

June 2024



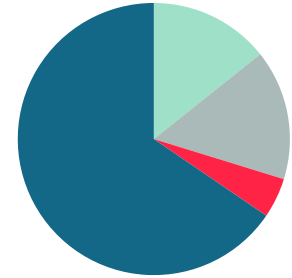
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	7	12	71.43%
Pending Listings	11	13	18.18%
New Listings	20	16	-20.00%
Average List Price	163,114	275,258	68.75%
Average Sale Price	149,001	261,150	75.27%
Average Percent of Selling Price to List Price	88.53%	95.37%	7.73%
Average Days on Market to Sale	110.71	77.17	-30.30%
End of Month Inventory	54	55	1.85%
Months Supply of Inventory	5.54	5.37	-3.12%



■ Closed (14.29%)
■ Pending (15.48%)
■ Other OffMarket (4.76%)
■ Active (65.48%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of June 30, 2024 = **55**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **1.85%** to 55 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **5.37** 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 **75.27%** in June 2024 to \$261,150 versus the previous year at \$149,001.

Average Days on Market Shortens

The average number of **77.17** days that homes spent on the market before selling decreased by 33.55 days or **30.30%** in June 2024 compared to last year's same month at **110.71** DOM.

Sales Success for June 2024 is Positive

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

There were 16 New Listings in June 2024, down **20.00%** from last year at 20. Furthermore, there were 12 Closed Listings this month versus last year at 7, a **71.43%** increase.

Closed versus Listed trends yielded a **75.0%** ratio, up from previous year's, June 2023, at **35.0%**, a **114.29%** upswing. This will certainly create pressure on an increasing Month's 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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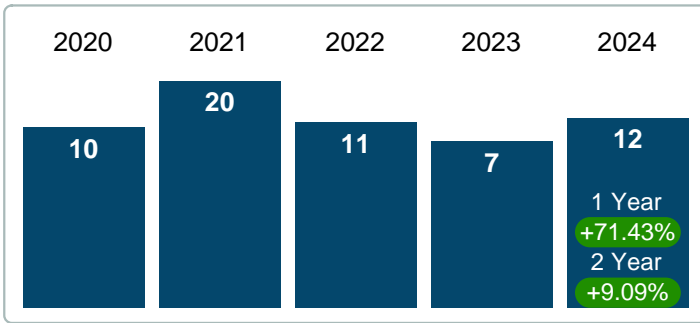
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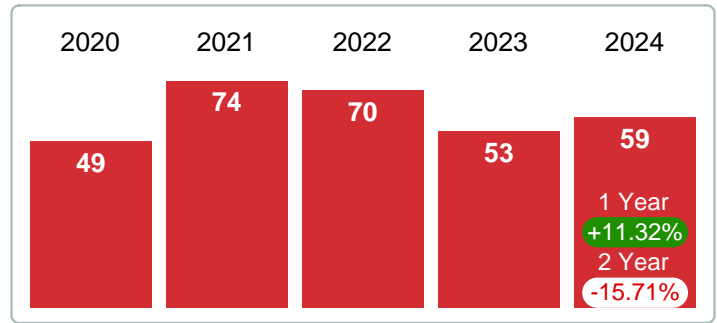
CLOSED LISTINGS

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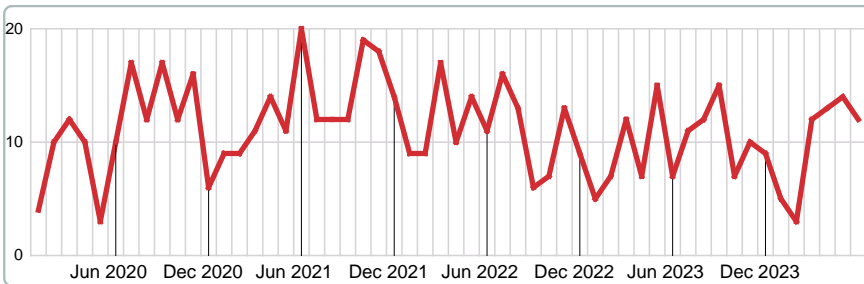
JUNE



YEAR TO DATE (YTD)

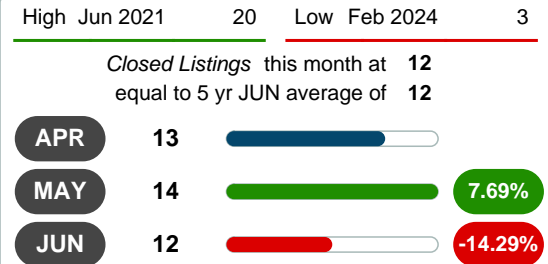


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 12



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	0	0.00%	0.0	0	0	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$150,000	4	33.33%	95.3	2	2	0	0
\$150,001 - \$250,000	3	25.00%	91.3	0	2	1	0
\$250,001 - \$350,000	2	16.67%	12.5	0	0	2	0
\$350,001 - \$375,000	1	8.33%	23.0	1	0	0	0
\$375,001 and up	2	16.67%	111.5	0	1	1	0
Total Closed Units	12			3	5	4	0
Total Closed Volume	3,133,800	100%	77.2	562.00K	880.80K	1.69M	0.00B
Average Closed Price	\$261,150			\$187,333	\$176,160	\$422,750	\$0

