

August 2022



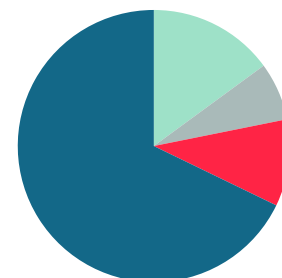
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	12	13	8.33%
Pending Listings	23	6	-73.91%
New Listings	27	19	-29.63%
Median List Price	202,200	149,000	-26.31%
Median Sale Price	197,950	147,500	-25.49%
Median Percent of Selling Price to List Price	98.89%	92.00%	-6.96%
Median Days on Market to Sale	14.00	11.00	-21.43%
End of Month Inventory	40	59	47.50%
Months Supply of Inventory	3.22	4.37	35.66%



■ Closed (14.94%)
■ Pending (6.90%)
■ Other OffMarket (10.34%)
■ Active (67.82%)

Absorption: Last 12 months, an Average of **14** Sales/Month
Active Inventory as of August 31, 2022 = **59**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2022 rose **47.50%** to 59 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 **4.37** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **25.49%** in August 2022 to \$147,500 versus the previous year at \$197,950.

Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 3.00 days or **21.43%** in August 2022 compared to last year's same month at **14.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 19 New Listings in August 2022, down **29.63%** from last year at 27. Furthermore, there were 13 Closed Listings this month versus last year at 12, a **8.33%** increase.

Closed versus Listed trends yielded a **68.4%** ratio, up from previous year's, August 2021, at **44.4%**, a **53.95%** 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

August 2022



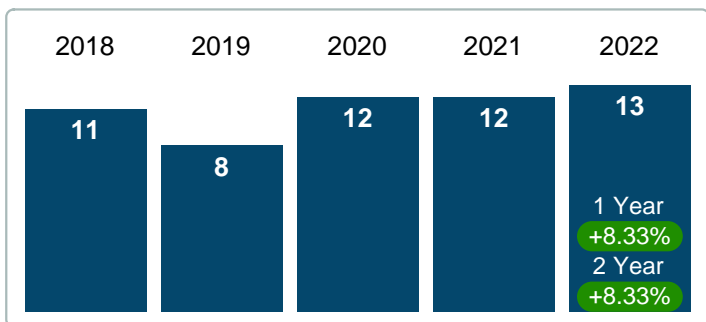
Area Delimited by County Of Sequoyah - Residential Property Type



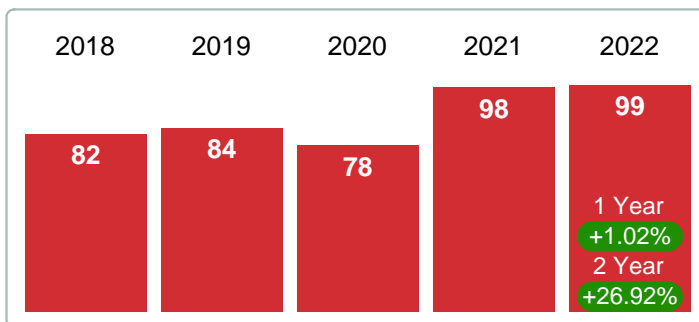
CLOSED LISTINGS

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

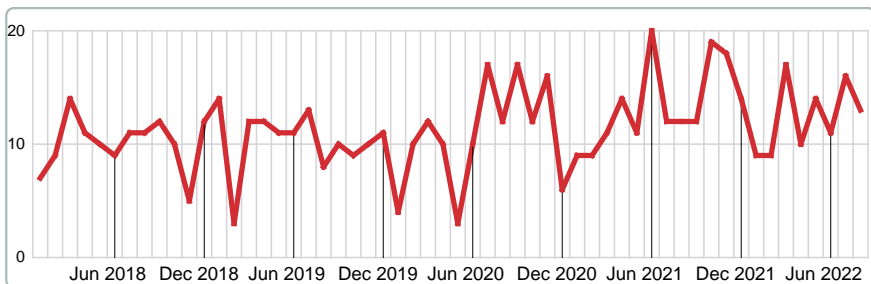
AUGUST



YEAR TO DATE (YTD)

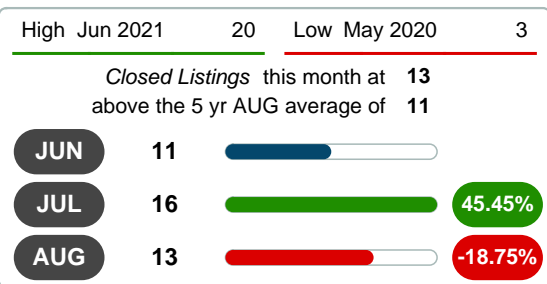


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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
\$80,000 and less	1	7.69%	6.0	1	0	0	0
\$80,001 - \$80,000	0	0.00%	6.0	0	0	0	0
\$80,001 - \$110,000	2	15.38%	12.5	1	1	0	0
\$110,001 - \$160,000	5	38.46%	6.0	2	2	1	0
\$160,001 - \$240,000	1	7.69%	77.0	0	0	1	0
\$240,001 - \$360,000	3	23.08%	10.0	2	1	0	0
\$360,001 and up	1	7.69%	75.0	0	0	1	0
Total Closed Units	13			6	4	3	0
Total Closed Volume	2,344,625	100%	11.0	994.63K	590.00K	760.00K	0.00B
Median Closed Price	\$147,500			\$143,000	\$130,000	\$165,000	\$0

