

February 2024



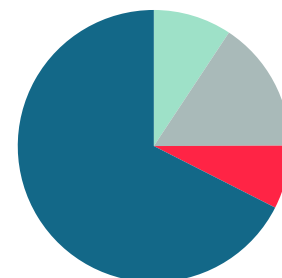
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	217,500	240,000	10.34%
Median Sale Price	215,000	239,165	11.24%
Median Percent of Selling Price to List Price	97.39%	96.55%	-0.86%
Median Days on Market to Sale	37.50	35.00	-6.67%
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.

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 **11.24%** in February 2024 to \$239,165 versus the previous year at \$215,000.

Median Days on Market Shortens

The median number of **35.00** days that homes spent on the market before selling decreased by 2.50 days or **6.67%** in February 2024 compared to last year's same month at **37.50** DOM.

Sales Success for February 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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 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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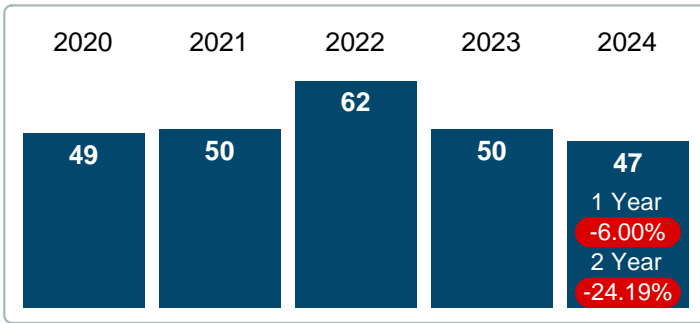
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



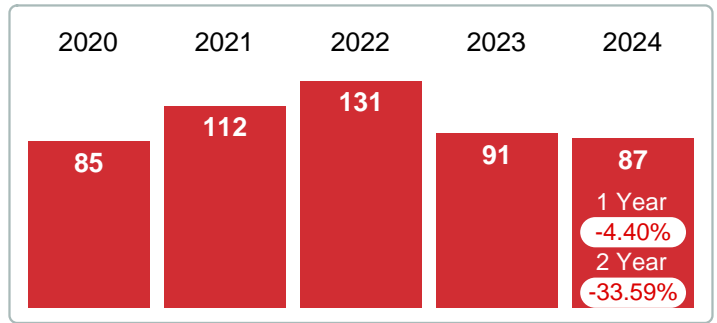
CLOSED LISTINGS

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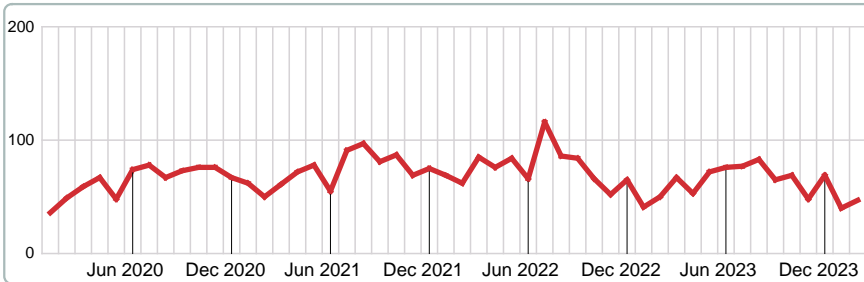
FEBRUARY



YEAR TO DATE (YTD)

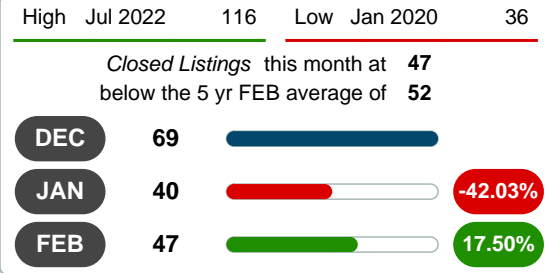


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 52



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.38%	34.0	0	3	0	0
\$50,001 - \$100,000	4	8.51%	4.0	1	2	1	0
\$100,001 - \$175,000	9	19.15%	23.0	3	4	1	1
\$175,001 - \$250,000	9	19.15%	37.0	0	7	2	0
\$250,001 - \$300,000	10	21.28%	52.0	0	4	6	0
\$300,001 - \$425,000	6	12.77%	120.5	1	4	0	1
\$425,001 and up	6	12.77%	4.5	1	4	1	0
Total Closed Units	47			6	28	11	2
Total Closed Volume	12,869,210	100%	35.0	1.84M	7.05M	3.52M	463.90K
Median Closed Price	\$239,165			\$145,000	\$231,700	\$262,000	\$231,950

