

May 2024



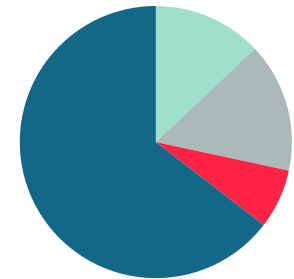
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	112	101	-9.82%
Pending Listings	88	120	36.36%
New Listings	163	173	6.13%
Median List Price	174,700	199,000	13.91%
Median Sale Price	166,500	189,000	13.51%
Median Percent of Selling Price to List Price	98.04%	96.90%	-1.16%
Median Days on Market to Sale	25.00	27.00	8.00%
End of Month Inventory	457	503	10.07%
Months Supply of Inventory	4.70	5.88	25.18%



■ Closed (12.97%)
■ Pending (15.40%)
■ Other OffMarket (7.06%)
■ Active (64.57%)

Absorption: Last 12 months, an Average of **86** Sales/Month
Active Inventory as of May 31, 2024 = **503**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **10.07%** to 503 existing homes available for sale. Over the last 12 months this area has had an average of 86 closed sales per month. This represents an unsold inventory index of **5.88** 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 **13.51%** in May 2024 to \$189,000 versus the previous year at \$166,500.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 2.00 days or **8.00%** in May 2024 compared to last year's same month at **25.00** DOM.

Sales Success for May 2024 is Positive

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

There were 173 New Listings in May 2024, up **6.13%** from last year at 163. Furthermore, there were 101 Closed Listings this month versus last year at 112, a **-9.82%** decrease.

Closed versus Listed trends yielded a **58.4%** ratio, down from previous year's, May 2023, at **68.7%**, a **15.03%** 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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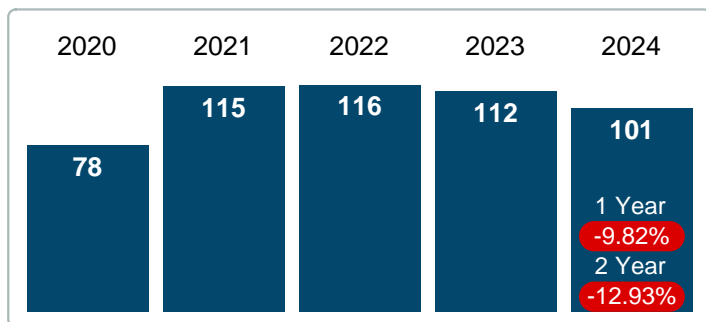
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



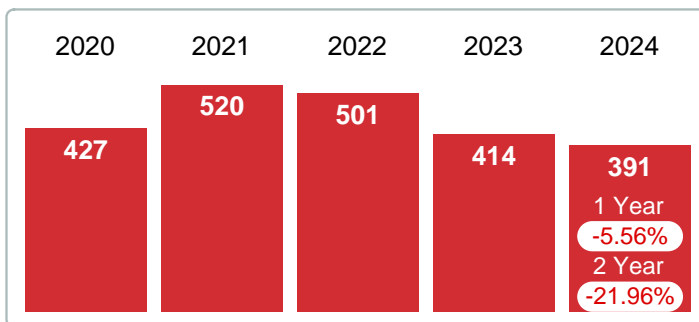
CLOSED LISTINGS

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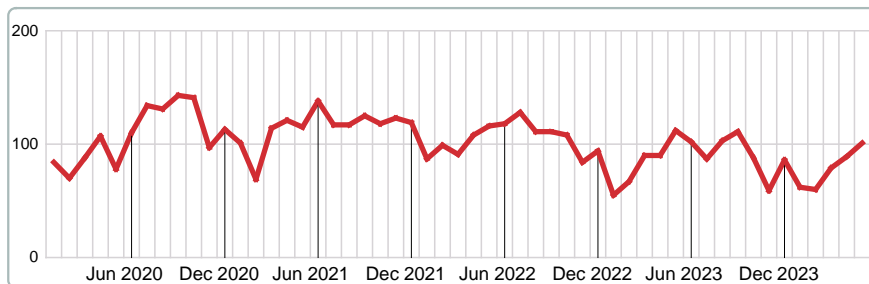
MAY



YEAR TO DATE (YTD)

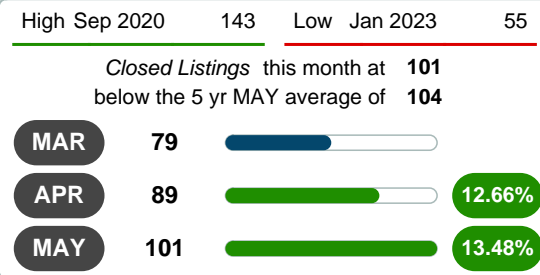


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 104



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	7.92%	26.0	5	3	0	0
\$75,001 - \$100,000	6	5.94%	17.5	1	5	0	0
\$100,001 - \$125,000	13	12.87%	29.0	5	7	1	0
\$125,001 - \$225,000	37	36.63%	25.0	8	26	3	0
\$225,001 - \$325,000	15	14.85%	44.0	0	10	5	0
\$325,001 - \$475,000	12	11.88%	29.5	3	5	3	1
\$475,001 and up	10	9.90%	39.5	1	2	4	3
Total Closed Units	101			23	58	16	4
Total Closed Volume	26,460,598	100%	27.0	4.02M	11.85M	7.17M	3.42M
Median Closed Price	\$189,000			\$127,000	\$168,500	\$281,500	\$955,000

