

# April 2022



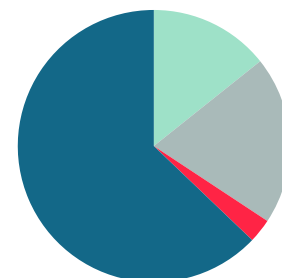
Area Delimited by County Of Sequoyah - Residential Property Type



## 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%
Median List Price	145,000	172,450	18.93%
Median Sale Price	140,000	160,950	14.96%
Median Percent of Selling Price to List Price	95.19%	96.78%	1.67%
Median Days on Market to Sale	26.00	42.00	61.54%
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.

#### 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 **14.96%** in April 2022 to \$160,950 versus the previous year at \$140,000.

#### Median Days on Market Lengthens

The median number of **42.00** days that homes spent on the market before selling increased by 16.00 days or **61.54%** in April 2022 compared to last year's same month at **26.00** DOM.

#### Sales Success for April 2022 is Positive

Overall, with Median Prices going up 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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

# April 2022



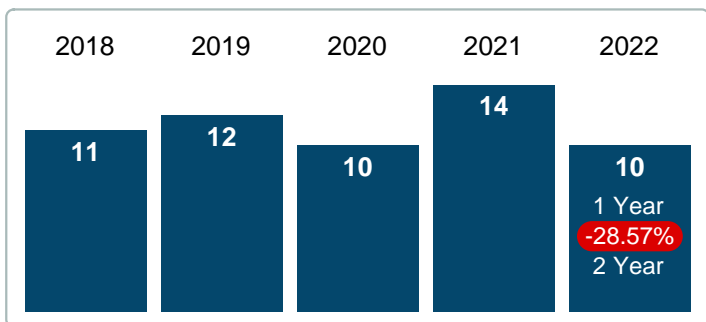
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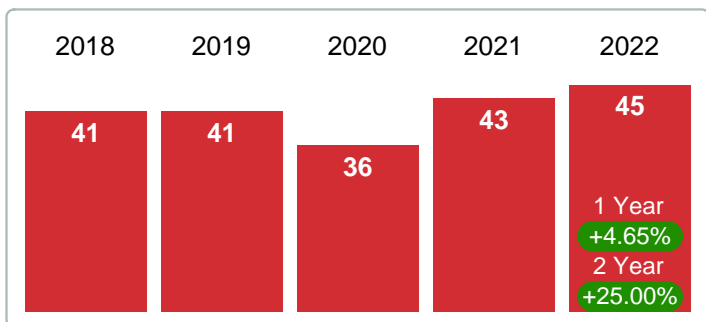
## CLOSED LISTINGS

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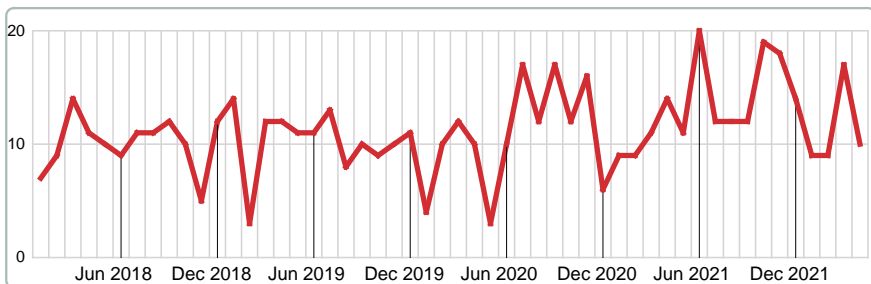
### APRIL



### YEAR TO DATE (YTD)

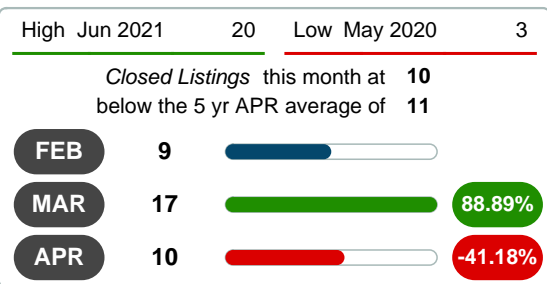


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 11



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	8.0	0	0	0	0
\$125,001 - \$275,000	4	40.00%	68.5	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
<b>Total Closed Units</b>	<b>10</b>			<b>1</b>	<b>9</b>	<b>0</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>2,233,900</b>	<b>100%</b>	<b>42.0</b>	<b>290.00K</b>	<b>1.94M</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$160,950</b>			<b>\$290,000</b>	<b>\$149,900</b>	<b>\$0</b>	<b>\$0</b>