June 2024



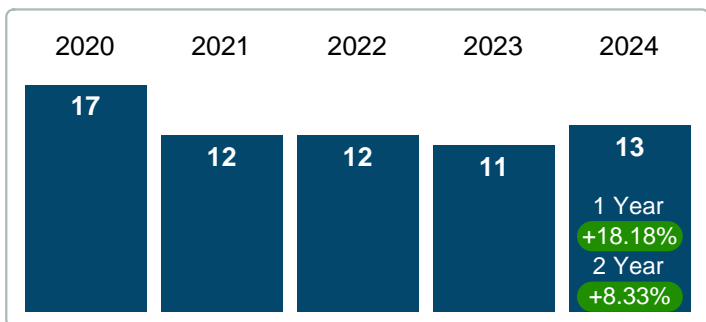
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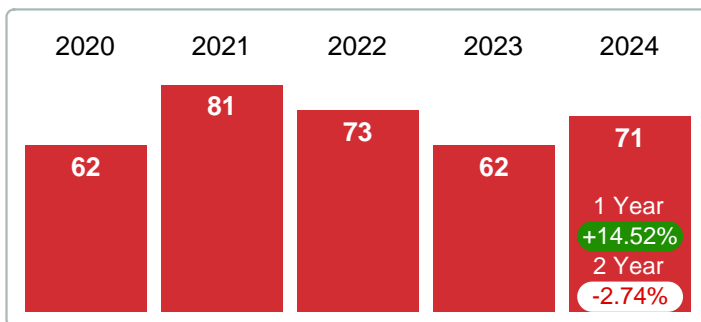
PENDING LISTINGS

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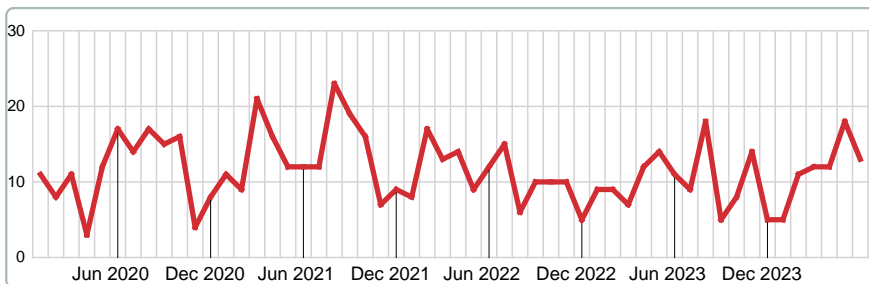
JUNE



YEAR TO DATE (YTD)

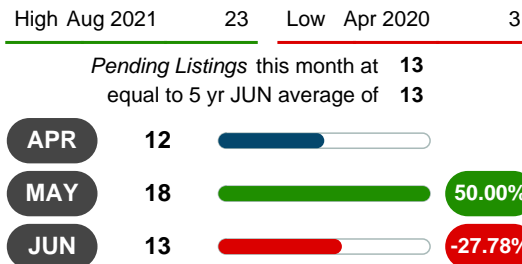


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 13



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	7.69%	0.0	1	0	0	0
\$25,001 - \$50,000	1	7.69%	63.0	1	0	0	0
\$50,001 - \$125,000	3	23.08%	156.3	1	2	0	0
\$125,001 - \$250,000	3	23.08%	23.0	0	3	0	0
\$250,001 - \$375,000	2	15.38%	59.0	0	2	0	0
\$375,001 - \$425,000	1	7.69%	93.0	0	1	0	0
\$425,001 and up	2	15.38%	70.5	0	2	0	0
Total Pending Units	13			3	10	0	0
Total Pending Volume	4,797,200	100%	56.0	120.50K	4.68M	0.00B	0.00B
Average Listing Price	\$429,000			\$40,167	\$467,670	\$0	\$0

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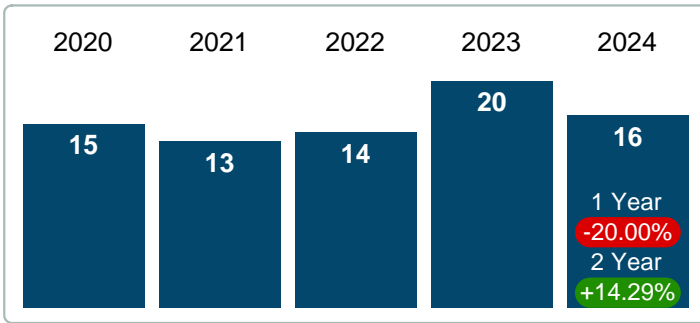
Area Delimited by County Of Sequoyah - Residential Property Type



