

May 2024



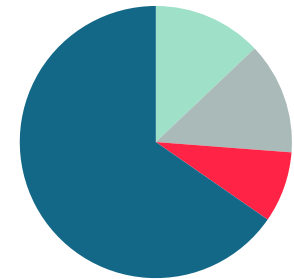
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	249,500	247,500	-0.80%
Median Sale Price	237,500	241,125	1.53%
Median Percent of Selling Price to List Price	98.28%	96.98%	-1.33%
Median Days on Market to Sale	14.50	28.50	96.55%
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.

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 **1.53%** in May 2024 to \$241,125 versus the previous year at \$237,500.

Median Days on Market Lengthens

The median number of **28.50** days that homes spent on the market before selling increased by 14.00 days or **96.55%** in May 2024 compared to last year's same month at **14.50** 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 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

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



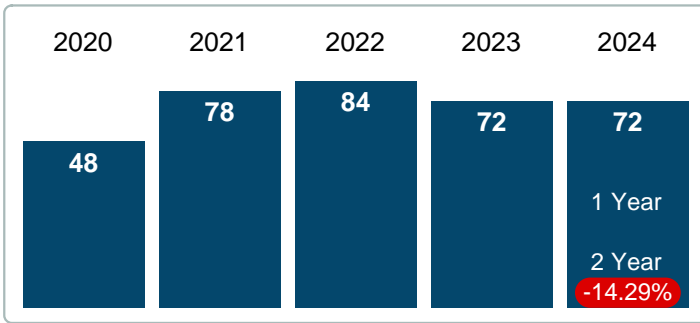
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



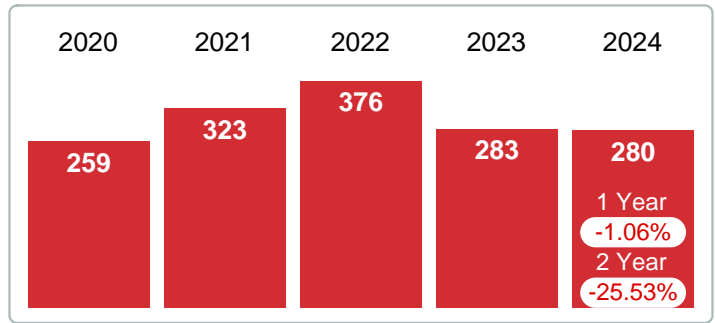
CLOSED LISTINGS

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

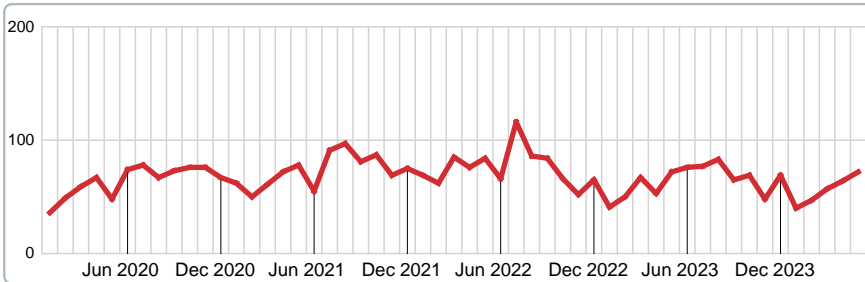
MAY



YEAR TO DATE (YTD)

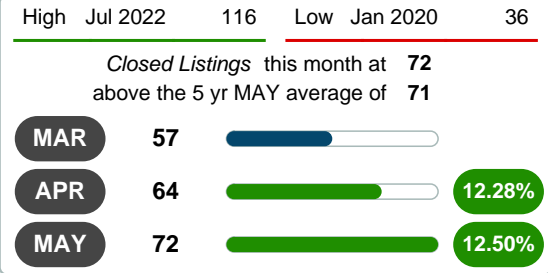


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 71



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	8.33%	59.0	3	2	0	1
\$100,001 - \$150,000	8	11.11%	5.0	3	5	0	0
\$150,001 - \$200,000	13	18.06%	28.0	3	8	2	0
\$200,001 - \$275,000	18	25.00%	36.0	3	12	3	0
\$275,001 - \$325,000	11	15.28%	25.0	1	6	3	1
\$325,001 - \$350,000	6	8.33%	63.0	0	4	2	0
\$350,001 and up	10	13.89%	71.5	2	4	3	1
Total Closed Units	72			15	41	13	3
Total Closed Volume	18,023,389	100%	28.5	2.96M	9.87M	4.13M	1.06M
Median Closed Price	\$241,125			\$160,000	\$238,900	\$299,900	\$315,000