# April 2022



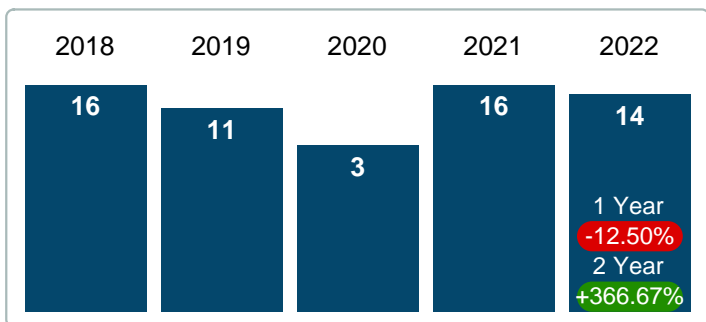
Area Delimited by County Of Sequoyah - Residential Property Type



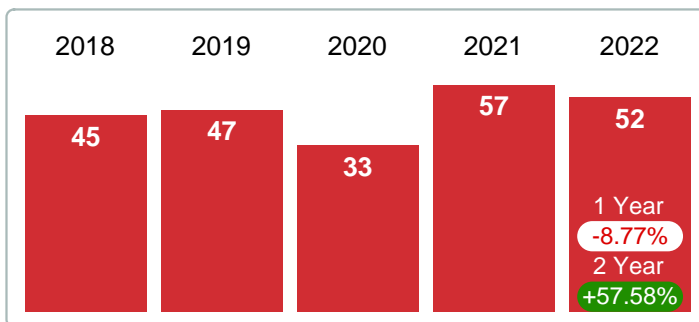
## PENDING LISTINGS

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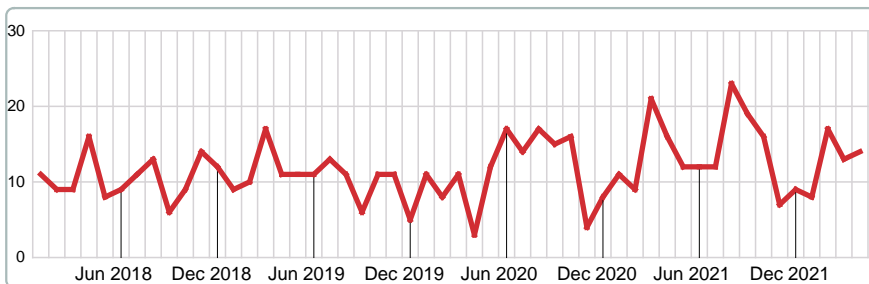
### APRIL



### YEAR TO DATE (YTD)

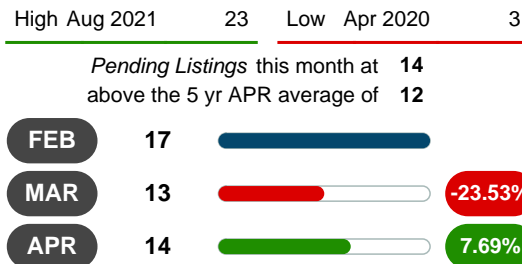


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 12



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	44.0	2	0	1	0
\$225,001 - \$275,000	3	21.43%	21.0	0	3	0	0
\$275,001 and up	1	7.14%	200.0	0	0	1	0
<b>Total Pending Units</b>			14	3	8	3	0
<b>Total Pending Volume</b>		100%	2,370,200	488.70K	1.25M	628.40K	0.00B
<b>Median Listing Price</b>			\$159,850	\$179,800	\$129,900	\$189,000	\$0

