

# May 2022



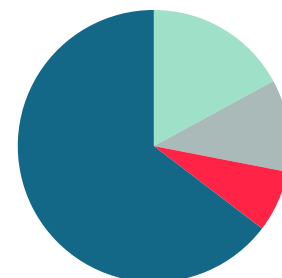
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	11	14	27.27%
Pending Listings	12	9	-25.00%
New Listings	16	23	43.75%
Average List Price	257,773	225,521	-12.51%
Average Sale Price	237,836	217,229	-8.66%
Average Percent of Selling Price to List Price	100.29%	96.73%	-3.55%
Average Days on Market to Sale	33.36	22.93	-31.28%
End of Month Inventory	28	53	89.29%
Months Supply of Inventory	2.33	3.83	64.20%



■ Closed (17.07%)  
■ Pending (10.98%)  
■ Other OffMarket (7.32%)  
■ Active (64.63%)

**Absorption:** Last 12 months, an Average of **14 Sales/Month**  
**Active Inventory** as of May 31, 2022 = **53**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2022 rose **89.29%** to 53 existing homes available for sale. Over the last 12 months this area has had an average of 14 closed sales per month. This represents an unsold inventory index of **3.83** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **8.66%** in May 2022 to \$217,229 versus the previous year at \$237,836.

#### Average Days on Market Shortens

The average number of **22.93** days that homes spent on the market before selling decreased by 10.44 days or **31.28%** in May 2022 compared to last year's same month at **33.36** DOM.

#### Sales Success for May 2022 is Positive

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

There were 23 New Listings in May 2022, up **43.75%** from last year at 16. Furthermore, there were 14 Closed Listings this month versus last year at 11, a **27.27%** increase.

Closed versus Listed trends yielded a **60.9%** ratio, down from previous year's, May 2021, at **68.8%**, a **11.46%** downswing. This will certainly create pressure on an increasing Monthly 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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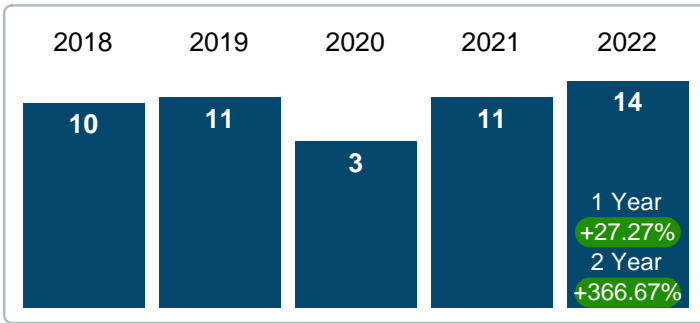
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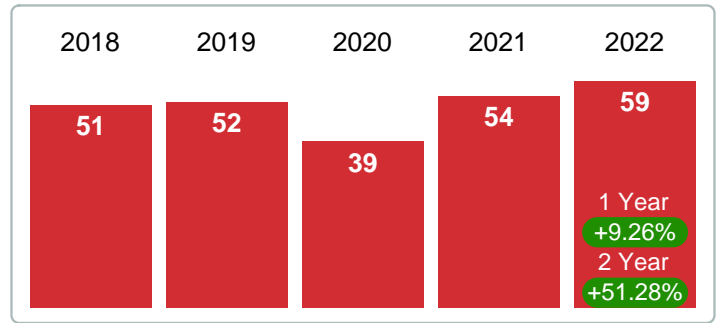
## CLOSED LISTINGS

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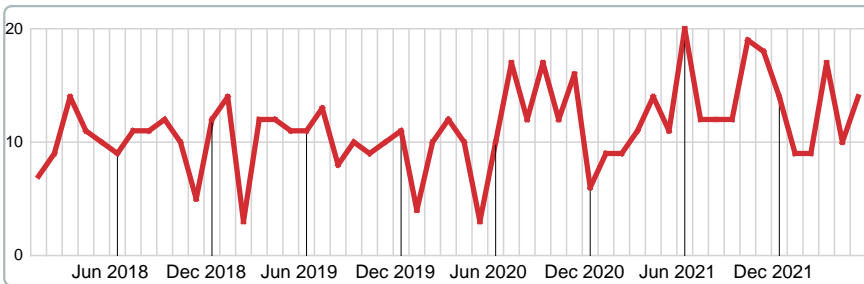
### MAY



