

September 2024



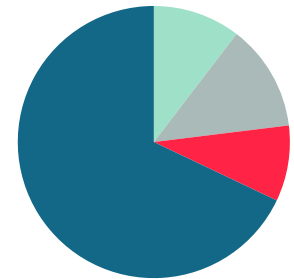
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2023	2024	+/-%
Closed Listings	65	60	-7.69%
Pending Listings	69	73	5.80%
New Listings	111	98	-11.71%
Average List Price	279,466	289,423	3.56%
Average Sale Price	263,572	280,749	6.52%
Average Percent of Selling Price to List Price	94.37%	94.56%	0.20%
Average Days on Market to Sale	53.23	67.42	26.65%
End of Month Inventory	341	392	14.96%
Months Supply of Inventory	5.34	6.31	18.19%



- Closed (10.40%)
- Pending (12.65%)
- Other OffMarket (9.01%)
- Active (67.94%)

Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of September 30, 2024 = **392**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **14.96%** to 392 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **6.31** 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 **6.52%** in September 2024 to \$280,749 versus the previous year at \$263,572.

Average Days on Market Lengthens

The average number of **67.42** days that homes spent on the market before selling increased by 14.19 days or **26.65%** in September 2024 compared to last year's same month at **53.23** DOM.

Sales Success for September 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 98 New Listings in September 2024, down **11.71%** from last year at 111. Furthermore, there were 60 Closed Listings this month versus last year at 65, a **-7.69%** decrease.

Closed versus Listed trends yielded a **61.2%** ratio, up from previous year's, September 2023, at **58.6%**, a **4.55%** upswing. This will certainly create pressure on an increasing Monthly Months Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

September 2024



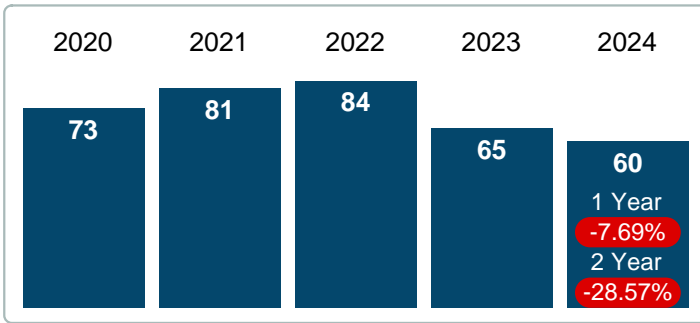
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



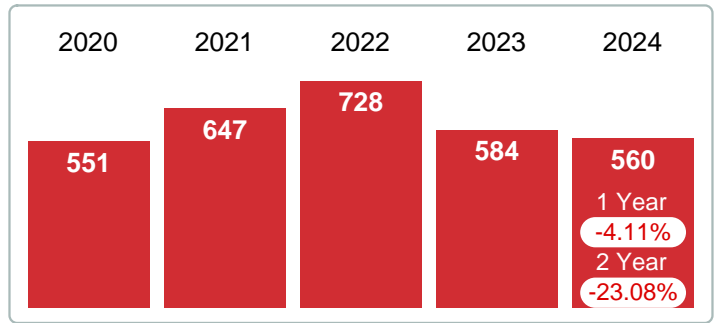
CLOSED LISTINGS

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

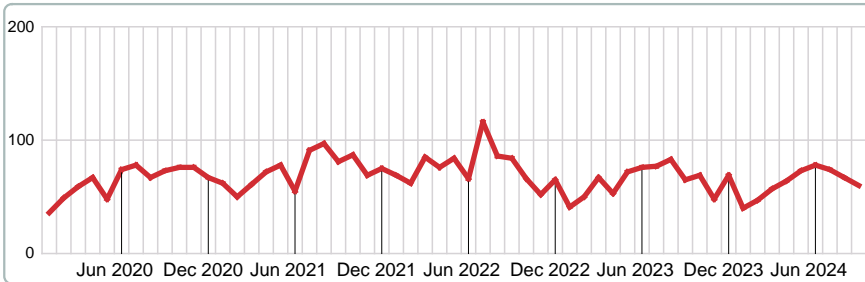
SEPTEMBER



YEAR TO DATE (YTD)

