

# May 2022



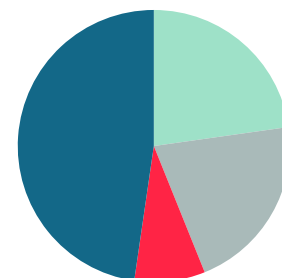
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## 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%
Median List Price	196,750	220,000	11.82%
Median Sale Price	195,250	212,700	8.94%
Median Percent of Selling Price to List Price	98.28%	100.00%	1.75%
Median Days on Market to Sale	10.50	5.50	-47.62%
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.

#### 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 **8.94%** in May 2022 to \$212,700 versus the previous year at \$195,250.

#### Median Days on Market Shortens

The median number of **5.50** days that homes spent on the market before selling decreased by 5.00 days or **47.62%** in May 2022 compared to last year's same month at **10.50** DOM.

#### Sales Success for May 2022 is Positive

Overall, with Median 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

<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

# May 2022



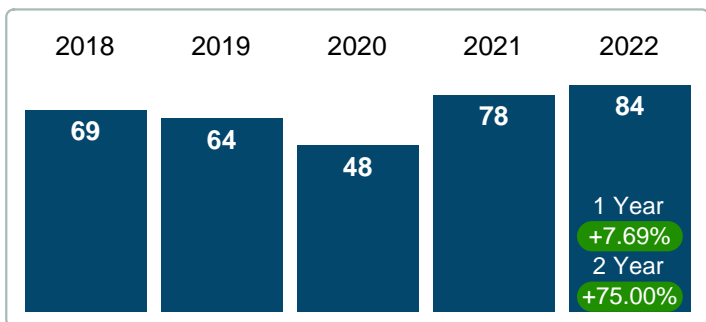
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



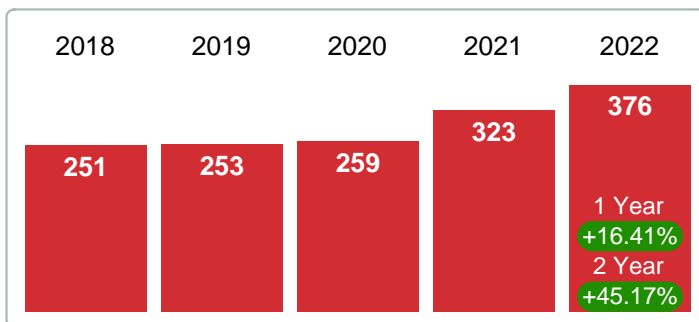
## CLOSED LISTINGS

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

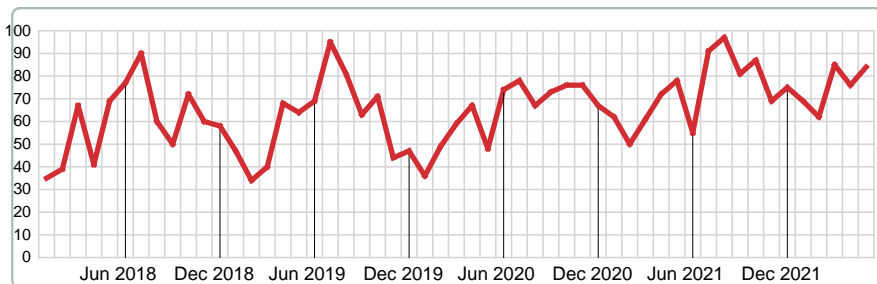
### MAY



### YEAR TO DATE (YTD)

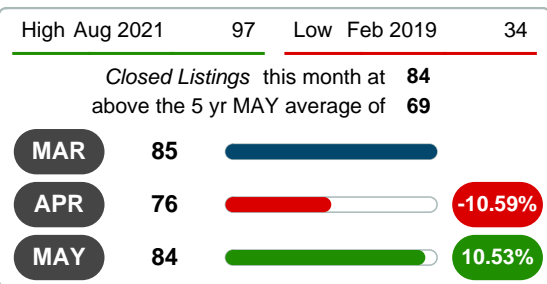


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 69



### 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	7	8.33%	4.0	3	4	0	0
\$100,001 - \$150,000	11	13.10%	8.0	7	3	1	0
\$150,001 - \$200,000	14	16.67%	8.5	1	11	2	0
\$200,001 - \$225,000	15	17.86%	1.0	1	13	1	0
\$225,001 - \$300,000	18	21.43%	5.5	1	15	2	0
\$300,001 - \$475,000	10	11.90%	7.0	2	5	3	0
\$475,001 and up	9	10.71%	7.0	0	6	2	1
<b>Total Closed Units</b>	<b>84</b>			<b>15</b>	<b>57</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>21,498,267</b>	<b>100%</b>	<b>5.5</b>	<b>2.47M</b>	<b>14.65M</b>	<b>3.77M</b>	<b>600.00K</b>
<b>Median Closed Price</b>	<b>\$212,700</b>			<b>\$125,000</b>	<b>\$220,000</b>	<b>\$257,500</b>	<b>\$599,999</b>