May 2024



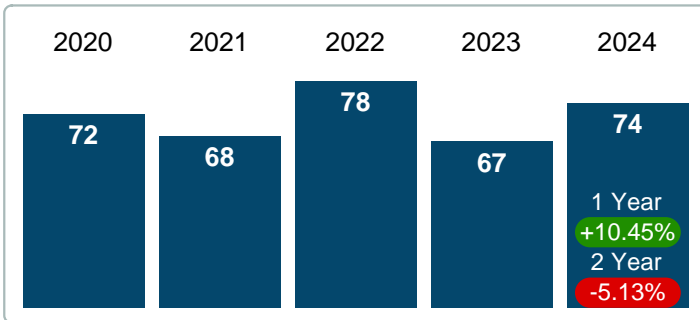
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



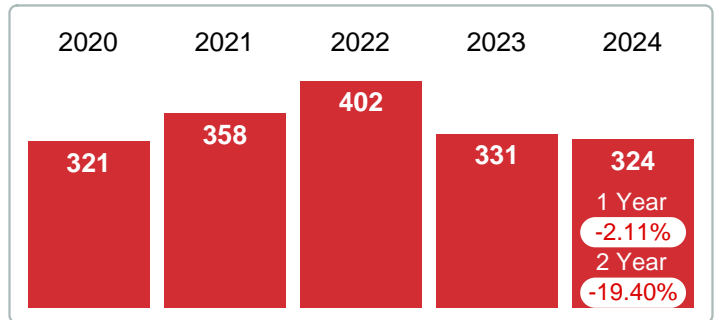
PENDING LISTINGS

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

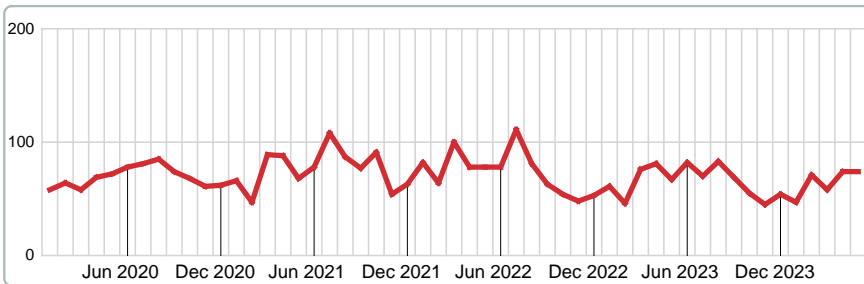
MAY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	3	4.05%	116.0	1	2	0	0
\$125,001 - \$175,000	9	12.16%	17.0	3	6	0	0
\$175,001 - \$225,000	16	21.62%	21.5	1	13	2	0
\$225,001 - \$275,000	16	21.62%	11.5	1	10	4	1
\$275,001 - \$325,000	10	13.51%	65.5	1	7	2	0
\$325,001 - \$450,000	12	16.22%	27.5	1	5	5	1
\$450,001 and up	8	10.81%	45.0	0	2	4	2
Total Pending Units	74			8	45	17	4
Total Pending Volume	21,964,997	100%	26.5	1.69M	11.56M	6.37M	2.34M
Median Listing Price	\$250,000			\$191,500	\$239,000	\$349,000	\$509,450

May 2024



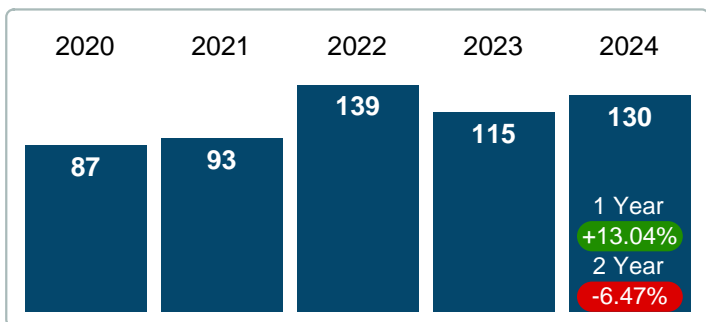
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



