

# April 2024



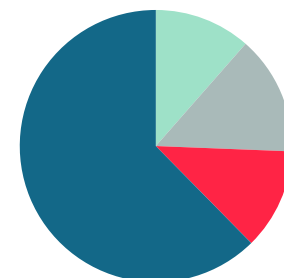
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	April 2024	+/-%
Closed Listings	53	64	20.75%
Pending Listings	81	79	-2.47%
New Listings	142	167	17.61%
Average List Price	235,978	286,117	21.25%
Average Sale Price	227,002	272,467	20.03%
Average Percent of Selling Price to List Price	95.33%	95.92%	0.62%
Average Days on Market to Sale	48.17	50.64	5.13%
End of Month Inventory	328	348	6.10%
Months Supply of Inventory	4.74	5.44	14.81%



■ Closed (11.47%)  
■ Pending (14.16%)  
■ Other OffMarket (12.01%)  
■ Active (62.37%)

**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of April 30, 2024 = **348**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2024 rose **6.10%** to 348 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 **5.44** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **20.03%** in April 2024 to \$272,467 versus the previous year at \$227,002.

#### Average Days on Market Lengthens

The average number of **50.64** days that homes spent on the market before selling increased by 2.47 days or **5.13%** in April 2024 compared to last year's same month at **48.17** DOM.

#### Sales Success for April 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 167 New Listings in April 2024, up **17.61%** from last year at 142. Furthermore, there were 64 Closed Listings this month versus last year at 53, a **20.75%** increase.

Closed versus Listed trends yielded a **38.3%** ratio, up from previous year's, April 2023, at **37.3%**, a **2.68%** upswing. 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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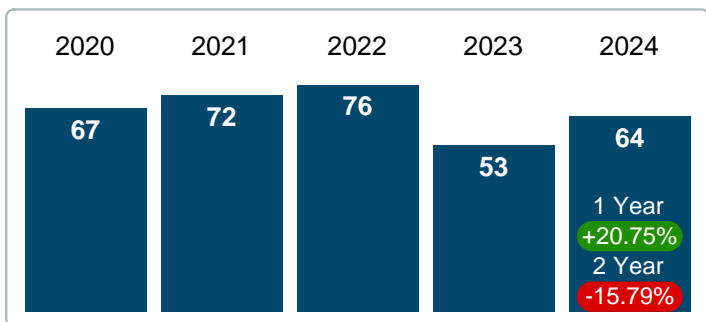
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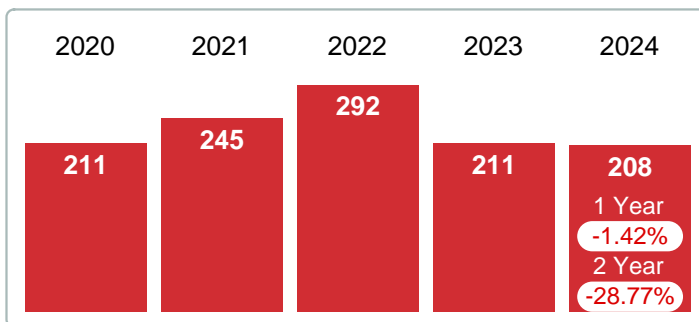
## CLOSED LISTINGS

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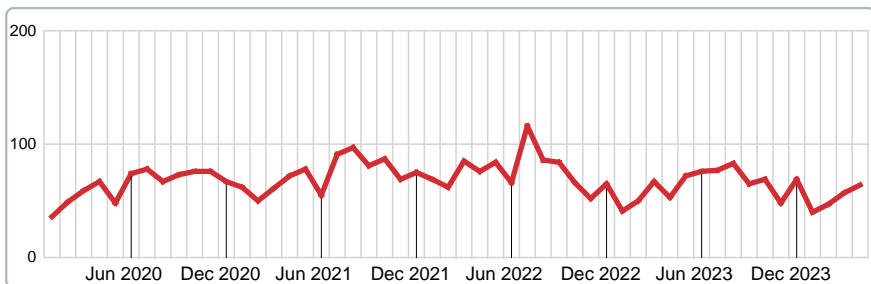
### APRIL



### YEAR TO DATE (YTD)

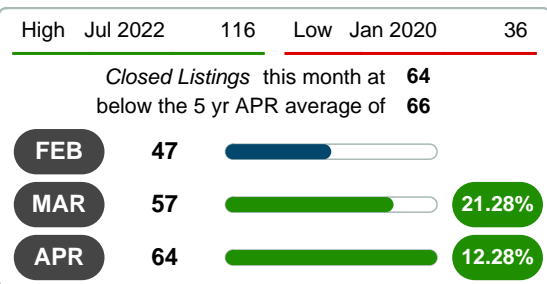


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 66



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	9.38%	30.8	4	2	0	0
\$100,001 - \$150,000	8	12.50%	32.0	3	4	1	0
\$150,001 - \$175,000	9	14.06%	31.9	3	6	0	0
\$175,001 - \$250,000	15	23.44%	47.2	1	13	0	1
\$250,001 - \$350,000	11	17.19%	58.9	2	4	5	0
\$350,001 - \$525,000	8	12.50%	67.8	1	6	1	0
\$525,001 and up	7	10.94%	87.9	0	3	2	2
<b>Total Closed Units</b>	<b>64</b>			<b>14</b>	<b>38</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>17,437,889</b>	<b>100%</b>	<b>50.6</b>	<b>2.32M</b>	<b>10.30M</b>	<b>3.04M</b>	<b>1.78M</b>
<b>Average Closed Price</b>	<b>\$272,467</b>			<b>\$165,850</b>	<b>\$271,055</b>	<b>\$337,878</b>	<b>\$591,667</b>

