

September 2022



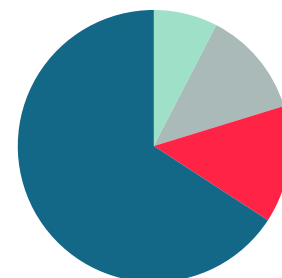
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	12	6	-50.00%
Pending Listings	19	10	-47.37%
New Listings	28	14	-50.00%
Median List Price	102,950	187,450	82.08%
Median Sale Price	101,450	188,750	86.05%
Median Percent of Selling Price to List Price	99.19%	98.57%	-0.63%
Median Days on Market to Sale	12.00	19.50	62.50%
End of Month Inventory	43	52	20.93%
Months Supply of Inventory	3.58	4.00	11.63%



■ Closed (7.59%)
■ Pending (12.66%)
■ Other OffMarket (13.92%)
■ Active (65.82%)

Absorption: Last 12 months, an Average of **13 Sales/Month Active Inventory** as of September 30, 2022 = **52**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **20.93%** to 52 existing homes available for sale. Over the last 12 months this area has had an average of 13 closed sales per month. This represents an unsold inventory index of **4.00** 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 **86.05%** in September 2022 to \$188,750 versus the previous year at \$101,450.

Median Days on Market Lengthens

The median number of **19.50** days that homes spent on the market before selling increased by 7.50 days or **62.50%** in September 2022 compared to last year's same month at **12.00** DOM.

Sales Success for September 2022 is Positive

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

There were 14 New Listings in September 2022, down **50.00%** from last year at 28. Furthermore, there were 6 Closed Listings this month versus last year at 12, a **-50.00%** decrease.

Closed versus Listed trends yielded a **42.9%** ratio, down from previous year's, September 2021, at **42.9%**, a **0.00%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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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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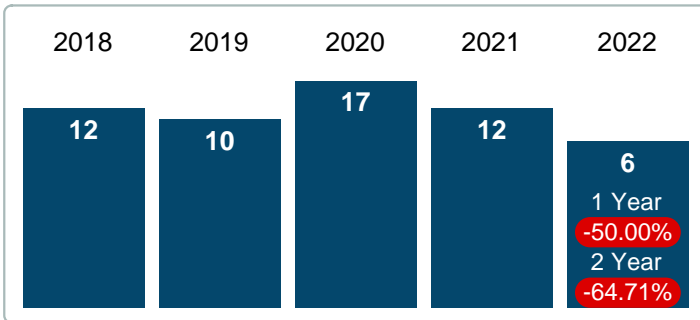
Area Delimited by County Of Sequoyah - Residential Property Type



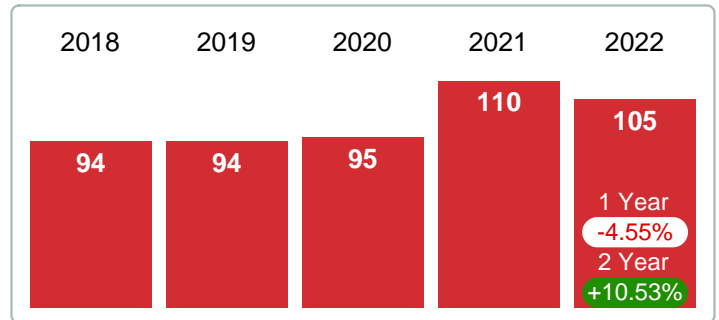
CLOSED LISTINGS

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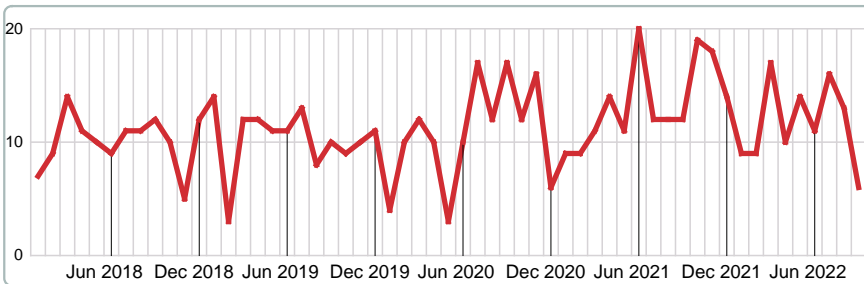
SEPTEMBER



YEAR TO DATE (YTD)