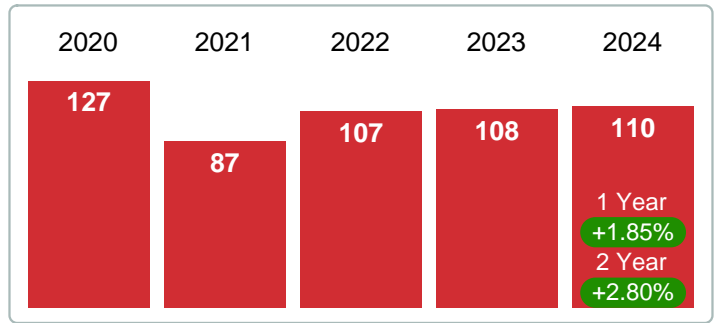
NEW LISTINGS

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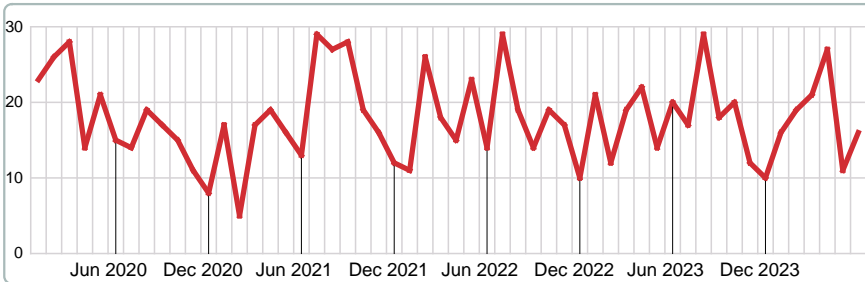
JUNE



YEAR TO DATE (YTD)

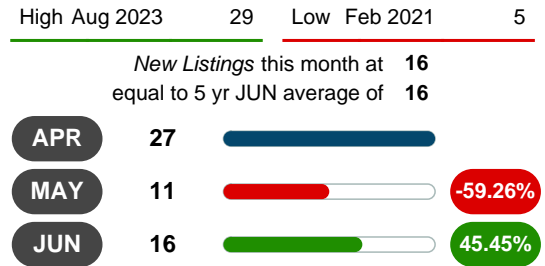


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 16



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$160,000 and less	1	6.25%	1	0	0	0
\$160,001 - \$220,000	2	12.50%	0	2	0	0
\$220,001 - \$250,000	3	18.75%	0	3	0	0
\$250,001 - \$390,000	3	18.75%	0	2	1	0
\$390,001 - \$490,000	2	12.50%	0	1	1	0
\$490,001 - \$640,000	3	18.75%	0	2	1	0
\$640,001 and up	2	12.50%	0	2	0	0
Total New Listed Units		16	1	12	3	0
Total New Listed Volume		5,779,850	23.00K	4.47M	1.28M	0.00B
Average New Listed Listing Price		\$0	\$23,000	\$372,658	\$428,317	\$0

June 2024



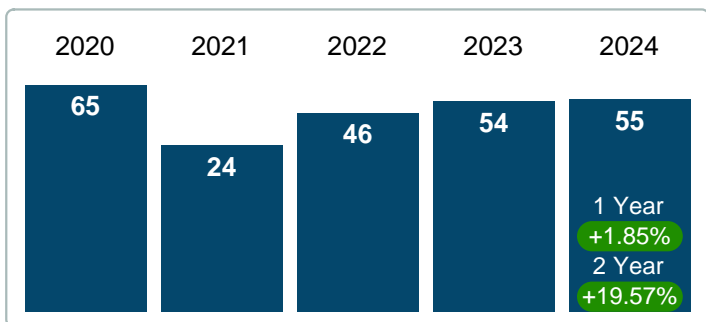
Area Delimited by County Of Sequoyah - Residential Property Type