February 2024



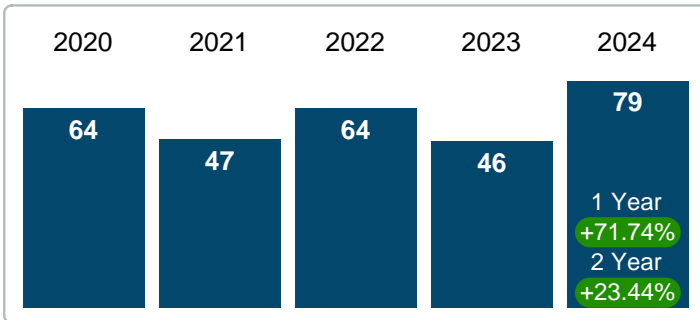
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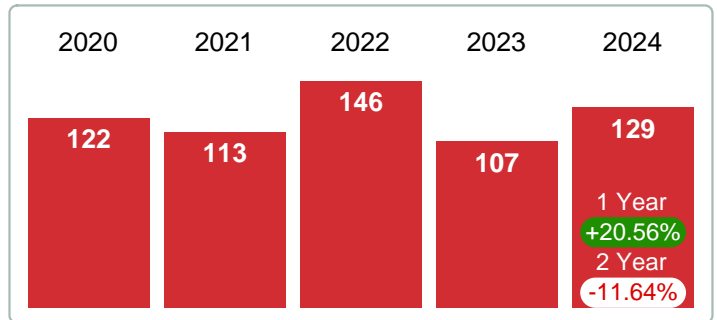
PENDING LISTINGS

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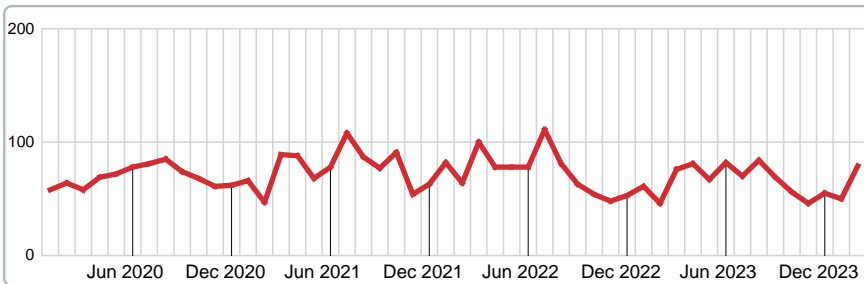
FEBRUARY



YEAR TO DATE (YTD)

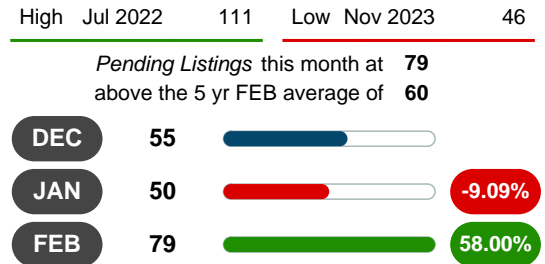


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	5.06%	94.5	2	2	0	0
\$100,001 - \$150,000	11	13.92%	42.0	3	4	3	1
\$150,001 - \$225,000	13	16.46%	14.0	3	10	0	0
\$225,001 - \$300,000	21	26.58%	42.0	3	15	3	0
\$300,001 - \$375,000	7	8.86%	147.0	1	4	2	0
\$375,001 - \$575,000	15	18.99%	15.0	1	9	5	0
\$575,001 and up	8	10.13%	43.0	0	4	2	2
Total Pending Units	79			13	48	15	3
Total Pending Volume	25,007,099	100%	40.0	2.66M	14.22M	5.43M	2.69M
Median Listing Price	\$255,000			\$190,000	\$251,250	\$314,900	\$620,000