August 2022



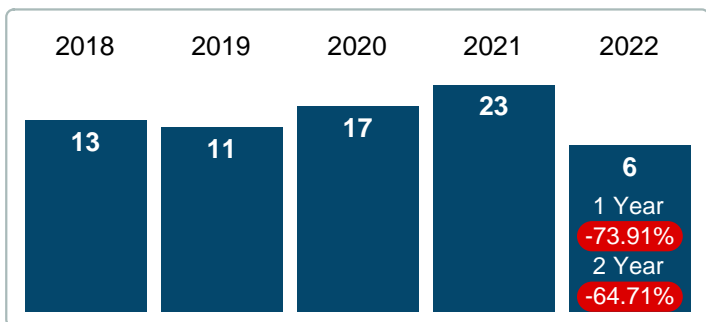
Area Delimited by County Of Sequoyah - Residential Property Type



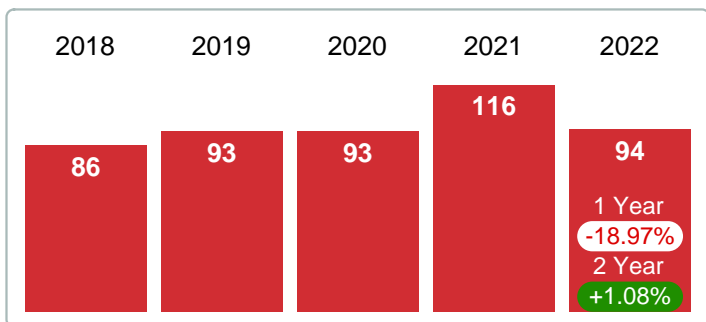
PENDING LISTINGS

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

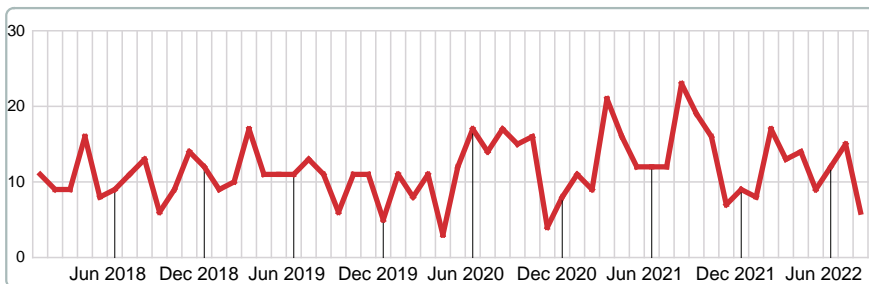
AUGUST



YEAR TO DATE (YTD)

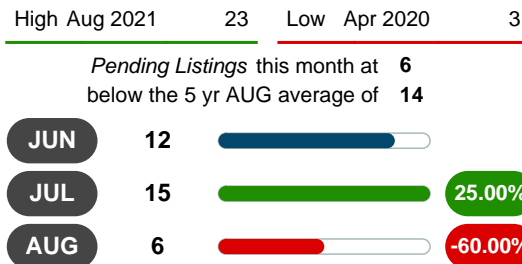


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 14



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	0	0.00%	75.0	0	0	0	0
\$125,001 - \$175,000	2	33.33%	12.5	0	2	0	0
\$175,001 - \$175,000	0	0.00%	12.5	0	0	0	0
\$175,001 - \$225,000	2	33.33%	47.5	1	1	0	0
\$225,001 - \$300,000	0	0.00%	47.5	0	0	0	0
\$300,001 - \$525,000	1	16.67%	33.0	1	0	0	0
\$525,001 and up	1	16.67%	75.0	0	0	1	0
Total Pending Units	6			2	3	1	0
Total Pending Volume	1,583,900	100%	23.0	535.00K	509.90K	539.00K	0.00B
Median Listing Price	\$212,450			\$267,500	\$175,000	\$539,000	\$0

August 2022



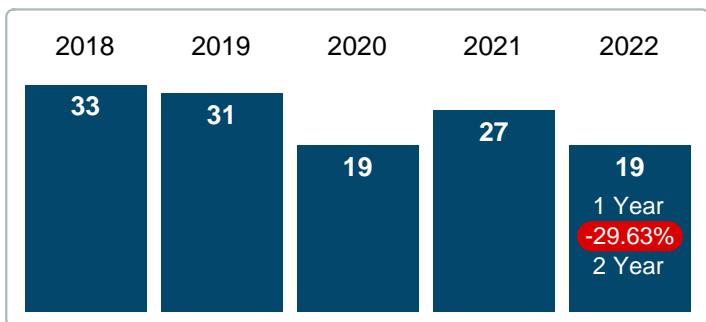
Area Delimited by County Of Sequoyah - Residential Property Type



