

June 2024



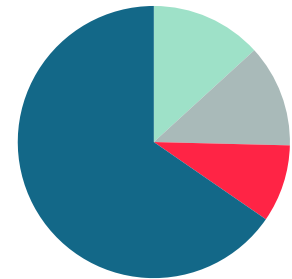
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	76	76	0.00%
Pending Listings	82	70	-14.63%
New Listings	138	132	-4.35%
Average List Price	239,986	289,216	20.51%
Average Sale Price	234,318	280,809	19.84%
Average Percent of Selling Price to List Price	97.57%	96.67%	-0.92%
Average Days on Market to Sale	44.67	41.39	-7.33%
End of Month Inventory	349	376	7.74%
Months Supply of Inventory	5.06	5.88	16.30%



■ Closed (13.22%)
■ Pending (12.17%)
■ Other OffMarket (9.22%)
■ Active (65.39%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of June 30, 2024 = **376**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **7.74%** to 376 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 **5.88** 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 **19.84%** in June 2024 to \$280,809 versus the previous year at \$234,318.

Average Days on Market Shortens

The average number of **41.39** days that homes spent on the market before selling decreased by 3.28 days or **7.33%** in June 2024 compared to last year's same month at **44.67** 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 132 New Listings in June 2024, down **4.35%** from last year at 138. Furthermore, there were 76 Closed Listings this month versus last year at 76, a **0.00%** decrease.

Closed versus Listed trends yielded a **57.6%** ratio, up from previous year's, June 2023, at **55.1%**, a **4.55%** 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

June 2024



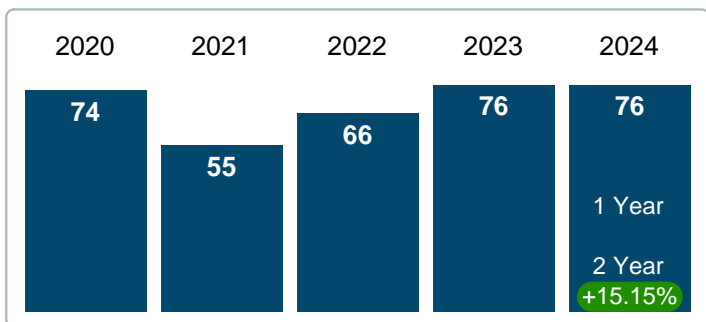
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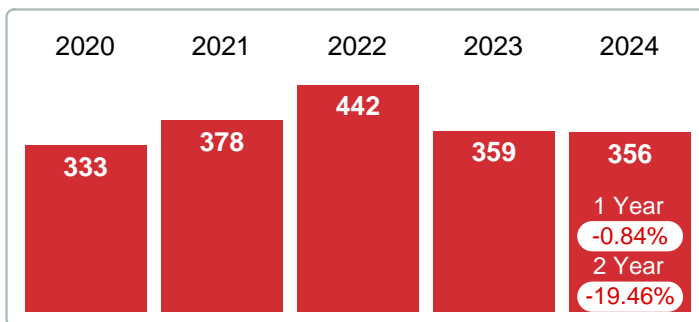
CLOSED LISTINGS

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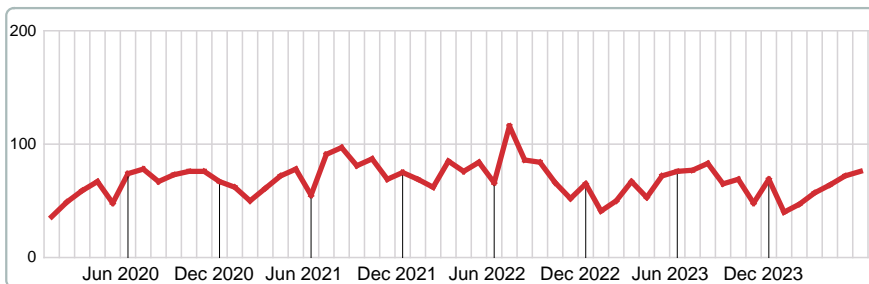
JUNE



YEAR TO DATE (YTD)

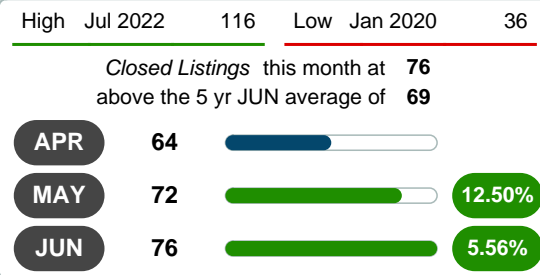


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	7.89%	100.0	3	3	0	0
\$125,001 - \$150,000	5	6.58%	39.0	3	2	0	0
\$150,001 - \$200,000	14	18.42%	38.1	4	6	4	0
\$200,001 - \$250,000	17	22.37%	34.2	2	14	1	0
\$250,001 - \$300,000	15	19.74%	42.7	2	11	2	0
\$300,001 - \$525,000	12	15.79%	32.6	0	6	4	2
\$525,001 and up	7	9.21%	29.3	0	2	4	1
Total Closed Units	76			14	44	15	3
Total Closed Volume	21,341,505	100%	41.4	2.44M	11.47M	5.58M	1.86M
Average Closed Price	\$280,809			\$174,014	\$260,693	\$371,987	\$618,333