May 2024



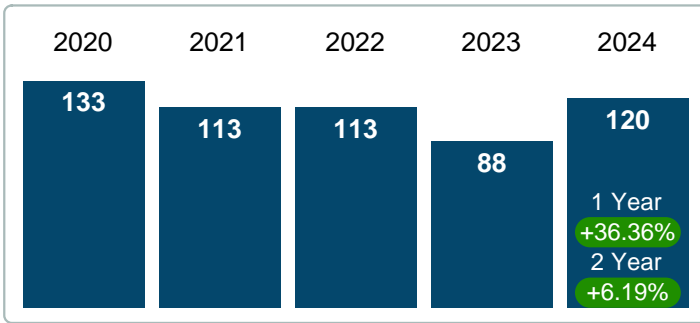
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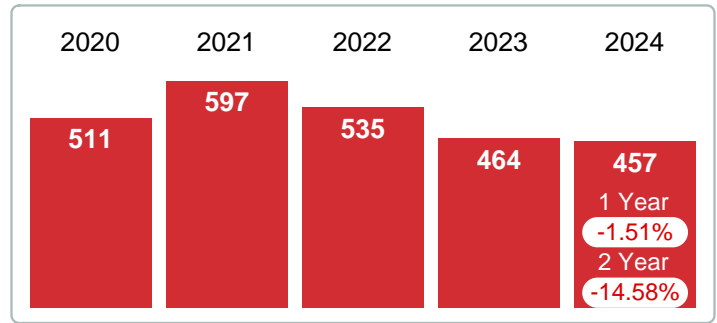
PENDING LISTINGS

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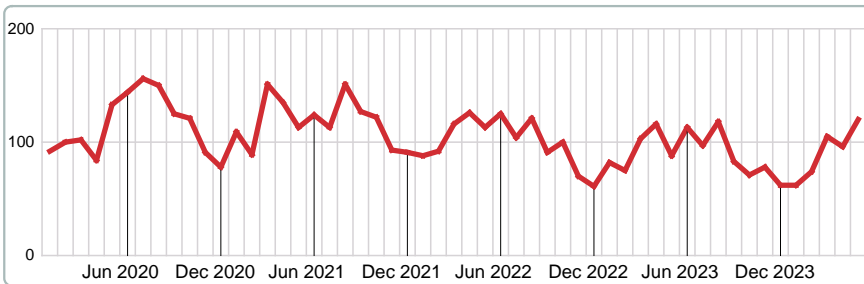
MAY



YEAR TO DATE (YTD)

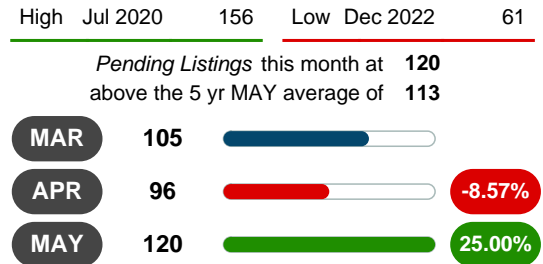


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113



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	6	5.00%	20.0	3	3	0	0
\$75,001 - \$125,000	22	18.33%	58.5	7	13	2	0
\$125,001 - \$150,000	9	7.50%	42.0	1	7	1	0
\$150,001 - \$225,000	30	25.00%	52.0	4	22	4	0
\$225,001 - \$325,000	27	22.50%	29.0	4	14	9	0
\$325,001 - \$575,000	13	10.83%	51.0	4	8	1	0
\$575,001 and up	13	10.83%	76.0	0	8	4	1
Total Pending Units	120			23	75	21	1
Total Pending Volume	32,906,999	100%	45.0	4.24M	20.10M	7.98M	595.00K
Median Listing Price	\$208,500			\$154,900	\$199,000	\$275,000	\$595,000

