

# June 2024



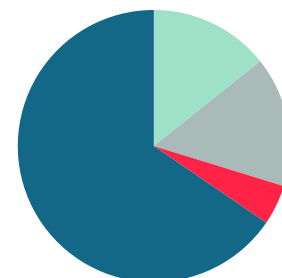
Area Delimited by County Of Sequoyah - Residential Property Type



## 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%
Median List Price	165,000	177,500	7.58%
Median Sale Price	130,000	176,500	35.77%
Median Percent of Selling Price to List Price	93.31%	95.07%	1.89%
Median Days on Market to Sale	124.00	57.00	-54.03%
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.

#### 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 **35.77%** in June 2024 to \$176,500 versus the previous year at \$130,000.

#### Median Days on Market Shortens

The median number of **57.00** days that homes spent on the market before selling decreased by 67.00 days or **54.03%** in June 2024 compared to last year's same month at **124.00** DOM.

#### Sales Success for June 2024 is Positive

Overall, with Median 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.

### 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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

# June 2024



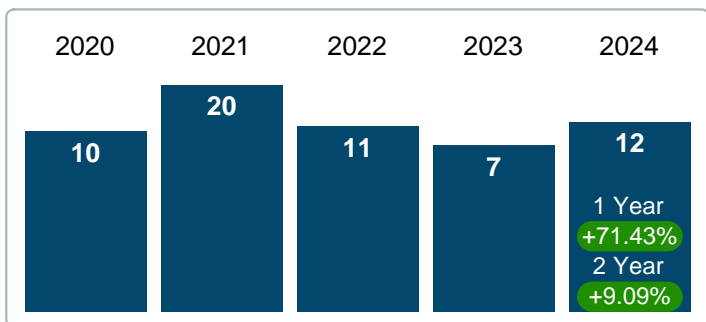
Area Delimited by County Of Sequoyah - Residential Property Type



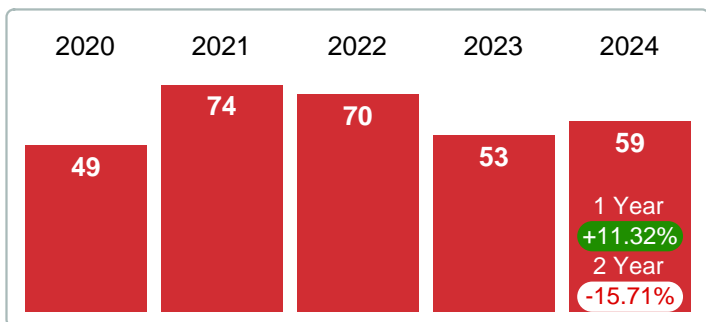
## CLOSED LISTINGS

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

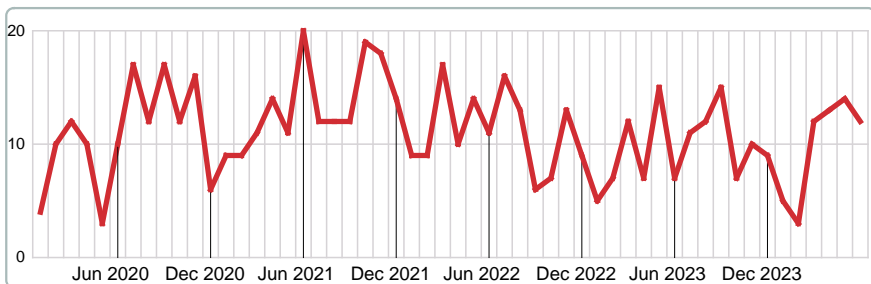
### JUNE



### YEAR TO DATE (YTD)

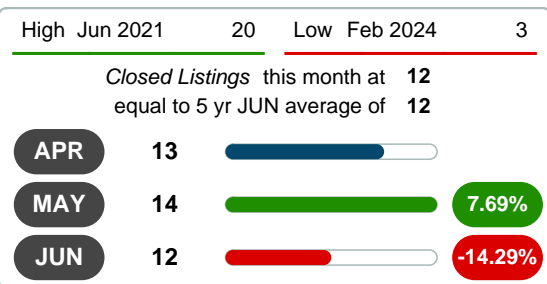


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 12



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	71.0	2	2	0	0
\$150,001 - \$250,000	3	25.00%	91.0	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
<b>Total Closed Units</b>	<b>12</b>			<b>3</b>	<b>5</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>3,133,800</b>	<b>100%</b>	<b>57.0</b>	<b>562.00K</b>	<b>880.80K</b>	<b>1.69M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$176,500</b>			<b>\$117,000</b>	<b>\$155,000</b>	<b>\$283,500</b>	<b>\$0</b>