### YEAR TO DATE (YTD)

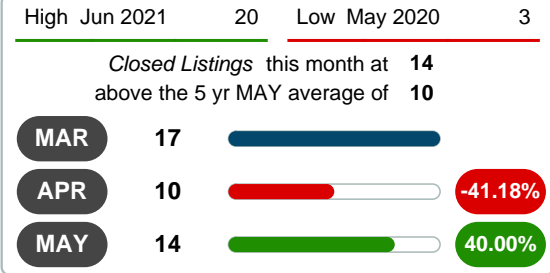


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	2	14.29%	10.5	0	2	0	0
\$75,001 - \$125,000	3	21.43%	31.3	2	1	0	0
\$125,001 - \$175,000	3	21.43%	50.3	1	2	0	0
\$175,001 - \$250,000	2	14.29%	10.5	1	1	0	0
\$250,001 - \$475,000	2	14.29%	3.5	0	2	0	0
\$475,001 and up	2	14.29%	13.5	0	1	1	0
<b>Total Closed Units</b>	<b>14</b>			<b>4</b>	<b>9</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,041,200</b>	<b>100%</b>	<b>22.9</b>	<b>577.90K</b>	<b>1.80M</b>	<b>660.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$217,229</b>			<b>\$144,475</b>	<b>\$200,367</b>	<b>\$660,000</b>	<b>\$0</b>

# May 2022



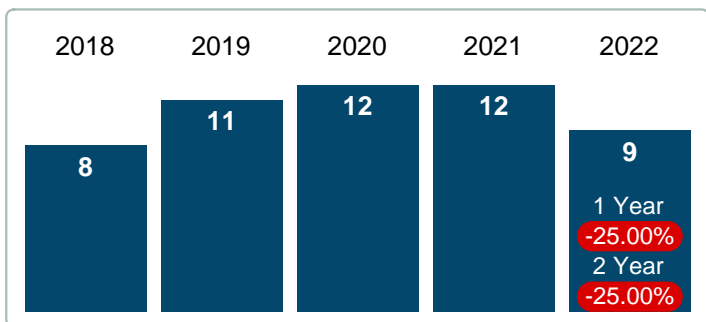
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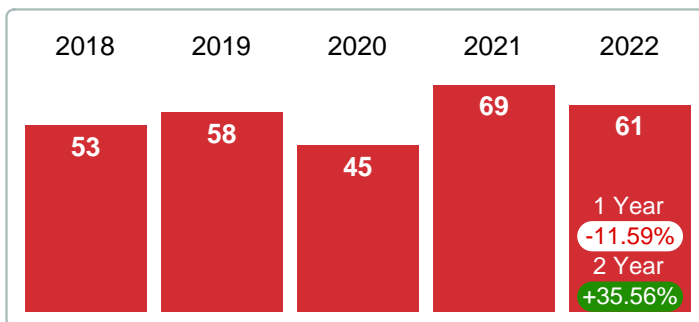
## PENDING LISTINGS

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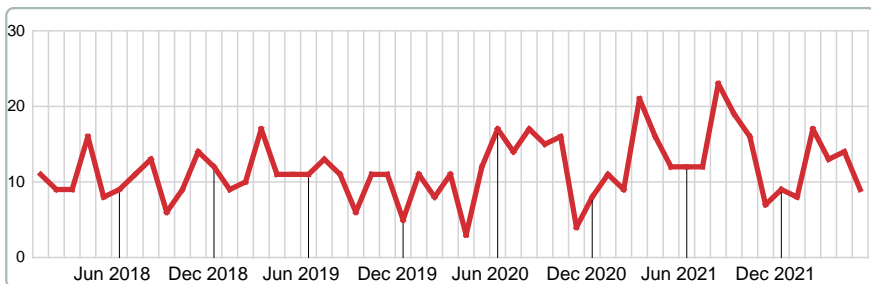
### MAY



### YEAR TO DATE (YTD)

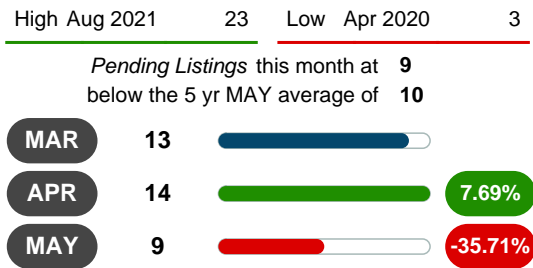


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	2	22.22%	56.5	1	1	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$225,000	3	33.33%	61.3	2	1	0	0
\$225,001 - \$250,000	1	11.11%	38.0	0	1	0	0
\$250,001 - \$475,000	3	33.33%	84.3	1	2	0	0
\$475,001 and up	0	0.00%	0.0	0	0	0	0
<b>Total Pending Units</b>	<b>9</b>			<b>4</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>1,809,967</b>	<b>100%</b>	<b>44.1</b>	<b>812.40K</b>	<b>997.57K</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$166,871</b>			<b>\$203,100</b>	<b>\$199,514</b>	<b>\$0</b>	<b>\$0</b>