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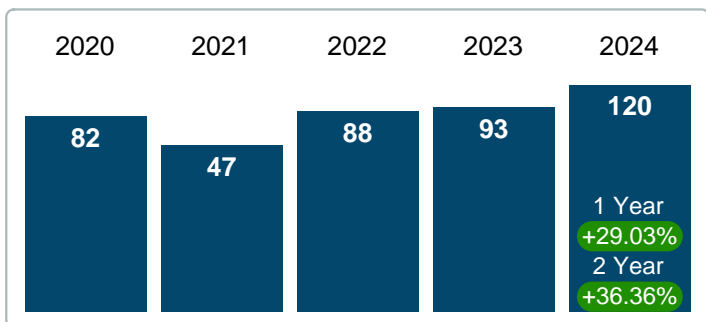
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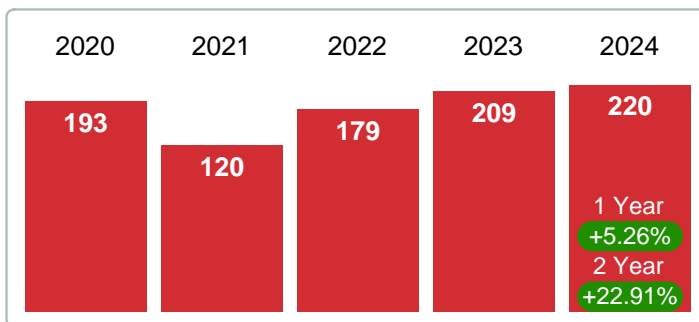
NEW LISTINGS

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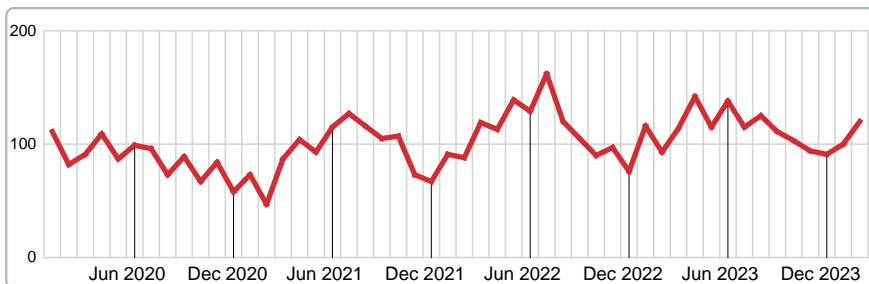
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

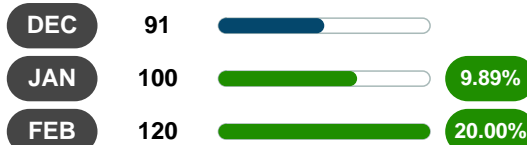


3 MONTHS

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
Total New Listed Units	120		16	75	23	6
Total New Listed Volume	45,433,018	100%	3.27M	24.92M	8.75M	8.50M
Median New Listed Listing Price	\$299,950		\$180,000	\$300,000	\$330,000	\$1,325,000

February 2024



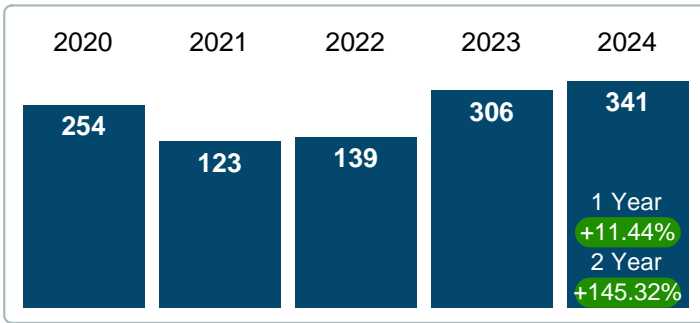
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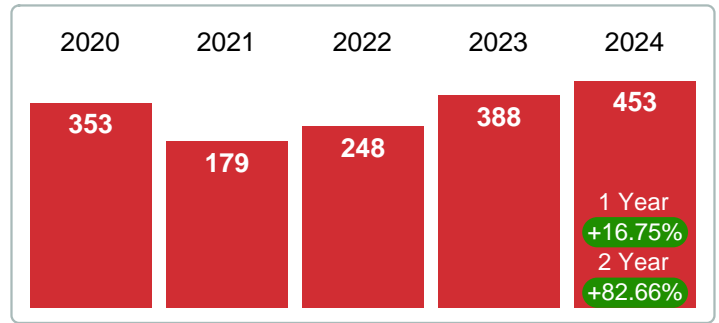
ACTIVE INVENTORY

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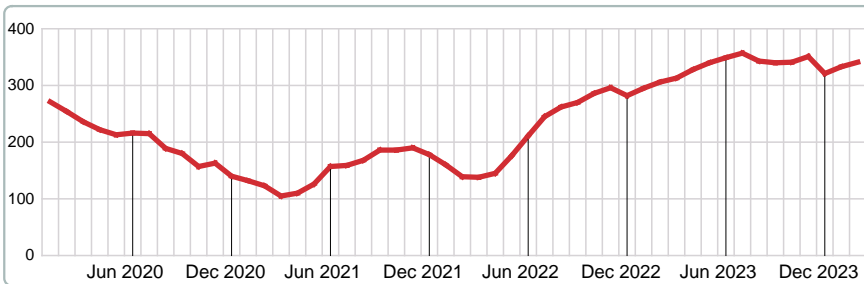
END OF FEBRUARY



