

April 2022



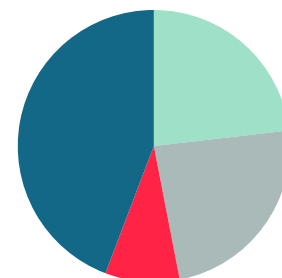
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	72	76	5.56%
Pending Listings	88	78	-11.36%
New Listings	104	113	8.65%
Average List Price	260,469	246,825	-5.24%
Average Sale Price	248,616	239,125	-3.82%
Average Percent of Selling Price to List Price	97.95%	96.42%	-1.57%
Average Days on Market to Sale	26.00	28.97	11.44%
End of Month Inventory	110	145	31.82%
Months Supply of Inventory	1.64	1.88	14.57%



Absorption: Last 12 months, an Average of **77** Sales/Month
Active Inventory as of April 30, 2022 = **145**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **31.82%** to 145 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **1.88** 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 **3.82%** in April 2022 to \$239,125 versus the previous year at \$248,616.

Average Days on Market Lengthens

The average number of **28.97** days that homes spent on the market before selling increased by 2.97 days or **11.44%** in April 2022 compared to last year's same month at **26.00** 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 113 New Listings in April 2022, up **8.65%** from last year at 104. Furthermore, there were 76 Closed Listings this month versus last year at 72, a **5.56%** increase.

Closed versus Listed trends yielded a **67.3%** ratio, down from previous year's, April 2021, at **69.2%**, a **2.85%** 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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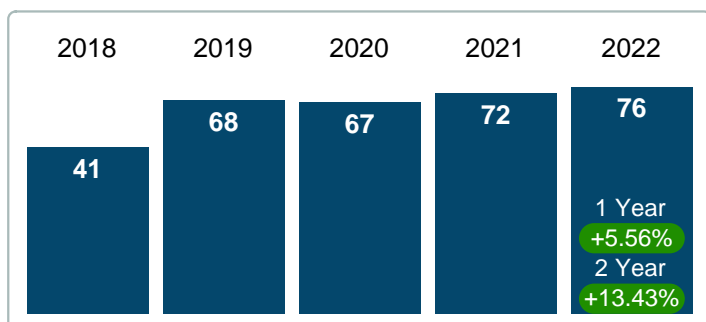
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



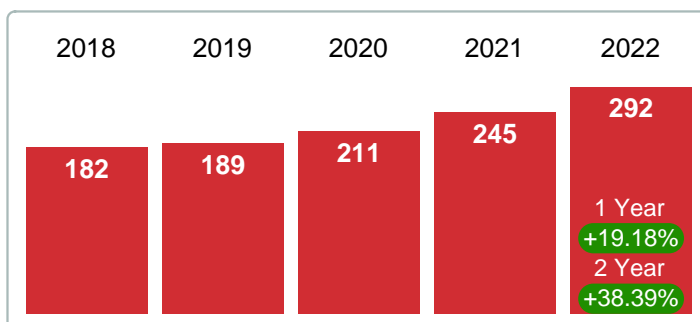
CLOSED LISTINGS

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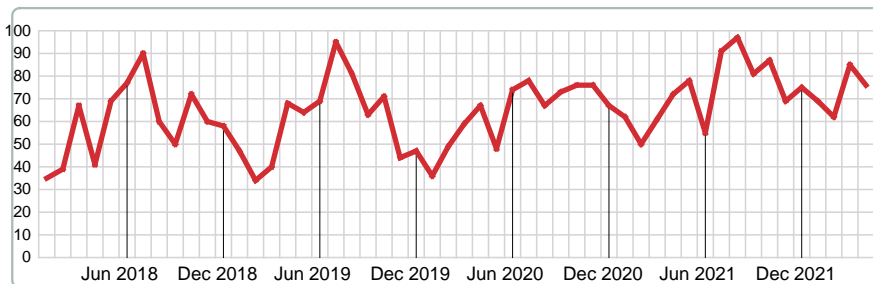
APRIL



YEAR TO DATE (YTD)

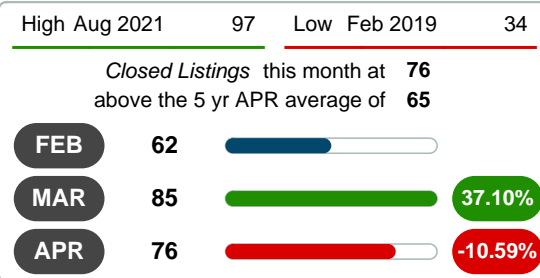


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 65



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	5	6.58%	34.2	3	2	0	0
\$75,001 - \$150,000	11	14.47%	21.5	4	4	2	1
\$150,001 - \$175,000	13	17.11%	25.1	3	10	0	0
\$175,001 - \$225,000	14	18.42%	38.0	0	11	2	1
\$225,001 - \$300,000	16	21.05%	13.1	0	13	2	1
\$300,001 - \$375,000	10	13.16%	51.7	1	7	2	0
\$375,001 and up	7	9.21%	30.1	0	1	5	1
Total Closed Units	76			11	48	13	4
Total Closed Volume	18,173,465	100%	29.0	1.41M	10.45M	5.24M	1.07M
Average Closed Price	\$239,125			\$128,500	\$217,695	\$403,016	\$267,850

