

May 2024

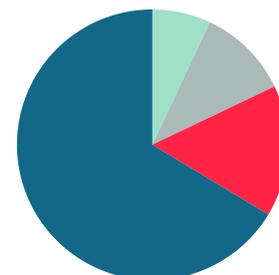
Area Delimited by County Of Sequoyah



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	22	16	-27.27%
Pending Listings	16	25	56.25%
New Listings	45	39	-13.33%
Average List Price	161,700	172,156	6.47%
Average Sale Price	156,036	156,689	0.42%
Average Percent of Selling Price to List Price	94.21%	92.82%	-1.47%
Average Days on Market to Sale	52.05	55.38	6.40%
End of Month Inventory	132	152	15.15%
Months Supply of Inventory	8.21	10.60	29.21%



■ Closed (6.99%)
■ Pending (10.92%)
■ Other OffMarket (15.72%)
■ Active (66.38%)

Absorption: Last 12 months, an Average of **14** Sales/Month
Active Inventory as of May 31, 2024 = **152**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **15.15%** to 152 existing homes available for sale. Over the last 12 months this area has had an average of 14 closed sales per month. This represents an unsold inventory index of **10.60** 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 **0.42%** in May 2024 to \$156,689 versus the previous year at \$156,036.

Average Days on Market Lengthens

The average number of **55.38** days that homes spent on the market before selling increased by 3.33 days or **6.40%** in May 2024 compared to last year's same month at **52.05** DOM.

Sales Success for May 2024 is Positive

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

There were 39 New Listings in May 2024, down **13.33%** from last year at 45. Furthermore, there were 16 Closed Listings this month versus last year at 22, a **-27.27%** decrease.

Closed versus Listed trends yielded a **41.0%** ratio, down from previous year's, May 2023, at **48.9%**, a **16.08%** 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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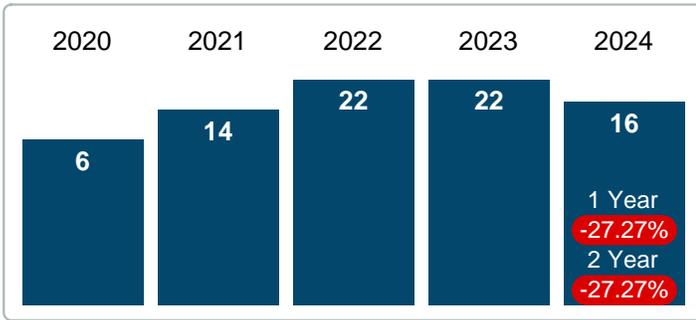
Area Delimited by County Of Sequoyah



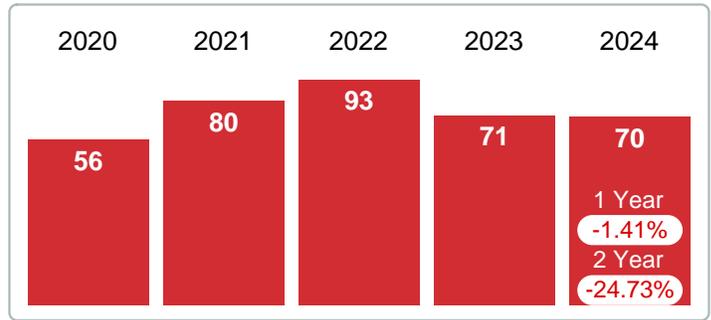
CLOSED LISTINGS

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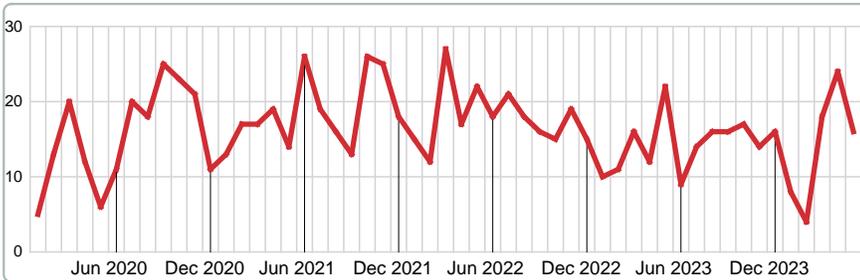
MAY



YEAR TO DATE (YTD)

