

May 2022



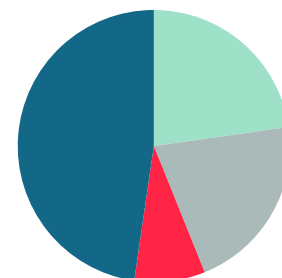
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	78	84	7.69%
Pending Listings	68	78	14.71%
New Listings	93	139	49.46%
Average List Price	227,686	259,893	14.15%
Average Sale Price	221,434	255,932	15.58%
Average Percent of Selling Price to List Price	97.25%	98.62%	1.41%
Average Days on Market to Sale	37.05	25.60	-30.92%
End of Month Inventory	126	176	39.68%
Months Supply of Inventory	1.81	2.27	25.13%



■ Closed (22.76%)
■ Pending (21.14%)
■ Other OffMarket (8.40%)
■ Active (47.70%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of May 31, 2022 = **176**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **39.68%** to 176 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **2.27** 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 **15.58%** in May 2022 to \$255,932 versus the previous year at \$221,434.

Average Days on Market Shortens

The average number of **25.60** days that homes spent on the market before selling decreased by 11.46 days or **30.92%** in May 2022 compared to last year's same month at **37.05** DOM.

Sales Success for May 2022 is Positive

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

There were 139 New Listings in May 2022, up **49.46%** from last year at 93. Furthermore, there were 84 Closed Listings this month versus last year at 78, a **7.69%** increase.

Closed versus Listed trends yielded a **60.4%** ratio, down from previous year's, May 2021, at **83.9%**, a **27.95%** downswing. This will certainly create pressure on an increasing Monthly 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

May 2022



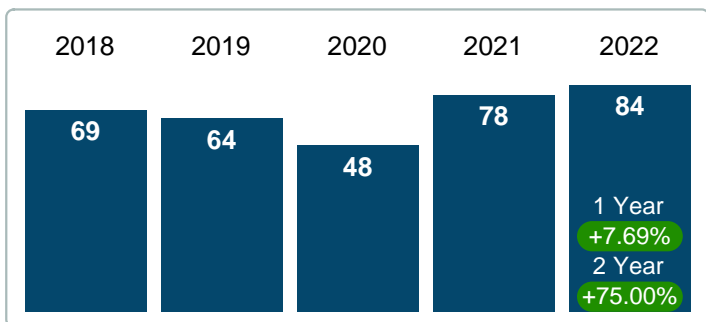
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



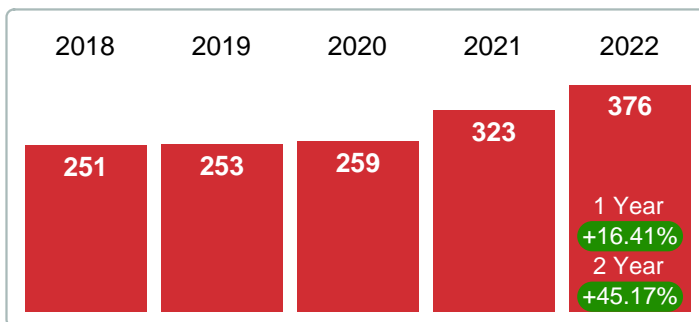
CLOSED LISTINGS

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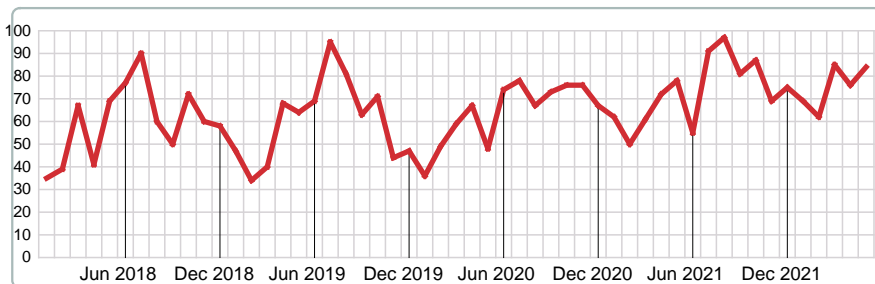
MAY



YEAR TO DATE (YTD)

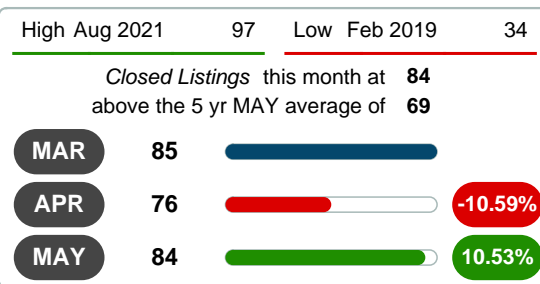


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 69



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	7	8.33%	3.6	3	4	0	0
\$100,001 - \$150,000	11	13.10%	25.9	7	3	1	0
\$150,001 - \$200,000	14	16.67%	15.5	1	11	2	0
\$200,001 - \$225,000	15	17.86%	21.9	1	13	1	0
\$225,001 - \$300,000	18	21.43%	35.8	1	15	2	0
\$300,001 - \$475,000	10	11.90%	29.7	2	5	3	0
\$475,001 and up	9	10.71%	39.2	0	6	2	1
Total Closed Units	84			15	57	11	1
Total Closed Volume	21,498,267	100%	25.6	2.47M	14.65M	3.77M	600.00K
Average Closed Price	\$255,932			\$164,858	\$257,033	\$343,136	\$599,999