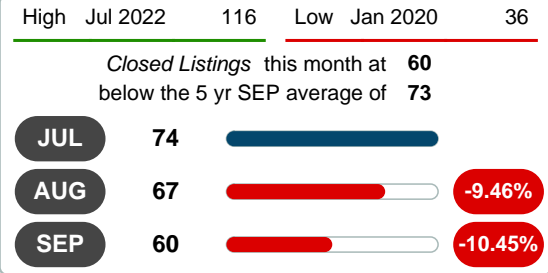


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 73



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	10.00%	73.0	1	4	1	0
\$100,001 - \$125,000	5	8.33%	27.0	2	3	0	0
\$125,001 - \$175,000	8	13.33%	34.1	1	7	0	0
\$175,001 - \$275,000	16	26.67%	49.8	2	10	4	0
\$275,001 - \$350,000	11	18.33%	64.1	1	6	3	1
\$350,001 - \$450,000	8	13.33%	76.3	0	2	5	1
\$450,001 and up	6	10.00%	181.2	0	4	2	0
Total Closed Units	60			7	36	15	2
Total Closed Volume	16,844,950	100%	67.4	1.26M	9.69M	5.13M	765.00K
Average Closed Price	\$280,749			\$180,143	\$269,143	\$341,987	\$382,500

September 2024



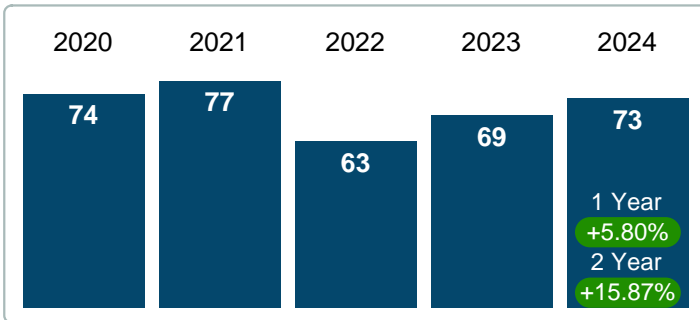
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



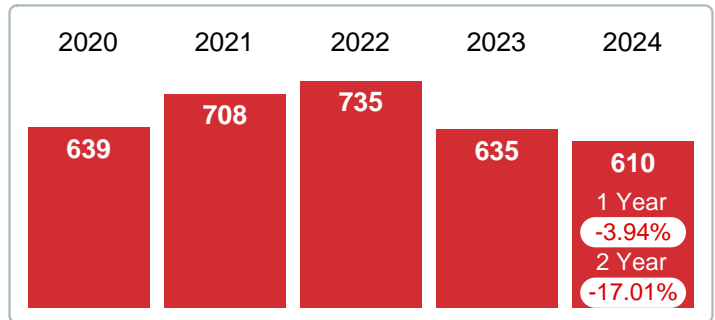
PENDING LISTINGS

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

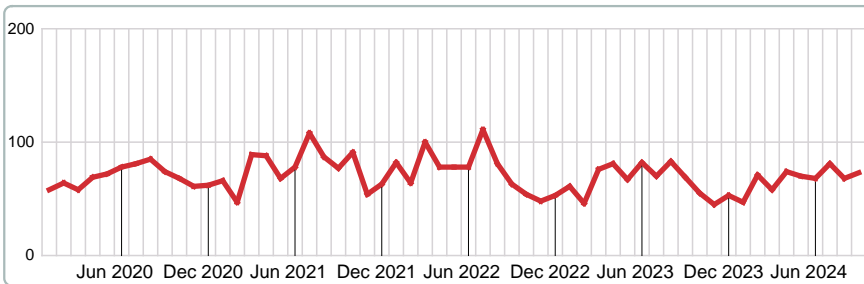
SEPTEMBER



YEAR TO DATE (YTD)

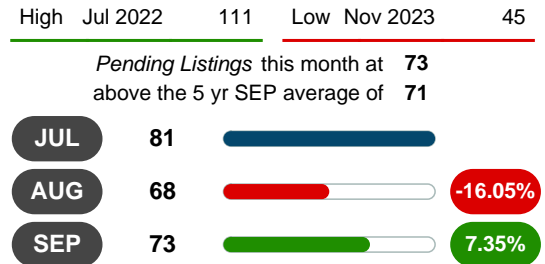


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 71



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	9.59%	90.4	4	2	1	0
\$100,001 - \$150,000	9	12.33%	47.6	5	4	0	0
\$150,001 - \$175,000	5	6.85%	58.6	3	2	0	0
\$175,001 - \$250,000	18	24.66%	55.4	1	14	3	0
\$250,001 - \$325,000	15	20.55%	52.9	1	10	4	0
\$325,001 - \$475,000	11	15.07%	70.6	0	5	4	2
\$475,001 and up	8	10.96%	64.0	0	5	2	1
Total Pending Units	73			14	42	14	3
Total Pending Volume	19,798,289	100%	44.8	1.91M	12.01M	4.52M	1.35M
Average Listing Price	\$356,367			\$136,521	\$286,022	\$323,114	\$450,150