# June 2024



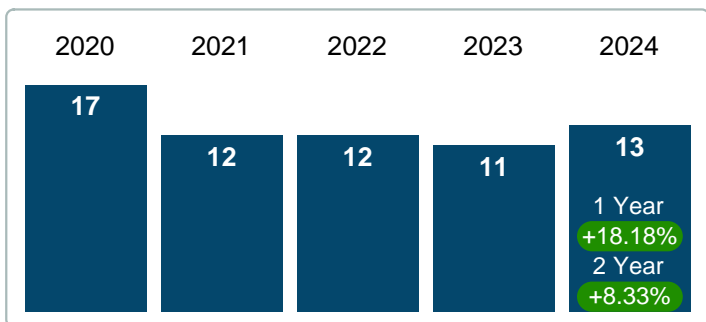
Area Delimited by County Of Sequoyah - Residential Property Type



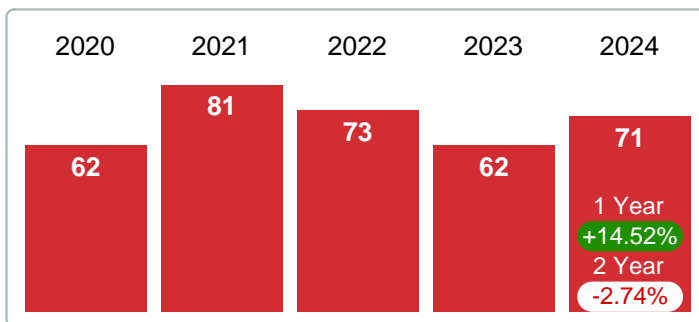
## PENDING LISTINGS

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

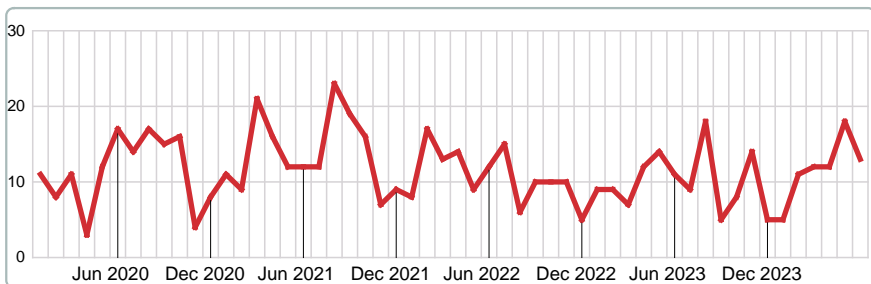
### JUNE



### YEAR TO DATE (YTD)

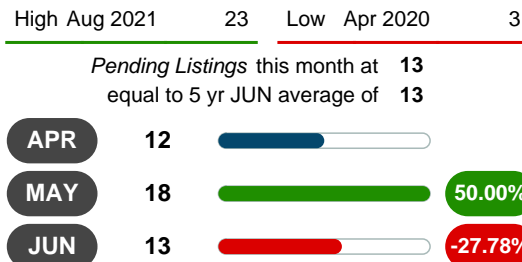


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 13



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	111.0	1	2	0	0
\$125,001 - \$250,000	3	23.08%	7.0	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
<b>Total Pending Units</b>	<b>13</b>			<b>3</b>	<b>10</b>	<b>0</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>4,797,200</b>	<b>100%</b>	<b>63.0</b>	<b>120.50K</b>	<b>4.68M</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$229,000</b>			<b>\$29,000</b>	<b>\$250,000</b>	<b>\$0</b>	<b>\$0</b>

# June 2024



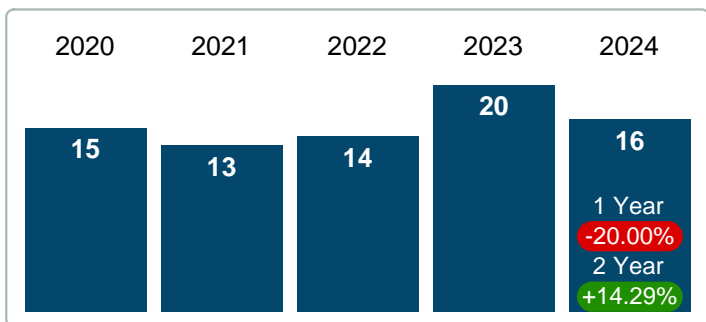
Area Delimited by County Of Sequoyah - Residential Property Type