May 2022



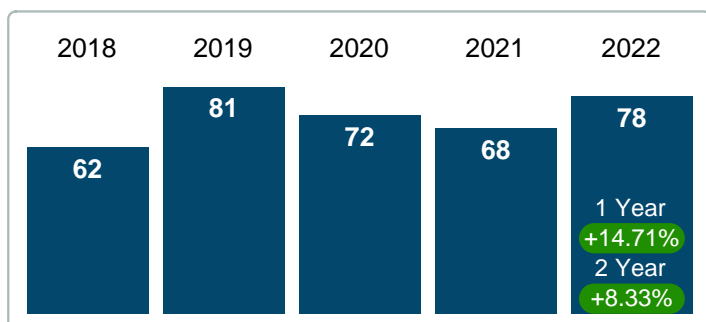
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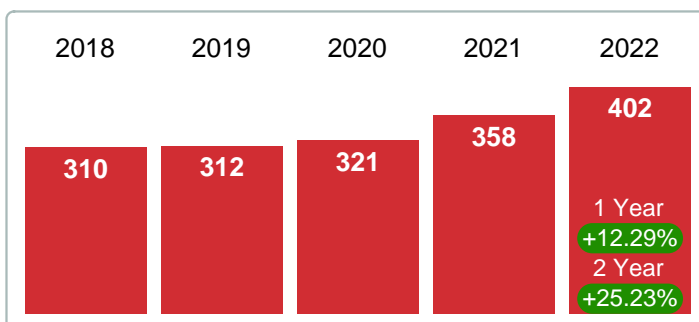
PENDING LISTINGS

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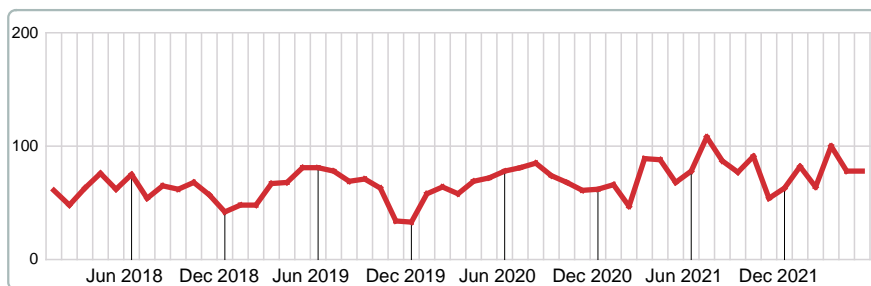
MAY



YEAR TO DATE (YTD)

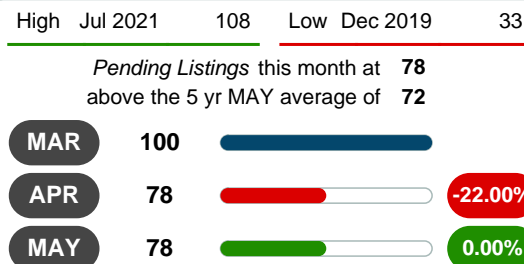


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 72



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.97%	10.6	3	4	0	0
\$125,001 - \$175,000	11	14.10%	40.5	1	10	0	0
\$175,001 - \$200,000	7	8.97%	6.0	1	6	0	0
\$200,001 - \$250,000	22	28.21%	7.7	1	20	1	0
\$250,001 - \$325,000	13	16.67%	22.6	1	10	2	0
\$325,001 - \$450,000	11	14.10%	41.2	0	6	4	1
\$450,001 and up	7	8.97%	7.0	0	2	4	1
Total Pending Units	78			7	58	11	2
Total Pending Volume	22,633,150	100%	19.7	1.15M	14.34M	5.31M	1.83M
Average Listing Price	\$293,029			\$164,043	\$247,199	\$482,945	\$917,450