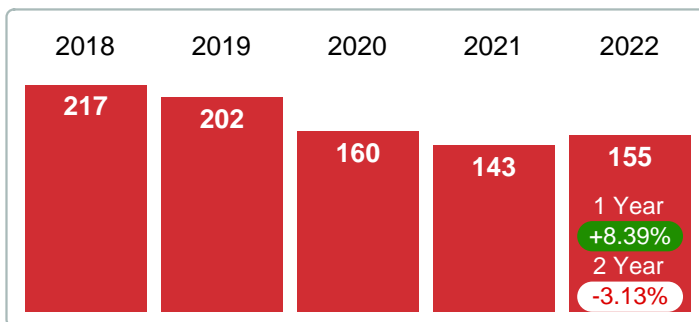
NEW LISTINGS

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

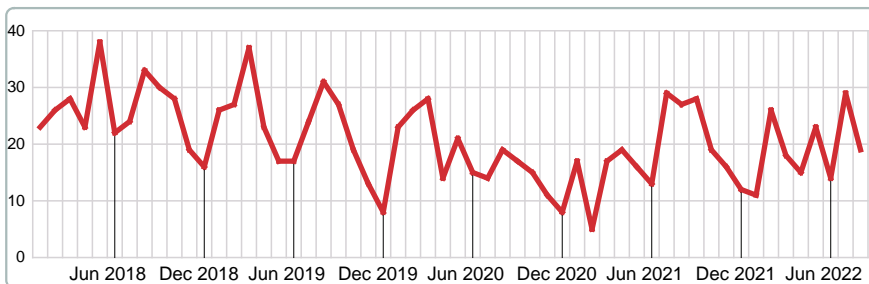
AUGUST



YEAR TO DATE (YTD)

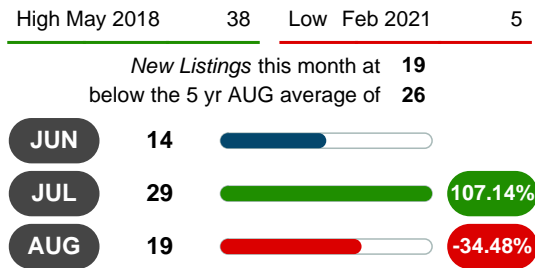


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 26



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$90,000 and less	2	10.53%	2	0	0	0
\$90,001 - \$130,000	2	10.53%	0	2	0	0
\$130,001 - \$140,000	4	21.05%	0	4	0	0
\$140,001 - \$160,000	2	10.53%	0	2	0	0
\$160,001 - \$170,000	4	21.05%	1	2	1	0
\$170,001 - \$370,000	3	15.79%	0	3	0	0
\$370,001 and up	2	10.53%	0	2	0	0
Total New Listed Units	19		3	15	1	0
Total New Listed Volume	3,395,895	100%	324.90K	2.91M	162.00K	0.00B
Median New Listed Listing Price	\$149,900		\$90,000	\$149,900	\$162,000	\$0

August 2022



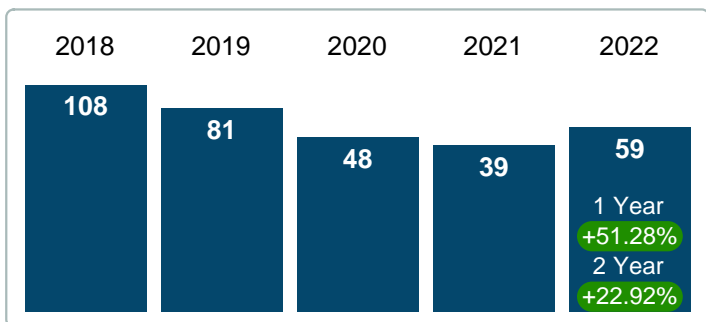
Area Delimited by County Of Sequoyah - Residential Property Type



