

# May 2023



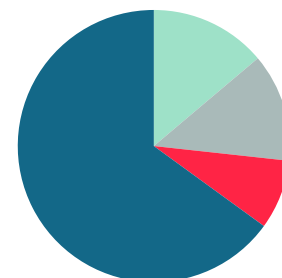
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	May 2023	+/-%
Closed Listings	84	72	-14.29%
Pending Listings	78	67	-14.10%
New Listings	139	115	-17.27%
Median List Price	220,000	249,500	13.41%
Median Sale Price	212,700	237,500	11.66%
Median Percent of Selling Price to List Price	100.00%	98.28%	-1.72%
Median Days on Market to Sale	5.50	14.50	163.64%
End of Month Inventory	176	338	92.05%
Months Supply of Inventory	2.27	4.96	118.57%



**Absorption:** Last 12 months, an Average of **68** Sales/Month  
**Active Inventory** as of May 31, 2023 = **338**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2023 rose **92.05%** to 338 existing homes available for sale. Over the last 12 months this area has had an average of 68 closed sales per month. This represents an unsold inventory index of **4.96** 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 **11.66%** in May 2023 to \$237,500 versus the previous year at \$212,700.

#### Median Days on Market Lengthens

The median number of **14.50** days that homes spent on the market before selling increased by 9.00 days or **163.64%** in May 2023 compared to last year's same month at **5.50** DOM.

#### Sales Success for May 2023 is Positive

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

There were 115 New Listings in May 2023, down **17.27%** from last year at 139. Furthermore, there were 72 Closed Listings this month versus last year at 84, a **-14.29%** decrease.

Closed versus Listed trends yielded a **62.6%** ratio, up from previous year's, May 2022, at **60.4%**, a **3.60%** upswing. 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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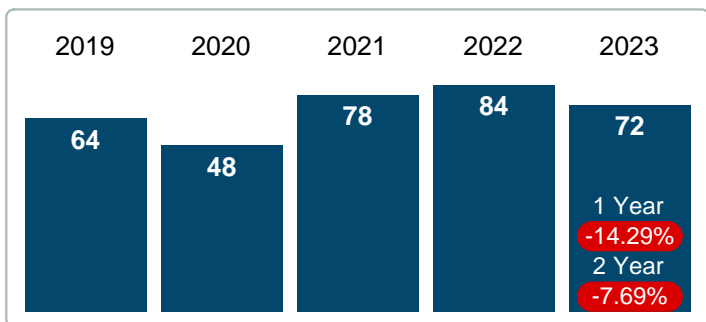
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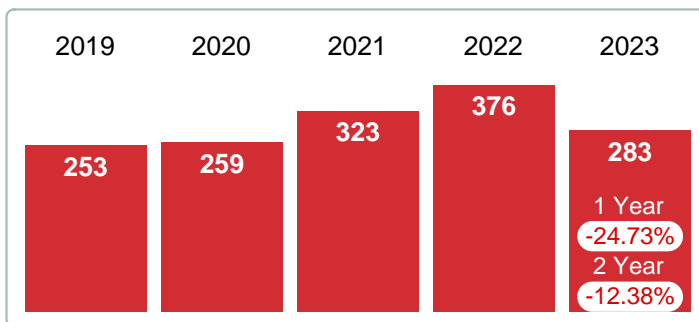
## CLOSED LISTINGS

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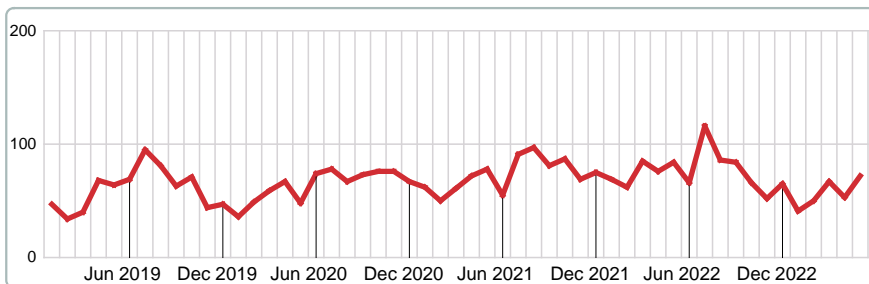
### MAY



