

June 2022



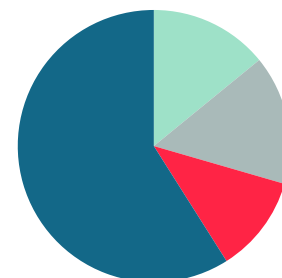
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	20	11	-45.00%
Pending Listings	12	12	0.00%
New Listings	13	14	7.69%
Median List Price	139,950	119,900	-14.33%
Median Sale Price	139,950	122,000	-12.83%
Median Percent of Selling Price to List Price	97.36%	100.00%	2.71%
Median Days on Market to Sale	26.00	40.00	53.85%
End of Month Inventory	25	46	84.00%
Months Supply of Inventory	1.95	3.52	80.48%



■ Closed (14.10%)
■ Pending (15.38%)
■ Other OffMarket (11.54%)
■ Active (58.97%)

Absorption: Last 12 months, an Average of **13 Sales/Month**
Active Inventory as of June 30, 2022 = **46**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **84.00%** to 46 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 **3.52** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **12.83%** in June 2022 to \$122,000 versus the previous year at \$139,950.

Median Days on Market Lengthens

The median number of **40.00** days that homes spent on the market before selling increased by 14.00 days or **53.85%** in June 2022 compared to last year's same month at **26.00** DOM.

Sales Success for June 2022 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 14 New Listings in June 2022, up **7.69%** from last year at 13. Furthermore, there were 11 Closed Listings this month versus last year at 20, a **-45.00%** decrease.

Closed versus Listed trends yielded a **78.6%** ratio, down from previous year's, June 2021, at **153.8%**, a **48.93%** downswing. This will certainly create pressure on an increasing Monthly 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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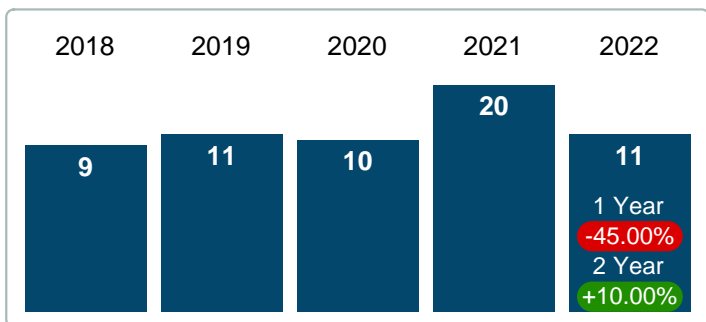
Area Delimited by County Of Sequoyah - Residential Property Type



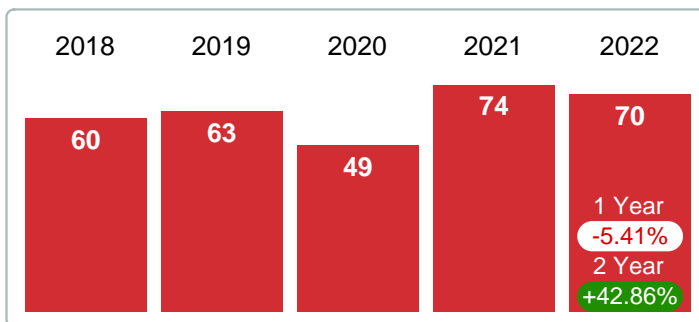
CLOSED LISTINGS

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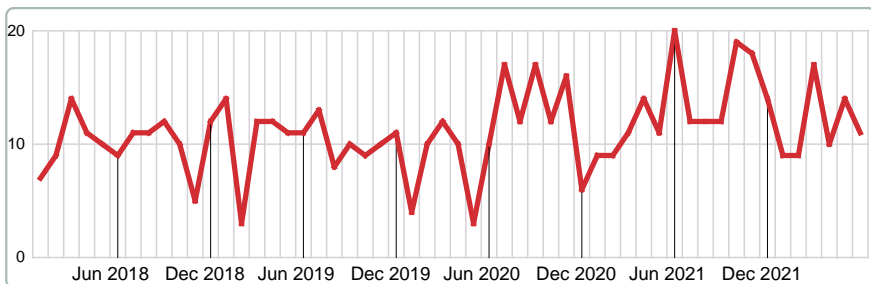
JUNE



YEAR TO DATE (YTD)

