

January 2024



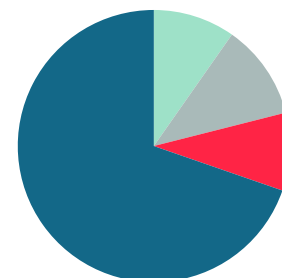
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	55	61	10.91%
Pending Listings	82	71	-13.41%
New Listings	129	129	0.00%
Median List Price	150,000	175,000	16.67%
Median Sale Price	153,000	175,000	14.38%
Median Percent of Selling Price to List Price	94.48%	96.67%	2.32%
Median Days on Market to Sale	37.00	53.00	43.24%
End of Month Inventory	433	437	0.92%
Months Supply of Inventory	4.25	4.97	16.88%



■ Closed (9.73%)
■ Pending (11.32%)
■ Other OffMarket (9.25%)
■ Active (69.70%)

Absorption: Last 12 months, an Average of **88** Sales/Month
Active Inventory as of January 31, 2024 = **437**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **0.92%** to 437 existing homes available for sale. Over the last 12 months this area has had an average of 88 closed sales per month. This represents an unsold inventory index of **4.97** 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 **14.38%** in January 2024 to \$175,000 versus the previous year at \$153,000.

Median Days on Market Lengthens

The median number of **53.00** days that homes spent on the market before selling increased by 16.00 days or **43.24%** in January 2024 compared to last year's same month at **37.00** DOM.

Sales Success for January 2024 is Positive

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

There were 129 New Listings in January 2024, down **0.00%** from last year at 129. Furthermore, there were 61 Closed Listings this month versus last year at 55, a **10.91%** increase.

Closed versus Listed trends yielded a **47.3%** ratio, up from previous year's, January 2023, at **42.6%**, a **10.91%** upswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

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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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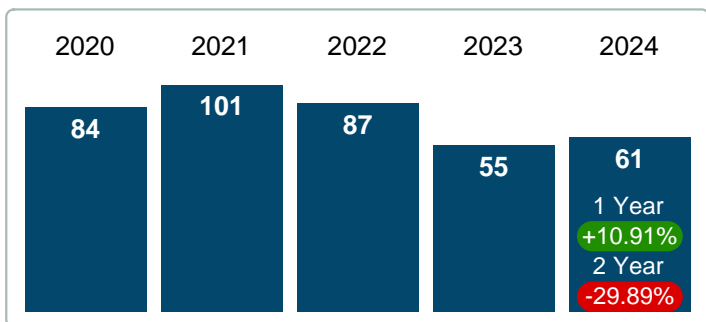
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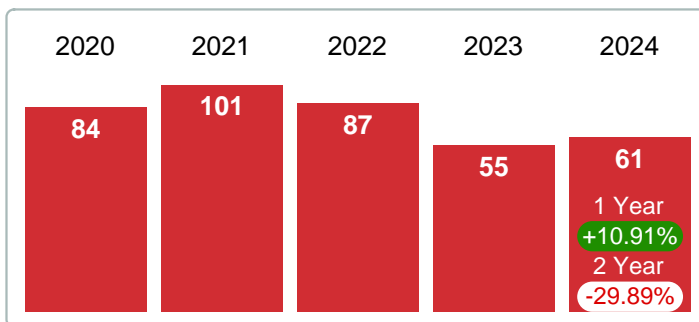
CLOSED LISTINGS

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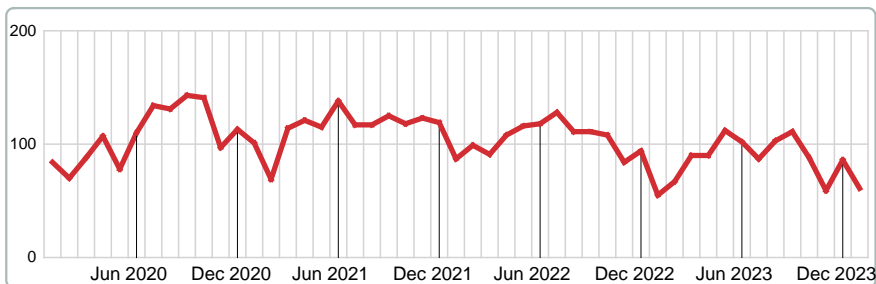
JANUARY



YEAR TO DATE (YTD)

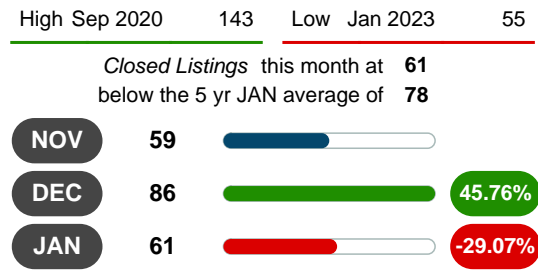


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 78



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	3.28%	80.0	2	0	0	0
\$25,001 - \$75,000	10	16.39%	65.0	7	3	0	0
\$75,001 - \$125,000	7	11.48%	59.0	0	7	0	0
\$125,001 - \$200,000	17	27.87%	35.0	3	12	2	0
\$200,001 - \$400,000	13	21.31%	87.0	1	10	1	1
\$400,001 - \$625,000	5	8.20%	21.0	0	2	3	0
\$625,001 and up	7	11.48%	54.0	0	2	4	1
Total Closed Units	61			13	36	10	2
Total Closed Volume	16,788,408	100%	53.0	1.26M	7.84M	6.71M	980.00K
Median Closed Price	\$175,000			\$52,000	\$175,000	\$517,500	\$490,000