### YEAR TO DATE (YTD)

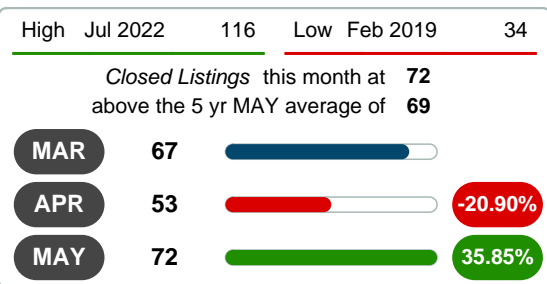


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$75,000 and less	6	8.33%	10.0	4	2	0	0
\$75,001 - \$125,000	8	11.11%	36.0	4	2	1	1
\$125,001 - \$175,000	11	15.28%	11.0	3	6	2	0
\$175,001 - \$250,000	17	23.61%	15.0	1	12	3	1
\$250,001 - \$300,000	12	16.67%	6.5	1	7	4	0
\$300,001 - \$425,000	10	13.89%	12.0	0	8	2	0
\$425,001 and up	8	11.11%	24.0	0	3	2	3
<b>Total Closed Units</b>	<b>72</b>			<b>13</b>	<b>40</b>	<b>14</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>17,646,420</b>	<b>100%</b>	<b>14.5</b>	<b>1.42M</b>	<b>10.19M</b>	<b>3.94M</b>	<b>2.10M</b>
<b>Median Closed Price</b>	<b>\$237,500</b>			<b>\$95,000</b>	<b>\$248,500</b>	<b>\$279,500</b>	<b>\$490,000</b>

# May 2023



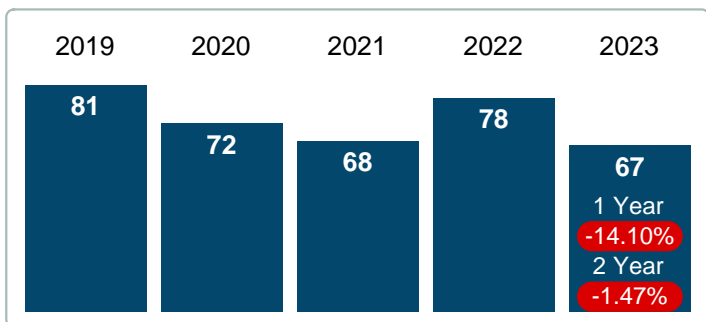
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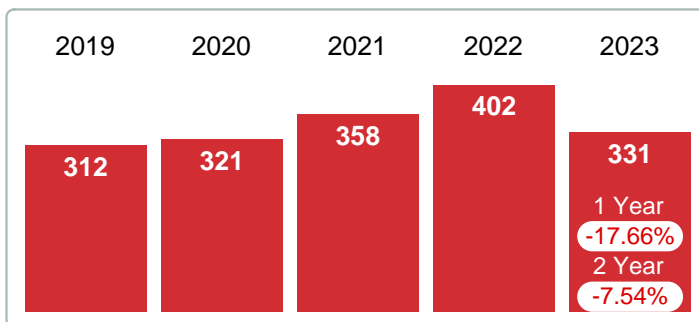
## PENDING LISTINGS

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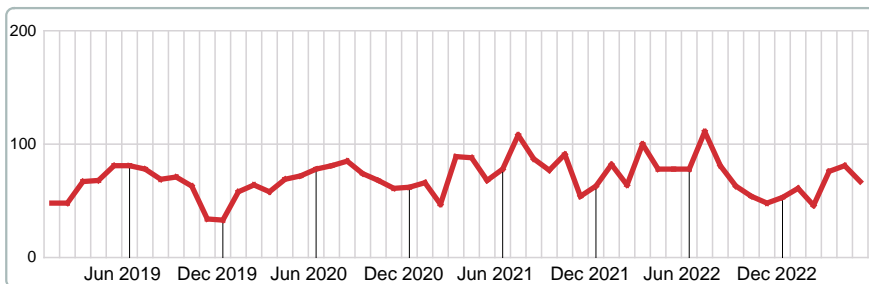
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

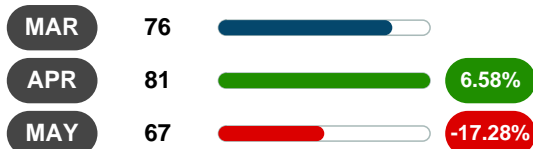


### 3 MONTHS

5 year MAY AVG = 73

High Jul 2022 111 Low Dec 2019 33

Pending Listings this month at 67 below the 5 yr MAY average of 73



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4.48%	34.0	3	0	0	0
\$50,001 - \$125,000	12	17.91%	48.5	2	9	1	0
\$125,001 - \$175,000	10	14.93%	12.0	3	5	2	0
\$175,001 - \$250,000	15	22.39%	33.0	0	9	6	0
\$250,001 - \$325,000	11	16.42%	49.0	2	7	2	0
\$325,001 - \$400,000	9	13.43%	62.0	0	5	3	1
\$400,001 and up	7	10.45%	85.0	0	4	2	1
<b>Total Pending Units</b>	<b>67</b>			<b>10</b>	<b>39</b>	<b>16</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>16,268,111</b>	<b>100%</b>	<b>37.0</b>	<b>1.24M</b>	<b>8.97M</b>	<b>5.09M</b>	<b>970.00K</b>
<b>Median Listing Price</b>	<b>\$220,000</b>			<b>\$109,950</b>	<b>\$227,000</b>	<b>\$243,750</b>	<b>\$485,000</b>