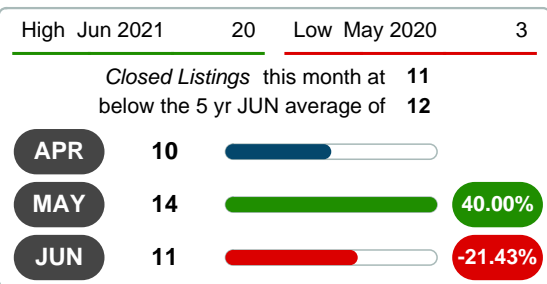


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 12



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	1	9.09%	40.0	1	0	0	0
\$40,001 - \$70,000	2	18.18%	68.5	0	2	0	0
\$70,001 - \$90,000	1	9.09%	54.0	1	0	0	0
\$90,001 - \$130,000	2	18.18%	53.0	0	2	0	0
\$130,001 - \$220,000	3	27.27%	1.0	1	0	2	0
\$220,001 - \$260,000	0	0.00%	1.0	0	0	0	0
\$260,001 and up	2	18.18%	23.5	0	2	0	0
Total Closed Units	11			3	6	2	0
Total Closed Volume	1,568,700	100%	40.0	348.00K	892.20K	328.50K	0.00B
Median Closed Price	\$122,000			\$90,000	\$109,000	\$164,250	\$0

June 2022



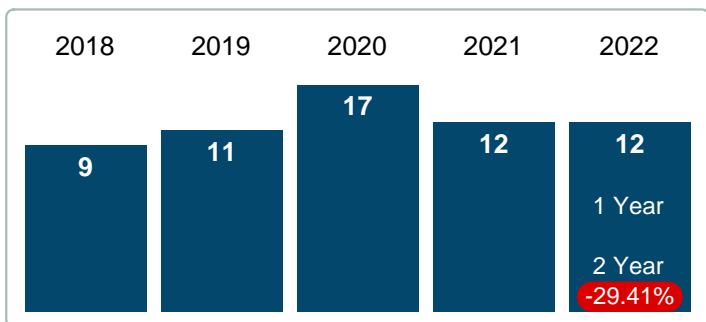
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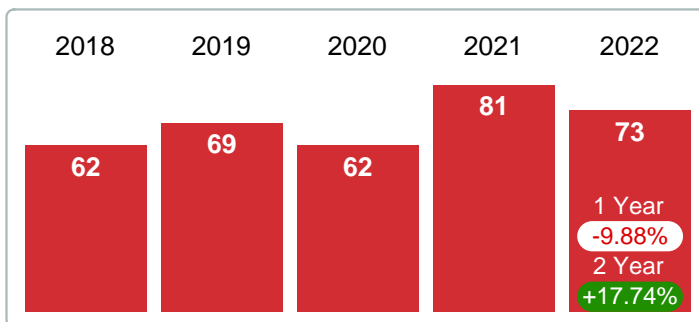
PENDING LISTINGS

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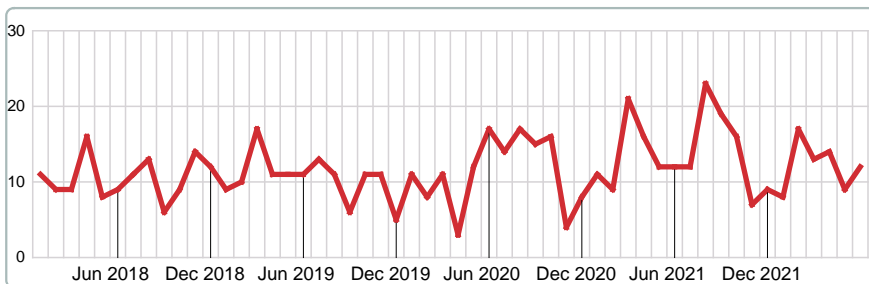
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 12

High Aug 2021 23 Low Apr 2020 3

Pending Listings this month at 12 equal to 5 yr JUN average of 12



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	16.67%	30.0	1	0	1	0
\$100,001 - \$100,000	0	0.00%	30.0	0	0	0	0
\$100,001 - \$150,000	2	16.67%	18.5	1	1	0	0
\$150,001 - \$200,000	2	16.67%	74.0	0	2	0	0
\$200,001 - \$275,000	3	25.00%	26.0	2	1	0	0
\$275,001 - \$325,000	1	8.33%	45.0	1	0	0	0
\$325,001 and up	2	16.67%	16.5	0	0	2	0
Total Pending Units	12			5	4	3	0
Total Pending Volume	2,646,699	100%	24.5	914.90K	731.90K	999.90K	0.00B
Median Listing Price	\$187,000			\$209,000	\$162,500	\$349,900	\$0

June 2022



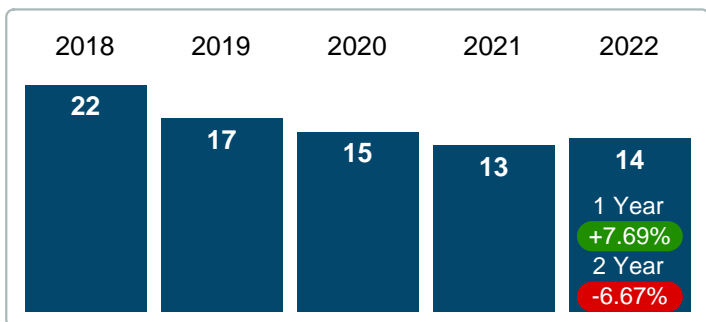
Area Delimited by County Of Sequoyah - Residential Property Type



