

January 2022



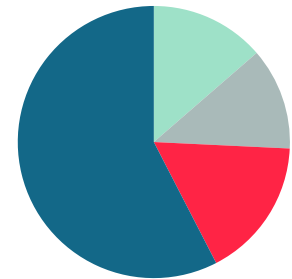
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	145,000	159,900	10.28%
Median Sale Price	138,000	145,000	5.07%
Median Percent of Selling Price to List Price	94.48%	95.77%	1.36%
Median Days on Market to Sale	7.00	33.00	371.43%
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.

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 **5.07%** in January 2022 to \$145,000 versus the previous year at \$138,000.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 26.00 days or **371.43%** in January 2022 compared to last year's same month at **7.00** DOM.

Sales Success for January 2022 is Positive

Overall, with Median 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.

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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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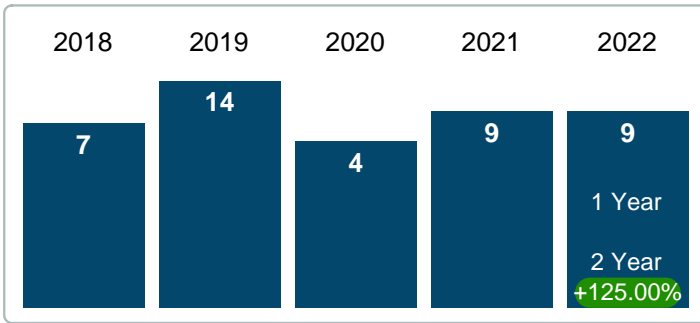
Area Delimited by County Of Sequoyah - Residential Property Type



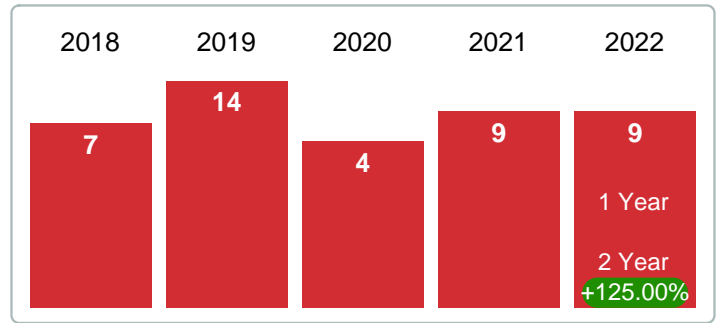
CLOSED LISTINGS

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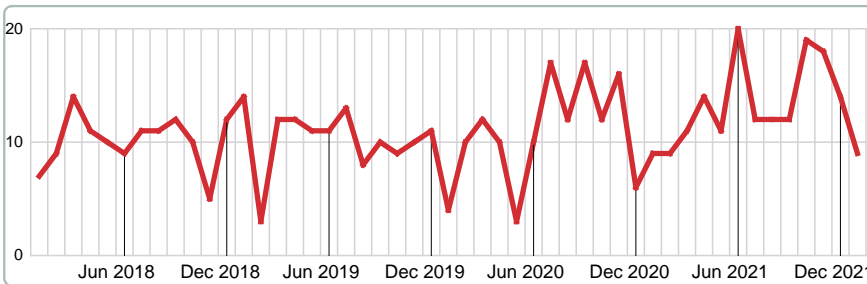
JANUARY



YEAR TO DATE (YTD)

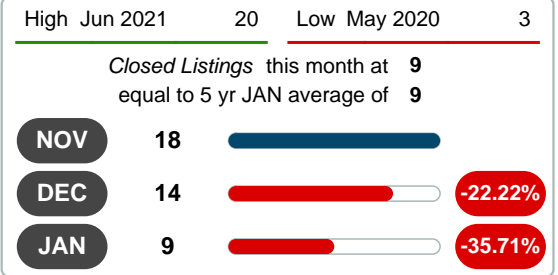


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 9



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$60,000	2	22.22%	30.5	1	1	0	0
\$60,001 - \$80,000	1	11.11%	7.0	0	1	0	0
\$80,001 - \$150,000	2	22.22%	88.5	0	2	0	0
\$150,001 - \$210,000	1	11.11%	10.0	0	1	0	0
\$210,001 - \$370,000	2	22.22%	48.0	0	1	1	0
\$370,001 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%	33.0	55.00K	1.09M	269.90K	0.00B
Median Closed Price	\$145,000			\$55,000	\$145,000	\$269,900	\$0

