

February 2022



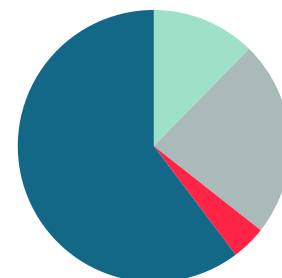
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	92,000	130,000	41.30%
Median Sale Price	88,000	130,000	47.73%
Median Percent of Selling Price to List Price	96.33%	99.60%	3.39%
Median Days on Market to Sale	42.00	7.00	-83.33%
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.

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 **47.73%** in February 2022 to \$130,000 versus the previous year at \$88,000.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 35.00 days or **83.33%** in February 2022 compared to last year's same month at **42.00** DOM.

Sales Success for February 2022 is Positive

Overall, with Median 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.

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

February 2022



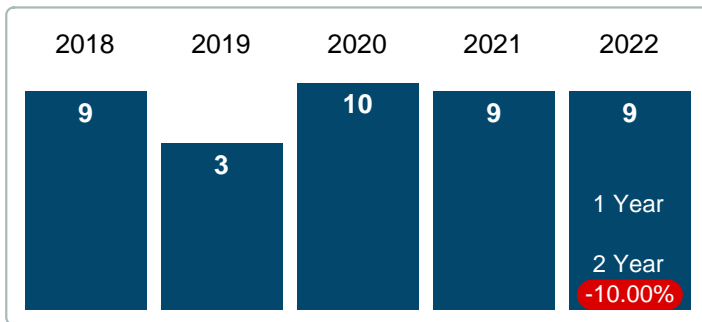
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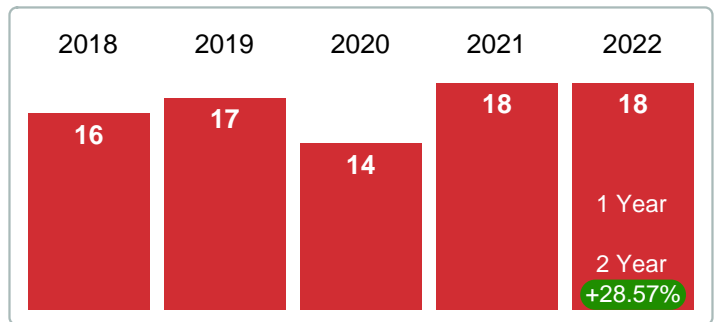
CLOSED LISTINGS

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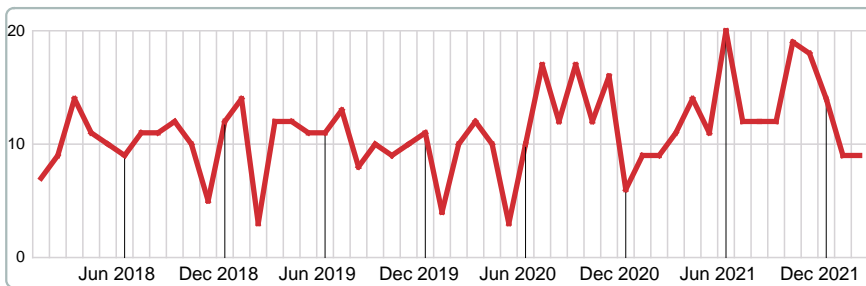
FEBRUARY



YEAR TO DATE (YTD)

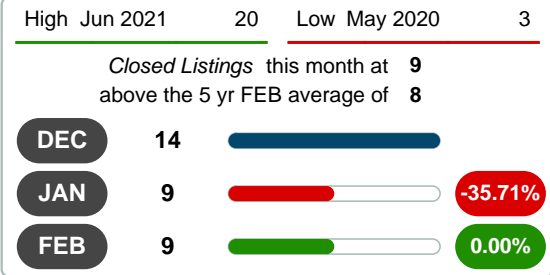


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 8



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	0	0.00%	0.0	0	0	0	0
\$30,001 - \$90,000	2	22.22%	81.0	1	1	0	0
\$90,001 - \$110,000	1	11.11%	1.0	0	1	0	0
\$110,001 - \$240,000	2	22.22%	39.0	0	2	0	0
\$240,001 - \$400,000	2	22.22%	6.0	0	2	0	0
\$400,001 - \$460,000	2	22.22%	56.5	1	1	0	0
\$460,001 and up	0	0.00%	56.5	0	0	0	0
Total Closed Units	9			2	7	0	0
Total Closed Volume	2,014,750	100%	7.0	471.00K	1.54M	0.00B	0.00B
Median Closed Price	\$130,000			\$235,500	\$130,000	\$0	\$0

