

# May 2022



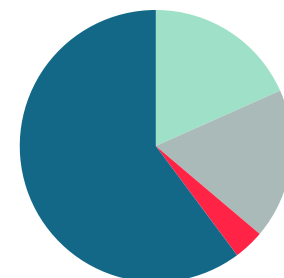
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	115	116	0.87%
Pending Listings	113	113	0.00%
New Listings	146	195	33.56%
Median List Price	164,500	211,950	28.84%
Median Sale Price	164,290	200,000	21.74%
Median Percent of Selling Price to List Price	100.00%	96.91%	-3.09%
Median Days on Market to Sale	9.00	17.50	94.44%
End of Month Inventory	273	381	39.56%
Months Supply of Inventory	2.36	3.37	42.75%



■ Closed (18.33%)  
■ Pending (17.85%)  
■ Other OffMarket (3.63%)  
■ Active (60.19%)

**Absorption:** Last 12 months, an Average of **113** Sales/Month  
**Active Inventory** as of May 31, 2022 = **381**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2022 rose **39.56%** to 381 existing homes available for sale. Over the last 12 months this area has had an average of 113 closed sales per month. This represents an unsold inventory index of **3.37** 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 **21.74%** in May 2022 to \$200,000 versus the previous year at \$164,290.

#### Median Days on Market Lengthens

The median number of **17.50** days that homes spent on the market before selling increased by 8.50 days or **94.44%** in May 2022 compared to last year's same month at **9.00** DOM.

#### Sales Success for May 2022 is Positive

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

There were 195 New Listings in May 2022, up **33.56%** from last year at 146. Furthermore, there were 116 Closed Listings this month versus last year at 115, a **0.87%** increase.

Closed versus Listed trends yielded a **59.5%** ratio, down from previous year's, May 2021, at **78.8%**, a **24.48%** 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

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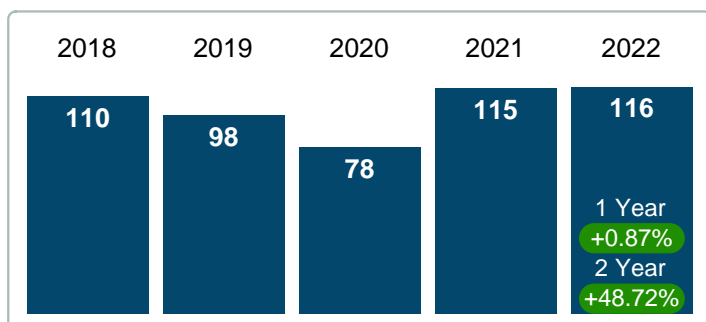
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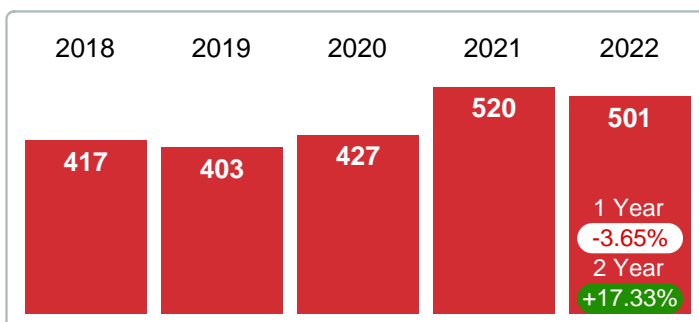
## CLOSED LISTINGS

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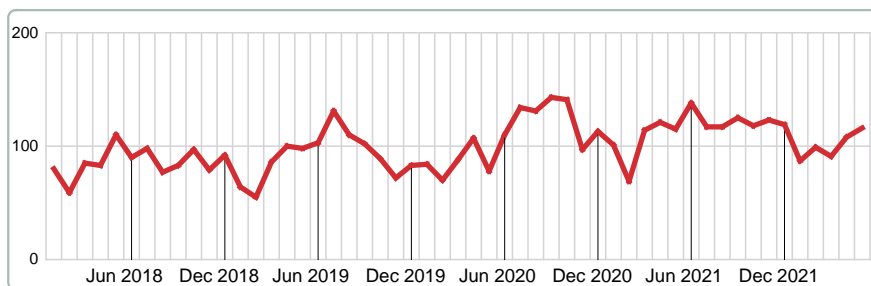
### MAY



