

# November 2022



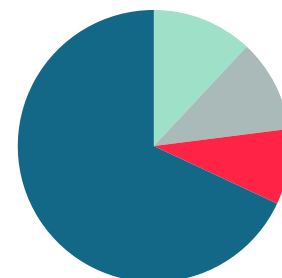
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential  
Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	69	52	-24.64%
Pending Listings	54	48	-11.11%
New Listings	73	97	32.88%
Median List Price	209,900	249,950	19.08%
Median Sale Price	209,900	240,000	14.34%
Median Percent of Selling Price to List Price	97.83%	97.53%	-0.31%
Median Days on Market to Sale	22.00	11.50	-47.73%
End of Month Inventory	190	296	55.79%
Months Supply of Inventory	2.62	3.86	47.16%



■ Closed (11.95%)  
■ Pending (11.03%)  
■ Other OffMarket (8.97%)  
■ Active (68.05%)

**Absorption:** Last 12 months, an Average of **77** Sales/Month  
**Active Inventory** as of November 30, 2022 = **296**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2022 rose **55.79%** to 296 existing homes available for sale. Over the last 12 months this area has had an average of 77 closed sales per month. This represents an unsold inventory index of **3.86** 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 **14.34%** in November 2022 to \$240,000 versus the previous year at \$209,900.

#### Median Days on Market Shortens

The median number of **11.50** days that homes spent on the market before selling decreased by 10.50 days or **47.73%** in November 2022 compared to last year's same month at **22.00** DOM.

#### Sales Success for November 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 97 New Listings in November 2022, up **32.88%** from last year at 73. Furthermore, there were 52 Closed Listings this month versus last year at 69, a **-24.64%** decrease.

Closed versus Listed trends yielded a **53.6%** ratio, down from previous year's, November 2021, at **94.5%**, a **43.28%** downswing. This will certainly create pressure on an increasing Month's 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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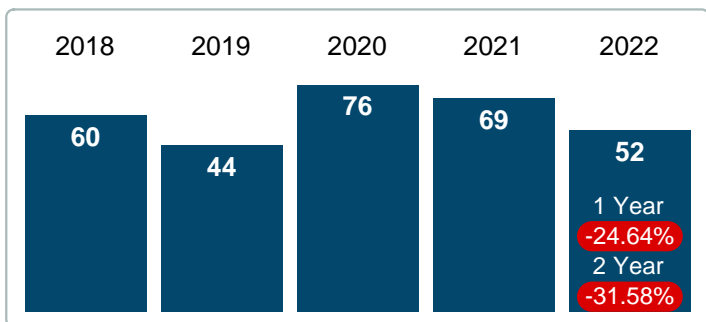
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



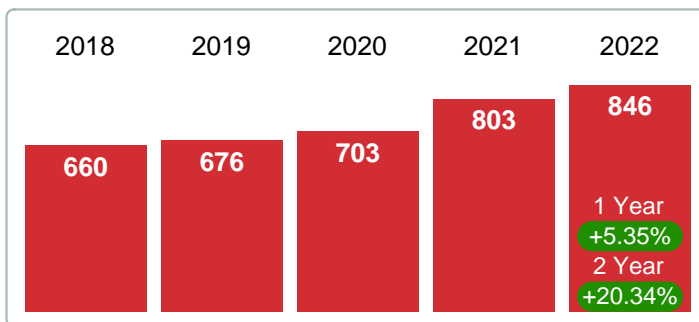
## CLOSED LISTINGS

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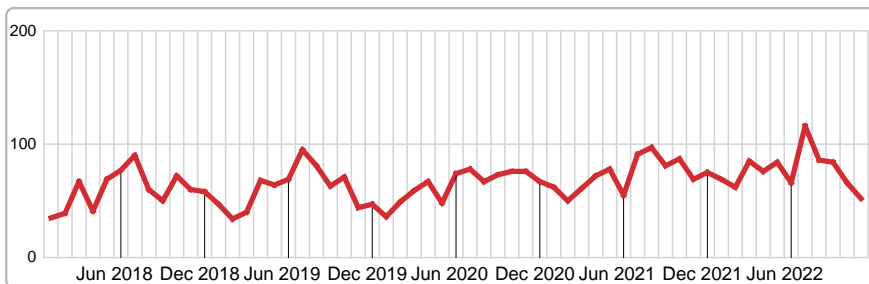
### NOVEMBER