# April 2022



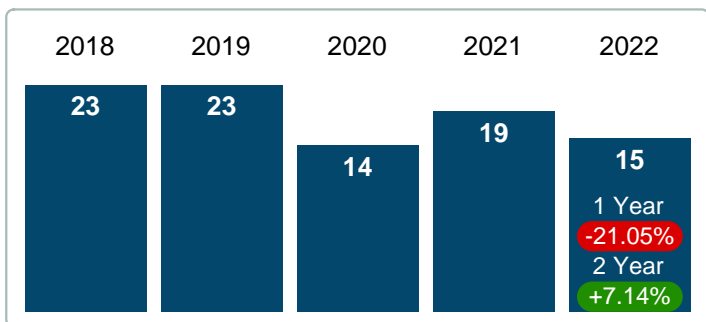
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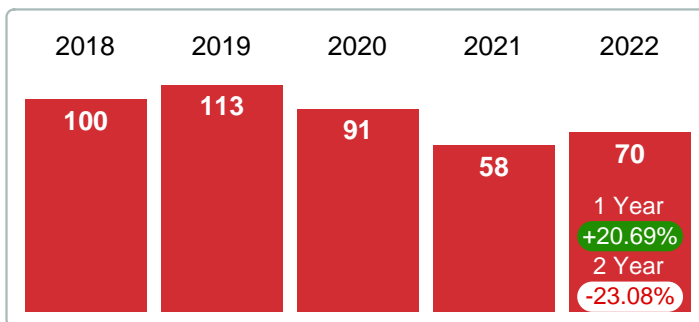
## NEW LISTINGS

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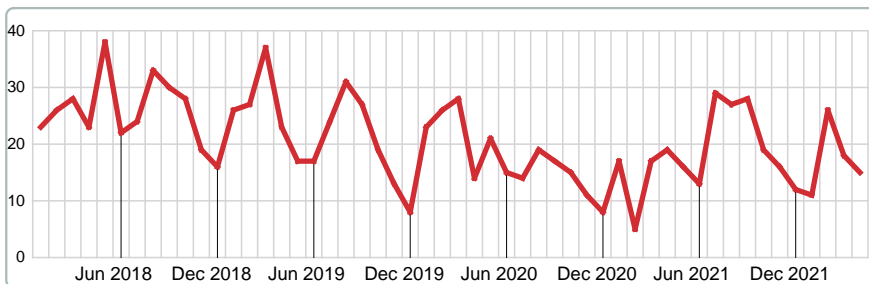
### APRIL



### YEAR TO DATE (YTD)

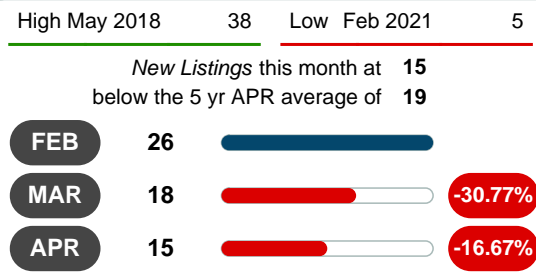


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 19



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	Bedroom Distribution			
Price Range	Count	%	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
<b>Total New Listed Units</b>	<b>15</b>		<b>5</b>	<b>7</b>	<b>2</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>17,563,099</b>	<b>100%</b>	<b>1.01M</b>	<b>15.04M</b>	<b>964.00K</b>	<b>549.90K</b>
<b>Median New Listed Listing Price</b>	<b>\$209,900</b>		<b>\$209,000</b>	<b>\$235,000</b>	<b>\$482,000</b>	<b>\$549,900</b>

# April 2022



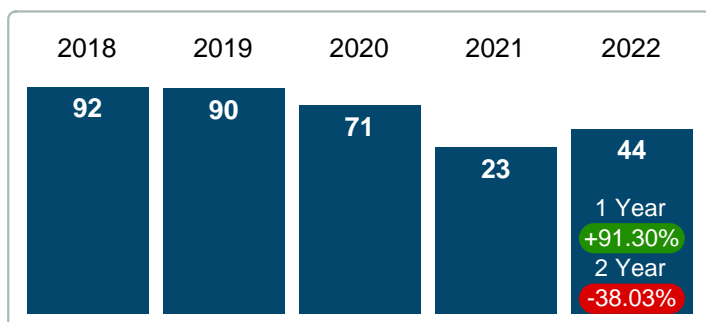
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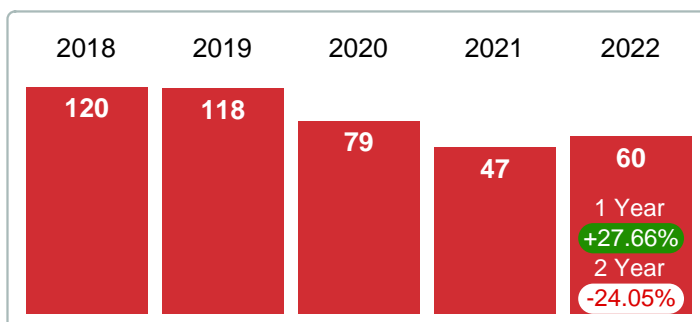
## ACTIVE INVENTORY

