

June 2024



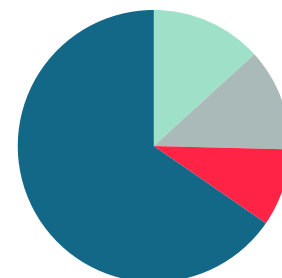
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	217,000	247,500	14.06%
Median Sale Price	211,500	244,250	15.48%
Median Percent of Selling Price to List Price	98.84%	97.63%	-1.22%
Median Days on Market to Sale	24.00	31.50	31.25%
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.

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 **15.48%** in June 2024 to \$244,250 versus the previous year at \$211,500.

Median Days on Market Lengthens

The median number of **31.50** days that homes spent on the market before selling increased by 7.50 days or **31.25%** in June 2024 compared to last year's same month at **24.00** DOM.

Sales Success for June 2024 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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



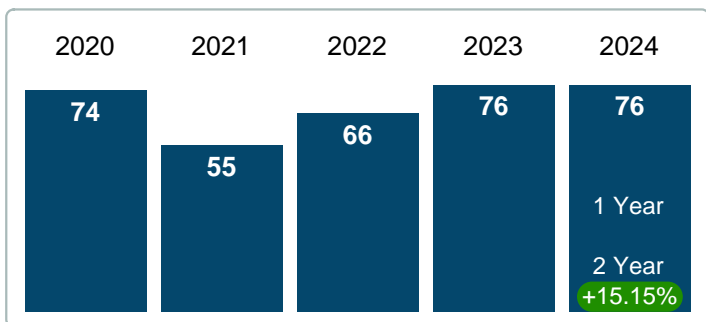
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



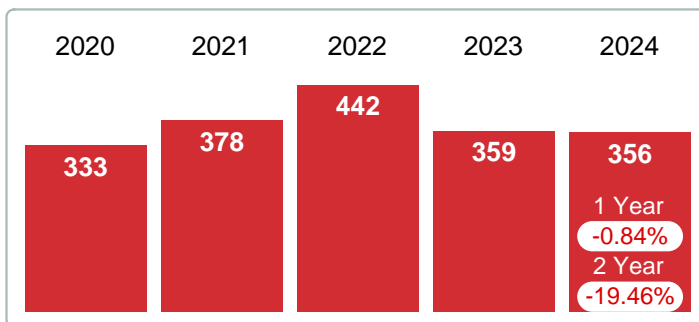
CLOSED LISTINGS

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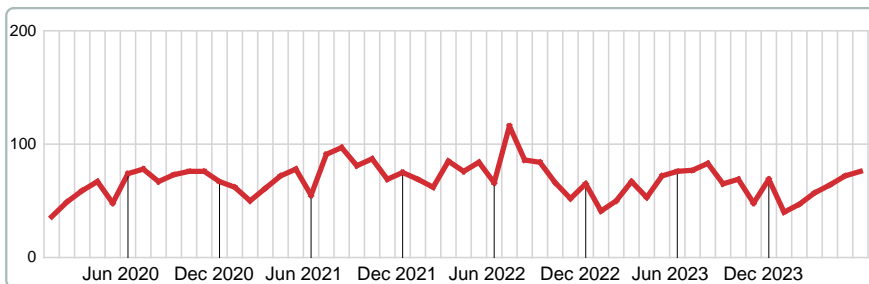
JUNE



YEAR TO DATE (YTD)

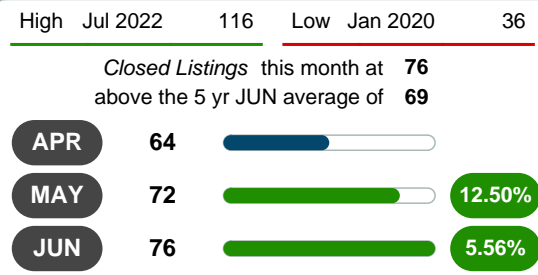


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	7.89%	116.5	3	3	0	0
\$125,001 - \$150,000	5	6.58%	22.0	3	2	0	0
\$150,001 - \$200,000	14	18.42%	32.0	4	6	4	0
\$200,001 - \$250,000	17	22.37%	29.0	2	14	1	0
\$250,001 - \$300,000	15	19.74%	28.0	2	11	2	0
\$300,001 - \$525,000	12	15.79%	36.5	0	6	4	2
\$525,001 and up	7	9.21%	44.0	0	2	4	1
Total Closed Units	76			14	44	15	3
Total Closed Volume	21,341,505	100%	31.5	2.44M	11.47M	5.58M	1.86M
Median Closed Price	\$244,250			\$155,650	\$244,250	\$379,900	\$470,000

