

## February 2024



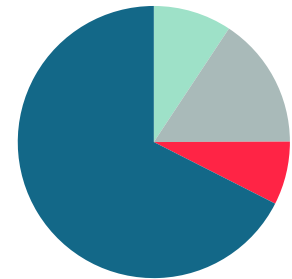
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	February 2024	+/-%
Closed Listings	50	47	-6.00%
Pending Listings	46	79	71.74%
New Listings	93	120	29.03%
Average List Price	285,655	287,263	0.56%
Average Sale Price	277,854	273,813	-1.45%
Average Percent of Selling Price to List Price	96.20%	94.94%	-1.31%
Average Days on Market to Sale	48.46	58.72	21.18%
End of Month Inventory	306	341	11.44%
Months Supply of Inventory	4.22	5.34	26.71%



■ Closed (9.31%)  
■ Pending (15.64%)  
■ Other OffMarket (7.52%)  
■ Active (67.52%)

**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of February 29, 2024 = **341**

#### Analysis Wrap-Up

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

The total housing inventory at the end of February 2024 rose **11.44%** to 341 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 **5.34** 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 **1.45%** in February 2024 to \$273,813 versus the previous year at \$277,854.

##### Average Days on Market Lengthens

The average number of **58.72** days that homes spent on the market before selling increased by 10.26 days or **21.18%** in February 2024 compared to last year's same month at **48.46** 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 120 New Listings in February 2024, up **29.03%** from last year at 93. Furthermore, there were 47 Closed Listings this month versus last year at 50, a **-6.00%** decrease.

Closed versus Listed trends yielded a **39.2%** ratio, down from previous year's, February 2023, at **53.8%**, a **27.15%** 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

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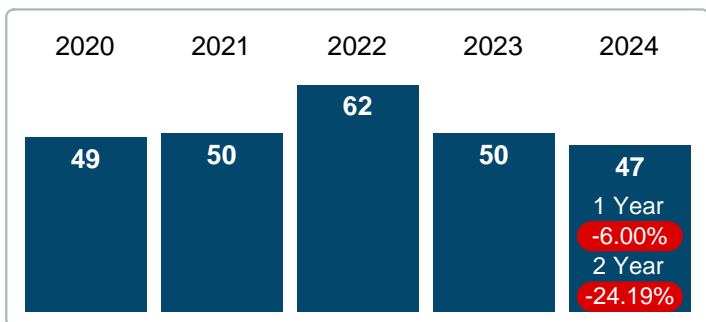
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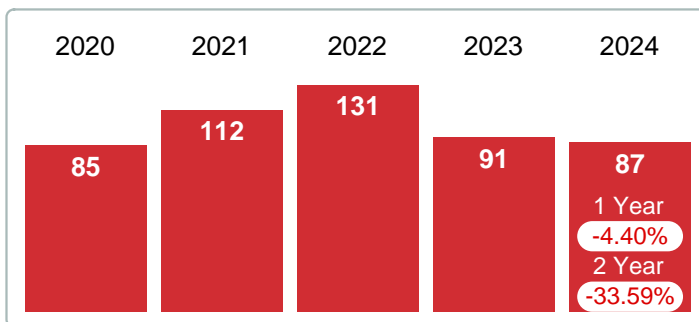
## CLOSED LISTINGS

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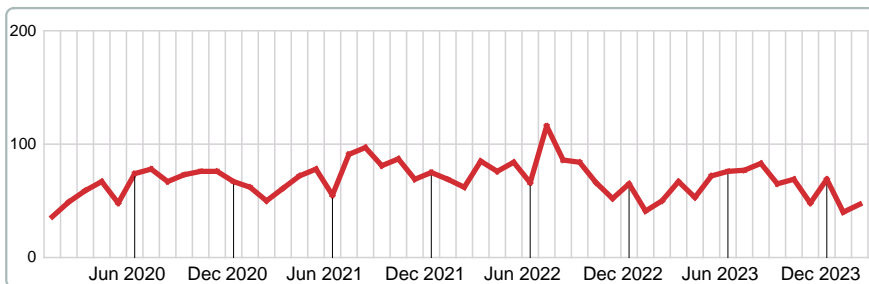
### FEBRUARY