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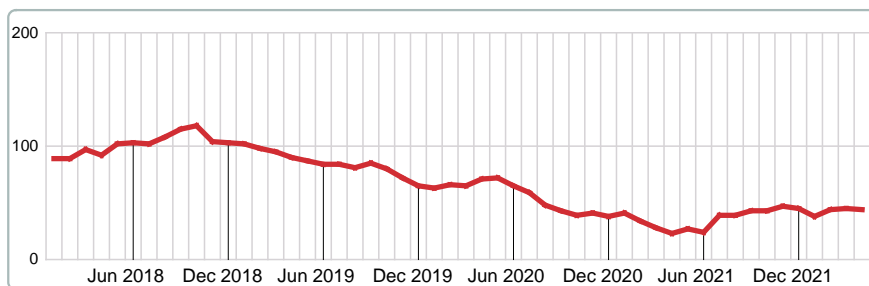
### END OF APRIL



### ACTIVE DURING APRIL

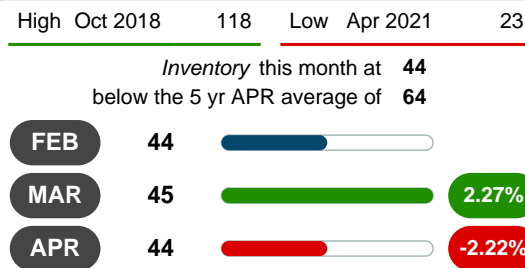


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 64



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	9.09%	79.5	2	2	0	0
\$50,001 - \$125,000	5	11.36%	78.0	2	3	0	0
\$125,001 - \$150,000	6	13.64%	94.0	1	5	0	0
\$150,001 - \$225,000	11	25.00%	60.0	5	3	3	0
\$225,001 - \$375,000	9	20.45%	35.0	2	5	1	1
\$375,001 - \$775,000	5	11.36%	51.0	1	1	2	1
\$775,001 and up	4	9.09%	141.5	1	2	0	1
<b>Total Active Inventory by Units</b>	<b>44</b>			<b>14</b>	<b>21</b>	<b>6</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>32,387,199</b>	<b>100%</b>	<b>65.0</b>	<b>5.77M</b>	<b>19.19M</b>	<b>2.13M</b>	<b>5.30M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$184,900</b>			<b>\$182,450</b>	<b>\$160,000</b>	<b>\$214,400</b>	<b>\$549,900</b>

# April 2022



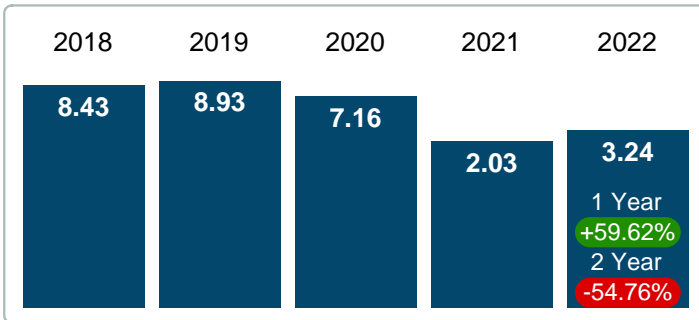
Area Delimited by County Of Sequoyah - Residential Property Type



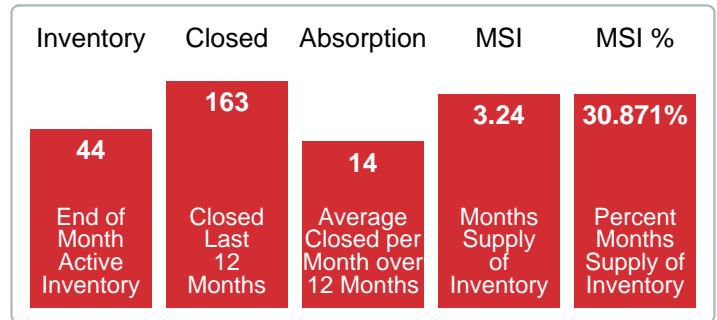
## MONTHS SUPPLY of INVENTORY (MSI)