January 2022



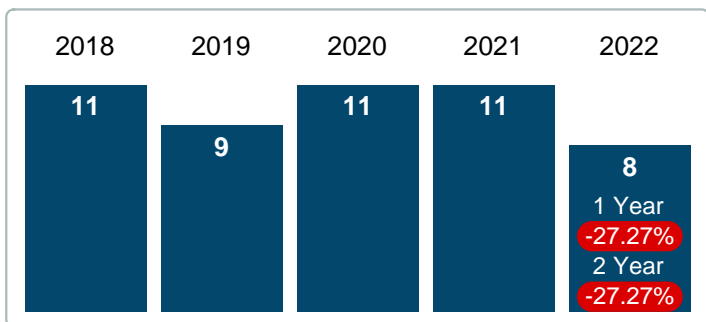
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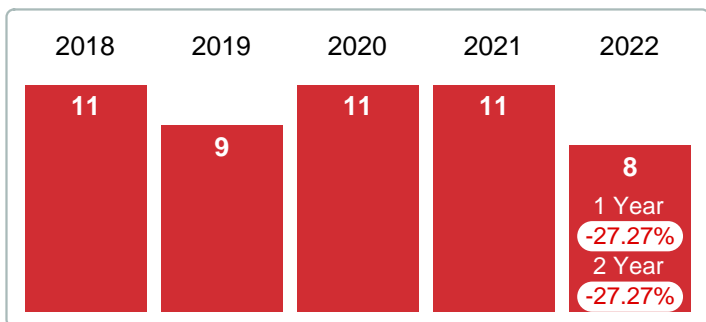
PENDING LISTINGS

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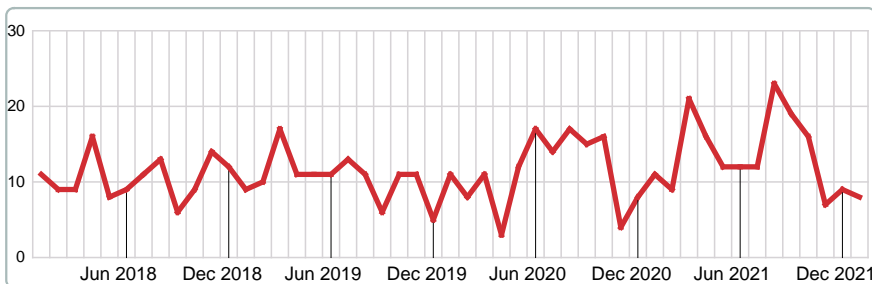
JANUARY



YEAR TO DATE (YTD)

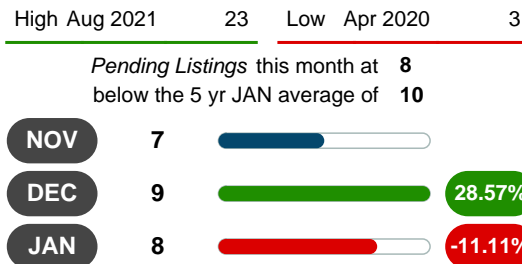


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 10



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	0	0.00%	60.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	60.0	0	0	0	0
\$75,001 - \$100,000	3	37.50%	43.0	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%	106.5	0	0	0	0
Total Pending Units	8			2	5	1	0
Total Pending Volume	1,631,100	100%	86.0	184.80K	1.22M	223.00K	0.00B
Median Listing Price	\$161,950			\$92,400	\$199,000	\$223,000	\$0

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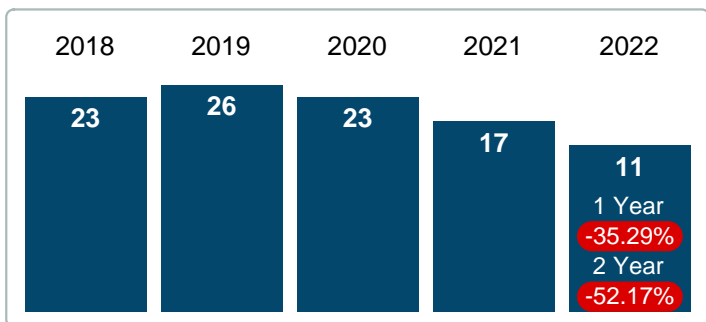
Area Delimited by County Of Sequoyah - Residential Property Type



