

# February 2024



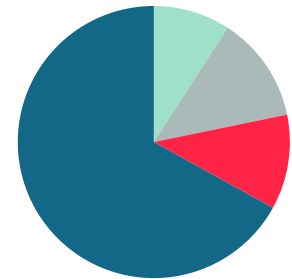
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2024 for MLS Technology Inc.

| Compared Metrics                               | February |         |         |
|--|----------|---------|---------|
|  | 2023     | 2024    | +/-%    |
| Closed Listings                                | 67       | 60      | -10.45% |
| Pending Listings                               | 75       | 83      | 10.67%  |
| New Listings                                   | 124      | 147     | 18.55%  |
| Average List Price                             | 255,649  | 241,443 | -5.56%  |
| Average Sale Price                             | 239,072  | 224,251 | -6.20%  |
| Average Percent of Selling Price to List Price | 92.49%   | 94.19%  | 1.84%   |
| Average Days on Market to Sale                 | 57.15    | 71.53   | 25.17%  |
| End of Month Inventory                         | 431      | 440     | 2.09%   |
| Months Supply of Inventory                     | 4.34     | 5.03    | 15.80%  |



■ Closed (9.13%)  
■ Pending (12.63%)  
■ Other OffMarket (11.26%)  
■ Active (66.97%)

**Absorption:** Last 12 months, an Average of **88** Sales/Month  
**Active Inventory** as of February 29, 2024 = **440**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2024 rose **2.09%** to 440 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 **5.03** MSI for this period.

#### Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **6.20%** in February 2024 to \$224,251 versus the previous year at \$239,072.

#### Average Days on Market Lengthens

The average number of **71.53** days that homes spent on the market before selling increased by 14.38 days or **25.17%** in February 2024 compared to last year's same month at **57.15** DOM.

#### Sales Success for February 2024 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 147 New Listings in February 2024, up **18.55%** from last year at 124. Furthermore, there were 60 Closed Listings this month versus last year at 67, a **-10.45%** decrease.

Closed versus Listed trends yielded a **40.8%** ratio, down from previous year's, February 2023, at **54.0%**, a **24.46%** 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

|   |           |
|---|-----------|
| <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>Average Days on Market to Sale</b>                 | <b>7</b>  |
| <b>Average List Price at Closing</b>                  | <b>8</b>  |
| <b>Average Sale Price at Closing</b>                  | <b>9</b>  |
| <b>Average 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

# February 2024



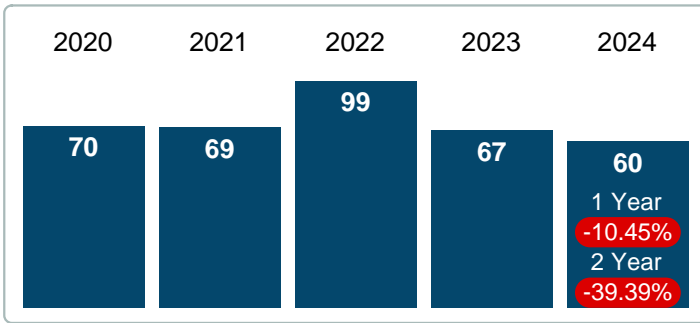
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



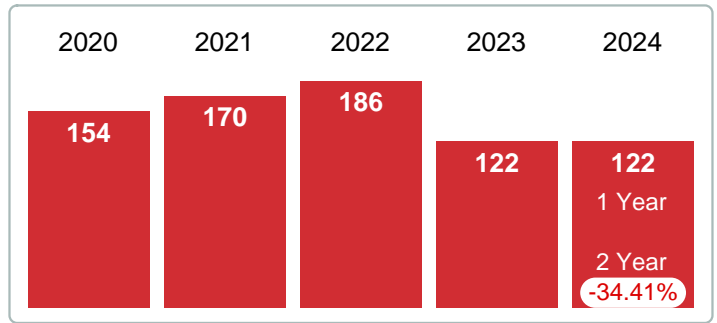
## CLOSED LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

