

July 2024



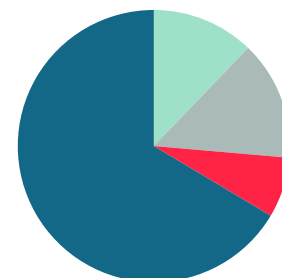
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	77	73	-5.19%
Pending Listings	70	85	21.43%
New Listings	115	146	26.96%
Median List Price	254,900	249,900	-1.96%
Median Sale Price	251,000	248,000	-1.20%
Median Percent of Selling Price to List Price	98.57%	98.00%	-0.57%
Median Days on Market to Sale	28.00	32.00	14.29%
End of Month Inventory	357	398	11.48%
Months Supply of Inventory	5.43	6.23	14.83%



■ Closed (12.19%)
■ Pending (14.19%)
■ Other OffMarket (7.18%)
■ Active (66.44%)

Absorption: Last 12 months, an Average of **64** Sales/Month
Active Inventory as of July 31, 2024 = **398**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **11.48%** to 398 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 **6.23** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.20%** in July 2024 to \$248,000 versus the previous year at \$251,000.

Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 4.00 days or **14.29%** in July 2024 compared to last year's same month at **28.00** DOM.

Sales Success for July 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 146 New Listings in July 2024, up **26.96%** from last year at 115. Furthermore, there were 73 Closed Listings this month versus last year at 77, a **-5.19%** decrease.

Closed versus Listed trends yielded a **50.0%** ratio, down from previous year's, July 2023, at **67.0%**, a **25.32%** downswing. This will certainly create pressure on an increasing Monthly 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

July 2024



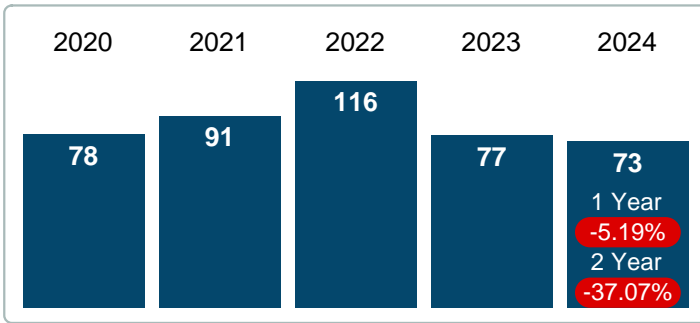
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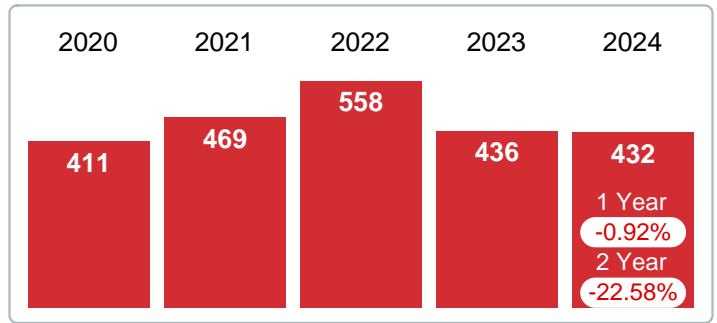
CLOSED LISTINGS

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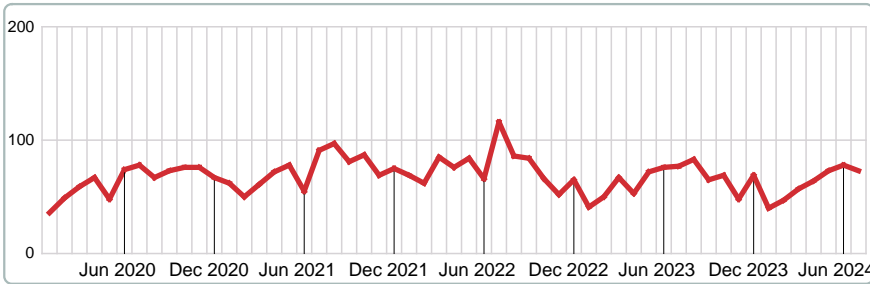
JULY



YEAR TO DATE (YTD)

