

April 2024



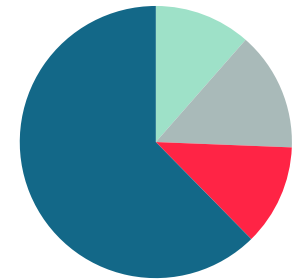
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	217,000	228,900	5.48%
Median Sale Price	199,000	220,000	10.55%
Median Percent of Selling Price to List Price	96.88%	96.79%	-0.09%
Median Days on Market to Sale	28.00	25.00	-10.71%
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.

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 **10.55%** in April 2024 to \$220,000 versus the previous year at \$199,000.

Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 3.00 days or **10.71%** in April 2024 compared to last year's same month at **28.00** DOM.

Sales Success for April 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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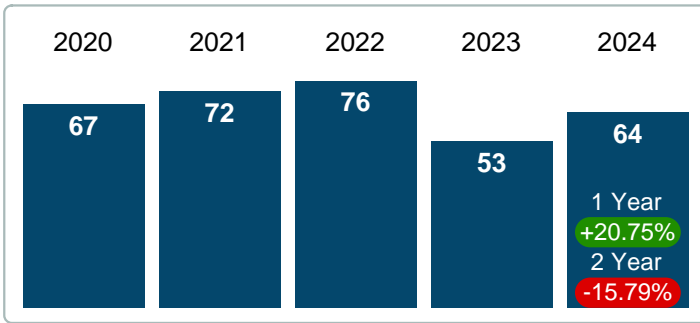
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



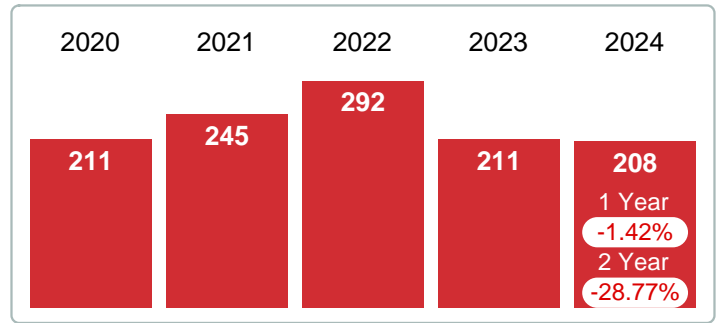
CLOSED LISTINGS

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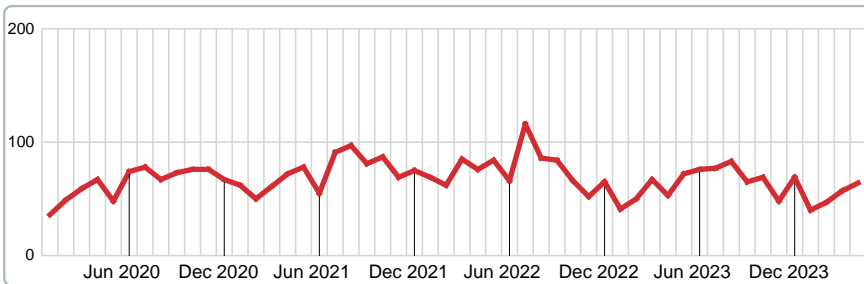
APRIL



YEAR TO DATE (YTD)

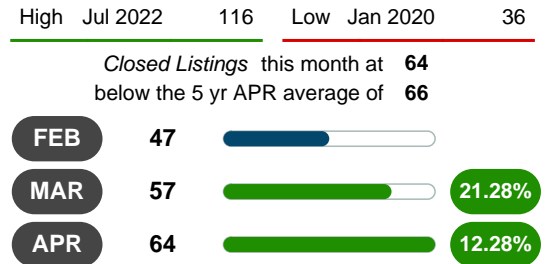


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	9.38%	4.0	4	2	0	0
\$100,001 - \$150,000	8	12.50%	9.5	3	4	1	0
\$150,001 - \$175,000	9	14.06%	14.0	3	6	0	0
\$175,001 - \$250,000	15	23.44%	29.0	1	13	0	1
\$250,001 - \$350,000	11	17.19%	23.0	2	4	5	0
\$350,001 - \$525,000	8	12.50%	42.0	1	6	1	0
\$525,001 and up	7	10.94%	101.0	0	3	2	2
Total Closed Units	64			14	38	9	3
Total Closed Volume	17,437,889	100%	25.0	2.32M	10.30M	3.04M	1.78M
Median Closed Price	\$220,000			\$147,750	\$220,000	\$310,000	\$570,000