# April 2024



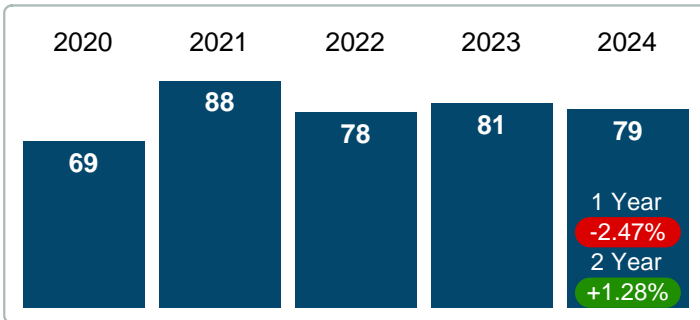
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



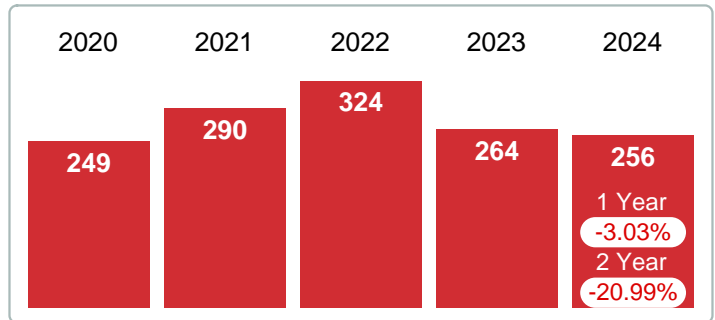
## PENDING LISTINGS

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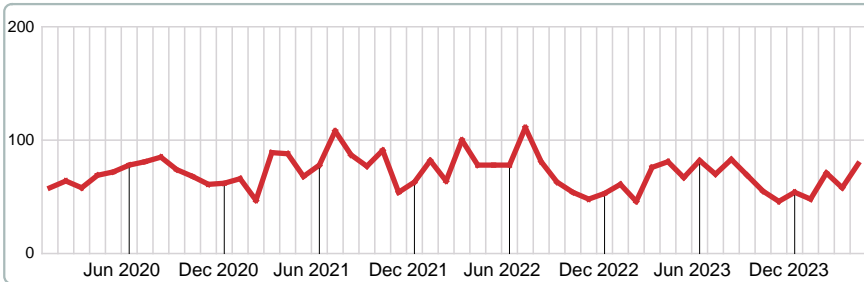
### APRIL



### YEAR TO DATE (YTD)

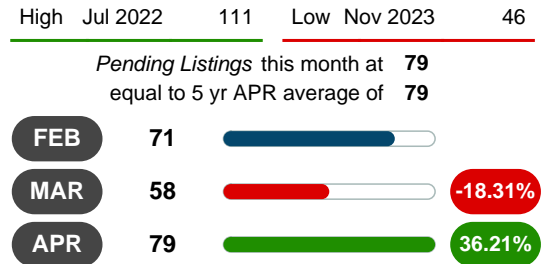


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 79



### 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	6	7.59%	76.0	4	2	0	0
\$100,001 - \$150,000	10	12.66%	40.6	4	5	0	1
\$150,001 - \$175,000	8	10.13%	43.9	3	4	1	0
\$175,001 - \$275,000	25	31.65%	53.8	3	19	3	0
\$275,001 - \$325,000	6	7.59%	55.8	0	6	0	0
\$325,001 - \$375,000	18	22.78%	81.3	0	9	6	3
\$375,001 and up	6	7.59%	68.3	1	3	2	0
<b>Total Pending Units</b>	<b>79</b>			<b>15</b>	<b>48</b>	<b>12</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>20,162,924</b>	<b>100%</b>	<b>29.3</b>	<b>2.52M</b>	<b>12.38M</b>	<b>4.11M</b>	<b>1.15M</b>
<b>Average Listing Price</b>	<b>\$246,475</b>			<b>\$168,087</b>	<b>\$257,911</b>	<b>\$342,333</b>	<b>\$288,475</b>

