

# April 2022



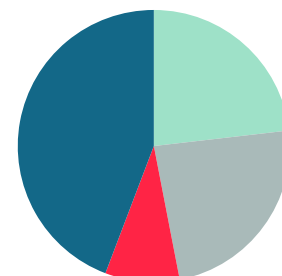
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## 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%
Median List Price	199,950	219,950	10.00%
Median Sale Price	199,150	219,000	9.97%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	11.00	120.00%
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.

#### 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 **9.97%** in April 2022 to \$219,000 versus the previous year at \$199,150.

#### Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 6.00 days or **120.00%** in April 2022 compared to last year's same month at **5.00** 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 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.

### 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

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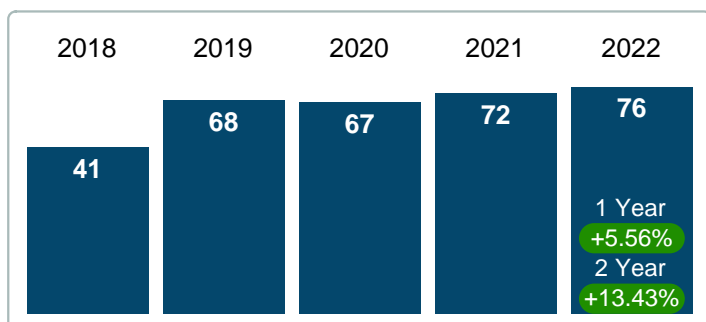
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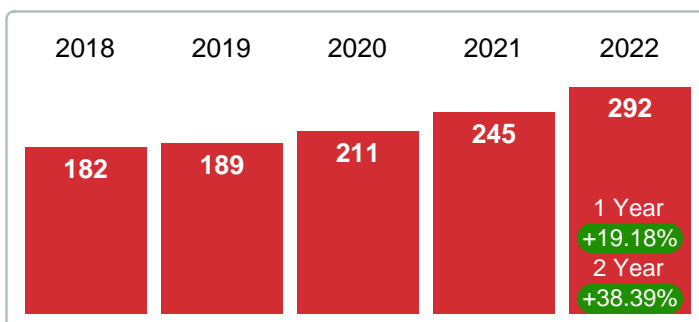
## CLOSED LISTINGS

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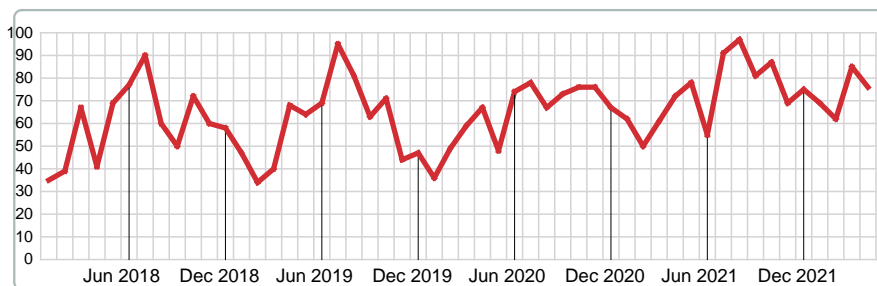
### APRIL



### YEAR TO DATE (YTD)

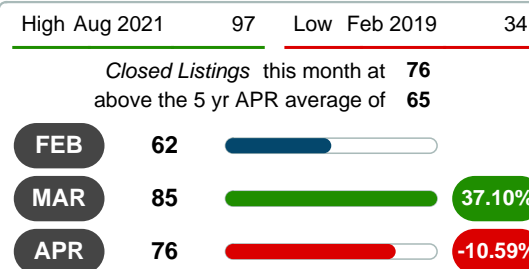


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 65



### 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	6.58%	23.0	3	2	0	0
\$75,001 - \$150,000	11	14.47%	11.0	4	4	2	1
\$150,001 - \$175,000	13	17.11%	13.0	3	10	0	0
\$175,001 - \$225,000	14	18.42%	22.0	0	11	2	1
\$225,001 - \$300,000	16	21.05%	5.0	0	13	2	1
\$300,001 - \$375,000	10	13.16%	7.0	1	7	2	0
\$375,001 and up	7	9.21%	20.0	0	1	5	1
<b>Total Closed Units</b>	<b>76</b>			<b>11</b>	<b>48</b>	<b>13</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>18,173,465</b>	<b>100%</b>	<b>11.0</b>	<b>1.41M</b>	<b>10.45M</b>	<b>5.24M</b>	<b>1.07M</b>
<b>Median Closed Price</b>	<b>\$219,000</b>			<b>\$129,000</b>	<b>\$219,500</b>	<b>\$320,510</b>	<b>\$226,250</b>