June 2024



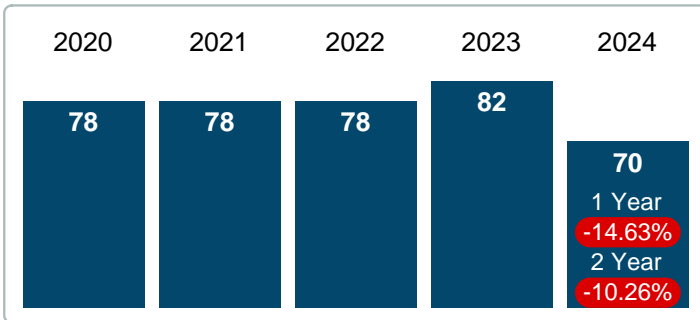
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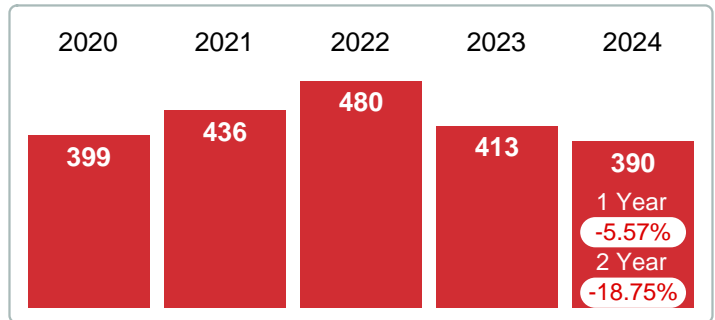
PENDING LISTINGS

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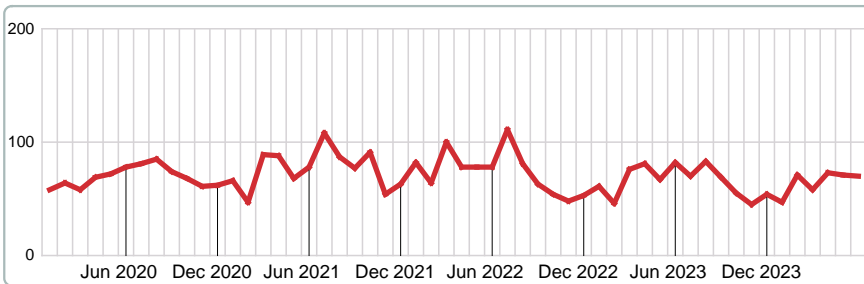
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

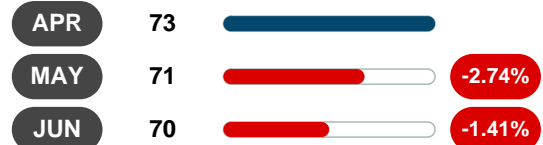


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	10.00%	27.0	3	3	1	0
\$125,001 - \$150,000	6	8.57%	52.5	1	5	0	0
\$150,001 - \$225,000	13	18.57%	15.0	1	10	2	0
\$225,001 - \$275,000	13	18.57%	38.0	0	10	3	0
\$275,001 - \$350,000	15	21.43%	59.0	3	6	6	0
\$350,001 - \$475,000	9	12.86%	62.0	1	7	1	0
\$475,001 and up	7	10.00%	44.0	0	0	5	2
Total Pending Units	70			9	41	18	2
Total Pending Volume	20,658,928	100%	43.0	2.00M	10.00M	7.30M	1.36M
Median Listing Price	\$260,940			\$159,900	\$249,500	\$294,500	\$679,950

June 2024



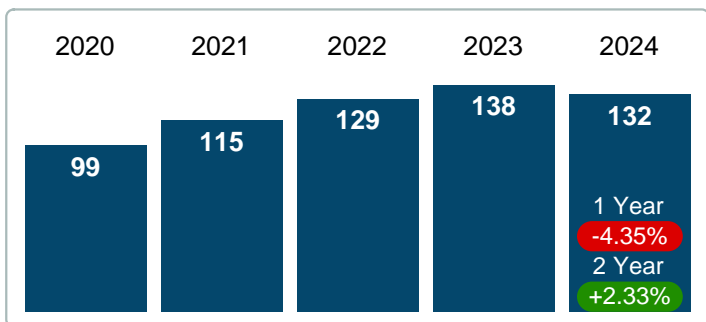
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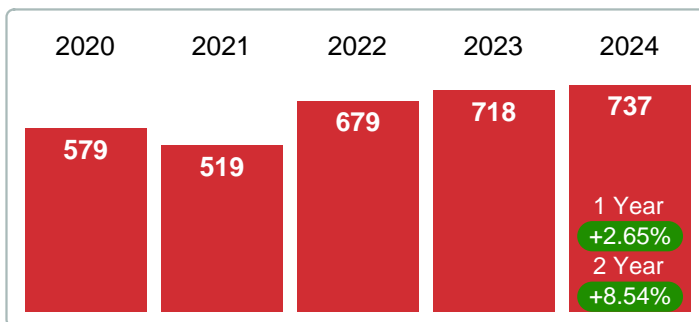
NEW LISTINGS