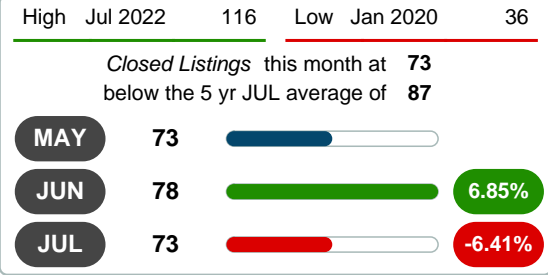


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 87



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	4	5.48%	35.5	2	0	2	0
\$75,001 - \$125,000	5	6.85%	65.0	1	3	1	0
\$125,001 - \$175,000	12	16.44%	30.0	1	10	1	0
\$175,001 - \$275,000	25	34.25%	27.0	1	18	6	0
\$275,001 - \$350,000	12	16.44%	50.0	0	7	5	0
\$350,001 - \$375,000	5	6.85%	78.0	0	5	0	0
\$375,001 and up	10	13.70%	31.5	1	5	3	1
Total Closed Units	73			6	48	18	1
Total Closed Volume	19,766,650	100%	32.0	1.06M	11.80M	6.08M	815.00K
Median Closed Price	\$248,000			\$137,475	\$223,000	\$266,000	\$815,000

July 2024



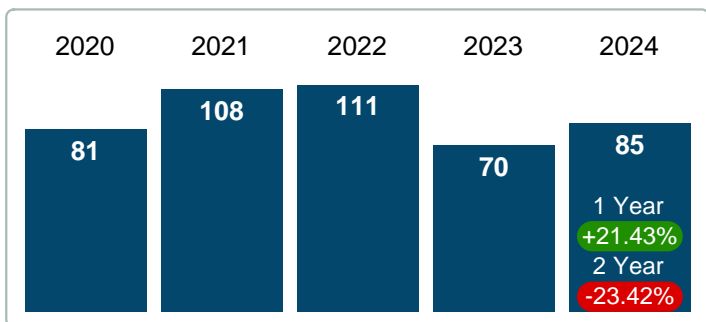
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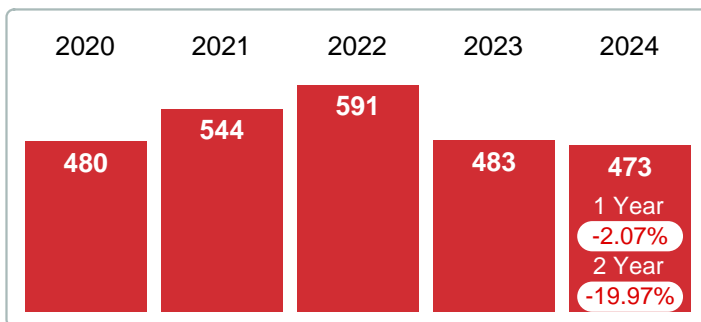
PENDING LISTINGS

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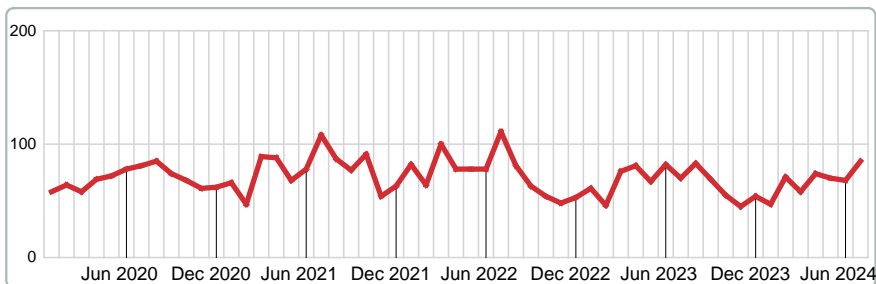
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 91

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 85 below the 5 yr JUL average of 91



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	8	9.41%	19.0	2	6	0	0
\$125,001 - \$175,000	11	12.94%	15.0	3	8	0	0
\$175,001 - \$200,000	8	9.41%	50.5	2	4	2	0
\$200,001 - \$275,000	23	27.06%	35.0	3	15	5	0
\$275,001 - \$350,000	15	17.65%	43.0	0	9	4	2
\$350,001 - \$425,000	9	10.59%	57.0	0	3	6	0
\$425,001 and up	11	12.94%	23.0	0	6	4	1
Total Pending Units	85			10	51	21	3
Total Pending Volume	23,170,500	100%	39.0	1.67M	13.41M	7.04M	1.05M
Median Listing Price	\$249,900			\$172,250	\$240,000	\$329,000	\$299,000

July 2024



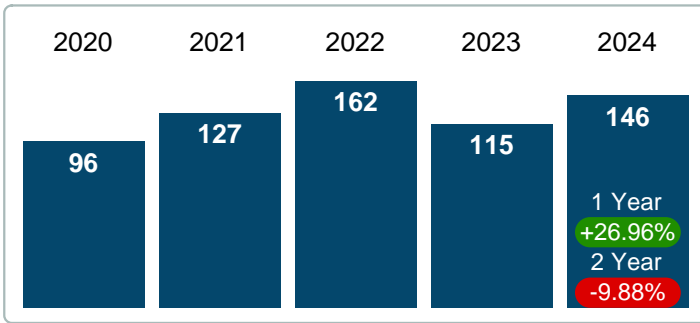
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



