

June 2022



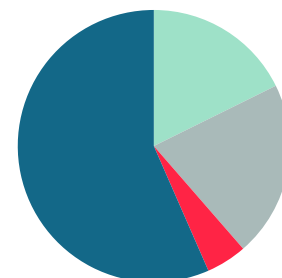
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



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%
Median List Price	185,000	241,575	30.58%
Median Sale Price	185,000	238,350	28.84%
Median Percent of Selling Price to List Price	100.00%	99.88%	-0.12%
Median Days on Market to Sale	4.00	8.50	112.50%
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.

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 **28.84%** in June 2022 to \$238,350 versus the previous year at \$185,000.

Median Days on Market Lengthens

The median number of **8.50** days that homes spent on the market before selling increased by 4.50 days or **112.50%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 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 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.

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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

June 2022



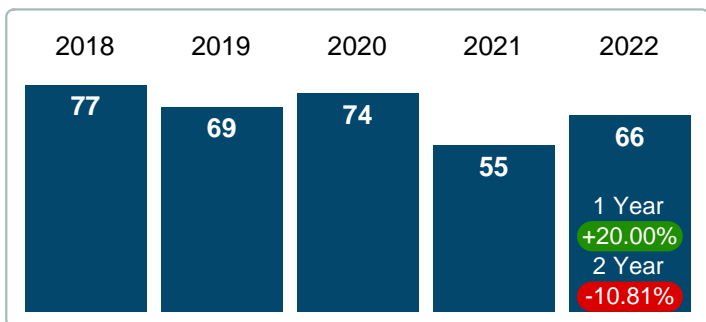
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



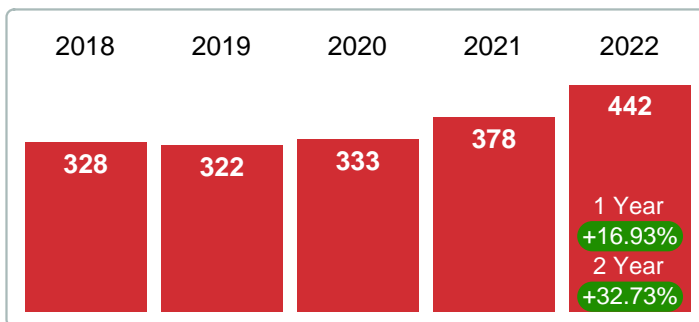
CLOSED LISTINGS

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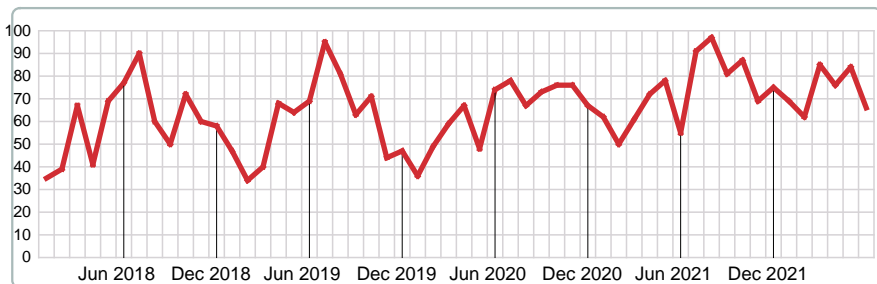
JUNE



YEAR TO DATE (YTD)

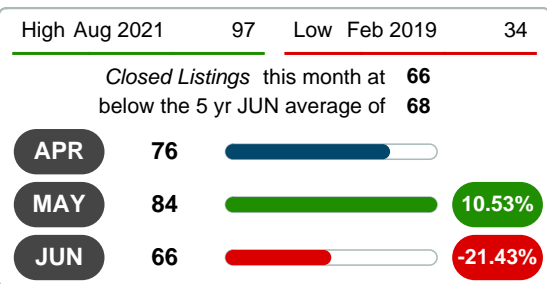


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.58%	13.0	2	3	0	0
\$100,001 - \$150,000	9	13.64%	10.0	0	7	2	0
\$150,001 - \$200,000	10	15.15%	14.5	1	7	2	0
\$200,001 - \$275,000	16	24.24%	7.0	2	11	3	0
\$275,001 - \$350,000	8	12.12%	3.0	0	5	2	1
\$350,001 - \$600,000	12	18.18%	17.5	2	5	3	2
\$600,001 and up	6	9.09%	13.5	0	2	3	1
Total Closed Units	66			7	40	15	4
Total Closed Volume	20,498,375	100%	8.5	1.69M	10.29M	5.76M	2.76M
Median Closed Price	\$238,350			\$210,000	\$206,250	\$277,200	\$530,000

