

# May 2024



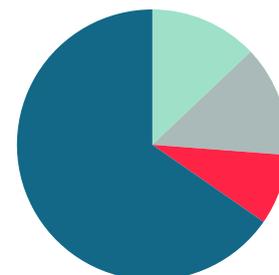
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	72	72	0.00%
Pending Listings	67	74	10.45%
New Listings	115	130	13.04%
Average List Price	253,708	261,099	2.91%
Average Sale Price	245,089	250,325	2.14%
Average Percent of Selling Price to List Price	95.96%	95.36%	-0.63%
Average Days on Market to Sale	42.17	58.92	39.72%
End of Month Inventory	340	364	7.06%
Months Supply of Inventory	4.99	5.69	14.18%



■ Closed (12.93%)  
■ Pending (13.29%)  
■ Other OffMarket (8.44%)  
■ Active (65.35%)

**Absorption:** Last 12 months, an Average of **64** Sales/Month  
**Active Inventory** as of May 31, 2024 = **364**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2024 rose **7.06%** to 364 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 **5.69** 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 **2.14%** in May 2024 to \$250,325 versus the previous year at \$245,089.

#### Average Days on Market Lengthens

The average number of **58.92** days that homes spent on the market before selling increased by 16.75 days or **39.72%** in May 2024 compared to last year's same month at **42.17** 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 130 New Listings in May 2024, up **13.04%** from last year at 115. Furthermore, there were 72 Closed Listings this month versus last year at 72, a **0.00%** decrease.

Closed versus Listed trends yielded a **55.4%** ratio, down from previous year's, May 2023, at **62.6%**, a **11.54%** downswing. This will certainly create pressure on an increasing Monthly 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

# May 2024



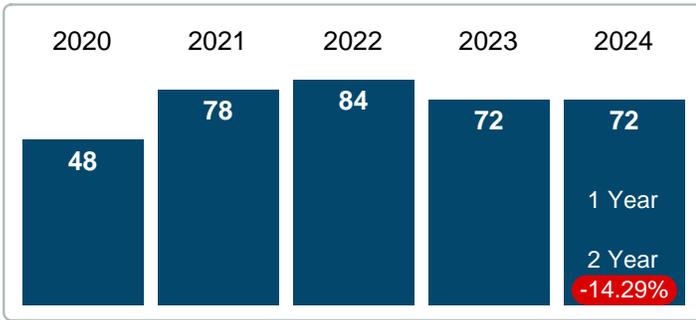
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