### YEAR TO DATE (YTD)

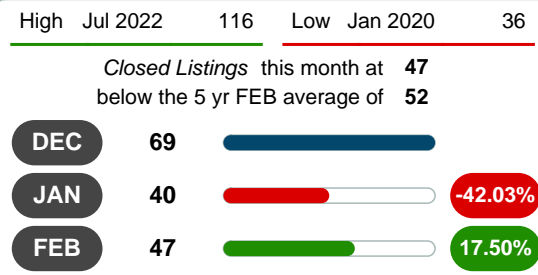


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 52



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.38%	97.3	0	3	0	0
\$50,001 - \$100,000	4	8.51%	22.5	1	2	1	0
\$100,001 - \$175,000	9	19.15%	54.4	3	4	1	1
\$175,001 - \$250,000	9	19.15%	34.8	0	7	2	0
\$250,001 - \$300,000	10	21.28%	56.2	0	4	6	0
\$300,001 - \$425,000	6	12.77%	102.7	1	4	0	1
\$425,001 and up	6	12.77%	66.2	1	4	1	0
<b>Total Closed Units</b>	<b>47</b>			<b>6</b>	<b>28</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>12,869,210</b>	<b>100%</b>	<b>58.7</b>	<b>1.84M</b>	<b>7.05M</b>	<b>3.52M</b>	<b>463.90K</b>
<b>Average Closed Price</b>	<b>\$273,813</b>			<b>\$306,833</b>	<b>\$251,671</b>	<b>\$319,774</b>	<b>\$231,950</b>

# February 2024



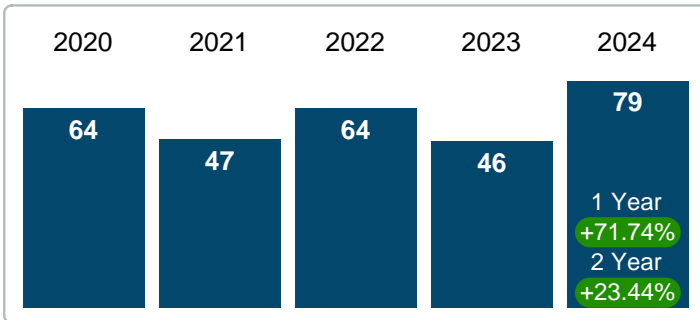
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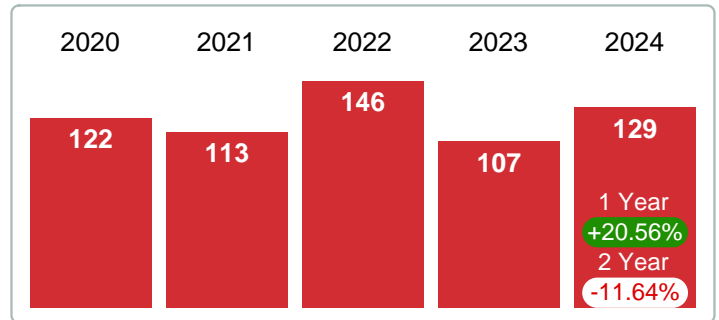
## PENDING LISTINGS

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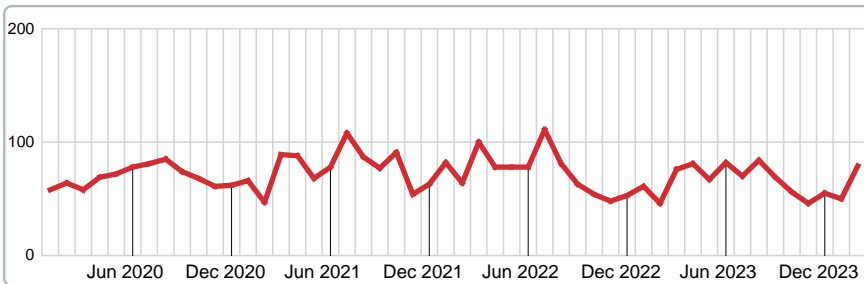
### FEBRUARY



### YEAR TO DATE (YTD)

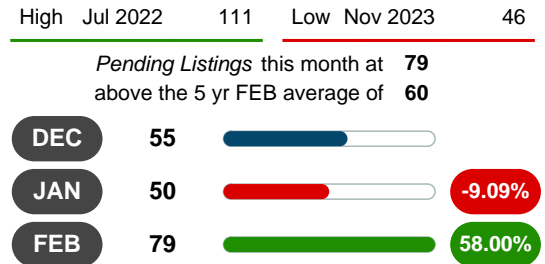


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 60



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	5.06%	120.8	2	2	0	0
\$100,001 - \$150,000	11	13.92%	63.2	3	4	3	1
\$150,001 - \$225,000	13	16.46%	26.7	3	10	0	0
\$225,001 - \$300,000	21	26.58%	46.1	3	15	3	0
\$300,001 - \$375,000	7	8.86%	129.9	1	4	2	0
\$375,001 - \$575,000	15	18.99%	52.1	1	9	5	0
\$575,001 and up	8	10.13%	60.3	0	4	2	2
<b>Total Pending Units</b>	<b>79</b>			<b>13</b>	<b>48</b>	<b>15</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>25,007,099</b>	<b>100%</b>	<b>52.9</b>	<b>2.66M</b>	<b>14.22M</b>	<b>5.43M</b>	<b>2.69M</b>
<b>Average Listing Price</b>	<b>\$278,978</b>			<b>\$204,608</b>	<b>\$296,294</b>	<b>\$362,080</b>	<b>\$897,967</b>