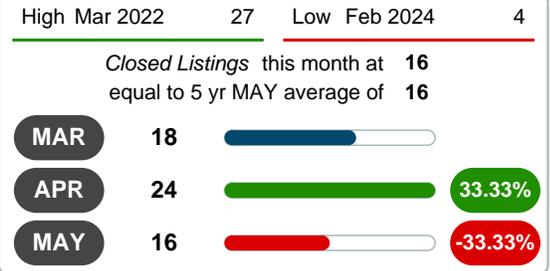


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	1	6.25%	99.0	1	0	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$100,000	3	18.75%	49.0	1	2	0	0
\$100,001 - \$150,000	5	31.25%	60.0	2	3	0	0
\$150,001 - \$200,000	3	18.75%	27.3	2	1	0	0
\$200,001 - \$275,000	2	12.50%	74.0	1	1	0	0
\$275,001 and up	2	12.50%	55.0	1	1	0	0
Total Closed Units	16			8	8	0	0
Total Closed Volume	2,507,024	100%	55.4	1.31M	1.20M	0.00B	0.00B
Average Closed Price	\$156,689			\$163,815	\$149,563	\$0	\$0

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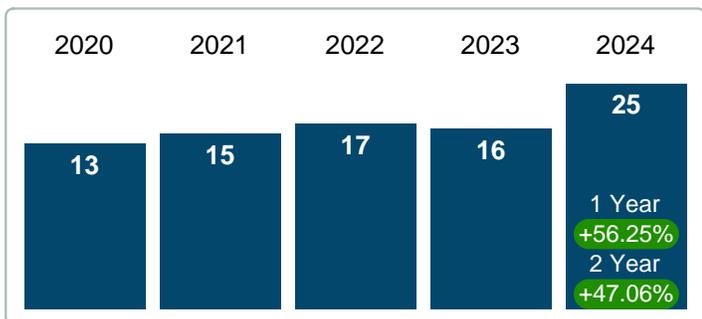
Area Delimited by County Of Sequoyah



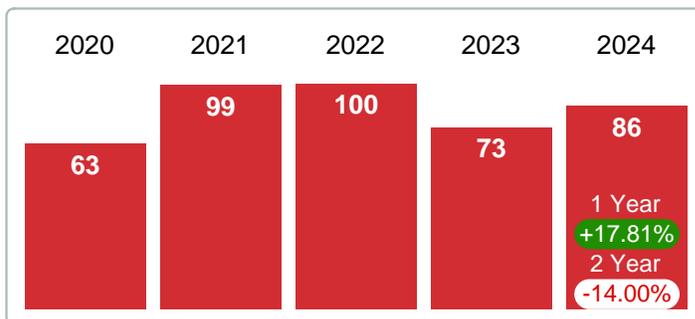
PENDING LISTINGS

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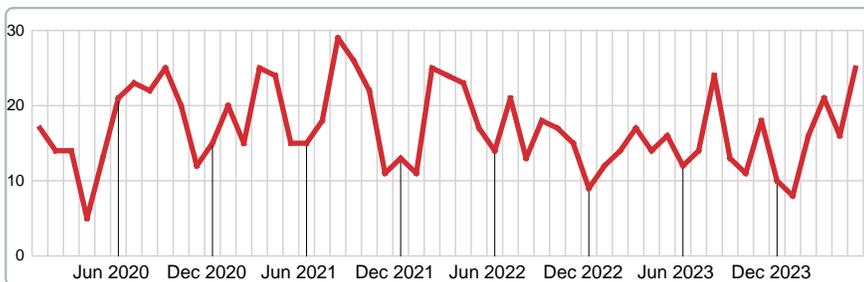
MAY



YEAR TO DATE (YTD)

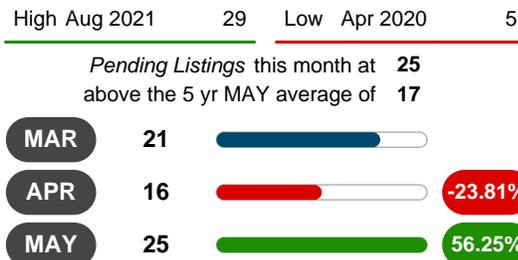


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	4	16.00%	63.3	4	0	0	0
\$75,001-\$75,000	0	0.00%	0.0	0	0	0	0
\$75,001-\$150,000	10	40.00%	98.6	4	6	0	0
\$150,001-\$250,000	5	20.00%	86.6	1	4	0	0
\$250,001-\$375,000	3	12.00%	18.0	0	0	3	0
\$375,001 and up	3	12.00%	75.3	1	0	2	0
Total Pending Units	25			10	10	5	0
Total Pending Volume	5,309,800	100%	69.8	1.11M	1.35M	2.85M	0.00B
Average Listing Price	\$164,780			\$111,490	\$134,500	\$569,980	\$0