ACTIVE DURING FEBRUARY

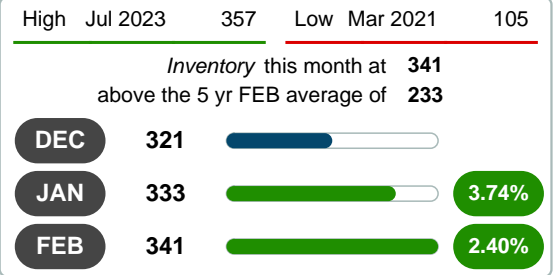


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 233



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	29	8.50%	64.0	14	13	1	1
\$125,001 - \$175,000	35	10.26%	51.0	10	23	2	0
\$175,001 - \$250,000	54	15.84%	58.5	6	35	12	1
\$250,001 - \$350,000	88	25.81%	61.5	8	52	24	4
\$350,001 - \$450,000	58	17.01%	106.5	7	30	21	0
\$450,001 - \$675,000	37	10.85%	93.0	4	23	6	4
\$675,001 and up	40	11.73%	83.5	2	17	12	9
Total Active Inventory by Units	341			51	193	78	19
Total Active Inventory by Volume	141,503,413	100%	70.0	14.04M	71.45M	34.93M	21.08M
Median Active Inventory Listing Price	\$320,000			\$188,000	\$307,000	\$352,500	\$605,000

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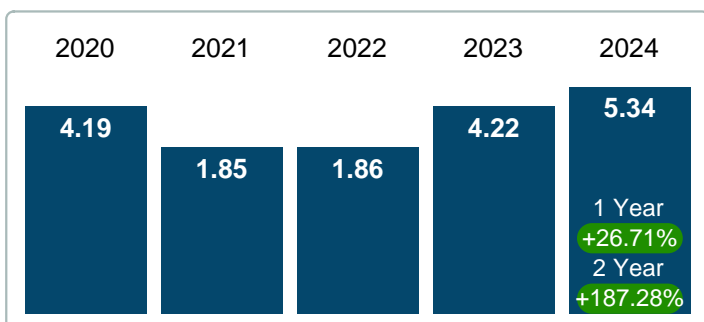
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



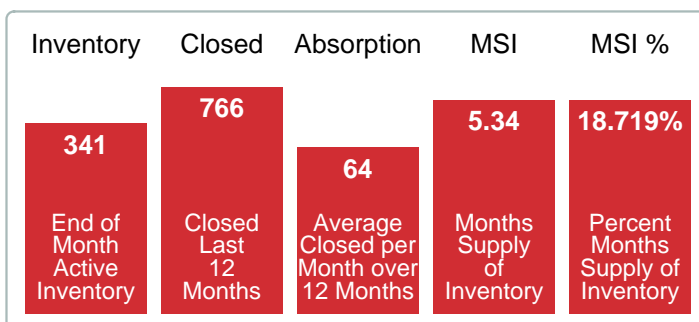
MONTHS SUPPLY of INVENTORY (MSI)

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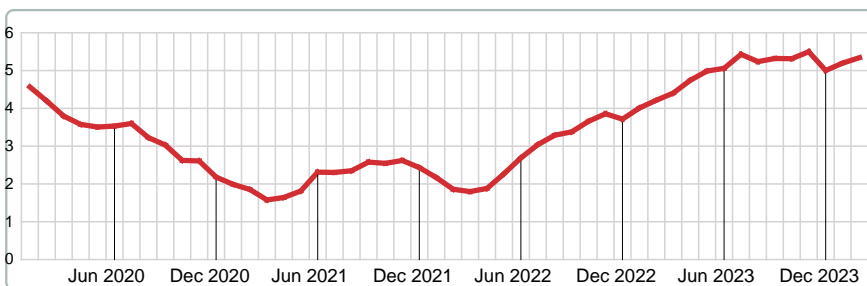
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

