

February 2022



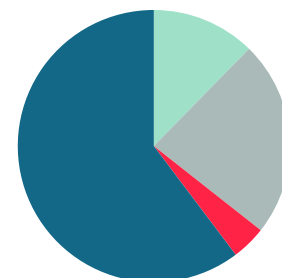
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	9	9	0.00%
Pending Listings	9	17	88.89%
New Listings	5	26	420.00%
Average List Price	201,322	237,961	18.20%
Average Sale Price	193,998	223,861	15.39%
Average Percent of Selling Price to List Price	95.20%	92.43%	-2.91%
Average Days on Market to Sale	47.78	40.67	-14.88%
End of Month Inventory	34	44	29.41%
Months Supply of Inventory	3.07	3.28	6.91%



■ Closed (12.33%)
■ Pending (23.29%)
■ Other OffMarket (4.11%)
■ Active (60.27%)

Absorption: Last 12 months, an Average of **13** Sales/Month
Active Inventory as of February 28, 2022 = **44**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **29.41%** to 44 existing homes available for sale. Over the last 12 months this area has had an average of 13 closed sales per month. This represents an unsold inventory index of **3.28** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **15.39%** in February 2022 to \$223,861 versus the previous year at \$193,998.

Average Days on Market Shortens

The average number of **40.67** days that homes spent on the market before selling decreased by 7.11 days or **14.88%** in February 2022 compared to last year's same month at **47.78** DOM.

Sales Success for February 2022 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 26 New Listings in February 2022, up **420.00%** from last year at 5. Furthermore, there were 9 Closed Listings this month versus last year at 9, a **0.00%** decrease.

Closed versus Listed trends yielded a **34.6%** ratio, down from previous year's, February 2021, at **180.0%**, a **80.77%** downswing. This will certainly create pressure on an increasing Month's 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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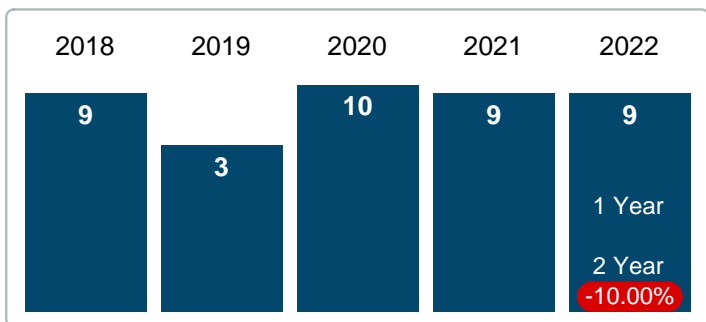
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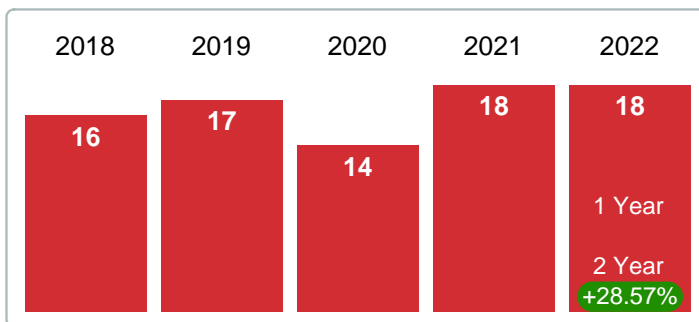
CLOSED LISTINGS

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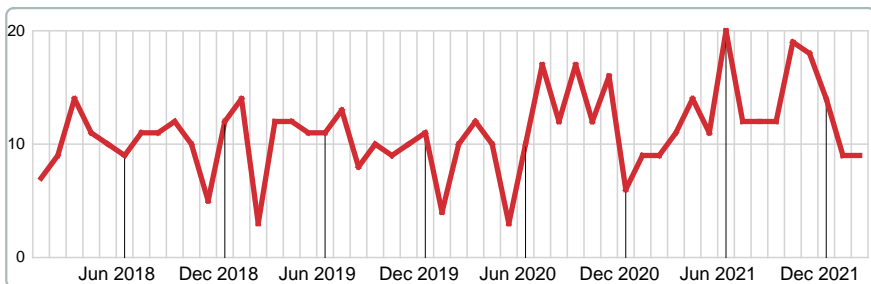
FEBRUARY



YEAR TO DATE (YTD)

