

April 2024



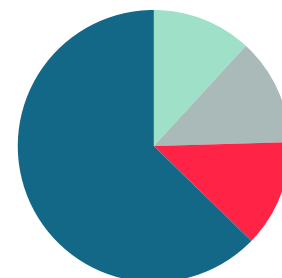
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	7	13	85.71%
Pending Listings	12	14	16.67%
New Listings	22	27	22.73%
Median List Price	109,900	149,900	36.40%
Median Sale Price	105,000	140,000	33.33%
Median Percent of Selling Price to List Price	95.24%	96.08%	0.88%
Median Days on Market to Sale	24.00	49.00	104.17%
End of Month Inventory	59	69	16.95%
Months Supply of Inventory	5.90	6.96	17.93%



■ Closed (11.82%)
■ Pending (12.73%)
■ Other OffMarket (12.73%)
■ Active (62.73%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of April 30, 2024 = **69**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **16.95%** to 69 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **6.96** 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 **33.33%** in April 2024 to \$140,000 versus the previous year at \$105,000.

Median Days on Market Lengthens

The median number of **49.00** days that homes spent on the market before selling increased by 25.00 days or **104.17%** in April 2024 compared to last year's same month at **24.00** DOM.

Sales Success for April 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 27 New Listings in April 2024, up **22.73%** from last year at 22. Furthermore, there were 13 Closed Listings this month versus last year at 7, a **85.71%** increase.

Closed versus Listed trends yielded a **48.1%** ratio, up from previous year's, April 2023, at **31.8%**, a **51.32%** upswing. This will certainly create pressure on an increasing Month's 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

April 2024



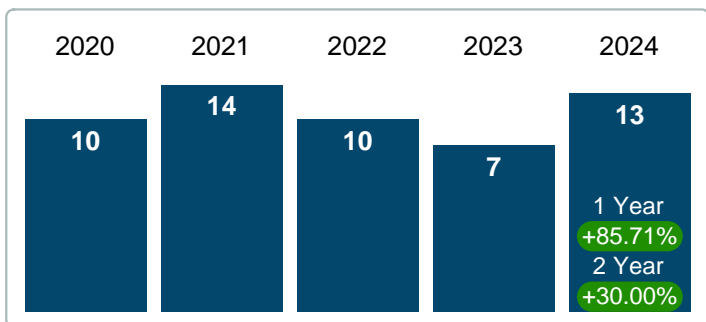
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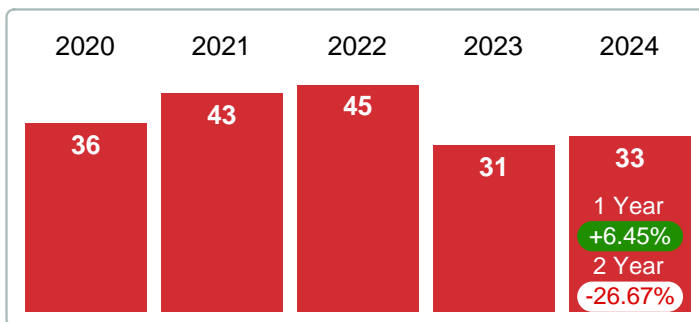
CLOSED LISTINGS

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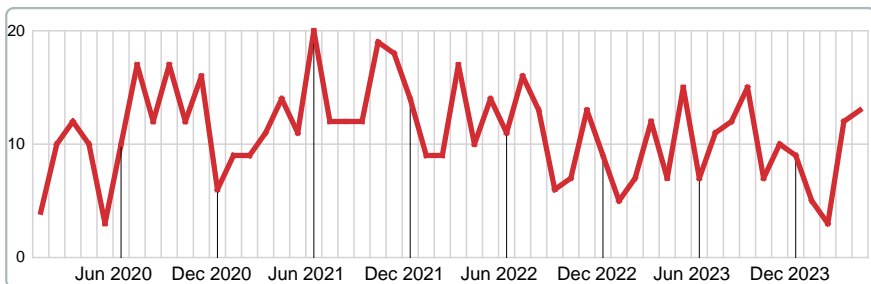
APRIL



YEAR TO DATE (YTD)

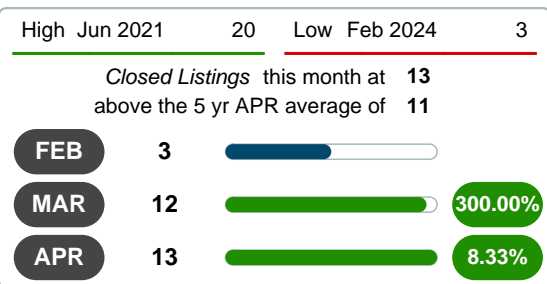


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 11



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	0	0.00%	0.0	0	0	0	0
\$80,001 - \$110,000	2	15.38%	24.0	1	1	0	0
\$110,001 - \$130,000	1	7.69%	5.0	1	0	0	0
\$130,001 - \$240,000	5	38.46%	60.0	1	3	1	0
\$240,001 - \$390,000	2	15.38%	29.5	1	0	0	1
\$390,001 - \$580,000	1	7.69%	112.0	0	1	0	0
\$580,001 and up	2	15.38%	241.0	0	0	1	1
Total Closed Units	13			4	5	2	2
Total Closed Volume	3,348,000	100%	49.0	579.00K	891.50K	822.50K	1.06M
Median Closed Price	\$140,000			\$124,000	\$136,000	\$411,250	\$527,500