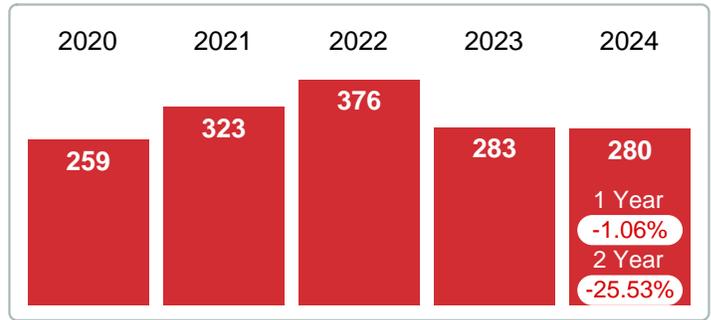
## CLOSED LISTINGS

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

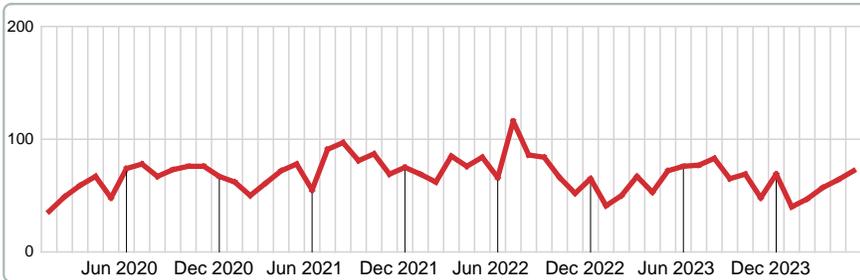
### MAY



### YEAR TO DATE (YTD)

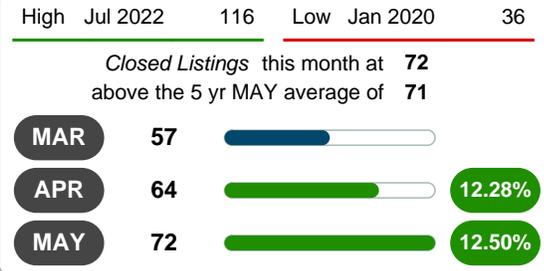


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 71



### 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	8.33%	55.5	3	2	0	1
\$100,001 - \$150,000	8	11.11%	15.6	3	5	0	0
\$150,001 - \$200,000	13	18.06%	40.8	3	8	2	0
\$200,001 - \$275,000	18	25.00%	47.9	3	12	3	0
\$275,001 - \$325,000	11	15.28%	72.6	1	6	3	1
\$325,001 - \$350,000	6	8.33%	103.8	0	4	2	0
\$350,001 and up	10	13.89%	97.0	2	4	3	1
<b>Total Closed Units</b>	<b>72</b>			<b>15</b>	<b>41</b>	<b>13</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>18,023,389</b>	<b>100%</b>	<b>58.9</b>	<b>2.96M</b>	<b>9.87M</b>	<b>4.13M</b>	<b>1.06M</b>
<b>Average Closed Price</b>	<b>\$250,325</b>			<b>\$197,597</b>	<b>\$240,818</b>	<b>\$317,762</b>	<b>\$351,667</b>

# May 2024



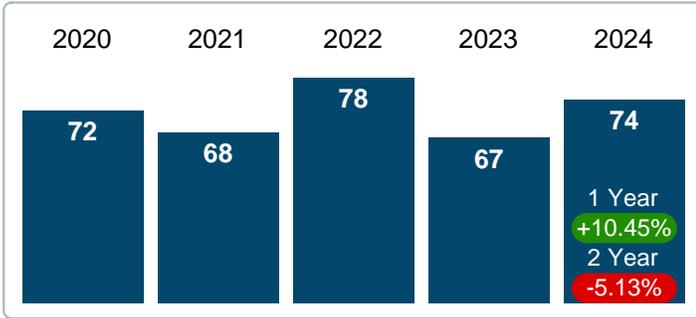
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



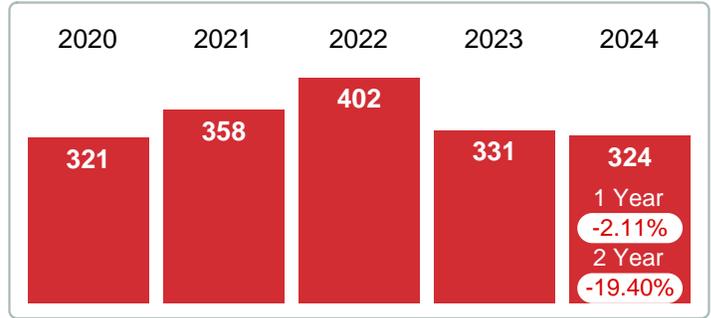
## PENDING LISTINGS

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

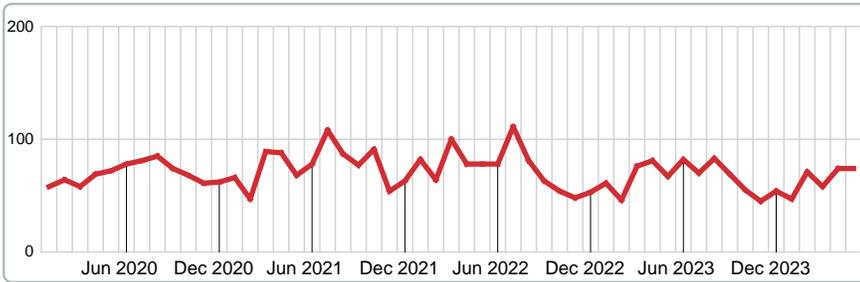
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 72

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 74 above the 5 yr MAY average of 72



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	4.05%	110.0	1	2	0	0
\$125,001 - \$175,000	9	12.16%	28.0	3	6	0	0
\$175,001 - \$225,000	16	21.62%	28.1	1	13	2	0
\$225,001 - \$275,000	16	21.62%	34.9	1	10	4	1
\$275,001 - \$325,000	10	13.51%	67.1	1	7	2	0
\$325,001 - \$450,000	12	16.22%	64.8	1	5	5	1
\$450,001 and up	8	10.81%	63.3	0	2	4	2
<b>Total Pending Units</b>	<b>74</b>			<b>8</b>	<b>45</b>	<b>17</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>21,964,997</b>	<b>100%</b>	<b>67.8</b>	<b>1.69M</b>	<b>11.56M</b>	<b>6.37M</b>	<b>2.34M</b>
<b>Average Listing Price</b>	<b>\$310,708</b>			<b>\$211,100</b>	<b>\$256,927</b>	<b>\$374,741</b>	<b>\$585,975</b>

