

August 2024



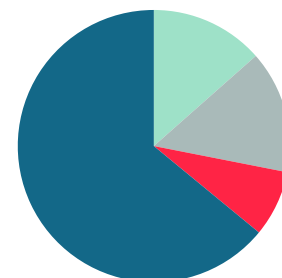
Area Delimited by County Of Sequoyah - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	12	12	0.00%
Pending Listings	18	13	-27.78%
New Listings	29	19	-34.48%
Average List Price	185,558	223,188	20.28%
Average Sale Price	170,375	211,908	24.38%
Average Percent of Selling Price to List Price	90.11%	94.61%	4.99%
Average Days on Market to Sale	47.33	80.92	70.95%
End of Month Inventory	58	57	-1.72%
Months Supply of Inventory	6.27	5.61	-10.59%



■ Closed (13.48%)
■ Pending (14.61%)
■ Other OffMarket (7.87%)
■ Active (64.04%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of August 31, 2024 = **57**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2024 decreased **1.72%** to 57 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 **5.61** 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 **24.38%** in August 2024 to \$211,908 versus the previous year at \$170,375.

Average Days on Market Lengthens

The average number of **80.92** days that homes spent on the market before selling increased by 33.58 days or **70.95%** in August 2024 compared to last year's same month at **47.33** DOM.

Sales Success for August 2024 is Positive

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

There were 19 New Listings in August 2024, down **34.48%** from last year at 29. Furthermore, there were 12 Closed Listings this month versus last year at 12, a **0.00%** decrease.

Closed versus Listed trends yielded a **63.2%** ratio, up from previous year's, August 2023, at **41.4%**, a **52.63%** upswing. This will certainly create pressure on a decreasing 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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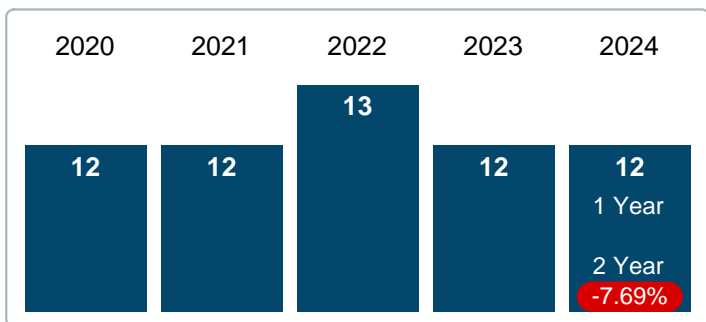
Area Delimited by County Of Sequoyah - Residential Property Type



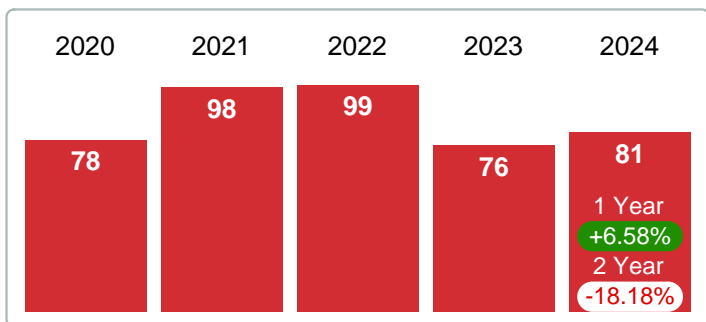
CLOSED LISTINGS

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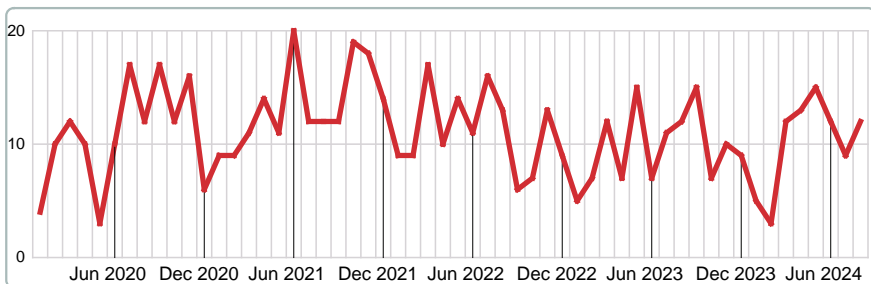
AUGUST



YEAR TO DATE (YTD)