September 2024



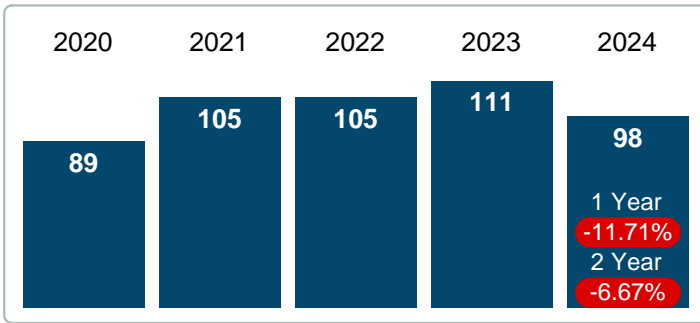
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



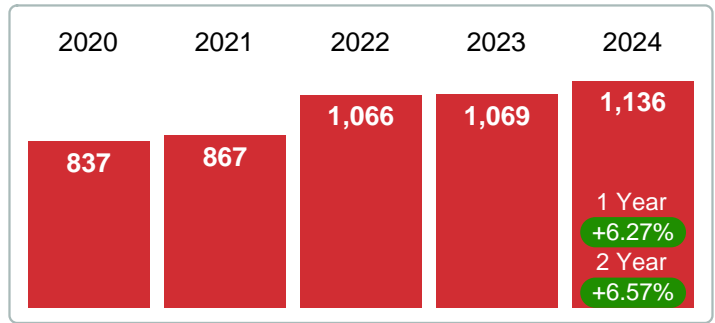
NEW LISTINGS

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

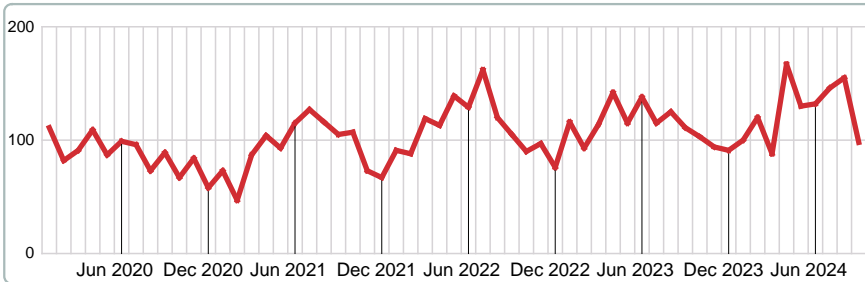
SEPTEMBER



YEAR TO DATE (YTD)

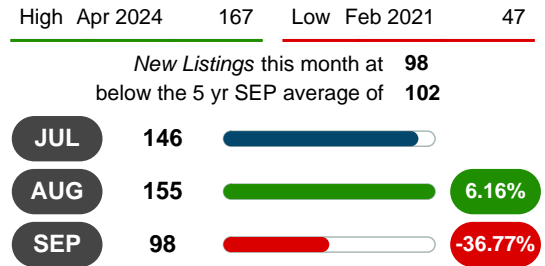


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 102



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	8	8.16%	3	3	2	0
\$100,001 - \$150,000	10	10.20%	4	6	0	0
\$150,001 - \$225,000	18	18.37%	4	11	2	1
\$225,001 - \$325,000	23	23.47%	1	20	2	0
\$325,001 - \$425,000	15	15.31%	2	7	6	0
\$425,001 - \$625,000	13	13.27%	2	5	3	3
\$625,001 and up	11	11.22%	2	4	3	2
Total New Listed Units	98		18	56	18	6
Total New Listed Volume	36,603,620	100%	5.30M	16.64M	8.97M	5.70M
Average New Listed Listing Price	\$164,700		\$294,428	\$297,190	\$498,099	\$949,250

September 2024



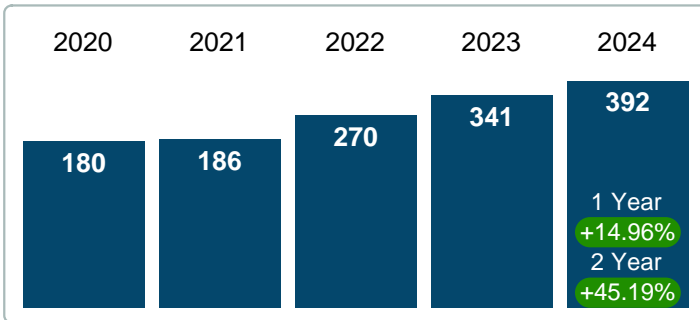
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



