

September 2022



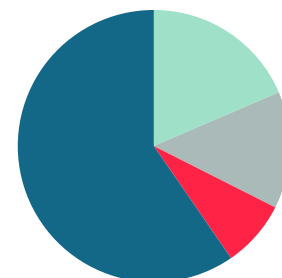
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	81	84	3.70%
Pending Listings	77	63	-18.18%
New Listings	105	105	0.00%
Median List Price	215,000	252,800	17.58%
Median Sale Price	200,000	248,750	24.38%
Median Percent of Selling Price to List Price	98.33%	98.49%	0.17%
Median Days on Market to Sale	11.00	9.50	-13.64%
End of Month Inventory	186	270	45.16%
Months Supply of Inventory	2.58	3.38	31.08%



■ Closed (18.54%)
■ Pending (13.91%)
■ Other OffMarket (7.95%)
■ Active (59.60%)

Absorption: Last 12 months, an Average of **80** Sales/Month
Active Inventory as of September 30, 2022 = **270**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **45.16%** to 270 existing homes available for sale. Over the last 12 months this area has had an average of 80 closed sales per month. This represents an unsold inventory index of **3.38** 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 **24.38%** in September 2022 to \$248,750 versus the previous year at \$200,000.

Median Days on Market Shortens

The median number of **9.50** days that homes spent on the market before selling decreased by 1.50 days or **13.64%** in September 2022 compared to last year's same month at **11.00** DOM.

Sales Success for September 2022 is Positive

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

There were 105 New Listings in September 2022, down **0.00%** from last year at 105. Furthermore, there were 84 Closed Listings this month versus last year at 81, a **3.70%** increase.

Closed versus Listed trends yielded a **80.0%** ratio, up from previous year's, September 2021, at **77.1%**, a **3.70%** upswing. 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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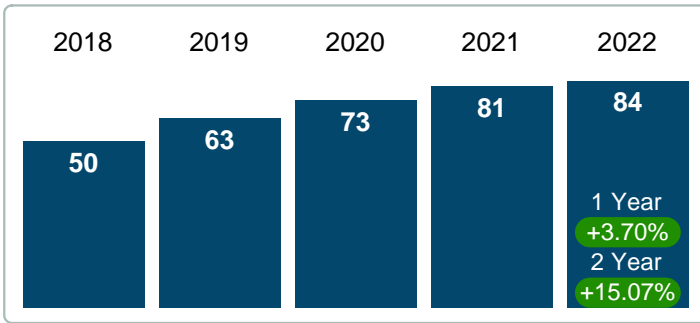
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



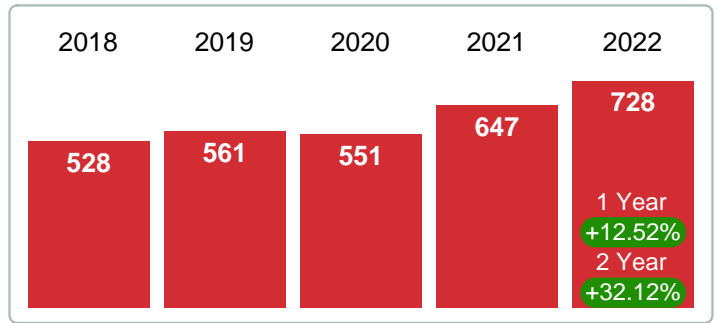
CLOSED LISTINGS

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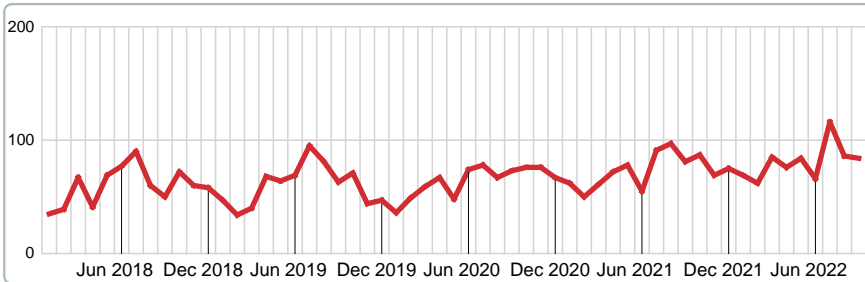
SEPTEMBER



YEAR TO DATE (YTD)