### YEAR TO DATE (YTD)

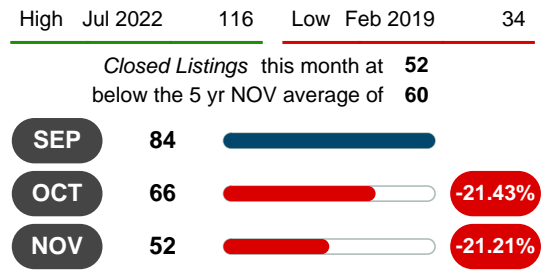


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 60



### 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	4	7.69%	31.5	2	2	0	0
\$100,001 - \$125,000	4	7.69%	17.5	3	1	0	0
\$125,001 - \$175,000	10	19.23%	14.5	0	9	1	0
\$175,001 - \$250,000	13	25.00%	4.0	0	12	1	0
\$250,001 - \$275,000	8	15.38%	3.0	0	6	2	0
\$275,001 - \$325,000	7	13.46%	36.0	0	6	1	0
\$325,001 and up	6	11.54%	63.0	2	3	1	0
<b>Total Closed Units</b>	<b>52</b>			<b>7</b>	<b>39</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>13,064,965</b>	<b>100%</b>	<b>11.5</b>	<b>1.25M</b>	<b>9.90M</b>	<b>1.92M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$240,000</b>			<b>\$115,000</b>	<b>\$240,000</b>	<b>\$262,450</b>	<b>\$0</b>

# November 2022



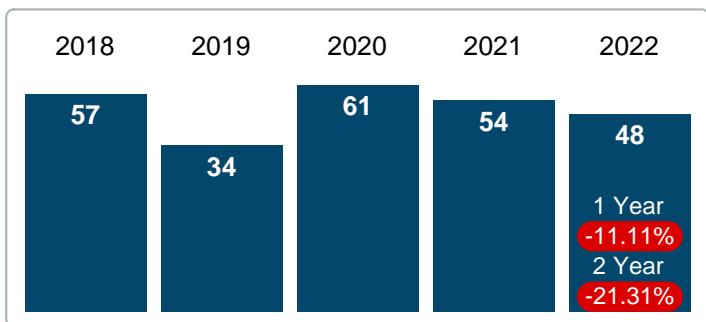
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



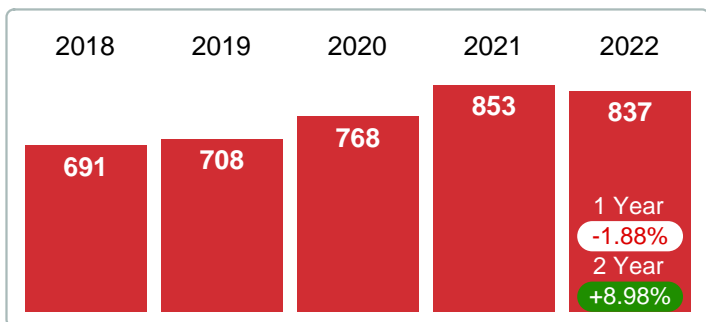
## PENDING LISTINGS

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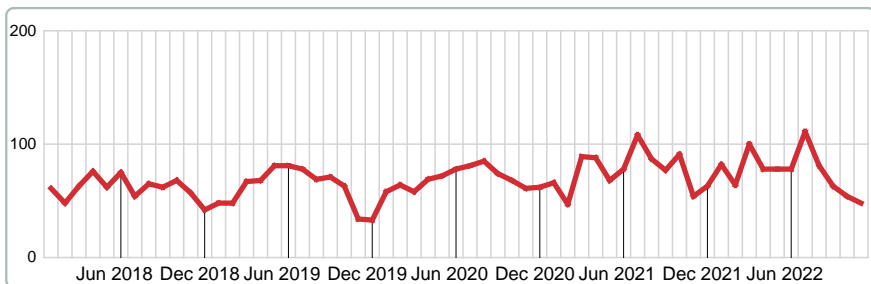
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 51

High Jul 2022 111 Low Dec 2019 33

Pending Listings this month at 48 below the 5 yr NOV average of 51



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.17%	25.0	1	1	0	0
\$75,001 - \$125,000	8	16.67%	10.0	6	2	0	0
\$125,001 - \$175,000	5	10.42%	12.0	1	4	0	0
\$175,001 - \$250,000	10	20.83%	22.0	0	8	2	0
\$250,001 - \$275,000	9	18.75%	7.0	0	7	2	0
\$275,001 - \$375,000	8	16.67%	21.0	2	5	1	0
\$375,001 and up	6	12.50%	89.0	0	4	2	0
<b>Total Pending Units</b>	<b>48</b>			<b>10</b>	<b>31</b>	<b>7</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>12,537,500</b>	<b>100%</b>	<b>17.0</b>	<b>1.55M</b>	<b>7.76M</b>	<b>3.23M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$249,950</b>			<b>\$120,000</b>	<b>\$254,900</b>	<b>\$264,900</b>	<b>\$0</b>

