

# July 2022



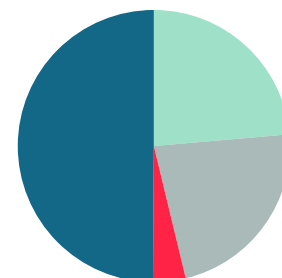
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	91	116	27.47%
Pending Listings	108	111	2.78%
New Listings	127	162	27.56%
Median List Price	210,000	239,500	14.05%
Median Sale Price	202,500	239,500	18.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	159	245	54.09%
Months Supply of Inventory	2.30	3.04	31.94%



■ Closed (23.63%)  
■ Pending (22.61%)  
■ Other OffMarket (3.87%)  
■ Active (49.90%)

**Absorption:** Last 12 months, an Average of **81** Sales/Month  
**Active Inventory** as of July 31, 2022 = **245**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **54.09%** to 245 existing homes available for sale. Over the last 12 months this area has had an average of 81 closed sales per month. This represents an unsold inventory index of **3.04** 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 **18.27%** in July 2022 to \$239,500 versus the previous year at \$202,500.

#### Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2022 compared to last year's same month at **5.00** DOM.

#### Sales Success for July 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 162 New Listings in July 2022, up **27.56%** from last year at 127. Furthermore, there were 116 Closed Listings this month versus last year at 91, a **27.47%** increase.

Closed versus Listed trends yielded a **71.6%** ratio, down from previous year's, July 2021, at **71.7%**, a **0.07%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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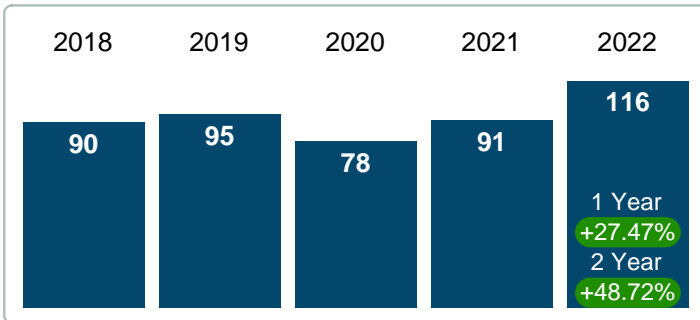
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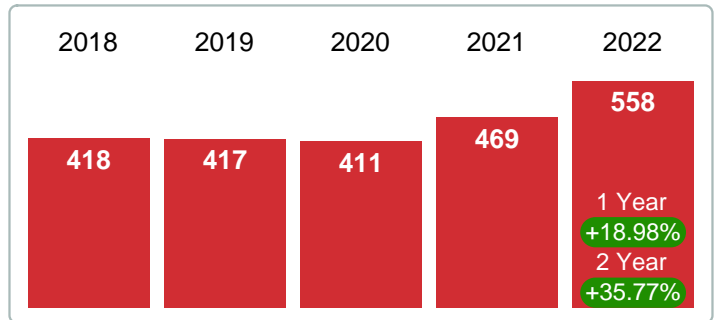
## CLOSED LISTINGS

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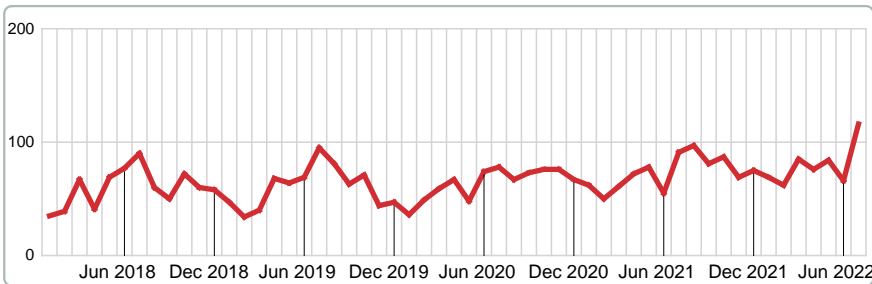
### JULY



### YEAR TO DATE (YTD)

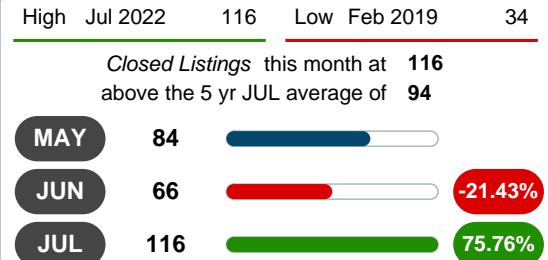


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 94



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	9.48%	19.0	3	8	0	0
\$150,001 - \$200,000	15	12.93%	7.0	2	12	1	0
\$200,001 - \$225,000	12	10.34%	8.0	0	8	4	0
\$225,001 - \$225,000	0	0.00%	8.0	0	0	0	0
\$225,001 - \$300,000	50	43.10%	1.0	2	14	34	0
\$300,001 - \$450,000	16	13.79%	8.5	3	8	4	1
\$450,001 and up	12	10.34%	25.5	0	6	5	1
<b>Total Closed Units</b>	<b>116</b>			<b>10</b>	<b>56</b>	<b>48</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>33,360,040</b>	<b>100%</b>	<b>5.0</b>	<b>2.26M</b>	<b>15.10M</b>	<b>14.71M</b>	<b>1.29M</b>
<b>Median Closed Price</b>	<b>\$239,500</b>			<b>\$221,035</b>	<b>\$227,000</b>	<b>\$239,500</b>	<b>\$644,950</b>

