Inventory by Units	44	100%	3.24	14	21	6	3

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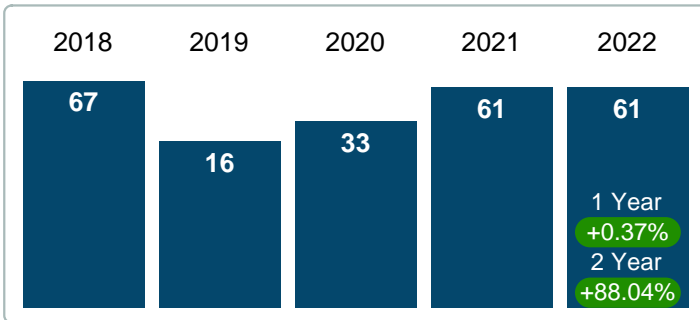
Area Delimited by County Of Sequoyah - Residential Property Type



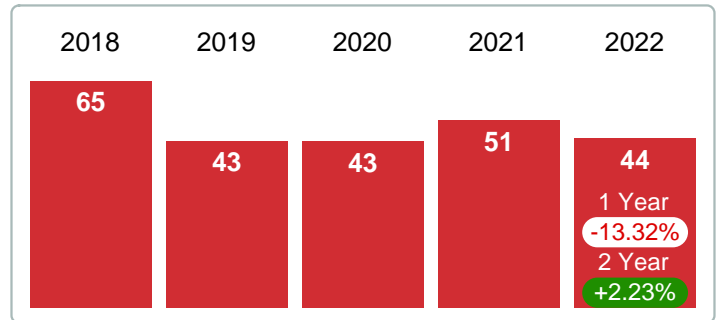
AVERAGE DAYS ON MARKET TO SALE

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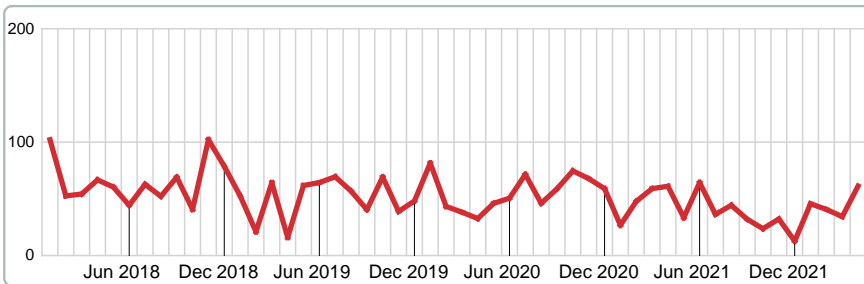
APRIL



YEAR TO DATE (YTD)

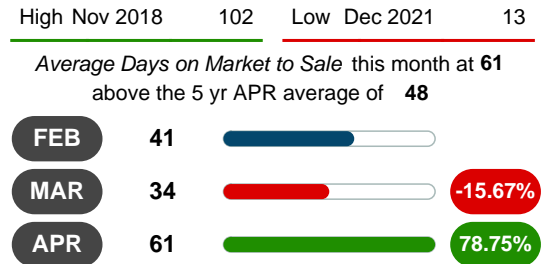


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 48



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
\$100,000 and less	10.00%	2	0	2	0	0
\$100,001 - \$125,000	10.00%	8	0	8	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$275,000	40.00%	70	0	70	0	0
\$275,001 - \$300,000	10.00%	136	136	0	0	0
\$300,001 - \$500,000	20.00%	42	0	42	0	0
\$500,001 and up	10.00%	105	0	105	0	0
Average Closed DOM		61	136	53	0	0
Total Closed Units	100%	61	1	9		
Total Closed Volume		2,233,900	290.00K	1.94M	0.00B	0.00B

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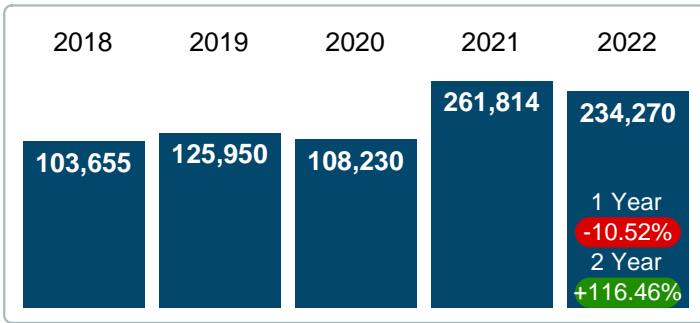
Area Delimited by County Of Sequoyah - Residential Property Type



