

January 2022



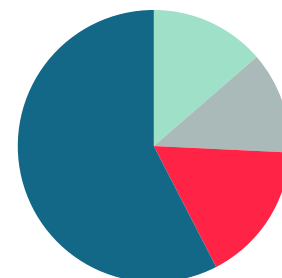
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	9	9	0.00%
Pending Listings	11	8	-27.27%
New Listings	17	11	-35.29%
Average List Price	160,933	164,567	2.26%
Average Sale Price	150,822	157,746	4.59%
Average Percent of Selling Price to List Price	91.98%	94.12%	2.33%
Average Days on Market to Sale	26.78	45.67	70.54%
End of Month Inventory	41	38	-7.32%
Months Supply of Inventory	3.67	2.83	-22.86%



■ Closed (13.64%)
■ Pending (12.12%)
■ Other OffMarket (16.67%)
■ Active (57.58%)

Absorption: Last 12 months, an Average of **13** Sales/Month
Active Inventory as of January 31, 2022 = **38**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2022 decreased **7.32%** to 38 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 **2.83** 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 **4.59%** in January 2022 to \$157,746 versus the previous year at \$150,822.

Average Days on Market Lengthens

The average number of **45.67** days that homes spent on the market before selling increased by 18.89 days or **70.54%** in January 2022 compared to last year's same month at **26.78** DOM.

Sales Success for January 2022 is Positive

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

There were 11 New Listings in January 2022, down **35.29%** from last year at 17. Furthermore, there were 9 Closed Listings this month versus last year at 9, a **0.00%** decrease.

Closed versus Listed trends yielded a **81.8%** ratio, up from previous year's, January 2021, at **52.9%**, a **54.55%** upswing. This will certainly create pressure on a decreasing 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

January 2022



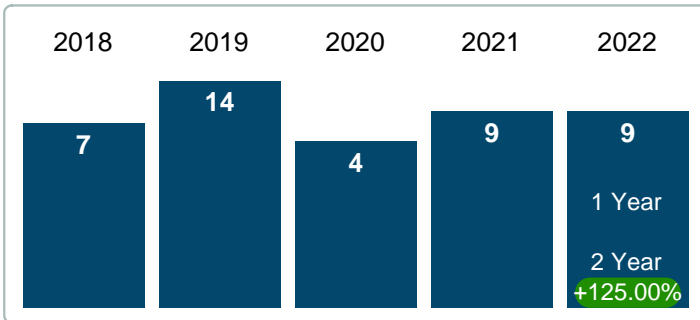
Area Delimited by County Of Sequoyah - Residential Property Type



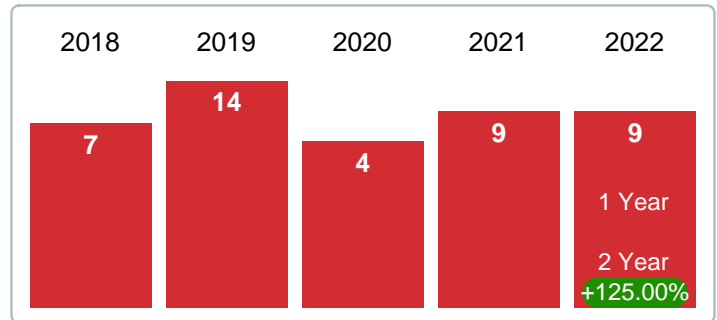
CLOSED LISTINGS

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

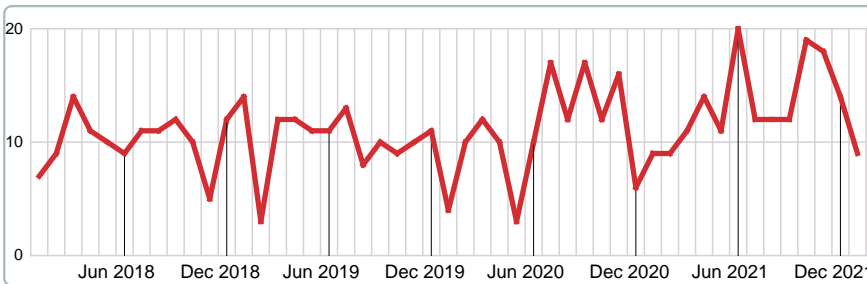
JANUARY



YEAR TO DATE (YTD)

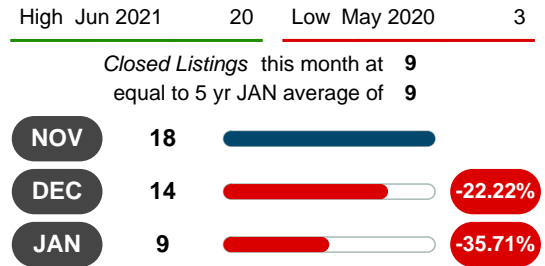


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 9



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	3	33.33%	22.7	1	2	0	0
\$75,001 - \$150,000	2	22.22%	88.5	0	2	0	0
\$150,001 - \$200,000	1	11.11%	10.0	0	1	0	0
\$200,001 - \$375,000	2	22.22%	48.0	0	1	1	0
\$375,001 and up	1	11.11%	60.0	0	1	0	0
Total Closed Units	9			1	7	1	0
Total Closed Volume	1,419,710	100%	45.7	55.00K	1.09M	269.90K	0.00B
Average Closed Price	\$157,746			\$55,000	\$156,401	\$269,900	\$0