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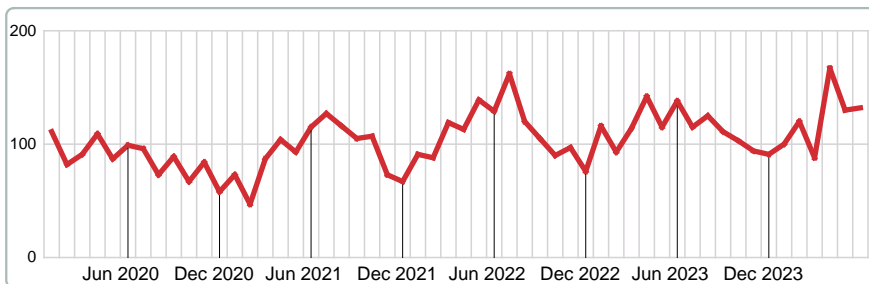
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

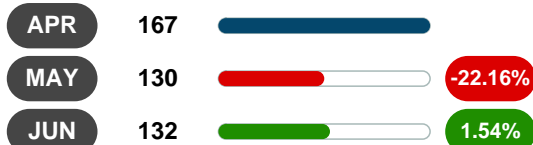


3 MONTHS

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
Median New Listed Listing Price	\$249,000		\$137,750	\$249,000	\$399,900	\$509,900

June 2024



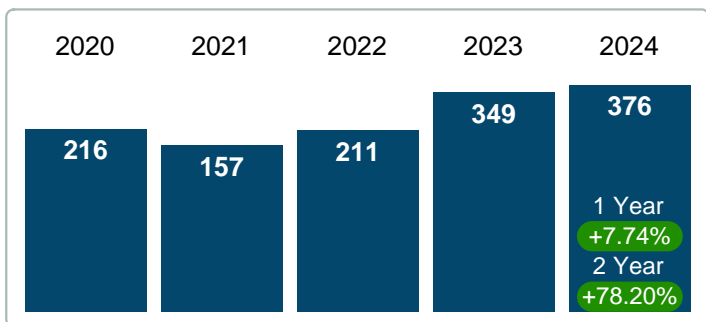
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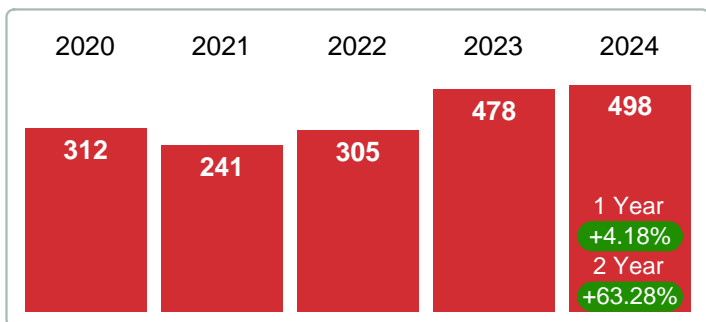
ACTIVE INVENTORY

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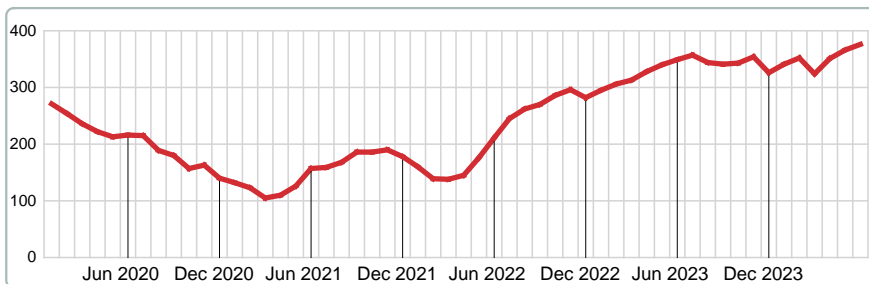
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 262