# April 2022



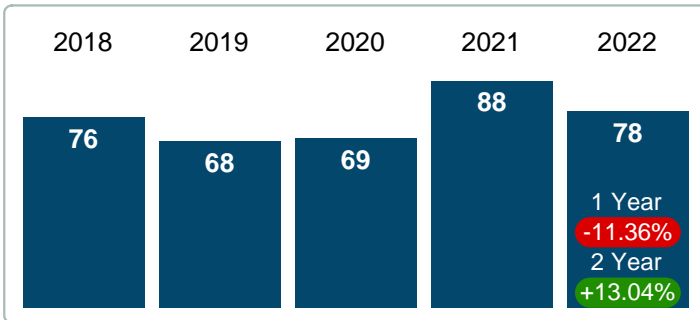
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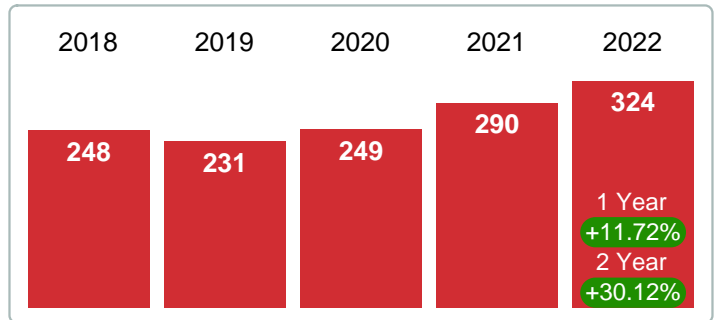
## PENDING LISTINGS

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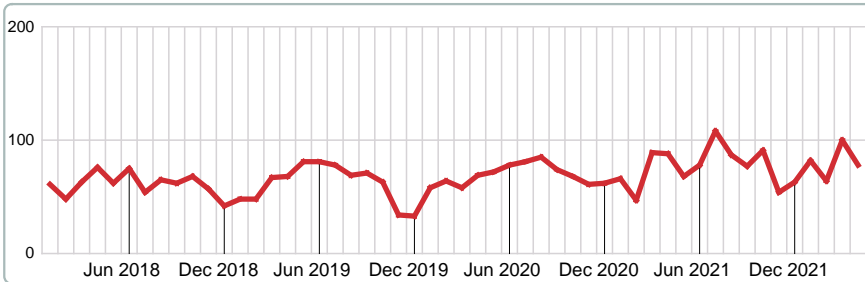
### APRIL



### YEAR TO DATE (YTD)

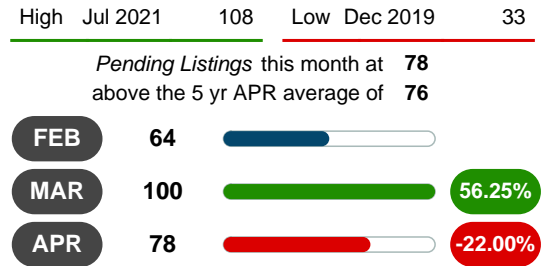


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 76



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	11.54%	13.0	3	6	0	0
\$125,001 - \$150,000	7	8.97%	3.0	1	2	4	0
\$150,001 - \$175,000	8	10.26%	18.5	2	6	0	0
\$175,001 - \$225,000	21	26.92%	14.0	1	16	4	0
\$225,001 - \$325,000	13	16.67%	8.0	2	9	2	0
\$325,001 - \$475,000	12	15.38%	3.5	1	6	4	1
\$475,001 and up	8	10.26%	24.0	0	4	2	2
<b>Total Pending Units</b>	<b>78</b>			<b>10</b>	<b>49</b>	<b>16</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>21,090,977</b>	<b>100%</b>	<b>9.0</b>	<b>2.02M</b>	<b>11.92M</b>	<b>5.38M</b>	<b>1.76M</b>
<b>Median Listing Price</b>	<b>\$219,500</b>			<b>\$165,000</b>	<b>\$219,000</b>	<b>\$251,000</b>	<b>\$599,999</b>