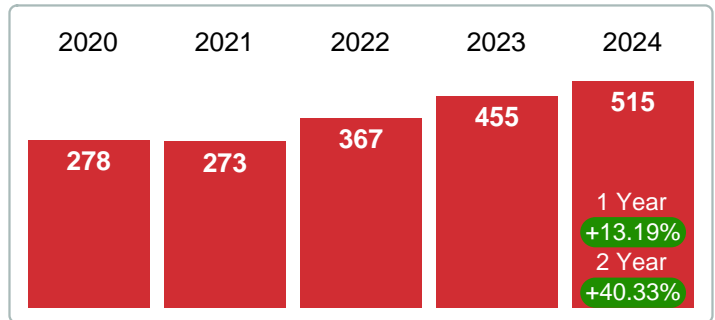
ACTIVE INVENTORY

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

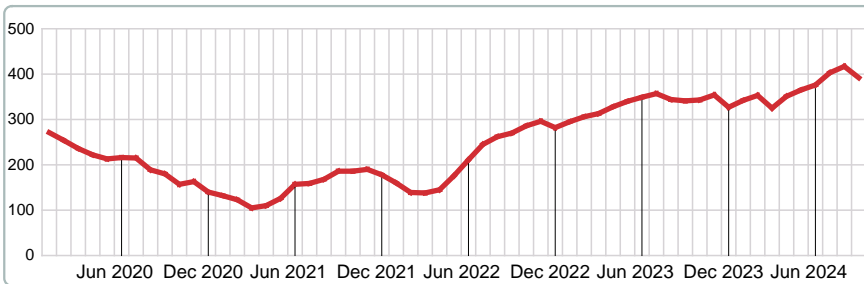
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

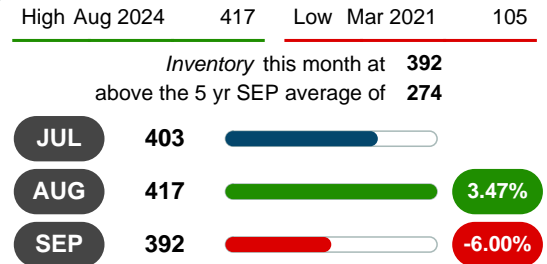


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 274



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	33	8.42%	71.1	17	11	5	0
\$125,001 - \$175,000	45	11.48%	83.6	12	29	4	0
\$175,001 - \$250,000	70	17.86%	84.3	8	51	9	2
\$250,001 - \$375,000	95	24.23%	78.9	6	65	22	2
\$375,001 - \$525,000	54	13.78%	88.4	7	33	10	4
\$525,001 - \$775,000	54	13.78%	94.2	4	23	20	7
\$775,001 and up	41	10.46%	93.4	3	17	12	9
Total Active Inventory by Units	392			57	229	82	24
Total Active Inventory by Volume	195,749,937	100%	84.7	17.88M	107.48M	45.93M	24.46M
Average Active Inventory Listing Price	\$499,362			\$313,721	\$469,330	\$560,148	\$1,019,135

September 2024



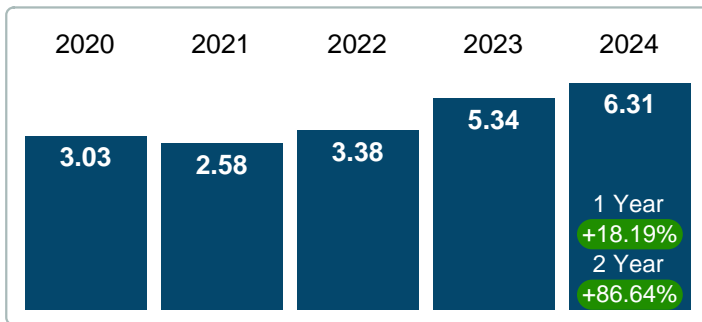
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



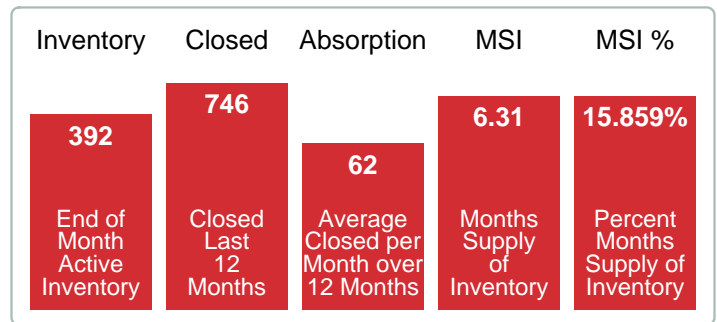
MONTHS SUPPLY of INVENTORY (MSI)