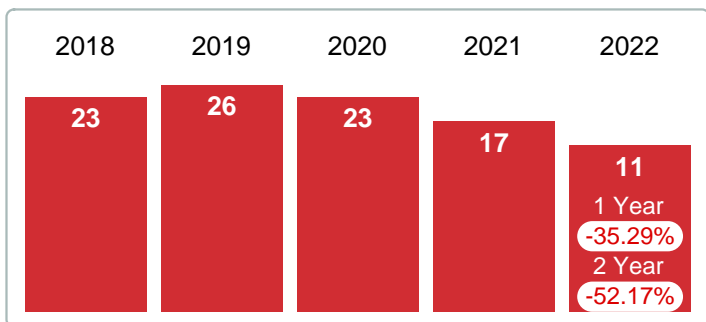
NEW LISTINGS

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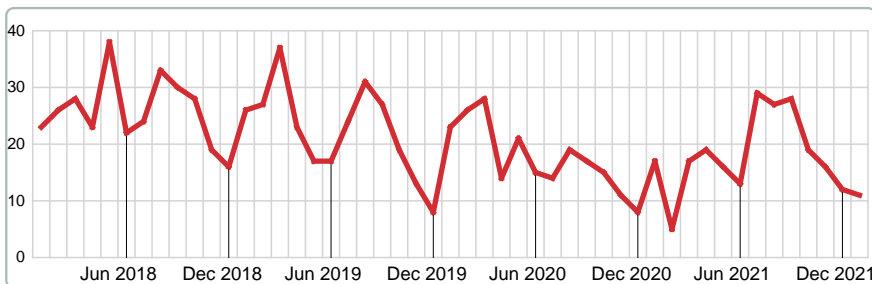
JANUARY



YEAR TO DATE (YTD)

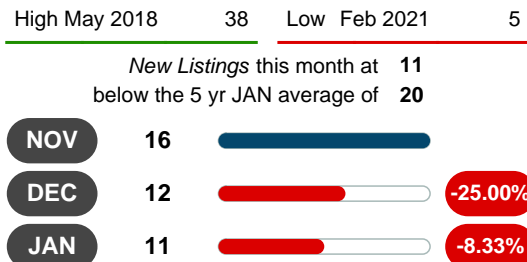


5 YEAR MARKET ACTIVITY TRENDS



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 - \$60,000	0	0.00%	0	0	0	0
\$60,001 - \$110,000	3	27.27%	3	0	0	0
\$110,001 - \$150,000	2	18.18%	0	1	1	0
\$150,001 - \$220,000	1	9.09%	1	0	0	0
\$220,001 - \$290,000	1	9.09%	0	0	1	0
\$290,001 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
Median New Listed Listing Price	\$139,500		\$99,900	\$222,500	\$181,250	\$0

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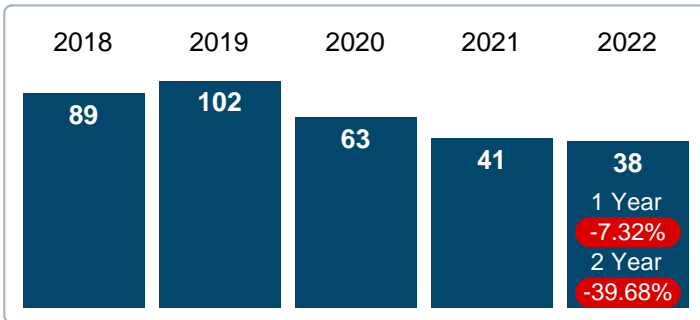
Area Delimited by County Of Sequoyah - Residential Property Type



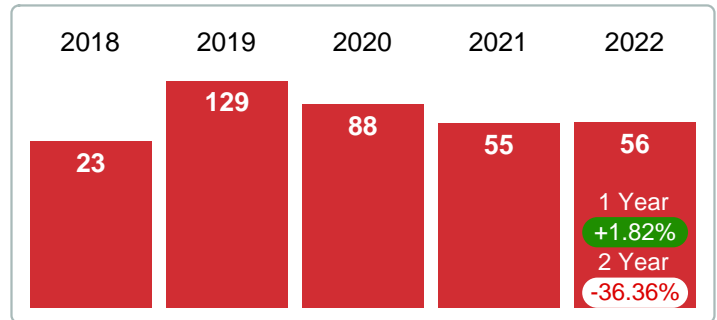
ACTIVE INVENTORY

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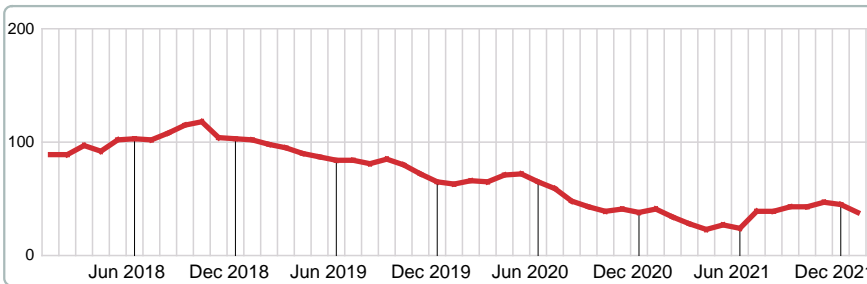
END OF JANUARY



