

August 2024



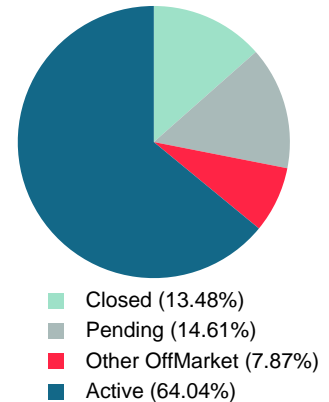
Area Delimited by County Of Sequoyah - Residential Property Type



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%
Median List Price	183,500	204,000	11.17%
Median Sale Price	162,500	198,000	21.85%
Median Percent of Selling Price to List Price	93.89%	94.96%	1.13%
Median Days on Market to Sale	40.50	28.00	-30.86%
End of Month Inventory	58	57	-1.72%
Months Supply of Inventory	6.27	5.61	-10.59%



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.

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 **21.85%** in August 2024 to \$198,000 versus the previous year at \$162,500.

Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 12.50 days or **30.86%** in August 2024 compared to last year's same month at **40.50** DOM.

Sales Success for August 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 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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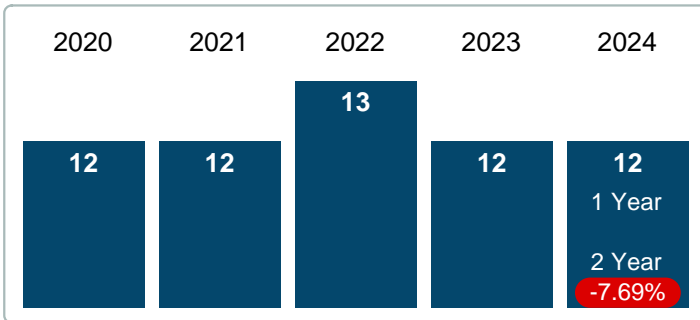
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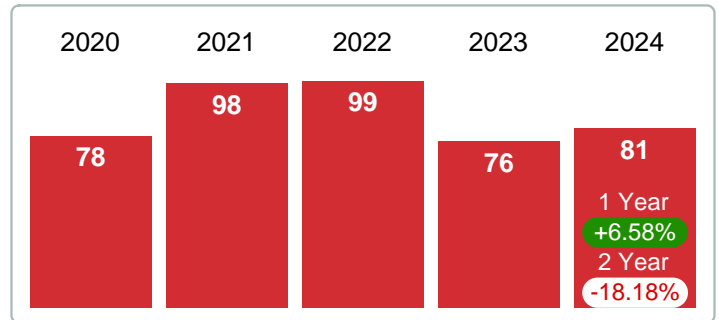
CLOSED LISTINGS

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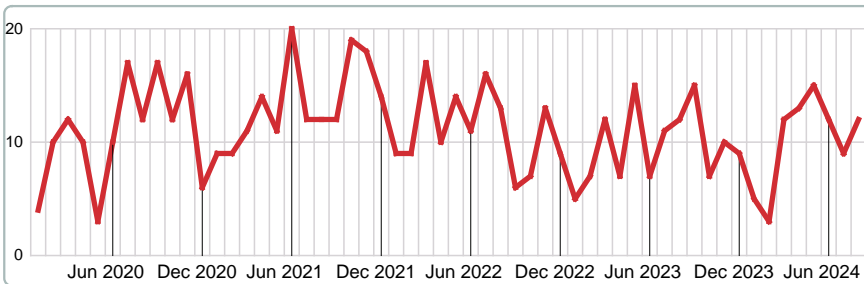
AUGUST



YEAR TO DATE (YTD)

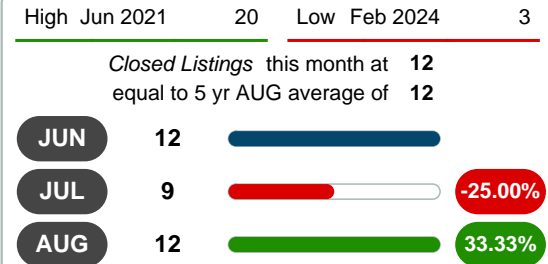


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 12



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	216.0	0	0	0	0
\$50,001 - \$150,000	2	16.67%	219.5	0	2	0	0
\$150,001 - \$200,000	3	25.00%	12.0	0	2	1	0
\$200,001 - \$275,000	3	25.00%	7.0	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%	28.0	28.00K	1.50M	1.02M	0.00B
Median Closed Price	\$198,000			\$28,000	\$191,000	\$259,999	\$0