May 2024



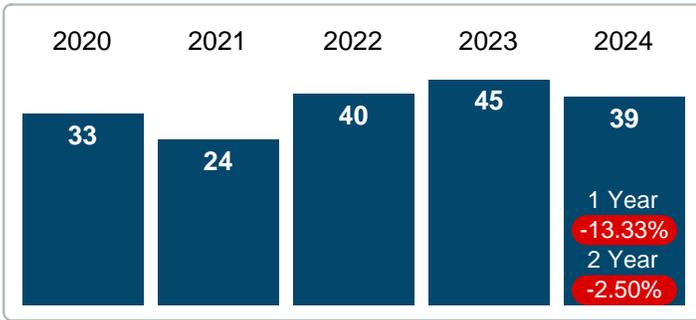
Area Delimited by County Of Sequoyah



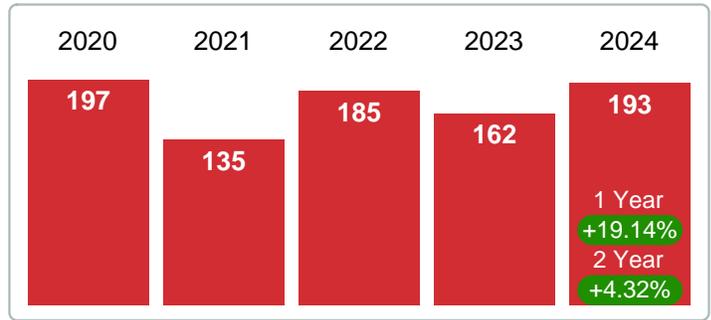
NEW LISTINGS

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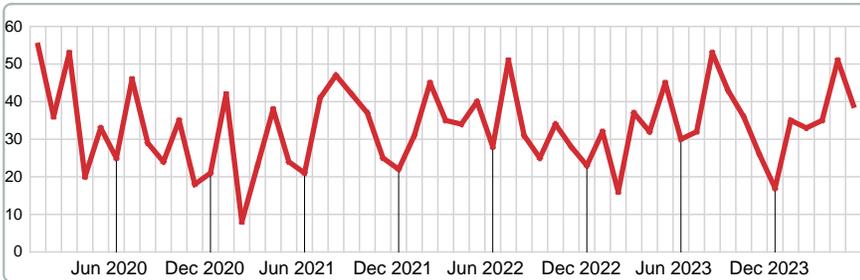
MAY



YEAR TO DATE (YTD)

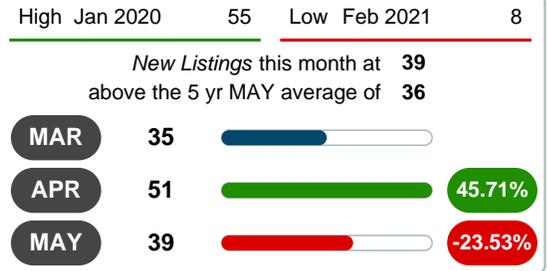


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	7.69%	3	0	0	0
\$30,001 - \$40,000	2	5.13%	2	0	0	0
\$40,001 - \$40,000	0	0.00%	0	0	0	0
\$40,001 - \$70,000	20	51.28%	20	0	0	0
\$70,001 - \$190,000	4	10.26%	2	1	1	0
\$190,001 - \$450,000	6	15.38%	3	1	2	0
\$450,001 and up	4	10.26%	2	0	1	1
Total New Listed Units	39		32	2	4	1
Total New Listed Volume	6,920,700	100%	3.81M	370.00K	1.34M	1.40M
Average New Listed Listing Price	\$0		\$118,959	\$185,000	\$336,000	\$1,400,000

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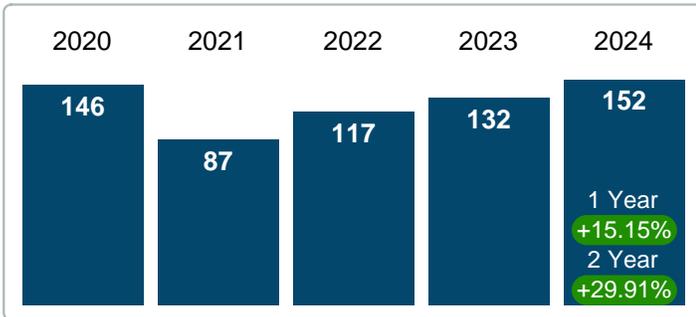
Area Delimited by County Of Sequoyah



