

## June 2022



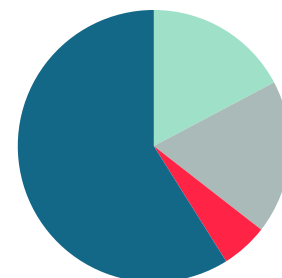
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

Report produced on Nov 16, 2023 for MLS Technology Inc.

Compared Metrics	2021	June 2022	+/-%
Closed Listings	138	118	-14.49%
Pending Listings	124	125	0.81%
New Listings	181	183	1.10%
Median List Price	172,500	182,450	5.77%
Median Sale Price	169,750	175,250	3.24%
Median Percent of Selling Price to List Price	99.16%	97.87%	-1.31%
Median Days on Market to Sale	18.50	13.50	-27.03%
End of Month Inventory	305	403	32.13%
Months Supply of Inventory	2.58	3.61	39.93%



■ Closed (17.25%)  
■ Pending (18.27%)  
■ Other OffMarket (5.56%)  
■ Active (58.92%)

**Absorption:** Last 12 months, an Average of **112** Sales/Month  
**Active Inventory** as of June 30, 2022 = **403**

#### Analysis Wrap-Up

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

The total housing inventory at the end of June 2022 rose **32.13%** to 403 existing homes available for sale. Over the last 12 months this area has had an average of 112 closed sales per month. This represents an unsold inventory index of **3.61** 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 **3.24%** in June 2022 to \$175,250 versus the previous year at \$169,750.

##### Median Days on Market Shortens

The median number of **13.50** days that homes spent on the market before selling decreased by 5.00 days or **27.03%** in June 2022 compared to last year's same month at **18.50** DOM.

##### Sales Success for June 2022 is Positive

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

There were 183 New Listings in June 2022, up **1.10%** from last year at 181. Furthermore, there were 118 Closed Listings this month versus last year at 138, a **-14.49%** decrease.

Closed versus Listed trends yielded a **64.5%** ratio, down from previous year's, June 2021, at **76.2%**, a **15.43%** downswing. This will certainly create pressure on an increasing Monthly 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

# June 2022



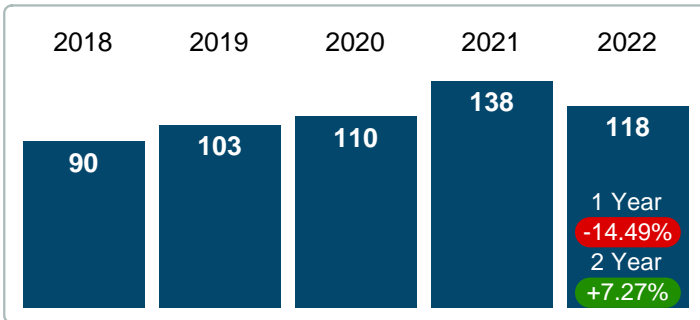
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



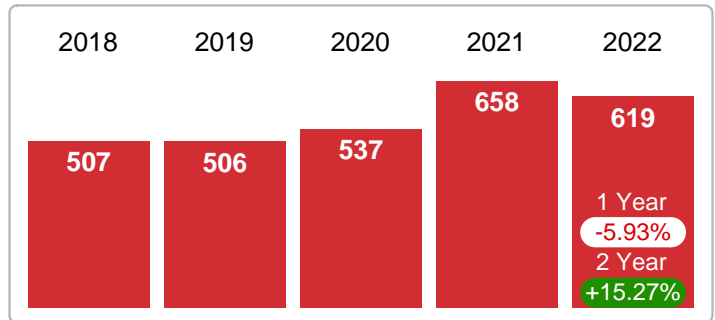
## CLOSED LISTINGS

Report produced on Nov 16, 2023 for MLS Technology Inc.