# February 2024



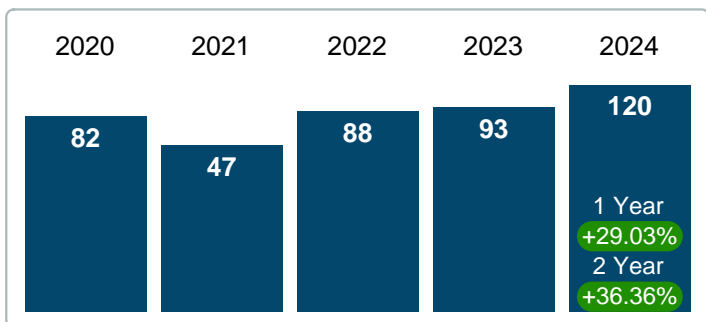
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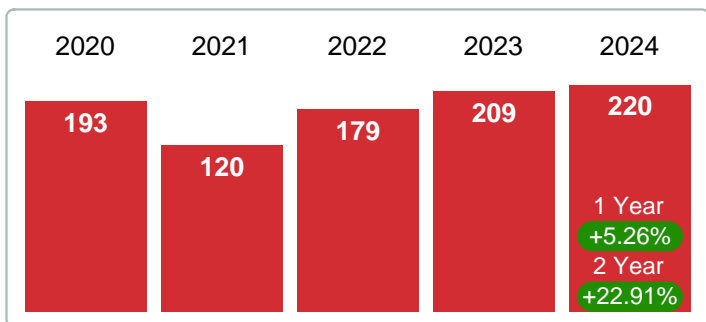
## NEW LISTINGS

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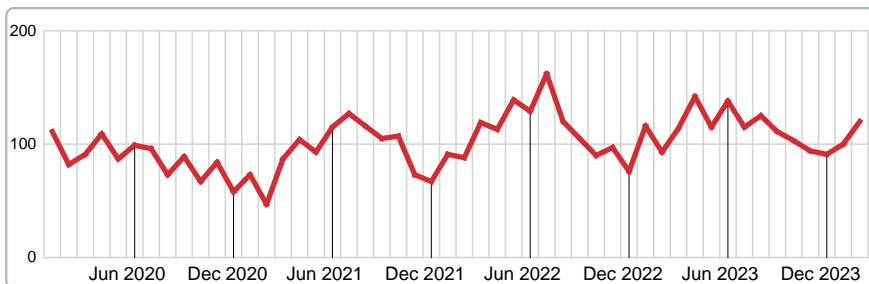
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 86

High Jul 2022 162 Low Feb 2021 47

New Listings this month at 120  
above the 5 yr FEB average of 86



### 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	11	9.17%	5	6	0	0
\$125,001 - \$175,000	14	11.67%	3	8	3	0
\$175,001 - \$250,000	20	16.67%	3	14	2	1
\$250,001 - \$325,000	22	18.33%	2	14	6	0
\$325,001 - \$425,000	27	22.50%	3	19	5	0
\$425,001 - \$650,000	15	12.50%	0	10	5	0
\$650,001 and up	11	9.17%	0	4	2	5
<b>Total New Listed Units</b>	<b>120</b>		<b>16</b>	<b>75</b>	<b>23</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>45,433,018</b>	<b>100%</b>	<b>3.27M</b>	<b>24.92M</b>	<b>8.75M</b>	<b>8.50M</b>
<b>Average New Listed Listing Price</b>	<b>\$337,580</b>		<b>\$204,450</b>	<b>\$332,204</b>	<b>\$380,326</b>	<b>\$1,416,500</b>

# February 2024



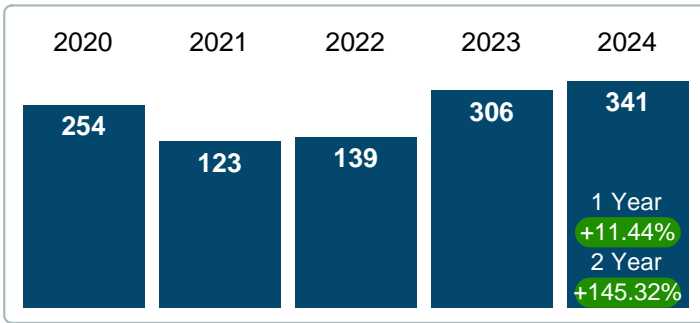
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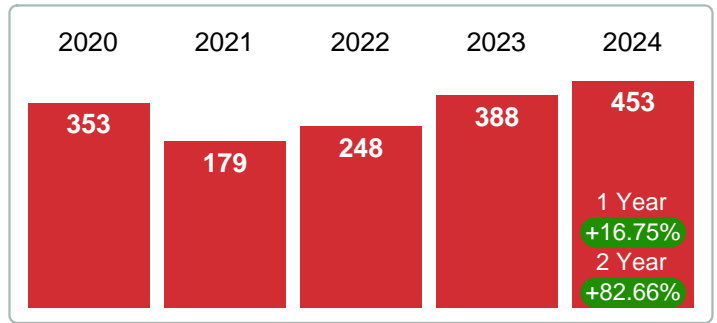
## ACTIVE INVENTORY