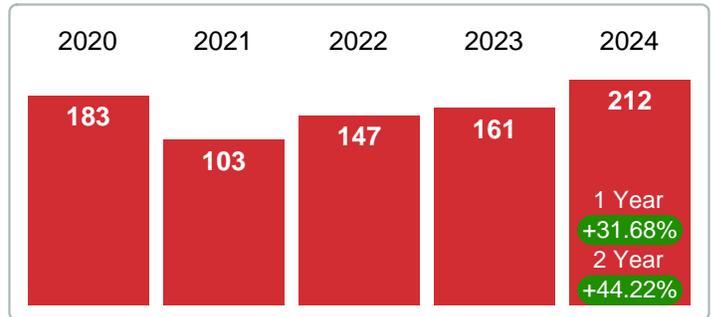
ACTIVE INVENTORY

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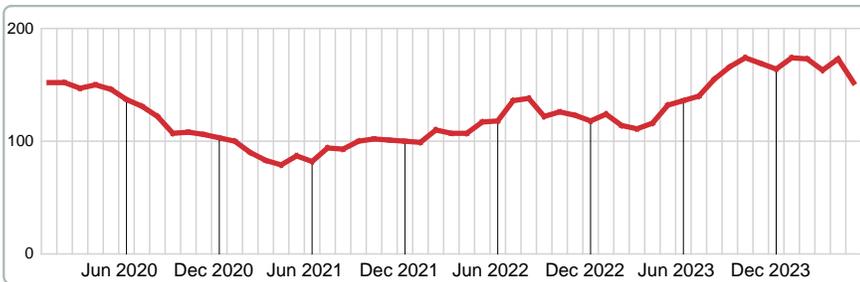
END OF MAY



ACTIVE DURING MAY

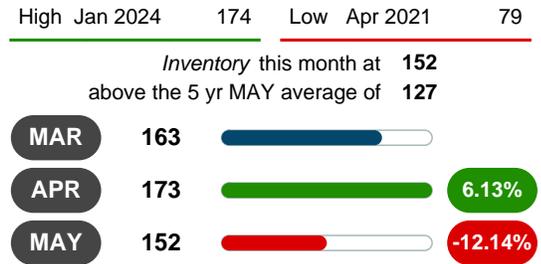


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 127



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$25,000	26	17.11%	119.8	26	0	0	0
\$25,001-\$50,000	30	19.74%	61.5	30	0	0	0
\$50,001-\$150,000	36	23.68%	124.0	27	9	0	0
\$150,001-\$275,000	24	15.79%	81.8	13	7	4	0
\$275,001-\$450,000	19	12.50%	91.5	5	9	5	0
\$450,001 and up	17	11.18%	78.8	7	4	2	4
Total Active Inventory by Units	152			108	29	11	4
Total Active Inventory by Volume	30,195,529	100%	95.2	13.10M	10.32M	3.57M	3.21M
Average Active Inventory Listing Price	\$198,655			\$121,278	\$355,926	\$324,255	\$802,225

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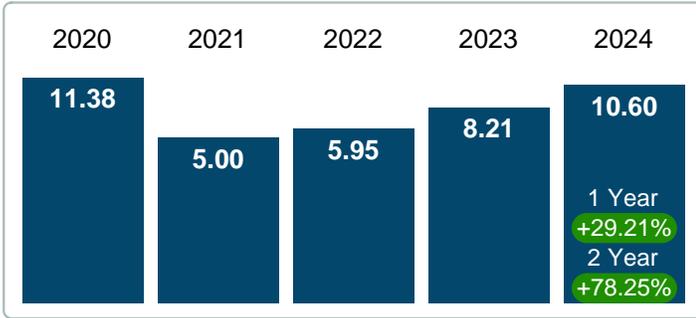
Area Delimited by County Of Sequoyah



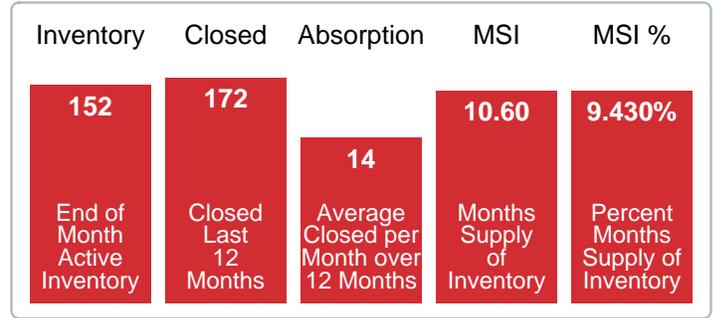
MONTHS SUPPLY of INVENTORY (MSI)