June 2024



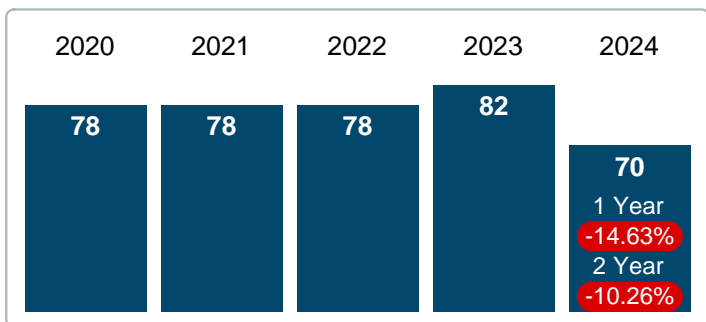
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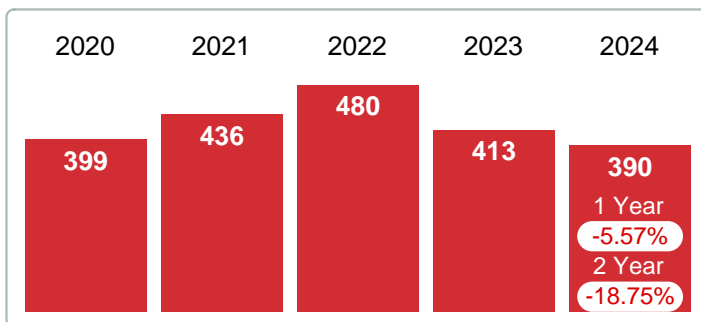
PENDING LISTINGS

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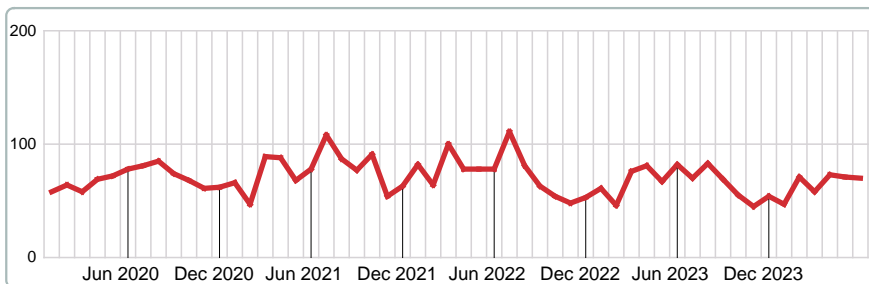
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 77

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 70 below the 5 yr JUN average of 77



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	7	10.00%	49.1	3	3	1	0
\$125,001 - \$150,000	6	8.57%	82.2	1	5	0	0
\$150,001 - \$225,000	13	18.57%	32.8	1	10	2	0
\$225,001 - \$275,000	13	18.57%	53.9	0	10	3	0
\$275,001 - \$350,000	15	21.43%	57.4	3	6	6	0
\$350,001 - \$475,000	9	12.86%	61.0	1	7	1	0
\$475,001 and up	7	10.00%	80.4	0	0	5	2
Total Pending Units	70			9	41	18	2
Total Pending Volume	20,658,928	100%	35.5	2.00M	10.00M	7.30M	1.36M
Average Listing Price	\$295,119			\$222,533	\$243,862	\$405,439	\$679,950

June 2024



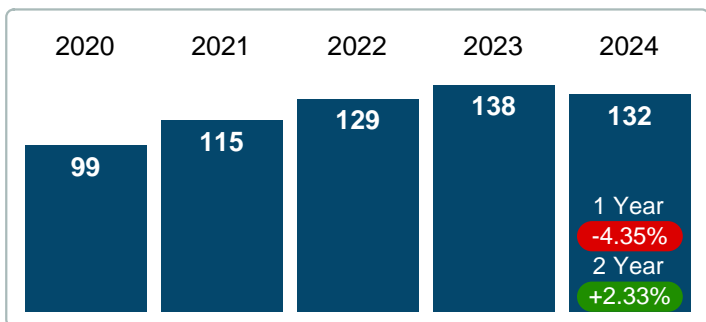
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