April 2024



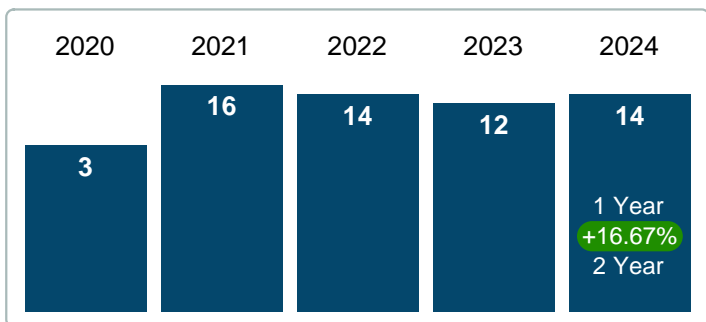
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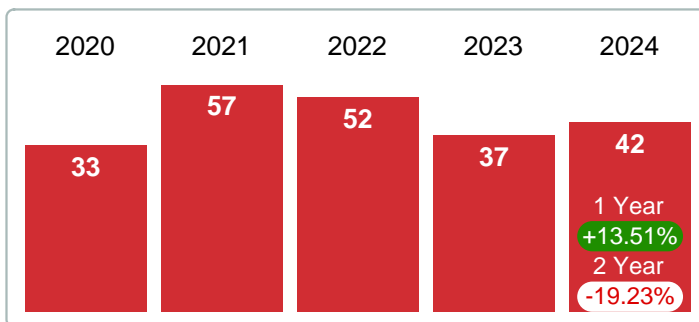
PENDING LISTINGS

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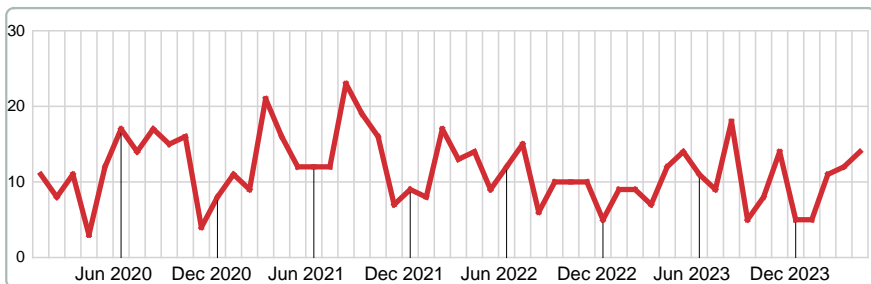
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 12

High Aug 2021 23 Low Apr 2020 3

Pending Listings this month at 14 above the 5 yr APR average of 12

- FEB 11
- MAR 12 (9.09%)
- APR 14 (16.67%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	14.29%	42.5	1	1	0	0
\$75,001 - \$100,000	1	7.14%	130.0	0	1	0	0
\$100,001 - \$150,000	2	14.29%	28.5	2	0	0	0
\$150,001 - \$175,000	2	14.29%	7.5	1	1	0	0
\$175,001 - \$275,000	3	21.43%	58.0	1	1	1	0
\$275,001 - \$350,000	3	21.43%	41.0	0	2	1	0
\$350,001 and up	1	7.14%	69.0	1	0	0	0
Total Pending Units	14			6	6	2	0
Total Pending Volume	2,790,100	100%	35.0	1.13M	1.16M	495.00K	0.00B
Median Listing Price	\$180,000			\$140,000	\$182,000	\$247,500	\$0

April 2024



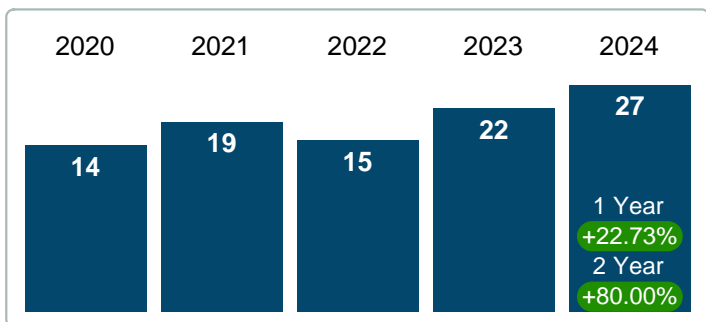
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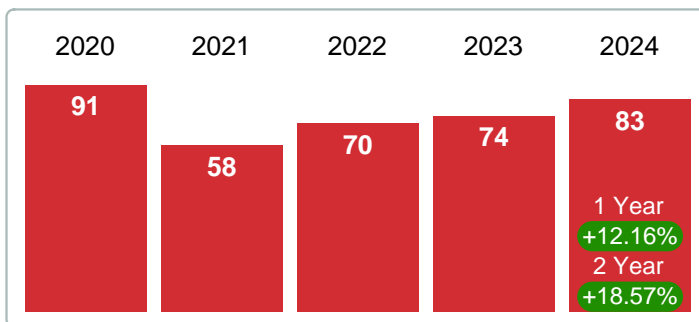
NEW LISTINGS