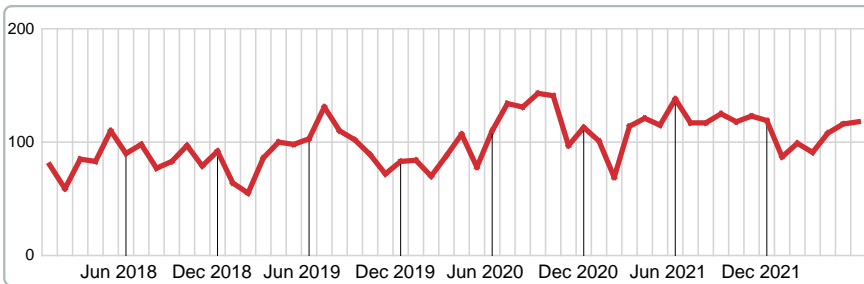
### JUNE



### YEAR TO DATE (YTD)

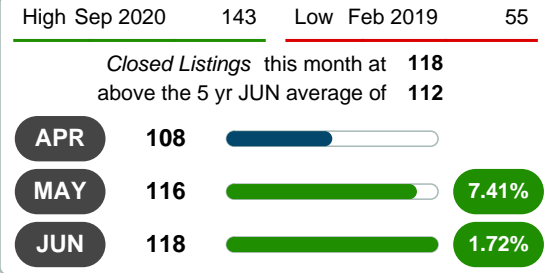


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 112



### 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	9	7.63%	13.0	6	2	1	0
\$50,001 - \$75,000	11	9.32%	19.0	4	7	0	0
\$75,001 - \$125,000	20	16.95%	11.5	7	12	1	0
\$125,001 - \$200,000	29	24.58%	11.0	6	20	3	0
\$200,001 - \$250,000	19	16.10%	14.0	4	9	6	0
\$250,001 - \$450,000	19	16.10%	26.0	1	12	3	3
\$450,001 and up	11	9.32%	33.0	1	5	4	1
<b>Total Closed Units</b>	<b>118</b>			<b>29</b>	<b>67</b>	<b>18</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>24,913,465</b>	<b>100%</b>	<b>13.5</b>	<b>3.88M</b>	<b>14.26M</b>	<b>5.08M</b>	<b>1.69M</b>
<b>Median Closed Price</b>	<b>\$175,250</b>			<b>\$110,000</b>	<b>\$170,000</b>	<b>\$229,250</b>	<b>\$373,500</b>

# June 2022



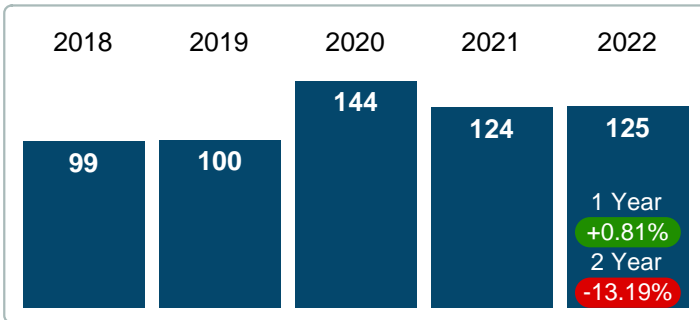
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



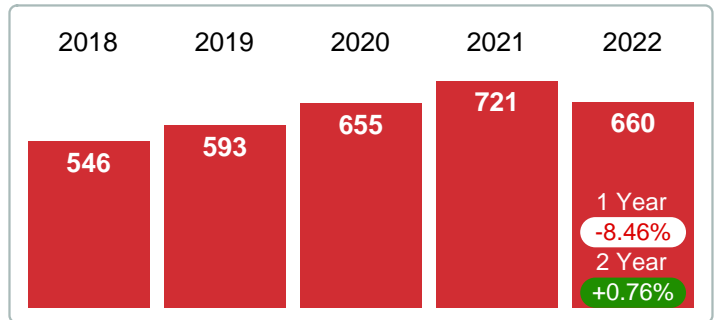
## PENDING LISTINGS

Report produced on Nov 16, 2023 for MLS Technology Inc.

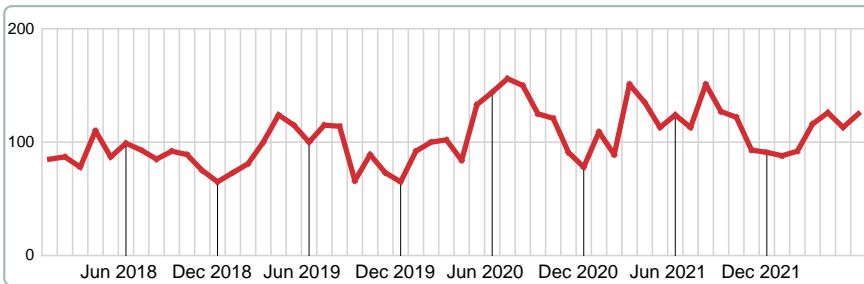
### JUNE



### YEAR TO DATE (YTD)

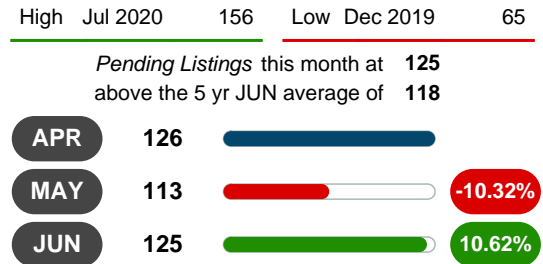


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 118



### 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	8	6.40%	41.0	4	3	0	1
\$50,001 - \$100,000	18	14.40%	20.0	8	8	2	0
\$100,001 - \$150,000	20	16.00%	39.5	2	14	3	1
\$150,001 - \$250,000	33	26.40%	21.0	7	21	5	0
\$250,001 - \$300,000	16	12.80%	25.5	2	11	3	0
\$300,001 - \$475,000	18	14.40%	18.0	2	10	5	1
\$475,001 and up	12	9.60%	26.5	0	8	3	1
<b>Total Pending Units</b>	<b>125</b>			<b>25</b>	<b>75</b>	<b>21</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>31,274,899</b>	<b>100%</b>	<b>23.0</b>	<b>3.67M</b>	<b>19.68M</b>	<b>6.77M</b>	<b>1.16M</b>
<b>Median Listing Price</b>	<b>\$209,000</b>			<b>\$117,000</b>	<b>\$225,000</b>	<b>\$269,900</b>	<b>\$260,000</b>