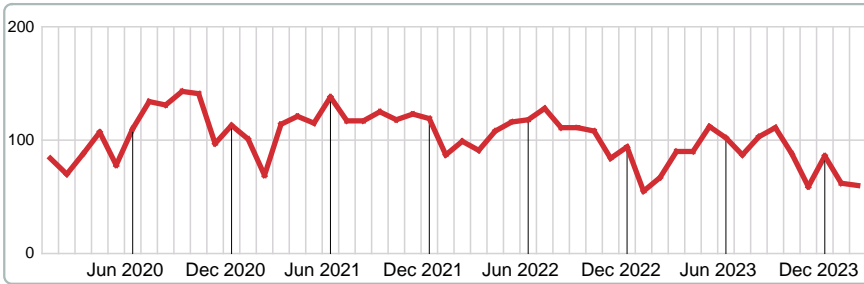
### FEBRUARY



### YEAR TO DATE (YTD)

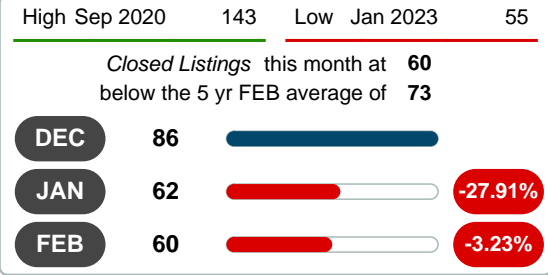


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 73



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                              | 5                 | 8.33%       | 77.4        | 1                | 3                | 1                | 0                |
| \$75,001 - \$125,000                           | 7                 | 11.67%      | 31.0        | 2                | 5                | 0                | 0                |
| \$125,001 - \$150,000                          | 10                | 16.67%      | 55.5        | 4                | 5                | 1                | 0                |
| \$150,001 - \$225,000                          | 15                | 25.00%      | 86.3        | 2                | 9                | 4                | 0                |
| \$225,001 - \$300,000                          | 12                | 20.00%      | 75.0        | 2                | 10               | 0                | 0                |
| \$300,001 - \$375,000                          | 4                 | 6.67%       | 44.5        | 2                | 1                | 1                | 0                |
| \$375,001 and up                               | 7                 | 11.67%      | 108.6       | 1                | 2                | 3                | 1                |
| <b>Total Closed Units</b>                      | <b>60</b>         |             |             | <b>14</b>        | <b>35</b>        | <b>10</b>        | <b>1</b>         |
| <b>Total Closed Volume</b>                     | <b>13,455,049</b> | <b>100%</b> | <b>71.5</b> | <b>2.83M</b>     | <b>7.03M</b>     | <b>3.19M</b>     | <b>405.00K</b>   |
| <b>Average Closed Price</b>                    | <b>\$224,251</b>  |             |             | <b>\$202,268</b> | <b>\$200,780</b> | <b>\$319,100</b> | <b>\$405,000</b> |

# February 2024



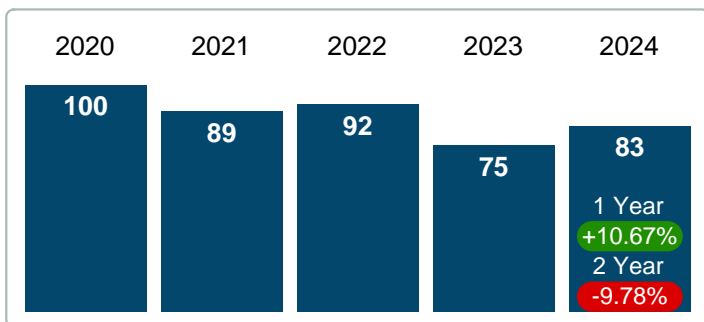
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



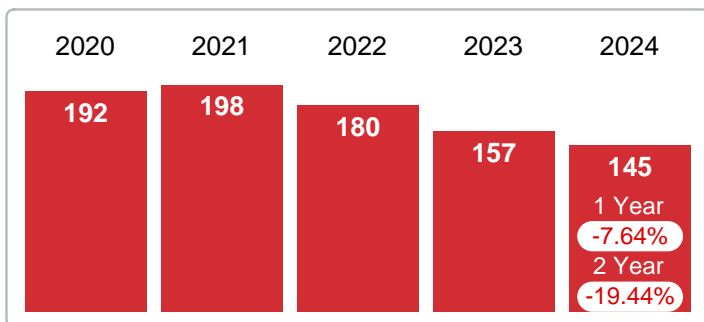
## PENDING LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

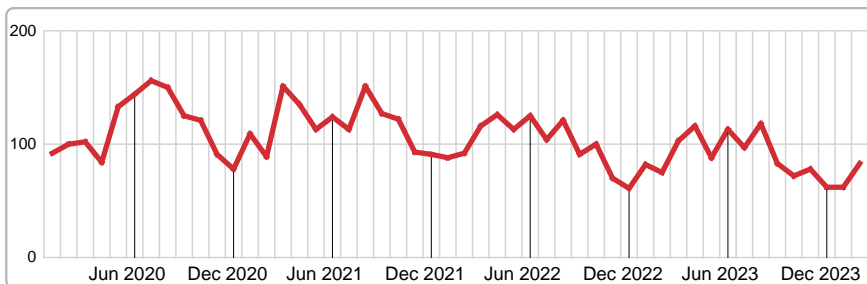
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

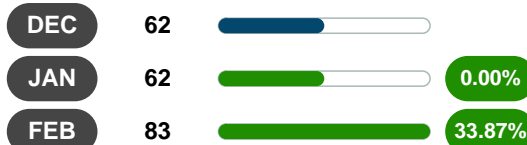


### 3 MONTHS

5 year FEB AVG = 88

High Jul 2020 156 Low Dec 2022 61

Pending Listings this month at **83**  
below the 5 yr FEB average of **88**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                   | %           | AVDOM       | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                               | 8                 | 9.64%       | 75.9        | 4                | 2                | 1                | 1                |
| \$75,001 - \$100,000                            | 7                 | 8.43%       | 71.6        | 1                | 4                | 1                | 1                |
| \$100,001 - \$150,000                           | 16                | 19.28%      | 54.6        | 5                | 10               | 1                | 0                |
| \$150,001 - \$225,000                           | 18                | 21.69%      | 81.6        | 3                | 11               | 4                | 0                |
| \$225,001 - \$300,000                           | 14                | 16.87%      | 94.5        | 0                | 10               | 3                | 1                |
| \$300,001 - \$475,000                           | 8                 | 9.64%       | 106.3       | 1                | 4                | 3                | 0                |
| \$475,001 and up                                | 12                | 14.46%      | 92.0        | 0                | 6                | 4                | 2                |
| <b>Total Pending Units</b>                      | <b>83</b>         |             |             | <b>14</b>        | <b>47</b>        | <b>17</b>        | <b>5</b>         |
| <b>Total Pending Volume</b>                     | <b>23,249,549</b> | <b>100%</b> | <b>33.2</b> | <b>1.78M</b>     | <b>11.66M</b>    | <b>7.26M</b>     | <b>2.55M</b>     |
| <b>Average Listing Price</b>                    | <b>\$190,967</b>  |             |             | <b>\$127,007</b> | <b>\$248,101</b> | <b>\$427,100</b> | <b>\$510,000</b> |

# February 2024



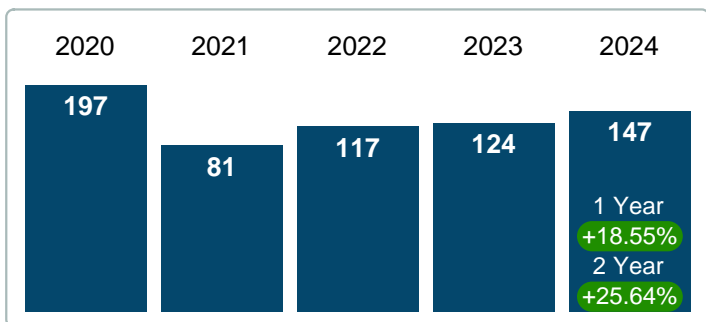
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