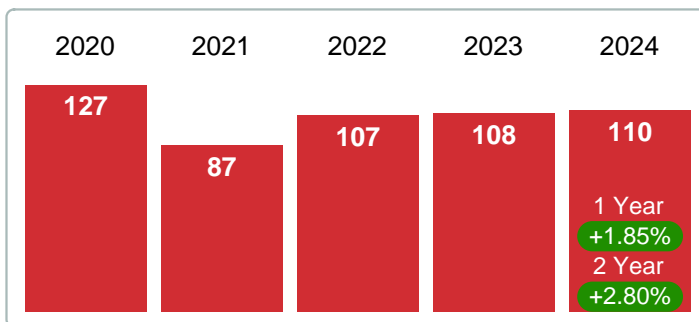
## NEW LISTINGS

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

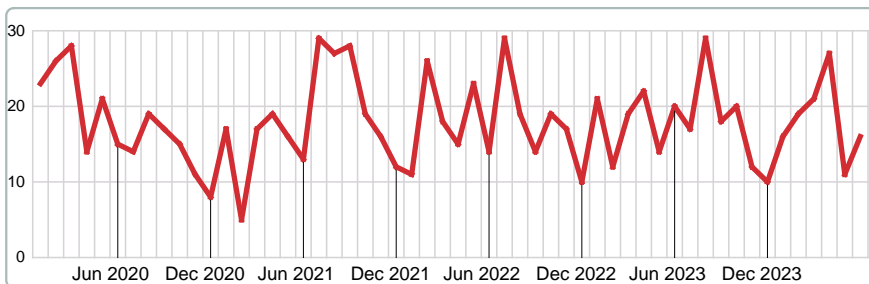
### JUNE



### YEAR TO DATE (YTD)

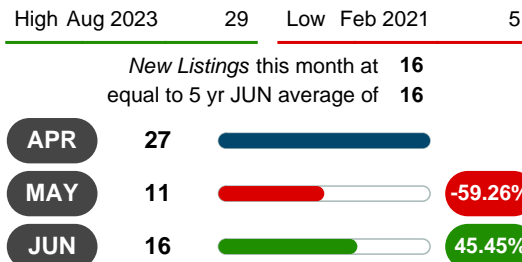


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
\$150,000 and less	1	6.25%	1	0	0	0
\$150,001 - \$225,000	3	18.75%	0	3	0	0
\$225,001 - \$250,000	2	12.50%	0	2	0	0
\$250,001 - \$375,000	3	18.75%	0	2	1	0
\$375,001 - \$475,000	2	12.50%	0	1	1	0
\$475,001 - \$625,000	3	18.75%	0	2	1	0
\$625,001 and up	2	12.50%	0	2	0	0
<b>Total New Listed Units</b>	<b>16</b>		<b>1</b>	<b>12</b>	<b>3</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>5,779,850</b>	<b>100%</b>	<b>23.00K</b>	<b>4.47M</b>	<b>1.28M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$317,500</b>		<b>\$23,000</b>	<b>\$300,000</b>	<b>\$395,000</b>	<b>\$0</b>

# June 2024



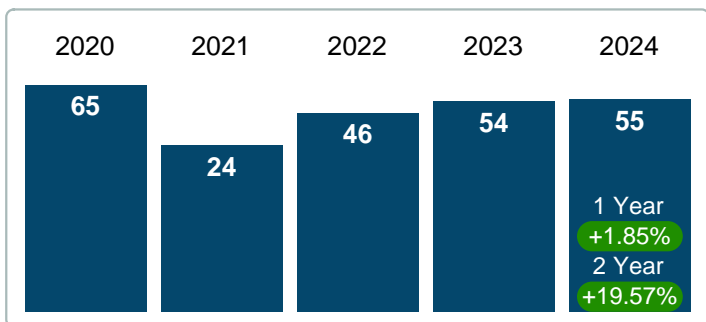
Area Delimited by County Of Sequoyah - Residential Property Type