May 2024



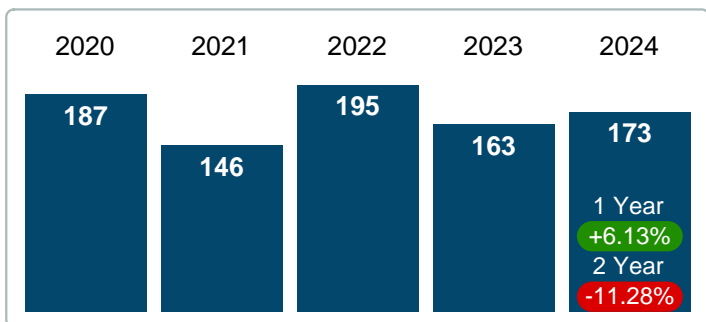
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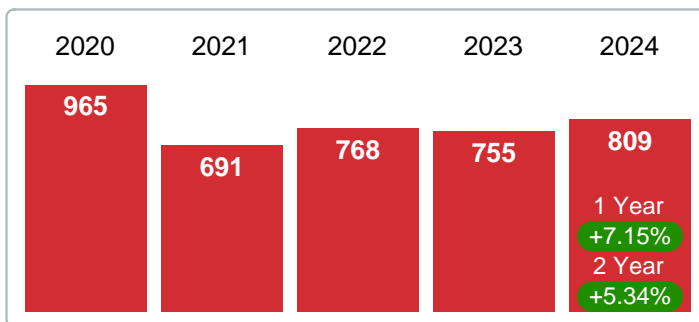
NEW LISTINGS

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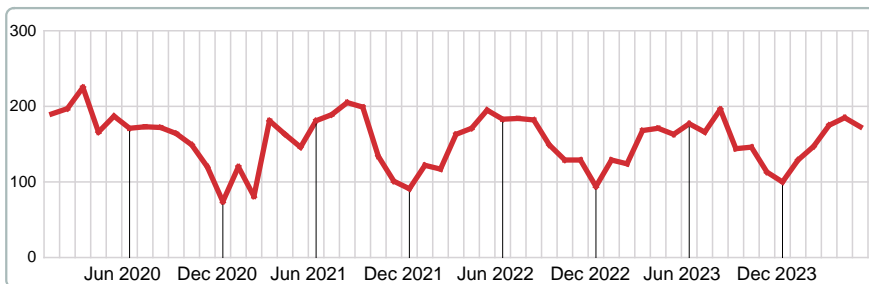
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 173

High Mar 2020 225 Low Dec 2020 74

New Listings this month at 173
equal to 5 yr MAY average of 173



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	12	6.94%	7	5	0	0
\$75,001 - \$125,000	19	10.98%	7	7	4	1
\$125,001 - \$175,000	21	12.14%	3	12	5	1
\$175,001 - \$275,000	45	26.01%	9	31	4	1
\$275,001 - \$375,000	34	19.65%	4	22	8	0
\$375,001 - \$700,000	25	14.45%	5	9	9	2
\$700,001 and up	17	9.83%	1	5	3	8
Total New Listed Units	173		36	91	33	13
Total New Listed Volume	62,609,196	100%	7.94M	26.43M	12.49M	15.76M
Median New Listed Listing Price	\$249,900		\$178,000	\$249,900	\$320,000	\$974,900

May 2024



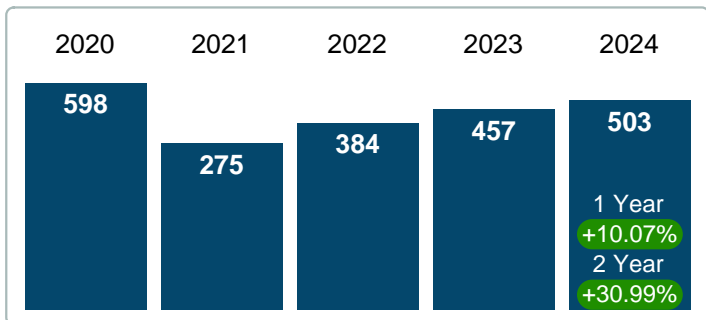
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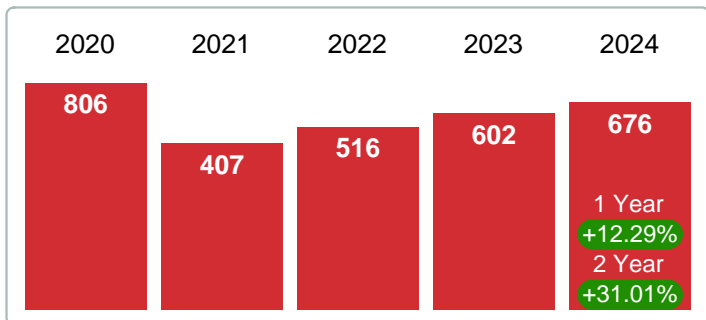
ACTIVE INVENTORY