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

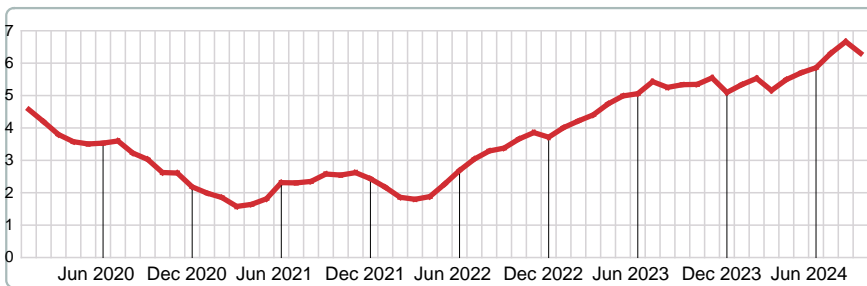
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

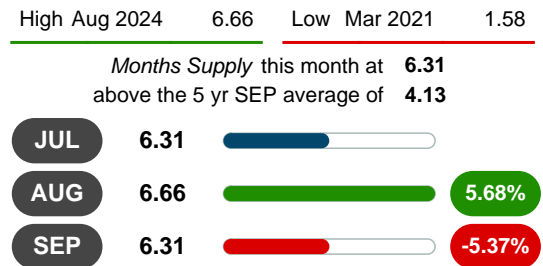


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.13



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	33	8.42%	3.54	5.10	2.32	4.62	0.00
\$125,001 - \$175,000	45	11.48%	4.58	4.97	4.46	4.36	0.00
\$175,001 - \$250,000	70	17.86%	4.69	4.36	4.67	4.32	24.00
\$250,001 - \$375,000	95	24.23%	5.45	4.80	6.55	3.94	3.00
\$375,001 - \$525,000	54	13.78%	9.97	21.00	11.65	5.22	12.00
\$525,001 - \$775,000	54	13.78%	16.20	24.00	19.71	13.33	14.00
\$775,001 and up	41	10.46%	21.39	12.00	34.00	16.00	21.60
Market Supply of Inventory (MSI)			6.31	5.95	6.26	5.93	11.08
Total Active Inventory by Units		100%	6.31	57	229	82	24

September 2024



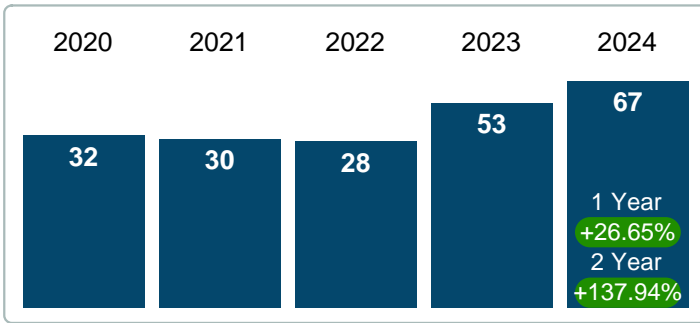
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



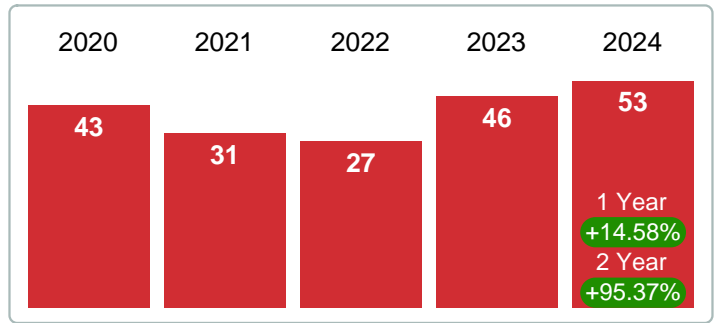
AVERAGE DAYS ON MARKET TO SALE

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

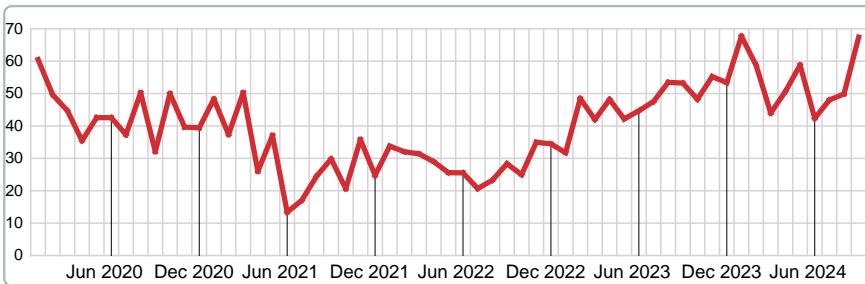
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 42

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 67 above the 5 yr SEP average of 42



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
\$100,000 and less 6	10.00%	73	7	87	84	0
\$100,001 - \$125,000 5	8.33%	27	23	30	0	0
\$125,001 - \$175,000 8	13.33%	34	75	28	0	0
\$175,001 - \$275,000 16	26.67%	50	29	53	53	0
\$275,001 - \$350,000 11	18.33%	64	78	31	124	72
\$350,001 - \$450,000 8	13.33%	76	0	146	30	169
\$450,001 and up 6	10.00%	181	0	182	179	0
Average Closed DOM		67	37	66	78	121
Total Closed Units	100%	67	7	36	15	2
Total Closed Volume		16,844,950	1.26M	9.69M	5.13M	765.00K

