

October 2023



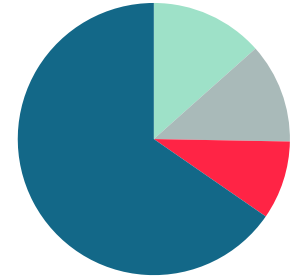
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	October 2023	+/-%
Closed Listings	66	69	4.55%
Pending Listings	54	61	12.96%
New Listings	90	103	14.44%
Median List Price	236,950	239,000	0.87%
Median Sale Price	230,250	237,000	2.93%
Median Percent of Selling Price to List Price	99.15%	97.49%	-1.68%
Median Days on Market to Sale	9.00	33.00	266.67%
End of Month Inventory	286	336	17.48%
Months Supply of Inventory	3.66	5.24	43.12%



■ Closed (13.42%)
■ Pending (11.87%)
■ Other OffMarket (9.34%)
■ Active (65.37%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of October 31, 2023 = **336**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2023 rose **17.48%** to 336 existing homes available for sale. Over the last 12 months this area has had an average of 64 closed sales per month. This represents an unsold inventory index of **5.24** 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 **2.93%** in October 2023 to \$237,000 versus the previous year at \$230,250.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 24.00 days or **266.67%** in October 2023 compared to last year's same month at **9.00** DOM.

Sales Success for October 2023 is Positive

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

There were 103 New Listings in October 2023, up **14.44%** from last year at 90. Furthermore, there were 69 Closed Listings this month versus last year at 66, a **4.55%** increase.

Closed versus Listed trends yielded a **67.0%** ratio, down from previous year's, October 2022, at **73.3%**, a **8.65%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

October 2023



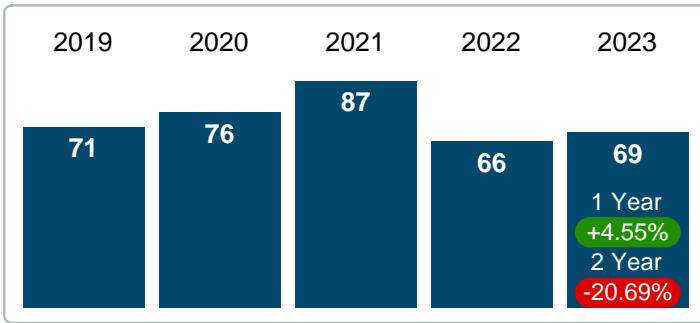
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



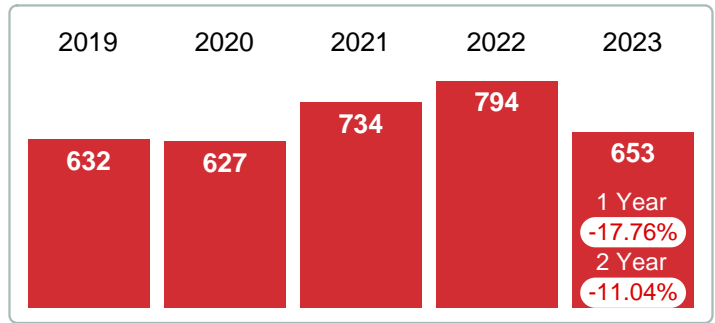
CLOSED LISTINGS

Report produced on Nov 13, 2023 for MLS Technology Inc.

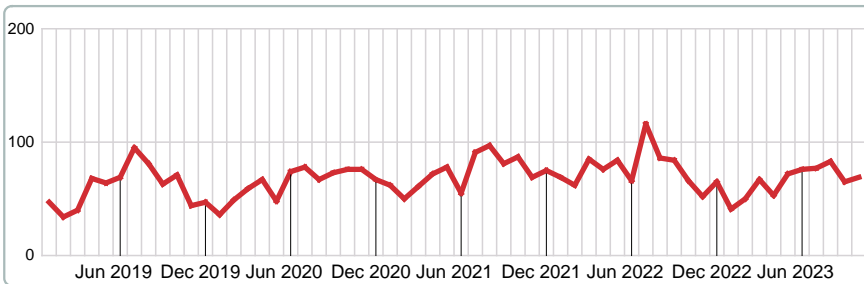
OCTOBER



YEAR TO DATE (YTD)

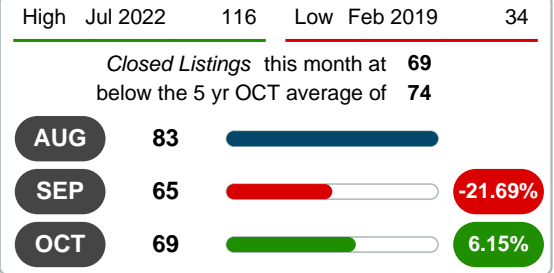


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 74



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	5.80%	30.5	0	4	0	0
\$100,001 - \$125,000	6	8.70%	31.5	2	3	1	0
\$125,001 - \$200,000	15	21.74%	28.0	4	11	0	0
\$200,001 - \$250,000	16	23.19%	22.5	0	11	5	0
\$250,001 - \$325,000	11	15.94%	36.0	0	6	4	1
\$325,001 - \$650,000	10	14.49%	30.5	0	2	7	1
\$650,001 and up	7	10.14%	71.0	2	0	4	1
Total Closed Units	69			8	37	21	3
Total Closed Volume	20,181,300	100%	33.0	2.37M	7.41M	8.60M	1.79M
Median Closed Price	\$237,000			\$175,000	\$220,000	\$337,400	\$582,500