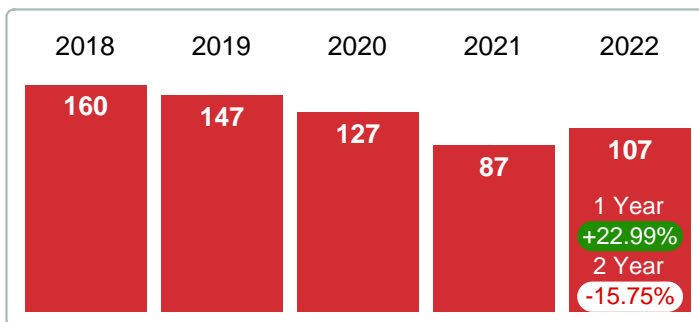
NEW LISTINGS

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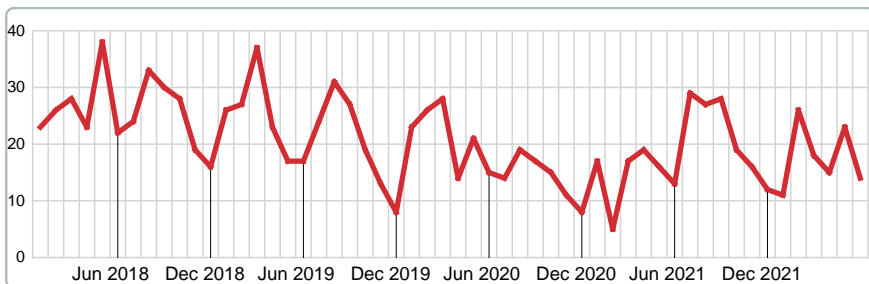
JUNE



YEAR TO DATE (YTD)

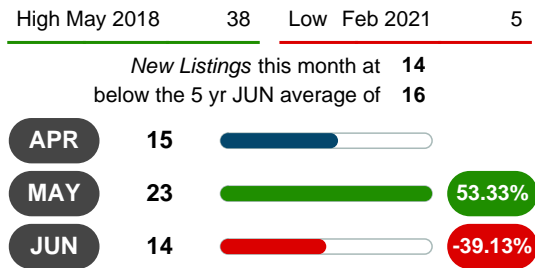


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 16



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	1	7.14%	0	1	0	0
\$100,001 - \$125,000	1	7.14%	1	0	0	0
\$125,001 - \$150,000	2	14.29%	0	1	1	0
\$150,001 - \$325,000	4	28.57%	2	2	0	0
\$325,001 - \$375,000	2	14.29%	0	1	1	0
\$375,001 - \$525,000	2	14.29%	2	0	0	0
\$525,001 and up	2	14.29%	0	1	1	0
Total New Listed Units	14		5	6	3	0
Total New Listed Volume	3,927,100	100%	1.33M	1.56M	1.04M	0.00B
Median New Listed Listing Price	\$204,950		\$220,000	\$161,500	\$349,900	\$0

June 2022



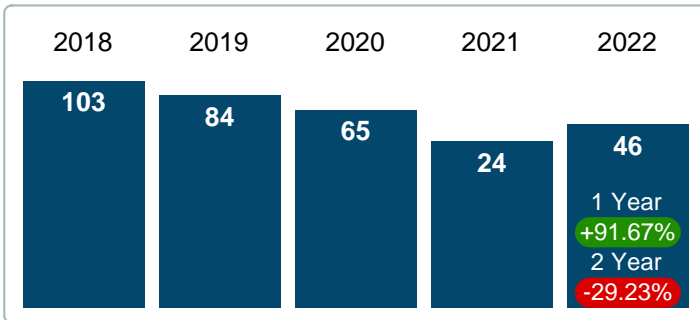
Area Delimited by County Of Sequoyah - Residential Property Type



