

# May 2022



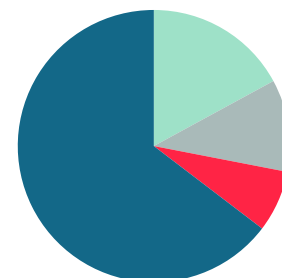
Area Delimited by County Of Sequoyah - Residential Property Type



## 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%
Median List Price	169,900	164,900	-2.94%
Median Sale Price	165,000	162,500	-1.52%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.00	14.00	-33.33%
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.

#### 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 **1.52%** in May 2022 to \$162,500 versus the previous year at \$165,000.

#### Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 7.00 days or **33.33%** in May 2022 compared to last year's same month at **21.00** DOM.

#### Sales Success for May 2022 is Positive

Overall, with Median 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>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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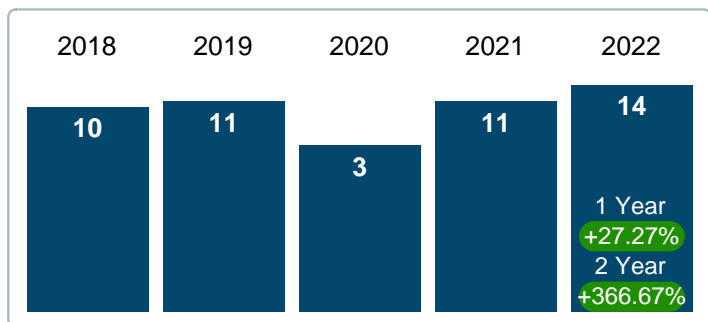
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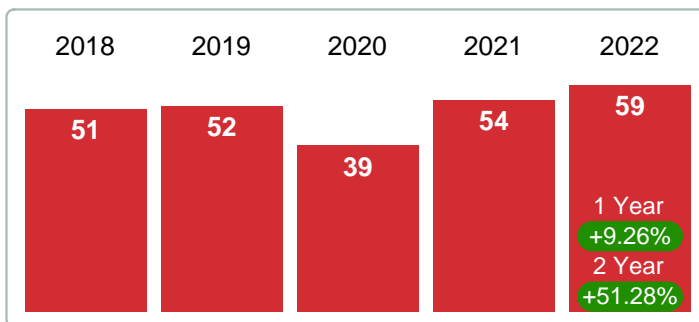
## CLOSED LISTINGS

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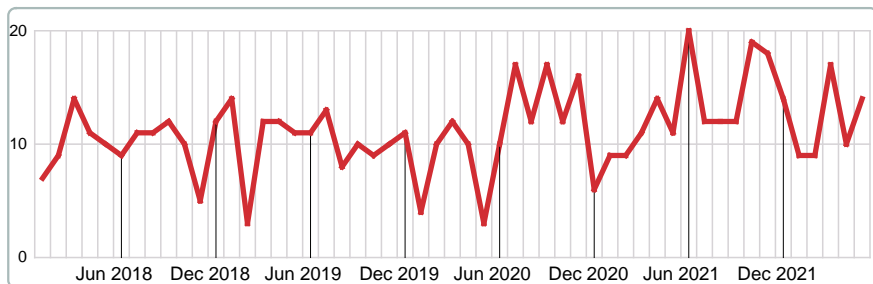
### MAY



### YEAR TO DATE (YTD)

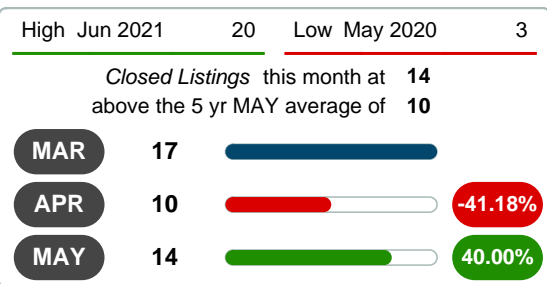


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	24.0	2	1	0	0
\$125,001 - \$175,000	3	21.43%	46.0	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>14.0</b>	<b>577.90K</b>	<b>1.80M</b>	<b>660.00K</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$162,500</b>			<b>\$150,000</b>	<b>\$150,000</b>	<b>\$660,000</b>	<b>\$0</b>