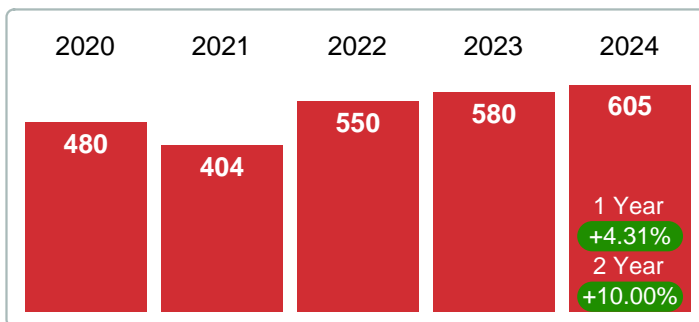
NEW LISTINGS

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

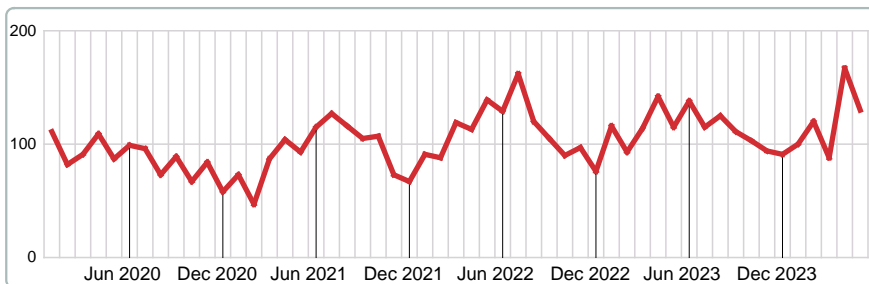
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 130
above the 5 yr MAY average of 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
Total New Listed Units	130		17	81	29	3
Total New Listed Volume	49,523,383	100%	6.51M	24.86M	16.59M	1.56M
Median New Listed Listing Price	\$292,750		\$275,000	\$252,500	\$369,900	\$515,000

May 2024



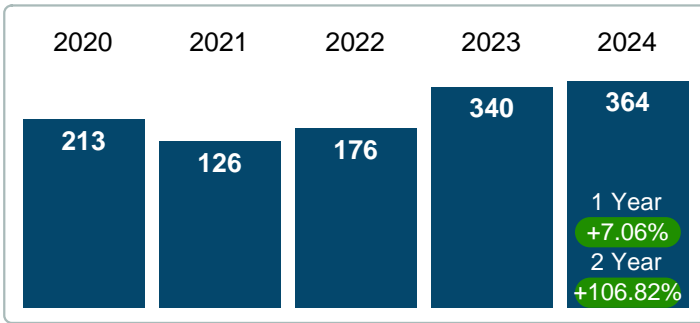
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