June 2022



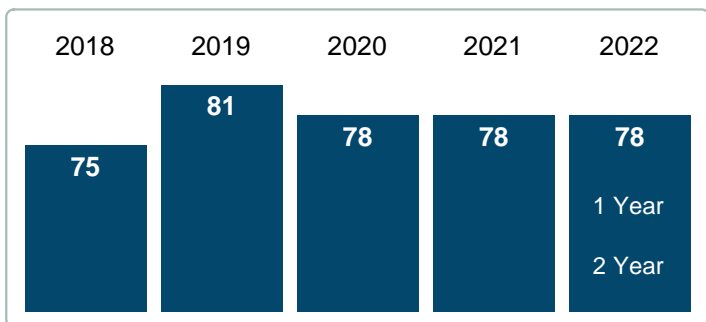
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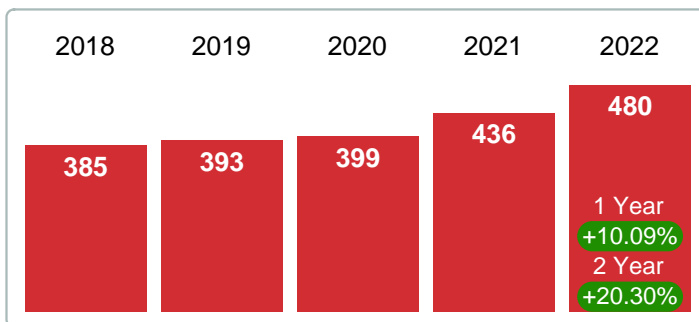
PENDING LISTINGS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	10.26%	20.5	4	4	0	0
\$100,001 - \$150,000	7	8.97%	19.0	2	4	1	0
\$150,001 - \$200,000	12	15.38%	6.0	3	7	2	0
\$200,001 - \$250,000	15	19.23%	5.0	0	14	1	0
\$250,001 - \$325,000	16	20.51%	8.5	2	8	6	0
\$325,001 - \$450,000	12	15.38%	7.5	1	7	3	1
\$450,001 and up	8	10.26%	23.0	0	5	2	1
Total Pending Units	78			12	49	15	2
Total Pending Volume	21,878,900	100%	10.5	2.11M	13.08M	5.36M	1.33M
Median Listing Price	\$241,500			\$149,500	\$235,000	\$297,500	\$664,000

June 2022



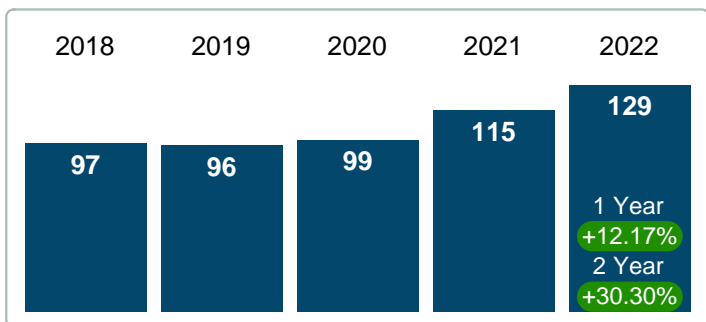
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