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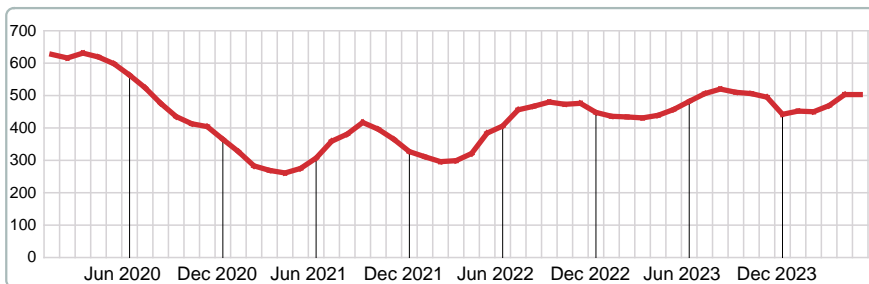
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5 YEAR MARKET ACTIVITY TRENDS

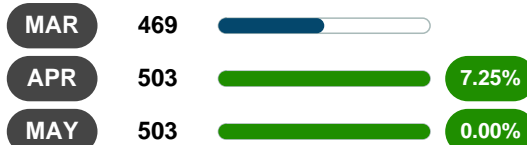


3 MONTHS

5 year MAY AVG = 443

High Mar 2020 631 Low Apr 2021 261

Inventory this month at **503**
above the 5 yr MAY average of **443**



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	35	6.96%	70.0	24	9	1	1
\$75,001 - \$125,000	43	8.55%	51.0	12	25	5	1
\$125,001 - \$175,000	80	15.90%	50.0	20	42	15	3
\$175,001 - \$325,000	158	31.41%	56.0	27	112	15	4
\$325,001 - \$475,000	72	14.31%	67.0	6	40	21	5
\$475,001 - \$825,000	65	12.92%	60.0	4	28	22	11
\$825,001 and up	50	9.94%	70.0	2	16	19	13
Total Active Inventory by Units	503			95	272	98	38
Total Active Inventory by Volume	204,992,829	100%	58.0	19.74M	98.21M	56.22M	30.82M
Median Active Inventory Listing Price	\$255,000			\$150,000	\$249,900	\$399,950	\$637,450

May 2024



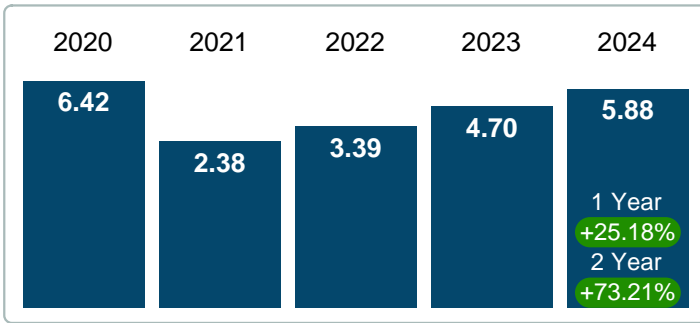
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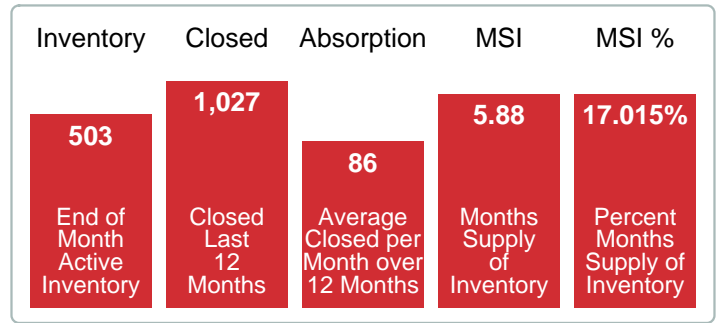
MONTHS SUPPLY of INVENTORY (MSI)

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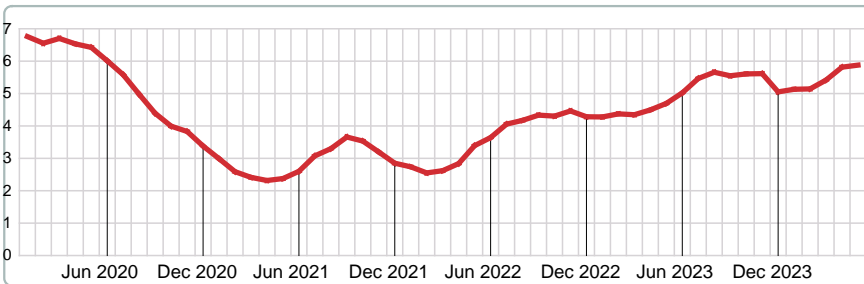
MSI FOR MAY