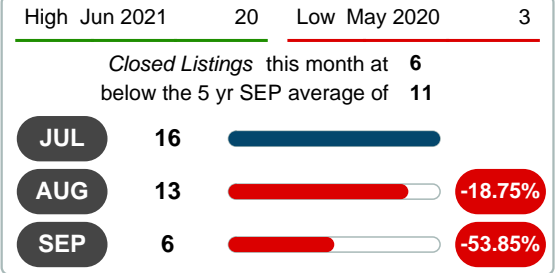


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 11



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 - \$100,000	1	16.67%	12.0	1	0	0	0
\$100,001 - \$150,000	1	16.67%	14.0	1	0	0	0
\$150,001 - \$200,000	1	16.67%	12.0	0	1	0	0
\$200,001 - \$275,000	1	16.67%	91.0	0	1	0	0
\$275,001 - \$675,000	1	16.67%	25.0	1	0	0	0
\$675,001 and up	1	16.67%	34.0	0	1	0	0
Total Closed Units	6			3	3	0	0
Total Closed Volume	1,539,500	100%	19.5	477.00K	1.06M	0.00B	0.00B
Median Closed Price	\$188,750			\$117,000	\$205,000	\$0	\$0

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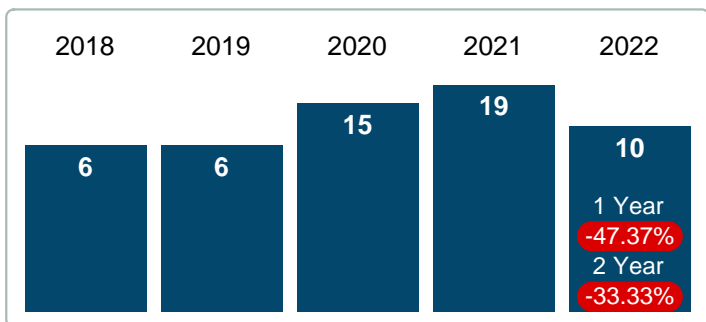
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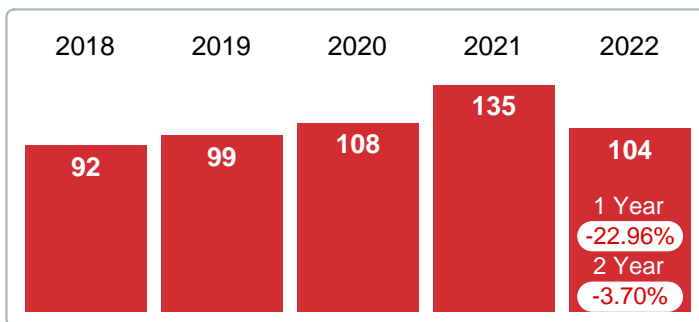
PENDING LISTINGS

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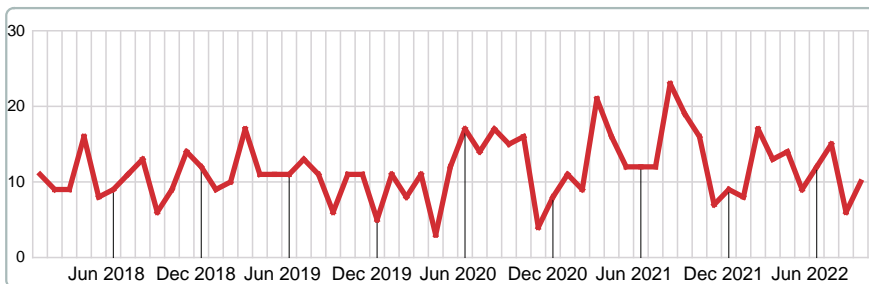
SEPTEMBER



YEAR TO DATE (YTD)

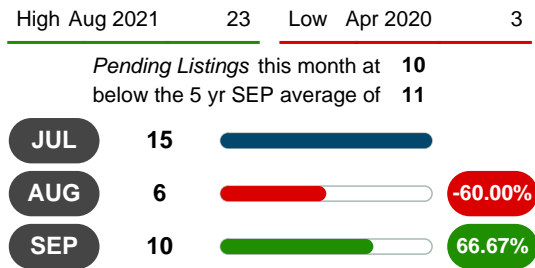


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 11



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	0	0.00%	34.0	0	0	0	0
\$75,001 - \$125,000	3	30.00%	59.0	2	1	0	0
\$125,001 - \$125,000	0	0.00%	59.0	0	0	0	0
\$125,001 - \$150,000	2	20.00%	30.0	0	2	0	0
\$150,001 - \$150,000	0	0.00%	30.0	0	0	0	0
\$150,001 - \$250,000	4	40.00%	38.5	1	3	0	0
\$250,001 and up	1	10.00%	129.0	0	1	0	0
Total Pending Units	10			3	7	0	0
Total Pending Volume	1,575,800	100%	44.5	380.00K	1.20M	0.00B	0.00B
Median Listing Price	\$157,450			\$125,000	\$169,000	\$0	\$0