# May 2022



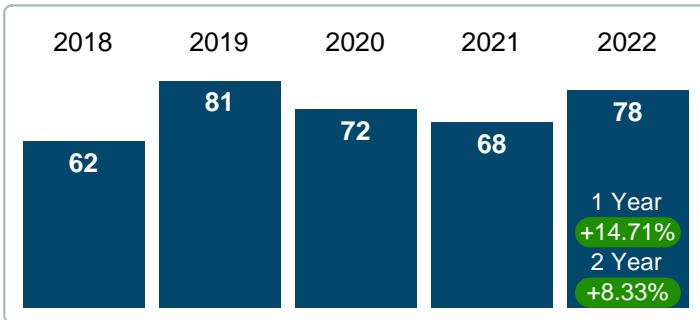
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



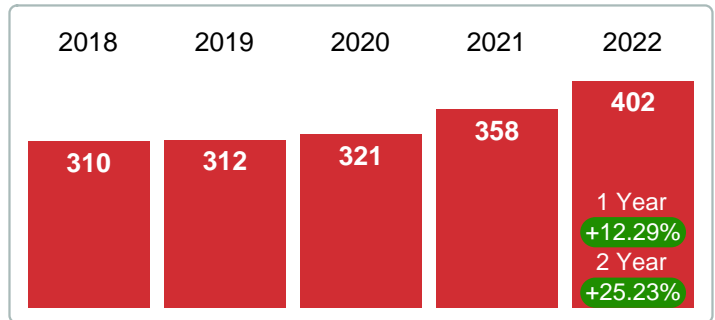
## PENDING LISTINGS

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

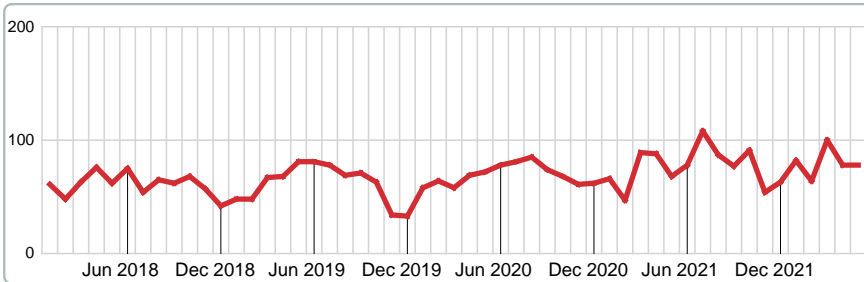
### MAY



### YEAR TO DATE (YTD)

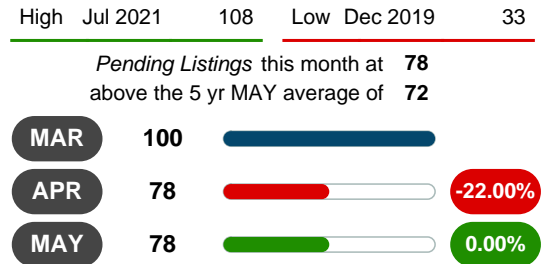


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 72



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	8.97%	11.0	3	4	0	0
\$125,001 - \$175,000	11	14.10%	17.0	1	10	0	0
\$175,001 - \$200,000	7	8.97%	5.0	1	6	0	0
\$200,001 - \$250,000	22	28.21%	3.5	1	20	1	0
\$250,001 - \$325,000	13	16.67%	6.0	1	10	2	0
\$325,001 - \$450,000	11	14.10%	18.0	0	6	4	1
\$450,001 and up	7	8.97%	5.0	0	2	4	1
<b>Total Pending Units</b>	<b>78</b>			<b>7</b>	<b>58</b>	<b>11</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>22,633,150</b>	<b>100%</b>	<b>7.0</b>	<b>1.15M</b>	<b>14.34M</b>	<b>5.31M</b>	<b>1.83M</b>
<b>Median Listing Price</b>	<b>\$225,000</b>			<b>\$169,900</b>	<b>\$218,450</b>	<b>\$338,000</b>	<b>\$917,450</b>