INDICATORS FOR MAY 2024

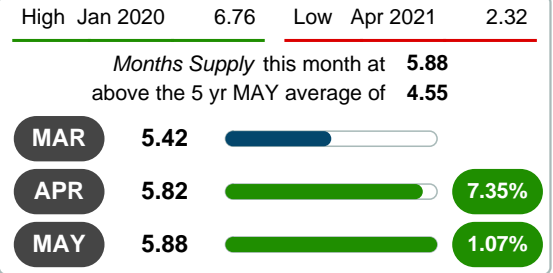


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.55



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	35	6.96%	3.21	4.65	1.71	2.00	0.00
\$75,001 - \$125,000	43	8.55%	3.61	3.35	3.37	7.50	4.00
\$125,001 - \$175,000	80	15.90%	3.98	4.44	3.23	6.43	12.00
\$175,001 - \$325,000	158	31.41%	6.02	8.31	6.34	3.16	6.86
\$325,001 - \$475,000	72	14.31%	9.09	4.80	10.43	9.69	7.50
\$475,001 - \$825,000	65	12.92%	11.14	9.60	8.84	13.20	18.86
\$825,001 and up	50	9.94%	18.75	24.00	96.00	11.40	17.33
Market Supply of Inventory (MSI)			5.88	5.21	5.39	7.13	12.32
Total Active Inventory by Units		100%	5.88	95	272	98	38

May 2024



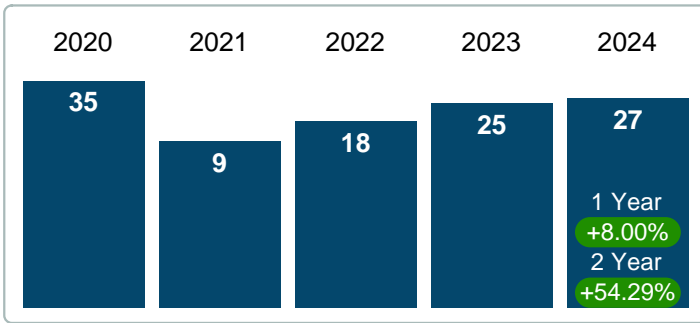
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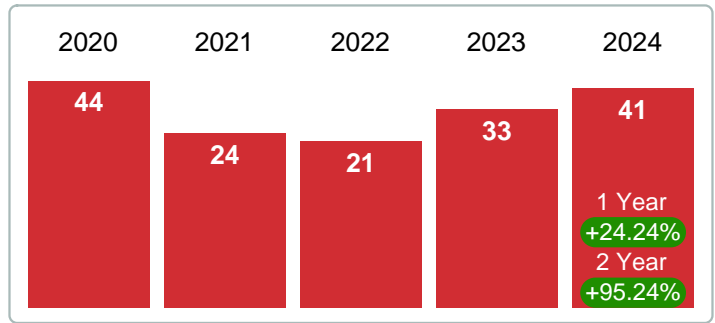
MEDIAN DAYS ON MARKET TO SALE

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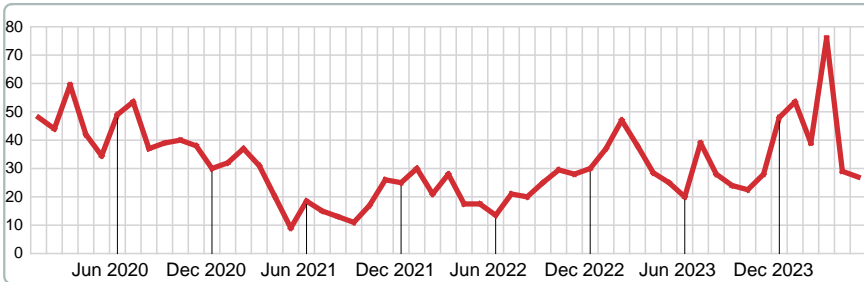
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

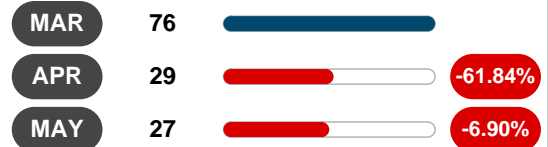


3 MONTHS

5 year MAY AVG = 23

High Mar 2024 76 Low May 2021 9

Median Days on Market to Sale this month at 27 above the 5 yr MAY average of 23



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
\$75,000 and less	8	7.92%	26	27	17	0	0
\$75,001 - \$100,000	6	5.94%	18	1	19	0	0
\$100,001 - \$125,000	13	12.87%	29	28	73	98	0
\$125,001 - \$225,000	37	36.63%	25	96	15	18	0
\$225,001 - \$325,000	15	14.85%	44	0	26	65	0
\$325,001 - \$475,000	12	11.88%	30	69	19	37	3
\$475,001 and up	10	9.90%	40	58	7	61	110
Median Closed DOM			27	29	19	45	58
Total Closed Units		100%	27.0	23	58	16	4
Total Closed Volume			26,460,598	4.02M	11.85M	7.17M	3.42M