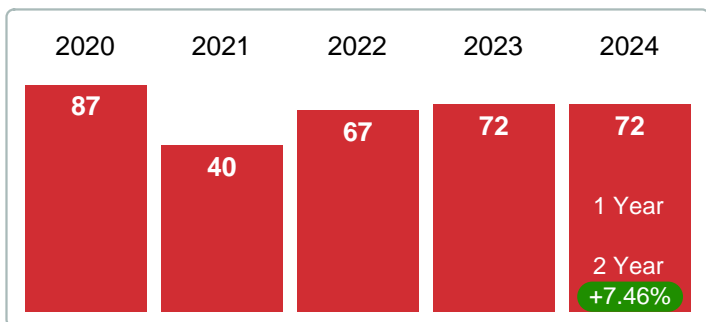
ACTIVE INVENTORY

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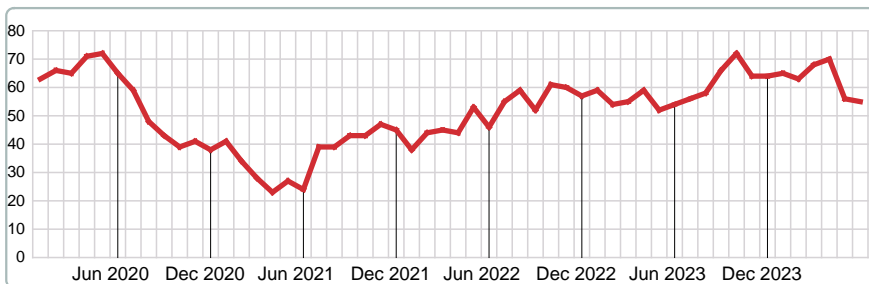
END OF JUNE



ACTIVE DURING JUNE

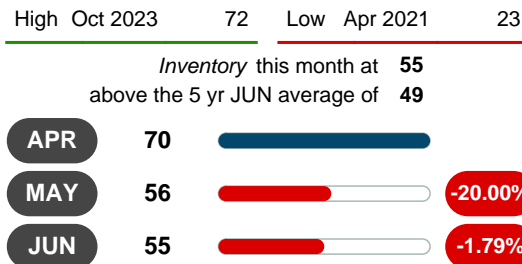


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 49



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	1	1.82%	187.0	1	0	0	0
\$50,001 - \$150,000	10	18.18%	163.2	5	5	0	0
\$150,001 - \$175,000	7	12.73%	49.9	0	6	1	0
\$175,001 - \$350,000	16	29.09%	89.3	3	6	7	0
\$350,001 - \$450,000	8	14.55%	81.8	0	3	5	0
\$450,001 - \$625,000	7	12.73%	50.7	0	3	2	2
\$625,001 and up	6	10.91%	57.2	0	4	0	2
Total Active Inventory by Units	55			9	27	15	4
Total Active Inventory by Volume	18,419,005	100%	90.0	1.14M	8.95M	5.14M	3.19M
Average Active Inventory Listing Price	\$334,891			\$126,700	\$331,484	\$342,383	\$798,225

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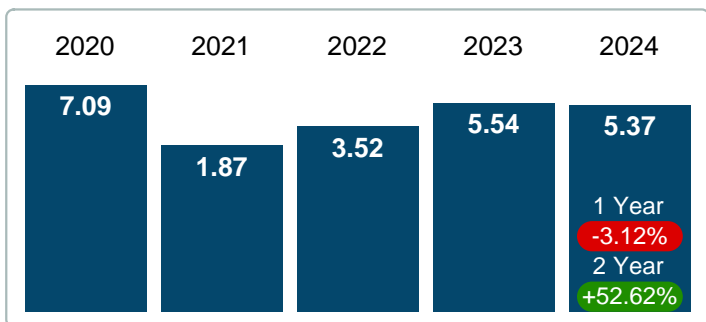
Area Delimited by County Of Sequoyah - Residential Property Type



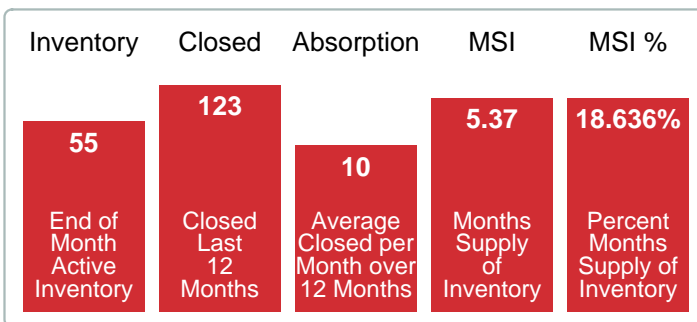
MONTHS SUPPLY of INVENTORY (MSI)

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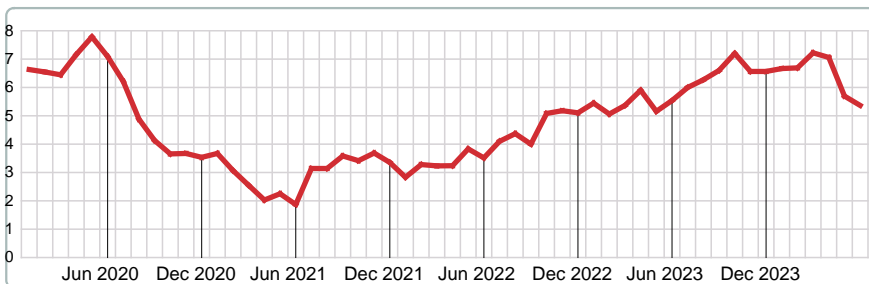
MSI FOR JUNE