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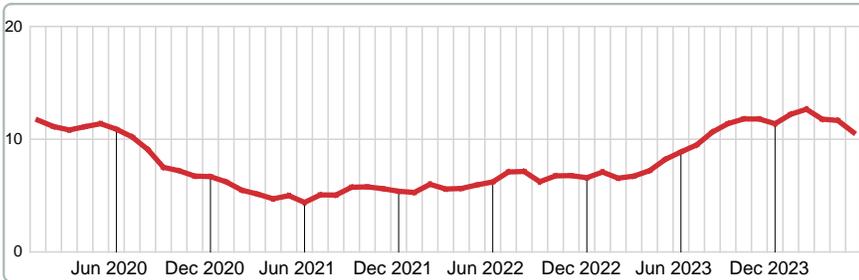
MSI FOR MAY



INDICATORS FOR MAY 2024

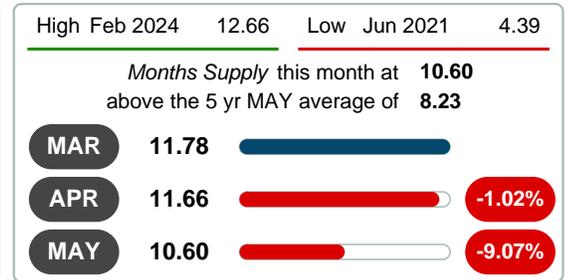


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 8.23



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
\$10,000 and less	9	5.92%	18.00	18.00	0.00	0.00	0.00
\$10,001 - \$30,000	20	13.16%	12.63	13.33	0.00	0.00	0.00
\$30,001 - \$50,000	27	17.76%	24.92	24.92	0.00	0.00	0.00
\$50,001 - \$170,000	40	26.32%	6.67	11.20	3.57	2.40	0.00
\$170,001 - \$290,000	22	14.47%	6.44	17.33	3.79	3.27	0.00
\$290,001 - \$470,000	18	11.84%	18.00	24.00	13.71	72.00	0.00
\$470,001 and up	16	10.53%	21.33	28.00	24.00	6.00	24.00
Market Supply of Inventory (MSI)			10.60	16.00	5.27	6.95	8.00
Total Active Inventory by Units		100%	10.60	108	29	11	4

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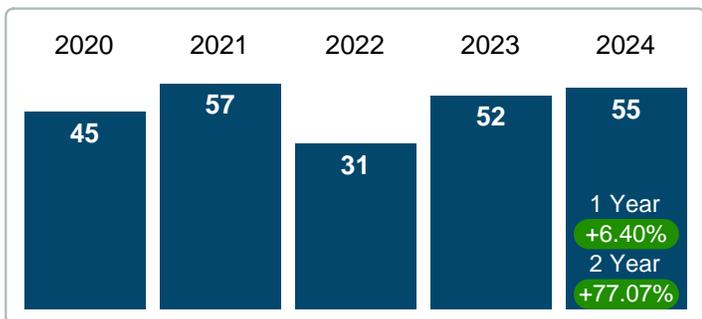
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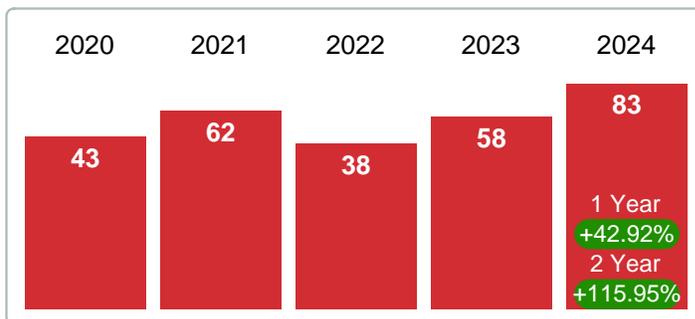
AVERAGE DAYS ON MARKET TO SALE

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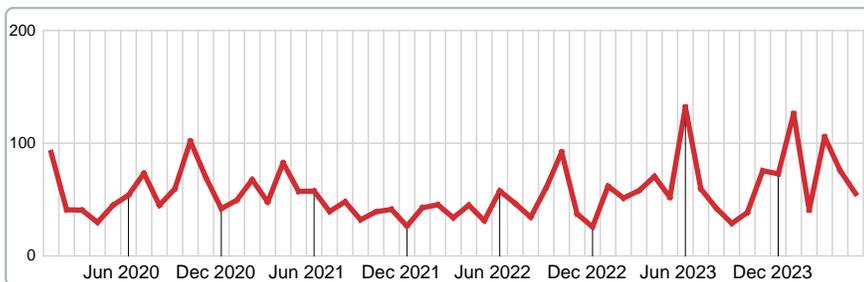
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 48