# May 2022



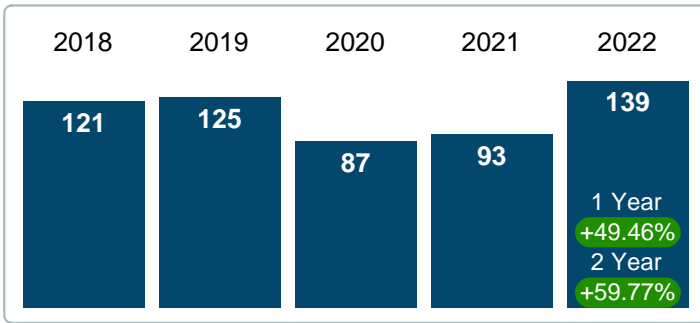
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



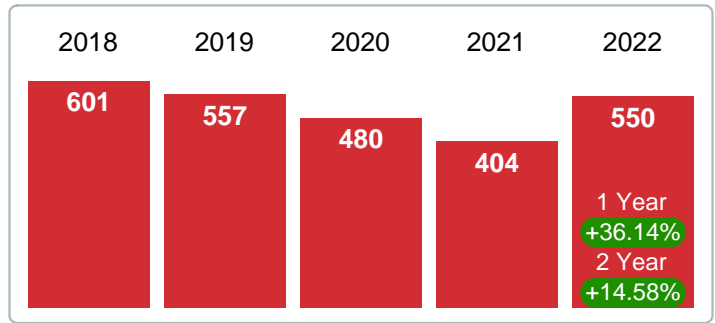
## NEW LISTINGS

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

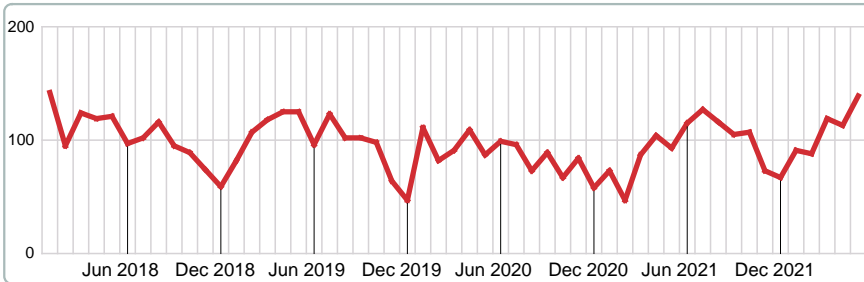
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 113

High Jan 2018 142 Low Feb 2021 47

New Listings this month at 139  
above the 5 yr MAY average of 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
<b>Total New Listed Units</b>	<b>139</b>		<b>21</b>	<b>90</b>	<b>21</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>58,401,799</b>	<b>100%</b>	<b>4.31M</b>	<b>35.28M</b>	<b>13.74M</b>	<b>5.08M</b>
<b>Median New Listed Listing Price</b>	<b>\$249,000</b>		<b>\$139,000</b>	<b>\$229,750</b>	<b>\$330,000</b>	<b>\$399,000</b>

# May 2022



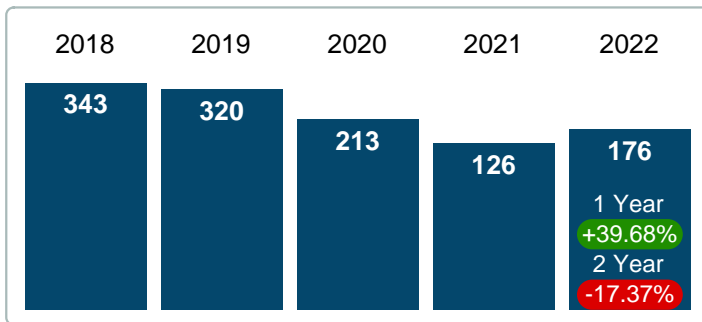
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