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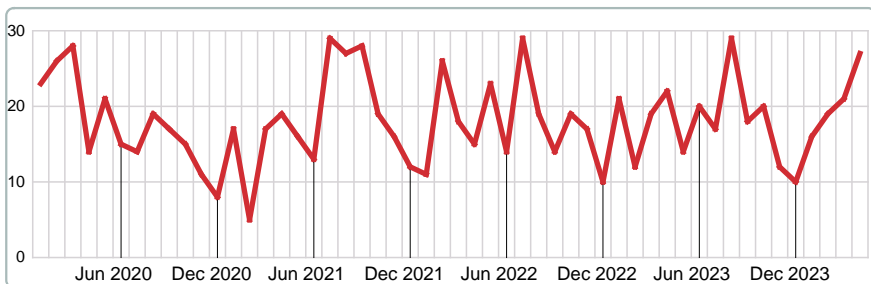
APRIL



YEAR TO DATE (YTD)

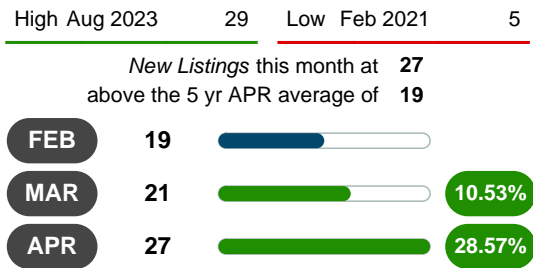


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 19



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	2	7.41%	2	0	0	0
\$75,001 - \$150,000	3	11.11%	0	3	0	0
\$150,001 - \$250,000	5	18.52%	1	4	0	0
\$250,001 - \$325,000	6	22.22%	1	2	3	0
\$325,001 - \$475,000	4	14.81%	1	3	0	0
\$475,001 - \$775,000	4	14.81%	0	1	1	2
\$775,001 and up	3	11.11%	0	2	1	0
Total New Listed Units	27		5	15	5	2
Total New Listed Volume	11,651,055	100%	951.90K	7.04M	2.33M	1.33M
Median New Listed Listing Price	\$299,000		\$160,000	\$299,000	\$300,000	\$667,450

April 2024



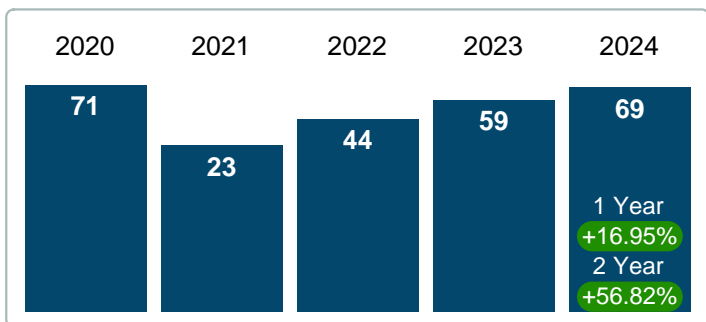
Area Delimited by County Of Sequoyah - Residential Property Type



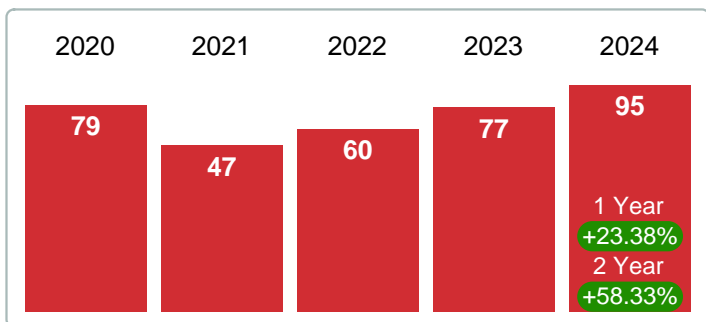
ACTIVE INVENTORY

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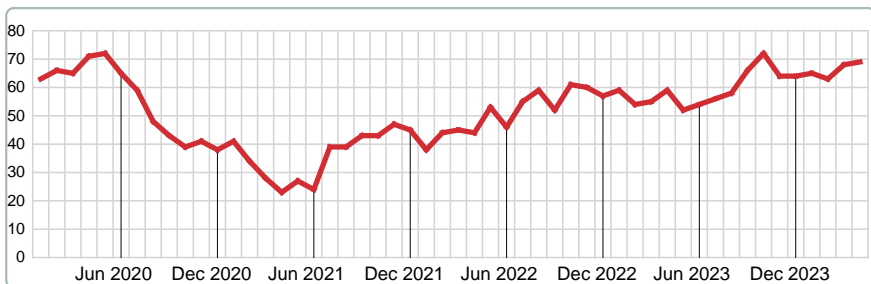
END OF APRIL