February 2022



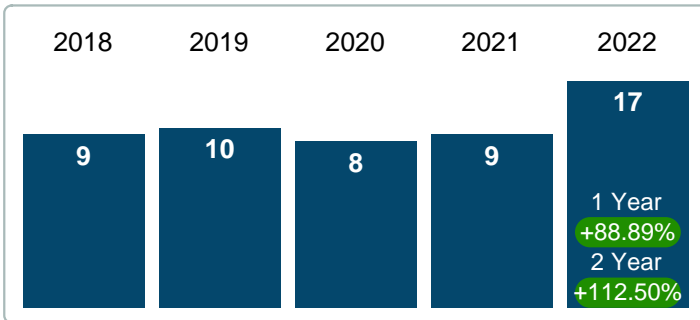
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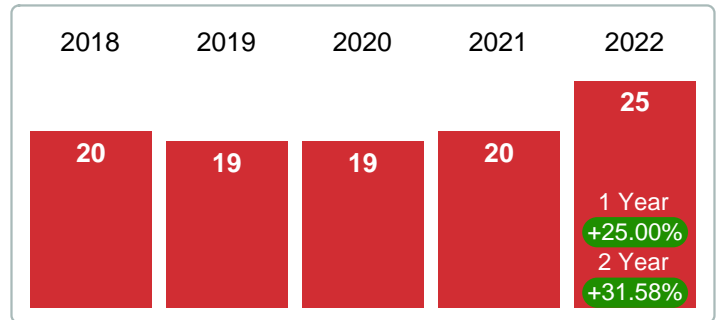
PENDING LISTINGS

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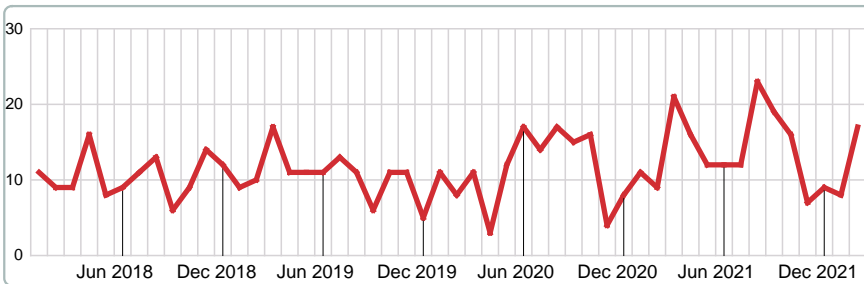
FEBRUARY



YEAR TO DATE (YTD)

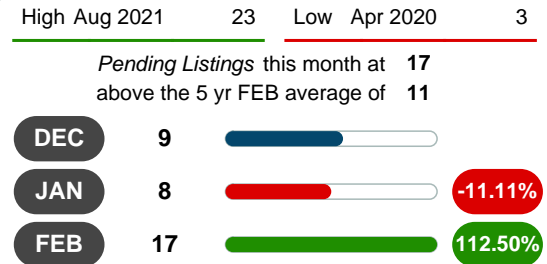


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 11



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	11.76%	116.5	2	0	0	0
\$50,001 - \$70,000	0	0.00%	116.5	0	0	0	0
\$70,001 - \$110,000	5	29.41%	10.0	1	4	0	0
\$110,001 - \$150,000	4	23.53%	5.0	0	4	0	0
\$150,001 - \$400,000	3	17.65%	1.0	1	1	1	0
\$400,001 - \$520,000	1	5.88%	2.0	1	0	0	0
\$520,001 and up	2	11.76%	58.5	0	2	0	0
Total Pending Units	17			5	11	1	0
Total Pending Volume	3,575,140	100%	10.0	1.04M	2.26M	277.00K	0.00B
Median Listing Price	\$130,000			\$110,000	\$130,000	\$277,000	\$0

February 2022



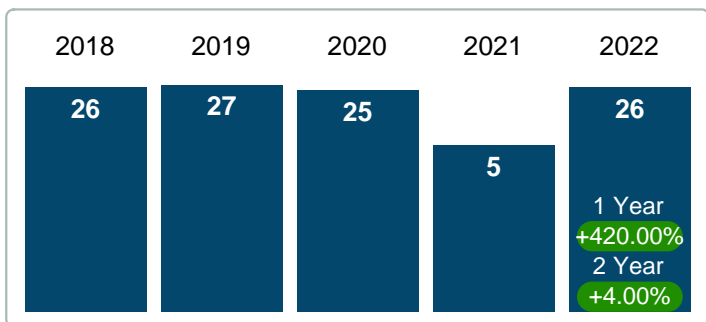
Area Delimited by County Of Sequoyah - Residential Property Type