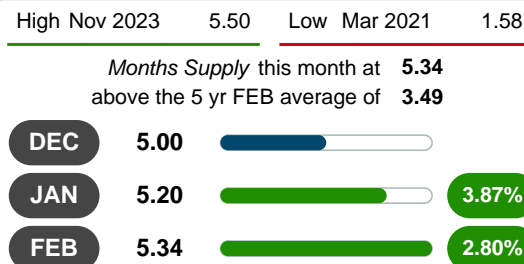


5 YEAR MARKET ACTIVITY TRENDS



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

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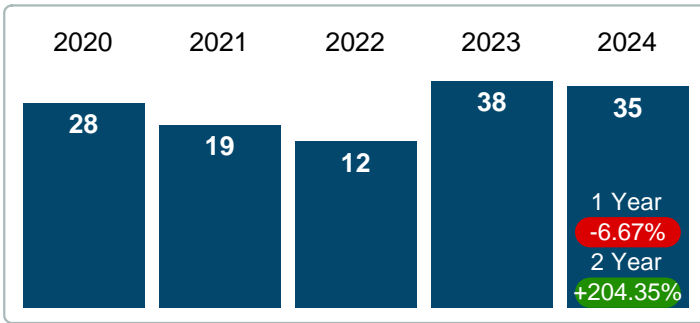
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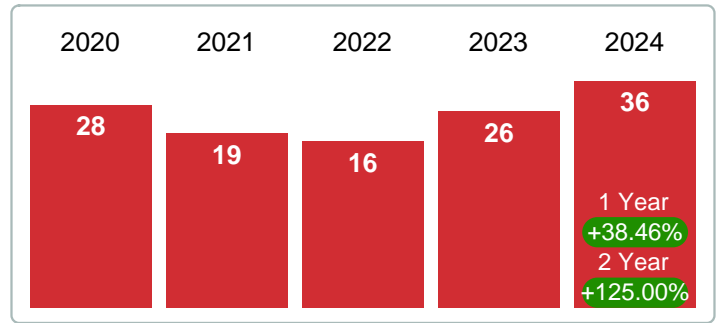
MEDIAN DAYS ON MARKET TO SALE

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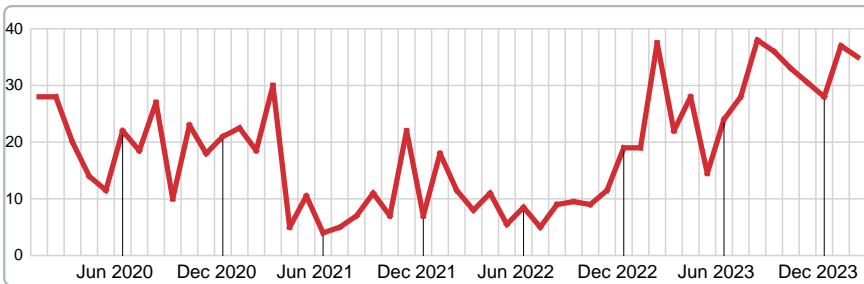
FEBRUARY



YEAR TO DATE (YTD)

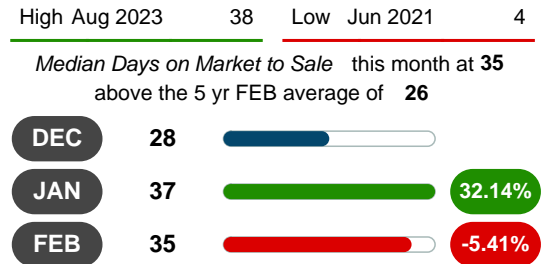


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 26



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6.38%	34	0	34	0	0
\$50,001 - \$100,000	8.51%	4	81	3	4	0
\$100,001 - \$175,000	19.15%	23	16	60	161	42
\$175,001 - \$250,000	19.15%	37	0	18	65	0
\$250,001 - \$300,000	21.28%	52	0	38	54	0
\$300,001 - \$425,000	12.77%	121	162	121	0	30
\$425,001 and up	12.77%	5	1	5	291	0
Median Closed DOM		35	20	26	65	36
Total Closed Units	100%	35.0	6	28	11	2
Total Closed Volume		12,869,210	1.84M	7.05M	3.52M	463.90K