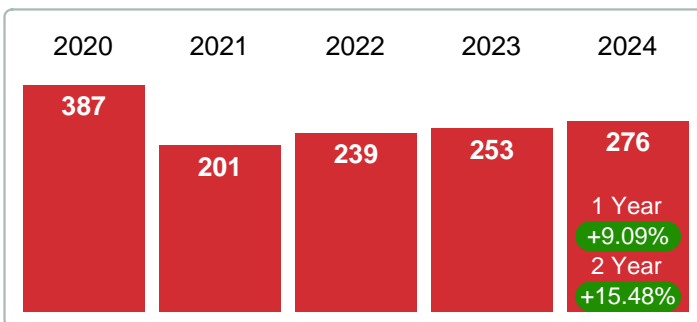
## NEW LISTINGS

Report produced on Mar 11, 2024 for MLS Technology Inc.

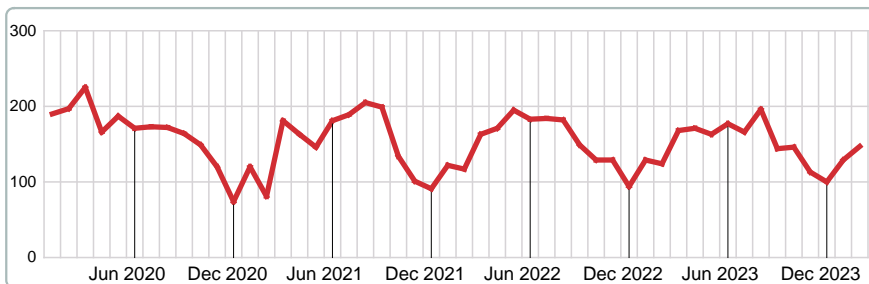
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

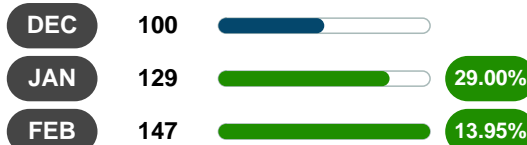


### 3 MONTHS

5 year FEB AVG = 133

High Mar 2020 225 Low Dec 2020 74

New Listings this month at 147  
above the 5 yr FEB average of 133



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|------------------|------------------|------------------|------------------|
| \$75,000 and less                           | 7                 | 4.76%       | 5                | 2                | 0                | 0                |
| \$75,001 - \$125,000                        | 21                | 14.29%      | 10               | 11               | 0                | 0                |
| \$125,001 - \$175,000                       | 25                | 17.01%      | 7                | 14               | 4                | 0                |
| \$175,001 - \$275,000                       | 35                | 23.81%      | 8                | 22               | 4                | 1                |
| \$275,001 - \$475,000                       | 25                | 17.01%      | 3                | 16               | 5                | 1                |
| \$475,001 - \$875,000                       | 18                | 12.24%      | 0                | 9                | 8                | 1                |
| \$875,001 and up                            | 16                | 10.88%      | 0                | 6                | 8                | 2                |
| <b>Total New Listed Units</b>               | <b>147</b>        |             | <b>33</b>        | <b>80</b>        | <b>29</b>        | <b>5</b>         |
| <b>Total New Listed Volume</b>              | <b>55,636,863</b> | <b>100%</b> | <b>5.08M</b>     | <b>27.26M</b>    | <b>19.60M</b>    | <b>3.69M</b>     |
| <b>Average New Listed Listing Price</b>     | <b>\$204,967</b>  |             | <b>\$154,073</b> | <b>\$340,713</b> | <b>\$675,917</b> | <b>\$738,760</b> |

# February 2024



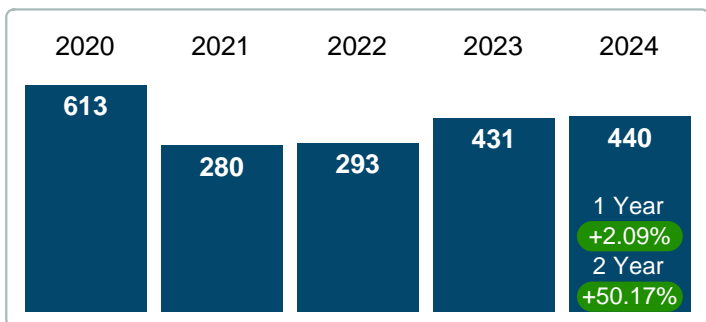
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



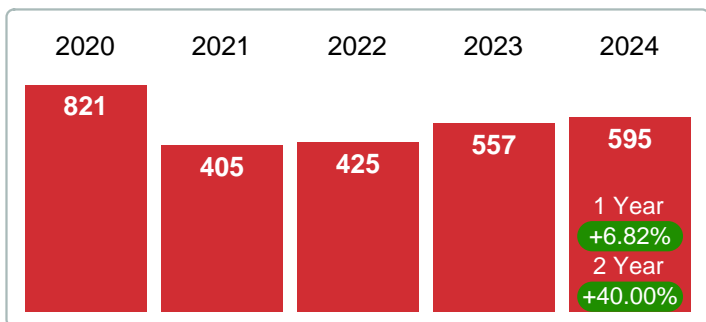
## ACTIVE INVENTORY

Report produced on Mar 11, 2024 for MLS Technology Inc.