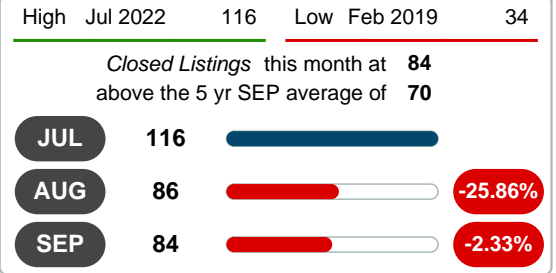


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 70



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	5	5.95%	32.0	2	1	1	1
\$100,001 - \$150,000	12	14.29%	7.5	3	8	1	0
\$150,001 - \$225,000	16	19.05%	21.5	0	12	4	0
\$225,001 - \$250,000	10	11.90%	17.5	1	7	2	0
\$250,001 - \$325,000	20	23.81%	8.0	0	12	7	1
\$325,001 - \$450,000	12	14.29%	3.5	0	3	9	0
\$450,001 and up	9	10.71%	12.0	1	3	2	3
Total Closed Units	84			7	46	26	5
Total Closed Volume	22,266,777	100%	9.5	1.19M	11.28M	7.81M	1.98M
Median Closed Price	\$248,750			\$125,000	\$236,500	\$272,450	\$525,000

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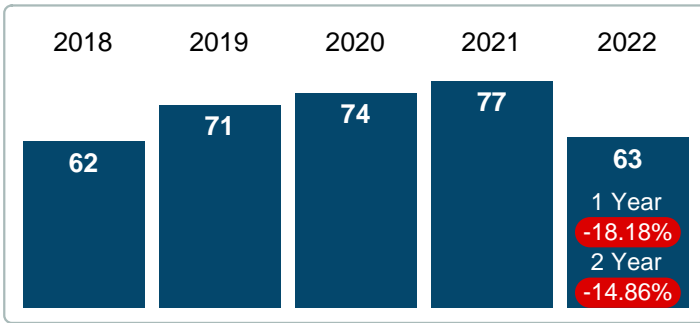
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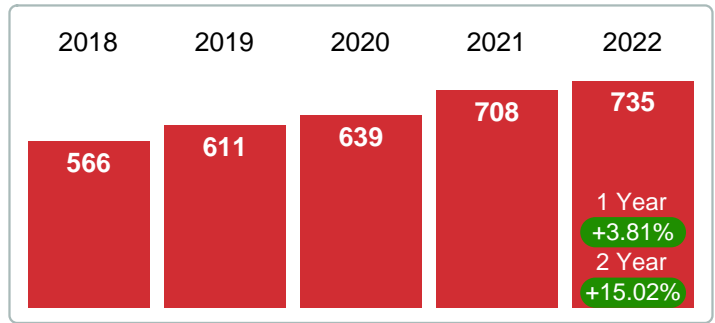
PENDING LISTINGS

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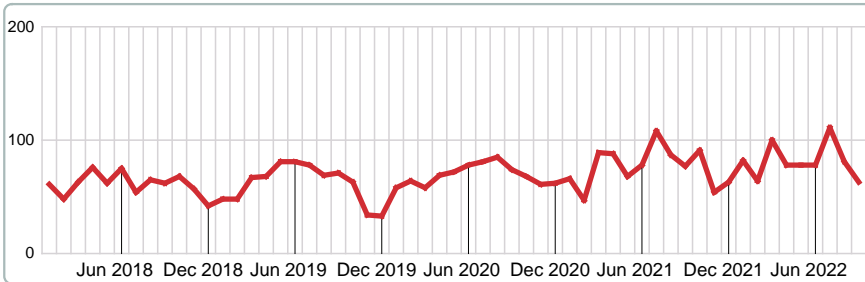
SEPTEMBER



YEAR TO DATE (YTD)

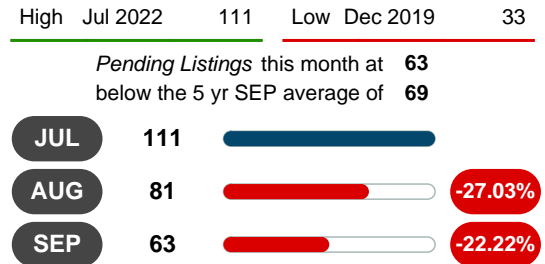


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 69



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.94%	10.0	3	2	0	0
\$100,001 - \$125,000	7	11.11%	43.0	4	3	0	0
\$125,001 - \$175,000	8	12.70%	10.5	0	6	2	0
\$175,001 - \$250,000	12	19.05%	8.5	1	11	0	0
\$250,001 - \$325,000	16	25.40%	6.0	0	8	8	0
\$325,001 - \$400,000	8	12.70%	17.5	1	3	4	0
\$400,001 and up	7	11.11%	27.0	1	2	3	1
Total Pending Units	63			10	35	17	1
Total Pending Volume	20,782,607	100%	11.0	1.70M	8.27M	10.37M	450.00K
Median Listing Price	\$250,000			\$112,500	\$242,500	\$319,000	\$450,000

September 2022



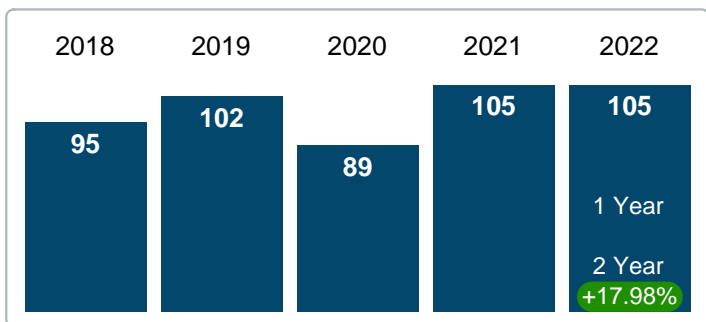
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