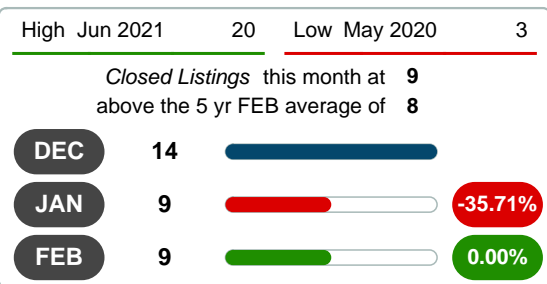


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 8



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	1	11.11%	97.0	1	0	0	0
\$75,001 - \$100,000	2	22.22%	33.0	0	2	0	0
\$100,001 - \$225,000	2	22.22%	39.0	0	2	0	0
\$225,001 - \$400,000	2	22.22%	6.0	0	2	0	0
\$400,001 - \$450,000	1	11.11%	2.0	1	0	0	0
\$450,001 and up	1	11.11%	111.0	0	1	0	0
Total Closed Units	9			2	7	0	0
Total Closed Volume	2,014,750	100%	40.7	471.00K	1.54M	0.00B	0.00B
Average Closed Price	\$223,861			\$235,500	\$220,536	\$0	\$0

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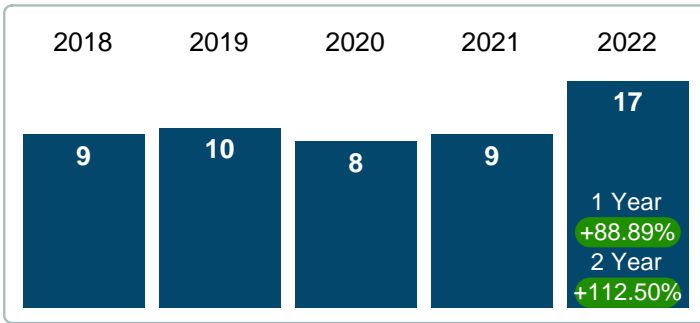
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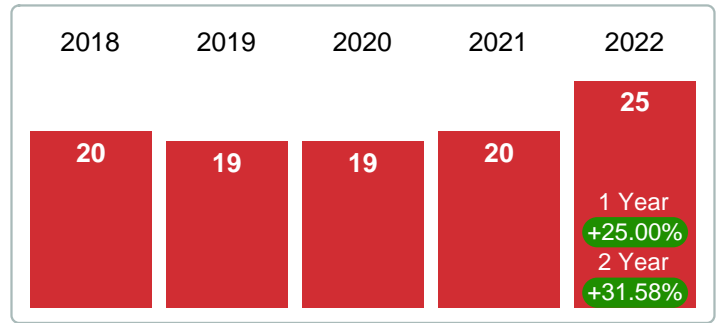
PENDING LISTINGS

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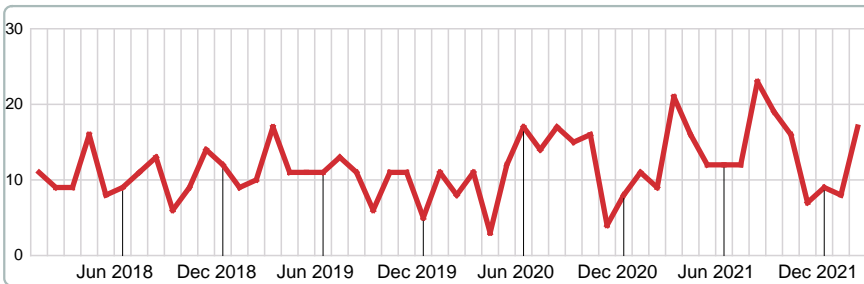
FEBRUARY



YEAR TO DATE (YTD)

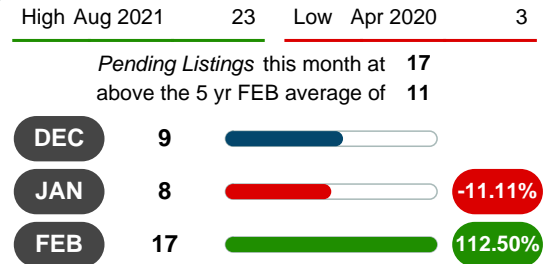


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 11



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	11.76%	116.5	2	0	0	0
\$50,001 - \$75,000	1	5.88%	10.0	0	1	0	0
\$75,001 - \$100,000	3	17.65%	9.3	0	3	0	0
\$100,001 - \$150,000	5	29.41%	15.4	1	4	0	0
\$150,001 - \$400,000	3	17.65%	23.0	1	1	1	0
\$400,001 - \$525,000	2	11.76%	7.0	1	1	0	0
\$525,001 and up	1	5.88%	105.0	0	1	0	0
Total Pending Units	17			5	11	1	0
Total Pending Volume	3,575,140	100%	31.5	1.04M	2.26M	277.00K	0.00B
Average Listing Price	\$210,302			\$207,400	\$205,558	\$277,000	\$0