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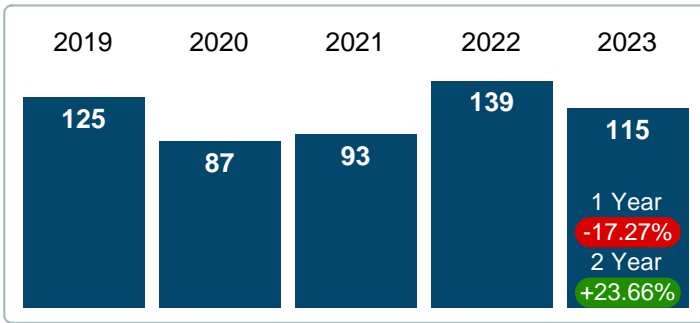
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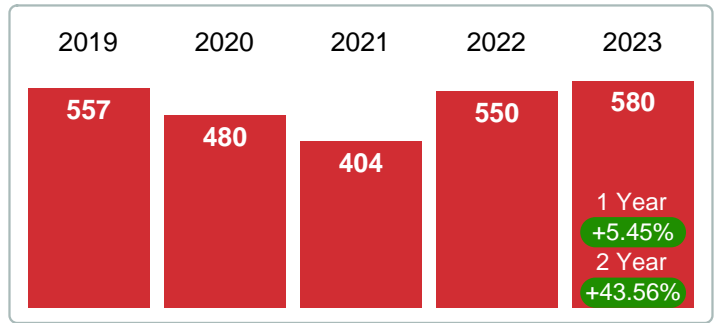
## NEW LISTINGS

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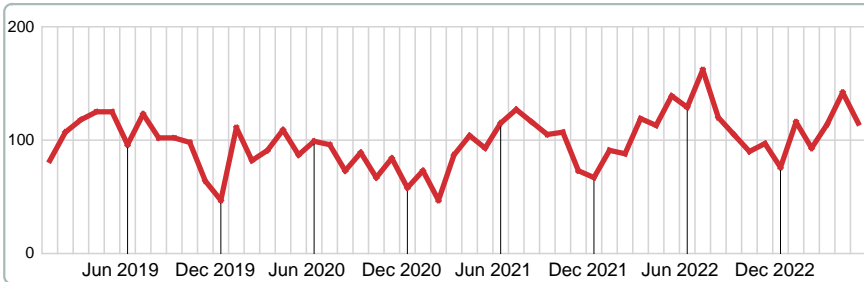
### MAY



### YEAR TO DATE (YTD)

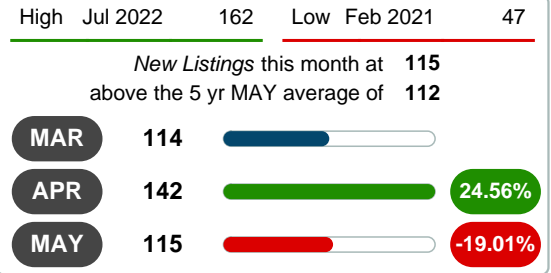


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 112



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	9	7.83%
\$100,001 - \$150,000	15	13.04%
\$150,001 - \$225,000	17	14.78%
\$225,001 - \$325,000	28	24.35%
\$325,001 - \$475,000	20	17.39%
\$475,001 - \$825,000	14	12.17%
\$825,001 and up	12	10.43%
<b>Total New Listed Units</b>	<b>115</b>	
<b>Total New Listed Volume</b>	<b>48,160,304</b>	<b>100%</b>
<b>Median New Listed Listing Price</b>	<b>\$275,000</b>	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	1	7	1	0
\$100,001 - \$150,000	8	5	2	0
\$150,001 - \$225,000	3	9	5	0
\$225,001 - \$325,000	2	17	7	2
\$325,001 - \$475,000	0	16	4	0
\$475,001 - \$825,000	5	6	3	0
\$825,001 and up	1	3	5	3
<b>Total</b>	<b>20</b>	<b>63</b>	<b>27</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>8.31M</b>	<b>24.34M</b>	<b>12.01M</b>	<b>3.50M</b>
<b>Median New Listed Listing Price</b>	<b>\$164,950</b>	<b>\$279,900</b>	<b>\$265,000</b>	<b>\$850,000</b>

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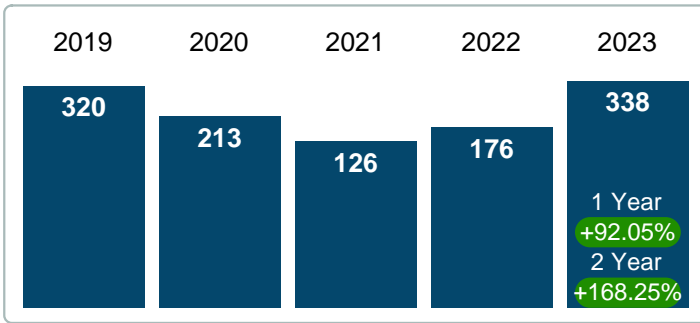
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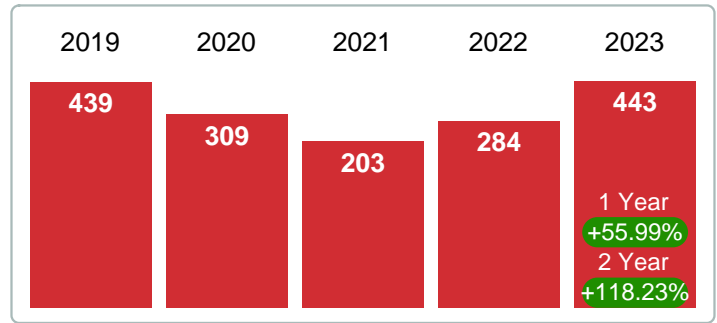
## ACTIVE INVENTORY