April 2024



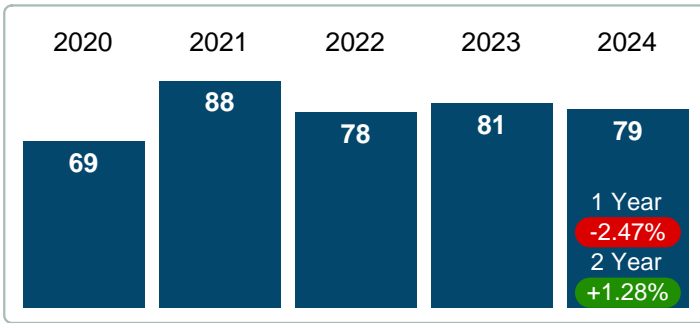
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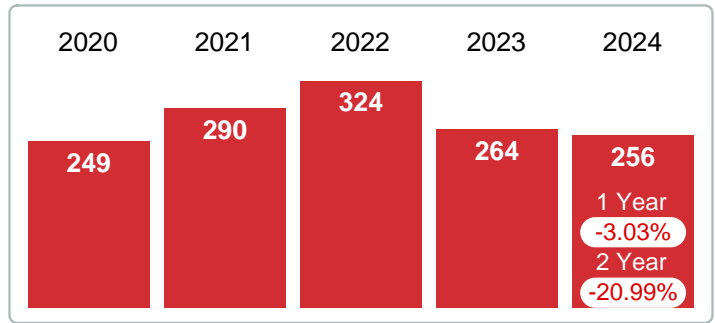
PENDING LISTINGS

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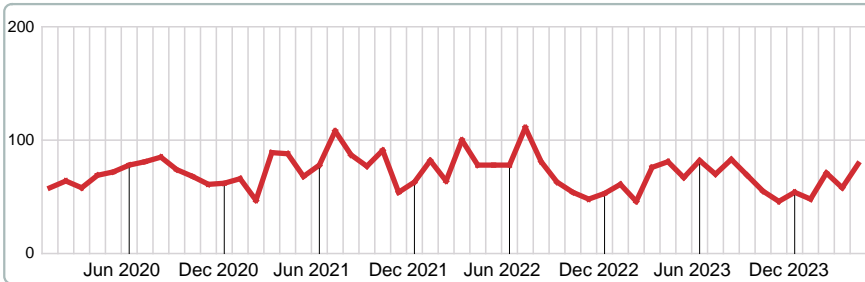
APRIL



YEAR TO DATE (YTD)

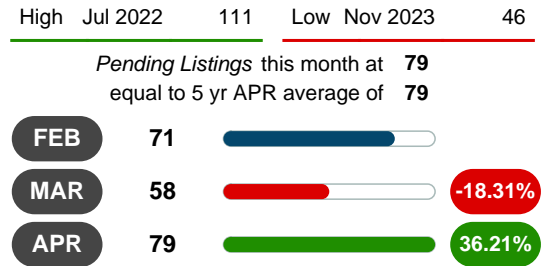


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 79



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	6	7.59%	67.0	4	2	0	0
\$100,001 - \$150,000	10	12.66%	23.5	4	5	0	1
\$150,001 - \$175,000	8	10.13%	31.0	3	4	1	0
\$175,001 - \$275,000	25	31.65%	20.0	3	19	3	0
\$275,001 - \$325,000	6	7.59%	42.5	0	6	0	0
\$325,001 - \$375,000	18	22.78%	71.0	0	9	6	3
\$375,001 and up	6	7.59%	16.0	1	3	2	0
Total Pending Units	79			15	48	12	4
Total Pending Volume	20,162,924	100%	35.0	2.52M	12.38M	4.11M	1.15M
Median Listing Price	\$229,500			\$140,000	\$235,150	\$349,500	\$339,500

