

July 2022



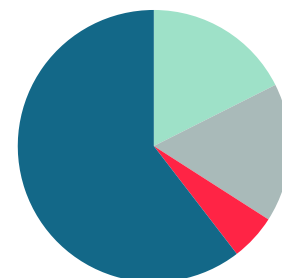
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	12	16	33.33%
Pending Listings	12	15	25.00%
New Listings	29	29	0.00%
Average List Price	153,942	252,210	63.84%
Average Sale Price	149,792	273,456	82.56%
Average Percent of Selling Price to List Price	96.47%	127.50%	32.17%
Average Days on Market to Sale	36.33	53.19	46.39%
End of Month Inventory	40	55	37.50%
Months Supply of Inventory	3.22	4.10	27.25%



■ Closed (17.58%)
■ Pending (16.48%)
■ Other OffMarket (5.49%)
■ Active (60.44%)

Absorption: Last 12 months, an Average of **13** Sales/Month
Active Inventory as of July 31, 2022 = **55**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **37.50%** to 55 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 **4.10** 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 **82.56%** in July 2022 to \$273,456 versus the previous year at \$149,792.

Average Days on Market Lengthens

The average number of **53.19** days that homes spent on the market before selling increased by 16.85 days or **46.39%** in July 2022 compared to last year's same month at **36.33** DOM.

Sales Success for July 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 29 New Listings in July 2022, down **0.00%** from last year at 29. Furthermore, there were 16 Closed Listings this month versus last year at 12, a **33.33%** increase.

Closed versus Listed trends yielded a **55.2%** ratio, up from previous year's, July 2021, at **41.4%**, a **33.33%** upswing. 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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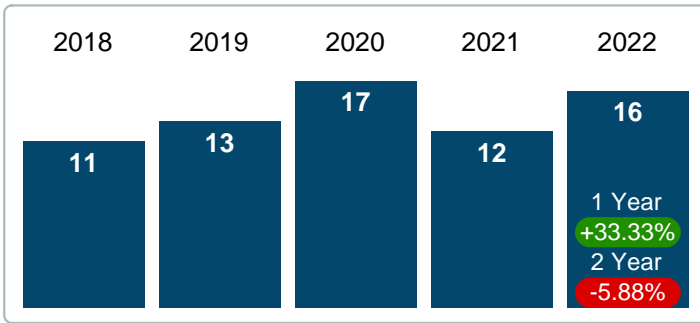
Area Delimited by County Of Sequoyah - Residential Property Type



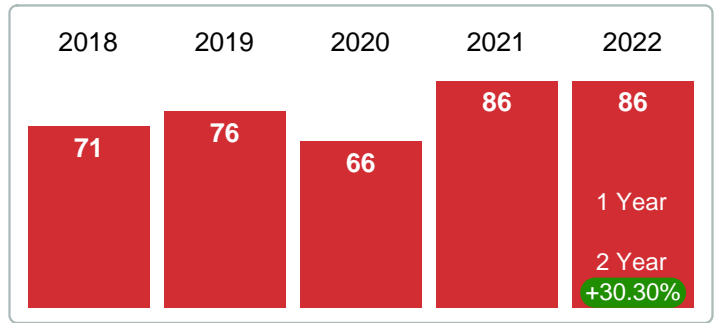
CLOSED LISTINGS

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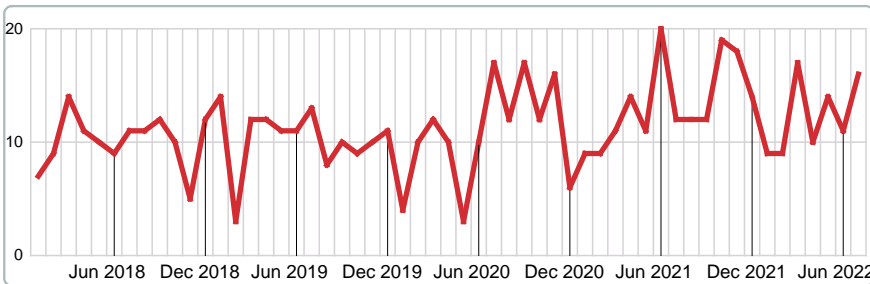
JULY



YEAR TO DATE (YTD)

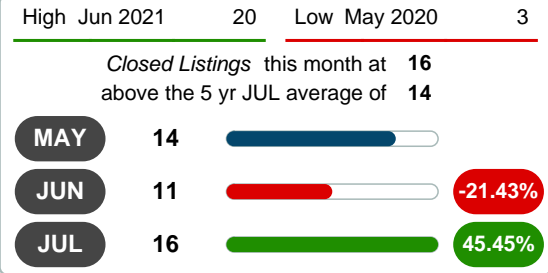


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 14



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	2	12.50%	21.5	1	1	0	0
\$125,001 - \$175,000	1	6.25%	99.0	0	1	0	0
\$175,001 - \$225,000	4	25.00%	81.0	2	1	1	0
\$225,001 - \$275,000	2	12.50%	32.0	0	2	0	0
\$275,001 - \$350,000	5	31.25%	53.2	2	1	2	0
\$350,001 - \$525,000	1	6.25%	18.0	0	0	1	0
\$525,001 and up	1	6.25%	37.0	0	0	1	0
Total Closed Units	16			5	6	5	0
Total Closed Volume	4,375,300	100%	53.2	1.09M	1.33M	1.96M	0.00B
Average Closed Price	\$273,456			\$217,760	\$220,833	\$392,300	\$0