January 2024



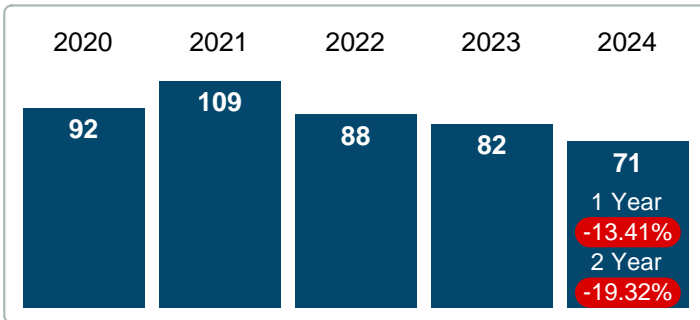
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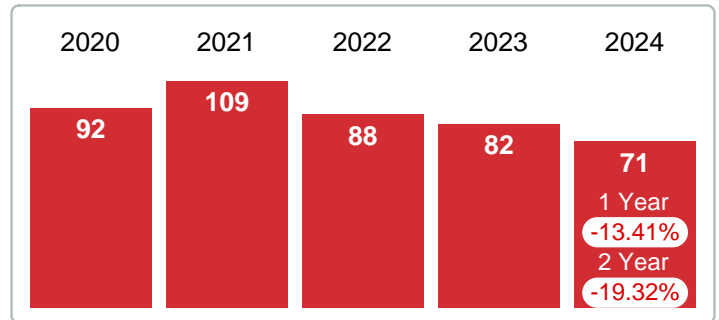
PENDING LISTINGS

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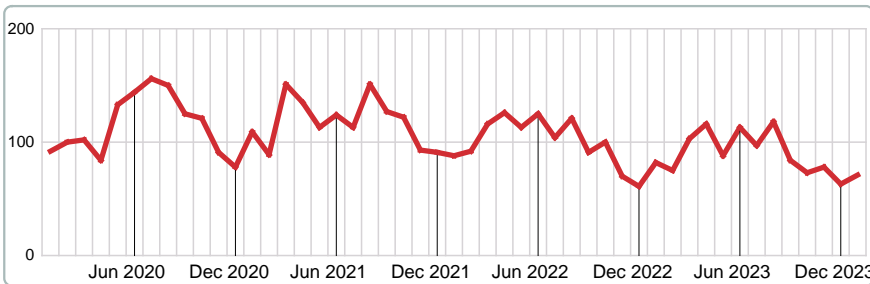
JANUARY



YEAR TO DATE (YTD)

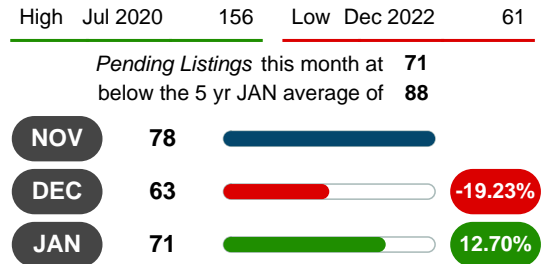


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



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	6	8.45%	64.0	2	3	1	0
\$50,001 - \$75,000	7	9.86%	74.0	0	5	2	0
\$75,001 - \$125,000	11	15.49%	13.0	2	9	0	0
\$125,001 - \$200,000	17	23.94%	98.0	4	12	1	0
\$200,001 - \$275,000	12	16.90%	81.0	1	8	2	1
\$275,001 - \$375,000	10	14.08%	37.0	3	6	1	0
\$375,001 and up	8	11.27%	162.0	1	4	3	0
Total Pending Units	71			13	47	10	1
Total Pending Volume	15,327,400	100%	74.0	2.75M	9.63M	2.67M	275.00K
Median Listing Price	\$175,000			\$175,000	\$159,900	\$210,000	\$275,000