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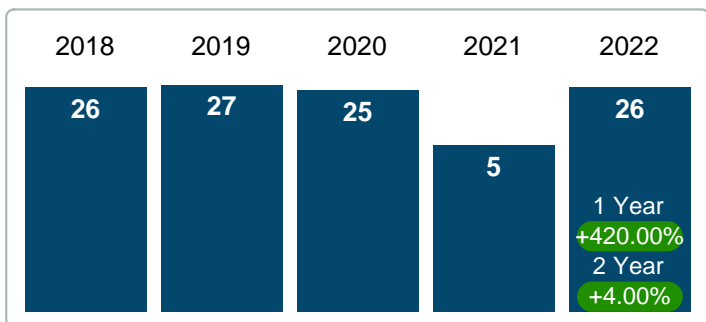
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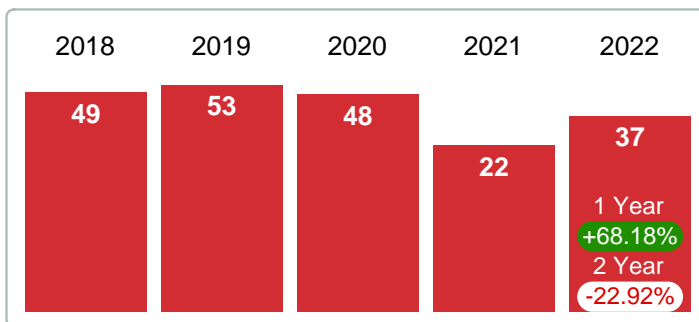
NEW LISTINGS

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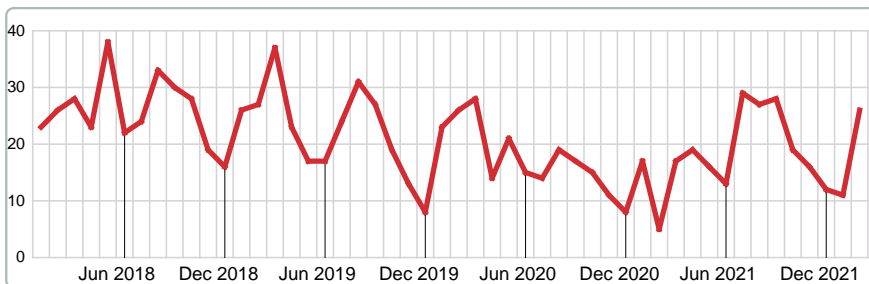
FEBRUARY



YEAR TO DATE (YTD)

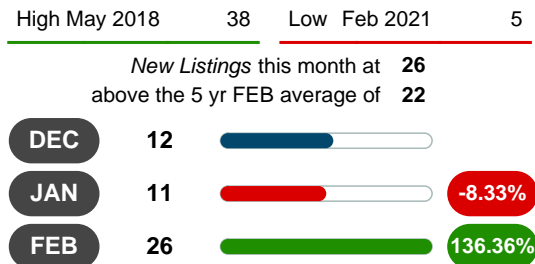


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 22



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	3	11.54%	0	3	0	0
\$50,001 - \$75,000	1	3.85%	0	1	0	0
\$75,001 - \$100,000	5	19.23%	0	5	0	0
\$100,001 - \$150,000	7	26.92%	0	7	0	0
\$150,001 - \$225,000	4	15.38%	2	1	1	0
\$225,001 - \$400,000	4	15.38%	1	3	0	0
\$400,001 and up	2	7.69%	1	1	0	0
Total New Listed Units	26		4	21	1	0
Total New Listed Volume	4,486,340	100%	1.19M	3.10M	199.90K	0.00B
Average New Listed Listing Price	\$168,572		\$296,700	\$147,602	\$199,900	\$0

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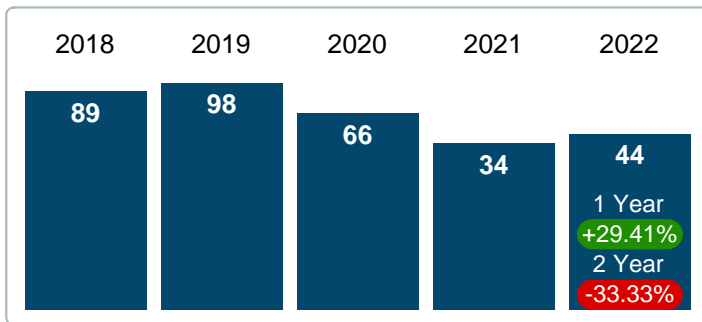
Area Delimited by County Of Sequoyah - Residential Property Type