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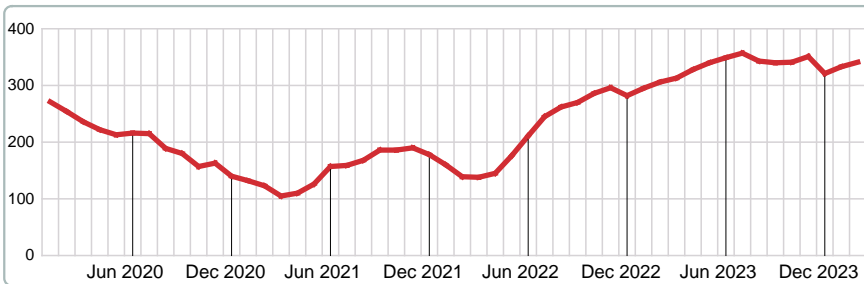
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

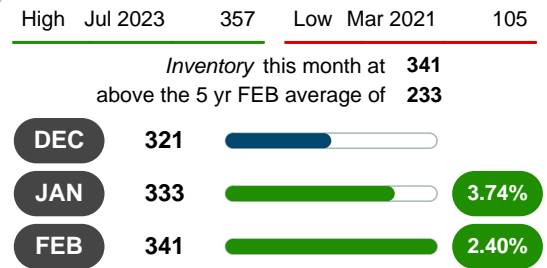


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 233



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	29	8.50%	87.1	14	13	1	1
\$125,001 - \$175,000	35	10.26%	75.4	10	23	2	0
\$175,001 - \$250,000	54	15.84%	68.3	6	35	12	1
\$250,001 - \$350,000	88	25.81%	79.9	8	52	24	4
\$350,001 - \$450,000	58	17.01%	114.1	7	30	21	0
\$450,001 - \$675,000	37	10.85%	88.5	4	23	6	4
\$675,001 and up	40	11.73%	109.2	2	17	12	9
<b>Total Active Inventory by Units</b>	<b>341</b>			<b>51</b>	<b>193</b>	<b>78</b>	<b>19</b>
<b>Total Active Inventory by Volume</b>	<b>141,503,413</b>	<b>100%</b>	<b>88.4</b>	<b>14.04M</b>	<b>71.45M</b>	<b>34.93M</b>	<b>21.08M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$414,966</b>			<b>\$275,349</b>	<b>\$370,224</b>	<b>\$447,828</b>	<b>\$1,109,303</b>

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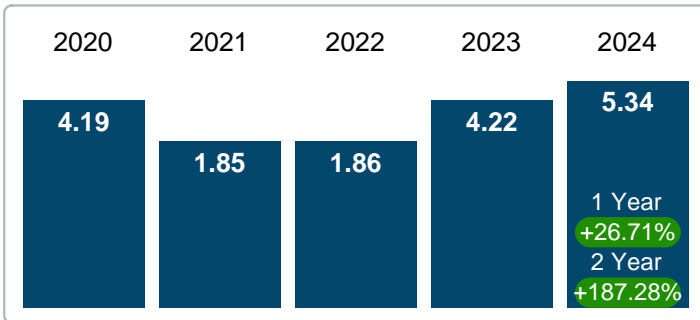
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



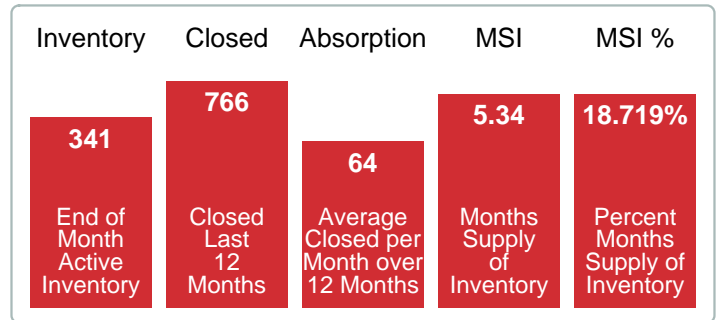
## MONTHS SUPPLY of INVENTORY (MSI)

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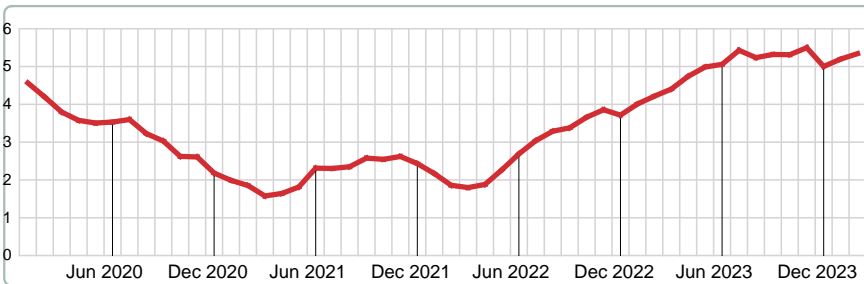
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2024