May 2022



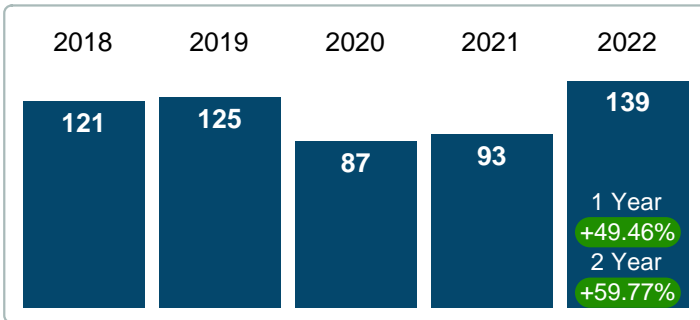
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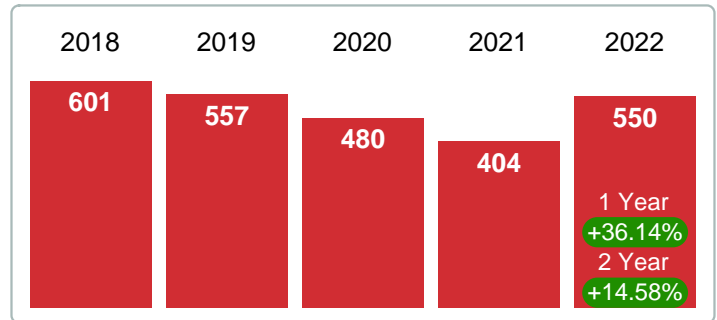
NEW LISTINGS

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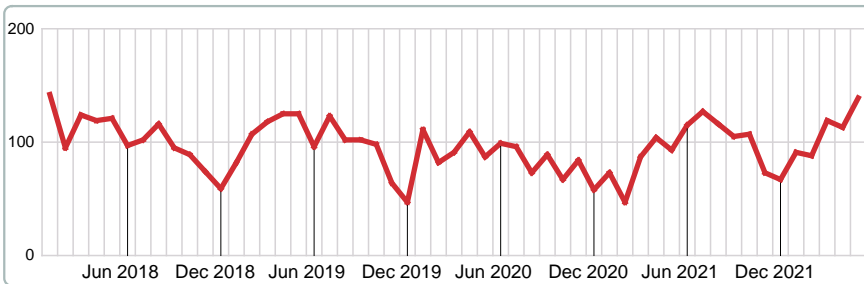
MAY



YEAR TO DATE (YTD)

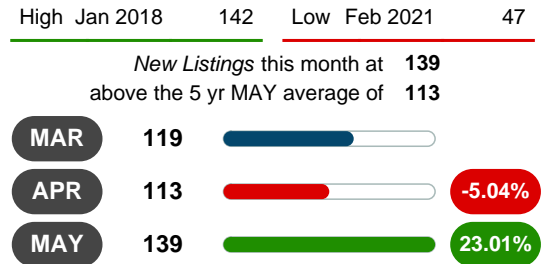


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113



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	12	8.63%	6	6	0	0
\$100,001 - \$150,000	15	10.79%	6	9	0	0
\$150,001 - \$200,000	15	10.79%	2	12	1	0
\$200,001 - \$275,000	37	26.62%	1	27	8	1
\$275,001 - \$375,000	23	16.55%	3	15	3	2
\$375,001 - \$875,000	22	15.83%	3	14	4	1
\$875,001 and up	15	10.79%	0	7	5	3
Total New Listed Units	139		21	90	21	7
Total New Listed Volume	58,401,799	100%	4.31M	35.28M	13.74M	5.08M
Average New Listed Listing Price	\$308,579		\$205,176	\$391,997	\$654,119	\$725,271

May 2022



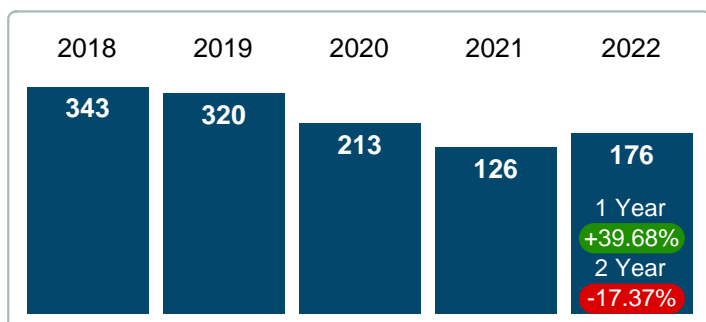
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