January 2024



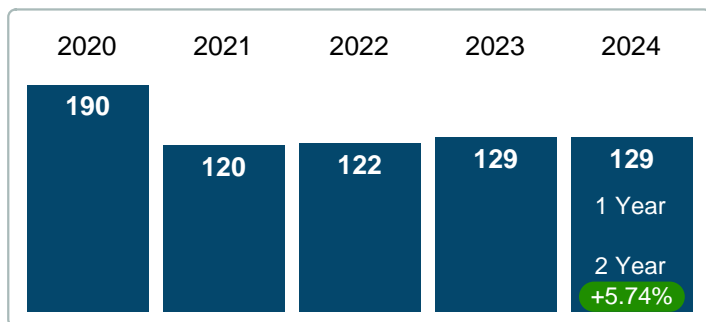
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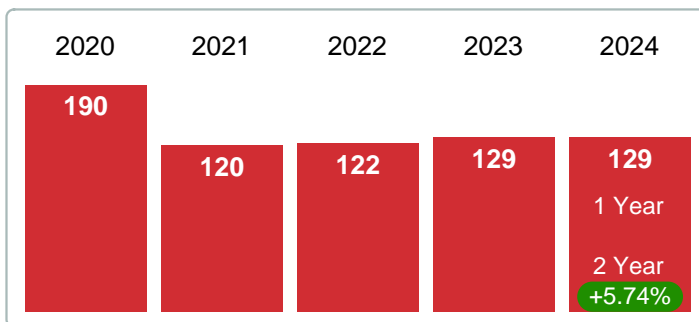
NEW LISTINGS

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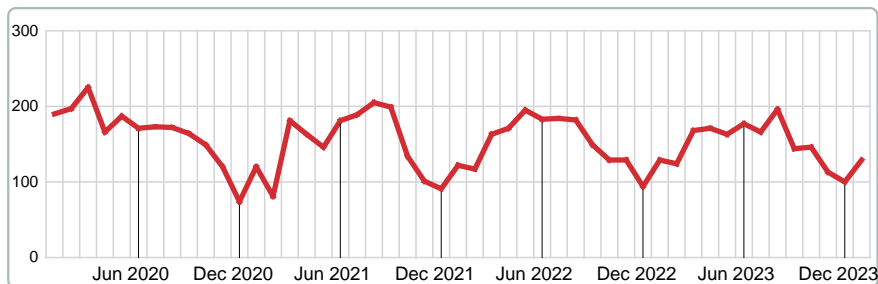
JANUARY



YEAR TO DATE (YTD)

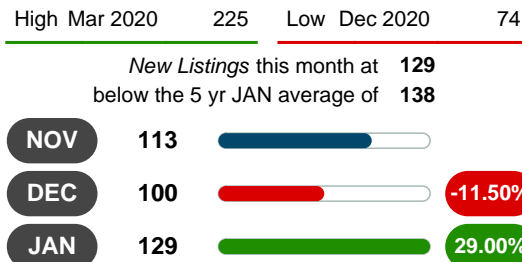


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 138



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	6	4.65%	2	3	1	0
\$50,001 - \$100,000	16	12.40%	8	6	0	2
\$100,001 - \$150,000	26	20.16%	5	17	3	1
\$150,001 - \$225,000	24	18.60%	4	17	3	0
\$225,001 - \$325,000	26	20.16%	2	18	4	2
\$325,001 - \$575,000	17	13.18%	4	8	5	0
\$575,001 and up	14	10.85%	1	6	6	1
Total New Listed Units	129		26	75	22	6
Total New Listed Volume	35,350,799	100%	4.71M	18.57M	9.99M	2.08M
Median New Listed Listing Price	\$199,900		\$144,900	\$199,900	\$320,000	\$205,000

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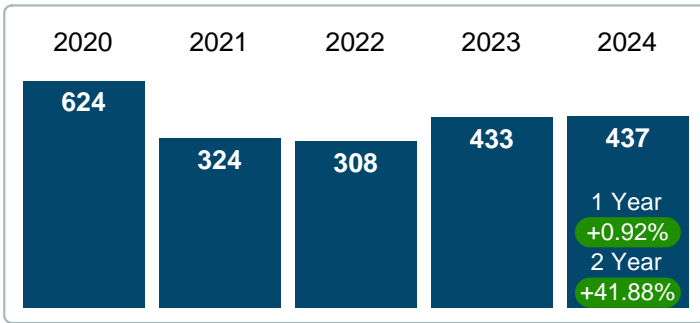
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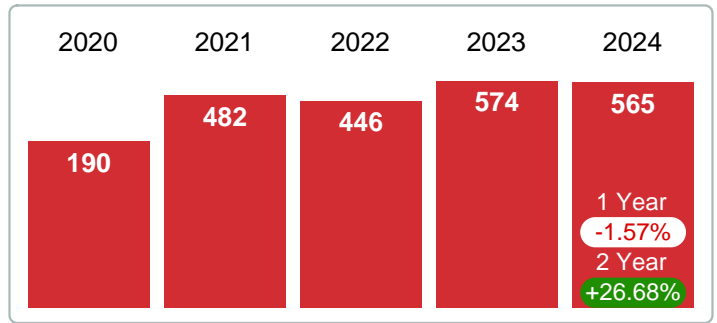
ACTIVE INVENTORY