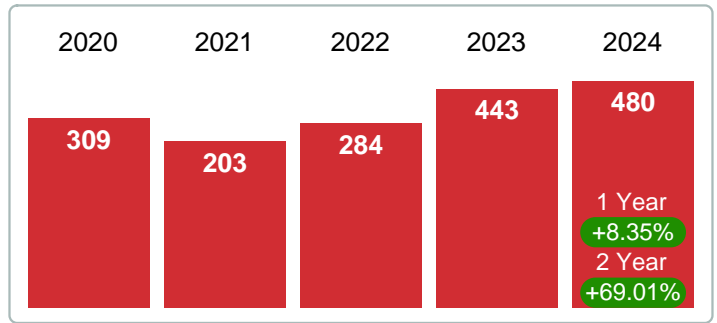
ACTIVE INVENTORY

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

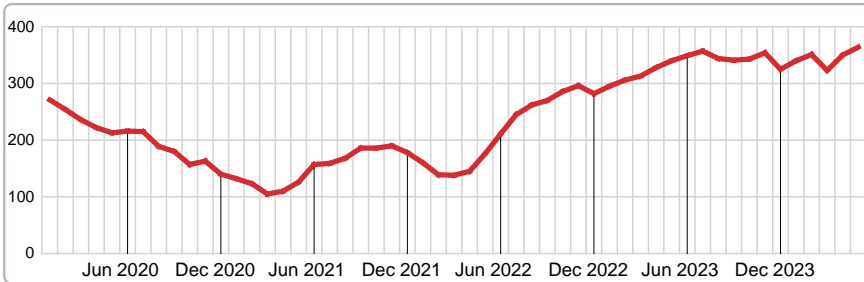
END OF MAY



ACTIVE DURING MAY

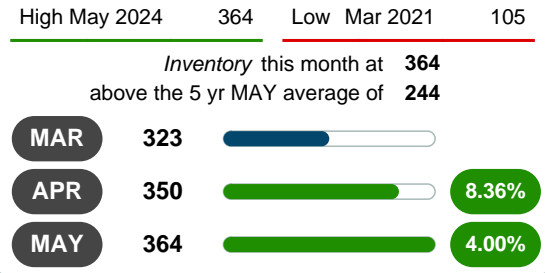


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 244



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	22	6.04%	49.0	11	8	3	0
\$125,001 - \$175,000	55	15.11%	53.0	11	37	7	0
\$175,001 - \$250,000	58	15.93%	44.5	3	43	12	0
\$250,001 - \$350,000	83	22.80%	55.0	8	52	21	2
\$350,001 - \$475,000	62	17.03%	52.0	6	37	15	4
\$475,001 - \$725,000	46	12.64%	61.0	5	18	16	7
\$725,001 and up	38	10.44%	64.5	2	12	18	6
Total Active Inventory by Units	364			46	207	92	19
Total Active Inventory by Volume	150,309,432	100%	53.0	14.03M	68.40M	48.40M	19.48M
Median Active Inventory Listing Price	\$307,500			\$192,200	\$285,000	\$369,900	\$525,400

May 2024



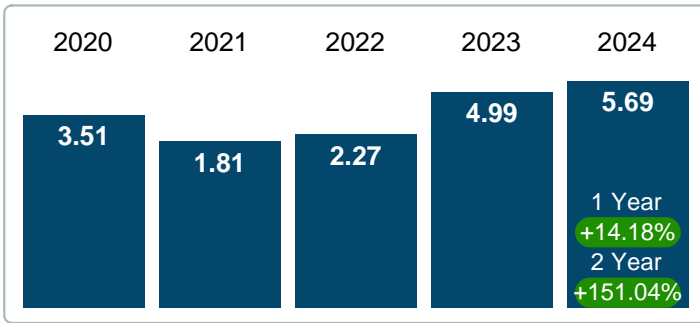
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



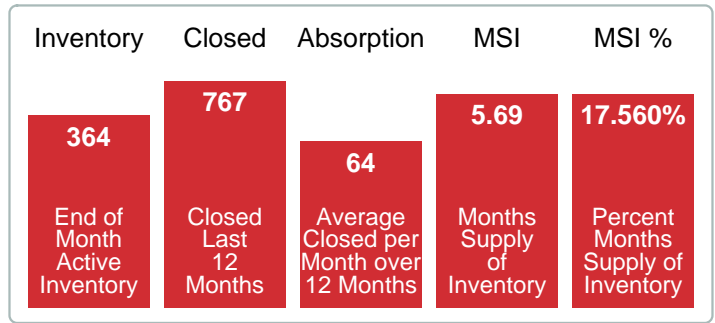
MONTHS SUPPLY of INVENTORY (MSI)