# July 2022



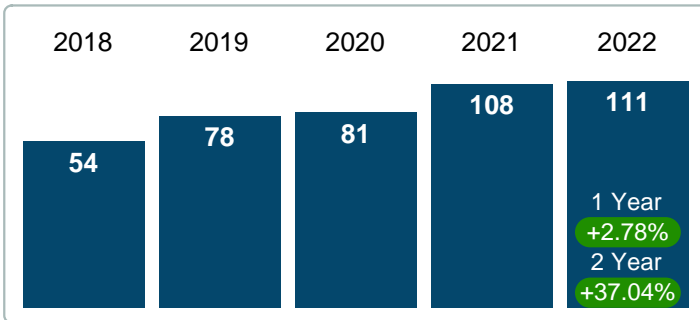
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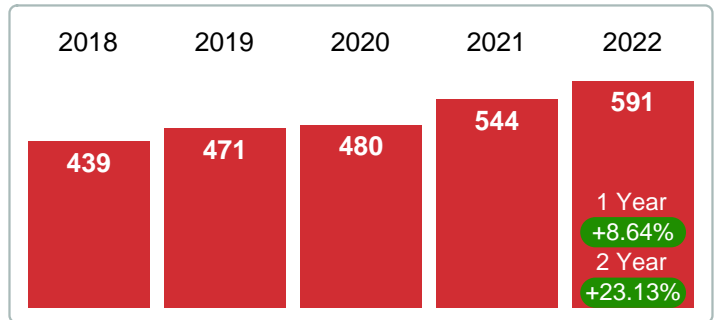
## PENDING LISTINGS

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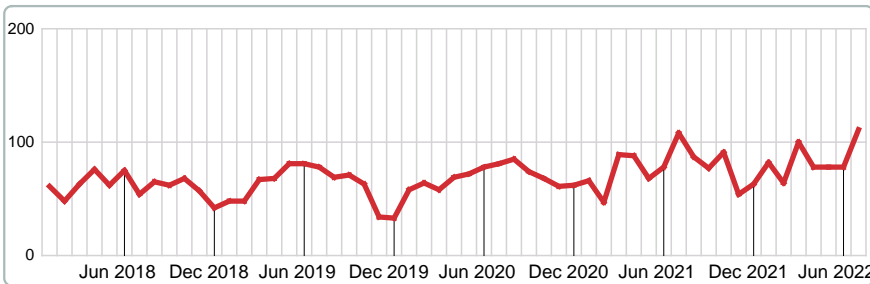
### JULY



### YEAR TO DATE (YTD)

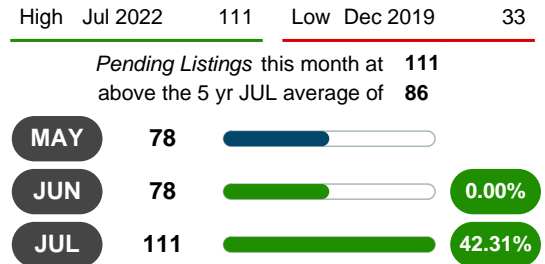


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 86



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	9.91%	15.0	4	7	0	0
\$125,001 - \$200,000	12	10.81%	10.5	4	7	1	0
\$200,001 - \$225,000	11	9.91%	15.0	0	8	3	0
\$225,001 - \$225,000	0	0.00%	15.0	0	0	0	0
\$225,001 - \$350,000	51	45.95%	0.0	1	18	31	1
\$350,001 - \$475,000	12	10.81%	6.0	2	3	7	0
\$475,001 and up	14	12.61%	32.0	1	7	4	2
<b>Total Pending Units</b>	<b>111</b>			<b>12</b>	<b>50</b>	<b>46</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>32,789,200</b>	<b>100%</b>	<b>6.0</b>	<b>2.43M</b>	<b>15.75M</b>	<b>13.24M</b>	<b>1.37M</b>
<b>Median Listing Price</b>	<b>\$239,500</b>			<b>\$137,450</b>	<b>\$237,000</b>	<b>\$239,500</b>	<b>\$525,000</b>