July 2022



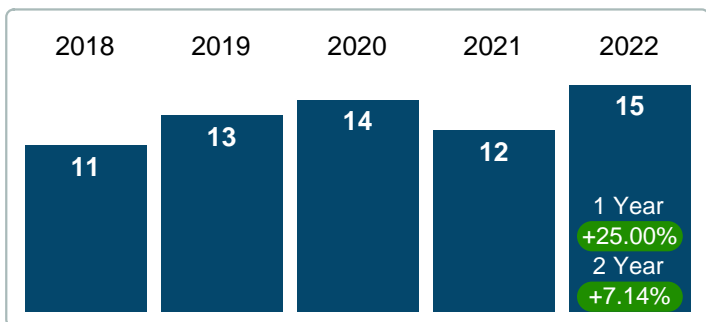
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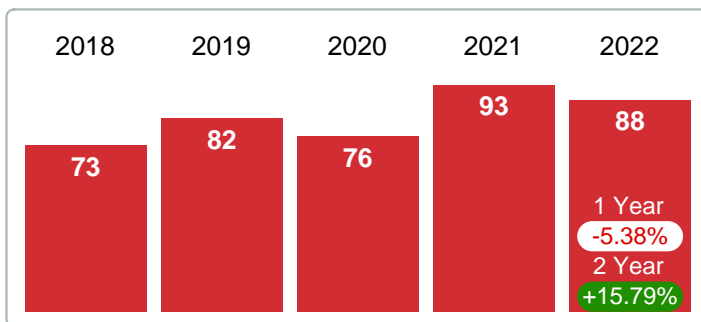
PENDING LISTINGS

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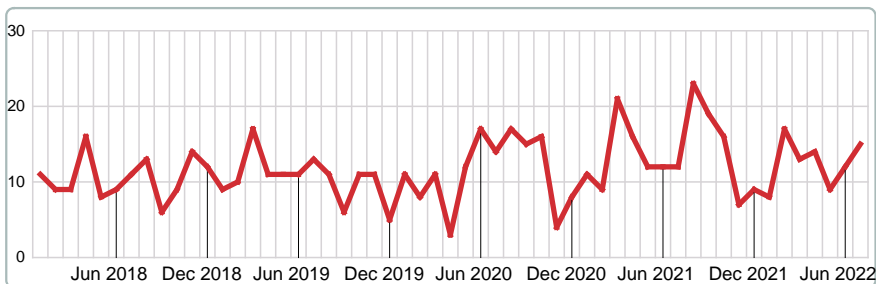
JULY



YEAR TO DATE (YTD)

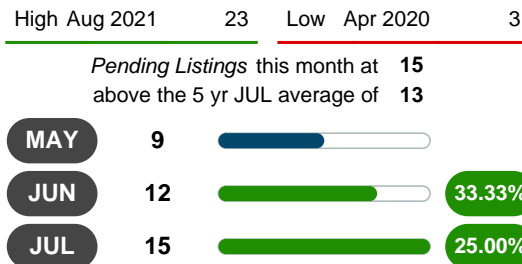


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 13



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	2	13.33%	9.0	2	0	0	0
\$75,001 - \$125,000	2	13.33%	8.0	0	1	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	5	33.33%	41.4	2	2	1	0
\$200,001 - \$225,000	1	6.67%	69.0	1	0	0	0
\$225,001 - \$375,000	3	20.00%	84.7	1	1	1	0
\$375,001 and up	2	13.33%	27.0	1	1	0	0
Total Pending Units	15			7	5	3	0
Total Pending Volume	3,215,098	100%	41.2	1.36M	1.32M	533.90K	0.00B
Average Listing Price	\$214,340			\$194,828	\$263,480	\$177,966	\$0