### YEAR TO DATE (YTD)

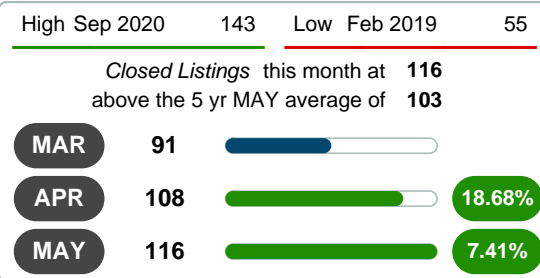


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 103



### 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	7.76%	81.0	3	6	0	0
\$50,001 - \$75,000	9	7.76%	13.0	6	3	0	0
\$75,001 - \$125,000	19	16.38%	21.0	10	9	0	0
\$125,001 - \$250,000	37	31.90%	17.0	5	25	6	1
\$250,001 - \$325,000	17	14.66%	8.0	1	10	4	2
\$325,001 - \$500,000	13	11.21%	15.0	0	13	0	0
\$500,001 and up	12	10.34%	49.5	0	8	3	1
<b>Total Closed Units</b>	<b>116</b>			<b>25</b>	<b>74</b>	<b>13</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>28,386,001</b>	<b>100%</b>	<b>17.5</b>	<b>2.83M</b>	<b>19.43M</b>	<b>4.54M</b>	<b>1.59M</b>
<b>Median Closed Price</b>	<b>\$200,000</b>			<b>\$95,000</b>	<b>\$219,250</b>	<b>\$275,000</b>	<b>\$290,000</b>

# May 2022



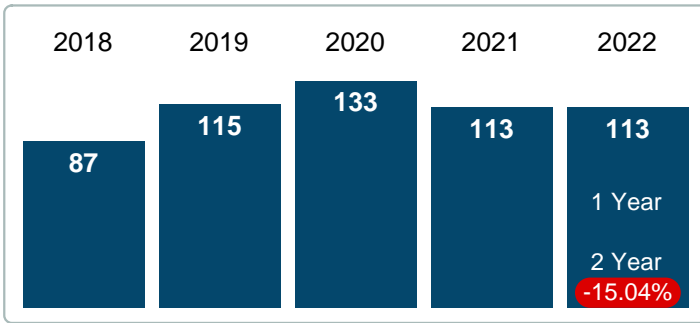
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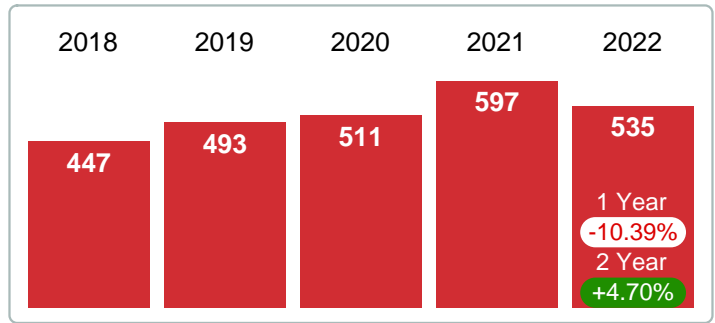
## PENDING LISTINGS

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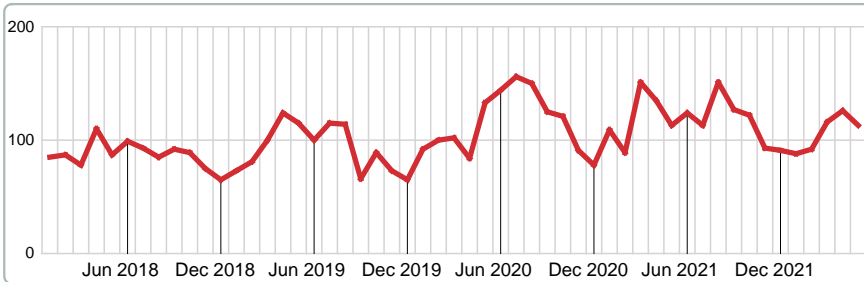
### MAY



### YEAR TO DATE (YTD)

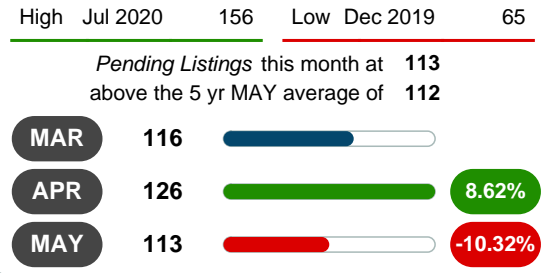


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 112



### 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	10	8.85%	37.5	6	4	0	0
\$50,001 - \$100,000	15	13.27%	17.0	10	4	1	0
\$100,001 - \$125,000	10	8.85%	13.5	2	8	0	0
\$125,001 - \$225,000	30	26.55%	21.0	7	18	5	0
\$225,001 - \$325,000	20	17.70%	17.5	0	16	3	1
\$325,001 - \$475,000	17	15.04%	34.0	2	9	4	2
\$475,001 and up	11	9.73%	50.0	1	5	3	2
<b>Total Pending Units</b>	<b>113</b>			<b>28</b>	<b>64</b>	<b>16</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>27,371,062</b>	<b>100%</b>	<b>25.0</b>	<b>3.87M</b>	<b>15.29M</b>	<b>5.54M</b>	<b>2.66M</b>
<b>Median Listing Price</b>	<b>\$199,900</b>			<b>\$97,000</b>	<b>\$200,000</b>	<b>\$274,450</b>	<b>\$450,000</b>