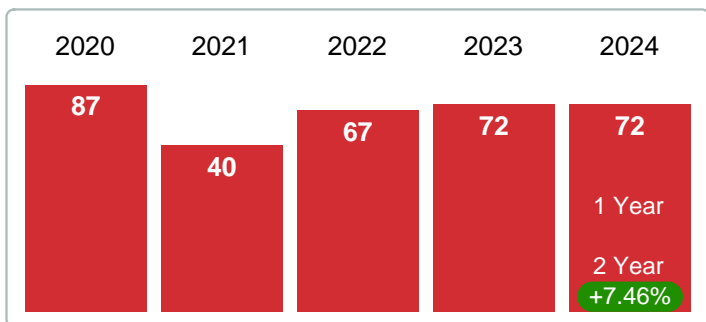
## ACTIVE INVENTORY

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

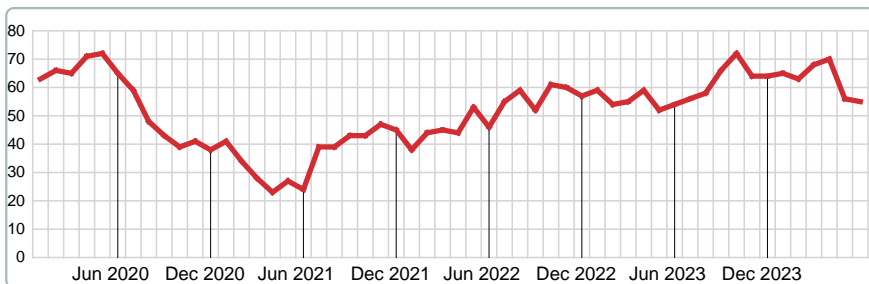
### END OF JUNE



### ACTIVE DURING JUNE

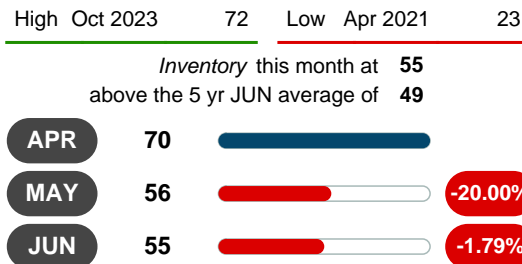


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 49



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	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%	137.0	5	5	0	0
\$150,001 - \$175,000	7	12.73%	55.0	0	6	1	0
\$175,001 - \$350,000	16	29.09%	86.0	3	6	7	0
\$350,001 - \$450,000	8	14.55%	51.5	0	3	5	0
\$450,001 - \$625,000	7	12.73%	75.0	0	3	2	2
\$625,001 and up	6	10.91%	66.5	0	4	0	2
<b>Total Active Inventory by Units</b>	<b>55</b>			<b>9</b>	<b>27</b>	<b>15</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>18,419,005</b>	<b>100%</b>	<b>74.0</b>	<b>1.14M</b>	<b>8.95M</b>	<b>5.14M</b>	<b>3.19M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$290,000</b>			<b>\$72,500</b>	<b>\$225,000</b>	<b>\$300,000</b>	<b>\$664,450</b>

# June 2024



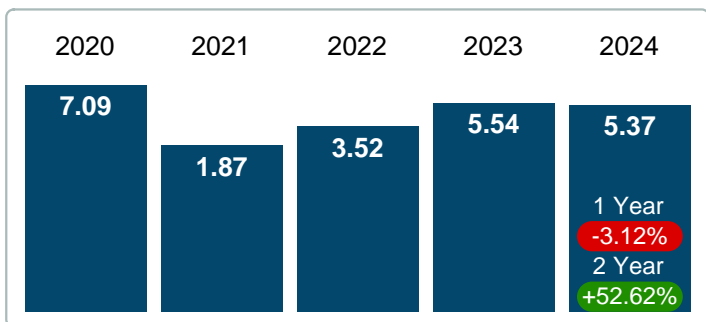
Area Delimited by County Of Sequoyah - Residential Property Type



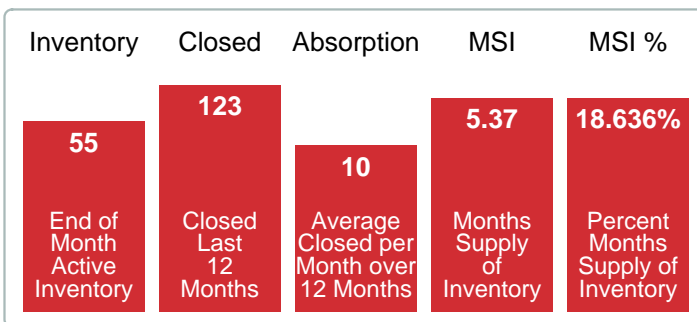
## MONTHS SUPPLY of INVENTORY (MSI)

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

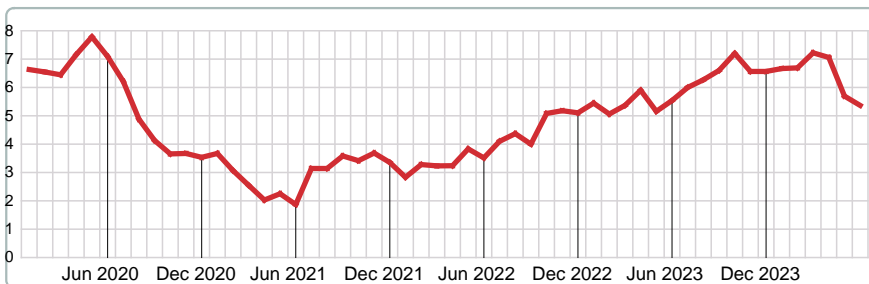
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024