July 2022



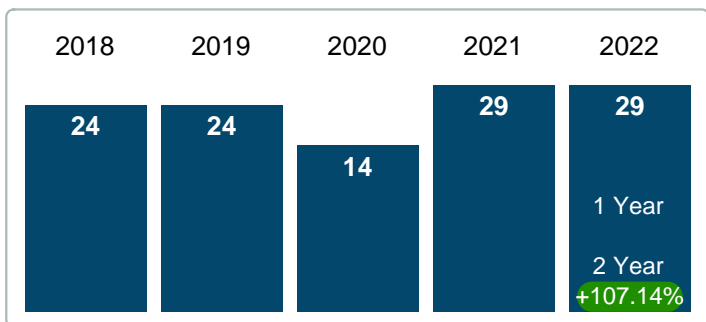
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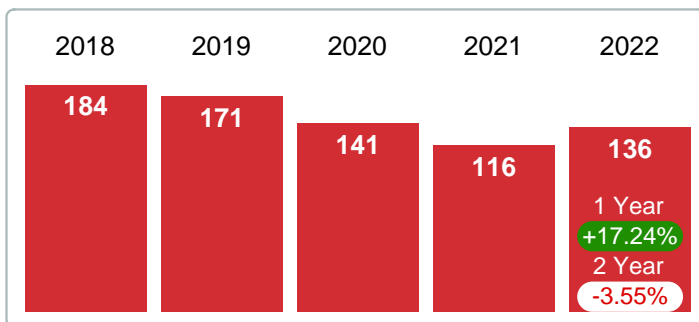
NEW LISTINGS

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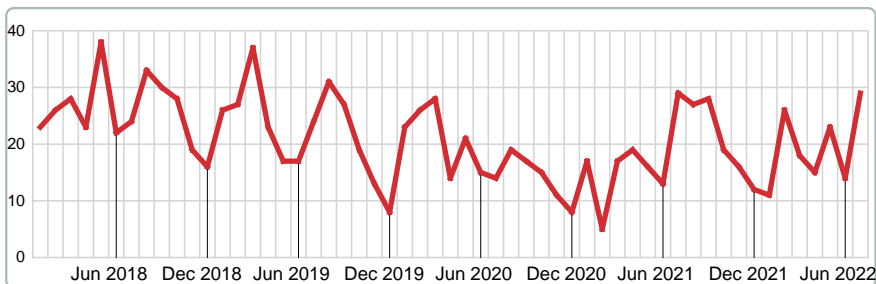
JULY



YEAR TO DATE (YTD)

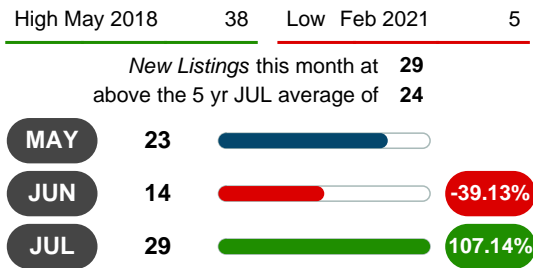


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	10.34%	3	0	0	0
\$75,001 - \$75,000	0	0.00%	0	0	0	0
\$75,001 - \$125,000	6	20.69%	1	4	1	0
\$125,001 - \$225,000	9	31.03%	4	4	1	0
\$225,001 - \$275,000	3	10.34%	0	1	2	0
\$275,001 - \$350,000	6	20.69%	2	3	1	0
\$350,001 and up	2	6.90%	0	1	1	0
Total New Listed Units	29		10	13	6	0
Total New Listed Volume	5,690,899	100%	1.63M	2.56M	1.50M	0.00B
Average New Listed Listing Price	\$165,500		\$162,890	\$196,846	\$250,500	\$0

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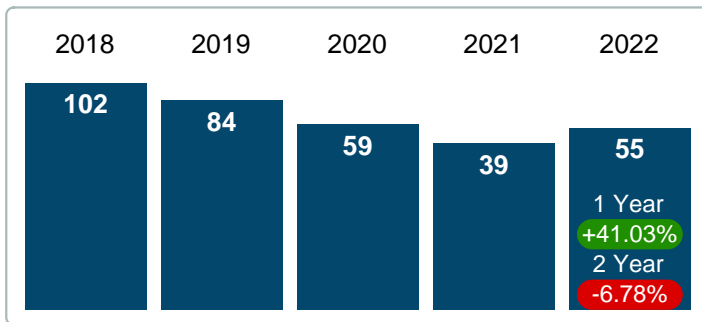
Area Delimited by County Of Sequoyah - Residential Property Type