High Jun 2024 376 Low Mar 2021 105

Inventory this month at **376**
above the 5 yr JUN average of **262**

- APR 351
- MAY 366 +4.27%
- JUN 376 +2.73%

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	31	8.24%	45.0	17	10	4	0
\$125,001 - \$175,000	54	14.36%	62.5	14	36	4	0
\$175,001 - \$225,000	34	9.04%	55.5	5	23	6	0
\$225,001 - \$350,000	107	28.46%	59.0	6	73	25	3
\$350,001 - \$475,000	58	15.43%	68.0	5	32	17	4
\$475,001 - \$700,000	55	14.63%	69.0	4	25	20	6
\$700,001 and up	37	9.84%	86.0	2	13	16	6
Total Active Inventory by Units	376			53	212	92	19
Total Active Inventory by Volume	159,012,656	100%	61.0	13.56M	75.48M	50.85M	19.12M
Median Active Inventory Listing Price	\$299,900			\$159,900	\$285,000	\$404,950	\$525,400

June 2024



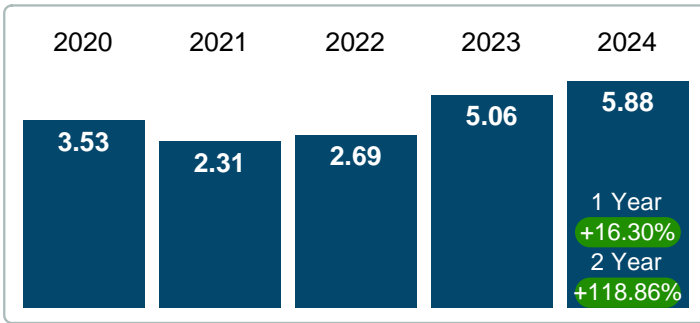
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



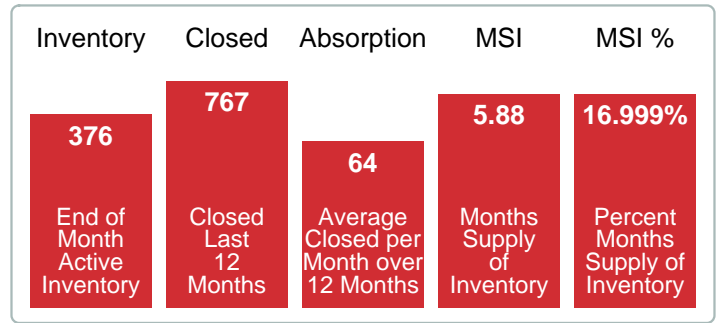
MONTHS SUPPLY of INVENTORY (MSI)

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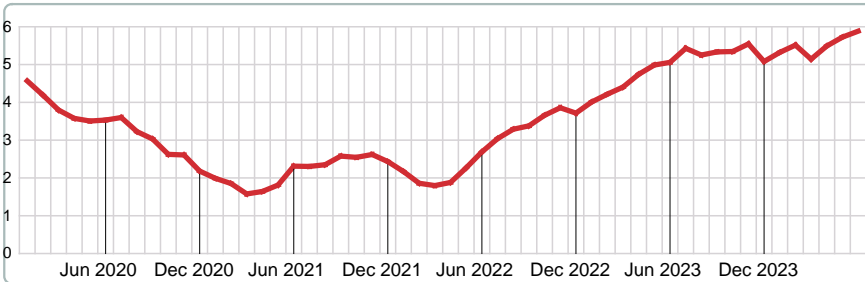
MSI FOR JUNE



INDICATORS FOR JUNE 2024

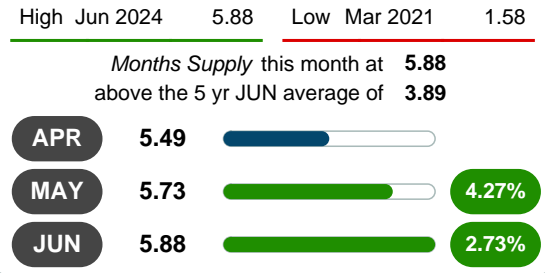


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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	31	8.24%	3.26	4.64	2.11	4.80	0.00
\$125,001 - \$175,000	54	14.36%	5.40	5.79	5.54	3.69	0.00
\$175,001 - \$225,000	34	9.04%	3.68	4.00	3.37	6.00	0.00
\$225,001 - \$350,000	107	28.46%	4.81	4.24	4.87	4.69	6.00
\$350,001 - \$475,000	58	15.43%	8.92	12.00	8.35	8.16	24.00
\$475,001 - \$700,000	55	14.63%	12.69	12.00	20.00	10.00	8.00
\$700,001 and up	37	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		100%	5.88	53	212	92	19

