

January 2024



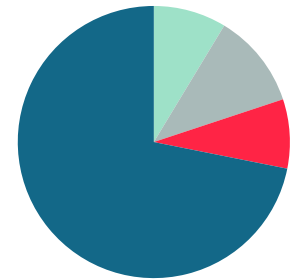
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	January 2024	+/-%
Closed Listings	41	40	-2.44%
Pending Listings	61	52	-14.75%
New Listings	116	100	-13.79%
Median List Price	217,500	242,500	11.49%
Median Sale Price	208,000	243,000	16.83%
Median Percent of Selling Price to List Price	96.43%	96.98%	0.57%
Median Days on Market to Sale	19.00	37.00	94.74%
End of Month Inventory	295	332	12.54%
Months Supply of Inventory	4.01	5.18	29.23%



■ Closed (8.66%)
■ Pending (11.26%)
■ Other OffMarket (8.23%)
■ Active (71.86%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of January 31, 2024 = **332**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **12.54%** to 332 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 **5.18** 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 **16.83%** in January 2024 to \$243,000 versus the previous year at \$208,000.

Median Days on Market Lengthens

The median number of **37.00** days that homes spent on the market before selling increased by 18.00 days or **94.74%** in January 2024 compared to last year's same month at **19.00** 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 100 New Listings in January 2024, down **13.79%** from last year at 116. Furthermore, there were 40 Closed Listings this month versus last year at 41, a **-2.44%** decrease.

Closed versus Listed trends yielded a **40.0%** ratio, up from previous year's, January 2023, at **35.3%**, a **13.17%** 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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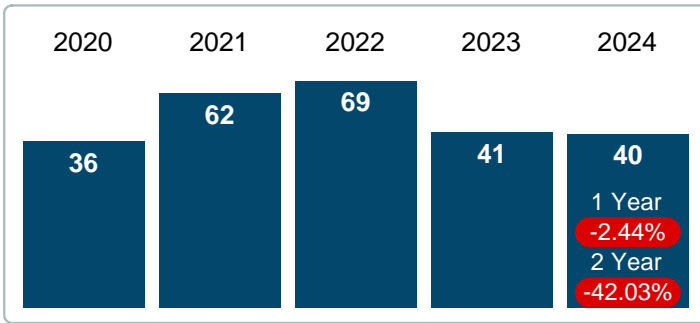
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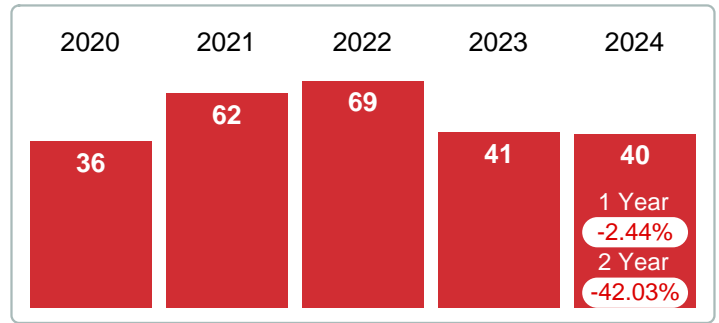
CLOSED LISTINGS

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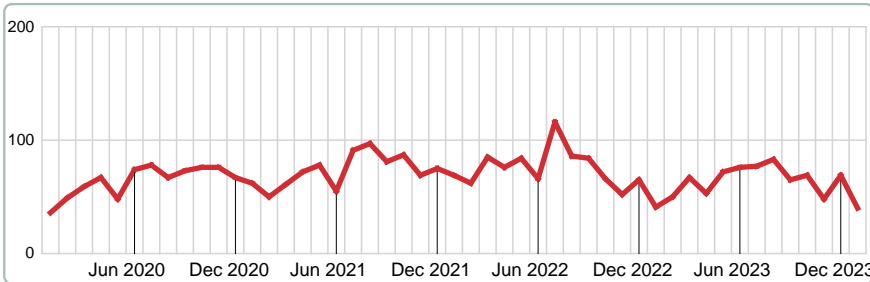
JANUARY



YEAR TO DATE (YTD)

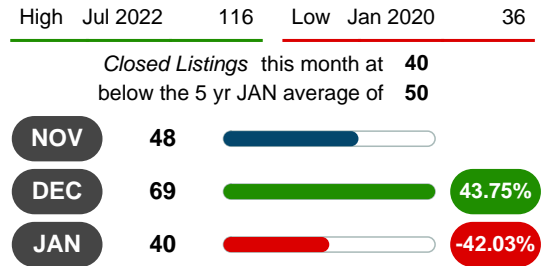


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 50



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	5	12.50%	13.0	1	3	1	0
\$100,001 - \$150,000	4	10.00%	113.5	2	1	1	0
\$150,001 - \$175,000	5	12.50%	90.0	1	3	1	0
\$175,001 - \$275,000	9	22.50%	11.0	0	8	1	0
\$275,001 - \$375,000	8	20.00%	137.5	2	5	1	0
\$375,001 - \$550,000	5	12.50%	36.0	0	2	1	2
\$550,001 and up	4	10.00%	39.0	0	0	3	1
Total Closed Units	40			6	22	9	3
Total Closed Volume	12,004,400	100%	37.0	1.15M	5.18M	4.07M	1.61M
Median Closed Price	\$243,000			\$158,250	\$232,500	\$320,000	\$530,000