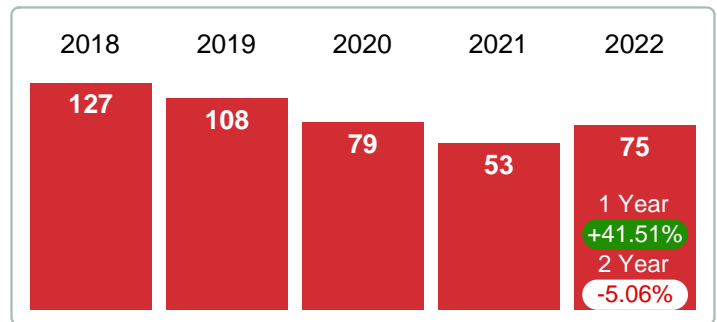
ACTIVE INVENTORY

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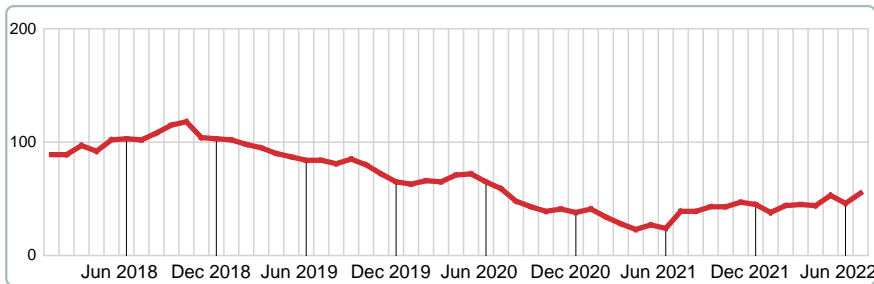
END OF JULY



ACTIVE DURING JULY

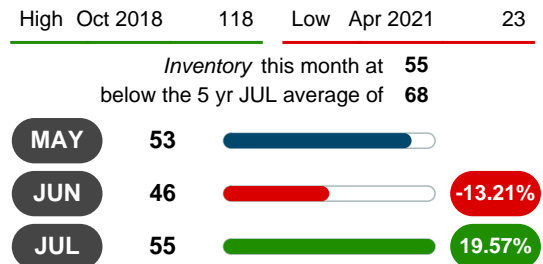


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 68



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	1.82%	26.0	1	0	0	0
\$75,001 - \$150,000	12	21.82%	81.3	1	9	2	0
\$150,001 - \$175,000	7	12.73%	63.9	2	5	0	0
\$175,001 - \$275,000	13	23.64%	61.2	2	7	4	0
\$275,001 - \$350,000	7	12.73%	29.4	1	3	3	0
\$350,001 - \$1,750,000	10	18.18%	100.5	2	3	3	2
\$1,750,001 and up	5	9.09%	134.8	1	3	1	0
Total Active Inventory by Units	55			10	30	13	2
Total Active Inventory by Volume	40,950,600	100%	75.1	5.21M	26.46M	8.36M	914.80K
Average Active Inventory Listing Price	\$744,556			\$521,430	\$882,107	\$642,946	\$457,400

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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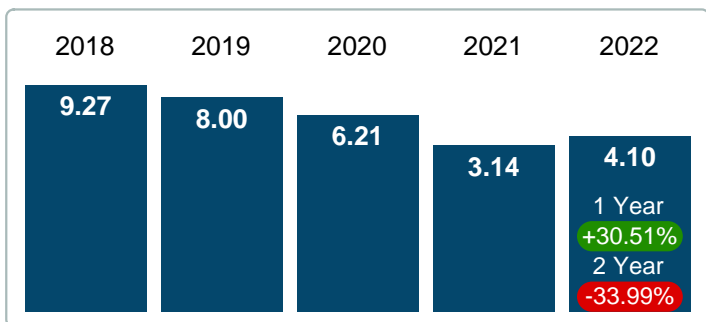
Area Delimited by County Of Sequoyah - Residential Property Type



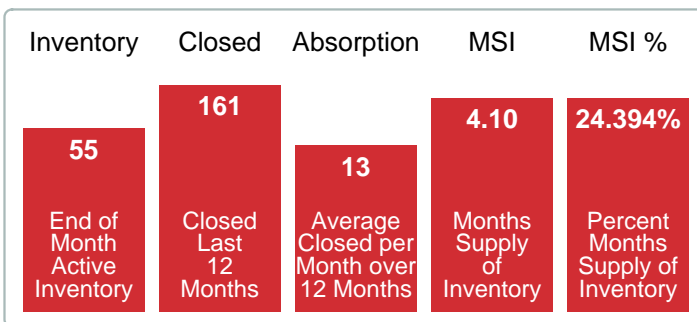
MONTHS SUPPLY of INVENTORY (MSI)

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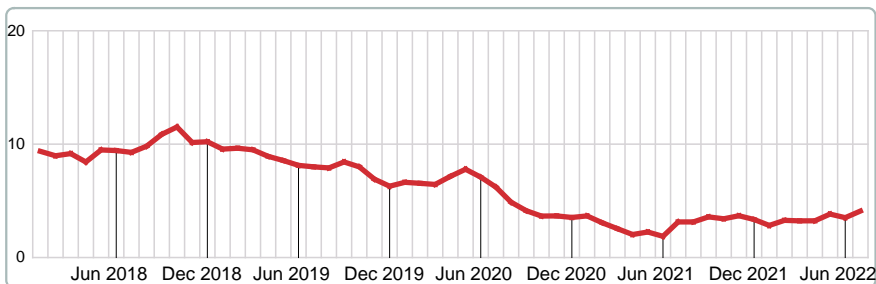
MSI FOR JULY