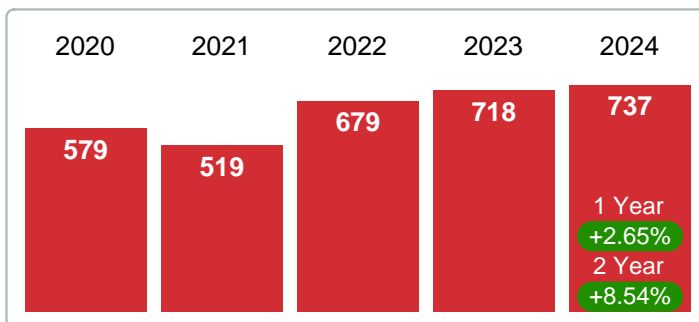
NEW LISTINGS

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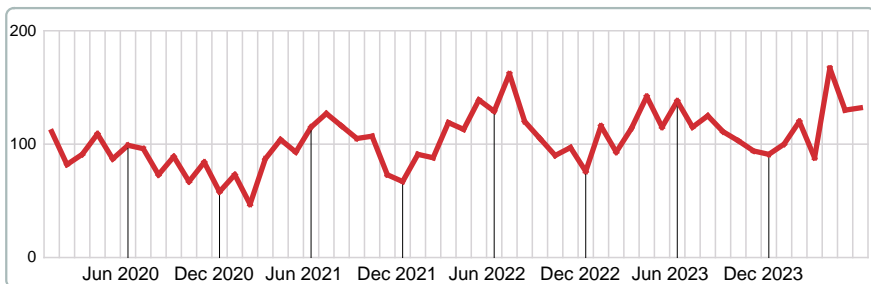
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

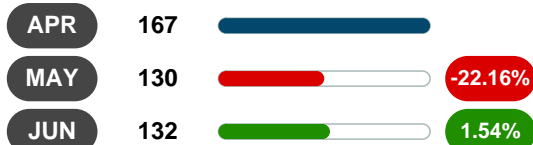


3 MONTHS

5 year JUN AVG = 123

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 132
above the 5 yr JUN average of 123



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	6.82%	4	3	2	0
\$100,001 - \$150,000	19	14.39%	7	12	0	0
\$150,001 - \$200,000	17	12.88%	5	9	3	0
\$200,001 - \$325,000	39	29.55%	3	29	7	0
\$325,001 - \$425,000	16	12.12%	1	8	6	1
\$425,001 - \$600,000	18	13.64%	0	8	9	1
\$600,001 and up	14	10.61%	0	7	6	1
Total New Listed Units	132		20	76	33	3
Total New Listed Volume	46,678,550	100%	3.14M	25.90M	16.03M	1.60M
Average New Listed Listing Price	\$299,030		\$157,085	\$340,832	\$485,900	\$532,967

June 2024



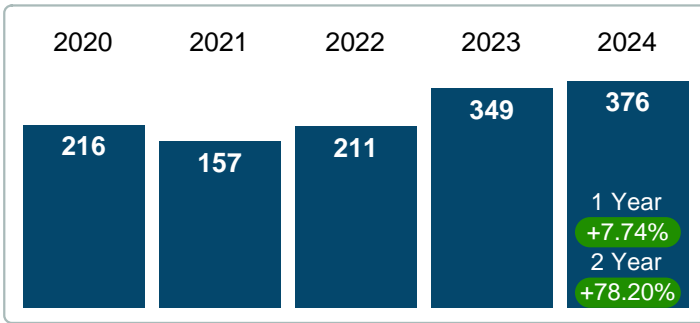
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



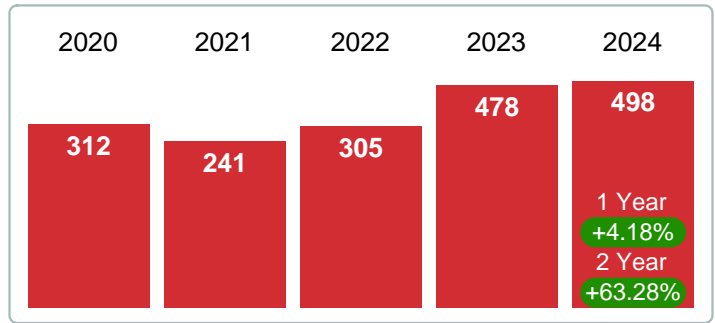
ACTIVE INVENTORY

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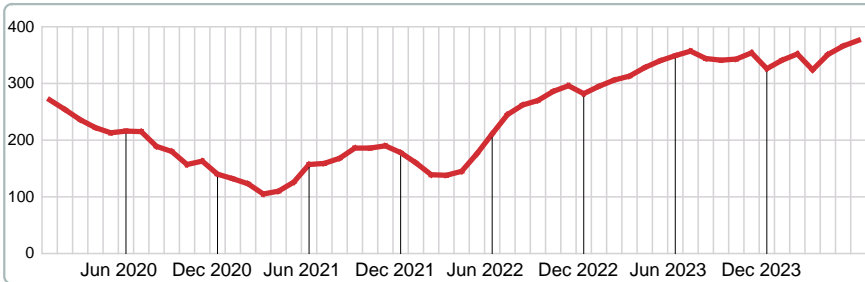
END OF JUNE