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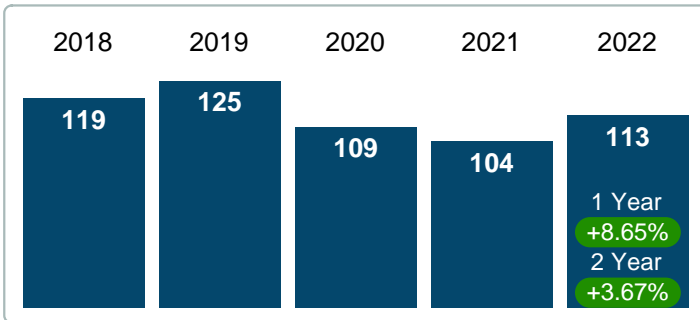
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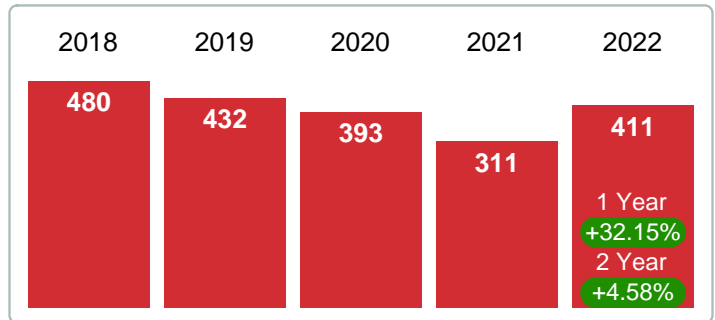
## NEW LISTINGS

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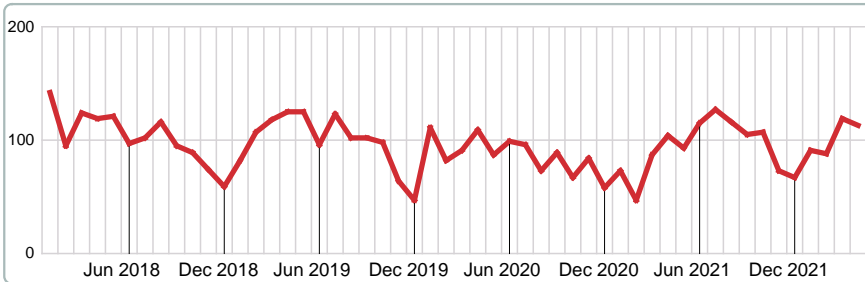
### APRIL



### YEAR TO DATE (YTD)

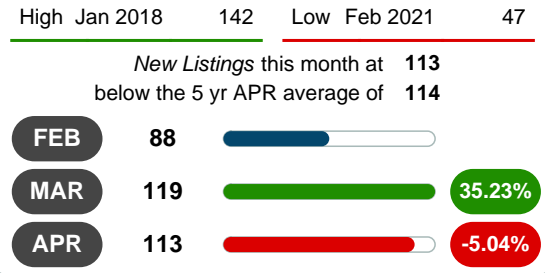


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 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
<b>Total New Listed Units</b>	<b>113</b>		<b>16</b>	<b>62</b>	<b>32</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>39,897,431</b>	<b>100%</b>	<b>3.76M</b>	<b>19.77M</b>	<b>14.77M</b>	<b>1.60M</b>
<b>Median New Listed Listing Price</b>	<b>\$260,000</b>		<b>\$222,500</b>	<b>\$244,000</b>	<b>\$329,500</b>	<b>\$535,000</b>

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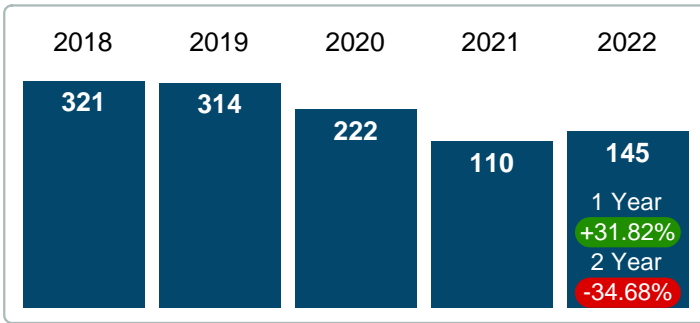
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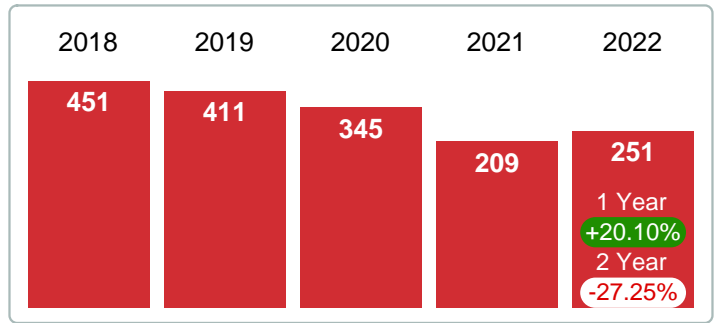
## ACTIVE INVENTORY