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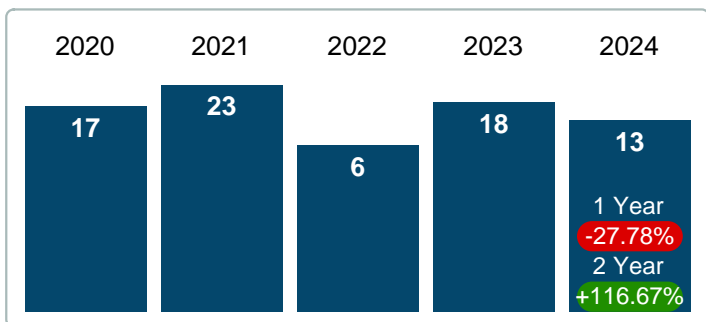
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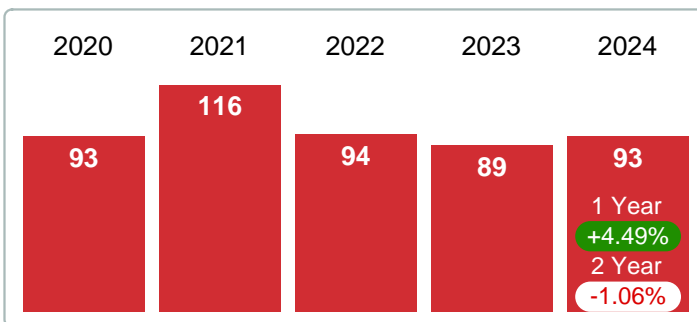
PENDING LISTINGS

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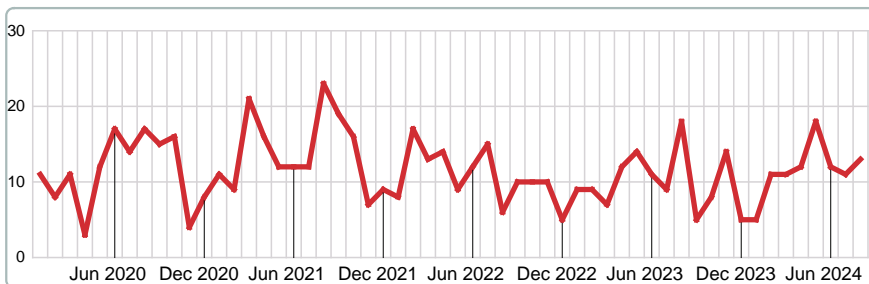
AUGUST



YEAR TO DATE (YTD)

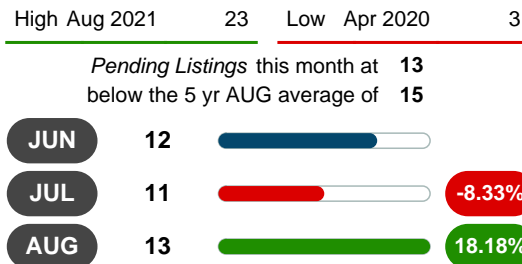


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 15



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	0	0.00%	62.0	0	0	0	0
\$125,001 - \$125,000	0	0.00%	62.0	0	0	0	0
\$125,001 - \$150,000	3	23.08%	25.0	1	2	0	0
\$150,001 - \$250,000	5	38.46%	20.0	1	3	1	0
\$250,001 - \$325,000	2	15.38%	11.5	0	1	1	0
\$325,001 - \$325,000	0	0.00%	11.5	0	0	0	0
\$325,001 and up	3	23.08%	107.0	0	2	1	0
Total Pending Units	13			2	8	3	0
Total Pending Volume	2,934,200	100%	25.0	295.00K	1.81M	833.00K	0.00B
Median Listing Price	\$200,000			\$147,500	\$184,750	\$279,000	\$0

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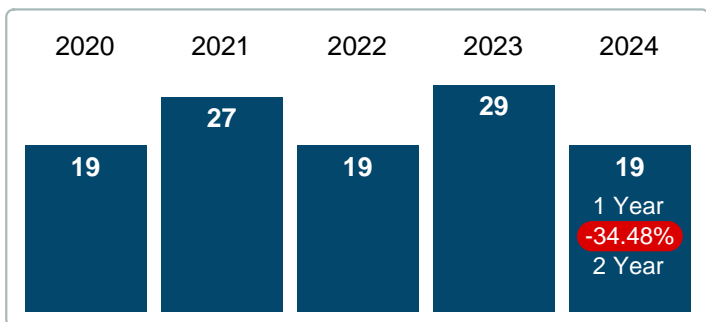
Area Delimited by County Of Sequoyah - Residential Property Type