# November 2022



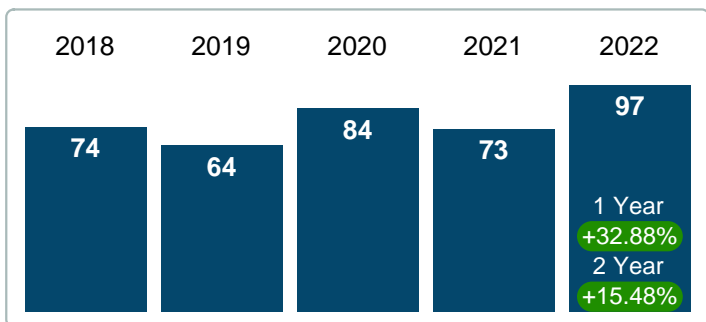
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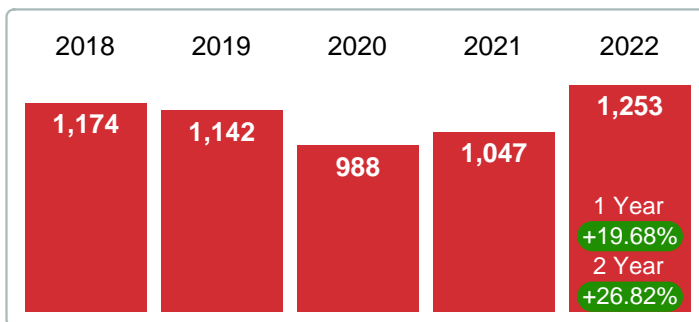
## NEW LISTINGS

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

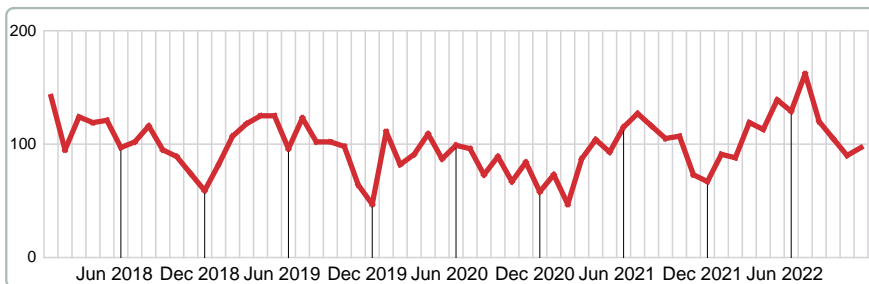
### NOVEMBER



### YEAR TO DATE (YTD)

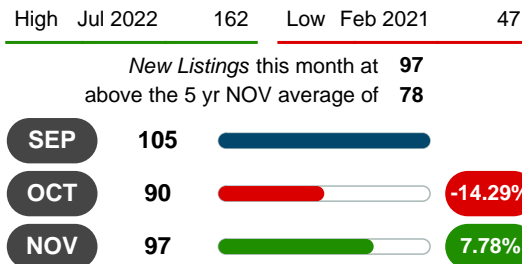


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 78



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	9.28%	7	2	0	0
\$75,001 - \$125,000	11	11.34%	4	5	2	0
\$125,001 - \$175,000	16	16.49%	3	13	0	0
\$175,001 - \$250,000	18	18.56%	0	15	3	0
\$250,001 - \$300,000	20	20.62%	3	13	4	0
\$300,001 - \$425,000	14	14.43%	0	7	7	0
\$425,001 and up	9	9.28%	0	3	4	2
<b>Total New Listed Units</b>	<b>97</b>		<b>17</b>	<b>58</b>	<b>20</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>27,478,982</b>	<b>100%</b>	<b>2.16M</b>	<b>14.94M</b>	<b>9.31M</b>	<b>1.07M</b>
<b>Median New Listed Listing Price</b>	<b>\$249,795</b>		<b>\$110,000</b>	<b>\$242,000</b>	<b>\$307,447</b>	<b>\$535,000</b>

# November 2022



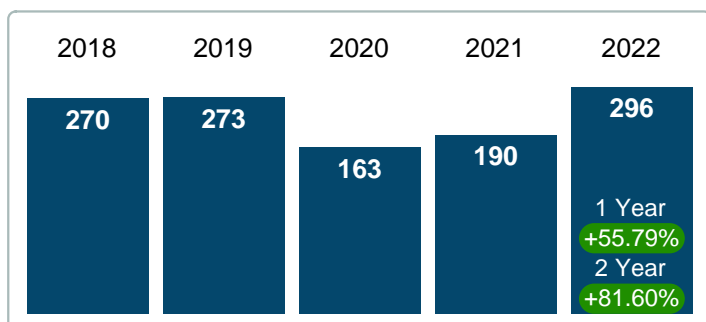
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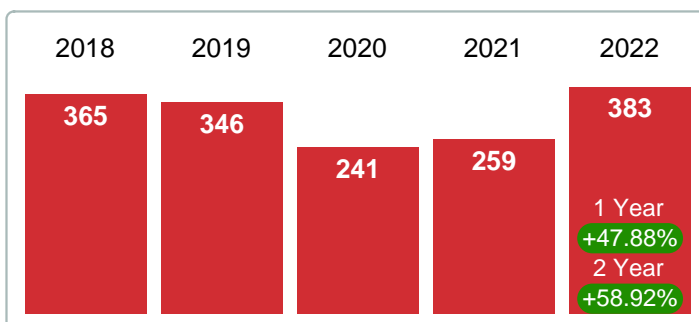
## ACTIVE INVENTORY

