

February 2022



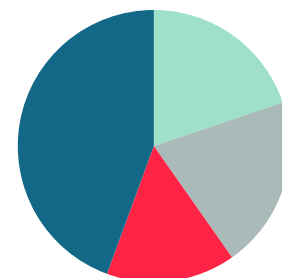
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	50	62	24.00%
Pending Listings	47	64	36.17%
New Listings	47	88	87.23%
Median List Price	168,450	229,500	36.24%
Median Sale Price	154,000	227,000	47.40%
Median Percent of Selling Price to List Price	98.10%	98.35%	0.25%
Median Days on Market to Sale	18.50	11.50	-37.84%
End of Month Inventory	123	139	13.01%
Months Supply of Inventory	1.85	1.86	0.41%



■ Closed (19.81%)
■ Pending (20.45%)
■ Other OffMarket (15.34%)
■ Active (44.41%)

Absorption: Last 12 months, an Average of **75** Sales/Month
Active Inventory as of February 28, 2022 = **139**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **13.01%** to 139 existing homes available for sale. Over the last 12 months this area has had an average of 75 closed sales per month. This represents an unsold inventory index of **1.86** 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 **47.40%** in February 2022 to \$227,000 versus the previous year at \$154,000.

Median Days on Market Shortens

The median number of **11.50** days that homes spent on the market before selling decreased by 7.00 days or **37.84%** in February 2022 compared to last year's same month at **18.50** 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 88 New Listings in February 2022, up **87.23%** from last year at 47. Furthermore, there were 62 Closed Listings this month versus last year at 50, a **24.00%** increase.

Closed versus Listed trends yielded a **70.5%** ratio, down from previous year's, February 2021, at **106.4%**, a **33.77%** 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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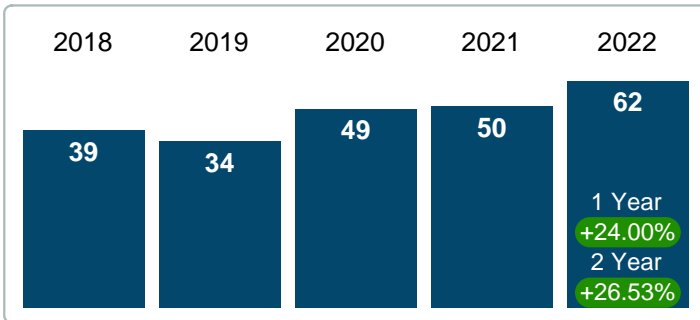
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



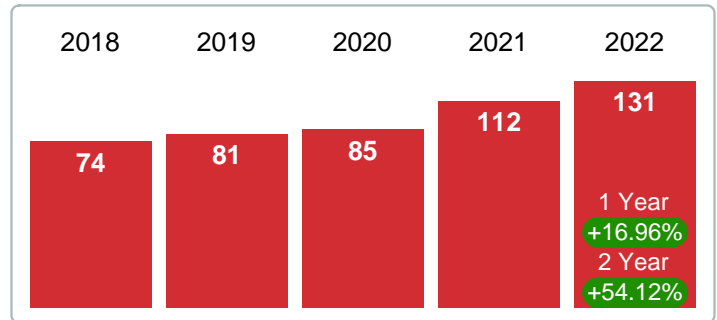
CLOSED LISTINGS

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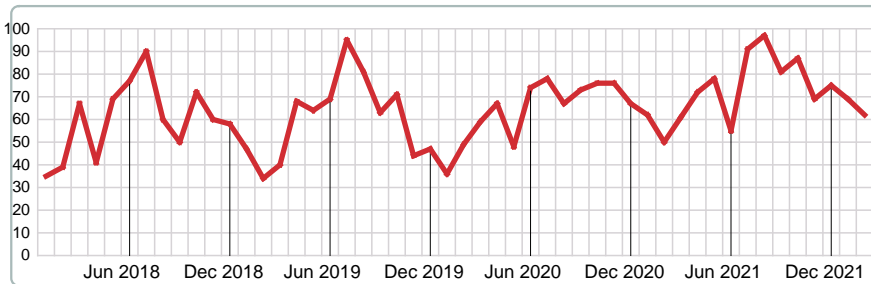
FEBRUARY



YEAR TO DATE (YTD)