June 2024



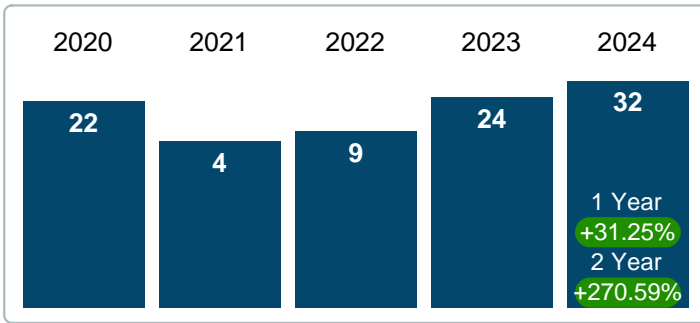
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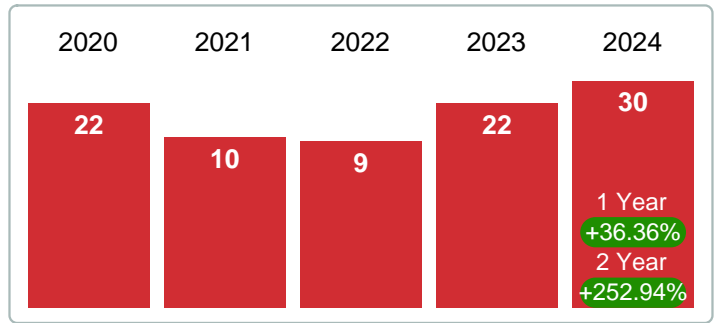
MEDIAN DAYS ON MARKET TO SALE

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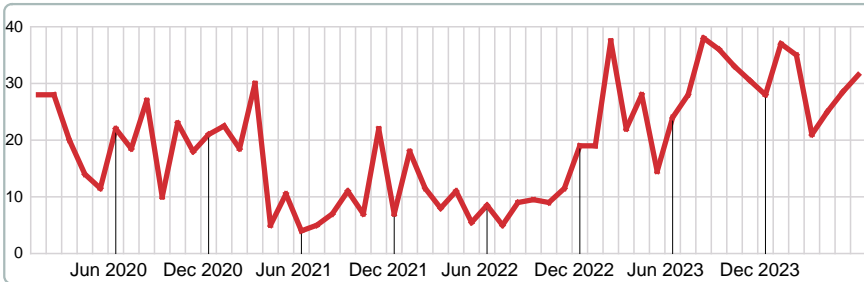
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

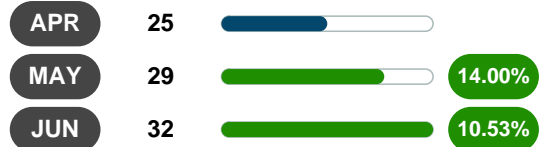


3 MONTHS

5 year JUN AVG = 18

High Aug 2023 38 Low Jun 2021 4

Median Days on Market to Sale this month at 32 above the 5 yr JUN average of 18



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
\$125,000 and less	7.89%	117	138	14	0	0
\$125,001 - \$150,000	6.58%	22	10	40	0	0
\$150,001 - \$200,000	18.42%	32	10	33	46	0
\$200,001 - \$250,000	22.37%	29	37	24	35	0
\$250,001 - \$300,000	19.74%	28	63	26	49	0
\$300,001 - \$525,000	15.79%	37	0	45	30	6
\$525,001 and up	9.21%	44	0	3	46	48
Median Closed DOM		32	30	29	44	10
Total Closed Units	100%	76	14	44	15	3
Total Closed Volume		21,341,505	2.44M	11.47M	5.58M	1.86M