ACTIVE DURING APRIL

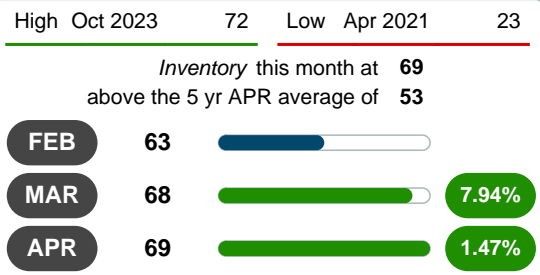


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 53



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.80%	53.5	4	0	0	0
\$75,001 - \$125,000	9	13.04%	69.0	2	7	0	0
\$125,001 - \$150,000	11	15.94%	105.0	1	9	0	1
\$150,001 - \$275,000	19	27.54%	77.0	2	11	5	1
\$275,001 - \$375,000	9	13.04%	63.0	1	5	3	0
\$375,001 - \$575,000	10	14.49%	34.0	1	6	2	1
\$575,001 and up	7	10.14%	26.0	0	3	2	2
Total Active Inventory by Units	69			11	41	12	5
Total Active Inventory by Volume	21,235,955	100%	60.0	1.70M	12.32M	5.07M	2.15M
Median Active Inventory Listing Price	\$228,500			\$119,500	\$170,555	\$308,500	\$479,000

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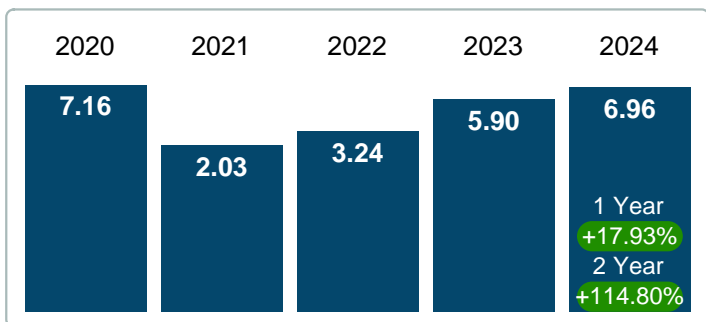
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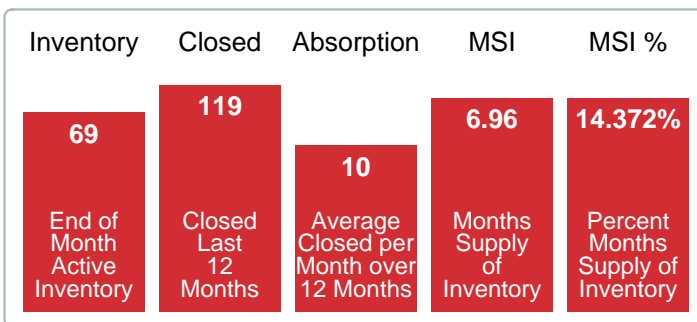
MONTHS SUPPLY of INVENTORY (MSI)

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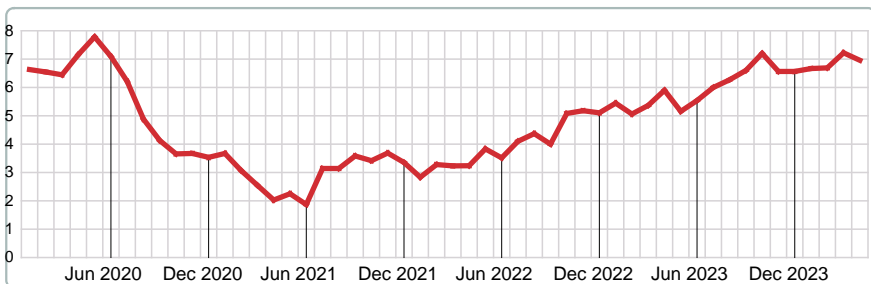
MSI FOR APRIL