# July 2022



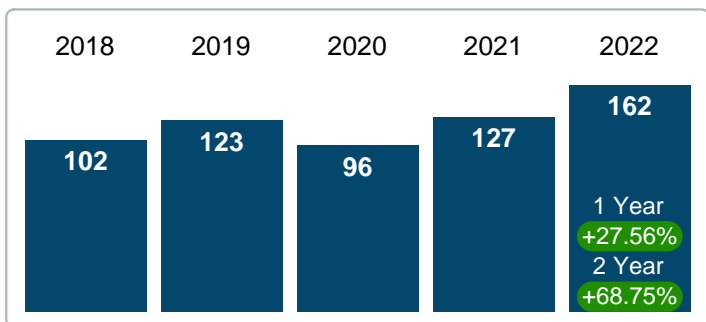
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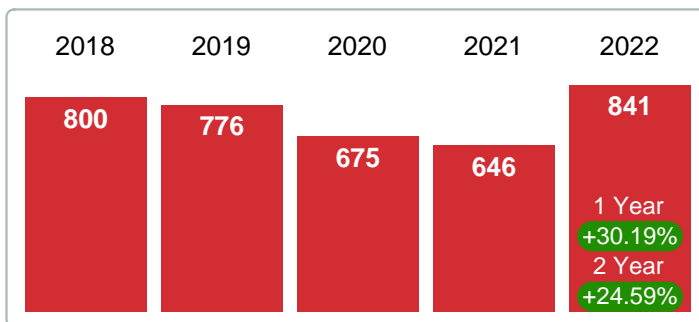
## NEW LISTINGS

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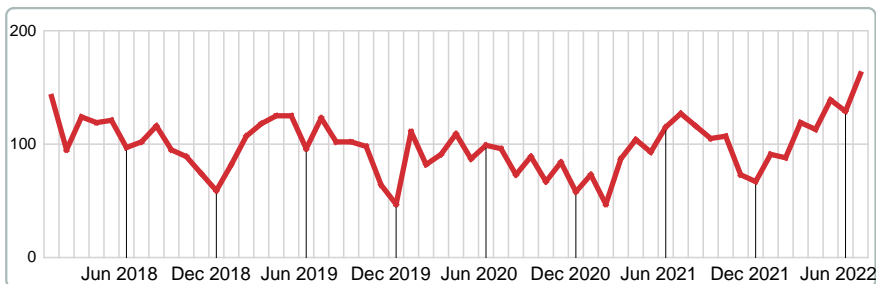
### JULY



### YEAR TO DATE (YTD)

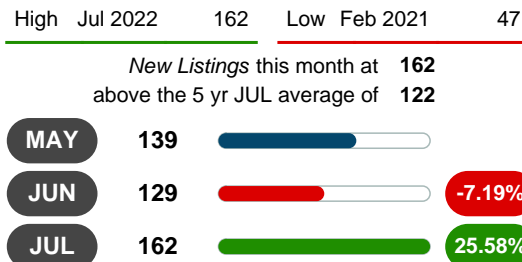


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 122



### 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	12	7.41%	6	5	0	1
\$100,001 - \$175,000	25	15.43%	7	14	4	0
\$175,001 - \$225,000	24	14.81%	3	14	7	0
\$225,001 - \$250,000	42	25.93%	2	10	29	1
\$250,001 - \$325,000	21	12.96%	1	15	4	1
\$325,001 - \$475,000	21	12.96%	1	7	13	0
\$475,001 and up	17	10.49%	3	5	4	5
<b>Total New Listed Units</b>	<b>162</b>		<b>23</b>	<b>70</b>	<b>61</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>45,659,700</b>	<b>100%</b>	<b>5.52M</b>	<b>17.27M</b>	<b>17.81M</b>	<b>5.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$239,500</b>		<b>\$165,000</b>	<b>\$232,450</b>	<b>\$239,500</b>	<b>\$537,450</b>

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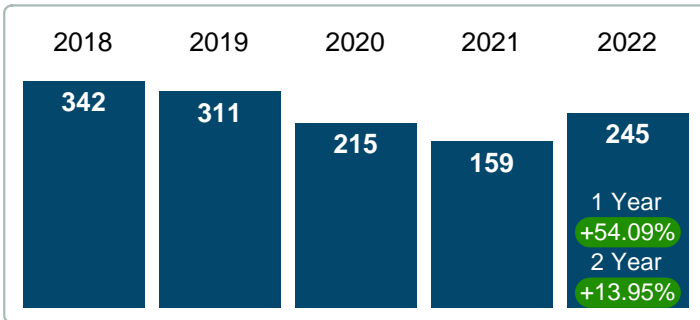
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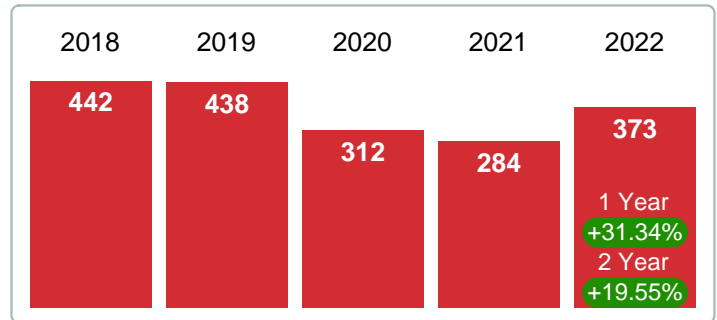
## ACTIVE INVENTORY