# April 2024



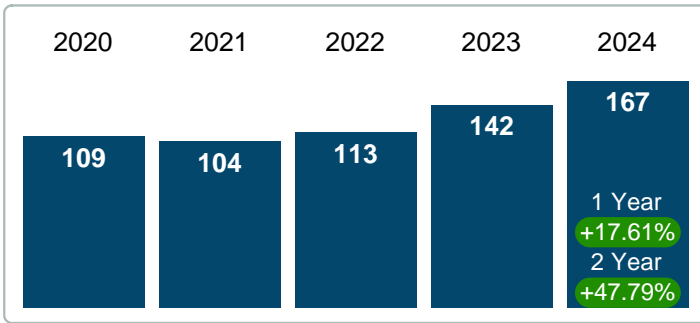
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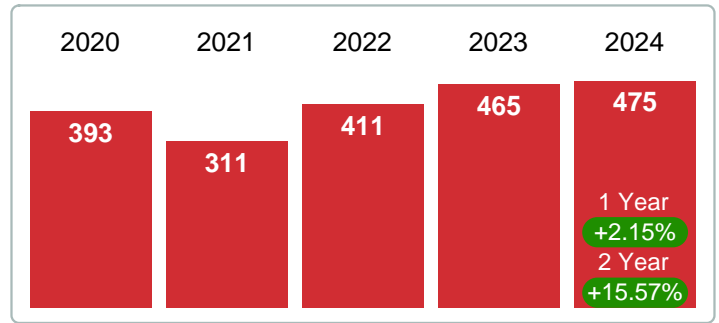
## NEW LISTINGS

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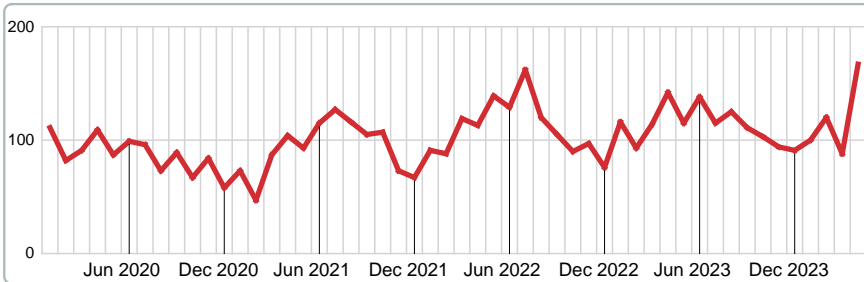
### APRIL



### YEAR TO DATE (YTD)

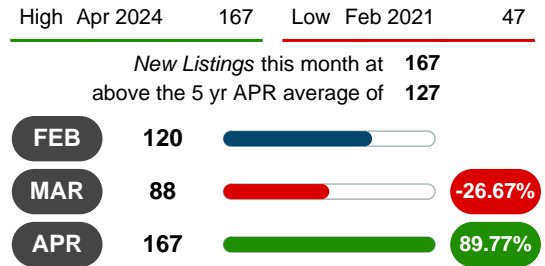


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 127



### 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	9	5.39%	6	3	0	0
\$125,001 - \$175,000	27	16.17%	7	17	3	0
\$175,001 - \$225,000	24	14.37%	2	16	6	0
\$225,001 - \$325,000	44	26.35%	3	28	11	2
\$325,001 - \$375,000	16	9.58%	0	11	4	1
\$375,001 - \$575,000	29	17.37%	4	9	11	5
\$575,001 and up	18	10.78%	3	3	8	4
<b>Total New Listed Units</b>	<b>167</b>		<b>25</b>	<b>87</b>	<b>43</b>	<b>12</b>
<b>Total New Listed Volume</b>	<b>58,908,123</b>	<b>100%</b>	<b>6.45M</b>	<b>23.83M</b>	<b>17.94M</b>	<b>10.68M</b>
<b>Average New Listed Listing Price</b>	<b>\$280,483</b>		<b>\$258,152</b>	<b>\$273,915</b>	<b>\$417,321</b>	<b>\$889,908</b>

# April 2024



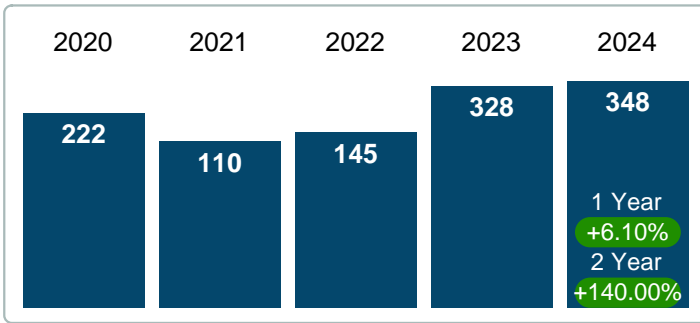
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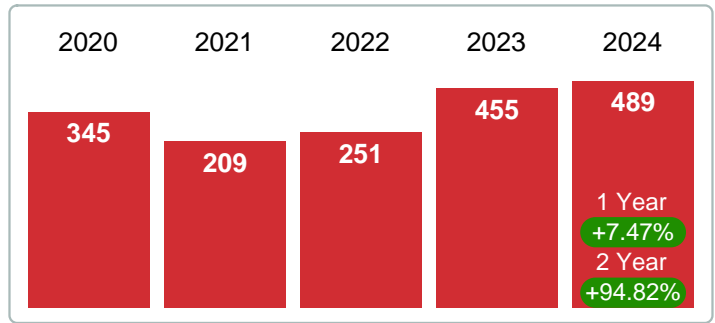
## ACTIVE INVENTORY