January 2024



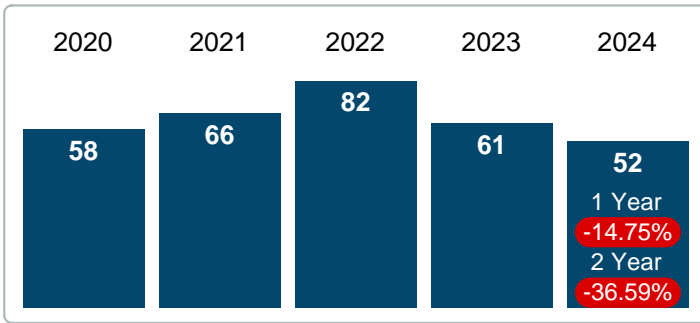
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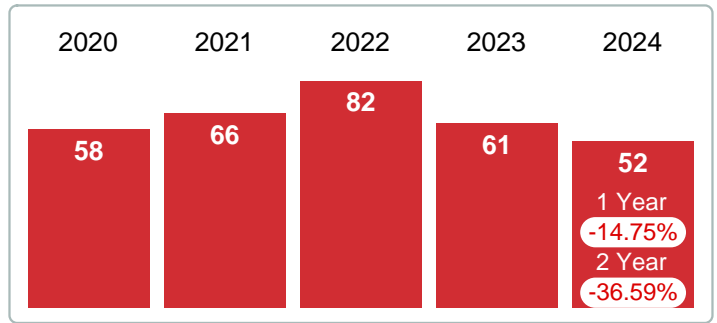
PENDING LISTINGS

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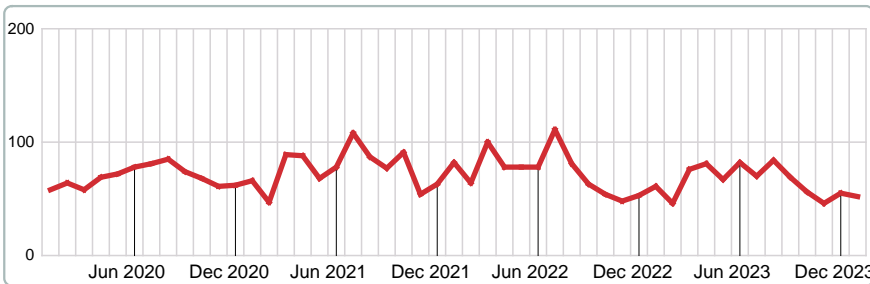
JANUARY



YEAR TO DATE (YTD)

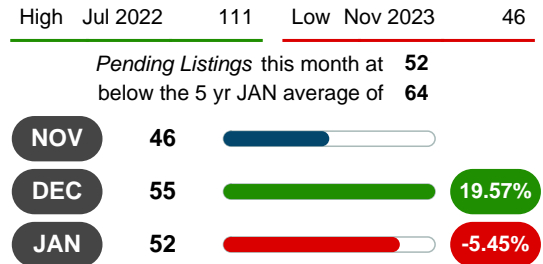


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 64



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	5	9.62%	5.0	1	3	1	0
\$100,001 - \$150,000	6	11.54%	23.5	1	4	1	0
\$150,001 - \$175,000	3	5.77%	21.0	1	2	0	0
\$175,001 - \$250,000	15	28.85%	14.0	2	11	2	0
\$250,001 - \$300,000	10	19.23%	50.0	1	4	5	0
\$300,001 - \$375,000	7	13.46%	35.0	1	4	1	1
\$375,001 and up	6	11.54%	11.5	1	2	1	2
Total Pending Units	52			8	30	11	3
Total Pending Volume	14,683,297	100%	22.5	1.84M	7.24M	4.16M	1.44M
Median Listing Price	\$238,500			\$213,500	\$205,500	\$259,000	\$399,000