INDICATORS FOR APRIL 2024

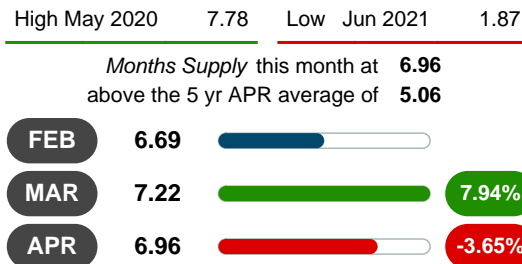


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 5.06



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	4	5.80%	5.33	16.00	0.00	0.00	0.00
\$75,001 - \$125,000	9	13.04%	5.68	3.00	7.64	0.00	0.00
\$125,001 - \$150,000	11	15.94%	5.50	1.71	7.20	0.00	0.00
\$150,001 - \$275,000	19	27.54%	5.30	4.00	5.50	5.45	6.00
\$275,001 - \$375,000	9	13.04%	7.20	0.00	6.67	9.00	0.00
\$375,001 - \$575,000	10	14.49%	20.00	12.00	24.00	24.00	12.00
\$575,001 and up	7	10.14%	28.00	0.00	0.00	12.00	24.00
Market Supply of Inventory (MSI)	6.96	100%	6.96	5.28	7.34	6.86	10.00
Total Active Inventory by Units	69			11	41	12	5

April 2024



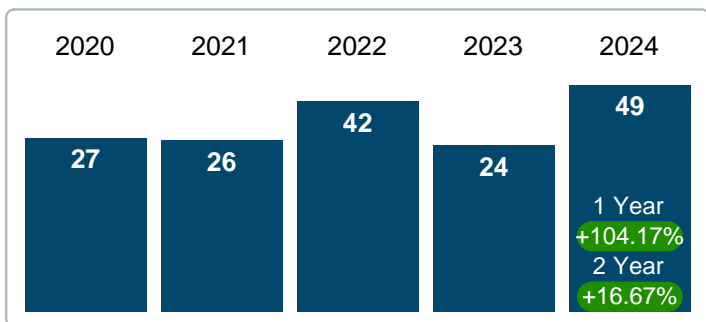
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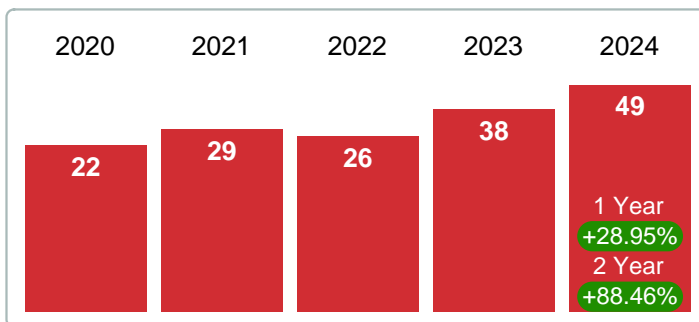
MEDIAN DAYS ON MARKET TO SALE

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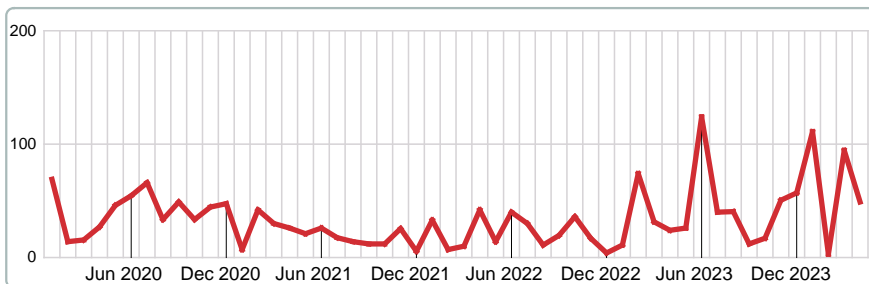
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

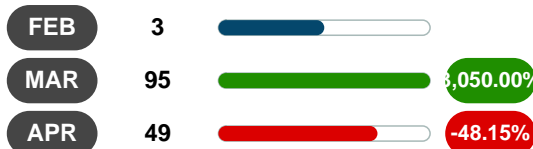


3 MONTHS

5 year APR AVG = 34

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 49 above the 5 yr APR average of 34



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
\$80,000 and less	0	0.00%	26	0	0	0	0
\$80,001 - \$110,000	2	15.38%	24	4	44	0	0
\$110,001 - \$130,000	1	7.69%	5	5	0	0	0
\$130,001 - \$240,000	5	38.46%	60	100	60	6	0
\$240,001 - \$390,000	2	15.38%	30	10	0	0	49
\$390,001 - \$580,000	1	7.69%	112	0	112	0	0
\$580,001 and up	2	15.38%	241	0	0	216	266
Median Closed DOM			49	8	60	111	158
Total Closed Units		100%	49.0	4	5	2	2
Total Closed Volume			3,348,000	579.00K	891.50K	822.50K	1.06M