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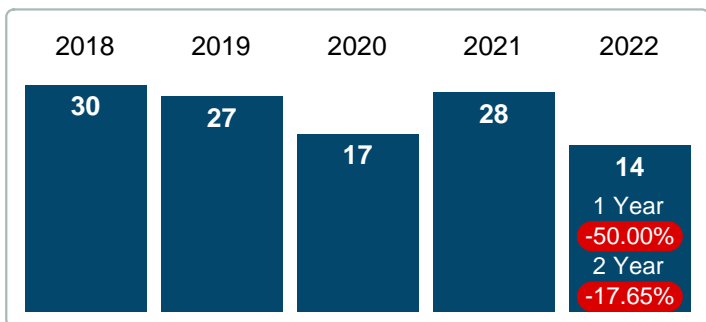
Area Delimited by County Of Sequoyah - Residential Property Type



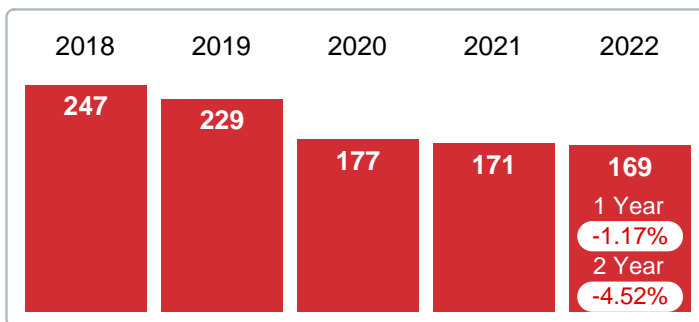
NEW LISTINGS

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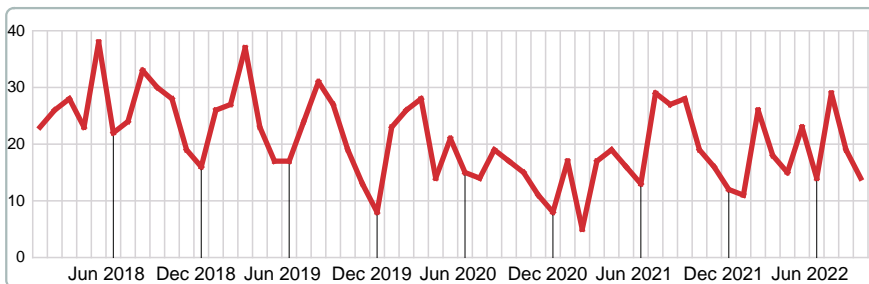
SEPTEMBER



YEAR TO DATE (YTD)

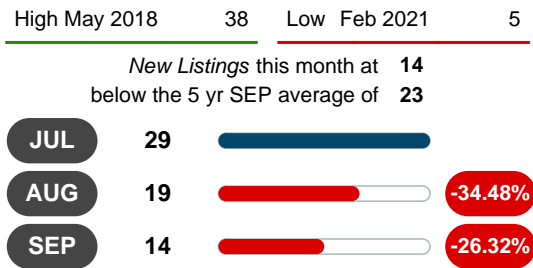


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 23



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	1	7.14%	0	1	0	0
\$75,001 - \$125,000	2	14.29%	0	1	1	0
\$125,001 - \$150,000	1	7.14%	0	1	0	0
\$150,001 - \$325,000	3	21.43%	1	1	1	0
\$325,001 - \$475,000	3	21.43%	0	1	0	2
\$475,001 - \$550,000	2	14.29%	0	2	0	0
\$550,001 and up	2	14.29%	0	0	2	0
Total New Listed Units	14		1	7	4	2
Total New Listed Volume	4,268,700	100%	179.90K	1.82M	1.55M	714.80K
Median New Listed Listing Price	\$254,950		\$179,900	\$164,900	\$369,450	\$357,400

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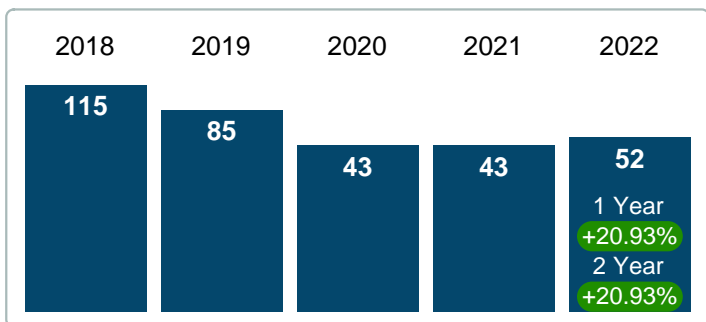
Area Delimited by County Of Sequoyah - Residential Property Type