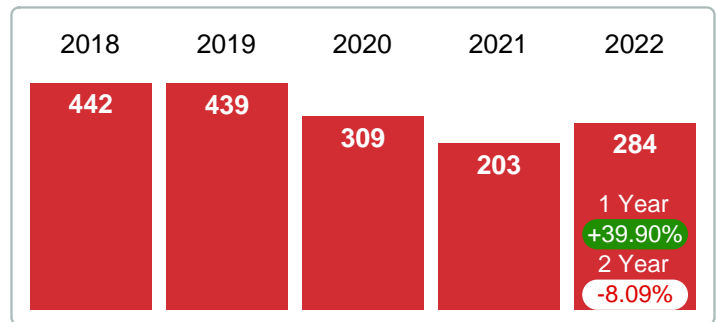
## ACTIVE INVENTORY

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

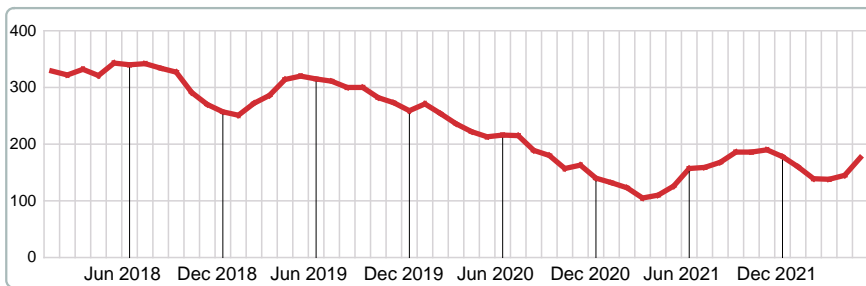
### END OF MAY



### ACTIVE DURING MAY

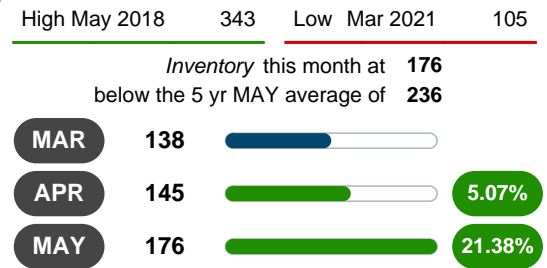


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 236



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.39%	29.0	4	9	0	0
\$100,001 - \$150,000	23	13.07%	46.0	13	7	3	0
\$150,001 - \$225,000	21	11.93%	29.0	4	13	4	0
\$225,001 - \$375,000	54	30.68%	33.5	6	33	13	2
\$375,001 - \$575,000	25	14.20%	31.0	3	15	5	2
\$575,001 - \$1,375,000	22	12.50%	60.5	2	11	6	3
\$1,375,001 and up	18	10.23%	29.0	0	5	9	4
<b>Total Active Inventory by Units</b>	<b>176</b>			<b>32</b>	<b>93</b>	<b>40</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>94,953,248</b>	<b>100%</b>	<b>33.5</b>	<b>7.42M</b>	<b>40.76M</b>	<b>32.39M</b>	<b>14.39M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$298,250</b>			<b>\$139,450</b>	<b>\$274,000</b>	<b>\$390,000</b>	<b>\$879,000</b>

# May 2022



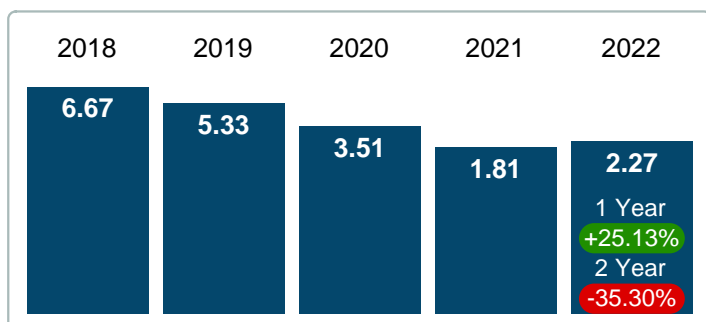
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



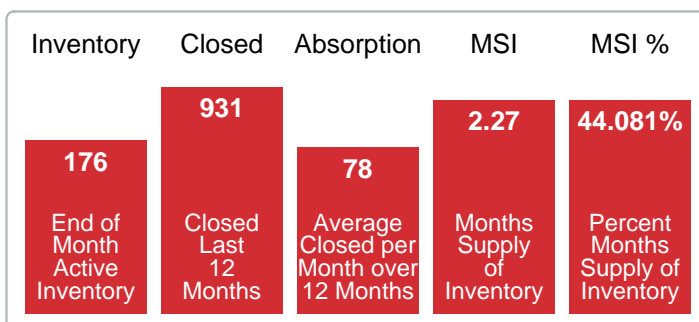
## MONTHS SUPPLY of INVENTORY (MSI)