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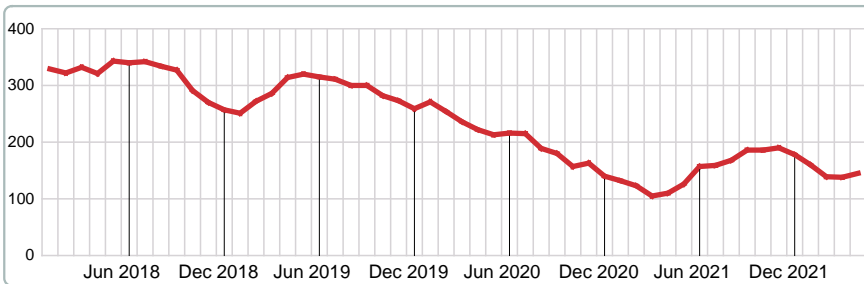
### END OF APRIL



### ACTIVE DURING APRIL

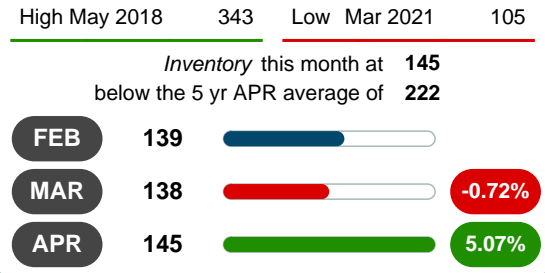


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 222



## 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	14	9.66%	38.5	6	7	1	0
\$125,001 - \$175,000	17	11.72%	34.0	5	10	2	0
\$175,001 - \$250,000	21	14.48%	22.0	3	15	3	0
\$250,001 - \$350,000	37	25.52%	29.0	5	17	14	1
\$350,001 - \$525,000	22	15.17%	31.5	1	14	7	0
\$525,001 - \$975,000	20	13.79%	29.5	1	7	10	2
\$975,001 and up	14	9.66%	94.5	1	3	6	4
<b>Total Active Inventory by Units</b>	<b>145</b>			<b>22</b>	<b>73</b>	<b>43</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>78,727,298</b>	<b>100%</b>	<b>32.0</b>	<b>5.71M</b>	<b>31.68M</b>	<b>29.88M</b>	<b>11.46M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$297,500</b>			<b>\$184,450</b>	<b>\$265,000</b>	<b>\$365,000</b>	<b>\$1,100,000</b>

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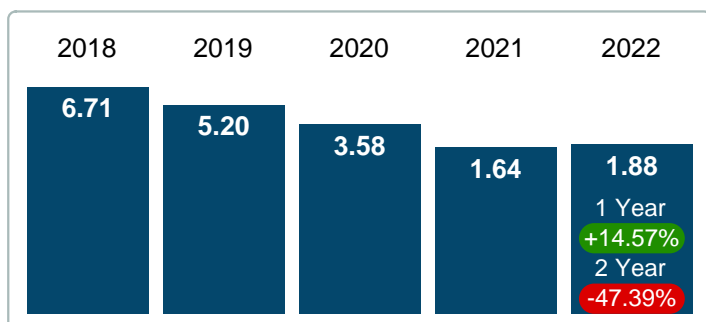
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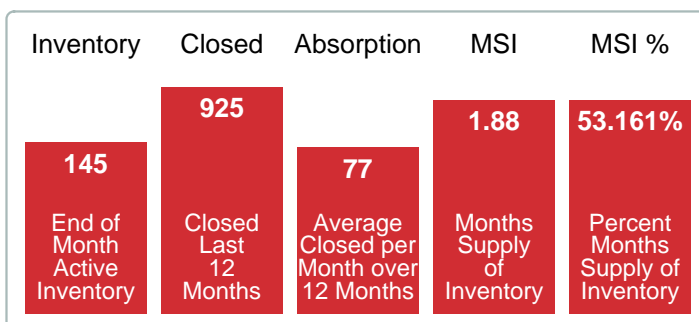
## MONTHS SUPPLY of INVENTORY (MSI)

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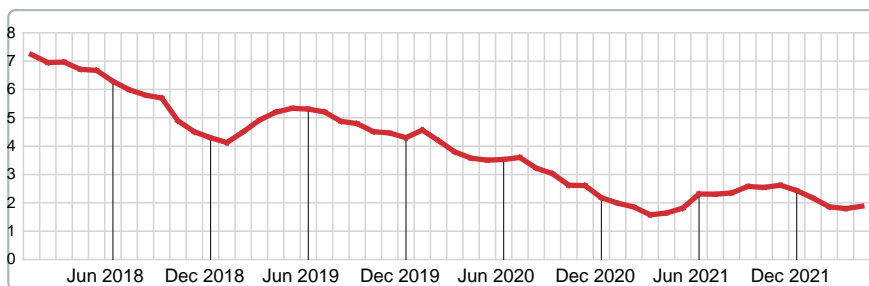
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