# May 2022



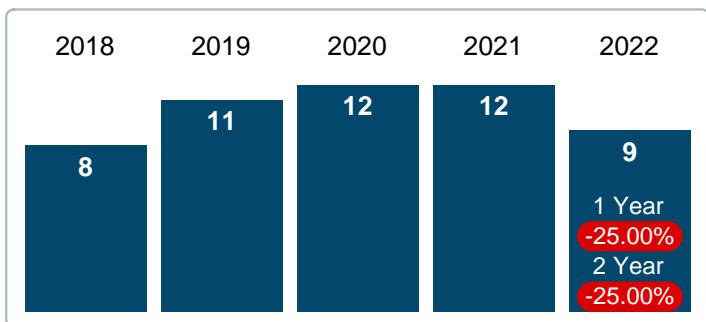
Area Delimited by County Of Sequoyah - Residential Property Type



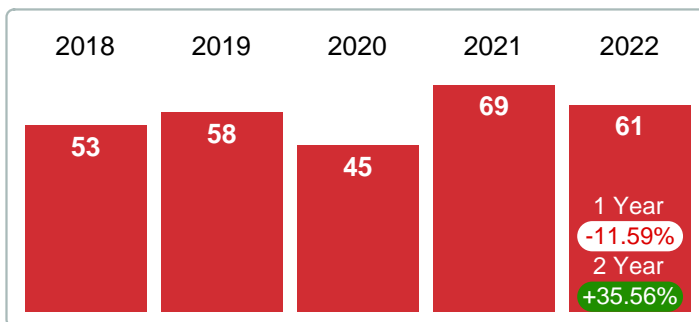
## PENDING LISTINGS

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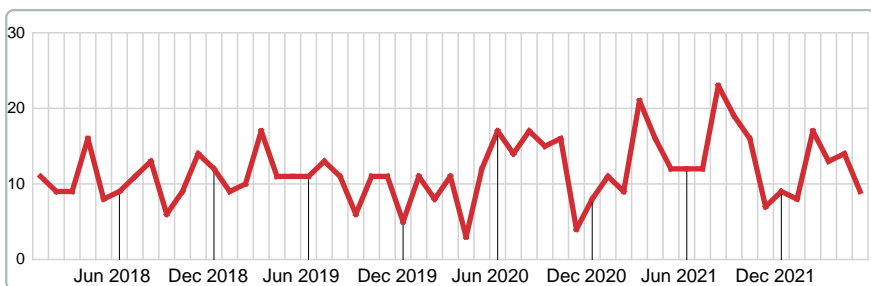
### MAY



### YEAR TO DATE (YTD)

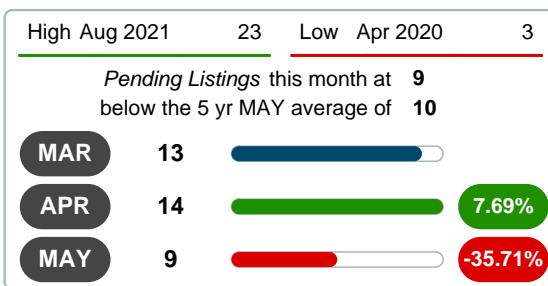


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	13.5	0	0	0	0
\$25,001 - \$75,000	2	22.22%	56.5	1	1	0	0
\$75,001 - \$75,000	0	0.00%	56.5	0	0	0	0
\$75,001 - \$225,000	3	33.33%	54.0	2	1	0	0
\$225,001 - \$250,000	1	11.11%	38.0	0	1	0	0
\$250,001 - \$475,000	3	33.33%	18.0	1	2	0	0
\$475,001 and up	0	0.00%	18.0	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>40.0</b>	<b>812.40K</b>	<b>997.57K</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$189,900</b>			<b>\$144,450</b>	<b>\$235,000</b>	<b>\$0</b>	<b>\$0</b>