January 2022



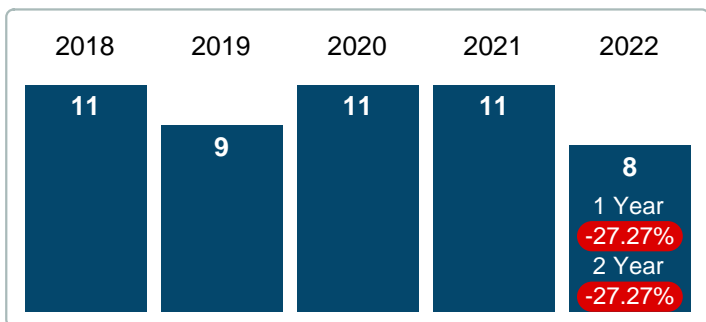
Area Delimited by County Of Sequoyah - Residential Property Type



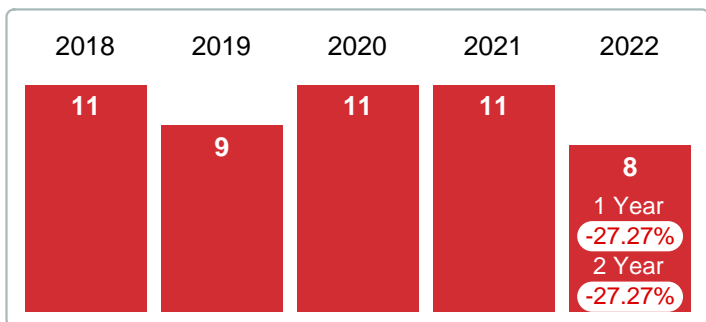
PENDING LISTINGS

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

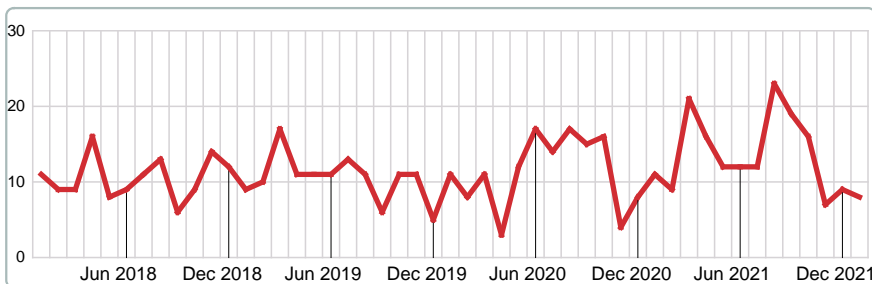
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 10

High Aug 2021 23 Low Apr 2020 3

Pending Listings this month at 8 below the 5 yr JAN average of 10



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	0	0.00%	0.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	3	37.50%	45.7	2	1	0	0
\$100,001 - \$200,000	2	25.00%	104.0	0	2	0	0
\$200,001 - \$225,000	1	12.50%	0.0	0	0	1	0
\$225,001 - \$550,000	2	25.00%	106.5	0	2	0	0
\$550,001 and up	0	0.00%	0.0	0	0	0	0
Total Pending Units	8			2	5	1	0
Total Pending Volume	1,631,100	100%	73.6	184.80K	1.22M	223.00K	0.00B
Average Listing Price	\$220,886			\$92,400	\$244,660	\$223,000	\$0

January 2022



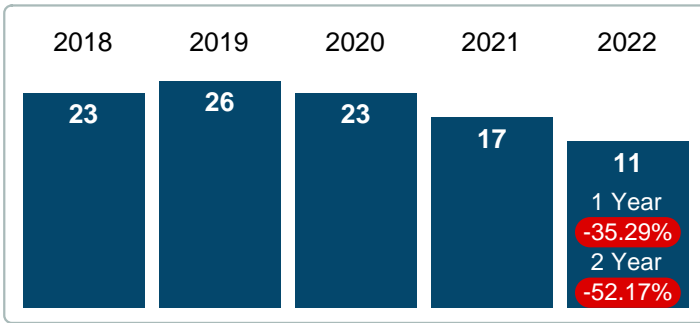
Area Delimited by County Of Sequoyah - Residential Property Type



