

May 2024

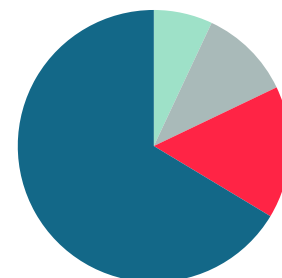
Area Delimited by County Of Sequoyah



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%
Median List Price	137,200	149,500	8.97%
Median Sale Price	131,000	127,500	-2.67%
Median Percent of Selling Price to List Price	100.00%	95.59%	-4.41%
Median Days on Market to Sale	34.50	43.00	24.64%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.67%** in May 2024 to \$127,500 versus the previous year at \$131,000.

Median Days on Market Lengthens

The median number of **43.00** days that homes spent on the market before selling increased by 8.50 days or **24.64%** in May 2024 compared to last year's same month at **34.50** DOM.

Sales Success for May 2024 is Positive

Overall, with Median Prices falling 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

May 2024



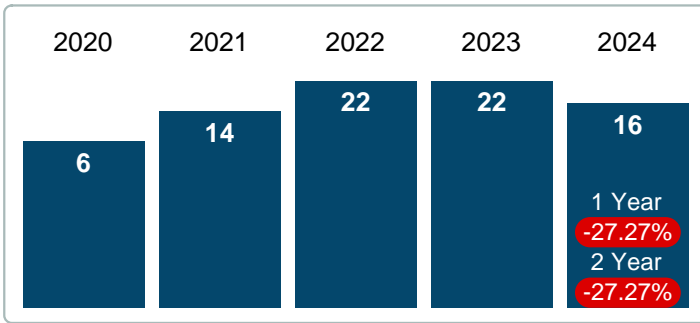
Area Delimited by County Of Sequoyah



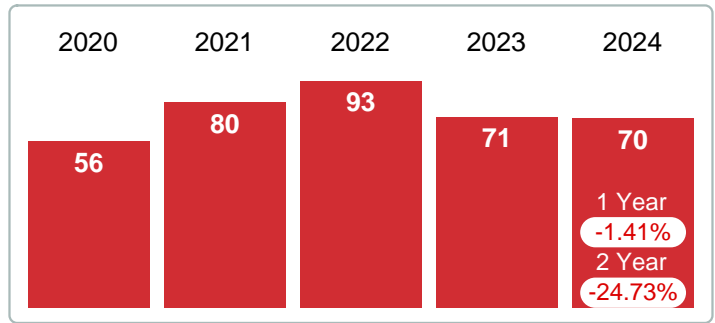
CLOSED LISTINGS

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

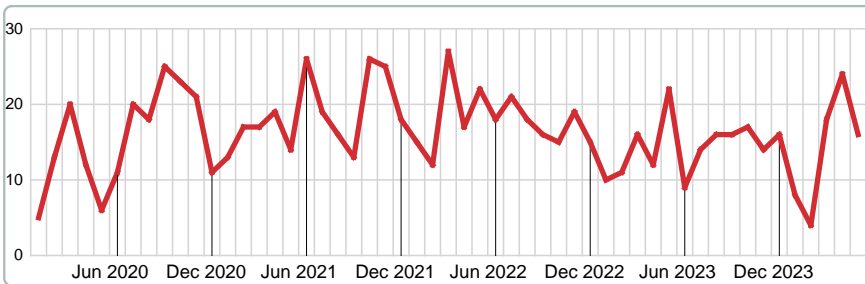
MAY



YEAR TO DATE (YTD)

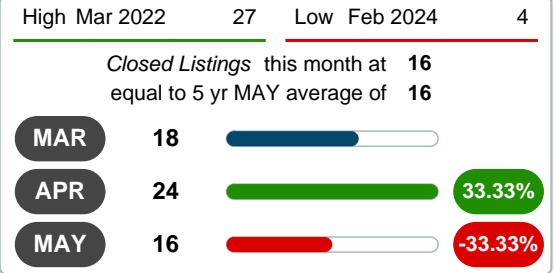


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	1	6.25%	99.0	1	0	0	0
\$70,001 - \$80,000	2	12.50%	65.5	1	1	0	0
\$80,001 - \$110,000	4	25.00%	28.5	2	2	0	0
\$110,001 - \$160,000	3	18.75%	51.0	0	3	0	0
\$160,001 - \$210,000	2	12.50%	15.5	2	0	0	0
\$210,001 - \$290,000	3	18.75%	41.0	1	2	0	0
\$290,001 and up	1	6.25%	69.0	1	0	0	0
Total Closed Units	16			8	8	0	0
Total Closed Volume	2,507,024	100%	43.0	1.31M	1.20M	0.00B	0.00B
Median Closed Price	\$127,500			\$135,062	\$127,500	\$0	\$0