INDICATORS FOR JULY 2022

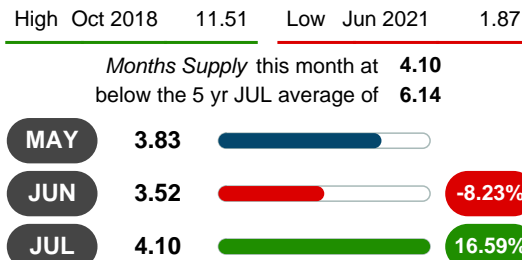


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 6.14



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
\$75,000 and less	1	1.82%	0.38	0.75	0.00	0.00	0.00
\$75,001 - \$150,000	12	21.82%	3.20	1.33	3.18	12.00	0.00
\$150,001 - \$175,000	7	12.73%	10.50	24.00	12.00	0.00	0.00
\$175,001 - \$275,000	13	23.64%	4.33	4.00	3.82	6.86	0.00
\$275,001 - \$350,000	7	12.73%	5.25	4.00	4.50	7.20	0.00
\$350,001 - \$1,750,000	10	18.18%	5.00	6.00	3.27	4.00	0.00
\$1,750,001 and up	5	9.09%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)			4.10	3.08	3.79	6.00	24.00
Total Active Inventory by Units		100%	4.10	10	30	13	2

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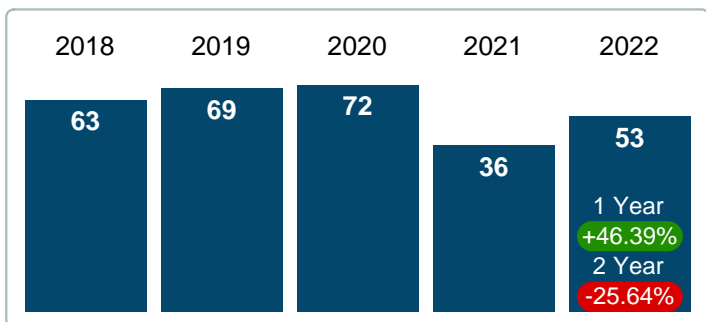
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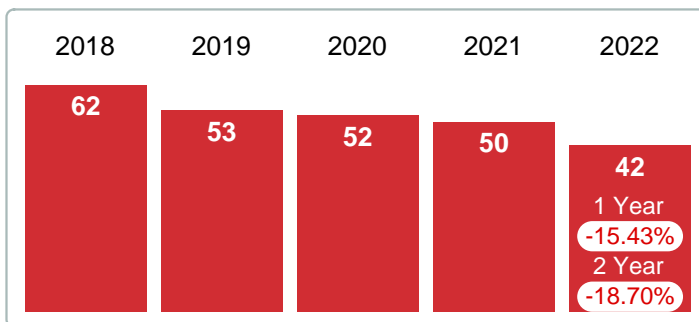
AVERAGE DAYS ON MARKET TO SALE

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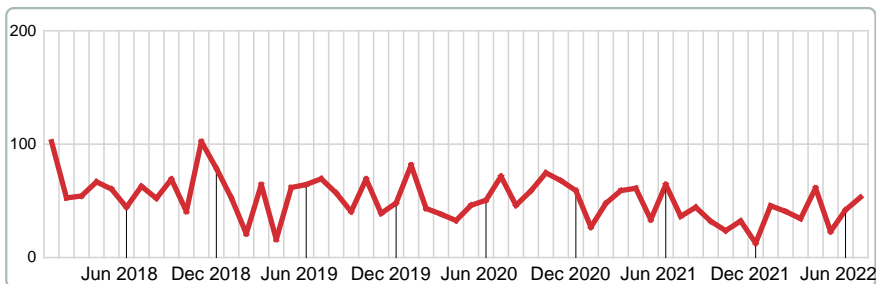
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

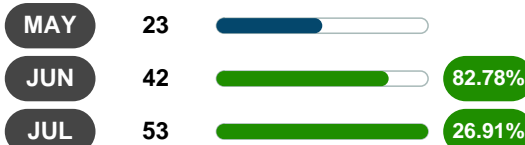


3 MONTHS

5 year JUL AVG = 59

High Nov 2018 102 Low Dec 2021 13

Average Days on Market to Sale this month at 53 below the 5 yr JUL average of 59



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
\$125,000 and less	12.50%	22	20	23	0	0
\$125,001 - \$175,000	6.25%	99	0	99	0	0
\$175,001 - \$225,000	25.00%	81	44	38	199	0
\$225,001 - \$275,000	12.50%	32	0	32	0	0
\$275,001 - \$350,000	31.25%	53	23	5	108	0
\$350,001 - \$525,000	6.25%	18	0	0	18	0
\$525,001 and up	6.25%	37	0	0	37	0
Average Closed DOM		53	31	38	94	0
Total Closed Units	100%	53	5	6	5	
Total Closed Volume		4,375,300	1.09M	1.33M	1.96M	0.00B