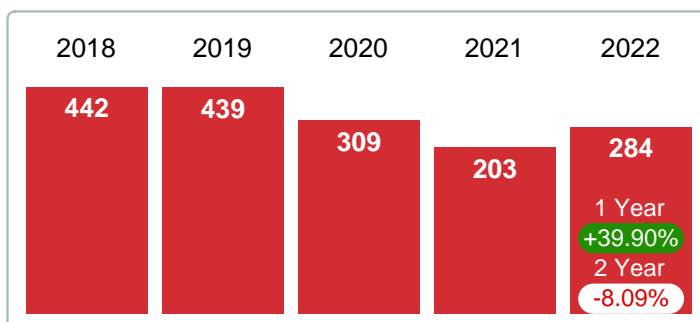
ACTIVE INVENTORY

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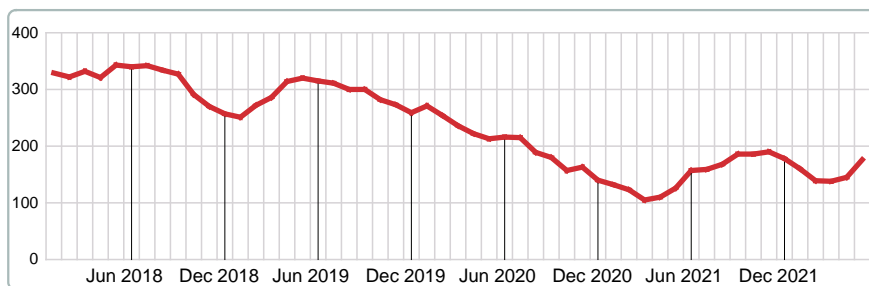
END OF MAY



ACTIVE DURING MAY

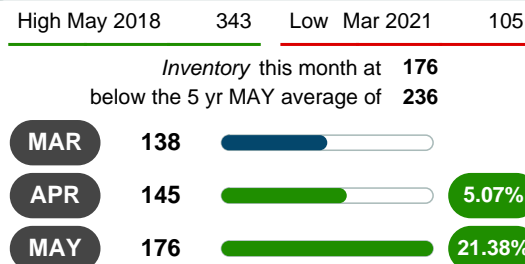


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 236



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	13	7.39%	43.3	4	9	0	0
\$100,001 - \$150,000	23	13.07%	53.1	13	7	3	0
\$150,001 - \$225,000	21	11.93%	45.2	4	13	4	0
\$225,001 - \$375,000	54	30.68%	50.5	6	33	13	2
\$375,001 - \$575,000	25	14.20%	33.4	3	15	5	2
\$575,001 - \$1,375,000	22	12.50%	79.7	2	11	6	3
\$1,375,001 and up	18	10.23%	71.1	0	5	9	4
Total Active Inventory by Units	176			32	93	40	11
Total Active Inventory by Volume	94,953,248	100%	53.0	7.42M	40.76M	32.39M	14.39M
Average Active Inventory Listing Price	\$539,507			\$231,800	\$438,267	\$809,645	\$1,308,273

May 2022



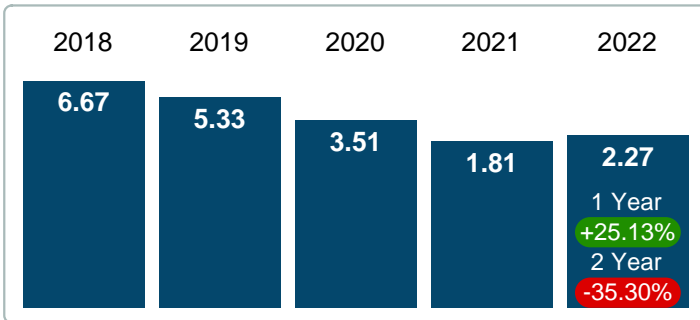
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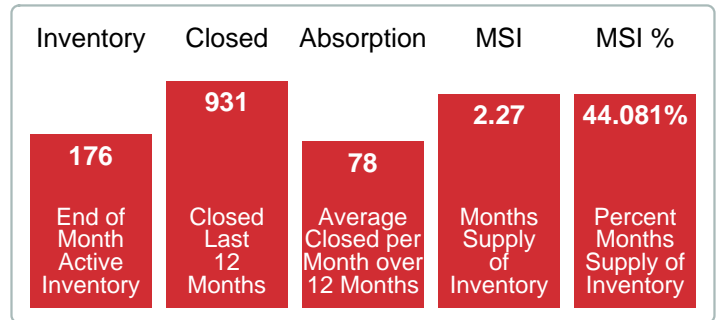
MONTHS SUPPLY of INVENTORY (MSI)

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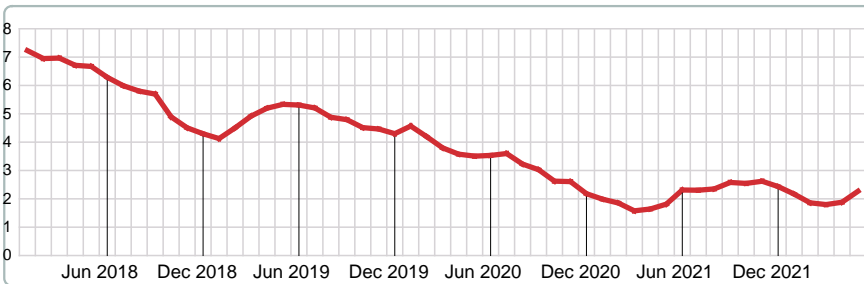
MSI FOR MAY