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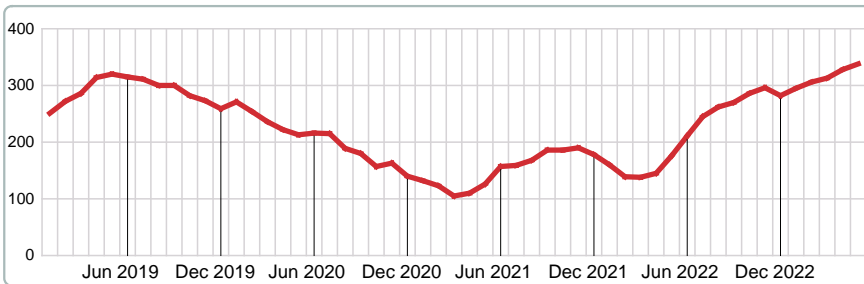
### END OF MAY



### ACTIVE DURING MAY

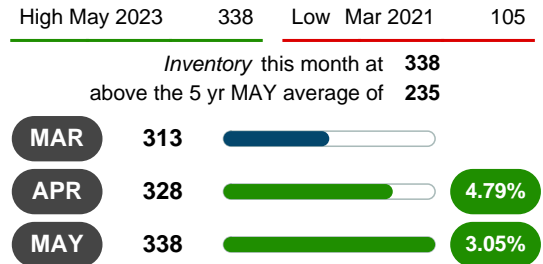


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 235



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	35	10.36%	76.0	15	15	4	1
\$125,001 - \$175,000	43	12.72%	49.0	13	26	4	0
\$175,001 - \$225,000	30	8.88%	70.5	3	21	4	2
\$225,001 - \$350,000	96	28.40%	52.5	11	53	29	3
\$350,001 - \$475,000	55	16.27%	51.0	3	35	16	1
\$475,001 - \$825,000	46	13.61%	60.0	11	19	12	4
\$825,001 and up	33	9.76%	36.0	3	9	13	8
Total Active Inventory by Units		338		59	178	82	19
Total Active Inventory by Volume		149,115,716	100%	20.78M	68.43M	41.15M	18.76M
Median Active Inventory Listing Price		\$299,500		\$195,000	\$277,450	\$354,900	\$589,900

# May 2023



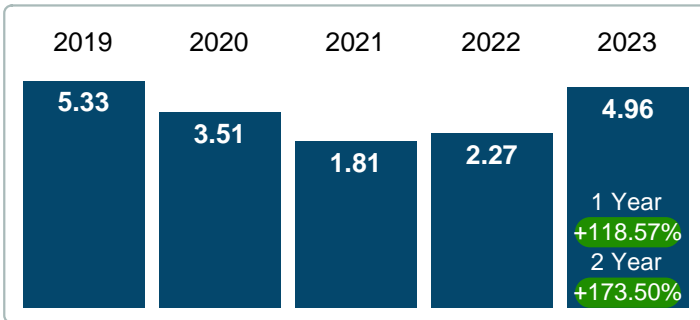
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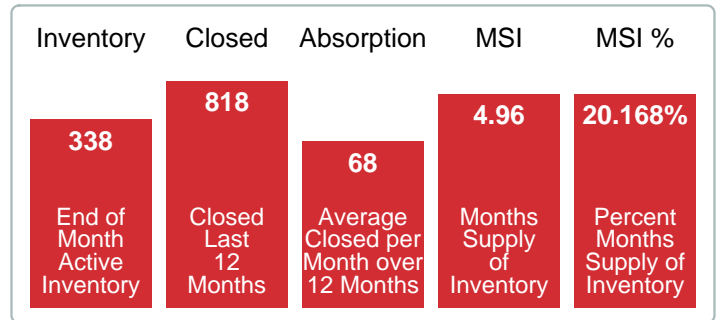
## MONTHS SUPPLY of INVENTORY (MSI)

