

June 2022



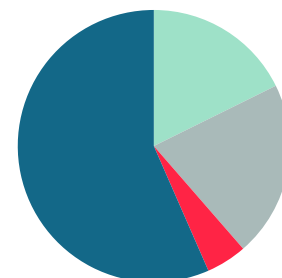
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	55	66	20.00%
Pending Listings	78	78	0.00%
New Listings	115	129	12.17%
Average List Price	226,392	319,994	41.35%
Average Sale Price	222,693	310,581	39.47%
Average Percent of Selling Price to List Price	99.13%	97.60%	-1.55%
Average Days on Market to Sale	13.36	25.52	90.93%
End of Month Inventory	157	211	34.39%
Months Supply of Inventory	2.31	2.69	16.28%



■ Closed (17.69%)
■ Pending (20.91%)
■ Other OffMarket (4.83%)
■ Active (56.57%)

Absorption: Last 12 months, an Average of **79** Sales/Month
Active Inventory as of June 30, 2022 = **211**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **34.39%** to 211 existing homes available for sale. Over the last 12 months this area has had an average of 79 closed sales per month. This represents an unsold inventory index of **2.69** 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 **39.47%** in June 2022 to \$310,581 versus the previous year at \$222,693.

Average Days on Market Lengthens

The average number of **25.52** days that homes spent on the market before selling increased by 12.15 days or **90.93%** in June 2022 compared to last year's same month at **13.36** DOM.

Sales Success for June 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 129 New Listings in June 2022, up **12.17%** from last year at 115. Furthermore, there were 66 Closed Listings this month versus last year at 55, a **20.00%** increase.

Closed versus Listed trends yielded a **51.2%** ratio, up from previous year's, June 2021, at **47.8%**, a **6.98%** upswing. This will certainly create pressure on an increasing 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

June 2022



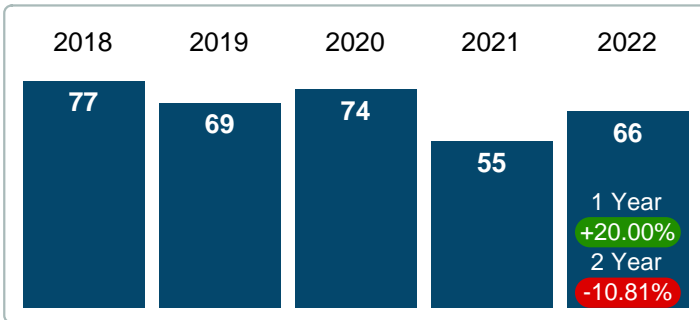
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



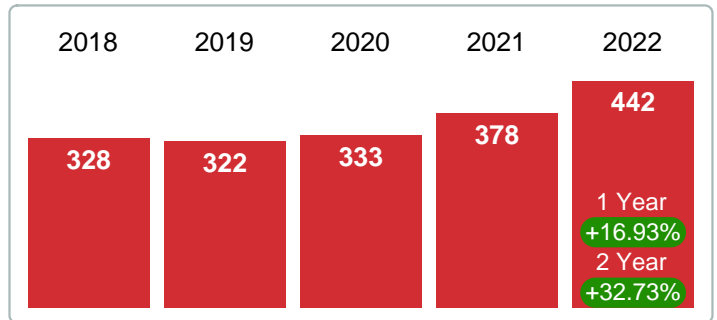
CLOSED LISTINGS

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

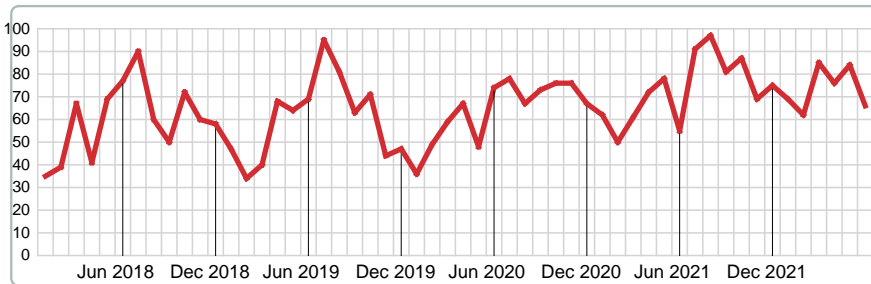
JUNE



YEAR TO DATE (YTD)