# June 2022



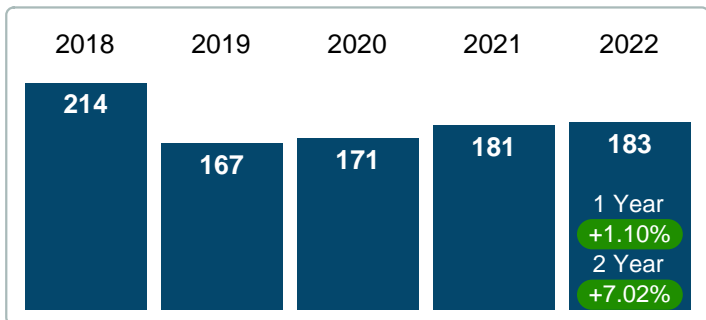
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



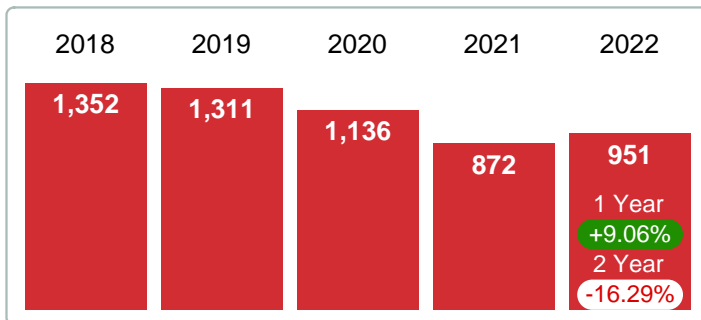
## NEW LISTINGS

Report produced on Nov 16, 2023 for MLS Technology Inc.

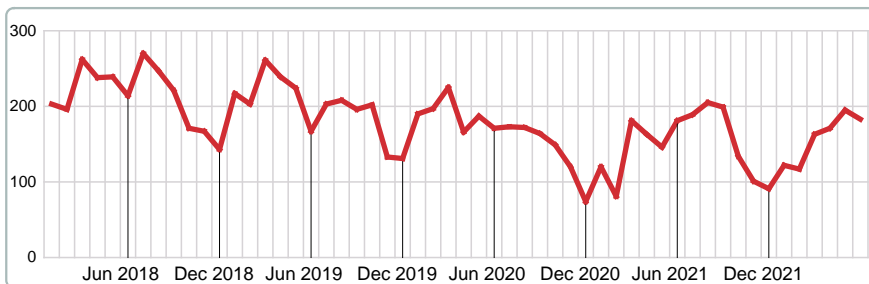
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 183

High Jul 2018 270 Low Dec 2020 74

New Listings this month at 183 equal to 5 yr JUN average of 183



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	13	7.10%	11	0	1	1
\$50,001 - \$100,000	22	12.02%	12	9	1	0
\$100,001 - \$150,000	29	15.85%	7	20	2	0
\$150,001 - \$250,000	51	27.87%	13	32	6	0
\$250,001 - \$325,000	21	11.48%	2	10	7	2
\$325,001 - \$475,000	25	13.66%	3	8	13	1
\$475,001 and up	22	12.02%	2	12	5	3
<b>Total New Listed Units</b>	<b>183</b>		<b>50</b>	<b>91</b>	<b>35</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>50,921,038</b>	<b>100%</b>	<b>7.51M</b>	<b>24.86M</b>	<b>14.27M</b>	<b>4.29M</b>
<b>Median New Listed Listing Price</b>	<b>\$200,000</b>		<b>\$107,250</b>	<b>\$199,500</b>	<b>\$335,000</b>	<b>\$355,000</b>

# June 2022



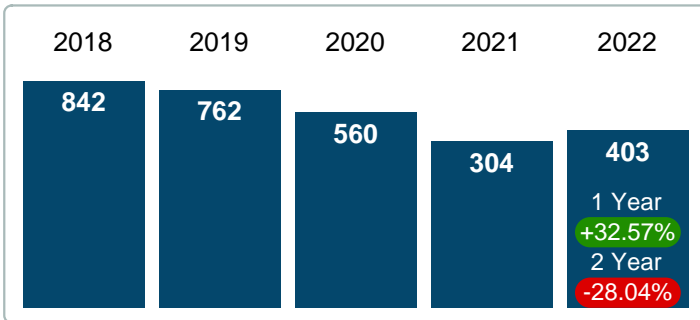
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



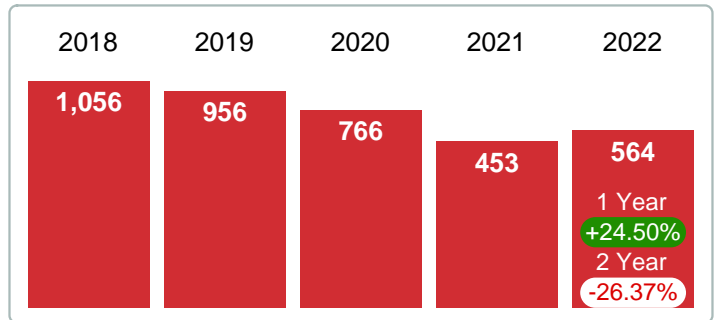
## ACTIVE INVENTORY

Report produced on Nov 16, 2023 for MLS Technology Inc.

