

February 2023



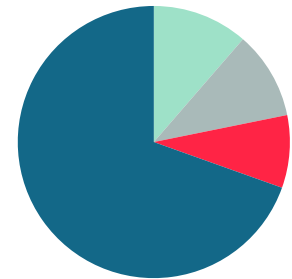
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	February 2023	+/-%
Closed Listings	62	50	-19.35%
Pending Listings	64	46	-28.13%
New Listings	88	93	5.68%
Average List Price	280,098	285,655	1.98%
Average Sale Price	266,509	277,854	4.26%
Average Percent of Selling Price to List Price	95.89%	96.20%	0.33%
Average Days on Market to Sale	32.03	48.46	51.28%
End of Month Inventory	139	306	120.14%
Months Supply of Inventory	1.86	4.22	126.72%



■ Closed (11.36%)
■ Pending (10.45%)
■ Other OffMarket (8.64%)
■ Active (69.55%)

Absorption: Last 12 months, an Average of **73** Sales/Month
Active Inventory as of February 28, 2023 = **306**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **120.14%** to 306 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **4.22** 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 **4.26%** in February 2023 to \$277,854 versus the previous year at \$266,509.

Average Days on Market Lengthens

The average number of **48.46** days that homes spent on the market before selling increased by 16.43 days or **51.28%** in February 2023 compared to last year's same month at **32.03** DOM.

Sales Success for February 2023 is Positive

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

There were 93 New Listings in February 2023, up **5.68%** from last year at 88. Furthermore, there were 50 Closed Listings this month versus last year at 62, a **-19.35%** decrease.

Closed versus Listed trends yielded a **53.8%** ratio, down from previous year's, February 2022, at **70.5%**, a **23.69%** 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

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

February 2023



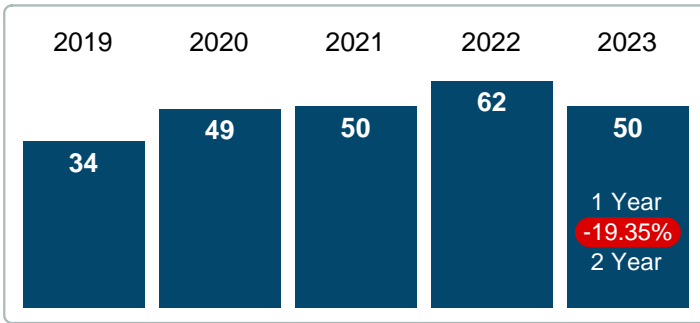
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



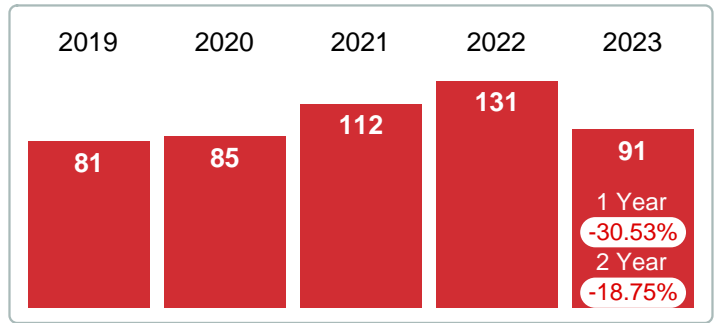
CLOSED LISTINGS

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

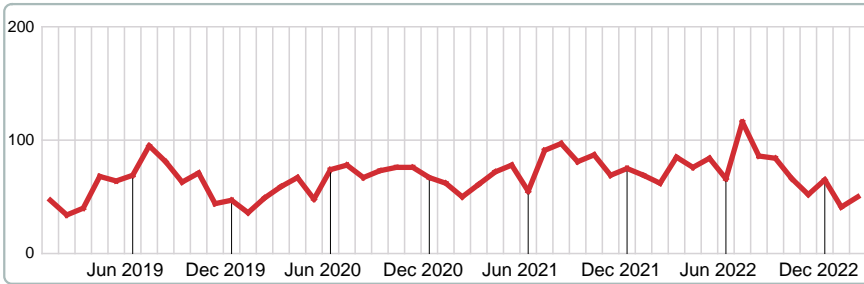
FEBRUARY



YEAR TO DATE (YTD)

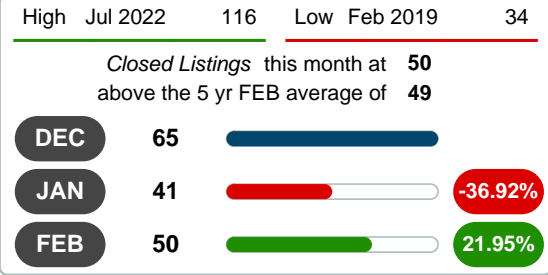


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	3	6.00%	46.7	2	1	0	0
\$75,001 - \$150,000	8	16.00%	54.8	2	5	1	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$250,000	20	40.00%	41.4	2	16	2	0
\$250,001 - \$325,000	7	14.00%	31.1	1	5	1	0
\$325,001 - \$525,000	7	14.00%	57.1	0	5	1	1
\$525,001 and up	5	10.00%	79.8	1	1	3	0
Total Closed Units	50			8	33	8	1
Total Closed Volume	13,892,710	100%	48.5	2.13M	7.96M	3.31M	495.00K
Average Closed Price	\$277,854			\$266,801	\$241,103	\$413,363	\$495,000