September 2024



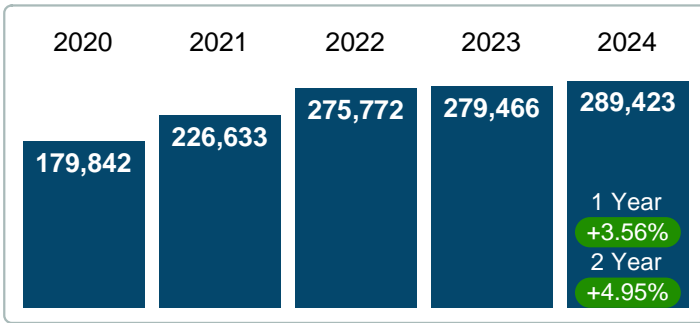
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



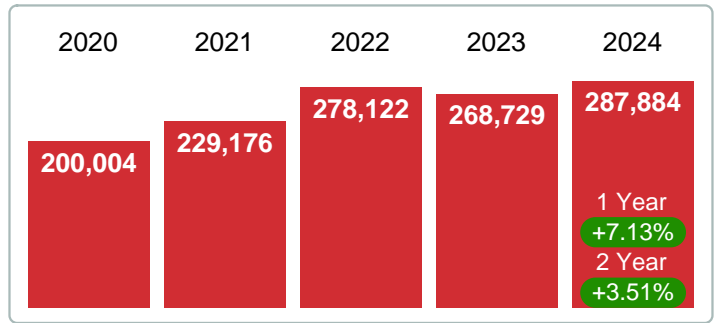
AVERAGE LIST PRICE AT CLOSING

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

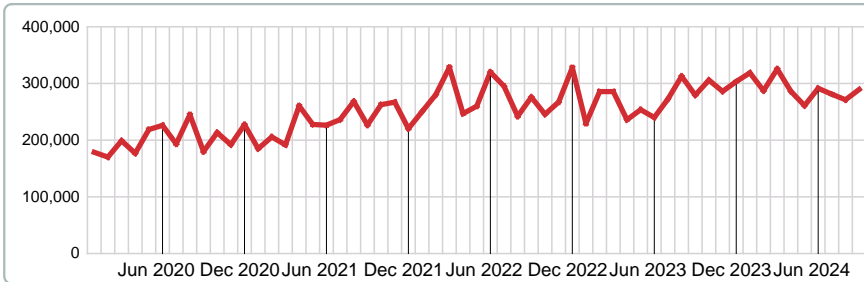
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 250,227

High Mar 2022 328,340 Low Feb 2020 170,156
 Average List Price at Closing this month at **289,423**
 above the 5 yr SEP average of **250,227**

JUL	281,032	
AUG	271,170	-3.51%
SEP	289,423	6.73%

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
\$100,000 and less	10.00%	67,333	75,000	66,000	65,000	0
\$100,001 - \$125,000	6.67%	118,725	117,500	123,267	0	0
\$125,001 - \$175,000	15.00%	148,967	169,000	148,829	0	0
\$175,001 - \$275,000	25.00%	230,120	244,450	239,090	217,750	0
\$275,001 - \$350,000	18.33%	317,718	350,000	311,483	325,667	359,000
\$350,001 - \$450,000	15.00%	411,911	0	418,500	415,260	434,900
\$450,001 and up	10.00%	748,650	0	790,750	664,450	0
Average List Price		289,423	188,271	275,983	354,547	396,950
Total Closed Units	100%	289,423	7	36	15	2
Total Closed Volume		17,365,400	1.32M	9.94M	5.32M	793.90K

September 2024



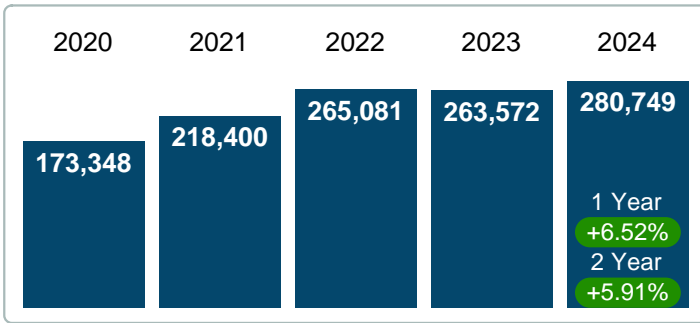
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