ACTIVE DURING JANUARY

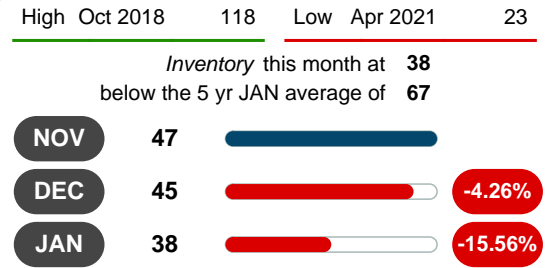


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 67



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	4	10.53%	58.0	3	1	0	0
\$50,001 - \$100,000	3	7.89%	53.0	2	1	0	0
\$100,001 - \$150,000	7	18.42%	32.0	3	3	1	0
\$150,001 - \$275,000	9	23.68%	112.0	2	3	4	0
\$275,001 - \$425,000	6	15.79%	61.5	1	2	2	1
\$425,001 - \$750,000	6	15.79%	92.5	2	2	2	0
\$750,001 and up	3	7.89%	53.0	1	1	0	1
Total Active Inventory by Units	38			14	13	9	2
Total Active Inventory by Volume	17,557,499	100%	76.0	5.76M	4.57M	2.54M	4.68M
Median Active Inventory Listing Price	\$189,450			\$133,450	\$179,000	\$228,900	\$2,340,000

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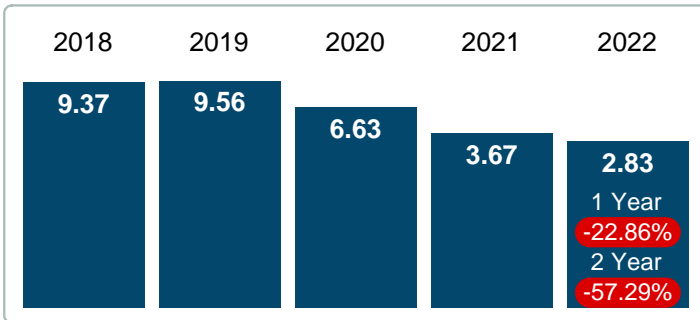
Area Delimited by County Of Sequoyah - Residential Property Type



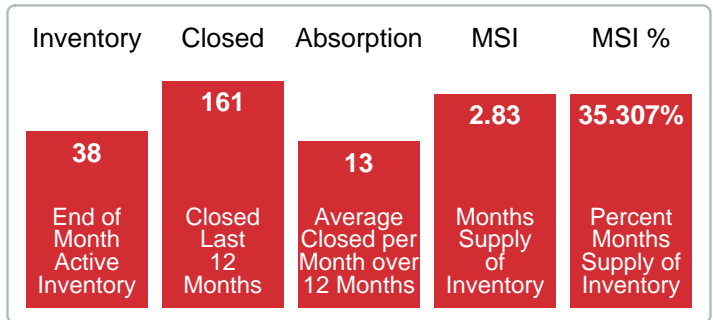
MONTHS SUPPLY of INVENTORY (MSI)

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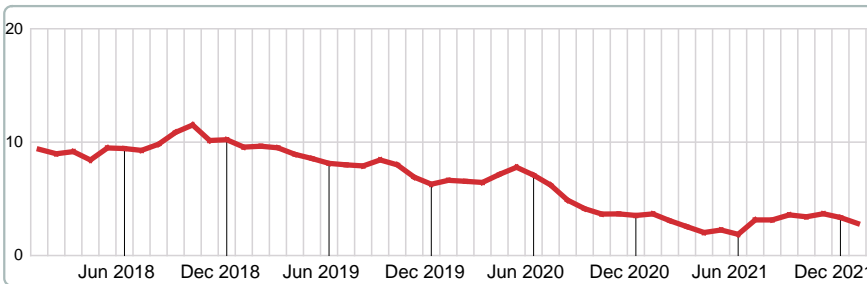
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