May 2024



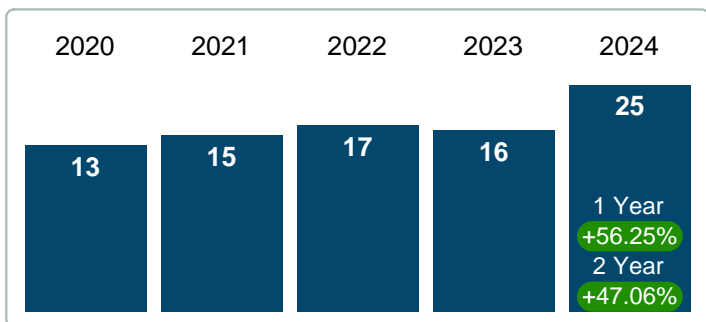
Area Delimited by County Of Sequoyah



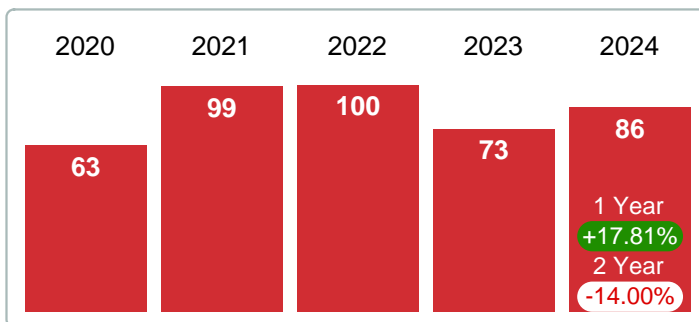
PENDING LISTINGS

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

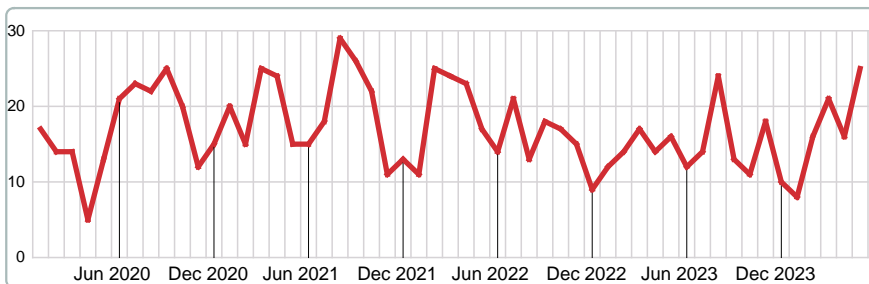
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17

High Aug 2021 29 Low Apr 2020 5

Pending Listings this month at **25**
above the 5 yr MAY average of **17**

- MAR 21
- APR 16 (-23.81%)
- MAY 25 (56.25%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	12.00%	36.0	3	0	0	0
\$20,001 - \$80,000	2	8.00%	94.5	2	0	0	0
\$80,001 - \$90,000	3	12.00%	64.0	0	3	0	0
\$90,001 - \$160,000	8	32.00%	86.0	3	5	0	0
\$160,001 - \$260,000	4	16.00%	38.0	1	2	1	0
\$260,001 - \$380,000	2	8.00%	14.5	0	0	2	0
\$380,001 and up	3	12.00%	36.0	1	0	2	0
Total Pending Units	25			10	10	5	0
Total Pending Volume	5,309,800	100%	64.0	1.11M	1.35M	2.85M	0.00B
Median Listing Price	\$129,900			\$86,000	\$139,900	\$320,000	\$0