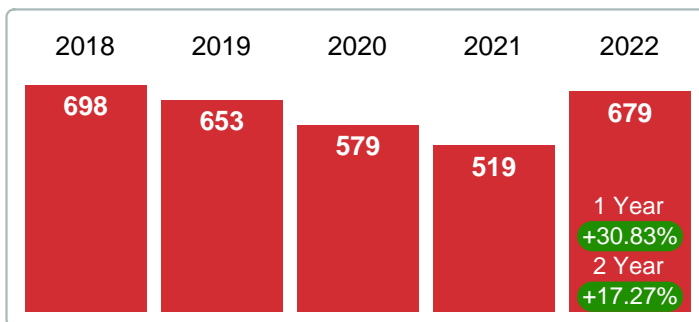
NEW LISTINGS

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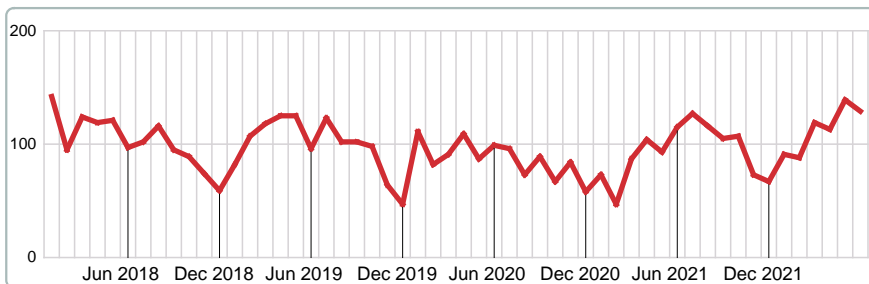
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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
Median New Listed Listing Price	\$239,000		\$135,000	\$230,000	\$299,000	\$749,000

June 2022



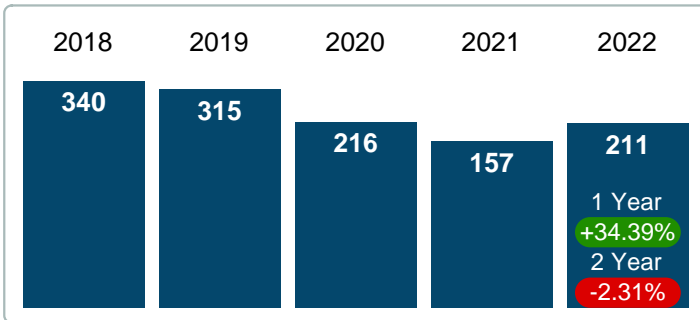
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



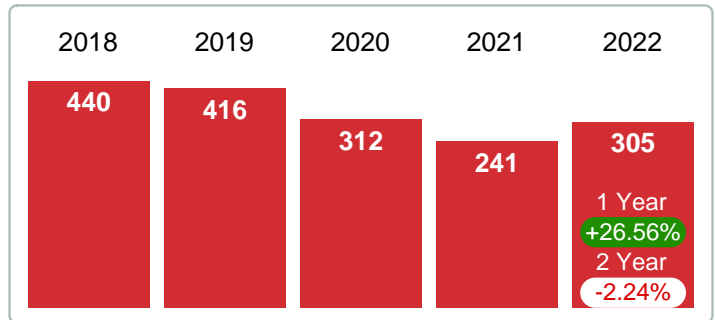
ACTIVE INVENTORY

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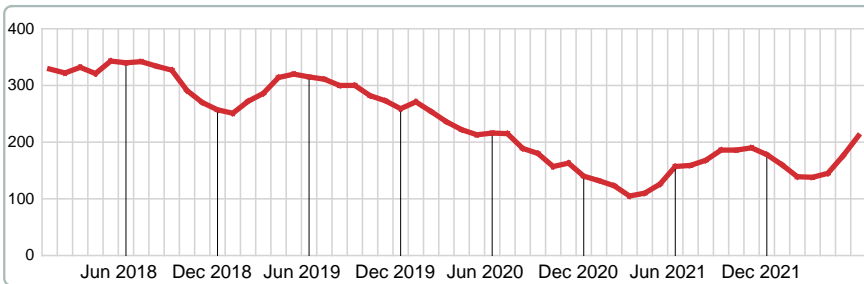
END OF JUNE



ACTIVE DURING JUNE

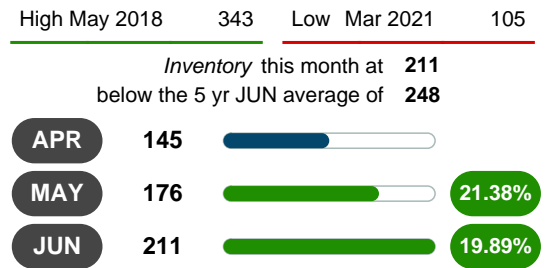


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 248



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	24	11.37%	55.5	11	11	2	0	
\$125,001 - \$175,000	22	10.43%	41.0	9	10	3	0	
\$175,001 - \$225,000	27	12.80%	19.0	2	21	4	0	
\$225,001 - \$325,000	56	26.54%	34.5	5	32	17	2	
\$325,001 - \$525,000	36	17.06%	46.5	3	22	10	1	
\$525,001 - \$875,000	24	11.37%	53.0	1	10	10	3	
\$875,001 and up	22	10.43%	54.5	0	8	10	4	
Total Active Inventory by Units		211		31	114	56	10	
Total Active Inventory by Volume		98,933,315	100%	44.0	5.92M	46.89M	37.83M	8.30M
Median Active Inventory Listing Price		\$270,000			\$138,000	\$256,075	\$359,950	\$709,000