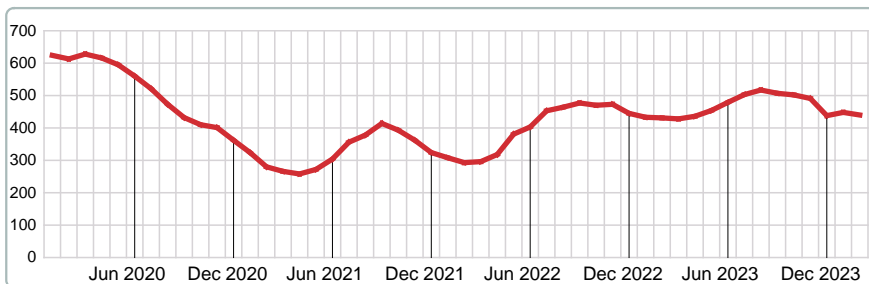
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

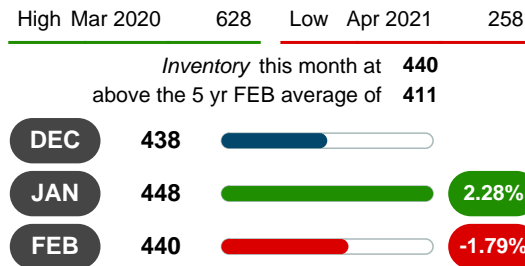


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 411



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range |     | %      | AVDOM       | 1-2 Beds  | 3 Beds    | 4 Beds    | 5+ Beds   |
|--|-----|--------|-------------|-----------|-----------|-----------|-----------|
| \$75,000 and less                        | 25  | 5.68%  | 63.8        | 17        | 7         | 1         | 0         |
| \$75,001 - \$125,000                     | 50  | 11.36% | 75.7        | 15        | 32        | 3         | 0         |
| \$125,001 - \$175,000                    | 72  | 16.36% | 89.7        | 19        | 41        | 9         | 3         |
| \$175,001 - \$275,000                    | 114 | 25.91% | 82.5        | 23        | 73        | 15        | 3         |
| \$275,001 - \$450,000                    | 75  | 17.05% | 83.3        | 11        | 44        | 16        | 4         |
| \$450,001 - \$725,000                    | 61  | 13.86% | 90.2        | 3         | 26        | 25        | 7         |
| \$725,001 and up                         | 43  | 9.77%  | 99.3        | 1         | 10        | 21        | 11        |
| Total Active Inventory by Units          |     |        | 440         | 89        | 233       | 90        | 28        |
| Total Active Inventory by Volume         |     |        | 164,154,359 | 16.84M    | 73.39M    | 53.64M    | 20.28M    |
| Average Active Inventory Listing Price   |     |        | \$373,078   | \$189,226 | \$314,975 | \$596,050 | \$724,275 |

# February 2024



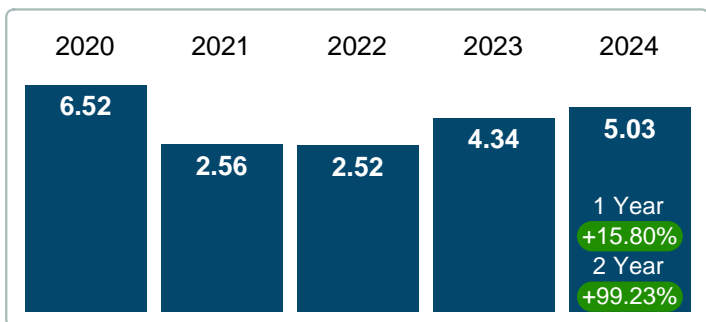
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



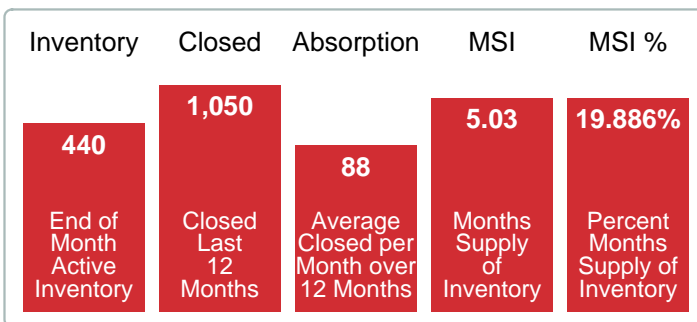
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Mar 11, 2024 for MLS Technology Inc.

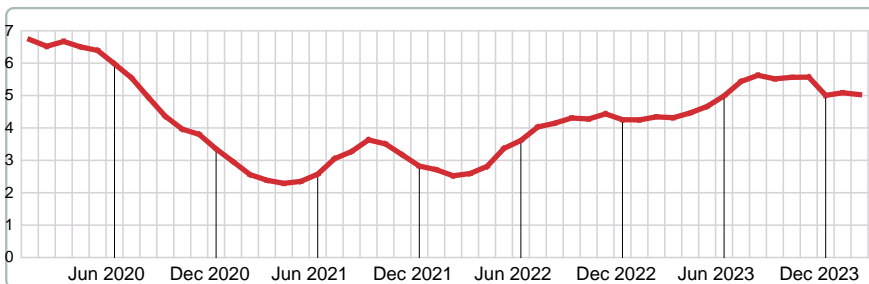
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2024