# May 2022



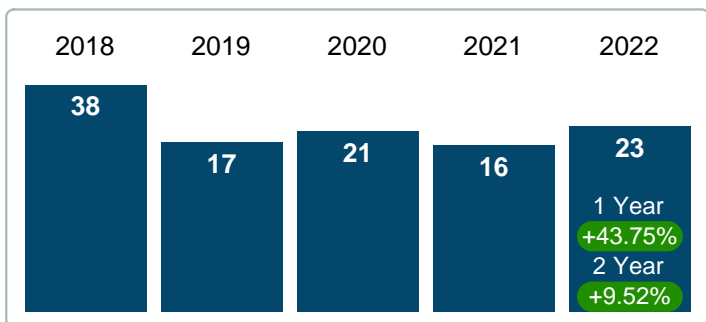
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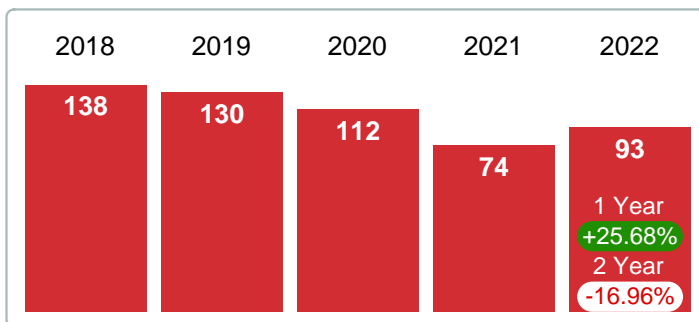
## NEW LISTINGS

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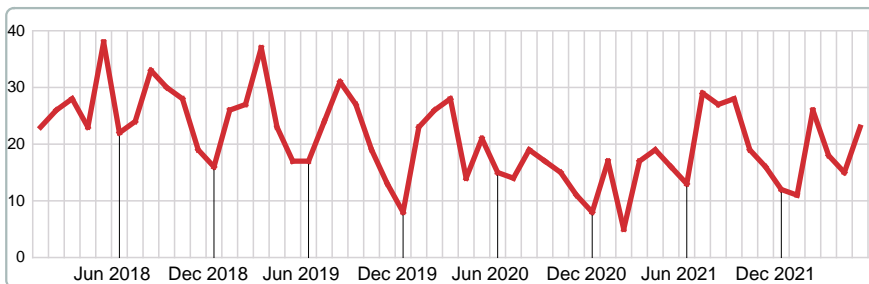
### MAY



### YEAR TO DATE (YTD)

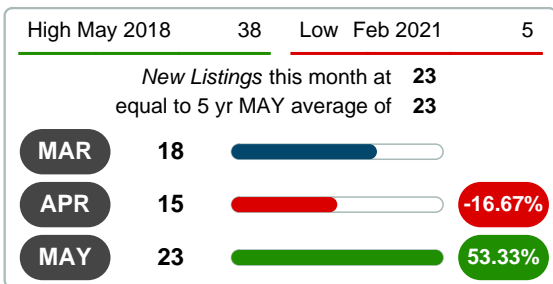


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$259,000</b>		<b>\$130,000</b>	<b>\$259,000</b>	<b>\$329,000</b>	<b>\$0</b>

# May 2022



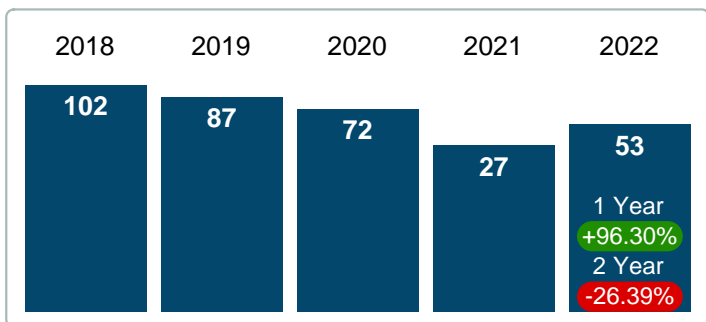
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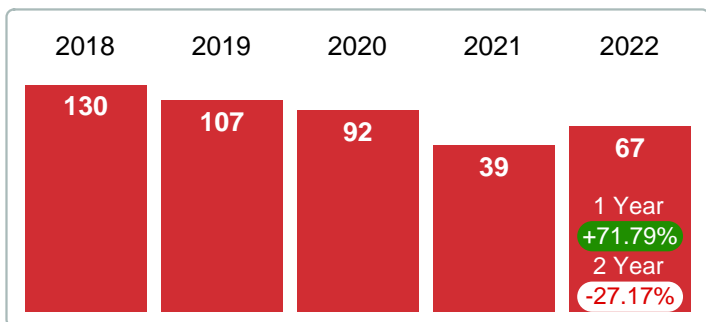
## ACTIVE INVENTORY