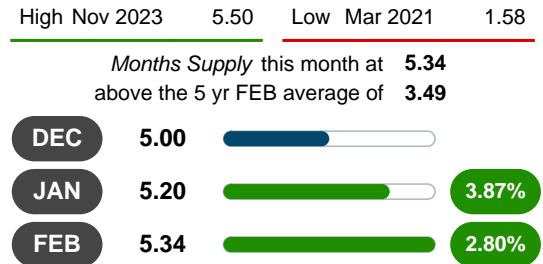


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 3.49



### 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	29	8.50%	2.58	3.05	2.36	1.09	4.00
\$125,001 - \$175,000	35	10.26%	3.59	4.62	3.58	1.71	0.00
\$175,001 - \$250,000	54	15.84%	3.68	6.55	3.09	5.54	4.00
\$250,001 - \$350,000	88	25.81%	5.42	9.60	5.16	4.80	12.00
\$350,001 - \$450,000	58	17.01%	9.94	21.00	9.73	9.69	0.00
\$450,001 - \$675,000	37	10.85%	9.65	24.00	15.33	4.24	5.33
\$675,001 and up	40	11.73%	17.78	4.80	34.00	12.00	27.00
Market Supply of Inventory (MSI)			5.34	5.42	5.02	5.64	8.77
Total Active Inventory by Units		100%	5.34	51	193	78	19

# February 2024



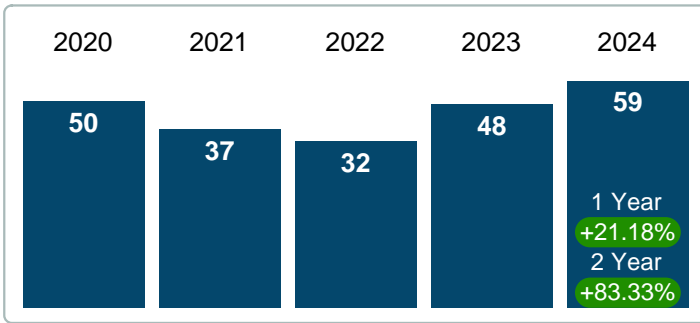
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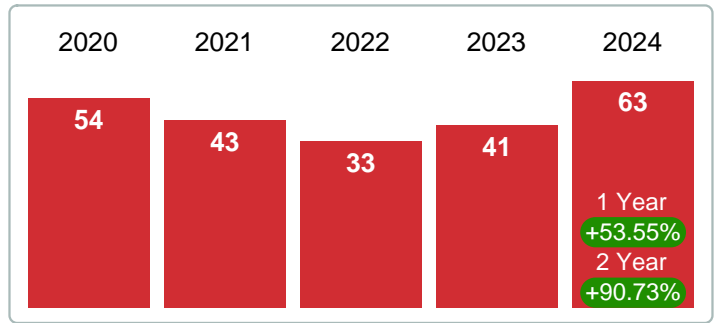
## AVERAGE DAYS ON MARKET TO SALE

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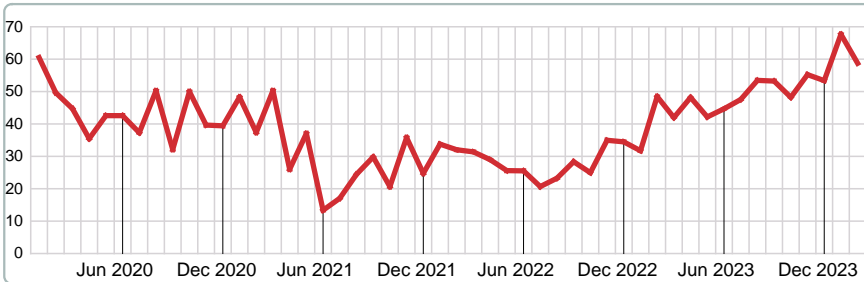
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 45

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 59 above the 5 yr FEB average of 45

- DEC 53 ▬
- JAN 68 ▬ 26.79%
- FEB 59 ▬ -13.23%

### 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
\$50,000 and less <span>3</span> <span style="color: blue;">▬</span>	6.38%	97	0	97	0	0
\$50,001 - \$100,000 <span>4</span> <span style="color: blue;">▬</span>	8.51%	23	81	3	4	0
\$100,001 - \$175,000 <span>9</span> <span style="color: blue;">▬</span>	19.15%	54	15	60	161	42
\$175,001 - \$250,000 <span>9</span> <span style="color: blue;">▬</span>	19.15%	35	0	26	65	0
\$250,001 - \$300,000 <span>10</span> <span style="color: blue;">▬</span>	21.28%	56	0	40	67	0
\$300,001 - \$425,000 <span>6</span> <span style="color: blue;">▬</span>	12.77%	103	162	106	0	30
\$425,001 and up <span>6</span> <span style="color: blue;">▬</span>	12.77%	66	1	26	291	0
<b>Average Closed DOM</b>		<b>59</b>	<b>48</b>	<b>50</b>	<b>90</b>	<b>36</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>59</b>	<b>6</b>	<b>28</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,869,210</b>	<b>1.84M</b>	<b>7.05M</b>	<b>3.52M</b>	<b>463.90K</b>