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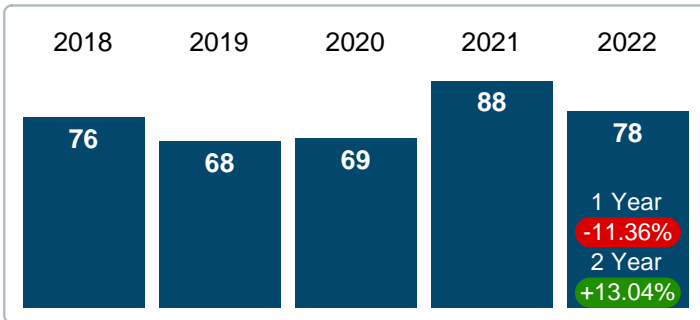
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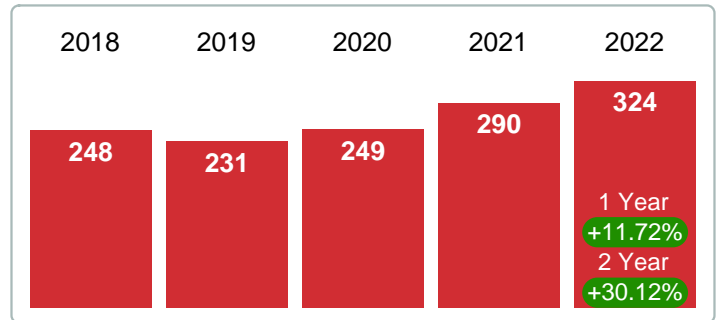
PENDING LISTINGS

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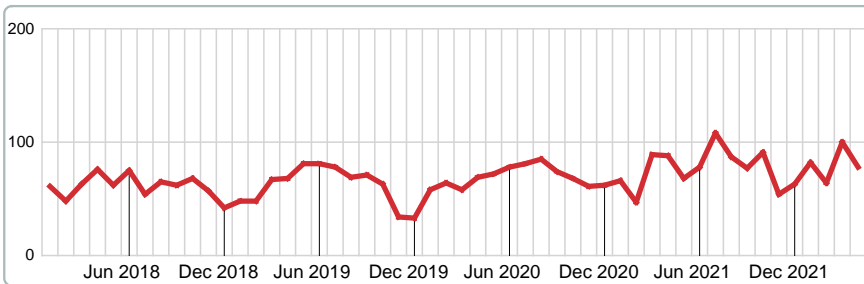
APRIL



YEAR TO DATE (YTD)

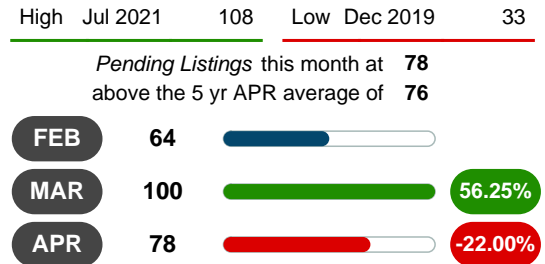


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 76



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	11.54%	29.9	3	6	0	0
\$125,001 - \$150,000	7	8.97%	19.4	1	2	4	0
\$150,001 - \$175,000	8	10.26%	16.4	2	6	0	0
\$175,001 - \$225,000	21	26.92%	30.3	1	16	4	0
\$225,001 - \$325,000	13	16.67%	40.3	2	9	2	0
\$325,001 - \$475,000	12	15.38%	20.8	1	6	4	1
\$475,001 and up	8	10.26%	26.1	0	4	2	2
Total Pending Units	78			10	49	16	3
Total Pending Volume	21,090,977	100%	27.6	2.02M	11.92M	5.38M	1.76M
Average Listing Price	\$264,831			\$202,490	\$243,363	\$336,325	\$586,695

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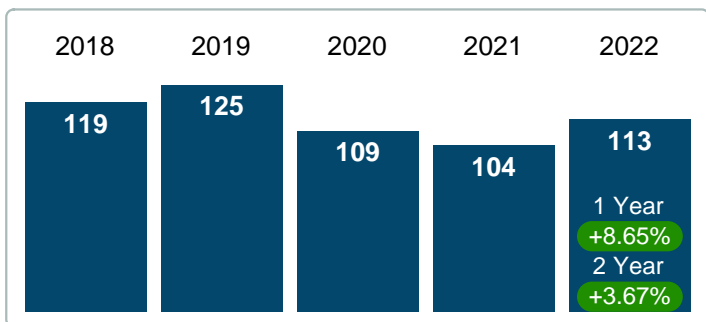
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