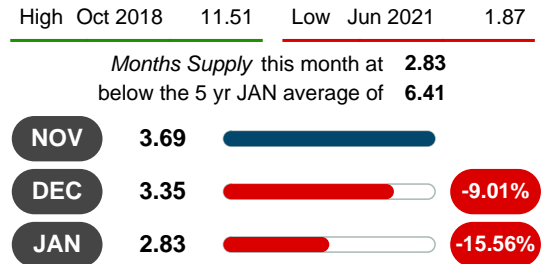


5 YEAR MARKET ACTIVITY TRENDS



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

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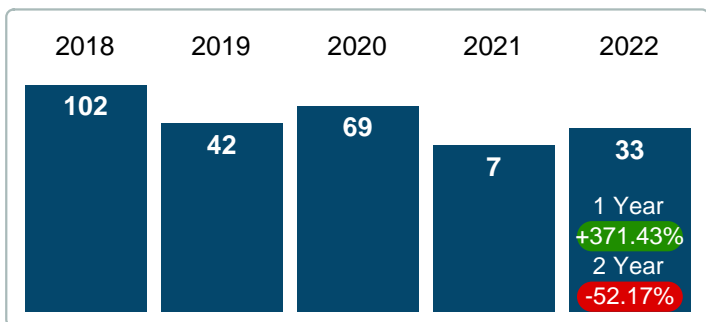
Area Delimited by County Of Sequoyah - Residential Property Type



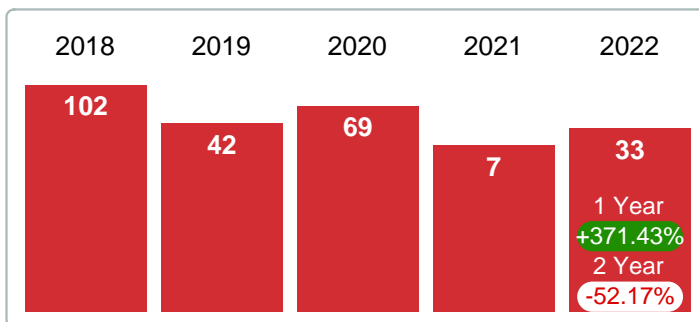
MEDIAN DAYS ON MARKET TO SALE

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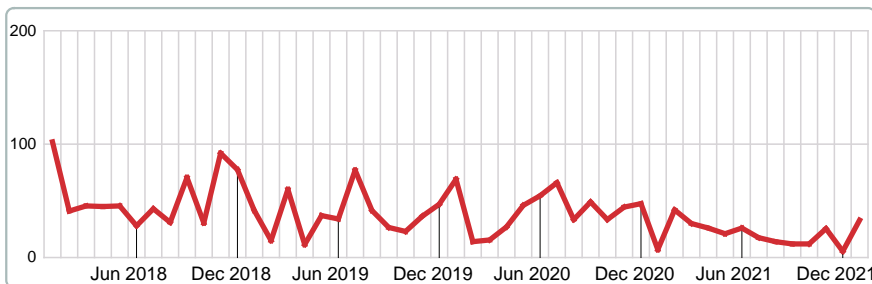
JANUARY



YEAR TO DATE (YTD)

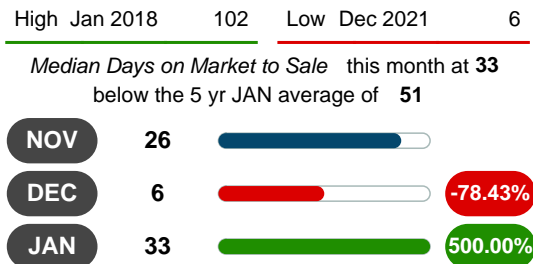


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 51



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		
\$50,000 and less	0	0.00%	53	0	0	0		
\$50,001 - \$60,000	2	22.22%	31	33	28	0		
\$60,001 - \$80,000	1	11.11%	7	0	7	0		
\$80,001 - \$150,000	2	22.22%	89	0	89	0		
\$150,001 - \$210,000	1	11.11%	10	0	10	0		
\$210,001 - \$370,000	2	22.22%	48	0	66	30		
\$370,001 and up	1	11.11%	60	0	60	0		
Median Closed DOM		33		33	47	30		
Total Closed Units		9	100%	33.0	1	7	1	
Total Closed Volume		1,419,710			55.00K	1.09M	269.90K	0.00B

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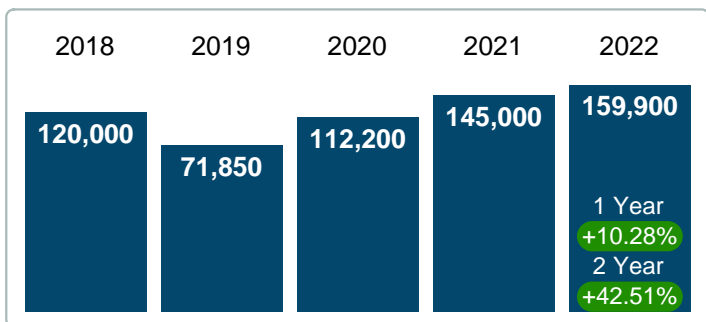
Area Delimited by County Of Sequoyah - Residential Property Type