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

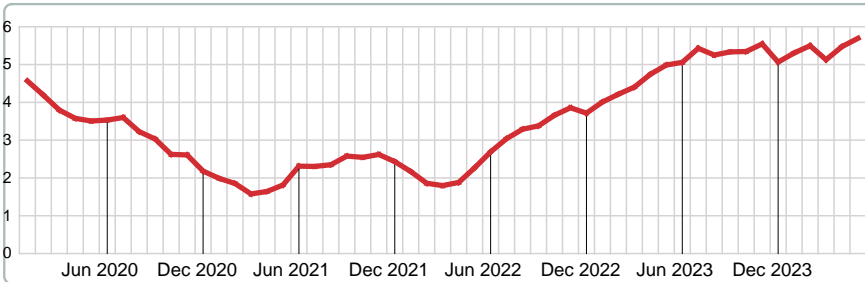
MSI FOR MAY



INDICATORS FOR MAY 2024

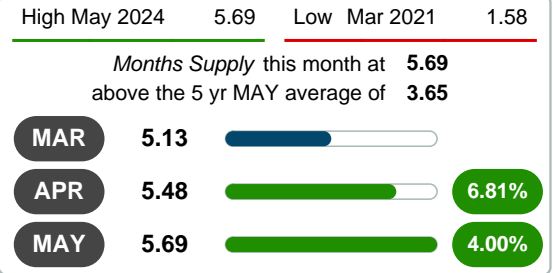


5 YEAR MARKET ACTIVITY TRENDS



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



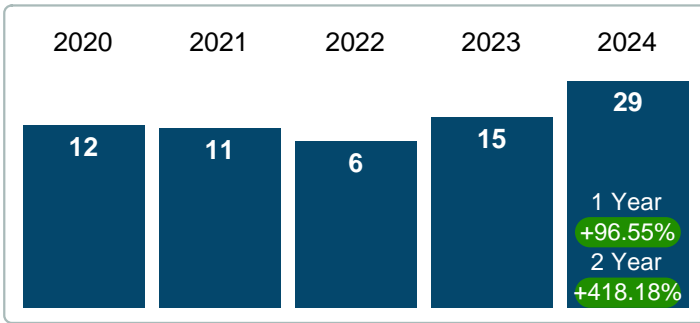
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



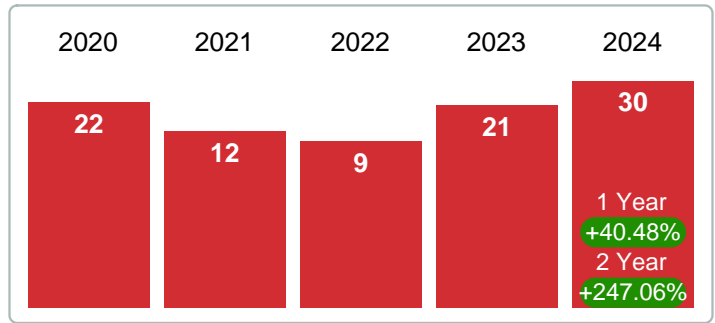
MEDIAN DAYS ON MARKET TO SALE

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

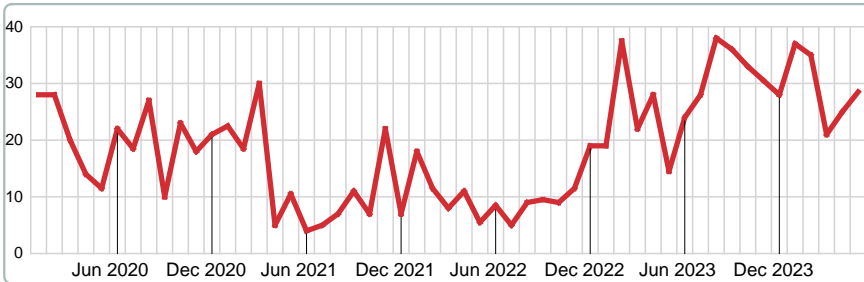
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

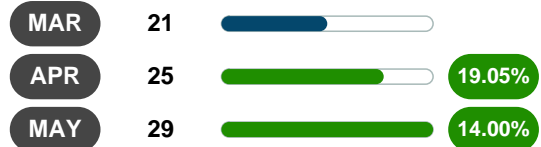


3 MONTHS

5 year MAY AVG = 14

High Aug 2023 38 Low Jun 2021 4

Median Days on Market to Sale this month at 29 above the 5 yr MAY average of 14



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	6	8.33%	59	84	61	0	28
\$100,001 - \$150,000	8	11.11%	5	7	2	0	0
\$150,001 - \$200,000	13	18.06%	28	28	29	28	0
\$200,001 - \$275,000	18	25.00%	36	67	35	10	0
\$275,001 - \$325,000	11	15.28%	25	182	64	17	122
\$325,001 - \$350,000	6	8.33%	63	0	25	188	0
\$350,001 and up	10	13.89%	72	96	109	20	232
Median Closed DOM			29	29	31	19	122
Total Closed Units		100%	28.5	15	41	13	3
Total Closed Volume			18,023,389	2.96M	9.87M	4.13M	1.06M

May 2024



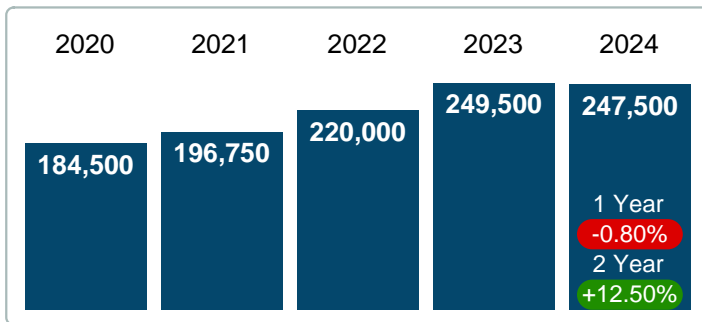
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