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

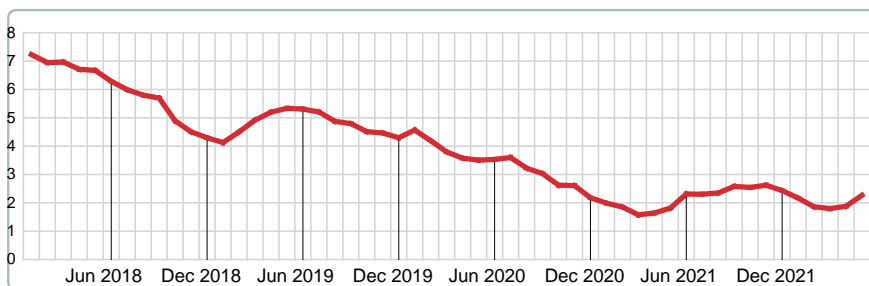
### MSI FOR MAY



### INDICATORS FOR MAY 2022

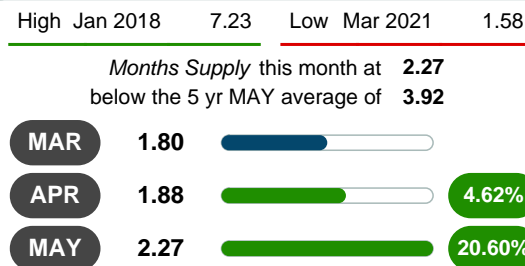


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



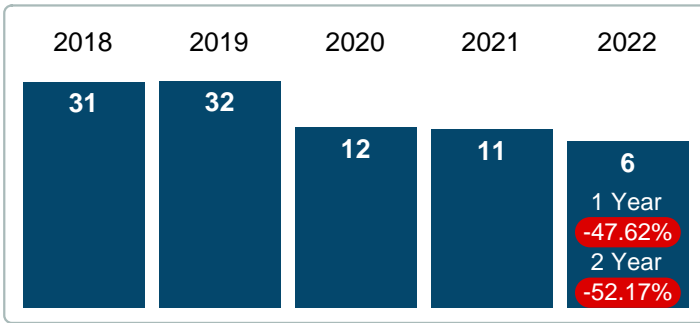
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



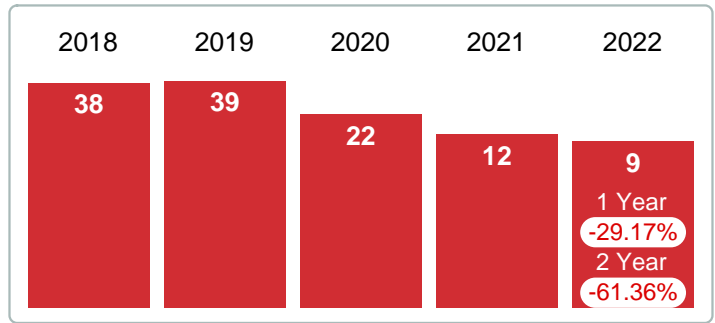
## MEDIAN DAYS ON MARKET TO SALE

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

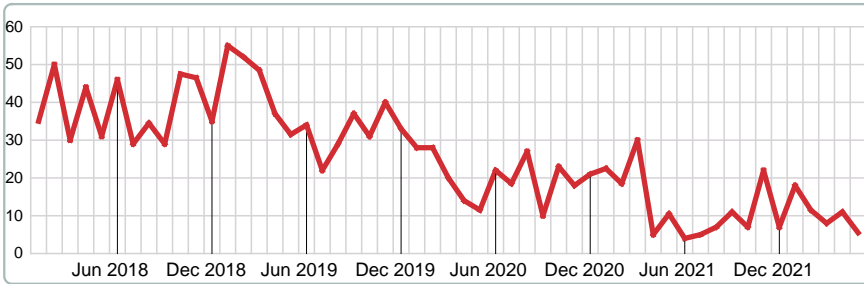
### MAY



### YEAR TO DATE (YTD)

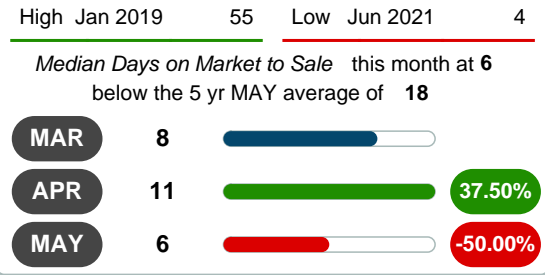


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 18



### 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	8.33%	4	4	3	0	0
\$100,001 - \$150,000	13.10%	8	4	40	107	0
\$150,001 - \$200,000	16.67%	9	27	8	21	0
\$200,001 - \$225,000	17.86%	1	2	1	1	0
\$225,001 - \$300,000	21.43%	6	2	5	69	0
\$300,001 - \$475,000	11.90%	7	30	6	14	0
\$475,001 and up	10.71%	7	0	16	2	3
<b>Median Closed DOM</b>		<b>6</b>	<b>4</b>	<b>5</b>	<b>14</b>	<b>3</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>84</b>	<b>15</b>	<b>57</b>	<b>11</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>21,498,267</b>	<b>2.47M</b>	<b>14.65M</b>	<b>3.77M</b>	<b>600.00K</b>