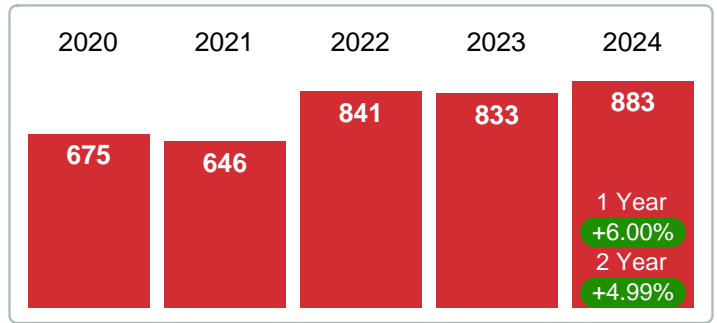
NEW LISTINGS

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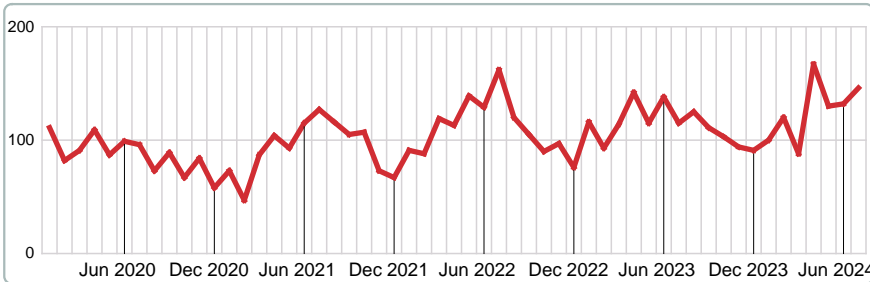
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 129

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 146
above the 5 yr JUL average of 129



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	11	7.53%	5	6	0	0
\$100,001 - \$150,000	21	14.38%	9	10	1	1
\$150,001 - \$225,000	18	12.33%	2	13	3	0
\$225,001 - \$325,000	34	23.29%	1	28	5	0
\$325,001 - \$425,000	29	19.86%	1	14	14	0
\$425,001 - \$675,000	15	10.27%	1	9	3	2
\$675,001 and up	18	12.33%	1	10	5	2
Total New Listed Units	146		20	90	31	5
Total New Listed Volume	68,800,098	100%	5.55M	47.84M	12.65M	2.75M
Median New Listed Listing Price	\$275,350		\$129,900	\$275,000	\$366,400	\$589,000

July 2024



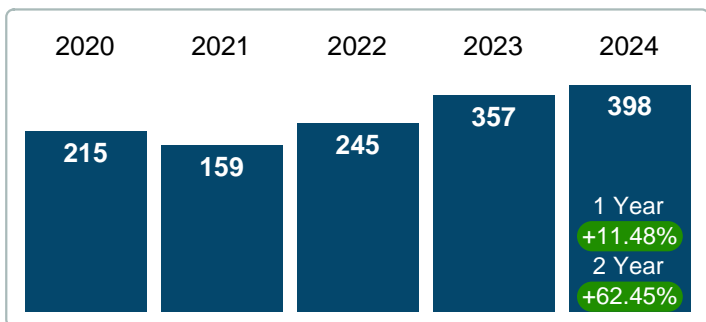
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



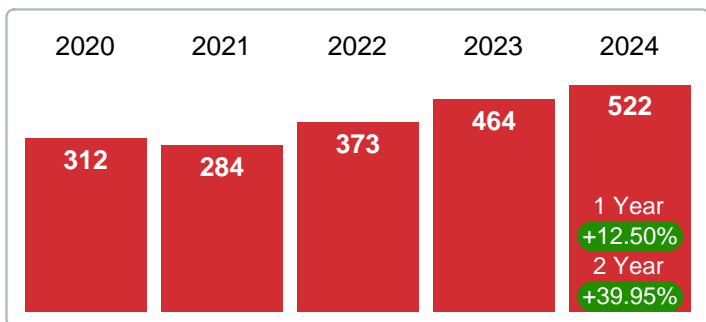
ACTIVE INVENTORY

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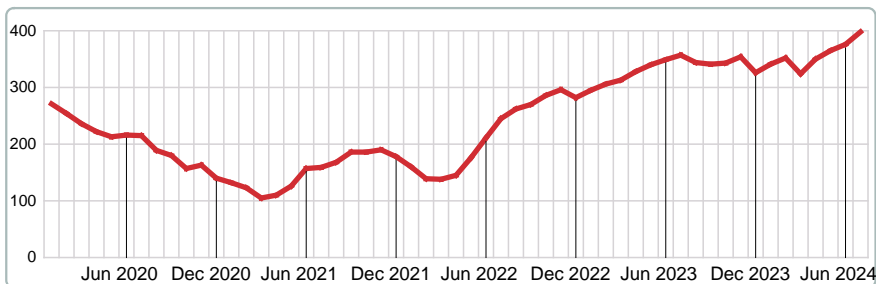
END OF JULY