May 2024



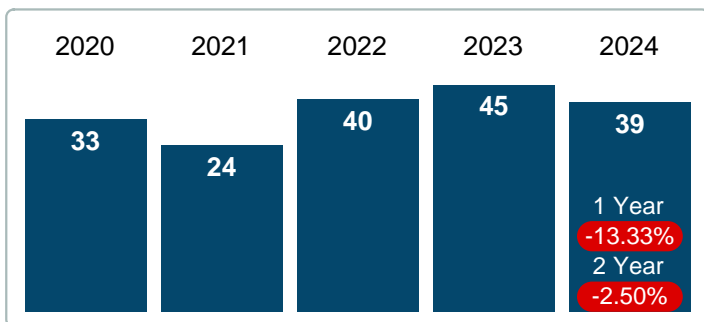
Area Delimited by County Of Sequoyah



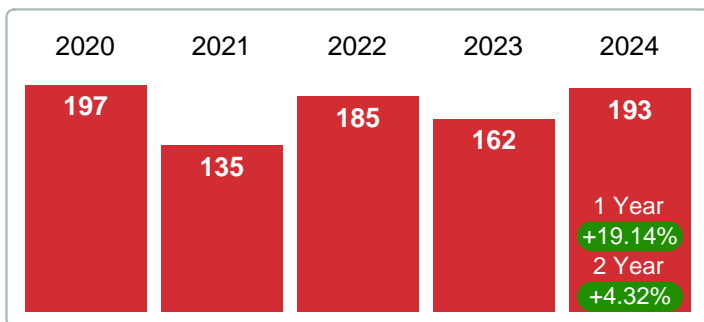
NEW LISTINGS

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

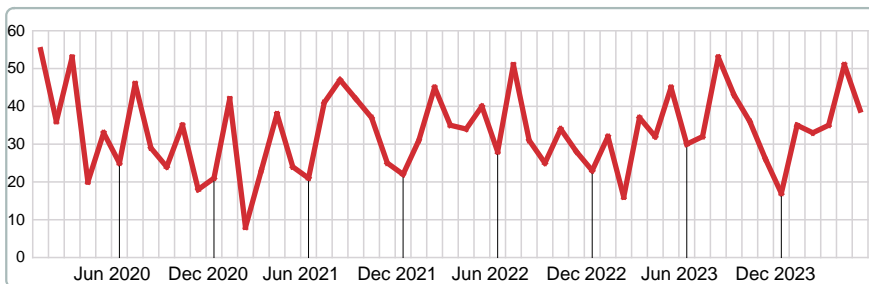
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36

High Jan 2020 55 Low Feb 2021 8

New Listings this month at **39**
above the 5 yr MAY average of **36**

- MAR 35
- APR 51 (+45.71%)
- MAY 39 (-23.53%)

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
Median New Listed Listing Price	\$45,000		\$45,000	\$185,000	\$357,500	\$1,400,000

May 2024



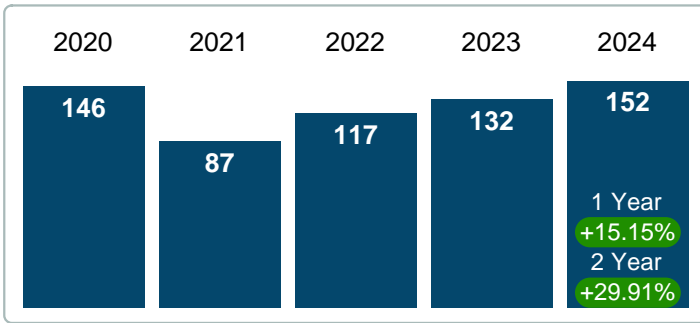
Area Delimited by County Of Sequoyah



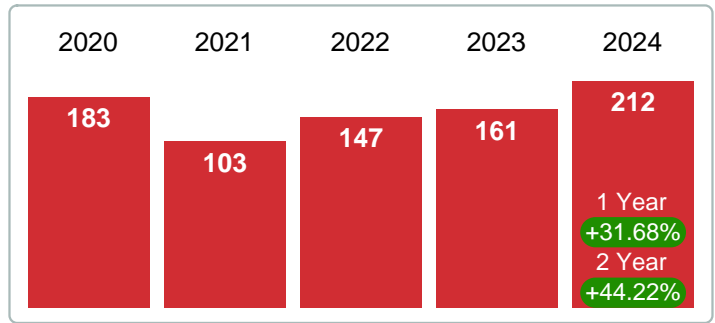
ACTIVE INVENTORY

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

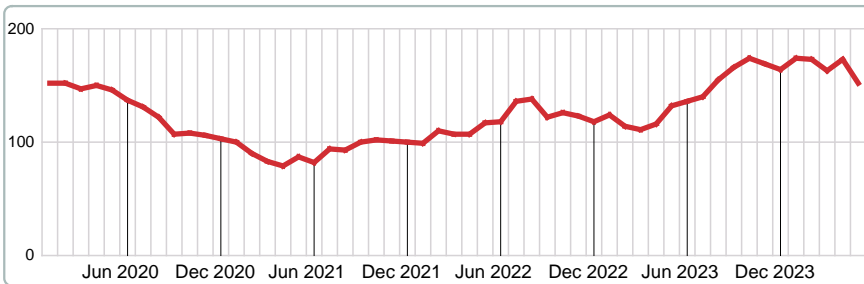
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS