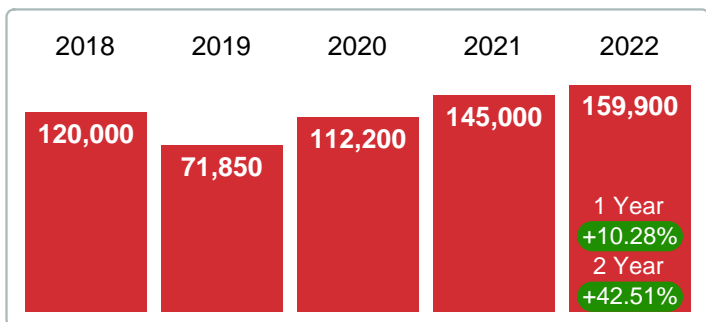
MEDIAN LIST PRICE AT CLOSING

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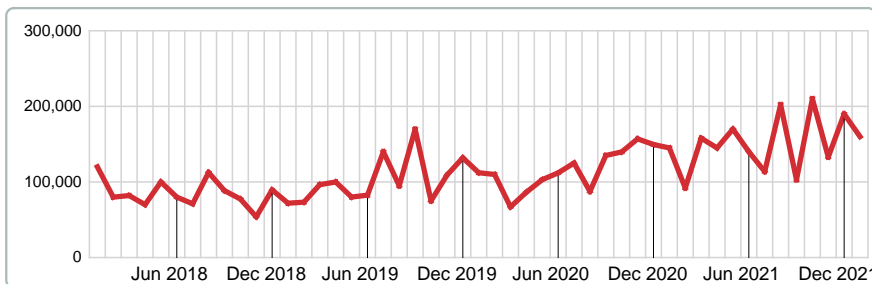
JANUARY



YEAR TO DATE (YTD)

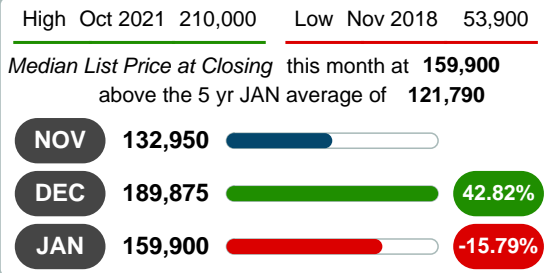


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 121,790



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		
\$50,000 and less	0	0.00%	60	0	0	0		
\$50,001 - \$50,000	0	0.00%	60	0	0	0		
\$50,001 - \$75,000	3	33.33%	63,000	64,900	61,450	0		
\$75,001 - \$150,000	1	11.11%	90,000	0	90,000	0		
\$150,001 - \$200,000	2	22.22%	159,950	0	159,950	0		
\$200,001 - \$375,000	2	22.22%	252,200	0	224,500	279,900		
\$375,001 and up	1	11.11%	379,000	0	379,000	0		
Median List Price		159,900		64,900	159,900	279,900	0	
Total Closed Units		9	100%	159,900	1	7	1	0
Total Closed Volume		1,481,100		64.90K	1.14M	279.90K	0.00B	

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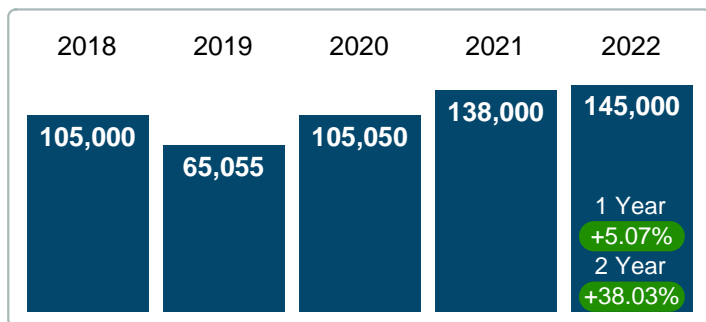
Area Delimited by County Of Sequoyah - Residential Property Type