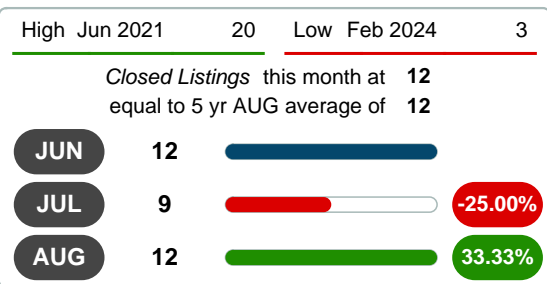


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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
\$50,000 and less	1	8.33%	216.0	1	0	0	0
\$50,001 - \$50,000	0	0.00%	0.0	0	0	0	0
\$50,001 - \$150,000	2	16.67%	219.5	0	2	0	0
\$150,001 - \$200,000	3	25.00%	16.0	0	2	1	0
\$200,001 - \$275,000	3	25.00%	9.3	0	2	1	0
\$275,001 - \$300,000	1	8.33%	116.0	0	1	0	0
\$300,001 and up	2	16.67%	62.0	0	1	1	0
Total Closed Units	12			1	8	3	0
Total Closed Volume	2,542,899	100%	80.9	28.00K	1.50M	1.02M	0.00B
Average Closed Price	\$211,908			\$28,000	\$187,363	\$338,666	\$0

August 2024



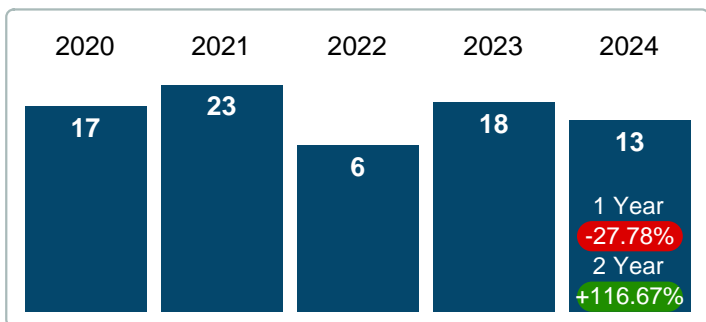
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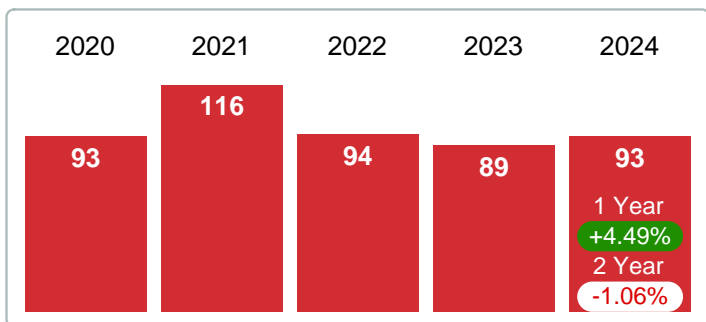
PENDING LISTINGS

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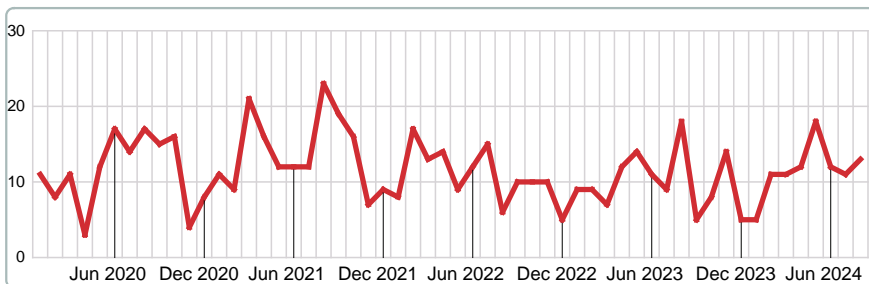
AUGUST



YEAR TO DATE (YTD)

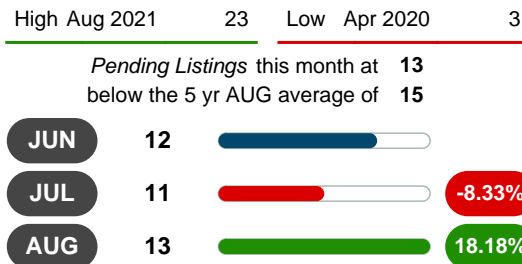


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 15



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	0	0.00%	0.0	0	0	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$150,000	3	23.08%	35.0	1	2	0	0
\$150,001 - \$250,000	5	38.46%	33.0	1	3	1	0
\$250,001 - \$325,000	2	15.38%	11.5	0	1	1	0
\$325,001 - \$325,000	0	0.00%	0.0	0	0	0	0
\$325,001 and up	3	23.08%	141.3	0	2	1	0
Total Pending Units	13			2	8	3	0
Total Pending Volume	2,934,200	100%	11.0	295.00K	1.81M	833.00K	0.00B
Average Listing Price	\$224,250			\$147,500	\$225,775	\$277,667	\$0