June 2024



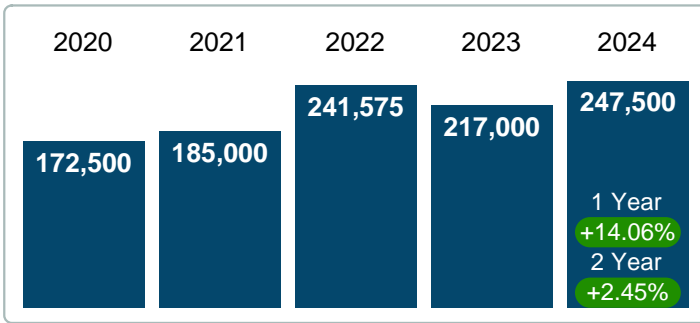
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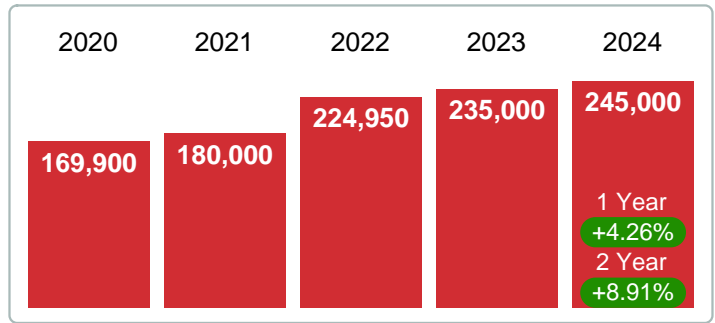
MEDIAN LIST PRICE AT CLOSING

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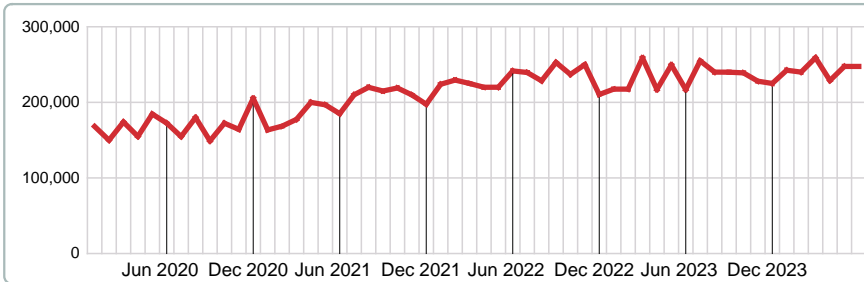
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

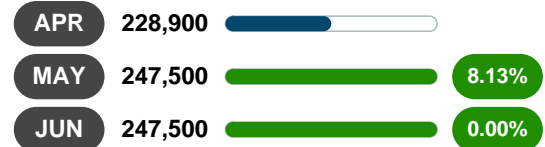


3 MONTHS

5 year JUN AVG = 212,715

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

Median List Price at Closing this month at **247,500**
above the 5 yr JUN average of **212,715**



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
\$125,000 and less	5	6.58%	115,000	110,000	116,500	0	0
\$125,001 - \$150,000	6	7.89%	148,250	135,000	149,900	0	0
\$150,001 - \$200,000	12	15.79%	182,300	177,000	179,900	184,999	0
\$200,001 - \$250,000	18	23.68%	234,500	247,500	224,950	244,950	0
\$250,001 - \$300,000	15	19.74%	276,999	283,900	270,000	299,900	0
\$300,001 - \$525,000	12	15.79%	364,900	339,000	337,925	384,450	429,900
\$525,001 and up	8	10.53%	604,000	0	759,500	575,000	1,095,000
Median List Price			247,500	162,000	244,875	379,900	509,900
Total Closed Units		100%	247,500	14	44	15	3
Total Closed Volume			21,980,402	2.56M	11.71M	5.76M	1.95M

June 2024



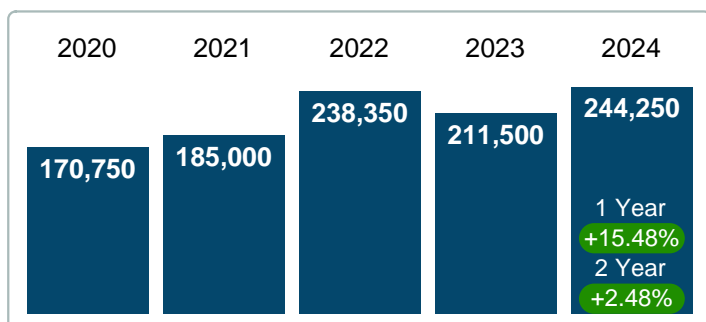
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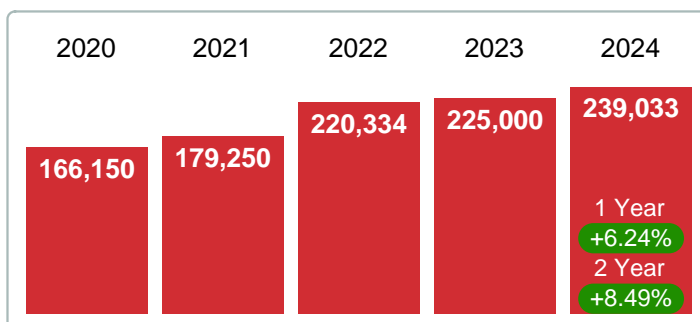
MEDIAN SOLD PRICE AT CLOSING