October 2023



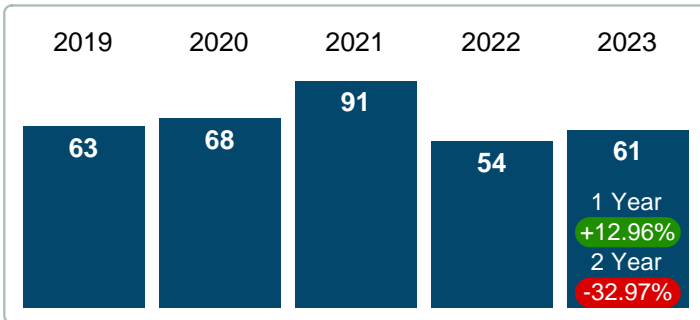
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



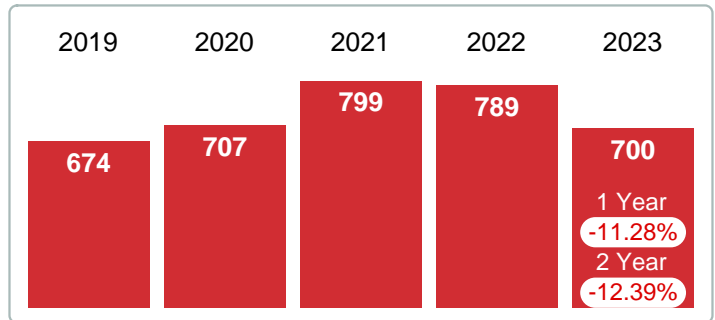
PENDING LISTINGS

Report produced on Nov 13, 2023 for MLS Technology Inc.

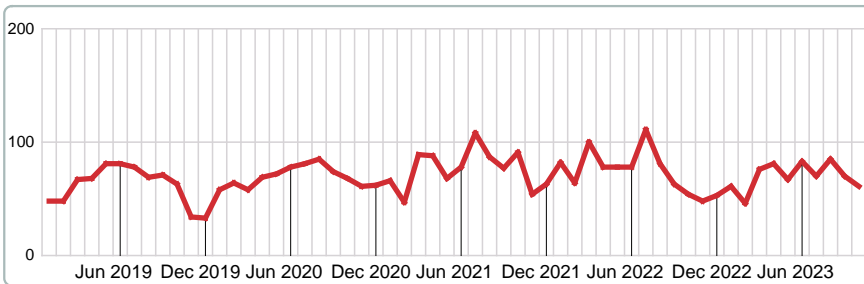
OCTOBER



YEAR TO DATE (YTD)

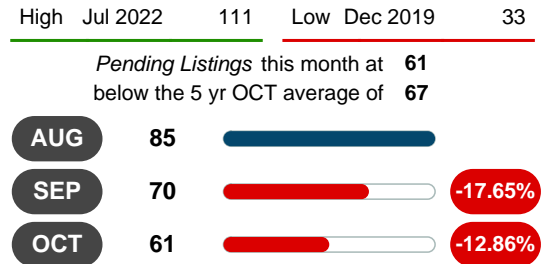


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 67



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	2	3.28%	3.5	1	1	0	0
\$100,001 - \$125,000	7	11.48%	23.0	2	3	2	0
\$125,001 - \$175,000	13	21.31%	57.0	3	7	3	0
\$175,001 - \$250,000	13	21.31%	7.0	2	9	2	0
\$250,001 - \$375,000	11	18.03%	28.0	0	7	3	1
\$375,001 - \$525,000	10	16.39%	56.0	0	7	3	0
\$525,001 and up	5	8.20%	9.0	1	1	2	1
Total Pending Units	61			9	35	15	2
Total Pending Volume	17,807,498	100%	28.0	1.94M	9.38M	5.39M	1.10M
Median Listing Price	\$229,900			\$150,000	\$229,900	\$277,000	\$549,000

October 2023



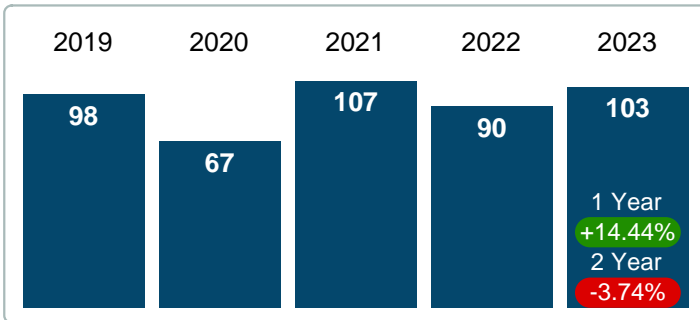
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