ACTIVE DURING JUNE

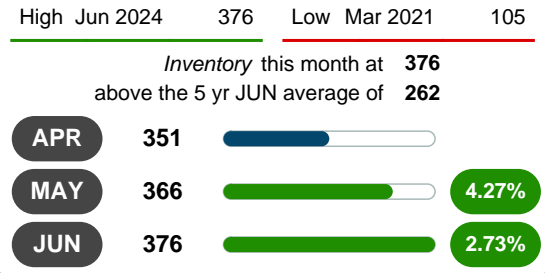


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 262



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	31	8.24%	60.9	17	10	4	0
\$125,001 - \$175,000	54	14.36%	66.0	14	36	4	0
\$175,001 - \$225,000	34	9.04%	59.1	5	23	6	0
\$225,001 - \$350,000	107	28.46%	74.1	6	73	25	3
\$350,001 - \$475,000	58	15.43%	76.2	5	32	17	4
\$475,001 - \$700,000	55	14.63%	85.4	4	25	20	6
\$700,001 and up	37	9.84%	108.4	2	13	16	6
Total Active Inventory by Units	376			53	212	92	19
Total Active Inventory by Volume	159,012,656	100%	75.8	13.56M	75.48M	50.85M	19.12M
Average Active Inventory Listing Price	\$422,906			\$255,885	\$356,047	\$552,749	\$1,006,100

June 2024



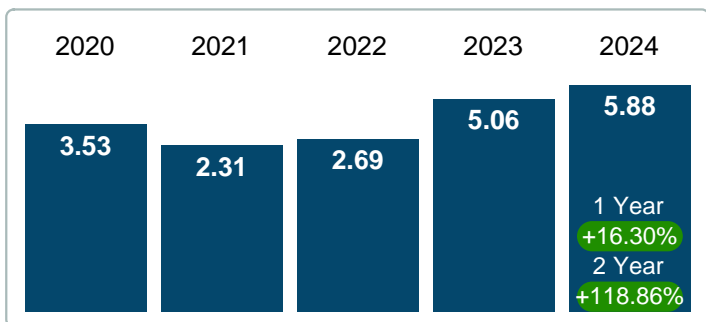
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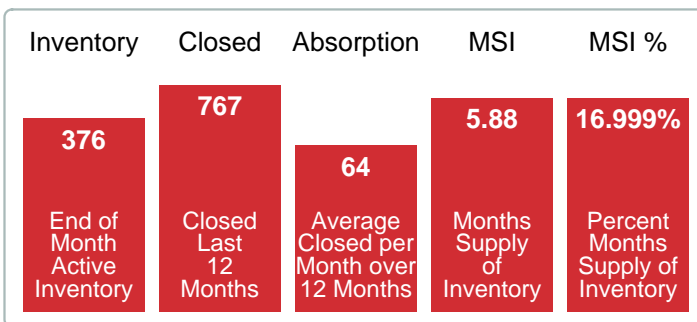
MONTHS SUPPLY of INVENTORY (MSI)

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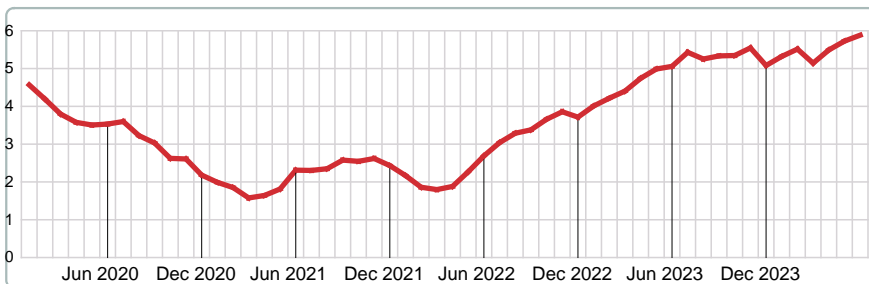
MSI FOR JUNE