July 2022



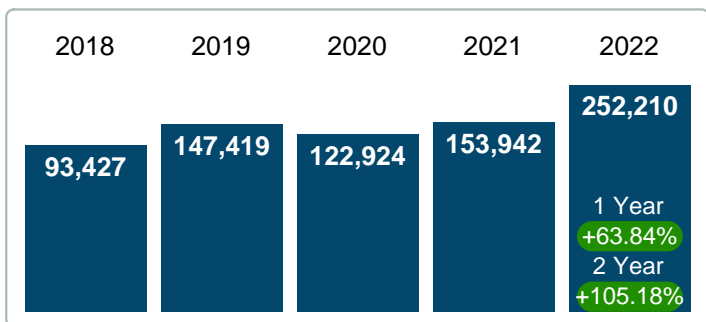
Area Delimited by County Of Sequoyah - Residential Property Type



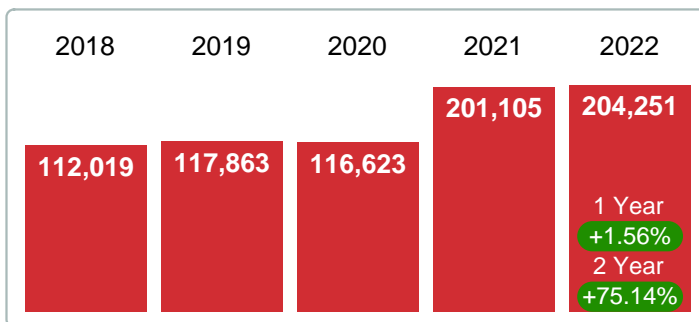
AVERAGE LIST PRICE AT CLOSING

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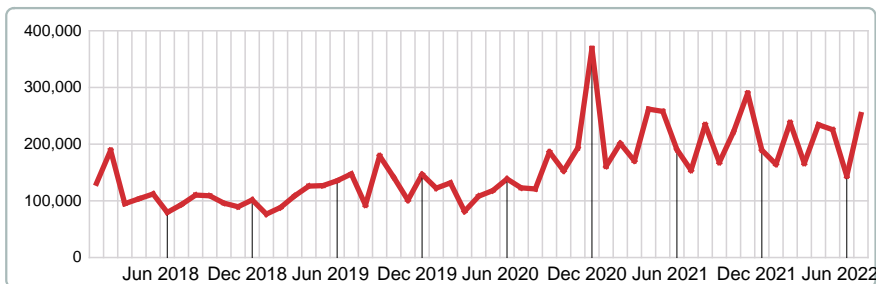
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

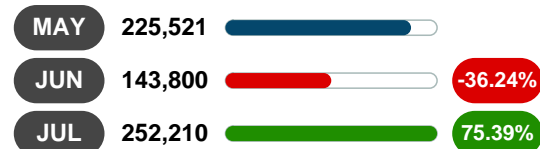


3 MONTHS

5 year JUL AVG = 153,984

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

Average List Price at Closing this month at **252,210**
above the 5 yr JUL average of **153,984**



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
\$125,000 and less	12.50%	94,950	89,900	149,900	0	0
\$125,001 - \$175,000	12.50%	154,950	0	160,000	0	0
\$175,001 - \$225,000	12.50%	199,900	199,900	235,000	228,900	0
\$225,001 - \$275,000	25.00%	240,950	0	249,950	0	0
\$275,001 - \$350,000	31.25%	324,394	314,500	343,168	324,900	0
\$350,001 - \$525,000	0.00%	0	0	0	549,999	0
\$525,001 and up	6.25%	549,999	0	0	100,000	0
Average List Price		252,210	223,740	231,328	305,740	0
Total Closed Units	100%	252,210	5	6	5	0
Total Closed Volume		4,035,367	1.12M	1.39M	1.53M	0.00B

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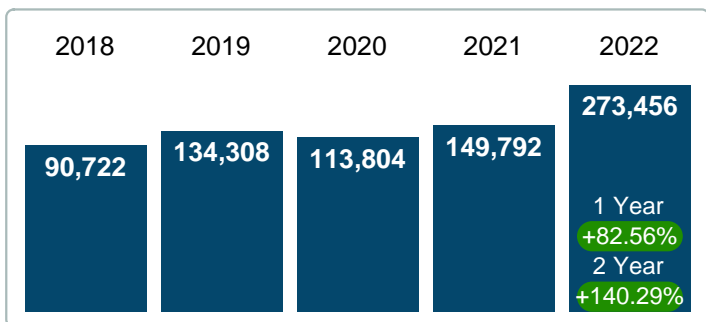
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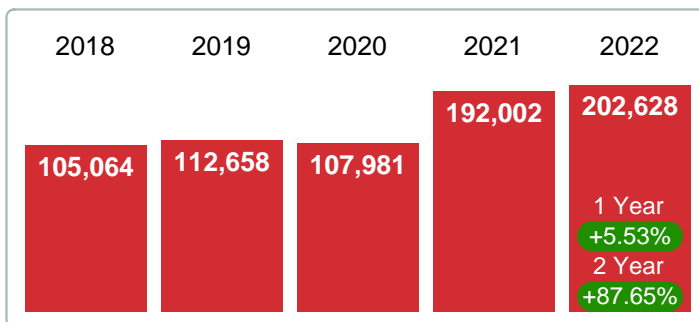
AVERAGE SOLD PRICE AT CLOSING