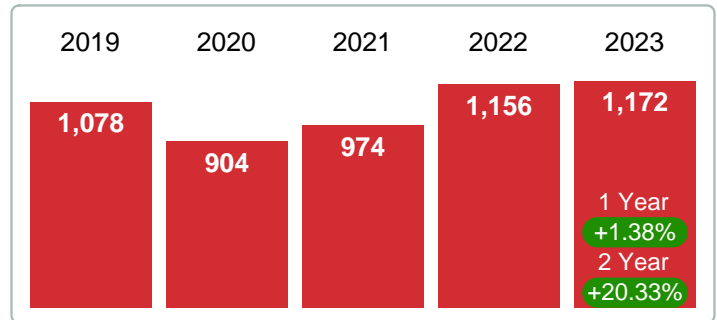
NEW LISTINGS

Report produced on Nov 13, 2023 for MLS Technology Inc.

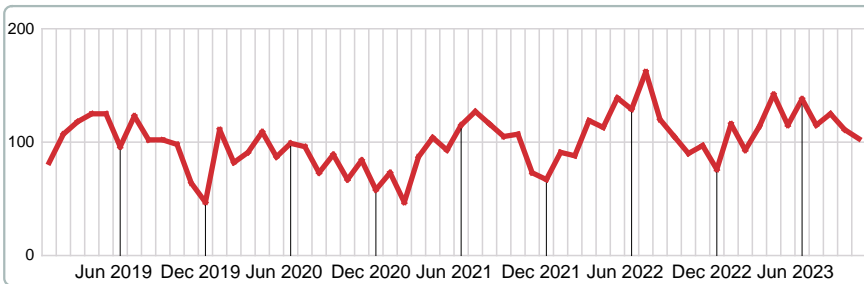
OCTOBER



YEAR TO DATE (YTD)

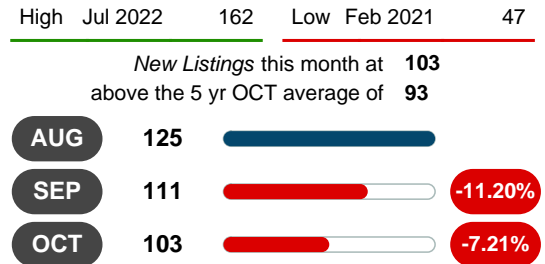


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 93



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	6	5.83%	3	1	2	0
\$100,001 - \$150,000	16	15.53%	7	6	3	0
\$150,001 - \$225,000	16	15.53%	4	8	4	0
\$225,001 - \$275,000	22	21.36%	2	15	5	0
\$275,001 - \$350,000	17	16.50%	1	9	5	2
\$350,001 - \$550,000	15	14.56%	2	9	3	1
\$550,001 and up	11	10.68%	2	2	4	3
Total New Listed Units	103		21	50	26	6
Total New Listed Volume	31,103,361	100%	4.86M	14.97M	8.19M	3.08M
Median New Listed Listing Price	\$260,000		\$159,000	\$260,000	\$272,500	\$534,950

October 2023



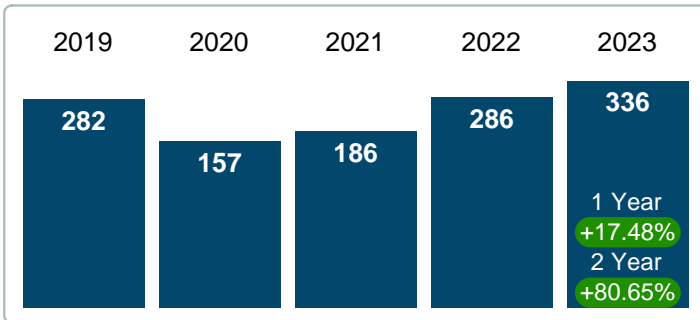
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



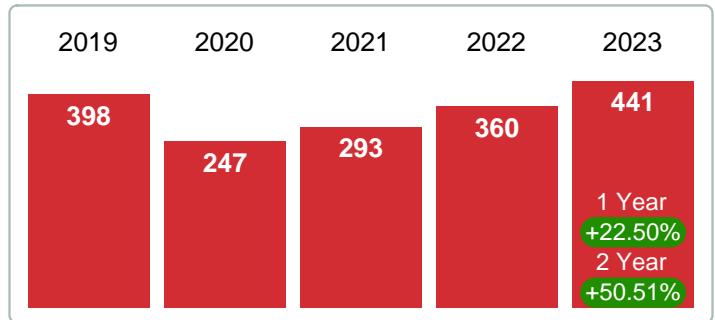
ACTIVE INVENTORY

Report produced on Nov 13, 2023 for MLS Technology Inc.