# May 2022



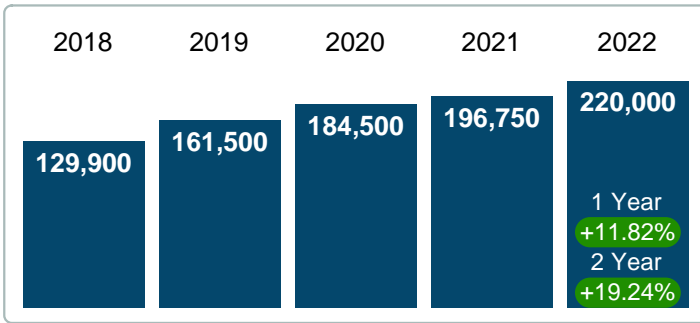
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



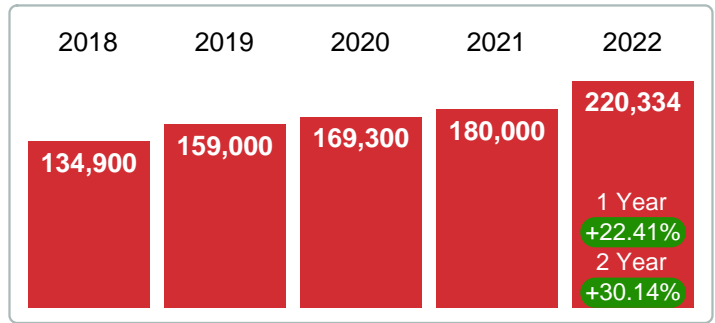
## MEDIAN LIST PRICE AT CLOSING

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

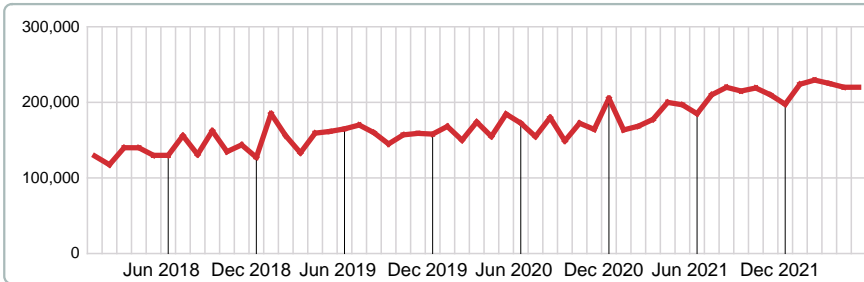
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

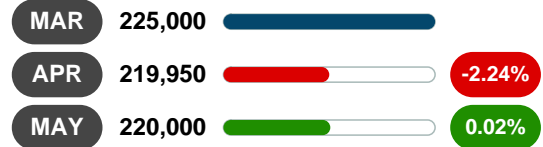


### 3 MONTHS

5 year MAY AVG = 178,530

High Feb 2022 229,500 Low Feb 2018 117,500

Median List Price at Closing this month at **220,000** above the 5 yr MAY average of **178,530**



### 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	8.33%	85,000	85,000	78,250	0	0
\$100,001 - \$150,000	12	14.29%	125,000	125,000	124,000	129,900	0
\$150,001 - \$200,000	12	14.29%	177,450	165,000	179,900	177,400	0
\$200,001 - \$225,000	17	20.24%	210,400	220,000	210,400	222,500	0
\$225,001 - \$300,000	16	19.05%	245,725	0	245,000	275,000	0
\$300,001 - \$475,000	12	14.29%	343,750	350,000	366,450	337,500	0
\$475,001 and up	8	9.52%	625,000	0	499,580	812,500	599,999
Median List Price			220,000	125,000	221,000	275,000	599,999
Total Closed Units		100%	220,000	15	57	11	1
Total Closed Volume			21,830,971	2.58M	14.78M	3.88M	600.00K



# May 2022



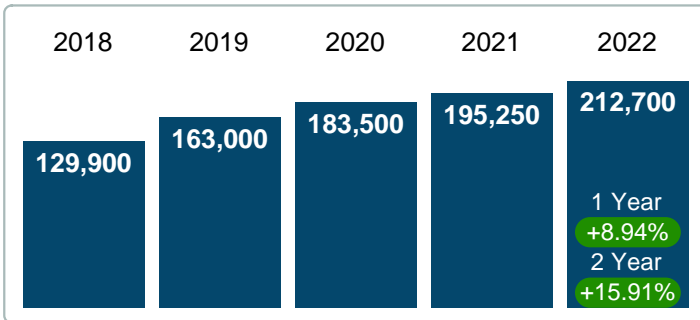
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