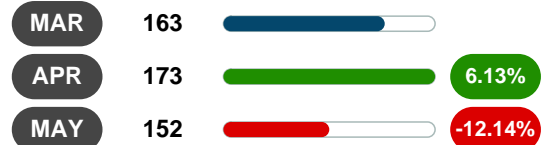


3 MONTHS

5 year MAY AVG = 127

High Jan 2024 174 Low Apr 2021 79

Inventory this month at 152
above the 5 yr MAY average of 127



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	9	5.92%	295.0	9	0	0	0
\$10,001 - \$30,000	20	13.16%	37.0	20	0	0	0
\$30,001 - \$50,000	27	17.76%	18.0	27	0	0	0
\$50,001 - \$170,000	40	26.32%	97.5	28	11	1	0
\$170,001 - \$290,000	22	14.47%	75.5	13	6	3	0
\$290,001 - \$470,000	18	11.84%	81.0	4	8	6	0
\$470,001 and up	16	10.53%	54.5	7	4	1	4
Total Active Inventory by Units	152			108	29	11	4
Total Active Inventory by Volume	30,195,529	100%	63.5	13.10M	10.32M	3.57M	3.21M
Median Active Inventory Listing Price	\$87,450			\$45,000	\$200,000	\$300,000	\$667,450

May 2024



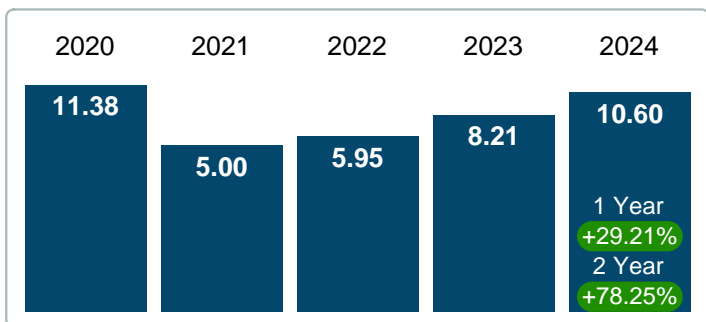
Area Delimited by County Of Sequoyah



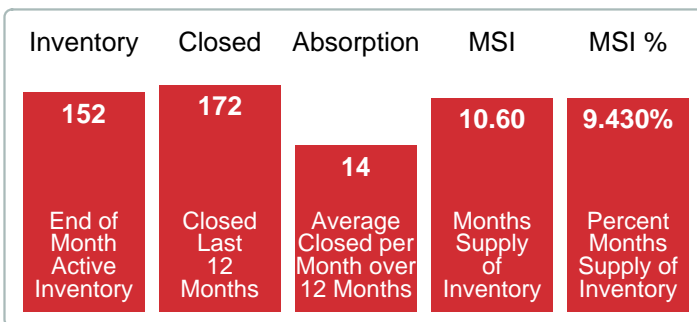
MONTHS SUPPLY of INVENTORY (MSI)