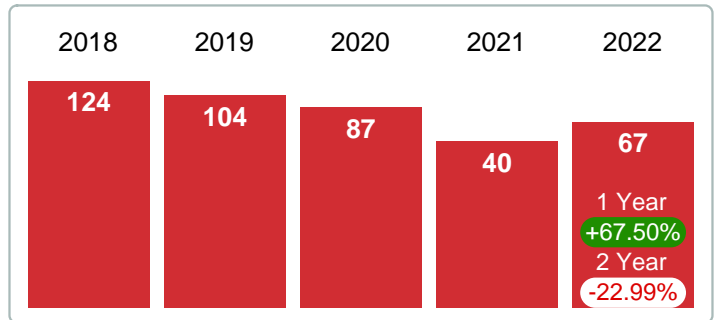
ACTIVE INVENTORY

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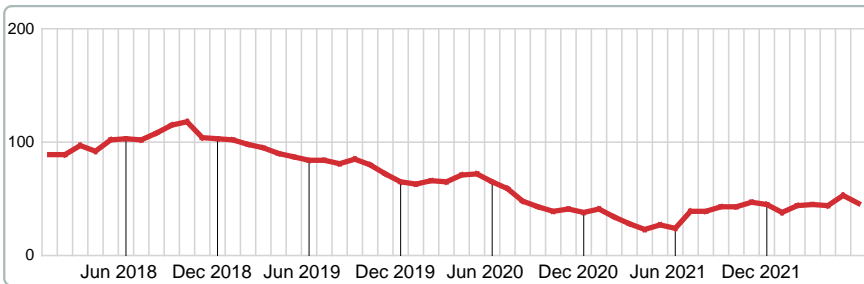
END OF JUNE



ACTIVE DURING JUNE

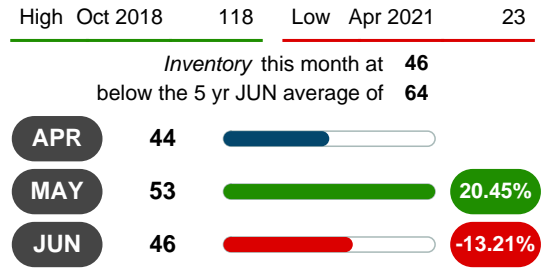


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 64



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	4	8.70%	35.5	0	3	1	0
\$125,001 - \$150,000	7	15.22%	105.0	1	5	1	0
\$150,001 - \$175,000	5	10.87%	127.0	2	3	0	0
\$175,001 - \$300,000	12	26.09%	51.5	2	7	3	0
\$300,001 - \$475,000	7	15.22%	43.0	3	1	2	1
\$475,001 - \$2,300,000	7	15.22%	77.0	0	4	2	1
\$2,300,001 and up	4	8.70%	67.5	1	2	1	0
Total Active Inventory by Units			46	9	25	10	2
Total Active Inventory by Volume			39,527,799	5.25M	25.97M	7.39M	914.80K
Median Active Inventory Listing Price			\$221,950	\$209,900	\$199,900	\$278,950	\$457,400

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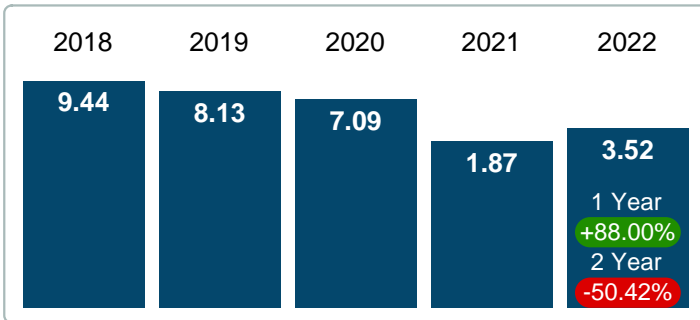
Area Delimited by County Of Sequoyah - Residential Property Type



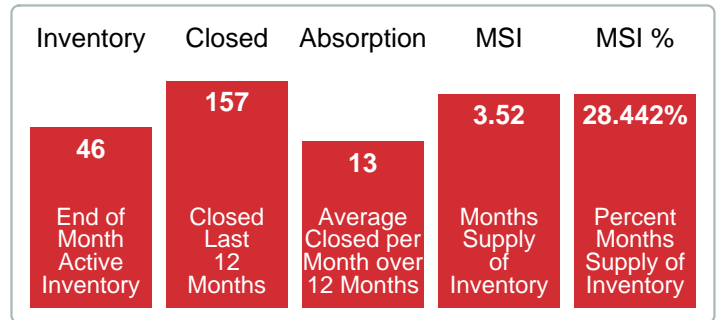
MONTHS SUPPLY of INVENTORY (MSI)

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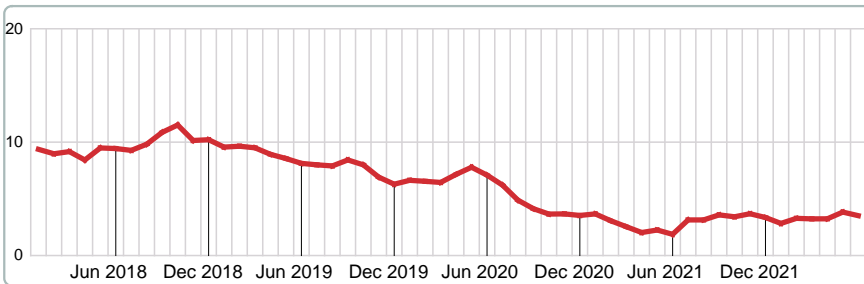
MSI FOR JUNE