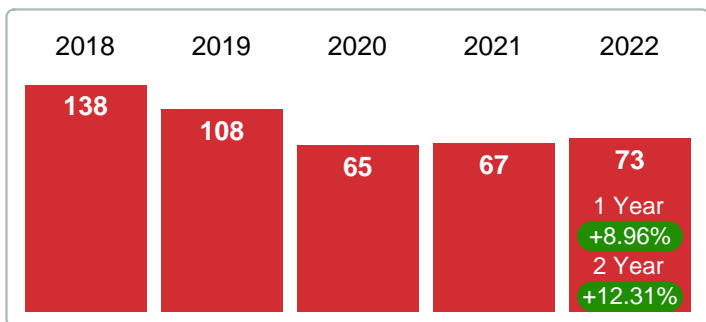
ACTIVE INVENTORY

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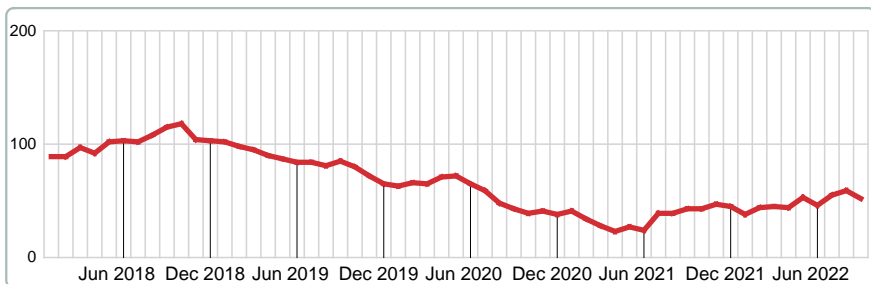
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

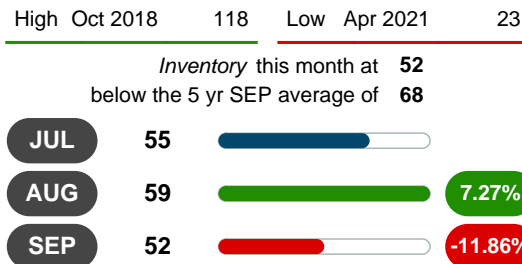


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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	9.62%	69.0	1	3	1	0
\$100,001 - \$125,000	1	1.92%	1.0	0	1	0	0
\$125,001 - \$150,000	7	13.46%	53.0	0	6	1	0
\$150,001 - \$325,000	19	36.54%	72.0	3	12	4	0
\$325,001 - \$375,000	10	19.23%	74.0	1	4	3	2
\$375,001 - \$550,000	4	7.69%	32.5	1	3	0	0
\$550,001 and up	6	11.54%	140.0	0	2	4	0
Total Active Inventory by Units	52			6	31	13	2
Total Active Inventory by Volume	23,005,095	100%	66.0	1.36M	12.13M	8.80M	714.80K
Median Active Inventory Listing Price	\$244,250			\$184,900	\$185,000	\$329,000	\$357,400

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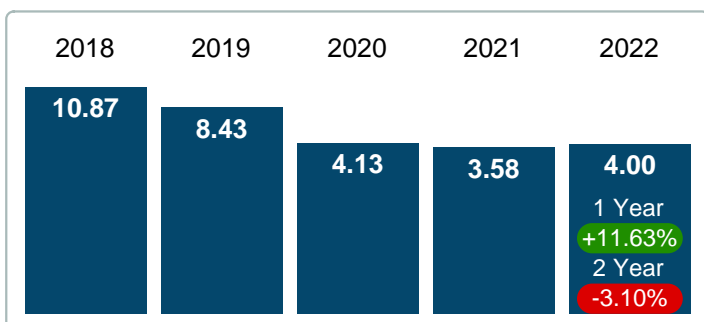
Area Delimited by County Of Sequoyah - Residential Property Type



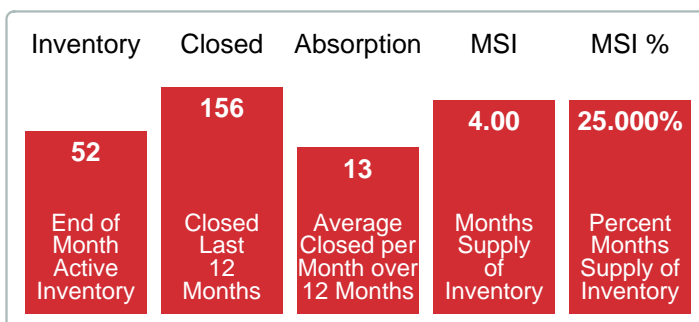
MONTHS SUPPLY of INVENTORY (MSI)

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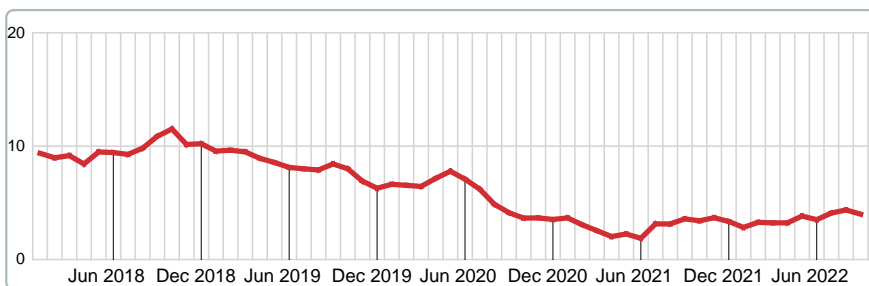
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