INDICATORS FOR MAY 2022

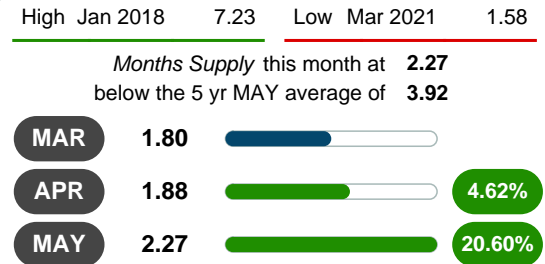


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.92



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	13	7.39%	1.54	1.26	1.86	0.00	0.00
\$100,001 - \$150,000	23	13.07%	2.11	4.00	1.20	2.00	0.00
\$150,001 - \$225,000	21	11.93%	0.83	2.00	0.65	1.33	0.00
\$225,001 - \$375,000	54	30.68%	2.28	5.54	2.24	1.97	1.60
\$375,001 - \$575,000	25	14.20%	4.48	9.00	5.00	3.16	3.00
\$575,001 - \$1,375,000	22	12.50%	6.60	12.00	6.60	6.55	5.14
\$1,375,001 and up	18	10.23%	54.00	0.00	60.00	108.00	24.00
Market Supply of Inventory (MSI)			2.27	3.20	1.85	2.86	3.22
Total Active Inventory by Units		100%	2.27	32	93	40	11

May 2022



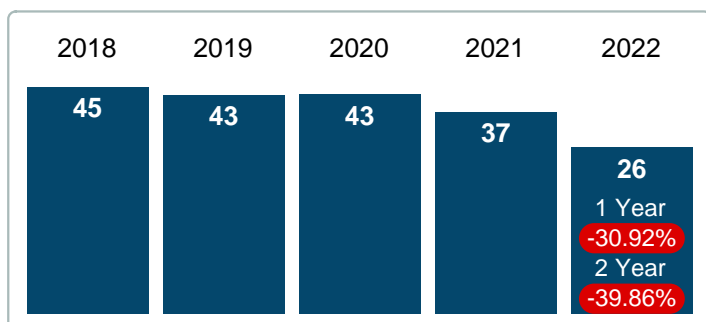
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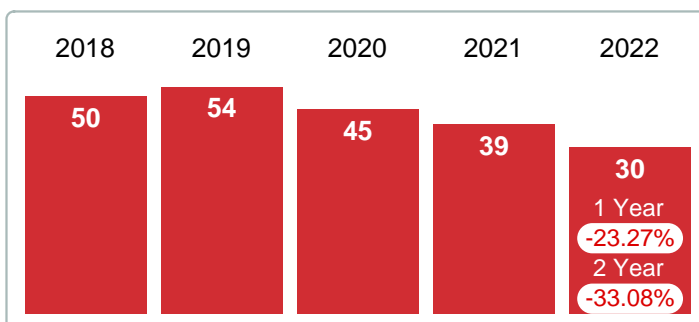
AVERAGE DAYS ON MARKET TO SALE

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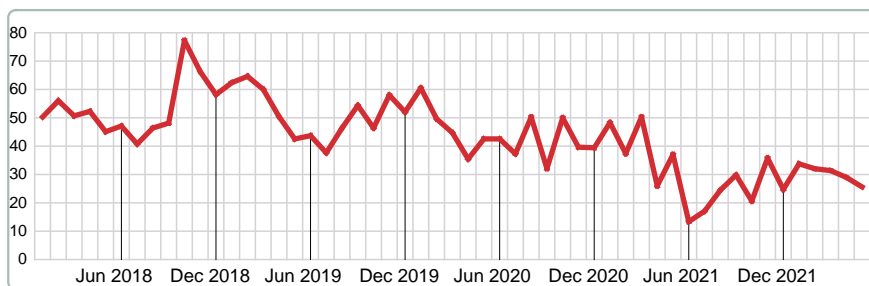
MAY



YEAR TO DATE (YTD)

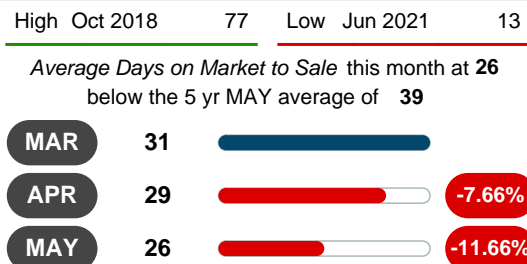


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 39



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	8.33%	4	5	3	0	0
\$100,001 - \$150,000	13.10%	26	8	41	107	0
\$150,001 - \$200,000	16.67%	16	27	13	21	0
\$200,001 - \$225,000	17.86%	22	2	25	1	0
\$225,001 - \$300,000	21.43%	36	2	34	69	0
\$300,001 - \$475,000	11.90%	30	30	30	29	0
\$475,001 and up	10.71%	39	0	58	2	3
Average Closed DOM		26	11	28	35	3
Total Closed Units	100%	26	15	57	11	1
Total Closed Volume		21,498,267	2.47M	14.65M	3.77M	600.00K