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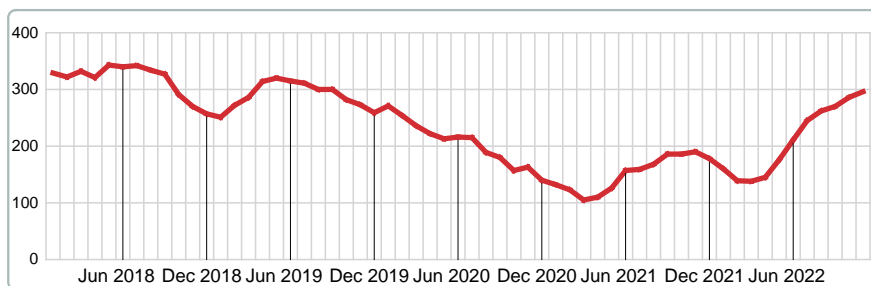
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

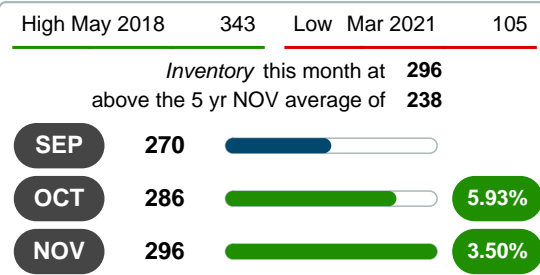


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 238



### 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	29	9.80%	34.0	15	12	2	0
\$100,001 - \$150,000	28	9.46%	61.0	8	18	2	0
\$150,001 - \$200,000	46	15.54%	70.0	8	30	8	0
\$200,001 - \$300,000	80	27.03%	59.5	8	54	17	1
\$300,001 - \$425,000	46	15.54%	55.0	0	28	18	0
\$425,001 - \$750,000	37	12.50%	98.0	1	14	18	4
\$750,001 and up	30	10.14%	94.5	4	10	12	4
<b>Total Active Inventory by Units</b>	<b>296</b>			<b>44</b>	<b>166</b>	<b>77</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>117,567,630</b>	<b>100%</b>	<b>69.5</b>	<b>10.35M</b>	<b>56.35M</b>	<b>38.28M</b>	<b>12.58M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$259,900</b>			<b>\$149,000</b>	<b>\$250,000</b>	<b>\$345,000</b>	<b>\$749,000</b>

# November 2022



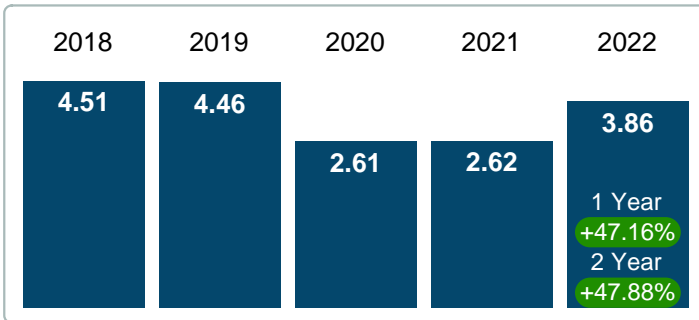
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



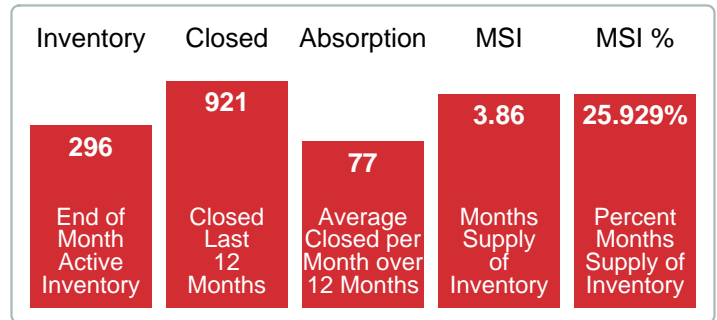
## MONTHS SUPPLY of INVENTORY (MSI)

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

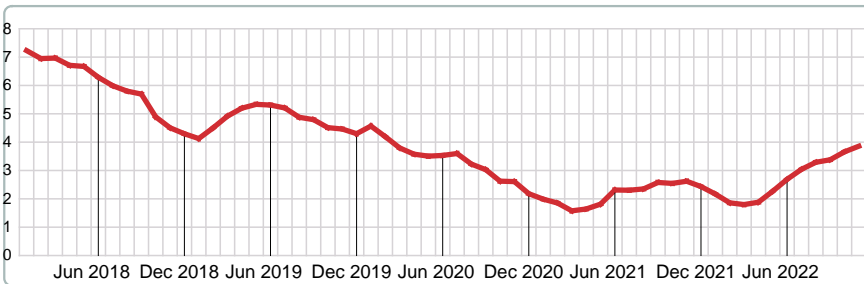
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