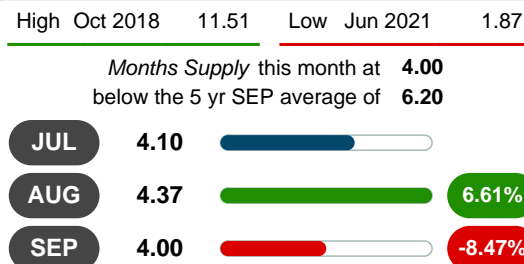


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 6.20



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	9.62%	1.36	0.63	1.50	12.00	0.00
\$100,001 - \$125,000	1	1.92%	0.92	0.00	1.33	0.00	0.00
\$125,001 - \$150,000	7	13.46%	4.94	0.00	6.00	12.00	0.00
\$150,001 - \$325,000	19	36.54%	4.22	3.60	4.97	3.43	0.00
\$325,001 - \$375,000	10	19.23%	20.00	6.00	16.00	36.00	0.00
\$375,001 - \$550,000	4	7.69%	3.43	3.00	4.50	0.00	0.00
\$550,001 and up	6	11.54%	9.00	0.00	12.00	8.00	0.00
Market Supply of Inventory (MSI)	4.00	100%	4.00	1.71	4.28	6.00	24.00
Total Active Inventory by Units	52			6	31	13	2

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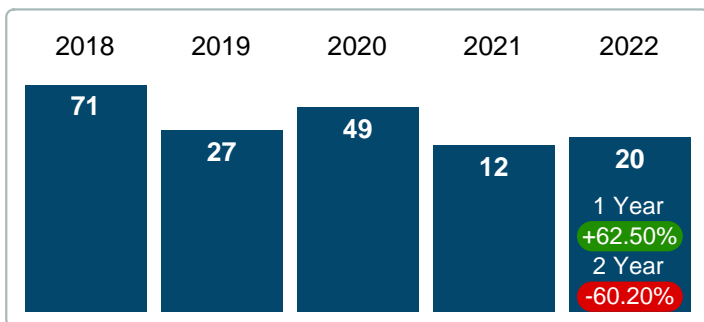
Area Delimited by County Of Sequoyah - Residential Property Type



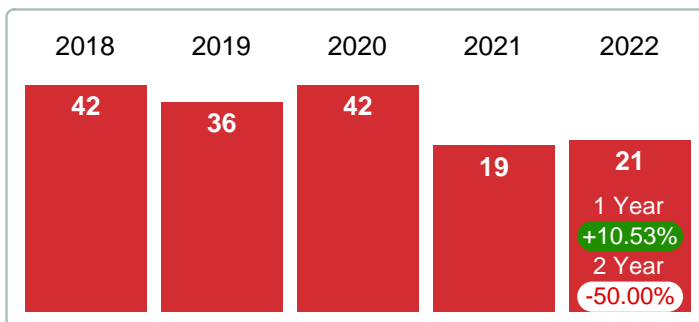
MEDIAN DAYS ON MARKET TO SALE

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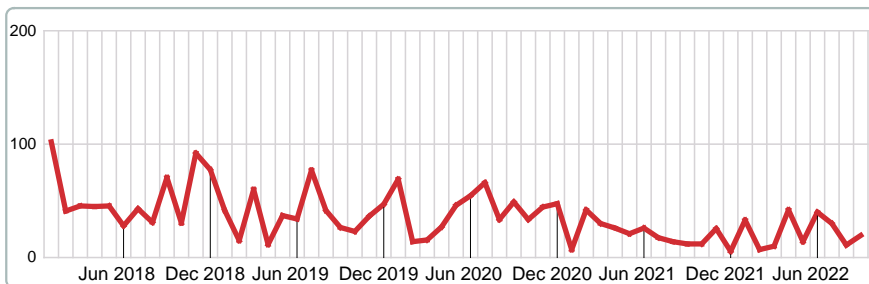
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

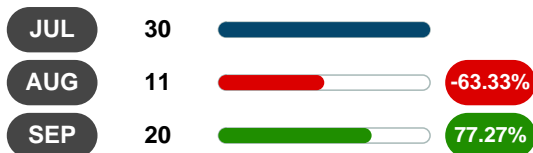


3 MONTHS

5 year SEP AVG = 36

High Jan 2018 102 Low Dec 2021 6

Median Days on Market to Sale this month at 20 below the 5 yr SEP average of 36



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	0.00%	140	0	0	0	0
\$50,001 - \$100,000	1	16.67%	12	12	0	0	0
\$100,001 - \$150,000	1	16.67%	14	14	0	0	0
\$150,001 - \$200,000	1	16.67%	12	0	12	0	0
\$200,001 - \$275,000	1	16.67%	91	0	91	0	0
\$275,001 - \$675,000	1	16.67%	25	25	0	0	0
\$675,001 and up	1	16.67%	34	0	34	0	0
Median Closed DOM			20	14	34	0	0
Total Closed Units		100%	19.5	3	3		
Total Closed Volume			1,539,500	477.00K	1.06M	0.00B	0.00B