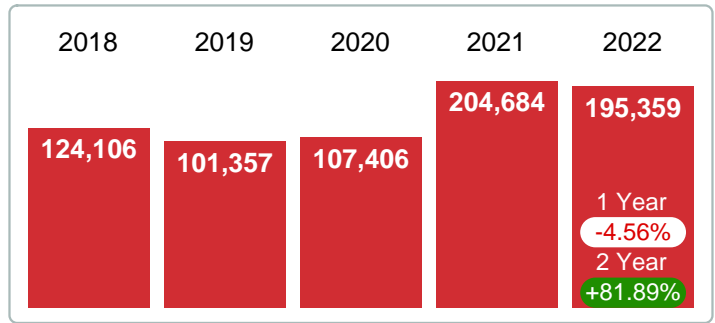
AVERAGE LIST PRICE AT CLOSING

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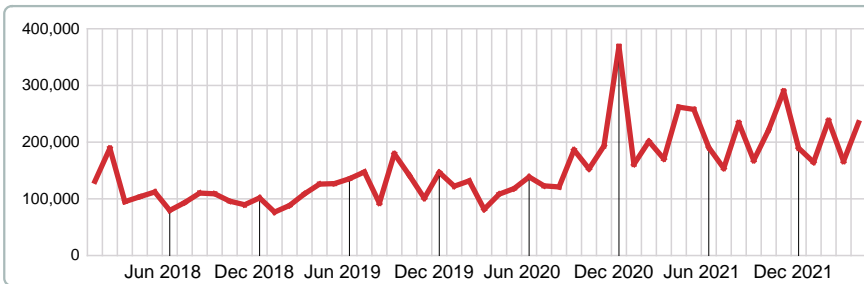
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

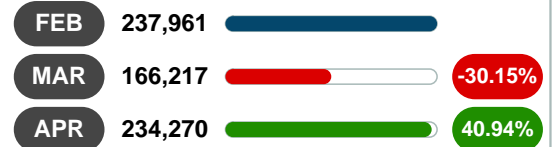


3 MONTHS

5 year APR AVG = 166,784

High Dec 2020 368,817 Low Jan 2019 76,650

Average List Price at Closing this month at **234,270**
above the 5 yr APR average of **166,784**



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
\$100,000 and less	1	10.00%	50,000	0	50,000	0	0
\$100,001 - \$125,000	1	10.00%	114,000	0	114,000	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0	0
\$125,001 - \$275,000	4	40.00%	159,950	0	159,950	0	0
\$275,001 - \$300,000	1	10.00%	299,900	299,900	0	0	0
\$300,001 - \$500,000	2	20.00%	322,000	0	322,000	0	0
\$500,001 and up	1	10.00%	595,000	0	595,000	0	0
Average List Price			234,270	299,900	226,978	0	0
Total Closed Units		100%	234,270	1	9		
Total Closed Volume			2,342,700	299.90K	2.04M	0.00B	0.00B

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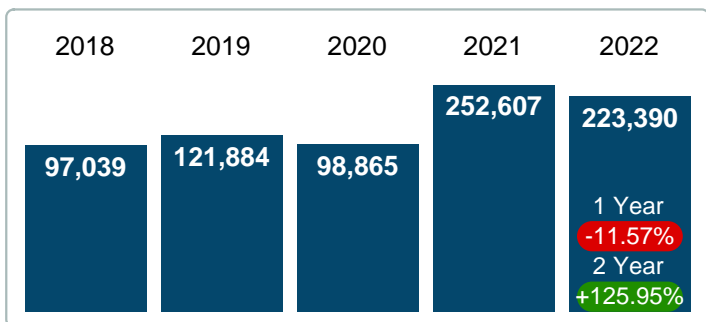
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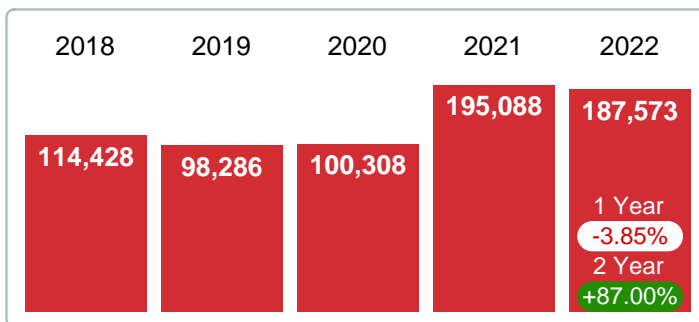
AVERAGE SOLD PRICE AT CLOSING