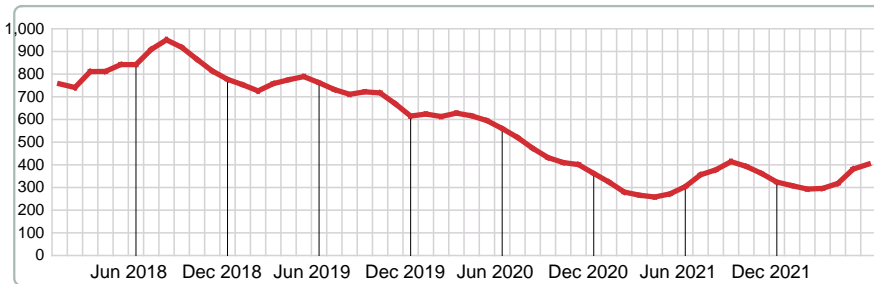
### END OF JUNE



### ACTIVE DURING JUNE

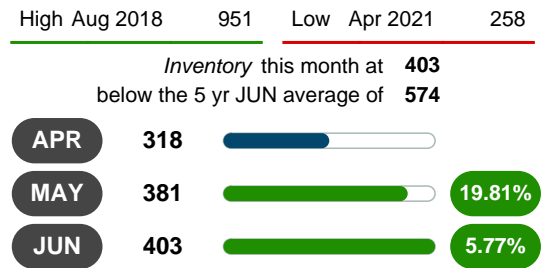


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 574



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	24	5.96%	41.5	14	8	2	0
\$50,001 - \$125,000	68	16.87%	42.5	28	37	3	0
\$125,001 - \$175,000	62	15.38%	43.5	9	46	7	0
\$175,001 - \$275,000	91	22.58%	47.0	14	52	23	2
\$275,001 - \$425,000	68	16.87%	42.0	5	34	24	5
\$425,001 - \$750,000	51	12.66%	58.0	4	22	20	5
\$750,001 and up	39	9.68%	55.0	1	13	17	8
<b>Total Active Inventory by Units</b>	<b>403</b>			<b>75</b>	<b>212</b>	<b>96</b>	<b>20</b>
<b>Total Active Inventory by Volume</b>	<b>171,872,833</b>	<b>100%</b>	<b>45.0</b>	<b>14.48M</b>	<b>80.29M</b>	<b>48.33M</b>	<b>28.77M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$220,000</b>			<b>\$120,000</b>	<b>\$199,900</b>	<b>\$335,500</b>	<b>\$627,500</b>

# June 2022



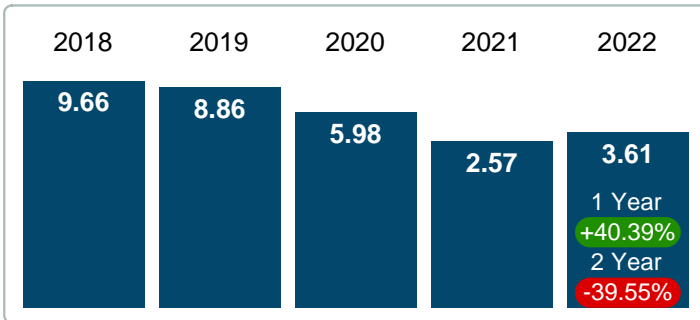
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



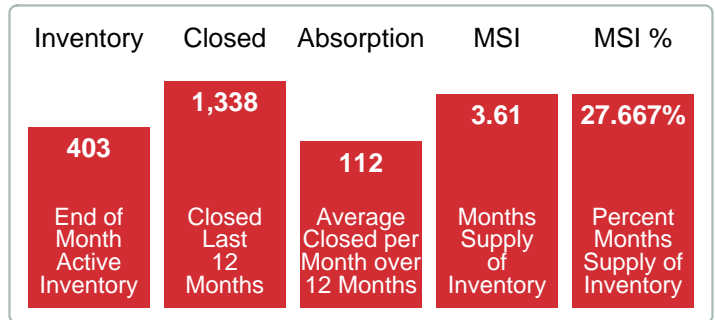
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Nov 16, 2023 for MLS Technology Inc.

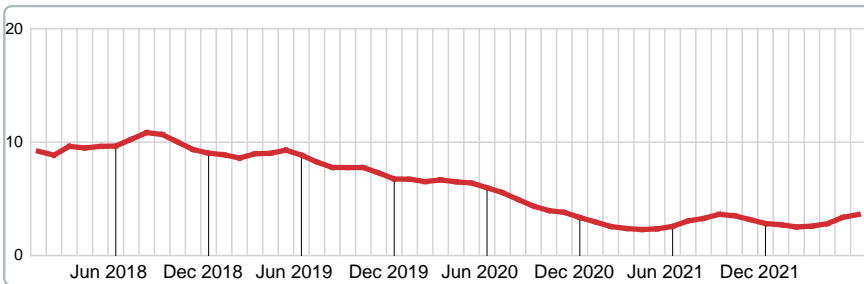
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022