May 2022



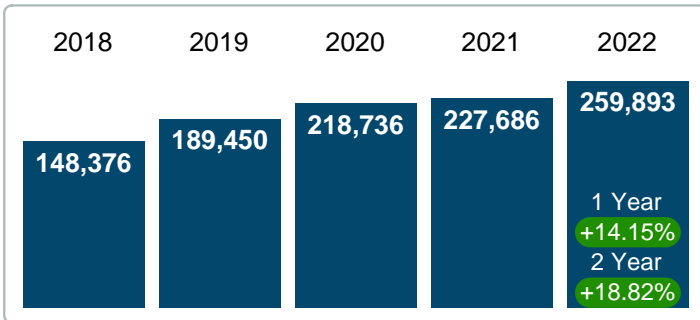
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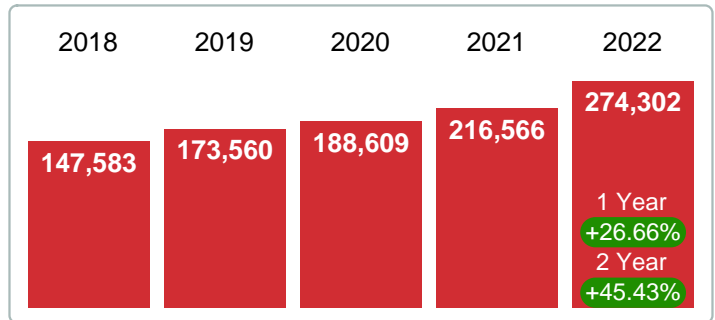
AVERAGE LIST PRICE AT CLOSING

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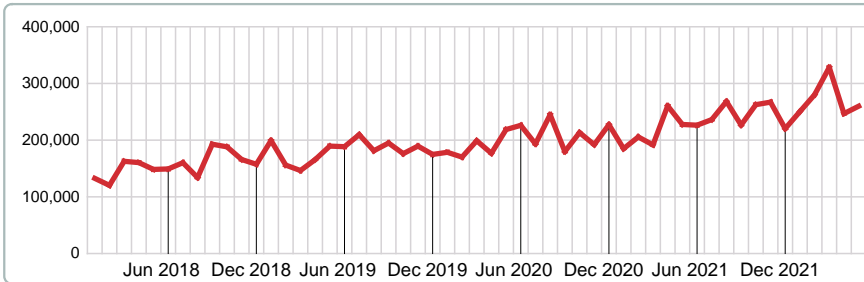
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

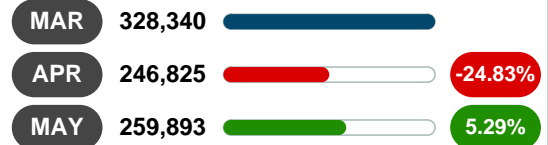


3 MONTHS

5 year MAY AVG = 208,828

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

Average List Price at Closing this month at **259,893** above the 5 yr MAY average of **208,828**



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	8.33%	79,214	86,000	74,124	0	0
\$100,001 - \$150,000	14.29%	125,475	126,986	122,300	129,900	0
\$150,001 - \$200,000	14.29%	177,925	165,000	176,845	177,400	0
\$200,001 - \$225,000	20.24%	214,929	220,000	216,677	220,000	0
\$225,001 - \$300,000	19.05%	256,659	325,000	252,903	250,000	0
\$300,001 - \$475,000	14.29%	361,854	360,000	361,049	349,000	0
\$475,001 and up	9.52%	691,635	0	625,513	812,500	599,999
Average List Price		259,893	171,793	259,252	352,427	599,999
Total Closed Units	100%	259,893	15	57	11	1
Total Closed Volume		21,830,971	2.58M	14.78M	3.88M	600.00K

May 2022



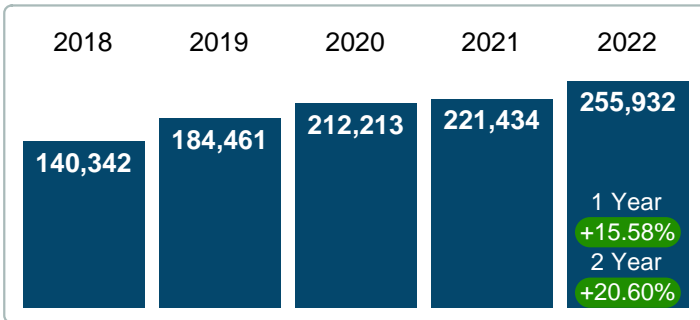
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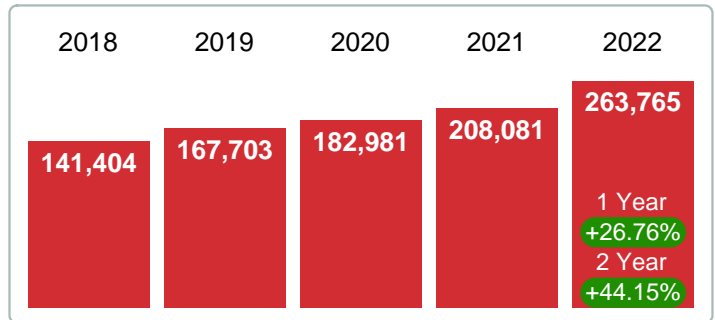
AVERAGE SOLD PRICE AT CLOSING