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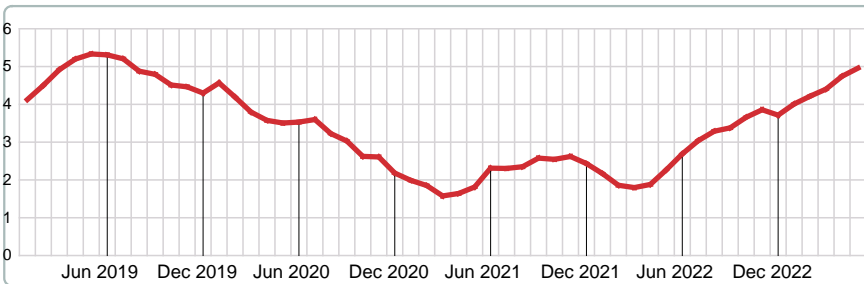
### MSI FOR MAY



### INDICATORS FOR MAY 2023

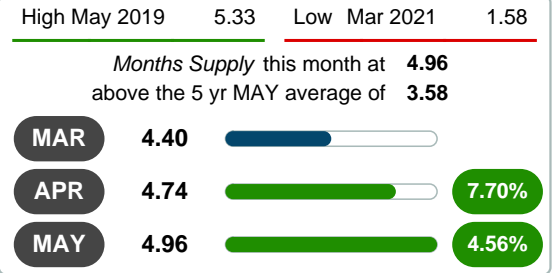


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.58



### 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
\$125,000 and less	35	10.36%	3.28	2.65	3.33	12.00	6.00
\$125,001 - \$175,000	43	12.72%	4.41	6.78	3.95	3.20	0.00
\$175,001 - \$225,000	30	8.88%	2.57	4.00	2.27	2.40	0.00
\$225,001 - \$350,000	96	28.40%	3.91	8.25	3.53	3.63	12.00
\$350,001 - \$475,000	55	16.27%	9.04	6.00	11.67	7.38	2.40
\$475,001 - \$825,000	46	13.61%	11.04	33.00	11.40	8.47	5.33
\$825,001 and up	33	9.76%	26.40	36.00	18.00	26.00	48.00
Market Supply of Inventory (MSI)			4.96	5.57	4.40	5.35	10.86
Total Active Inventory by Units		100%	4.96	59	178	82	19

# May 2023



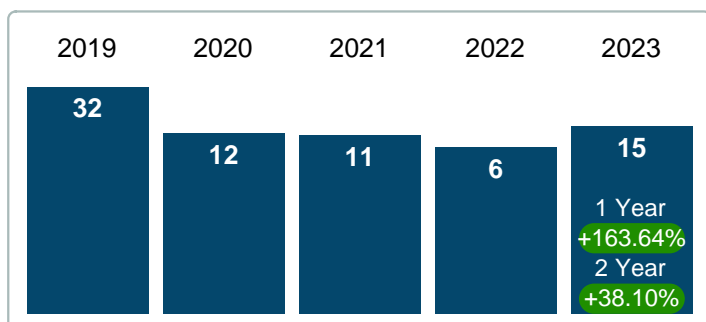
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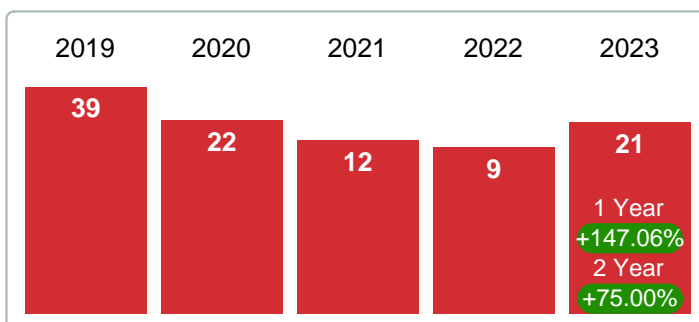
## MEDIAN DAYS ON MARKET TO SALE

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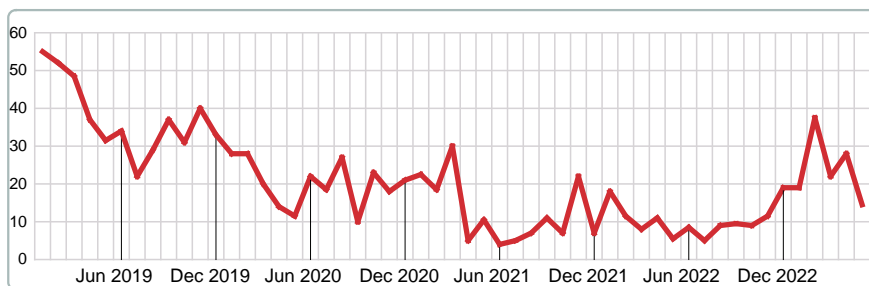
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 15

High Jan 2019 55 Low Jun 2021 4

Median Days on Market to Sale this month at 15 equal to 5 yr MAY average of 15

- MAR 22 ▬
- APR 28 ▬ 27.27%
- MAY 15 ▬ -48.21%

### 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
\$75,000 and less <span>6</span>	8.33%	10	10	74	0	0
\$75,001 - \$125,000 <span>8</span>	11.11%	36	60	3	145	51
\$125,001 - \$175,000 <span>11</span>	15.28%	11	65	11	16	0
\$175,001 - \$250,000 <span>17</span>	23.61%	15	15	16	39	5
\$250,001 - \$300,000 <span>12</span>	16.67%	7	7	19	5	0
\$300,001 - \$425,000 <span>10</span>	13.89%	12	0	7	128	0
\$425,001 and up <span>8</span>	11.11%	24	0	8	41	34
<b>Median Closed DOM</b>		15	15	11	22	34
<b>Total Closed Units</b>	100%	72	13	40	14	5
<b>Total Closed Volume</b>		17,646,420	1.42M	10.19M	3.94M	2.10M