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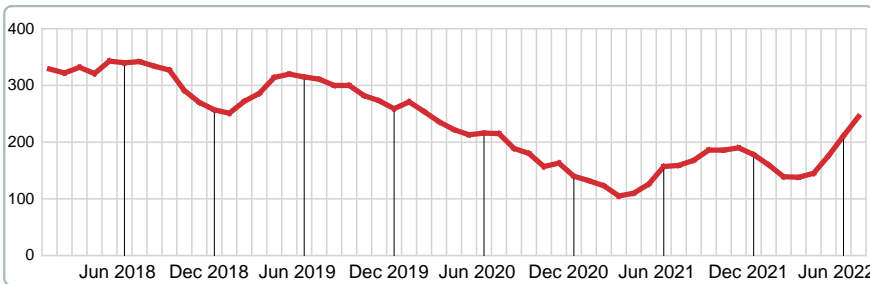
### END OF JULY



### ACTIVE DURING JULY

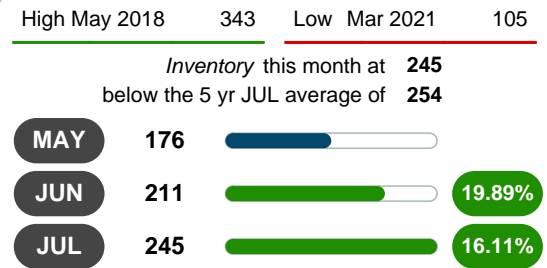


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 254



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	18	7.35%	30.0	7	9	1	1
\$100,001 - \$150,000	26	10.61%	55.0	11	12	3	0
\$150,001 - \$225,000	48	19.59%	24.0	9	28	11	0
\$225,001 - \$325,000	64	26.12%	37.0	6	38	18	2
\$325,001 - \$400,000	33	13.47%	52.0	2	20	10	1
\$400,001 - \$850,000	31	12.65%	53.0	2	14	11	4
\$850,001 and up	25	10.20%	83.0	1	6	12	6
Total Active Inventory by Units	245			38	127	66	14
Total Active Inventory by Volume	107,008,815	100%	41.0	8.28M	46.36M	40.65M	11.71M
Median Active Inventory Listing Price	\$265,000			\$155,000	\$254,000	\$332,000	\$709,000

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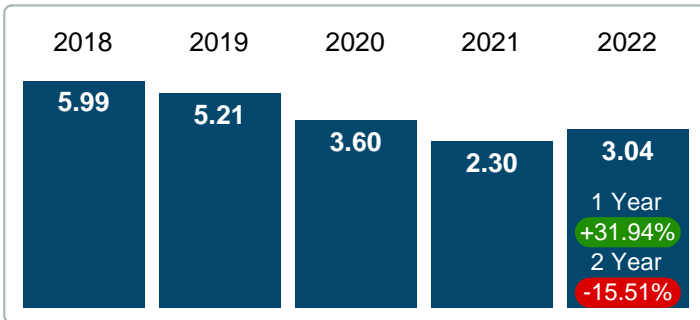
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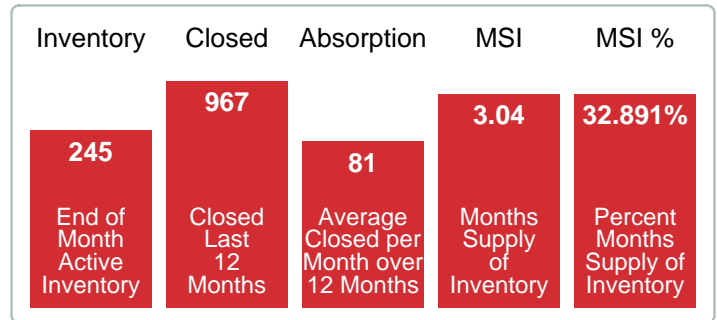
## MONTHS SUPPLY of INVENTORY (MSI)

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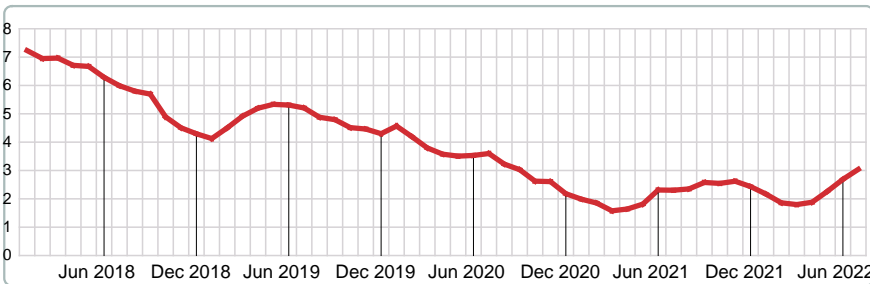
### MSI FOR JULY