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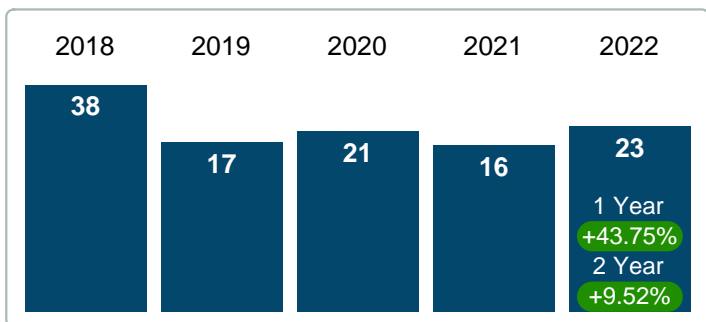
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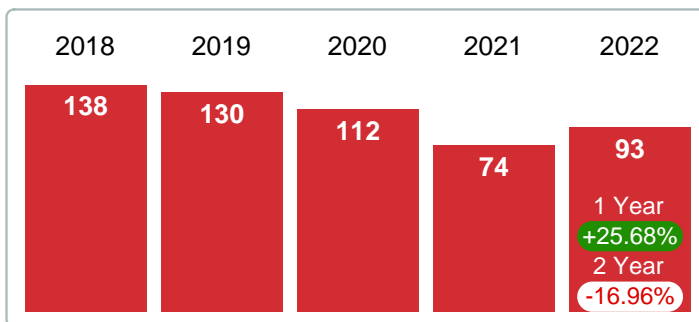
## NEW LISTINGS

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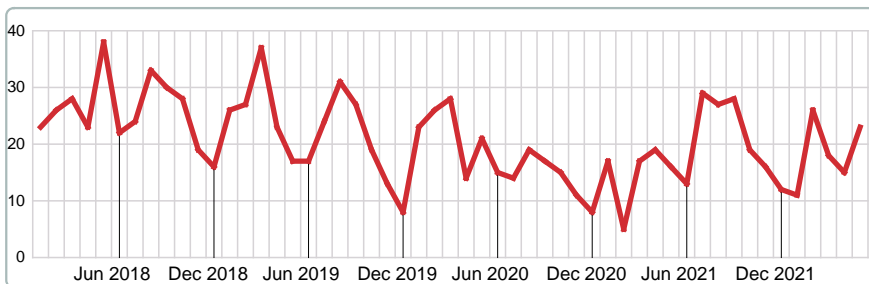
### MAY



### YEAR TO DATE (YTD)

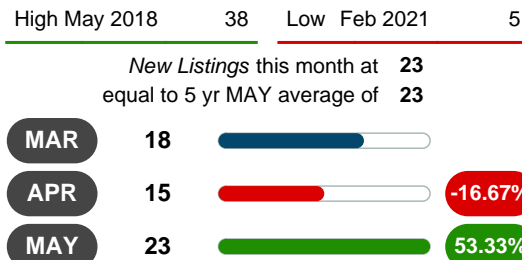


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 23



### 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	3	13.04%	1	1	1	0
\$100,001 - \$125,000	1	4.35%	0	0	1	0
\$125,001 - \$175,000	2	8.70%	1	1	0	0
\$175,001 - \$275,000	8	34.78%	0	7	1	0
\$275,001 - \$325,000	2	8.70%	1	1	0	0
\$325,001 - \$2,300,000	5	21.74%	0	2	3	0
\$2,300,001 and up	2	8.70%	0	1	1	0
<b>Total New Listed Units</b>	<b>23</b>		<b>3</b>	<b>13</b>	<b>7</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>14,771,766</b>	<b>100%</b>	<b>498.90K</b>	<b>8.11M</b>	<b>6.17M</b>	<b>0.00B</b>
<b>Average New Listed Listing Price</b>	<b>\$245,239</b>		<b>\$166,300</b>	<b>\$623,567</b>	<b>\$880,928</b>	<b>\$0</b>

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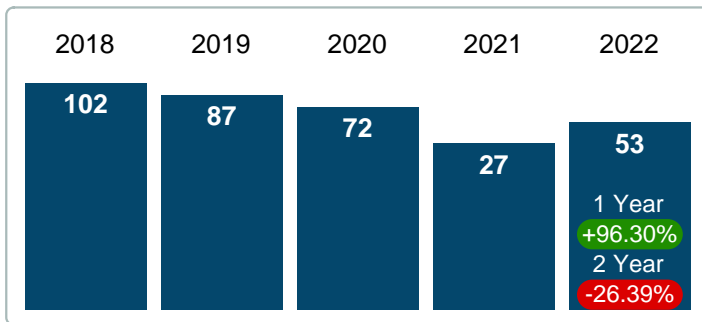
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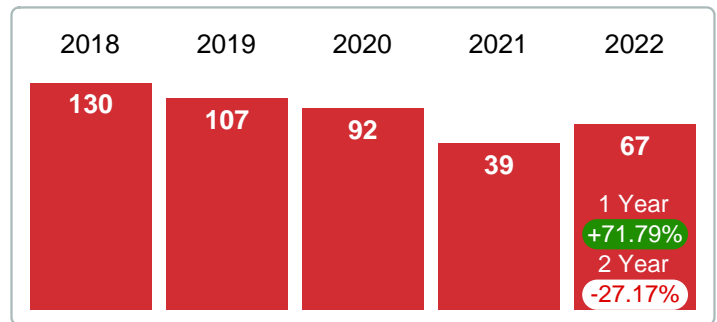
## ACTIVE INVENTORY