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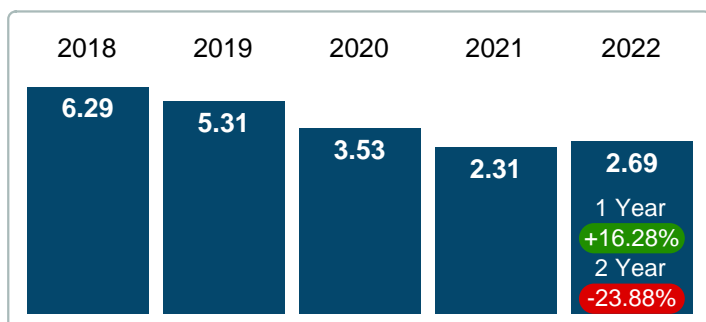
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



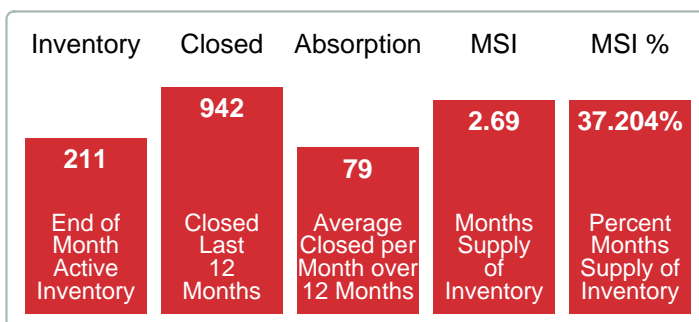
MONTHS SUPPLY of INVENTORY (MSI)

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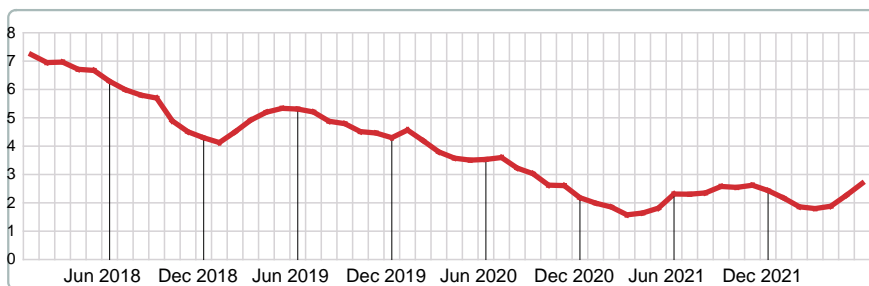
MSI FOR JUNE



INDICATORS FOR JUNE 2022

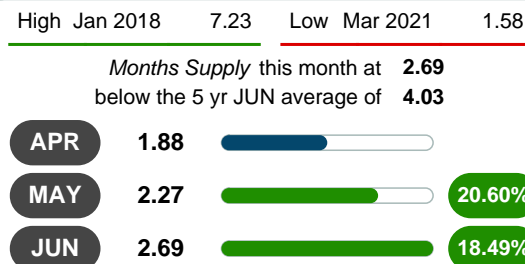


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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



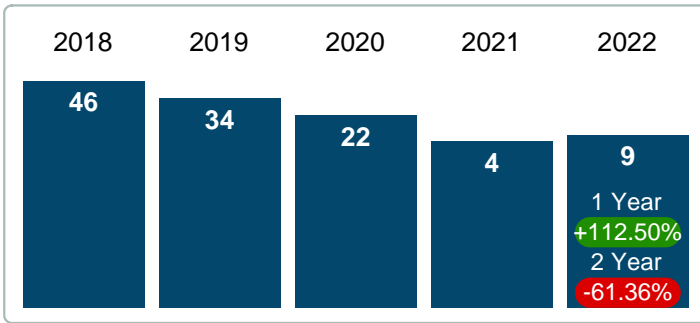
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