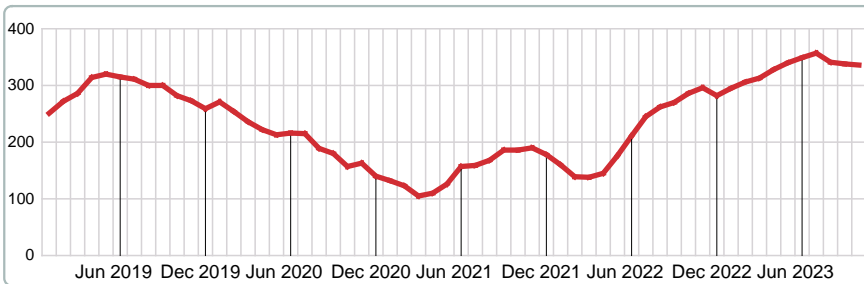
END OF OCTOBER



ACTIVE DURING OCTOBER

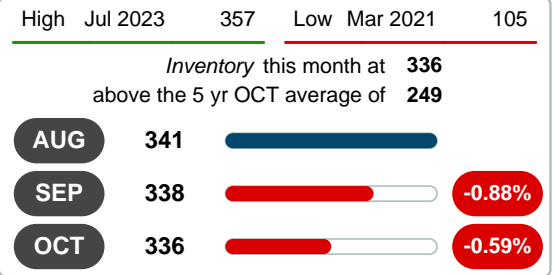


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 249



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	27	8.04%	48.0	11	11	5	0
\$125,001 - \$175,000	37	11.01%	46.0	7	24	6	0
\$175,001 - \$275,000	68	20.24%	63.0	12	34	20	2
\$275,001 - \$375,000	81	24.11%	81.0	7	42	30	2
\$375,001 - \$475,000	41	12.20%	81.0	1	24	13	3
\$475,001 - \$750,000	47	13.99%	98.0	4	23	13	7
\$750,001 and up	35	10.42%	92.0	1	16	12	6
Total Active Inventory by Units	336			43	174	99	20
Total Active Inventory by Volume	145,394,338	100%	70.0	11.18M	74.53M	44.66M	15.03M
Median Active Inventory Listing Price	\$325,000			\$230,000	\$325,000	\$348,100	\$589,500

October 2023



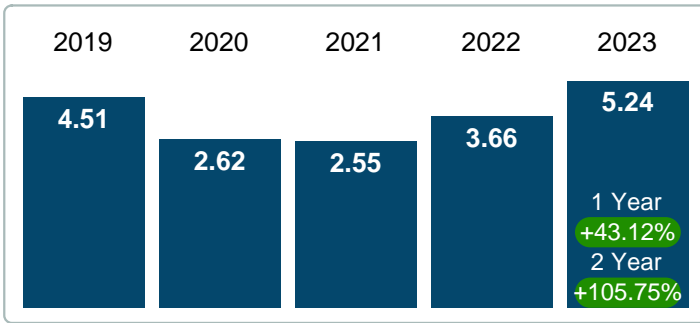
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



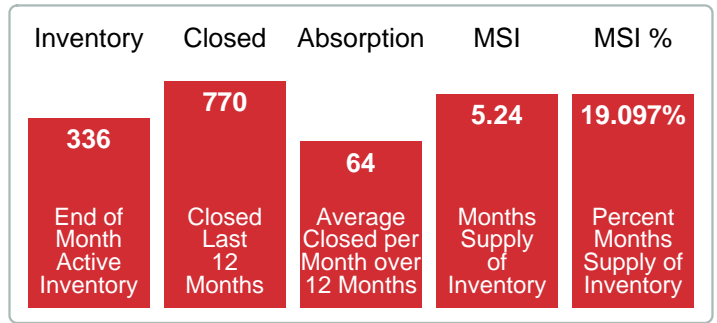
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Nov 13, 2023 for MLS Technology Inc.

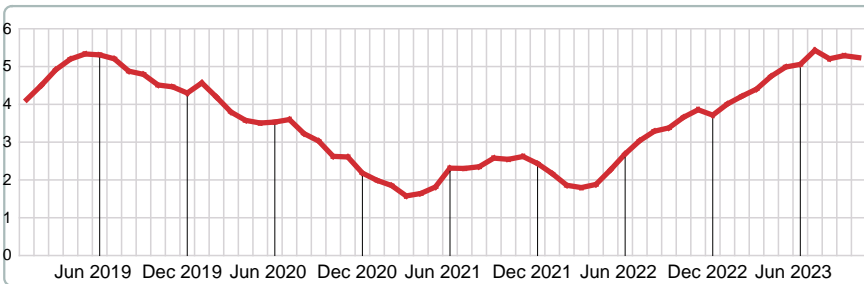
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2023