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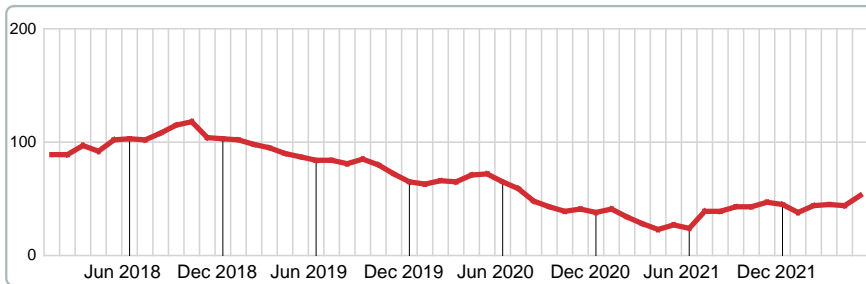
### END OF MAY



### ACTIVE DURING MAY

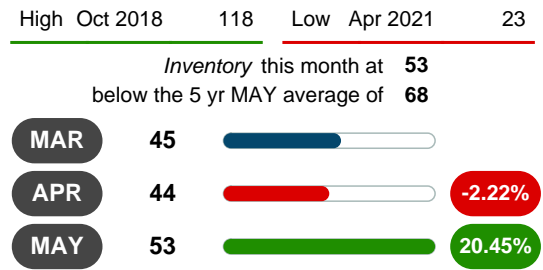


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 68



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	9.43%	68.0	2	2	1	0
\$100,001 - \$125,000	2	3.77%	47.5	0	1	1	0
\$125,001 - \$175,000	13	24.53%	111.1	4	9	0	0
\$175,001 - \$275,000	13	24.53%	45.3	2	8	3	0
\$275,001 - \$475,000	9	16.98%	78.2	3	3	2	1
\$475,001 - \$2,300,000	6	11.32%	66.3	0	3	2	1
\$2,300,001 and up	5	9.43%	102.8	1	2	1	1
Total Active Inventory by Units	53			12	28	10	3
Total Active Inventory by Volume	44,405,198	100%	77.1	5.54M	26.21M	7.35M	5.30M
Average Active Inventory Listing Price	\$837,834			\$461,475	\$936,157	\$735,030	\$1,768,267

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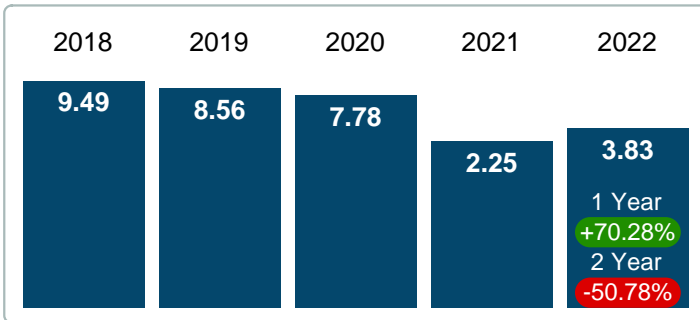
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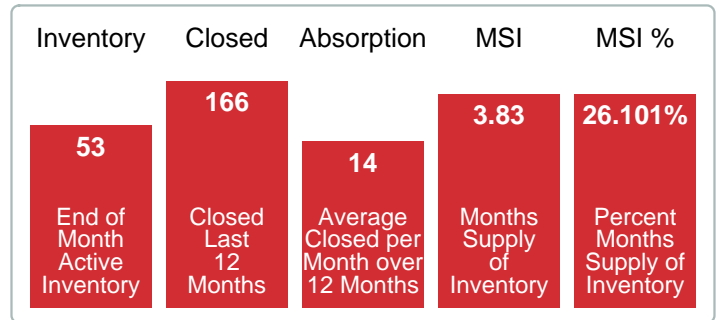
## MONTHS SUPPLY of INVENTORY (MSI)

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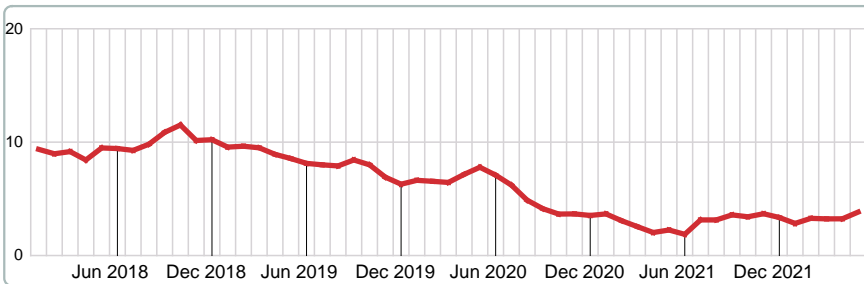
### MSI FOR MAY