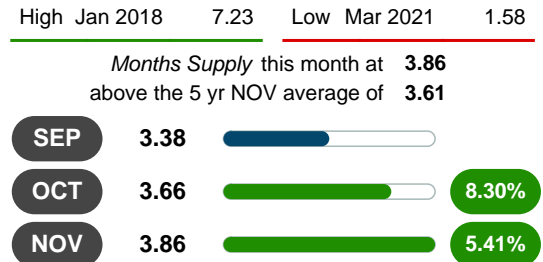


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 3.61



### 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	29	9.80%	4.00	4.74	3.06	24.00	0.00
\$100,001 - \$150,000	28	9.46%	3.00	2.82	3.48	1.71	0.00
\$150,001 - \$200,000	46	15.54%	3.63	5.05	3.21	4.80	0.00
\$200,001 - \$300,000	80	27.03%	2.75	8.00	2.71	2.22	2.00
\$300,001 - \$425,000	46	15.54%	4.09	0.00	4.80	4.70	0.00
\$425,001 - \$750,000	37	12.50%	7.16	2.40	5.09	14.40	5.33
\$750,001 and up	30	10.14%	15.00	0.00	15.00	14.40	8.00
Market Supply of Inventory (MSI)			3.86	4.33	3.49	4.67	3.60
Total Active Inventory by Units		100%	3.86	44	166	77	9

# November 2022



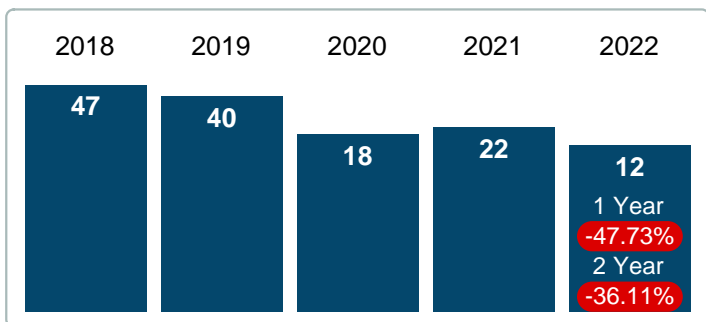
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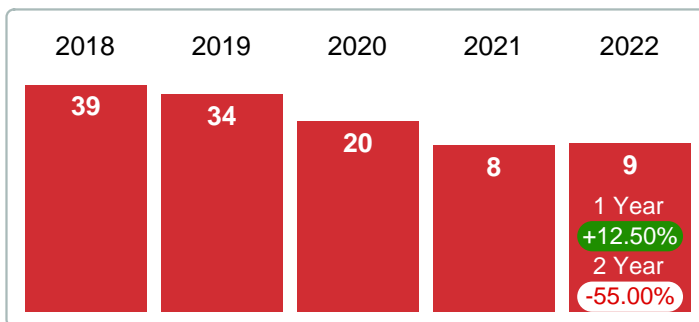
## MEDIAN DAYS ON MARKET TO SALE

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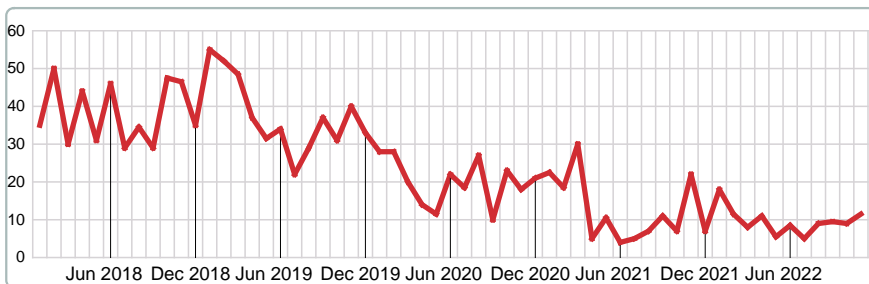
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 28

High Jan 2019 55 Low Jun 2021 4

Median Days on Market to Sale this month at 12 below the 5 yr NOV average of 28

SEP	10	<div style="width: 36%;"></div>
OCT	9	<div style="width: 32%;"></div> -5.26%
NOV	12	<div style="width: 43%;"></div> 27.78%

### 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	7.69%	32	11	117	0	0
\$100,001 - \$125,000	7.69%	18	21	9	0	0
\$125,001 - \$175,000	19.23%	15	0	17	7	0
\$175,001 - \$250,000	25.00%	4	0	4	53	0
\$250,001 - \$275,000	15.38%	3	0	3	42	0
\$275,001 - \$325,000	13.46%	36	0	56	1	0
\$325,001 and up	11.54%	63	38	99	4	0
Median Closed DOM		12	19	11	6	0
Total Closed Units	100%	52	7	39	6	
Total Closed Volume		13,064,965	1.25M	9.90M	1.92M	0.00B