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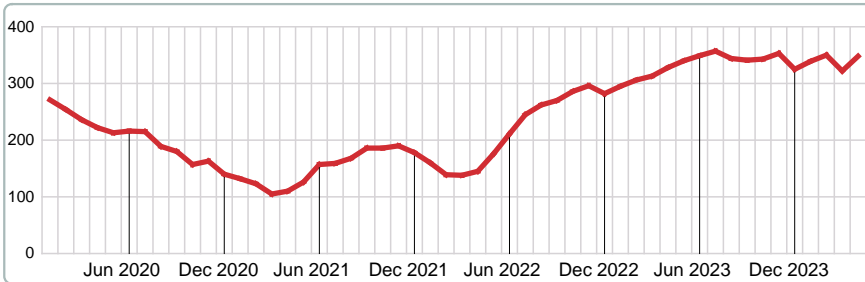
### END OF APRIL



### ACTIVE DURING APRIL

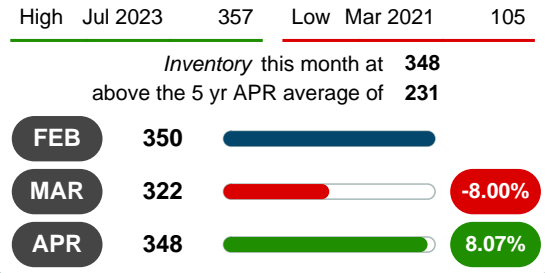


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 231



### 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	22	6.32%	83.2	14	7	1	0
\$125,001 - \$175,000	49	14.08%	52.8	12	32	5	0
\$175,001 - \$250,000	57	16.38%	62.1	4	37	16	0
\$250,001 - \$375,000	90	25.86%	63.1	6	61	20	3
\$375,001 - \$500,000	51	14.66%	86.6	10	23	13	5
\$500,001 - \$675,000	40	11.49%	79.8	3	19	15	3
\$675,001 and up	39	11.21%	111.9	2	13	15	9
<b>Total Active Inventory by Units</b>				348			
<b>Total Active Inventory by Volume</b>				147,521,495	100%	73.6	
<b>Average Active Inventory Listing Price</b>				\$423,912			
				51	192	85	20
				14.77M	68.35M	41.35M	23.05M
				\$289,675	\$355,986	\$486,501	\$1,152,310

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

# April 2024



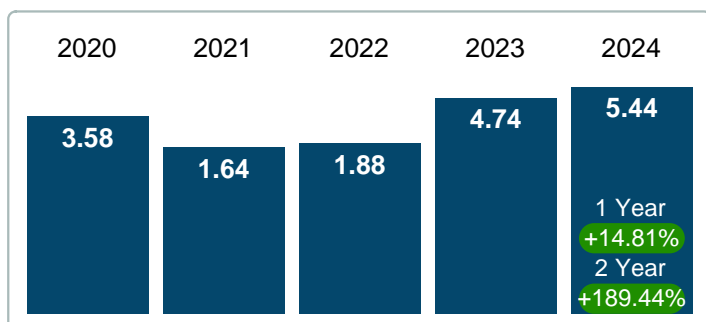
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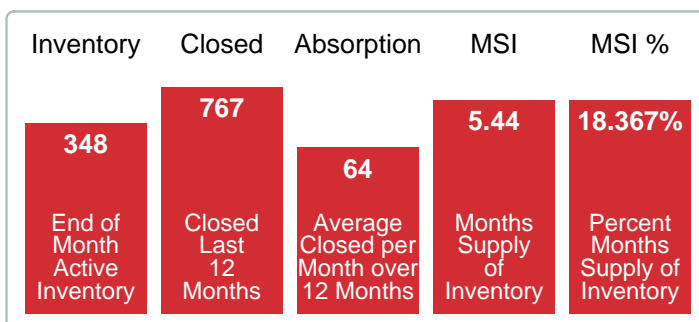
## MONTHS SUPPLY of INVENTORY (MSI)

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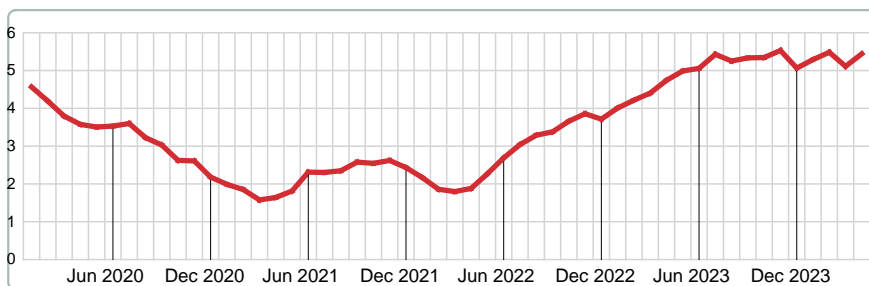
### MSI FOR APRIL