### INDICATORS FOR MAY 2022

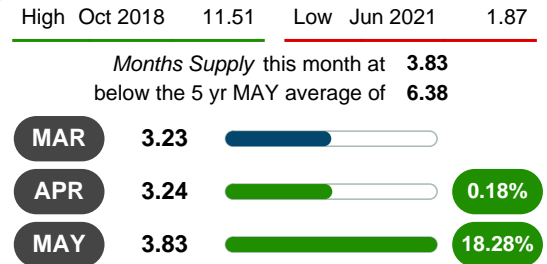


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 6.38



### 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	5	9.43%	1.03	1.09	0.73	4.00	0.00
\$100,001 - \$125,000	2	3.77%	2.18	0.00	1.50	0.00	0.00
\$125,001 - \$175,000	13	24.53%	5.78	16.00	5.68	0.00	0.00
\$175,001 - \$275,000	13	24.53%	4.88	6.00	4.80	5.14	0.00
\$275,001 - \$475,000	9	16.98%	4.32	6.00	2.25	8.00	0.00
\$475,001 - \$2,300,000	6	11.32%	5.54	0.00	7.20	3.43	12.00
\$2,300,001 and up	5	9.43%	inf	0.00	0.00	0.00	0.00
Market Supply of Inventory (MSI)			3.83	3.79	3.33	4.80	18.00
Total Active Inventory by Units		100%	3.83	12	28	10	3

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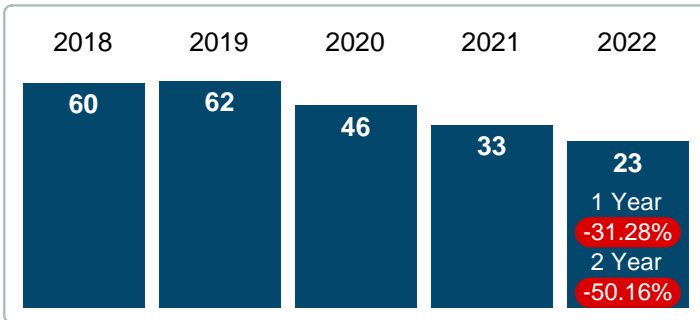
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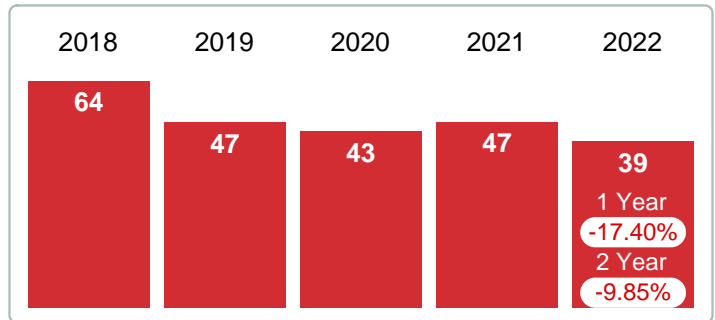
## AVERAGE DAYS ON MARKET TO SALE

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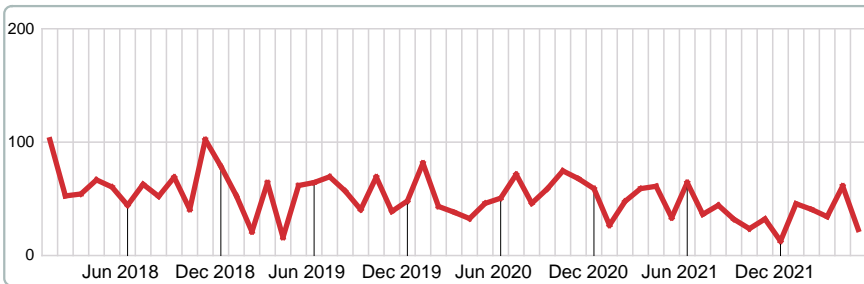
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

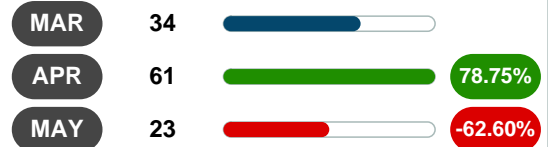


### 3 MONTHS

5 year MAY AVG = 45

High Nov 2018 102 Low Dec 2021 13

Average Days on Market to Sale this month at 23 below the 5 yr MAY average of 45



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$75,000	14.29%	11	0	11	0	0
\$75,001 - \$125,000	21.43%	31	14	66	0	0
\$125,001 - \$175,000	21.43%	50	78	37	0	0
\$175,001 - \$250,000	14.29%	11	17	4	0	0
\$250,001 - \$475,000	14.29%	4	0	4	0	0
\$475,001 and up	14.29%	14	0	6	21	0
<b>Average Closed DOM</b>		<b>23</b>	<b>31</b>	<b>20</b>	<b>21</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>23</b>	<b>4</b>	<b>9</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,041,200</b>	<b>577.90K</b>	<b>1.80M</b>	<b>660.00K</b>	<b>0.00B</b>