January 2024



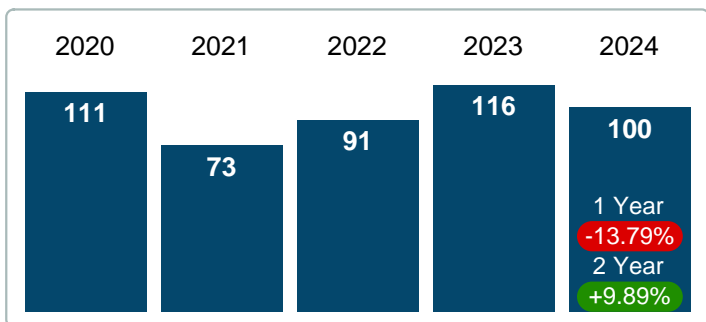
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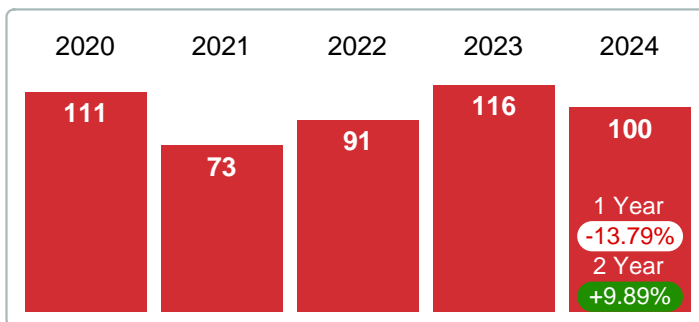
NEW LISTINGS

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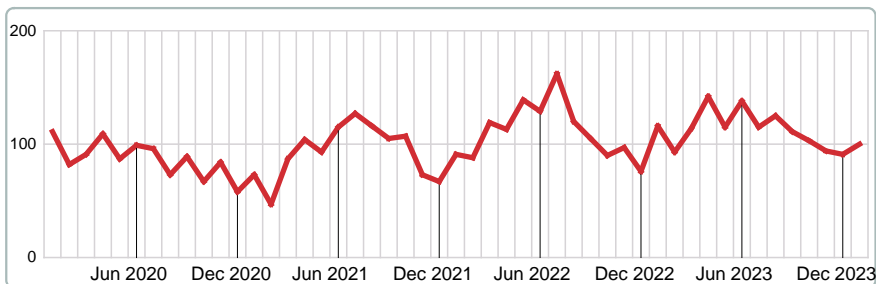
JANUARY



YEAR TO DATE (YTD)

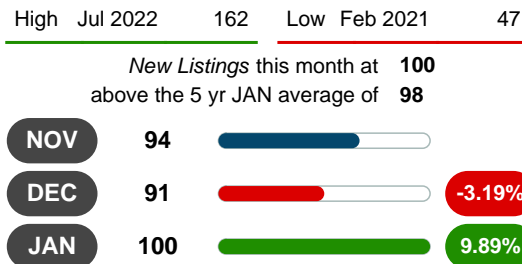


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 98



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	8.00%	2	6	0	0
\$125,001 - \$175,000	16	16.00%	4	12	0	0
\$175,001 - \$225,000	10	10.00%	0	10	0	0
\$225,001 - \$300,000	26	26.00%	4	16	6	0
\$300,001 - \$400,000	17	17.00%	2	9	5	1
\$400,001 - \$675,000	14	14.00%	1	9	3	1
\$675,001 and up	9	9.00%	0	3	5	1
Total New Listed Units	100		13	65	19	3
Total New Listed Volume	38,388,400	100%	3.18M	18.78M	12.50M	3.92M
Median New Listed Listing Price	\$259,950		\$250,000	\$240,000	\$360,000	\$620,000

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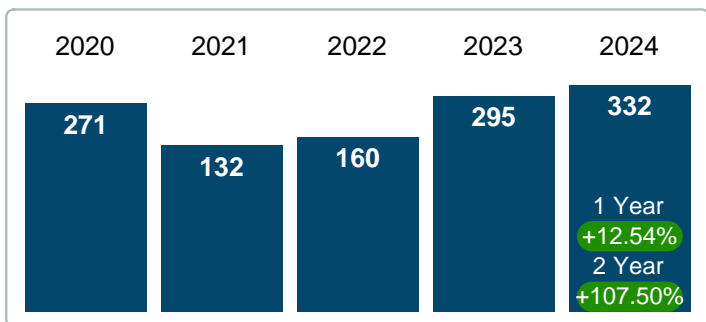
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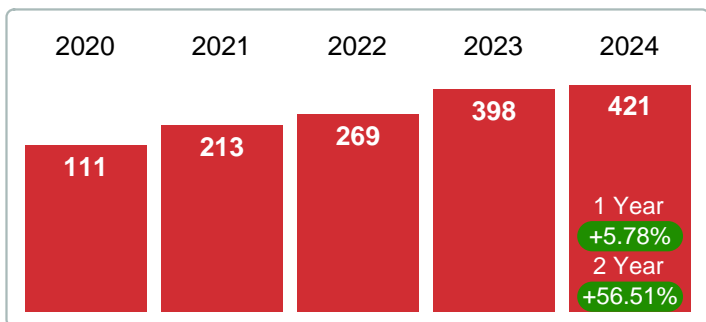
ACTIVE INVENTORY