INDICATORS FOR JUNE 2024

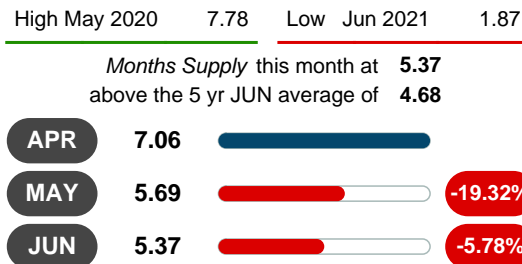


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 4.68



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
\$50,000 and less	1	1.82%	4.00	4.00	0.00	0.00	0.00
\$50,001 - \$150,000	10	18.18%	2.50	4.00	2.00	0.00	0.00
\$150,001 - \$175,000	7	12.73%	5.60	0.00	9.00	4.00	0.00
\$175,001 - \$350,000	16	29.09%	4.27	9.00	3.13	6.00	0.00
\$350,001 - \$450,000	8	14.55%	24.00	0.00	18.00	0.00	0.00
\$450,001 - \$625,000	7	12.73%	16.80	0.00	18.00	24.00	24.00
\$625,001 and up	6	10.91%	24.00	0.00	0.00	0.00	24.00
Market Supply of Inventory (MSI)			5.37	3.72	4.98	7.83	8.00
Total Active Inventory by Units		100%	5.37	9	27	15	4

June 2024



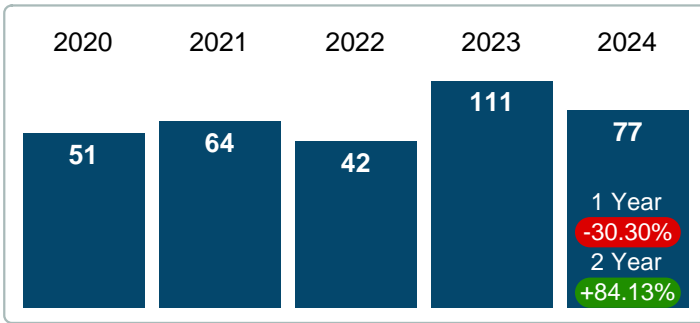
Area Delimited by County Of Sequoyah - Residential Property Type



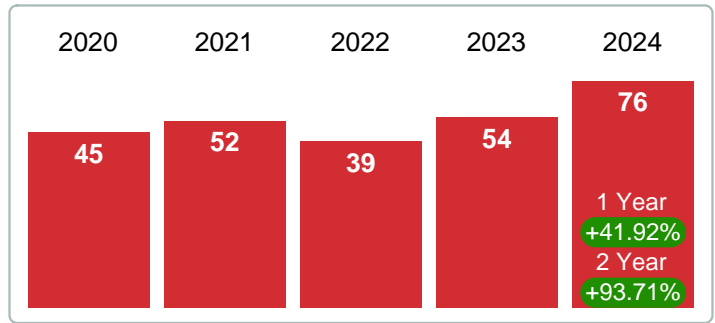
AVERAGE DAYS ON MARKET TO SALE

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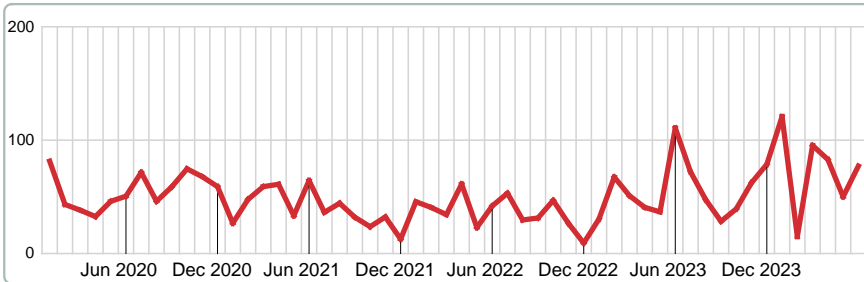
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 69

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 77 above the 5 yr JUN average of 69



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	0.00%	0	0	0	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$150,000	33.33%	95	70	121	0	0
\$150,001 - \$250,000	25.00%	91	0	111	52	0
\$250,001 - \$350,000	16.67%	13	0	0	13	0
\$350,001 - \$375,000	8.33%	23	23	0	0	0
\$375,001 and up	16.67%	112	0	56	167	0
Average Closed DOM		77	54	104	61	0
Total Closed Units	100%	77	3	5	4	0
Total Closed Volume		3,133,800	562.00K	880.80K	1.69M	0.00B