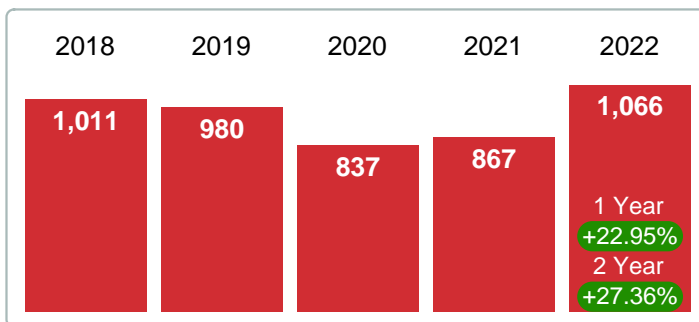
NEW LISTINGS

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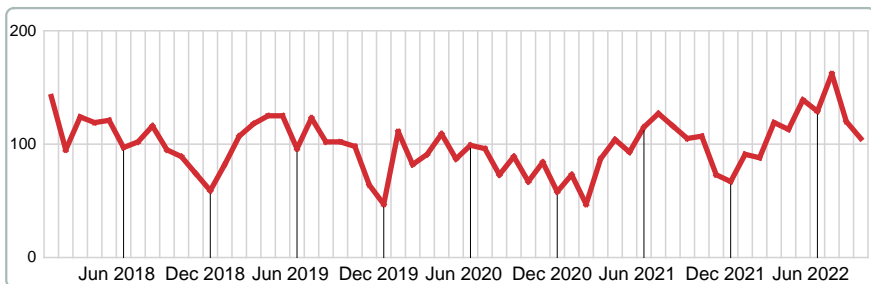
SEPTEMBER



YEAR TO DATE (YTD)

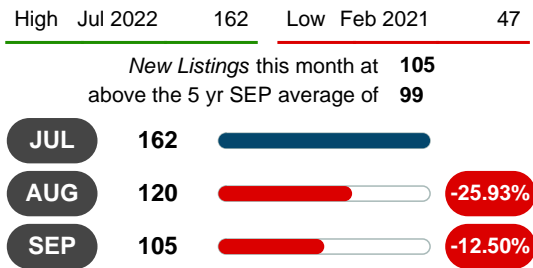


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99



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	10	9.52%	4	5	1	0
\$100,001 - \$150,000	13	12.38%	4	8	1	0
\$150,001 - \$175,000	12	11.43%	4	7	1	0
\$175,001 - \$250,000	22	20.95%	3	14	5	0
\$250,001 - \$350,000	25	23.81%	0	19	6	0
\$350,001 - \$550,000	12	11.43%	1	6	5	0
\$550,001 and up	11	10.48%	1	2	8	0
Total New Listed Units	105		17	61	27	0
Total New Listed Volume	31,680,226	100%	3.16M	15.00M	13.52M	0.00B
Median New Listed Listing Price	\$245,000		\$155,000	\$229,000	\$347,562	\$0

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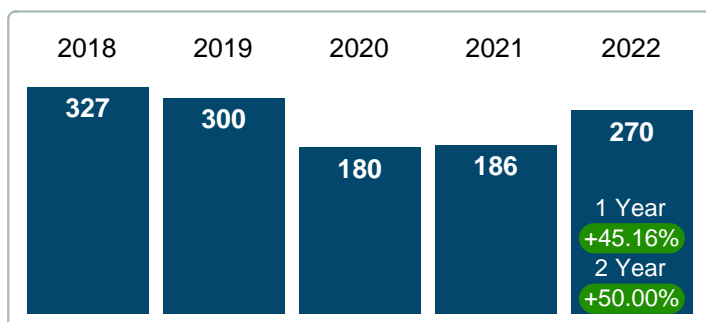
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