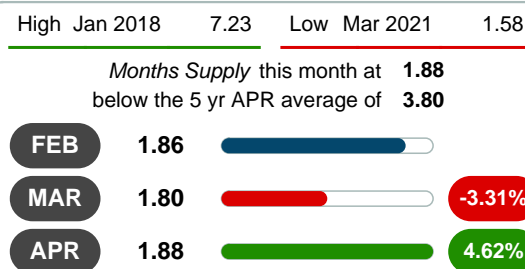


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# April 2022



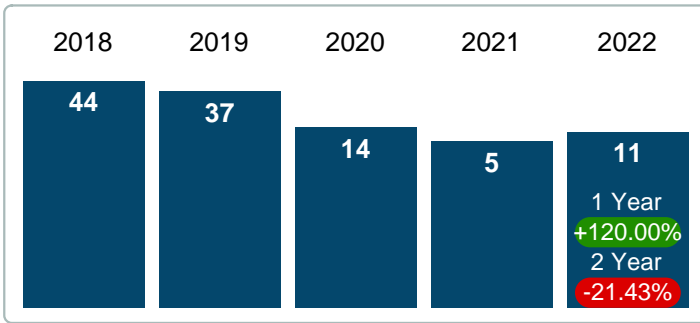
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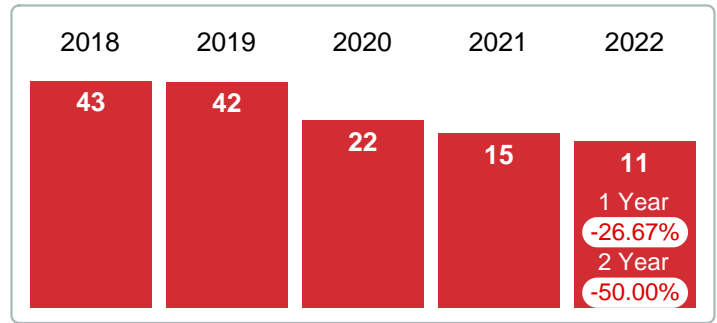
## MEDIAN DAYS ON MARKET TO SALE

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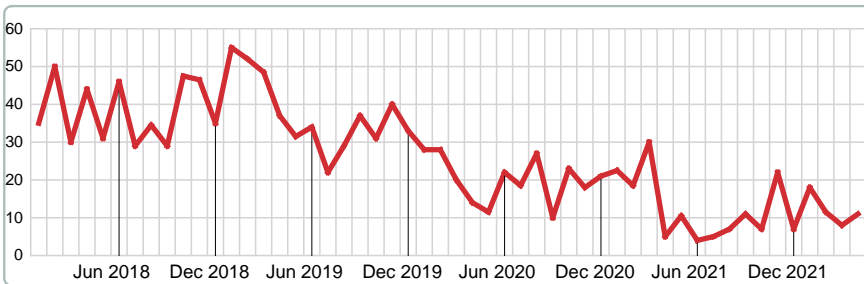
### APRIL



### YEAR TO DATE (YTD)

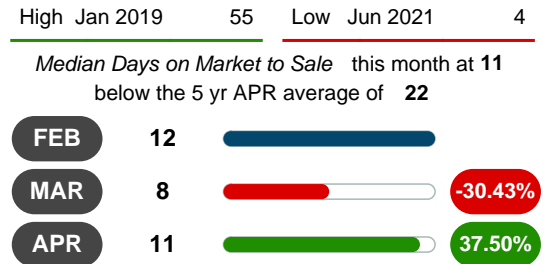


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 22



### 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	5	6.58%	23	5	66	0	0
\$75,001 - \$150,000	11	14.47%	11	21	8	2	59
\$150,001 - \$175,000	13	17.11%	13	5	15	0	0
\$175,001 - \$225,000	14	18.42%	22	0	7	86	31
\$225,001 - \$300,000	16	21.05%	5	0	4	6	18
\$300,001 - \$375,000	10	13.16%	7	11	3	72	0
\$375,001 and up	7	9.21%	20	0	106	19	20
Median Closed DOM			11	11	8	13	26
Total Closed Units		100%	76	11	48	13	4
Total Closed Volume			18,173,465	1.41M	10.45M	5.24M	1.07M