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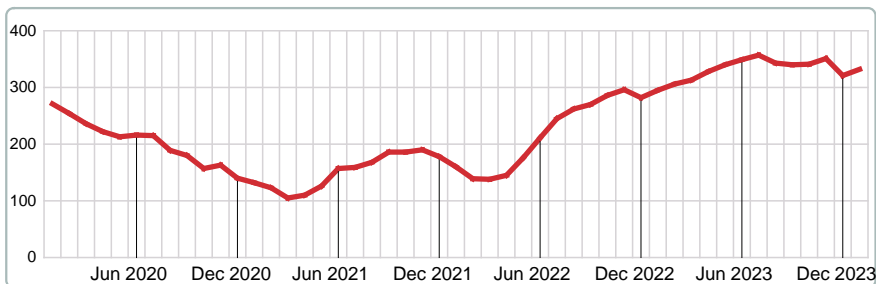
END OF JANUARY



ACTIVE DURING JANUARY

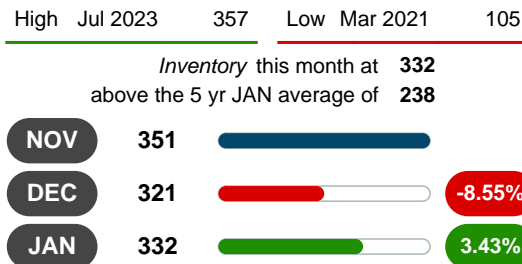


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 238



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	31	9.34%	85.0	14	11	4	2	
\$125,001 - \$175,000	33	9.94%	63.0	11	22	0	0	
\$175,001 - \$250,000	53	15.96%	55.0	5	39	9	0	
\$250,001 - \$350,000	82	24.70%	90.0	10	47	21	4	
\$350,001 - \$475,000	59	17.77%	104.0	7	32	20	0	
\$475,001 - \$675,000	35	10.54%	84.0	4	18	7	6	
\$675,001 and up	39	11.75%	112.0	2	16	13	8	
Total Active Inventory by Units		332		53	185	74	20	
Total Active Inventory by Volume		138,777,424	100%	83.0	14.74M	67.92M	35.22M	20.90M
Median Active Inventory Listing Price		\$306,000			\$210,000	\$295,900	\$359,900	\$602,450

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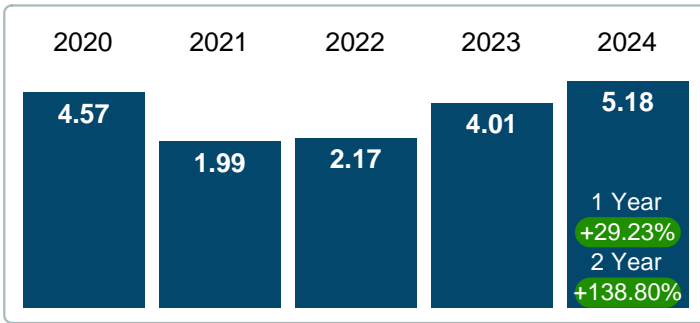
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



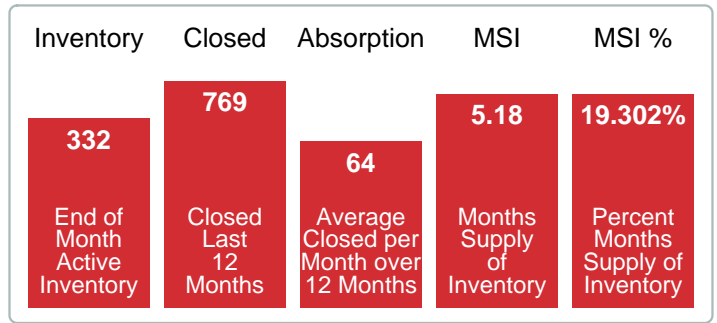
MONTHS SUPPLY of INVENTORY (MSI)

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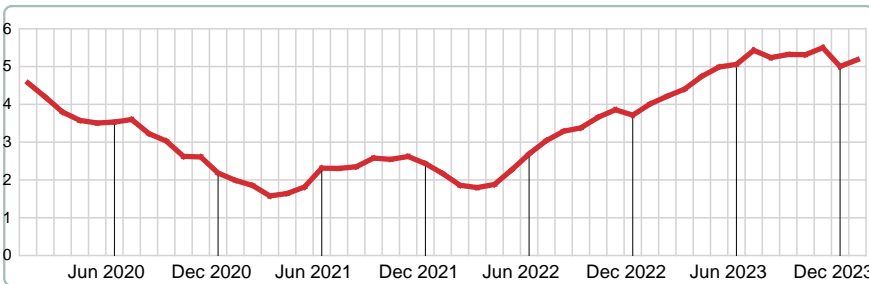
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