### INDICATORS FOR APRIL 2024

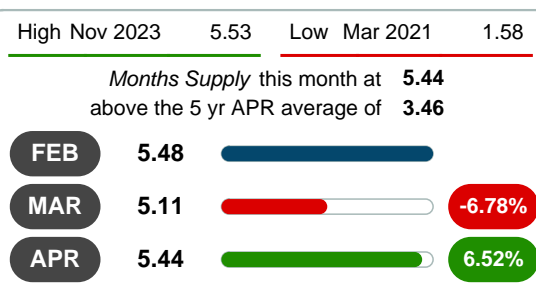


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 3.46



### 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	22	6.32%	2.05	3.36	1.31	1.00	0.00
\$125,001 - \$175,000	49	14.08%	5.07	5.33	4.99	5.00	0.00
\$175,001 - \$250,000	57	16.38%	3.82	3.69	3.22	8.00	0.00
\$250,001 - \$375,000	90	25.86%	4.93	6.00	5.59	3.33	9.00
\$375,001 - \$500,000	51	14.66%	10.03	24.00	8.12	8.21	20.00
\$500,001 - \$675,000	40	11.49%	13.33	18.00	22.80	12.00	4.00
\$675,001 and up	39	11.21%	17.33	6.00	26.00	16.36	18.00
Market Supply of Inventory (MSI)			5.44	5.42	5.01	6.18	8.28
Total Active Inventory by Units		100%	5.44	51	192	85	20

# April 2024



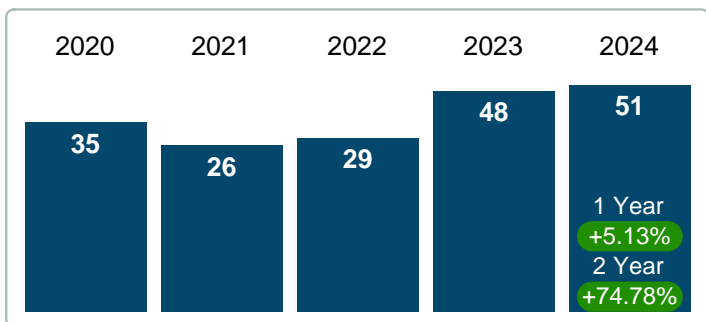
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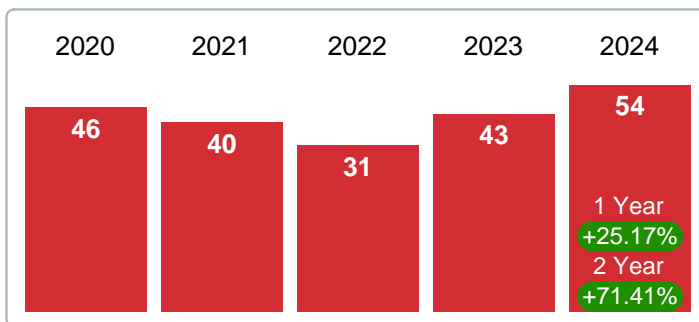
## AVERAGE DAYS ON MARKET TO SALE

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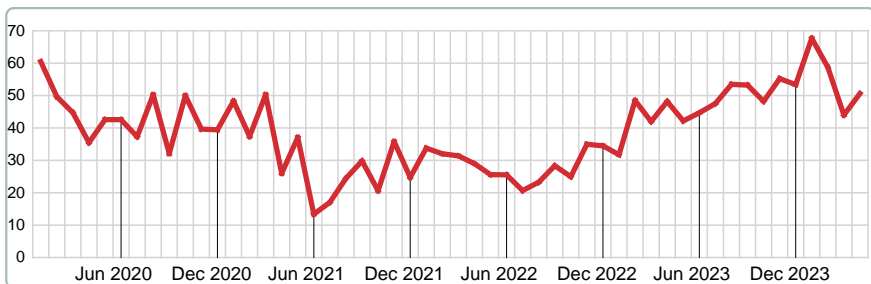
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 38

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 51 above the 5 yr APR average of 38



### 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
\$100,000 and less	9.38%	31	46	1	0	0
\$100,001 - \$150,000	12.50%	32	31	38	9	0
\$150,001 - \$175,000	14.06%	32	46	25	0	0
\$175,001 - \$250,000	23.44%	47	22	51	0	27
\$250,001 - \$350,000	17.19%	59	36	80	51	0
\$350,001 - \$525,000	12.50%	68	50	82	1	0
\$525,001 and up	10.94%	88	0	133	2	107
<b>Average Closed DOM</b>		<b>51</b>	<b>40</b>	<b>57</b>	<b>30</b>	<b>80</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>51</b>	<b>14</b>	<b>38</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>17,437,889</b>	<b>2.32M</b>	<b>10.30M</b>	<b>3.04M</b>	<b>1.78M</b>