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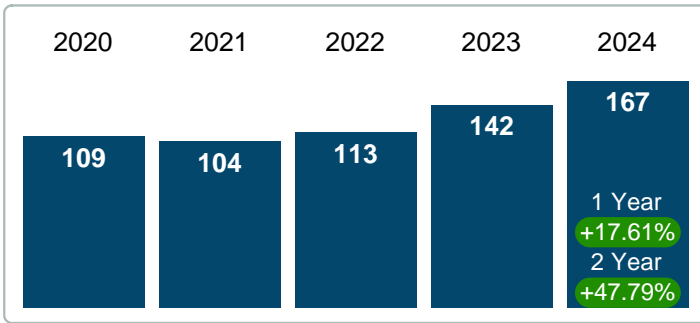
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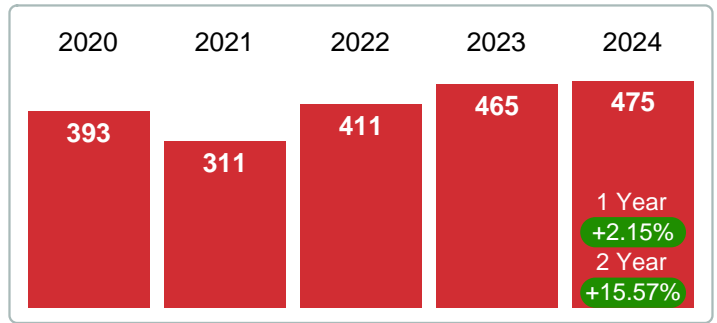
NEW LISTINGS

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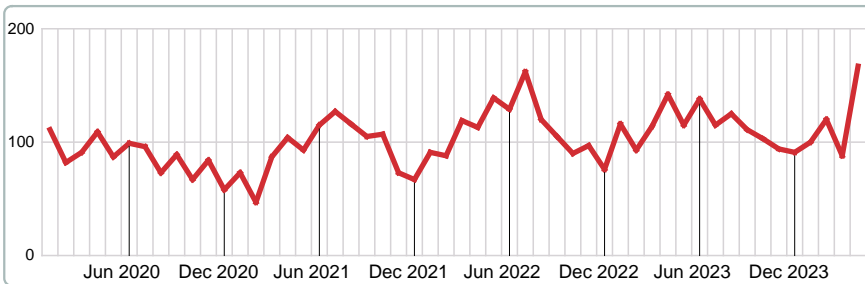
APRIL



YEAR TO DATE (YTD)

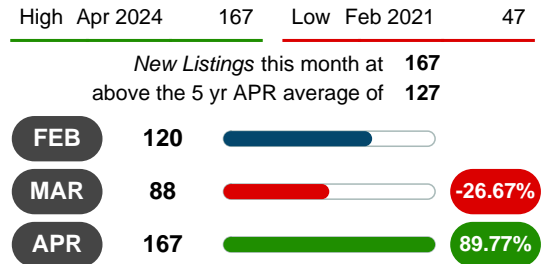


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	167		25	87	43	12
Total New Listed Volume	58,908,123	100%	6.45M	23.83M	17.94M	10.68M
Median New Listed Listing Price	\$275,000		\$175,000	\$244,999	\$349,900	\$446,500

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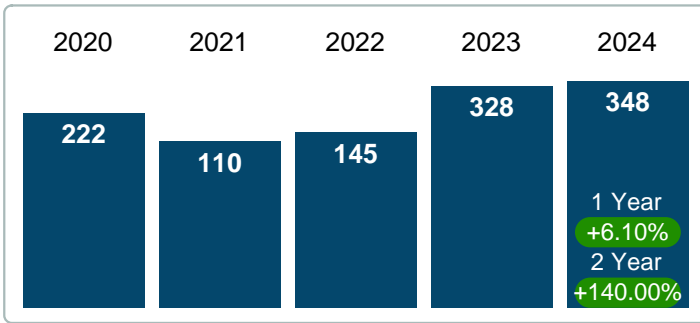
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



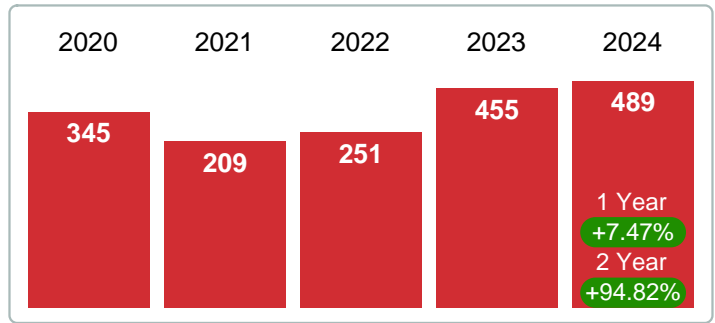
ACTIVE INVENTORY

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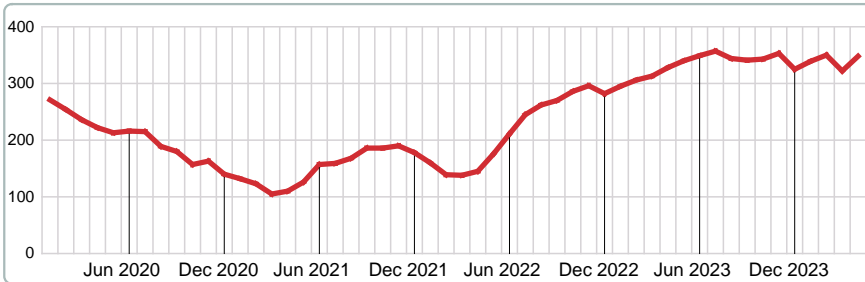
END OF APRIL