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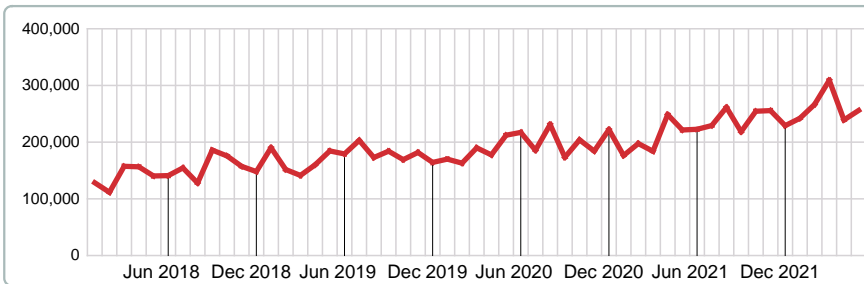
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

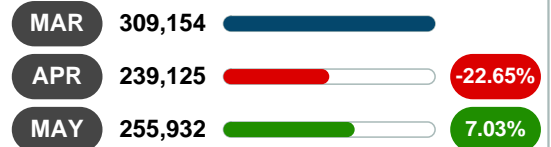


3 MONTHS

5 year MAY AVG = 202,876

High Mar 2022 309,154 Low Feb 2018 111,591

Average Sold Price at Closing this month at **255,932** above the 5 yr MAY average of **202,876**



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	8.33%	77,357	88,333	69,125	0	0
\$100,001 - \$150,000	13.10%	121,127	122,143	120,800	115,000	0
\$150,001 - \$200,000	16.67%	176,716	157,000	181,002	163,000	0
\$200,001 - \$225,000	17.86%	213,320	215,000	213,831	205,000	0
\$225,001 - \$300,000	21.43%	252,881	295,033	251,455	242,500	0
\$300,001 - \$475,000	11.90%	347,369	342,920	353,869	339,500	0
\$475,001 and up	10.71%	658,333	0	616,667	812,500	599,999
Average Sold Price		255,932	164,858	257,033	343,136	599,999
Total Closed Units	100%	255,932	15	57	11	1
Total Closed Volume		21,498,267	2.47M	14.65M	3.77M	600.00K

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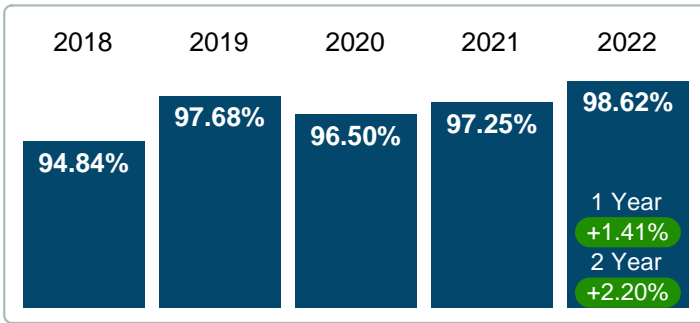
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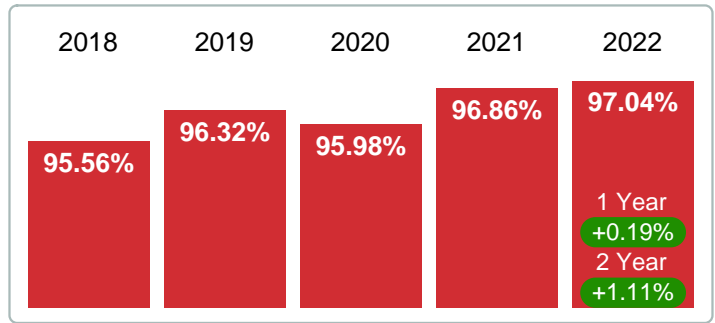
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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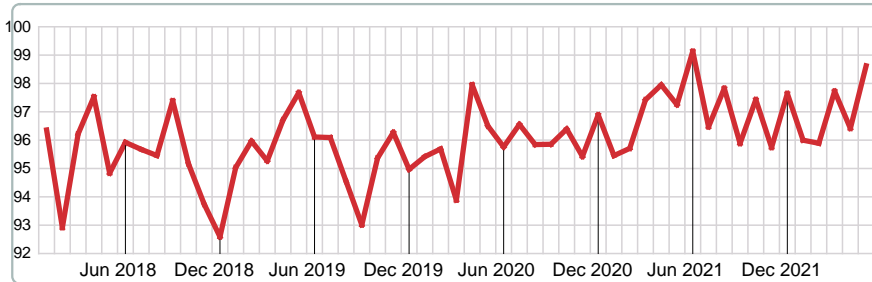
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 96.98%