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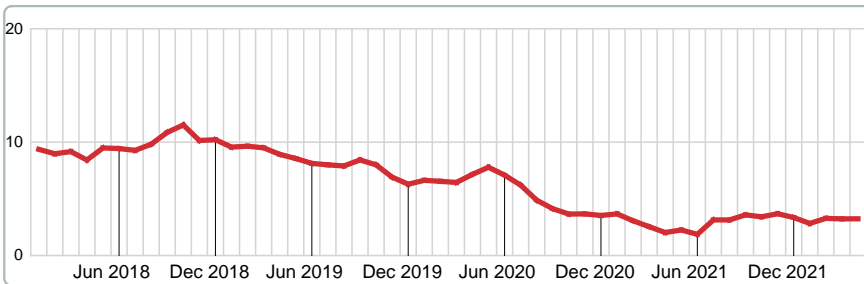
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

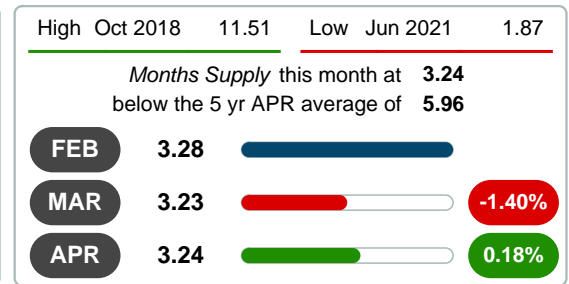


### 5 YEAR MARKET ACTIVITY TRENDS



### 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		100%	3.24	14	21	6	3

# April 2022



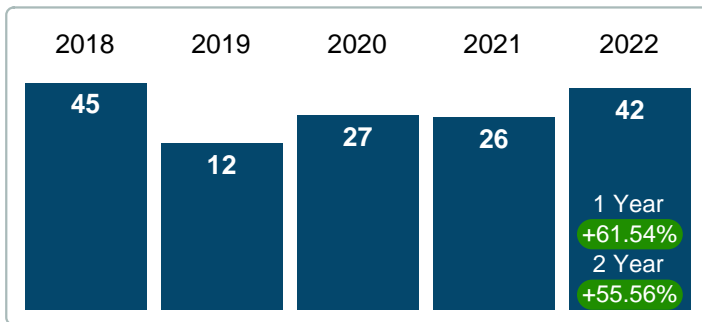
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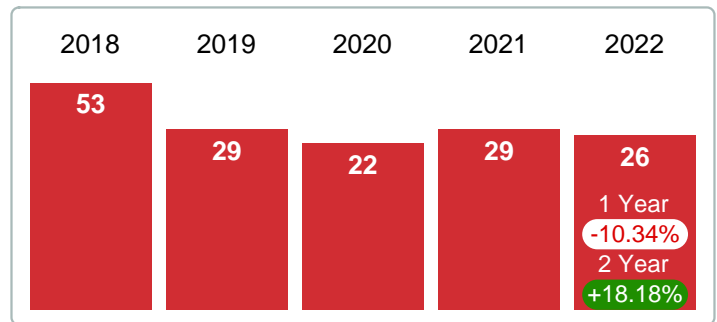
## MEDIAN DAYS ON MARKET TO SALE

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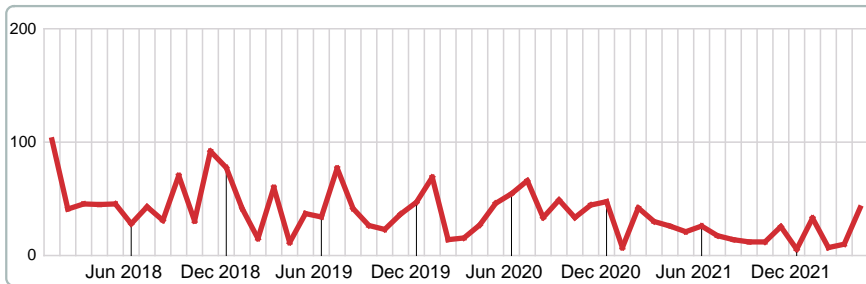
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

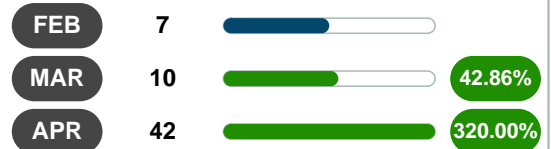


### 3 MONTHS

5 year APR AVG = 30

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 42 above the 5 yr APR average of 30