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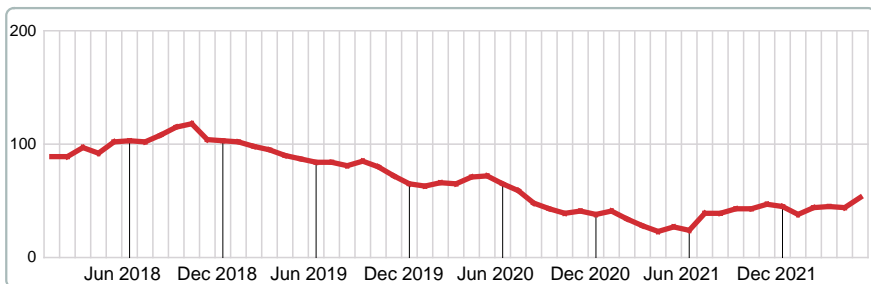
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 68

High Oct 2018 118 Low Apr 2021 23

Inventory this month at 53  
below the 5 yr MAY average of 68



### 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	5	9.43%	20.0	2	2	1	0
\$100,001 - \$125,000	2	3.77%	47.5	0	1	1	0
\$125,001 - \$175,000	13	24.53%	97.0	4	9	0	0
\$175,001 - \$275,000	13	24.53%	24.0	2	8	3	0
\$275,001 - \$475,000	9	16.98%	66.0	3	3	2	1
\$475,001 - \$2,300,000	6	11.32%	50.5	0	3	2	1
\$2,300,001 and up	5	9.43%	50.0	1	2	1	1
Total Active Inventory by Units			53	12	28	10	3
Total Active Inventory by Volume			44,405,198	5.54M	26.21M	7.35M	5.30M
Median Active Inventory Listing Price			\$215,000	\$192,000	\$207,450	\$278,950	\$549,900

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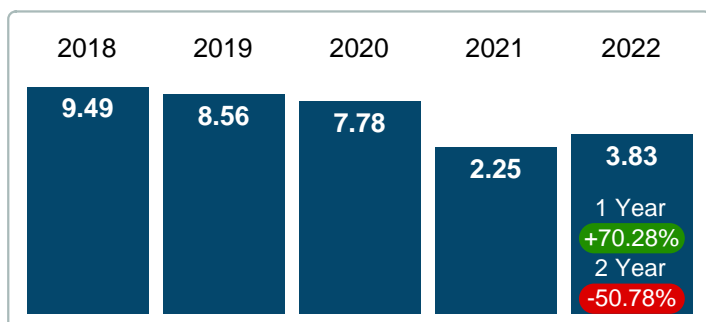
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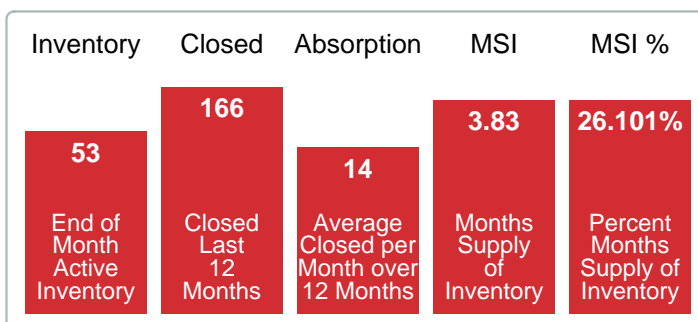
## MONTHS SUPPLY of INVENTORY (MSI)

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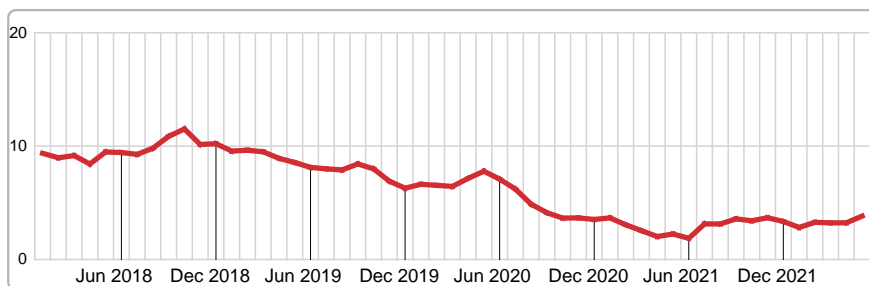
### MSI FOR MAY