### INDICATORS FOR JULY 2022

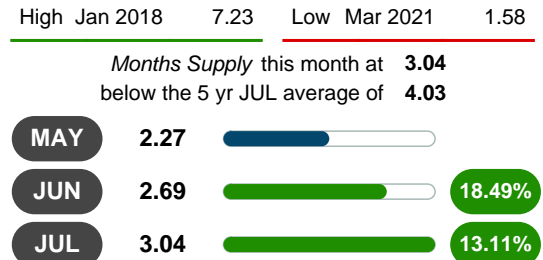


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 4.03



### 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
\$100,000 and less	18	7.35%	2.37	2.21	2.20	4.00	12.00
\$100,001 - \$150,000	26	10.61%	2.40	3.88	1.89	2.00	0.00
\$150,001 - \$225,000	48	19.59%	1.97	4.50	1.47	3.57	0.00
\$225,001 - \$325,000	64	26.12%	2.86	5.54	2.98	2.35	2.18
\$325,001 - \$400,000	33	13.47%	5.01	3.43	5.33	5.22	3.00
\$400,001 - \$850,000	31	12.65%	4.23	4.80	3.57	6.29	3.20
\$850,001 and up	25	10.20%	16.67	0.00	10.29	20.57	18.00
Market Supply of Inventory (MSI)			3.04	3.77	2.52	3.94	4.20
Total Active Inventory by Units		100%	3.04	38	127	66	14

# July 2022



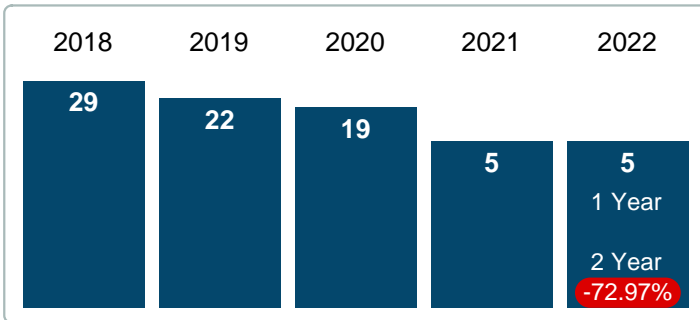
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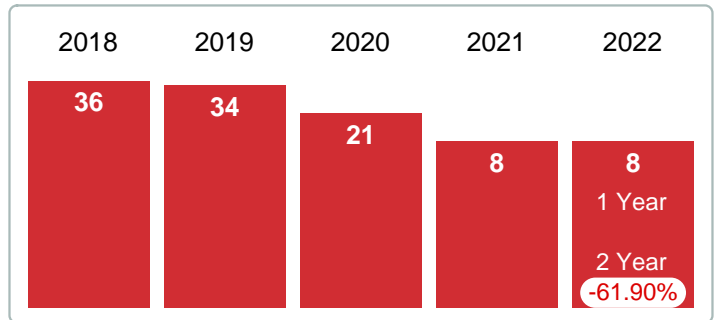
## MEDIAN DAYS ON MARKET TO SALE

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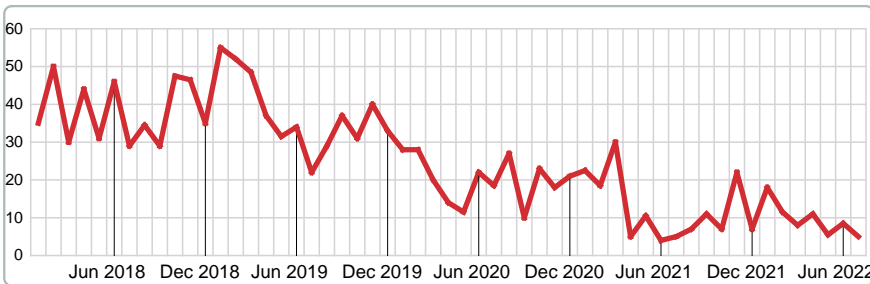
### JULY



### YEAR TO DATE (YTD)

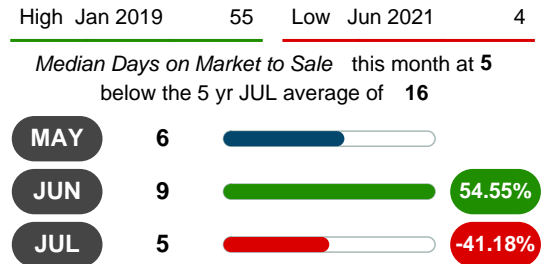


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 16



### 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
\$150,000 and less	11	9.48%	19	11	20	0	0
\$150,001 - \$200,000	15	12.93%	7	15	11	5	0
\$200,001 - \$225,000	12	10.34%	8	0	6	42	0
\$225,001 - \$225,000	0	0.00%	8	0	0	0	0
\$225,001 - \$300,000	50	43.10%	1	21	8	1	0
\$300,001 - \$450,000	16	13.79%	9	51	16	9	1
\$450,001 and up	12	10.34%	26	0	54	8	33
Median Closed DOM			5	17	13	1	17
Total Closed Units		100%	5.0	10	56	48	2
Total Closed Volume				2.26M	15.10M	14.71M	1.29M