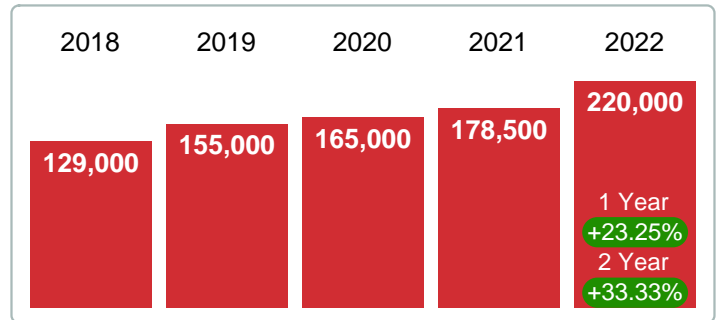
## MEDIAN SOLD PRICE AT CLOSING

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

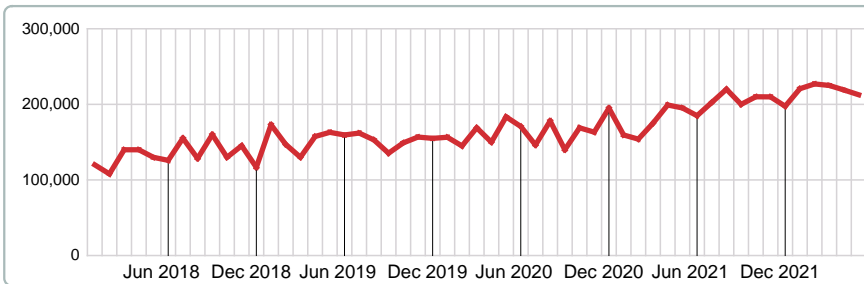
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

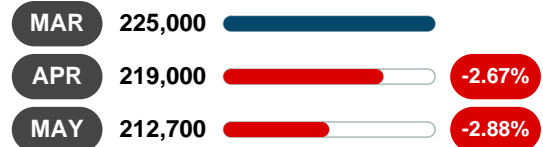


### 3 MONTHS

5 year MAY AVG = 176,870

High Feb 2022 227,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at **212,700** above the 5 yr MAY average of **176,870**



### 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	8.33%	86,500	90,000	68,250	0	0
\$100,001 - \$150,000	13.10%	123,000	123,000	127,900	115,000	0
\$150,001 - \$200,000	16.67%	176,250	157,000	179,900	163,000	0
\$200,001 - \$225,000	17.86%	210,400	215,000	210,400	205,000	0
\$225,001 - \$300,000	21.43%	245,000	295,033	245,000	242,500	0
\$300,001 - \$475,000	11.90%	326,670	342,920	315,000	337,500	0
\$475,001 and up	10.71%	599,999	0	527,250	812,500	599,999
Median Sold Price		212,700	125,000	220,000	257,500	599,999
Total Closed Units	100%	212,700	15	57	11	1
Total Closed Volume		21,498,267	2.47M	14.65M	3.77M	600.00K

# May 2022



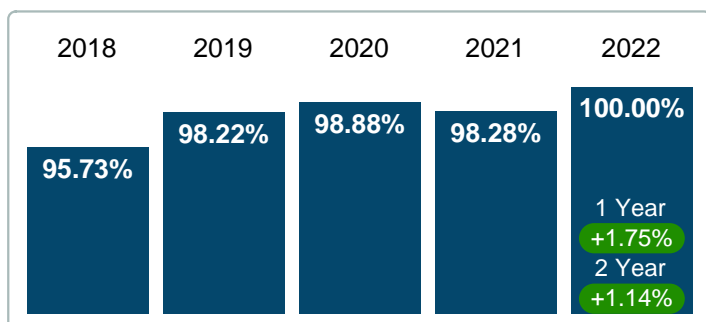
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



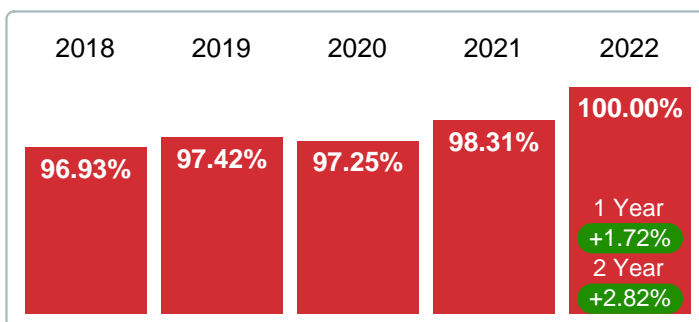
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