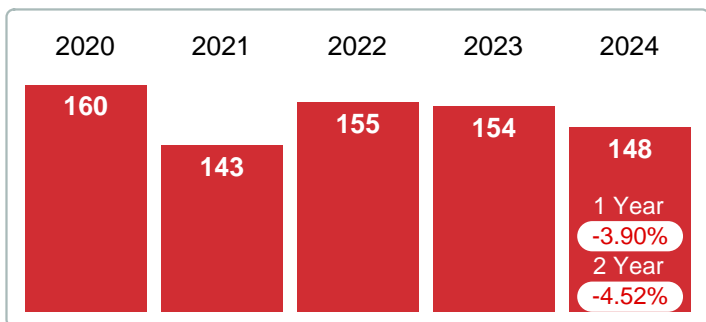
NEW LISTINGS

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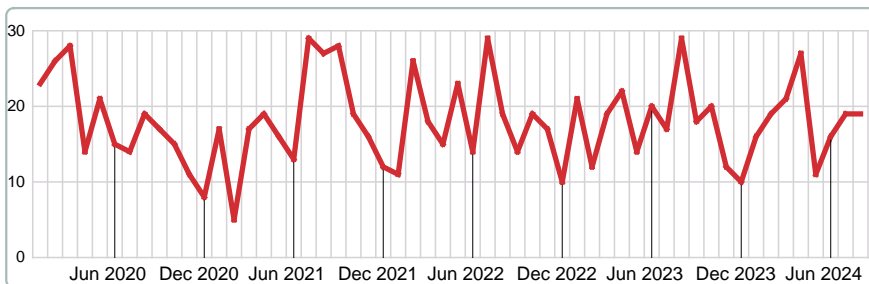
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 23

High Aug 2023 29 Low Feb 2021 5

New Listings this month at 19 below the 5 yr AUG average of 23

- JUN 16
- JUL 19 (18.75%)
- AUG 19 (0.00%)

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	1	5.26%	1	0	0	0
\$100,001 - \$125,000	2	10.53%	1	1	0	0
\$125,001 - \$150,000	4	21.05%	2	2	0	0
\$150,001 - \$175,000	3	15.79%	0	3	0	0
\$175,001 - \$200,000	4	21.05%	1	2	1	0
\$200,001 - \$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
Median New Listed Listing Price	\$175,000		\$135,000	\$175,000	\$214,000	\$0

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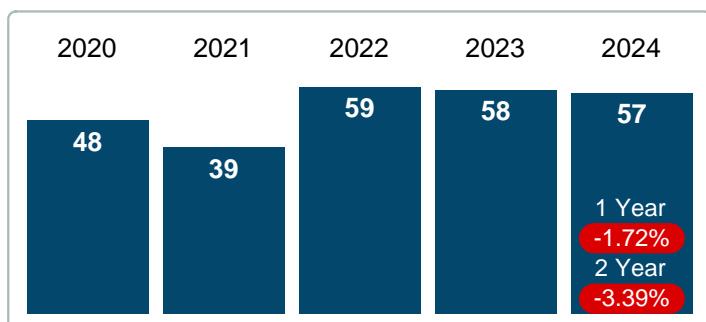
Area Delimited by County Of Sequoyah - Residential Property Type



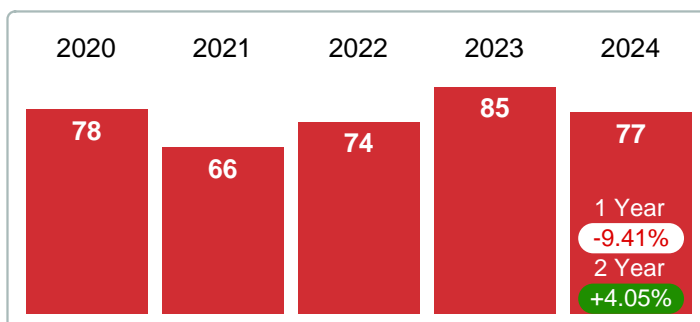
ACTIVE INVENTORY

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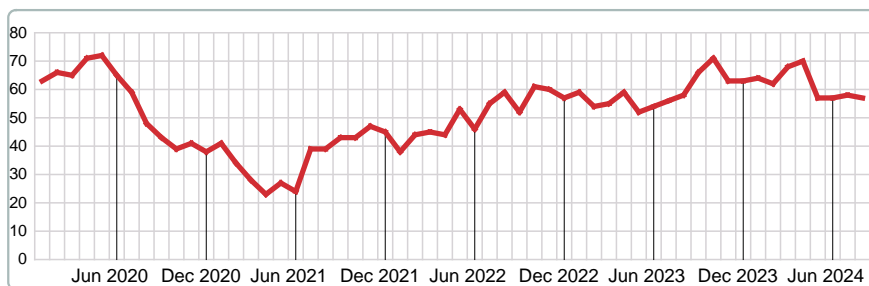
END OF AUGUST