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

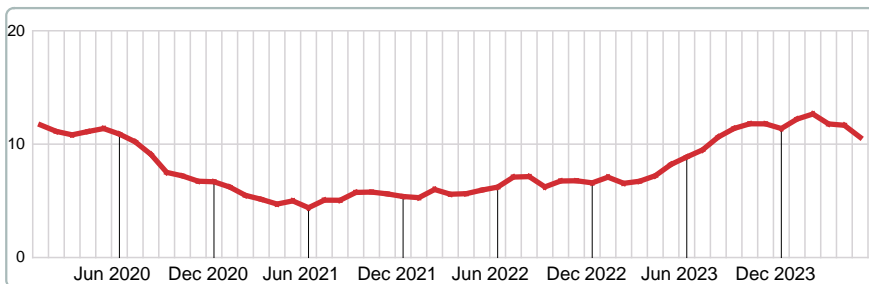
MSI FOR MAY



INDICATORS FOR MAY 2024

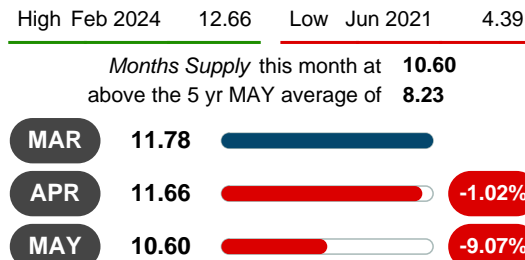


5 YEAR MARKET ACTIVITY TRENDS



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

May 2024



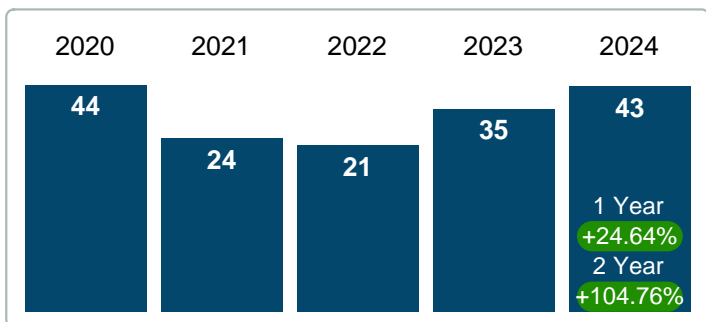
Area Delimited by County Of Sequoyah



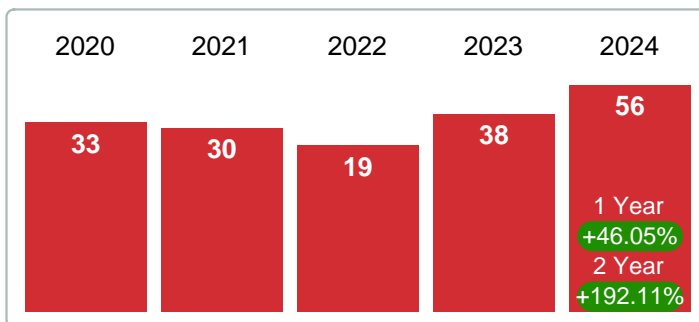
MEDIAN DAYS ON MARKET TO SALE

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

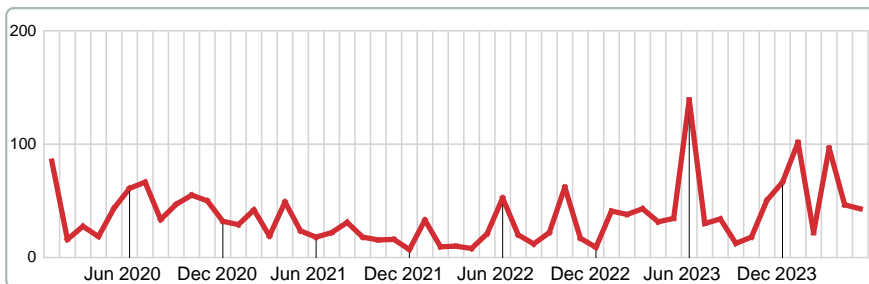
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

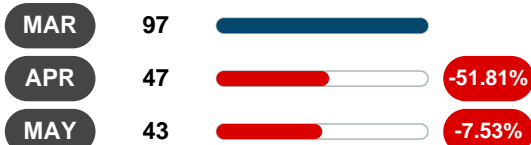


3 MONTHS

5 year MAY AVG = 33

High Jun 2023 139 Low Dec 2021 7

Median Days on Market to Sale this month at 43 above the 5 yr MAY average of 33



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
\$70,000 and less	1	6.25%	99	99	0	0	0
\$70,001 - \$80,000	2	12.50%	66	86	45	0	0
\$80,001 - \$110,000	4	25.00%	29	29	45	0	0
\$110,001 - \$160,000	3	18.75%	51	0	51	0	0
\$160,001 - \$210,000	2	12.50%	16	16	0	0	0
\$210,001 - \$290,000	3	18.75%	41	145	22	0	0
\$290,001 and up	1	6.25%	69	69	0	0	0
Median Closed DOM			43	49	43	0	0
Total Closed Units		100%	43.0	8	8		
Total Closed Volume			2,507,024	1.31M	1.20M	0.00B	0.00B