September 2022



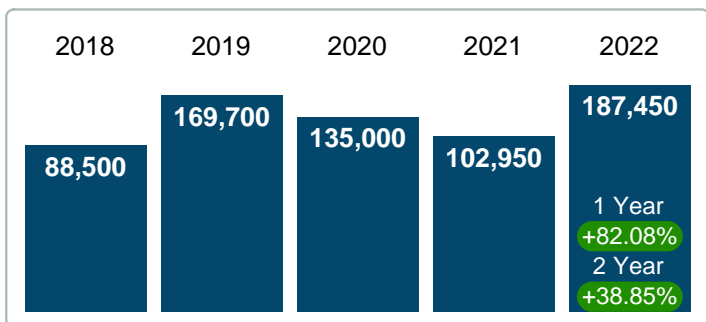
Area Delimited by County Of Sequoyah - Residential Property Type



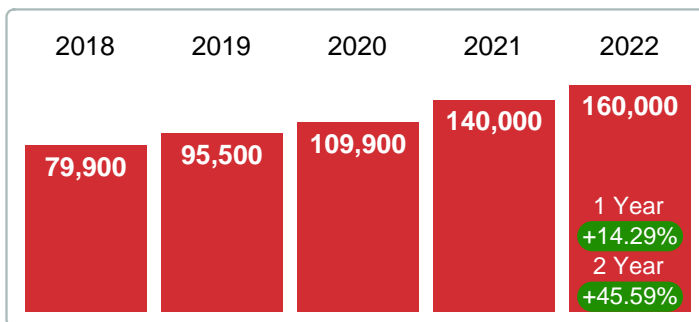
MEDIAN LIST PRICE AT CLOSING

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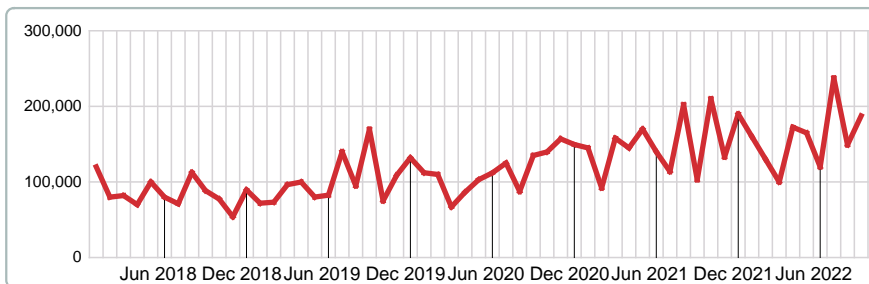
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

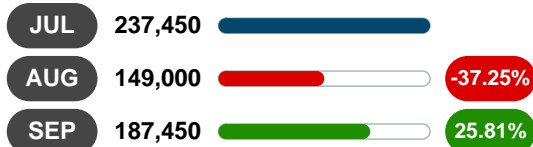


3 MONTHS

5 year SEP AVG = 136,720

High Jul 2022 237,450 Low Nov 2018 53,900

Median List Price at Closing this month at **187,450** above the 5 yr SEP average of **136,720**



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	0.00%	34	0	0	0	0
\$50,001 - \$100,000	16.67%	75,000	75,000	0	0	0
\$100,001 - \$150,000	16.67%	117,000	117,000	0	0	0
\$150,001 - \$200,000	33.33%	187,450	0	187,450	0	0
\$200,001 - \$275,000	0.00%	187,450	0	0	0	0
\$275,001 - \$675,000	16.67%	310,000	310,000	0	0	0
\$675,001 and up	16.67%	695,000	0	695,000	0	0
Median List Price		187,450	117,000	199,900	0	0
Total Closed Units	100%	187,450	3	3		
Total Closed Volume		1,571,900	502.00K	1.07M	0.00B	0.00B

September 2022



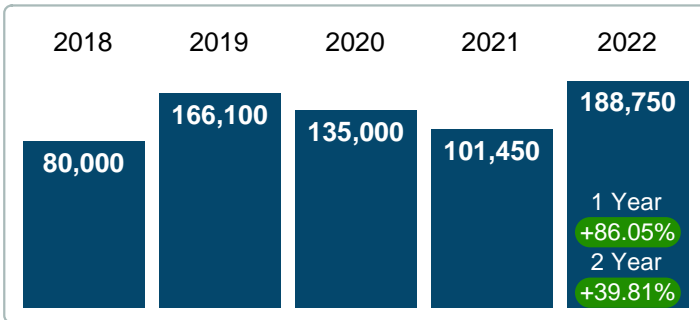
Area Delimited by County Of Sequoyah - Residential Property Type