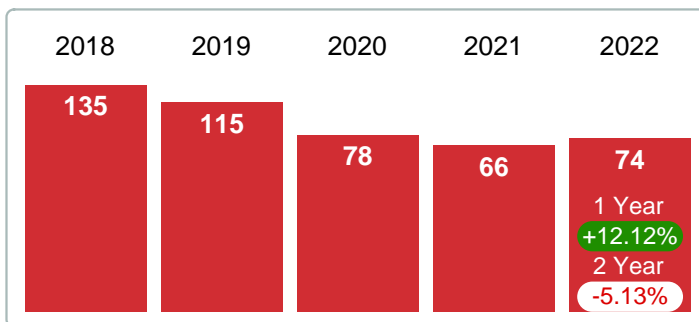
ACTIVE INVENTORY

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

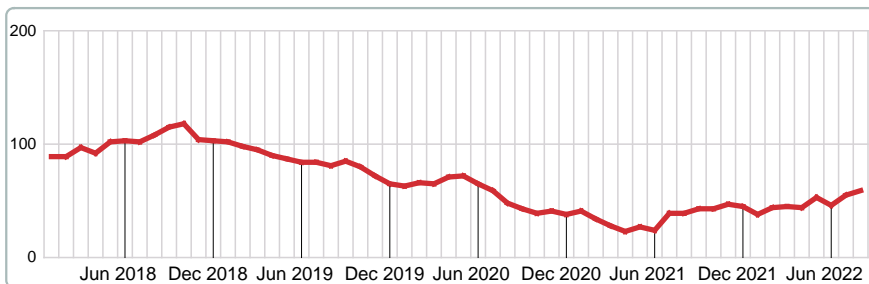
END OF AUGUST



ACTIVE DURING AUGUST

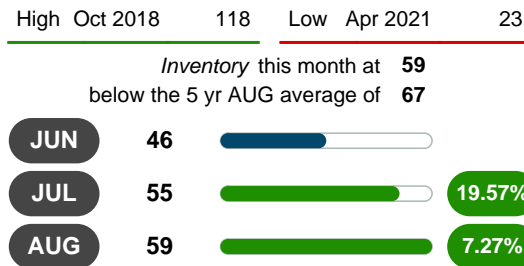


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 67



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	3.39%	39.5	2	0	0	0
\$75,001 - \$125,000	7	11.86%	54.0	2	5	0	0
\$125,001 - \$150,000	9	15.25%	26.0	0	8	1	0
\$150,001 - \$250,000	17	28.81%	54.0	3	10	4	0
\$250,001 - \$350,000	10	16.95%	51.5	0	6	4	0
\$350,001 - \$525,000	8	13.56%	69.0	2	4	1	1
\$525,001 and up	6	10.17%	129.0	0	3	2	1
Total Active Inventory by Units	59			9	36	12	2
Total Active Inventory by Volume	24,492,595	100%	54.0	1.63M	14.09M	7.86M	914.80K
Median Active Inventory Listing Price	\$189,000			\$165,000	\$169,500	\$287,000	\$457,400

August 2022



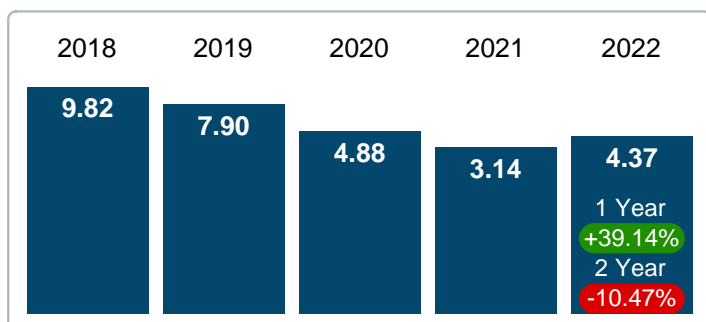
Area Delimited by County Of Sequoyah - Residential Property Type



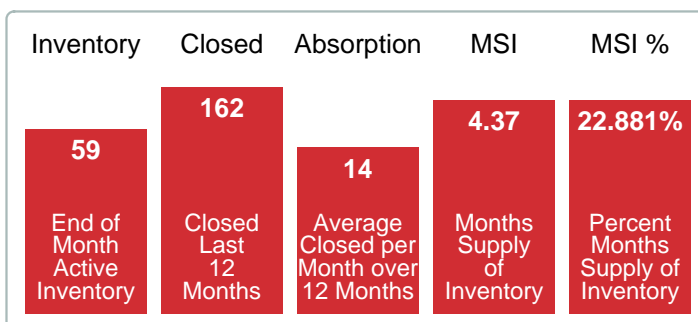
MONTHS SUPPLY of INVENTORY (MSI)

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

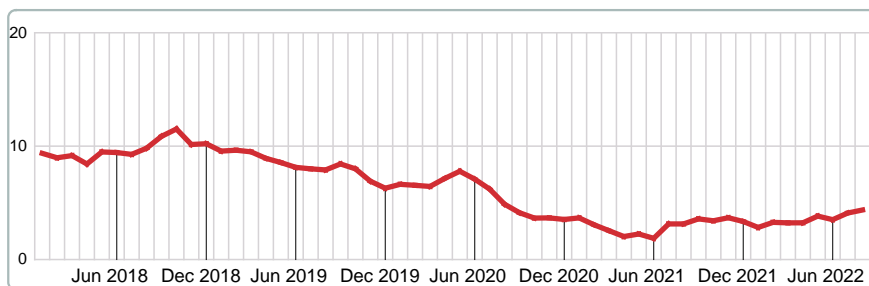
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