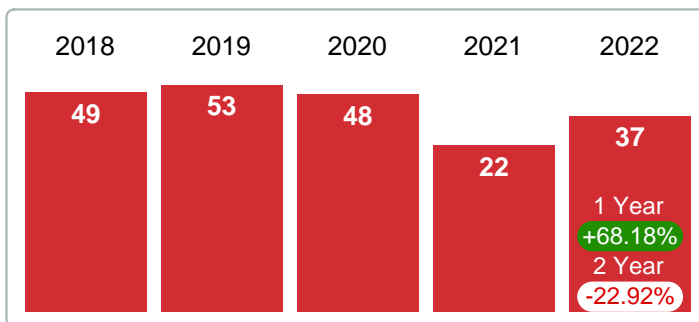
NEW LISTINGS

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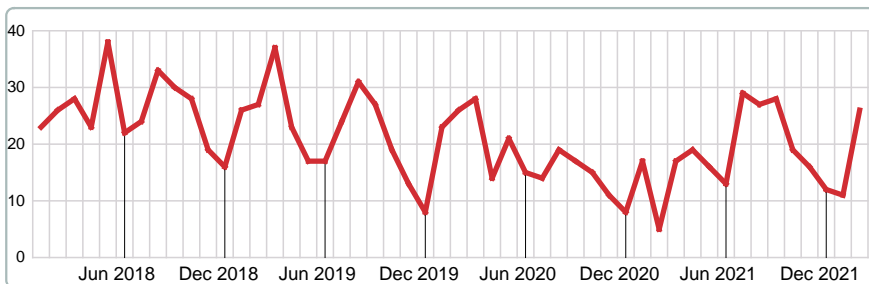
FEBRUARY



YEAR TO DATE (YTD)

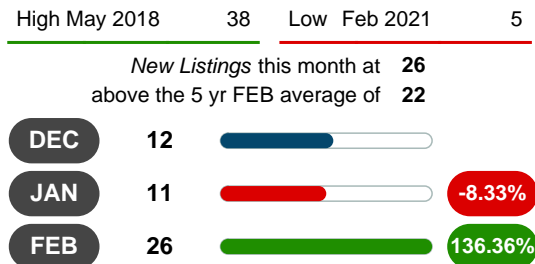


5 YEAR MARKET ACTIVITY TRENDS



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 - \$80,000	2	7.69%	0	2	0	0
\$80,001 - \$100,000	4	15.38%	0	4	0	0
\$100,001 - \$160,000	7	26.92%	0	7	0	0
\$160,001 - \$230,000	4	15.38%	2	1	1	0
\$230,001 - \$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
Median New Listed Listing Price	\$142,450		\$289,900	\$114,000	\$199,900	\$0

February 2022



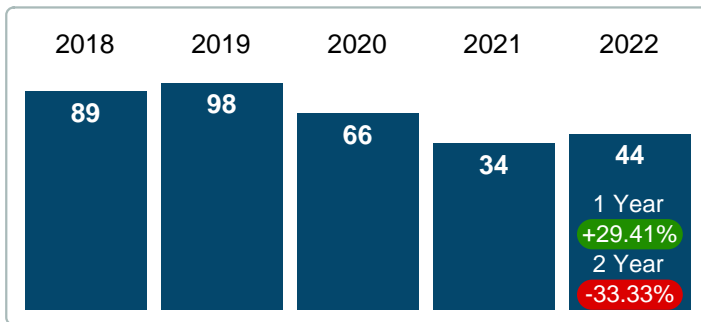
Area Delimited by County Of Sequoyah - Residential Property Type