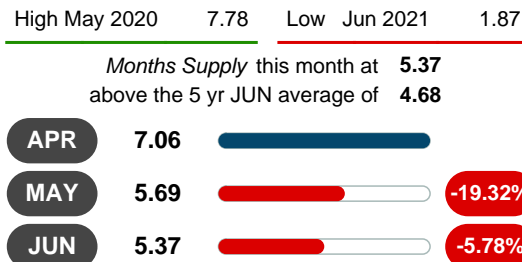


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	1.82%	4.00	4.00	0.00	0.00	0.00
\$50,001 - \$150,000	18.18%	2.50	4.00	2.00	0.00	0.00
\$150,001 - \$175,000	12.73%	5.60	0.00	9.00	4.00	0.00
\$175,001 - \$350,000	29.09%	4.27	9.00	3.13	6.00	0.00
\$350,001 - \$450,000	14.55%	24.00	0.00	18.00	0.00	0.00
\$450,001 - \$625,000	12.73%	16.80	0.00	18.00	24.00	24.00
\$625,001 and up	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%	537	9	27	15	4

# June 2024



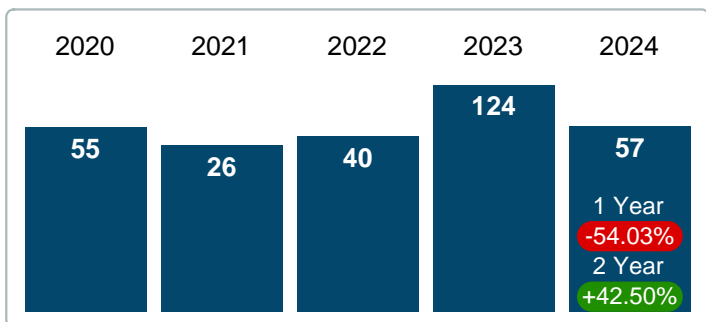
Area Delimited by County Of Sequoyah - Residential Property Type



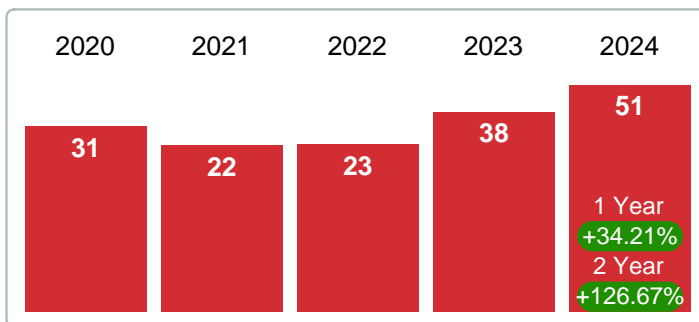
## MEDIAN DAYS ON MARKET TO SALE

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

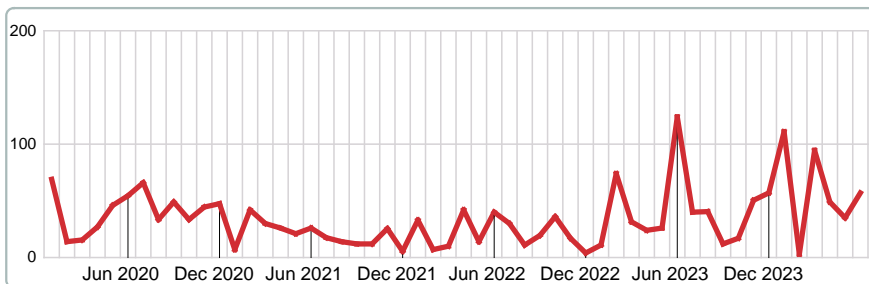
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

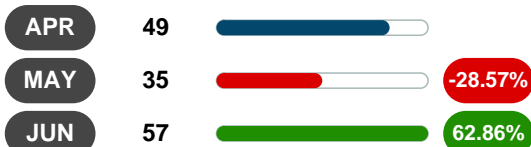


### 3 MONTHS

5 year JUN AVG = 60

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 57 below the 5 yr JUN average of 60