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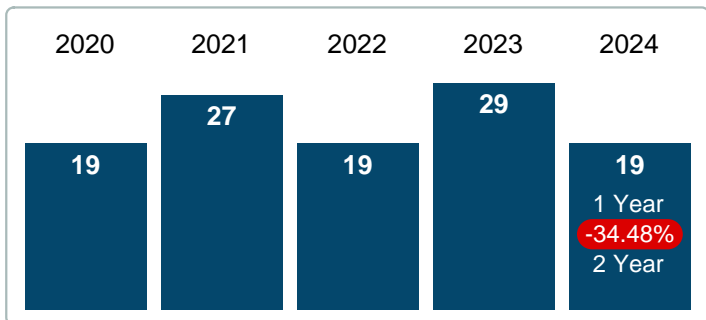
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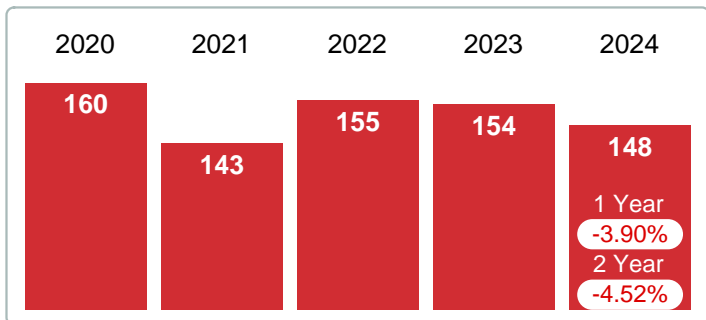
NEW LISTINGS

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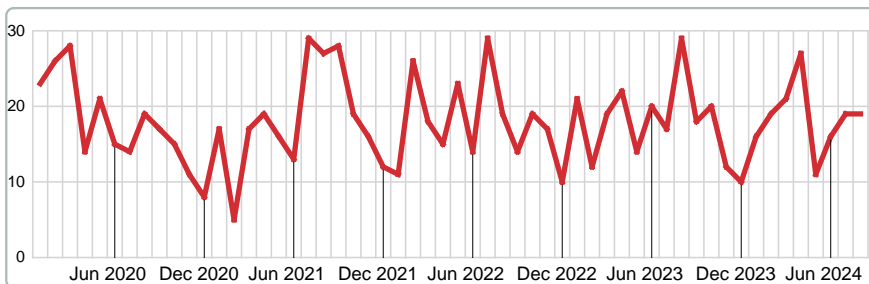
AUGUST



YEAR TO DATE (YTD)

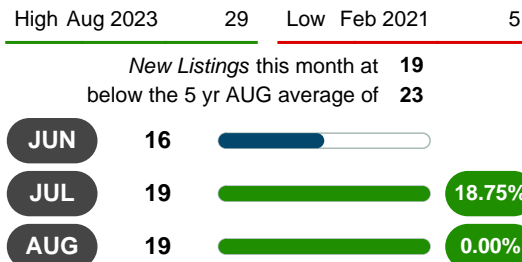


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 23



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$110,000 and less	2	10.53%	1	1	0	0
\$110,001 - \$120,000	1	5.26%	1	0	0	0
\$120,001 - \$160,000	5	26.32%	2	3	0	0
\$160,001 - \$180,000	3	15.79%	0	3	0	0
\$180,001 - \$210,000	3	15.79%	1	1	1	0
\$210,001 - \$250,000	3	15.79%	0	1	2	0
\$250,001 and up	2	10.53%	0	2	0	0
Total New Listed Units	19		5	11	3	0
Total New Listed Volume	3,335,700	100%	681.00K	2.03M	628.00K	0.00B
Average New Listed Listing Price	\$0		\$136,200	\$184,245	\$209,333	\$0

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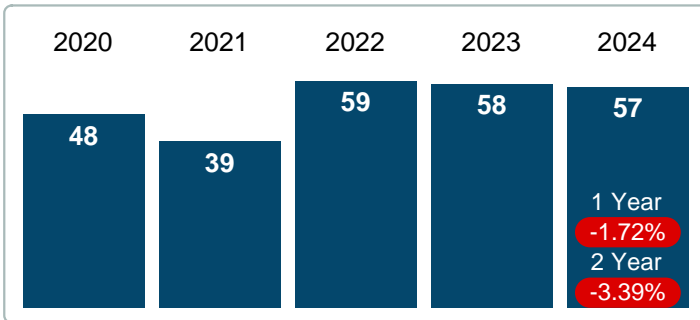
Area Delimited by County Of Sequoyah - Residential Property Type