ACTIVE DURING JULY

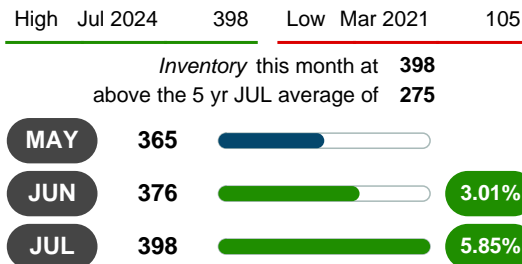


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 275



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	39	9.80%	49.0	23	11	5	0
\$125,001 - \$150,000	31	7.79%	46.0	11	18	1	1
\$150,001 - \$225,000	58	14.57%	70.0	6	43	9	0
\$225,001 - \$350,000	110	27.64%	52.0	6	83	20	1
\$350,001 - \$525,000	69	17.34%	57.0	4	34	24	7
\$525,001 - \$750,000	51	12.81%	64.0	2	23	20	6
\$750,001 and up	40	10.05%	80.5	2	17	15	6
Total Active Inventory by Units		398		54	229	94	21
Total Active Inventory by Volume		187,837,346	100%	13.03M	101.62M	52.40M	20.79M
Median Active Inventory Listing Price		\$310,000		\$135,000	\$288,000	\$422,000	\$535,000

July 2024



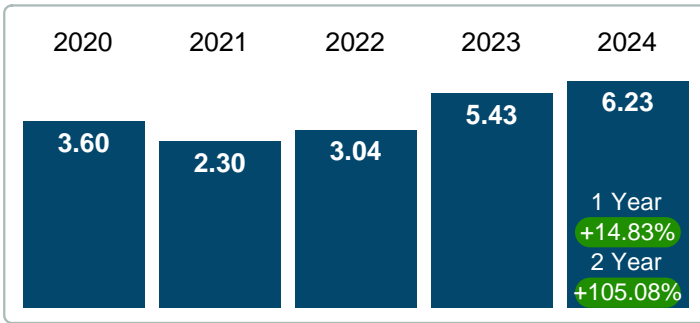
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



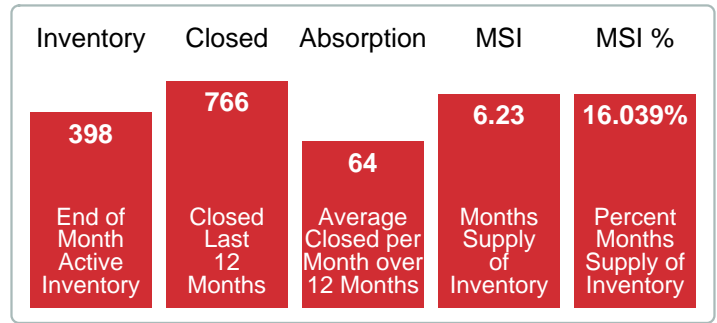
MONTHS SUPPLY of INVENTORY (MSI)

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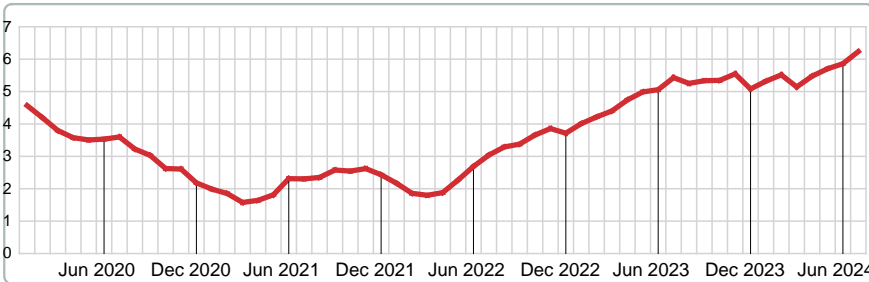
MSI FOR JULY