ACTIVE DURING APRIL

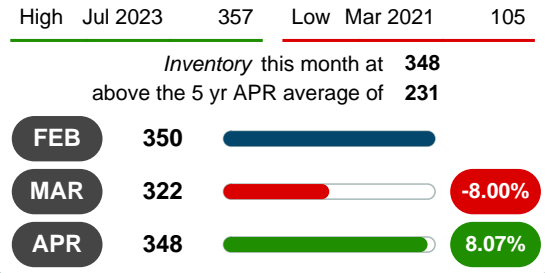


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 231



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	22	6.32%	73.5	14	7	1	0
\$125,001 - \$175,000	49	14.08%	35.0	12	32	5	0
\$175,001 - \$250,000	57	16.38%	40.0	4	37	16	0
\$250,001 - \$375,000	90	25.86%	49.5	6	61	20	3
\$375,001 - \$500,000	51	14.66%	62.0	10	23	13	5
\$500,001 - \$675,000	40	11.49%	60.5	3	19	15	3
\$675,001 and up	39	11.21%	89.0	2	13	15	9
Total Active Inventory by Units		348		51	192	85	20
Total Active Inventory by Volume		147,521,495	100%	14.77M	68.35M	41.35M	23.05M
Median Active Inventory Listing Price		\$304,000		\$175,000	\$292,400	\$379,000	\$557,450

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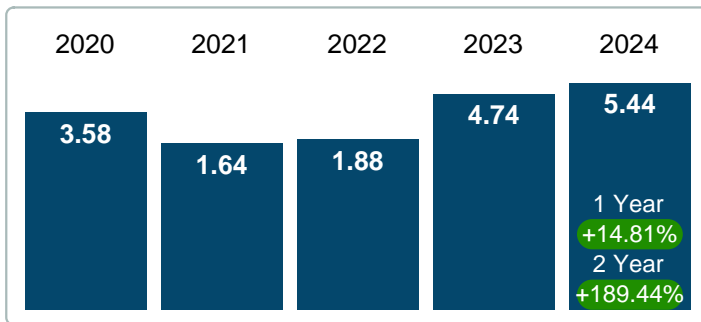
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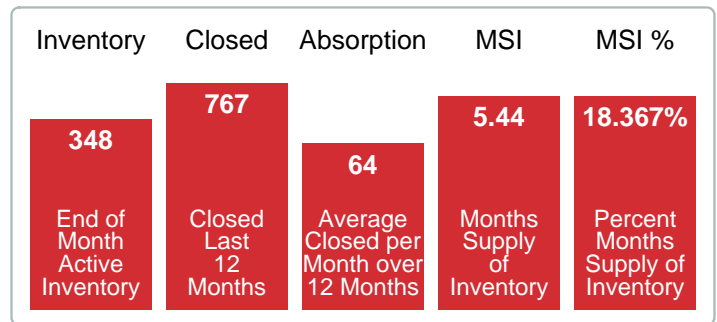
MONTHS SUPPLY of INVENTORY (MSI)

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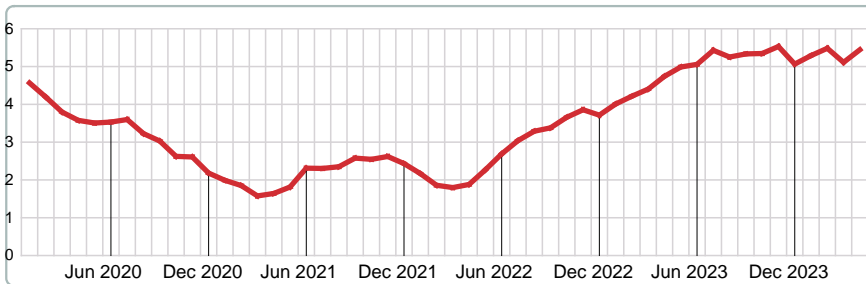
MSI FOR APRIL