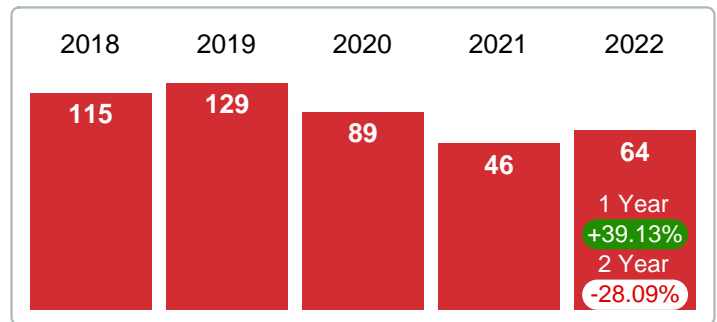
ACTIVE INVENTORY

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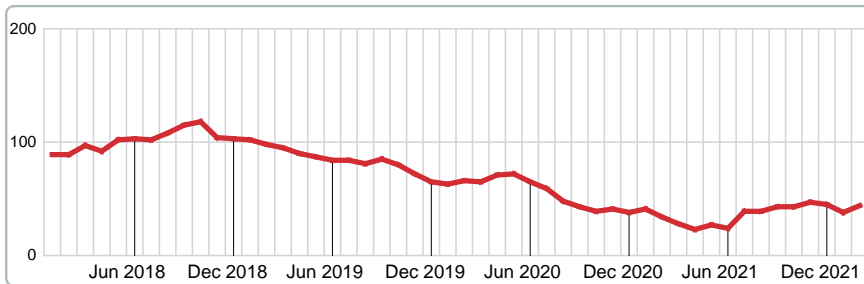
END OF FEBRUARY



ACTIVE DURING FEBRUARY

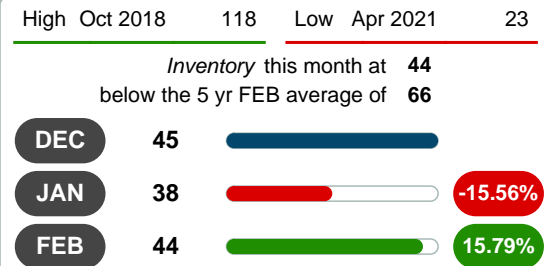


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 66



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.36%	20.0	1	4	0	0
\$50,001 - \$75,000	1	2.27%	76.0	1	0	0	0
\$75,001 - \$125,000	6	13.64%	54.0	2	4	0	0
\$125,001 - \$175,000	12	27.27%	50.0	3	7	2	0
\$175,001 - \$275,000	7	15.91%	29.0	2	2	3	0
\$275,001 - \$575,000	9	20.45%	103.0	2	3	3	1
\$575,001 and up	4	9.09%	100.5	2	1	0	1
Total Active Inventory by Units	44			13	21	8	2
Total Active Inventory by Volume	17,560,699	100%	68.0	5.91M	4.72M	2.25M	4.68M
Median Active Inventory Listing Price	\$172,450			\$175,000	\$149,900	\$214,400	\$2,340,000

February 2022



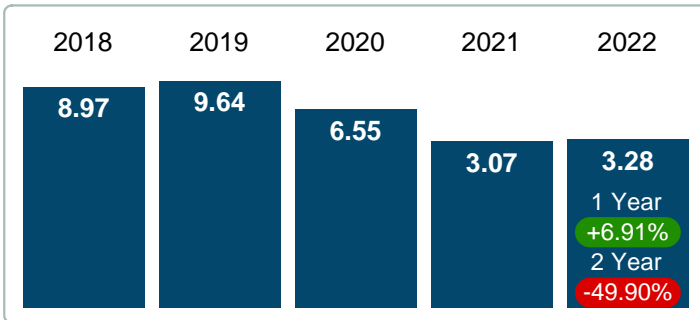
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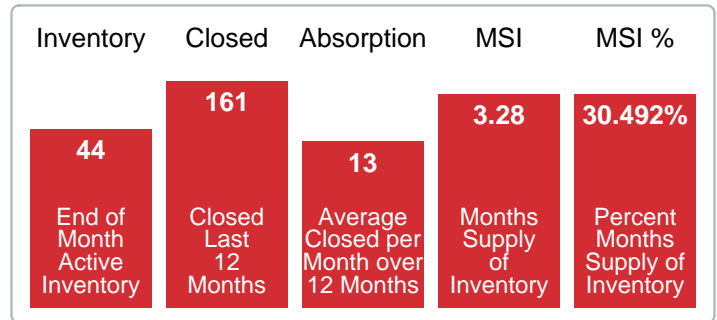
MONTHS SUPPLY of INVENTORY (MSI)

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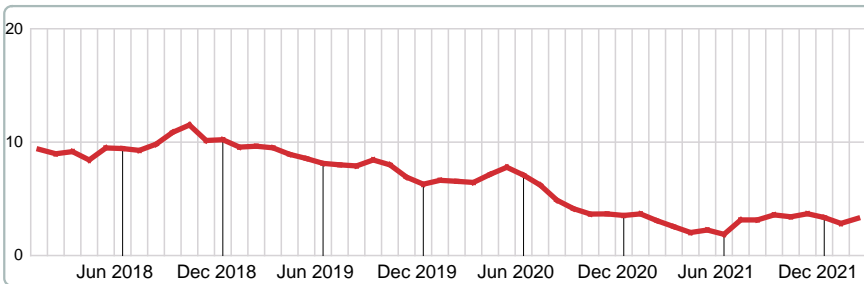
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 6.30