High Jun 2023 132 Low Dec 2022 26

Average Days on Market to Sale this month at 55 above the 5 yr MAY average of 48



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
\$75,000 and less	6.25%	99	99	0	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$100,000	18.75%	49	86	31	0	0
\$100,001 - \$150,000	31.25%	60	29	81	0	0
\$150,001 - \$200,000	18.75%	27	16	51	0	0
\$200,001 - \$275,000	12.50%	74	145	3	0	0
\$275,001 and up	12.50%	55	69	41	0	0
Average Closed DOM		55	61	50	0	0
Total Closed Units	100%	55	8	8		
Total Closed Volume		2,507,024	1.31M	1.20M	0.00B	0.00B

May 2024



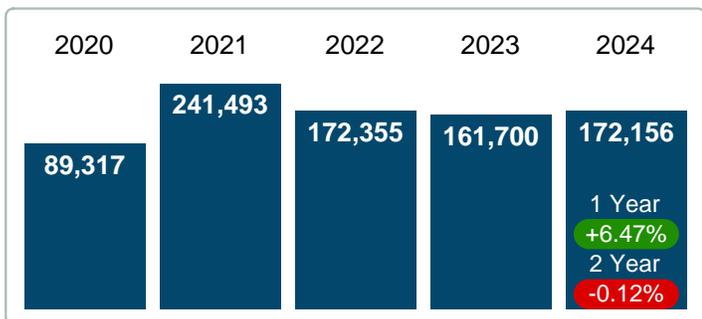
Area Delimited by County Of Sequoyah



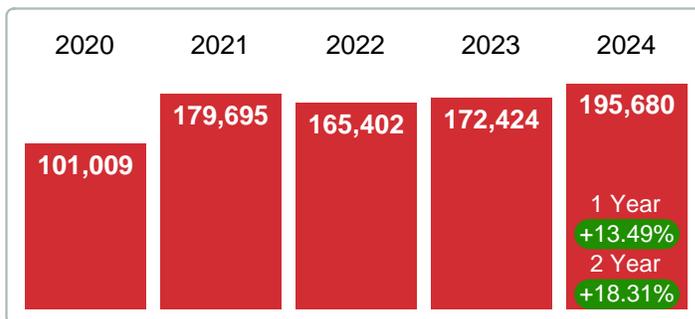
AVERAGE LIST PRICE AT CLOSING

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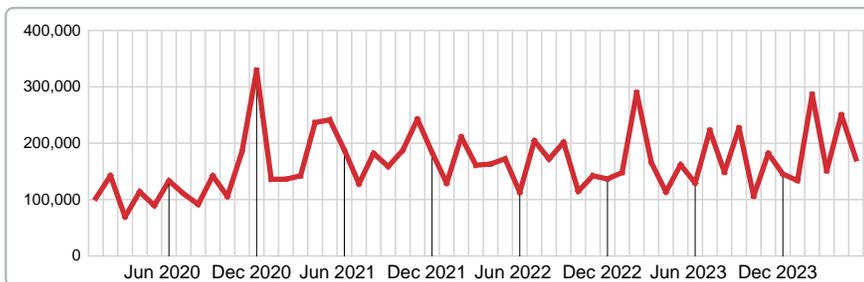
MAY



YEAR TO DATE (YTD)

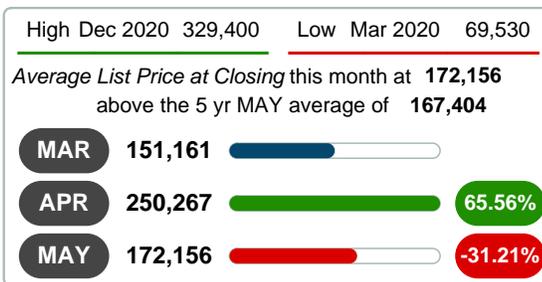


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 167,404



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	
\$75,000 and less	2	12.50%	64,950	69,900	0	0	
\$75,001 - \$75,000	0	0.00%	0	0	0	0	
\$75,001 - \$100,000	1	6.25%	89,900	115,000	74,950	0	
\$100,001 - \$150,000	5	31.25%	120,040	119,350	148,500	0	
\$150,001 - \$200,000	4	25.00%	179,750	179,250	161,500	0	
\$200,001 - \$275,000	2	12.50%	228,750	228,500	229,000	0	
\$275,001 and up	2	12.50%	379,000	459,000	299,000	0	
Average List Price		172,156		183,700	160,613	0	
Total Closed Units		16	100%	172,156	8	8	
Total Closed Volume		2,754,500		1.47M	1.28M	0.00B	0.00B