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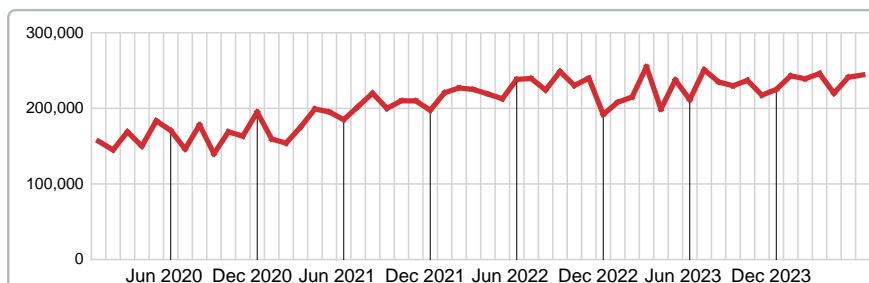
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

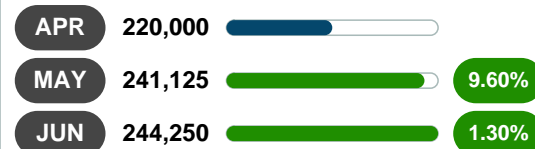


3 MONTHS

5 year JUN AVG = 209,970

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

Median Sold Price at Closing this month at **244,250** above the 5 yr JUN average of **209,970**



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
\$125,000 and less	7.89%	110,000	105,000	110,000	0	0
\$125,001 - \$150,000	6.58%	135,000	135,000	133,500	0	0
\$150,001 - \$200,000	18.42%	173,500	168,150	173,500	172,000	0
\$200,001 - \$250,000	22.37%	230,000	236,500	225,500	250,000	0
\$250,001 - \$300,000	19.74%	270,000	284,450	268,800	296,200	0
\$300,001 - \$525,000	15.79%	376,950	0	336,413	392,000	410,000
\$525,001 and up	9.21%	592,000	0	751,000	570,250	1,035,000
Median Sold Price		244,250	155,650	244,250	379,900	470,000
Total Closed Units	100%	244,250	14	44	15	3
Total Closed Volume		21,341,505	2.44M	11.47M	5.58M	1.86M

June 2024



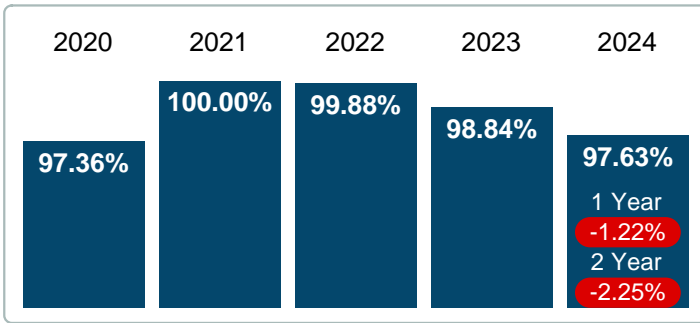
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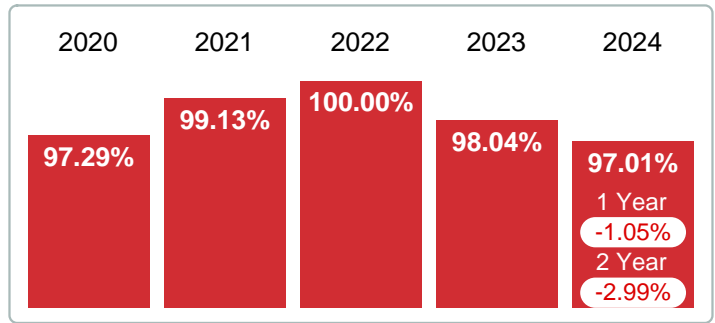
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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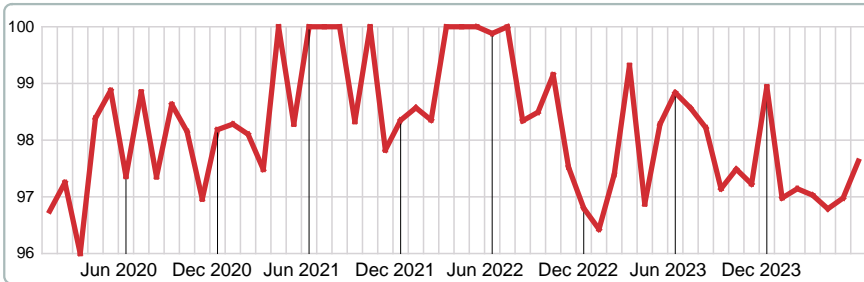
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