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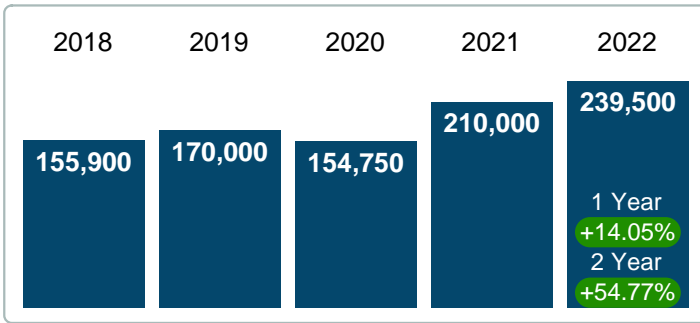
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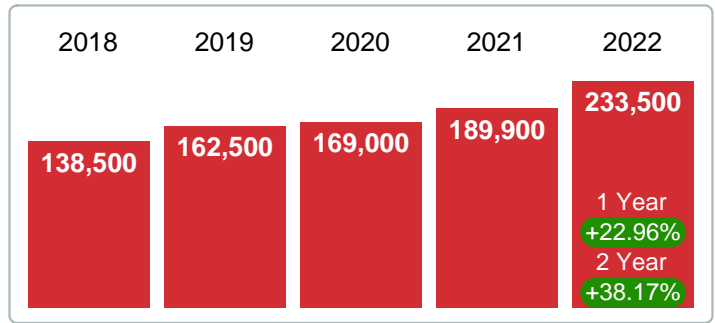
## MEDIAN LIST PRICE AT CLOSING

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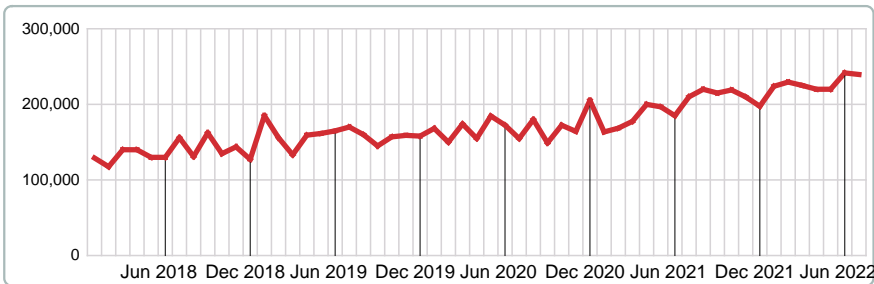
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

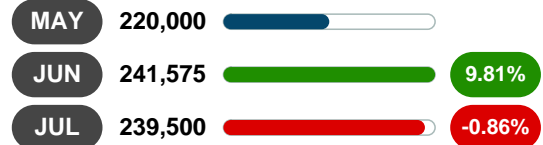


### 3 MONTHS

5 year JUL AVG = 186,030

High Jun 2022 241,575 Low Feb 2018 117,500

Median List Price at Closing this month at **239,500**  
above the 5 yr JUL average of **186,030**



### 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
\$150,000 and less	10	139,000	134,000	141,950	0	0
\$150,001 - \$200,000	13	179,900	169,900	180,000	179,900	0
\$200,001 - \$225,000	11	219,000	0	219,000	221,000	0
\$225,001 - \$225,000	0	219,000	0	0	0	0
\$225,001 - \$300,000	54	239,500	282,000	249,000	239,500	0
\$300,001 - \$450,000	15	375,000	375,000	375,000	334,000	449,000
\$450,001 and up	13	600,000	0	549,000	799,000	879,000
Median List Price		239,500	217,450	238,500	239,500	664,000
Total Closed Units		116	10	56	48	2
Total Closed Volume		34,230,450	2.35M	15.58M	14.98M	1.33M



# July 2022



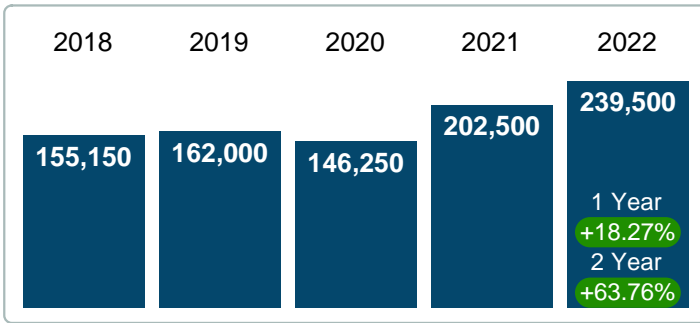
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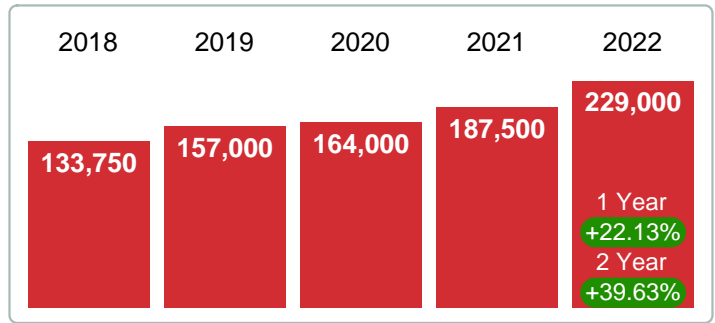
## MEDIAN SOLD PRICE AT CLOSING