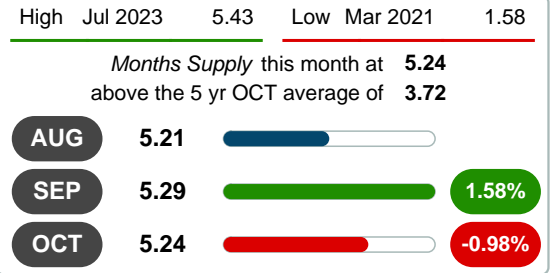


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.72



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	27	8.04%	2.44	2.03	2.16	12.00	0.00
\$125,001 - \$175,000	37	11.01%	3.52	3.36	3.35	4.80	0.00
\$175,001 - \$275,000	68	20.24%	3.06	12.00	1.98	5.22	8.00
\$275,001 - \$375,000	81	24.11%	6.85	12.00	5.60	8.57	8.00
\$375,001 - \$475,000	41	12.20%	12.62	4.00	18.00	8.67	18.00
\$475,001 - \$750,000	47	13.99%	13.76	9.60	25.09	9.75	9.33
\$750,001 and up	35	10.42%	19.09	6.00	27.43	14.40	24.00
Market Supply of Inventory (MSI)			5.24	4.34	4.38	7.82	10.91
Total Active Inventory by Units		100%	5.24	43	174	99	20

October 2023



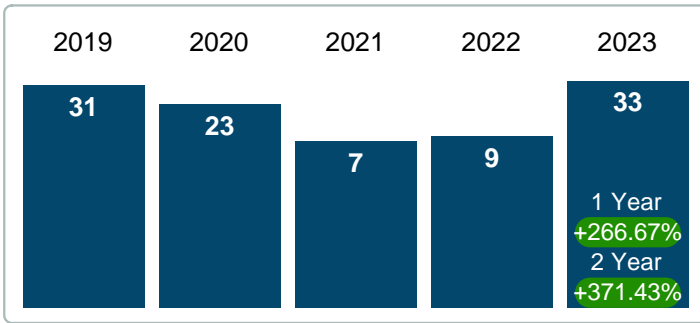
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



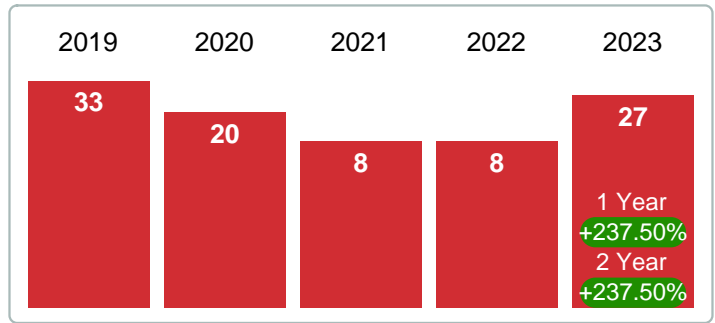
MEDIAN DAYS ON MARKET TO SALE

Report produced on Nov 13, 2023 for MLS Technology Inc.

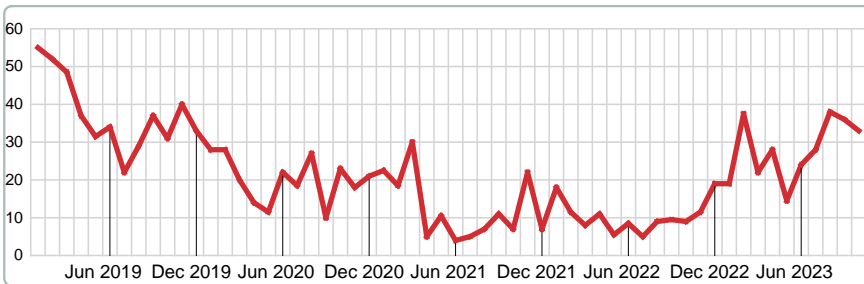
OCTOBER



YEAR TO DATE (YTD)

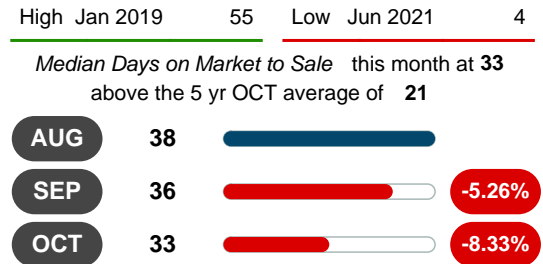


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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
\$100,000 and less	5.80%	31	0	31	0	0
\$100,001 - \$125,000	8.70%	32	14	36	40	0
\$125,001 - \$200,000	21.74%	28	31	28	0	0
\$200,001 - \$250,000	23.19%	23	0	33	12	0
\$250,001 - \$325,000	15.94%	36	0	20	43	88
\$325,001 - \$650,000	14.49%	31	0	51	30	241
\$650,001 and up	10.14%	71	37	0	66	129
Median Closed DOM		33	15	28	36	129
Total Closed Units	100%	69	8	37	21	3
Total Closed Volume		20,181,300	2.37M	7.41M	8.60M	1.79M