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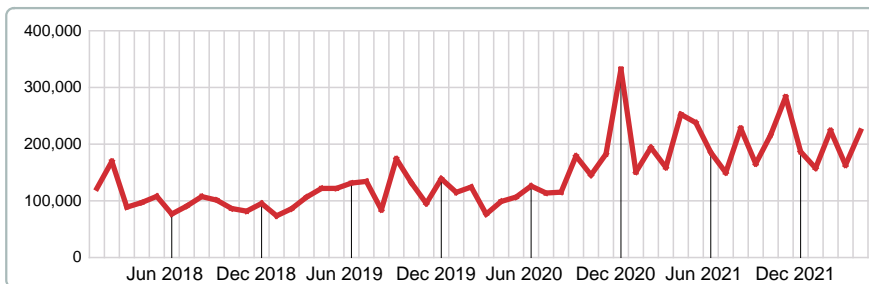
APRIL



YEAR TO DATE (YTD)

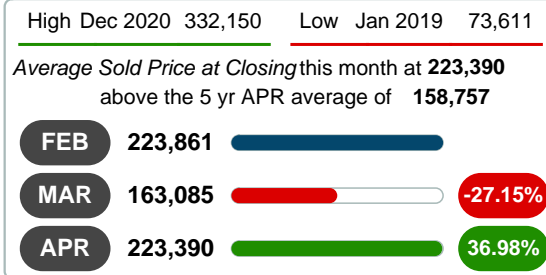


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 158,757



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
\$100,000 and less	1	10.00%	50,000	0	50,000	0	0
\$100,001 - \$125,000	1	10.00%	106,000	0	106,000	0	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0	0
\$125,001 - \$275,000	4	40.00%	152,475	0	152,475	0	0
\$275,001 - \$300,000	1	10.00%	290,000	290,000	0	0	0
\$300,001 - \$500,000	2	20.00%	334,000	0	334,000	0	0
\$500,001 and up	1	10.00%	510,000	0	510,000	0	0
Average Sold Price			223,390	290,000	215,989	0	0
Total Closed Units		100%	223,390	1	9		
Total Closed Volume			2,233,900	290.00K	1.94M	0.00B	0.00B

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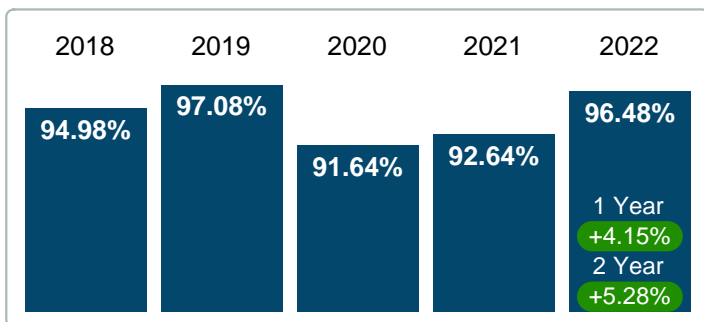
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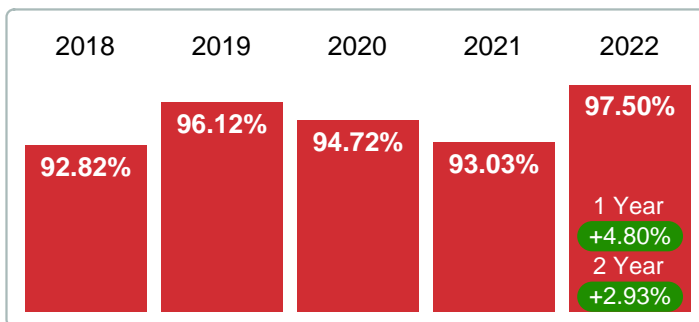
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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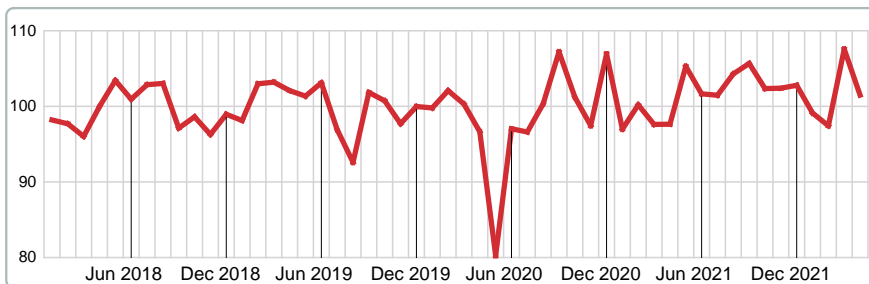
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