# May 2022



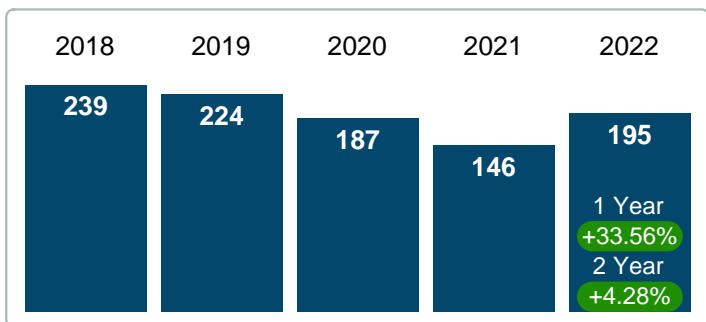
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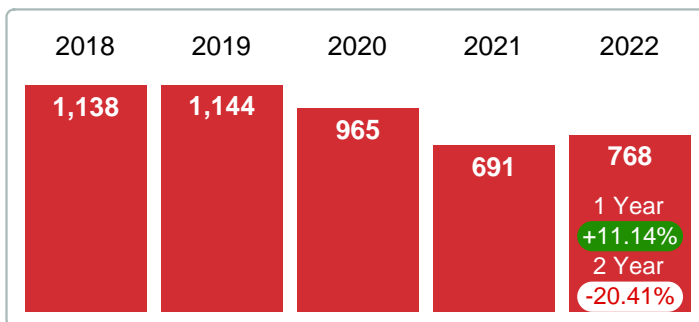
## NEW LISTINGS

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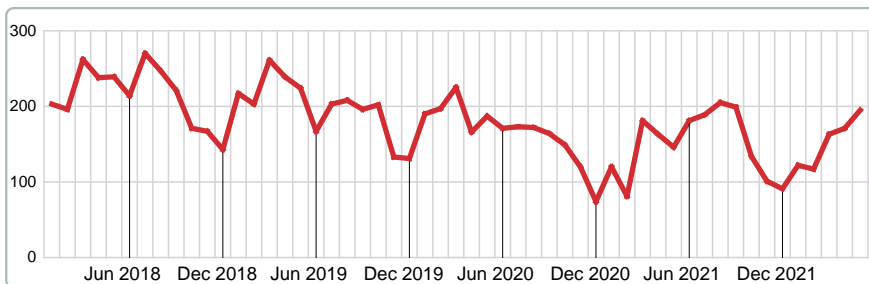
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

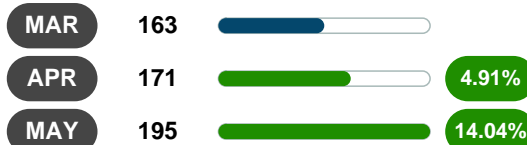


### 3 MONTHS

5 year MAY AVG = 198

High Jul 2018 270 Low Dec 2020 74

New Listings this month at 195  
below the 5 yr MAY average of 198



### 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	8	4.10%	2	6	0	0
\$50,001 - \$100,000	30	15.38%	10	18	2	0
\$100,001 - \$150,000	27	13.85%	7	17	3	0
\$150,001 - \$275,000	54	27.69%	5	37	11	1
\$275,001 - \$400,000	32	16.41%	2	21	6	3
\$400,001 - \$775,000	24	12.31%	1	9	11	3
\$775,001 and up	20	10.26%	0	8	8	4
<b>Total New Listed Units</b>	<b>195</b>		<b>27</b>	<b>116</b>	<b>41</b>	<b>11</b>
<b>Total New Listed Volume</b>	<b>82,257,963</b>	<b>100%</b>	<b>3.93M</b>	<b>37.37M</b>	<b>21.94M</b>	<b>19.02M</b>
<b>Median New Listed Listing Price</b>	<b>\$245,000</b>		<b>\$124,900</b>	<b>\$227,450</b>	<b>\$339,000</b>	<b>\$620,000</b>

# May 2022



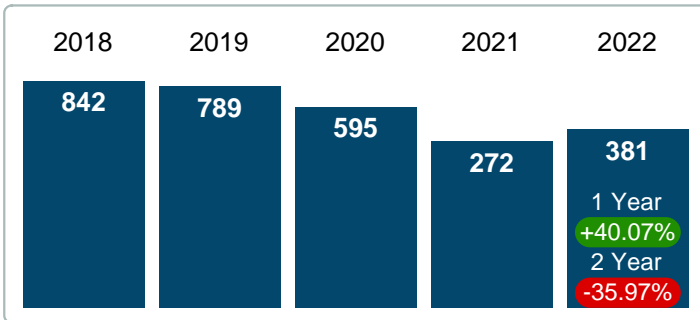
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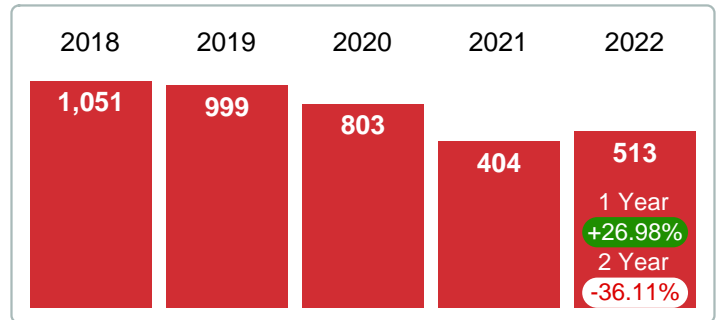
## ACTIVE INVENTORY