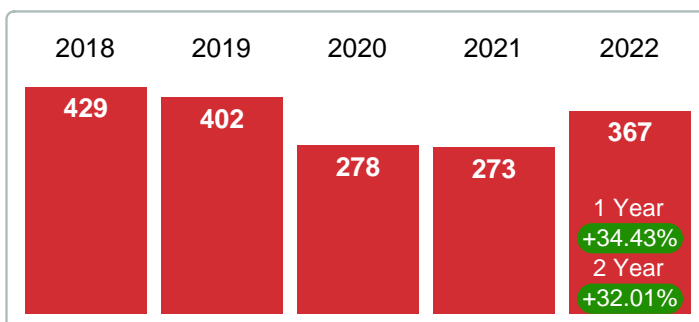
ACTIVE INVENTORY

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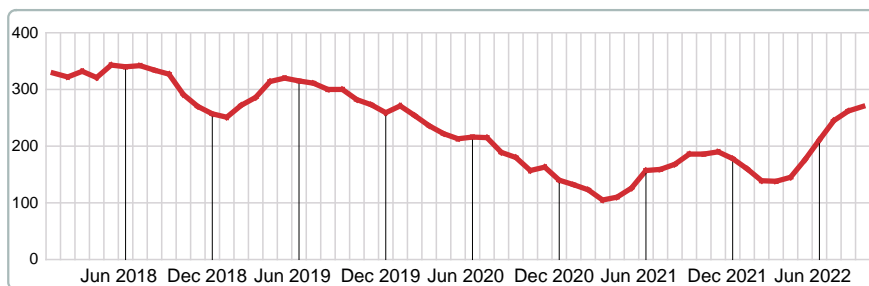
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

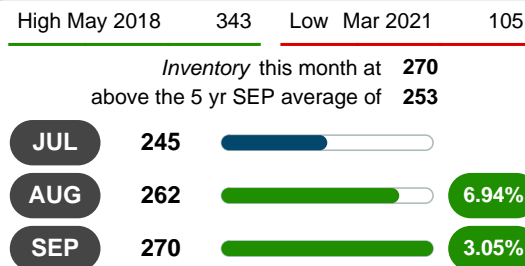


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 253



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	22	8.15%	52.0	10	11	1	0
\$100,001 - \$150,000	28	10.37%	47.0	10	14	4	0
\$150,001 - \$225,000	51	18.89%	43.0	11	30	10	0
\$225,001 - \$350,000	70	25.93%	70.0	4	48	17	1
\$350,001 - \$550,000	38	14.07%	49.5	0	25	11	2
\$550,001 - \$875,000	35	12.96%	64.0	3	15	15	2
\$875,001 and up	26	9.63%	127.0	3	7	10	6
Total Active Inventory by Units	270			41	150	68	11
Total Active Inventory by Volume	119,430,643	100%	61.5	10.64M	55.58M	38.53M	14.68M
Median Active Inventory Listing Price	\$279,250			\$155,000	\$263,000	\$362,500	\$885,000

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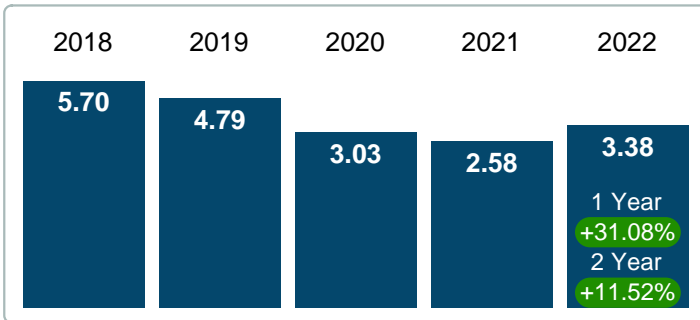
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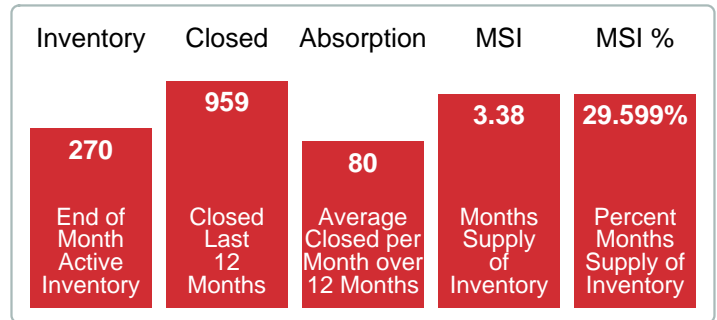
MONTHS SUPPLY of INVENTORY (MSI)

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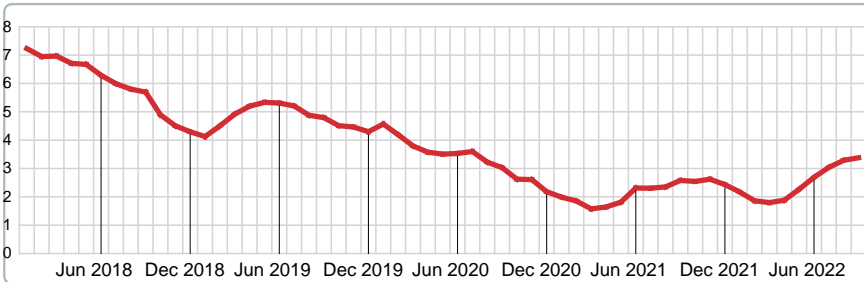
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