### 5 YEAR MARKET ACTIVITY TRENDS

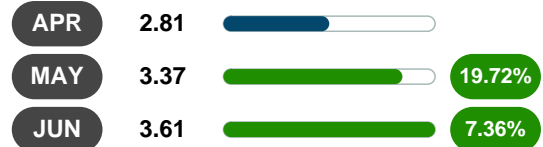


### 3 MONTHS

5 year JUN AVG = 6.14

High Aug 2018 10.84 Low Apr 2021 2.29

Months Supply this month at **3.61**  
below the 5 yr JUN average of **6.14**



### 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
\$50,000 and less	24	5.96%	2.15	2.33	1.71	4.80	0.00
\$50,001 - \$125,000	68	16.87%	2.29	2.95	2.03	1.64	0.00
\$125,001 - \$175,000	62	15.38%	3.07	3.09	3.31	2.33	0.00
\$175,001 - \$275,000	91	22.58%	3.93	6.72	3.47	4.25	3.00
\$275,001 - \$425,000	68	16.87%	4.21	4.29	3.55	5.43	5.00
\$425,001 - \$750,000	51	12.66%	5.51	8.00	4.06	8.00	6.00
\$750,001 and up	39	9.68%	21.27	0.00	26.00	25.50	12.00
Market Supply of Inventory (MSI)			3.61	3.38	3.15	5.26	5.33
Total Active Inventory by Units		100%	3.61	75	212	96	20

# June 2022



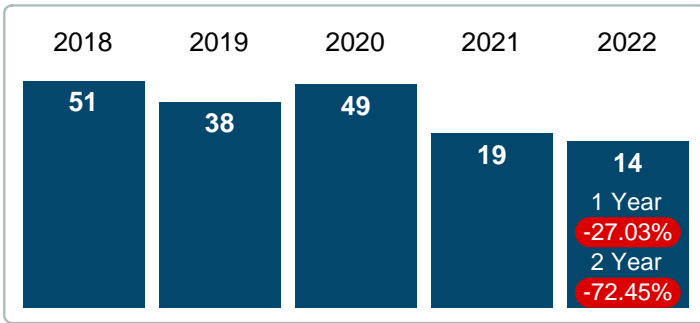
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



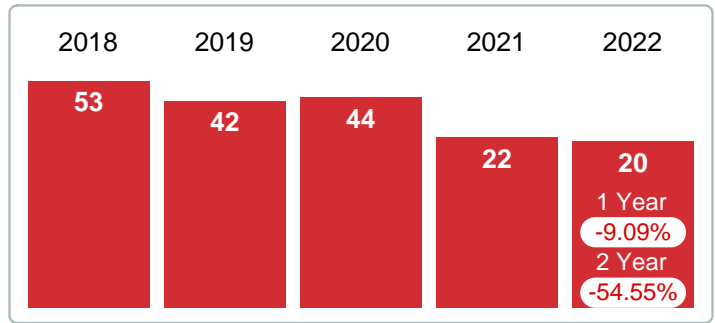
## MEDIAN DAYS ON MARKET TO SALE

Report produced on Nov 16, 2023 for MLS Technology Inc.

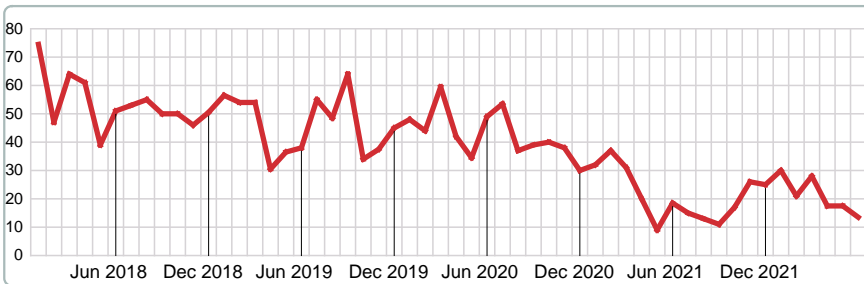
### JUNE



### YEAR TO DATE (YTD)

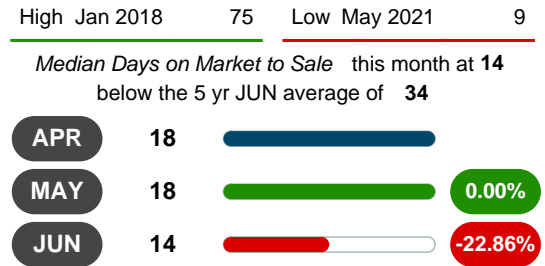


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 34



### 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	7.63%	13	12	83	5	0
\$50,001 - \$75,000	9.32%	19	20	13	0	0
\$75,001 - \$125,000	16.95%	12	10	12	17	0
\$125,001 - \$200,000	24.58%	11	11	9	13	0
\$200,001 - \$250,000	16.10%	14	7	22	10	0
\$250,001 - \$450,000	16.10%	26	6	24	60	13
\$450,001 and up	9.32%	33	6	39	13	33
Median Closed DOM		14	10	18	16	23
Total Closed Units	100%	13.5	29	67	18	4
Total Closed Volume		24,913,465	3.88M	14.26M	5.08M	1.69M