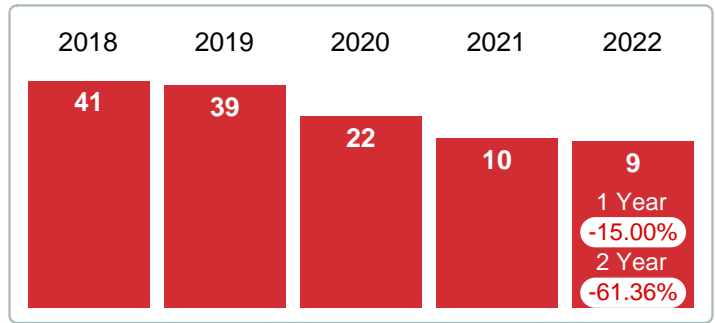
MEDIAN DAYS ON MARKET TO SALE

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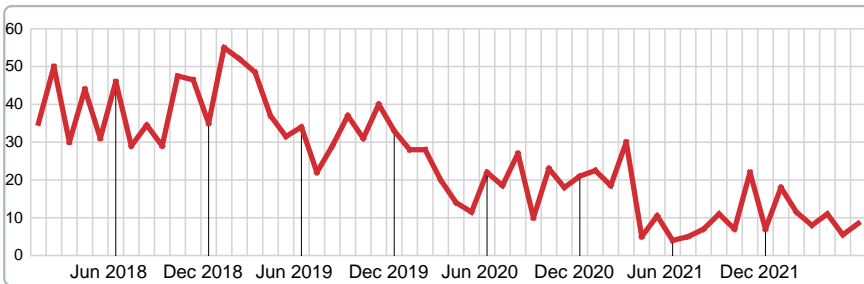
JUNE



YEAR TO DATE (YTD)

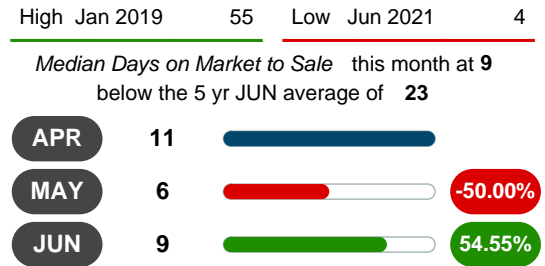


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 23



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
\$100,000 and less	7.58%	13	15	3	0	0
\$100,001 - \$150,000	13.64%	10	0	17	5	0
\$150,001 - \$200,000	15.15%	15	4	9	132	0
\$200,001 - \$275,000	24.24%	7	137	5	36	0
\$275,001 - \$350,000	12.12%	3	0	3	2	18
\$350,001 - \$600,000	18.18%	18	2	55	4	23
\$600,001 and up	9.09%	14	0	56	16	5
Median Closed DOM		9				
Total Closed Units		66				
Total Closed Volume		20,498,375				
			1.69M	10.29M	5.76M	2.76M

June 2022



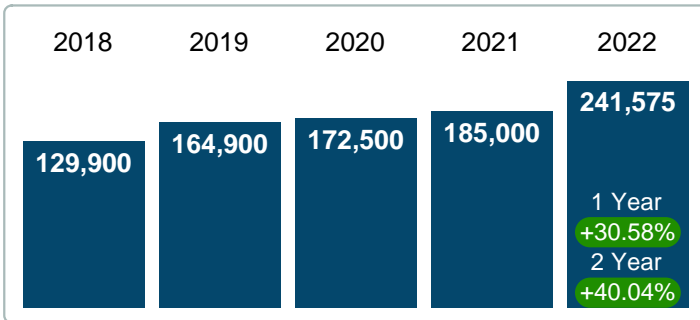
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