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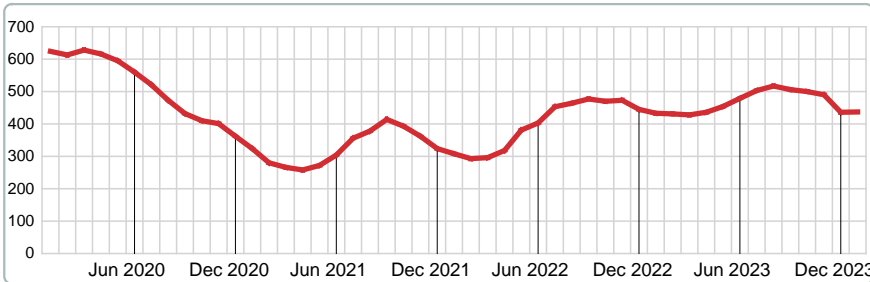
END OF JANUARY



ACTIVE DURING JANUARY

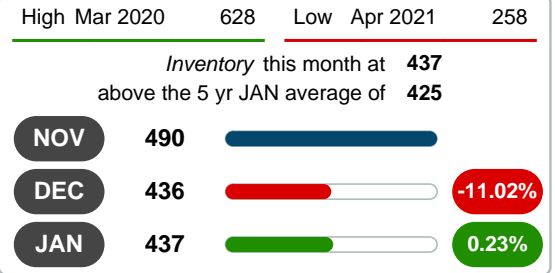


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 425



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	26	5.95%	49.0	17	7	1	1
\$75,001 - \$125,000	47	10.76%	73.0	9	34	3	1
\$125,001 - \$175,000	72	16.48%	81.5	17	41	11	3
\$175,001 - \$275,000	119	27.23%	84.0	20	77	17	5
\$275,001 - \$450,000	73	16.70%	84.0	11	38	20	4
\$450,001 - \$700,000	55	12.59%	99.0	4	26	21	4
\$700,001 and up	45	10.30%	78.0	1	8	23	13
Total Active Inventory by Units	437			79	231	96	31
Total Active Inventory by Volume	159,228,496	100%	79.0	15.84M	67.88M	54.81M	20.70M
Median Active Inventory Listing Price	\$239,000			\$170,000	\$219,000	\$407,000	\$549,900

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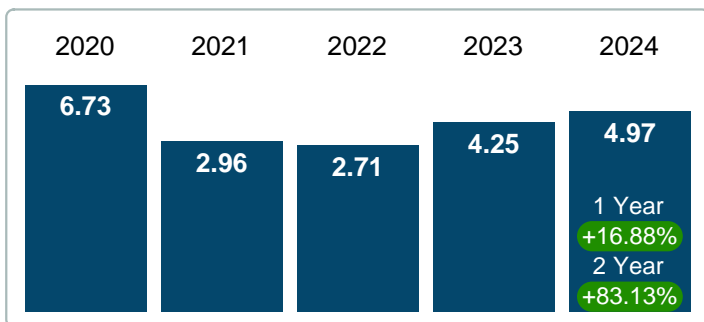
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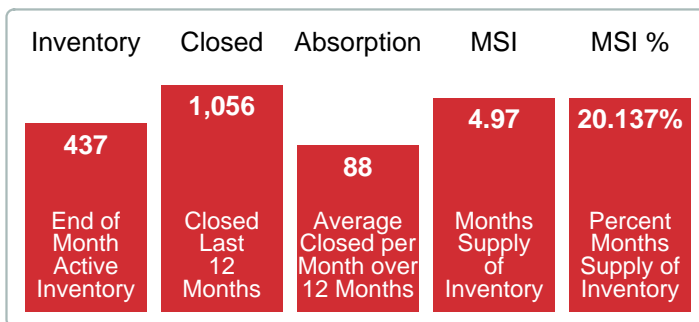
MONTHS SUPPLY of INVENTORY (MSI)

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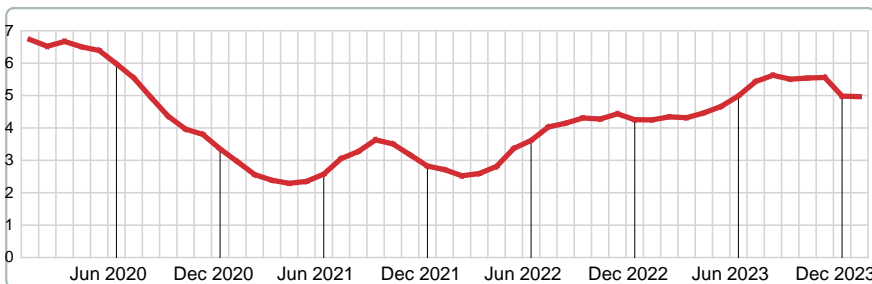
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024