ACTIVE DURING AUGUST

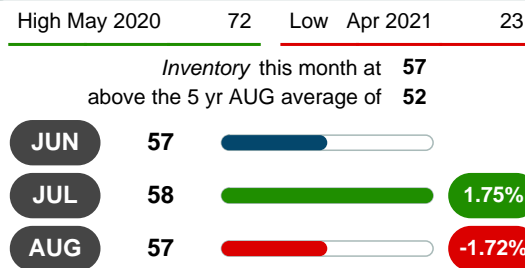


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 52



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	7.02%	102.5	4	0	0	0
\$100,001 - \$125,000	2	3.51%	3.0	1	1	0	0
\$125,001 - \$175,000	15	26.32%	36.0	3	10	2	0
\$175,001 - \$275,000	11	19.30%	24.0	2	5	4	0
\$275,001 - \$375,000	9	15.79%	54.0	1	4	4	0
\$375,001 - \$625,000	10	17.54%	99.5	0	4	4	2
\$625,001 and up	6	10.53%	128.5	0	4	0	2
Total Active Inventory by Units	57			11	28	14	4
Total Active Inventory by Volume	17,495,700	100%	72.0	1.66M	8.62M	4.07M	3.15M
Median Active Inventory Listing Price	\$234,000			\$138,000	\$212,500	\$286,000	\$649,450

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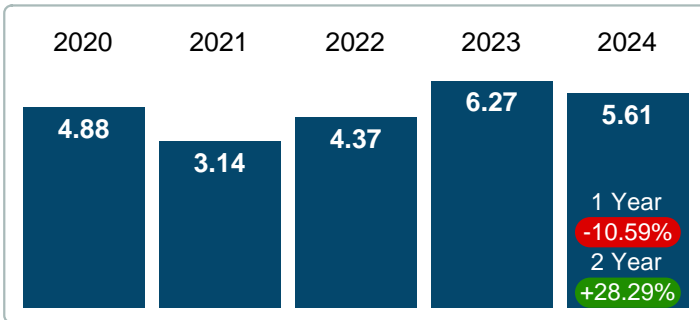
Area Delimited by County Of Sequoyah - Residential Property Type



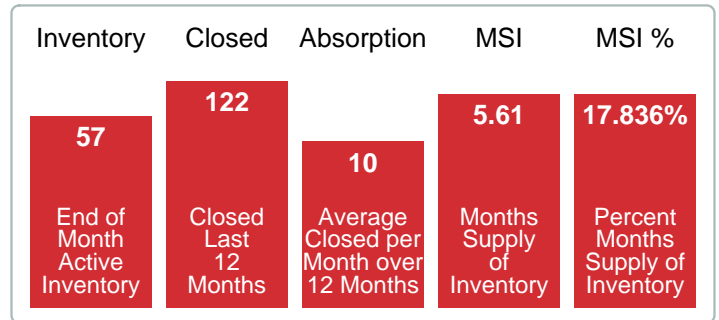
MONTHS SUPPLY of INVENTORY (MSI)

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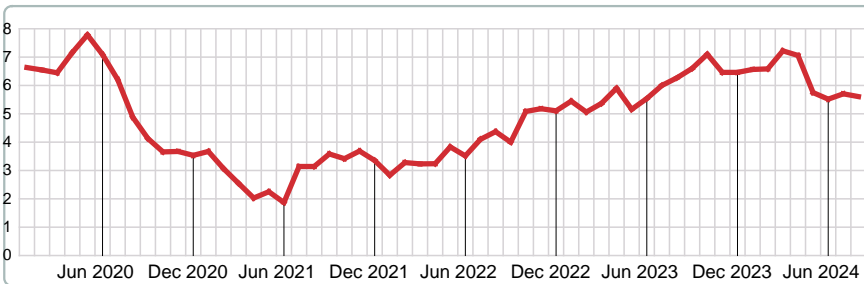
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