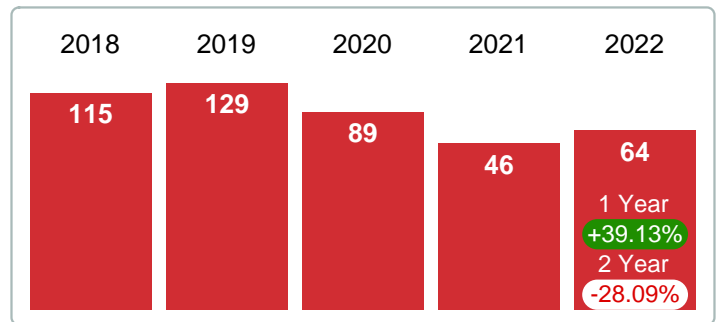
ACTIVE INVENTORY

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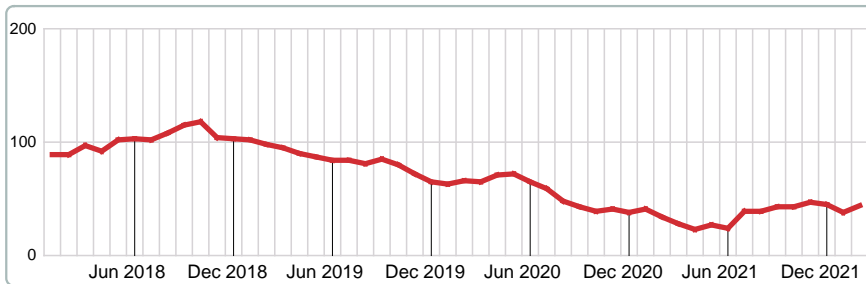
END OF FEBRUARY



ACTIVE DURING FEBRUARY

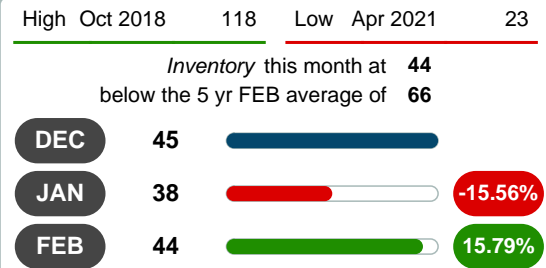


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 66



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	5	11.36%	22.6	1	4	0	0
\$50,001 - \$75,000	1	2.27%	76.0	1	0	0	0
\$75,001 - \$125,000	6	13.64%	65.8	2	4	0	0
\$125,001 - \$175,000	12	27.27%	62.8	3	7	2	0
\$175,001 - \$275,000	7	15.91%	69.3	2	2	3	0
\$275,001 - \$575,000	9	20.45%	97.9	2	3	3	1
\$575,001 and up	4	9.09%	111.3	2	1	0	1
Total Active Inventory by Units	44			13	21	8	2
Total Active Inventory by Volume	17,560,699	100%	71.6	5.91M	4.72M	2.25M	4.68M
Average Active Inventory Listing Price	\$399,107			\$454,954	\$224,681	\$281,000	\$2,340,000

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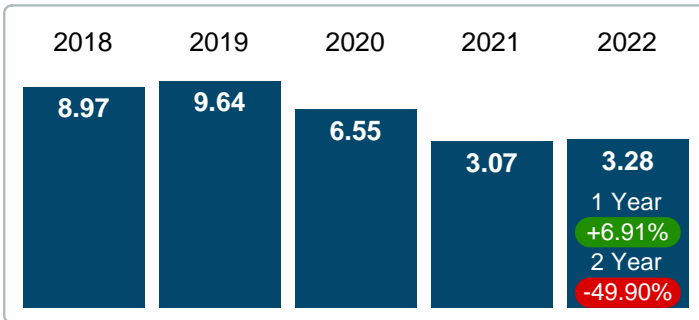
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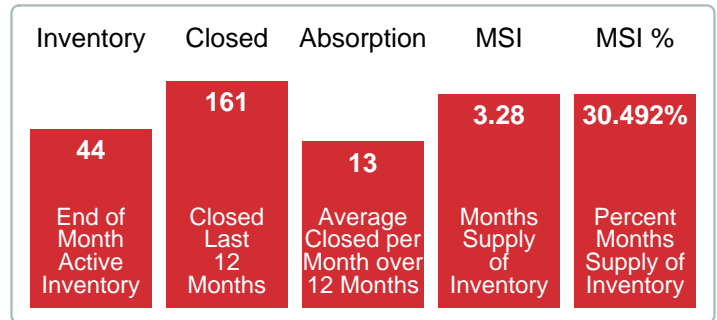
MONTHS SUPPLY of INVENTORY (MSI)

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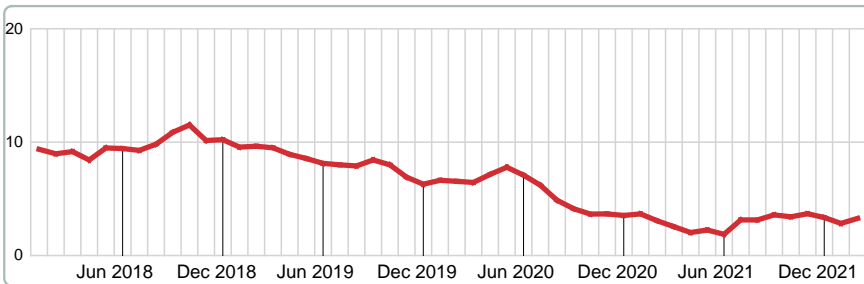
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