INDICATORS FOR JUNE 2022

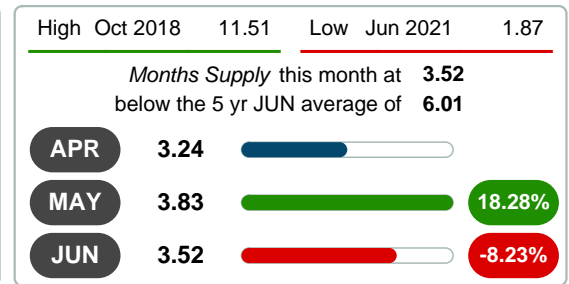


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 6.01



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	8.70%	0.73	0.00	0.92	4.00	0.00
\$125,001 - \$150,000	15.22%	4.94	6.00	4.62	6.00	0.00
\$150,001 - \$175,000	10.87%	7.50	24.00	7.20	0.00	0.00
\$175,001 - \$300,000	26.09%	3.69	4.80	3.50	4.00	0.00
\$300,001 - \$475,000	15.22%	5.60	9.00	1.20	24.00	0.00
\$475,001 - \$2,300,000	15.22%	7.00	0.00	9.60	3.43	0.00
\$2,300,001 and up	8.70%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)		3.52	3.00	3.13	5.00	24.00
Total Active Inventory by Units	100%	3.52	9	25	10	2

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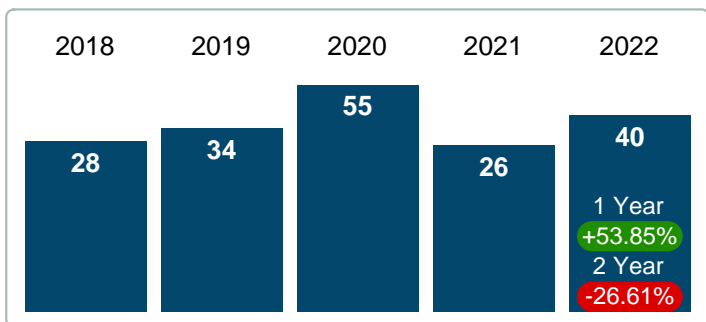
Area Delimited by County Of Sequoyah - Residential Property Type



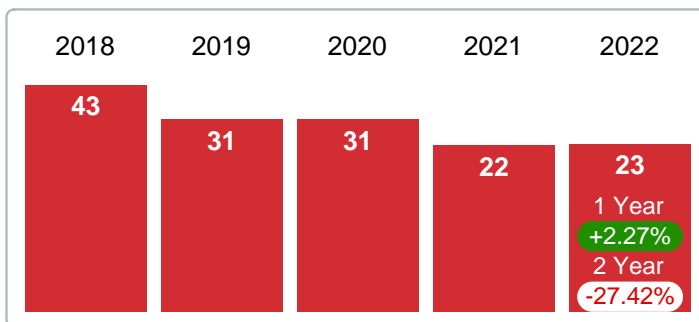
MEDIAN DAYS ON MARKET TO SALE

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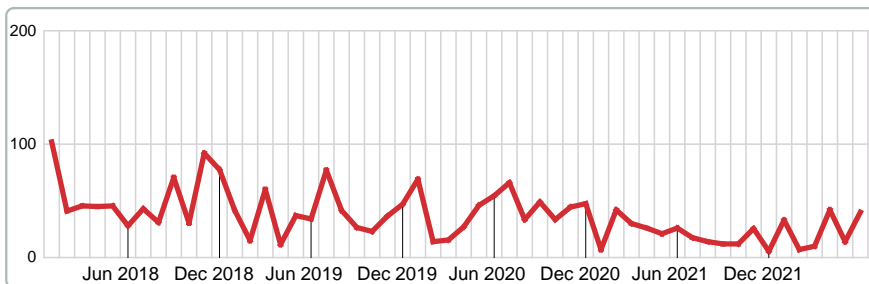
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 37

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 40 above the 5 yr JUN average of 37



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
\$40,000 and less	1	9.09%	40	40	0	0	0
\$40,001 - \$70,000	2	18.18%	69	0	69	0	0
\$70,001 - \$90,000	1	9.09%	54	54	0	0	0
\$90,001 - \$130,000	2	18.18%	53	0	53	0	0
\$130,001 - \$220,000	3	27.27%	1	1	0	38	0
\$220,001 - \$260,000	0	0.00%	1	0	0	0	0
\$260,001 and up	2	18.18%	24	0	24	0	0
Median Closed DOM			40	40	45	38	0
Total Closed Units		100%	40.0	3	6	2	
Total Closed Volume			1,568,700	348.00K	892.20K	328.50K	0.00B