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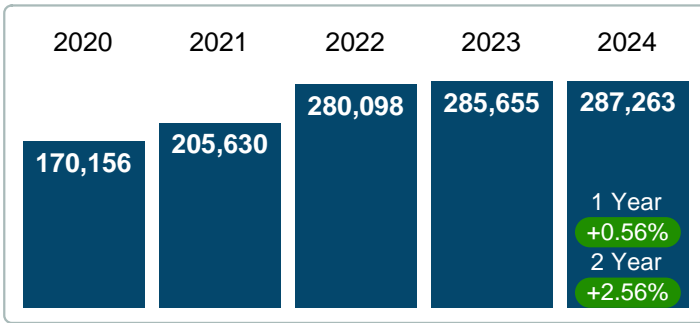
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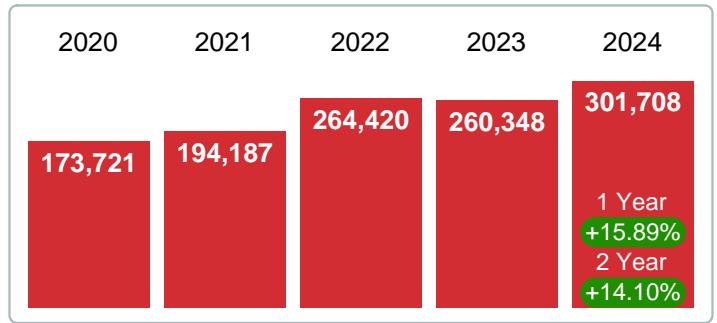
## AVERAGE LIST PRICE AT CLOSING

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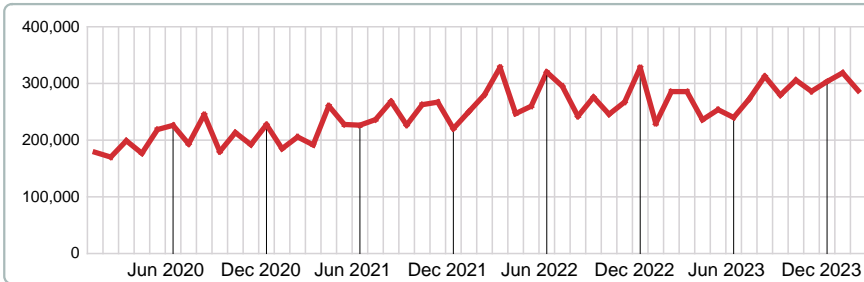
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

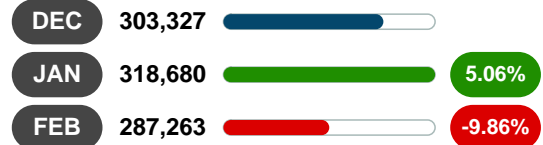


### 3 MONTHS

5 year FEB AVG = 245,760

High Mar 2022 328,340 Low Feb 2020 170,156

Average List Price at Closing this month at **287,263**  
above the 5 yr FEB average of **245,760**



### 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
\$50,000 and less	4.26%	27,500	0	38,333	0	0
\$50,001 - \$100,000	10.64%	71,700	69,500	79,500	70,000	0
\$100,001 - \$175,000	21.28%	139,140	146,667	135,000	112,500	123,900
\$175,001 - \$250,000	17.02%	224,746	0	222,686	207,083	0
\$250,001 - \$300,000	19.15%	278,111	0	283,500	282,333	0
\$300,001 - \$425,000	17.02%	354,000	375,000	348,250	0	350,000
\$425,001 and up	10.64%	912,700	1,065,000	596,875	1,500,000	0
<b>Average List Price</b>		<b>287,263</b>	<b>324,917</b>	<b>260,261</b>	<b>344,606</b>	<b>236,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>287,263</b>	<b>6</b>	<b>28</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>13,501,362</b>	<b>1.95M</b>	<b>7.29M</b>	<b>3.79M</b>	<b>473.90K</b>