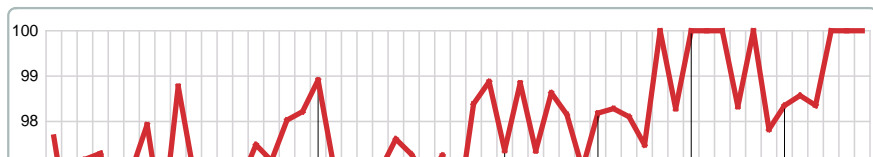
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 98.22%

High May 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.22%**

MAR 100.00%  
APR 100.00%  
MAY 100.00%

0.00%  
0.00%

### 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	7	8.33%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$100,001 - \$150,000	11	13.10%	98.46%	100.00%	98.46%	88.53%	0.00%	
\$150,001 - \$200,000	14	16.67%	100.00%	95.15%	100.00%	92.06%	0.00%	
\$200,001 - \$225,000	15	17.86%	100.00%	97.73%	100.00%	93.18%	0.00%	
\$225,001 - \$300,000	18	21.43%	100.00%	90.78%	100.00%	97.37%	0.00%	
\$300,001 - \$475,000	10	11.90%	98.43%	95.12%	97.80%	99.07%	0.00%	
\$475,001 and up	9	10.71%	100.00%	0.00%	97.19%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	94.60%	100.00%	
Total Closed Units		84	100%	100.00%	15	57	11	1
Total Closed Volume		21,498,267			2.47M	14.65M	3.77M	600.00K

# May 2022



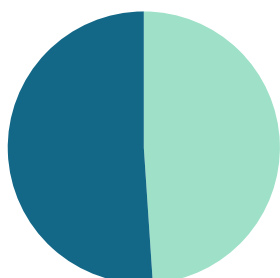
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



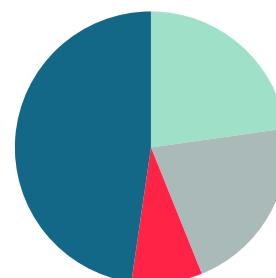
**Inventory**

- 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%
Median List Price	196,750	220,000	11.82%	180,000	220,334	22.41%
Median Sale Price	195,250	212,700	8.94%	178,500	220,000	23.25%
Median Percent of Selling Price to List Price	98.28%	100.00%	1.75%	98.31%	100.00%	1.72%
Median Days on Market to Sale	10.50	5.50	-47.62%	12.00	8.50	-29.17%
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

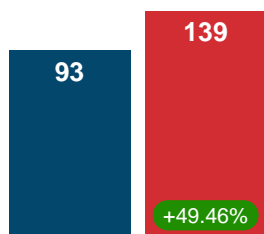
**Inventory** on May 31, 2022 = **176**

**2021** **2022**

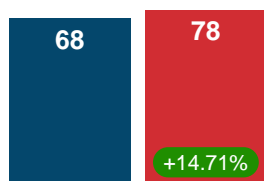
### MAY MARKET

### MEDIAN PRICES

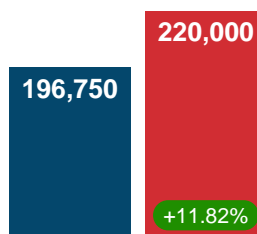
#### New Listings



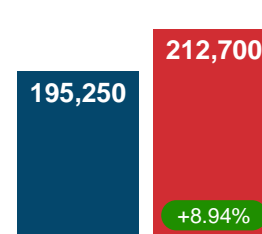
#### Pending Listings



#### List Price



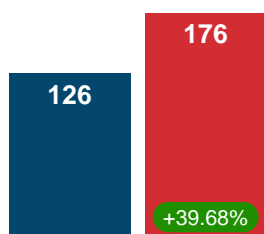
#### Sale Price



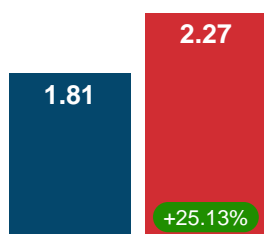
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

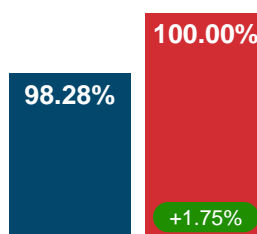
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