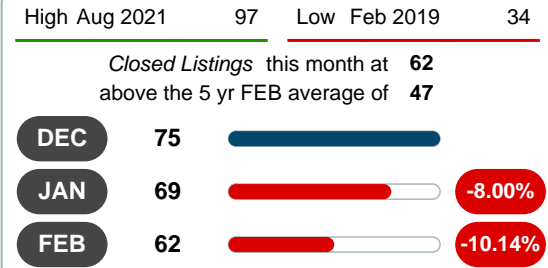


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



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	4	6.45%	8.5	2	2	0	0
\$75,001 - \$150,000	10	16.13%	21.0	5	4	0	1
\$150,001 - \$175,000	7	11.29%	32.0	1	4	2	0
\$175,001 - \$250,000	17	27.42%	7.0	0	13	4	0
\$250,001 - \$300,000	7	11.29%	29.0	1	3	3	0
\$300,001 - \$475,000	11	17.74%	79.0	1	5	4	1
\$475,001 and up	6	9.68%	4.0	0	5	1	0
Total Closed Units	62			10	36	14	2
Total Closed Volume	16,523,565	100%	11.5	1.58M	9.99M	4.36M	598.00K
Median Closed Price	\$227,000			\$123,500	\$224,500	\$283,500	\$299,000

February 2022



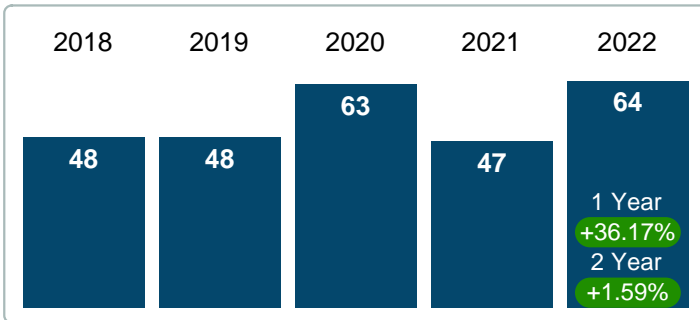
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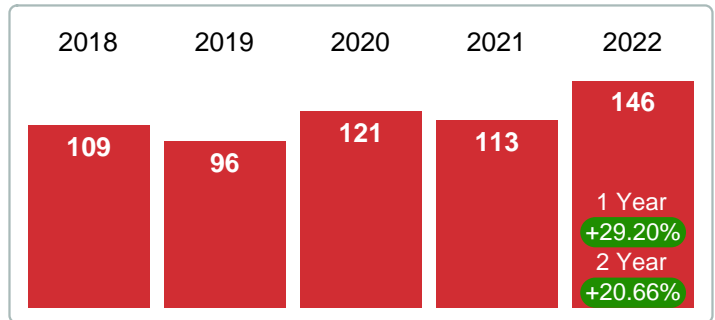
PENDING LISTINGS

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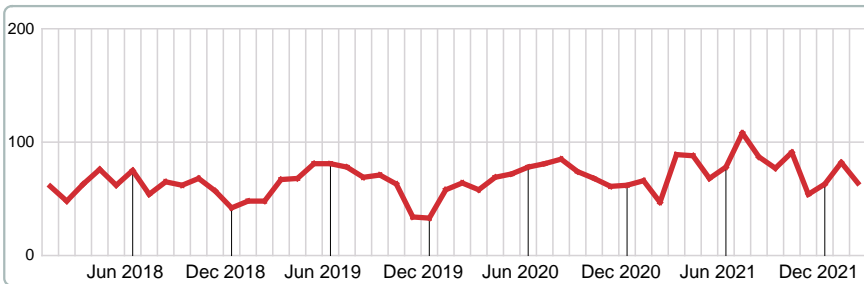
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 54

High Jul 2021 108 Low Dec 2019 33

Pending Listings this month at 64 above the 5 yr FEB average of 54



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.81%	5.0	3	2	0	0
\$75,001 - \$150,000	9	14.06%	12.0	4	4	1	0
\$150,001 - \$175,000	6	9.38%	13.0	0	4	1	1
\$175,001 - \$250,000	19	29.69%	20.0	1	15	2	1
\$250,001 - \$300,000	10	15.63%	12.0	0	8	2	0
\$300,001 - \$475,000	8	12.50%	67.0	1	5	2	0
\$475,001 and up	7	10.94%	13.0	0	4	1	2
Total Pending Units	64			9	42	9	4
Total Pending Volume	22,121,990	100%	17.5	1.21M	11.51M	3.39M	6.01M
Median Listing Price	\$238,450			\$89,900	\$242,450	\$295,000	\$1,525,000

February 2022



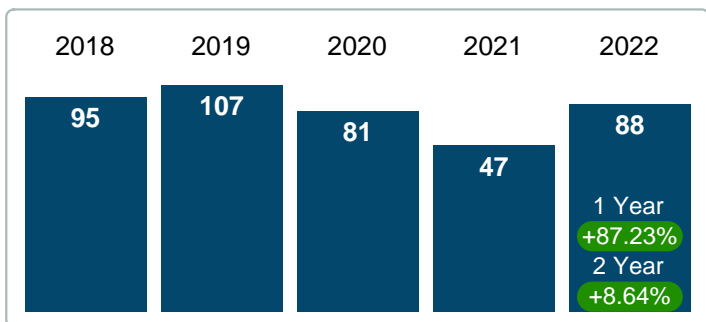
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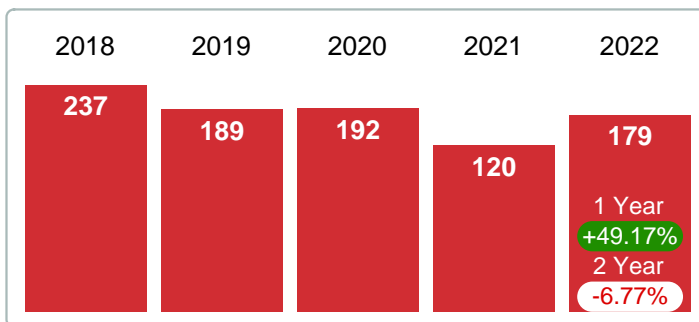
NEW LISTINGS