### 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
\$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%	8	0	0	0	0
\$125,001 - \$275,000	40.00%	69	0	69	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
Median Closed DOM		42	136	8	0	0
Total Closed Units	100%	42.0	1	9		
Total Closed Volume		2,233,900	290.00K	1.94M	0.00B	0.00B

# April 2022



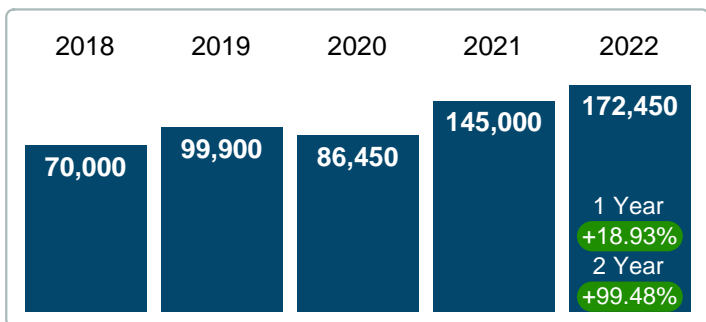
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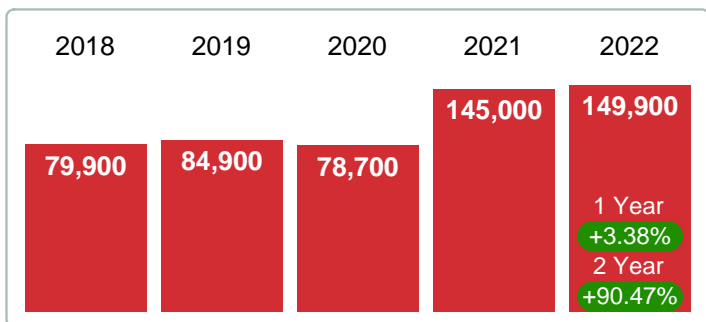
## MEDIAN LIST PRICE AT CLOSING

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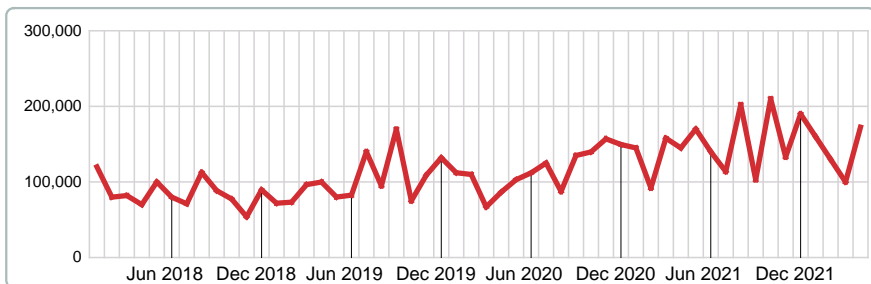
### APRIL



### YEAR TO DATE (YTD)

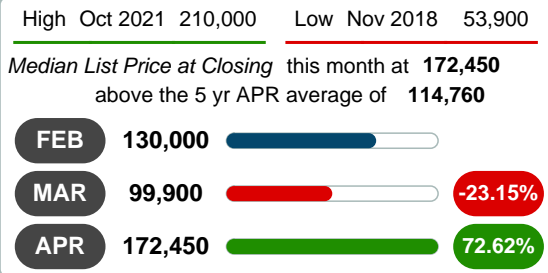


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 114,760



### 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
\$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%	114,000	0	0	0	0
\$125,001 - \$275,000	4	40.00%	157,450	0	157,450	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
Median List Price			172,450	299,900	165,000	0	0
Total Closed Units		100%	172,450	1	9		
Total Closed Volume			2,342,700	299.90K	2.04M	0.00B	0.00B