February 2024



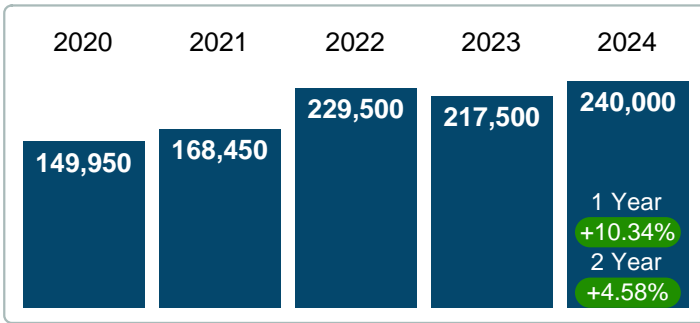
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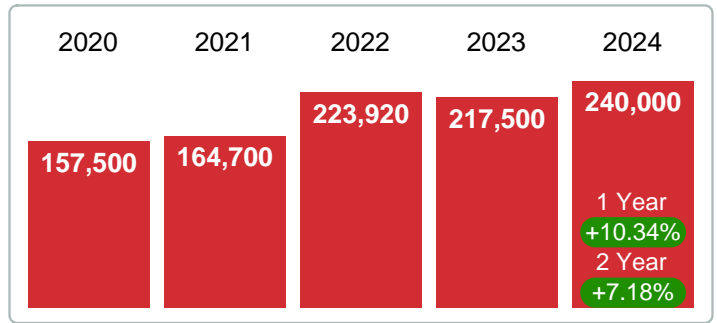
MEDIAN LIST PRICE AT CLOSING

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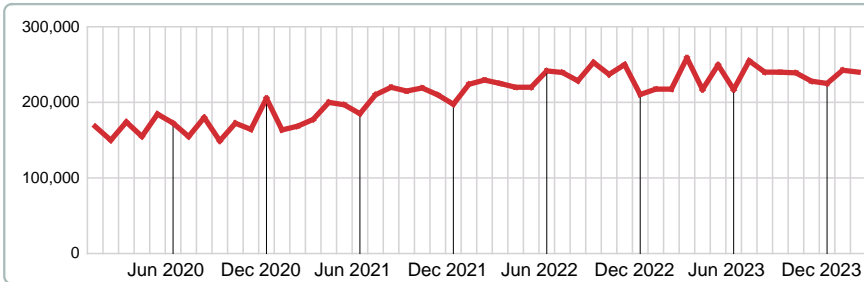
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

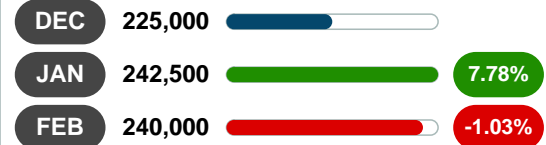


3 MONTHS

5 year FEB AVG = 201,080

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

Median List Price at Closing this month at **240,000**
above the 5 yr FEB average of **201,080**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.26%	27,500	0	27,500	0	0
\$50,001 - \$100,000	5	10.64%	69,500	69,500	69,000	70,000	0
\$100,001 - \$175,000	10	21.28%	132,500	150,000	132,500	143,750	123,900
\$175,001 - \$250,000	8	17.02%	233,450	0	229,900	239,165	0
\$250,001 - \$300,000	9	19.15%	280,000	0	282,500	269,000	0
\$300,001 - \$425,000	8	17.02%	345,000	375,000	339,999	325,000	350,000
\$425,001 and up	5	10.64%	900,000	1,065,000	649,000	1,500,000	0
Median List Price			240,000	157,500	238,500	255,000	236,950
Total Closed Units		100%	240,000	6	28	11	2
Total Closed Volume			13,501,362	1.95M	7.29M	3.79M	473.90K

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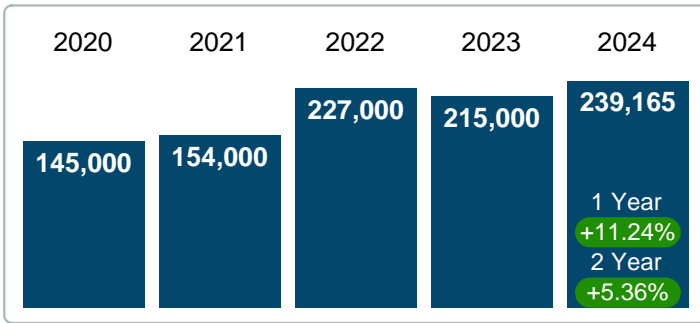
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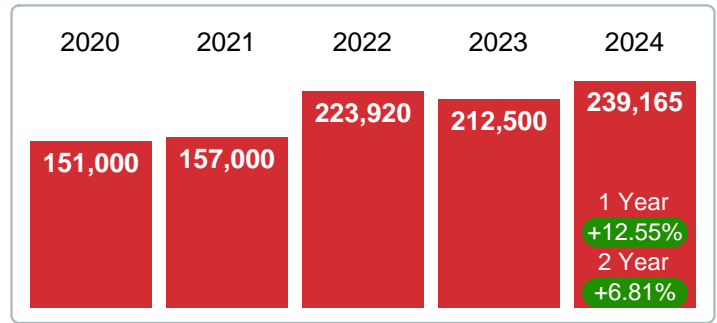
MEDIAN SOLD PRICE AT CLOSING