# June 2022



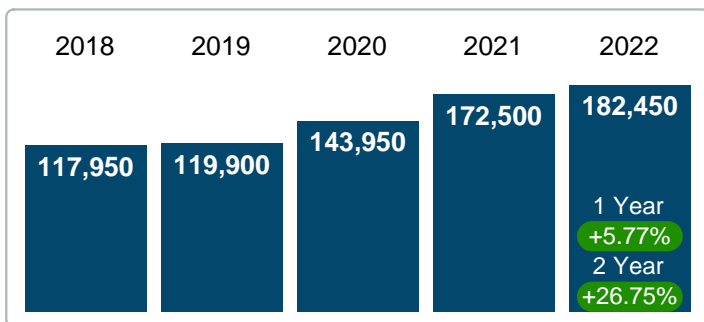
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



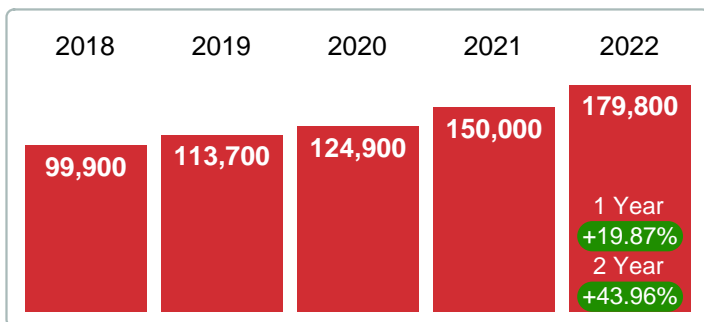
## MEDIAN LIST PRICE AT CLOSING

Report produced on Nov 16, 2023 for MLS Technology Inc.

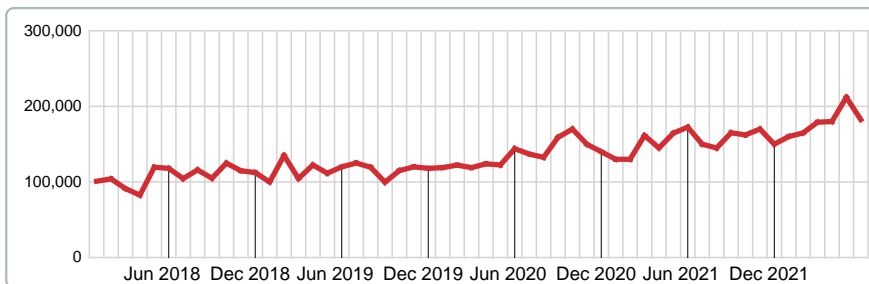
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

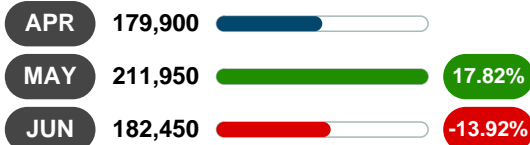


### 3 MONTHS

5 year JUN AVG = 147,350

High May 2022 211,950 Low Apr 2018 82,500

Median List Price at Closing this month at **182,450** above the 5 yr JUN average of **147,350**



### 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	8	36,250	37,500	35,950	15,000	0
\$50,001 - \$75,000	10	66,500	68,000	65,000	0	0
\$75,001 - \$125,000	20	112,500	104,500	119,000	99,500	0
\$125,001 - \$200,000	29	169,000	185,000	169,000	139,500	0
\$200,001 - \$250,000	19	229,000	222,500	234,900	229,000	0
\$250,001 - \$450,000	21	315,000	259,900	288,450	349,900	340,000
\$450,001 and up	11	525,000	525,000	699,500	494,950	699,000
<b>Median List Price</b>		<b>182,450</b>	<b>115,000</b>	<b>170,000</b>	<b>229,000</b>	<b>395,000</b>
<b>Total Closed Units</b>	<b>118</b>	<b>100%</b>	<b>29</b>	<b>67</b>	<b>18</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>25,771,930</b>		<b>4.00M</b>	<b>14.90M</b>	<b>5.12M</b>	<b>1.75M</b>



# June 2022



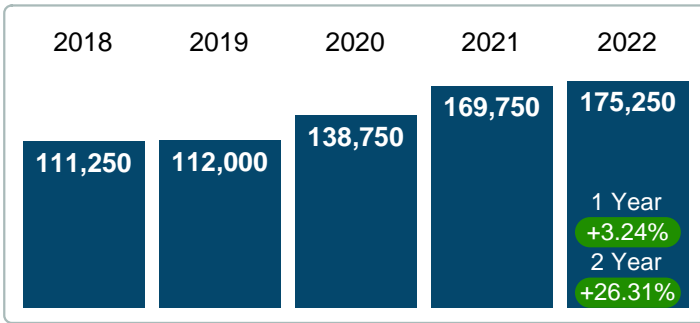
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



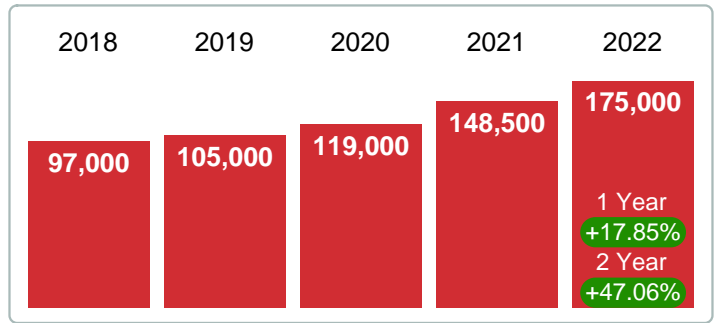
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Nov 16, 2023 for MLS Technology Inc.