June 2024



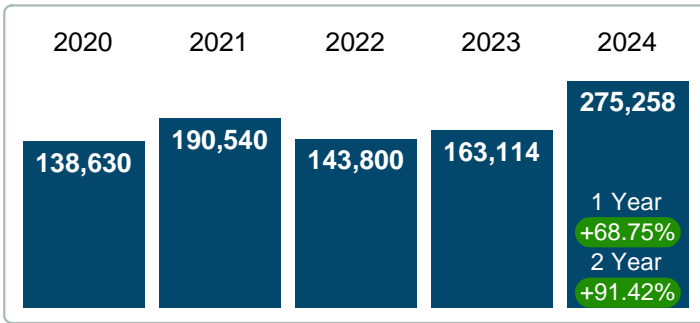
Area Delimited by County Of Sequoyah - Residential Property Type



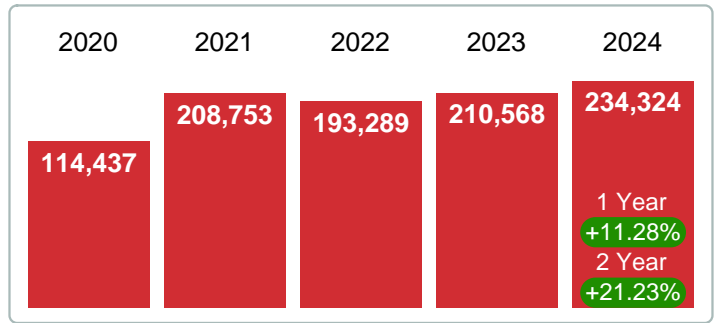
AVERAGE LIST PRICE AT CLOSING

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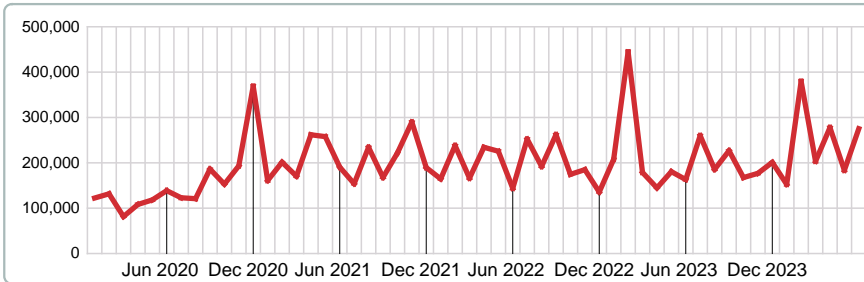
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

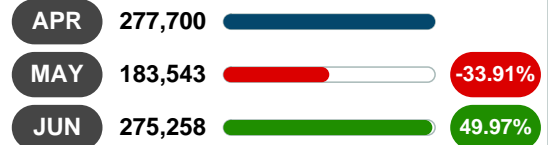


3 MONTHS

5 year JUN AVG = 182,268

High Feb 2023 444,700 Low Mar 2020 81,517

Average List Price at Closing this month at **275,258**
above the 5 yr JUN average of **182,268**



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	0.00%	0	0	0	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$150,000	33.33%	99,825	107,250	92,400	0	0
\$150,001 - \$250,000	25.00%	170,000	0	157,500	195,000	0
\$250,001 - \$350,000	16.67%	287,500	0	0	287,500	0
\$350,001 - \$375,000	0.00%	0	389,900	0	0	0
\$375,001 and up	25.00%	606,267	0	429,000	999,900	0
Average List Price		275,258	201,467	185,760	442,475	0
Total Closed Units	100%	275,258	3	5	4	0
Total Closed Volume		3,303,100	604.40K	928.80K	1.77M	0.00B

June 2024



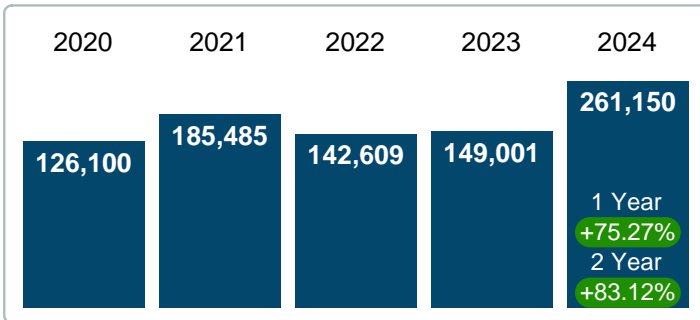
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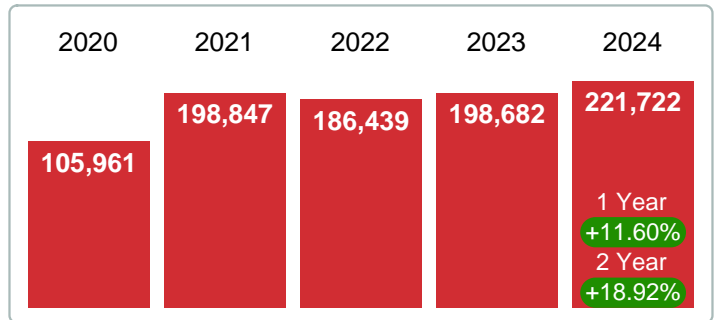
AVERAGE SOLD PRICE AT CLOSING