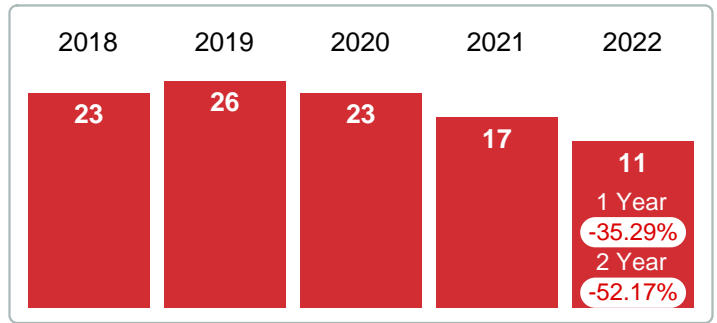
NEW LISTINGS

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

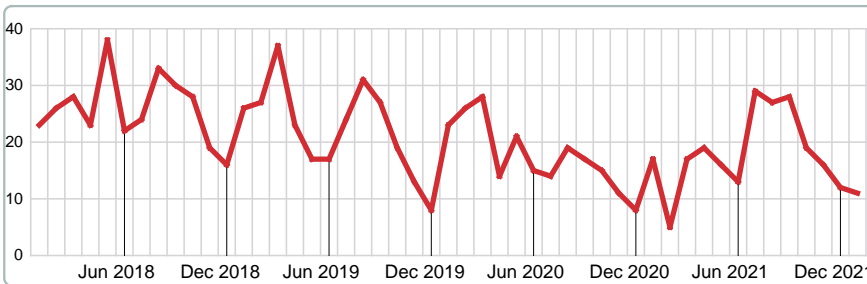
JANUARY



YEAR TO DATE (YTD)

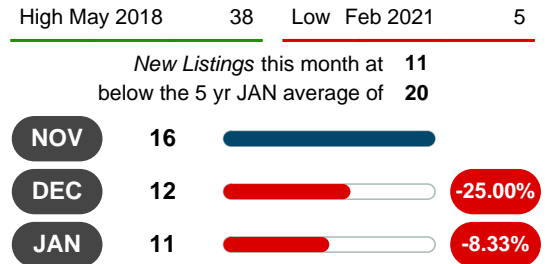


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 20



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	2	18.18%	1	1	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0
\$50,001 - \$100,000	2	18.18%	2	0	0	0
\$100,001 - \$150,000	3	27.27%	1	1	1	0
\$150,001 - \$200,000	1	9.09%	1	0	0	0
\$200,001 - \$275,000	1	9.09%	0	0	1	0
\$275,001 and up	2	18.18%	0	2	0	0
Total New Listed Units	11		5	4	2	0
Total New Listed Volume	1,699,400	100%	516.90K	820.00K	362.50K	0.00B
Average New Listed Listing Price	\$178,057		\$103,380	\$205,000	\$181,250	\$0

January 2022



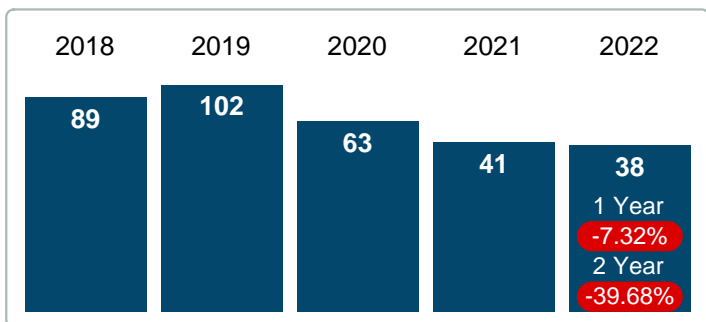
Area Delimited by County Of Sequoyah - Residential Property Type