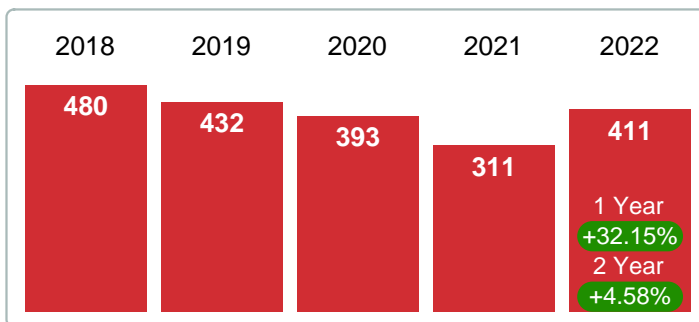
NEW LISTINGS

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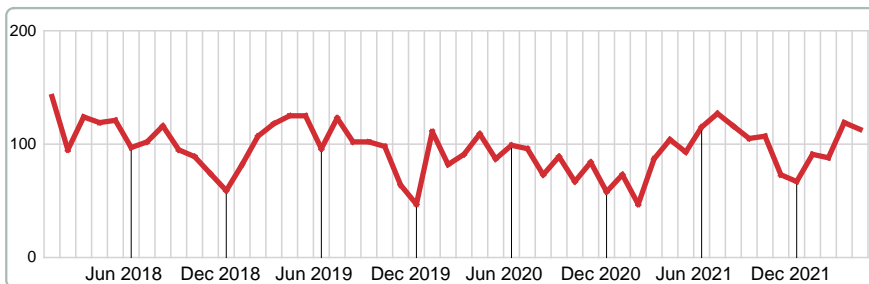
APRIL



YEAR TO DATE (YTD)

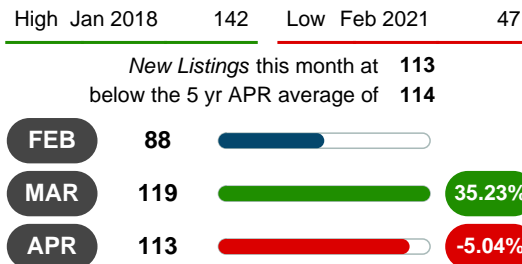


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 114



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	9.73%	4	7	0	0
\$125,001 - \$150,000	9	7.96%	1	3	5	0
\$150,001 - \$225,000	21	18.58%	5	16	0	0
\$225,001 - \$325,000	30	26.55%	2	18	10	0
\$325,001 - \$375,000	12	10.62%	2	3	7	0
\$375,001 - \$575,000	17	15.04%	2	10	3	2
\$575,001 and up	13	11.50%	0	5	7	1
Total New Listed Units	113		16	62	32	3
Total New Listed Volume	39,897,431	100%	3.76M	19.77M	14.77M	1.60M
Average New Listed Listing Price	\$287,922		\$234,925	\$318,893	\$461,600	\$532,029

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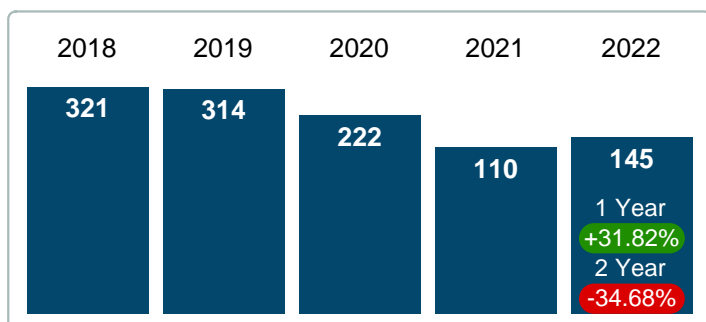
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



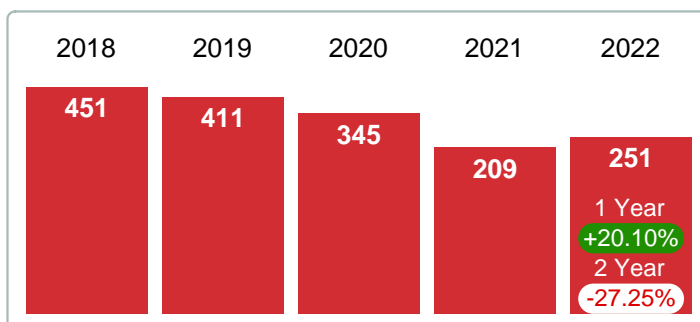
ACTIVE INVENTORY

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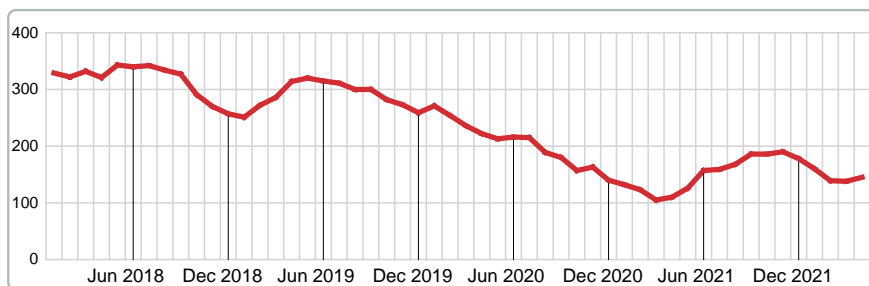
END OF APRIL