# February 2024



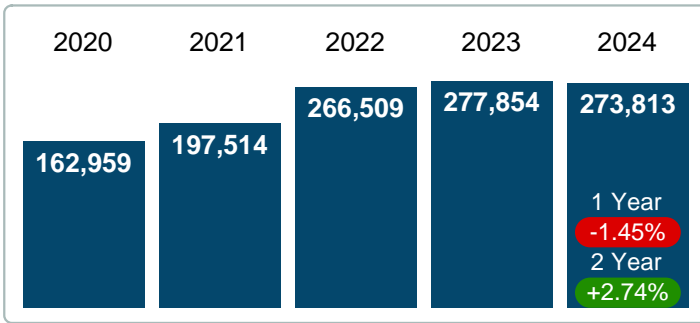
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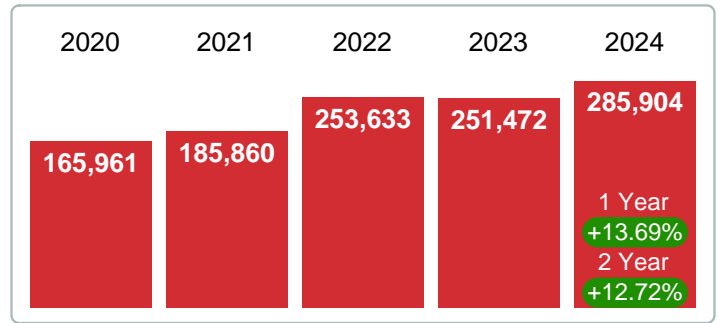
## AVERAGE SOLD PRICE AT CLOSING

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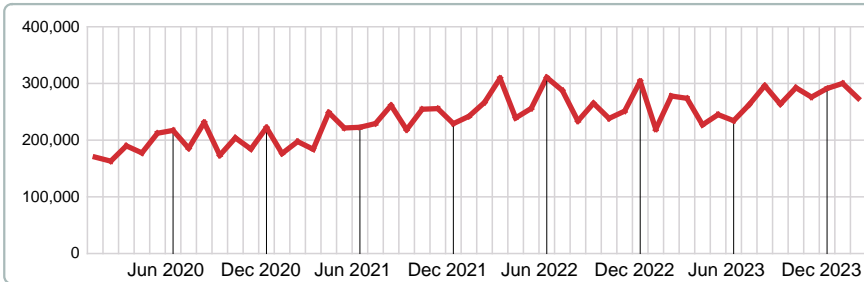
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

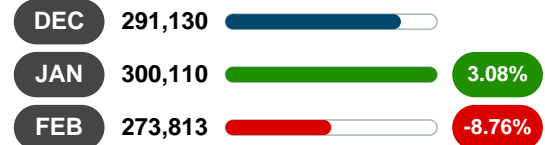


### 3 MONTHS

5 year FEB AVG = 235,730

High Jun 2022 310,581 Low Feb 2020 162,959

Average Sold Price at Closing this month at **273,813** above the 5 yr FEB average of **235,730**



### 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
\$50,000 and less	6.38%	29,500	0	29,500	0	0
\$50,001 - \$100,000	8.51%	70,250	65,000	80,500	55,000	0
\$100,001 - \$175,000	19.15%	128,661	135,667	130,250	106,050	123,900
\$175,001 - \$250,000	19.15%	211,818	0	211,029	214,583	0
\$250,001 - \$300,000	21.28%	273,140	0	276,025	271,216	0
\$300,001 - \$425,000	12.77%	330,833	304,000	335,250	0	340,000
\$425,001 and up	12.77%	786,500	1,065,000	588,500	1,300,000	0
<b>Average Sold Price</b>		<b>273,813</b>	<b>306,833</b>	<b>251,671</b>	<b>319,774</b>	<b>231,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>273,813</b>	<b>6</b>	<b>28</b>	<b>11</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>12,869,210</b>	<b>1.84M</b>	<b>7.05M</b>	<b>3.52M</b>	<b>463.90K</b>

# February 2024



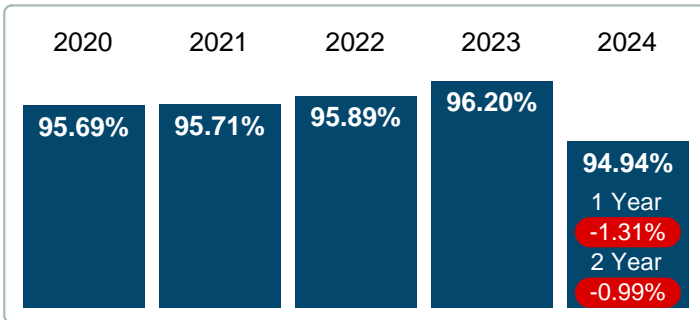
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



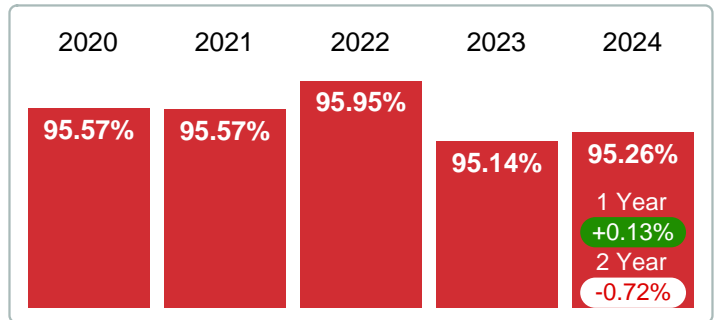
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