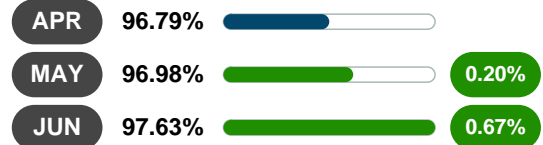


3 MONTHS

5 year JUN AVG = 98.74%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **97.63%**
below the 5 yr JUN average of **98.74%**



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
\$125,000 and less	6	7.89%	94.34%	95.45%	93.22%	0.00%	0.00%
\$125,001 - \$150,000	5	6.58%	96.27%	100.00%	89.29%	0.00%	0.00%
\$150,001 - \$200,000	14	18.42%	93.40%	96.11%	95.19%	87.95%	0.00%
\$200,001 - \$250,000	17	22.37%	98.74%	95.57%	99.20%	100.00%	0.00%
\$250,001 - \$300,000	15	19.74%	100.00%	91.61%	100.00%	97.95%	0.00%
\$300,001 - \$525,000	12	15.79%	100.00%	0.00%	99.46%	100.00%	96.10%
\$525,001 and up	7	9.21%	97.78%	0.00%	98.18%	98.48%	94.52%
Median Sold/List Ratio		97.63%		95.86%	98.83%	97.78%	94.52%
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



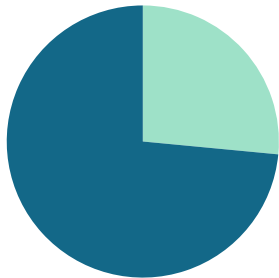
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

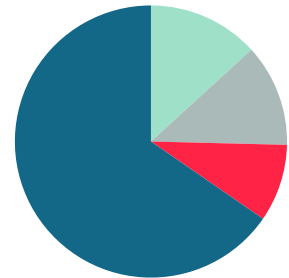


Inventory
 New Listings
132 = 26.51%
 Start Inventory
366
 Total Inventory Units
498
 Volume
\$195,223,279

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%
Median List Price	217,000	247,500	14.06%	235,000	245,000	4.26%
Median Sale Price	211,500	244,250	15.48%	225,000	239,033	6.24%
Median Percent of Selling Price to List Price	98.84%	97.63%	-1.22%	98.04%	97.01%	-1.05%
Median Days on Market to Sale	24.00	31.50	31.25%	22.00	30.00	36.36%
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

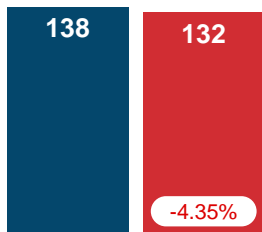
Inventory on June 30, 2024 = **376**

2023 **2024**

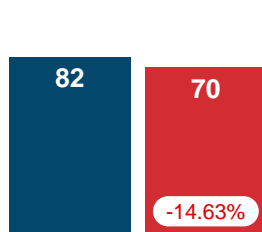
JUNE MARKET

MEDIAN PRICES

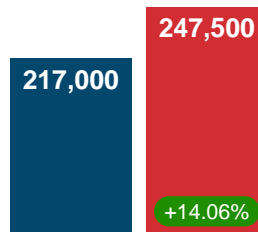
New Listings



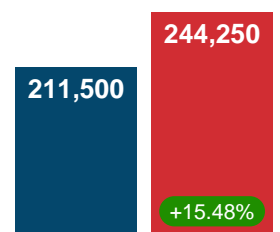
Pending Listings



List Price



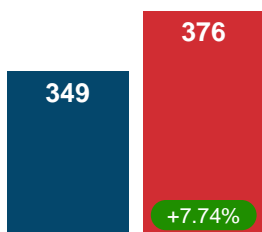
Sale Price



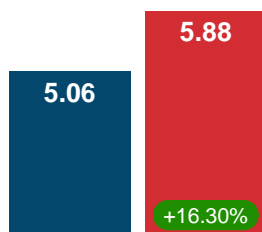
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

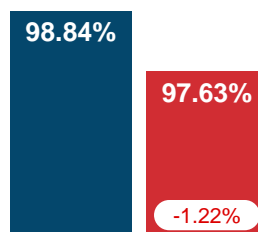
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