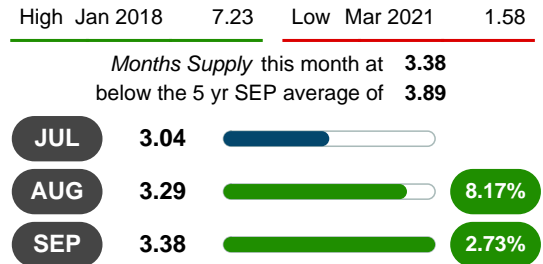


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.89



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	22	8.15%	3.07	3.53	2.75	4.00	0.00
\$100,001 - \$150,000	28	10.37%	2.65	3.43	2.21	3.43	0.00
\$150,001 - \$225,000	51	18.89%	2.24	5.50	1.72	3.16	0.00
\$225,001 - \$350,000	70	25.93%	2.66	3.43	3.11	1.91	1.20
\$350,001 - \$550,000	38	14.07%	4.43	0.00	5.56	4.71	2.40
\$550,001 - \$875,000	35	12.96%	10.77	36.00	9.00	15.00	4.00
\$875,001 and up	26	9.63%	20.80	0.00	16.80	20.00	18.00
Market Supply of Inventory (MSI)			3.38	4.13	3.02	3.92	3.77
Total Active Inventory by Units		100%	3.38	41	150	68	11

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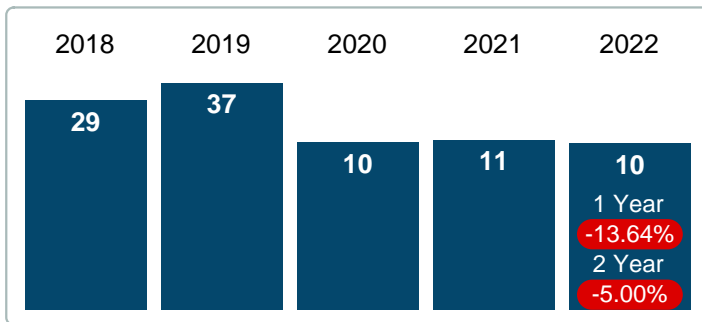
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



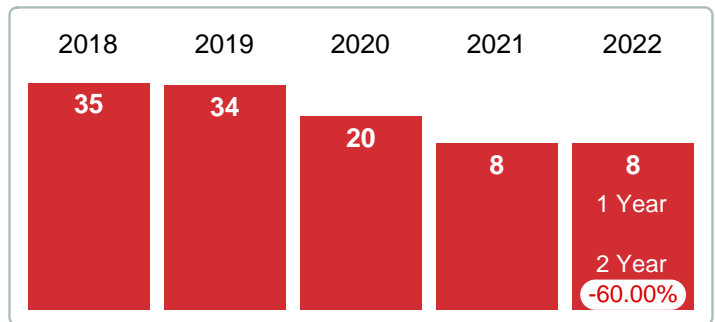
MEDIAN DAYS ON MARKET TO SALE

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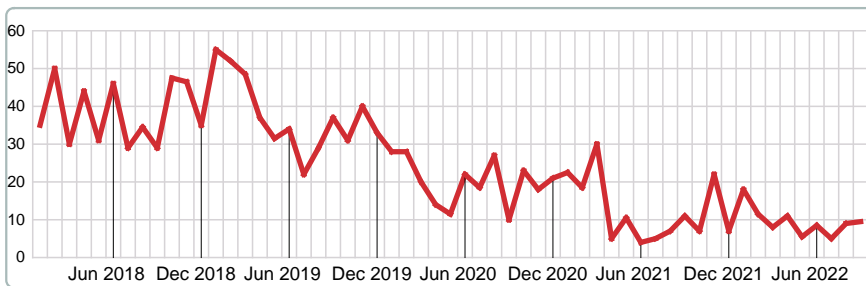
SEPTEMBER



YEAR TO DATE (YTD)

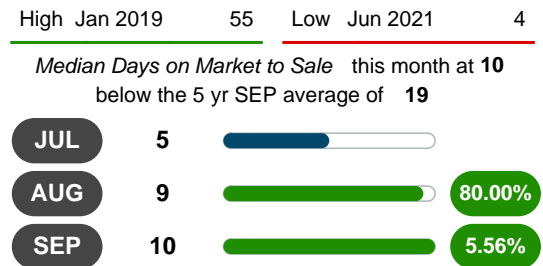


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 19



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	5.95%	32	67	9	51	17
\$100,001 - \$150,000	14.29%	8	30	6	20	0
\$150,001 - \$225,000	19.05%	22	0	17	44	0
\$225,001 - \$250,000	11.90%	18	31	5	19	0
\$250,001 - \$325,000	23.81%	8	0	11	1	9
\$325,001 - \$450,000	14.29%	4	0	72	3	0
\$450,001 and up	10.71%	12	12	103	113	4
Median Closed DOM		10	31	9	10	9
Total Closed Units	100%	84	7	46	26	5
Total Closed Volume		22,266,777	1.19M	11.28M	7.81M	1.98M