April 2024



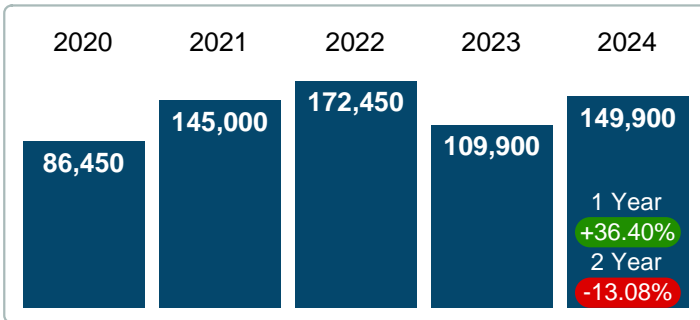
Area Delimited by County Of Sequoyah - Residential Property Type



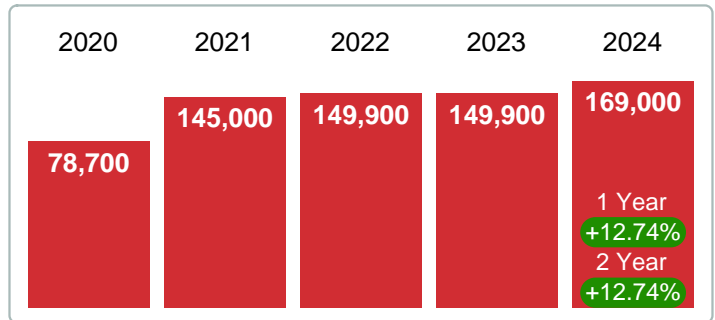
MEDIAN LIST PRICE AT CLOSING

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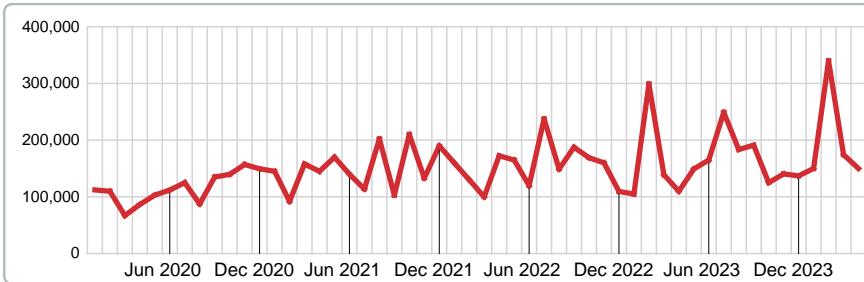
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 132,740

High Feb 2024 339,900 Low Mar 2020 66,950

Median List Price at Closing this month at **149,900**
above the 5 yr APR average of **132,740**



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
\$80,000 and less	0.00%	241	0	0	0	0
\$80,001 - \$110,000	15.38%	88,950	89,900	88,000	0	0
\$110,001 - \$130,000	7.69%	115,000	115,000	0	0	0
\$130,001 - \$240,000	38.46%	145,000	144,900	145,000	232,500	0
\$240,001 - \$390,000	15.38%	252,450	249,900	0	0	255,000
\$390,001 - \$580,000	7.69%	395,000	0	395,000	0	0
\$580,001 and up	15.38%	805,000	0	0	625,000	985,000
Median List Price		149,900	129,950	145,000	428,750	620,000
Total Closed Units	100%	149,900	4	5	2	2
Total Closed Volume		3,610,100	599.70K	912.90K	857.50K	1.24M

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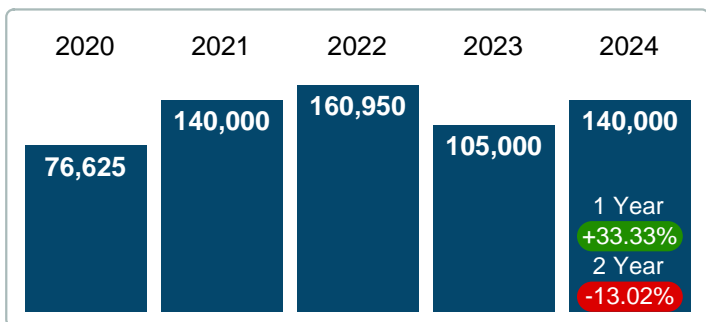
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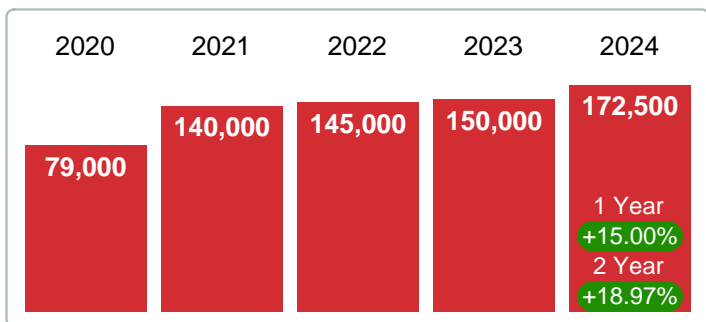
MEDIAN SOLD PRICE AT CLOSING