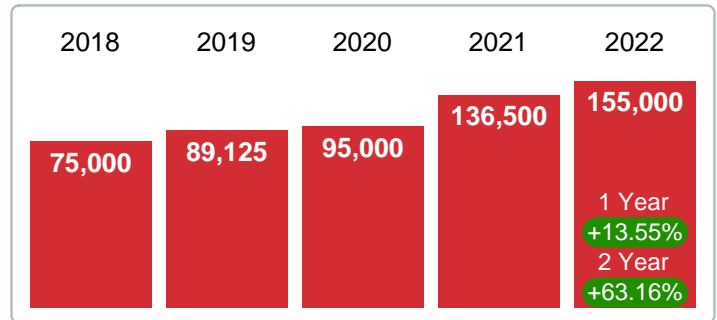
MEDIAN SOLD PRICE AT CLOSING

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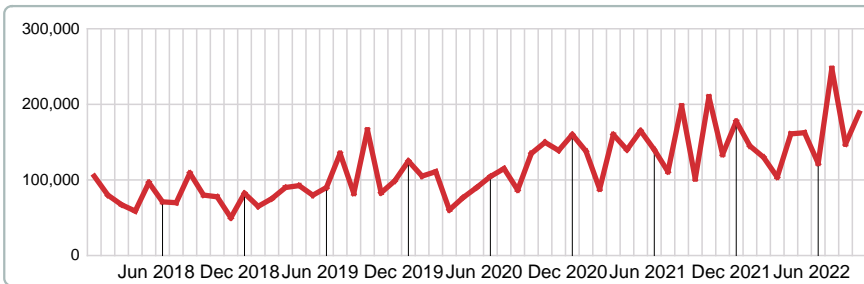
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 134,260

High Jul 2022 247,500 Low Nov 2018 50,000

Median Sold Price at Closing this month at **188,750** above the 5 yr SEP average of **134,260**



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	695,000	0	0	0	0
\$50,001 - \$100,000	16.67%	70,000	70,000	0	0	0
\$100,001 - \$150,000	16.67%	117,000	117,000	0	0	0
\$150,001 - \$200,000	16.67%	172,500	0	172,500	0	0
\$200,001 - \$275,000	16.67%	205,000	0	205,000	0	0
\$275,001 - \$675,000	16.67%	290,000	290,000	0	0	0
\$675,001 and up	16.67%	685,000	0	685,000	0	0
Median Sold Price		188,750	117,000	205,000	0	0
Total Closed Units	100%	188,750	3	3		
Total Closed Volume		1,539,500	477.00K	1.06M	0.00B	0.00B

September 2022



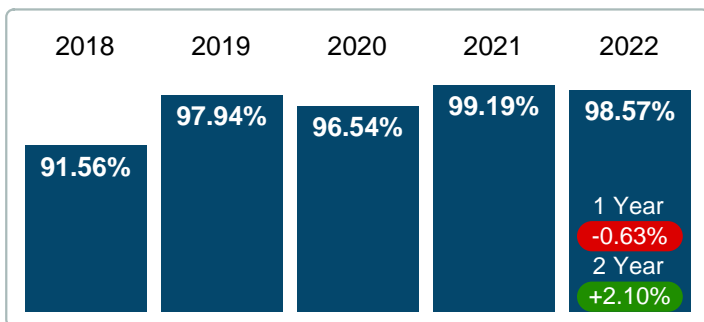
Area Delimited by County Of Sequoyah - Residential Property Type



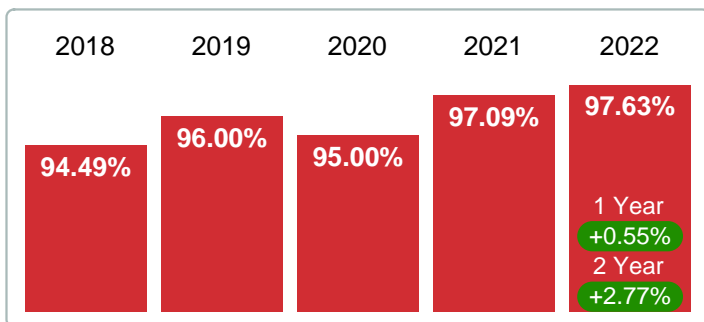
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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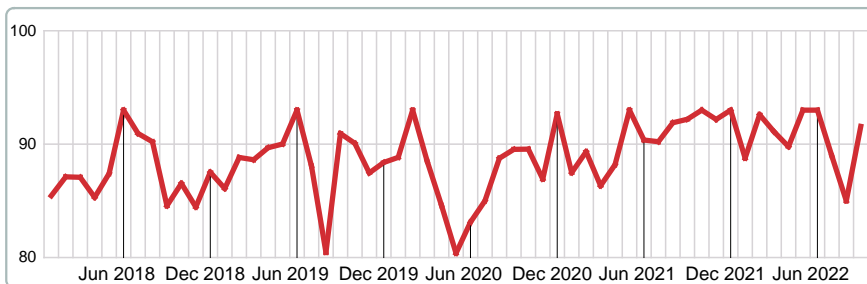
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