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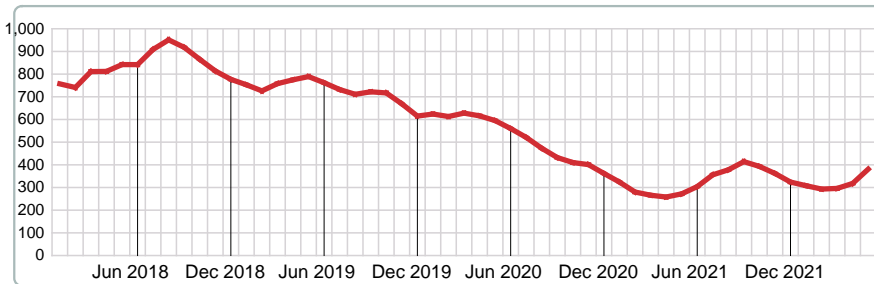
### END OF MAY



### ACTIVE DURING MAY

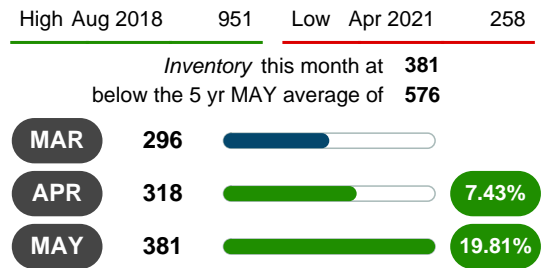


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 576



### 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	21	5.51%	56.0	8	12	1	0
\$50,001 - \$100,000	49	12.86%	41.0	17	29	3	0
\$100,001 - \$150,000	58	15.22%	53.0	11	40	6	1
\$150,001 - \$275,000	104	27.30%	41.5	12	64	27	1
\$275,001 - \$425,000	62	16.27%	42.5	5	37	16	4
\$425,001 - \$825,000	49	12.86%	54.0	4	18	22	5
\$825,001 and up	38	9.97%	41.0	1	14	16	7
<b>Total Active Inventory by Units</b>	<b>381</b>			<b>58</b>	<b>214</b>	<b>91</b>	<b>18</b>
<b>Total Active Inventory by Volume</b>	<b>169,826,743</b>	<b>100%</b>	<b>45.0</b>	<b>12.13M</b>	<b>81.04M</b>	<b>46.63M</b>	<b>30.03M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$229,900</b>			<b>\$124,450</b>	<b>\$209,950</b>	<b>\$329,000</b>	<b>\$632,500</b>

# May 2022



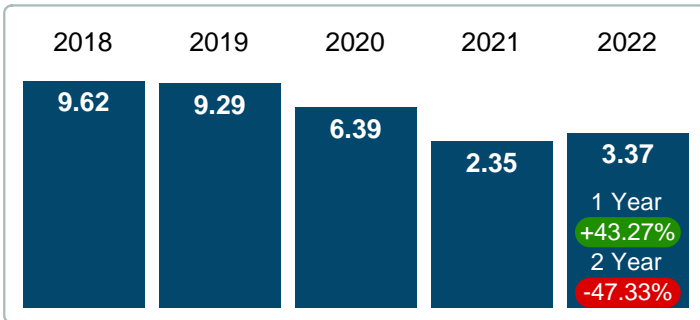
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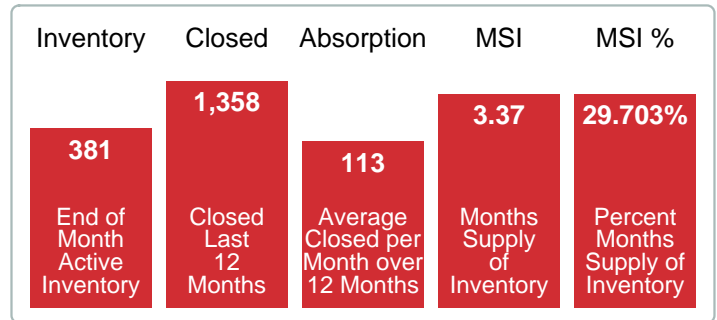
## MONTHS SUPPLY of INVENTORY (MSI)

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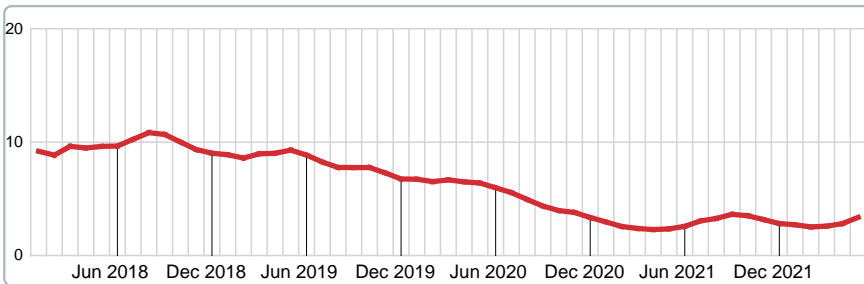
### MSI FOR MAY