February 2023



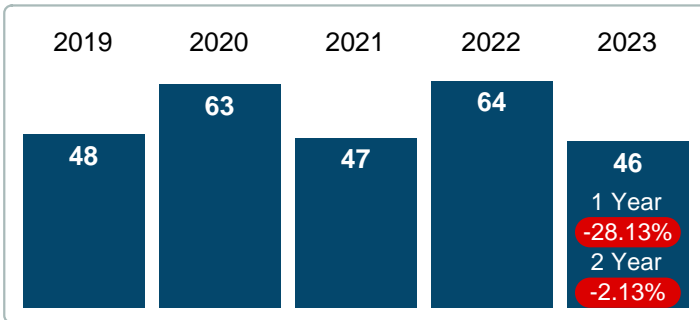
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



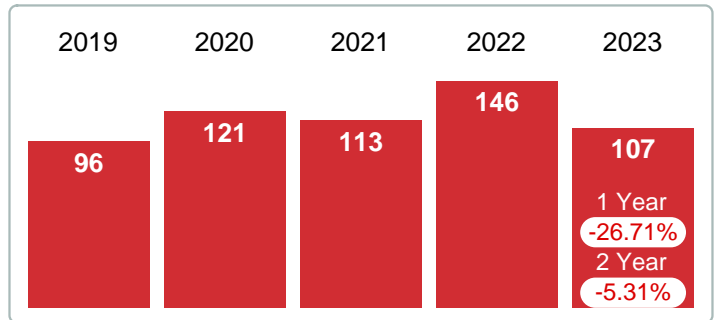
PENDING LISTINGS

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

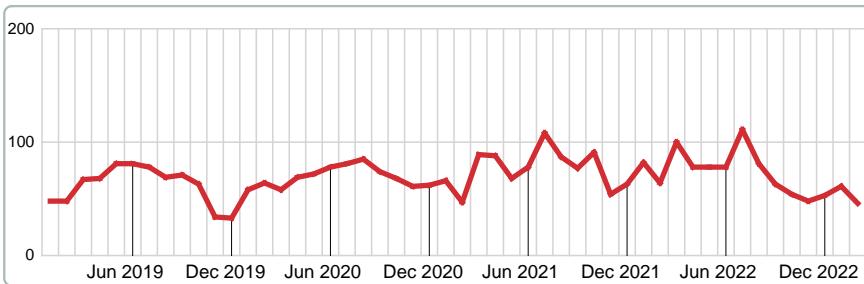
FEBRUARY



YEAR TO DATE (YTD)

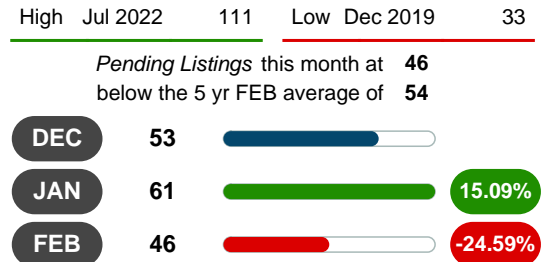


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 54



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	3	6.52%	43.7	3	0	0	0
\$125,001 - \$150,000	2	4.35%	91.5	0	2	0	0
\$150,001 - \$225,000	14	30.43%	54.1	1	10	3	0
\$225,001 - \$275,000	7	15.22%	47.6	0	6	1	0
\$275,001 - \$325,000	8	17.39%	45.1	0	5	3	0
\$325,001 - \$425,000	7	15.22%	25.0	3	3	0	1
\$425,001 and up	5	10.87%	56.0	1	2	2	0
Total Pending Units	46			8	28	9	1
Total Pending Volume	13,805,360	100%	48.2	2.75M	7.62M	3.04M	389.00K
Average Listing Price	\$308,735			\$344,339	\$272,084	\$338,144	\$389,000

February 2023



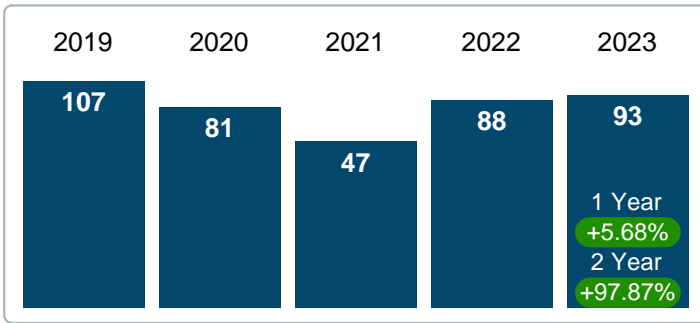
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