INDICATORS FOR JUNE 2024

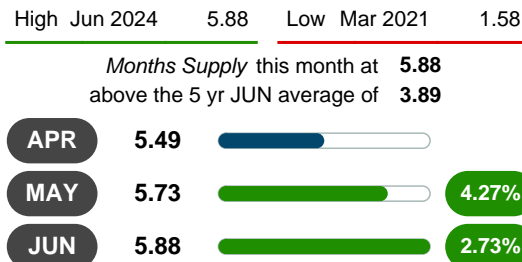


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.89



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	8.24%	3.26	4.64	2.11	4.80	0.00
\$125,001 - \$175,000	14.36%	5.40	5.79	5.54	3.69	0.00
\$175,001 - \$225,000	9.04%	3.68	4.00	3.37	6.00	0.00
\$225,001 - \$350,000	28.46%	4.81	4.24	4.87	4.69	6.00
\$350,001 - \$475,000	15.43%	8.92	12.00	8.35	8.16	24.00
\$475,001 - \$700,000	14.63%	12.69	12.00	20.00	10.00	8.00
\$700,001 and up	9.84%	17.76	6.00	26.00	19.20	14.40
Market Supply of Inventory (MSI)		5.88	5.39	5.48	6.99	8.44
Total Active Inventory by Units		376	53	212	92	19

June 2024



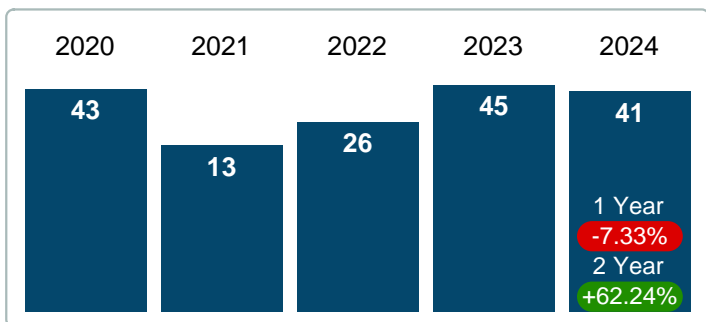
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



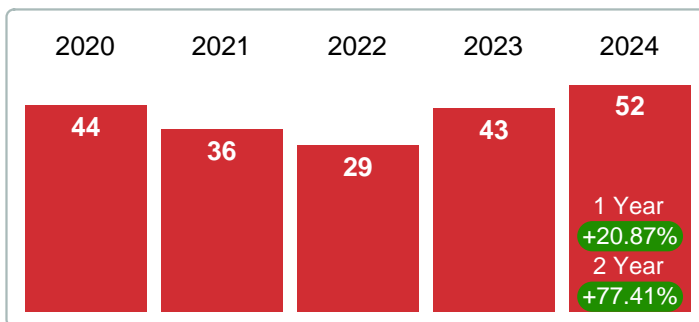
AVERAGE DAYS ON MARKET TO SALE

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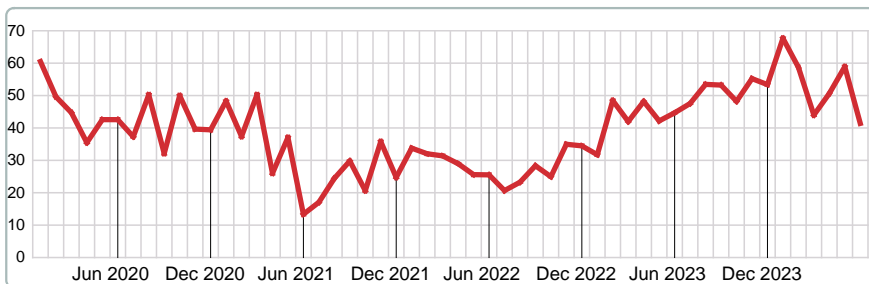
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

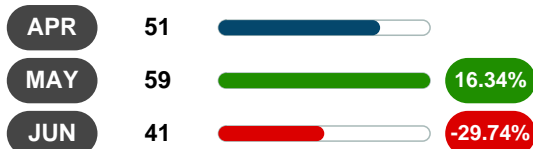


3 MONTHS

5 year JUN AVG = 33

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 41 above the 5 yr JUN average of 33



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
\$125,000 and less	7.89%	100	155	45	0	0
\$125,001 - \$150,000	6.58%	39	39	40	0	0
\$150,001 - \$200,000	18.42%	38	15	54	38	0
\$200,001 - \$250,000	22.37%	34	37	34	35	0
\$250,001 - \$300,000	19.74%	43	63	38	49	0
\$300,001 - \$525,000	15.79%	33	0	41	34	6
\$525,001 and up	9.21%	29	0	3	38	48
Average Closed DOM		41	60	38	38	20
Total Closed Units		76	14	44	15	3
Total Closed Volume		21,341,505	2.44M	11.47M	5.58M	1.86M