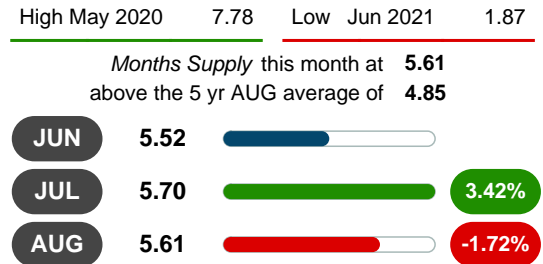


5 YEAR MARKET ACTIVITY TRENDS



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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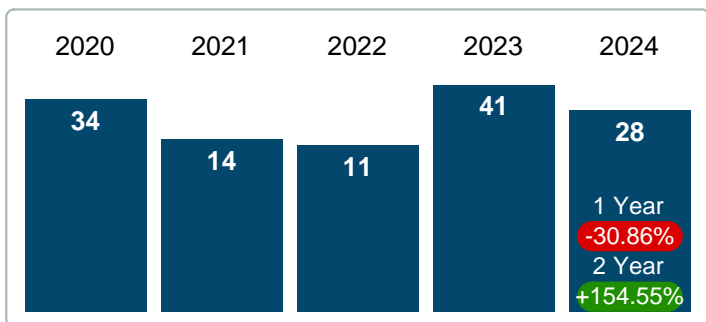
Area Delimited by County Of Sequoyah - Residential Property Type



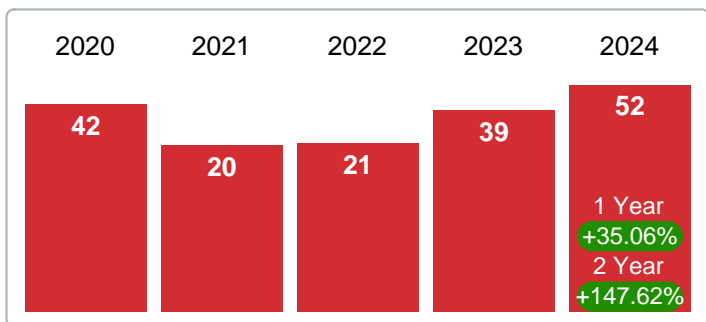
MEDIAN DAYS ON MARKET TO SALE

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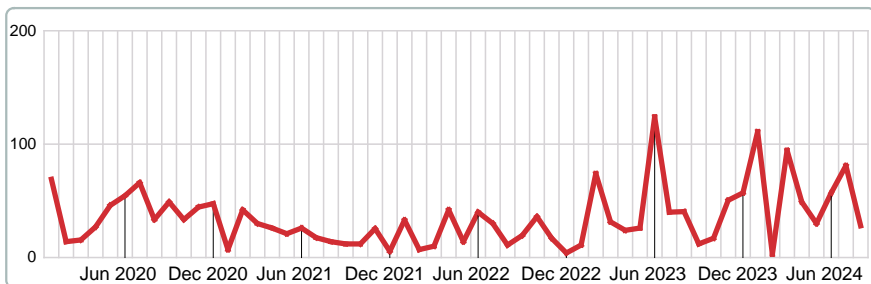
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

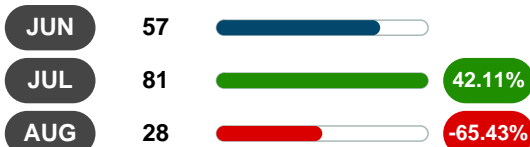


3 MONTHS

5 year AUG AVG = 25

High Jun 2023 124 Low Feb 2024 3

Median Days on Market to Sale this month at 28 above the 5 yr AUG average of 25



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
\$50,000 and less	8.33%	216	216	0	0	0
\$50,001 - \$50,000	0.00%	216	0	0	0	0
\$50,001 - \$150,000	16.67%	220	0	220	0	0
\$150,001 - \$200,000	25.00%	12	0	18	12	0
\$200,001 - \$275,000	25.00%	7	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
Median Closed DOM		28	216	62	14	0
Total Closed Units	100%	28.0	1	8	3	
Total Closed Volume		2,542,899	28.00K	1.50M	1.02M	0.00B