INDICATORS FOR JULY 2024

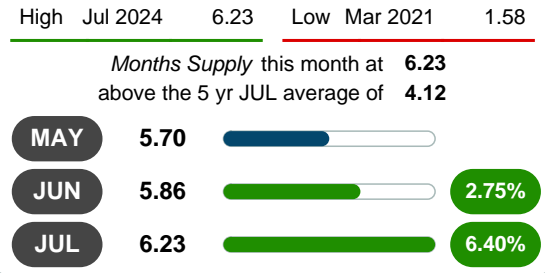


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.12



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	39	9.80%	4.14	6.42	2.40	4.62	0.00
\$125,001 - \$150,000	31	7.79%	6.41	8.80	5.54	3.00	0.00
\$150,001 - \$225,000	58	14.57%	3.93	2.67	4.00	5.68	0.00
\$225,001 - \$350,000	110	27.64%	5.08	4.00	5.72	3.87	2.00
\$350,001 - \$525,000	69	17.34%	8.90	6.86	7.29	10.29	42.00
\$525,001 - \$750,000	51	12.81%	15.30	6.00	25.09	13.33	10.29
\$750,001 and up	40	10.05%	19.20	8.00	34.00	18.00	12.00
Market Supply of Inventory (MSI)			6.23	5.54	5.85	7.32	10.08
Total Active Inventory by Units		100%	6.23	54	229	94	21

July 2024



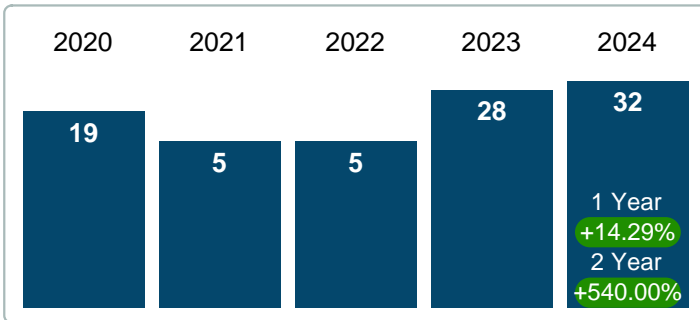
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



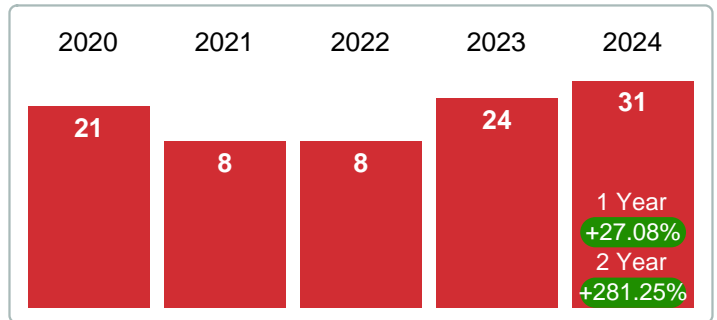
MEDIAN DAYS ON MARKET TO SALE

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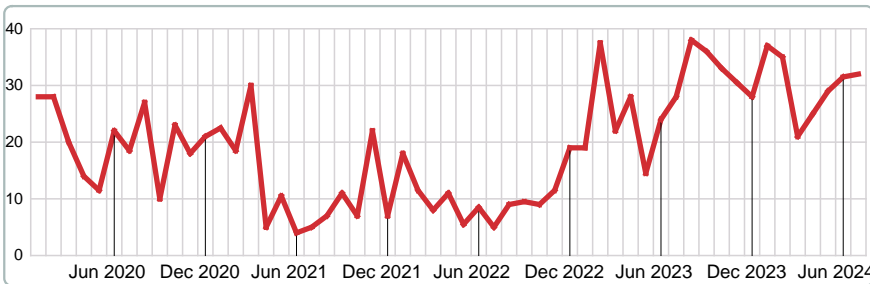
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

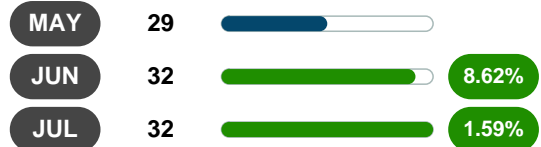


3 MONTHS

5 year JUL AVG = 18

High Aug 2023 38 Low Jun 2021 4

Median Days on Market to Sale this month at 32 above the 5 yr JUL 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
\$75,000 and less	5.48%	36	55	0	14	0
\$75,001 - \$125,000	6.85%	65	65	10	163	0
\$125,001 - \$175,000	16.44%	30	9	36	6	0
\$175,001 - \$275,000	34.25%	27	38	28	7	0
\$275,001 - \$350,000	16.44%	50	0	24	59	0
\$350,001 - \$375,000	6.85%	78	0	78	0	0
\$375,001 and up	13.70%	32	42	9	44	210
Median Closed DOM		32	43	28	37	210
Total Closed Units	100%	73	6	48	18	1
Total Closed Volume		19,766,650	1.06M	11.80M	6.08M	815.00K