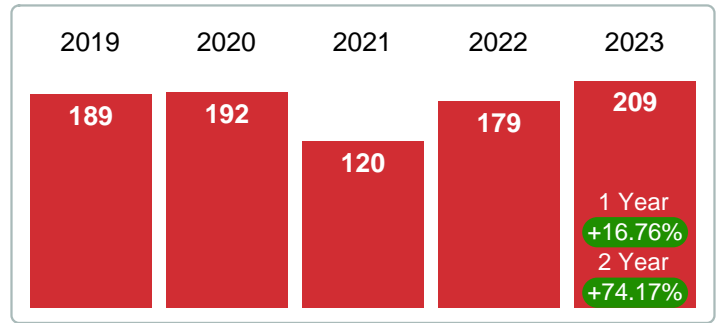
NEW LISTINGS

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

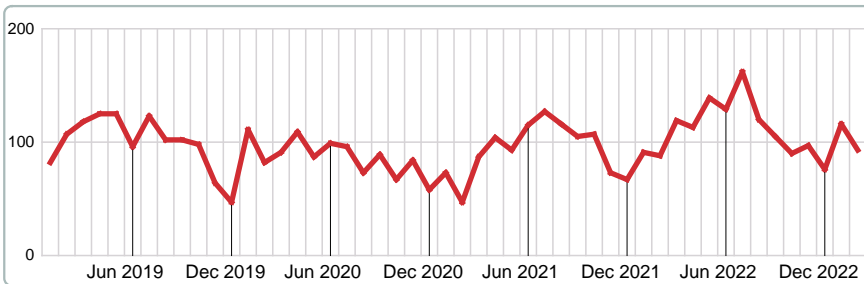
FEBRUARY



YEAR TO DATE (YTD)

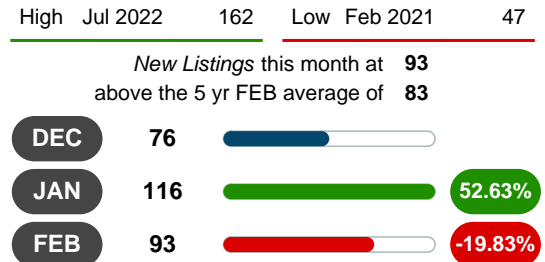


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 83



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	9	9.68%	3	5	1	0
\$100,001 - \$150,000	13	13.98%	3	7	2	1
\$150,001 - \$175,000	6	6.45%	1	3	2	0
\$175,001 - \$300,000	29	31.18%	5	18	6	0
\$300,001 - \$350,000	13	13.98%	0	9	4	0
\$350,001 - \$450,000	14	15.05%	4	5	4	1
\$450,001 and up	9	9.68%	3	3	2	1
Total New Listed Units	93		19	50	21	3
Total New Listed Volume	27,223,754	100%	5.86M	12.73M	7.07M	1.57M
Average New Listed Listing Price	\$287,230		\$308,490	\$254,511	\$336,519	\$523,333

February 2023



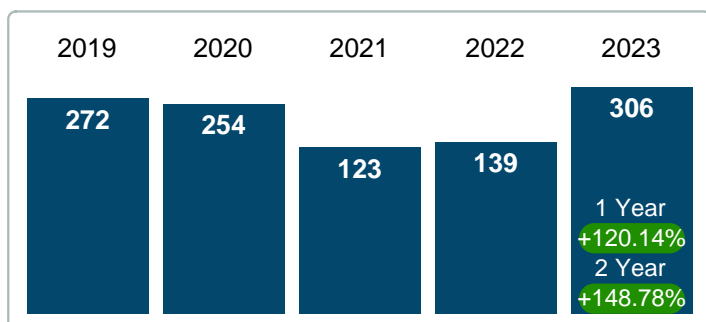
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