### INDICATORS FOR MAY 2022

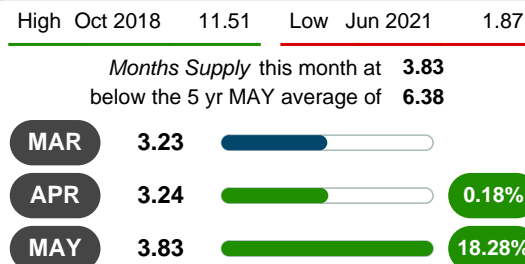


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2022



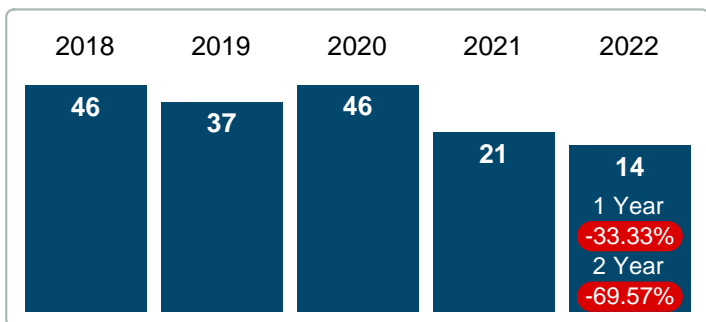
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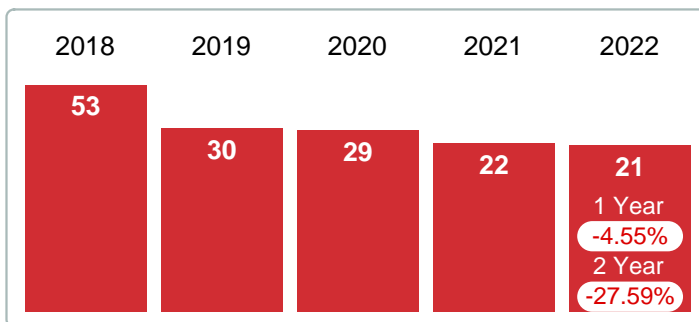
## MEDIAN DAYS ON MARKET TO SALE

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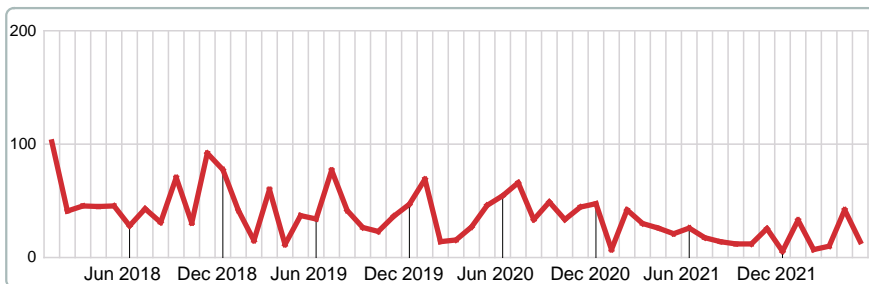
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

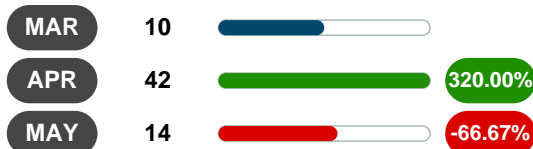


### 3 MONTHS

5 year MAY AVG = 33

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 14 below the 5 yr MAY average of 33



### 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
\$50,000 and less	0.00%	50	0	0	0	0
\$50,001 - \$75,000	14.29%	11	0	11	0	0
\$75,001 - \$125,000	21.43%	24	14	66	0	0
\$125,001 - \$175,000	21.43%	46	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>Median Closed DOM</b>		<b>14</b>	<b>21</b>	<b>10</b>	<b>21</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>14.0</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>