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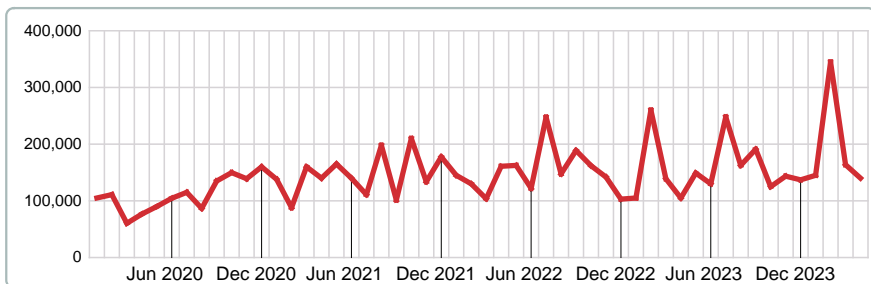
APRIL



YEAR TO DATE (YTD)

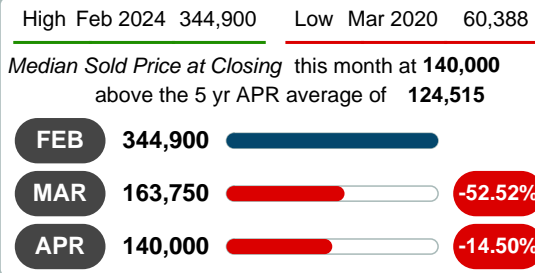


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 124,515



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
\$80,000 and less	0	0.00%	805,000	0	0	0	0
\$80,001 - \$110,000	2	15.38%	85,000	85,000	85,000	0	0
\$110,001 - \$130,000	1	7.69%	115,000	115,000	0	0	0
\$130,001 - \$240,000	5	38.46%	136,000	133,000	136,000	240,000	0
\$240,001 - \$390,000	2	15.38%	245,500	246,000	0	0	245,000
\$390,001 - \$580,000	1	7.69%	395,000	0	395,000	0	0
\$580,001 and up	2	15.38%	696,250	0	0	582,500	810,000
Median Sold Price			140,000	124,000	136,000	411,250	527,500
Total Closed Units		100%	140,000	4	5	2	2
Total Closed Volume			3,348,000	579.00K	891.50K	822.50K	1.06M

April 2024



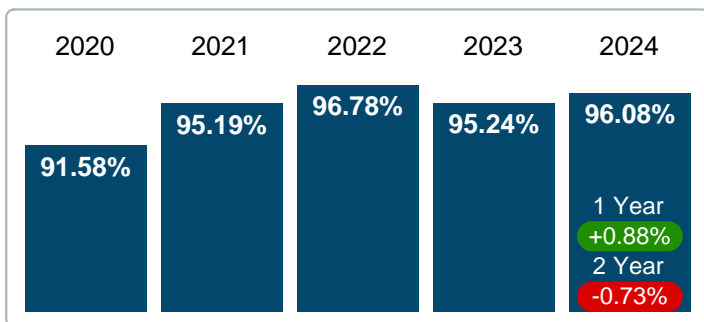
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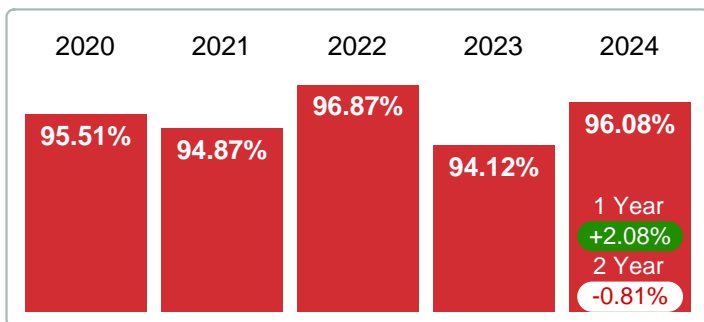
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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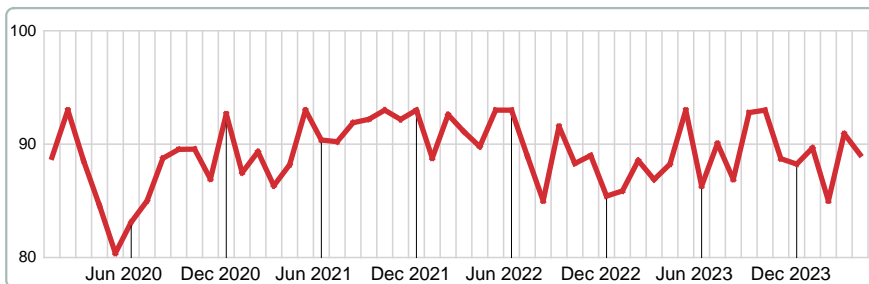
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

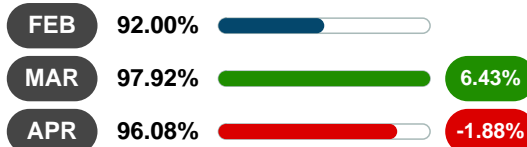


3 MONTHS

5 year APR AVG = 94.97%

High Oct 2023 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **96.08%**
above the 5 yr APR average of **94.97%**