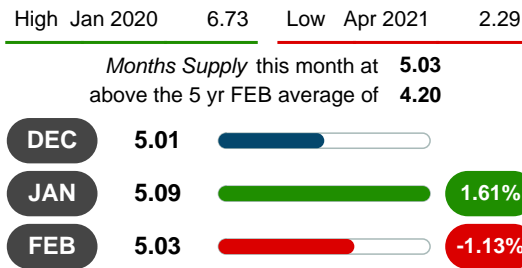


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 4.20



### 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 |
|---|-----|--------|-------|----------|--------|--------|---------|
| \$75,000 and less                                       | 25  | 5.68%  | 2.14  | 2.96     | 1.27   | 3.00   | 0.00    |
| \$75,001 - \$125,000                                    | 50  | 11.36% | 4.00  | 3.83     | 4.27   | 3.60   | 0.00    |
| \$125,001 - \$175,000                                   | 72  | 16.36% | 3.42  | 4.56     | 2.83   | 3.86   | 36.00   |
| \$175,001 - \$275,000                                   | 114 | 25.91% | 5.36  | 8.12     | 5.15   | 3.91   | 7.20    |
| \$275,001 - \$450,000                                   | 75  | 17.05% | 5.88  | 6.00     | 6.52   | 4.57   | 6.00    |
| \$450,001 - \$725,000                                   | 61  | 13.86% | 11.09 | 7.20     | 8.43   | 16.67  | 14.00   |
| \$725,001 and up  | 43  | 9.77%  | 15.64 | 12.00    | 13.33  | 14.82  | 22.00   |
| Market Supply of Inventory (MSI)                        |     |        | 5.03  | 4.68     | 4.46   | 6.55   | 11.20   |
| Total Active Inventory by Units                         |     | 100%   | 5.03  | 89       | 233    | 90     | 28      |

# February 2024



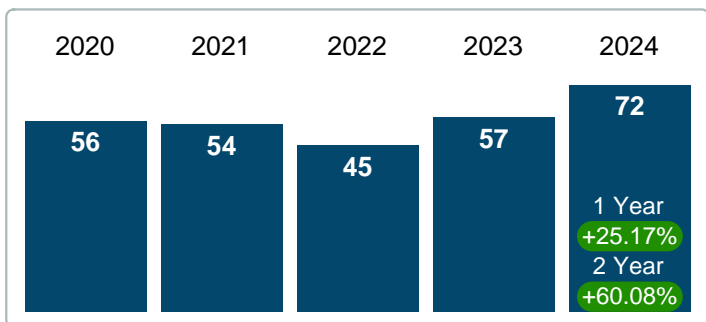
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



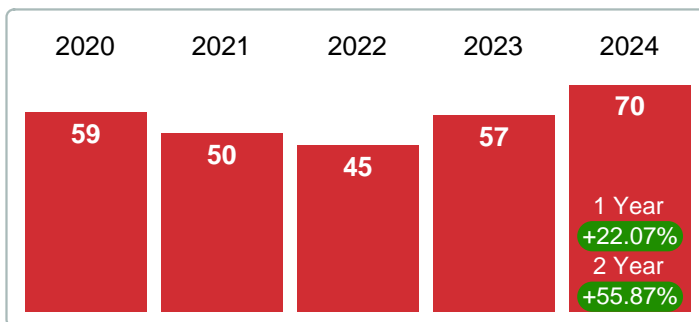
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Mar 11, 2024 for MLS Technology Inc.

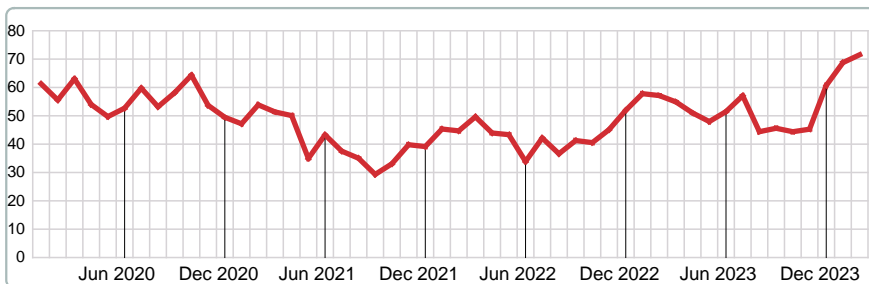
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 57

High Feb 2024: 72 | Low Sep 2021: 29

Average Days on Market to Sale this month at 72 above the 5 yr FEB average of 57

|     |    |                                  |        |
|-----|----|----------------------------------|--------|
| DEC | 61 | <div style="width: 60%;"></div>  |        |
| JAN | 69 | <div style="width: 80%;"></div>  | 13.28% |
| FEB | 72 | <div style="width: 100%;"></div> | 4.04%  |

### AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average Days on Market to Sale by Price Range | %           | AVDOM             | 1-2 Beds     | 3 Beds       | 4 Beds       | 5+ Beds        |
|---|-------------|-------------------|--------------|--------------|--------------|----------------|
| \$75,000 and less   | 8.33%       | 77                | 139          | 76           | 20           | 0              |
| \$75,001 - \$125,000  | 11.67%      | 31                | 12           | 39           | 0            | 0              |
| \$125,001 - \$150,000   | 16.67%      | 56                | 33           | 82           | 12           | 0              |
| \$150,001 - \$225,000   | 25.00%      | 86                | 25           | 111          | 61           | 0              |
| \$225,001 - \$300,000   | 20.00%      | 75                | 14           | 87           | 0            | 0              |
| \$300,001 - \$375,000   | 6.67%       | 45                | 4            | 3            | 167          | 0              |
| \$375,001 and up  | 11.67%      | 109               | 212          | 63           | 131          | 30             |
| <b>Average Closed DOM</b>                                     |             | <b>72</b>         | <b>42</b>    | <b>81</b>    | <b>84</b>    | <b>30</b>      |
| <b>Total Closed Units</b>                                     | <b>100%</b> | <b>72</b>         | <b>14</b>    | <b>35</b>    | <b>10</b>    | <b>1</b>       |
| <b>Total Closed Volume</b>                                    |             | <b>13,455,049</b> | <b>2.83M</b> | <b>7.03M</b> | <b>3.19M</b> | <b>405.00K</b> |



# February 2024



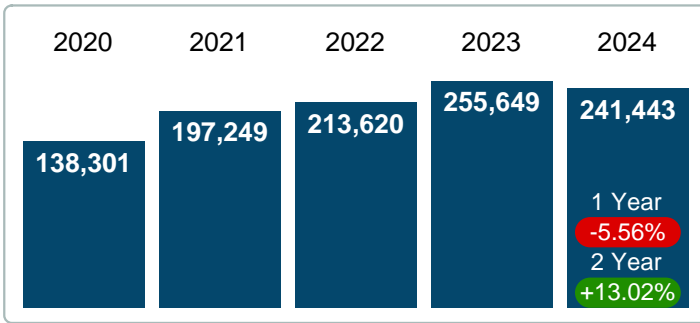
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