October 2023



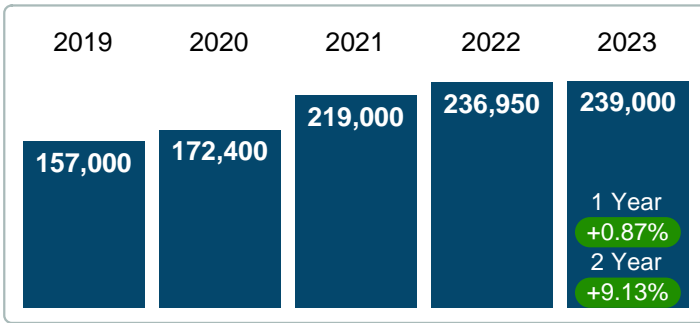
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



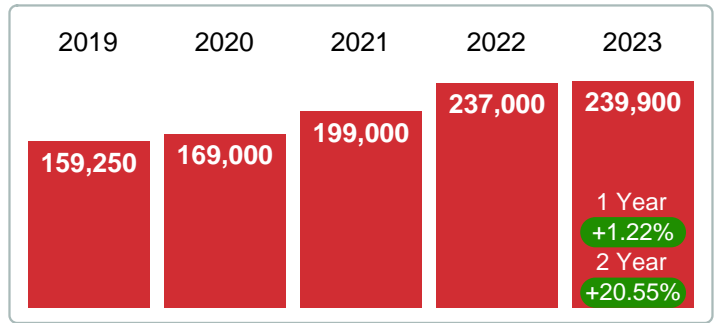
MEDIAN LIST PRICE AT CLOSING

Report produced on Nov 13, 2023 for MLS Technology Inc.

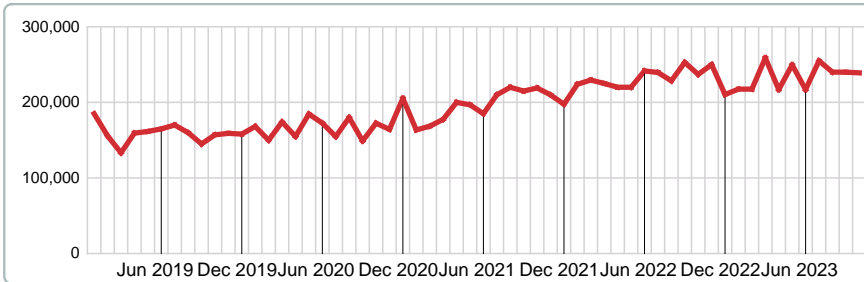
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

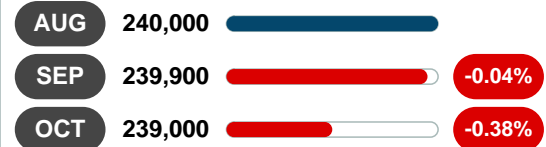


3 MONTHS

5 year OCT AVG = 204,870

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

Median List Price at Closing this month at **239,000**
 above the 5 yr OCT average of **204,870**



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	5.80%	79,950	0	79,950	0	0
\$100,001 - \$125,000	6	8.70%	121,500	117,450	118,000	125,000	0
\$125,001 - \$200,000	15	21.74%	175,000	185,000	155,000	0	0
\$200,001 - \$250,000	13	18.84%	229,900	0	229,900	225,000	0
\$250,001 - \$325,000	13	18.84%	299,900	0	284,450	314,500	320,000
\$325,001 - \$650,000	11	15.94%	435,000	0	348,900	435,000	589,900
\$650,001 and up	7	10.14%	810,000	742,500	0	807,500	1,050,000
Median List Price			239,000	185,000	225,000	337,400	589,900
Total Closed Units		100%	239,000	8	37	21	3
Total Closed Volume			21,101,599	2.42M	7.85M	8.87M	1.96M

October 2023



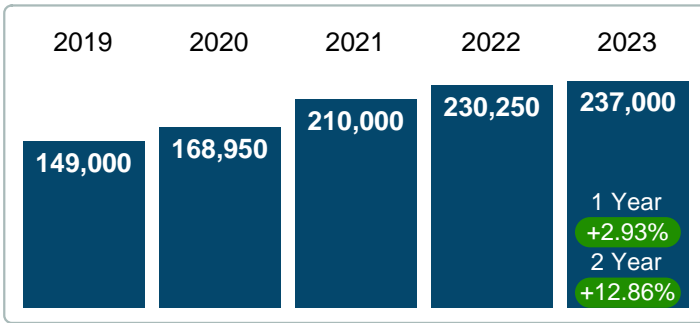
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



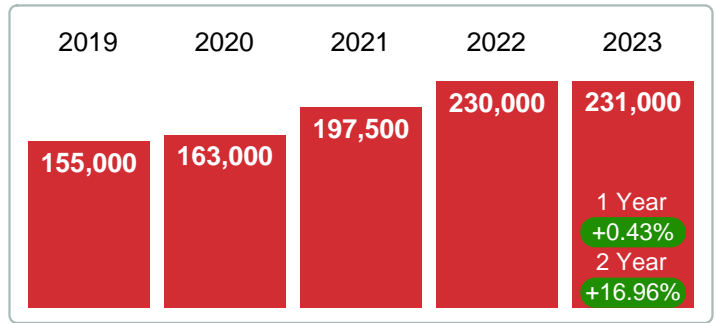
MEDIAN SOLD PRICE AT CLOSING

Report produced on Nov 13, 2023 for MLS Technology Inc.