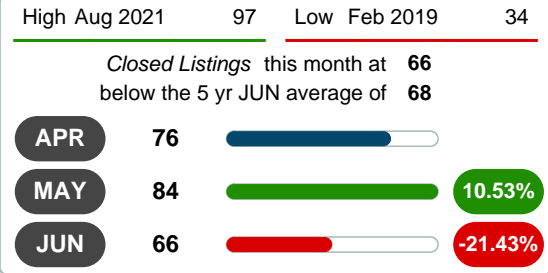


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.58%	15.0	2	3	0	0
\$100,001 - \$150,000	9	13.64%	18.3	0	7	2	0
\$150,001 - \$200,000	10	15.15%	39.3	1	7	2	0
\$200,001 - \$275,000	16	24.24%	28.6	2	11	3	0
\$275,001 - \$350,000	8	12.12%	5.1	0	5	2	1
\$350,001 - \$600,000	12	18.18%	28.9	2	5	3	2
\$600,001 and up	6	9.09%	34.3	0	2	3	1
Total Closed Units	66			7	40	15	4
Total Closed Volume	20,498,375	100%	25.5	1.69M	10.29M	5.76M	2.76M
Average Closed Price	\$310,581			\$241,504	\$257,326	\$383,987	\$688,750

June 2022



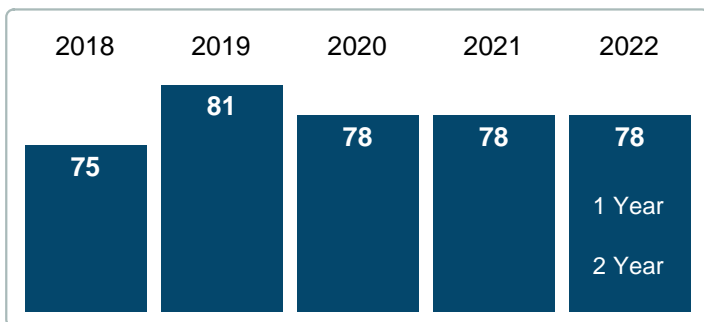
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



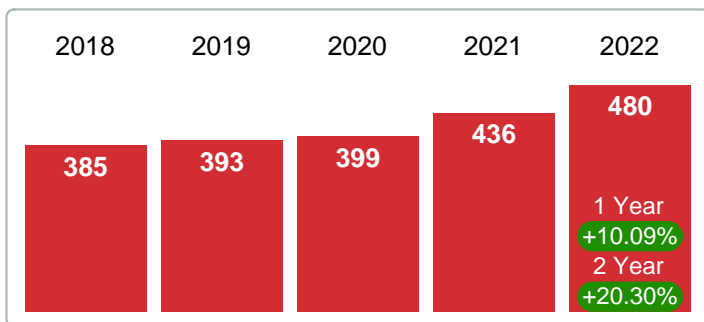
PENDING LISTINGS

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

JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 78

High Jul 2021 108 Low Dec 2019 33

Pending Listings this month at 78
equal to 5 yr JUN average of 78

APR 78
MAY 78
JUN 78

0.00%
0.00%

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	10.26%	41.4	4	4	0	0
\$100,001 - \$150,000	7	8.97%	29.0	2	4	1	0
\$150,001 - \$200,000	12	15.38%	16.9	3	7	2	0
\$200,001 - \$250,000	15	19.23%	7.8	0	14	1	0
\$250,001 - \$325,000	16	20.51%	31.3	2	8	6	0
\$325,001 - \$450,000	12	15.38%	17.8	1	7	3	1
\$450,001 and up	8	10.26%	23.8	0	5	2	1
Total Pending Units	78			12	49	15	2
Total Pending Volume	21,878,900	100%	23.1	2.11M	13.08M	5.36M	1.33M
Average Listing Price	\$281,961			\$175,667	\$266,996	\$357,340	\$664,000

June 2022



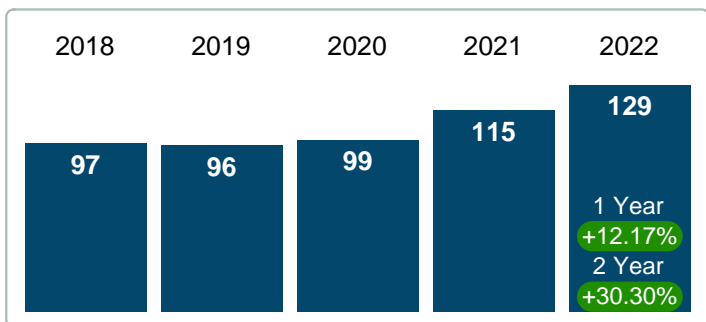
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