INDICATORS FOR APRIL 2024

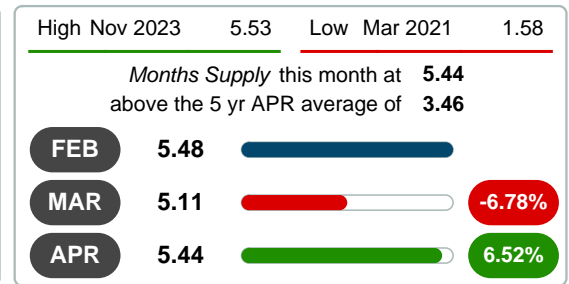


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 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

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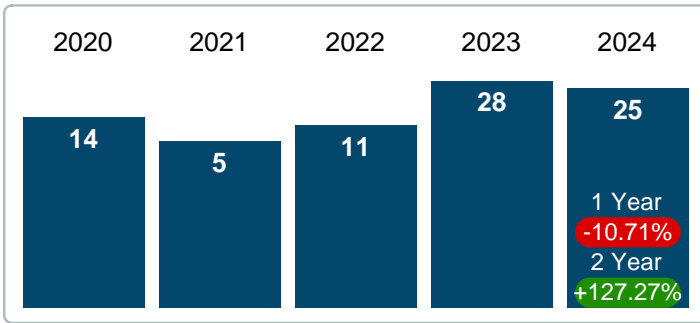
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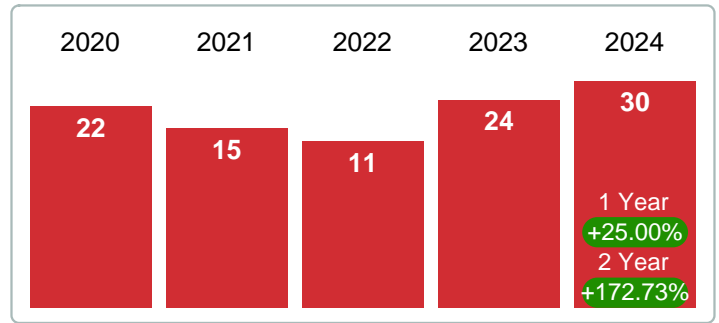
MEDIAN DAYS ON MARKET TO SALE

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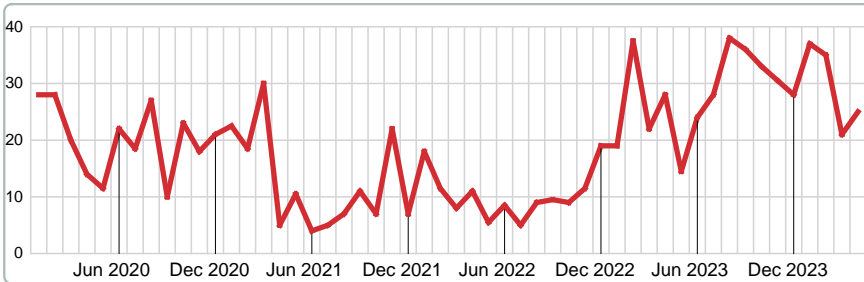
APRIL



YEAR TO DATE (YTD)

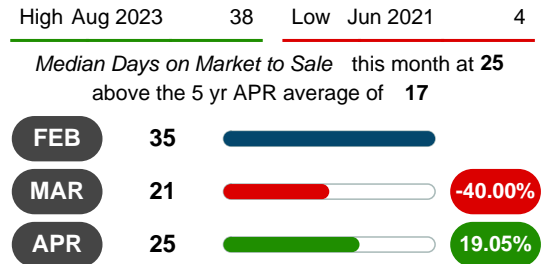


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 17



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
\$100,000 and less	9.38%	4	21	1	0	0
\$100,001 - \$150,000	12.50%	10	2	16	9	0
\$150,001 - \$175,000	14.06%	14	32	8	0	0
\$175,001 - \$250,000	23.44%	29	22	42	0	27
\$250,001 - \$350,000	17.19%	23	36	79	23	0
\$350,001 - \$525,000	12.50%	42	50	42	1	0
\$525,001 and up	10.94%	101	0	128	2	107
Median Closed DOM		25	32	26	9	101
Total Closed Units	100%	25.0	14	38	9	3
Total Closed Volume		17,437,889	2.32M	10.30M	3.04M	1.78M

April 2024



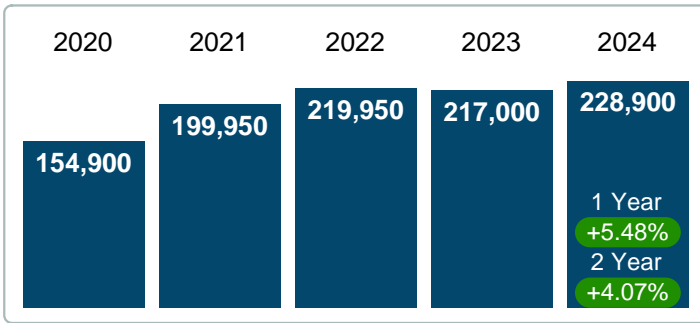
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