September 2022



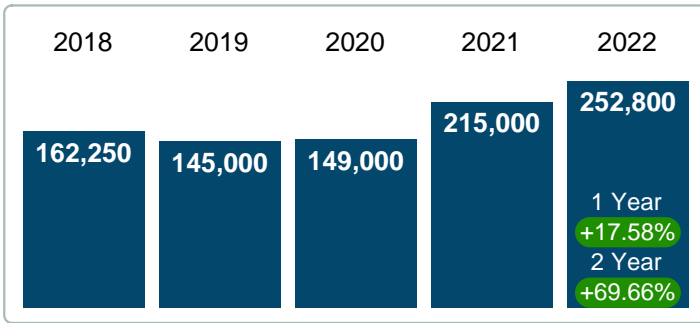
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



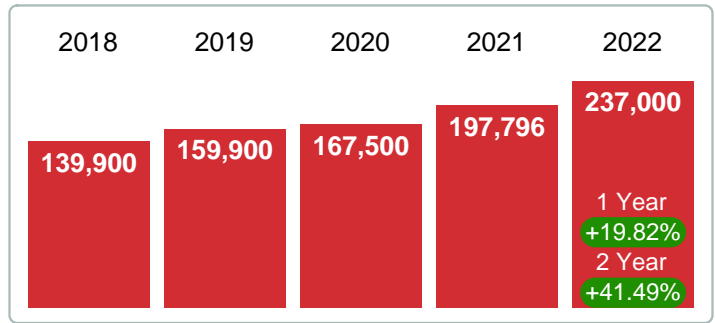
MEDIAN LIST PRICE AT CLOSING

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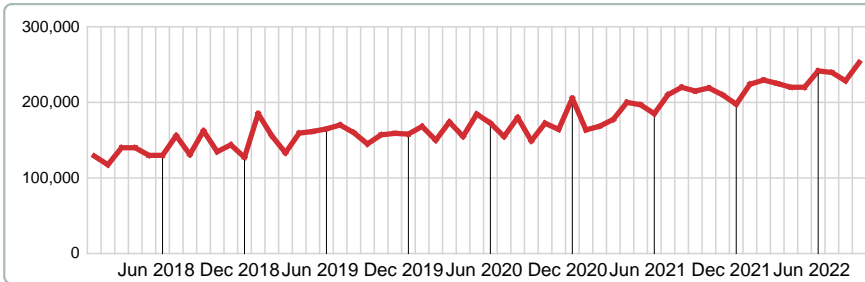
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

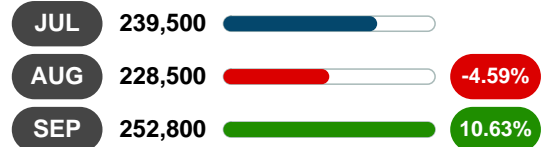


3 MONTHS

5 year SEP AVG = 184,810

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

Median List Price at Closing this month at **252,800**
above the 5 yr SEP average of **184,810**



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	5.95%	70,000	57,950	70,000	60,000	73,900
\$100,001 - \$150,000	11.90%	127,500	125,000	130,000	0	0
\$150,001 - \$225,000	15.48%	199,000	0	194,000	205,000	0
\$225,001 - \$250,000	15.48%	240,000	249,000	239,950	242,000	0
\$250,001 - \$325,000	25.00%	270,000	0	279,900	259,900	299,000
\$325,001 - \$450,000	13.10%	347,562	0	330,000	352,731	0
\$450,001 and up	13.10%	525,000	499,000	525,000	499,900	549,900
Median List Price		252,800	125,000	245,000	264,950	525,000
Total Closed Units		84	7	46	26	5
Total Closed Volume		23,164,837	1.23M	11.77M	8.13M	2.04M

September 2022



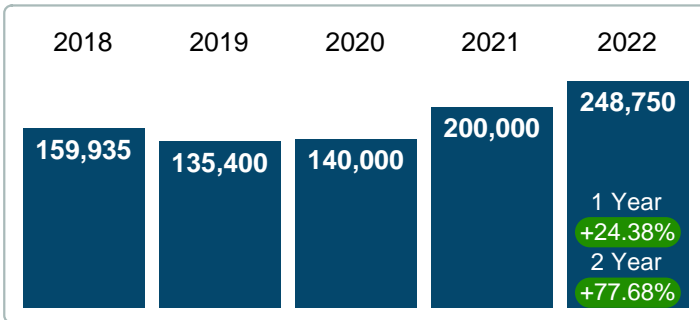
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