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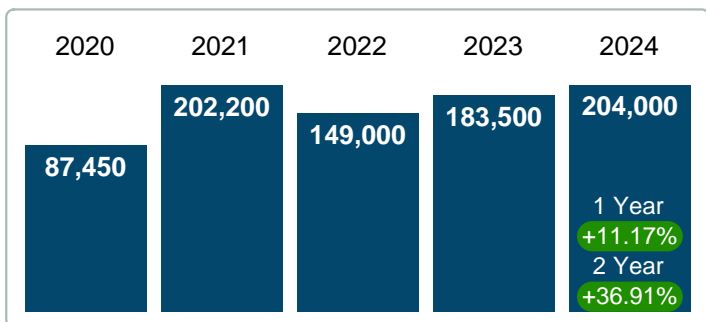
Area Delimited by County Of Sequoyah - Residential Property Type



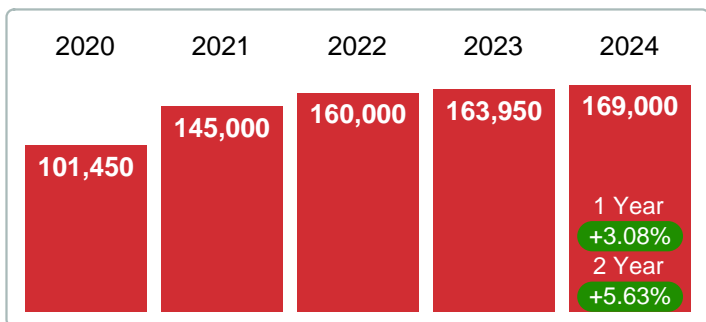
MEDIAN LIST PRICE AT CLOSING

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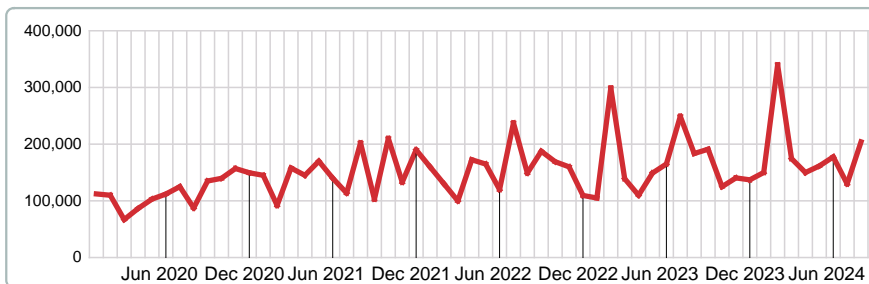
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

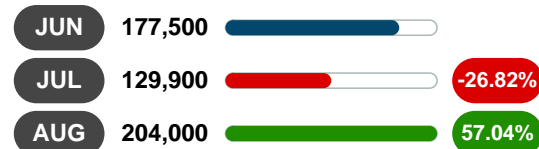


3 MONTHS

5 year AUG AVG = 165,230

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

Median List Price at Closing this month at **204,000** above the 5 yr AUG average of **165,230**



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
\$50,000 and less	1	8.33%	28,000	28,000	0	0	0
\$50,001 - \$50,000	0	0.00%	28,000	0	0	0	0
\$50,001 - \$150,000	2	16.67%	74,900	0	74,900	0	0
\$150,001 - \$200,000	3	25.00%	169,500	0	167,250	179,000	0
\$200,001 - \$275,000	2	16.67%	237,000	0	237,000	0	0
\$275,001 - \$300,000	2	16.67%	289,000	0	299,000	279,000	0
\$300,001 and up	2	16.67%	467,475	0	335,000	599,950	0
Median List Price			204,000	28,000	199,250	279,000	0
Total Closed Units		100%	204,000	1	8	3	
Total Closed Volume			2,678,250	28.00K	1.59M	1.06M	0.00B

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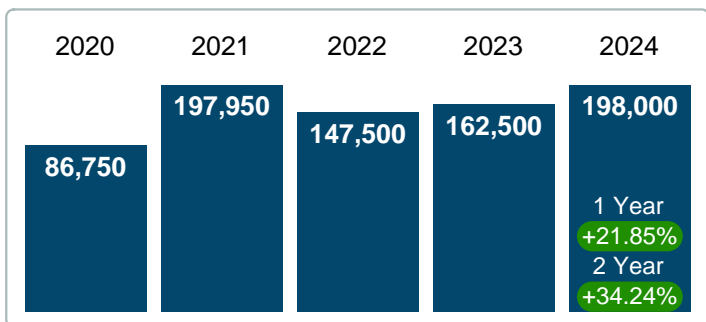
Area Delimited by County Of Sequoyah - Residential Property Type