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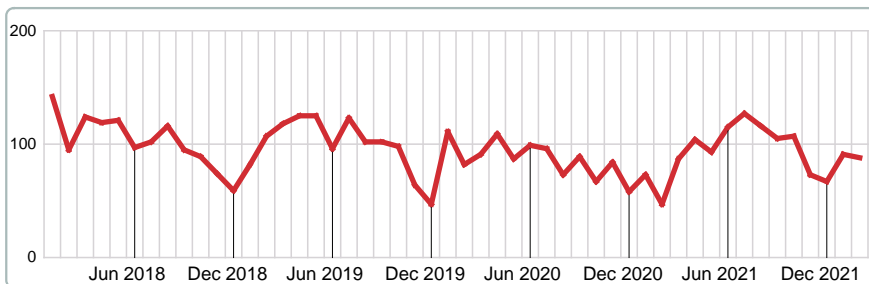
FEBRUARY



YEAR TO DATE (YTD)

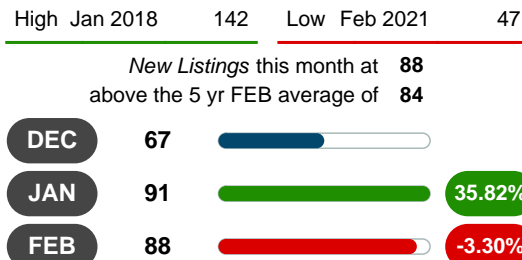


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 84



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	7.95%	4	3	0	0
\$100,001 - \$150,000	12	13.64%	6	5	1	0
\$150,001 - \$200,000	12	13.64%	1	7	3	1
\$200,001 - \$275,000	21	23.86%	0	12	8	1
\$275,001 - \$475,000	14	15.91%	3	6	4	1
\$475,001 - \$1,025,000	13	14.77%	0	4	7	2
\$1,025,001 and up	9	10.23%	0	2	3	4
Total New Listed Units	88		14	39	26	9
Total New Listed Volume	38,087,357	100%	2.27M	11.41M	16.31M	8.10M
Median New Listed Listing Price	\$245,000		\$129,000	\$234,900	\$293,950	\$510,000

February 2022



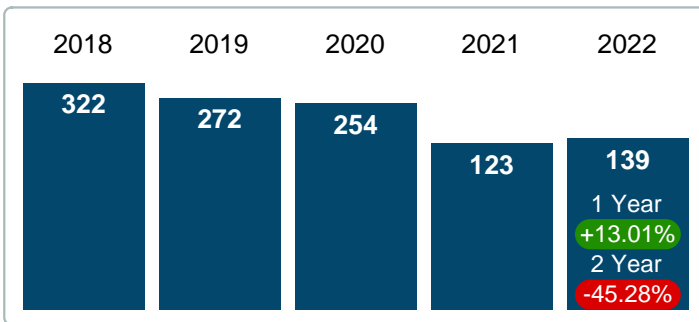
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



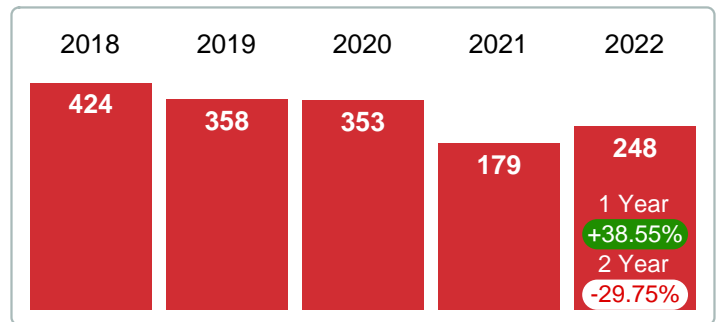
ACTIVE INVENTORY

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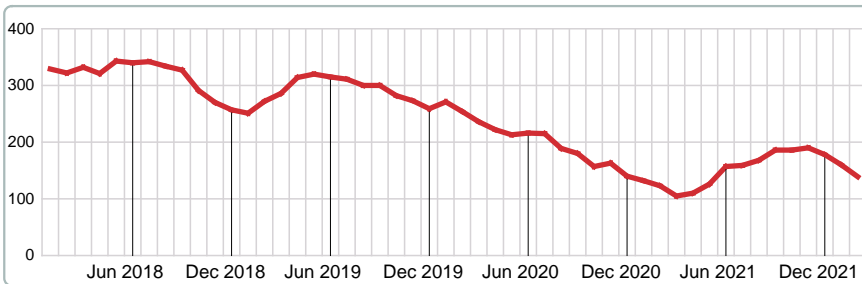
END OF FEBRUARY