ACTIVE DURING APRIL

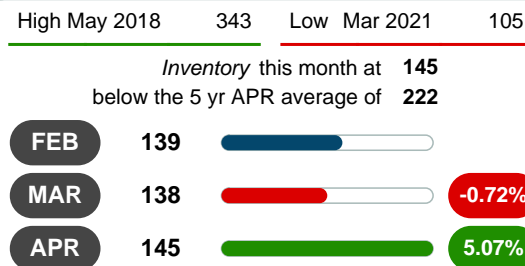


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 222



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	14	9.66%	45.7	6	7	1	0
\$125,001 - \$175,000	17	11.72%	71.4	5	10	2	0
\$175,001 - \$250,000	21	14.48%	32.8	3	15	3	0
\$250,001 - \$350,000	37	25.52%	63.5	5	17	14	1
\$350,001 - \$525,000	22	15.17%	46.4	1	14	7	0
\$525,001 - \$975,000	20	13.79%	55.8	1	7	10	2
\$975,001 and up	14	9.66%	120.8	1	3	6	4
Total Active Inventory by Units	145			22	73	43	7
Total Active Inventory by Volume	78,727,298	100%	60.1	5.71M	31.68M	29.88M	11.46M
Average Active Inventory Listing Price	\$542,947			\$259,373	\$434,010	\$694,823	\$1,637,286

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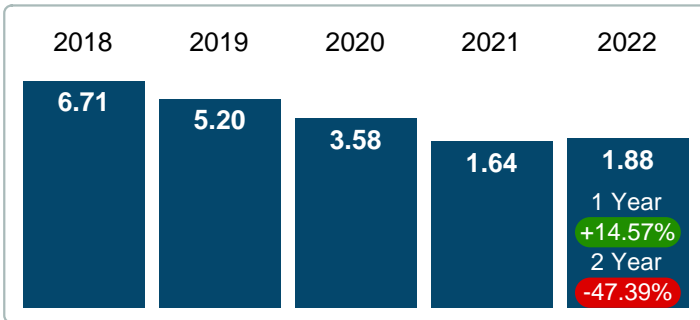
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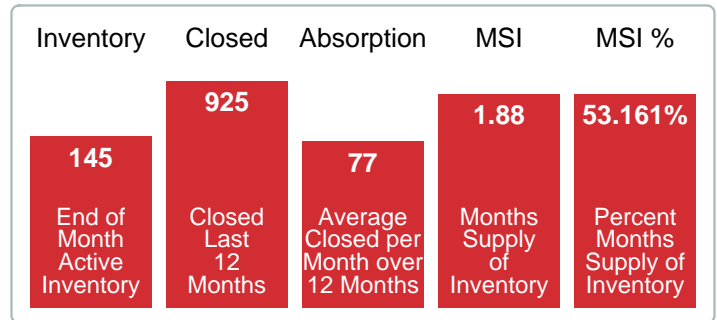
MONTHS SUPPLY of INVENTORY (MSI)

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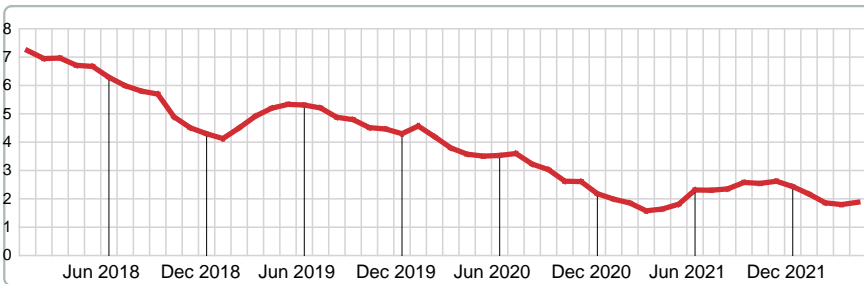
MSI FOR APRIL