# November 2022



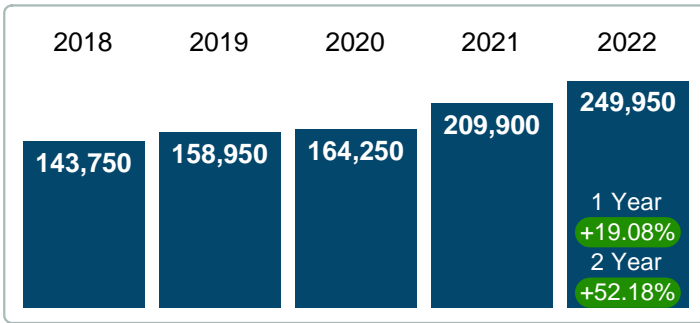
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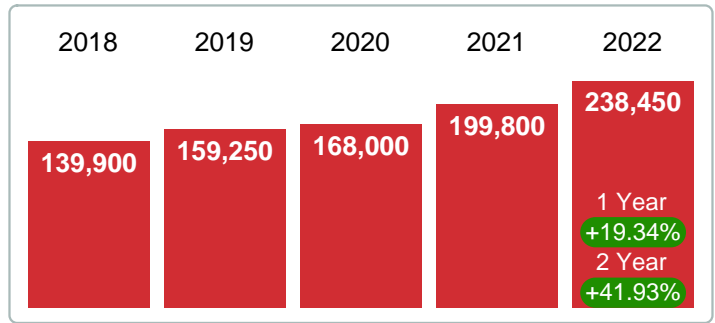
## MEDIAN LIST PRICE AT CLOSING

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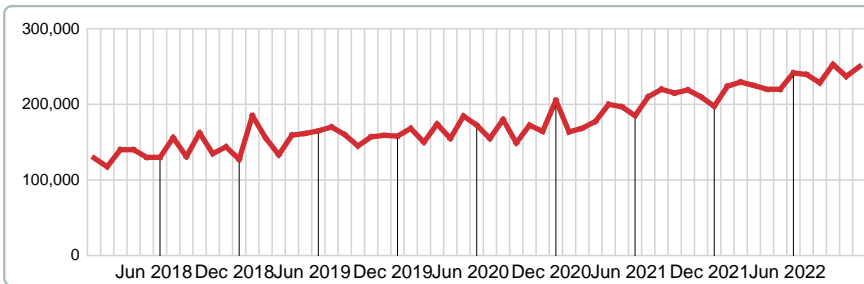
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

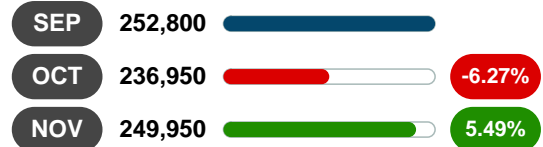


### 3 MONTHS

5 year NOV AVG = 185,360

High Sep 2022 252,800 Low Feb 2018 117,500

Median List Price at Closing this month at **249,950** above the 5 yr NOV average of **185,360**



### 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	4	7.69%	33,750	46,000	33,750	0	0
\$100,001 - \$125,000	3	5.77%	112,500	116,250	110,000	0	0
\$125,001 - \$175,000	6	11.54%	145,000	129,000	145,000	149,000	0
\$175,001 - \$250,000	14	26.92%	206,250	0	205,000	234,900	0
\$250,001 - \$275,000	10	19.23%	259,950	0	260,000	259,900	0
\$275,001 - \$325,000	7	13.46%	299,000	0	299,000	289,250	0
\$325,001 and up	8	15.38%	410,000	381,000	400,000	759,900	0
Median List Price			249,950	120,000	250,000	269,700	0
Total Closed Units		100%	249,950	7	39	6	
Total Closed Volume			13,894,915	1.22M	10.70M	1.98M	0.00B



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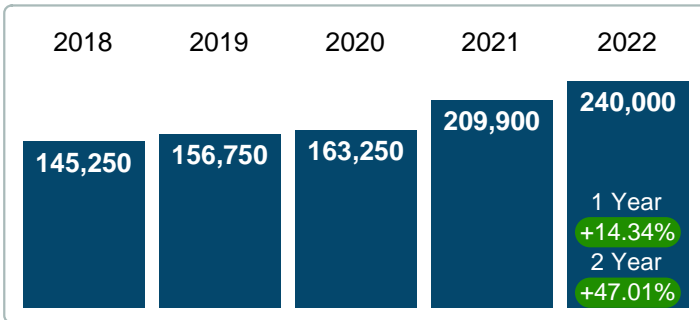
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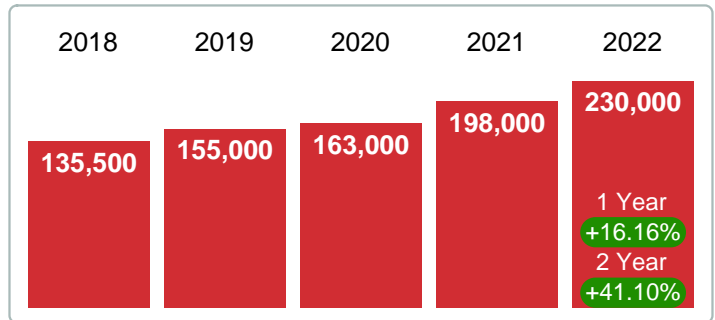
## MEDIAN SOLD PRICE AT CLOSING