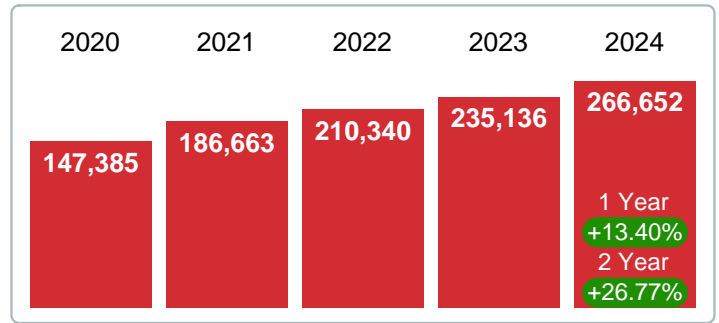
## AVERAGE LIST PRICE AT CLOSING

Report produced on Mar 11, 2024 for MLS Technology Inc.

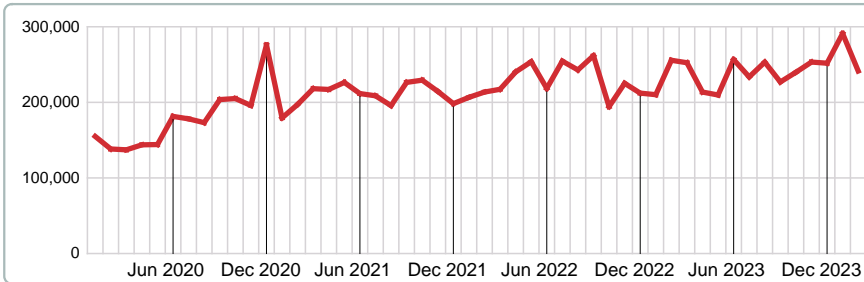
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

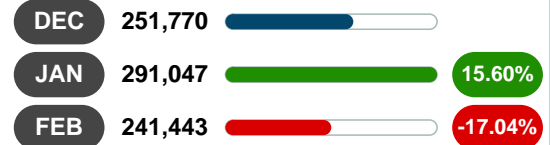


### 3 MONTHS

5 year FEB AVG = 209,253

High Jan 2024 291,047 Low Mar 2020 137,193

Average List Price at Closing this month at **241,443**  
above the 5 yr FEB average of **209,253**



### AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average List Price at Closing by Price Range | %           | AVLPrice          | 1-2 Beds       | 3 Beds         | 4 Beds         | 5+ Beds        |
|--|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$75,000 and less  | 8.33%       | 49,380            | 12,900         | 68,300         | 44,000         | 0              |
| \$75,001 - \$125,000   | 11.67%      | 105,686           | 100,000        | 104,980        | 0              | 0              |
| \$125,001 - \$150,000  | 15.00%      | 142,533           | 151,000        | 142,780        | 139,900        | 0              |
| \$150,001 - \$225,000  | 23.33%      | 187,550           | 171,000        | 200,867        | 189,975        | 0              |
| \$225,001 - \$300,000  | 18.33%      | 266,518           | 257,500        | 303,660        | 0              | 0              |
| \$300,001 - \$375,000  | 10.00%      | 341,617           | 350,000        | 339,900        | 329,900        | 0              |
| \$375,001 and up   | 13.33%      | 576,250           | 545,000        | 474,500        | 772,667        | 399,000        |
| <b>Average List Price</b>                                    |             | <b>241,443</b>    | <b>208,493</b> | <b>216,486</b> | <b>359,170</b> | <b>399,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>241,443</b>    | <b>14</b>      | <b>35</b>      | <b>10</b>      | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>14,486,598</b> | <b>2.92M</b>   | <b>7.58M</b>   | <b>3.59M</b>   | <b>399.00K</b> |



# February 2024



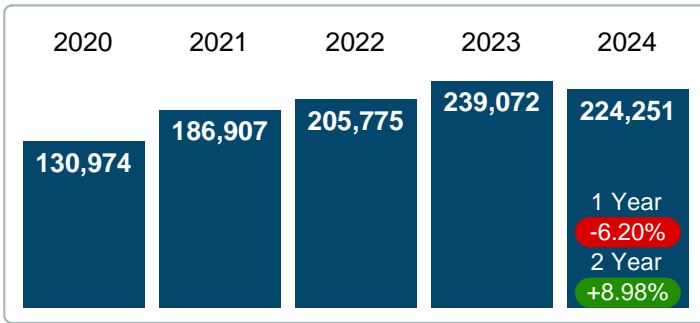
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



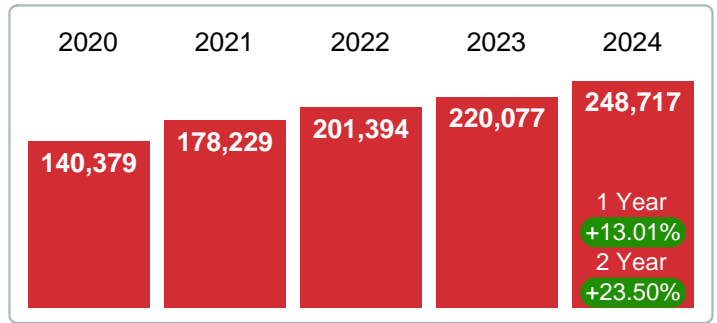
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Mar 11, 2024 for MLS Technology Inc.