### INDICATORS FOR MAY 2022

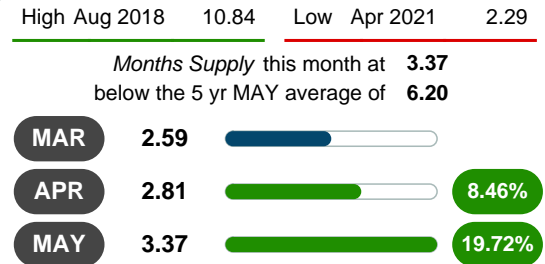


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 6.20



### 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	21	5.51%	1.85	1.35	2.44	3.00	0.00
\$50,001 - \$100,000	49	12.86%	2.43	2.40	2.56	1.89	0.00
\$100,001 - \$150,000	58	15.22%	2.82	2.69	2.81	2.88	6.00
\$150,001 - \$275,000	104	27.30%	3.12	4.36	2.83	3.90	0.92
\$275,001 - \$425,000	62	16.27%	3.82	3.75	3.89	3.56	4.36
\$425,001 - \$825,000	49	12.86%	4.74	9.60	2.96	8.00	4.62
\$825,001 and up	38	9.97%	32.57	0.00	168.00	27.43	14.00
Market Supply of Inventory (MSI)			3.37	2.69	3.11	4.85	4.41
Total Active Inventory by Units		100%	381	58	214	91	18

# May 2022



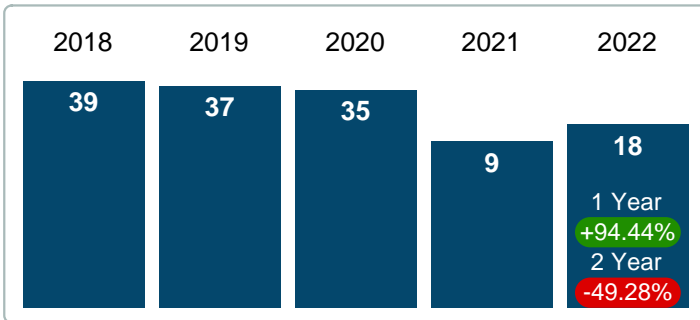
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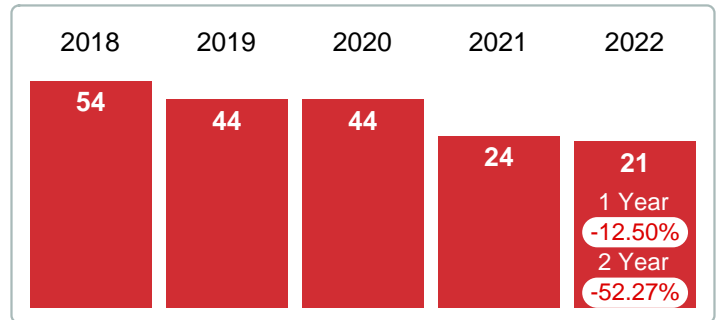
## MEDIAN DAYS ON MARKET TO SALE

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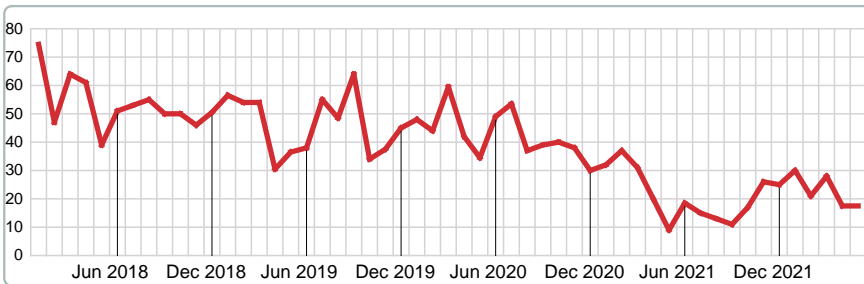
### MAY



### YEAR TO DATE (YTD)

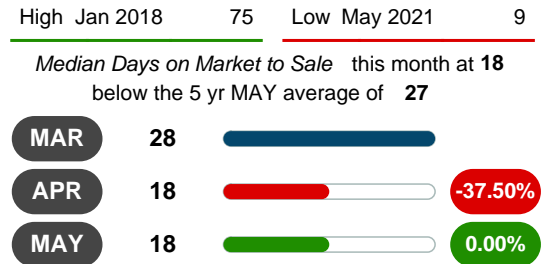


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 27



### 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	7.76%	81	45	114	0	0
\$50,001 - \$75,000	7.76%	13	46	11	0	0
\$75,001 - \$125,000	16.38%	21	21	21	0	0
\$125,001 - \$250,000	31.90%	17	20	14	27	49
\$250,001 - \$325,000	14.66%	8	15	5	20	23
\$325,001 - \$500,000	11.21%	15	0	15	0	0
\$500,001 and up	10.34%	50	0	54	21	78
Median Closed DOM		18	21	14	21	40
Total Closed Units	100%	17.5	25	74	13	4
Total Closed Volume		28,386,001	2.83M	19.43M	4.54M	1.59M