May 2024



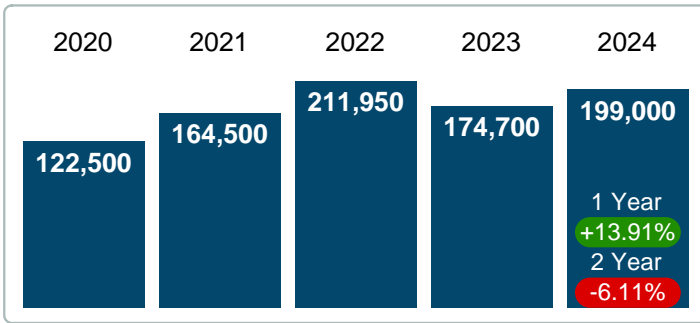
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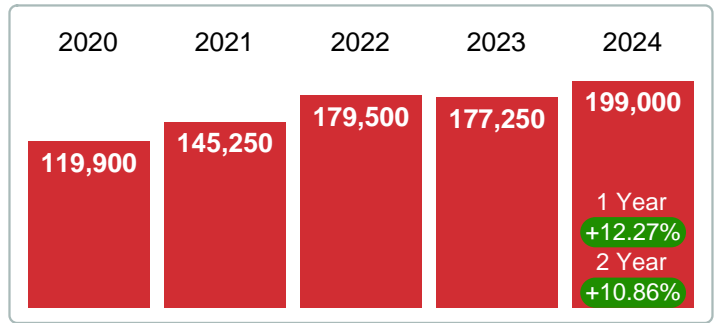
MEDIAN LIST PRICE AT CLOSING

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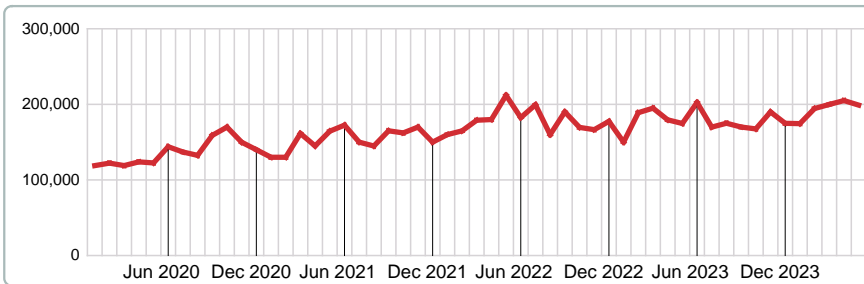
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

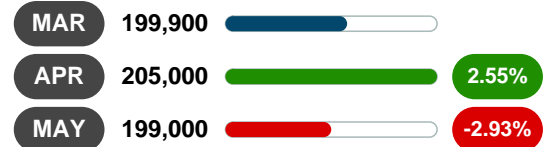


3 MONTHS

5 year MAY AVG = 174,530

High May 2022 211,950 Low Jan 2020 118,950

Median List Price at Closing this month at **199,000** above the 5 yr MAY average of **174,530**



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
\$75,000 and less	7.92%	55,000	55,000	55,000	0	0
\$75,001 - \$100,000	4.95%	85,000	85,000	87,450	0	0
\$100,001 - \$125,000	9.90%	120,000	118,700	125,000	105,500	0
\$125,001 - \$225,000	37.62%	174,950	165,000	179,900	199,900	0
\$225,001 - \$325,000	16.83%	269,000	228,750	269,000	278,000	0
\$325,001 - \$475,000	10.89%	385,000	439,000	372,450	367,250	350,000
\$475,001 and up	11.88%	655,250	530,000	647,750	615,000	950,000
Median List Price		199,000	154,900	185,450	302,450	937,500
Total Closed Units	101	100%	23	58	16	4
Total Closed Volume	27,309,799		4.40M	12.28M	7.18M	3.46M

May 2024



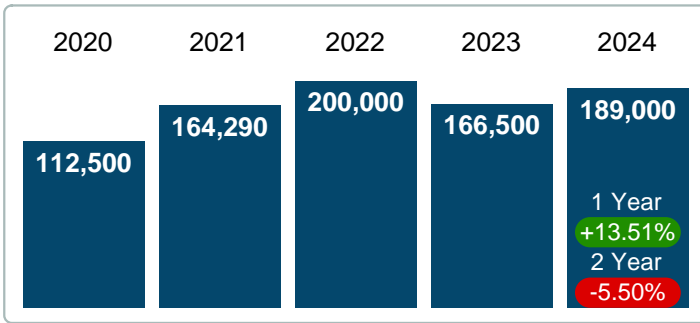
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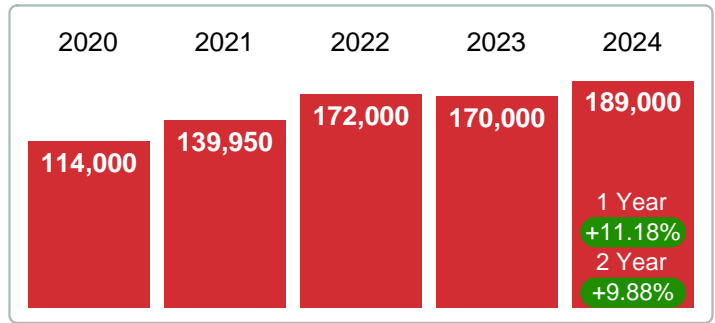
MEDIAN SOLD PRICE AT CLOSING