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
\$80,000 and less	<div style="width: 0%;"></div> 0	0.00%	96.25%	0.00%	0.00%	0.00%	0.00%
\$80,001 - \$110,000	<div style="width: 15.38%;"></div> 2	15.38%	95.57%	94.55%	96.59%	0.00%	0.00%
\$110,001 - \$130,000	<div style="width: 7.69%;"></div> 1	7.69%	100.00%	100.00%	0.00%	0.00%	0.00%
\$130,001 - \$240,000	<div style="width: 38.46%;"></div> 5	38.46%	93.45%	91.79%	93.45%	103.23%	0.00%
\$240,001 - \$390,000	<div style="width: 15.38%;"></div> 2	15.38%	97.26%	98.44%	0.00%	0.00%	96.08%
\$390,001 - \$580,000	<div style="width: 7.69%;"></div> 1	7.69%	100.00%	0.00%	100.00%	0.00%	0.00%
\$580,001 and up	<div style="width: 15.38%;"></div> 2	15.38%	87.72%	0.00%	0.00%	93.20%	82.23%
Median Sold/List Ratio		96.08%		96.49%	96.59%	98.21%	89.16%
Total Closed Units		13	100%	4	5	2	2
Total Closed Volume		3,348,000		579.00K	891.50K	822.50K	1.06M

April 2024



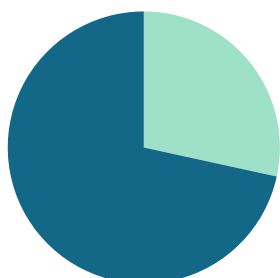
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

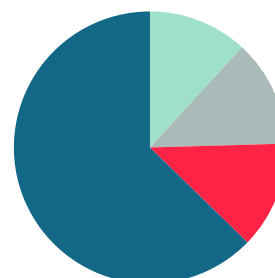


Inventory
 New Listings
27 = 28.42%
 Start Inventory
68
 Total Inventory Units
95
 Volume
\$30,313,660

Market Activity

Closed Sales
13 = 11.82%
 Pending Sales
14 = 12.73%
 Other Off Market
14 = 12.73%
 Active Inventory
69 = 62.73%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	7	13	85.71%	31	33	6.45%
Pending Sales	12	14	16.67%	37	42	13.51%
New Listings	22	27	22.73%	74	83	12.16%
Median List Price	109,900	149,900	36.40%	149,900	169,000	12.74%
Median Sale Price	105,000	140,000	33.33%	150,000	172,500	15.00%
Median Percent of Selling Price to List Price	95.24%	96.08%	0.88%	94.12%	96.08%	2.08%
Median Days on Market to Sale	24.00	49.00	104.17%	38.00	49.00	28.95%
Monthly Inventory	59	69	16.95%	59	69	16.95%
Months Supply of Inventory	5.90	6.96	17.93%	5.90	6.96	17.93%

Absorption: Last 12 months, an Average of **10** Sales/Month

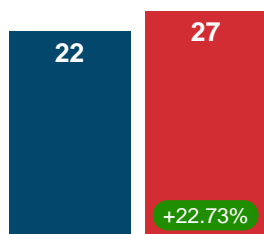
Inventory on April 30, 2024 = **69**

2023 **2024**

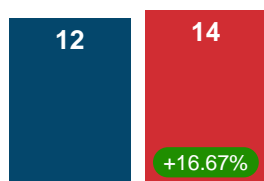
APRIL MARKET

MEDIAN PRICES

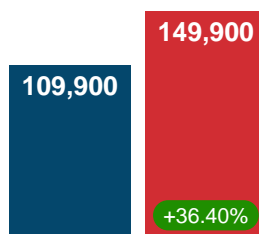
New Listings



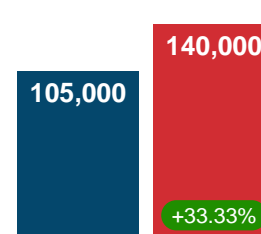
Pending Listings



List Price



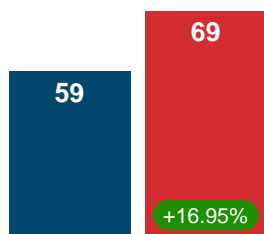
Sale Price



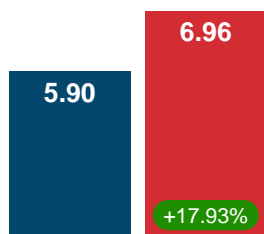
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

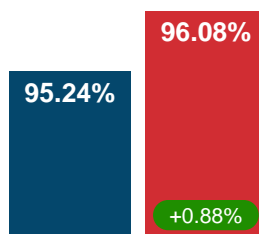
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