# May 2023



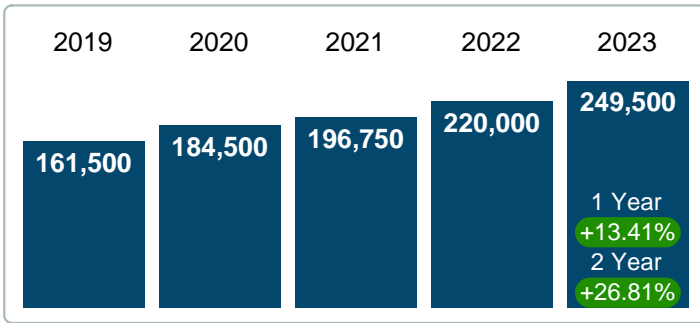
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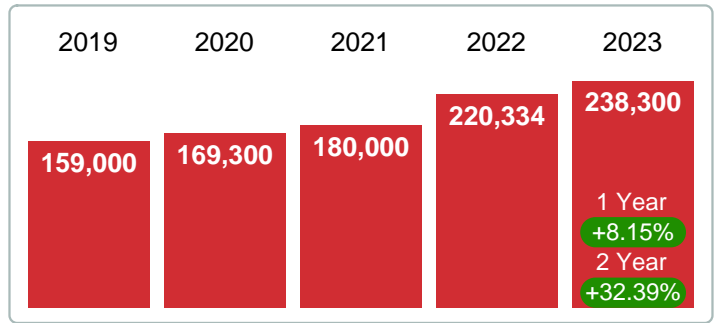
## MEDIAN LIST PRICE AT CLOSING

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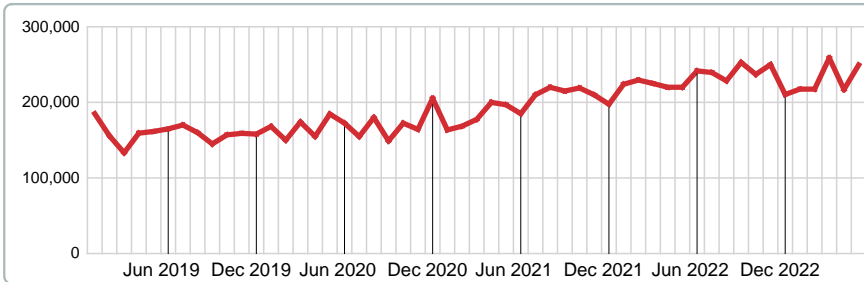
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 202,450

High Mar 2023 258,750 Low Mar 2019 133,250

Median List Price at Closing this month at **249,500** above the 5 yr MAY average of **202,450**



### 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
\$75,000 and less	6	8.33%	60,000	52,500	72,100	0	0
\$75,001 - \$125,000	6	8.33%	107,700	89,900	117,950	0	125,000
\$125,001 - \$175,000	11	15.28%	150,000	137,250	164,450	150,000	0
\$175,001 - \$250,000	15	20.83%	219,000	199,900	217,500	248,750	238,900
\$250,001 - \$300,000	15	20.83%	279,000	280,000	274,500	299,000	0
\$300,001 - \$425,000	11	15.28%	344,900	0	369,000	327,400	0
\$425,001 and up	8	11.11%	537,000	0	549,000	512,000	575,000
Median List Price			249,500	99,500	256,250	289,000	499,000
Total Closed Units		100%	249,500	13	40	14	5
Total Closed Volume			18,266,994	1.50M	10.52M	4.08M	2.16M



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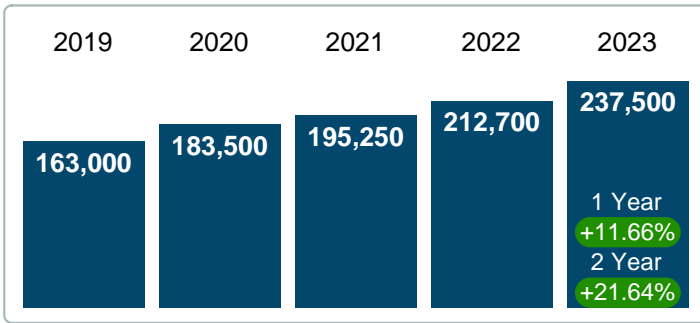
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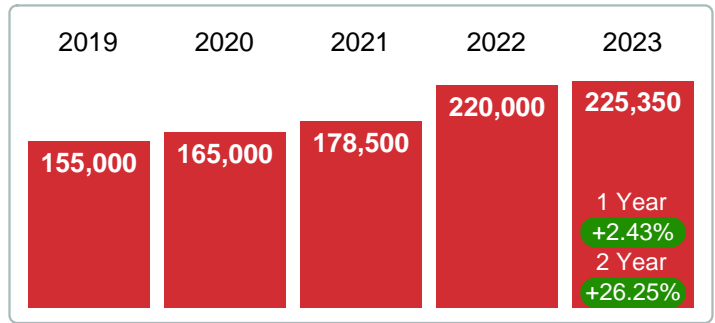
## MEDIAN SOLD PRICE AT CLOSING