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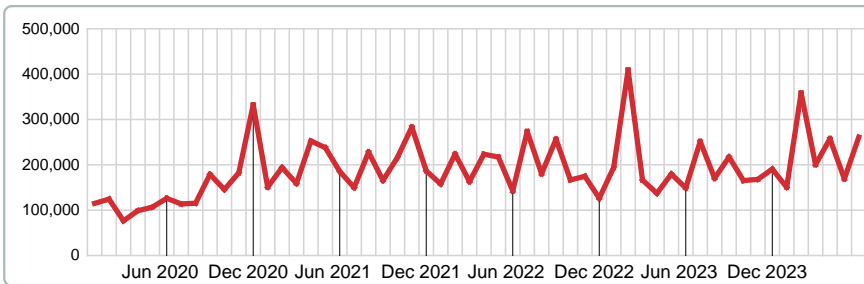
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

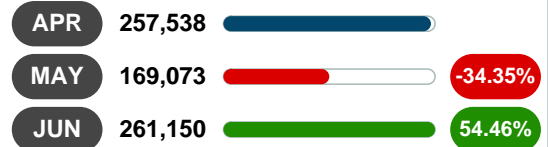


3 MONTHS

5 year JUN AVG = 172,869

High Feb 2023 409,071 Low Mar 2020 76,577

Average Sold Price at Closing this month at **261,150** above the 5 yr JUN average of **172,869**



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	0.00%	0	0	0	0	0
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$150,000	33.33%	92,700	101,000	84,400	0	0
\$150,001 - \$250,000	25.00%	169,333	0	156,500	195,000	0
\$250,001 - \$350,000	16.67%	283,500	0	0	283,500	0
\$350,001 - \$375,000	8.33%	360,000	360,000	0	0	0
\$375,001 and up	16.67%	664,000	0	399,000	929,000	0
Average Sold Price		261,150	187,333	176,160	422,750	0
Total Closed Units		12	3	5	4	0
Total Closed Volume		3,133,800	562.00K	880.80K	1.69M	0.00B

June 2024



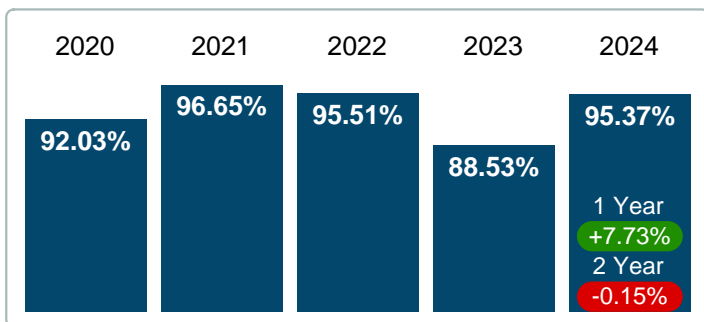
Area Delimited by County Of Sequoyah - Residential Property Type



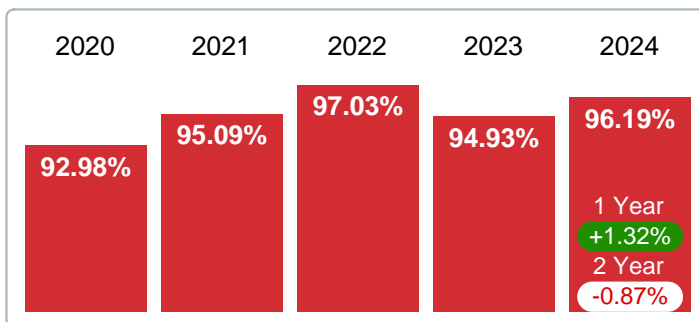
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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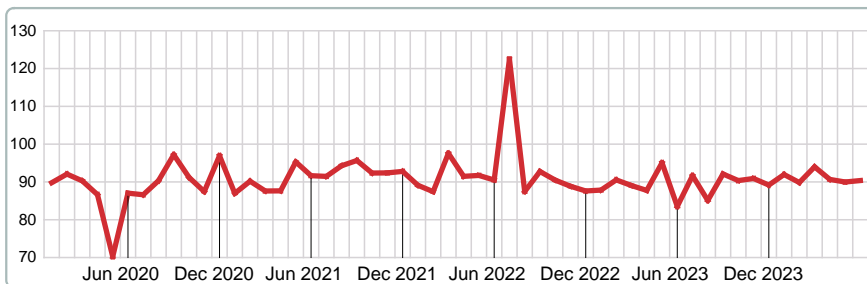
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