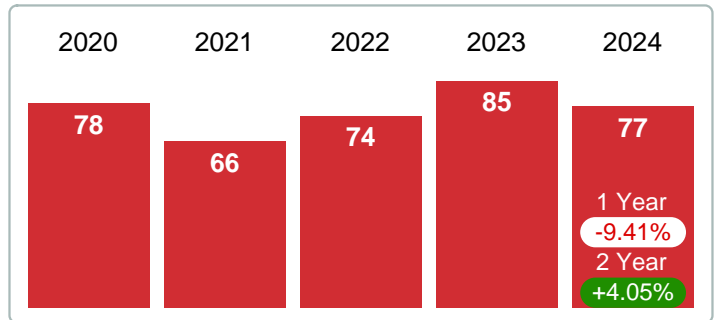
ACTIVE INVENTORY

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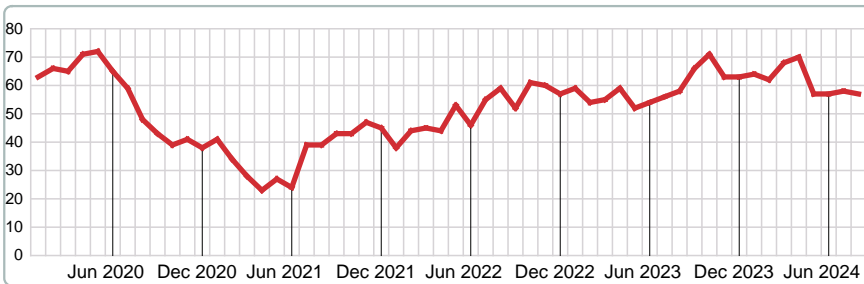
END OF AUGUST



ACTIVE DURING AUGUST

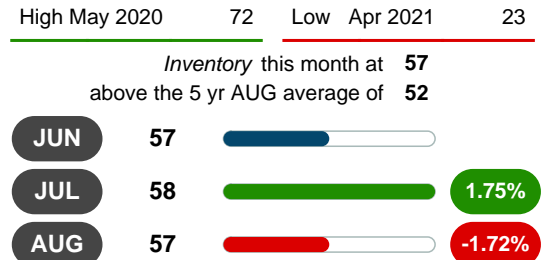


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 52



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	7.02%	100.3	4	0	0	0
\$100,001 - \$125,000	2	3.51%	3.0	1	1	0	0
\$125,001 - \$175,000	15	26.32%	64.5	3	10	2	0
\$175,001 - \$275,000	11	19.30%	53.0	2	5	4	0
\$275,001 - \$375,000	9	15.79%	85.8	1	4	4	0
\$375,001 - \$625,000	10	17.54%	104.9	0	4	4	2
\$625,001 and up	6	10.53%	119.2	0	4	0	2
Total Active Inventory by Units	57			11	28	14	4
Total Active Inventory by Volume	17,495,700	100%	78.8	1.66M	8.62M	4.07M	3.15M
Average Active Inventory Listing Price	\$306,942			\$150,527	\$307,879	\$290,814	\$786,975

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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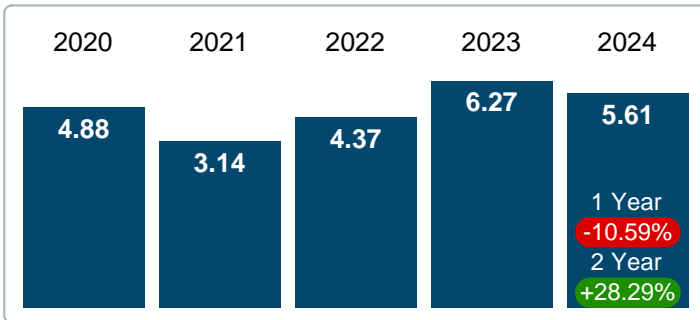
Area Delimited by County Of Sequoyah - Residential Property Type



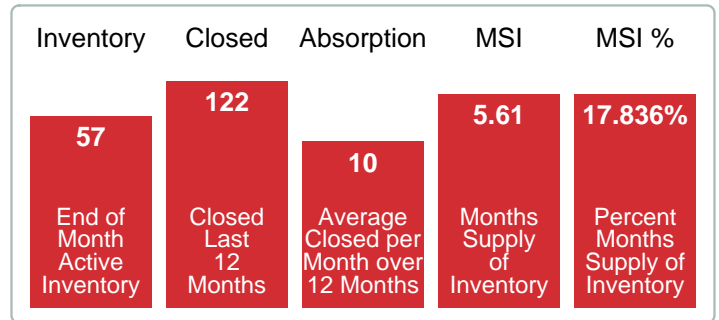
MONTHS SUPPLY of INVENTORY (MSI)