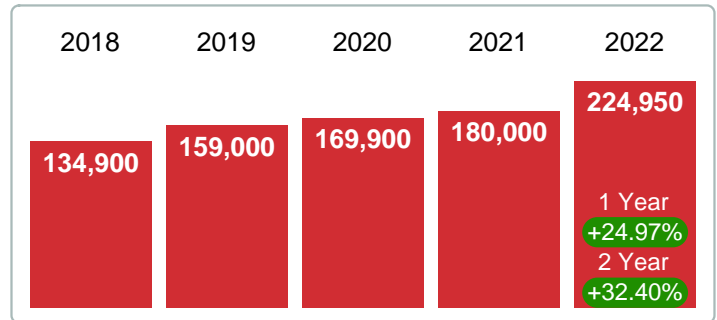
MEDIAN LIST PRICE AT CLOSING

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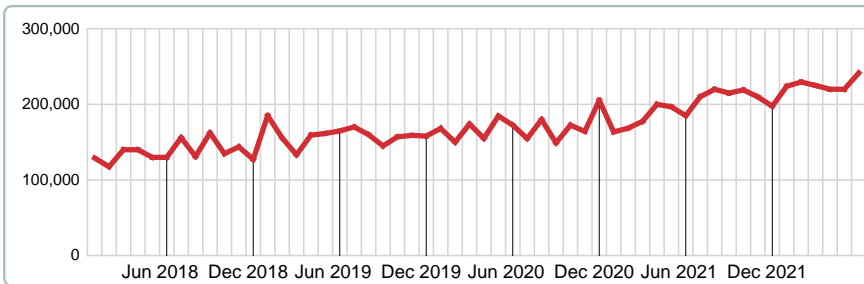
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

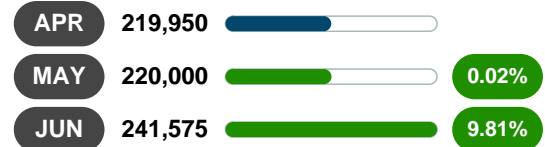


3 MONTHS

5 year JUN AVG = 178,775

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

Median List Price at Closing this month at **241,575** above the 5 yr JUN average of **178,775**



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
\$100,000 and less	7.58%	85,000	82,450	85,000	0	0
\$100,001 - \$150,000	10.61%	139,000	0	139,000	137,450	0
\$150,001 - \$200,000	18.18%	187,450	195,000	185,000	0	0
\$200,001 - \$275,000	24.24%	233,350	247,500	241,575	219,950	0
\$275,001 - \$350,000	13.64%	299,000	0	307,000	285,300	335,000
\$350,001 - \$600,000	16.67%	425,000	477,450	425,000	394,500	461,087
\$600,001 and up	9.09%	802,450	0	772,500	1,039,950	1,099,450
Median List Price		241,575	225,000	212,500	277,200	580,044
Total Closed Units	100%	241,575	7	40	15	4
Total Closed Volume		21,119,636	1.81M	10.51M	5.81M	2.99M

June 2022



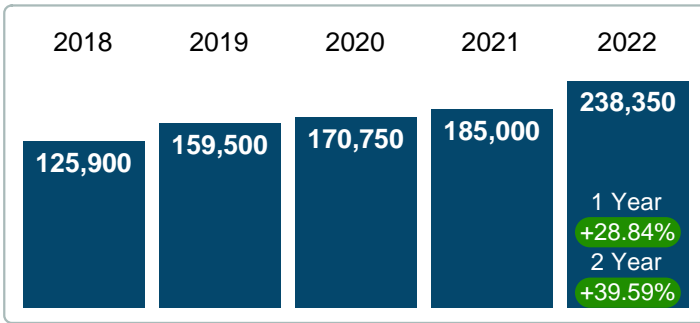
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



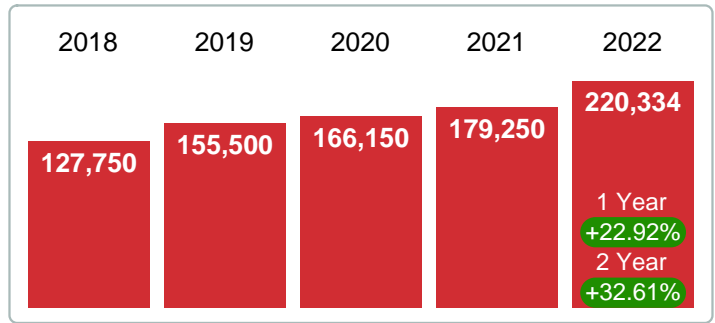
MEDIAN SOLD PRICE AT CLOSING

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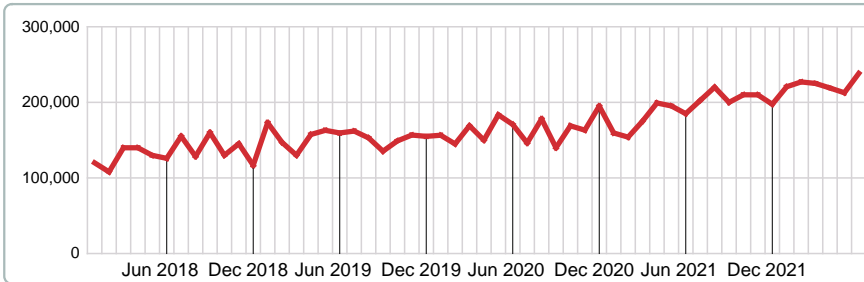
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