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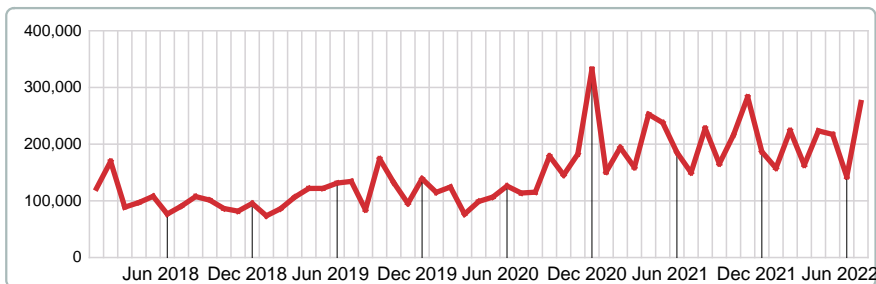
JULY



YEAR TO DATE (YTD)

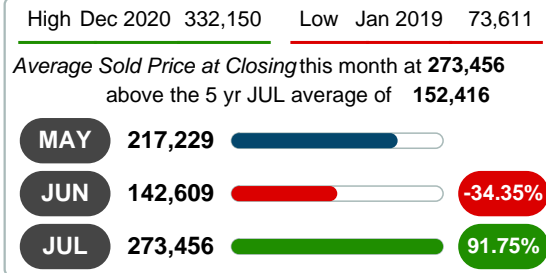


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 152,416



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
\$125,000 and less	2	12.50%	107,450	89,900	125,000	0	0
\$125,001 - \$175,000	1	6.25%	130,000	0	130,000	0	0
\$175,001 - \$225,000	4	25.00%	200,350	184,950	225,000	206,500	0
\$225,001 - \$275,000	2	12.50%	247,500	0	247,500	0	0
\$275,001 - \$350,000	5	31.25%	317,800	314,500	350,000	305,000	0
\$350,001 - \$525,000	1	6.25%	525,000	0	0	525,000	0
\$525,001 and up	1	6.25%	620,000	0	0	620,000	0
Average Sold Price			273,456	217,760	220,833	392,300	0
Total Closed Units		100%	273,456	5	6	5	0
Total Closed Volume				1.09M	1.33M	1.96M	0.00B

July 2022



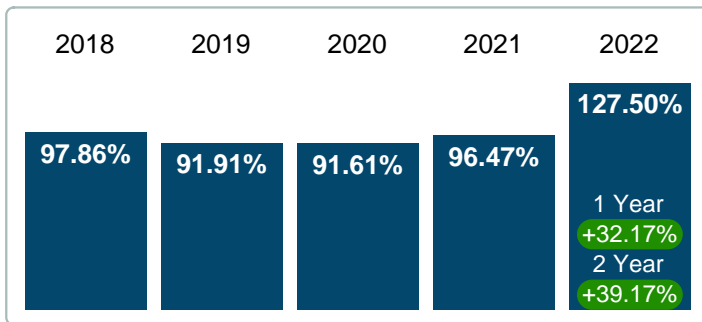
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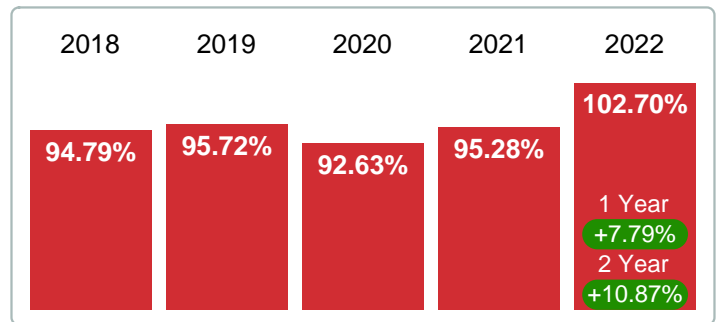
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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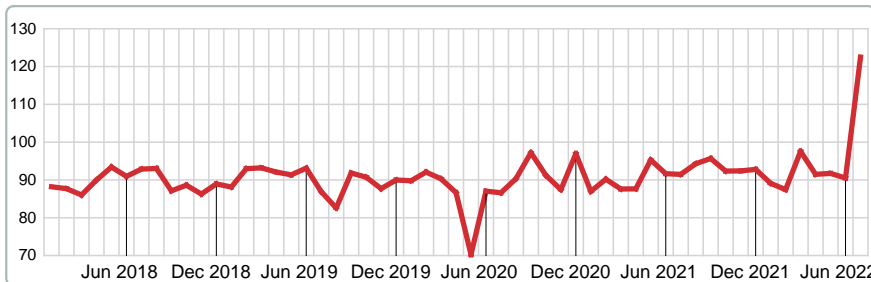
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