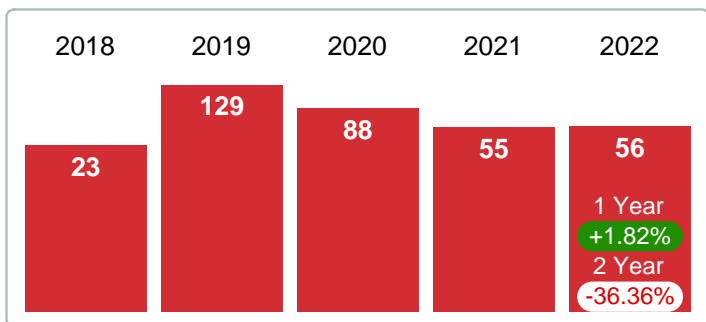
ACTIVE INVENTORY

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

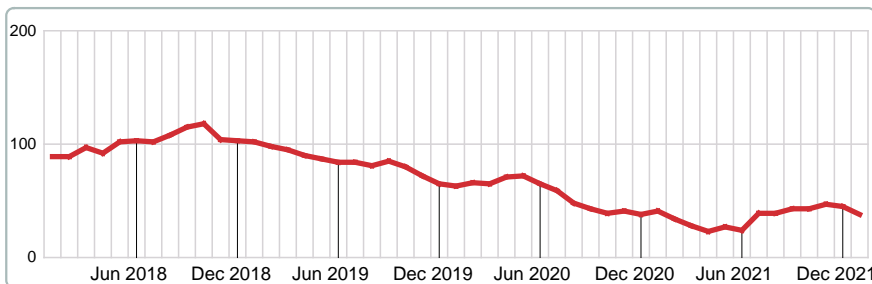
END OF JANUARY



ACTIVE DURING JANUARY



5 YEAR MARKET ACTIVITY TRENDS

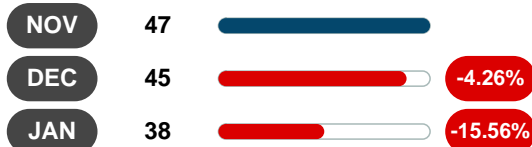


3 MONTHS

5 year JAN AVG = 67

High Oct 2018 118 Low Apr 2021 23

Inventory this month at **38**
 below the 5 yr JAN average of **67**



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	4	10.53%	63.8	3	1	0	0
\$50,001 - \$100,000	3	7.89%	58.0	2	1	0	0
\$100,001 - \$150,000	7	18.42%	48.9	3	3	1	0
\$150,001 - \$275,000	9	23.68%	111.7	2	3	4	0
\$275,001 - \$425,000	6	15.79%	66.0	1	2	2	1
\$425,001 - \$750,000	6	15.79%	105.8	2	2	2	0
\$750,001 and up	3	7.89%	80.3	1	1	0	1
Total Active Inventory by Units	38			14	13	9	2
Total Active Inventory by Volume	17,557,499	100%	80.2	5.76M	4.57M	2.54M	4.68M
Average Active Inventory Listing Price	\$462,039			\$411,757	\$351,831	\$282,122	\$2,340,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

January 2022



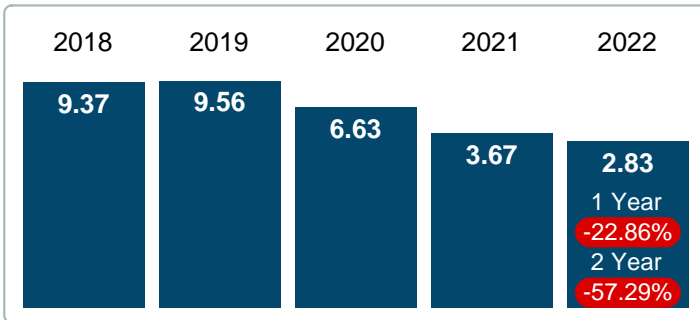
Area Delimited by County Of Sequoyah - Residential Property Type



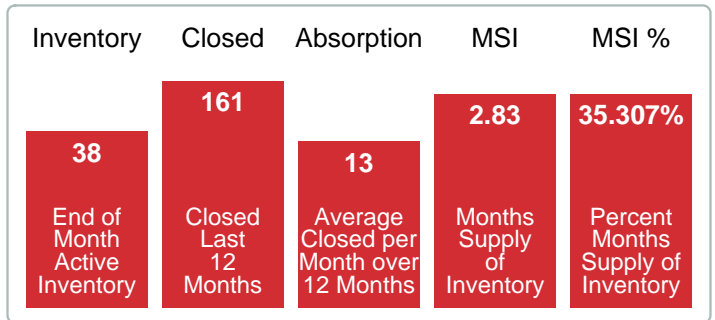
MONTHS SUPPLY of INVENTORY (MSI)

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

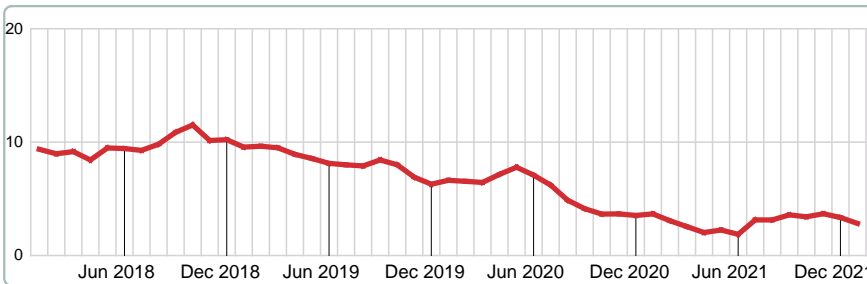
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