# May 2024



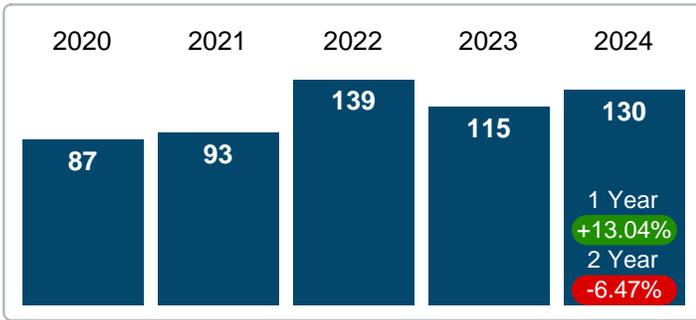
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



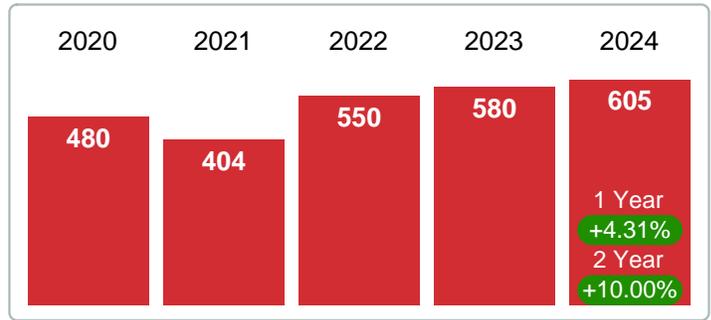
## NEW LISTINGS

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

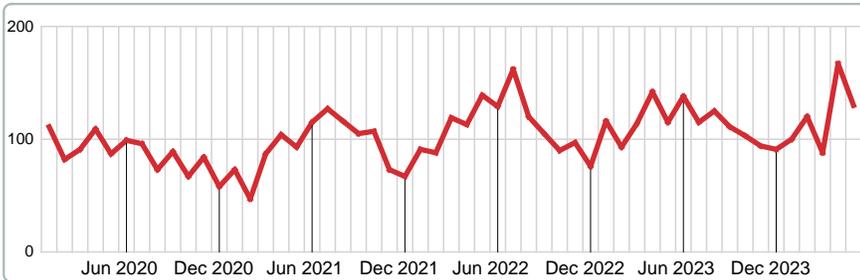
### MAY



### YEAR TO DATE (YTD)

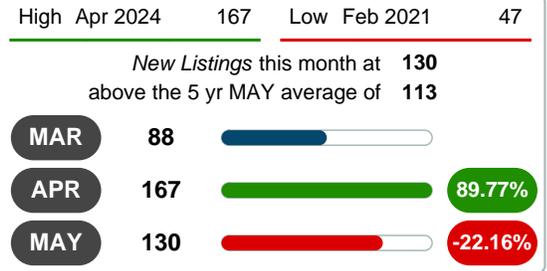


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 113



### 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	7	5.38%	1	3	3	0
\$125,001 - \$175,000	15	11.54%	4	11	0	0
\$175,001 - \$225,000	20	15.38%	2	17	1	0
\$225,001 - \$325,000	39	30.00%	3	29	7	0
\$325,001 - \$375,000	12	9.23%	0	8	4	0
\$375,001 - \$725,000	23	17.69%	6	8	6	3
\$725,001 and up	14	10.77%	1	5	8	0
<b>Total New Listed Units</b>	<b>130</b>		<b>17</b>	<b>81</b>	<b>29</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>49,523,383</b>	<b>100%</b>	<b>6.51M</b>	<b>24.86M</b>	<b>16.59M</b>	<b>1.56M</b>
<b>Average New Listed Listing Price</b>	<b>\$245,467</b>		<b>\$382,759</b>	<b>\$306,936</b>	<b>\$572,096</b>	<b>\$521,300</b>

# May 2024



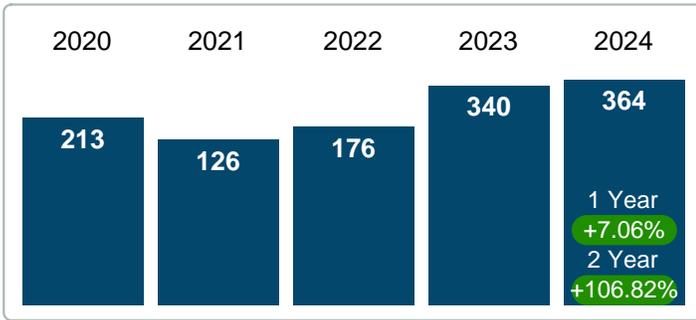
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