### 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
\$75,000 and less	0	0.00%	67	0	0	0	0
\$75,001 - \$75,000	0	0.00%	67	0	0	0	0
\$75,001 - \$150,000	4	33.33%	71	70	121	0	0
\$150,001 - \$250,000	3	25.00%	91	0	111	52	0
\$250,001 - \$350,000	2	16.67%	13	0	0	13	0
\$350,001 - \$375,000	1	8.33%	23	23	0	0	0
\$375,001 and up	2	16.67%	112	0	56	167	0
Median Closed DOM			57	56	91	33	0
Total Closed Units		100%	57.0	3	5	4	
Total Closed Volume			3,133,800	562.00K	880.80K	1.69M	0.00B

# June 2024



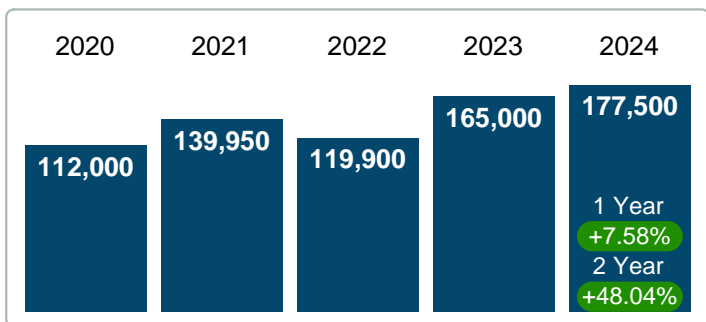
Area Delimited by County Of Sequoyah - Residential Property Type



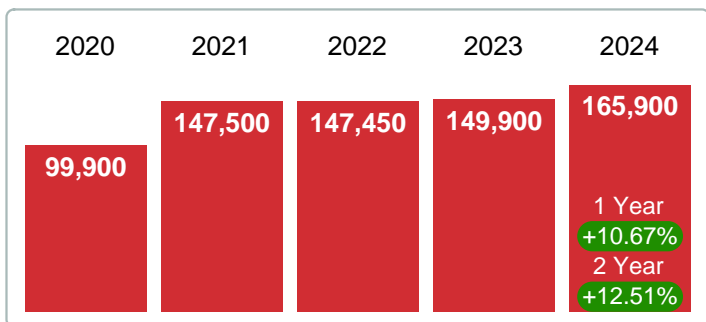
## MEDIAN LIST PRICE AT CLOSING

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

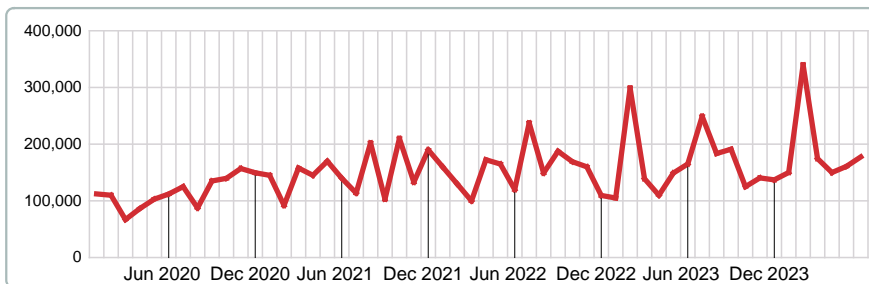
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 142,870

High Feb 2024 339,900    Low Mar 2020 66,950

Median List Price at Closing this month at **177,500**  
above the 5 yr JUN average of **142,870**

- APR 149,900
- MAY 160,750 7.24%
- JUN 177,500 10.42%

### 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
\$75,000 and less	0.00%	112	0	0	0	0
\$75,001 - \$75,000	0.00%	112	0	0	0	0
\$75,001 - \$150,000	33.33%	97,450	107,250	92,400	0	0
\$150,001 - \$250,000	25.00%	160,000	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%	287,500	0	0	0	0
\$375,001 and up	25.00%	429,000	389,900	429,000	999,900	0
<b>Median List Price</b>		<b>177,500</b>	<b>119,500</b>	<b>155,000</b>	<b>287,500</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>177,500</b>	<b>3</b>	<b>5</b>	<b>4</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>3,303,100</b>	<b>604.40K</b>	<b>928.80K</b>	<b>1.77M</b>	<b>0.00B</b>



# June 2024



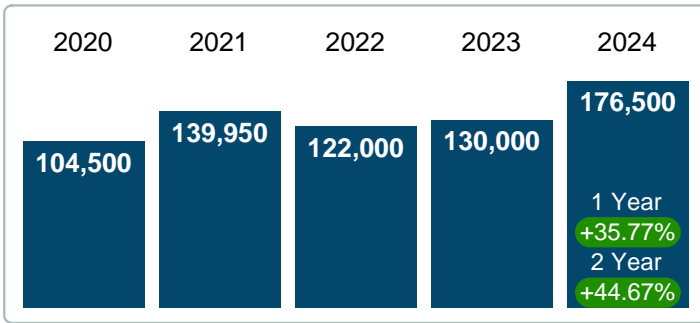
Area Delimited by County Of Sequoyah - Residential Property Type