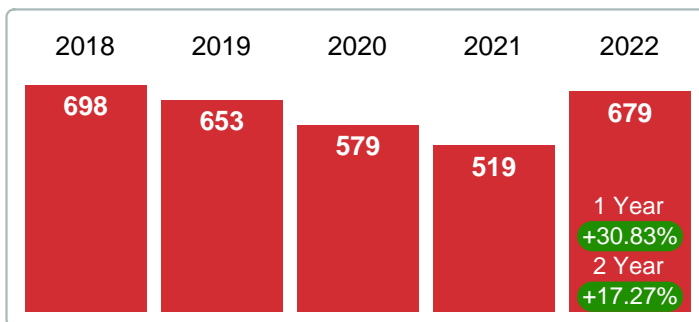
NEW LISTINGS

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

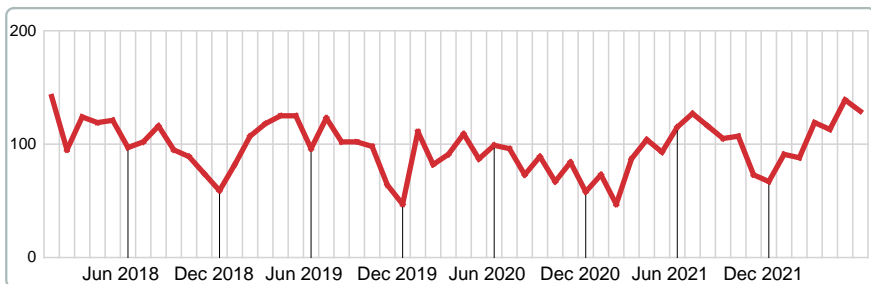
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 107

High Jan 2018 142 Low Feb 2021 47

New Listings this month at 129
above the 5 yr JUN average of 107



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	10.08%	7	5	1	0
\$125,001 - \$175,000	13	10.08%	3	8	2	0
\$175,001 - \$200,000	15	11.63%	1	12	2	0
\$200,001 - \$275,000	39	30.23%	2	28	9	0
\$275,001 - \$325,000	16	12.40%	1	8	7	0
\$325,001 - \$575,000	21	16.28%	1	11	8	1
\$575,001 and up	12	9.30%	0	5	5	2
Total New Listed Units	129		15	77	34	3
Total New Listed Volume	39,919,465	100%	2.48M	21.87M	13.49M	2.08M
Average New Listed Listing Price	\$259,234		\$165,033	\$283,981	\$396,896	\$694,333

June 2022



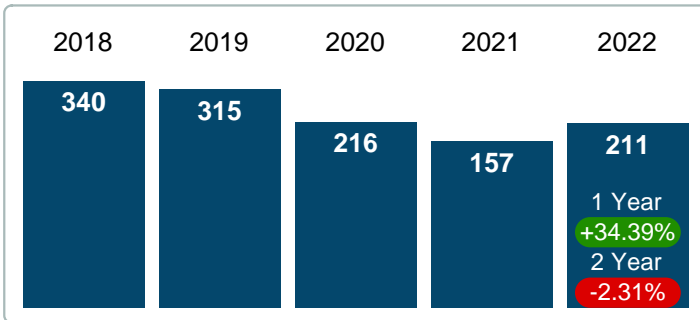
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