May 2024



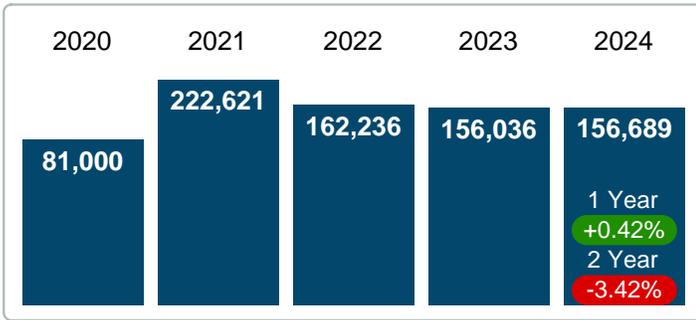
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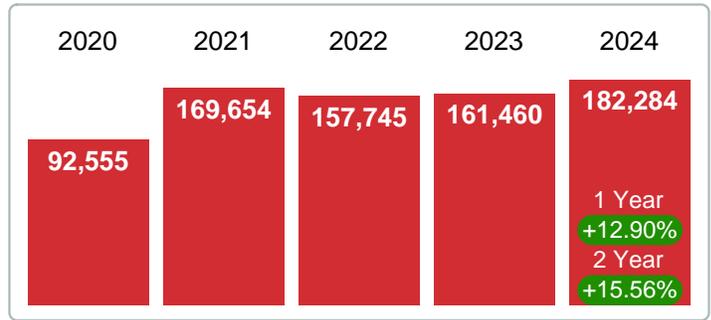
AVERAGE SOLD PRICE AT CLOSING

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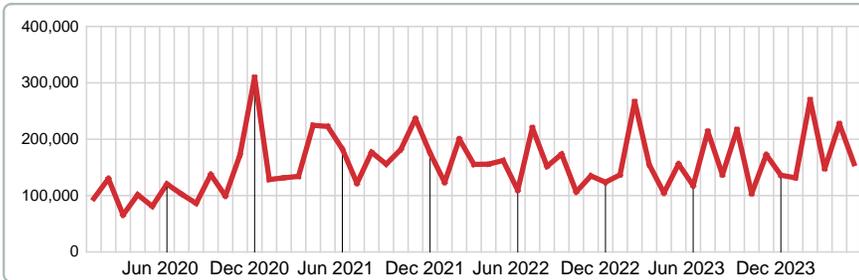
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 155,717

High Dec 2020 309,536 Low Mar 2020 65,696

Average Sold Price at Closing this month at **156,689**
above the 5 yr MAY average of **155,717**



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
\$75,000 and less	6.25%	60,000	60,000	0	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$100,000	18.75%	81,834	80,000	82,751	0	0
\$100,001 - \$150,000	31.25%	115,880	109,200	120,333	0	0
\$150,001 - \$200,000	18.75%	168,041	174,562	155,000	0	0
\$200,001 - \$275,000	12.50%	219,000	213,000	225,000	0	0
\$275,001 and up	12.50%	340,000	390,000	290,000	0	0
Average Sold Price		156,689	163,815	149,563	0	0
Total Closed Units	100%	156,689	8	8		
Total Closed Volume		2,507,024	1.31M	1.20M	0.00B	0.00B

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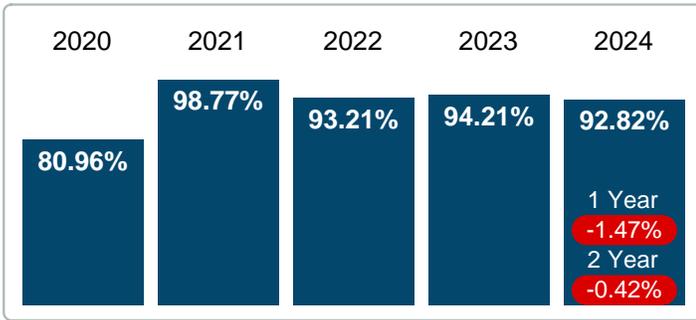
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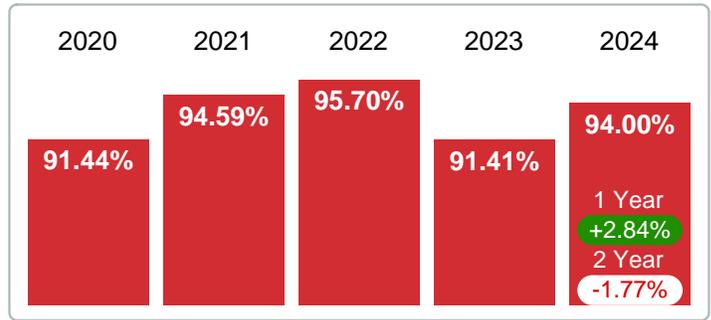
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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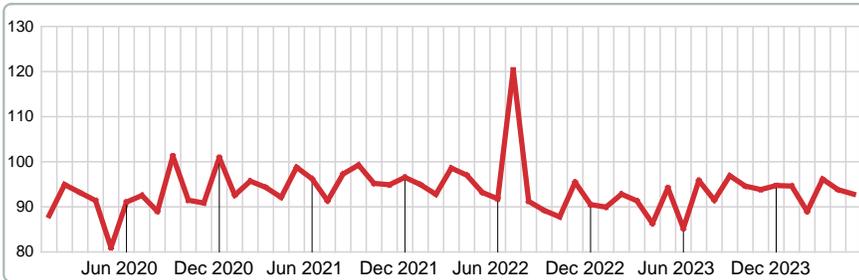
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