July 2024



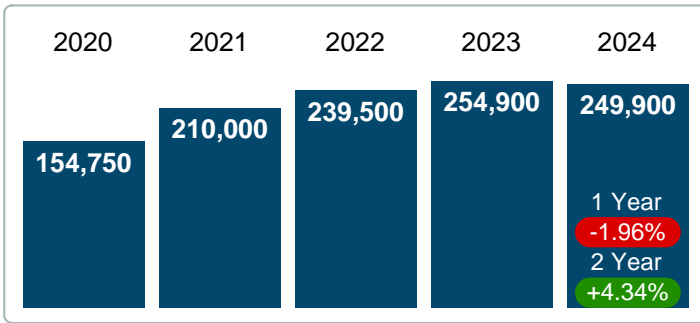
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



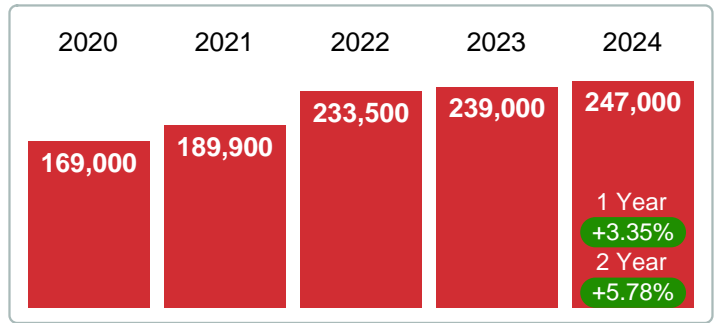
MEDIAN LIST PRICE AT CLOSING

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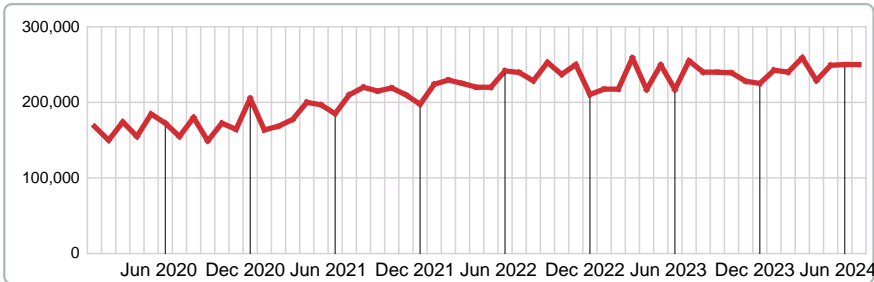
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 221,810

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

Median List Price at Closing this month at **249,900** above the 5 yr JUL average of **221,810**



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	1	1.37%	74,900	74,900	0	0	0
\$75,001 - \$125,000	7	9.59%	95,000	125,000	95,000	87,500	0
\$125,001 - \$175,000	13	17.81%	145,000	144,950	142,500	160,000	0
\$175,001 - \$275,000	21	28.77%	219,500	0	210,000	250,000	0
\$275,001 - \$350,000	14	19.18%	309,000	295,000	319,625	299,000	0
\$350,001 - \$375,000	7	9.59%	368,999	0	365,000	372,450	0
\$375,001 and up	10	13.70%	474,500	399,000	399,900	950,000	850,000
Median List Price			249,900	144,950	224,950	284,500	850,000
Total Closed Units		100%	249,900	6	48	18	1
Total Closed Volume			20,616,348	1.18M	12.05M	6.54M	850.00K

July 2024



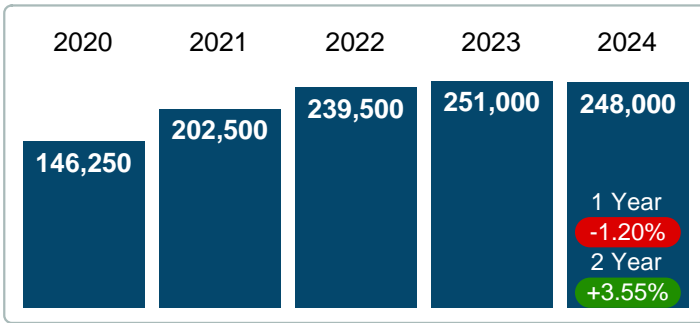
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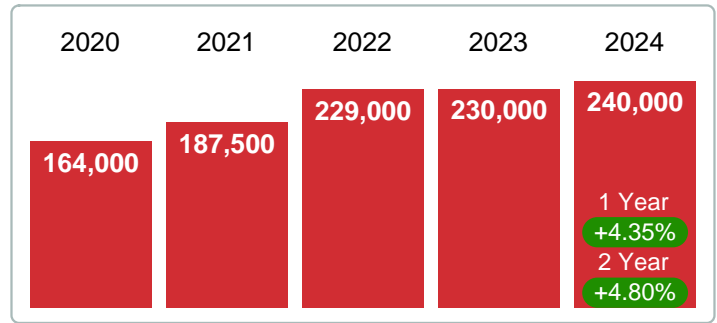
MEDIAN SOLD PRICE AT CLOSING