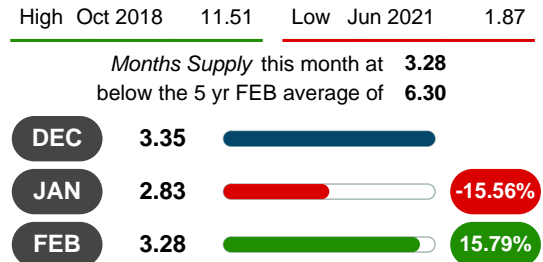


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 6.30



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	5	11.36%	3.75	1.33	9.60	0.00	0.00
\$50,001 - \$75,000	1	2.27%	0.63	1.71	0.00	0.00	0.00
\$75,001 - \$125,000	6	13.64%	2.40	4.00	2.09	0.00	0.00
\$125,001 - \$175,000	12	27.27%	4.97	12.00	4.94	3.00	0.00
\$175,001 - \$275,000	7	15.91%	2.55	6.00	1.26	4.00	0.00
\$275,001 - \$575,000	9	20.45%	4.00	6.00	2.25	7.20	6.00
\$575,001 and up	4	9.09%	6.86	24.00	6.00	0.00	12.00
Market Supply of Inventory (MSI)			3.28	4.59	2.71	3.31	4.80
Total Active Inventory by Units		100%	3.28	13	21	8	2

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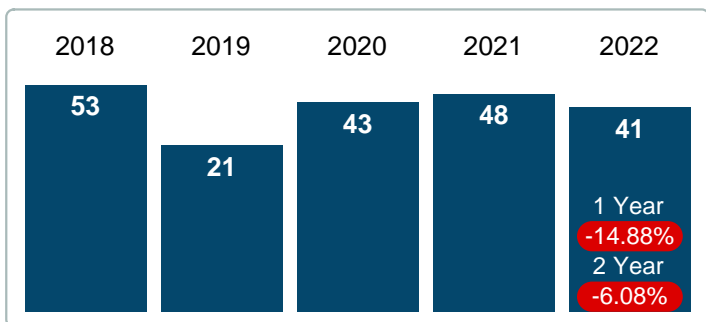
Area Delimited by County Of Sequoyah - Residential Property Type



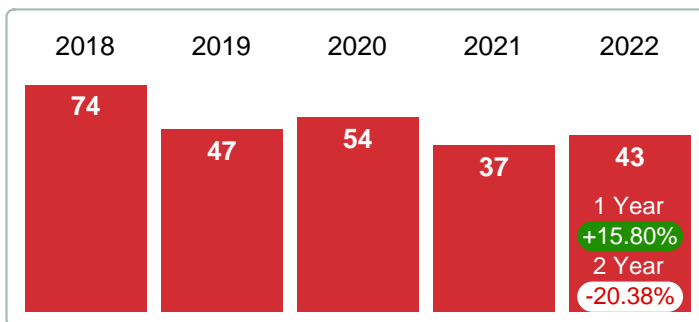
AVERAGE DAYS ON MARKET TO SALE

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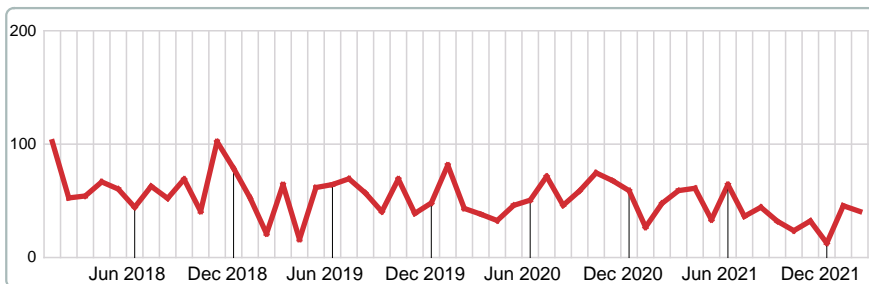
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41

High Nov 2018 102 Low Dec 2021 13

Average Days on Market to Sale this month at 41 equal to 5 yr FEB average of 41



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
\$25,000 and less	0.00%	0	0	0	0	0
\$25,001 - \$75,000	11.11%	97	97	0	0	0
\$75,001 - \$100,000	22.22%	33	0	33	0	0
\$100,001 - \$225,000	22.22%	39	0	39	0	0
\$225,001 - \$400,000	22.22%	6	0	6	0	0
\$400,001 - \$450,000	11.11%	2	2	0	0	0
\$450,001 and up	11.11%	111	0	111	0	0
Average Closed DOM		41	50	38	0	0
Total Closed Units	100%	41	2	7		
Total Closed Volume		2,014,750	471.00K	1.54M	0.00B	0.00B