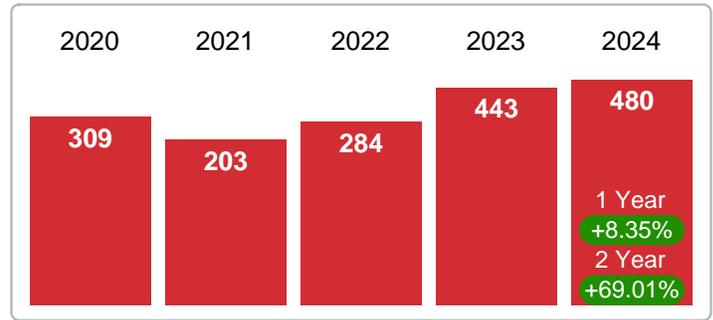
## ACTIVE INVENTORY

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

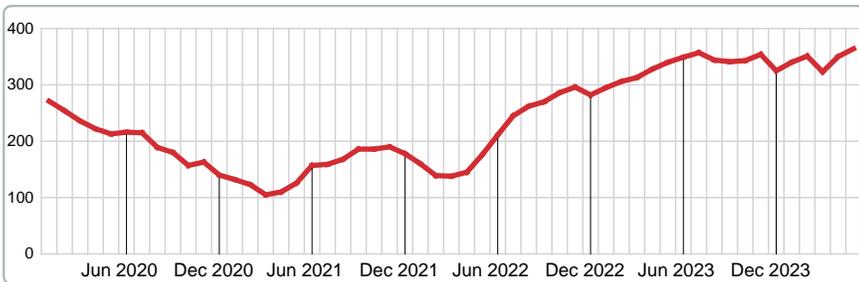
### END OF MAY



### ACTIVE DURING MAY

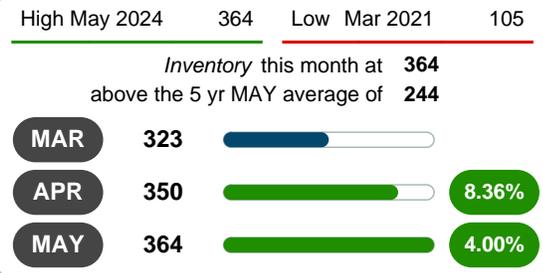


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 244



## 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	6.04%	71.3	11	8	3	0
\$125,001 - \$175,000	55	15.11%	69.5	11	37	7	0
\$175,001 - \$250,000	58	15.93%	60.1	3	43	12	0
\$250,001 - \$350,000	83	22.80%	70.2	8	52	21	2
\$350,001 - \$475,000	62	17.03%	74.5	6	37	15	4
\$475,001 - \$725,000	46	12.64%	84.0	5	18	16	7
\$725,001 and up	38	10.44%	89.8	2	12	18	6
Total Active Inventory by Units	364			46	207	92	19
Total Active Inventory by Volume	150,309,432	100%	73.1	14.03M	68.40M	48.40M	19.48M
Average Active Inventory Listing Price	\$412,938			\$305,022	\$330,429	\$526,048	\$1,025,437

# May 2024



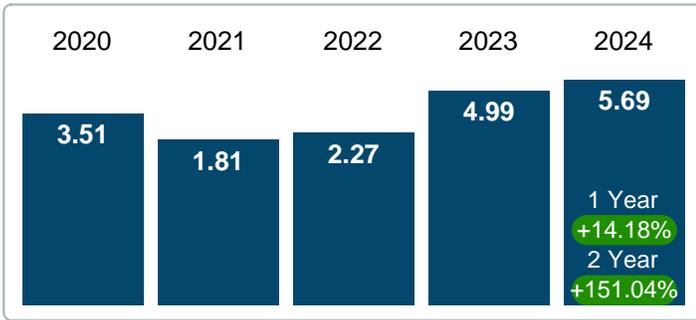
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



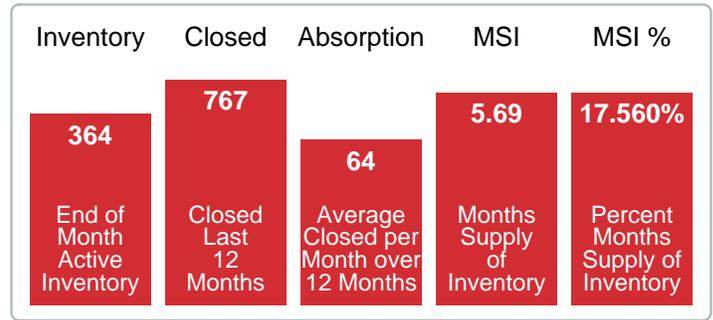
## MONTHS SUPPLY of INVENTORY (MSI)