June 2022



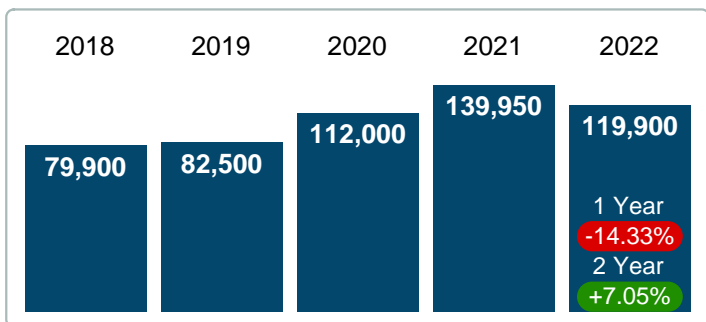
Area Delimited by County Of Sequoyah - Residential Property Type



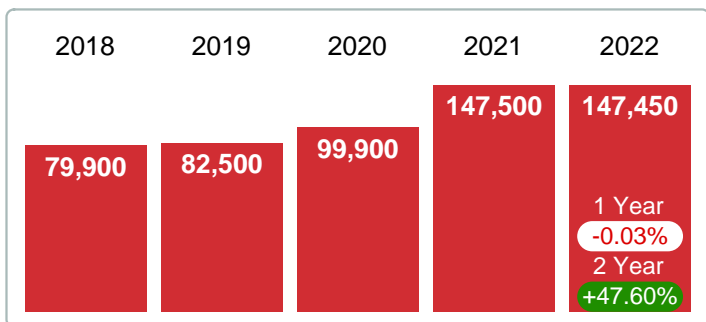
MEDIAN LIST PRICE AT CLOSING

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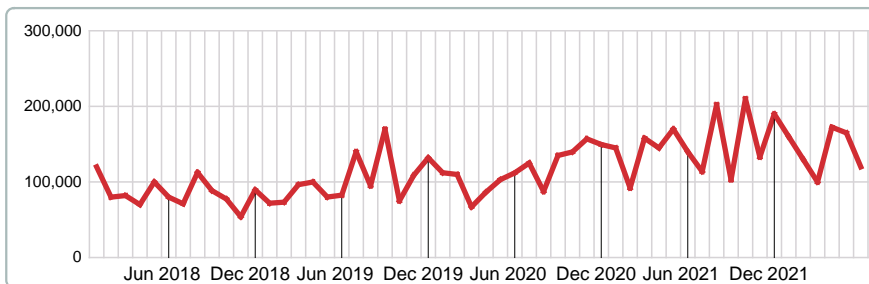
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

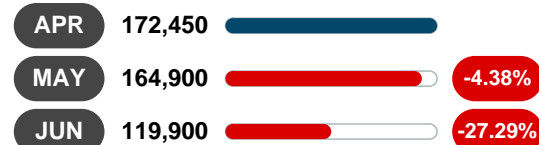


3 MONTHS

5 year JUN AVG = 106,850

High Oct 2021 210,000 Low Nov 2018 53,900

Median List Price at Closing this month at **119,900**
above the 5 yr JUN average of **106,850**



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
\$40,000 and less	0.00%	24	0	0	0	0
\$40,001 - \$70,000	18.18%	49,200	48,499	49,900	0	0
\$70,001 - \$90,000	9.09%	84,500	0	84,500	0	0
\$90,001 - \$130,000	27.27%	99,500	99,000	109,700	0	0
\$130,001 - \$220,000	27.27%	189,000	220,000	0	164,250	0
\$220,001 - \$260,000	9.09%	257,000	0	257,000	0	0
\$260,001 and up	9.09%	275,000	0	275,000	0	0
Median List Price		119,900	99,000	109,700	164,250	0
Total Closed Units	100%	11	3	6	2	0
Total Closed Volume		1,581,799	367.50K	885.80K	328.50K	0.00B

June 2022



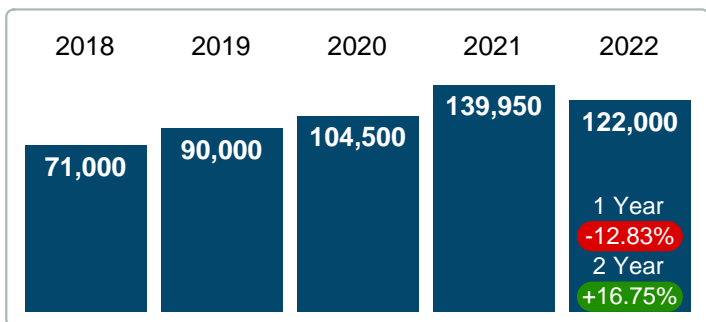
Area Delimited by County Of Sequoyah - Residential Property Type