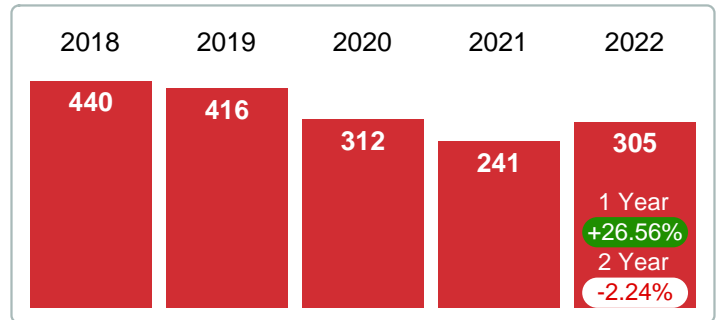
ACTIVE INVENTORY

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

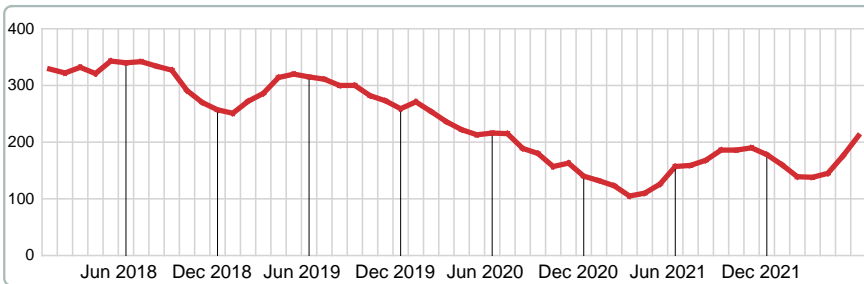
END OF JUNE



ACTIVE DURING JUNE

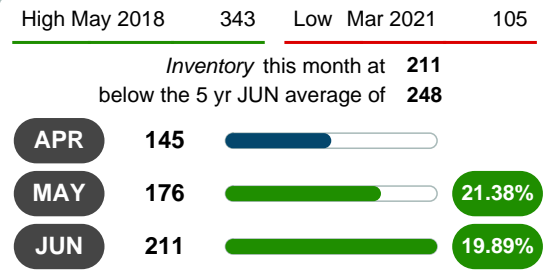


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 248



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	24	11.37%	60.1	11	11	2	0
\$125,001 - \$175,000	22	10.43%	50.6	9	10	3	0
\$175,001 - \$225,000	27	12.80%	35.5	2	21	4	0
\$225,001 - \$325,000	56	26.54%	41.4	5	32	17	2
\$325,001 - \$525,000	36	17.06%	50.9	3	22	10	1
\$525,001 - \$875,000	24	11.37%	72.0	1	10	10	3
\$875,001 and up	22	10.43%	82.7	0	8	10	4
Total Active Inventory by Units	211			31	114	56	10
Total Active Inventory by Volume	98,933,315	100%	53.1	5.92M	46.89M	37.83M	8.30M
Average Active Inventory Listing Price	\$468,878			\$191,067	\$411,307	\$675,450	\$829,600

June 2022



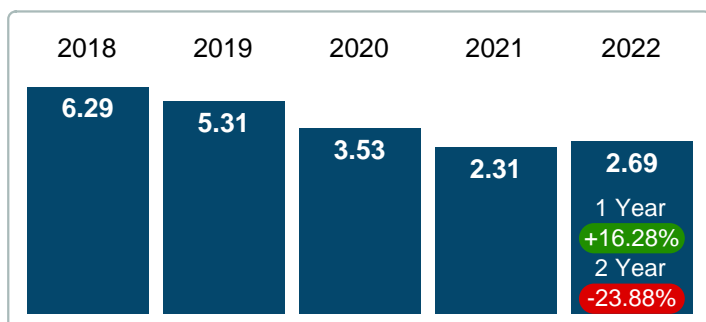
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



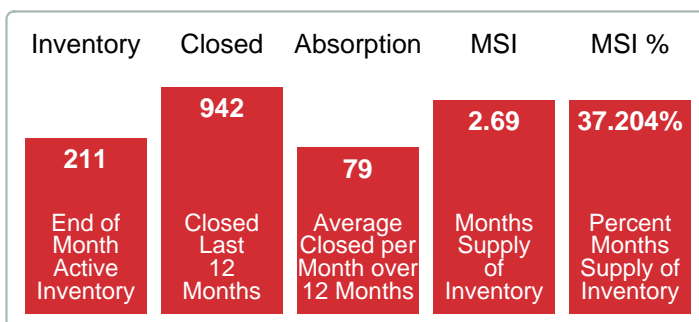
MONTHS SUPPLY of INVENTORY (MSI)

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

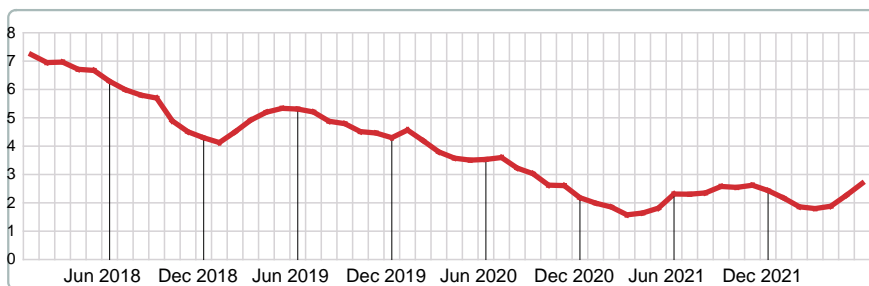
MSI FOR JUNE



INDICATORS FOR JUNE 2022



5 YEAR MARKET ACTIVITY TRENDS

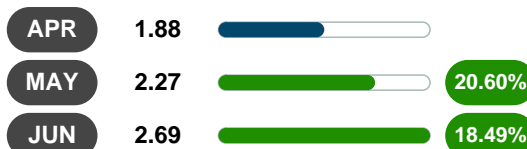


3 MONTHS

5 year JUN AVG = 4.03

High Jan 2018 7.23 Low Mar 2021 1.58

Months Supply this month at **2.69**
below the 5 yr JUN average of **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
\$125,000 and less	24	11.37%	1.80	2.28	1.45	2.67	0.00
\$125,001 - \$175,000	22	10.43%	1.65	3.27	1.22	1.38	0.00
\$175,001 - \$225,000	27	12.80%	1.54	4.00	1.42	1.92	0.00
\$225,001 - \$325,000	56	26.54%	2.85	6.00	2.56	3.19	2.00
\$325,001 - \$525,000	36	17.06%	3.69	4.00	4.19	3.33	1.33
\$525,001 - \$875,000	24	11.37%	6.70	6.00	5.71	12.00	3.60
\$875,001 and up	22	10.43%	17.60	0.00	16.00	24.00	12.00
Market Supply of Inventory (MSI)			2.69	3.15	2.25	3.84	2.86
Total Active Inventory by Units		100%	211	31	114	56	10