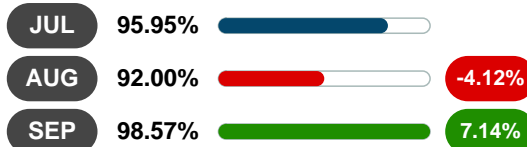


3 MONTHS

5 year SEP AVG = 96.76%

High Jun 2022 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **98.57%**
 above the 5 yr SEP average of **96.76%**



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%	85.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	1	16.67%	93.33%	93.33%	0.00%	0.00%	0.00%
\$100,001 - \$150,000	1	16.67%	100.00%	100.00%	0.00%	0.00%	0.00%
\$150,001 - \$200,000	1	16.67%	98.57%	0.00%	98.57%	0.00%	0.00%
\$200,001 - \$275,000	1	16.67%	102.55%	0.00%	102.55%	0.00%	0.00%
\$275,001 - \$675,000	1	16.67%	93.55%	93.55%	0.00%	0.00%	0.00%
\$675,001 and up	1	16.67%	98.56%	0.00%	98.56%	0.00%	0.00%
Median Sold/List Ratio		98.57%		93.55%	98.57%	0.00%	0.00%
Total Closed Units		6	100%	3	3		
Total Closed Volume		1,539,500		477.00K	1.06M	0.00B	0.00B

September 2022



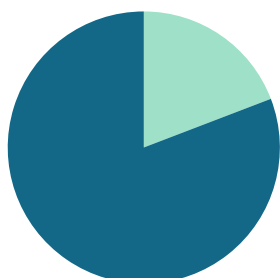
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

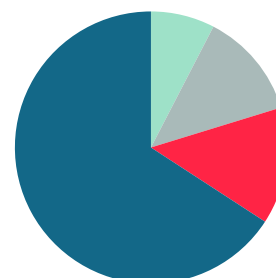


Inventory
 New Listings
14 = 19.18%
 Start Inventory
59
 Total Inventory Units
73
 Volume
\$28,761,295

Market Activity

Closed Sales
6 = 7.59%
 Pending Sales
10 = 12.66%
 Other Off Market
11 = 13.92%
 Active Inventory
52 = 65.82%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	12	6	-50.00%	110	105	-4.55%
Pending Sales	19	10	-47.37%	135	104	-22.96%
New Listings	28	14	-50.00%	171	169	-1.17%
Median List Price	102,950	187,450	82.08%	140,000	160,000	14.29%
Median Sale Price	101,450	188,750	86.05%	136,500	155,000	13.55%
Median Percent of Selling Price to List Price	99.19%	98.57%	-0.63%	97.09%	97.63%	0.55%
Median Days on Market to Sale	12.00	19.50	62.50%	19.00	21.00	10.53%
Monthly Inventory	43	52	20.93%	43	52	20.93%
Months Supply of Inventory	3.58	4.00	11.63%	3.58	4.00	11.63%

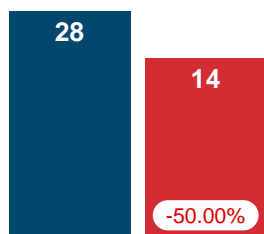
Absorption: Last 12 months, an Average of **13** Sales/Month

Inventory on September 30, 2022 = **52** 2021 2022

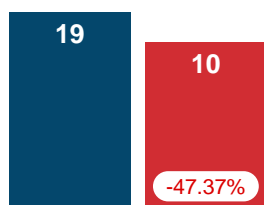
SEPTEMBER MARKET

MEDIAN PRICES

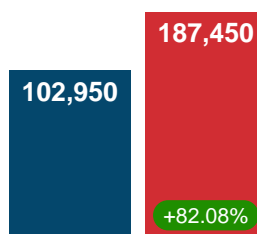
New Listings



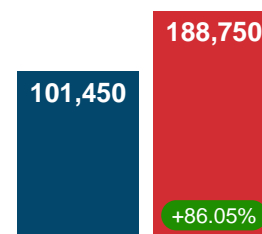
Pending Listings



List Price



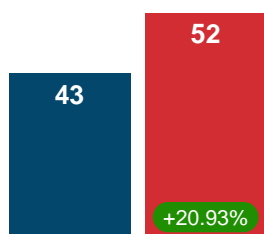
Sale Price



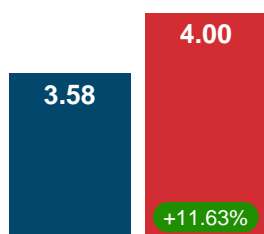
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

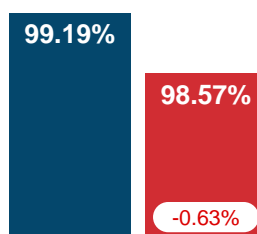
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