# May 2022



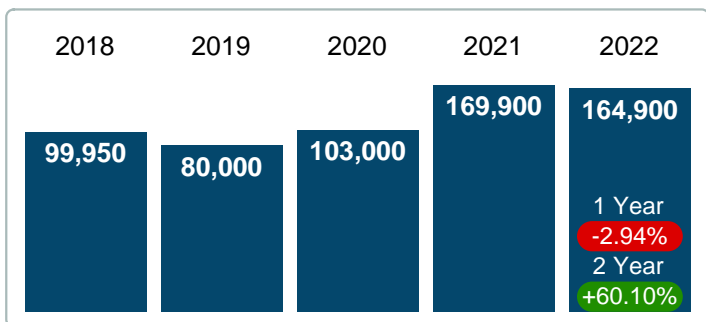
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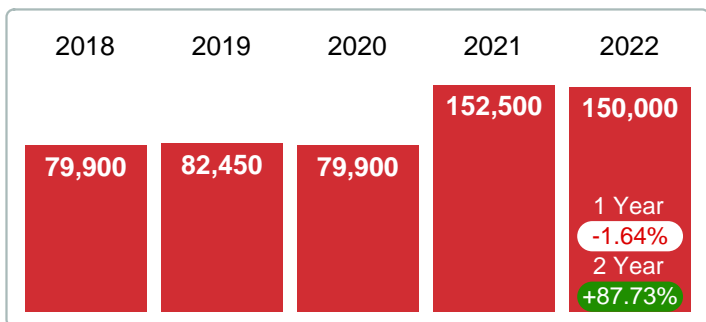
## MEDIAN LIST PRICE AT CLOSING

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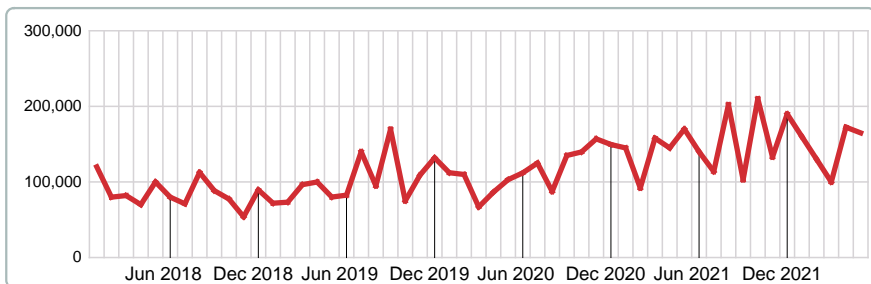
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 123,550

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

Median List Price at Closing this month at **164,900**  
above the 5 yr MAY average of **123,550**

MAR	99,900	<div style="width: 20%;"></div>
APR	172,450	<div style="width: 80%;"></div> 72.62%
MAY	164,900	<div style="width: 60%;"></div> -4.38%

### 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		
\$50,000 and less	0	0.00%	14	0	0	0		
\$50,001 - \$75,000	2	14.29%	67,400	0	67,400	0		
\$75,001 - \$125,000	3	21.43%	109,900	117,450	89,000	0		
\$125,001 - \$175,000	2	14.29%	144,950	0	144,950	0		
\$175,001 - \$250,000	3	21.43%	199,000	189,400	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>Median List Price</b>		164,900		152,400	150,000	724,900	0	
<b>Total Closed Units</b>		14	100%	164,900	4	9	1	0
<b>Total Closed Volume</b>		3,157,300		613.70K	1.82M	724.90K	0.00B	



# May 2022



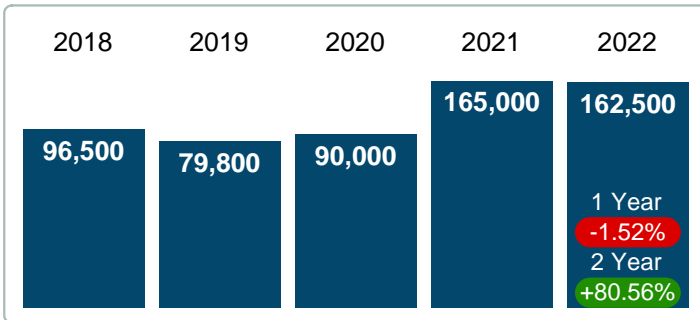
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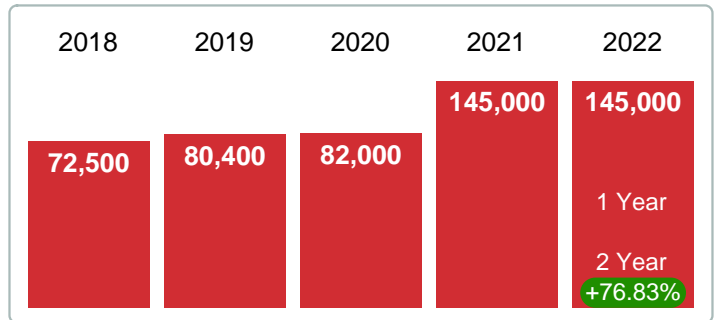
## MEDIAN SOLD PRICE AT CLOSING