5 YEAR MARKET ACTIVITY TRENDS

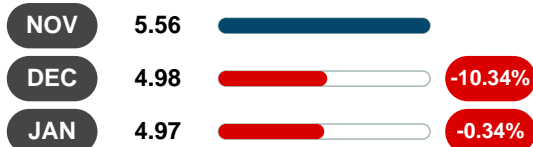


3 MONTHS

5 year JAN AVG = 4.32

High Jan 2020 6.73 Low Apr 2021 2.29

Months Supply this month at 4.97 above the 5 yr JAN average of 4.32



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	26	5.95%	2.20	2.87	1.25	4.00	12.00
\$75,001 - \$125,000	47	10.76%	3.71	2.25	4.53	3.27	4.00
\$125,001 - \$175,000	72	16.48%	3.43	4.34	2.80	4.71	36.00
\$175,001 - \$275,000	119	27.23%	5.56	7.50	5.37	4.34	10.00
\$275,001 - \$450,000	73	16.70%	5.80	6.60	5.56	5.71	6.86
\$450,001 - \$700,000	55	12.59%	10.00	9.60	8.67	14.00	6.86
\$700,001 and up	45	10.30%	15.00	12.00	8.00	16.24	26.00
Market Supply of Inventory (MSI)			4.97	4.23	4.37	6.94	12.00
Total Active Inventory by Units		100%	437	79	231	96	31

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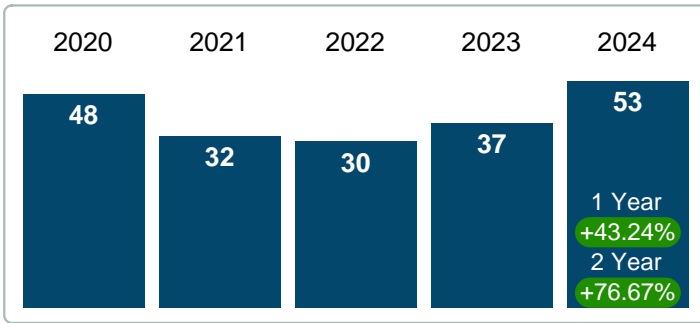
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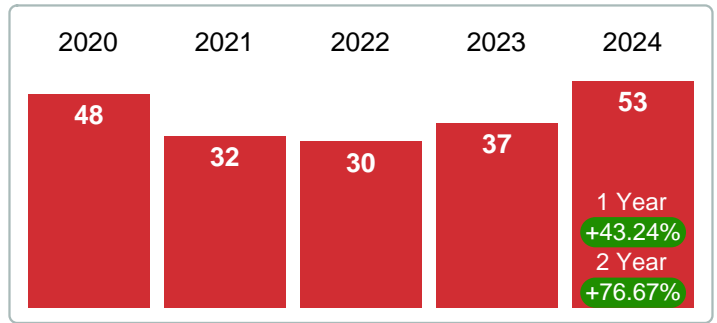
MEDIAN DAYS ON MARKET TO SALE

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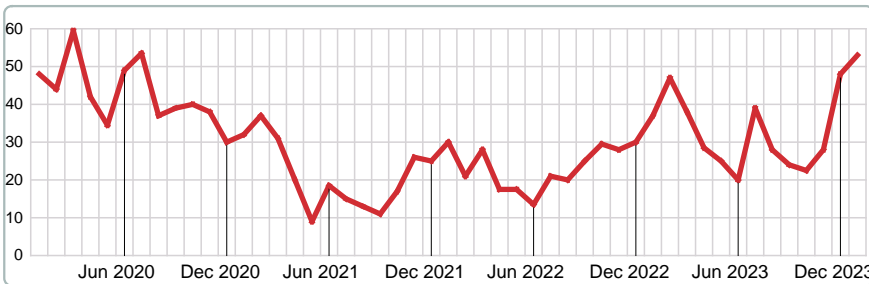
JANUARY



YEAR TO DATE (YTD)

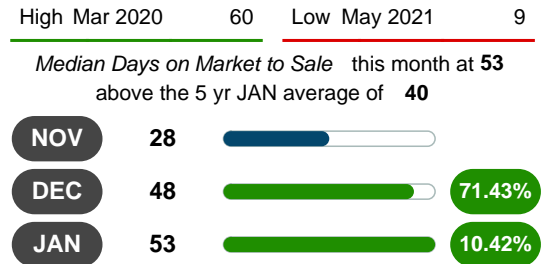


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 40



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
\$25,000 and less	2	3.28%	80	80	0	0	0
\$25,001 - \$75,000	10	16.39%	65	111	4	0	0
\$75,001 - \$125,000	7	11.48%	59	0	59	0	0
\$125,001 - \$200,000	17	27.87%	35	102	30	146	0
\$200,001 - \$400,000	13	21.31%	87	87	60	103	56
\$400,001 - \$625,000	5	8.20%	21	0	8	98	0
\$625,001 and up	7	11.48%	54	0	76	68	25
Median Closed DOM			53	102	29	90	41
Total Closed Units		100%	53.0	13	36	10	2
Total Closed Volume			16,788,408	1.26M	7.84M	6.71M	980.00K