High Oct 2018 11.51 Low Jun 2021 1.87

Months Supply this month at **3.28**
 below the 5 yr FEB average of **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

February 2022



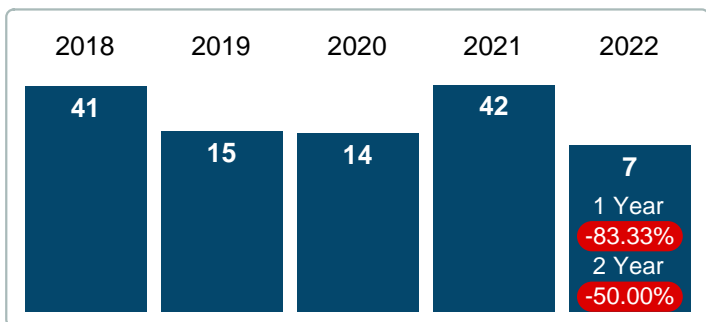
Area Delimited by County Of Sequoyah - Residential Property Type



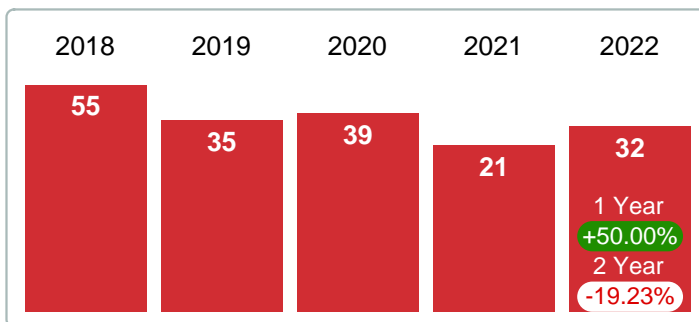
MEDIAN DAYS ON MARKET TO SALE

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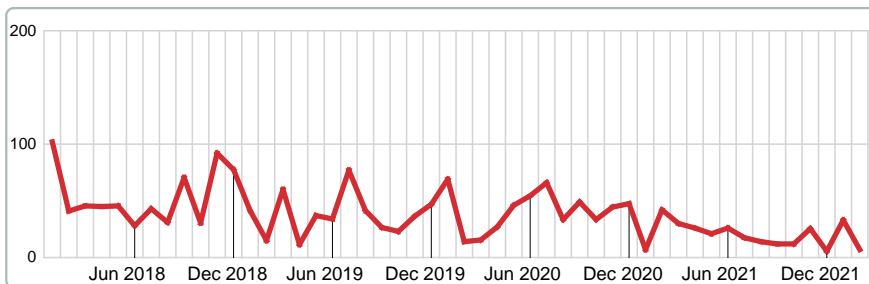
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 24

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 7 below the 5 yr FEB average of 24



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
\$30,000 and less	0.00%	101	0	0	0	0
\$30,001 - \$90,000	22.22%	81	97	65	0	0
\$90,001 - \$110,000	11.11%	1	0	1	0	0
\$110,001 - \$240,000	22.22%	39	0	39	0	0
\$240,001 - \$400,000	22.22%	6	0	6	0	0
\$400,001 - \$460,000	22.22%	57	2	111	0	0
\$460,001 and up	0.00%	57	0	0	0	0
Median Closed DOM		7	50	7	0	0
Total Closed Units	100%	7.0	2	7		
Total Closed Volume		2,014,750	471.00K	1.54M	0.00B	0.00B