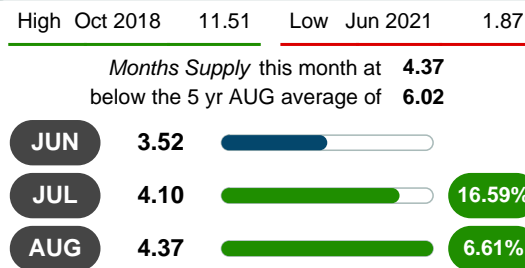


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 6.02



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
\$75,000 and less	2	3.39%	0.77	1.60	0.00	0.00	0.00
\$75,001 - \$125,000	7	11.86%	2.71	3.43	2.61	0.00	0.00
\$125,001 - \$150,000	9	15.25%	6.00	0.00	7.38	12.00	0.00
\$150,001 - \$250,000	17	28.81%	5.10	4.50	5.45	5.33	0.00
\$250,001 - \$350,000	10	16.95%	7.06	0.00	9.00	8.00	0.00
\$350,001 - \$525,000	8	13.56%	6.00	4.80	5.33	6.00	0.00
\$525,001 and up	6	10.17%	8.00	0.00	18.00	3.43	0.00
Market Supply of Inventory (MSI)	4.37			2.57	4.70	5.33	24.00
Total Active Inventory by Units	59	100%	4.37	9	36	12	2

August 2022



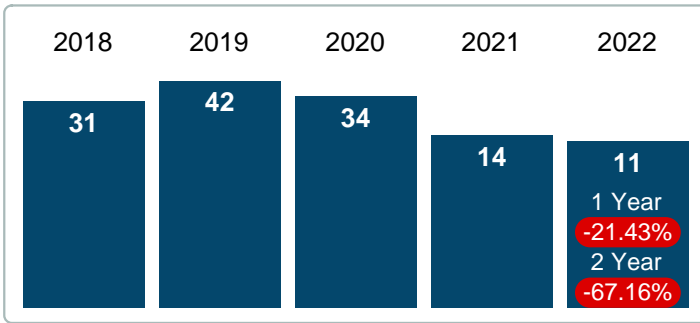
Area Delimited by County Of Sequoyah - Residential Property Type



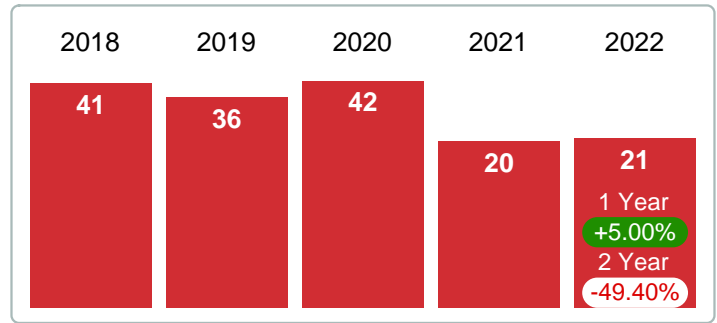
MEDIAN DAYS ON MARKET TO SALE

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

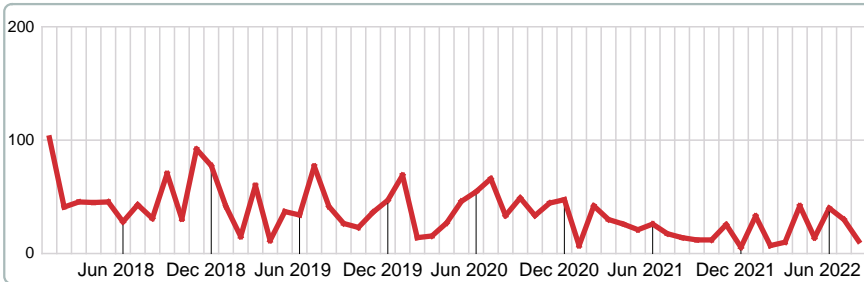
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

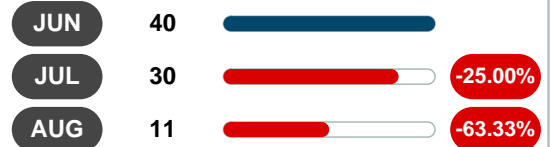


3 MONTHS

5 year AUG AVG = 26

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 11 below the 5 yr AUG average of 26



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
\$80,000 and less	7.69%	6	6	0	0	0
\$80,001 - \$80,000	0.00%	6	0	0	0	0
\$80,001 - \$110,000	15.38%	13	14	11	0	0
\$110,001 - \$160,000	38.46%	6	4	59	5	0
\$160,001 - \$240,000	7.69%	77	0	0	77	0
\$240,001 - \$360,000	23.08%	10	35	4	0	0
\$360,001 and up	7.69%	75	0	0	75	0
Median Closed DOM		11	8	12	75	0
Total Closed Units	100%	11.0	6	4	3	0
Total Closed Volume			994.63K	590.00K	760.00K	0.00B