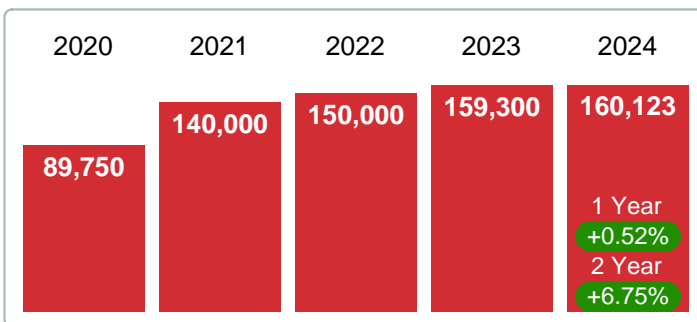
MEDIAN SOLD PRICE AT CLOSING

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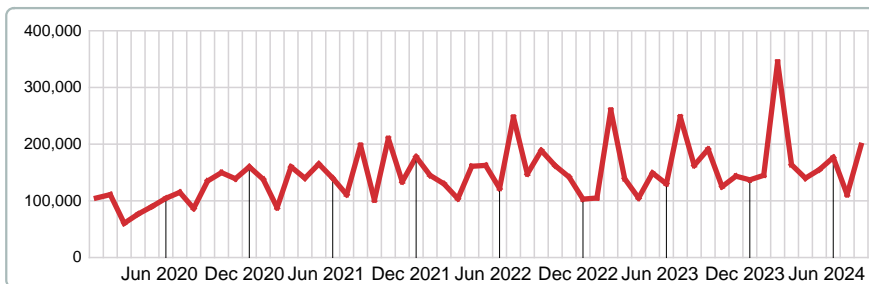
AUGUST



YEAR TO DATE (YTD)

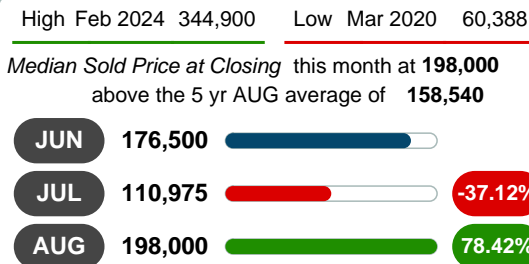


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 158,540



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
\$50,000 and less	1	8.33%	28,000	28,000	0	0	0
\$50,001 - \$50,000	0	0.00%	28,000	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%	162,000	0	161,000	176,000	0
\$200,001 - \$275,000	3	25.00%	223,000	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
Median Sold Price			198,000	28,000	191,000	259,999	0
Total Closed Units		100%	198,000	1	8	3	
Total Closed Volume			2,542,899	28.00K	1.50M	1.02M	0.00B

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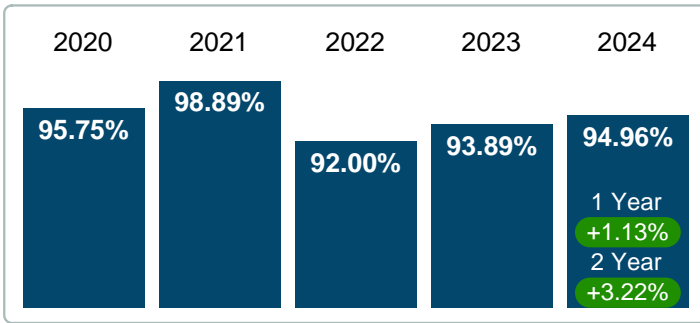
Area Delimited by County Of Sequoyah - Residential Property Type



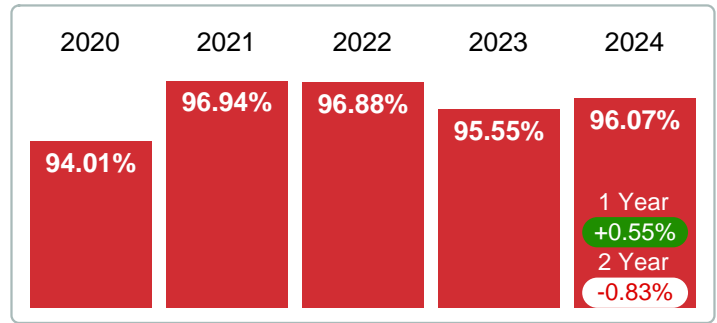
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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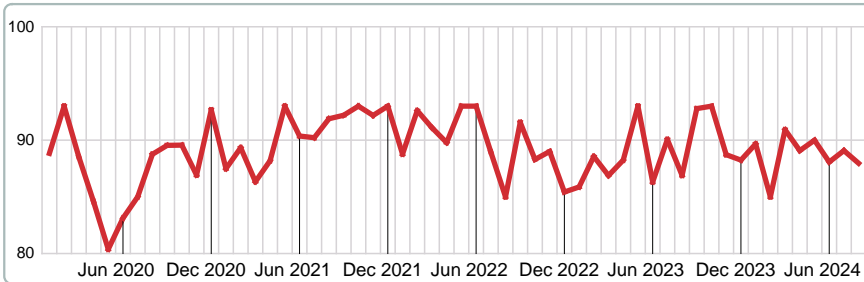
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