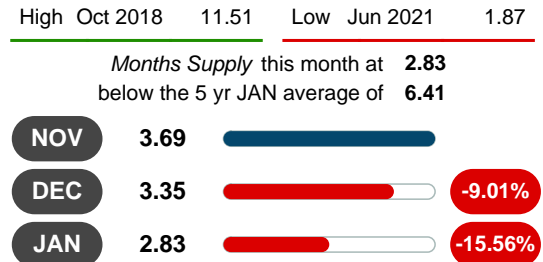


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 6.41



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	4	10.53%	3.00	4.00	2.40	0.00	0.00
\$50,001 - \$100,000	3	7.89%	0.86	2.18	0.41	0.00	0.00
\$100,001 - \$150,000	7	18.42%	3.36	7.20	2.40	3.00	0.00
\$150,001 - \$275,000	9	23.68%	2.45	6.00	1.38	3.69	0.00
\$275,001 - \$425,000	6	15.79%	4.50	4.00	2.40	12.00	12.00
\$425,001 - \$750,000	6	15.79%	5.54	0.00	3.43	6.00	0.00
\$750,001 and up	3	7.89%	7.20	12.00	12.00	0.00	12.00
Market Supply of Inventory (MSI)			2.83	5.09	1.68	3.72	4.00
Total Active Inventory by Units		100%	2.83	14	13	9	2

January 2022



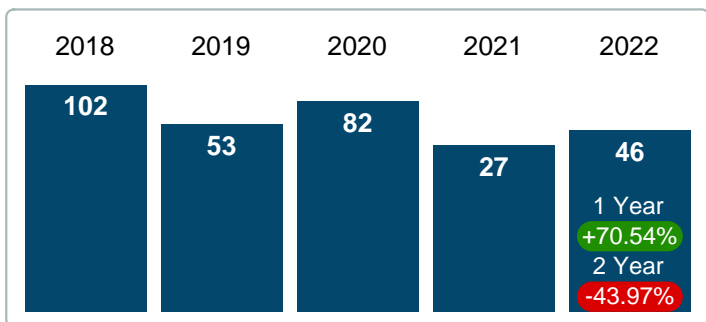
Area Delimited by County Of Sequoyah - Residential Property Type



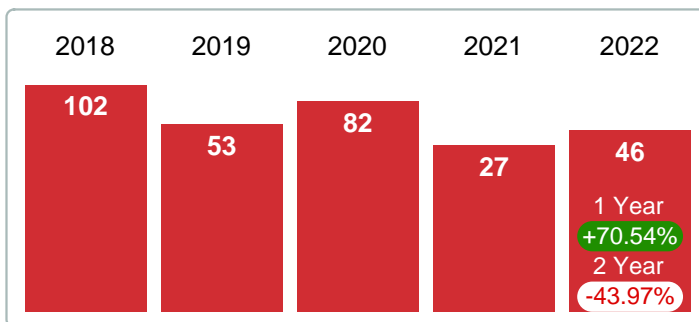
AVERAGE DAYS ON MARKET TO SALE

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

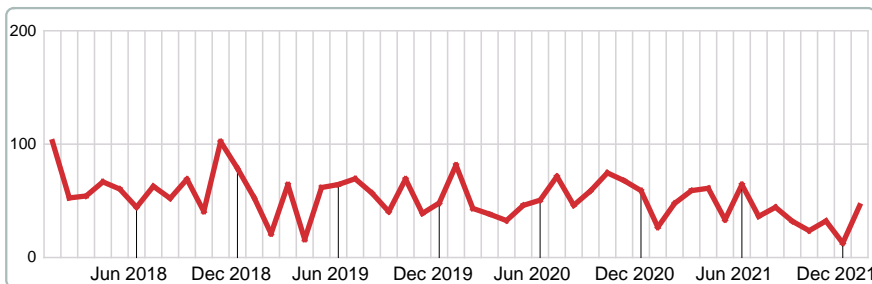
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

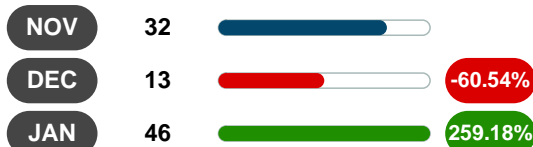


3 MONTHS

5 year JAN AVG = 62

High Nov 2018 102 Low Dec 2021 13

Average Days on Market to Sale this month at 46 below the 5 yr JAN average of 62



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	
\$50,000 and less	0	0.00%	0	0	0	0	
\$50,001 - \$50,000	0	0.00%	0	0	0	0	
\$50,001 - \$75,000	3	33.33%	33	18	0	0	
\$75,001 - \$150,000	2	22.22%	0	89	0	0	
\$150,001 - \$200,000	1	11.11%	0	10	0	0	
\$200,001 - \$375,000	2	22.22%	0	66	30	0	
\$375,001 and up	1	11.11%	0	60	0	0	
Average Closed DOM		46	33	50	30	0	
Total Closed Units		9	100%	46	1	7	1
Total Closed Volume		1,419,710	55.00K	1.09M	269.90K	0.00B	