June 2024



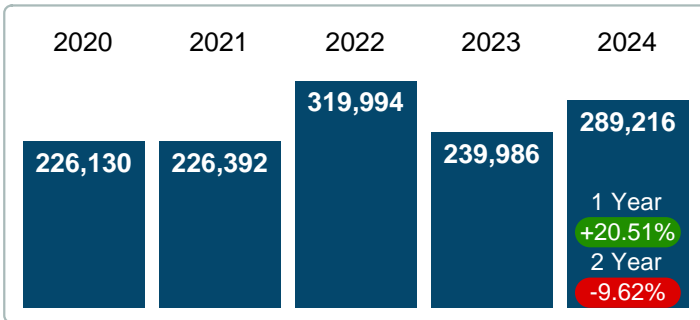
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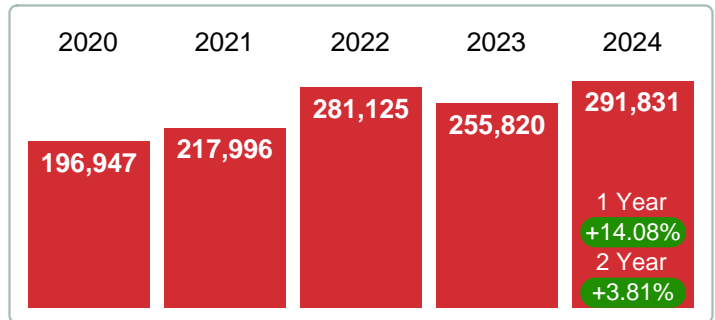
AVERAGE LIST PRICE AT CLOSING

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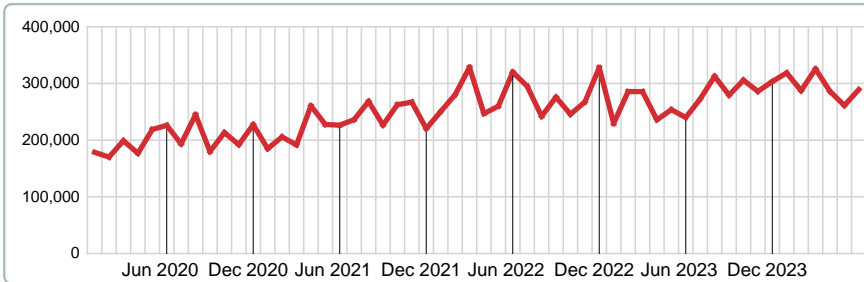
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

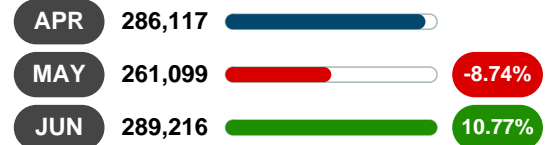


3 MONTHS

5 year JUN AVG = 260,344

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

Average List Price at Closing this month at **289,216** above the 5 yr JUN average of **260,344**



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
\$125,000 and less	6.58%	110,500	106,500	127,633	0	0
\$125,001 - \$150,000	7.89%	143,567	137,500	149,500	0	0
\$150,001 - \$200,000	15.79%	180,408	177,000	184,650	200,975	0
\$200,001 - \$250,000	23.68%	231,578	247,500	231,207	250,000	0
\$250,001 - \$300,000	19.74%	278,485	311,450	275,098	302,450	0
\$300,001 - \$525,000	15.79%	375,369	0	355,954	430,725	429,900
\$525,001 and up	10.53%	693,938	0	759,500	594,625	1,095,000
Average List Price		289,216	182,707	266,080	384,013	651,600
Total Closed Units	100%	289,216	14	44	15	3
Total Closed Volume		21,980,402	2.56M	11.71M	5.76M	1.95M

June 2024



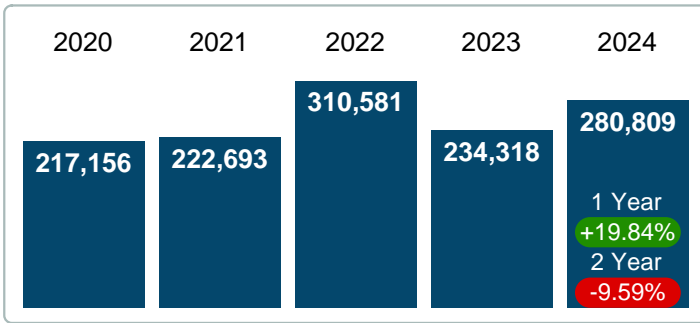
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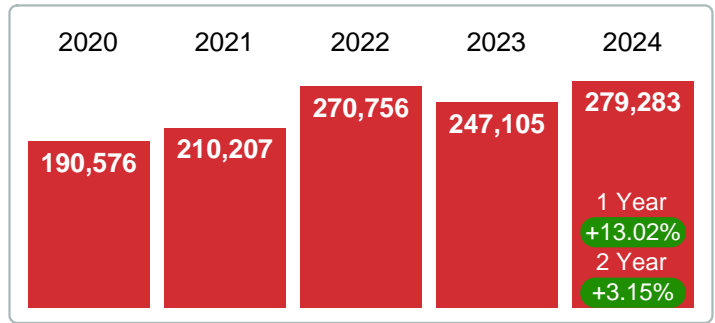
AVERAGE SOLD PRICE AT CLOSING