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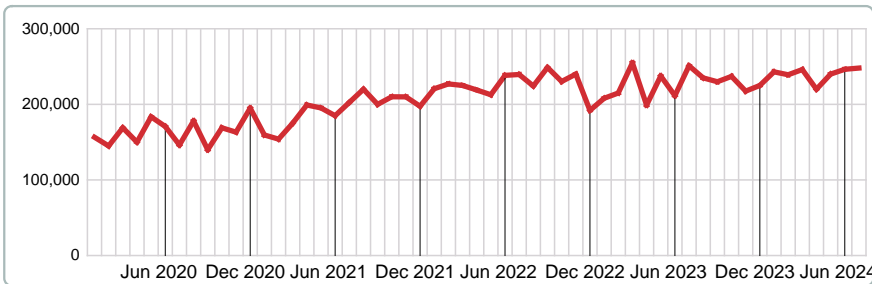
JULY



YEAR TO DATE (YTD)

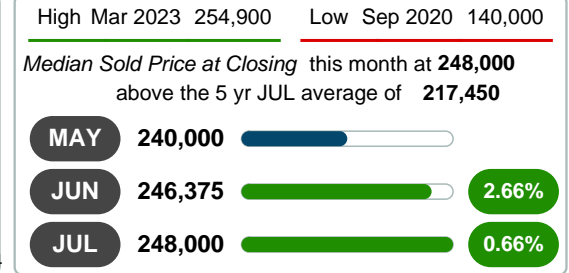


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 217,450



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	4	5.48%	68,374	69,000	0	64,374	0
\$75,001 - \$125,000	5	6.85%	98,500	125,000	80,000	98,500	0
\$125,001 - \$175,000	12	16.44%	142,000	149,950	138,250	160,000	0
\$175,001 - \$275,000	25	34.25%	224,000	275,000	211,000	250,000	0
\$275,001 - \$350,000	12	16.44%	307,500	0	305,000	310,000	0
\$350,001 - \$375,000	5	6.85%	365,000	0	365,000	0	0
\$375,001 and up	10	13.70%	456,250	377,000	420,000	895,000	815,000
Median Sold Price			248,000	137,475	223,000	266,000	815,000
Total Closed Units		100%	73	6	48	18	1
Total Closed Volume			19,766,650	1.06M	11.80M	6.08M	815.00K

July 2024



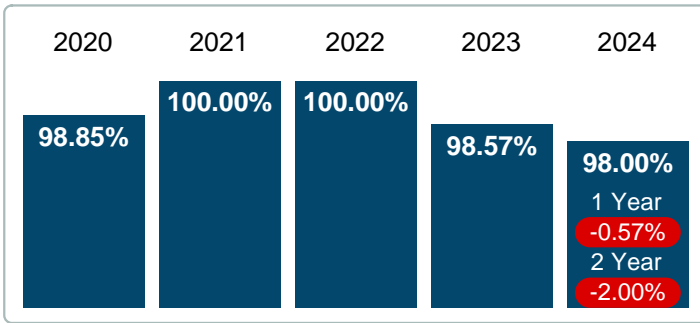
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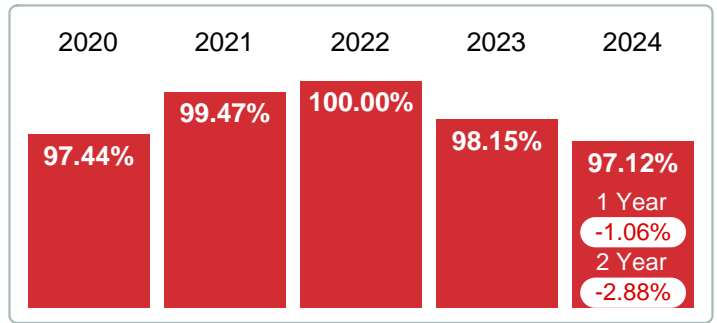
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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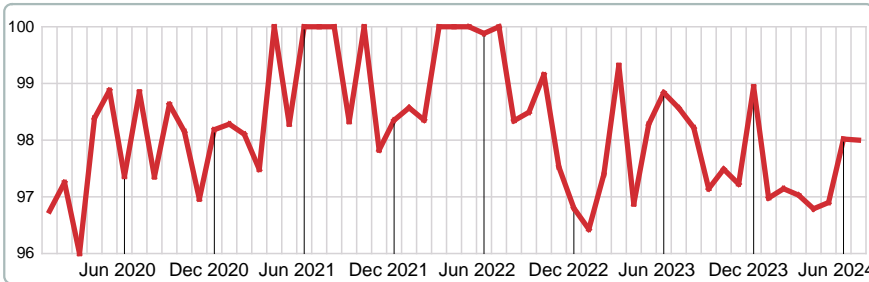
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