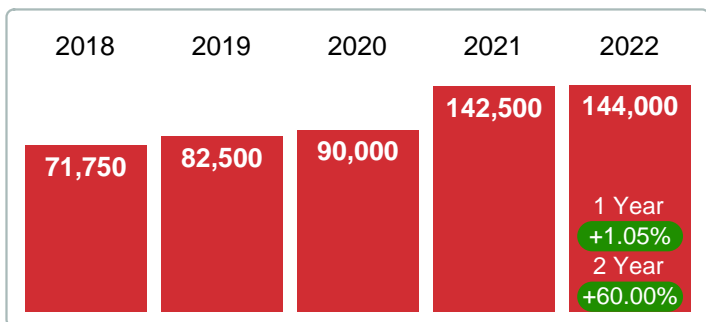
MEDIAN SOLD PRICE AT CLOSING

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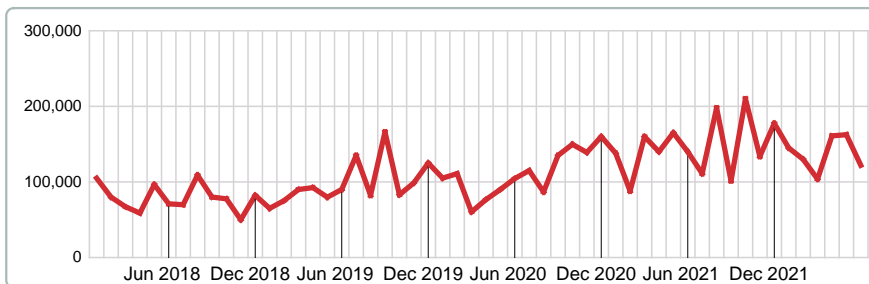
JUNE



YEAR TO DATE (YTD)

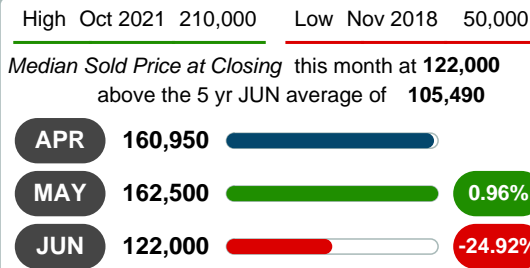


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 105,490



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
\$40,000 and less	9.09%	38,000	38,000	0	0	0
\$40,001 - \$70,000	18.18%	57,500	0	57,500	0	0
\$70,001 - \$90,000	9.09%	90,000	90,000	0	0	0
\$90,001 - \$130,000	18.18%	109,000	0	109,000	0	0
\$130,001 - \$220,000	27.27%	189,000	220,000	0	164,250	0
\$220,001 - \$260,000	0.00%	189,000	0	0	0	0
\$260,001 and up	18.18%	279,600	0	279,600	0	0
Median Sold Price		122,000	90,000	109,000	164,250	0
Total Closed Units	100%	11	3	6	2	0
Total Closed Volume		1,568,700	348.00K	892.20K	328.50K	0.00B

June 2022



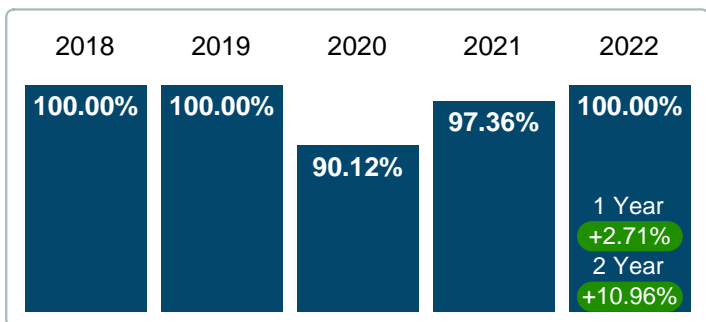
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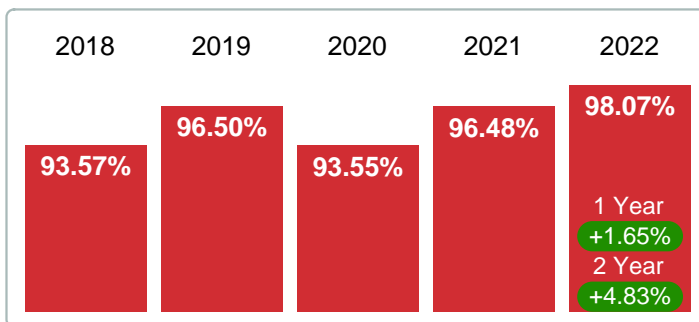
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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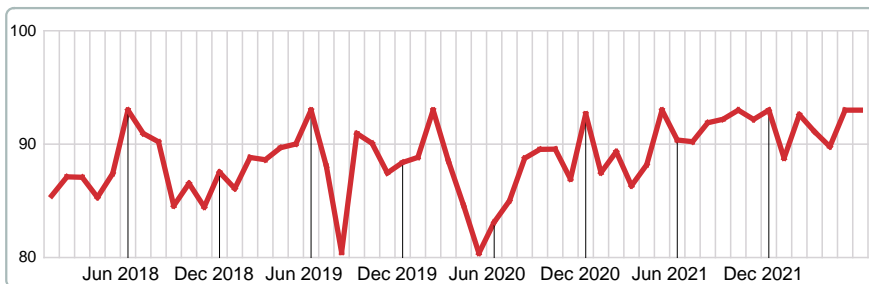
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