August 2022



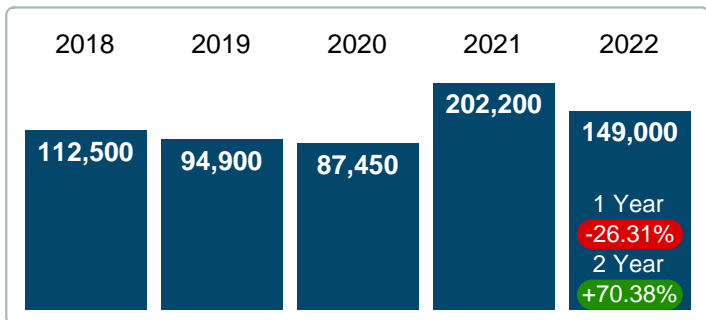
Area Delimited by County Of Sequoyah - Residential Property Type



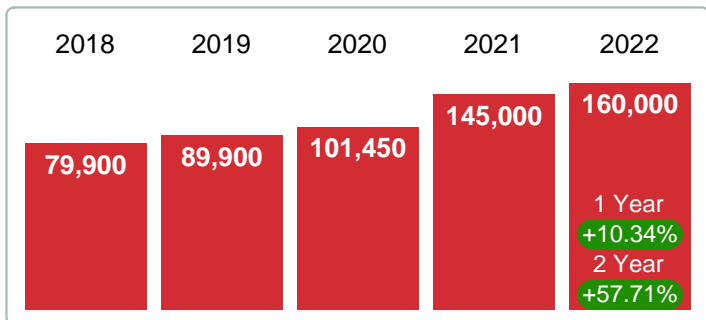
MEDIAN LIST PRICE AT CLOSING

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

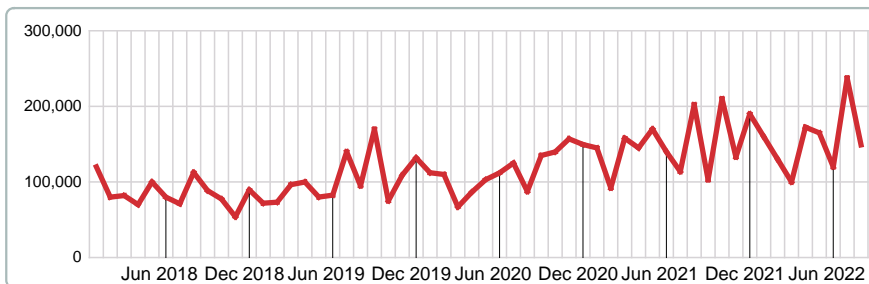
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

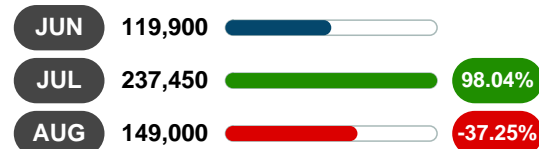


3 MONTHS

5 year AUG AVG = 129,210

High Jul 2022 237,450 Low Nov 2018 53,900

Median List Price at Closing this month at 149,000 above the 5 yr AUG average of 129,210



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
\$80,000 and less	7.69%	40,000	40,000	0	0	0
\$80,001 - \$80,000	0.00%	40,000	0	0	0	0
\$80,001 - \$110,000	15.38%	93,250	89,000	97,500	0	0
\$110,001 - \$160,000	38.46%	139,999	144,500	142,450	125,000	0
\$160,001 - \$240,000	15.38%	194,500	209,000	0	179,999	0
\$240,001 - \$360,000	7.69%	245,000	0	245,000	0	0
\$360,001 and up	15.38%	469,450	399,900	0	539,000	0
Median List Price		149,000	144,500	142,450	179,999	0
Total Closed Units		13	6	4	3	0
Total Closed Volume		2,498,298	1.03M	627.40K	844.00K	0.00B

August 2022



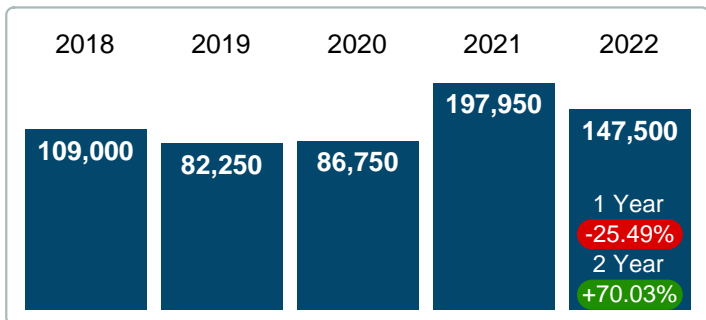
Area Delimited by County Of Sequoyah - Residential Property Type