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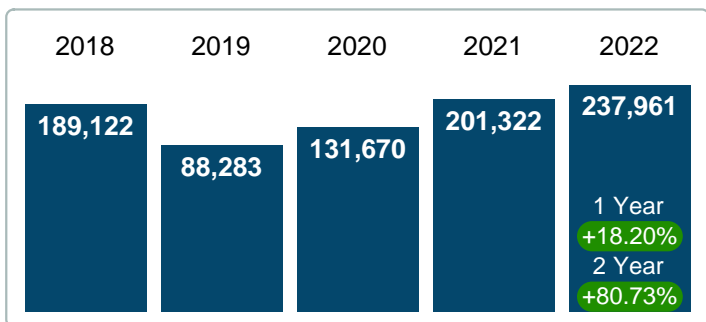
Area Delimited by County Of Sequoyah - Residential Property Type



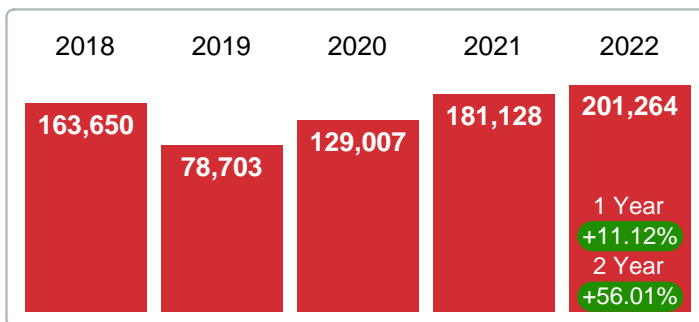
AVERAGE LIST PRICE AT CLOSING

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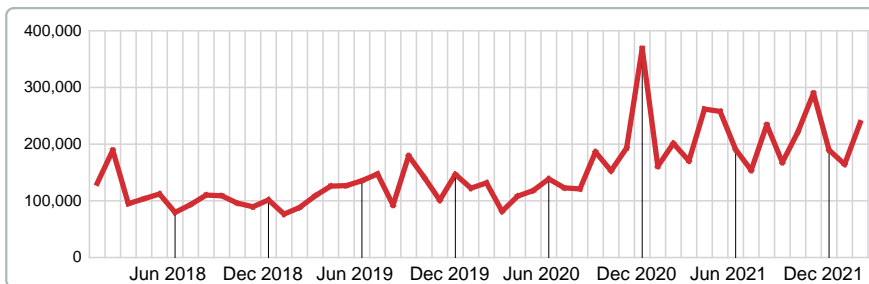
FEBRUARY



YEAR TO DATE (YTD)

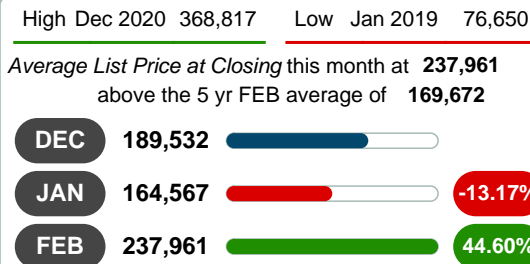


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 169,672



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
\$25,000 and less	0	0.00%	0	0	0	0
\$25,001 - \$75,000	1	11.11%	45,000	0	0	0
\$75,001 - \$100,000	1	11.11%	0	104,875	0	0
\$100,001 - \$225,000	3	33.33%	0	127,450	0	0
\$225,001 - \$400,000	2	22.22%	0	325,000	0	0
\$400,001 - \$450,000	1	11.11%	432,000	0	0	0
\$450,001 and up	1	11.11%	0	550,000	0	0
Average List Price		237,961	238,500	237,807	0	0
Total Closed Units		9	2	7		
Total Closed Volume		2,141,650	477.00K	1.66M	0.00B	0.00B

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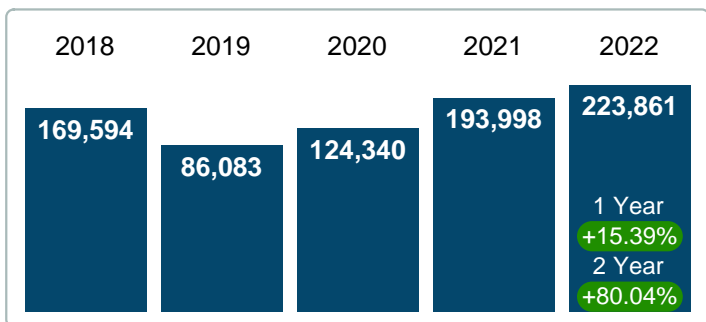
Area Delimited by County Of Sequoyah - Residential Property Type