High Jun 2021 99.13% Low Dec 2018 92.59%

Average Sold/List Ratio this month at **98.62%** above the 5 yr MAY average of **96.98%**



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	7	8.33%	97.12%	102.81%	92.86%	0.00%	0.00%
\$100,001 - \$150,000	11	13.10%	96.13%	96.15%	98.61%	88.53%	0.00%
\$150,001 - \$200,000	14	16.67%	101.08%	95.15%	103.26%	92.06%	0.00%
\$200,001 - \$225,000	15	17.86%	98.39%	97.73%	98.84%	93.18%	0.00%
\$225,001 - \$300,000	18	21.43%	98.88%	90.78%	99.63%	97.37%	0.00%
\$300,001 - \$475,000	10	11.90%	97.18%	95.12%	97.99%	97.20%	0.00%
\$475,001 and up	9	10.71%	100.48%	0.00%	100.73%	100.00%	100.00%
Average Sold/List Ratio		98.60%		97.03%	99.59%	95.65%	100.00%
Total Closed Units		84	100%	15	57	11	1
Total Closed Volume		21,498,267		2.47M	14.65M	3.77M	600.00K

May 2022



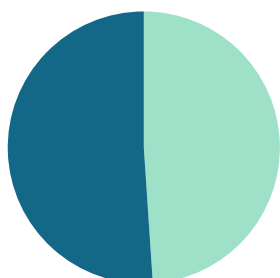
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

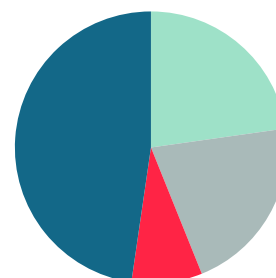


Inventory
 New Listings
139 = 48.94%
 Start Inventory
145
 Total Inventory Units
284
 Volume
\$137,129,097

Market Activity

Closed Sales
84 = 22.76%
 Pending Sales
78 = 21.14%
 Other Off Market
31 = 8.40%
 Active Inventory
176 = 47.70%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	78	84	7.69%	323	376	16.41%
Pending Sales	68	78	14.71%	358	402	12.29%
New Listings	93	139	49.46%	404	550	36.14%
Average List Price	227,686	259,893	14.15%	216,566	274,302	26.66%
Average Sale Price	221,434	255,932	15.58%	208,081	263,765	26.76%
Average Percent of Selling Price to List Price	97.25%	98.62%	1.41%	96.86%	97.04%	0.19%
Average Days on Market to Sale	37.05	25.60	-30.92%	39.29	30.15	-23.27%
Monthly Inventory	126	176	39.68%	126	176	39.68%
Months Supply of Inventory	1.81	2.27	25.13%	1.81	2.27	25.13%

Absorption: Last 12 months, an Average of **78** Sales/Month

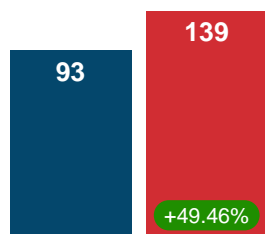
Inventory on May 31, 2022 = **176**

2021 **2022**

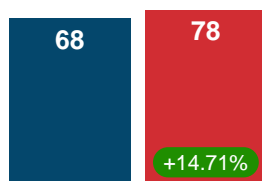
MAY MARKET

AVERAGE PRICES

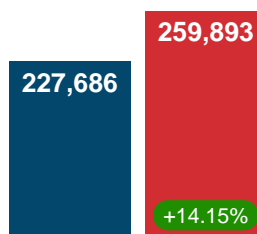
New Listings



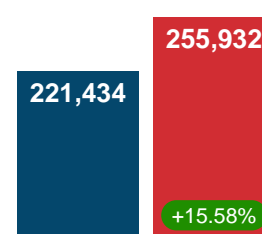
Pending Listings



List Price



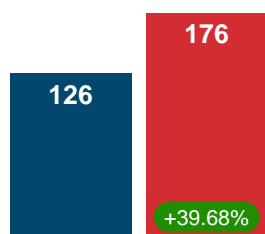
Sale Price



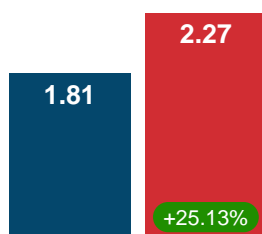
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

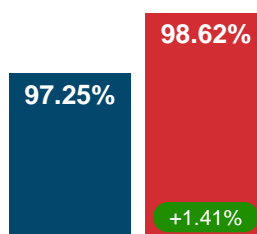
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