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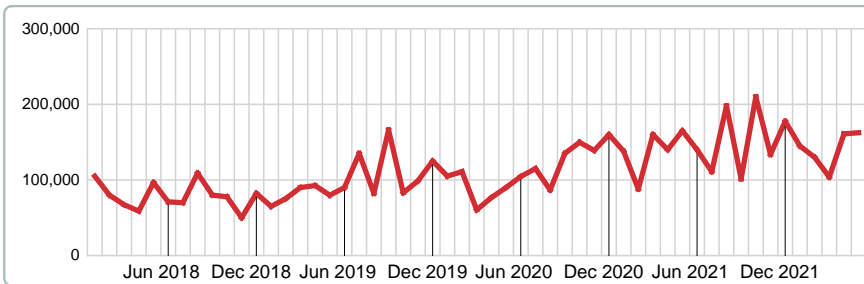
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

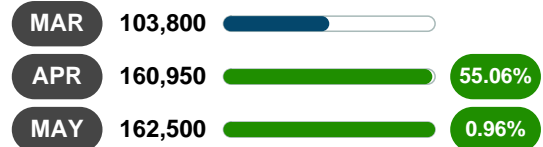


### 3 MONTHS

5 year MAY AVG = 118,760

High Oct 2021 210,000 Low Nov 2018 50,000

Median Sold Price at Closing this month at **162,500** above the 5 yr MAY average of **118,760**



### 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
\$50,000 and less	0	0.00%	609,950	0	0	0	0
\$50,001 - \$75,000	2	14.29%	66,700	0	66,700	0	0
\$75,001 - \$125,000	3	21.43%	92,500	108,750	82,000	0	0
\$125,001 - \$175,000	3	21.43%	150,000	175,000	144,950	0	0
\$175,001 - \$250,000	2	14.29%	215,200	185,400	245,000	0	0
\$250,001 - \$475,000	2	14.29%	279,000	0	279,000	0	0
\$475,001 and up	2	14.29%	577,500	0	495,000	660,000	0
Median Sold Price			162,500	150,000	150,000	660,000	0
Total Closed Units		100%	14	4	9	1	
Total Closed Volume			3,041,200	577.90K	1.80M	660.00K	0.00B

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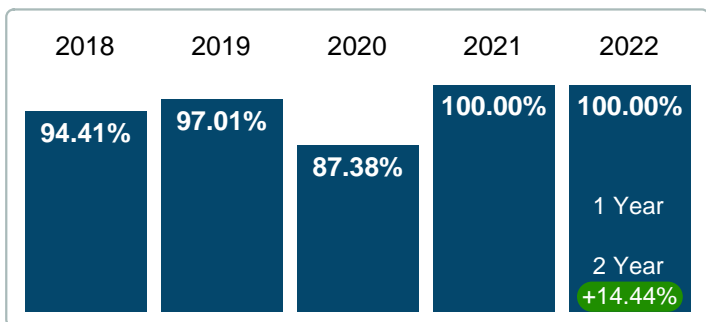
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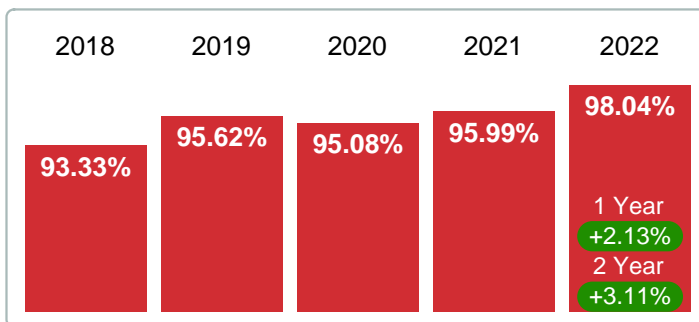
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