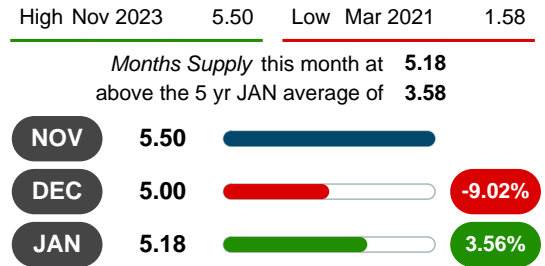


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 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	31	9.34%	2.80	3.00	2.03	4.80	12.00
\$125,001 - \$175,000	33	9.94%	3.25	4.89	3.30	0.00	0.00
\$175,001 - \$250,000	53	15.96%	3.55	5.45	3.34	4.32	0.00
\$250,001 - \$350,000	82	24.70%	5.18	12.00	4.62	4.58	16.00
\$350,001 - \$475,000	59	17.77%	9.57	21.00	9.85	8.57	0.00
\$475,001 - \$675,000	35	10.54%	9.77	24.00	15.43	4.94	7.20
\$675,001 and up	39	11.75%	16.71	4.80	32.00	12.00	24.00
Market Supply of Inventory (MSI)			5.18	5.53	4.76	5.45	9.60
Total Active Inventory by Units		100%	5.18	53	185	74	20

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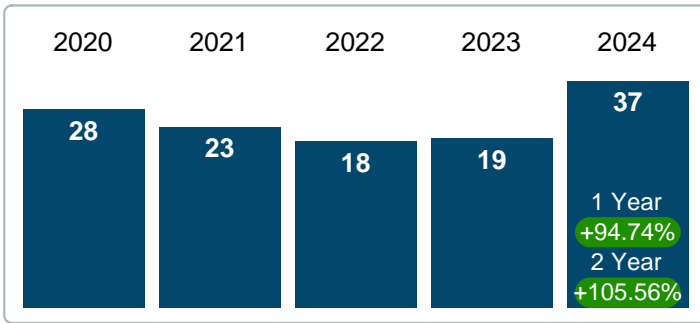
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



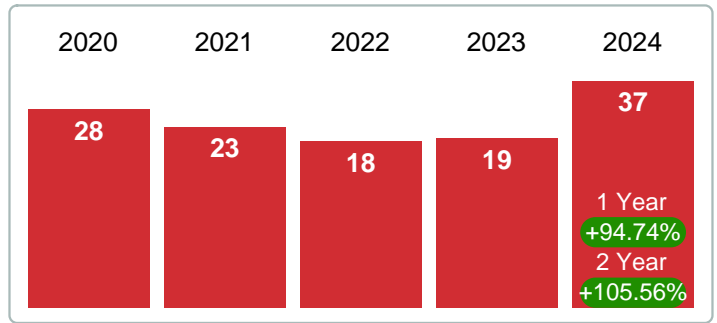
MEDIAN DAYS ON MARKET TO SALE

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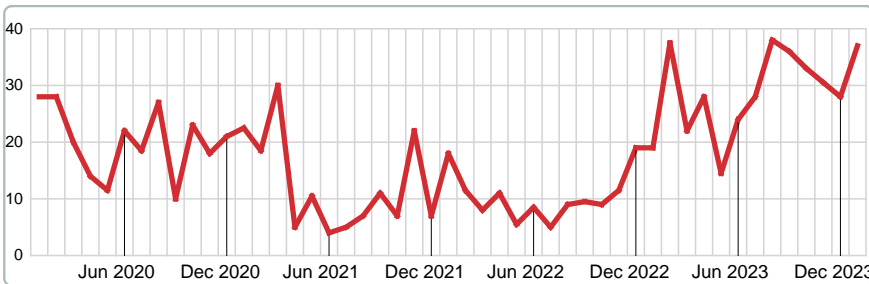
JANUARY



YEAR TO DATE (YTD)

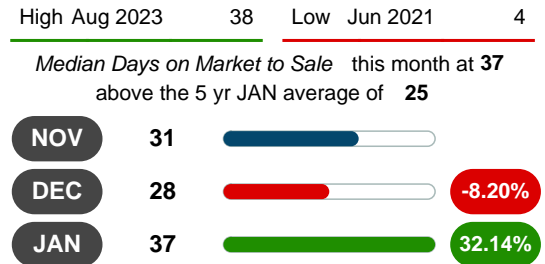


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 25



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	12.50%	13	31	3	20	0
\$100,001 - \$150,000	10.00%	114	53	130	183	0
\$150,001 - \$175,000	12.50%	90	72	99	86	0
\$175,001 - \$275,000	22.50%	11	0	11	20	0
\$275,001 - \$375,000	20.00%	138	7	154	122	0
\$375,001 - \$550,000	12.50%	36	0	52	36	99
\$550,001 and up	10.00%	39	0	0	8	103
Median Closed DOM		37	20	39	36	103
Total Closed Units	100%	40	6	22	9	3
Total Closed Volume		12,004,400	1.15M	5.18M	4.07M	1.61M