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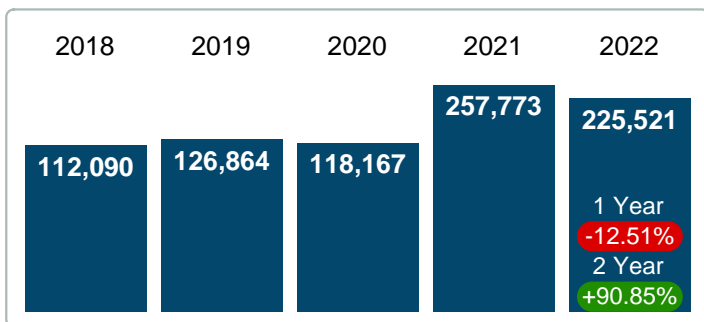
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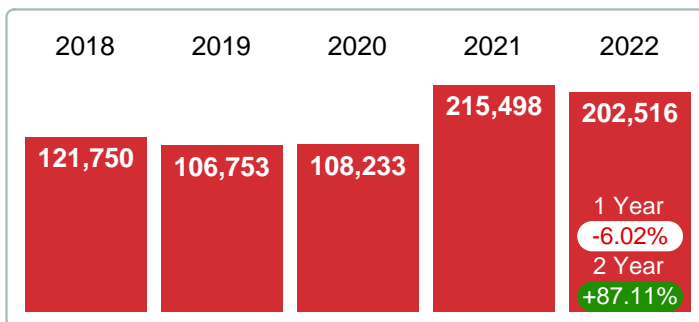
## AVERAGE LIST PRICE AT CLOSING

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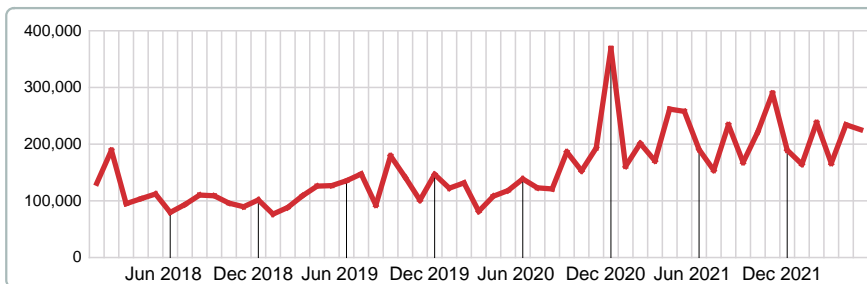
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 168,083

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

Average List Price at Closing this month at **225,521**  
above the 5 yr MAY average of **168,083**

- MAR 166,217
- APR 234,270 **40.94%**
- MAY 225,521 **-3.73%**

### 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	
\$50,000 and less	0	0.00%	0	0	0	0	
\$50,001 - \$75,000	2	14.29%	67,400	0	67,400	0	
\$75,001 - \$125,000	3	21.43%	107,967	117,450	89,000	0	
\$125,001 - \$175,000	2	14.29%	144,950	199,000	144,950	0	
\$175,001 - \$250,000	3	21.43%	207,933	179,800	245,000	0	
\$250,001 - \$475,000	2	14.29%	282,500	0	282,500	0	
\$475,001 and up	2	14.29%	609,950	0	495,000	724,900	
<b>Average List Price</b>		225,521		153,425	202,078	724,900	0
<b>Total Closed Units</b>		14	100%	225,521	4	9	1
<b>Total Closed Volume</b>		3,157,300		613.70K	1.82M	724.90K	0.00B



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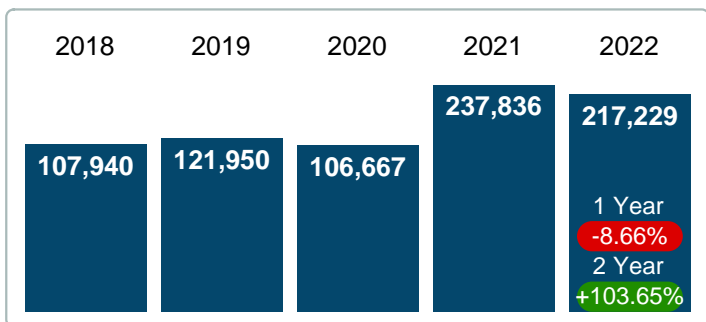
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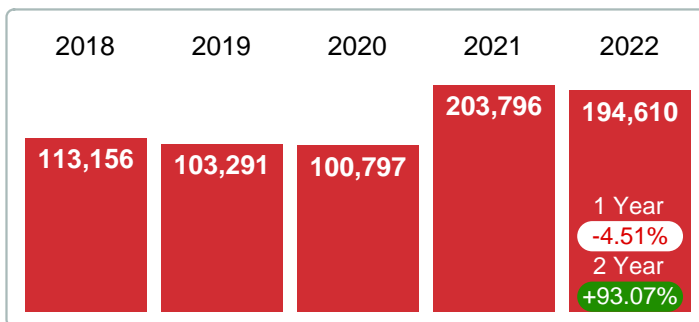
## AVERAGE SOLD PRICE AT CLOSING