# April 2022



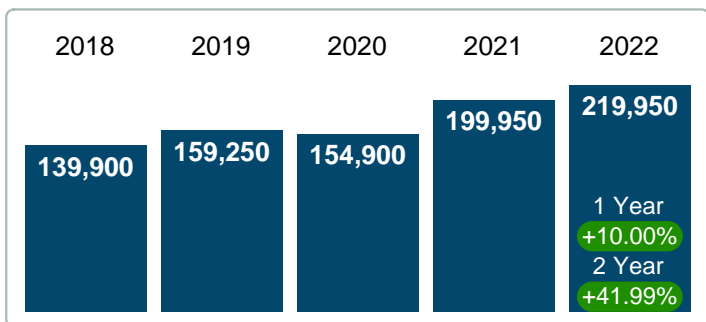
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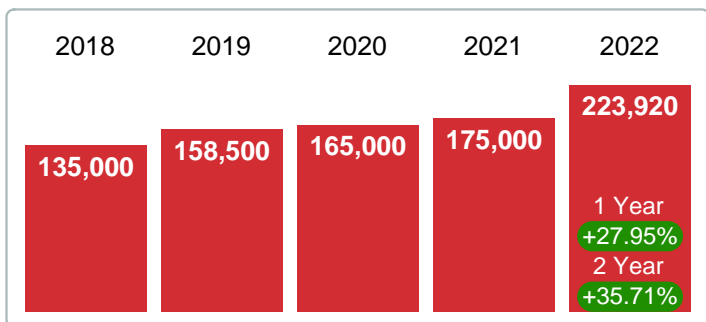
## MEDIAN LIST PRICE AT CLOSING

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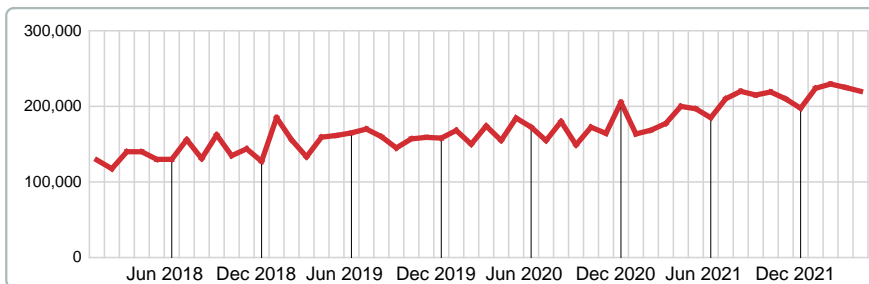
### APRIL



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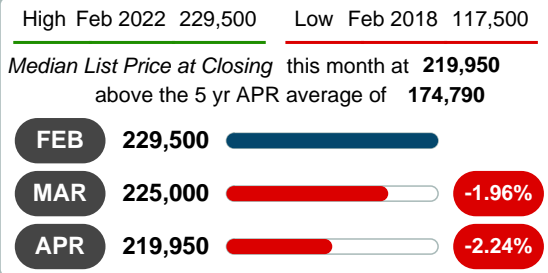


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 174,790



### 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	5	6.58%	54,900	65,000	36,000	0	0
\$75,001 - \$150,000	13	17.11%	130,000	129,000	145,000	128,500	134,000
\$150,001 - \$175,000	7	9.21%	165,000	165,000	165,000	0	0
\$175,001 - \$225,000	16	21.05%	209,000	185,000	209,000	0	225,000
\$225,001 - \$300,000	18	23.68%	247,250	0	245,000	252,250	295,000
\$300,001 - \$375,000	8	10.53%	324,755	330,000	319,900	332,103	0
\$375,001 and up	9	11.84%	452,000	0	399,900	499,580	510,000
Median List Price			219,950	129,000	219,450	320,510	260,000
Total Closed Units		100%	219,950	11	48	13	4
Total Closed Volume			18,758,685	1.48M	10.75M	5.37M	1.16M



# April 2022



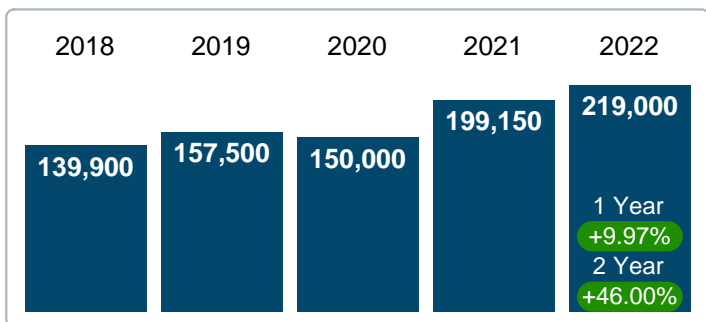
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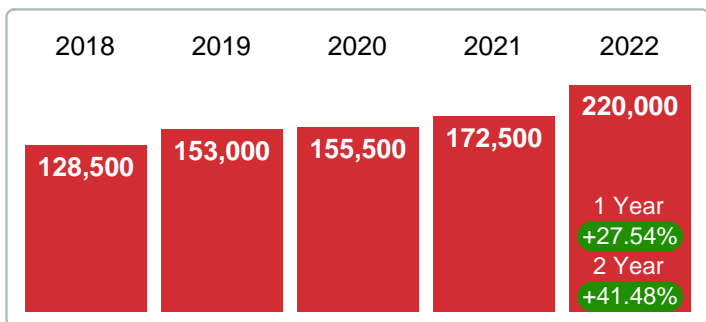
## MEDIAN SOLD PRICE AT CLOSING