January 2024



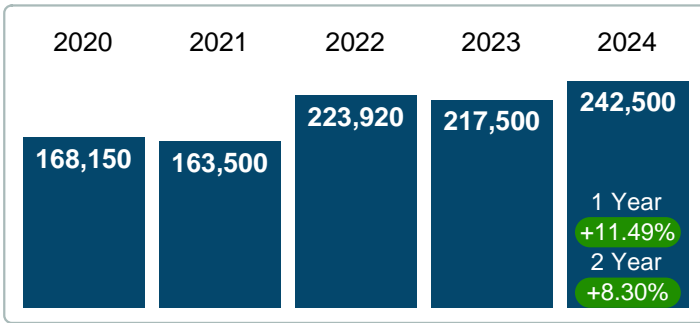
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



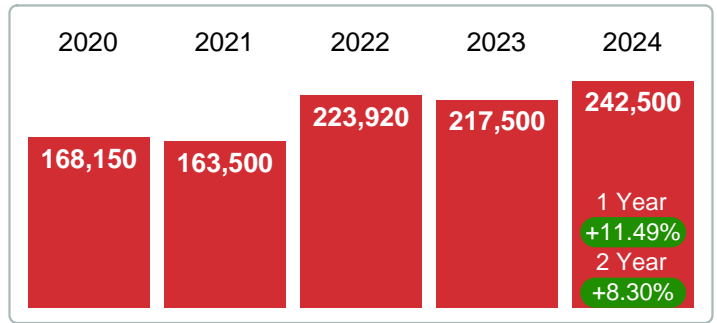
MEDIAN LIST PRICE AT CLOSING

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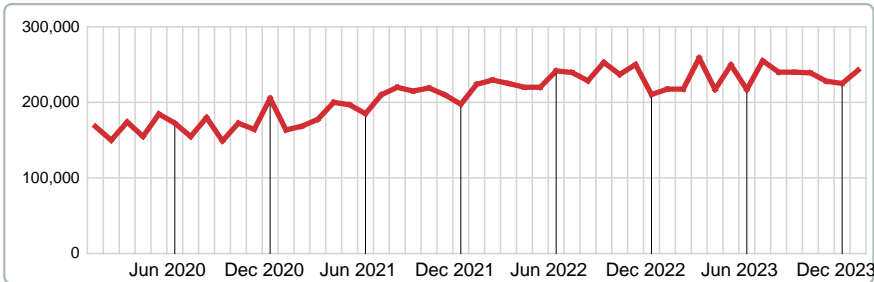
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

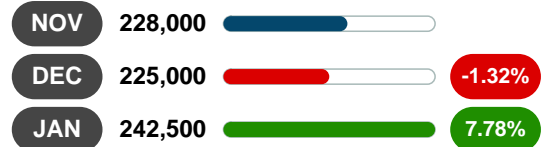


3 MONTHS

5 year JAN AVG = 203,114

High Mar 2023 258,750 Low Sep 2020 149,000

Median List Price at Closing this month at **242,500**
above the 5 yr JAN average of **203,114**



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	10.00%	65,450	99,000	58,450	51,900	0
\$100,001 - \$150,000	4	10.00%	127,000	139,000	125,000	0	0
\$150,001 - \$175,000	5	12.50%	160,000	0	160,000	163,500	0
\$175,001 - \$275,000	10	25.00%	232,450	189,000	237,500	178,000	0
\$275,001 - \$375,000	8	20.00%	333,200	329,000	337,400	329,000	0
\$375,001 - \$550,000	3	7.50%	429,900	0	380,000	429,900	489,000
\$550,001 and up	6	15.00%	608,450	0	587,000	629,900	627,000
Median List Price			242,500	169,000	237,500	329,000	559,000
Total Closed Units		100%	242,500	6	22	9	3
Total Closed Volume			12,747,200	1.22M	5.38M	4.40M	1.74M

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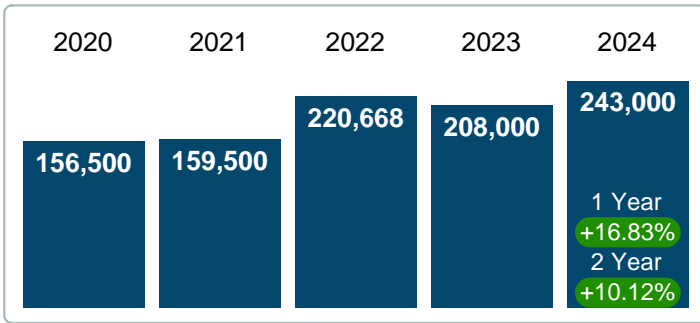
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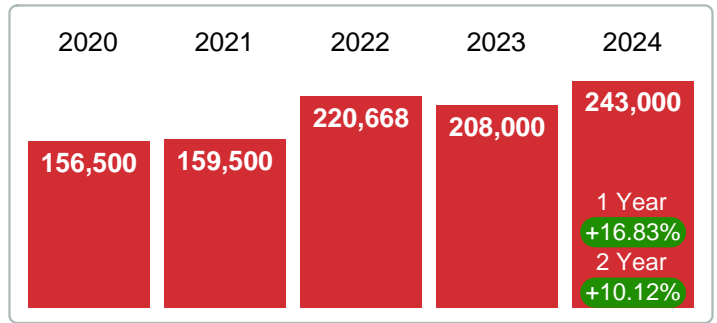
MEDIAN SOLD PRICE AT CLOSING