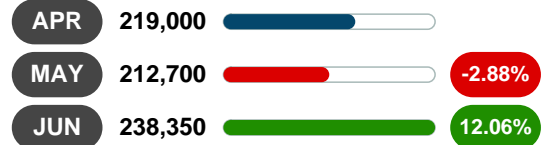


3 MONTHS

5 year JUN AVG = 175,900

High Jun 2022 238,350 Low Feb 2018 108,000

Median Sold Price at Closing this month at **238,350** above the 5 yr JUN average of **175,900**



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
\$100,000 and less	7.58%	85,000	81,500	85,000	0	0
\$100,001 - \$150,000	13.64%	139,900	0	127,500	143,200	0
\$150,001 - \$200,000	15.15%	185,500	175,000	189,000	184,000	0
\$200,001 - \$275,000	24.24%	231,850	225,000	227,000	254,800	0
\$275,001 - \$350,000	12.12%	291,700	0	290,000	285,300	335,000
\$350,001 - \$600,000	18.18%	415,013	451,263	415,000	363,000	530,000
\$600,001 and up	9.09%	782,000	0	747,500	739,000	1,360,000
Median Sold Price		238,350	210,000	206,250	277,200	530,000
Total Closed Units	100%	66	7	40	15	4
Total Closed Volume		20,498,375	1.69M	10.29M	5.76M	2.76M

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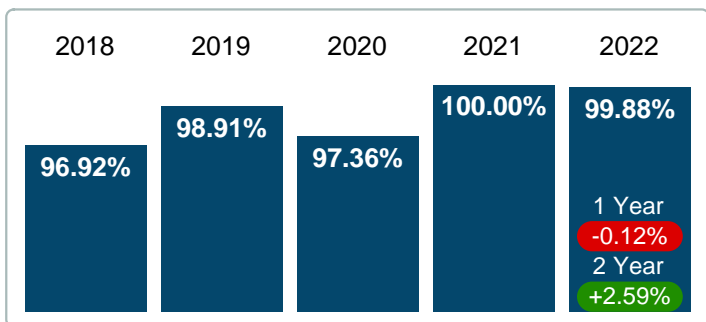
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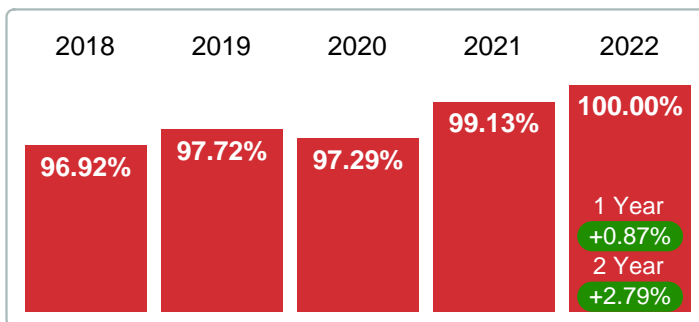
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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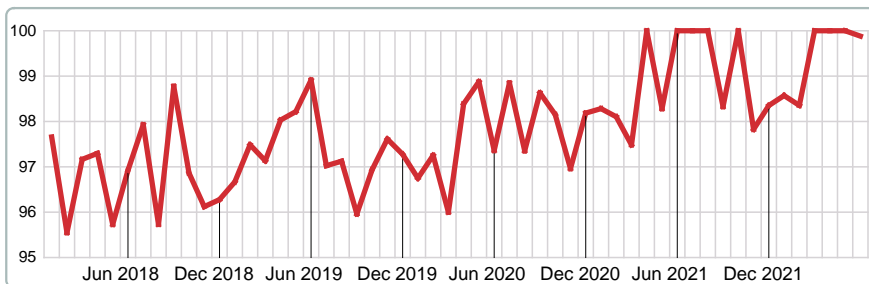
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