May 2024



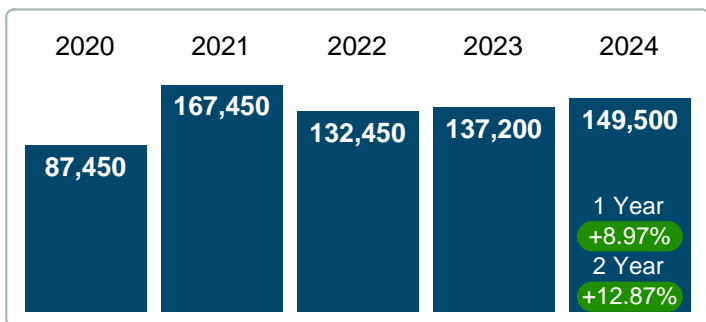
Area Delimited by County Of Sequoyah



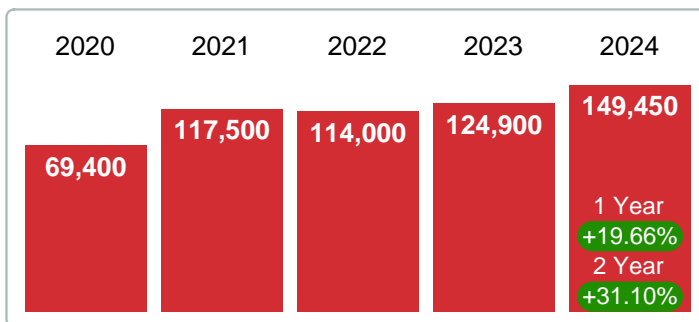
MEDIAN LIST PRICE AT CLOSING

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

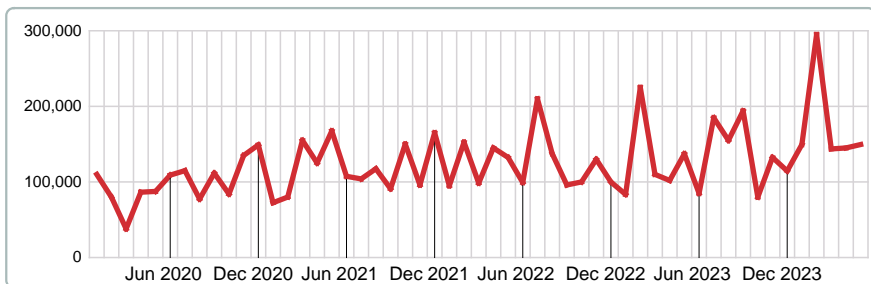
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 134,810

High Feb 2024 294,950 Low Mar 2020 38,000

Median List Price at Closing this month at **149,500**
above the 5 yr MAY average of **134,810**

- MAR 143,700
- APR 144,950 0.87%
- MAY 149,500 3.14%

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
\$70,000 and less	12.50%	64,950	69,900	60,000	0	0
\$70,001 - \$80,000	0.00%	64,950	0	0	0	0
\$80,001 - \$110,000	12.50%	98,700	0	98,700	0	0
\$110,001 - \$160,000	31.25%	120,000	119,350	139,000	0	0
\$160,001 - \$210,000	18.75%	198,500	198,500	180,250	0	0
\$210,001 - \$290,000	12.50%	228,750	228,500	229,000	0	0
\$290,001 and up	12.50%	379,000	459,000	299,000	0	0
Median List Price		149,500	140,000	150,250	0	0
Total Closed Units	100%	149,500	8	8		
Total Closed Volume		2,754,500	1.47M	1.28M	0.00B	0.00B