February 2022



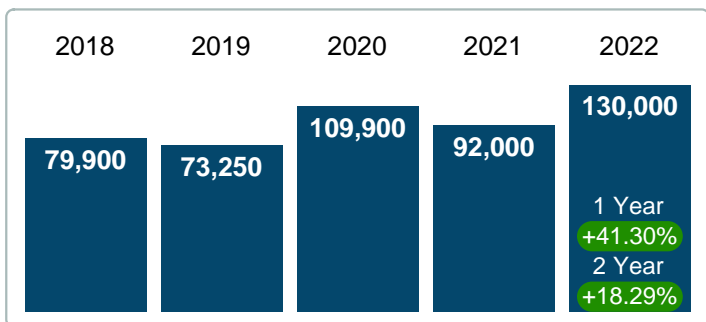
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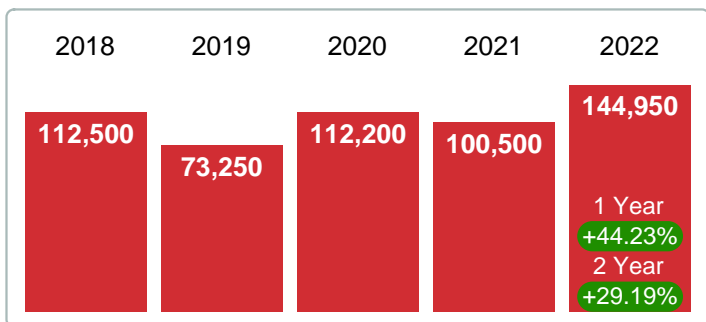
MEDIAN LIST PRICE AT CLOSING

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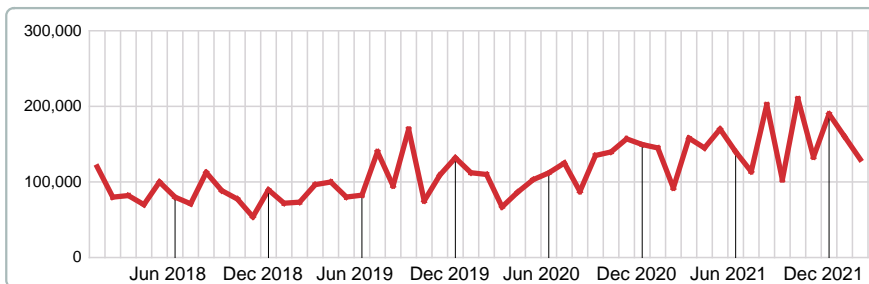
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

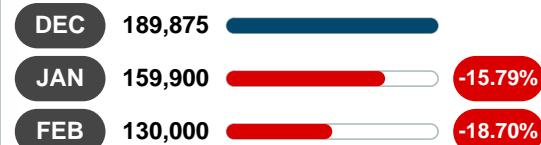


3 MONTHS

5 year FEB AVG = 97,010

High Oct 2021 210,000 Low Nov 2018 53,900

Median List Price at Closing this month at **130,000**
 above the 5 yr FEB average of **97,010**



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
\$30,000 and less	0	0.00%	57	0	0	0	0
\$30,001 - \$90,000	1	11.11%	45,000	45,000	0	0	0
\$90,001 - \$110,000	2	22.22%	104,875	0	104,875	0	0
\$110,001 - \$240,000	2	22.22%	127,450	0	127,450	0	0
\$240,001 - \$400,000	2	22.22%	325,000	0	325,000	0	0
\$400,001 - \$460,000	1	11.11%	432,000	432,000	0	0	0
\$460,001 and up	1	11.11%	550,000	0	550,000	0	0
Median List Price			130,000	238,500	130,000	0	0
Total Closed Units		100%	130,000	2	7		
Total Closed Volume			2,141,650	477.00K	1.66M	0.00B	0.00B

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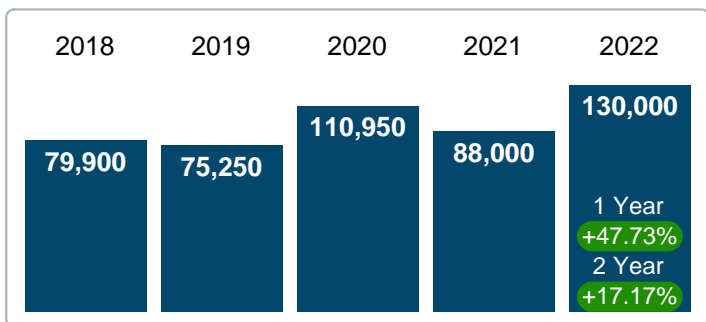
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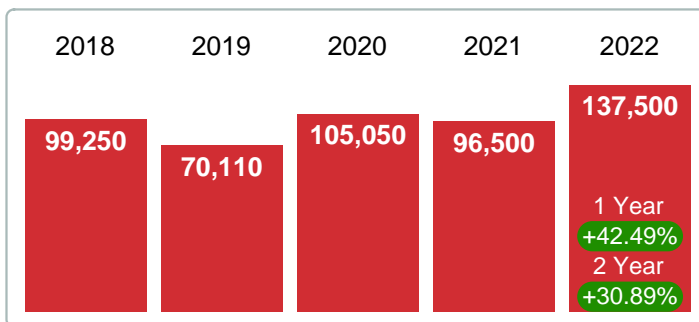
MEDIAN SOLD PRICE AT CLOSING