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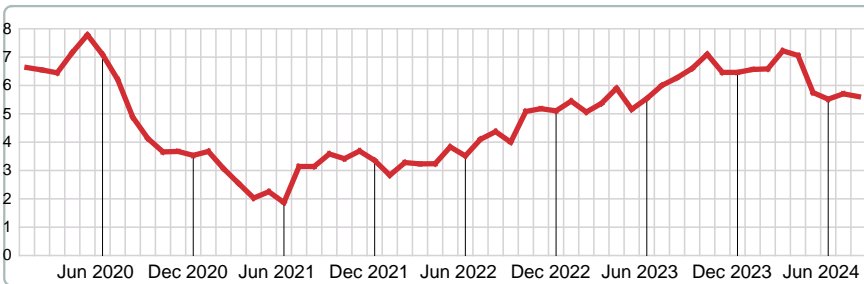
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

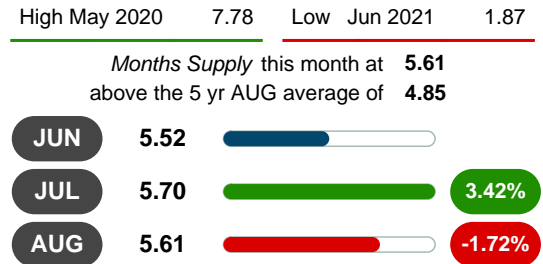


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.85



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
\$100,000 and less	4	7.02%	1.92	5.33	0.00	0.00	0.00
\$100,001 - \$125,000	2	3.51%	2.40	2.40	2.40	0.00	0.00
\$125,001 - \$175,000	15	26.32%	6.00	5.14	6.00	8.00	0.00
\$175,001 - \$275,000	11	19.30%	4.55	6.00	4.00	6.00	0.00
\$275,001 - \$375,000	9	15.79%	7.71	12.00	6.00	16.00	0.00
\$375,001 - \$625,000	10	17.54%	10.91	0.00	9.60	16.00	24.00
\$625,001 and up	6	10.53%	24.00	0.00	48.00	0.00	24.00
Market Supply of Inventory (MSI)			5.61	4.71	4.87	8.84	8.00
Total Active Inventory by Units		100%	5.61	11	28	14	4

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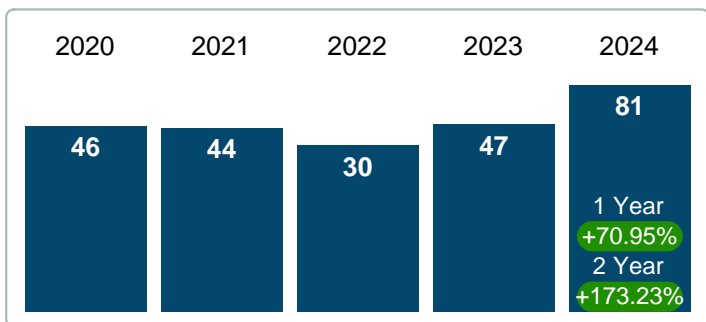
Area Delimited by County Of Sequoyah - Residential Property Type



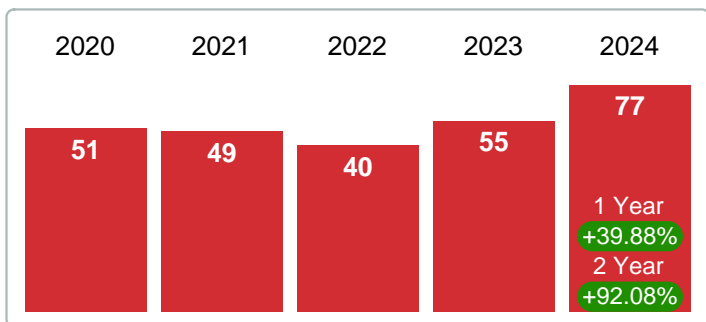
AVERAGE DAYS ON MARKET TO SALE

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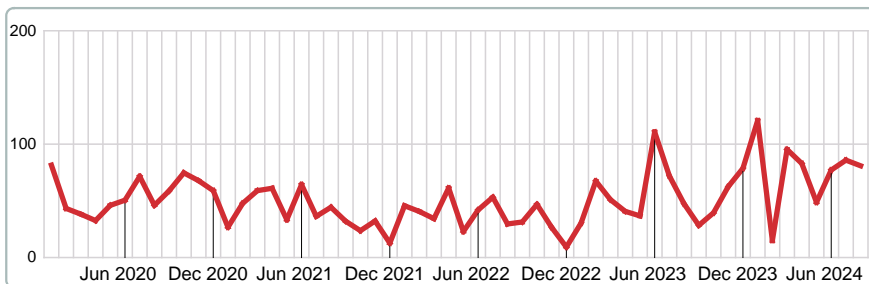
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 50

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 81 above the 5 yr AUG average of 50



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
\$50,000 and less	8.33%	216	216	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$150,000	16.67%	220	0	220	0	0
\$150,001 - \$200,000	25.00%	16	0	18	12	0
\$200,001 - \$275,000	25.00%	9	0	7	14	0
\$275,001 - \$300,000	8.33%	116	0	116	0	0
\$300,001 and up	16.67%	62	0	96	28	0
Average Closed DOM		81	216	88	18	0
Total Closed Units	100%	81	1	8	3	0
Total Closed Volume		2,542,899	28.00K	1.50M	1.02M	0.00B