January 2022



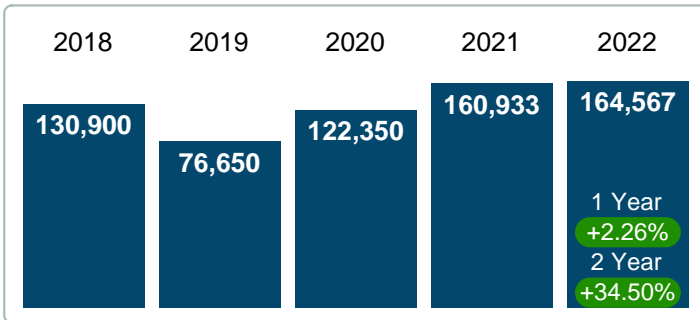
Area Delimited by County Of Sequoyah - Residential Property Type



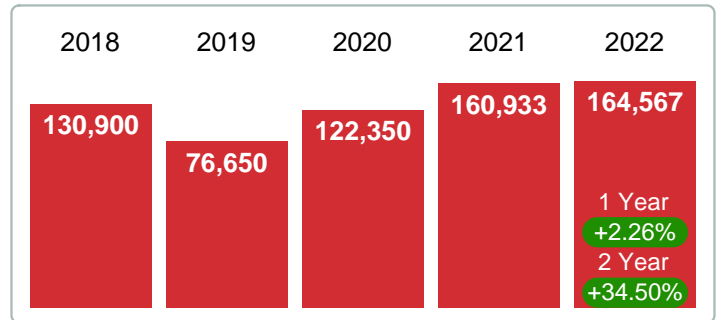
AVERAGE LIST PRICE AT CLOSING

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

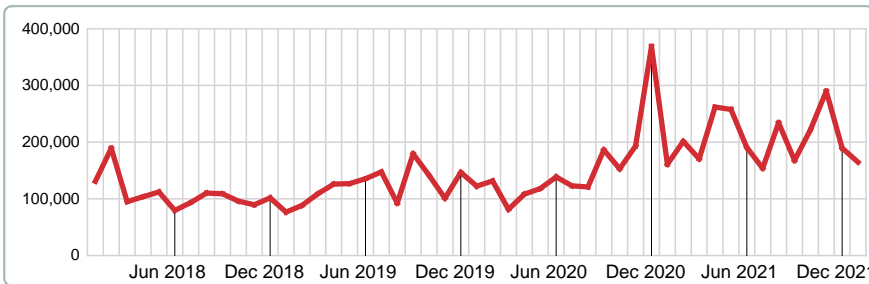
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

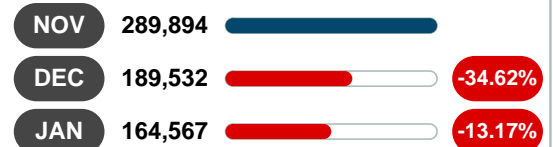


3 MONTHS

5 year JAN AVG = 131,080

High Dec 2020 368,817 Low Jan 2019 76,650

Average List Price at Closing this month at **164,567**
above the 5 yr JAN average of **131,080**



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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$75,000	33.33%	62,600	64,900	61,450	0	0
\$75,001 - \$150,000	11.11%	90,000	0	124,950	0	0
\$150,001 - \$200,000	22.22%	159,950	0	160,000	0	0
\$200,001 - \$375,000	22.22%	252,200	0	224,500	279,900	0
\$375,001 and up	11.11%	379,000	0	379,000	0	0
Average List Price		164,567	64,900	162,329	279,900	0
Total Closed Units	100%	164,567	1	7	1	0
Total Closed Volume		1,481,100	64.90K	1.14M	279.90K	0.00B

January 2022



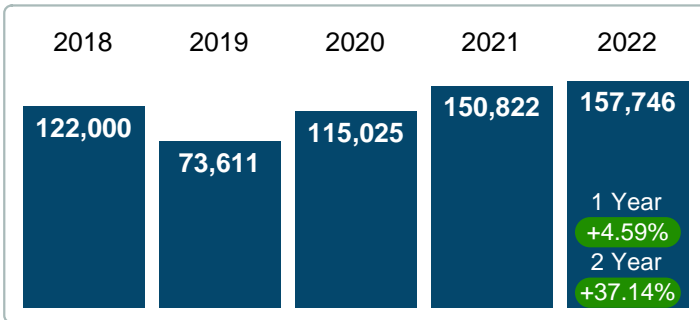
Area Delimited by County Of Sequoyah - Residential Property Type