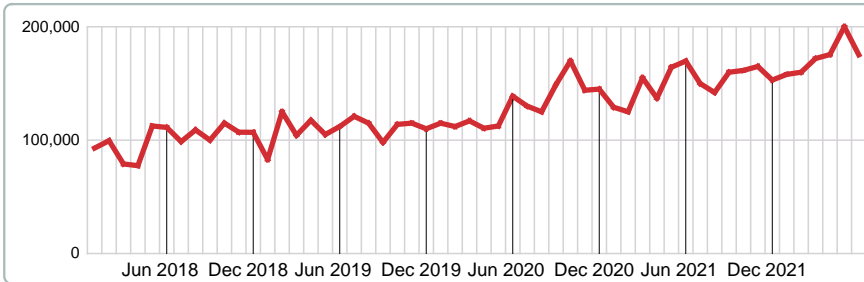
### JUNE



### YEAR TO DATE (YTD)

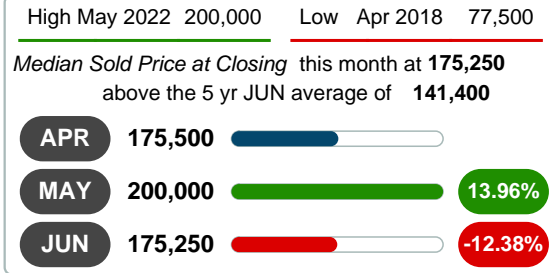


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 141,400



### 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	9	7.63%	32,000	33,000	30,500	15,000	0
\$50,001 - \$75,000	11	9.32%	62,000	60,995	62,000	0	0
\$75,001 - \$125,000	20	16.95%	107,500	105,000	115,000	90,000	0
\$125,001 - \$200,000	29	24.58%	170,000	177,500	164,950	139,500	0
\$200,001 - \$250,000	19	16.10%	230,000	222,500	245,000	221,750	0
\$250,001 - \$450,000	19	16.10%	315,000	255,000	296,100	349,900	315,000
\$450,001 and up	11	9.32%	535,000	535,000	560,000	505,000	675,000
Median Sold Price			175,250	110,000	170,000	229,250	373,500
Total Closed Units		100%	175,250	29	67	18	4
Total Closed Volume			24,913,465	3.88M	14.26M	5.08M	1.69M

# June 2022



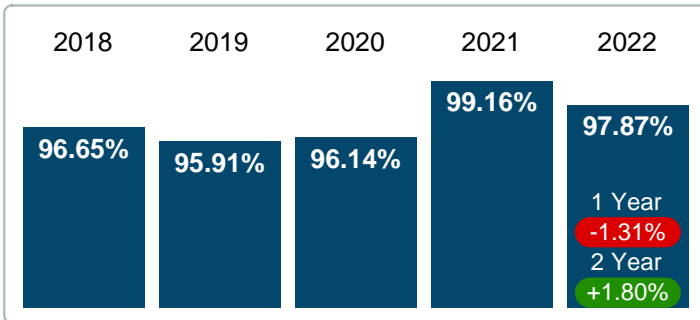
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



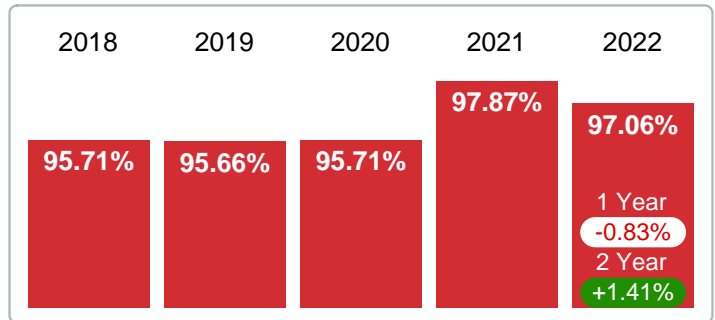
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Nov 16, 2023 for MLS Technology Inc.