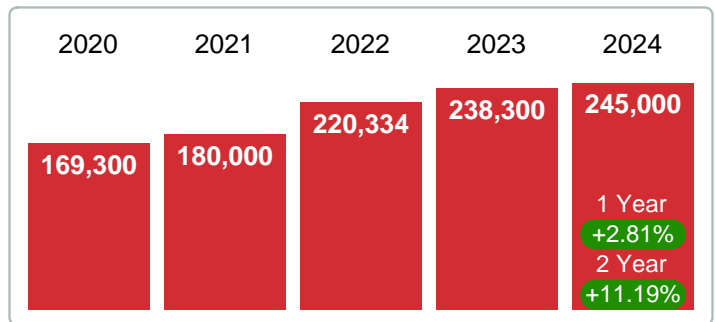
MEDIAN LIST PRICE AT CLOSING

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

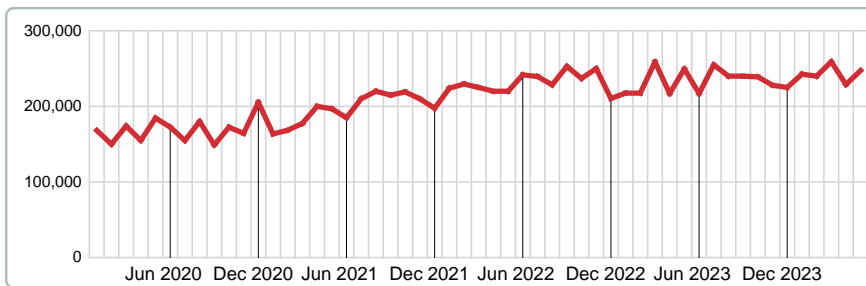
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 219,650

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

Median List Price at Closing this month at **247,500** above the 5 yr MAY average of **219,650**



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	6.94%	89,900	89,900	65,000	0	0
\$100,001 - \$150,000	9	12.50%	130,000	140,000	130,000	0	125,000
\$150,001 - \$200,000	12	16.67%	177,000	169,000	182,000	165,000	0
\$200,001 - \$275,000	17	23.61%	242,000	234,000	242,000	245,000	0
\$275,001 - \$325,000	9	12.50%	299,900	300,000	298,500	299,900	0
\$325,001 - \$350,000	8	11.11%	337,500	0	335,000	339,000	340,000
\$350,001 and up	12	16.67%	417,350	477,450	389,900	450,000	679,900
Median List Price			247,500	169,000	242,000	299,900	340,000
Total Closed Units		100%	247,500	15	41	13	3
Total Closed Volume			18,799,098	3.19M	10.24M	4.23M	1.14M

May 2024



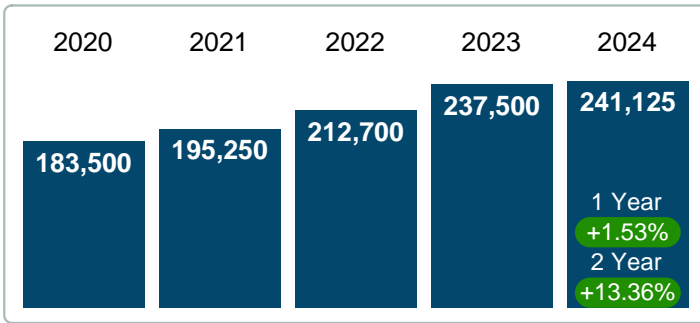
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