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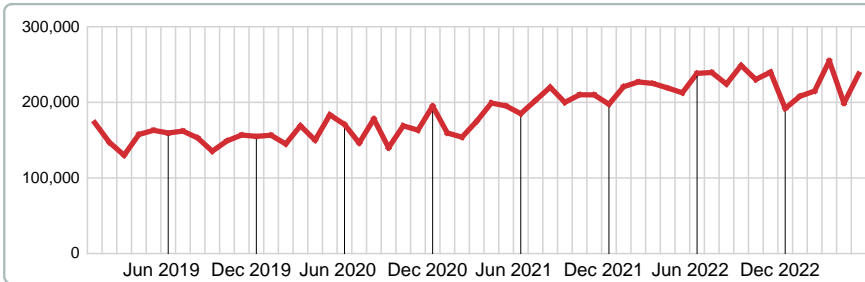
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 198,390

High Mar 2023 254,900 Low Mar 2019 130,000

Median Sold Price at Closing this month at **237,500** above the 5 yr MAY average of **198,390**



### 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
\$75,000 and less	6	8.33%	53,750	41,250	72,100	0	0
\$75,001 - \$125,000	8	11.11%	112,000	87,500	114,500	120,000	115,000
\$125,001 - \$175,000	11	15.28%	156,000	140,000	160,375	160,000	0
\$175,001 - \$250,000	17	23.61%	230,000	199,900	223,750	240,000	235,000
\$250,001 - \$300,000	12	16.67%	279,500	265,000	275,000	289,950	0
\$300,001 - \$425,000	10	13.89%	336,900	0	347,450	326,450	0
\$425,001 and up	8	11.11%	510,000	0	500,000	485,000	532,000
Median Sold Price			237,500	95,000	248,500	279,500	490,000
Total Closed Units		100%	72	13	40	14	5
Total Closed Volume			17,646,420	1.42M	10.19M	3.94M	2.10M

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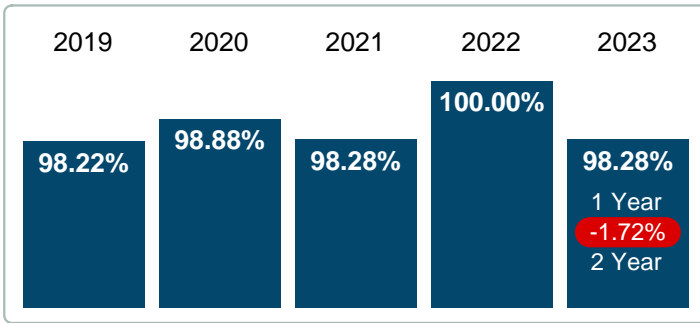
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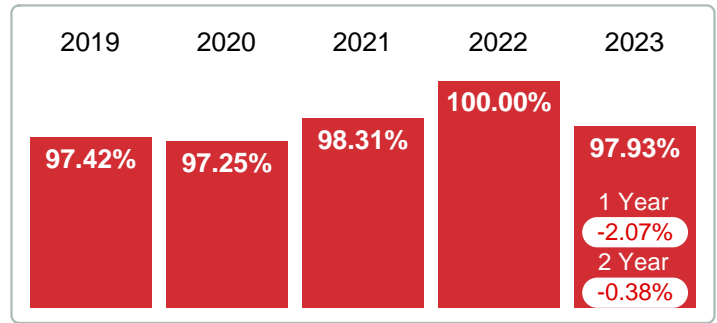
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

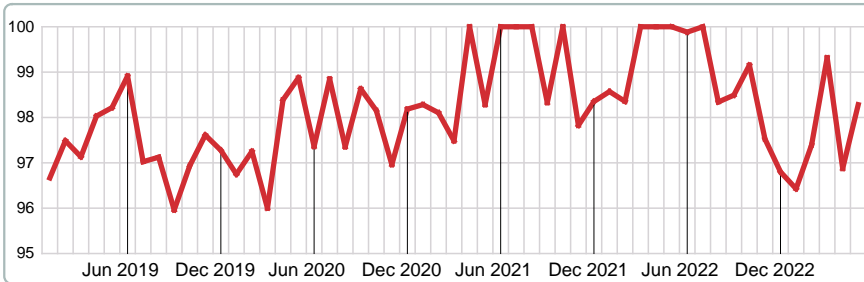
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