# May 2022



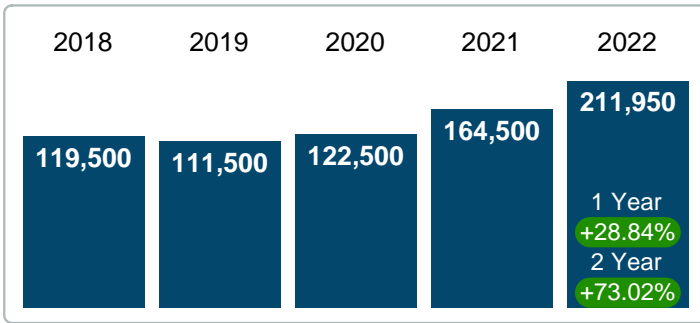
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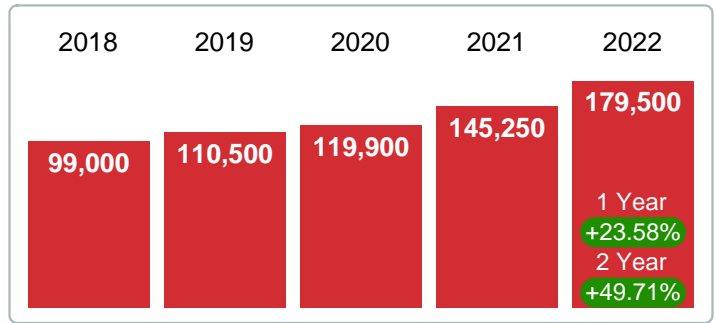
## MEDIAN LIST PRICE AT CLOSING

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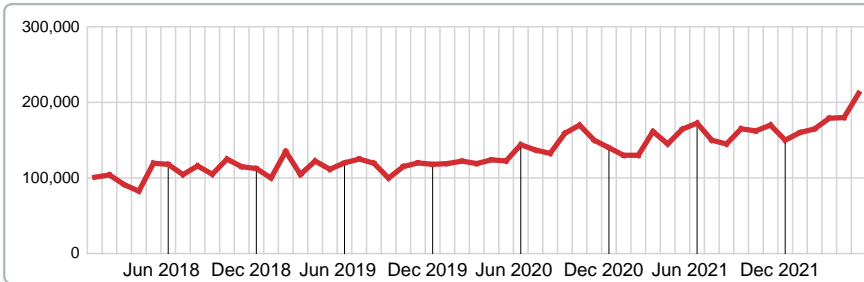
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

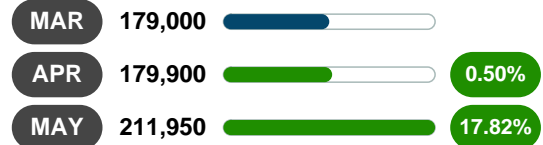


### 3 MONTHS

5 year MAY AVG = 145,990

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

Median List Price at Closing this month at **211,950** above the 5 yr MAY average of **145,990**



### 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	6.90%	38,500	43,500	31,500	0	0
\$50,001 - \$75,000	5.17%	69,000	68,000	70,000	0	0
\$75,001 - \$125,000	18.10%	99,900	105,000	95,000	0	0
\$125,001 - \$250,000	33.62%	199,000	189,400	172,450	228,250	239,900
\$250,001 - \$325,000	13.79%	289,700	267,450	289,500	299,450	269,000
\$325,001 - \$500,000	12.07%	410,000	0	425,000	0	348,000
\$500,001 and up	10.34%	744,950	0	682,500	724,900	899,000
Median List Price		211,950	105,000	222,450	290,000	308,500
Total Closed Units	100%	211,950	25	74	13	4
Total Closed Volume		29,434,499	3.07M	19.83M	4.77M	1.76M



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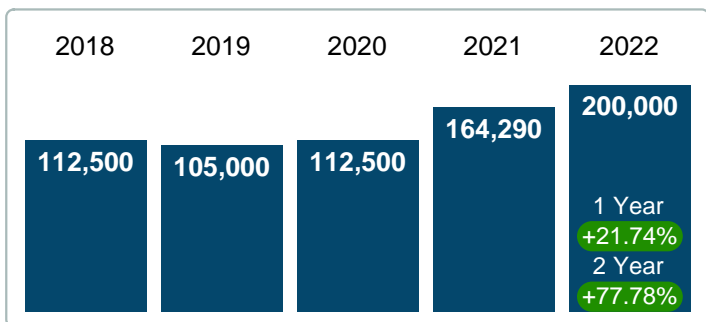
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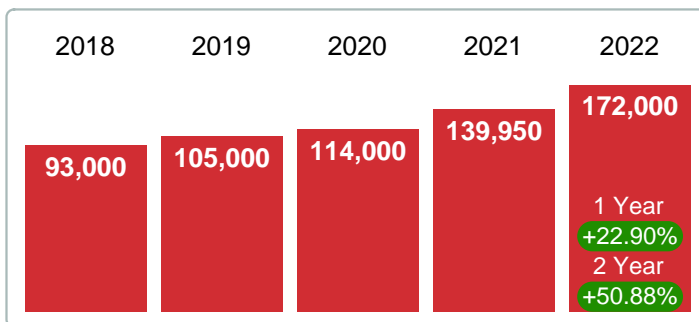
## MEDIAN SOLD PRICE AT CLOSING