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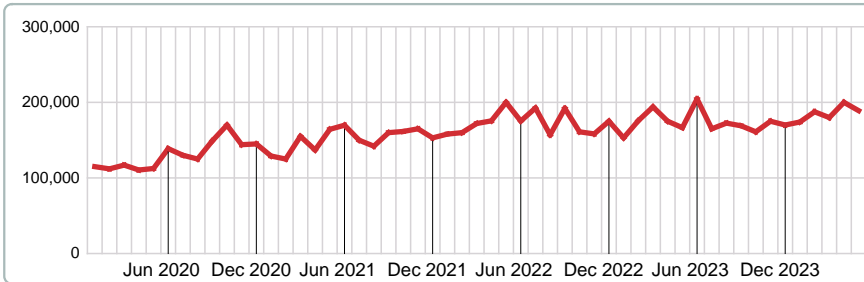
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

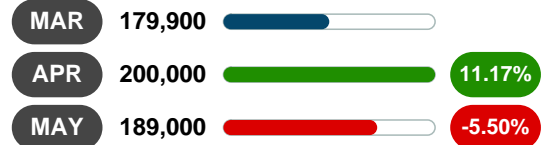


3 MONTHS

5 year MAY AVG = 166,458

High Jun 2023 204,500 Low Apr 2020 110,500

Median Sold Price at Closing this month at **189,000** above the 5 yr MAY average of **166,458**



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
\$75,000 and less	7.92%	48,500	52,000	45,000	0	0
\$75,001 - \$100,000	5.94%	89,950	88,000	90,000	0	0
\$100,001 - \$125,000	12.87%	112,500	112,500	120,000	105,000	0
\$125,001 - \$225,000	36.63%	166,500	160,062	166,750	189,000	0
\$225,001 - \$325,000	14.85%	268,500	0	276,250	260,000	0
\$325,001 - \$475,000	11.88%	367,500	397,000	355,000	350,000	360,000
\$475,001 and up	9.90%	737,450	500,000	650,000	684,950	985,000
Median Sold Price		189,000	127,000	168,500	281,500	955,000
Total Closed Units	100%	101	23	58	16	4
Total Closed Volume		26,460,598	4.02M	11.85M	7.17M	3.42M

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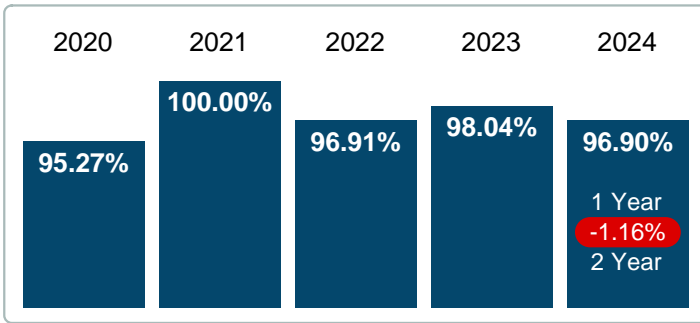
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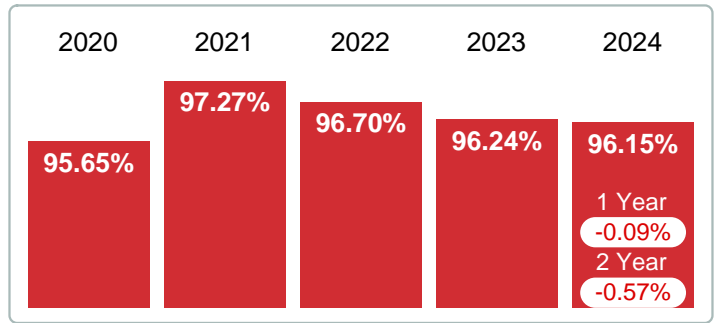
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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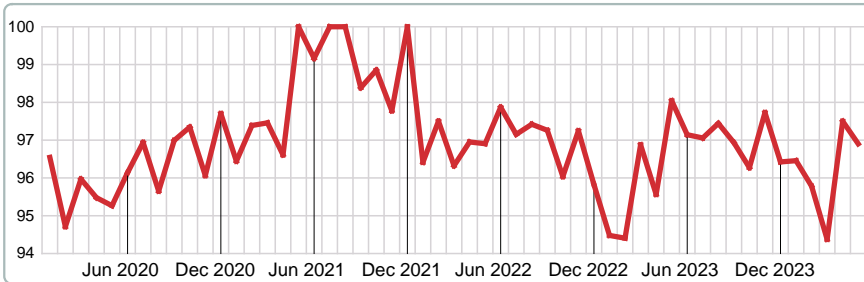
MAY



YEAR TO DATE (YTD)