INDICATORS FOR APRIL 2022

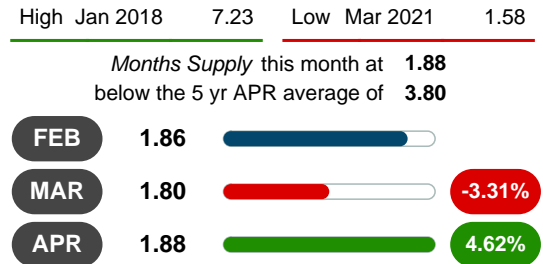


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.80



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	14	9.66%	1.01	1.20	0.89	1.09	0.00
\$125,001 - \$175,000	17	11.72%	1.21	1.71	1.15	0.92	0.00
\$175,001 - \$250,000	21	14.48%	0.86	5.14	0.78	0.77	0.00
\$250,001 - \$350,000	37	25.52%	2.60	7.50	2.08	3.11	1.09
\$350,001 - \$525,000	22	15.17%	3.43	2.00	4.31	3.50	0.00
\$525,001 - \$975,000	20	13.79%	6.15	6.00	4.42	13.33	2.67
\$975,001 and up	14	9.66%	16.80	0.00	7.20	36.00	16.00
Market Supply of Inventory (MSI)			1.88	2.24	1.48	2.98	1.95
Total Active Inventory by Units		100%	145	22	73	43	7

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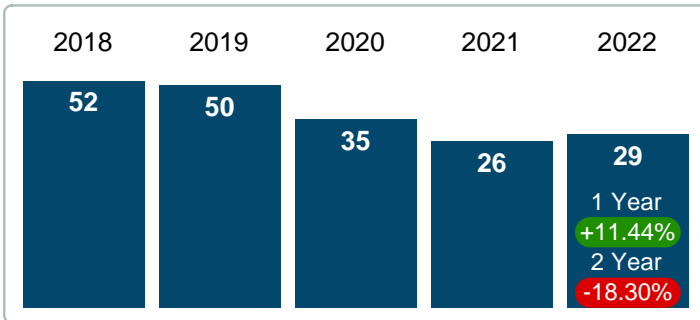
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



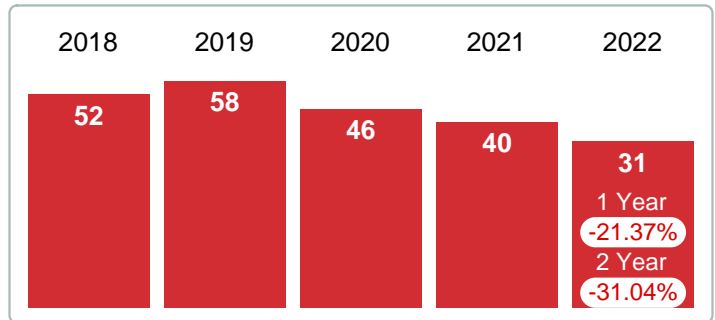
AVERAGE DAYS ON MARKET TO SALE

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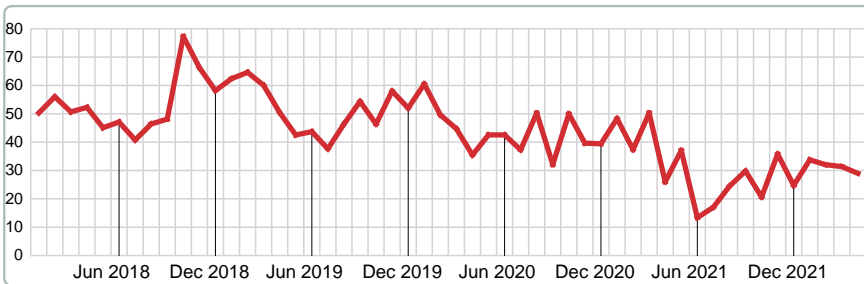
APRIL



YEAR TO DATE (YTD)

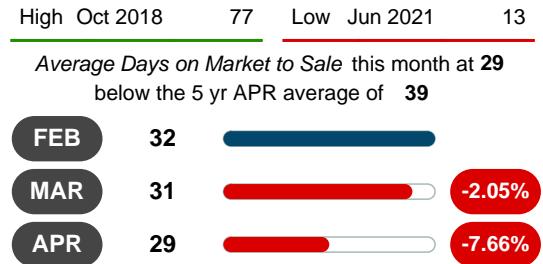


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 39



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	6.58%	34	13	66	0	0
\$75,001 - \$150,000	14.47%	21	29	15	2	59
\$150,001 - \$175,000	17.11%	25	60	15	0	0
\$175,001 - \$225,000	18.42%	38	0	30	86	31
\$225,001 - \$300,000	21.05%	13	0	14	6	18
\$300,001 - \$375,000	13.16%	52	11	52	72	0
\$375,001 and up	9.21%	30	0	106	17	20
Average Closed DOM		29				
Total Closed Units	100%	29	11	48	13	4
Total Closed Volume		18,173,465	1.41M	10.45M	5.24M	1.07M