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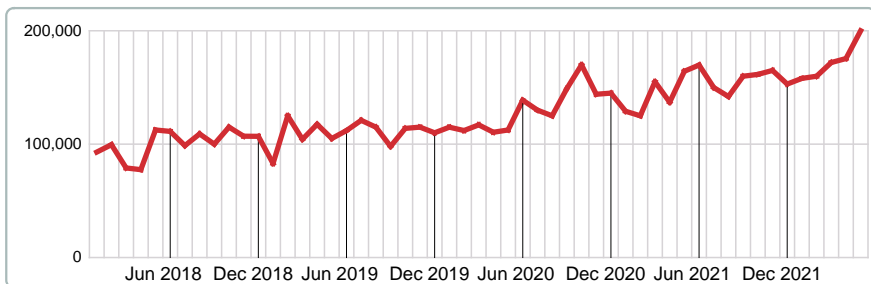
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 138,858

High May 2022 200,000    Low Apr 2018 77,500

Median Sold Price at Closing this month at **200,000** above the 5 yr MAY average of **138,858**

- MAR 172,000
- APR 175,500 2.03%
- MAY 200,000 13.96%

### 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	7.76%	35,000	38,000	31,500	0	0
\$50,001 - \$75,000	9	7.76%	70,000	67,500	73,500	0	0
\$75,001 - \$125,000	19	16.38%	99,000	100,500	95,000	0	0
\$125,001 - \$250,000	37	31.90%	195,000	185,400	175,000	221,250	233,000
\$250,001 - \$325,000	17	14.66%	280,000	270,000	276,000	300,250	290,000
\$325,001 - \$500,000	13	11.21%	425,000	0	425,000	0	0
\$500,001 and up	12	10.34%	687,500	0	657,500	660,000	775,000
Median Sold Price			200,000	95,000	219,250	275,000	290,000
Total Closed Units		100%	200,000	25	74	13	4
Total Closed Volume			28,386,001	2.83M	19.43M	4.54M	1.59M

# May 2022



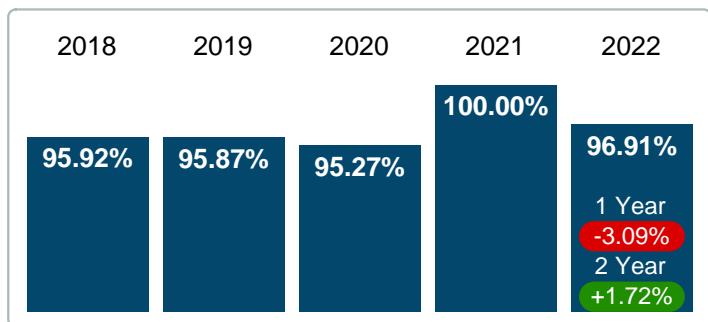
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



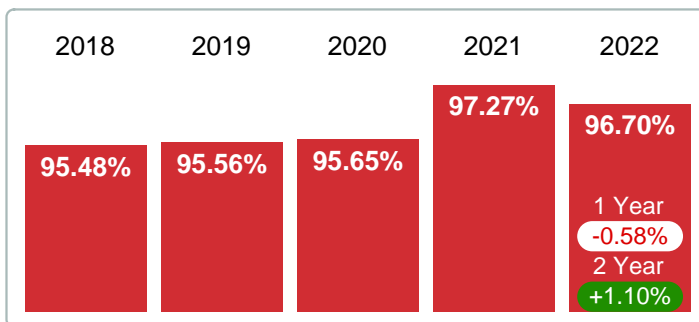
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

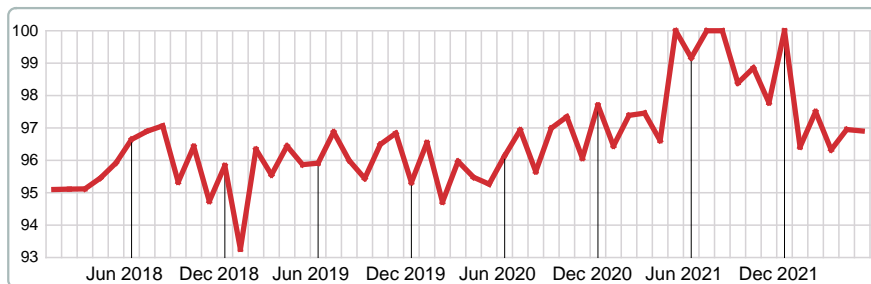
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