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

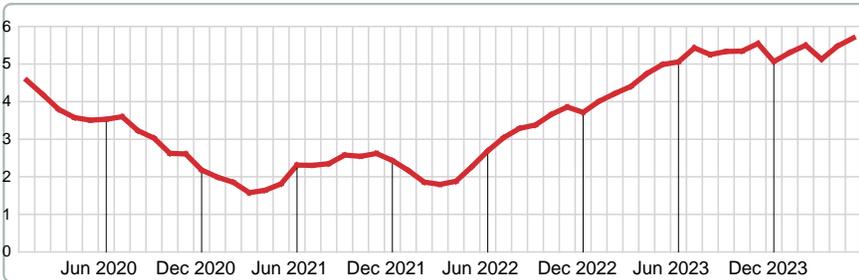
### MSI FOR MAY



### INDICATORS FOR MAY 2024

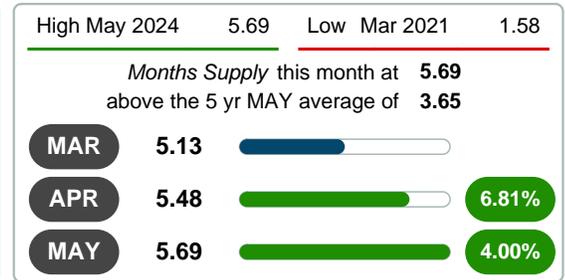


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.65



### 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	6.04%	2.11	2.81	1.50	3.27	0.00
\$125,001 - \$175,000	55	15.11%	5.55	4.89	5.55	7.00	0.00
\$175,001 - \$250,000	58	15.93%	3.93	2.25	3.82	6.26	0.00
\$250,001 - \$350,000	83	22.80%	5.11	8.00	5.29	4.20	4.80
\$350,001 - \$475,000	62	17.03%	9.30	14.40	9.87	6.43	24.00
\$475,001 - \$725,000	46	12.64%	11.50	12.00	15.43	9.60	9.33
\$725,001 and up	38	10.44%	19.83	8.00	28.80	21.60	14.40
Market Supply of Inventory (MSI)			5.69	4.80	5.39	6.73	8.44
Total Active Inventory by Units		100%	5.69	46	207	92	19

# May 2024



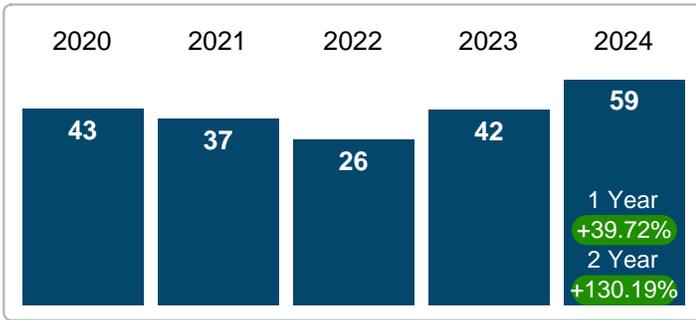
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



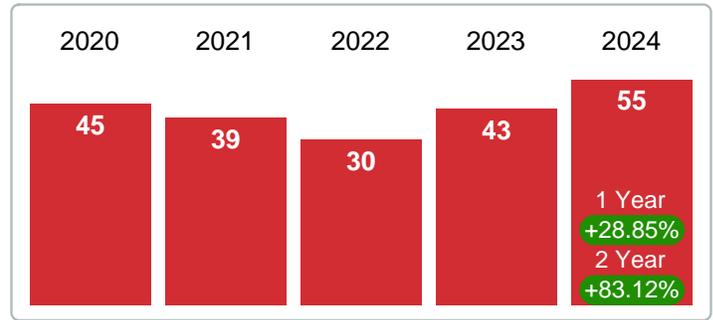
## AVERAGE DAYS ON MARKET TO SALE

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

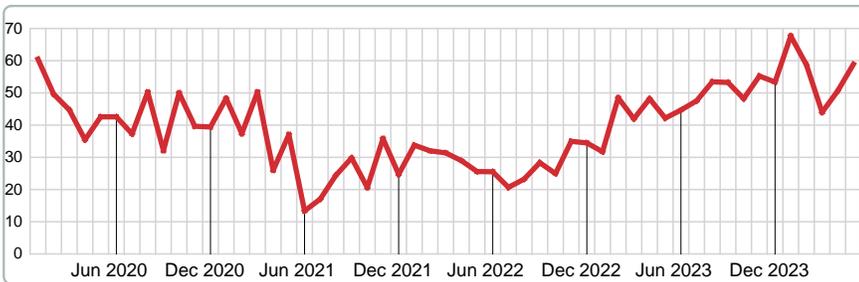
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 41

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 59 above the 5 yr MAY average of 41



### 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 <b>6</b>	8.33%	56	61	61	0	28
\$100,001 - \$150,000 <b>8</b>	11.11%	16	18	14	0	0
\$150,001 - \$200,000 <b>13</b>	18.06%	41	20	52	28	0
\$200,001 - \$275,000 <b>18</b>	25.00%	48	54	49	37	0
\$275,001 - \$325,000 <b>11</b>	15.28%	73	182	76	13	122
\$325,001 - \$350,000 <b>6</b>	8.33%	104	0	62	188	0
\$350,001 and up <b>10</b>	13.89%	97	96	104	43	232
Average Closed DOM		59	56	56	55	127
Total Closed Units	100%	72	15	41	13	3
Total Closed Volume		18,023,389	2.96M	9.87M	4.13M	1.06M