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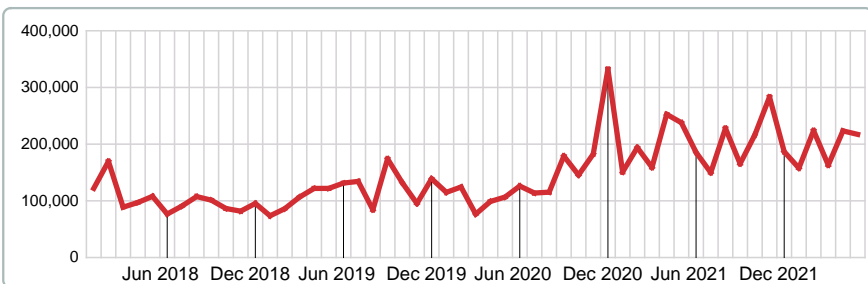
### MAY



### YEAR TO DATE (YTD)

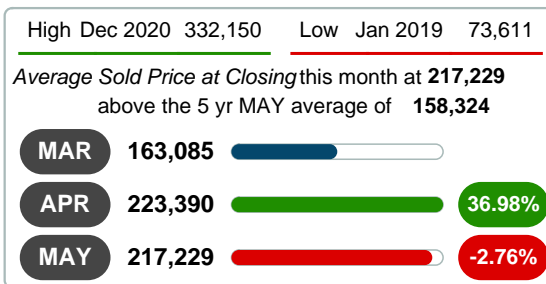


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 158,324



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$75,000	14.29%	66,700	0	66,700	0	0
\$75,001 - \$125,000	21.43%	99,833	108,750	82,000	0	0
\$125,001 - \$175,000	21.43%	154,967	175,000	144,950	0	0
\$175,001 - \$250,000	14.29%	215,200	185,400	245,000	0	0
\$250,001 - \$475,000	14.29%	279,000	0	279,000	0	0
\$475,001 and up	14.29%	577,500	0	495,000	660,000	0
<b>Average Sold Price</b>		<b>217,229</b>	<b>144,475</b>	<b>200,367</b>	<b>660,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>217,229</b>	<b>4</b>	<b>9</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,041,200</b>	<b>577.90K</b>	<b>1.80M</b>	<b>660.00K</b>	<b>0.00B</b>

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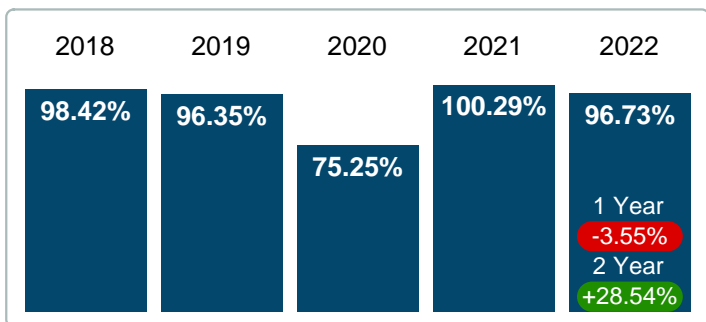
Area Delimited by County Of Sequoyah - Residential Property Type



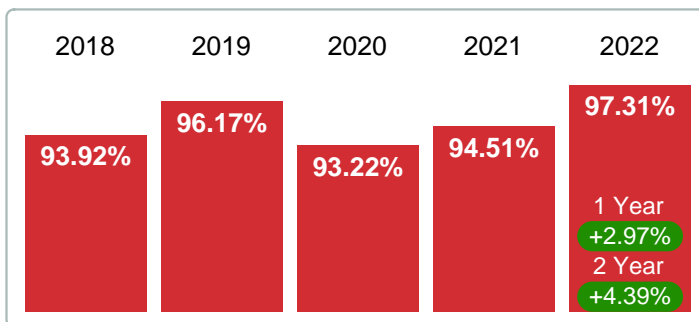
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

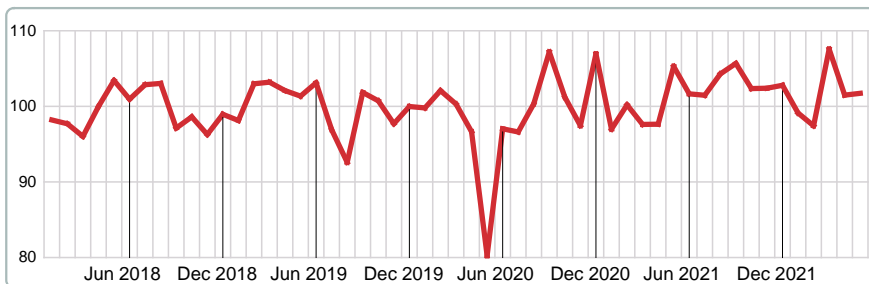
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