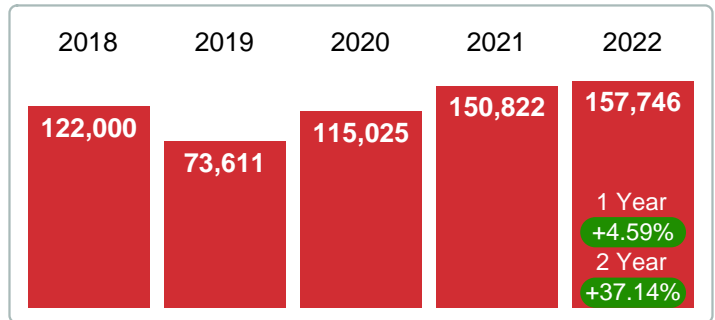
AVERAGE SOLD PRICE AT CLOSING

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

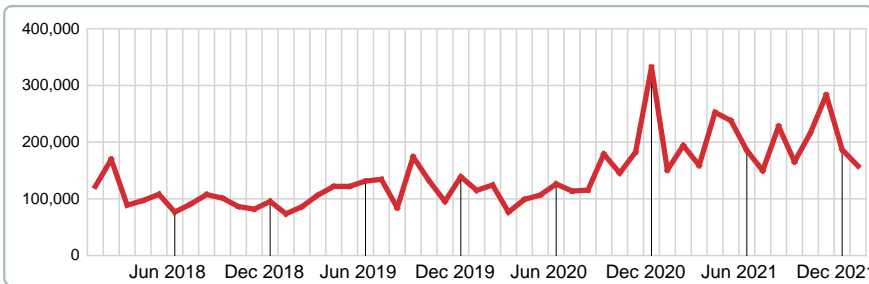
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

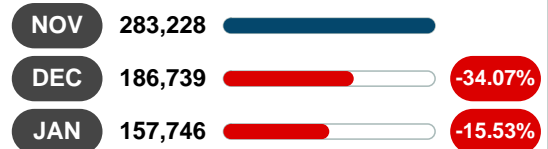


3 MONTHS

5 year JAN AVG = 123,841

High Dec 2020 332,150 Low Jan 2019 73,611

Average Sold Price at Closing this month at 157,746 above the 5 yr JAN average of 123,841



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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$75,000	33.33%	56,937	55,000	57,905	0	0
\$75,001 - \$150,000	22.22%	115,000	0	115,000	0	0
\$150,001 - \$200,000	11.11%	155,000	0	155,000	0	0
\$200,001 - \$375,000	22.22%	242,450	0	215,000	269,900	0
\$375,001 and up	11.11%	379,000	0	379,000	0	0
Average Sold Price		157,746	55,000	156,401	269,900	0
Total Closed Units	100%	157,746	1	7	1	0
Total Closed Volume		1,419,710	55.00K	1.09M	269.90K	0.00B

January 2022



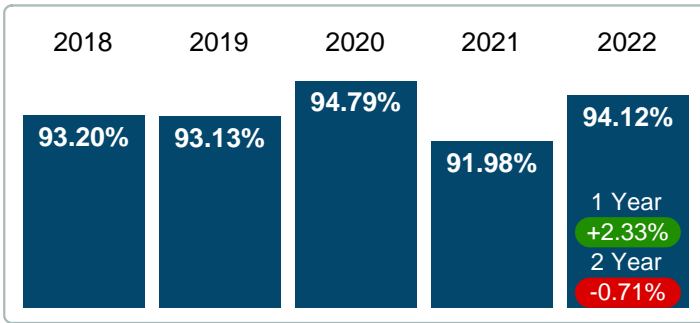
Area Delimited by County Of Sequoyah - Residential Property Type



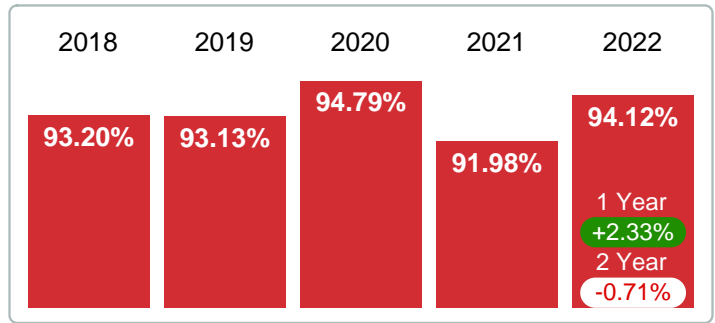
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

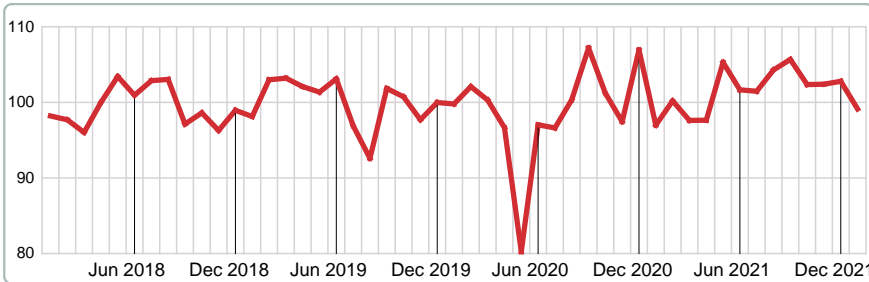
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