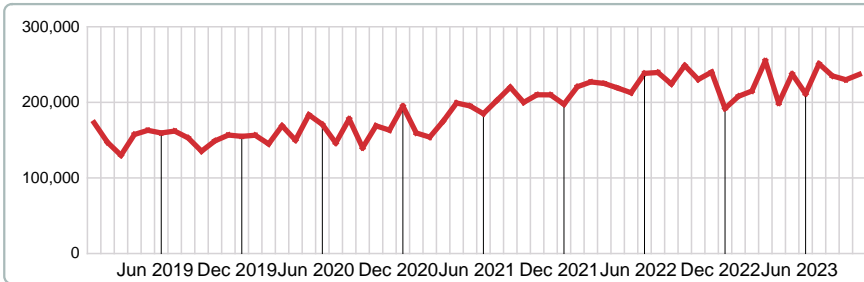
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

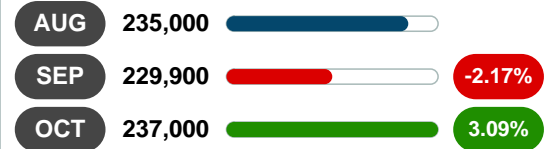


3 MONTHS

5 year OCT AVG = 199,040

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

Median Sold Price at Closing this month at 237,000 above the 5 yr OCT average of 199,040



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	4	5.80%	73,500	0	73,500	0	0
\$100,001 - \$125,000	6	8.70%	111,450	115,000	112,900	110,000	0
\$125,001 - \$200,000	15	21.74%	164,000	175,000	147,000	0	0
\$200,001 - \$250,000	16	23.19%	229,900	0	229,900	220,000	0
\$250,001 - \$325,000	11	15.94%	305,000	0	272,500	308,500	310,000
\$325,001 - \$650,000	10	14.49%	451,500	0	407,500	425,000	582,500
\$650,001 and up	7	10.14%	785,000	735,000	0	732,000	900,000
Median Sold Price			237,000	175,000	220,000	337,400	582,500
Total Closed Units		100%	237,000	8	37	21	3
Total Closed Volume			20,181,300	2.37M	7.41M	8.60M	1.79M

October 2023



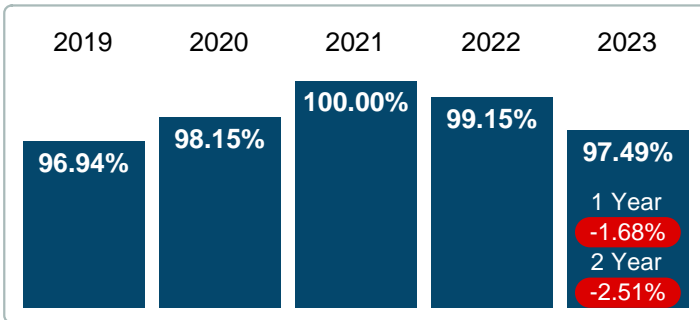
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



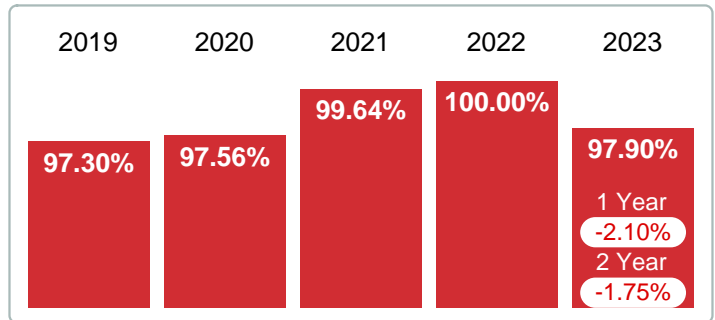
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Nov 13, 2023 for MLS Technology Inc.

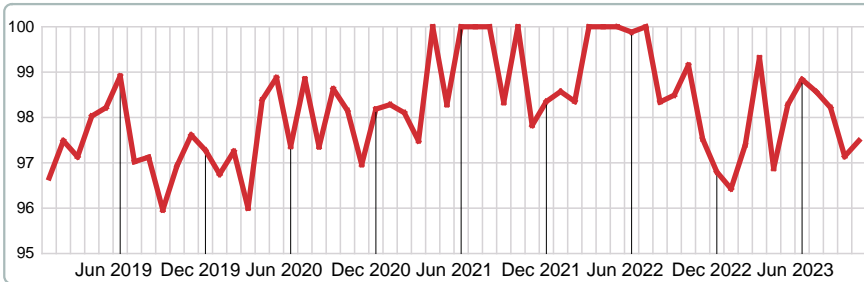
OCTOBER



YEAR TO DATE (YTD)