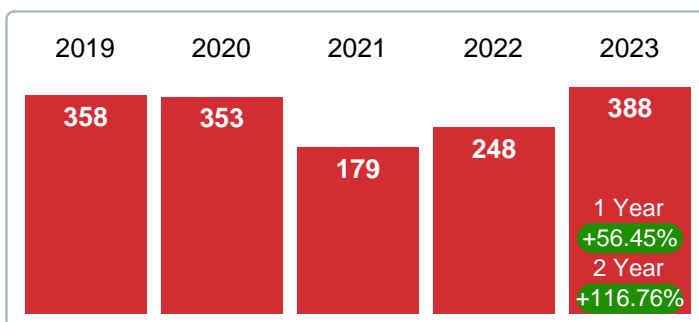
ACTIVE INVENTORY

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

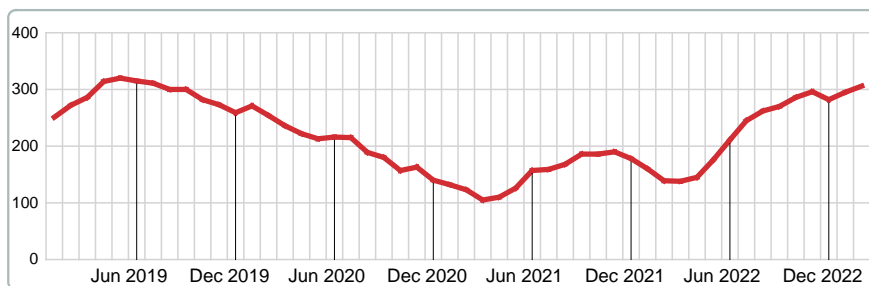
END OF FEBRUARY



ACTIVE DURING FEBRUARY

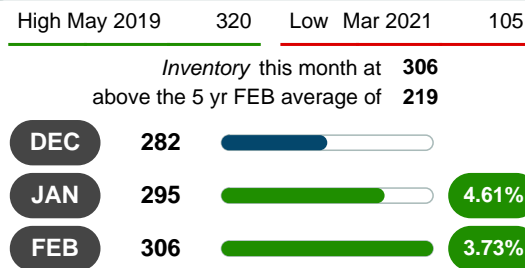


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 219



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	4.58%	45.7	8	5	1	0
\$75,001 - \$150,000	55	17.97%	76.4	21	26	6	2
\$150,001 - \$175,000	20	6.54%	98.0	4	14	2	0
\$175,001 - \$275,000	89	29.08%	78.6	10	60	18	1
\$275,001 - \$375,000	53	17.32%	78.7	3	33	17	0
\$375,001 - \$675,000	45	14.71%	100.1	5	22	15	3
\$675,001 and up	30	9.80%	128.7	3	12	12	3
Total Active Inventory by Units	306			54	172	71	9
Total Active Inventory by Volume	117,266,398	100%	86.1	11.43M	61.60M	34.43M	9.80M
Average Active Inventory Listing Price	\$383,224			\$211,602	\$358,164	\$484,954	\$1,089,321

February 2023



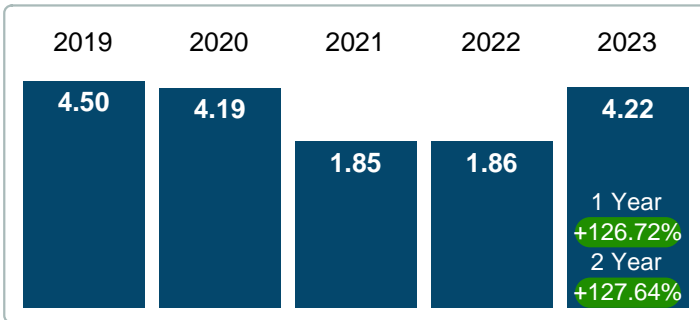
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



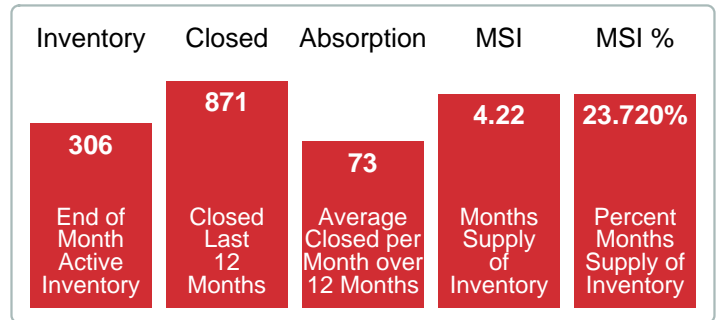
MONTHS SUPPLY of INVENTORY (MSI)

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

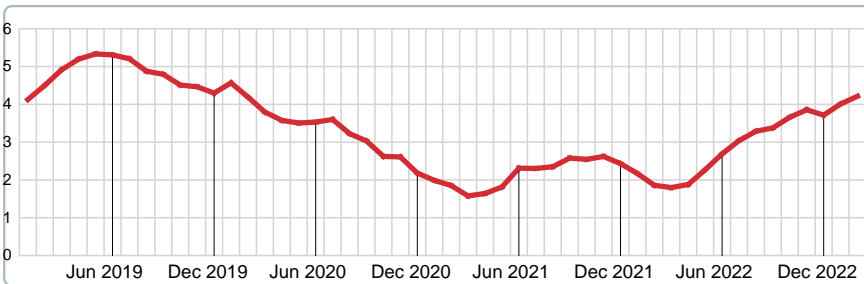
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