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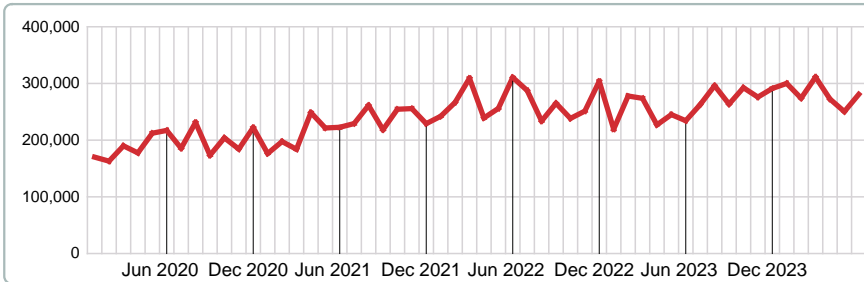
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

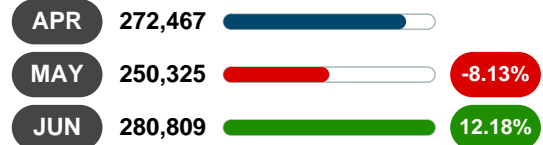


3 MONTHS

5 year JUN AVG = 253,112

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

Average Sold Price at Closing this month at **280,809** above the 5 yr JUN average of **253,112**



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
\$125,000 and less	6	7.89%	106,167	100,667	111,667	0	0
\$125,001 - \$150,000	5	6.58%	135,800	137,333	133,500	0	0
\$150,001 - \$200,000	14	18.42%	173,557	170,075	174,417	175,750	0
\$200,001 - \$250,000	17	22.37%	229,941	236,500	227,571	250,000	0
\$250,001 - \$300,000	15	19.74%	278,032	284,450	273,562	296,200	0
\$300,001 - \$525,000	12	15.79%	386,144	0	354,138	422,225	410,000
\$525,001 and up	7	9.21%	697,500	0	751,000	586,375	1,035,000
Average Sold Price			280,809	174,014	260,693	371,987	618,333
Total Closed Units		100%	280,809	14	44	15	3
Total Closed Volume			21,341,505	2.44M	11.47M	5.58M	1.86M

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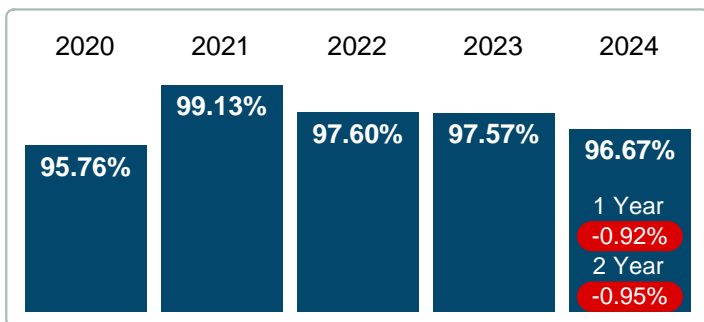
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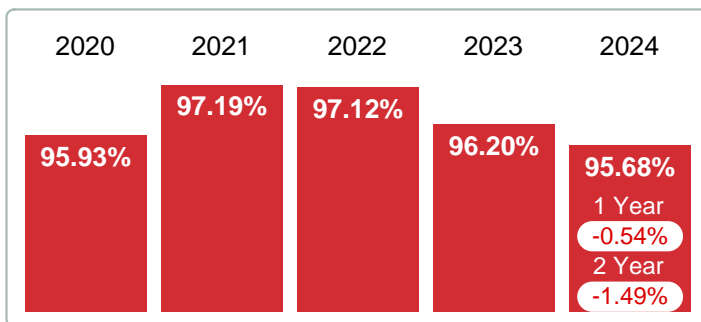
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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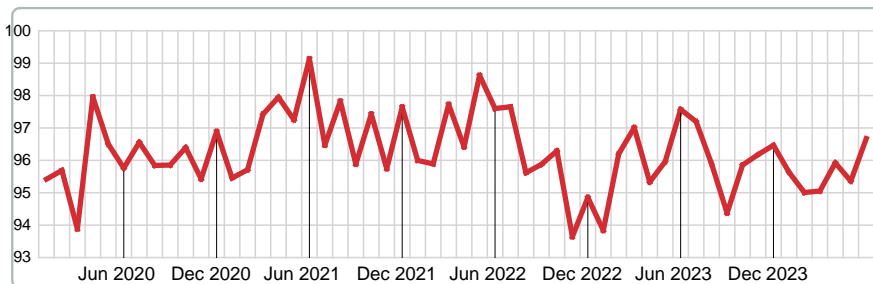
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