May 2024



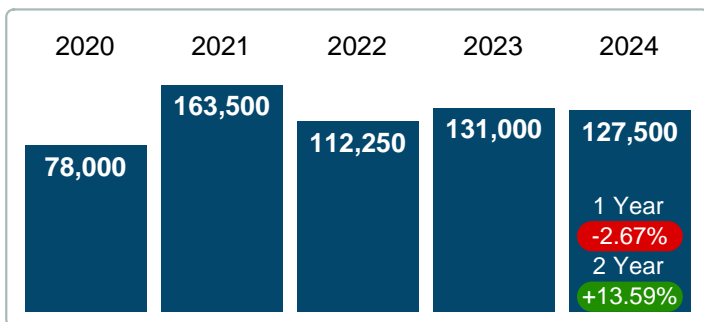
Area Delimited by County Of Sequoyah



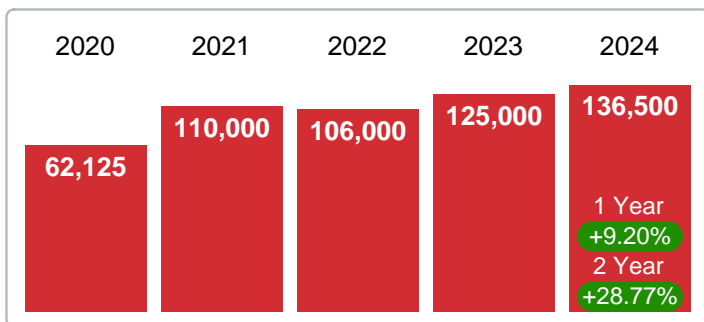
MEDIAN SOLD PRICE AT CLOSING

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

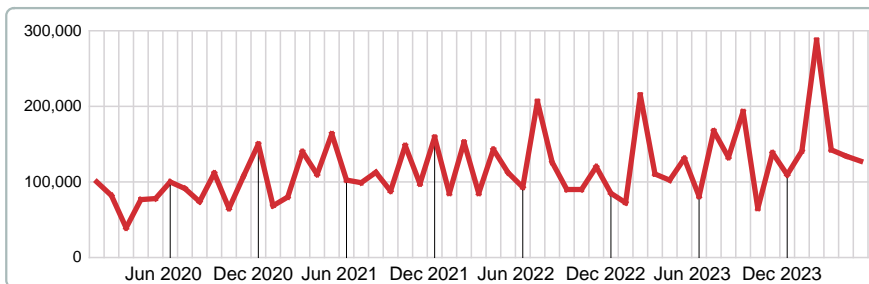
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

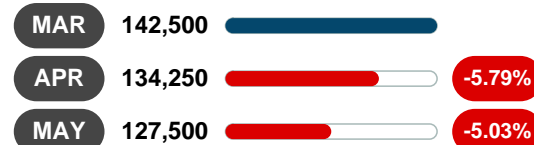


3 MONTHS

5 year MAY AVG = 122,450

High Feb 2024 287,450 Low Mar 2020 39,250

Median Sold Price at Closing this month at 127,500 above the 5 yr MAY average of 122,450



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
\$70,000 and less	6.25%	60,000	60,000	0	0	0
\$70,001 - \$80,000	12.50%	77,801	80,000	75,601	0	0
\$80,001 - \$110,000	25.00%	107,200	109,200	97,950	0	0
\$110,001 - \$160,000	18.75%	135,000	0	135,000	0	0
\$160,001 - \$210,000	12.50%	174,562	174,562	0	0	0
\$210,001 - \$290,000	18.75%	225,000	213,000	257,500	0	0
\$290,001 and up	6.25%	390,000	390,000	0	0	0
Median Sold Price		127,500	135,062	127,500	0	0
Total Closed Units		16	8	8		
Total Closed Volume		2,507,024	1.31M	1.20M	0.00B	0.00B

May 2024



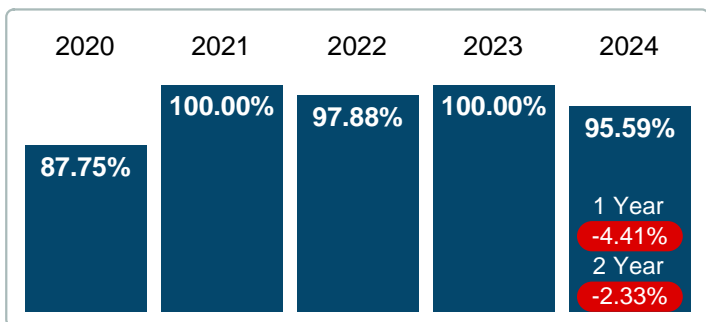
Area Delimited by County Of Sequoyah



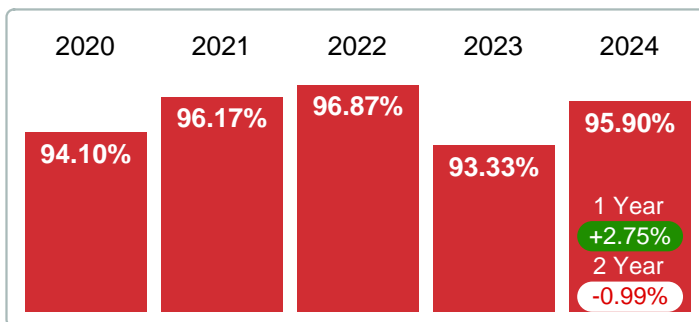
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

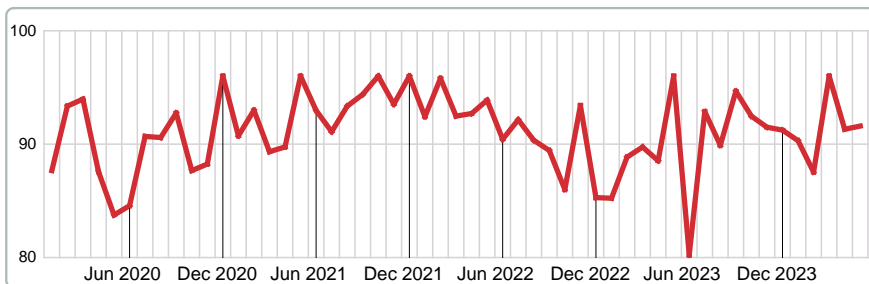
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