June 2022



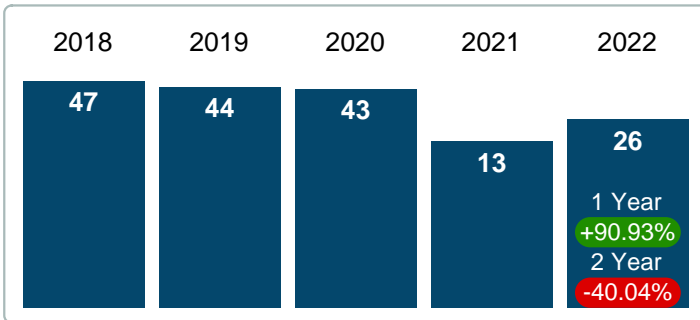
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



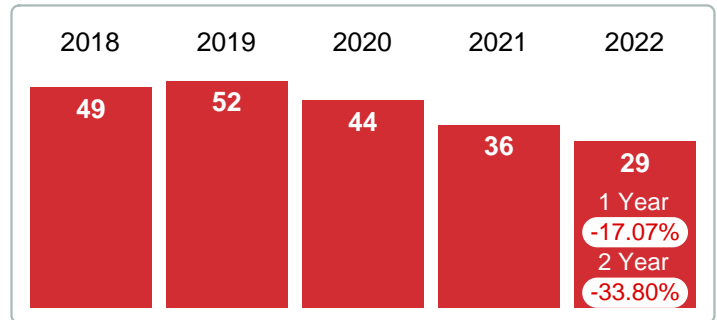
AVERAGE DAYS ON MARKET TO SALE

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

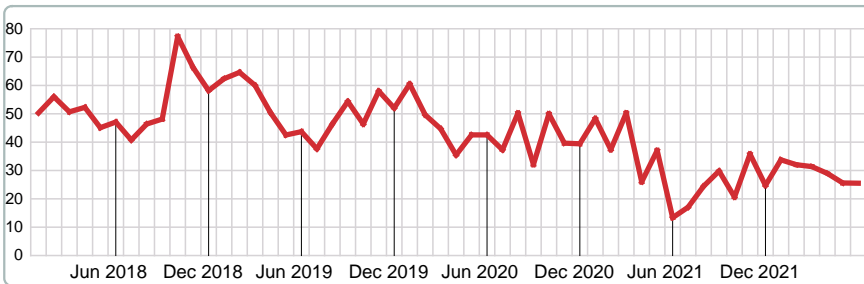
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

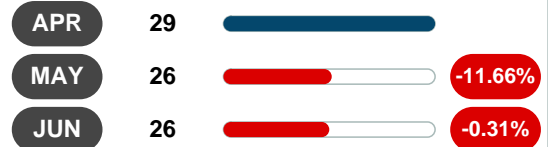


3 MONTHS

5 year JUN AVG = 34

High Oct 2018 77 Low Jun 2021 13

Average Days on Market to Sale this month at 26 below the 5 yr JUN average of 34



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
\$100,000 and less	7.58%	15	15	15	0	0
\$100,001 - \$150,000	13.64%	18	0	22	5	0
\$150,001 - \$200,000	15.15%	39	4	18	132	0
\$200,001 - \$275,000	24.24%	29	137	5	43	0
\$275,001 - \$350,000	12.12%	5	0	4	2	18
\$350,001 - \$600,000	18.18%	29	2	55	8	23
\$600,001 and up	9.09%	34	0	56	30	5
Average Closed DOM		26	44	20	34	17
Total Closed Units	100%	66	7	40	15	4
Total Closed Volume		20,498,375	1.69M	10.29M	5.76M	2.76M

June 2022



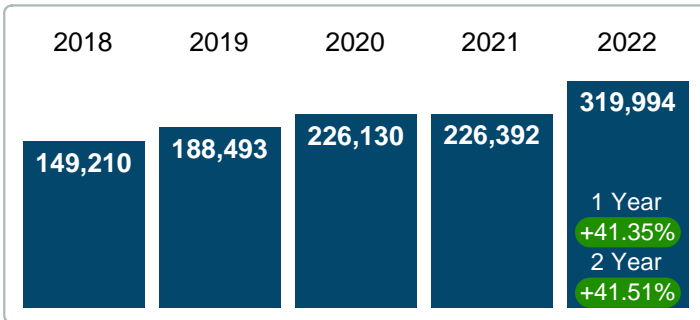
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