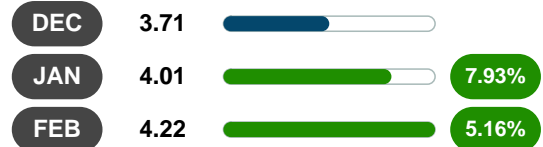


3 MONTHS

5 year FEB AVG = 3.32

High May 2019 5.33 Low Mar 2021 1.58

Months Supply this month at **4.22**
above the 5 yr FEB average of **3.32**



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
\$75,000 and less	14	4.58%	4.00	4.57	3.16	12.00	0.00
\$75,001 - \$150,000	55	17.97%	4.43	4.58	4.11	4.24	24.00
\$150,001 - \$175,000	20	6.54%	3.58	3.20	3.65	4.00	0.00
\$175,001 - \$275,000	89	29.08%	2.89	7.50	2.74	2.51	3.00
\$275,001 - \$375,000	53	17.32%	4.82	3.00	5.08	5.23	0.00
\$375,001 - \$675,000	45	14.71%	6.59	10.00	6.60	6.92	3.60
\$675,001 and up	30	9.80%	12.00	36.00	20.57	9.00	6.00
Market Supply of Inventory (MSI)			4.22	5.14	3.90	4.46	4.32
Total Active Inventory by Units		100%	4.22	54	172	71	9

February 2023



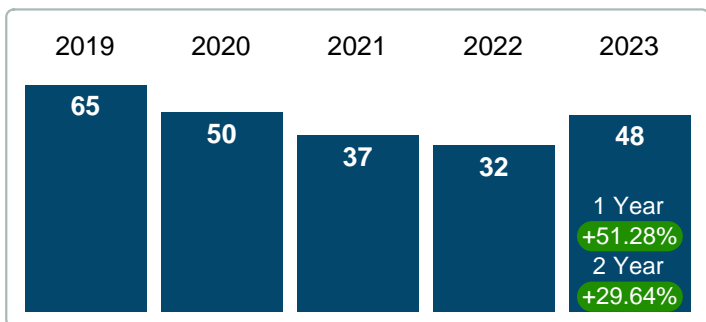
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



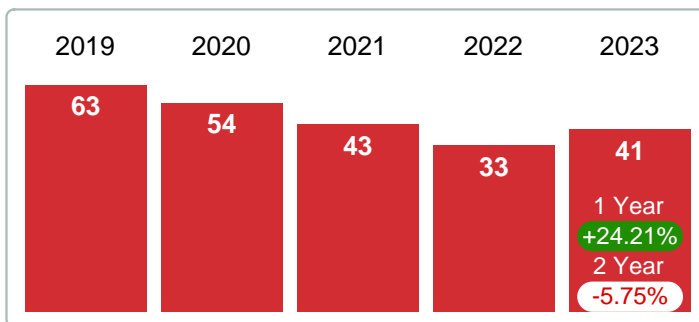
AVERAGE DAYS ON MARKET TO SALE

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

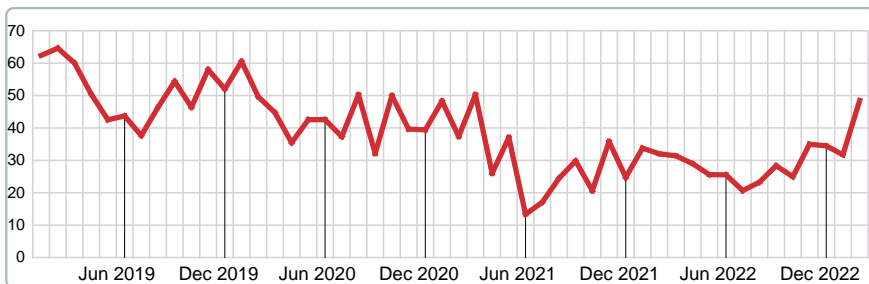
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 46

High Feb 2019 65 Low Jun 2021 13

Average Days on Market to Sale this month at 48 above the 5 yr FEB average of 46



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
\$75,000 and less	6.00%	47	47	46	0	0
\$75,001 - \$150,000	16.00%	55	96	43	30	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$250,000	40.00%	41	113	31	56	0
\$250,001 - \$325,000	14.00%	31	34	30	35	0
\$325,001 - \$525,000	14.00%	57	0	65	1	72
\$525,001 and up	10.00%	80	1	150	83	0
Average Closed DOM		48	68	42	53	72
Total Closed Units	100%	48	8	33	8	1
Total Closed Volume		13,892,710	2.13M	7.96M	3.31M	495.00K