# April 2022



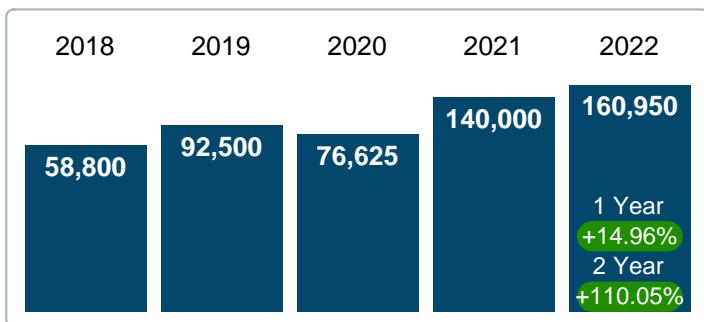
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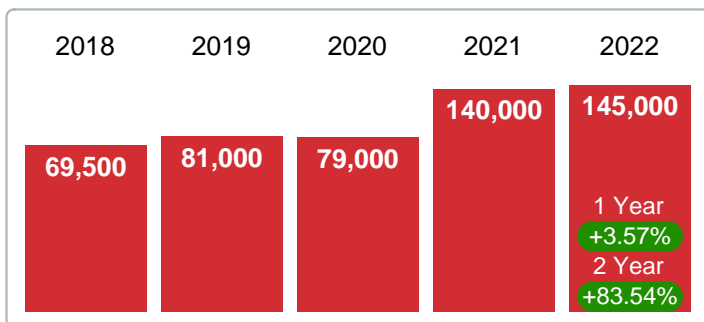
## MEDIAN SOLD PRICE AT CLOSING

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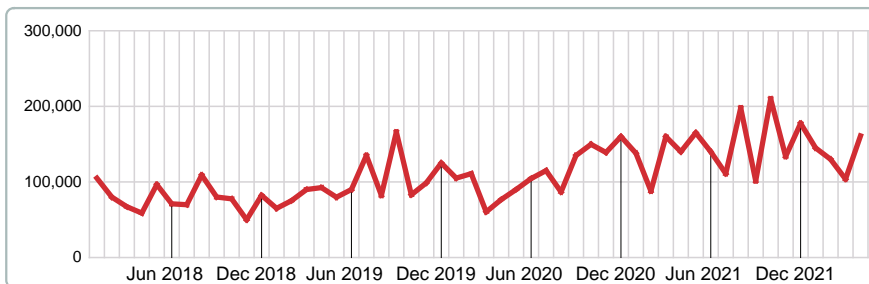
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

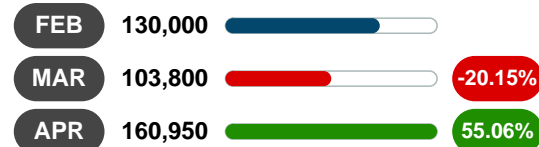


### 3 MONTHS

5 year APR AVG = 105,775

High Oct 2021 210,000 Low Nov 2018 50,000

Median Sold Price at Closing this month at **160,950**  
above the 5 yr APR average of **105,775**



### 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
\$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%	106,000	0	0	0	0
\$125,001 - \$275,000	4	40.00%	147,450	0	147,450	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
Median Sold Price			160,950	290,000	149,900	0	0
Total Closed Units		100%	160,950	1	9		
Total Closed Volume			2,233,900	290.00K	1.94M	0.00B	0.00B

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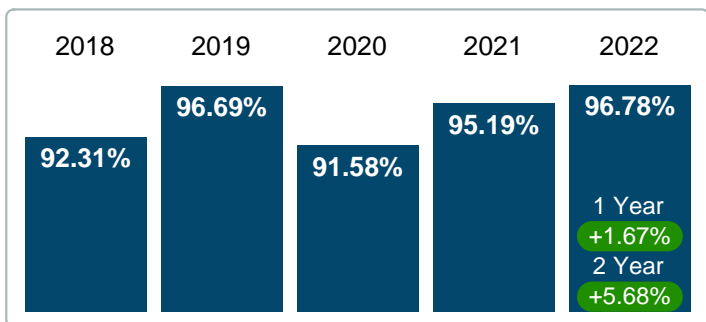
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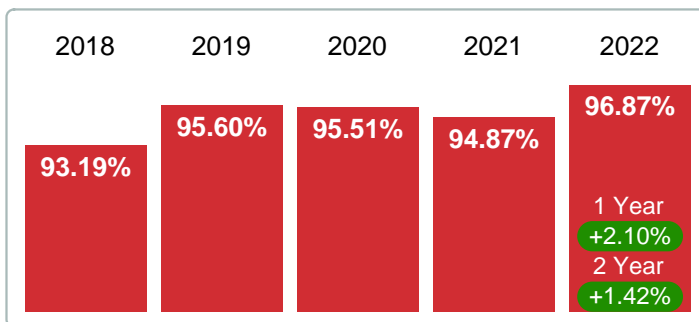
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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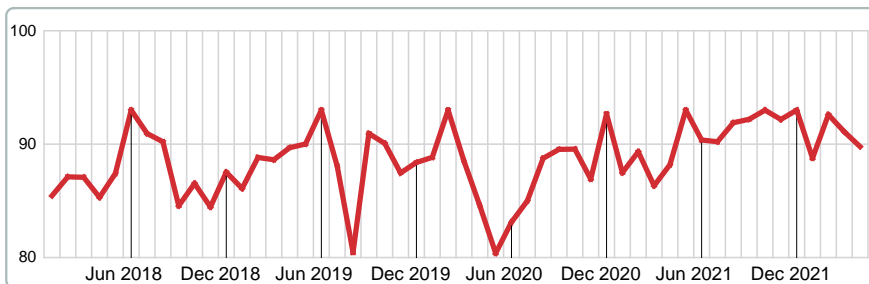
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