ACTIVE DURING FEBRUARY

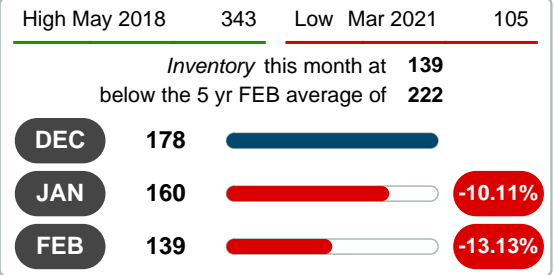


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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	13	9.35%	18.0	6	7	0	0
\$125,001 - \$150,000	11	7.91%	35.0	5	5	1	0
\$150,001 - \$225,000	25	17.99%	28.0	1	12	11	1
\$225,001 - \$325,000	37	26.62%	77.0	5	22	8	2
\$325,001 - \$550,000	22	15.83%	62.5	3	9	9	1
\$550,001 - \$975,000	17	12.23%	42.0	1	8	7	1
\$975,001 and up	14	10.07%	51.5	1	2	6	5
Total Active Inventory by Units		139		22	65	42	10
Total Active Inventory by Volume		72,150,641	100%	5.73M	26.50M	26.59M	13.34M
Median Active Inventory Listing Price		\$279,900		\$162,500	\$249,900	\$332,500	\$875,000

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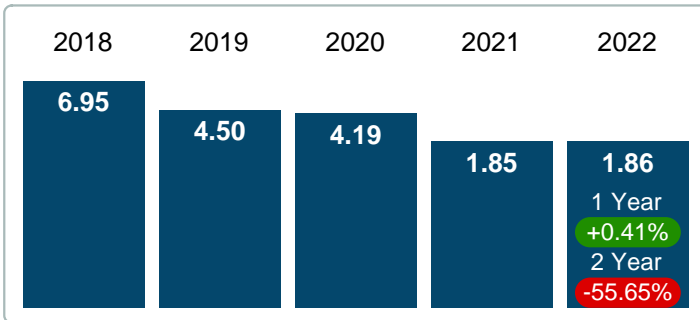
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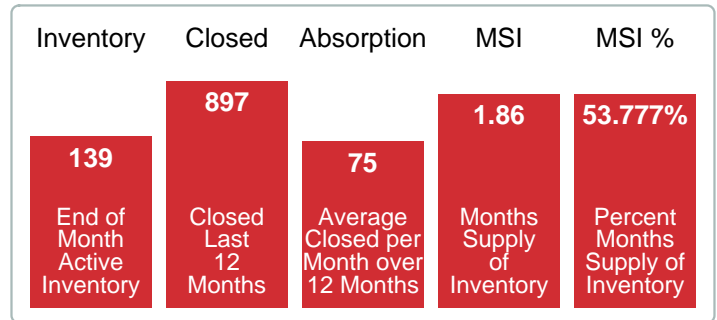
MONTHS SUPPLY of INVENTORY (MSI)

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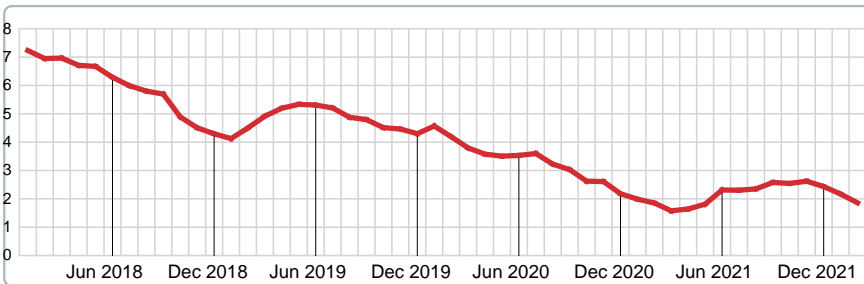
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