# May 2024



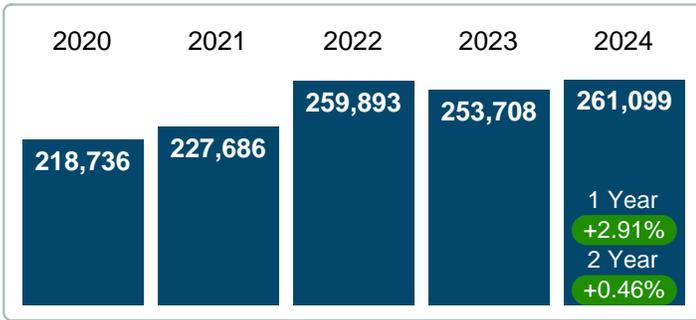
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



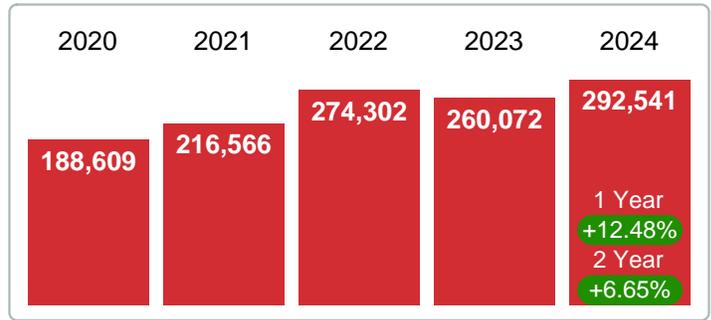
## AVERAGE LIST PRICE AT CLOSING

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

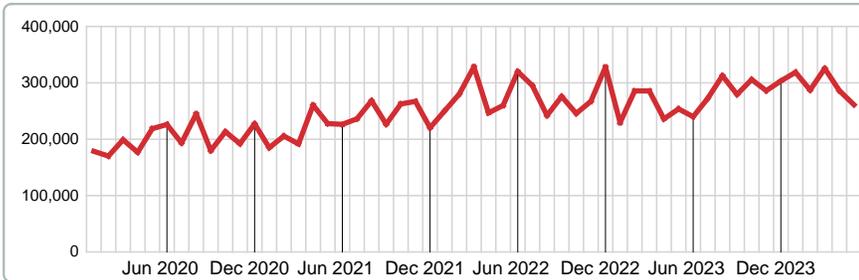
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

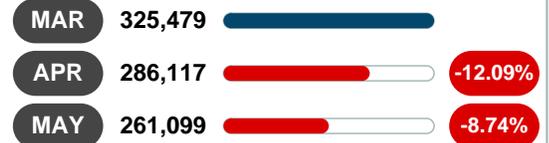


### 3 MONTHS

5 year MAY AVG = 244,224

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

Average List Price at Closing this month at **261,099** above the 5 yr MAY average of **244,224**



### 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	5	6.94%	76,880	84,800	65,000	0	125,000
\$100,001 - \$150,000	9	12.50%	128,600	129,833	128,580	0	0
\$150,001 - \$200,000	12	16.67%	179,633	172,967	183,963	195,000	0
\$200,001 - \$275,000	17	23.61%	242,729	251,000	247,783	248,333	0
\$275,001 - \$325,000	9	12.50%	301,422	315,000	320,150	304,967	340,000
\$325,001 - \$350,000	8	11.11%	338,813	0	354,875	339,000	0
\$350,001 and up	12	16.67%	462,667	477,450	419,425	501,500	679,900
Average List Price			261,099	212,380	249,661	325,569	381,633
Total Closed Units		100%	261,099	15	41	13	3
Total Closed Volume			18,799,098	3.19M	10.24M	4.23M	1.14M

# May 2024



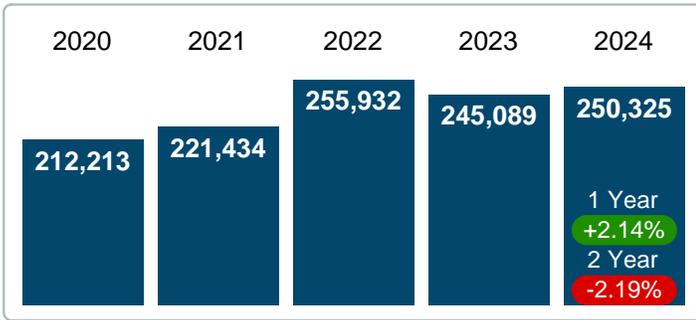
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