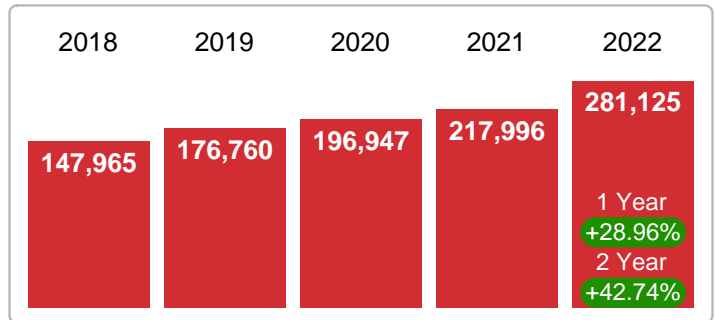
AVERAGE LIST PRICE AT CLOSING

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

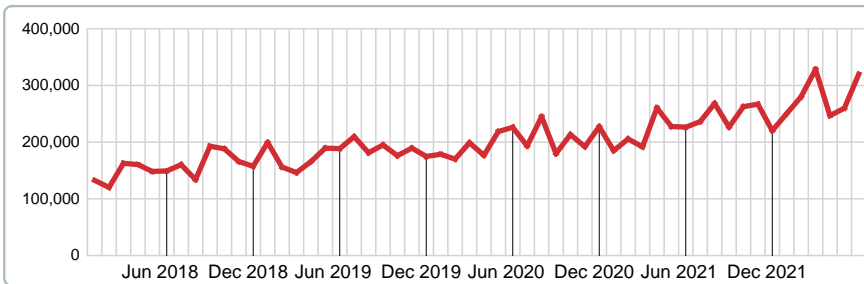
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

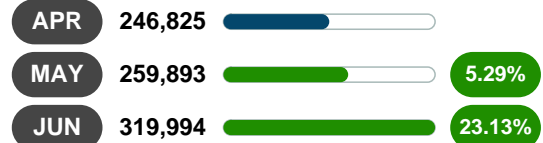


3 MONTHS

5 year JUN AVG = 222,044

High Mar 2022 328,340 Low Feb 2018 120,246

Average List Price at Closing this month at **319,994** above the 5 yr JUN average of **222,044**



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
\$100,000 and less	7.58%	83,780	82,450	84,667	0	0
\$100,001 - \$150,000	10.61%	136,914	0	142,629	137,450	0
\$150,001 - \$200,000	18.18%	183,475	195,000	190,414	209,950	0
\$200,001 - \$275,000	24.24%	238,497	247,500	228,368	253,667	0
\$275,001 - \$350,000	13.64%	305,722	0	296,560	285,300	335,000
\$350,001 - \$600,000	16.67%	468,126	477,450	475,980	368,167	580,044
\$600,001 and up	9.09%	970,633	0	772,500	892,967	1,499,900
Average List Price		319,994	258,543	262,626	387,320	748,747
Total Closed Units	100%	319,994	7	40	15	4
Total Closed Volume		21,119,636	1.81M	10.51M	5.81M	2.99M

June 2022



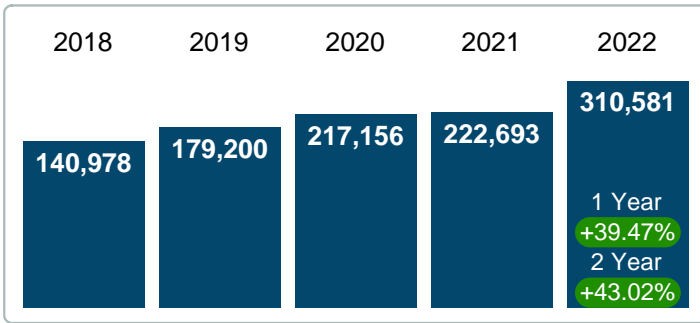
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



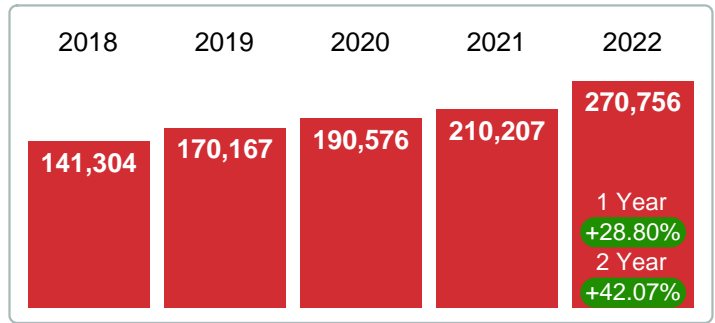
AVERAGE SOLD PRICE AT CLOSING

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

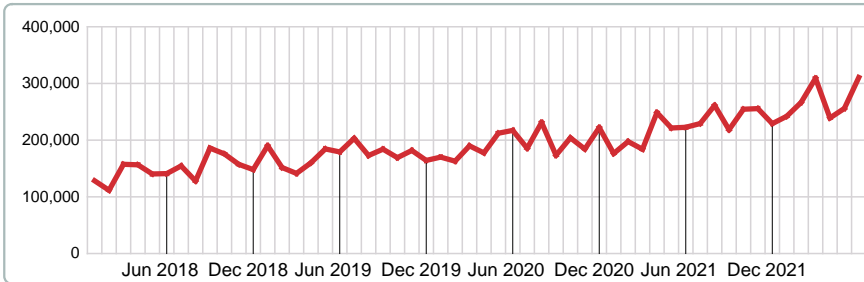
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