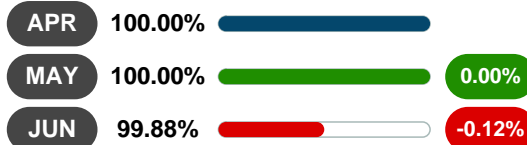


3 MONTHS

5 year JUN AVG = 98.62%

High May 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **99.88%**
 above the 5 yr JUN average of **98.62%**



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
\$100,000 and less	5	7.58%	98.95%	98.81%	98.95%	0.00%	0.00%
\$100,001 - \$150,000	9	13.64%	96.77%	0.00%	94.44%	104.26%	0.00%
\$150,001 - \$200,000	10	15.15%	95.86%	89.74%	100.00%	87.53%	0.00%
\$200,001 - \$275,000	16	24.24%	100.00%	91.11%	100.00%	100.00%	0.00%
\$275,001 - \$350,000	8	12.12%	100.00%	0.00%	101.75%	100.00%	100.00%
\$350,001 - \$600,000	12	18.18%	98.71%	95.15%	97.65%	100.00%	92.80%
\$600,001 and up	6	9.09%	98.15%	0.00%	97.14%	101.25%	90.67%
Median Sold/List Ratio		99.88%		93.33%	99.47%	100.00%	95.22%
Total Closed Units		66	100%	7	40	15	4
Total Closed Volume		20,498,375		1.69M	10.29M	5.76M	2.76M

June 2022



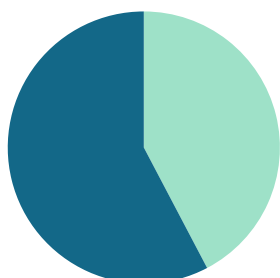
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

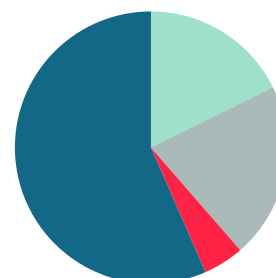


Inventory
 New Listings
129 = 42.30%
 Start Inventory
176
 Total Inventory Units
305
 Volume
\$134,872,713

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%
Median List Price	185,000	241,575	30.58%	180,000	224,950	24.97%
Median Sale Price	185,000	238,350	28.84%	179,250	220,334	22.92%
Median Percent of Selling Price to List Price	100.00%	99.88%	-0.12%	99.13%	100.00%	0.87%
Median Days on Market to Sale	4.00	8.50	112.50%	10.00	8.50	-15.00%
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

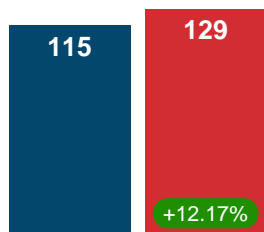
Inventory on June 30, 2022 = **211**

2021 **2022**

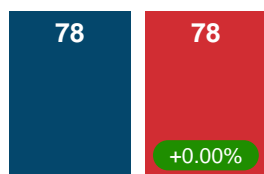
JUNE MARKET

MEDIAN PRICES

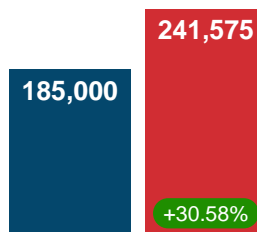
New Listings



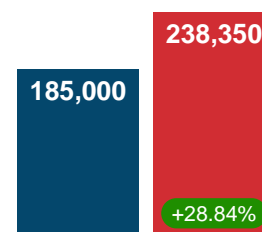
Pending Listings



List Price



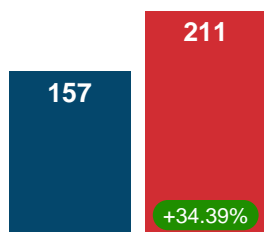
Sale Price



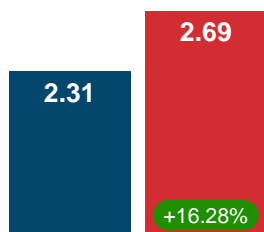
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

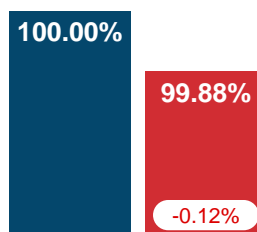
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