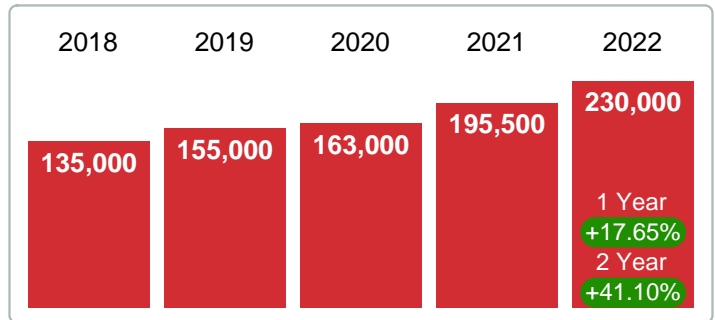
MEDIAN SOLD PRICE AT CLOSING

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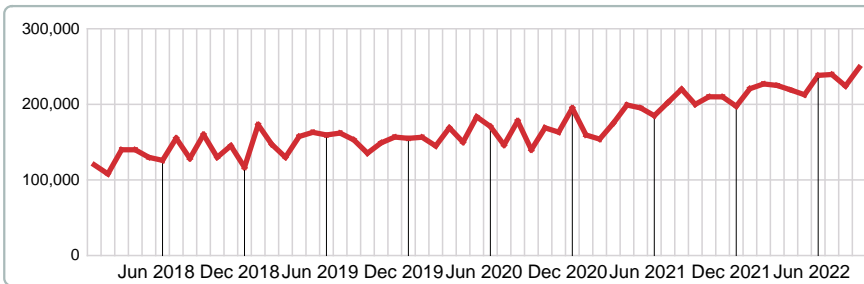
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

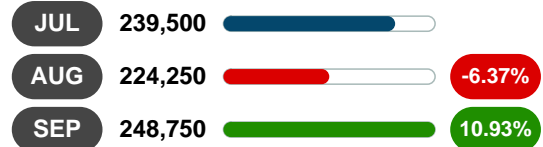


3 MONTHS

5 year SEP AVG = 176,817

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

Median Sold Price at Closing this month at **248,750** above the 5 yr SEP average of **176,817**



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	5	5.95%	65,000	50,750	70,000	45,000	65,000
\$100,001 - \$150,000	12	14.29%	128,000	125,000	128,000	150,000	0
\$150,001 - \$225,000	16	19.05%	198,500	0	201,500	197,000	0
\$225,001 - \$250,000	10	11.90%	239,000	236,000	245,000	235,000	0
\$250,001 - \$325,000	20	23.81%	268,000	0	269,500	259,900	302,000
\$325,001 - \$450,000	12	14.29%	350,781	0	365,000	347,562	0
\$450,001 and up	9	10.71%	540,000	487,000	560,000	616,250	540,000
Median Sold Price			248,750	125,000	236,500	272,450	525,000
Total Closed Units		100%	248,750	7	46	26	5
Total Closed Volume			22,266,777	1.19M	11.28M	7.81M	1.98M

September 2022



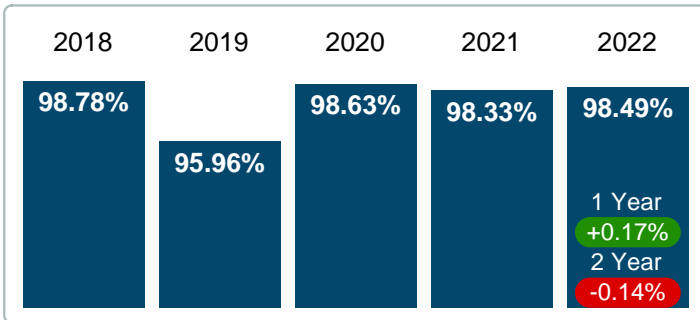
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



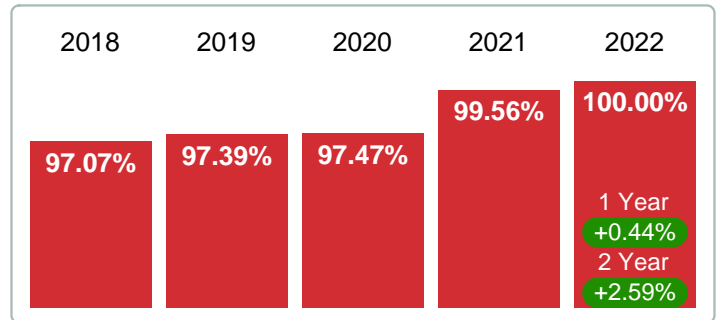
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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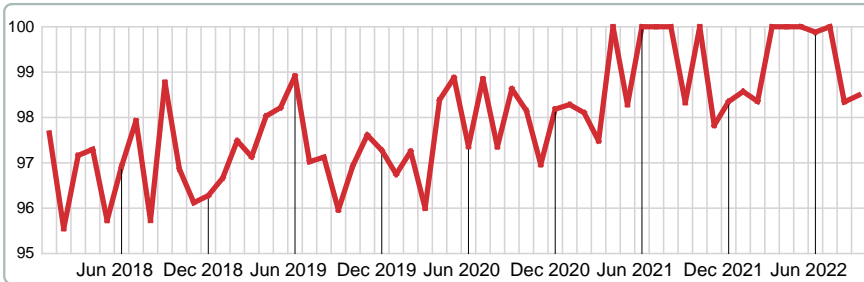
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