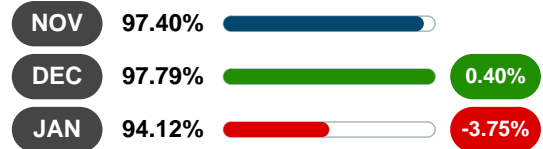


3 MONTHS

5 year JAN AVG = 93.44%

High Sep 2020 102.20% Low May 2020 75.25%

Average Sold/List Ratio this month at **94.12%**
above the 5 yr JAN average of **93.44%**



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
\$50,000 and less	<div style="width: 0%;"></div>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	<div style="width: 0%;"></div>	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	<div style="width: 33.33%;"></div>	33.33%	90.97%	84.75%	94.08%	0.00%	0.00%
\$75,001 - \$150,000	<div style="width: 22.22%;"></div>	22.22%	92.56%	0.00%	92.56%	0.00%	0.00%
\$150,001 - \$200,000	<div style="width: 11.11%;"></div>	11.11%	96.88%	0.00%	96.88%	0.00%	0.00%
\$200,001 - \$375,000	<div style="width: 22.22%;"></div>	22.22%	96.10%	0.00%	95.77%	96.43%	0.00%
\$375,001 and up	<div style="width: 11.11%;"></div>	11.11%	100.00%	0.00%	100.00%	0.00%	0.00%
Average Sold/List Ratio		94.10%		84.75%	95.13%	96.43%	0.00%
Total Closed Units		9	100%	1	7	1	
Total Closed Volume		1,419,710		55.00K	1.09M	269.90K	0.00B

January 2022



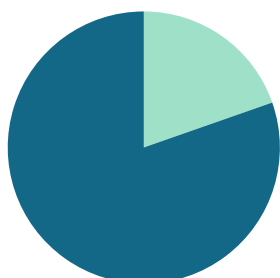
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

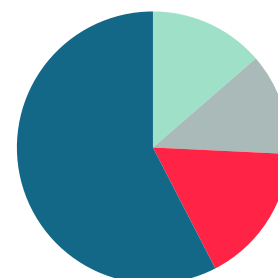


Inventory
 New Listings
11 = 19.64%
 Start Inventory
45
 Total Inventory Units
56
 Volume
\$21,165,699

Market Activity

Closed Sales
9 = 13.64%
 Pending Sales
8 = 12.12%
 Other Off Market
11 = 16.67%
 Active Inventory
38 = 57.58%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	9	9	0.00%	9	9	0.00%
Pending Sales	11	8	-27.27%	11	8	-27.27%
New Listings	17	11	-35.29%	17	11	-35.29%
Average List Price	160,933	164,567	2.26%	160,933	164,567	2.26%
Average Sale Price	150,822	157,746	4.59%	150,822	157,746	4.59%
Average Percent of Selling Price to List Price	91.98%	94.12%	2.33%	91.98%	94.12%	2.33%
Average Days on Market to Sale	26.78	45.67	70.54%	26.78	45.67	70.54%
Monthly Inventory	41	38	-7.32%	41	38	-7.32%
Months Supply of Inventory	3.67	2.83	-22.86%	3.67	2.83	-22.86%

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

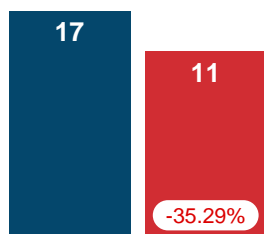
Inventory on January 31, 2022 = **38**

2021 **2022**

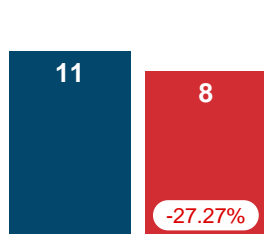
JANUARY MARKET

AVERAGE PRICES

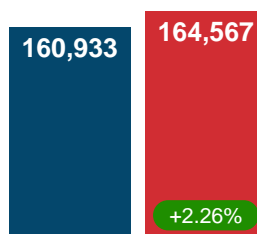
New Listings



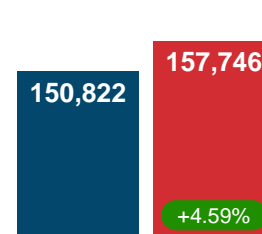
Pending Listings



List Price



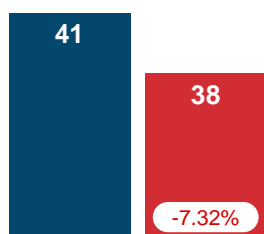
Sale Price



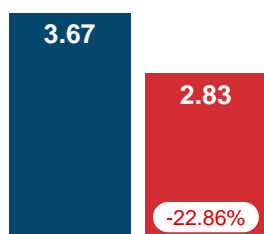
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

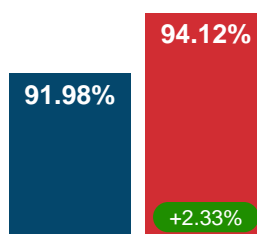
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