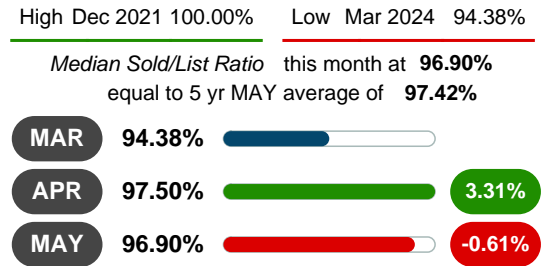


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 97.42%



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
\$75,000 and less	8	7.92%	87.23%	89.74%	84.44%	0.00%	0.00%
\$75,001 - \$100,000	6	5.94%	101.76%	103.53%	100.00%	0.00%	0.00%
\$100,001 - \$125,000	13	12.87%	96.15%	92.67%	96.15%	99.53%	0.00%
\$125,001 - \$225,000	37	36.63%	97.93%	94.64%	98.68%	99.61%	0.00%
\$225,001 - \$325,000	15	14.85%	96.40%	0.00%	98.14%	95.19%	0.00%
\$325,001 - \$475,000	12	11.88%	95.30%	94.75%	93.75%	98.98%	102.86%
\$475,001 and up	10	9.90%	100.00%	88.50%	100.55%	103.00%	100.00%
Median Sold/List Ratio		96.90%		94.07%	97.85%	98.76%	101.43%
Total Closed Units		101	100%	23	58	16	4
Total Closed Volume		26,460,598		4.02M	11.85M	7.17M	3.42M

May 2024



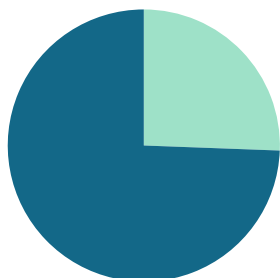
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha, Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

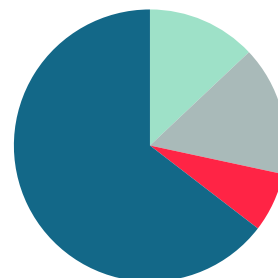


Inventory
 New Listings
173 = 25.59%
 Start Inventory
503
 Total Inventory Units
676
 Volume
\$254,087,715

Market Activity

Closed Sales
101 = 12.97%
 Pending Sales
120 = 15.40%
 Other Off Market
55 = 7.06%
 Active Inventory
503 = 64.57%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	112	101	-9.82%	414	391	-5.56%
Pending Sales	88	120	36.36%	464	457	-1.51%
New Listings	163	173	6.13%	755	809	7.15%
Median List Price	174,700	199,000	13.91%	177,250	199,000	12.27%
Median Sale Price	166,500	189,000	13.51%	170,000	189,000	11.18%
Median Percent of Selling Price to List Price	98.04%	96.90%	-1.16%	96.24%	96.15%	-0.09%
Median Days on Market to Sale	25.00	27.00	8.00%	33.00	41.00	24.24%
Monthly Inventory	457	503	10.07%	457	503	10.07%
Months Supply of Inventory	4.70	5.88	25.18%	4.70	5.88	25.18%

Absorption: Last 12 months, an Average of **86** Sales/Month

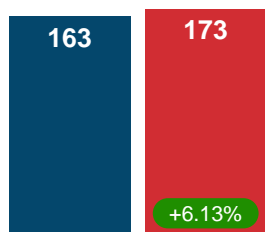
Inventory on May 31, 2024 = 503

2023 2024

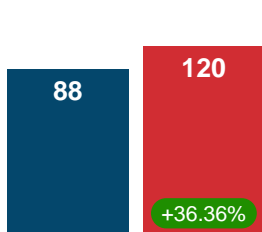
MAY MARKET

MEDIAN PRICES

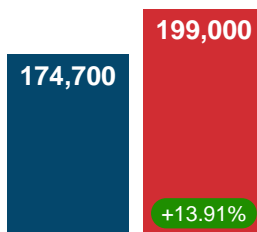
New Listings



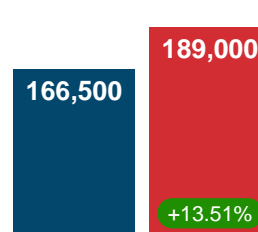
Pending Listings



List Price



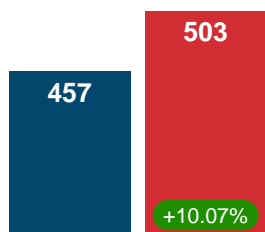
Sale Price



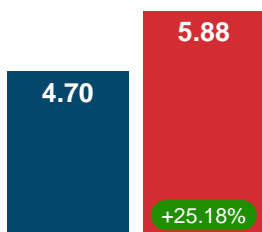
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

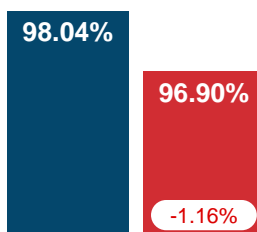
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