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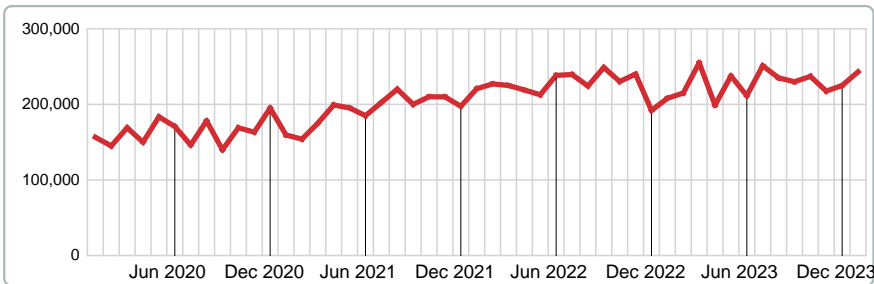
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

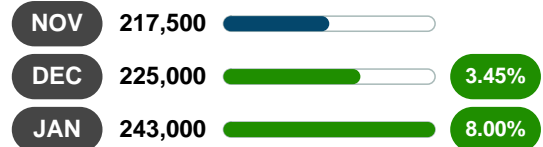


3 MONTHS

5 year JAN AVG = 197,534

High Mar 2023 254,900 Low Sep 2020 140,000

Median Sold Price at Closing this month at **243,000** above the 5 yr JAN average of **197,534**



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	12.50%	72,900	99,000	72,900	51,900	0
\$100,001 - \$150,000	10.00%	127,500	127,500	110,000	150,000	0
\$150,001 - \$175,000	12.50%	156,000	174,500	156,000	155,000	0
\$175,001 - \$275,000	22.50%	230,000	0	232,500	180,000	0
\$275,001 - \$375,000	20.00%	324,250	313,000	328,500	320,000	0
\$375,001 - \$550,000	12.50%	450,000	0	437,500	410,000	490,000
\$550,001 and up	10.00%	612,500	0	0	600,000	625,000
Median Sold Price		243,000	158,250	232,500	320,000	530,000
Total Closed Units	100%	243,000	6	22	9	3
Total Closed Volume		12,004,400	1.15M	5.18M	4.07M	1.61M

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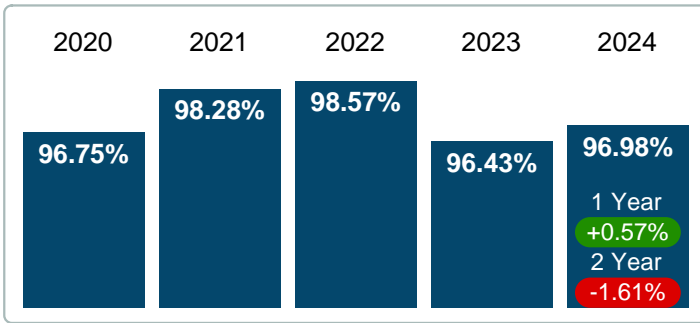
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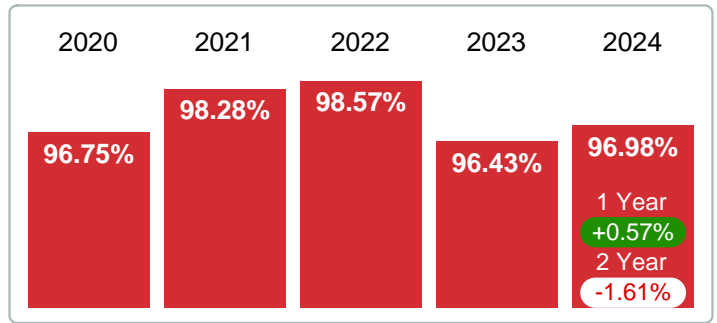
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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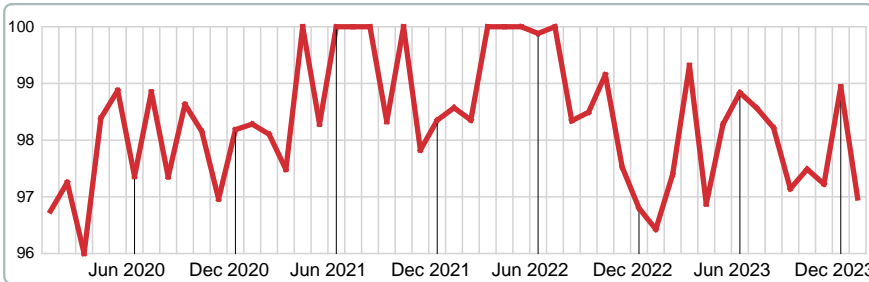
JANUARY



YEAR TO DATE (YTD)