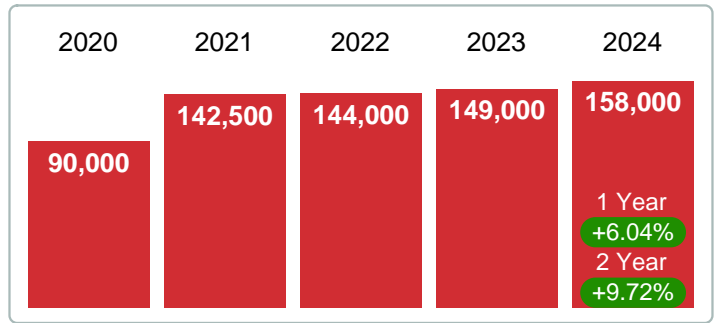
## MEDIAN SOLD PRICE AT CLOSING

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

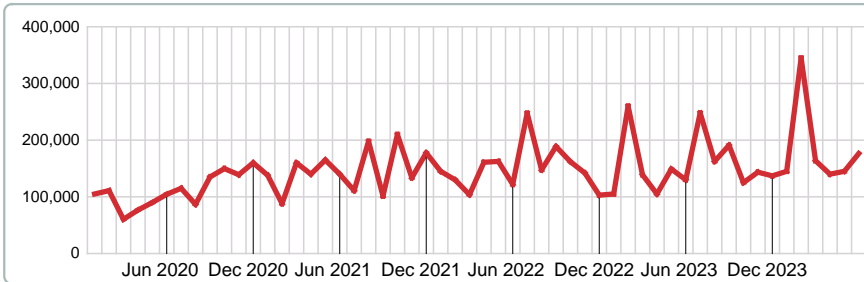
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

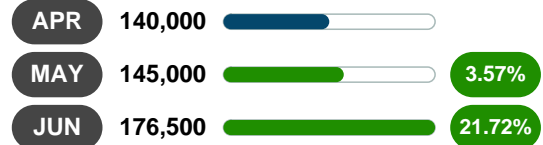


### 3 MONTHS

5 year JUN AVG = 134,590

High Feb 2024 344,900 Low Mar 2020 60,388

Median Sold Price at Closing this month at **176,500**  
above the 5 yr JUN average of **134,590**



### 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
\$75,000 and less	0.00%	429,000	0	0	0	0
\$75,001 - \$75,000	0.00%	429,000	0	0	0	0
\$75,001 - \$150,000	33.33%	87,400	101,000	84,400	0	0
\$150,001 - \$250,000	25.00%	158,000	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
Median Sold Price		176,500	117,000	155,000	283,500	0
Total Closed Units	100%	176,500	3	5	4	
Total Closed Volume		3,133,800	562.00K	880.80K	1.69M	0.00B

# June 2024



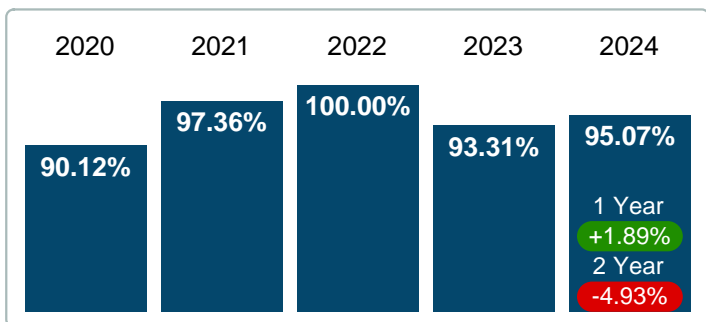
Area Delimited by County Of Sequoyah - Residential Property Type



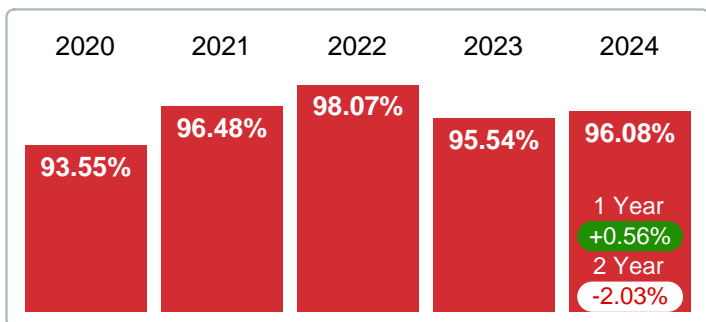
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