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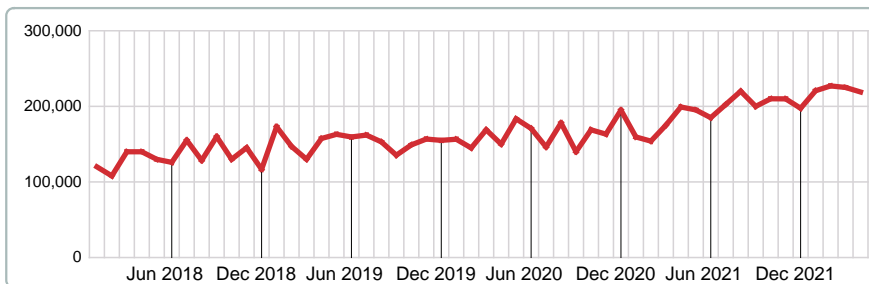
### APRIL



### YEAR TO DATE (YTD)

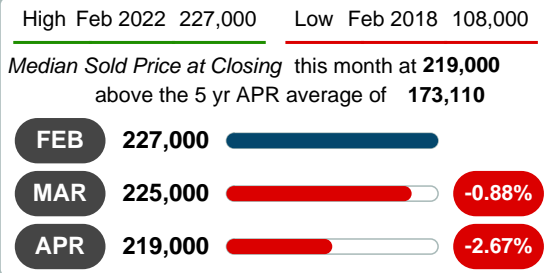


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 173,110



### 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	5	6.58%	48,000	65,000	31,250	0	0
\$75,001 - \$150,000	11	14.47%	127,000	107,000	107,450	128,500	128,500
\$150,001 - \$175,000	13	17.11%	165,000	165,000	163,500	0	0
\$175,001 - \$225,000	14	18.42%	211,130	0	217,260	205,000	185,000
\$225,001 - \$300,000	16	21.05%	245,500	0	245,000	244,500	267,500
\$300,001 - \$375,000	10	13.16%	326,105	310,000	331,700	332,103	0
\$375,001 and up	7	9.21%	490,400	0	420,000	500,000	490,400
Median Sold Price			219,000	129,000	219,500	320,510	226,250
Total Closed Units		100%	219,000	11	48	13	4
Total Closed Volume			18,173,465	1.41M	10.45M	5.24M	1.07M

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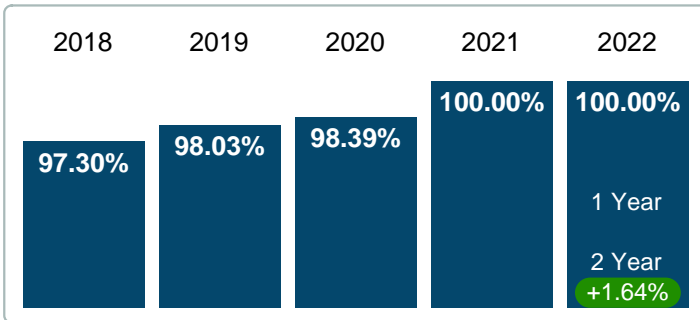
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



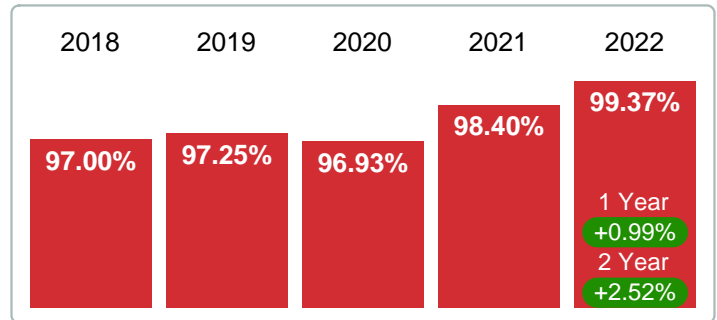
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