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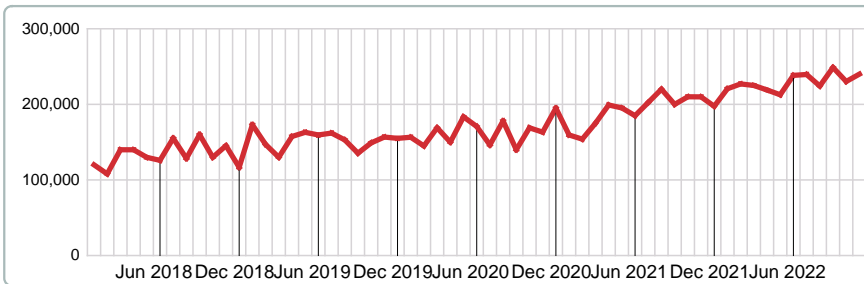
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

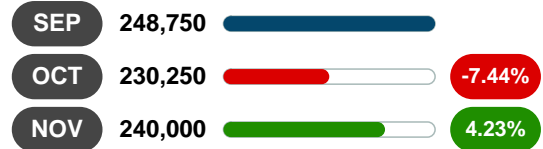


### 3 MONTHS

5 year NOV AVG = 183,030

High Sep 2022 248,750 Low Feb 2018 108,000

Median Sold Price at Closing this month at **240,000** above the 5 yr NOV average of **183,030**



### 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	7.69%	24,500	41,250	24,500	0	0
\$100,001 - \$125,000	7.69%	111,000	115,000	107,000	0	0
\$125,001 - \$175,000	19.23%	151,500	0	155,000	148,000	0
\$175,001 - \$250,000	25.00%	230,000	0	235,000	200,000	0
\$250,001 - \$275,000	15.38%	261,500	0	261,500	262,450	0
\$275,001 - \$325,000	13.46%	299,000	0	299,500	299,000	0
\$325,001 and up	11.54%	477,500	415,000	475,000	750,000	0
<b>Median Sold Price</b>		<b>240,000</b>	<b>115,000</b>	<b>240,000</b>	<b>262,450</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>240,000</b>	<b>7</b>	<b>39</b>	<b>6</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>13,064,965</b>	<b>1.25M</b>	<b>9.90M</b>	<b>1.92M</b>	<b>0.00B</b>

# November 2022



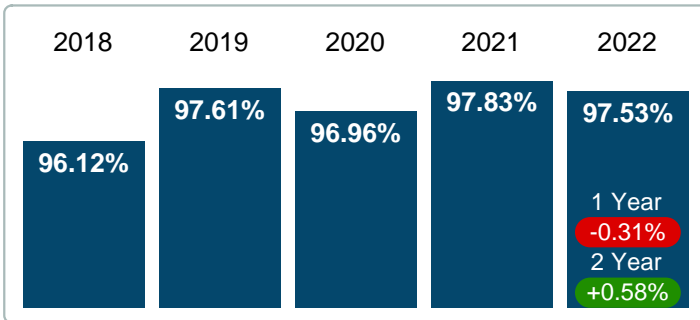
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



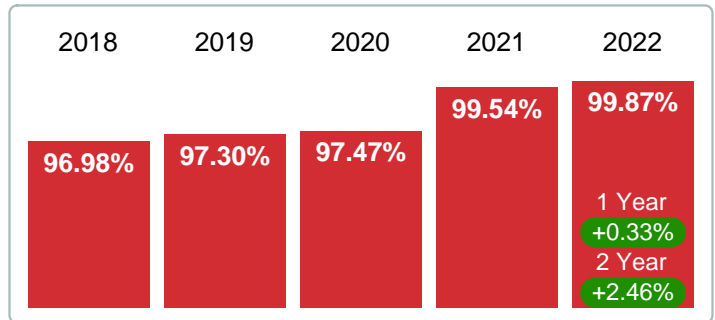
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

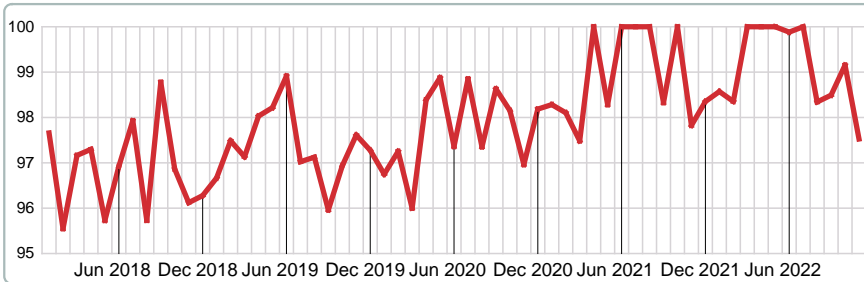
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

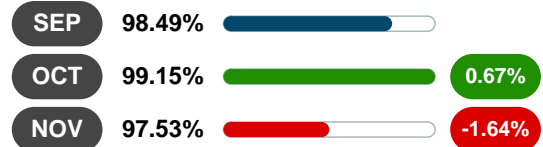


### 3 MONTHS

5 year NOV AVG = 97.21%

High Jul 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **97.53%**  
 above the 5 yr NOV average of **97.21%**