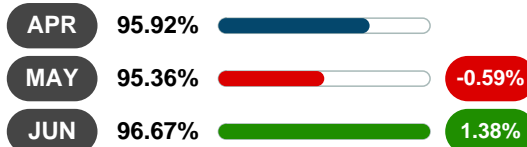


3 MONTHS

5 year JUN AVG = 97.35%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **96.67%** equal to 5 yr JUN average of **97.35%**



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
\$125,000 and less	6	7.89%	91.80%	94.72%	88.87%	0.00%	0.00%
\$125,001 - \$150,000	5	6.58%	95.74%	100.04%	89.29%	0.00%	0.00%
\$150,001 - \$200,000	14	18.42%	93.14%	96.13%	94.74%	87.73%	0.00%
\$200,001 - \$250,000	17	22.37%	98.26%	95.57%	98.52%	100.00%	0.00%
\$250,001 - \$300,000	15	19.74%	98.24%	91.61%	99.49%	97.95%	0.00%
\$300,001 - \$525,000	12	15.79%	98.68%	0.00%	99.67%	98.48%	96.10%
\$525,001 and up	7	9.21%	97.93%	0.00%	98.18%	98.66%	94.52%
Average Sold/List Ratio		96.70%		95.94%	97.31%	95.69%	95.57%
Total Closed Units		76	100%	14	44	15	3
Total Closed Volume		21,341,505		2.44M	11.47M	5.58M	1.86M

June 2024



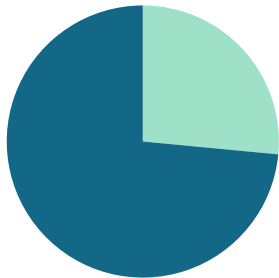
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

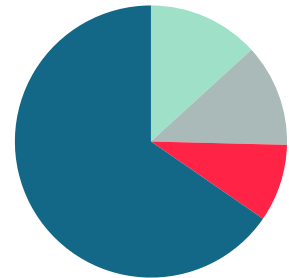


Inventory
 New Listings
132 = 26.51%
 Start Inventory
366
 Total Inventory Units
498
 Volume
\$195,223,279

Market Activity

Closed Sales
76 = 13.22%
 Pending Sales
70 = 12.17%
 Other Off Market
53 = 9.22%
 Active Inventory
376 = 65.39%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	76	76	0.00%	359	356	-0.84%
Pending Sales	82	70	-14.63%	413	390	-5.57%
New Listings	138	132	-4.35%	718	737	2.65%
Average List Price	239,986	289,216	20.51%	255,820	291,831	14.08%
Average Sale Price	234,318	280,809	19.84%	247,105	279,283	13.02%
Average Percent of Selling Price to List Price	97.57%	96.67%	-0.92%	96.20%	95.68%	-0.54%
Average Days on Market to Sale	44.67	41.39	-7.33%	43.23	52.26	20.87%
Monthly Inventory	349	376	7.74%	349	376	7.74%
Months Supply of Inventory	5.06	5.88	16.30%	5.06	5.88	16.30%

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

Inventory on June 30, 2024 = **376**

2023 **2024**

JUNE MARKET

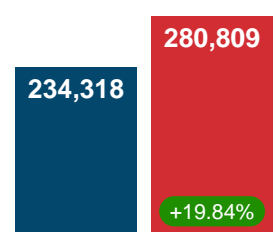
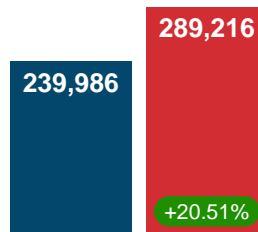
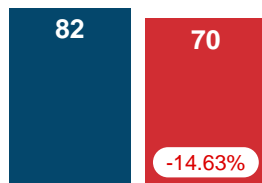
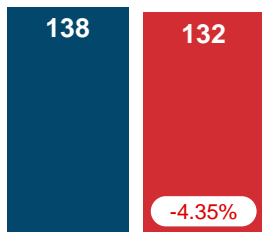
AVERAGE PRICES

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