January 2024



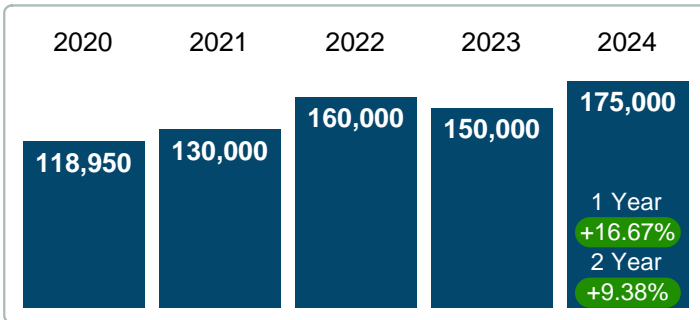
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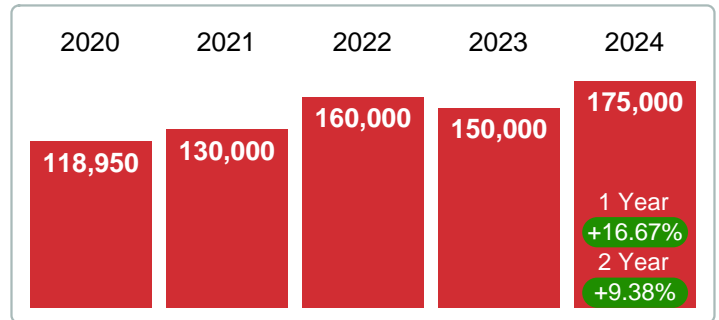
MEDIAN LIST PRICE AT CLOSING

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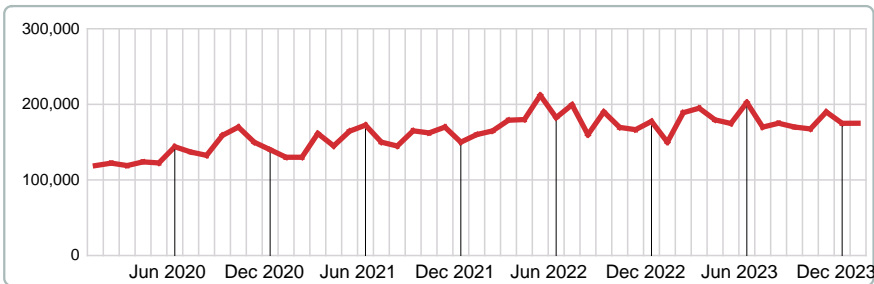
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

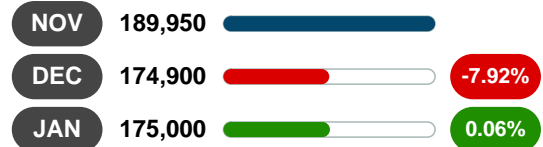


3 MONTHS

5 year JAN AVG = 146,790

High May 2022 211,950 Low Jan 2020 118,950

Median List Price at Closing this month at **175,000**
above the 5 yr JAN average of **146,790**



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
\$25,000 and less	3.28%	22,400	22,400	0	0	0
\$25,001 - \$75,000	14.75%	44,900	44,900	44,900	0	0
\$75,001 - \$125,000	9.84%	104,000	84,500	110,000	0	0
\$125,001 - \$200,000	29.51%	159,900	153,500	159,900	169,500	0
\$200,001 - \$400,000	18.03%	244,900	235,000	244,900	255,000	0
\$400,001 - \$625,000	13.11%	450,000	456,500	449,900	450,000	425,000
\$625,001 and up	11.48%	959,000	0	732,500	1,240,000	699,900
Median List Price		175,000	60,000	185,000	524,950	562,450
Total Closed Units	100%	175,000	13	36	10	2
Total Closed Volume		17,925,000	1.42M	8.20M	7.18M	1.12M

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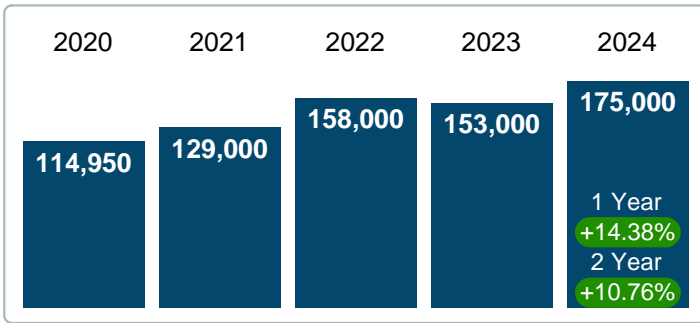
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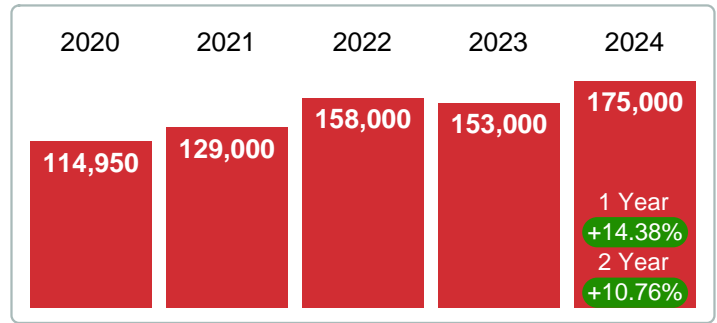
MEDIAN SOLD PRICE AT CLOSING