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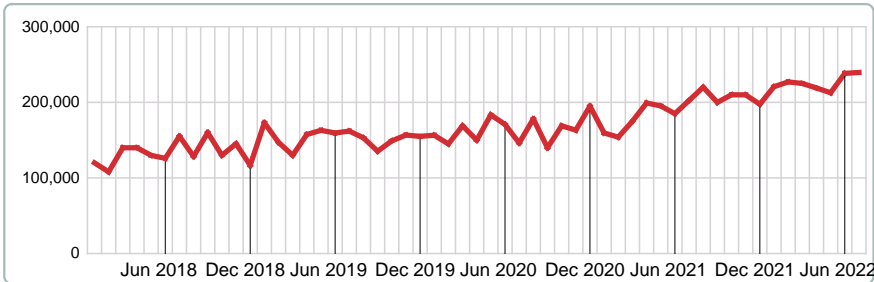
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

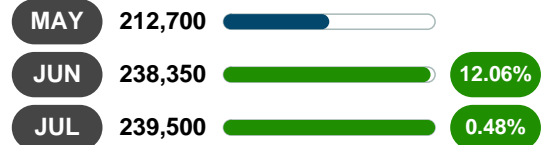


### 3 MONTHS

5 year JUL AVG = 181,080

High Jul 2022 239,500 Low Feb 2018 108,000

Median Sold Price at Closing this month at 239,500 above the 5 yr JUL average of 181,080



### 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
\$150,000 and less	9.48%	125,000	125,000	132,000	0	0
\$150,001 - \$200,000	12.93%	183,000	165,035	192,500	179,900	0
\$200,001 - \$225,000	10.34%	220,000	0	219,000	220,500	0
\$225,001 - \$225,000	0.00%	220,000	0	0	0	0
\$225,001 - \$300,000	43.10%	239,500	265,000	240,950	239,500	0
\$300,001 - \$450,000	13.79%	355,500	351,000	367,500	322,000	449,900
\$450,001 and up	10.34%	625,000	0	562,500	750,000	840,000
<b>Median Sold Price</b>		<b>239,500</b>	<b>221,035</b>	<b>227,000</b>	<b>239,500</b>	<b>644,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>116</b>	<b>10</b>	<b>56</b>	<b>48</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>33,360,040</b>	<b>2.26M</b>	<b>15.10M</b>	<b>14.71M</b>	<b>1.29M</b>

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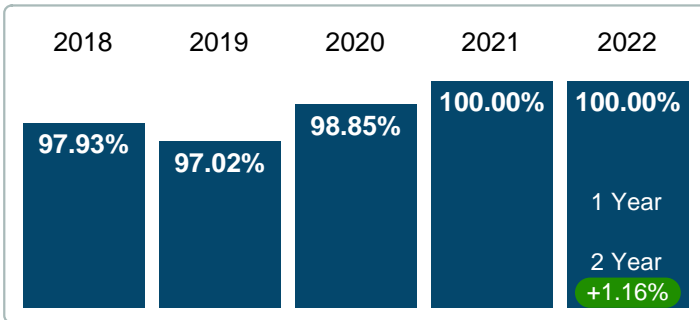
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



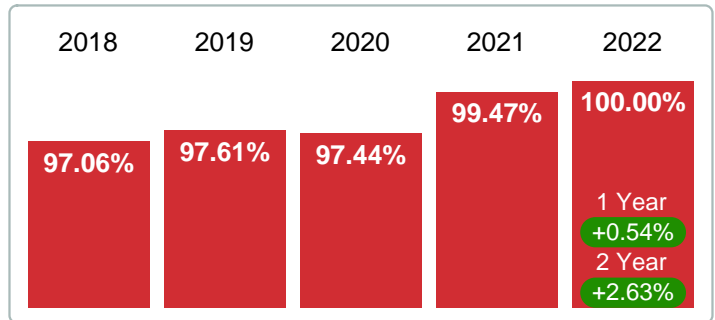
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

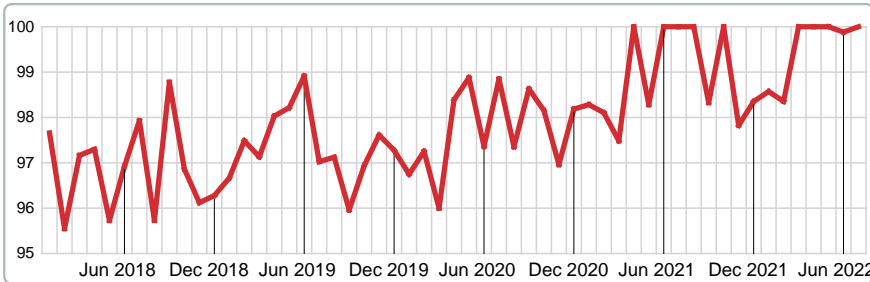
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