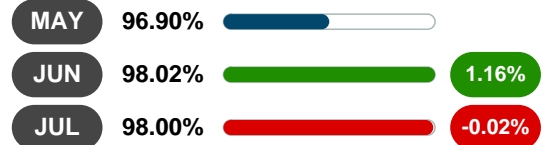


3 MONTHS

5 year JUL AVG = 99.08%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **98.00%**
below the 5 yr JUL average of **99.08%**



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	4	5.48%	76.43%	72.06%	0.00%	76.52%	0.00%
\$75,001 - \$125,000	5	6.85%	89.41%	96.15%	89.41%	82.15%	0.00%
\$125,001 - \$175,000	12	16.44%	99.42%	93.78%	99.42%	100.00%	0.00%
\$175,001 - \$275,000	25	34.25%	98.00%	93.22%	98.83%	92.95%	0.00%
\$275,001 - \$350,000	12	16.44%	98.61%	0.00%	98.25%	100.00%	0.00%
\$350,001 - \$375,000	5	6.85%	98.92%	0.00%	98.92%	0.00%	0.00%
\$375,001 and up	10	13.70%	95.18%	94.49%	99.44%	93.57%	95.88%
Median Sold/List Ratio		98.00%		93.50%	98.88%	94.42%	95.88%
Total Closed Units		73	100%	6	48	18	1
Total Closed Volume		19,766,650		1.06M	11.80M	6.08M	815.00K

July 2024



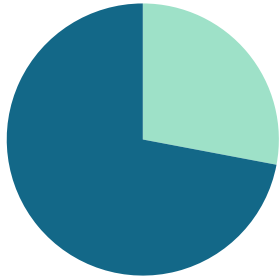
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

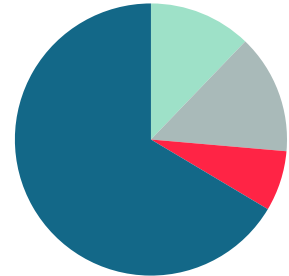


Inventory
 New Listings
146 = 27.97%
 Start Inventory
376
 Total Inventory Units
522
 Volume
\$226,601,046

Market Activity

Closed Sales
73 = 12.19%
 Pending Sales
85 = 14.19%
 Other Off Market
43 = 7.18%
 Active Inventory
398 = 66.44%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	77	73	-5.19%	436	432	-0.92%
Pending Sales	70	85	21.43%	483	473	-2.07%
New Listings	115	146	26.96%	833	883	6.00%
Median List Price	254,900	249,900	-1.96%	239,000	247,000	3.35%
Median Sale Price	251,000	248,000	-1.20%	230,000	240,000	4.35%
Median Percent of Selling Price to List Price	98.57%	98.00%	-0.57%	98.15%	97.12%	-1.06%
Median Days on Market to Sale	28.00	32.00	14.29%	24.00	30.50	27.08%
Monthly Inventory	357	398	11.48%	357	398	11.48%
Months Supply of Inventory	5.43	6.23	14.83%	5.43	6.23	14.83%

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

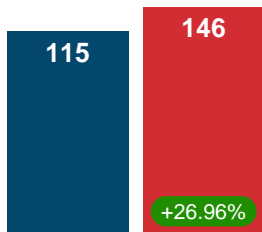
Inventory on July 31, 2024 = **398**

2023 **2024**

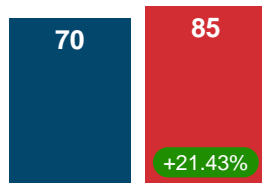
JULY MARKET

MEDIAN PRICES

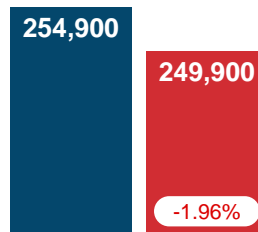
New Listings



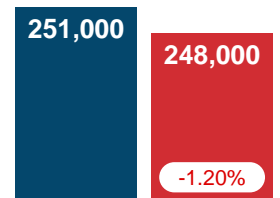
Pending Listings



List Price



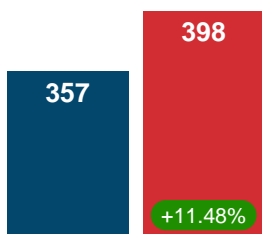
Sale Price



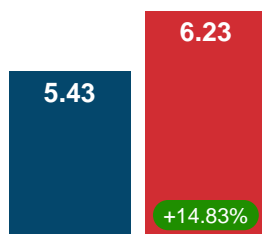
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

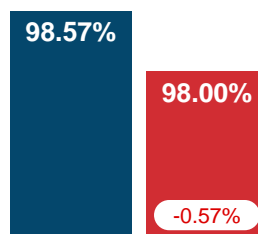
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