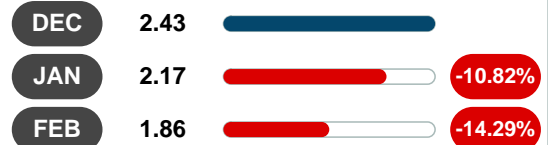


3 MONTHS

5 year FEB AVG = 3.87

High Jan 2018 7.23 Low Mar 2021 1.58

Months Supply this month at 1.86 below the 5 yr FEB average of 3.87



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	13	9.35%	0.88	1.22	0.81	0.00	0.00
\$125,001 - \$150,000	11	7.91%	1.74	3.75	1.36	0.92	0.00
\$150,001 - \$225,000	25	17.99%	1.08	0.63	0.66	3.47	3.00
\$225,001 - \$325,000	37	26.62%	2.07	7.50	1.98	1.48	2.67
\$325,001 - \$550,000	22	15.83%	2.42	4.50	2.04	3.27	0.80
\$550,001 - \$975,000	17	12.23%	6.18	6.00	5.65	10.50	2.00
\$975,001 and up	14	10.07%	21.00	0.00	4.80	0.00	20.00
Market Supply of Inventory (MSI)			1.86	2.36	1.36	2.96	2.86
Total Active Inventory by Units		100%	139	22	65	42	10

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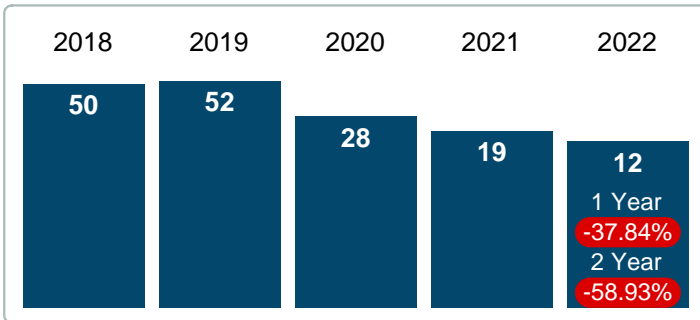
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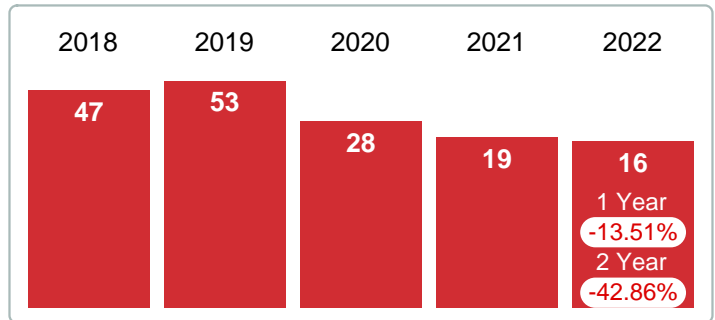
MEDIAN DAYS ON MARKET TO SALE

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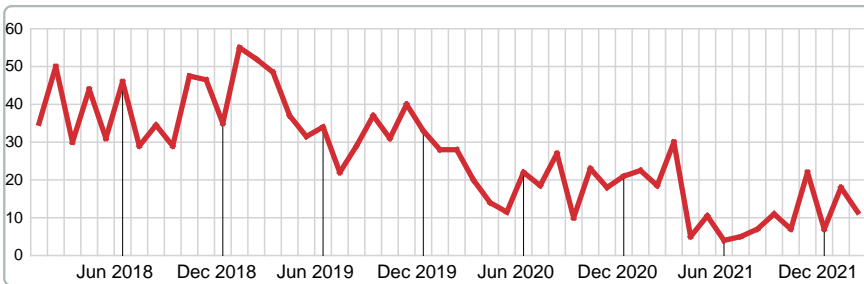
FEBRUARY



YEAR TO DATE (YTD)

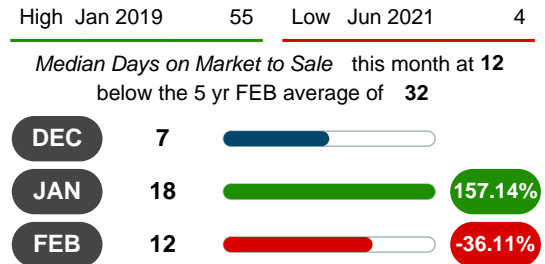


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 32



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	6.45%	9	27	9	0	0
\$75,001 - \$150,000	16.13%	21	37	5	0	1
\$150,001 - \$175,000	11.29%	32	8	29	36	0
\$175,001 - \$250,000	27.42%	7	0	9	2	0
\$250,001 - \$300,000	11.29%	29	71	5	46	0
\$300,001 - \$475,000	17.74%	79	66	79	44	81
\$475,001 and up	9.68%	4	0	1	80	0
Median Closed DOM		12	45	8	26	41
Total Closed Units	100%	62	10	36	14	2
Total Closed Volume		16,523,565	1.58M	9.99M	4.36M	598.00K