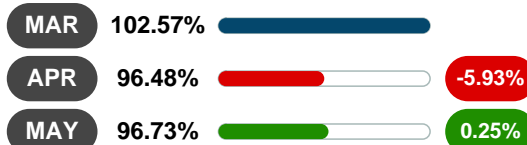


### 3 MONTHS

5 year MAY AVG = 93.41%

High Mar 2022 102.57% Low May 2020 75.25%

Average Sold/List Ratio this month at **96.73%** above the 5 yr MAY average of **93.41%**



### 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
\$50,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	2	14.29%	99.07%	0.00%	99.07%	0.00%	0.00%
\$75,001 - \$125,000	3	21.43%	92.10%	92.08%	92.13%	0.00%	0.00%
\$125,001 - \$175,000	3	21.43%	95.98%	87.94%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	2	14.29%	101.56%	103.11%	100.00%	0.00%	0.00%
\$250,001 - \$475,000	2	14.29%	98.81%	0.00%	98.81%	0.00%	0.00%
\$475,001 and up	2	14.29%	95.52%	0.00%	100.00%	91.05%	0.00%
Average Sold/List Ratio		96.70%		93.81%	98.65%	91.05%	0.00%
Total Closed Units		14	100%	4	9	1	
Total Closed Volume		3,041,200		577.90K	1.80M	660.00K	0.00B

# May 2022



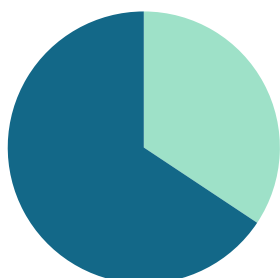
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

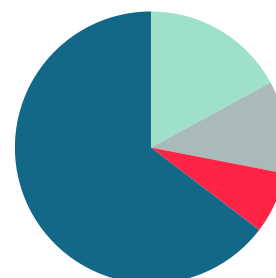


**Inventory**  
 New Listings  
**23 = 34.33%**  
 Start Inventory  
**44**  
 Total Inventory Units  
**67**  
 Volume  
**\$47,158,965**

### Market Activity

Closed Sales  
**14 = 17.07%**  
 Pending Sales  
**9 = 10.98%**  
 Other Off Market  
**6 = 7.32%**  
 Active Inventory  
**53 = 64.63%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	11	14	27.27%	54	59	9.26%
Pending Sales	12	9	-25.00%	69	61	-11.59%
New Listings	16	23	43.75%	74	93	25.68%
Average List Price	257,773	225,521	-12.51%	215,498	202,516	-6.02%
Average Sale Price	237,836	217,229	-8.66%	203,796	194,610	-4.51%
Average Percent of Selling Price to List Price	100.29%	96.73%	-3.55%	94.51%	97.31%	2.97%
Average Days on Market to Sale	33.36	22.93	-31.28%	47.07	38.88	-17.40%
Monthly Inventory	28	53	89.29%	28	53	89.29%
Months Supply of Inventory	2.33	3.83	64.20%	2.33	3.83	64.20%

**Absorption:** Last 12 months, an Average of 14 Sales/Month

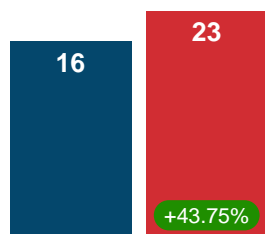
**Inventory on May 31, 2022 = 53**

2021 2022

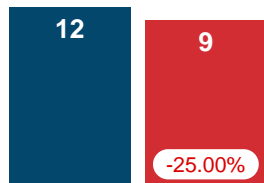
### MAY MARKET

### AVERAGE PRICES

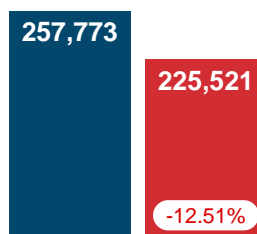
#### New Listings



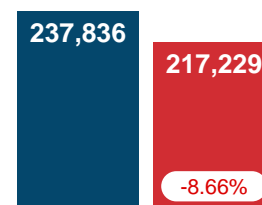
#### Pending Listings



#### List Price



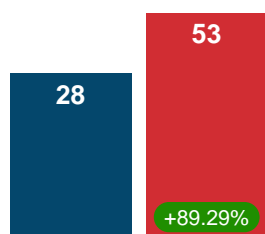
#### Sale Price



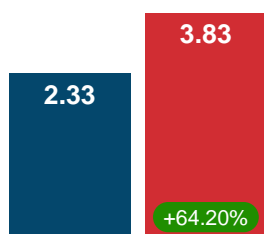
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

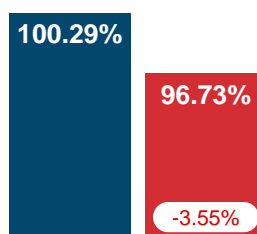
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