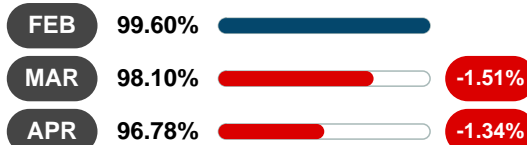


### 3 MONTHS

5 year APR AVG = 94.51%

High Dec 2021 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **96.78%**  
above the 5 yr APR average of **94.51%**



### 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
\$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%	92.98%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$275,000	4	40.00%	97.11%	0.00%	97.11%	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%
Median Sold/List Ratio		96.78%		96.70%	96.87%	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



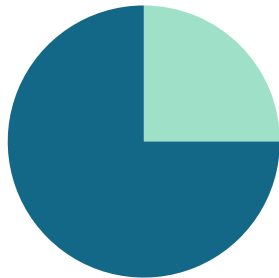
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

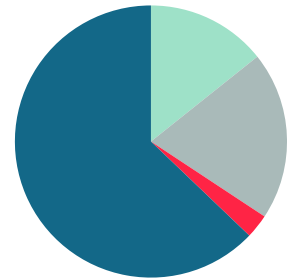


**Inventory**  
 New Listings  
**15 = 25.00%**  
 Start Inventory  
**45**  
 Total Inventory Units  
**60**  
 Volume  
**\$35,942,399**

### 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%
Median List Price	145,000	172,450	18.93%	145,000	149,900	3.38%
Median Sale Price	140,000	160,950	14.96%	140,000	145,000	3.57%
Median Percent of Selling Price to List Price	95.19%	96.78%	1.67%	94.87%	96.87%	2.10%
Median Days on Market to Sale	26.00	42.00	61.54%	29.00	26.00	-10.34%
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

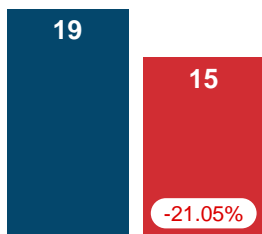
**Inventory** on April 30, 2022 = **44**

**2021** **2022**

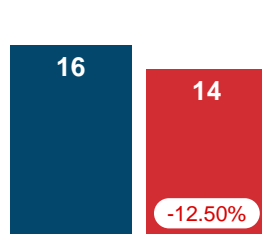
### APRIL MARKET

### MEDIAN PRICES

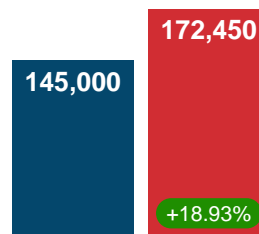
#### New Listings



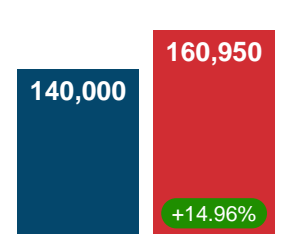
#### Pending Listings



#### List Price



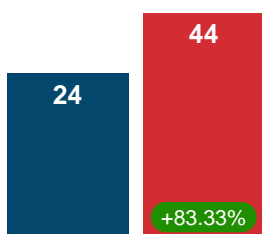
#### Sale Price



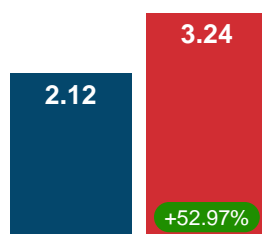
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

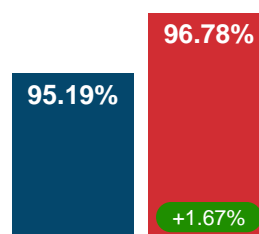
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