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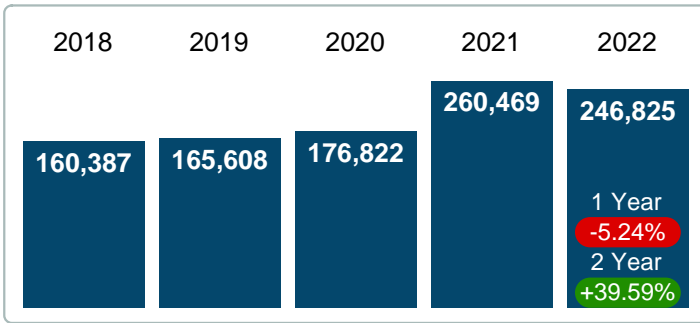
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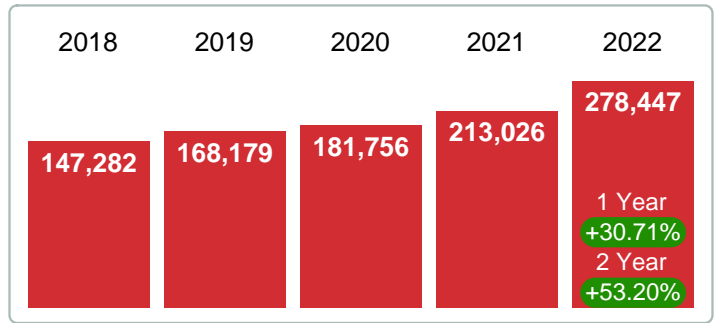
AVERAGE LIST PRICE AT CLOSING

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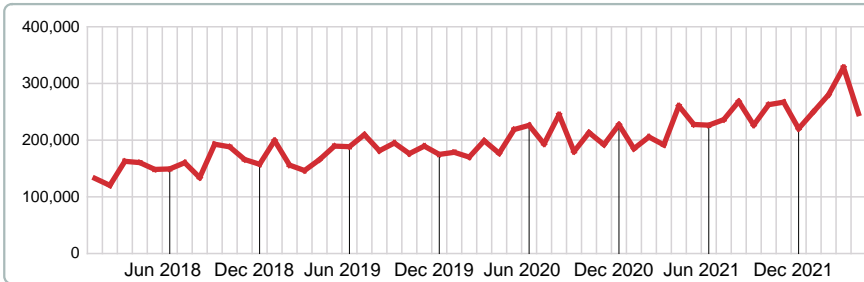
APRIL



YEAR TO DATE (YTD)

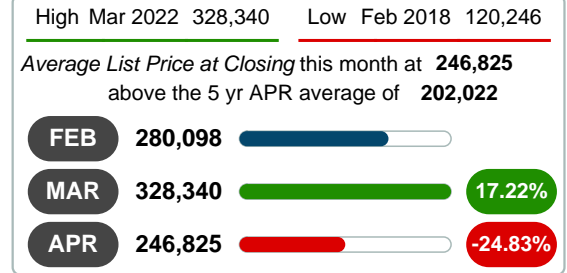


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 202,022



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	6.58%	51,580	61,967	36,000	0	0
\$75,001 - \$150,000	17.11%	124,685	115,025	118,725	128,500	134,000
\$150,001 - \$175,000	9.21%	165,229	166,633	171,560	0	0
\$175,001 - \$225,000	21.05%	204,869	0	208,082	252,250	225,000
\$225,001 - \$300,000	23.68%	256,244	0	252,992	262,000	295,000
\$300,001 - \$375,000	10.53%	331,626	330,000	351,171	332,103	0
\$375,001 and up	11.84%	575,553	0	452,000	683,716	510,000
Average List Price		246,825	134,173	223,969	412,945	291,000
Total Closed Units	100%	246,825	11	48	13	4
Total Closed Volume		18,758,685	1.48M	10.75M	5.37M	1.16M

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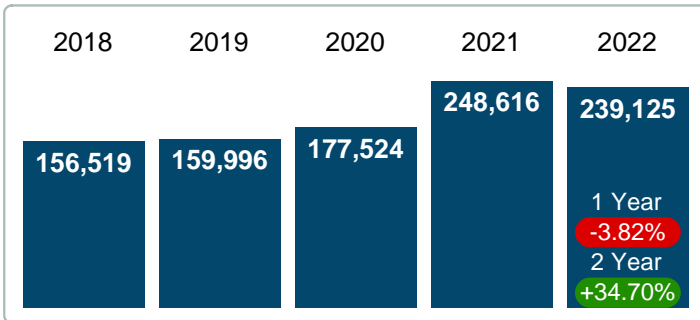
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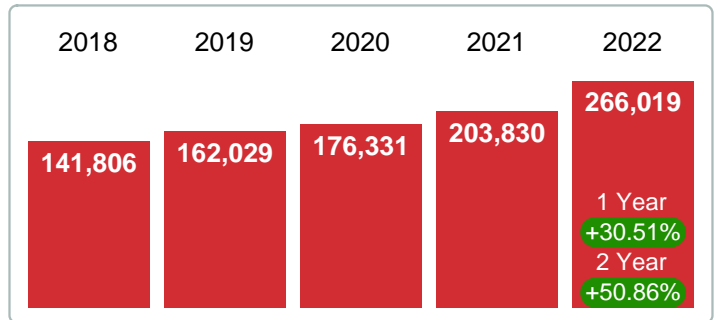
AVERAGE SOLD PRICE AT CLOSING