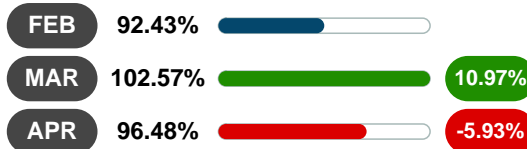


3 MONTHS

5 year APR AVG = 94.57%

High Mar 2022 102.57% Low May 2020 75.25%

Average Sold/List Ratio this month at **96.48%** above the 5 yr APR average of **94.57%**



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
\$100,000 and less	1	10.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	1	10.00%	92.98%	0.00%	92.98%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$275,000	4	40.00%	95.53%	0.00%	95.53%	0.00%	0.00%
\$275,001 - \$300,000	1	10.00%	96.70%	96.70%	0.00%	0.00%	0.00%
\$300,001 - \$500,000	2	20.00%	103.66%	0.00%	103.66%	0.00%	0.00%
\$500,001 and up	1	10.00%	85.71%	0.00%	85.71%	0.00%	0.00%
Average Sold/List Ratio		96.50%		96.70%	96.46%	0.00%	0.00%
Total Closed Units		10	100%	1	9		
Total Closed Volume		2,233,900		290.00K	1.94M	0.00B	0.00B

April 2022



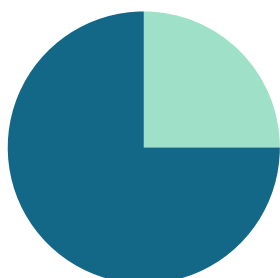
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

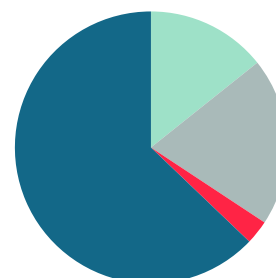


Inventory
 New Listings
15 = 25.00%
 Start Inventory
45
 Total Inventory Units
60
 Volume
\$35,942,399

Market Activity

Closed Sales
10 = 14.29%
 Pending Sales
14 = 20.00%
 Other Off Market
2 = 2.86%
 Active Inventory
44 = 62.86%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	14	10	-28.57%	43	45	4.65%
Pending Sales	16	14	-12.50%	57	52	-8.77%
New Listings	19	15	-21.05%	58	70	20.69%
Average List Price	261,814	234,270	-10.52%	204,684	195,359	-4.56%
Average Sale Price	252,607	223,390	-11.57%	195,088	187,573	-3.85%
Average Percent of Selling Price to List Price	92.64%	96.48%	4.15%	93.03%	97.50%	4.80%
Average Days on Market to Sale	61.07	61.30	0.37%	50.58	43.84	-13.32%
Monthly Inventory	24	44	83.33%	24	44	83.33%
Months Supply of Inventory	2.12	3.24	52.97%	2.12	3.24	52.97%

Absorption: Last 12 months, an Average of **14** Sales/Month

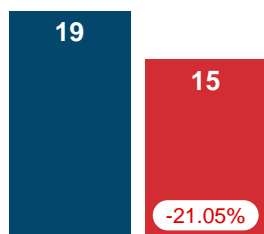
Inventory on April 30, 2022 = **44**

2021 **2022**

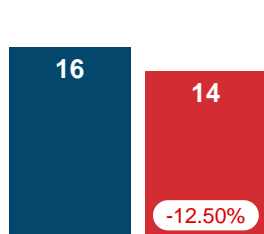
APRIL MARKET

AVERAGE PRICES

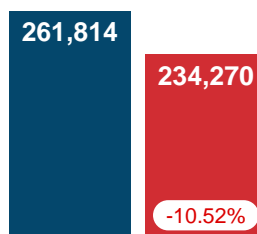
New Listings



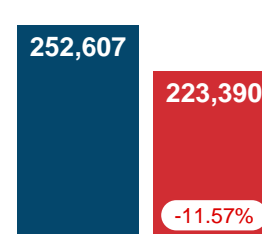
Pending Listings



List Price



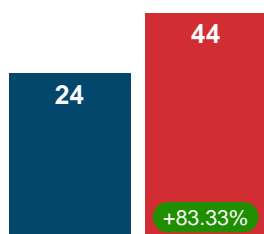
Sale Price



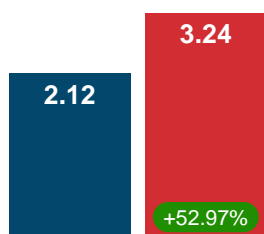
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

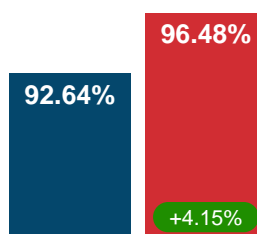
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