February 2022



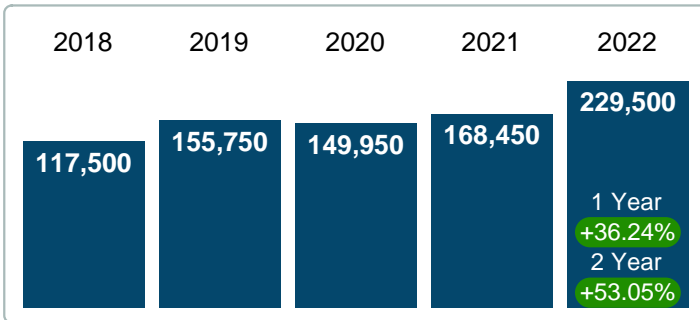
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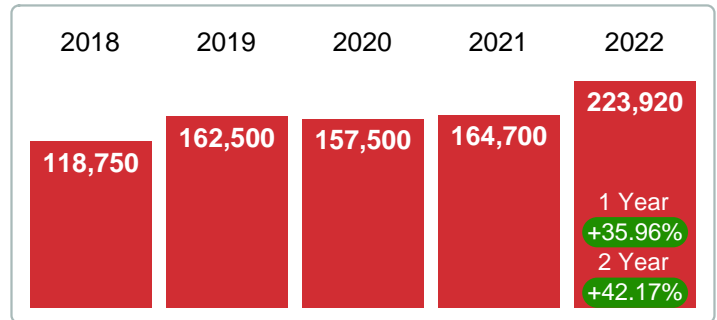
MEDIAN LIST PRICE AT CLOSING

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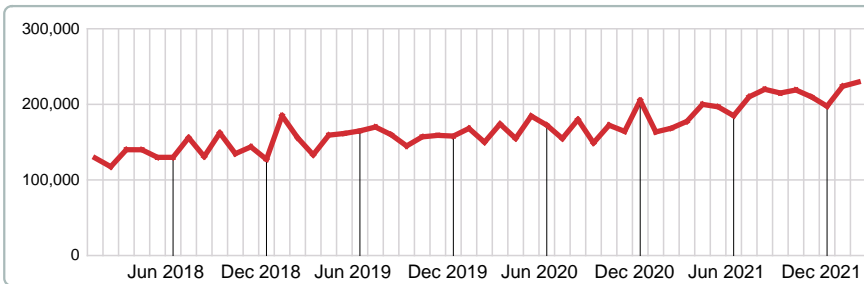
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

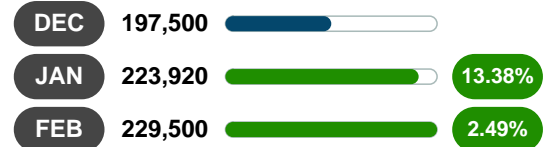


3 MONTHS

5 year FEB AVG = 164,230

High Feb 2022 229,500 Low Feb 2018 117,500

Median List Price at Closing this month at **229,500**
above the 5 yr FEB average of **164,230**



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	4	67,500	62,450	72,500	0	0
\$75,001 - \$150,000	9	120,000	125,000	99,500	0	0
\$150,001 - \$175,000	6	163,750	0	163,750	174,000	158,900
\$175,001 - \$250,000	18	215,950	0	211,500	225,450	0
\$250,001 - \$300,000	8	282,000	275,000	289,000	284,450	0
\$300,001 - \$475,000	10	364,500	0	387,450	325,805	0
\$475,001 and up	7	675,000	499,000	762,500	1,152,000	529,999
Median List Price		229,500	125,000	224,500	284,450	344,450
Total Closed Units		62	10	36	14	2
Total Closed Volume		17,366,054	1.65M	10.37M	4.66M	688.90K

February 2022



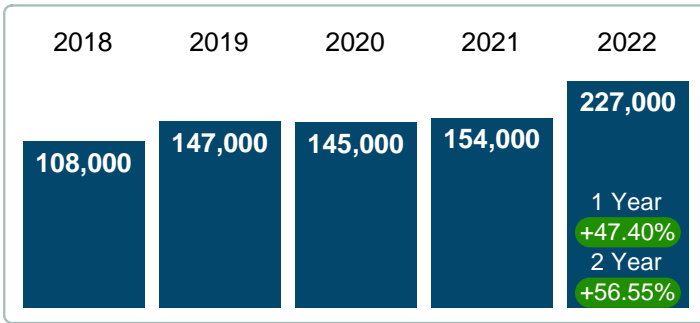
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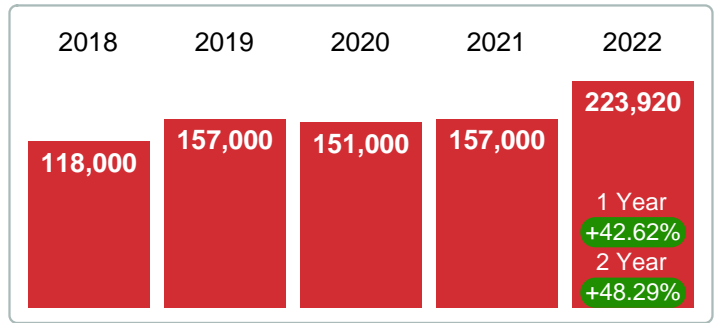
MEDIAN SOLD PRICE AT CLOSING