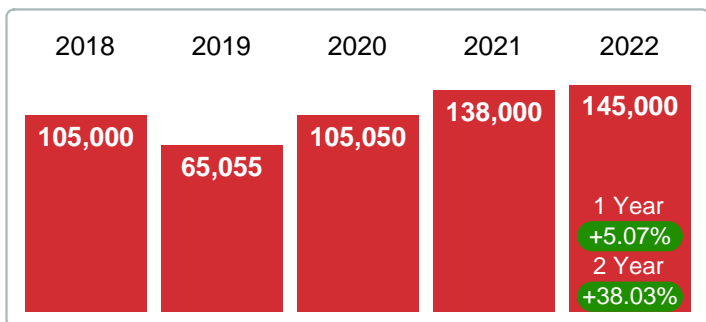
MEDIAN SOLD PRICE AT CLOSING

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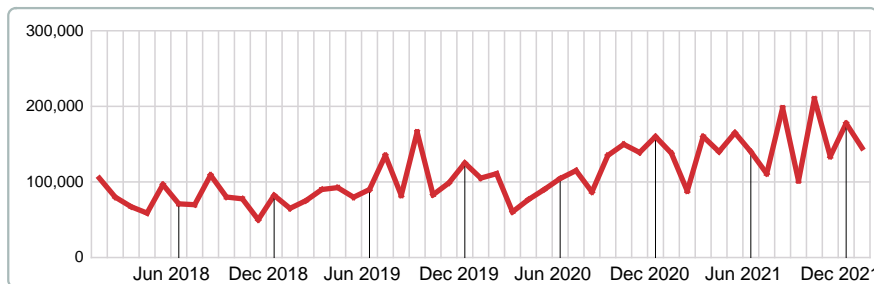
JANUARY



YEAR TO DATE (YTD)

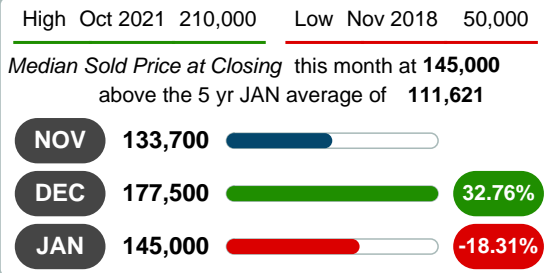


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 111,621



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
\$50,000 and less	0	0.00%	379,000	0	0	0	0
\$50,001 - \$60,000	2	22.22%	53,850	55,000	52,700	0	0
\$60,001 - \$80,000	1	11.11%	63,110	0	63,110	0	0
\$80,001 - \$150,000	2	22.22%	115,000	0	115,000	0	0
\$150,001 - \$210,000	1	11.11%	155,000	0	155,000	0	0
\$210,001 - \$370,000	2	22.22%	242,450	0	215,000	269,900	0
\$370,001 and up	1	11.11%	379,000	0	379,000	0	0
Median Sold Price			145,000	55,000	145,000	269,900	0
Total Closed Units		100%	145,000	1	7	1	
Total Closed Volume			1,419,710	55.00K	1.09M	269.90K	0.00B

January 2022



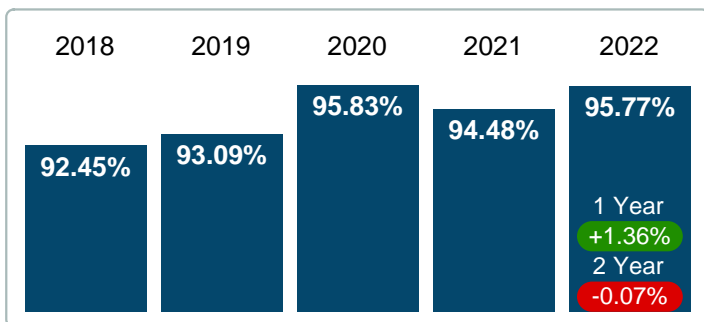
Area Delimited by County Of Sequoyah - Residential Property Type



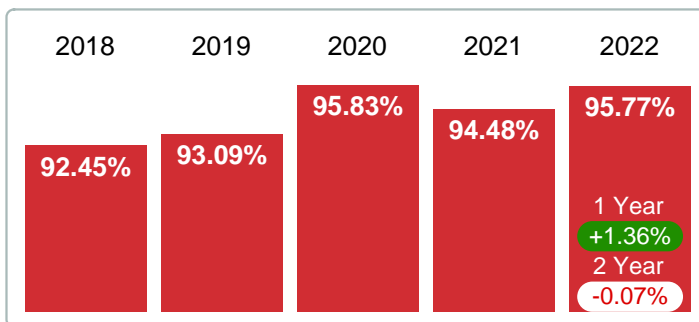
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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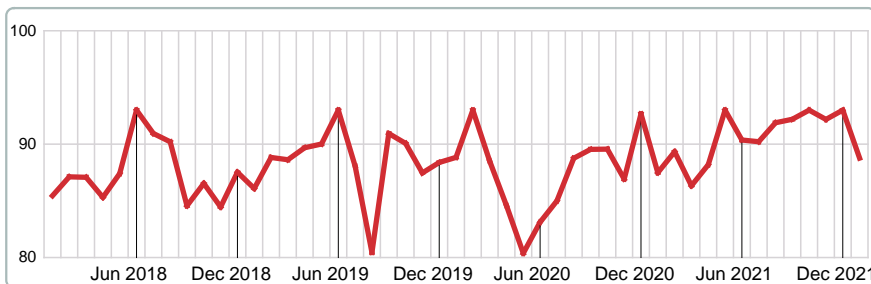
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