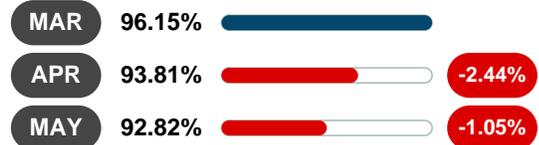


3 MONTHS

5 year MAY AVG = 92.00%

High Jul 2022 120.36% Low May 2020 80.96%

Average Sold/List Ratio this month at **92.82%** above the 5 yr MAY average of **92.00%**



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
\$75,000 and less	1	6.25%	85.84%	85.84%	0.00%	0.00%	0.00%
\$75,001 - \$75,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$100,000	3	18.75%	98.52%	69.57%	113.00%	0.00%	0.00%
\$100,001 - \$150,000	5	31.25%	87.81%	91.50%	85.34%	0.00%	0.00%
\$150,001 - \$200,000	3	18.75%	97.09%	97.65%	95.98%	0.00%	0.00%
\$200,001 - \$275,000	2	12.50%	95.73%	93.22%	98.25%	0.00%	0.00%
\$275,001 and up	2	12.50%	90.98%	84.97%	96.99%	0.00%	0.00%
Average Sold/List Ratio		92.80%		88.99%	96.66%	0.00%	0.00%
Total Closed Units		16	100%	92.80%	8	8	
Total Closed Volume		2,507,024			1.31M	1.20M	0.00B

May 2024



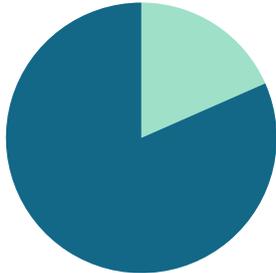
Area Delimited by County Of Sequoyah



MARKET SUMMARY

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INVENTORY

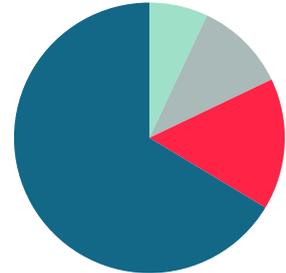


Inventory
 New Listings
39 = 18.40%
 Start Inventory
173
 Total Inventory Units
212
 Volume
\$39,263,707

Market Activity

Closed Sales
16 = 6.99%
 Pending Sales
25 = 10.92%
 Other Off Market
36 = 15.72%
 Active Inventory
152 = 66.38%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	22	16	-27.27%	71	70	-1.41%
Pending Sales	16	25	56.25%	73	86	17.81%
New Listings	45	39	-13.33%	162	193	19.14%
Average List Price	161,700	172,156	6.47%	172,424	195,680	13.49%
Average Sale Price	156,036	156,689	0.42%	161,460	182,284	12.90%
Average Percent of Selling Price to List Price	94.21%	92.82%	-1.47%	91.41%	94.00%	2.84%
Average Days on Market to Sale	52.05	55.38	6.40%	57.77	82.57	42.92%
Monthly Inventory	132	152	15.15%	132	152	15.15%
Months Supply of Inventory	8.21	10.60	29.21%	8.21	10.60	29.21%

Absorption: Last 12 months, an Average of 14 Sales/Month

Inventory on May 31, 2024 = 152

2023 2024

MAY MARKET

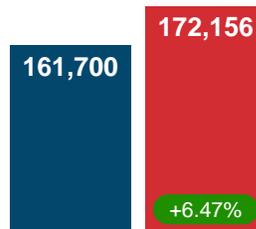
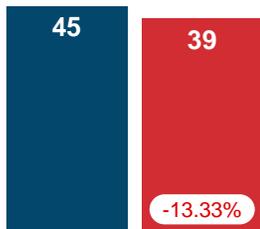
AVERAGE PRICES

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