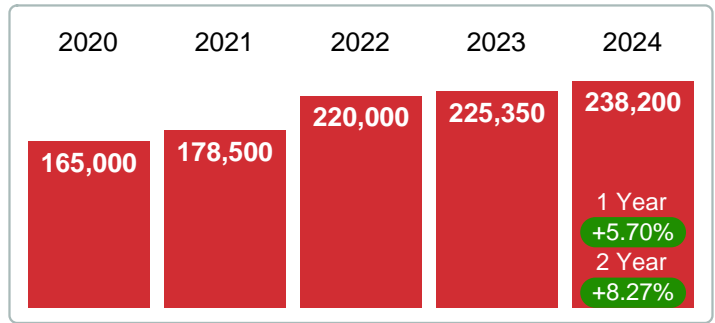
MEDIAN SOLD PRICE AT CLOSING

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

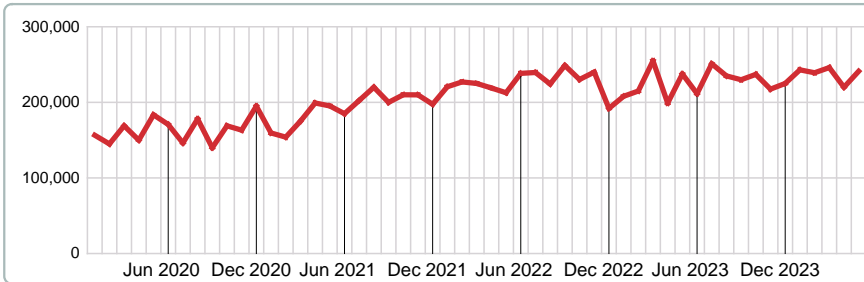
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

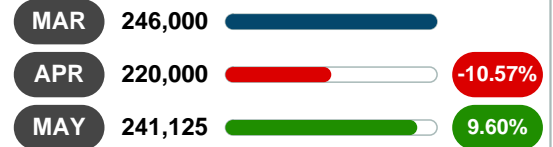


3 MONTHS

5 year MAY AVG = 214,015

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

Median Sold Price at Closing this month at 241,125 above the 5 yr MAY average of 214,015



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	8.33%	67,500	70,000	56,500	0	65,000
\$100,001 - \$150,000	11.11%	126,450	121,000	130,000	0	0
\$150,001 - \$200,000	18.06%	174,000	160,000	174,450	169,000	0
\$200,001 - \$275,000	25.00%	241,125	225,000	241,950	250,000	0
\$275,001 - \$325,000	15.28%	305,000	292,000	310,000	299,900	315,000
\$325,001 - \$350,000	8.33%	337,500	0	337,500	339,000	0
\$350,001 and up	13.89%	405,900	453,850	399,020	410,000	675,000
Median Sold Price		241,125	160,000	238,900	299,900	315,000
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



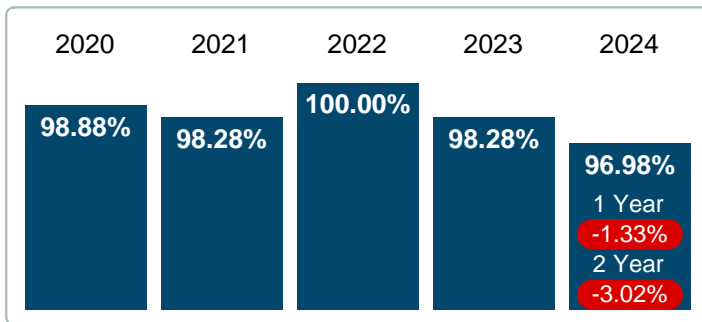
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



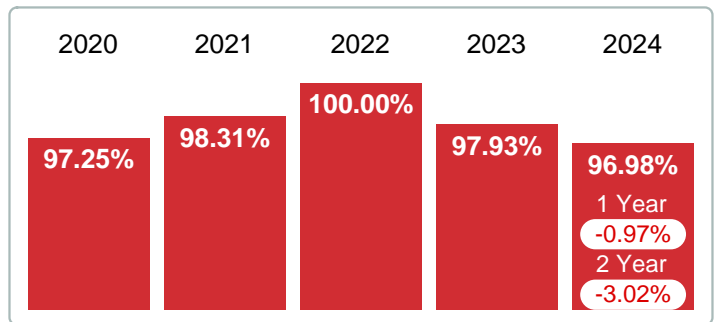
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

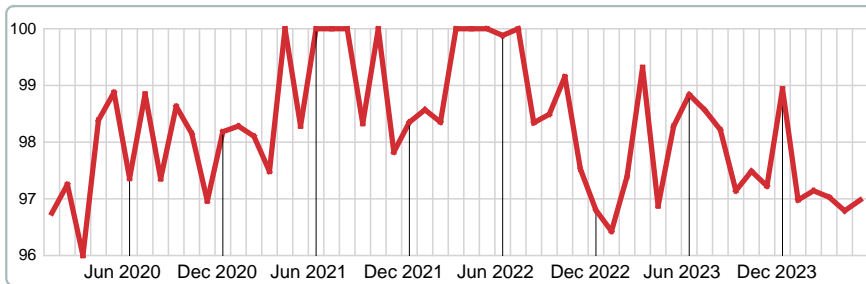
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