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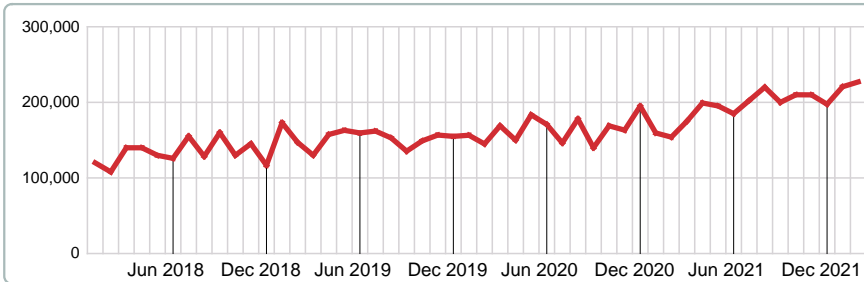
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

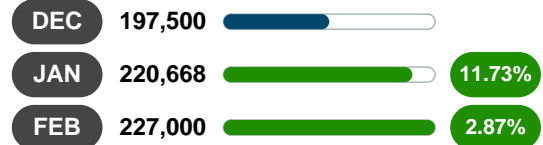


3 MONTHS

5 year FEB AVG = 156,200

High Feb 2022 227,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at **227,000** above the 5 yr FEB average of **156,200**



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	6.45%	56,750	47,500	66,750	0	0
\$75,001 - \$150,000	16.13%	115,500	121,000	95,500	0	123,000
\$150,001 - \$175,000	11.29%	167,000	154,000	162,000	173,500	0
\$175,001 - \$250,000	27.42%	222,500	0	218,000	227,500	0
\$250,001 - \$300,000	11.29%	290,000	275,000	290,000	299,000	0
\$300,001 - \$475,000	17.74%	366,000	475,000	366,000	325,000	475,000
\$475,001 and up	9.68%	687,800	0	625,000	900,000	0
Median Sold Price		227,000	123,500	224,500	283,500	299,000
Total Closed Units	100%	227,000	10	36	14	2
Total Closed Volume		16,523,565	1.58M	9.99M	4.36M	598.00K

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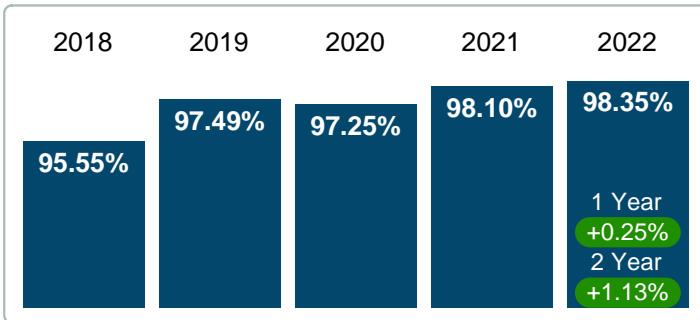
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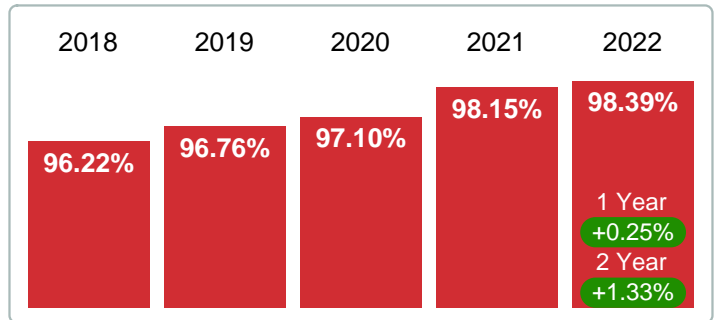
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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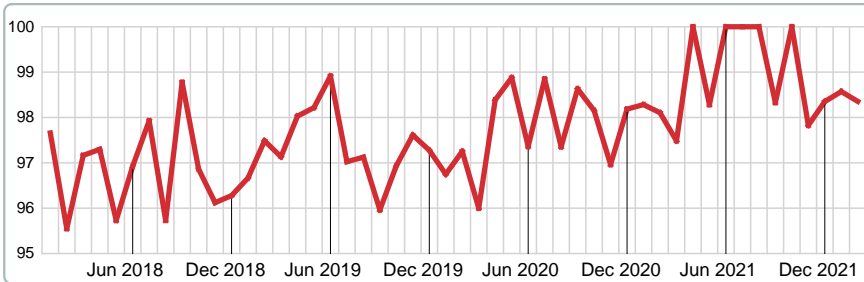
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