February 2023



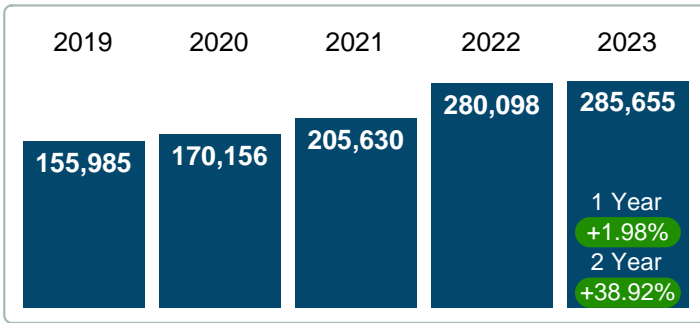
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



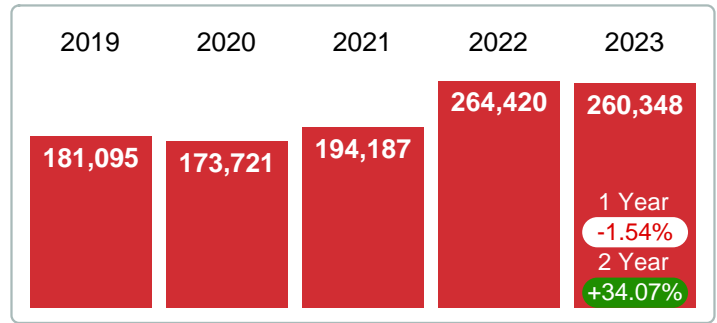
AVERAGE LIST PRICE AT CLOSING

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

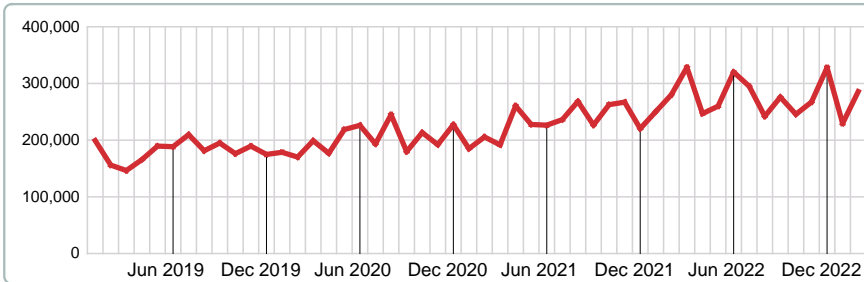
FEBRUARY



YEAR TO DATE (YTD)

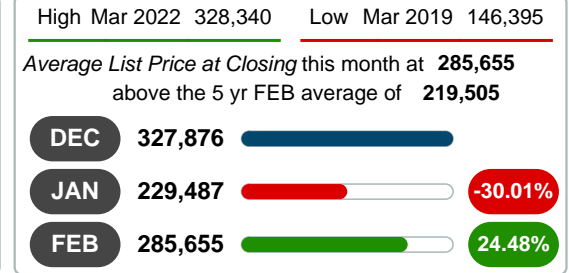


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 219,505



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
\$75,000 and less	2.00%	69,000	78,250	83,000	0	0
\$75,001 - \$150,000	20.00%	105,880	114,450	112,480	97,000	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$250,000	38.00%	195,515	182,000	204,174	184,500	0
\$250,001 - \$325,000	16.00%	279,350	267,000	285,380	259,900	0
\$325,001 - \$525,000	14.00%	417,643	0	397,900	435,000	495,000
\$525,001 and up	10.00%	856,372	1,192,910	999,950	696,333	0
Average List Price		285,655	276,164	252,380	406,238	495,000
Total Closed Units	100%	285,655	8	33	8	1
Total Closed Volume		14,282,750	2.21M	8.33M	3.25M	495.00K

February 2023



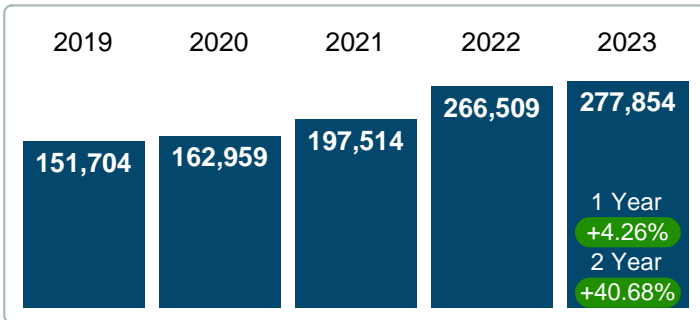
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