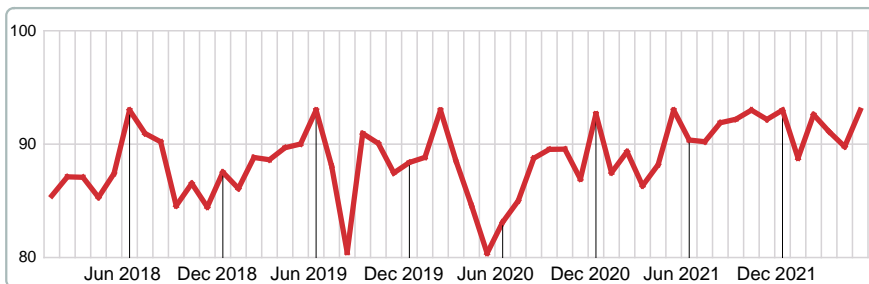
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

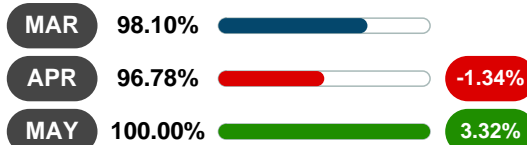


### 3 MONTHS

5 year MAY AVG = 95.76%

High May 2022 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **95.76%**



### 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
\$50,000 and less	0	0.00%	57.50%	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%	92.13%	92.08%	92.13%	0.00%	0.00%
\$125,001 - \$175,000	3	21.43%	100.00%	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%
Median Sold/List Ratio		100.00%		93.97%	100.00%	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



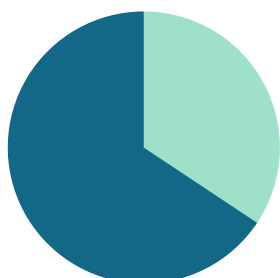
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

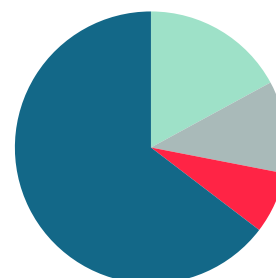


**Inventory**  
 New Listings  
**23 = 34.33%**  
 Start Inventory  
**44**  
 Total Inventory Units  
**67**  
 Volume  
**\$47,158,965**

### 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%
Median List Price	169,900	164,900	-2.94%	152,500	150,000	-1.64%
Median Sale Price	165,000	162,500	-1.52%	145,000	145,000	0.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	95.99%	98.04%	2.13%
Median Days on Market to Sale	21.00	14.00	-33.33%	22.00	21.00	-4.55%
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

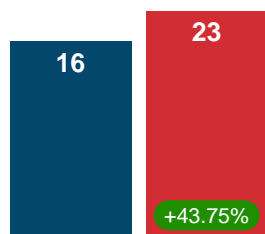
**Inventory on May 31, 2022 = 53**

2021 2022

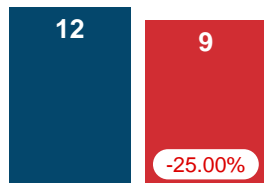
### MAY MARKET

### MEDIAN PRICES

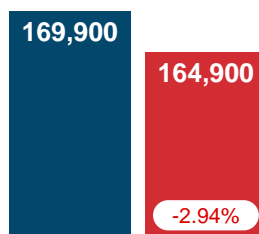
#### New Listings



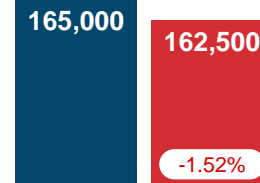
#### Pending Listings



#### List Price



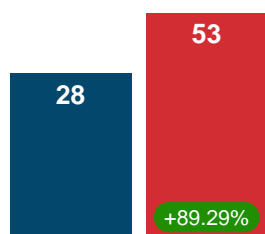
#### Sale Price



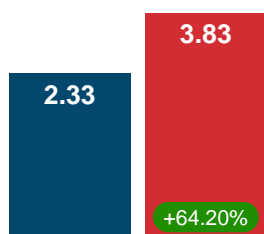
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