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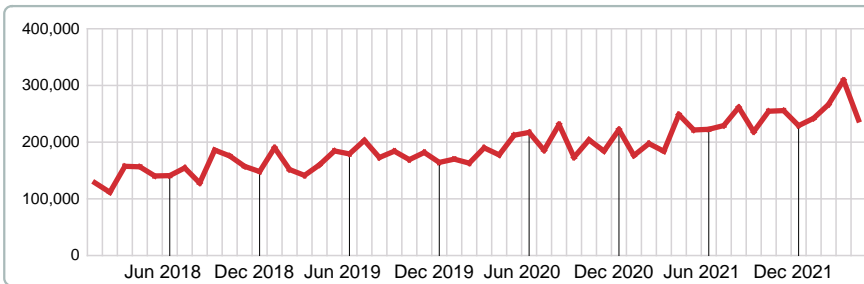
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

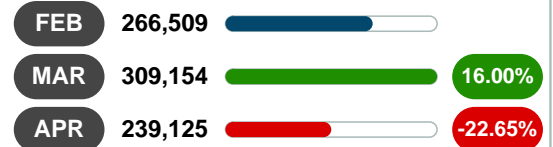


3 MONTHS

5 year APR AVG = 196,356

High Mar 2022 309,154 Low Feb 2018 111,591

Average Sold Price at Closing this month at 239,125 above the 5 yr APR average of 196,356



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	6.58%	48,100	59,333	31,250	0	0
\$75,001 - \$150,000	14.47%	115,627	110,875	110,725	128,500	128,500
\$150,001 - \$175,000	17.11%	162,869	160,667	163,530	0	0
\$175,001 - \$225,000	18.42%	202,869	0	204,105	205,000	185,000
\$225,001 - \$300,000	21.05%	253,338	0	253,608	244,500	267,500
\$300,001 - \$375,000	13.16%	332,081	310,000	335,229	332,103	0
\$375,001 and up	9.21%	618,486	0	420,000	683,800	490,400
Average Sold Price		239,125	128,500	217,695	403,016	267,850
Total Closed Units	100%	76	11	48	13	4
Total Closed Volume		18,173,465	1.41M	10.45M	5.24M	1.07M

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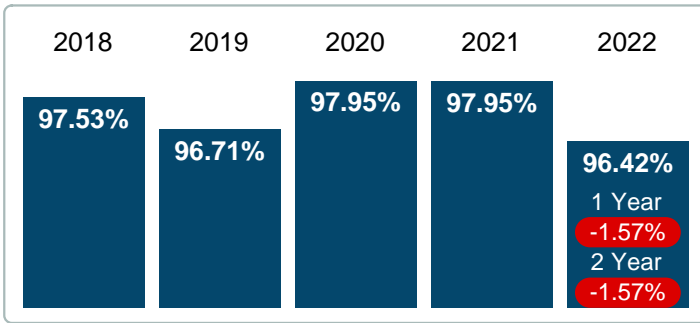
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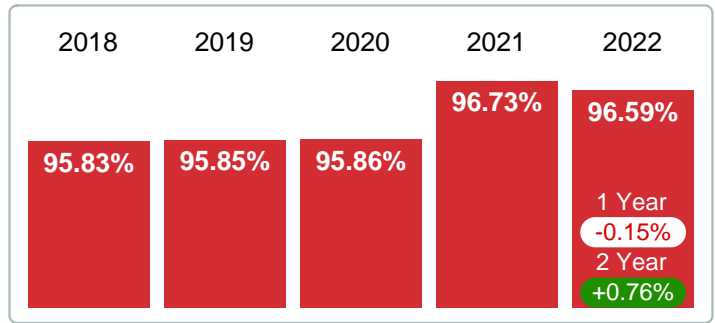
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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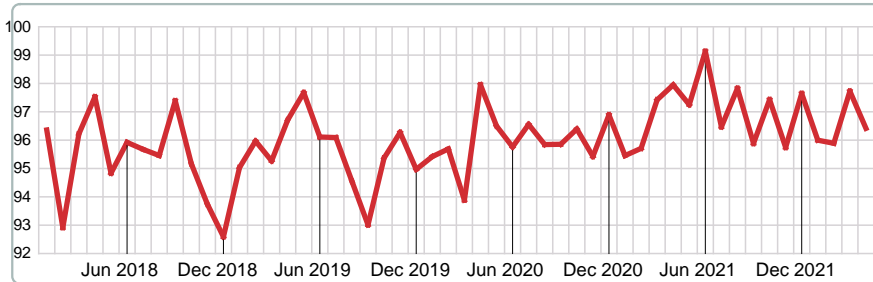
APRIL



YEAR TO DATE (YTD)