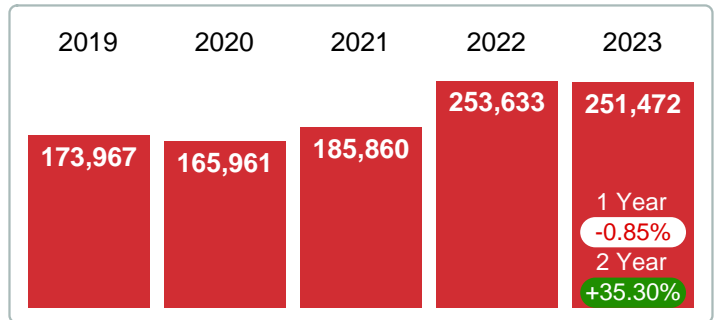
AVERAGE SOLD PRICE AT CLOSING

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

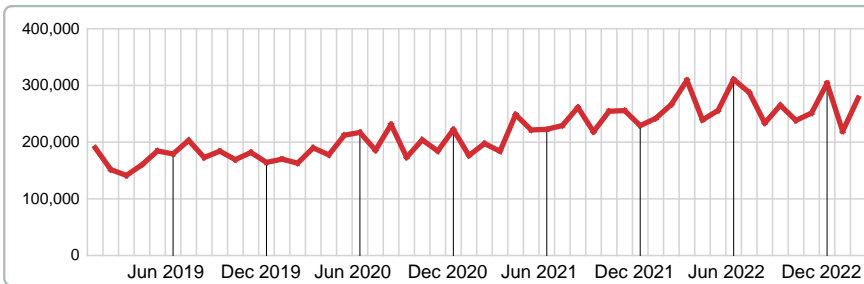
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

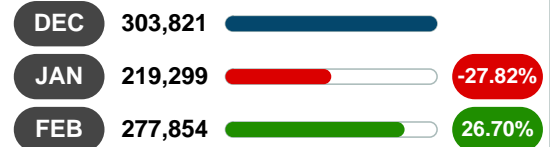


3 MONTHS

5 year FEB AVG = 211,308

High Jun 2022 310,581 | Low Mar 2019 141,309

Average Sold Price at Closing this month at **277,854**
above the 5 yr FEB average of **211,308**



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
\$75,000 and less	6.00%	68,667	68,500	69,000	0	0
\$75,001 - \$150,000	16.00%	105,938	107,000	107,700	95,000	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$250,000	40.00%	191,500	165,000	196,250	180,000	0
\$250,001 - \$325,000	14.00%	272,114	260,500	276,880	259,900	0
\$325,001 - \$525,000	14.00%	400,643	0	374,900	435,000	495,000
\$525,001 and up	10.00%	859,982	1,192,910	950,000	719,000	0
Average Sold Price		277,854	266,801	241,103	413,363	495,000
Total Closed Units	100%	277,854	8	33	8	1
Total Closed Volume		13,892,710	2.13M	7.96M	3.31M	495.00K

February 2023



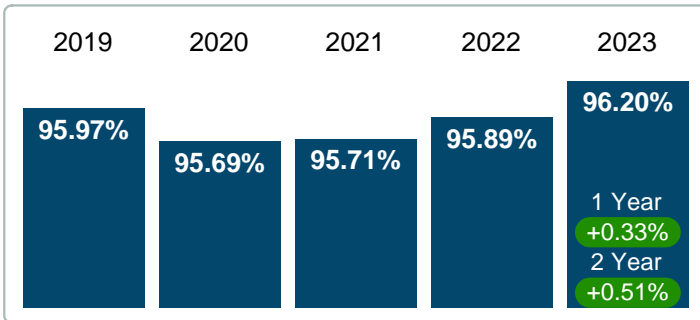
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



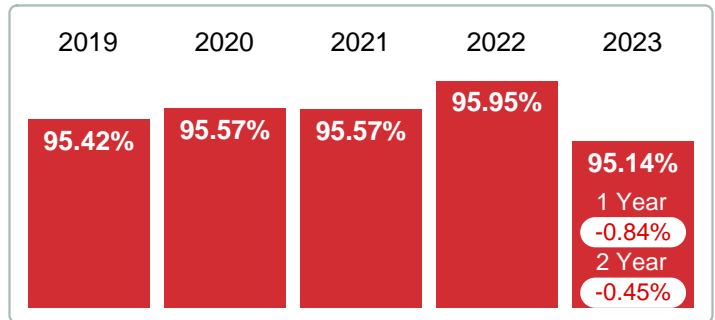
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

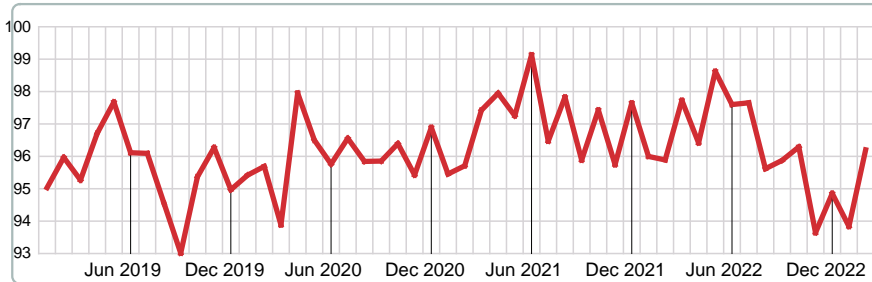
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