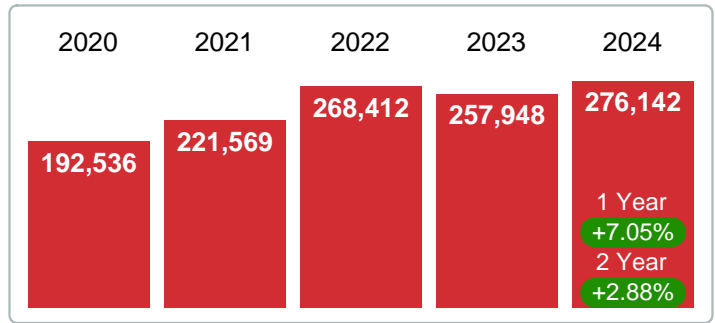
AVERAGE SOLD PRICE AT CLOSING

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

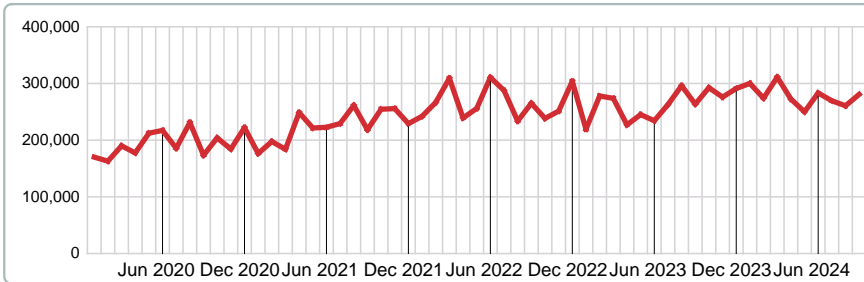
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

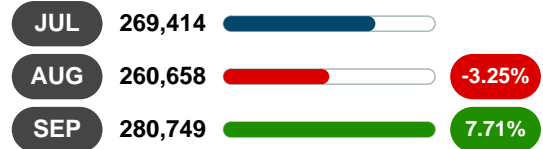


3 MONTHS

5 year SEP AVG = 240,230

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

Average Sold Price at Closing this month at **280,749** above the 5 yr SEP average of **240,230**



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
\$100,000 and less	10.00%	47,500	65,000	49,750	21,000	0
\$100,001 - \$125,000	8.33%	117,650	117,500	117,750	0	0
\$125,001 - \$175,000	13.33%	148,050	150,000	147,771	0	0
\$175,001 - \$275,000	26.67%	224,438	230,500	232,100	202,250	0
\$275,001 - \$350,000	18.33%	314,900	350,000	301,500	318,300	350,000
\$350,001 - \$450,000	13.33%	408,875	0	410,500	407,000	415,000
\$450,001 and up	10.00%	743,567	0	787,875	654,950	0
Average Sold Price		280,749	180,143	269,143	341,987	382,500
Total Closed Units	100%	280,749	7	36	15	2
Total Closed Volume		16,844,950	1.26M	9.69M	5.13M	765.00K

September 2024



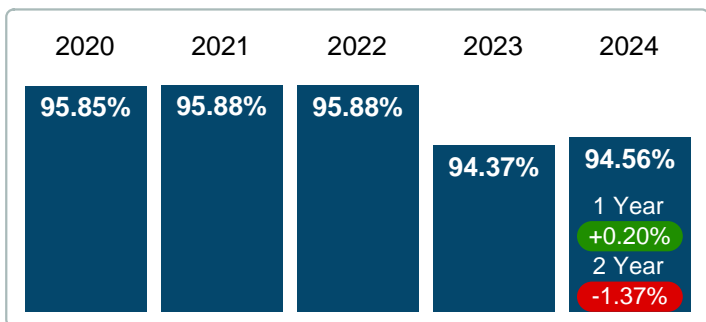
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



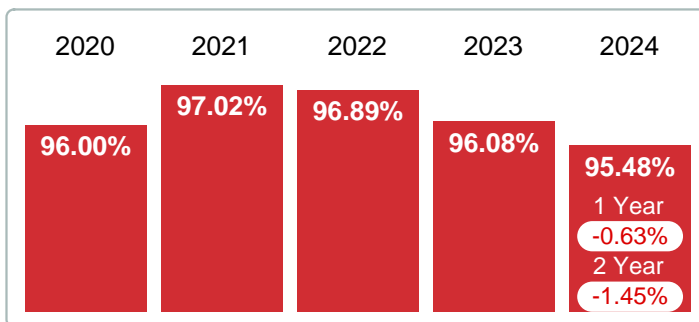
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