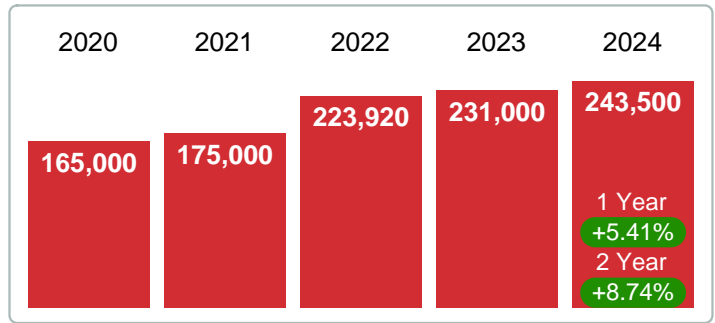
MEDIAN LIST PRICE AT CLOSING

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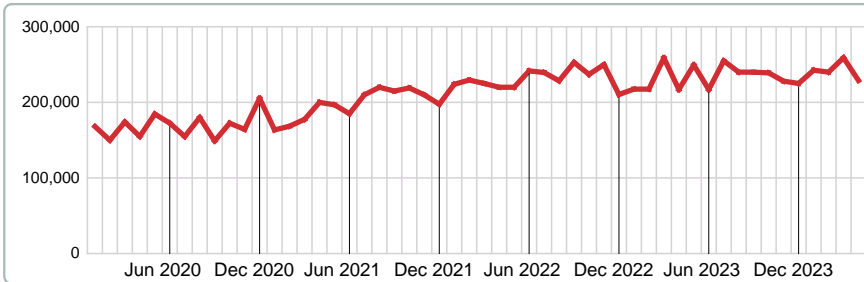
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

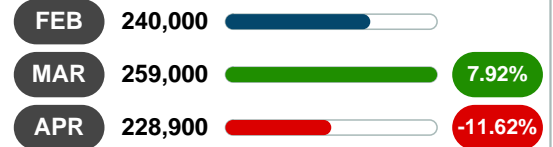


3 MONTHS

5 year APR AVG = 204,140

High Mar 2024 259,000 Low Sep 2020 149,000

Median List Price at Closing this month at **228,900** above the 5 yr APR average of **204,140**



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
\$100,000 and less	5	7.81%	75,000	94,500	72,450	0	0
\$100,001 - \$150,000	10	15.63%	140,000	140,000	137,500	150,000	0
\$150,001 - \$175,000	5	7.81%	165,000	160,000	170,000	0	0
\$175,001 - \$250,000	17	26.56%	205,000	185,000	226,200	0	200,000
\$250,001 - \$350,000	12	18.75%	281,500	282,000	289,000	269,999	0
\$350,001 - \$525,000	8	12.50%	384,000	379,000	394,000	355,000	0
\$525,001 and up	7	10.94%	699,000	0	750,000	594,750	832,000
Median List Price			228,900	150,000	228,900	314,900	584,000
Total Closed Units		100%	228,900	14	38	9	3
Total Closed Volume			18,311,498	2.39M	10.90M	3.15M	1.86M

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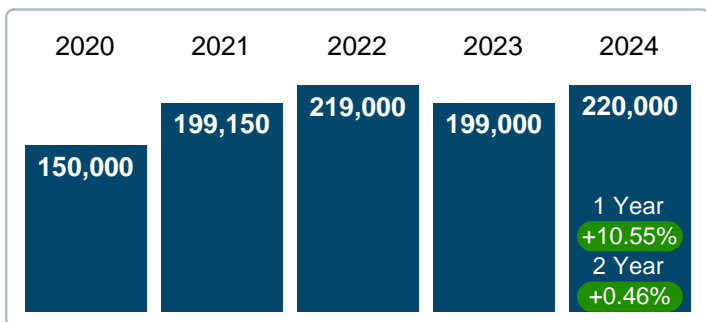
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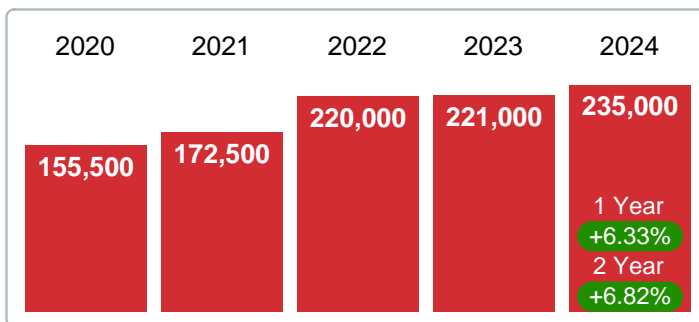
MEDIAN SOLD PRICE AT CLOSING