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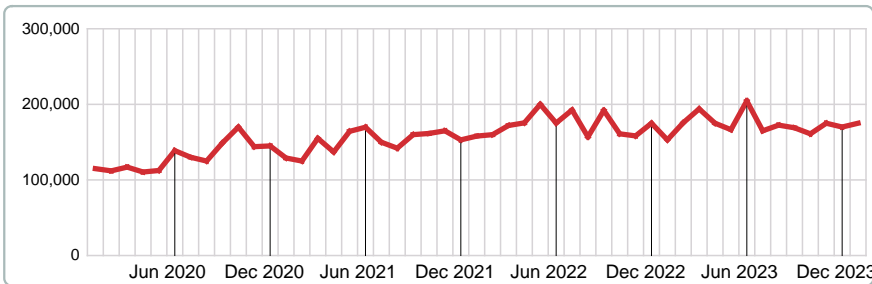
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

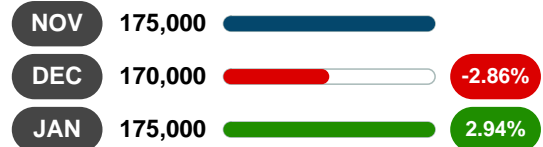


3 MONTHS

5 year JAN AVG = 145,990

High Jun 2023 204,500 Low Apr 2020 110,500

Median Sold Price at Closing this month at **175,000** above the 5 yr JAN average of **145,990**



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
\$25,000 and less	3.28%	20,700	20,700	0	0	0
\$25,001 - \$75,000	16.39%	47,400	49,900	44,900	0	0
\$75,001 - \$125,000	11.48%	99,000	0	99,000	0	0
\$125,001 - \$200,000	27.87%	165,000	158,000	160,000	169,000	0
\$200,001 - \$400,000	21.31%	244,000	400,000	241,000	250,000	350,000
\$400,001 - \$625,000	8.20%	445,000	0	475,000	445,000	0
\$625,001 and up	11.48%	845,000	0	707,500	1,190,000	630,000
Median Sold Price		175,000	52,000	175,000	517,500	490,000
Total Closed Units	100%	61	13	36	10	2
Total Closed Volume		16,788,408	1.26M	7.84M	6.71M	980.00K

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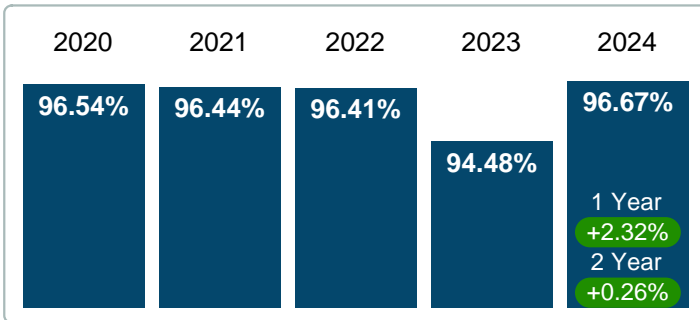
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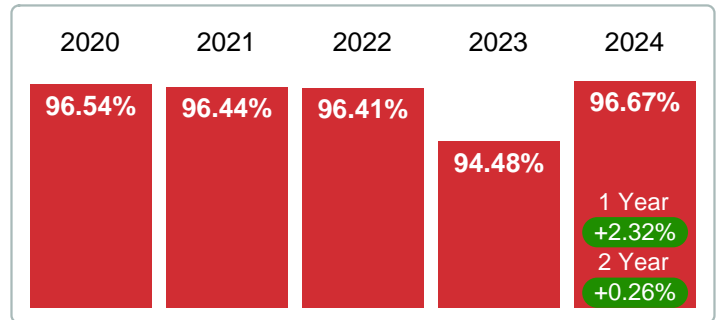
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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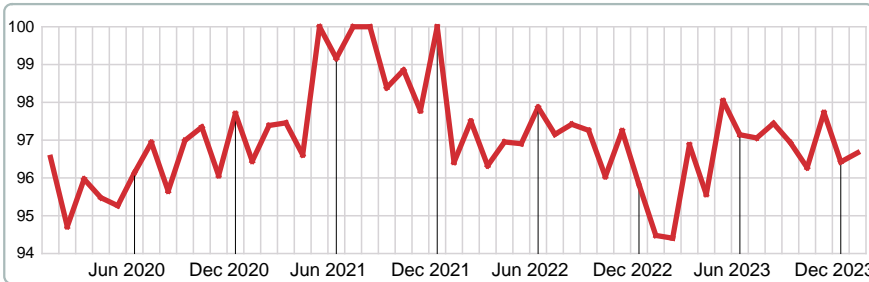
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