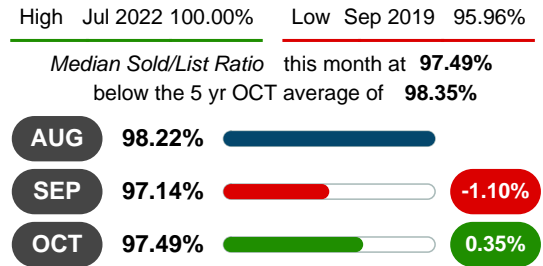


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 98.35%



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	4	5.80%	94.96%	0.00%	94.96%	0.00%	0.00%	
\$100,001 - \$125,000	6	8.70%	97.77%	97.77%	100.00%	88.00%	0.00%	
\$125,001 - \$200,000	15	21.74%	96.62%	100.00%	95.85%	0.00%	0.00%	
\$200,001 - \$250,000	16	23.19%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$250,001 - \$325,000	11	15.94%	96.24%	0.00%	93.70%	97.46%	96.88%	
\$325,001 - \$650,000	10	14.49%	97.85%	0.00%	92.07%	98.00%	98.75%	
\$650,001 and up	7	10.14%	97.78%	98.89%	0.00%	95.90%	85.71%	
Median Sold/List Ratio		97.49%		100.00%	96.24%	97.93%	96.88%	
Total Closed Units		69	100%	97.49%	8	37	21	3
Total Closed Volume		20,181,300			2.37M	7.41M	8.60M	1.79M

October 2023



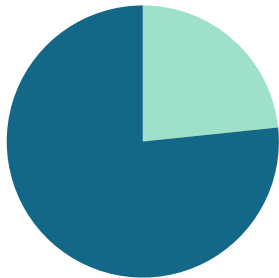
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Nov 13, 2023 for MLS Technology Inc.

INVENTORY

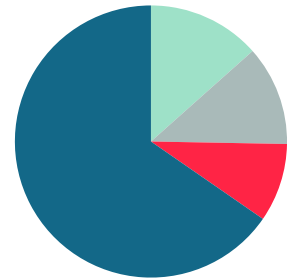


Inventory
 New Listings
103 = 23.36%
 Start Inventory
338
 Total Inventory Units
441
 Volume
\$182,822,269

Market Activity

Closed Sales
69 = 13.42%
 Pending Sales
61 = 11.87%
 Other Off Market
48 = 9.34%
 Active Inventory
336 = 65.37%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	66	69	4.55%	794	653	-17.76%
Pending Sales	54	61	12.96%	789	700	-11.28%
New Listings	90	103	14.44%	1,156	1,172	1.38%
Median List Price	236,950	239,000	0.87%	237,000	239,900	1.22%
Median Sale Price	230,250	237,000	2.93%	230,000	231,000	0.43%
Median Percent of Selling Price to List Price	99.15%	97.49%	-1.68%	100.00%	97.90%	-2.10%
Median Days on Market to Sale	9.00	33.00	266.67%	8.00	27.00	237.50%
Monthly Inventory	286	336	17.48%	286	336	17.48%
Months Supply of Inventory	3.66	5.24	43.12%	3.66	5.24	43.12%

Absorption: Last 12 months, an Average of **64** Sales/Month

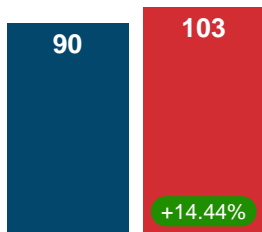
Inventory on October 31, 2023 = **336**

2022 **2023**

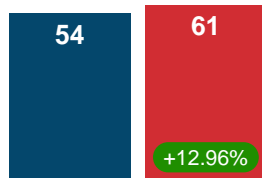
OCTOBER MARKET

MEDIAN PRICES

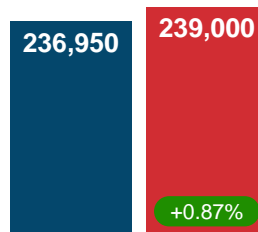
New Listings



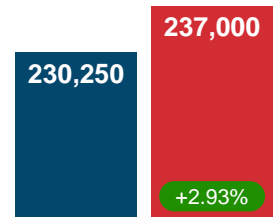
Pending Listings



List Price



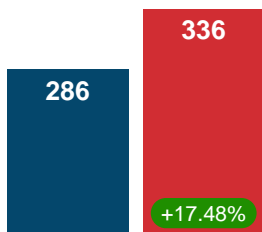
Sale Price



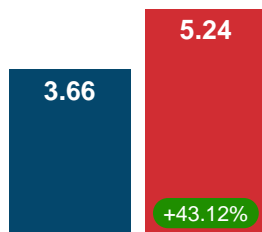
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

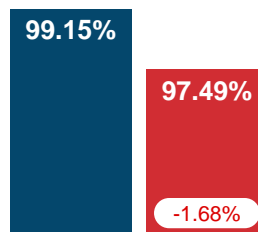
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