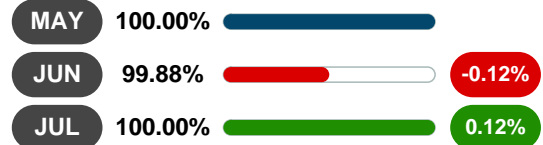


### 3 MONTHS

5 year JUL AVG = 98.76%

High Jul 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **98.76%**



## 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
\$150,000 and less	11	9.48%	93.10%	96.90%	90.49%	0.00%	0.00%
\$150,001 - \$200,000	15	12.93%	100.00%	103.14%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	12	10.34%	99.77%	0.00%	99.77%	98.56%	0.00%
\$225,001 - \$225,000	0	0.00%	99.77%	0.00%	0.00%	0.00%	0.00%
\$225,001 - \$300,000	50	43.10%	100.00%	94.31%	99.13%	100.00%	0.00%
\$300,001 - \$450,000	16	13.79%	98.98%	95.38%	100.00%	97.72%	100.20%
\$450,001 and up	12	10.34%	98.88%	0.00%	100.00%	94.40%	95.56%
Median Sold/List Ratio		100.00%		97.95%	100.00%	100.00%	97.88%
Total Closed Units		116	100%	10	56	48	2
Total Closed Volume		33,360,040		2.26M	15.10M	14.71M	1.29M

# July 2022



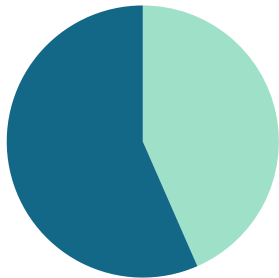
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

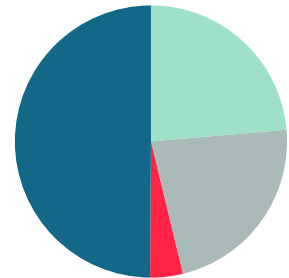


**Inventory**  
 New Listings  
**162 = 43.43%**  
 Start Inventory  
**211**  
 Total Inventory Units  
**373**  
 Volume  
**\$144,593,015**

### Market Activity

Closed Sales  
**116 = 23.63%**  
 Pending Sales  
**111 = 22.61%**  
 Other Off Market  
**19 = 3.87%**  
 Active Inventory  
**245 = 49.90%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	91	116	27.47%	469	558	18.98%
Pending Sales	108	111	2.78%	544	591	8.64%
New Listings	127	162	27.56%	646	841	30.19%
Median List Price	210,000	239,500	14.05%	189,900	233,500	22.96%
Median Sale Price	202,500	239,500	18.27%	187,500	229,000	22.13%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.47%	100.00%	0.54%
Median Days on Market to Sale	5.00	5.00	0.00%	8.00	8.00	0.00%
Monthly Inventory	159	245	54.09%	159	245	54.09%
Months Supply of Inventory	2.30	3.04	31.94%	2.30	3.04	31.94%

**Absorption:** Last 12 months, an Average of **81** Sales/Month

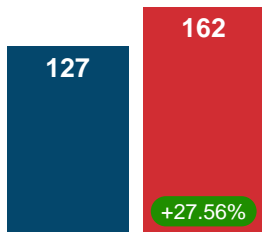
**Inventory on July 31, 2022 = 245**

**2021** **2022**

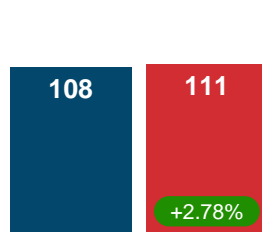
### JULY MARKET

### MEDIAN PRICES

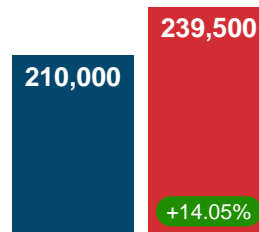
#### New Listings



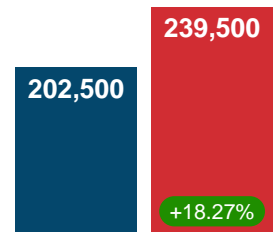
#### Pending Listings



#### List Price



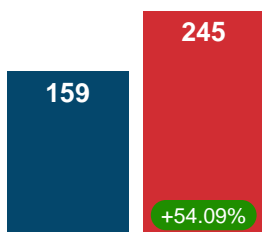
#### Sale Price



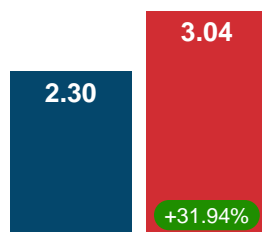
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

+0.00%