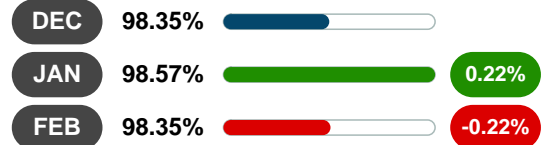


3 MONTHS

5 year FEB AVG = 97.35%

High Oct 2021 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **98.35%**
above the 5 yr FEB average of **97.35%**



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	4	6.45%	80.79%	76.02%	92.33%	0.00%	0.00%
\$75,001 - \$150,000	10	16.13%	94.34%	95.51%	93.48%	0.00%	77.41%
\$150,001 - \$175,000	7	11.29%	98.43%	103.36%	93.40%	95.72%	0.00%
\$175,001 - \$250,000	17	27.42%	100.00%	0.00%	100.00%	97.95%	0.00%
\$250,001 - \$300,000	7	11.29%	100.00%	100.00%	103.11%	100.00%	0.00%
\$300,001 - \$475,000	11	17.74%	98.39%	95.19%	98.39%	100.00%	89.62%
\$475,001 and up	6	9.68%	91.25%	0.00%	92.59%	78.13%	0.00%
Median Sold/List Ratio		98.35%		95.35%	98.41%	99.65%	83.51%
Total Closed Units		62	100%	10	36	14	2
Total Closed Volume		16,523,565		1.58M	9.99M	4.36M	598.00K

February 2022



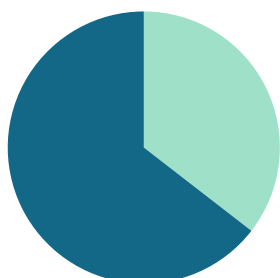
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

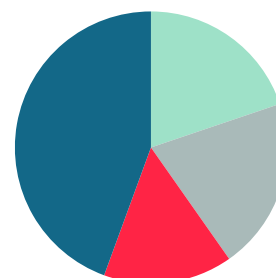


Inventory
 New Listings **88 = 35.48%**
 Start Inventory **160**
 Total Inventory Units **248**
 Volume **\$112,868,148**

Market Activity

Closed Sales **62 = 19.81%**
 Pending Sales **64 = 20.45%**
 Other Off Market **48 = 15.34%**
 Active Inventory **139 = 44.41%**

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	50	62	24.00%	112	131	16.96%
Pending Sales	47	64	36.17%	113	146	29.20%
New Listings	47	88	87.23%	120	179	49.17%
Median List Price	168,450	229,500	36.24%	164,700	223,920	35.96%
Median Sale Price	154,000	227,000	47.40%	157,000	223,920	42.62%
Median Percent of Selling Price to List Price	98.10%	98.35%	0.25%	98.15%	98.39%	0.25%
Median Days on Market to Sale	18.50	11.50	-37.84%	18.50	16.00	-13.51%
Monthly Inventory	123	139	13.01%	123	139	13.01%
Months Supply of Inventory	1.85	1.86	0.41%	1.85	1.86	0.41%

Absorption: Last 12 months, an Average of **75** Sales/Month

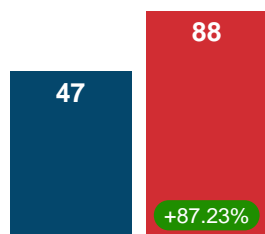
Inventory on February 28, 2022 = **139**

2021 **2022**

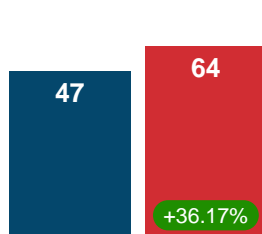
FEBRUARY MARKET

MEDIAN PRICES

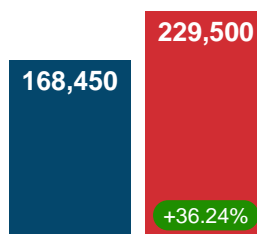
New Listings



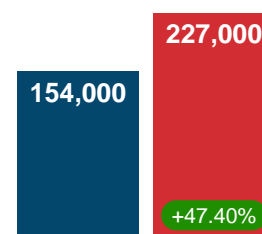
Pending Listings



List Price



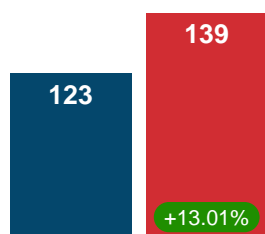
Sale Price



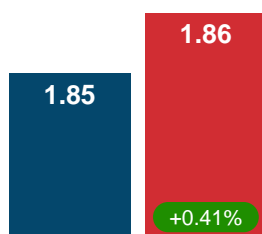
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

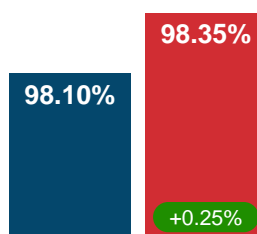
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