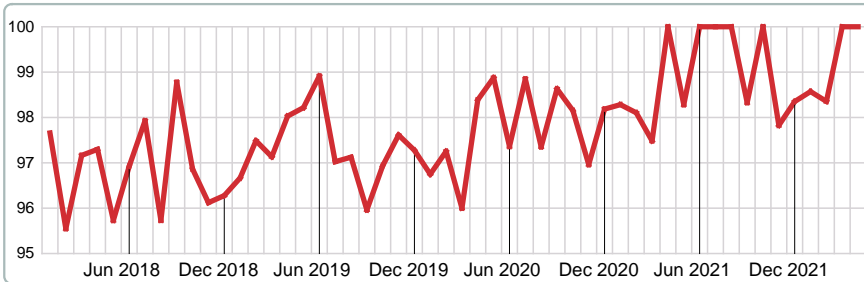
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

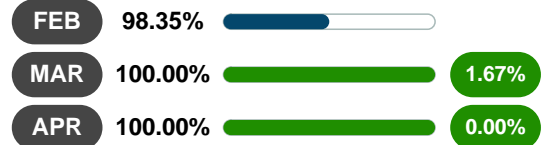


### 3 MONTHS

5 year APR AVG = 98.74%

High Apr 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **98.74%**



### 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	6.58%	88.89%	98.48%	86.11%	0.00%	0.00%
\$75,001 - \$150,000	11	14.47%	98.33%	96.44%	97.67%	100.00%	95.90%
\$150,001 - \$175,000	13	17.11%	96.94%	100.00%	96.04%	0.00%	0.00%
\$175,001 - \$225,000	14	18.42%	100.00%	0.00%	100.00%	81.34%	82.22%
\$225,001 - \$300,000	16	21.05%	100.00%	0.00%	100.00%	94.07%	90.68%
\$300,001 - \$375,000	10	13.16%	96.44%	93.94%	96.00%	100.00%	0.00%
\$375,001 and up	7	9.21%	100.00%	0.00%	92.92%	100.00%	96.16%
Median Sold/List Ratio		100.00%		98.33%	100.00%	100.00%	93.29%
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



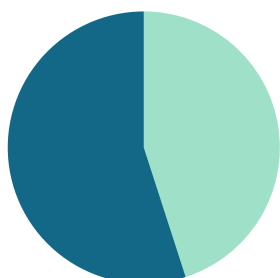
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

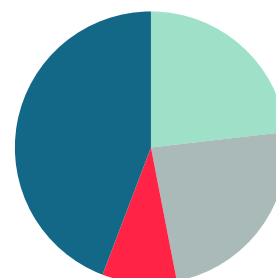


**Inventory**  
 New Listings  
**113 = 45.02%**  
 Start Inventory  
**138**  
 Total Inventory Units  
**251**  
 Volume  
**\$110,106,275**

### 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%
Median List Price	199,950	219,950	10.00%	175,000	223,920	27.95%
Median Sale Price	199,150	219,000	9.97%	172,500	220,000	27.54%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	98.40%	99.37%	0.99%
Median Days on Market to Sale	5.00	11.00	120.00%	15.00	11.00	-26.67%
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

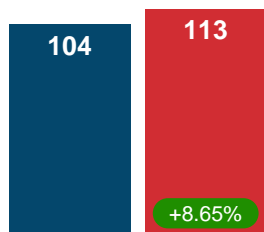
**Inventory** on April 30, 2022 = **145**

**2021** **2022**

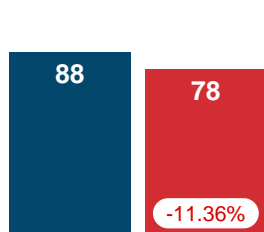
### APRIL MARKET

### MEDIAN PRICES

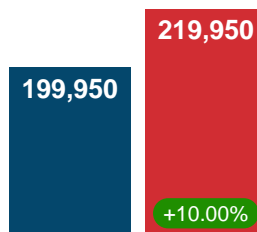
#### New Listings



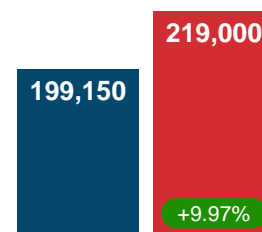
#### Pending Listings



#### List Price



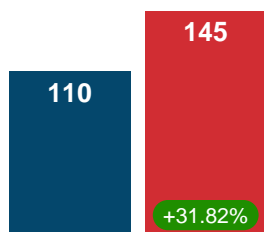
#### Sale Price



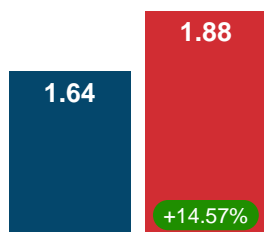
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