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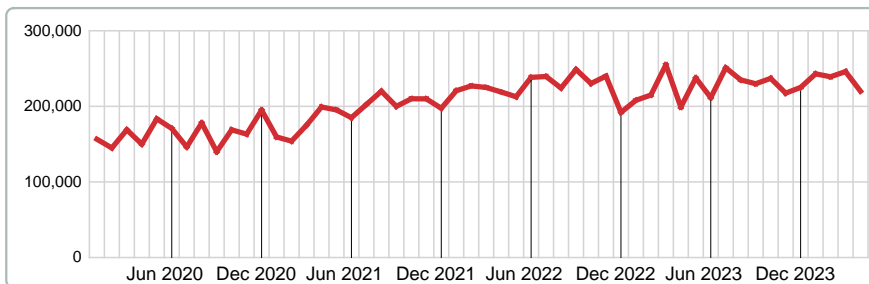
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 197,430

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

Median Sold Price at Closing this month at **220,000**
above the 5 yr APR average of **197,430**

- FEB** 239,165
- MAR** 246,000 +2.86%
- APR** 220,000 -10.57%

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
\$100,000 and less	6	9.38%	81,000	95,250	67,250	0	0
\$100,001 - \$150,000	8	12.50%	133,000	136,000	130,000	150,000	0
\$150,001 - \$175,000	9	14.06%	168,000	155,000	169,000	0	0
\$175,001 - \$250,000	15	23.44%	202,500	190,000	220,000	0	185,000
\$250,001 - \$350,000	11	17.19%	270,000	267,500	297,000	260,000	0
\$350,001 - \$525,000	8	12.50%	379,195	386,000	380,695	355,000	0
\$525,001 and up	7	10.94%	670,000	0	690,000	570,500	795,000
Median Sold Price			220,000	147,750	220,000	310,000	570,000
Total Closed Units		100%	220,000	14	38	9	3
Total Closed Volume			17,437,889	2.32M	10.30M	3.04M	1.78M

April 2024



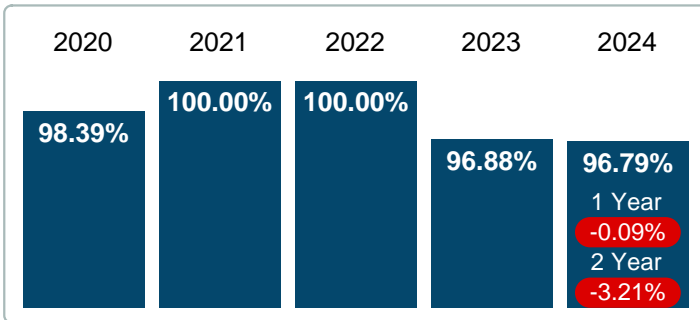
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



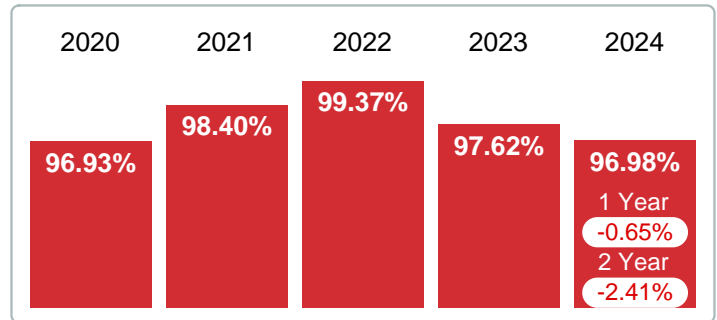
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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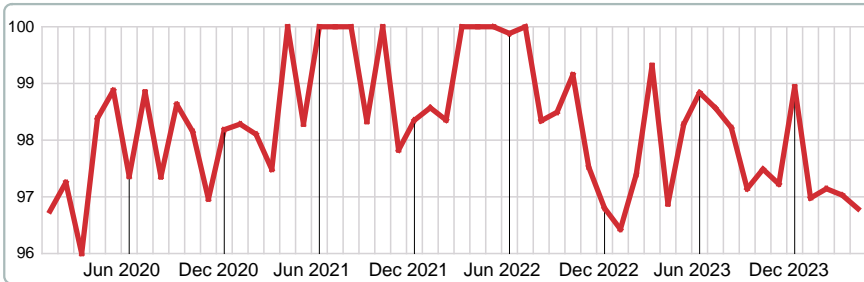
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