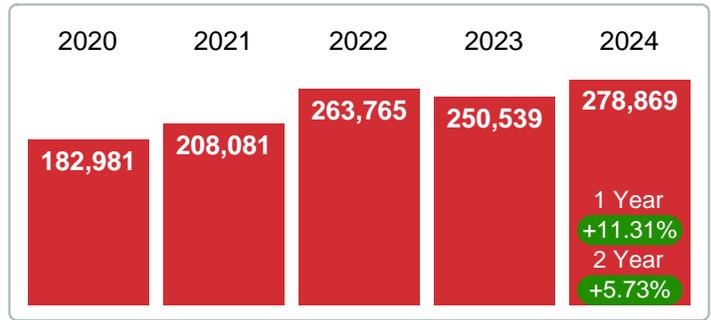
## AVERAGE SOLD PRICE AT CLOSING

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

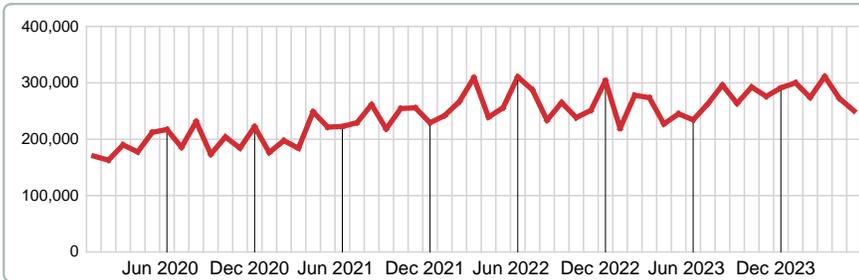
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

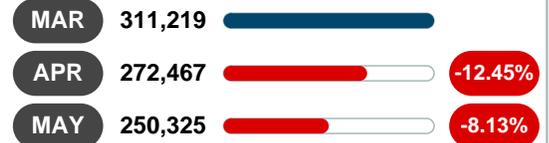


### 3 MONTHS

5 year MAY AVG = 236,998

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

Average Sold Price at Closing this month at **250,325** above the 5 yr MAY average of **236,998**



### 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	8.33%	67,833	76,333	56,500	0	65,000
\$100,001 - \$150,000	11.11%	125,550	118,667	129,680	0	0
\$150,001 - \$200,000	18.06%	172,338	164,667	176,050	169,000	0
\$200,001 - \$275,000	25.00%	242,619	228,417	244,575	249,000	0
\$275,001 - \$325,000	15.28%	303,527	292,000	304,650	301,300	315,000
\$325,001 - \$350,000	8.33%	338,833	0	338,750	339,000	0
\$350,001 and up	13.89%	463,264	453,850	396,485	488,000	675,000
<b>Average Sold Price</b>		<b>250,325</b>	<b>197,597</b>	<b>240,818</b>	<b>317,762</b>	<b>351,667</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>250,325</b>	<b>15</b>	<b>41</b>	<b>13</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>18,023,389</b>	<b>2.96M</b>	<b>9.87M</b>	<b>4.13M</b>	<b>1.06M</b>

# May 2024



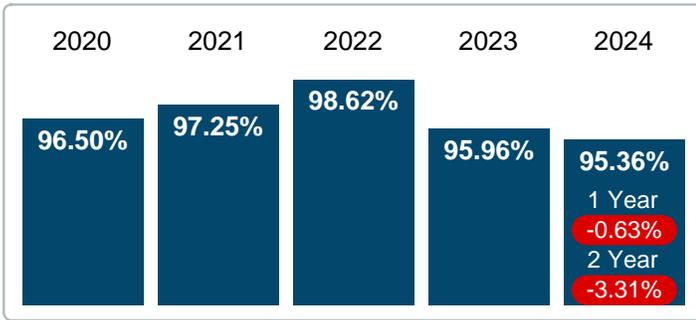
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



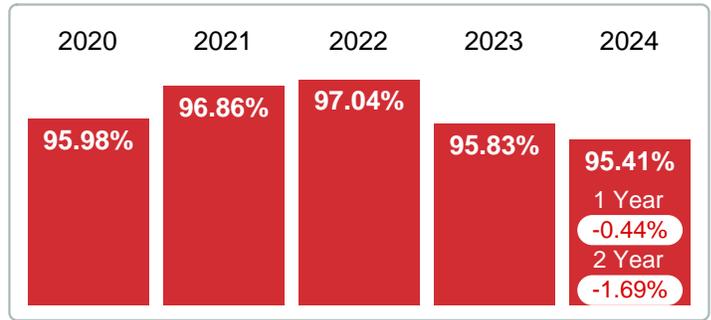
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