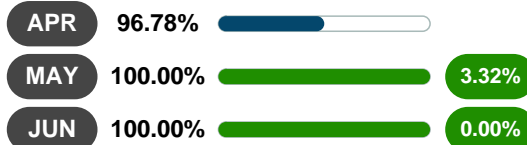


3 MONTHS

5 year JUN AVG = 97.50%

High Jun 2022 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **97.50%**



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
\$40,000 and less	1	9.09%	78.35%	78.35%	0.00%	0.00%	0.00%
\$40,001 \$70,000	2	18.18%	86.51%	0.00%	86.51%	0.00%	0.00%
\$70,001 \$90,000	1	9.09%	90.91%	90.91%	0.00%	0.00%	0.00%
\$90,001 \$130,000	2	18.18%	99.12%	0.00%	99.12%	0.00%	0.00%
\$130,001 \$220,000	3	27.27%	100.00%	100.00%	0.00%	100.00%	0.00%
\$220,001 \$260,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$260,001 and up	2	18.18%	105.03%	0.00%	105.03%	0.00%	0.00%
Median Sold/List Ratio		100.00%		90.91%	99.12%	100.00%	0.00%
Total Closed Units		11	100%	3	6	2	
Total Closed Volume		1,568,700		348.00K	892.20K	328.50K	0.00B

June 2022



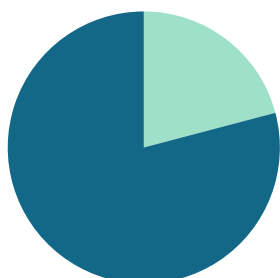
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

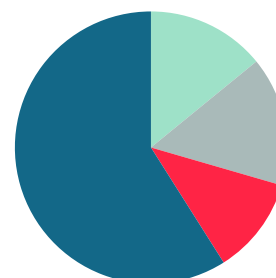


Inventory
 New Listings
14 = 20.90%
 Start Inventory
53
 Total Inventory Units
67
 Volume
\$48,332,298

Market Activity

Closed Sales
11 = 14.10%
 Pending Sales
12 = 15.38%
 Other Off Market
9 = 11.54%
 Active Inventory
46 = 58.97%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	20	11	-45.00%	74	70	-5.41%
Pending Sales	12	12	0.00%	81	73	-9.88%
New Listings	13	14	7.69%	87	107	22.99%
Median List Price	139,950	119,900	-14.33%	147,500	147,450	-0.03%
Median Sale Price	139,950	122,000	-12.83%	142,500	144,000	1.05%
Median Percent of Selling Price to List Price	97.36%	100.00%	2.71%	96.48%	98.07%	1.65%
Median Days on Market to Sale	26.00	40.00	53.85%	22.00	22.50	2.27%
Monthly Inventory	25	46	84.00%	25	46	84.00%
Months Supply of Inventory	1.95	3.52	80.48%	1.95	3.52	80.48%

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

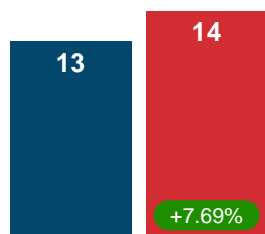
Inventory on June 30, 2022 = 46

2021 **2022**

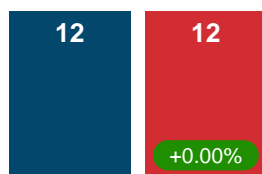
JUNE MARKET

MEDIAN PRICES

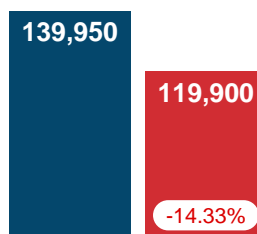
New Listings



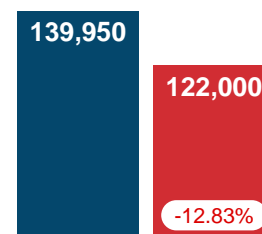
Pending Listings



List Price



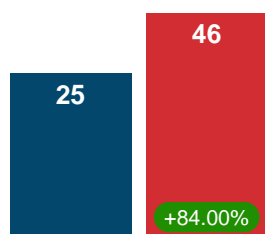
Sale Price



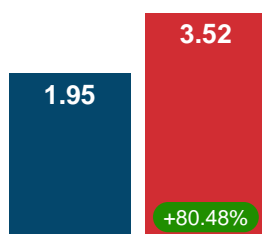
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

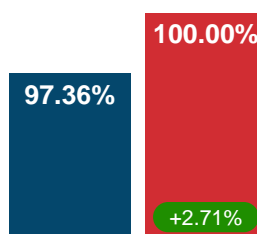
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