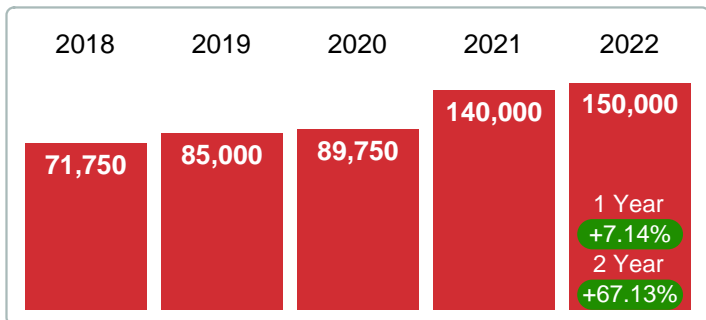
MEDIAN SOLD PRICE AT CLOSING

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

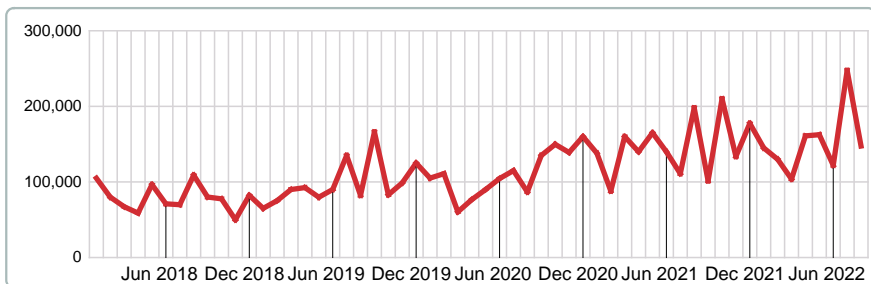
AUGUST



YEAR TO DATE (YTD)

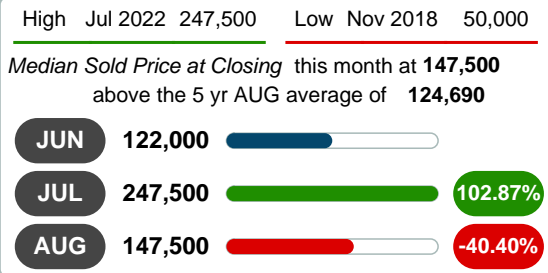


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 124,690



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
\$80,000 and less	1	7.69%	26,000	26,000	0	0	0
\$80,001 - \$80,000	0	0.00%	26,000	0	0	0	0
\$80,001 - \$110,000	2	15.38%	83,750	82,500	85,000	0	0
\$110,001 - \$160,000	5	38.46%	137,000	143,000	130,000	115,000	0
\$160,001 - \$240,000	1	7.69%	165,000	0	0	165,000	0
\$240,001 - \$360,000	3	23.08%	245,000	300,063	245,000	0	0
\$360,001 and up	1	7.69%	480,000	0	0	480,000	0
Median Sold Price			147,500	143,000	130,000	165,000	0
Total Closed Units		100%	147,500	6	4	3	
Total Closed Volume			2,344,625	994.63K	590.00K	760.00K	0.00B

August 2022



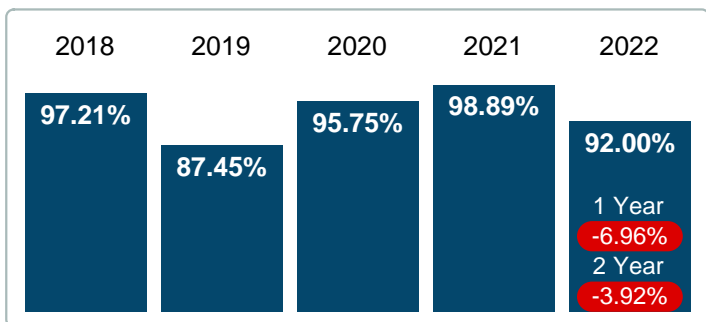
Area Delimited by County Of Sequoyah - Residential Property Type



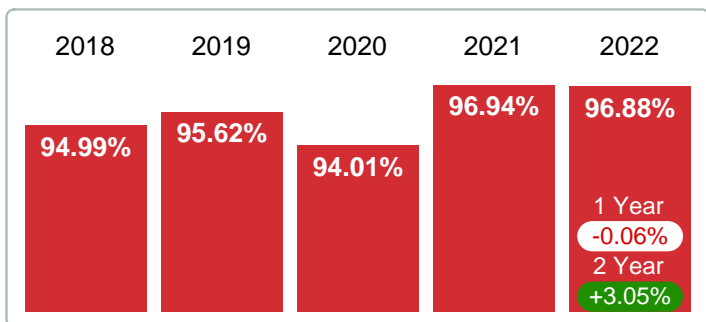
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

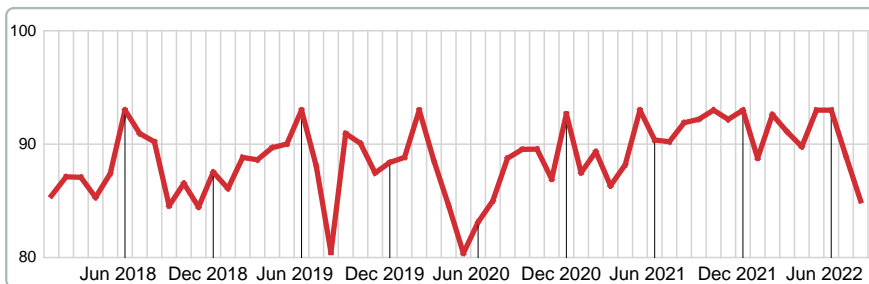
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