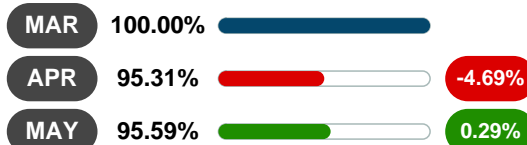


3 MONTHS

5 year MAY AVG = 96.24%

High Mar 2024 100.00% Low Jun 2023 84.23%

Median Sold/List Ratio this month at **95.59%** equal to 5 yr MAY average of **96.24%**



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
\$70,000 and less	1	6.25%	85.84%	85.84%	0.00%	0.00%	0.00%
\$70,001 - \$80,000	2	12.50%	97.78%	69.57%	126.00%	0.00%	0.00%
\$80,001 - \$110,000	4	25.00%	95.64%	91.50%	99.30%	0.00%	0.00%
\$110,001 - \$160,000	3	18.75%	95.98%	0.00%	95.98%	0.00%	0.00%
\$160,001 - \$210,000	2	12.50%	97.65%	97.65%	0.00%	0.00%	0.00%
\$210,001 - \$290,000	3	18.75%	96.99%	93.22%	97.62%	0.00%	0.00%
\$290,001 and up	1	6.25%	84.97%	84.97%	0.00%	0.00%	0.00%
Median Sold/List Ratio		95.59%		91.50%	97.69%	0.00%	0.00%
Total Closed Units		16	100%	8	8		
Total Closed Volume		2,507,024		1.31M	1.20M	0.00B	0.00B

May 2024

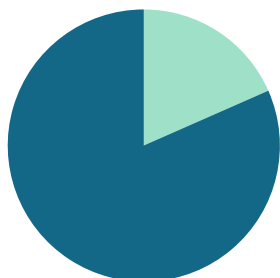
Area Delimited by County Of Sequoyah



MARKET SUMMARY

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

INVENTORY

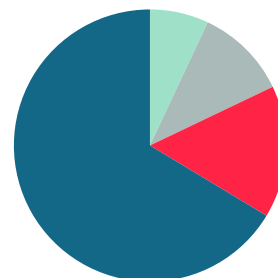


Inventory
 New Listings
39 = 18.40%
 Start Inventory
173
 Total Inventory Units
212
 Volume
\$39,263,707

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%
Median List Price	137,200	149,500	8.97%	124,900	149,450	19.66%
Median Sale Price	131,000	127,500	-2.67%	125,000	136,500	9.20%
Median Percent of Selling Price to List Price	100.00%	95.59%	-4.41%	93.33%	95.90%	2.75%
Median Days on Market to Sale	34.50	43.00	24.64%	38.00	55.50	46.05%
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

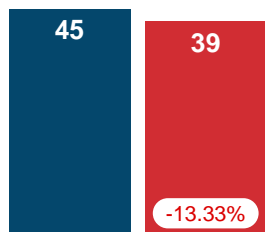
Inventory on May 31, 2024 = **152**

2023 **2024**

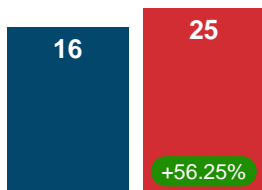
MAY MARKET

MEDIAN PRICES

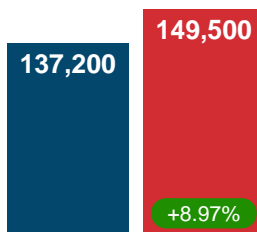
New Listings



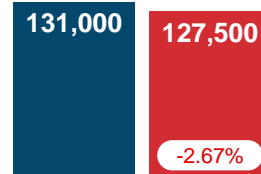
Pending Listings



List Price



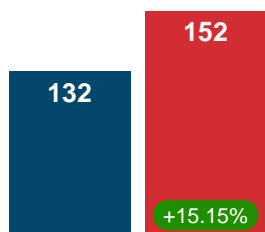
Sale Price



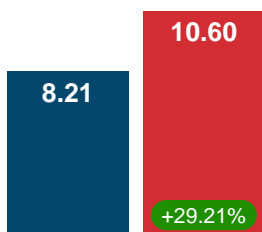
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

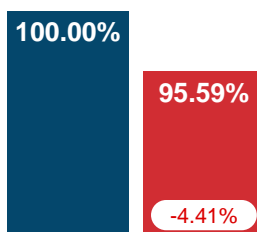
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