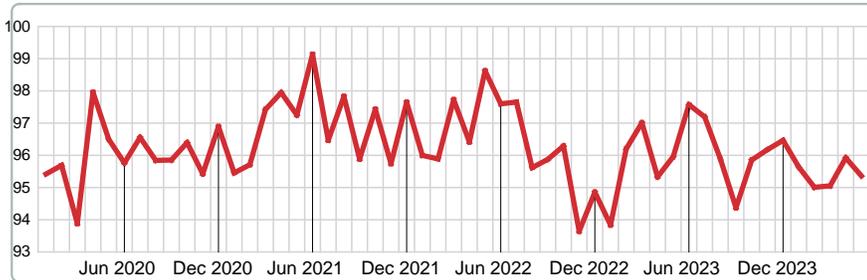
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 96.74%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **95.36%** below the 5 yr MAY average of **96.74%**



## 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	8.33%	83.69%	90.60%	89.17%	0.00%	52.00%
\$100,001 - \$150,000	8	11.11%	97.44%	91.86%	100.79%	0.00%	0.00%
\$150,001 - \$200,000	13	18.06%	94.51%	95.30%	95.77%	88.28%	0.00%
\$200,001 - \$275,000	18	25.00%	97.81%	91.95%	98.66%	100.28%	0.00%
\$275,001 - \$325,000	11	15.28%	95.76%	92.70%	95.21%	98.92%	92.65%
\$325,001 - \$350,000	6	8.33%	97.05%	0.00%	95.58%	100.00%	0.00%
\$350,001 and up	10	13.89%	95.93%	94.90%	94.78%	97.01%	99.28%
Average Sold/List Ratio		95.40%		92.78%	96.71%	97.32%	81.31%
Total Closed Units		72	100%	15	41	13	3
Total Closed Volume		18,023,389		2.96M	9.87M	4.13M	1.06M

# May 2024



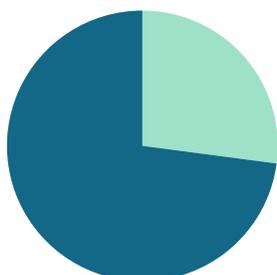
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

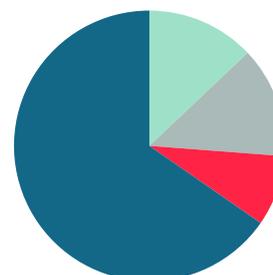


**Inventory**  
 New Listings  
**130 = 27.08%**  
 Start Inventory  
**350**  
 Total Inventory Units  
**480**  
 Volume  
**\$195,358,623**

### Market Activity

Closed Sales  
**72 = 12.93%**  
 Pending Sales  
**74 = 13.29%**  
 Other Off Market  
**47 = 8.44%**  
 Active Inventory  
**364 = 65.35%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	72	72	0.00%	283	280	-1.06%
Pending Sales	67	74	10.45%	331	324	-2.11%
New Listings	115	130	13.04%	580	605	4.31%
Average List Price	253,708	261,099	2.91%	260,072	292,541	12.48%
Average Sale Price	245,089	250,325	2.14%	250,539	278,869	11.31%
Average Percent of Selling Price to List Price	95.96%	95.36%	-0.63%	95.83%	95.41%	-0.44%
Average Days on Market to Sale	42.17	58.92	39.72%	42.84	55.20	28.85%
Monthly Inventory	340	364	7.06%	340	364	7.06%
Months Supply of Inventory	4.99	5.69	14.18%	4.99	5.69	14.18%

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

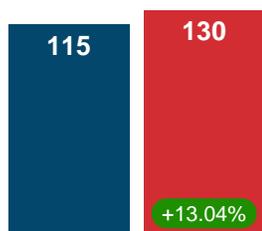
**Inventory** on May 31, 2024 = **364**

**2023** **2024**

### MAY MARKET

### AVERAGE PRICES

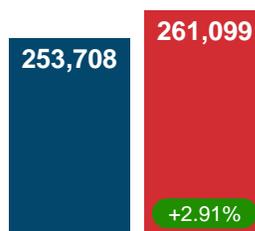
#### New Listings



#### Pending Listings



#### List Price



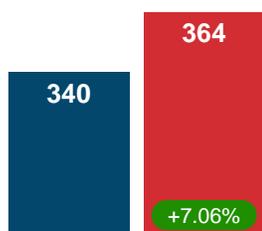
#### Sale Price



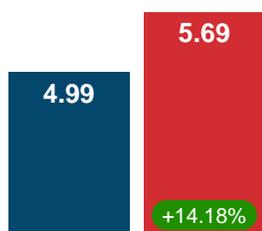
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

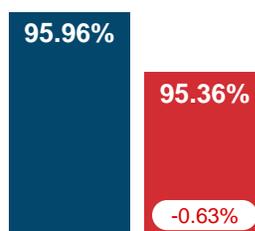
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