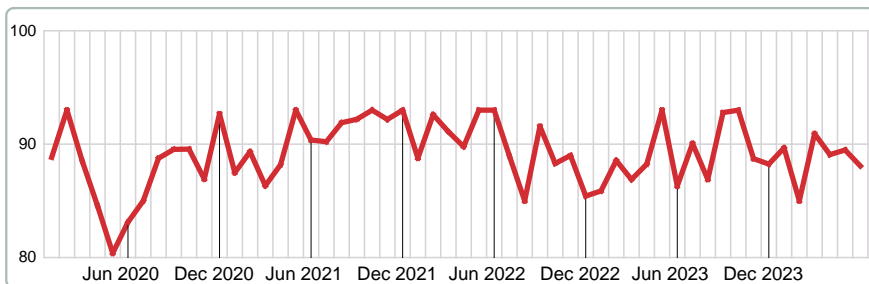
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

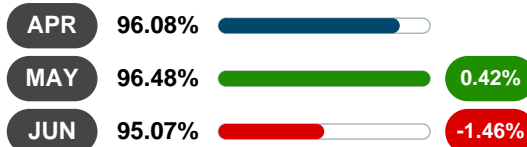


### 3 MONTHS

5 year JUN AVG = 95.17%

High Oct 2023 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **95.07%**  
 equal to 5 yr JUN average of **95.17%**



### 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
\$75,000 and less	0	0.00%	64.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$75,000	0	0.00%	64.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$150,000	4	33.33%	91.47%	93.69%	91.47%	0.00%	0.00%
\$150,001 - \$250,000	3	25.00%	100.00%	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%
Median Sold/List Ratio		95.07%		92.33%	93.05%	98.55%	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



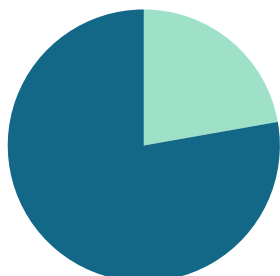
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

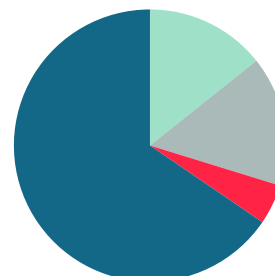


**Inventory**  
 New Listings  
**16 = 22.22%**  
 Start Inventory  
**56**  
 Total Inventory Units  
**72**  
 Volume  
**\$24,316,105**

### 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%
Median List Price	165,000	177,500	7.58%	149,900	165,900	10.67%
Median Sale Price	130,000	176,500	35.77%	149,000	158,000	6.04%
Median Percent of Selling Price to List Price	93.31%	95.07%	1.89%	95.54%	96.08%	0.56%
Median Days on Market to Sale	124.00	57.00	-54.03%	38.00	51.00	34.21%
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%

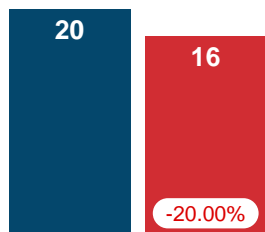
**Absorption:** Last 12 months, an Average of **10** Sales/Month

**Inventory on June 30, 2024 = 55** 2023 2024

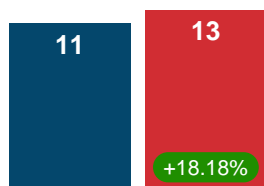
### JUNE MARKET

### MEDIAN PRICES

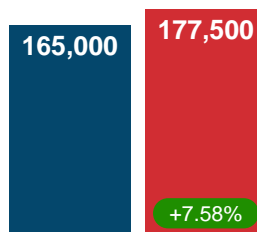
#### New Listings



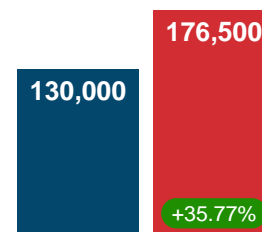
#### Pending Listings



#### List Price



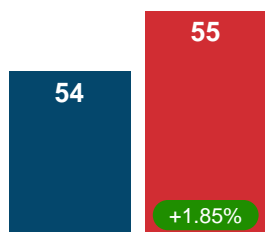
#### Sale Price



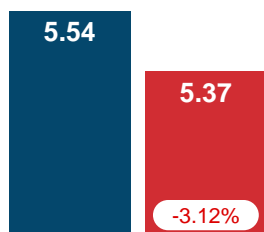
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

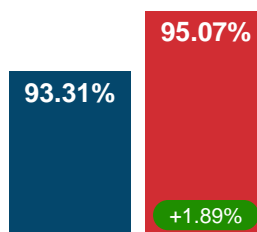
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