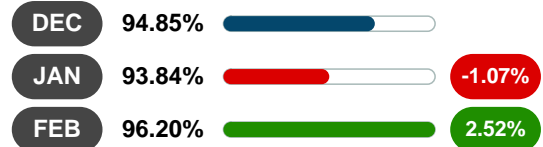


3 MONTHS

5 year FEB AVG = 95.89%

High Jun 2021 99.13% Low Sep 2019 93.01%

Average Sold/List Ratio this month at **96.20%** equal to 5 yr FEB average of **95.89%**



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
\$75,000 and less	3	6.00%	86.23%	87.78%	83.13%	0.00%	0.00%
\$75,001 - \$150,000	8	16.00%	95.32%	92.54%	95.90%	97.94%	0.00%
\$150,001 - \$150,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$250,000	20	40.00%	96.41%	91.20%	96.89%	97.74%	0.00%
\$250,001 - \$325,000	7	14.00%	97.64%	97.57%	97.18%	100.00%	0.00%
\$325,001 - \$525,000	7	14.00%	96.19%	0.00%	94.67%	100.00%	100.00%
\$525,001 and up	5	10.00%	100.76%	100.00%	95.00%	102.94%	0.00%
Average Sold/List Ratio		96.20%		92.58%	95.98%	100.28%	100.00%
Total Closed Units	50	100%	96.20%	8	33	8	1
Total Closed Volume	13,892,710			2.13M	7.96M	3.31M	495.00K

February 2023



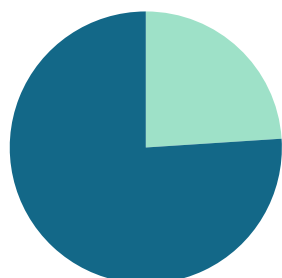
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

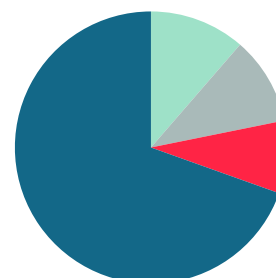


Inventory
 New Listings
93 = 23.97%
 Start Inventory
295
 Total Inventory Units
388
 Volume
\$145,311,057

Market Activity

Closed Sales
50 = 11.36%
 Pending Sales
46 = 10.45%
 Other Off Market
38 = 8.64%
 Active Inventory
306 = 69.55%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	62	50	-19.35%	131	91	-30.53%
Pending Sales	64	46	-28.13%	146	107	-26.71%
New Listings	88	93	5.68%	179	209	16.76%
Average List Price	280,098	285,655	1.98%	264,420	260,348	-1.54%
Average Sale Price	266,509	277,854	4.26%	253,633	251,472	-0.85%
Average Percent of Selling Price to List Price	95.89%	96.20%	0.33%	95.95%	95.14%	-0.84%
Average Days on Market to Sale	32.03	48.46	51.28%	32.95	40.92	24.21%
Monthly Inventory	139	306	120.14%	139	306	120.14%
Months Supply of Inventory	1.86	4.22	126.72%	1.86	4.22	126.72%

Absorption: Last 12 months, an Average of **73** Sales/Month

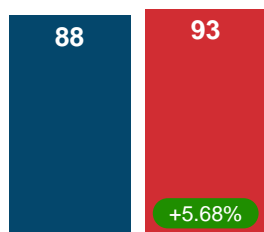
Inventory on February 28, 2023 = **306**

2022 **2023**

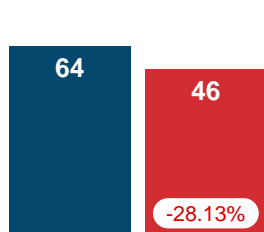
FEBRUARY MARKET

AVERAGE PRICES

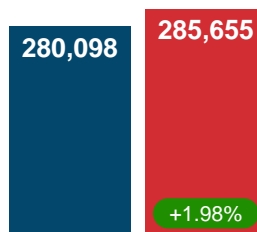
New Listings



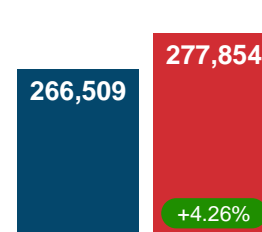
Pending Listings



List Price



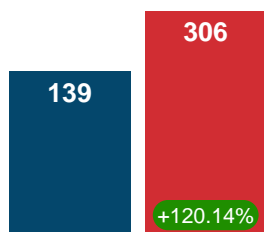
Sale Price



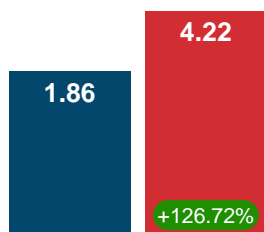
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

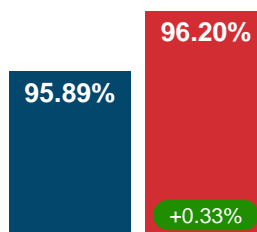
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