# April 2024



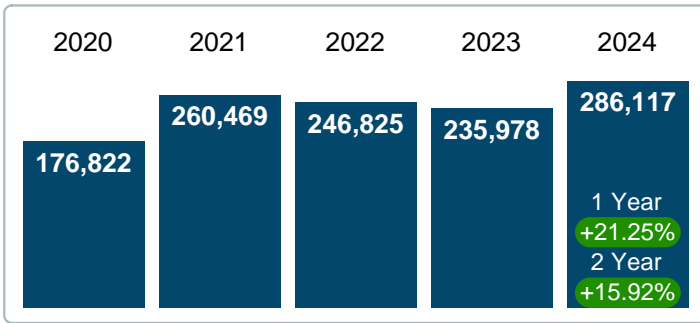
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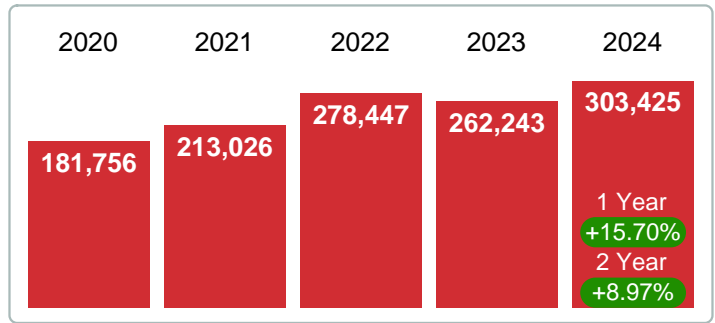
## AVERAGE LIST PRICE AT CLOSING

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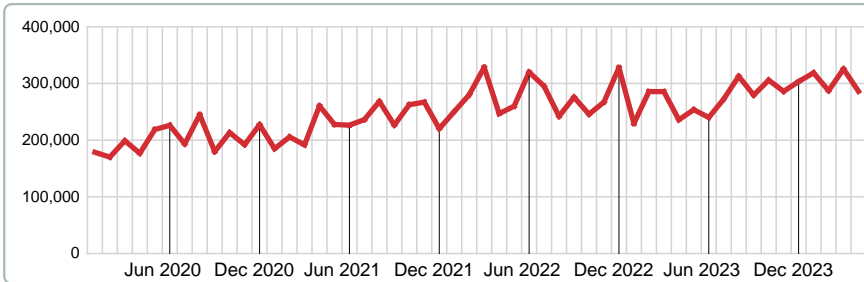
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

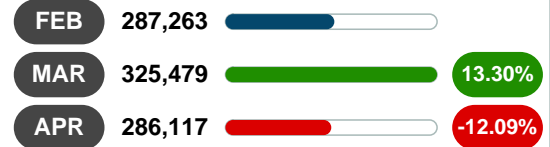


### 3 MONTHS

5 year APR AVG = 241,242

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

Average List Price at Closing this month at **286,117** above the 5 yr APR average of **241,242**



### 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
\$100,000 and less	7.81%	75,060	86,350	72,450	0	0
\$100,001 - \$150,000	15.63%	137,890	141,333	134,975	150,000	0
\$150,001 - \$175,000	7.81%	168,000	165,000	174,983	0	0
\$175,001 - \$250,000	26.56%	211,065	185,000	223,323	0	200,000
\$250,001 - \$350,000	18.75%	291,650	282,000	305,475	291,780	0
\$350,001 - \$525,000	12.50%	403,363	379,000	415,483	355,000	0
\$525,001 and up	10.94%	771,786	0	849,667	594,750	832,000
<b>Average List Price</b>		<b>286,117</b>	<b>170,886</b>	<b>286,887</b>	<b>350,378</b>	<b>621,333</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>286,117</b>	<b>14</b>	<b>38</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>18,311,498</b>	<b>2.39M</b>	<b>10.90M</b>	<b>3.15M</b>	<b>1.86M</b>



# April 2024



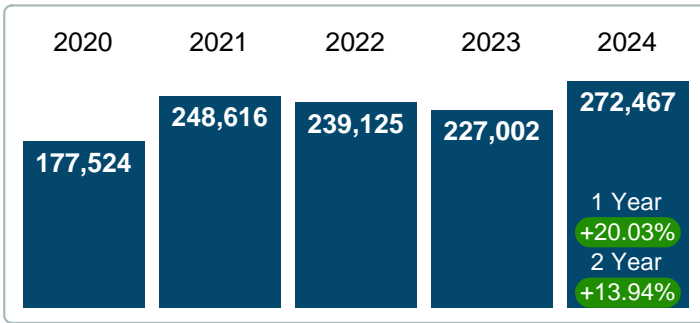
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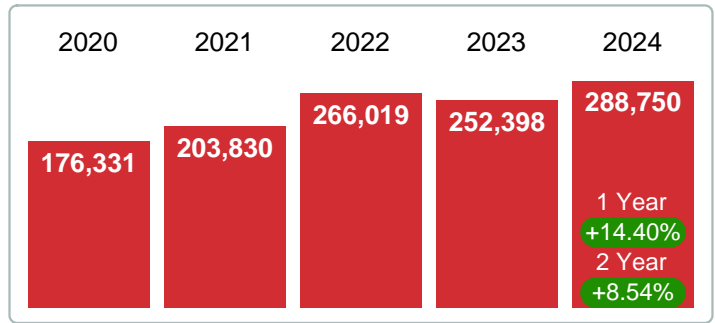
## AVERAGE SOLD PRICE AT CLOSING