### 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	<div style="width: 7.69%;"></div> 4	7.69%	75.35%	78.41%	75.35%	0.00%	0.00%
\$100,001 - \$125,000	<div style="width: 7.69%;"></div> 4	7.69%	93.69%	91.56%	97.27%	0.00%	0.00%
\$125,001 - \$175,000	<div style="width: 19.23%;"></div> 10	19.23%	89.24%	0.00%	88.83%	99.33%	0.00%
\$175,001 - \$250,000	<div style="width: 25.00%;"></div> 13	25.00%	100.00%	0.00%	100.00%	85.14%	0.00%
\$250,001 - \$275,000	<div style="width: 15.38%;"></div> 8	15.38%	100.00%	0.00%	100.00%	97.41%	0.00%
\$275,001 - \$325,000	<div style="width: 13.46%;"></div> 7	13.46%	100.00%	0.00%	99.67%	100.00%	0.00%
\$325,001 and up	<div style="width: 11.54%;"></div> 6	11.54%	95.42%	108.31%	90.48%	98.70%	0.00%
Median Sold/List Ratio		97.53%		95.83%	97.27%	99.01%	0.00%
Total Closed Units		52	100%	7	39	6	
Total Closed Volume		13,064,965		1.25M	9.90M	1.92M	0.00B

# November 2022



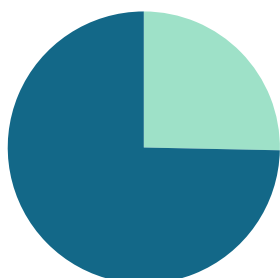
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

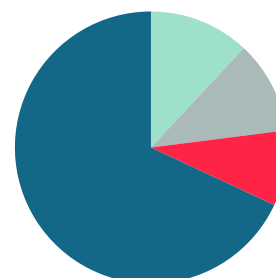


**Inventory**  
 New Listings  
**97 = 25.33%**  
 Start Inventory  
**286**  
 Total Inventory Units  
**383**  
 Volume  
**\$149,276,829**

### Market Activity

Closed Sales  
**52 = 11.95%**  
 Pending Sales  
**48 = 11.03%**  
 Other Off Market  
**39 = 8.97%**  
 Active Inventory  
**296 = 68.05%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	52	-24.64%	803	846	5.35%
Pending Sales	54	48	-11.11%	853	837	-1.88%
New Listings	73	97	32.88%	1,047	1,253	19.68%
Median List Price	209,900	249,950	19.08%	199,800	238,450	19.34%
Median Sale Price	209,900	240,000	14.34%	198,000	230,000	16.16%
Median Percent of Selling Price to List Price	97.83%	97.53%	-0.31%	99.54%	99.87%	0.33%
Median Days on Market to Sale	22.00	11.50	-47.73%	8.00	9.00	12.50%
Monthly Inventory	190	296	55.79%	190	296	55.79%
Months Supply of Inventory	2.62	3.86	47.16%	2.62	3.86	47.16%

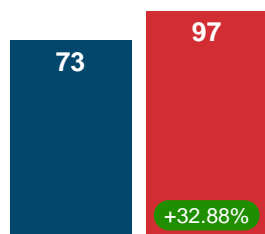
**Absorption:** Last 12 months, an Average of **77** Sales/Month

**Inventory** on November 30, 2022 = **296** 2021 2022

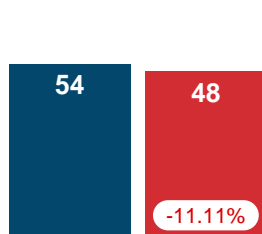
### NOVEMBER MARKET

### MEDIAN PRICES

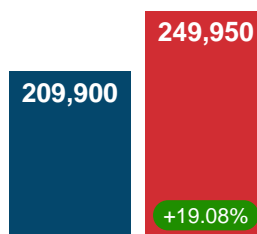
#### New Listings



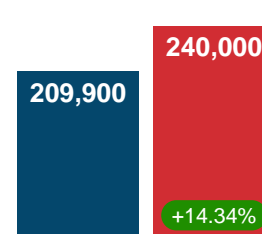
#### Pending Listings



#### List Price



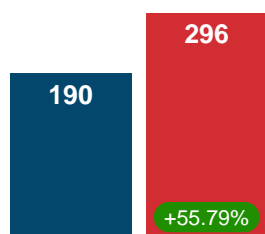
#### Sale Price



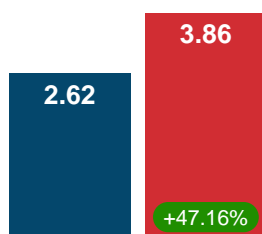
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

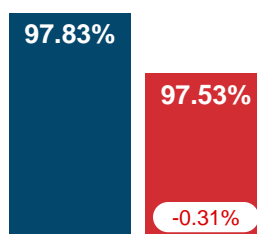
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