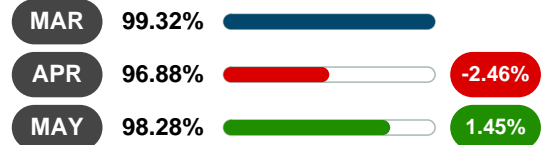


### 3 MONTHS

5 year MAY AVG = 98.73%

High Jul 2022 100.00% Low Sep 2019 95.96%

Median Sold/List Ratio this month at **98.28%** below the 5 yr MAY average of **98.73%**



## 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
\$75,000 and less	6	8.33%	100.00%	90.38%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	8	11.11%	93.02%	91.72%	97.02%	88.89%	92.00%
\$125,001 - \$175,000	11	15.28%	97.56%	100.00%	95.32%	98.33%	0.00%
\$175,001 - \$250,000	17	23.61%	96.39%	100.00%	96.50%	92.59%	98.37%
\$250,001 - \$300,000	12	16.67%	99.36%	94.64%	99.10%	100.00%	0.00%
\$300,001 - \$425,000	10	13.89%	99.70%	0.00%	99.30%	99.71%	0.00%
\$425,001 and up	8	11.11%	98.62%	0.00%	100.00%	94.61%	98.20%
Median Sold/List Ratio		98.28%		95.48%	98.75%	97.86%	98.20%
Total Closed Units		72	100%	13	40	14	5
Total Closed Volume		17,646,420		1.42M	10.19M	3.94M	2.10M

# May 2023



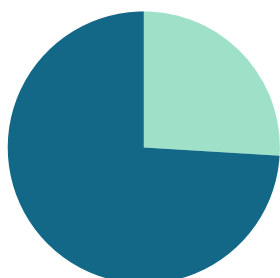
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

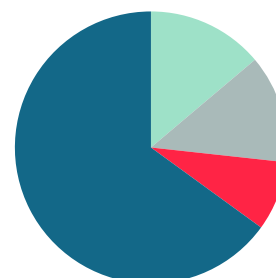


**Inventory**  
 New Listings  
**115 = 25.96%**  
 Start Inventory  
**328**  
 Total Inventory Units  
**443**  
 Volume  
**\$183,576,736**

### Market Activity

Closed Sales  
**72 = 13.85%**  
 Pending Sales  
**67 = 12.88%**  
 Other Off Market  
**43 = 8.27%**  
 Active Inventory  
**338 = 65.00%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	84	72	-14.29%	376	283	-24.73%
Pending Sales	78	67	-14.10%	402	331	-17.66%
New Listings	139	115	-17.27%	550	580	5.45%
Median List Price	220,000	249,500	13.41%	220,334	238,300	8.15%
Median Sale Price	212,700	237,500	11.66%	220,000	225,350	2.43%
Median Percent of Selling Price to List Price	100.00%	98.28%	-1.72%	100.00%	97.93%	-2.07%
Median Days on Market to Sale	5.50	14.50	163.64%	8.50	21.00	147.06%
Monthly Inventory	176	338	92.05%	176	338	92.05%
Months Supply of Inventory	2.27	4.96	118.57%	2.27	4.96	118.57%

**Absorption:** Last 12 months, an Average of **68** Sales/Month

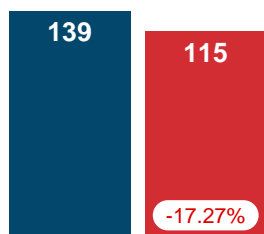
**Inventory on May 31, 2023 = 338**

**2022** **2023**

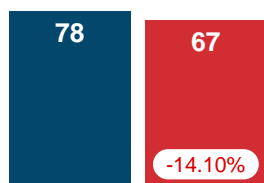
### MAY MARKET

### MEDIAN PRICES

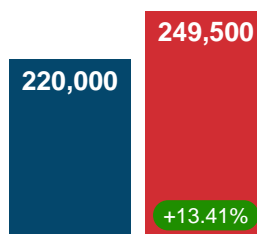
#### New Listings



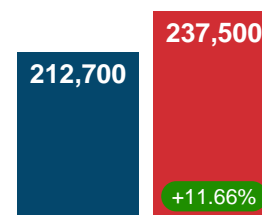
#### Pending Listings



#### List Price



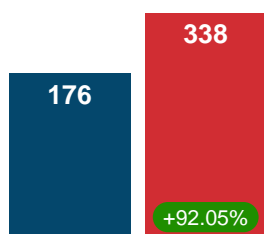
#### Sale Price



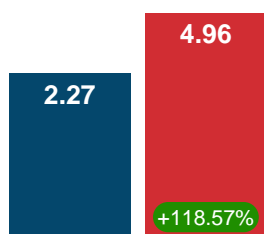
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

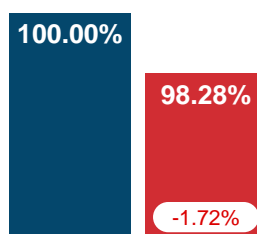
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