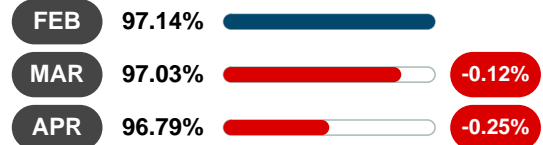


3 MONTHS

5 year APR AVG = 98.41%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **96.79%**
below the 5 yr APR average of **98.41%**



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	
\$100,000 and less	6	9.38%	97.93%	100.00%	92.93%	0.00%	0.00%	
\$100,001 - \$150,000	8	12.50%	95.81%	95.33%	95.06%	100.00%	0.00%	
\$150,001 - \$175,000	9	14.06%	96.88%	96.88%	96.30%	0.00%	0.00%	
\$175,001 - \$250,000	15	23.44%	97.92%	102.70%	97.92%	0.00%	92.50%	
\$250,001 - \$350,000	11	17.19%	96.23%	95.15%	98.31%	96.23%	0.00%	
\$350,001 - \$525,000	8	12.50%	98.39%	101.85%	96.42%	100.00%	0.00%	
\$525,001 and up	7	10.94%	94.44%	0.00%	89.33%	96.21%	96.02%	
Median Sold/List Ratio		96.79%		98.57%	96.07%	99.35%	94.44%	
Total Closed Units		64	100%	96.79%	14	38	9	3
Total Closed Volume		17,437,889			2.32M	10.30M	3.04M	1.78M

April 2024



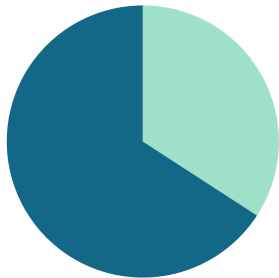
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

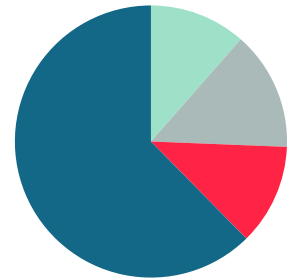


Inventory
 New Listings
167 = 34.15%
 Start Inventory
322
 Total Inventory Units
489
 Volume
\$193,219,637

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%
Median List Price	217,000	228,900	5.48%	231,000	243,500	5.41%
Median Sale Price	199,000	220,000	10.55%	221,000	235,000	6.33%
Median Percent of Selling Price to List Price	96.88%	96.79%	-0.09%	97.62%	96.98%	-0.65%
Median Days on Market to Sale	28.00	25.00	-10.71%	24.00	30.00	25.00%
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

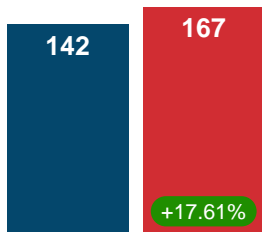
Inventory on April 30, 2024 = **348**

2023 **2024**

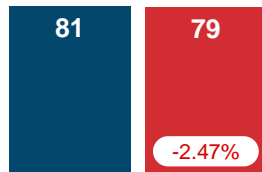
APRIL MARKET

MEDIAN PRICES

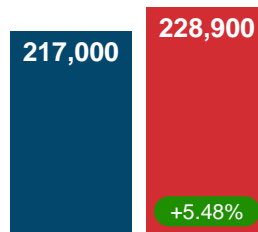
New Listings



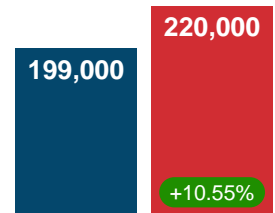
Pending Listings



List Price



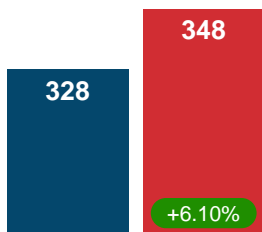
Sale Price



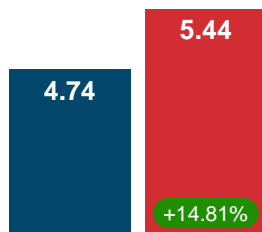
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

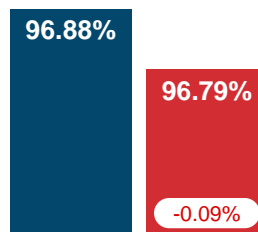
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