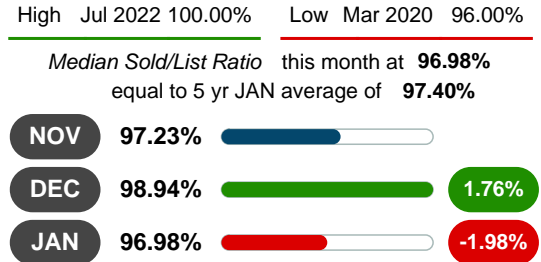


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 97.40%



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	5	12.50%	97.36%	100.00%	92.28%	100.00%	0.00%
\$100,001 - \$150,000	4	10.00%	87.80%	91.45%	88.00%	87.21%	0.00%
\$150,001 - \$175,000	5	12.50%	96.97%	92.33%	96.97%	100.00%	0.00%
\$175,001 - \$275,000	9	22.50%	100.00%	0.00%	100.00%	101.12%	0.00%
\$275,001 - \$375,000	8	20.00%	97.13%	95.46%	96.99%	97.26%	0.00%
\$375,001 - \$550,000	5	12.50%	94.81%	0.00%	92.40%	95.37%	93.42%
\$550,001 and up	4	10.00%	92.59%	0.00%	0.00%	95.25%	89.93%
Median Sold/List Ratio		96.98%		93.82%	97.36%	97.26%	92.02%
Total Closed Units		40	100%	6	22	9	3
Total Closed Volume		12,004,400		1.15M	5.18M	4.07M	1.61M

January 2024



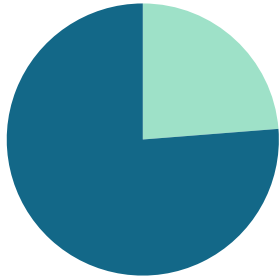
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

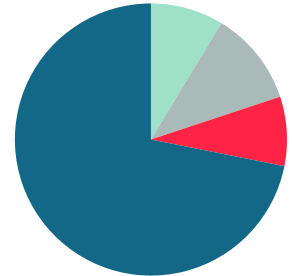


Inventory
 New Listings
100 = 23.75%
 Start Inventory
321
 Total Inventory Units
421
 Volume
\$172,070,120

Market Activity

Closed Sales
40 = 8.66%
 Pending Sales
52 = 11.26%
 Other Off Market
38 = 8.23%
 Active Inventory
332 = 71.86%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	41	40	-2.44%	41	40	-2.44%
Pending Sales	61	52	-14.75%	61	52	-14.75%
New Listings	116	100	-13.79%	116	100	-13.79%
Median List Price	217,500	242,500	11.49%	217,500	242,500	11.49%
Median Sale Price	208,000	243,000	16.83%	208,000	243,000	16.83%
Median Percent of Selling Price to List Price	96.43%	96.98%	0.57%	96.43%	96.98%	0.57%
Median Days on Market to Sale	19.00	37.00	94.74%	19.00	37.00	94.74%
Monthly Inventory	295	332	12.54%	295	332	12.54%
Months Supply of Inventory	4.01	5.18	29.23%	4.01	5.18	29.23%

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

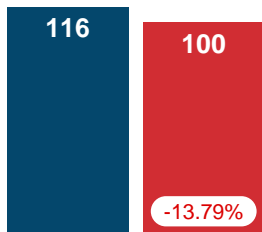
Inventory on January 31, 2024 = **332**

2023 **2024**

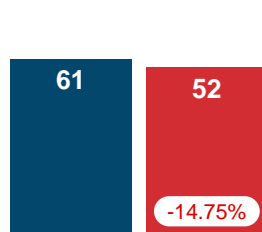
JANUARY MARKET

MEDIAN PRICES

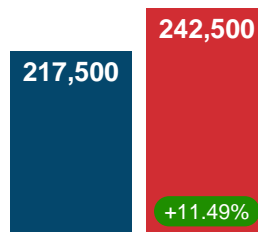
New Listings



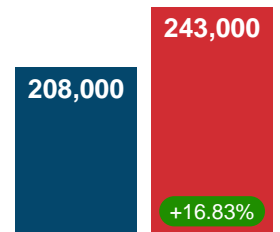
Pending Listings



List Price



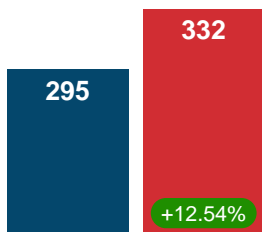
Sale Price



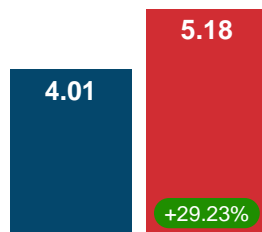
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

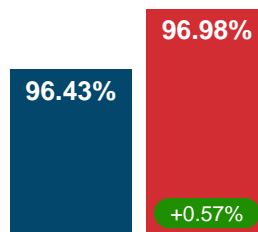
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