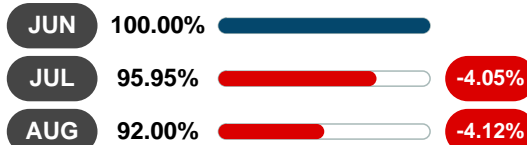


3 MONTHS

5 year AUG AVG = 94.26%

High Jun 2022 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **92.00%**
 below the 5 yr AUG average of **94.26%**



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
\$80,000 and less	1	7.69%	65.00%	65.00%	0.00%	0.00%	0.00%
\$80,001 - \$80,000	0	0.00%	65.00%	0.00%	0.00%	0.00%	0.00%
\$80,001 - \$110,000	2	15.38%	89.94%	92.70%	87.18%	0.00%	0.00%
\$110,001 - \$160,000	5	38.46%	97.86%	98.93%	90.87%	92.00%	0.00%
\$160,001 - \$240,000	1	7.69%	91.67%	0.00%	0.00%	91.67%	0.00%
\$240,001 - \$360,000	3	23.08%	100.00%	102.46%	100.00%	0.00%	0.00%
\$360,001 and up	1	7.69%	89.05%	0.00%	0.00%	89.05%	0.00%
Median Sold/List Ratio		92.00%		95.28%	92.79%	91.67%	0.00%
Total Closed Units		13	100%	6	4	3	
Total Closed Volume		2,344,625		994.63K	590.00K	760.00K	0.00B

August 2022



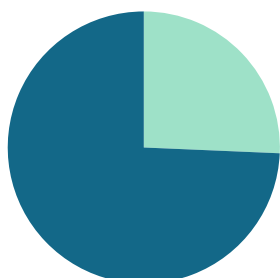
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

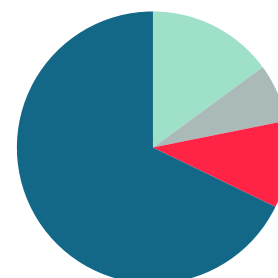


Inventory
 New Listings
19 = 25.68%
 Start Inventory
55
 Total Inventory Units
74
 Volume
\$44,346,495

Market Activity

Closed Sales
13 = 14.94%
 Pending Sales
6 = 6.90%
 Other Off Market
9 = 10.34%
 Active Inventory
59 = 67.82%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	12	13	8.33%	98	99	1.02%
Pending Sales	23	6	-73.91%	116	94	-18.97%
New Listings	27	19	-29.63%	143	155	8.39%
Median List Price	202,200	149,000	-26.31%	145,000	160,000	10.34%
Median Sale Price	197,950	147,500	-25.49%	140,000	150,000	7.14%
Median Percent of Selling Price to List Price	98.89%	92.00%	-6.96%	96.94%	96.88%	-0.06%
Median Days on Market to Sale	14.00	11.00	-21.43%	20.00	21.00	5.00%
Monthly Inventory	40	59	47.50%	40	59	47.50%
Months Supply of Inventory	3.22	4.37	35.66%	3.22	4.37	35.66%

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

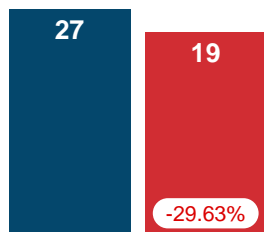
Inventory on August 31, 2022 = **59**

2021 **2022**

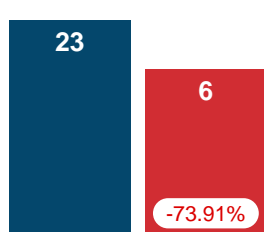
AUGUST MARKET

MEDIAN PRICES

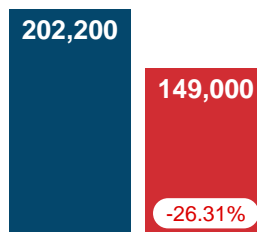
New Listings



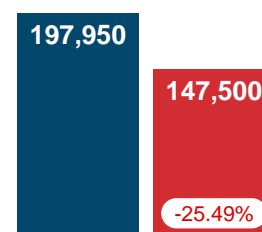
Pending Listings



List Price



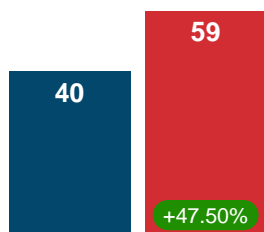
Sale Price



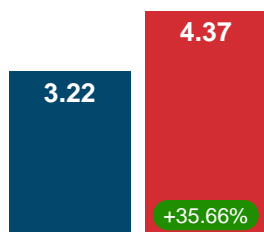
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

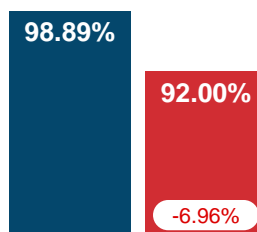
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