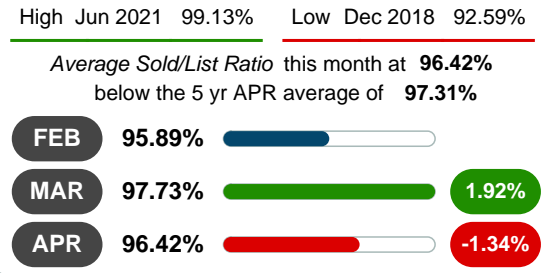


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 97.31%



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	5	6.58%	91.63%	95.31%	86.11%	0.00%	0.00%
\$75,001 - \$150,000	11	14.47%	96.12%	95.70%	94.67%	100.00%	95.90%
\$150,001 - \$175,000	13	17.11%	96.16%	96.86%	95.96%	0.00%	0.00%
\$175,001 - \$225,000	14	18.42%	94.59%	0.00%	98.12%	81.34%	82.22%
\$225,001 - \$300,000	16	21.05%	98.96%	0.00%	100.35%	94.07%	90.68%
\$300,001 - \$375,000	10	13.16%	96.51%	93.94%	95.89%	100.00%	0.00%
\$375,001 and up	7	9.21%	98.45%	0.00%	92.92%	100.02%	96.16%
Average Sold/List Ratio		96.40%		95.75%	97.05%	96.22%	91.24%
Total Closed Units		76	100%	11	48	13	4
Total Closed Volume		18,173,465		1.41M	10.45M	5.24M	1.07M

April 2022



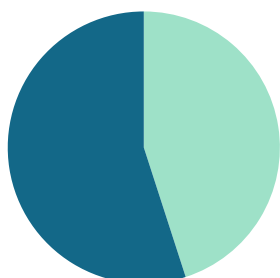
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

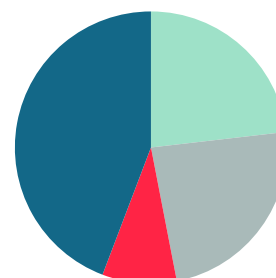


Inventory
 New Listings
113 = 45.02%
 Start Inventory
138
 Total Inventory Units
251
 Volume
\$110,106,275

Market Activity

Closed Sales
76 = 23.17%
 Pending Sales
78 = 23.78%
 Other Off Market
29 = 8.84%
 Active Inventory
145 = 44.21%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	72	76	5.56%	245	292	19.18%
Pending Sales	88	78	-11.36%	290	324	11.72%
New Listings	104	113	8.65%	311	411	32.15%
Average List Price	260,469	246,825	-5.24%	213,026	278,447	30.71%
Average Sale Price	248,616	239,125	-3.82%	203,830	266,019	30.51%
Average Percent of Selling Price to List Price	97.95%	96.42%	-1.57%	96.73%	96.59%	-0.15%
Average Days on Market to Sale	26.00	28.97	11.44%	40.00	31.46	-21.37%
Monthly Inventory	110	145	31.82%	110	145	31.82%
Months Supply of Inventory	1.64	1.88	14.57%	1.64	1.88	14.57%

Absorption: Last 12 months, an Average of **77** Sales/Month

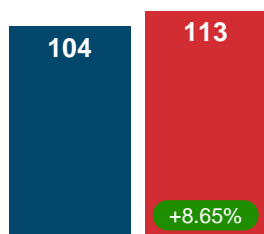
Inventory on April 30, 2022 = **145**

2021 **2022**

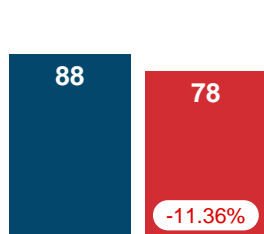
APRIL MARKET

AVERAGE PRICES

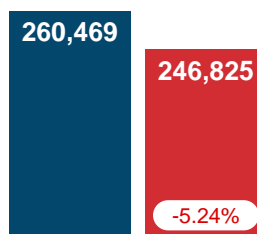
New Listings



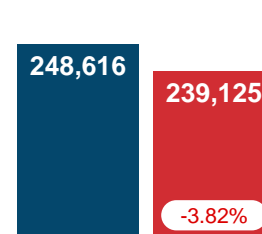
Pending Listings



List Price



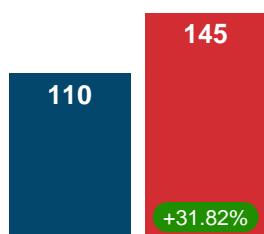
Sale Price



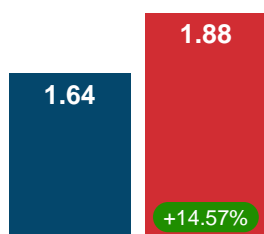
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

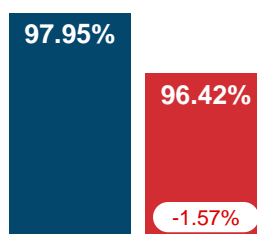
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