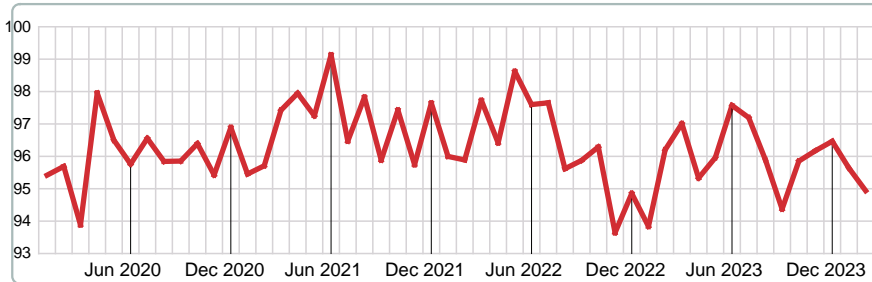
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

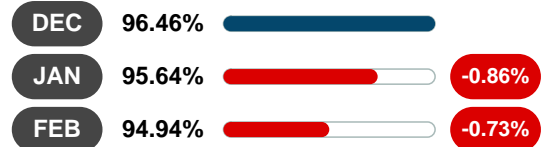


### 3 MONTHS

5 year FEB AVG = 95.69%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **94.94%** below the 5 yr FEB average of **95.69%**



### 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
\$50,000 and less	3	6.38%	79.72%	0.00%	79.72%	0.00%	0.00%
\$50,001 - \$100,000	4	8.51%	93.58%	93.53%	101.11%	78.57%	0.00%
\$100,001 - \$175,000	9	19.15%	95.32%	92.51%	96.52%	94.27%	100.00%
\$175,001 - \$250,000	9	19.15%	96.86%	0.00%	94.73%	104.29%	0.00%
\$250,001 - \$300,000	10	21.28%	96.84%	0.00%	97.35%	96.50%	0.00%
\$300,001 - \$425,000	6	12.77%	93.98%	81.07%	96.42%	0.00%	97.14%
\$425,001 and up	6	12.77%	97.80%	100.00%	100.04%	86.67%	0.00%
Average Sold/List Ratio		94.90%		92.02%	95.21%	95.19%	98.57%
Total Closed Units		47	100%	6	28	11	2
Total Closed Volume		12,869,210		1.84M	7.05M	3.52M	463.90K

# February 2024



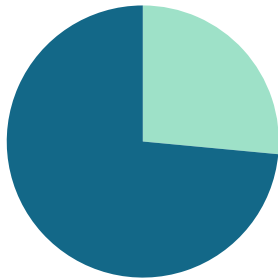
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

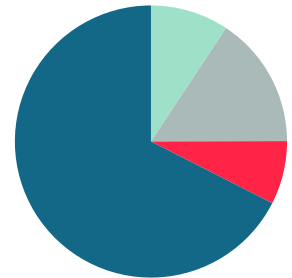


**Inventory**  
 New Listings  
**120 = 26.49%**  
 Start Inventory  
**333**  
 Total Inventory Units  
**453**  
 Volume  
**\$183,036,611**

### Market Activity

Closed Sales  
**47 = 9.31%**  
 Pending Sales  
**79 = 15.64%**  
 Other Off Market  
**38 = 7.52%**  
 Active Inventory  
**341 = 67.52%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	50	47	-6.00%	91	87	-4.40%
Pending Sales	46	79	71.74%	107	129	20.56%
New Listings	93	120	29.03%	209	220	5.26%
Average List Price	285,655	287,263	0.56%	260,348	301,708	15.89%
Average Sale Price	277,854	273,813	-1.45%	251,472	285,904	13.69%
Average Percent of Selling Price to List Price	96.20%	94.94%	-1.31%	95.14%	95.26%	0.13%
Average Days on Market to Sale	48.46	58.72	21.18%	40.92	62.84	53.55%
Monthly Inventory	306	341	11.44%	306	341	11.44%
Months Supply of Inventory	4.22	5.34	26.71%	4.22	5.34	26.71%

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

**Inventory** on February 29, 2024 = **341**

**2023** **2024**

### FEBRUARY MARKET

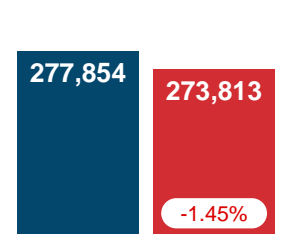
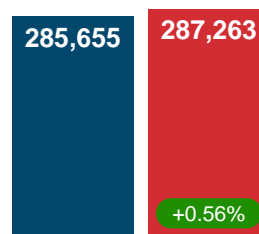
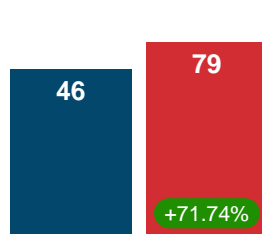
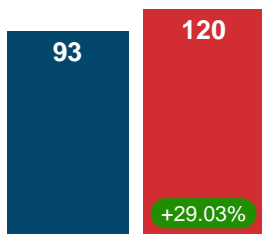
### AVERAGE PRICES

#### 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