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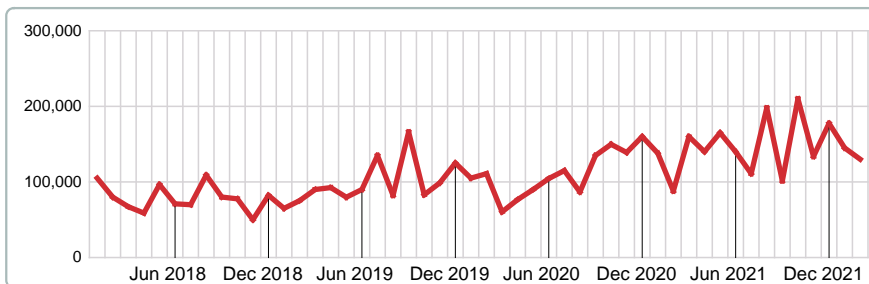
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

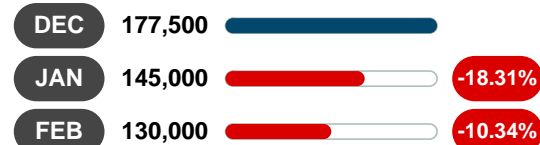


3 MONTHS

5 year FEB AVG = 96,820

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

Median Sold Price at Closing this month at **130,000** above the 5 yr FEB average of **96,820**



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
\$30,000 and less	0.00%	550,000	0	0	0	0
\$30,001 - \$90,000	22.22%	61,500	33,000	90,000	0	0
\$90,001 - \$110,000	11.11%	99,750	0	99,750	0	0
\$110,001 - \$240,000	22.22%	122,500	0	122,500	0	0
\$240,001 - \$400,000	22.22%	324,500	0	324,500	0	0
\$400,001 - \$460,000	22.22%	449,000	438,000	460,000	0	0
\$460,001 and up	0.00%	449,000	0	0	0	0
Median Sold Price		130,000	235,500	130,000	0	0
Total Closed Units	100%	130,000	2	7		
Total Closed Volume		2,014,750	471.00K	1.54M	0.00B	0.00B

February 2022



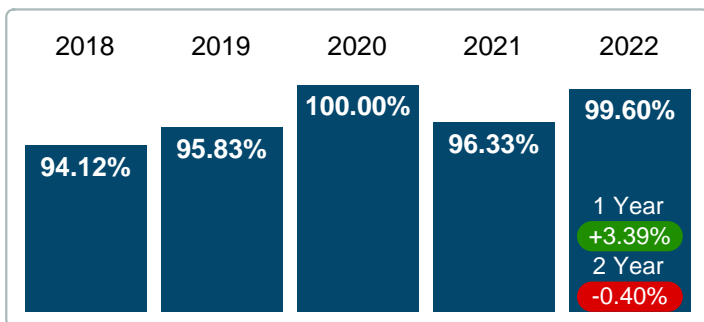
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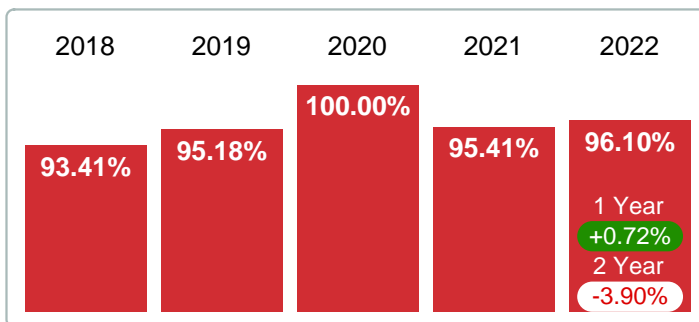
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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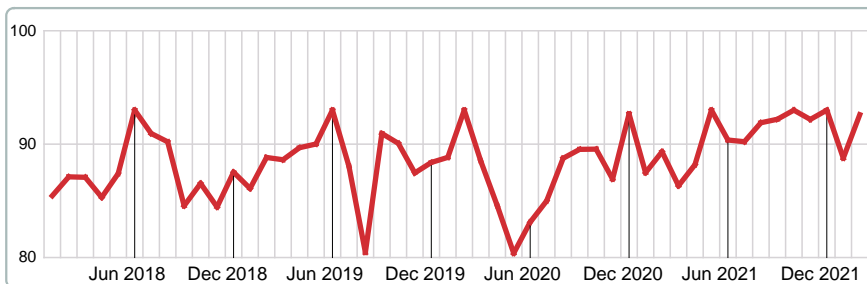
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