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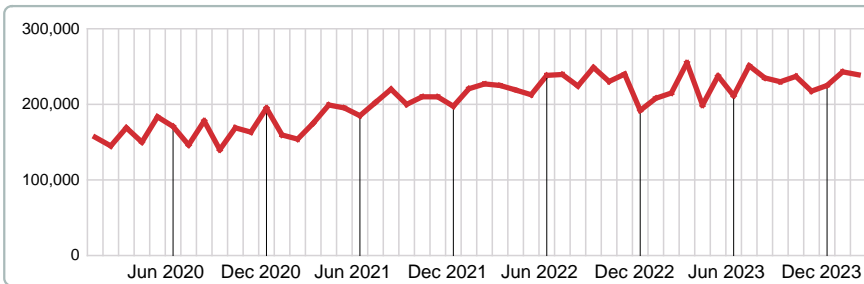
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

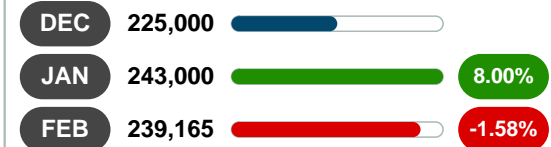


3 MONTHS

5 year FEB AVG = 196,033

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

Median Sold Price at Closing this month at **239,165** above the 5 yr FEB average of **196,033**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.38%	35,000	0	35,000	0	0
\$50,001 - \$100,000	4	8.51%	67,000	65,000	80,500	55,000	0
\$100,001 - \$175,000	9	19.15%	123,900	135,000	125,000	106,050	123,900
\$175,001 - \$250,000	9	19.15%	213,900	0	213,900	214,583	0
\$250,001 - \$300,000	10	21.28%	271,300	0	273,800	268,500	0
\$300,001 - \$425,000	6	12.77%	333,500	304,000	333,500	0	340,000
\$425,001 and up	6	12.77%	745,000	1,065,000	537,000	1,300,000	0
Median Sold Price			239,165	145,000	231,700	262,000	231,950
Total Closed Units		100%	239,165	6	28	11	2
Total Closed Volume			12,869,210	1.84M	7.05M	3.52M	463.90K

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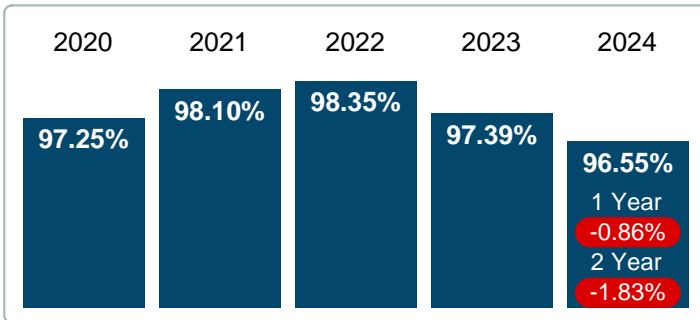
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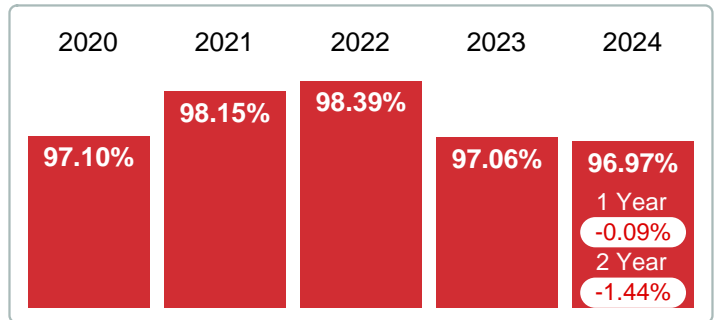
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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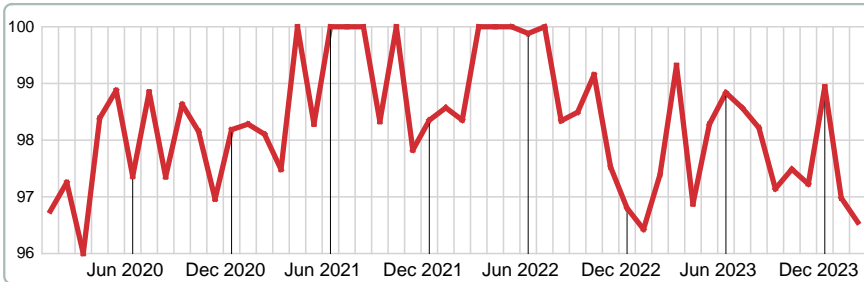
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