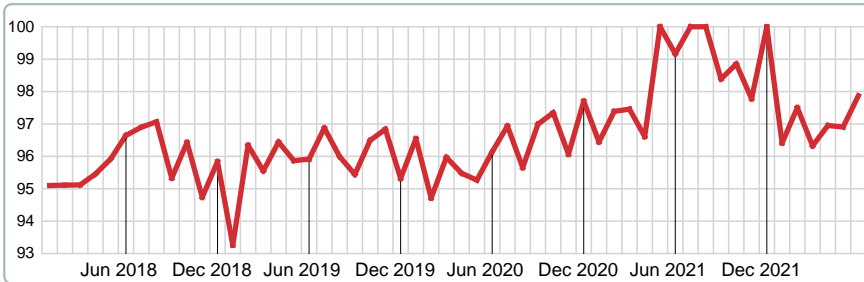
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 97.15%

High Dec 2021 100.00% Low Jan 2019 93.26%

Median Sold/List Ratio this month at **97.87%**  
 above the 5 yr JUN average of **97.15%**



### 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	9	7.63%	83.33%	80.84%	81.45%	100.00%	0.00%
\$50,001 - \$75,000	11	9.32%	94.40%	92.20%	95.38%	0.00%	0.00%
\$75,001 - \$125,000	20	16.95%	95.56%	97.65%	95.56%	90.45%	0.00%
\$125,001 - \$200,000	29	24.58%	100.00%	100.00%	99.35%	100.00%	0.00%
\$200,001 - \$250,000	19	16.10%	98.04%	100.00%	97.91%	97.75%	0.00%
\$250,001 - \$450,000	19	16.10%	100.00%	98.11%	100.00%	100.00%	96.00%
\$450,001 and up	11	9.32%	100.00%	101.90%	96.88%	100.01%	96.57%
Median Sold/List Ratio		97.87%		97.65%	97.32%	100.00%	96.28%
Total Closed Units		118	100%	29	67	18	4
Total Closed Volume		24,913,465		3.88M	14.26M	5.08M	1.69M

# June 2022



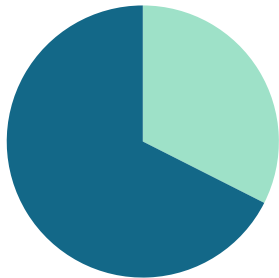
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

Report produced on Nov 16, 2023 for MLS Technology Inc.

### INVENTORY

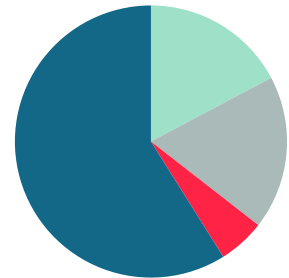


**Inventory**  
 New Listings  
**183 = 32.45%**  
 Start Inventory  
**381**  
 Total Inventory Units  
**564**  
 Volume  
**\$220,747,781**

### Market Activity

Closed Sales  
**118 = 17.25%**  
 Pending Sales  
**125 = 18.27%**  
 Other Off Market  
**38 = 5.56%**  
 Active Inventory  
**403 = 58.92%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	138	118	-14.49%	658	619	-5.93%
Pending Sales	124	125	0.81%	721	660	-8.46%
New Listings	181	183	1.10%	872	951	9.06%
Median List Price	172,500	182,450	5.77%	150,000	179,800	19.87%
Median Sale Price	169,750	175,250	3.24%	148,500	175,000	17.85%
Median Percent of Selling Price to List Price	99.16%	97.87%	-1.31%	97.87%	97.06%	-0.83%
Median Days on Market to Sale	18.50	13.50	-27.03%	22.00	20.00	-9.09%
Monthly Inventory	305	403	32.13%	305	403	32.13%
Months Supply of Inventory	2.58	3.61	39.93%	2.58	3.61	39.93%

**Absorption:** Last 12 months, an Average of 112 Sales/Month

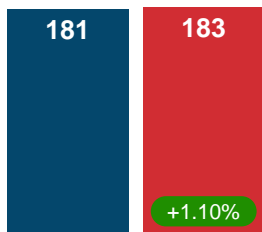
**Inventory on June 30, 2022 = 403**

**2021 2022**

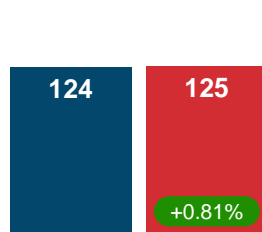
### JUNE MARKET

### MEDIAN PRICES

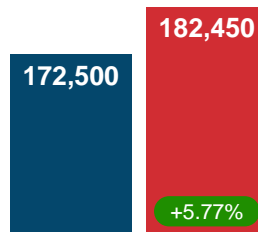
#### New Listings



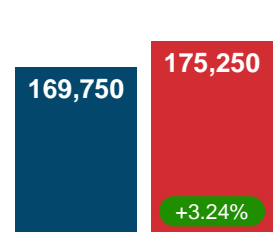
#### Pending Listings



#### List Price



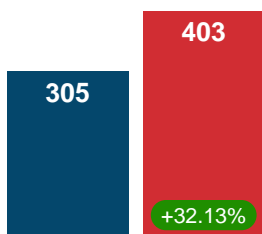
#### Sale Price



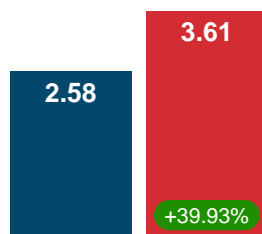
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

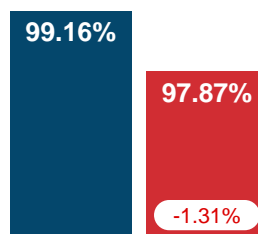
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