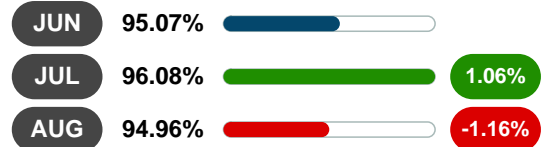


3 MONTHS

5 year AUG AVG = 95.10%

High Oct 2023 100.00% Low May 2020 87.38%

Median Sold/List Ratio this month at **94.96%**
equal to 5 yr AUG average of **95.10%**



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
\$50,000 and less	1	8.33%	100.00%	100.00%	0.00%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	100.00%	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%	98.18%	0.00%	96.29%	98.32%	0.00%
\$200,001 - \$275,000	3	25.00%	93.19%	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%
Median Sold/List Ratio		94.96%		100.00%	94.02%	96.67%	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



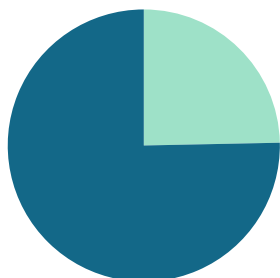
Area Delimited by County Of Sequoyah - Residential Property Type



MARKET SUMMARY

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

INVENTORY

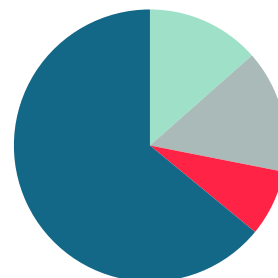


Inventory
 New Listings
19 = 24.68%
 Start Inventory
58
 Total Inventory Units
77
 Volume
\$22,011,800

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%
Median List Price	183,500	204,000	11.17%	163,950	169,000	3.08%
Median Sale Price	162,500	198,000	21.85%	159,300	160,123	0.52%
Median Percent of Selling Price to List Price	93.89%	94.96%	1.13%	95.55%	96.07%	0.55%
Median Days on Market to Sale	40.50	28.00	-30.86%	38.50	52.00	35.06%
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

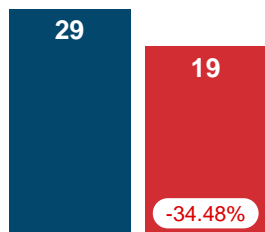
Inventory on August 31, 2024 = **57**

2023 **2024**

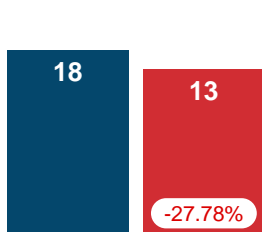
AUGUST MARKET

MEDIAN PRICES

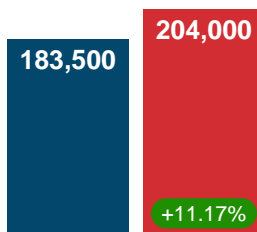
New Listings



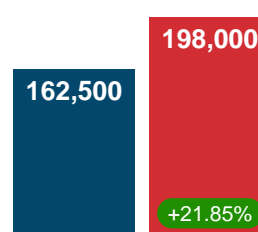
Pending Listings



List Price



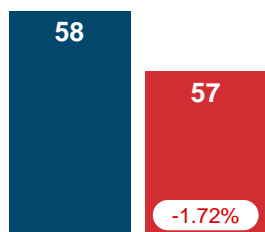
Sale Price



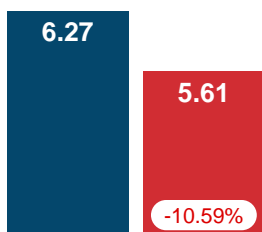
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

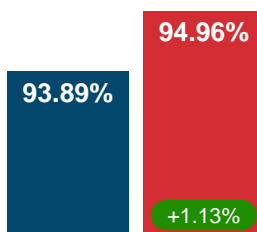
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