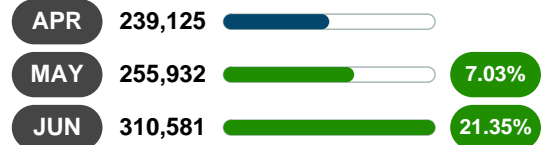


3 MONTHS

5 year JUN AVG = 214,122

High Jun 2022 310,581 Low Feb 2018 111,591

Average Sold Price at Closing this month at **310,581** above the 5 yr JUN average of **214,122**



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
\$100,000 and less	7.58%	81,400	81,500	81,333	0	0
\$100,001 - \$150,000	13.64%	135,933	0	133,857	143,200	0
\$150,001 - \$200,000	15.15%	185,100	175,000	186,857	184,000	0
\$200,001 - \$275,000	24.24%	231,522	225,000	228,686	246,267	0
\$275,001 - \$350,000	12.12%	299,888	0	298,700	285,300	335,000
\$350,001 - \$600,000	18.18%	446,627	451,263	460,000	365,667	530,000
\$600,001 and up	9.09%	925,667	0	747,500	899,667	1,360,000
Average Sold Price		310,581	241,504	257,326	383,987	688,750
Total Closed Units		66	7	40	15	4
Total Closed Volume		20,498,375	1.69M	10.29M	5.76M	2.76M

June 2022



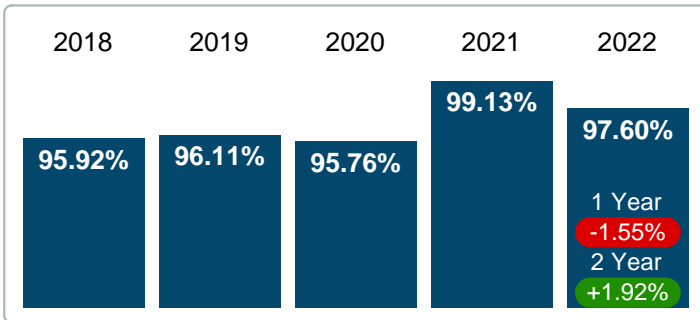
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



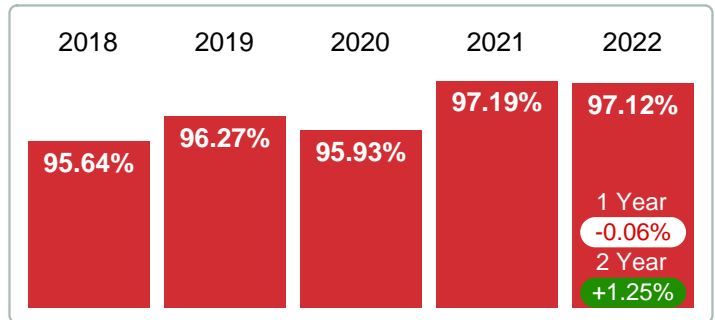
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

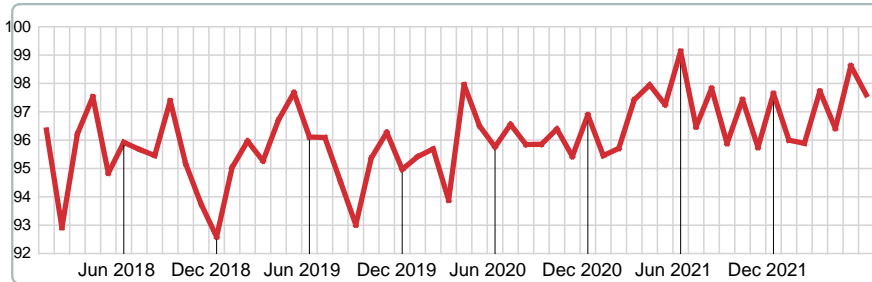
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

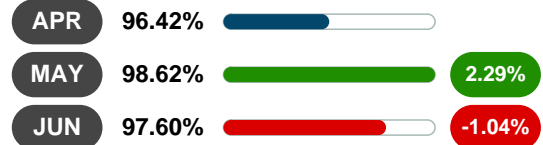


3 MONTHS

5 year JUN AVG = 96.91%

High Jun 2021 99.13% Low Dec 2018 92.59%

Average Sold/List Ratio this month at **97.60%** above the 5 yr JUN average of **96.91%**