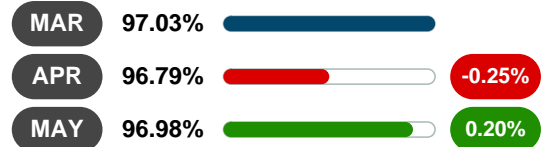


3 MONTHS

5 year MAY AVG = 98.48%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **96.98%**
below the 5 yr MAY average of **98.48%**



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	8.33%	89.17%	95.48%	89.17%	0.00%	52.00%
\$100,001 - \$150,000	8	11.11%	98.86%	91.43%	100.73%	0.00%	0.00%
\$150,001 - \$200,000	13	18.06%	96.55%	94.67%	96.80%	88.28%	0.00%
\$200,001 - \$275,000	18	25.00%	99.04%	96.90%	99.04%	100.00%	0.00%
\$275,001 - \$325,000	11	15.28%	95.29%	92.70%	94.98%	100.00%	92.65%
\$325,001 - \$350,000	6	8.33%	97.21%	0.00%	93.88%	100.00%	0.00%
\$350,001 and up	10	13.89%	97.47%	94.90%	96.96%	99.93%	99.28%
Median Sold/List Ratio		96.98%		94.67%	97.06%	100.00%	92.65%
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



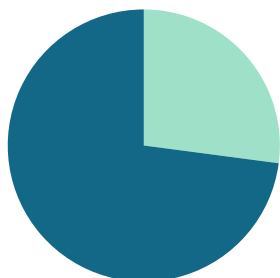
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

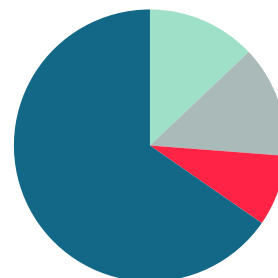


Inventory
 New Listings
130 = 27.08%
 Start Inventory
350
 Total Inventory Units
480
 Volume
\$195,358,623

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%
Median List Price	249,500	247,500	-0.80%	238,300	245,000	2.81%
Median Sale Price	237,500	241,125	1.53%	225,350	238,200	5.70%
Median Percent of Selling Price to List Price	98.28%	96.98%	-1.33%	97.93%	96.98%	-0.97%
Median Days on Market to Sale	14.50	28.50	96.55%	21.00	29.50	40.48%
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

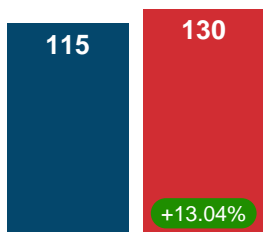
Inventory on May 31, 2024 = **364**

2023 **2024**

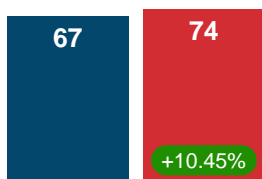
MAY MARKET

MEDIAN PRICES

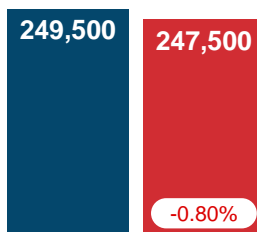
New Listings



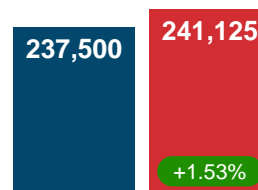
Pending Listings



List Price



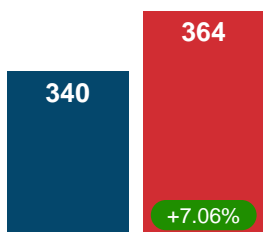
Sale Price



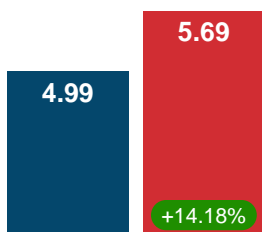
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

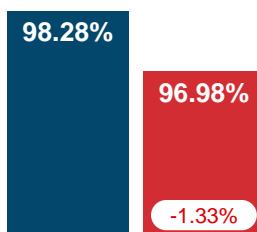
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