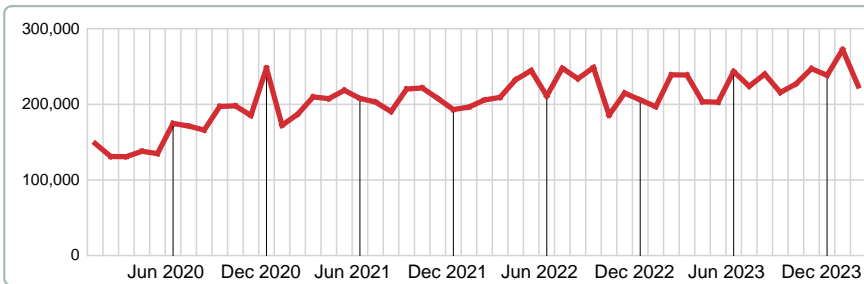
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

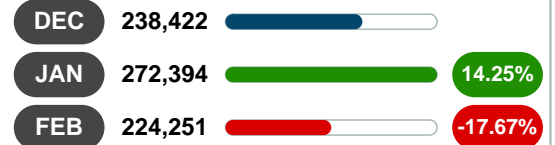


### 3 MONTHS

5 year FEB AVG = 197,396

High Jan 2024 272,394 Low Mar 2020 130,778

Average Sold Price at Closing this month at **224,251** above the 5 yr FEB average of **197,396**



### AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Average Sold Price at Closing by Price Range | %           | AV Sale           | 1-2 Beds       | 3 Beds         | 4 Beds         | 5+ Beds        |
|--|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$75,000 and less  | 8.33%       | 40,480            | 10,800         | 48,867         | 45,000         | 0              |
| \$75,001 - \$125,000   | 11.67%      | 102,571           | 100,000        | 103,600        | 0              | 0              |
| \$125,001 - \$150,000  | 16.67%      | 142,185           | 143,738        | 139,380        | 150,000        | 0              |
| \$150,001 - \$225,000  | 25.00%      | 183,593           | 169,500        | 190,211        | 175,750        | 0              |
| \$225,001 - \$300,000  | 20.00%      | 268,667           | 250,000        | 272,400        | 0              | 0              |
| \$300,001 - \$375,000  | 6.67%       | 338,725           | 350,000        | 344,900        | 310,000        | 0              |
| \$375,001 and up   | 11.67%      | 540,000           | 507,000        | 442,500        | 661,000        | 405,000        |
| <b>Average Sold Price</b>                                    |             | <b>224,251</b>    | <b>202,268</b> | <b>200,780</b> | <b>319,100</b> | <b>405,000</b> |
| <b>Total Closed Units</b>                                    | <b>100%</b> | <b>224,251</b>    | <b>14</b>      | <b>35</b>      | <b>10</b>      | <b>1</b>       |
| <b>Total Closed Volume</b>                                   |             | <b>13,455,049</b> | <b>2.83M</b>   | <b>7.03M</b>   | <b>3.19M</b>   | <b>405.00K</b> |

# February 2024



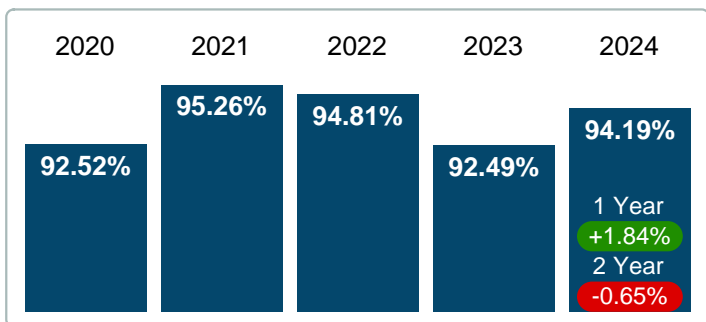
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



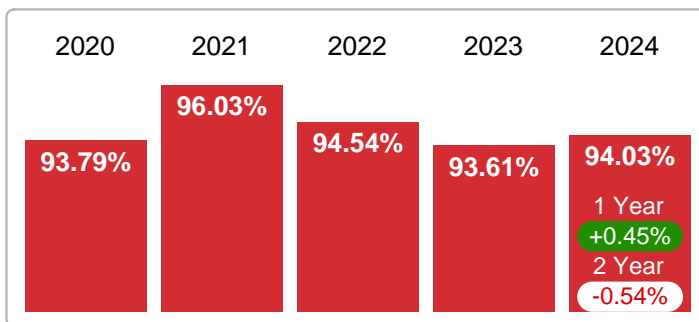
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 11, 2024 for MLS Technology Inc.

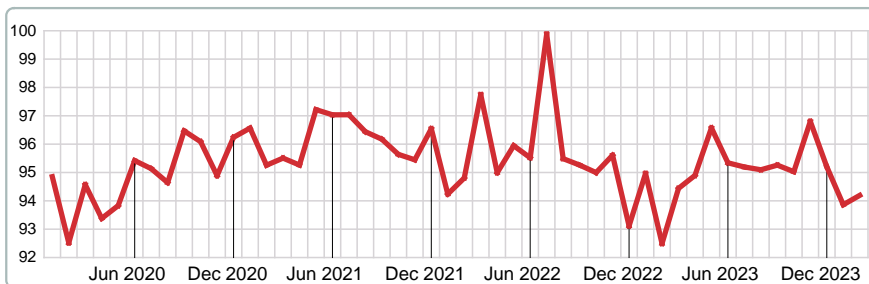
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

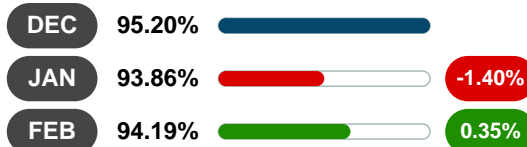


### 3 MONTHS

5 year FEB AVG = 93.85%

High Jul 2022 99.88% Low Feb 2023 92.49%

Average Sold/List Ratio this month at **94.19%** equal to 5 yr FEB average of **93.85%**



## AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Sold/List Ratio by Price Range |                   | %             | AV S/L%       | 1-2 Beds      | 3 Beds        | 4 Beds        | 5+ Beds        |
|--|-------------------|---------------|---------------|---------------|---------------|---------------|----------------|
| \$75,000 and less                              | 5                 | 8.33%         | 80.21%        | 83.72%        | 71.69%        | 102.27%       | 0.00%          |
| \$75,001 - \$125,000                           | 7                 | 11.67%        | 99.43%        | 100.77%       | 98.89%        | 0.00%         | 0.00%          |
| \$125,001 - \$150,000                          | 10                | 16.67%        | 97.99%        | 96.10%        | 97.65%        | 107.22%       | 0.00%          |
| \$150,001 - \$225,000                          | 15                | 25.00%        | 95.01%        | 99.04%        | 95.15%        | 92.68%        | 0.00%          |
| \$225,001 - \$300,000                          | 12                | 20.00%        | 92.02%        | 97.00%        | 91.03%        | 0.00%         | 0.00%          |
| \$300,001 - \$375,000                          | 4                 | 6.67%         | 98.86%        | 100.00%       | 101.47%       | 93.97%        | 0.00%          |
| \$375,001 and up                               | 7                 | 11.67%        | 92.83%        | 93.03%        | 93.66%        | 89.33%        | 101.50%        |
| <b>Average Sold/List Ratio</b>                 |                   | <b>94.20%</b> |               | <b>96.77%</b> | <b>92.95%</b> | <b>94.22%</b> | <b>101.50%</b> |
| <b>Total Closed Units</b>                      | <b>60</b>         | <b>100%</b>   | <b>94.20%</b> | <b>14</b>     | <b>35</b>     | <b>10</b>     | <b>1</b>       |
| <b>Total Closed Volume</b>                     | <b>13,455,049</b> |               |               | <b>2.83M</b>  | <b>7.03M</b>  | <b>3.19M</b>  | <b>405.00K</b> |

# February 2024



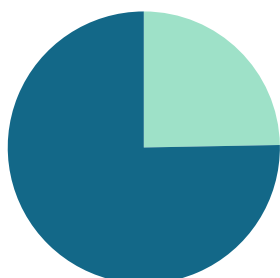
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



## MARKET SUMMARY

Report produced on Mar 11, 2024 for MLS Technology Inc.

### INVENTORY

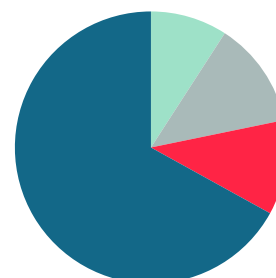


**Inventory**  
 New Listings  
**147 = 24.71%**  
 Start Inventory  
**448**  
 Total Inventory Units  
**595**  
 Volume  
**\$217,009,608**

### Market Activity

Closed Sales  
**60 = 9.13%**  
 Pending Sales  
**83 = 12.63%**  
 Other Off Market  
**74 = 11.26%**  
 Active Inventory  
**440 = 66.97%**

### MARKET ACTIVITY



| Compared Metrics                               | February |         |         | Year to Date |         |        |
|--|----------|---------|---------|--------------|---------|--------|
|  | 2023     | 2024    | +/-%    | 2023         | 2024    | +/-%   |
| Closed Sales                                   | 67       | 60      | -10.45% | 122          | 122     | 0.00%  |
| Pending Sales                                  | 75       | 83      | 10.67%  | 157          | 145     | -7.64% |
| New Listings                                   | 124      | 147     | 18.55%  | 253          | 276     | 9.09%  |
| Average List Price                             | 255,649  | 241,443 | -5.56%  | 235,136      | 266,652 | 13.40% |
| Average Sale Price                             | 239,072  | 224,251 | -6.20%  | 220,077      | 248,717 | 13.01% |
| Average Percent of Selling Price to List Price | 92.49%   | 94.19%  | 1.84%   | 93.61%       | 94.03%  | 0.45%  |
| Average Days on Market to Sale                 | 57.15    | 71.53   | 25.17%  | 57.44        | 70.12   | 22.07% |
| Monthly Inventory                              | 431      | 440     | 2.09%   | 431          | 440     | 2.09%  |
| Months Supply of Inventory                     | 4.34     | 5.03    | 15.80%  | 4.34         | 5.03    | 15.80% |

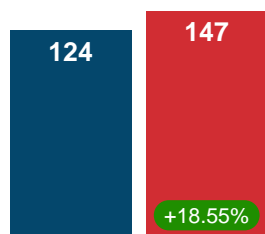
**Absorption:** Last 12 months, an Average of **88** Sales/Month

**Inventory** on February 29, 2024 = **440** 2023 2024

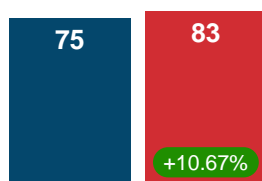
### FEBRUARY MARKET

### AVERAGE PRICES

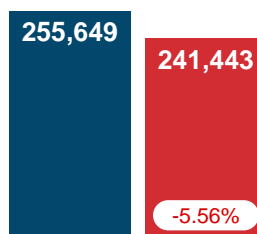
#### New Listings



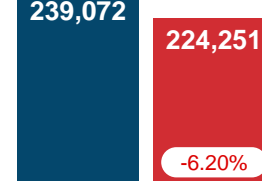
#### Pending Listings



#### List Price



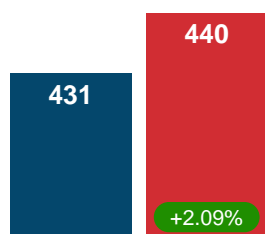
#### Sale Price



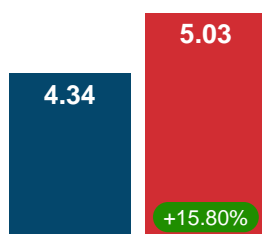
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

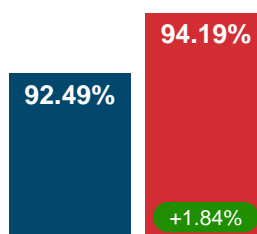
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