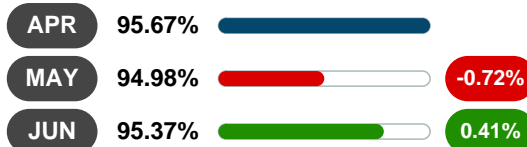


3 MONTHS

5 year JUN AVG = 93.62%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **95.37%**
above the 5 yr JUN average of **93.62%**



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	0	0.00%	0.00%	0.00%	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 - \$150,000	4	33.33%	92.58%	93.69%	91.47%	0.00%	0.00%
\$150,001 - \$250,000	3	25.00%	99.58%	0.00%	99.38%	100.00%	0.00%
\$250,001 - \$350,000	2	16.67%	98.55%	0.00%	0.00%	98.55%	0.00%
\$350,001 - \$375,000	1	8.33%	92.33%	92.33%	0.00%	0.00%	0.00%
\$375,001 and up	2	16.67%	92.96%	0.00%	93.01%	92.91%	0.00%
Average Sold/List Ratio		95.40%		93.24%	94.94%	97.50%	0.00%
Total Closed Units		12	100%	3	5	4	
Total Closed Volume		3,133,800		562.00K	880.80K	1.69M	0.00B

June 2024



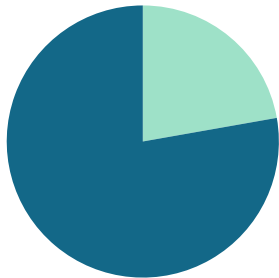
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

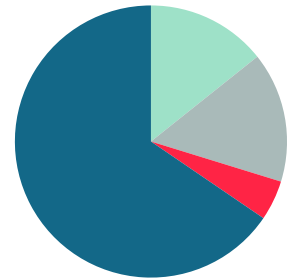


Inventory
 New Listings
16 = 22.22%
 Start Inventory
56
 Total Inventory Units
72
 Volume
\$24,316,105

Market Activity

Closed Sales
12 = 14.29%
 Pending Sales
13 = 15.48%
 Other Off Market
4 = 4.76%
 Active Inventory
55 = 65.48%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	7	12	71.43%	53	59	11.32%
Pending Sales	11	13	18.18%	62	71	14.52%
New Listings	20	16	-20.00%	108	110	1.85%
Average List Price	163,114	275,258	68.75%	210,568	234,324	11.28%
Average Sale Price	149,001	261,150	75.27%	198,682	221,722	11.60%
Average Percent of Selling Price to List Price	88.53%	95.37%	7.73%	94.93%	96.19%	1.32%
Average Days on Market to Sale	110.71	77.17	-30.30%	53.72	76.24	41.92%
Monthly Inventory	54	55	1.85%	54	55	1.85%
Months Supply of Inventory	5.54	5.37	-3.12%	5.54	5.37	-3.12%

Absorption: Last 12 months, an Average of **10** Sales/Month

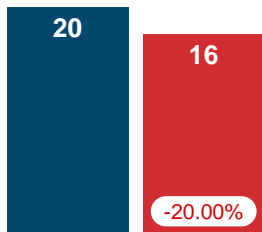
Inventory on June 30, 2024 = 55

2023 2024

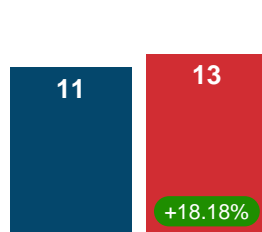
JUNE MARKET

AVERAGE PRICES

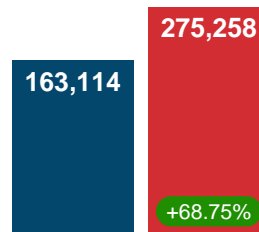
New Listings



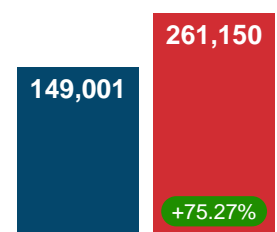
Pending Listings



List Price



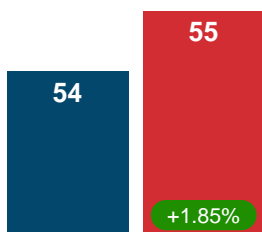
Sale Price



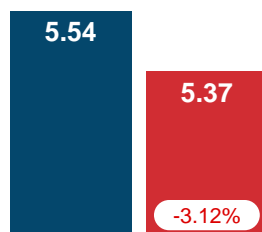
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

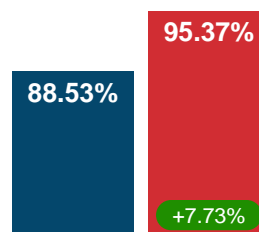
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