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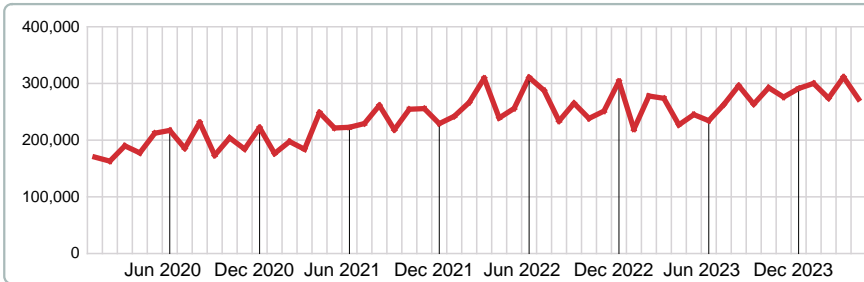
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 232,947

High Mar 2024 311,219 Low Feb 2020 162,959

Average Sold Price at Closing this month at **272,467** above the 5 yr APR average of **232,947**



## 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
\$100,000 and less	9.38%	77,067	81,975	67,250	0	0
\$100,001 - \$150,000	12.50%	133,813	134,333	129,375	150,000	0
\$150,001 - \$175,000	14.06%	164,611	160,000	166,917	0	0
\$175,001 - \$250,000	23.44%	209,887	190,000	213,331	0	185,000
\$250,001 - \$350,000	17.19%	284,900	267,500	301,000	278,980	0
\$350,001 - \$525,000	12.50%	387,536	386,000	393,215	355,000	0
\$525,001 and up	10.94%	720,143	0	770,000	570,500	795,000
<b>Average Sold Price</b>		<b>272,467</b>	<b>165,850</b>	<b>271,055</b>	<b>337,878</b>	<b>591,667</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>272,467</b>	<b>14</b>	<b>38</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>17,437,889</b>	<b>2.32M</b>	<b>10.30M</b>	<b>3.04M</b>	<b>1.78M</b>

# April 2024



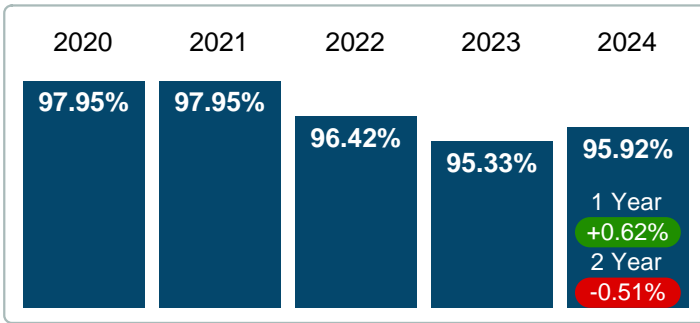
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



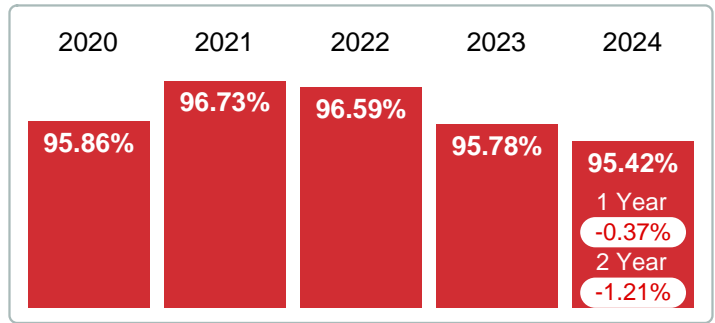
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

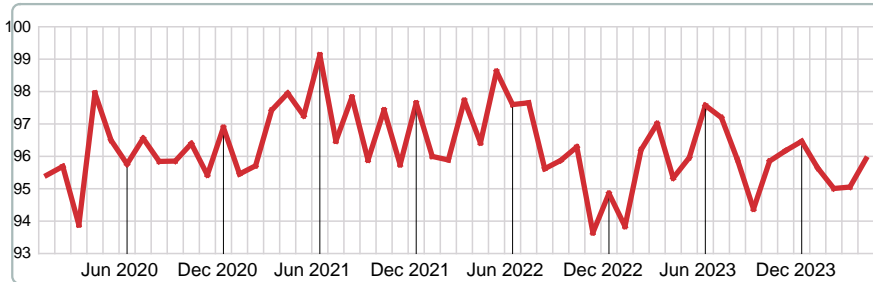
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