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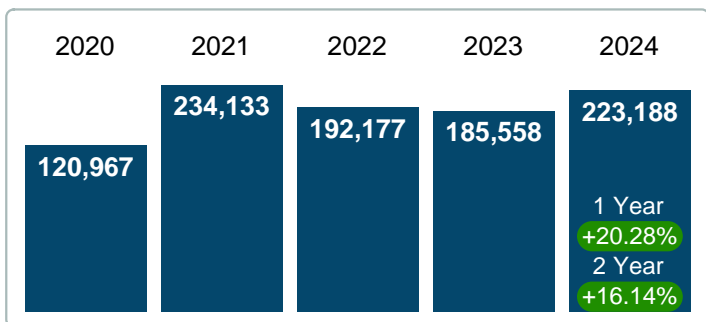
Area Delimited by County Of Sequoyah - Residential Property Type



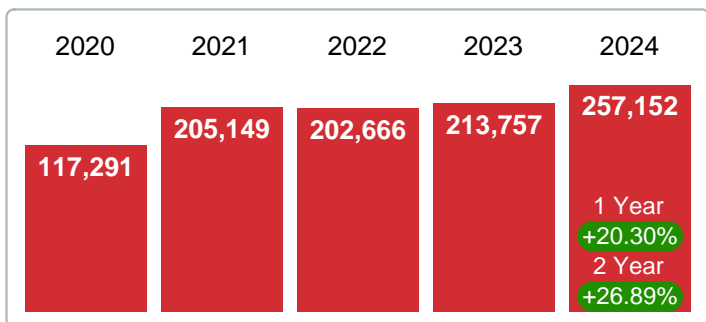
AVERAGE LIST PRICE AT CLOSING

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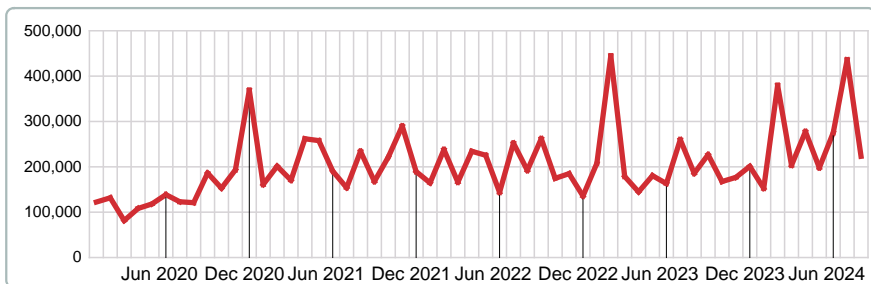
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

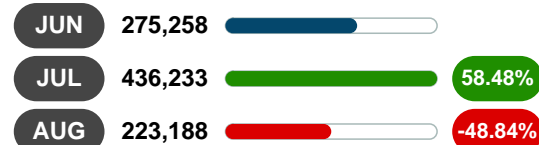


3 MONTHS

5 year AUG AVG = 191,205

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

Average List Price at Closing this month at **223,188** above the 5 yr AUG average of **191,205**



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
\$50,000 and less	8.33%	28,000	28,000	0	0	0
\$50,001 - \$50,000	0.00%	0	0	0	0	0
\$50,001 - \$150,000	16.67%	74,900	0	74,900	0	0
\$150,001 - \$200,000	25.00%	171,167	0	167,250	179,000	0
\$200,001 - \$275,000	16.67%	237,000	0	237,000	279,000	0
\$275,001 - \$300,000	16.67%	289,000	0	299,000	0	0
\$300,001 and up	16.67%	467,475	0	335,000	599,950	0
Average List Price		223,188	28,000	199,038	352,650	0
Total Closed Units	100%	223,188	1	8	3	0
Total Closed Volume		2,678,250	28.00K	1.59M	1.06M	0.00B