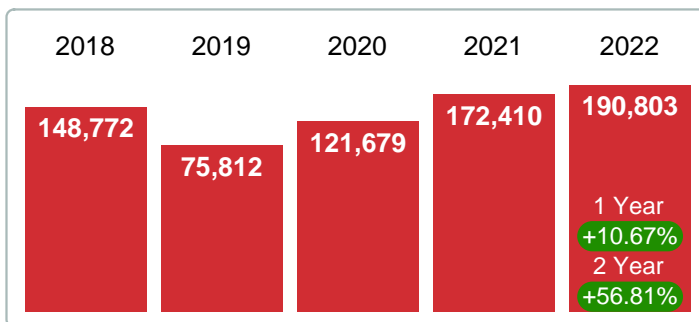
AVERAGE SOLD PRICE AT CLOSING

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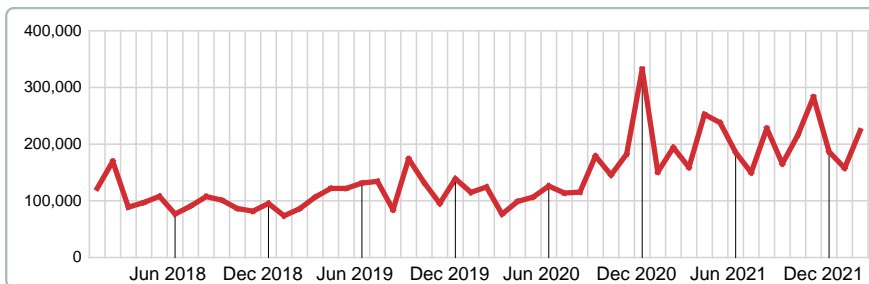
FEBRUARY



YEAR TO DATE (YTD)

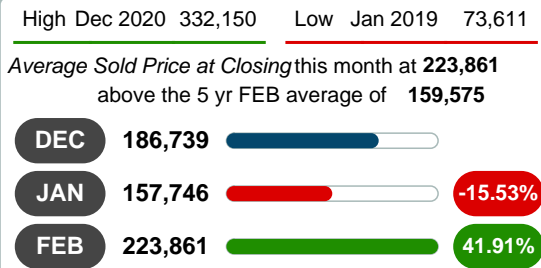


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 159,575



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
\$25,000 and less	0	0.00%	0	0	0	0	0
\$25,001 - \$75,000	1	11.11%	33,000	33,000	0	0	0
\$75,001 - \$100,000	2	22.22%	94,875	0	94,875	0	0
\$100,001 - \$225,000	2	22.22%	122,500	0	122,500	0	0
\$225,001 - \$400,000	2	22.22%	324,500	0	324,500	0	0
\$400,001 - \$450,000	1	11.11%	438,000	438,000	0	0	0
\$450,001 and up	1	11.11%	460,000	0	460,000	0	0
Average Sold Price			223,861	235,500	220,536	0	0
Total Closed Units		100%	223,861	2	7		
Total Closed Volume			2,014,750	471.00K	1.54M	0.00B	0.00B

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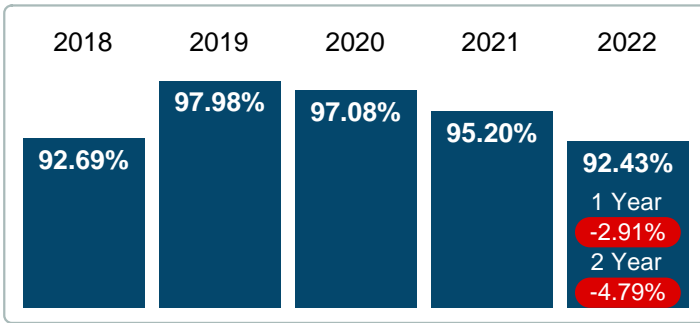
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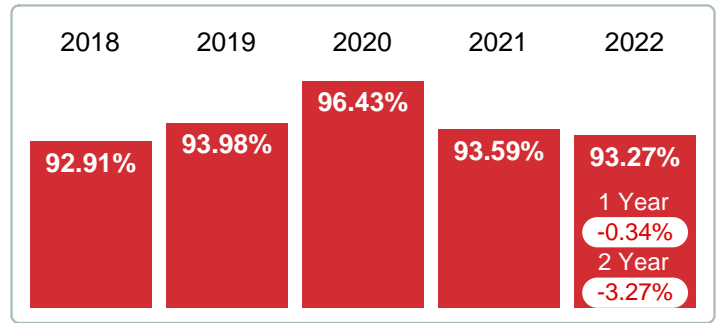
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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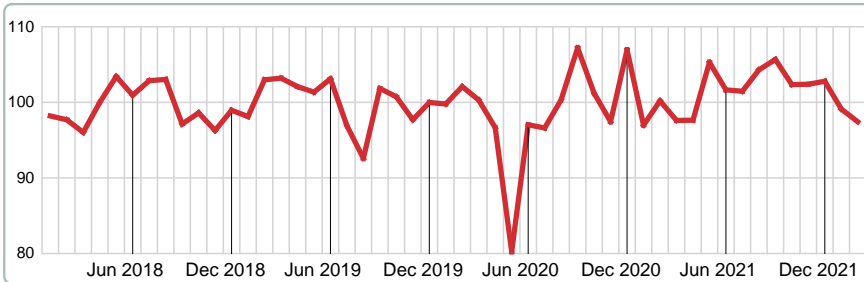
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