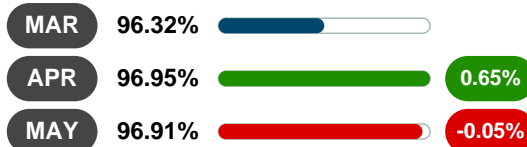


### 3 MONTHS

5 year MAY AVG = 96.79%

High Dec 2021 100.00% Low Jan 2019 93.26%

Median Sold/List Ratio this month at **96.91%**  
 equal to 5 yr MAY average of **96.79%**



## 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	7.76%	93.33%	76.19%	94.67%	0.00%	0.00%
\$50,001 - \$75,000	9	7.76%	93.75%	86.97%	98.13%	0.00%	0.00%
\$75,001 - \$125,000	19	16.38%	96.00%	96.16%	92.13%	0.00%	0.00%
\$125,001 - \$250,000	37	31.90%	100.00%	94.12%	100.00%	95.97%	97.12%
\$250,001 - \$325,000	17	14.66%	97.14%	96.46%	97.38%	100.48%	94.09%
\$325,001 - \$500,000	13	11.21%	100.00%	0.00%	100.00%	0.00%	0.00%
\$500,001 and up	12	10.34%	93.52%	0.00%	93.72%	93.57%	86.21%
Median Sold/List Ratio		96.91%		94.94%	99.24%	95.95%	94.09%
Total Closed Units		116	100%	25	74	13	4
Total Closed Volume		28,386,001		2.83M	19.43M	4.54M	1.59M

# May 2022



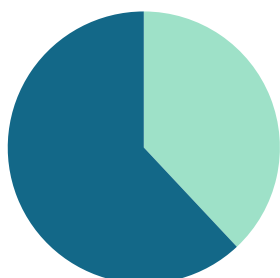
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

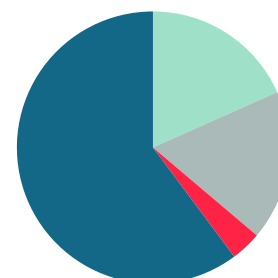


**Inventory**  
 New Listings  
**195 = 38.01%**  
 Start Inventory  
**318**  
 Total Inventory Units  
**513**  
 Volume  
**\$204,733,255**

### Market Activity

Closed Sales  
**116 = 18.33%**  
 Pending Sales  
**113 = 17.85%**  
 Other Off Market  
**23 = 3.63%**  
 Active Inventory  
**381 = 60.19%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	115	116	0.87%	520	501	-3.65%
Pending Sales	113	113	0.00%	597	535	-10.39%
New Listings	146	195	33.56%	691	768	11.14%
Median List Price	164,500	211,950	28.84%	145,250	179,500	23.58%
Median Sale Price	164,290	200,000	21.74%	139,950	172,000	22.90%
Median Percent of Selling Price to List Price	100.00%	96.91%	-3.09%	97.27%	96.70%	-0.58%
Median Days on Market to Sale	9.00	17.50	94.44%	24.00	21.00	-12.50%
Monthly Inventory	273	381	39.56%	273	381	39.56%
Months Supply of Inventory	2.36	3.37	42.75%	2.36	3.37	42.75%

**Absorption:** Last 12 months, an Average of 113 Sales/Month

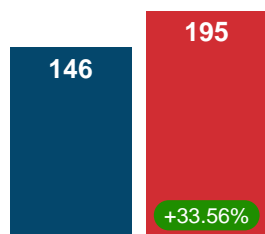
**Inventory on May 31, 2022 = 381**

2021 2022

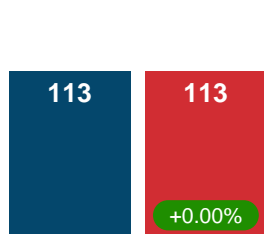
### MAY MARKET

### MEDIAN PRICES

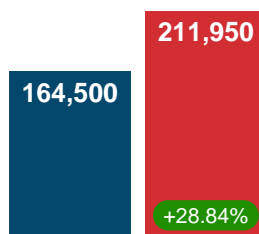
#### New Listings



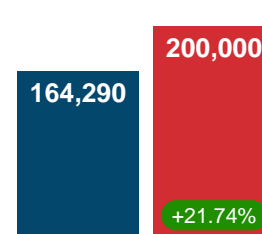
#### Pending Listings



#### List Price



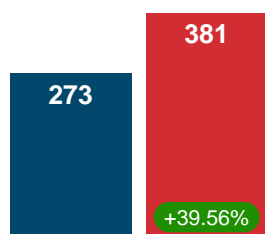
#### Sale Price



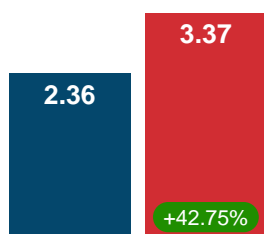
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

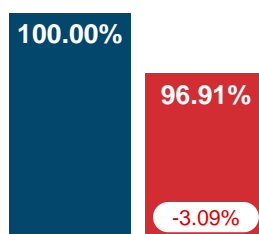
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