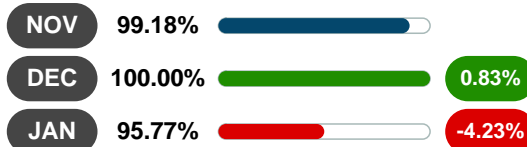


3 MONTHS

5 year JAN AVG = 94.33%

High Dec 2021 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **95.77%**
above the 5 yr JAN average of **94.33%**



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
\$50,000 and less	<div style="width: 0%;"></div>	0.00%	79.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$60,000	<div style="width: 22.22%;"></div>	22.22%	86.36%	84.75%	87.98%	0.00%	0.00%
\$60,001 - \$80,000	<div style="width: 11.11%;"></div>	11.11%	100.17%	0.00%	100.17%	0.00%	0.00%
\$80,001 - \$150,000	<div style="width: 22.22%;"></div>	22.22%	92.56%	0.00%	92.56%	0.00%	0.00%
\$150,001 - \$210,000	<div style="width: 11.11%;"></div>	11.11%	96.88%	0.00%	96.88%	0.00%	0.00%
\$210,001 - \$370,000	<div style="width: 22.22%;"></div>	22.22%	96.10%	0.00%	95.77%	96.43%	0.00%
\$370,001 and up	<div style="width: 11.11%;"></div>	11.11%	100.00%	0.00%	100.00%	0.00%	0.00%
Median Sold/List Ratio		95.77%		84.75%	95.77%	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



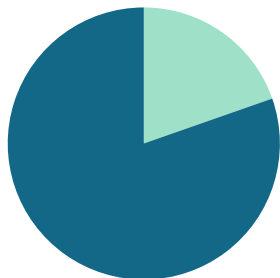
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

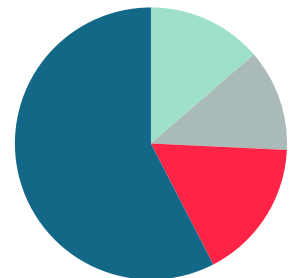


Inventory
 New Listings
11 = 19.64%
 Start Inventory
45
 Total Inventory Units
56
 Volume
\$21,165,699

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%
Median List Price	145,000	159,900	10.28%	145,000	159,900	10.28%
Median Sale Price	138,000	145,000	5.07%	138,000	145,000	5.07%
Median Percent of Selling Price to List Price	94.48%	95.77%	1.36%	94.48%	95.77%	1.36%
Median Days on Market to Sale	7.00	33.00	371.43%	7.00	33.00	371.43%
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

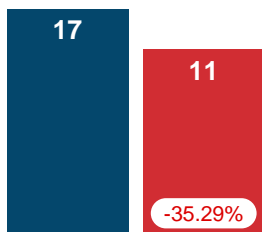
Inventory on January 31, 2022 = **38**

2021 **2022**

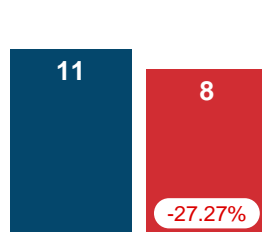
JANUARY MARKET

MEDIAN PRICES

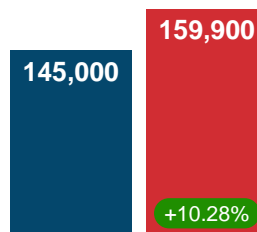
New Listings



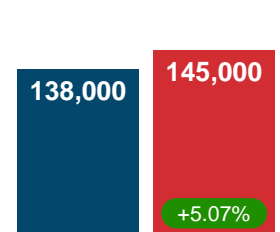
Pending Listings



List Price



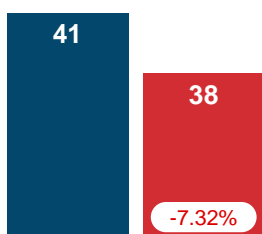
Sale Price



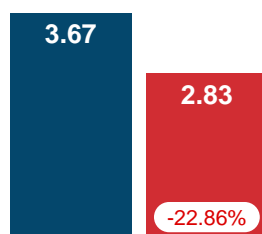
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

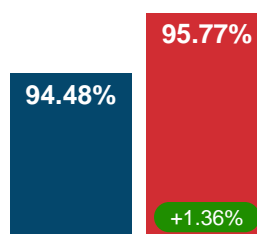
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