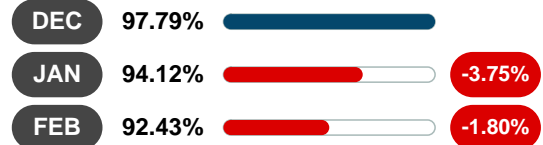


3 MONTHS

5 year FEB AVG = 95.08%

High Sep 2020 102.20% Low May 2020 75.25%

Average Sold/List Ratio this month at **92.43%**
below the 5 yr FEB average of **95.08%**



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
\$25,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	1	11.11%	73.33%	73.33%	0.00%	0.00%	0.00%
\$75,001 - \$100,000	2	22.22%	90.91%	0.00%	90.91%	0.00%	0.00%
\$100,001 - \$225,000	2	22.22%	96.04%	0.00%	96.04%	0.00%	0.00%
\$225,001 - \$400,000	2	22.22%	99.80%	0.00%	99.80%	0.00%	0.00%
\$400,001 - \$450,000	1	11.11%	101.39%	101.39%	0.00%	0.00%	0.00%
\$450,001 and up	1	11.11%	83.64%	0.00%	83.64%	0.00%	0.00%
Average Sold/List Ratio		92.40%		87.36%	93.88%	0.00%	0.00%
Total Closed Units		9	100%	2	7		
Total Closed Volume		2,014,750		471.00K	1.54M	0.00B	0.00B

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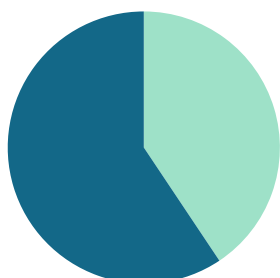
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

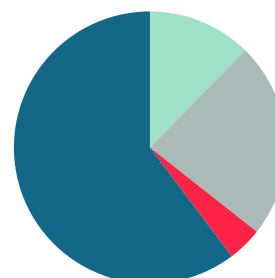


Inventory
 New Listings
26 = 40.63%
 Start Inventory
38
 Total Inventory Units
64
 Volume
\$22,043,839

Market Activity

Closed Sales
9 = 12.33%
 Pending Sales
17 = 23.29%
 Other Off Market
3 = 4.11%
 Active Inventory
44 = 60.27%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	9	9	0.00%	18	18	0.00%
Pending Sales	9	17	88.89%	20	25	25.00%
New Listings	5	26	420.00%	22	37	68.18%
Average List Price	201,322	237,961	18.20%	181,128	201,264	11.12%
Average Sale Price	193,998	223,861	15.39%	172,410	190,803	10.67%
Average Percent of Selling Price to List Price	95.20%	92.43%	-2.91%	93.59%	93.27%	-0.34%
Average Days on Market to Sale	47.78	40.67	-14.88%	37.28	43.17	15.80%
Monthly Inventory	34	44	29.41%	34	44	29.41%
Months Supply of Inventory	3.07	3.28	6.91%	3.07	3.28	6.91%

Absorption: Last 12 months, an Average of **13** Sales/Month

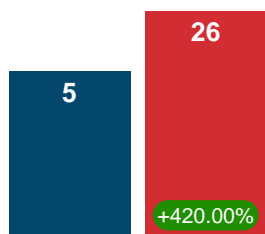
Inventory on February 28, 2022 = **44**

2021 **2022**

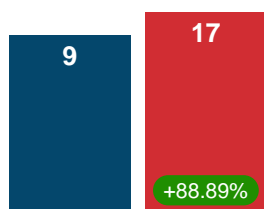
FEBRUARY MARKET

AVERAGE PRICES

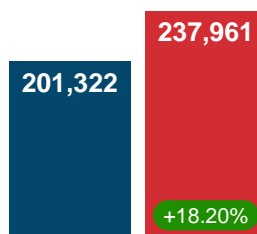
New Listings



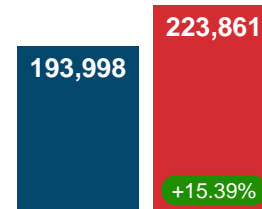
Pending Listings



List Price



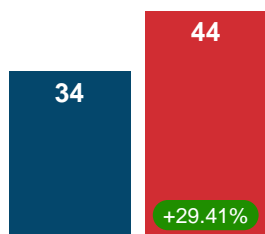
Sale Price



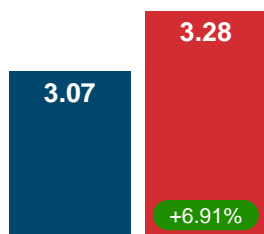
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

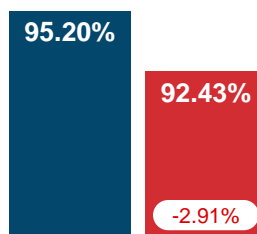
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