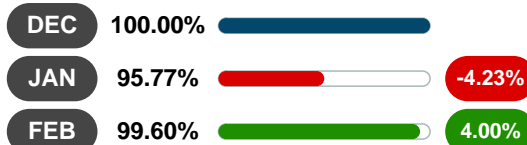


3 MONTHS

5 year FEB AVG = 97.17%

High Dec 2021 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **99.60%**
above the 5 yr FEB average of **97.17%**



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
\$30,000 and less	0	0.00%	49.00%	0.00%	0.00%	0.00%	0.00%
\$30,001 - \$90,000	2	22.22%	77.58%	73.33%	81.82%	0.00%	0.00%
\$90,001 - \$110,000	1	11.11%	100.00%	0.00%	100.00%	0.00%	0.00%
\$110,001 - \$240,000	2	22.22%	96.04%	0.00%	96.04%	0.00%	0.00%
\$240,001 - \$400,000	2	22.22%	99.80%	0.00%	99.80%	0.00%	0.00%
\$400,001 - \$460,000	2	22.22%	92.51%	101.39%	83.64%	0.00%	0.00%
\$460,001 and up	0	0.00%	92.51%	0.00%	0.00%	0.00%	0.00%
Median Sold/List Ratio		99.60%		87.36%	99.60%	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

February 2022



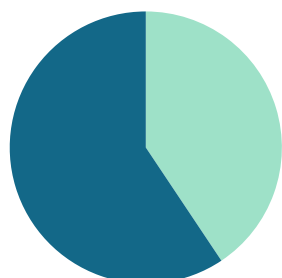
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

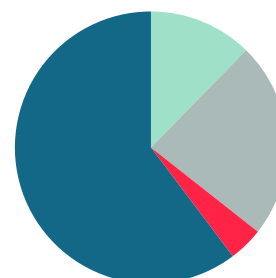


Inventory
 New Listings
26 = 40.63%
 Start Inventory
38
 Total Inventory Units
64
 Volume
\$22,043,839

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%
Median List Price	92,000	130,000	41.30%	100,500	144,950	44.23%
Median Sale Price	88,000	130,000	47.73%	96,500	137,500	42.49%
Median Percent of Selling Price to List Price	96.33%	99.60%	3.39%	95.41%	96.10%	0.72%
Median Days on Market to Sale	42.00	7.00	-83.33%	21.00	31.50	50.00%
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

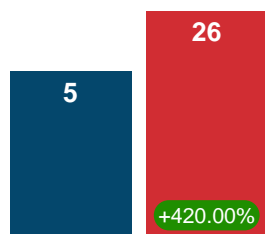
Inventory on February 28, 2022 = **44**

2021 **2022**

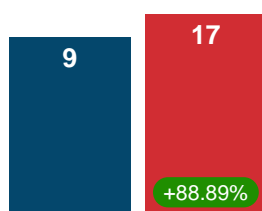
FEBRUARY MARKET

MEDIAN PRICES

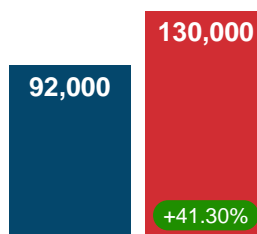
New Listings



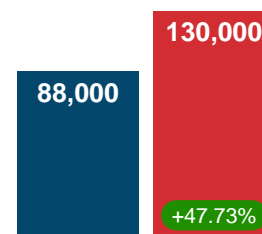
Pending Listings



List Price



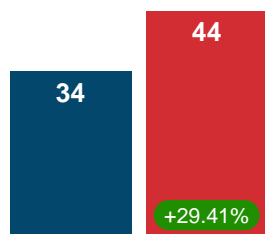
Sale Price



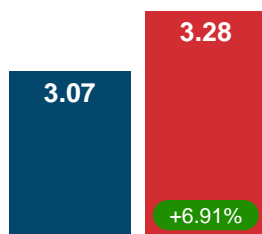
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

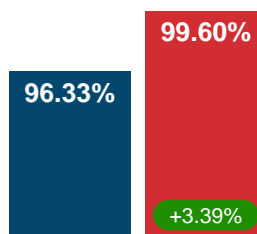
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