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
\$100,000 and less	<div style="width: 7.58%;"></div> 5	7.58%	96.88%	98.81%	95.60%	0.00%	0.00%
\$100,001 - \$150,000	<div style="width: 13.64%;"></div> 9	13.64%	96.23%	0.00%	93.94%	104.26%	0.00%
\$150,001 - \$200,000	<div style="width: 15.15%;"></div> 10	15.15%	95.40%	89.74%	98.45%	87.53%	0.00%
\$200,001 - \$275,000	<div style="width: 24.24%;"></div> 16	24.24%	98.81%	91.11%	100.62%	97.33%	0.00%
\$275,001 - \$350,000	<div style="width: 12.12%;"></div> 8	12.12%	100.52%	0.00%	100.83%	100.00%	100.00%
\$350,001 - \$600,000	<div style="width: 18.18%;"></div> 12	18.18%	96.60%	95.15%	96.96%	99.51%	92.80%
\$600,001 and up	<div style="width: 9.09%;"></div> 6	9.09%	98.78%	0.00%	97.14%	102.58%	90.67%
Average Sold/List Ratio			97.60%	94.27%	98.09%	98.79%	94.07%
Total Closed Units		100%	97.60%	7	40	15	4
Total Closed Volume				1.69M	10.29M	5.76M	2.76M

June 2022



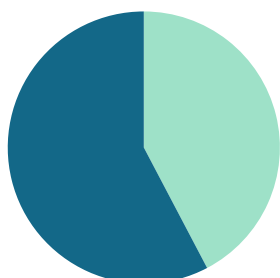
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

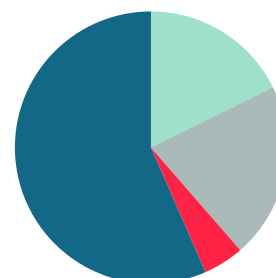


Inventory
 New Listings
129 = 42.30%
 Start Inventory
176
 Total Inventory Units
305
 Volume
\$134,872,713

Market Activity

Closed Sales
66 = 17.69%
 Pending Sales
78 = 20.91%
 Other Off Market
18 = 4.83%
 Active Inventory
211 = 56.57%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	66	20.00%	378	442	16.93%
Pending Sales	78	78	0.00%	436	480	10.09%
New Listings	115	129	12.17%	519	679	30.83%
Average List Price	226,392	319,994	41.35%	217,996	281,125	28.96%
Average Sale Price	222,693	310,581	39.47%	210,207	270,756	28.80%
Average Percent of Selling Price to List Price	99.13%	97.60%	-1.55%	97.19%	97.12%	-0.06%
Average Days on Market to Sale	13.36	25.52	90.93%	35.52	29.45	-17.07%
Monthly Inventory	157	211	34.39%	157	211	34.39%
Months Supply of Inventory	2.31	2.69	16.28%	2.31	2.69	16.28%

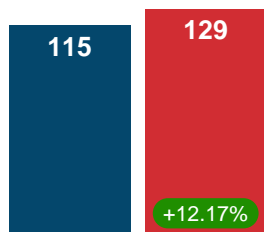
Absorption: Last 12 months, an Average of **79** Sales/Month

Inventory on June 30, 2022 = **211**

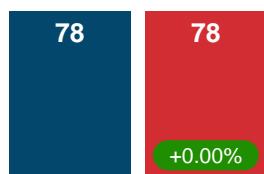
2021 **2022**

JUNE MARKET

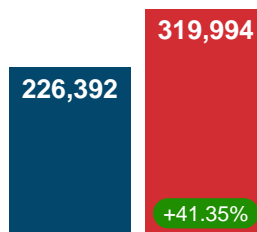
New Listings



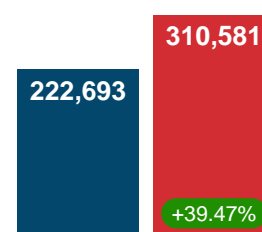
Pending Listings



List Price

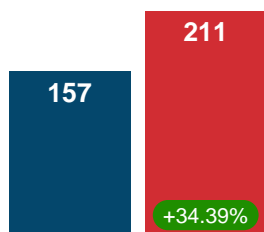


Sale Price

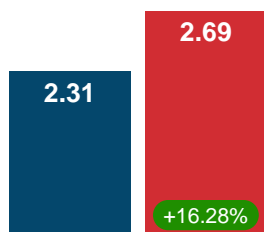


INVENTORY

Active Inventory

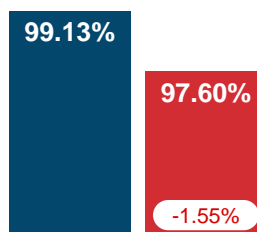


Monthly Supply of Inventory



AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