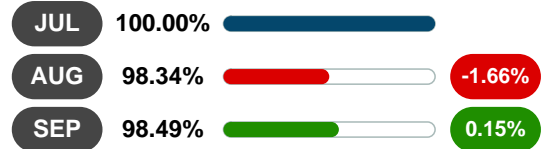


3 MONTHS

5 year SEP AVG = 98.04%

High Jul 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **98.49%** equal to 5 yr SEP average of **98.04%**



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	5	5.95%	87.72%	87.61%	100.00%	75.00%	87.96%
\$100,001 - \$150,000	12	14.29%	97.72%	100.00%	97.72%	90.91%	0.00%
\$150,001 - \$225,000	16	19.05%	93.83%	0.00%	92.73%	95.95%	0.00%
\$225,001 - \$250,000	10	11.90%	99.21%	94.78%	100.00%	97.10%	0.00%
\$250,001 - \$325,000	20	23.81%	100.00%	0.00%	99.69%	100.00%	101.00%
\$325,001 - \$450,000	12	14.29%	99.46%	0.00%	100.00%	98.91%	0.00%
\$450,001 and up	9	10.71%	97.60%	97.60%	106.67%	91.93%	100.00%
Median Sold/List Ratio		98.49%		96.33%	98.97%	98.34%	100.00%
Total Closed Units		84	100%	7	46	26	5
Total Closed Volume		22,266,777		1.19M	11.28M	7.81M	1.98M

September 2022



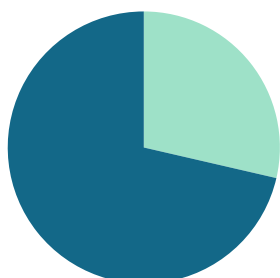
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

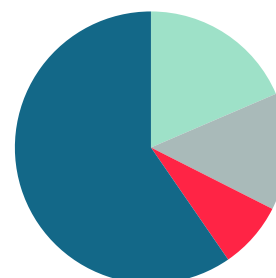


Inventory
 New Listings **105 = 28.61%**
 Start Inventory **262**
 Total Inventory Units **367**
 Volume **\$151,948,150**

Market Activity

Closed Sales **84 = 18.54%**
 Pending Sales **63 = 13.91%**
 Other Off Market **36 = 7.95%**
 Active Inventory **270 = 59.60%**

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	81	84	3.70%	647	728	12.52%
Pending Sales	77	63	-18.18%	708	735	3.81%
New Listings	105	105	0.00%	867	1,066	22.95%
Median List Price	215,000	252,800	17.58%	197,796	237,000	19.82%
Median Sale Price	200,000	248,750	24.38%	195,500	230,000	17.65%
Median Percent of Selling Price to List Price	98.33%	98.49%	0.17%	99.56%	100.00%	0.44%
Median Days on Market to Sale	11.00	9.50	-13.64%	8.00	8.00	0.00%
Monthly Inventory	186	270	45.16%	186	270	45.16%
Months Supply of Inventory	2.58	3.38	31.08%	2.58	3.38	31.08%

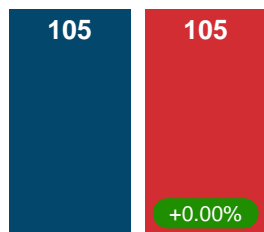
Absorption: Last 12 months, an Average of **80** Sales/Month

Inventory on September 30, 2022 = **270** 2021 2022

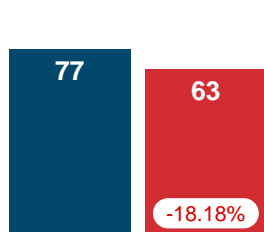
SEPTEMBER MARKET

MEDIAN PRICES

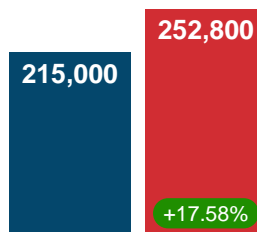
New Listings



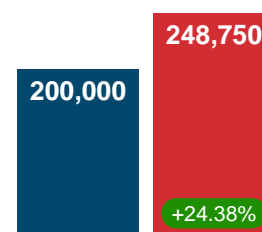
Pending Listings



List Price



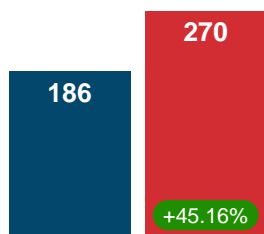
Sale Price



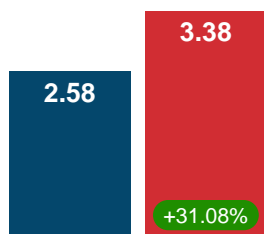
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

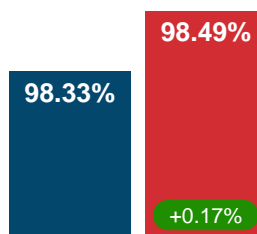
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