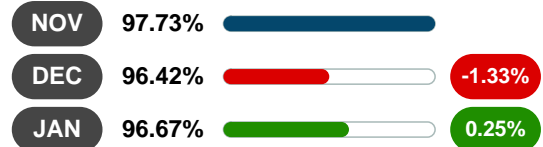


3 MONTHS

5 year JAN AVG = 96.11%

High Dec 2021 100.00% Low Feb 2023 94.41%

Median Sold/List Ratio this month at **96.67%**
above the 5 yr JAN average of **96.11%**



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
\$25,000 and less	2	3.28%	91.46%	91.46%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	10	16.39%	90.11%	87.72%	100.00%	0.00%	0.00%
\$75,001 - \$125,000	7	11.48%	91.84%	0.00%	91.84%	0.00%	0.00%
\$125,001 - \$200,000	17	27.87%	96.94%	91.95%	97.24%	99.84%	0.00%
\$200,001 - \$400,000	13	21.31%	97.22%	87.62%	97.59%	98.04%	82.35%
\$400,001 - \$625,000	5	8.20%	98.35%	0.00%	95.01%	98.35%	0.00%
\$625,001 and up	7	11.48%	92.59%	0.00%	96.59%	90.35%	90.01%
Median Sold/List Ratio		96.67%		87.72%	96.89%	97.35%	86.18%
Total Closed Units		61	100%	13	36	10	2
Total Closed Volume		16,788,408		1.26M	7.84M	6.71M	980.00K

January 2024



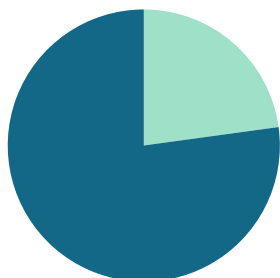
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

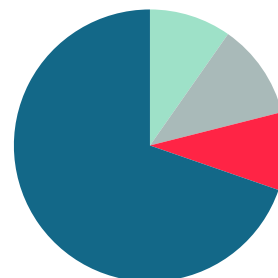


Inventory
 New Listings
129 = 22.83%
 Start Inventory
436
 Total Inventory Units
565
 Volume
\$193,283,295

Market Activity

Closed Sales
61 = 9.73%
 Pending Sales
71 = 11.32%
 Other Off Market
58 = 9.25%
 Active Inventory
437 = 69.70%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	55	61	10.91%	55	61	10.91%
Pending Sales	82	71	-13.41%	82	71	-13.41%
New Listings	129	129	0.00%	129	129	0.00%
Median List Price	150,000	175,000	16.67%	150,000	175,000	16.67%
Median Sale Price	153,000	175,000	14.38%	153,000	175,000	14.38%
Median Percent of Selling Price to List Price	94.48%	96.67%	2.32%	94.48%	96.67%	2.32%
Median Days on Market to Sale	37.00	53.00	43.24%	37.00	53.00	43.24%
Monthly Inventory	433	437	0.92%	433	437	0.92%
Months Supply of Inventory	4.25	4.97	16.88%	4.25	4.97	16.88%

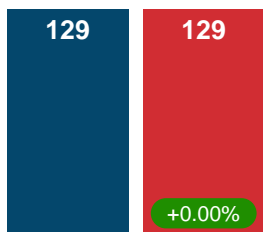
Absorption: Last 12 months, an Average of **88** Sales/Month

Inventory on January 31, 2024 = **437** 2023 2024

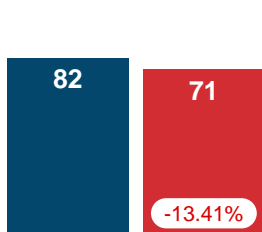
JANUARY MARKET

MEDIAN PRICES

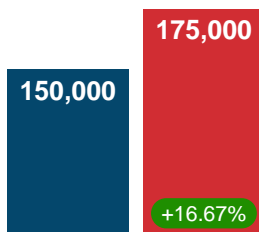
New Listings



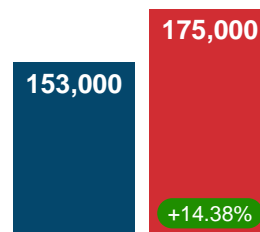
Pending Listings



List Price



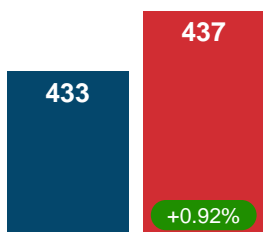
Sale Price



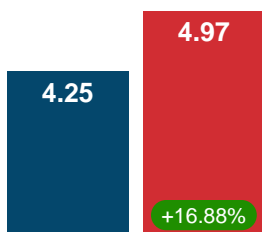
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

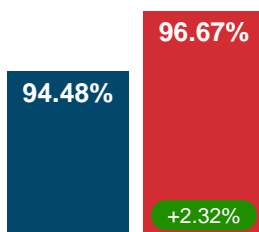
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