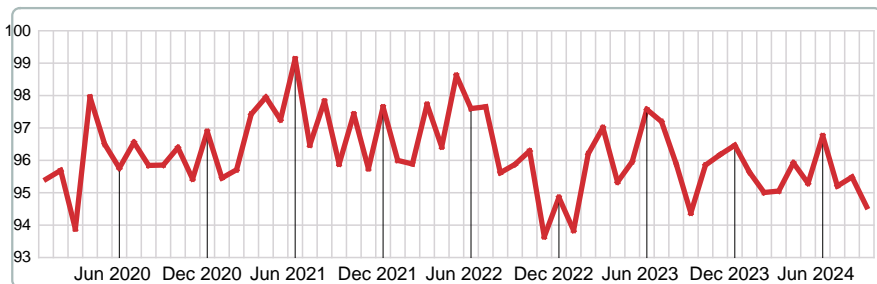
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

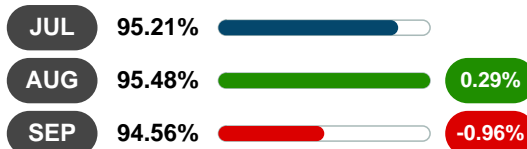


3 MONTHS

5 year SEP AVG = 95.31%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **94.56%** equal to 5 yr SEP average of **95.31%**



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
\$100,000 and less	6	10.00%	70.50%	86.67%	76.00%	32.31%	0.00%
\$100,001 - \$125,000	5	8.33%	97.37%	100.00%	95.62%	0.00%	0.00%
\$125,001 - \$175,000	8	13.33%	98.14%	88.76%	99.48%	0.00%	0.00%
\$175,001 - \$275,000	16	26.67%	95.90%	94.96%	97.00%	93.62%	0.00%
\$275,001 - \$350,000	11	18.33%	97.50%	100.00%	96.91%	97.83%	97.49%
\$350,001 - \$450,000	8	13.33%	97.72%	0.00%	98.18%	97.99%	95.42%
\$450,001 and up	6	10.00%	98.38%	0.00%	98.12%	98.91%	0.00%
Average Sold/List Ratio		94.60%		95.05%	95.21%	92.54%	96.46%
Total Closed Units		60	100%	7	36	15	2
Total Closed Volume		16,844,950		1.26M	9.69M	5.13M	765.00K

September 2024



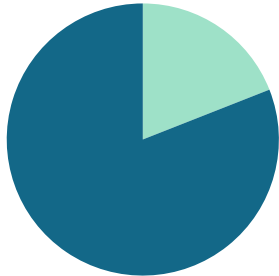
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

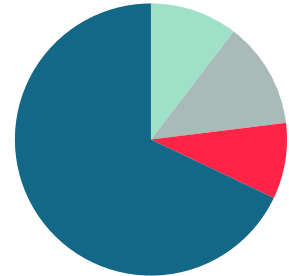


Inventory
 New Listings **98 = 19.03%**
 Start Inventory **417**
 Total Inventory Units **515**
 Volume **\$237,433,223**

Market Activity

Closed Sales **60 = 10.40%**
 Pending Sales **73 = 12.65%**
 Other Off Market **52 = 9.01%**
 Active Inventory **392 = 67.94%**

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	65	60	-7.69%	584	560	-4.11%
Pending Sales	69	73	5.80%	635	610	-3.94%
New Listings	111	98	-11.71%	1,069	1,136	6.27%
Average List Price	279,466	289,423	3.56%	268,729	287,884	7.13%
Average Sale Price	263,572	280,749	6.52%	257,948	276,142	7.05%
Average Percent of Selling Price to List Price	94.37%	94.56%	0.20%	96.08%	95.48%	-0.63%
Average Days on Market to Sale	53.23	67.42	26.65%	46.36	53.13	14.58%
Monthly Inventory	341	392	14.96%	341	392	14.96%
Months Supply of Inventory	5.34	6.31	18.19%	5.34	6.31	18.19%

Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on September 30, 2024 = **392** 2023 2024

SEPTEMBER MARKET

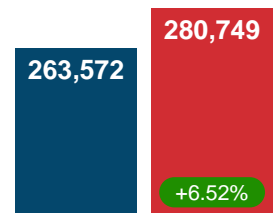
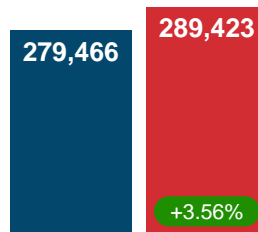
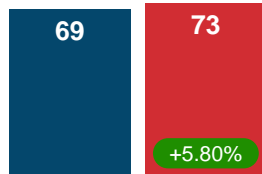
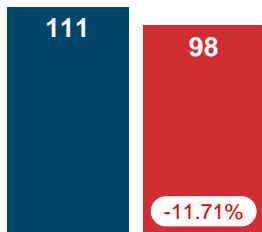
AVERAGE PRICES

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