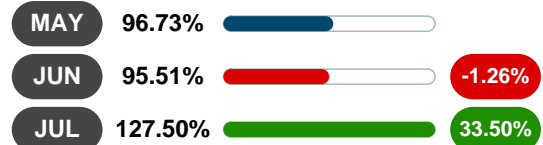


3 MONTHS

5 year JUL AVG = 101.07%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **127.50%** above the 5 yr JUL average of **101.07%**



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
\$125,000 and less	2	12.50%	91.69%	100.00%	83.39%	0.00%	0.00%
\$125,001 - \$175,000	1	6.25%	81.25%	0.00%	81.25%	0.00%	0.00%
\$175,001 - \$225,000	4	25.00%	92.93%	92.88%	95.74%	90.21%	0.00%
\$225,001 - \$275,000	2	12.50%	99.14%	0.00%	99.14%	0.00%	0.00%
\$275,001 - \$350,000	5	31.25%	97.98%	100.00%	101.99%	93.96%	0.00%
\$350,001 - \$525,000	1	6.25%	95.45%	0.00%	0.00%	95.45%	0.00%
\$525,001 and up	1	6.25%	620.00%	0.00%	0.00%	620.00%	0.00%
Average Sold/List Ratio		127.50%		97.15%	93.44%	198.72%	0.00%
Total Closed Units		16	100%	5	6	5	
Total Closed Volume		4,375,300		1.09M	1.33M	1.96M	0.00B

July 2022



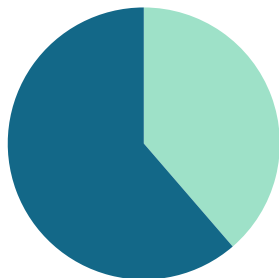
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

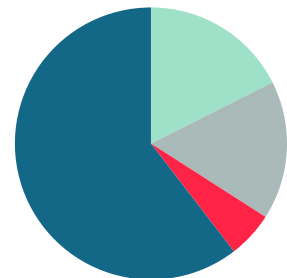


Inventory
 New Listings
29 = 38.67%
 Start Inventory
46
 Total Inventory Units
75
 Volume
\$45,218,698

Market Activity

Closed Sales
16 = 17.58%
 Pending Sales
15 = 16.48%
 Other Off Market
5 = 5.49%
 Active Inventory
55 = 60.44%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	12	16	33.33%	86	86	0.00%
Pending Sales	12	15	25.00%	93	88	-5.38%
New Listings	29	29	0.00%	116	136	17.24%
Average List Price	153,942	252,210	63.84%	201,105	204,251	1.56%
Average Sale Price	149,792	273,456	82.56%	192,002	202,628	5.53%
Average Percent of Selling Price to List Price	96.47%	127.50%	32.17%	95.28%	102.70%	7.79%
Average Days on Market to Sale	36.33	53.19	46.39%	49.58	41.93	-15.43%
Monthly Inventory	40	55	37.50%	40	55	37.50%
Months Supply of Inventory	3.22	4.10	27.25%	3.22	4.10	27.25%

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

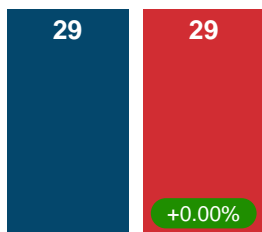
Inventory on July 31, 2022 = **55**

2021 **2022**

JULY MARKET

AVERAGE PRICES

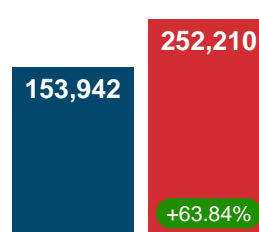
New Listings



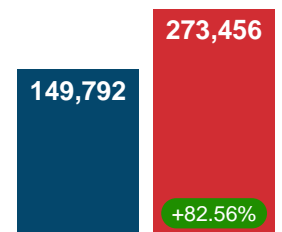
Pending Listings



List Price



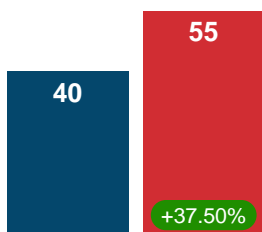
Sale Price



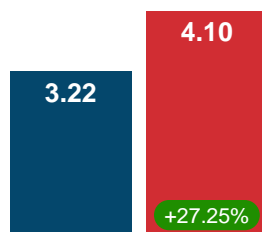
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

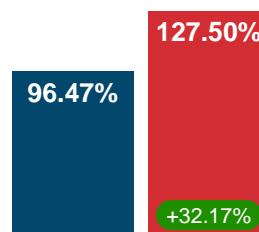
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