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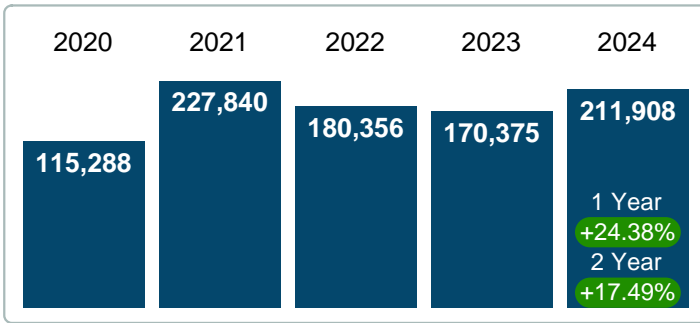
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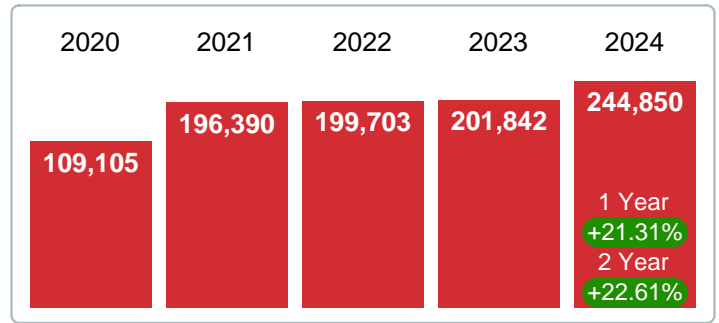
AVERAGE SOLD PRICE AT CLOSING

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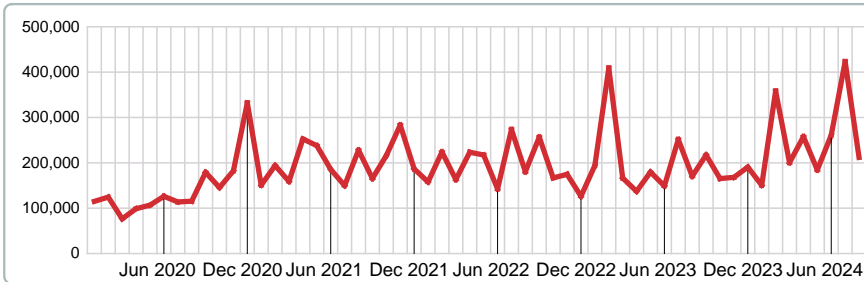
AUGUST



YEAR TO DATE (YTD)

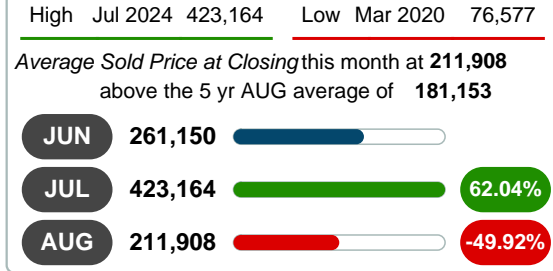


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 181,153



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
\$50,000 and less	1	8.33%	28,000	28,000	0	0	0
\$50,001 - \$50,000	0	0.00%	0	0	0	0	0
\$50,001 - \$150,000	2	16.67%	66,950	0	66,950	0	0
\$150,001 - \$200,000	3	25.00%	166,000	0	161,000	176,000	0
\$200,001 - \$275,000	3	25.00%	234,333	0	221,500	259,999	0
\$275,001 - \$300,000	1	8.33%	280,000	0	280,000	0	0
\$300,001 and up	2	16.67%	450,000	0	320,000	580,000	0
Average Sold Price			211,908	28,000	187,363	338,666	0
Total Closed Units		100%	211,908	1	8	3	0
Total Closed Volume			2,542,899	28.00K	1.50M	1.02M	0.00B

August 2024



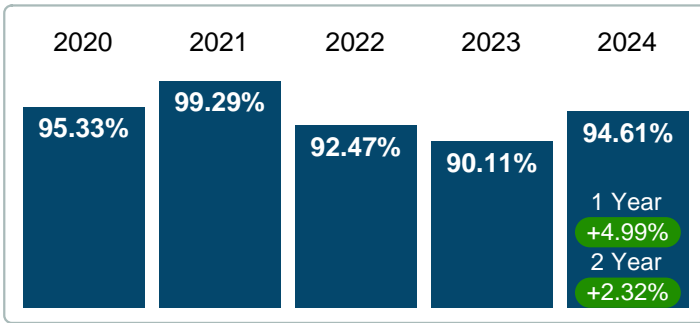
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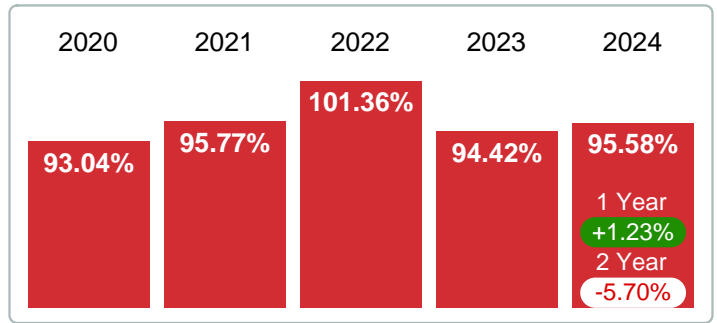
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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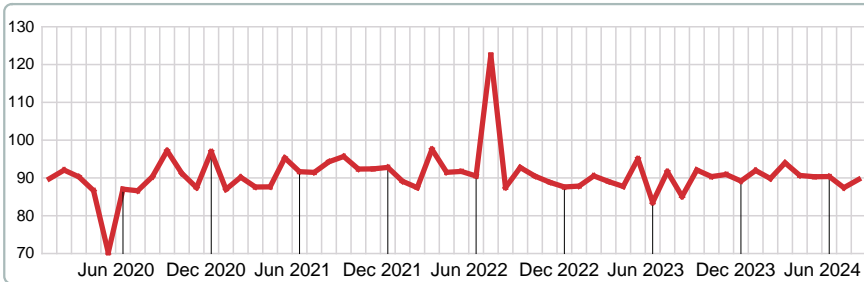
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