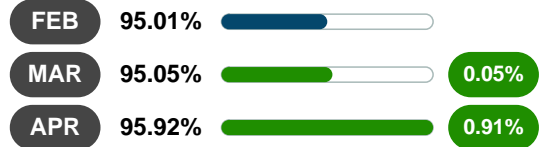


### 3 MONTHS

5 year APR AVG = 96.71%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **95.92%** below the 5 yr APR average of **96.71%**



## 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
\$100,000 and less	6	9.38%	95.11%	96.20%	92.93%	0.00%	0.00%
\$100,001 - \$150,000	8	12.50%	96.00%	95.00%	95.75%	100.00%	0.00%
\$150,001 - \$175,000	9	14.06%	96.09%	97.26%	95.51%	0.00%	0.00%
\$175,001 - \$250,000	15	23.44%	95.99%	102.70%	95.74%	0.00%	92.50%
\$250,001 - \$350,000	11	17.19%	96.69%	95.15%	98.41%	95.93%	0.00%
\$350,001 - \$525,000	8	12.50%	96.65%	101.85%	95.22%	100.00%	0.00%
\$525,001 and up	7	10.94%	94.13%	0.00%	91.47%	96.21%	96.02%
Average Sold/List Ratio		95.90%		96.89%	95.42%	96.90%	94.85%
Total Closed Units		64	100%	14	38	9	3
Total Closed Volume		17,437,889		2.32M	10.30M	3.04M	1.78M

# April 2024



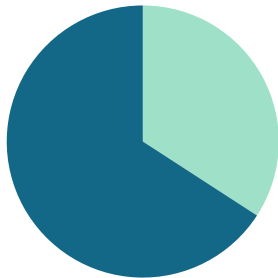
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

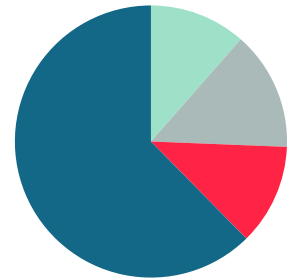


**Inventory**  
 New Listings  
**167 = 34.15%**  
 Start Inventory  
**322**  
 Total Inventory Units  
**489**  
 Volume  
**\$193,219,637**

### Market Activity

Closed Sales  
**64 = 11.47%**  
 Pending Sales  
**79 = 14.16%**  
 Other Off Market  
**67 = 12.01%**  
 Active Inventory  
**348 = 62.37%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	53	64	20.75%	211	208	-1.42%
Pending Sales	81	79	-2.47%	264	256	-3.03%
New Listings	142	167	17.61%	465	475	2.15%
Average List Price	235,978	286,117	21.25%	262,243	303,425	15.70%
Average Sale Price	227,002	272,467	20.03%	252,398	288,750	14.40%
Average Percent of Selling Price to List Price	95.33%	95.92%	0.62%	95.78%	95.42%	-0.37%
Average Days on Market to Sale	48.17	50.64	5.13%	43.08	53.92	25.17%
Monthly Inventory	328	348	6.10%	328	348	6.10%
Months Supply of Inventory	4.74	5.44	14.81%	4.74	5.44	14.81%

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

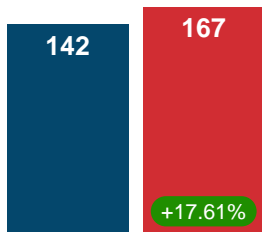
**Inventory** on April 30, 2024 = **348**

**2023** **2024**

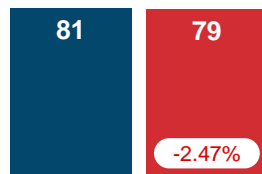
### APRIL MARKET

### AVERAGE PRICES

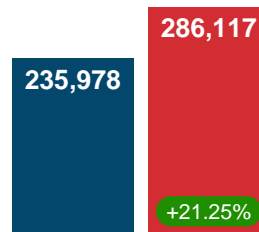
#### New Listings



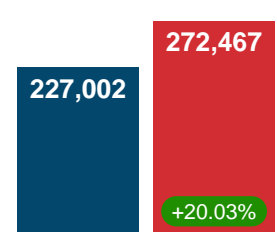
#### Pending Listings



#### List Price



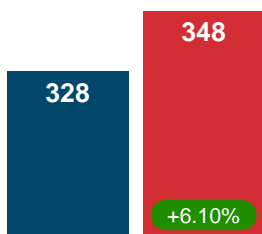
#### Sale Price



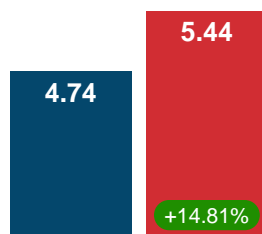
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

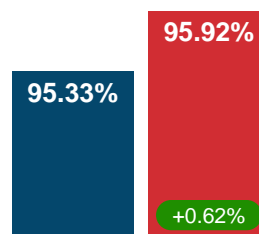
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