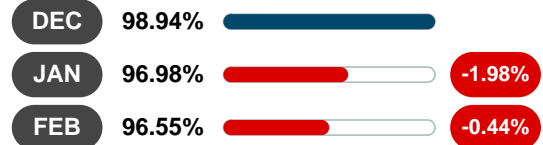


3 MONTHS

5 year FEB AVG = 97.53%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **96.55%**
below the 5 yr FEB average of **97.53%**



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

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$50,000 and less	3	6.38%	75.00%	0.00%	75.00%	0.00%	0.00%	
\$50,001 - \$100,000	4	8.51%	96.76%	93.53%	101.11%	78.57%	0.00%	
\$100,001 - \$175,000	9	19.15%	94.27%	93.60%	98.18%	94.27%	100.00%	
\$175,001 - \$250,000	9	19.15%	98.52%	0.00%	94.74%	104.29%	0.00%	
\$250,001 - \$300,000	10	21.28%	98.70%	0.00%	97.87%	98.70%	0.00%	
\$300,001 - \$425,000	6	12.77%	96.22%	81.07%	96.47%	0.00%	97.14%	
\$425,001 and up	6	12.77%	97.58%	100.00%	97.58%	86.67%	0.00%	
Median Sold/List Ratio		96.55%		93.56%	97.10%	97.40%	98.57%	
Total Closed Units		47	100%	96.55%	6	28	11	2
Total Closed Volume		12,869,210			1.84M	7.05M	3.52M	463.90K

February 2024



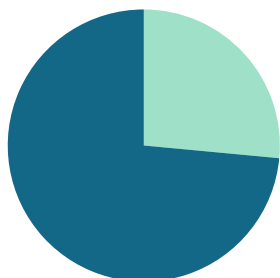
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

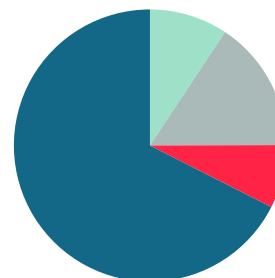


Inventory
 New Listings
120 = 26.49%
 Start Inventory
333
 Total Inventory Units
453
 Volume
\$183,036,611

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%
Median List Price	217,500	240,000	10.34%	217,500	240,000	10.34%
Median Sale Price	215,000	239,165	11.24%	212,500	239,165	12.55%
Median Percent of Selling Price to List Price	97.39%	96.55%	-0.86%	97.06%	96.97%	-0.09%
Median Days on Market to Sale	37.50	35.00	-6.67%	26.00	36.00	38.46%
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

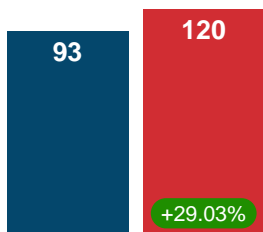
Inventory on February 29, 2024 = **341**

2023 **2024**

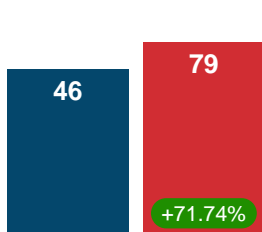
FEBRUARY MARKET

MEDIAN PRICES

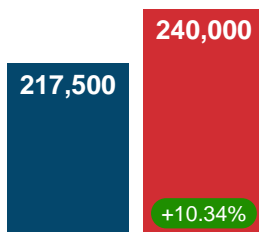
New Listings



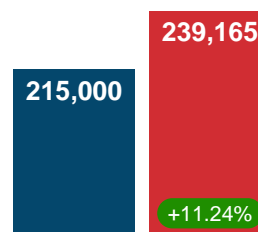
Pending Listings



List Price



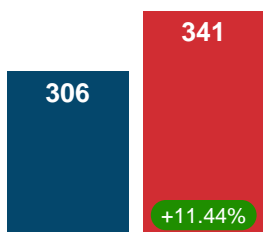
Sale Price



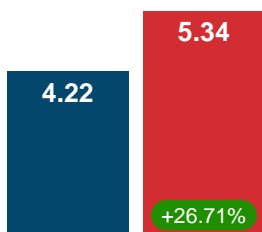
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

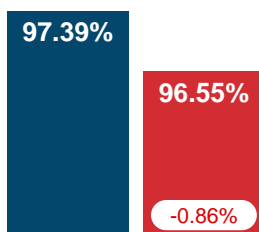
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