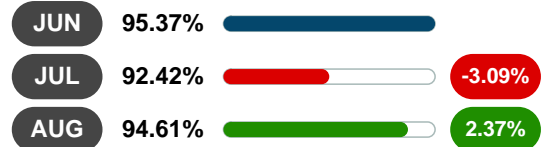


3 MONTHS

5 year AUG AVG = 94.36%

High Jul 2022 127.50% Low May 2020 75.25%

Average Sold/List Ratio this month at **94.61%** above the 5 yr AUG average of **94.36%**



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
\$50,000 and less	1	8.33%	100.00%	100.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$150,000	2	16.67%	89.15%	0.00%	89.15%	0.00%	0.00%
\$150,001 - \$200,000	3	25.00%	96.97%	0.00%	96.29%	98.32%	0.00%
\$200,001 - \$275,000	3	25.00%	93.43%	0.00%	93.55%	93.19%	0.00%
\$275,001 - \$300,000	1	8.33%	93.65%	0.00%	93.65%	0.00%	0.00%
\$300,001 and up	2	16.67%	96.10%	0.00%	95.52%	96.67%	0.00%
Average Sold/List Ratio		94.60%		100.00%	93.39%	96.06%	0.00%
Total Closed Units		12	100%	1	8	3	
Total Closed Volume		2,542,899		28.00K	1.50M	1.02M	0.00B

August 2024



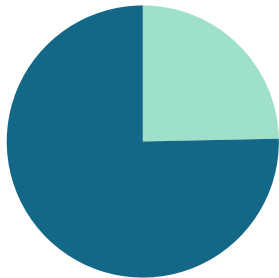
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

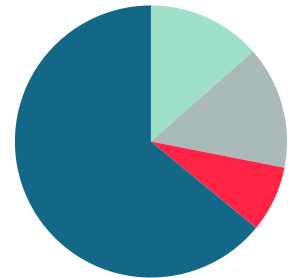


Inventory
 New Listings
19 = 24.68%
 Start Inventory
58
 Total Inventory Units
77
 Volume
\$22,011,800

Market Activity

Closed Sales
12 = 13.48%
 Pending Sales
13 = 14.61%
 Other Off Market
7 = 7.87%
 Active Inventory
57 = 64.04%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	12	12	0.00%	76	81	6.58%
Pending Sales	18	13	-27.78%	89	93	4.49%
New Listings	29	19	-34.48%	154	148	-3.90%
Average List Price	185,558	223,188	20.28%	213,757	257,152	20.30%
Average Sale Price	170,375	211,908	24.38%	201,842	244,850	21.31%
Average Percent of Selling Price to List Price	90.11%	94.61%	4.99%	94.42%	95.58%	1.23%
Average Days on Market to Sale	47.33	80.92	70.95%	55.36	77.43	39.88%
Monthly Inventory	58	57	-1.72%	58	57	-1.72%
Months Supply of Inventory	6.27	5.61	-10.59%	6.27	5.61	-10.59%

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

Inventory on August 31, 2024 = **57**

2023 **2024**

AUGUST MARKET

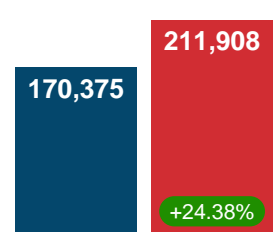
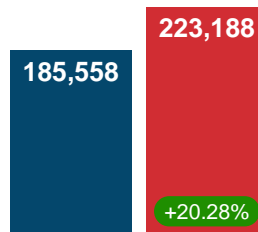
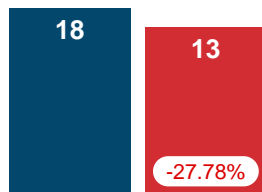
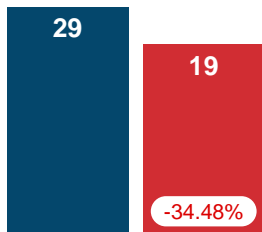
AVERAGE PRICES

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

