

# September 2024



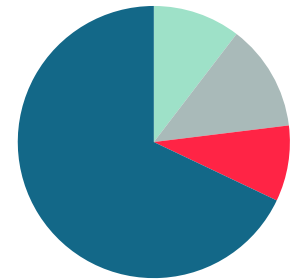
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## 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%
Median List Price	239,900	250,000	4.21%
Median Sale Price	229,900	247,500	7.66%
Median Percent of Selling Price to List Price	97.14%	97.38%	0.24%
Median Days on Market to Sale	36.00	42.50	18.06%
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.

#### 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 **7.66%** in September 2024 to \$247,500 versus the previous year at \$229,900.

#### Median Days on Market Lengthens

The median number of **42.50** days that homes spent on the market before selling increased by 6.50 days or **18.06%** in September 2024 compared to last year's same month at **36.00** DOM.

#### Sales Success for September 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 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 Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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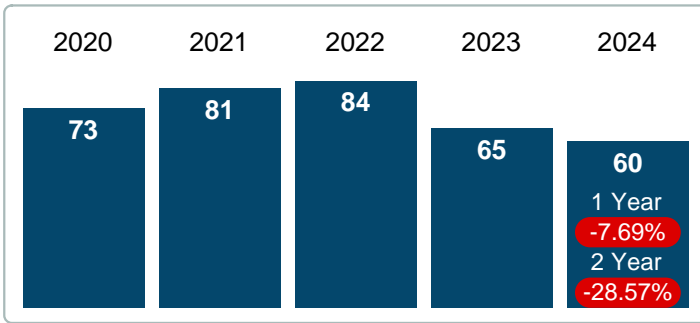
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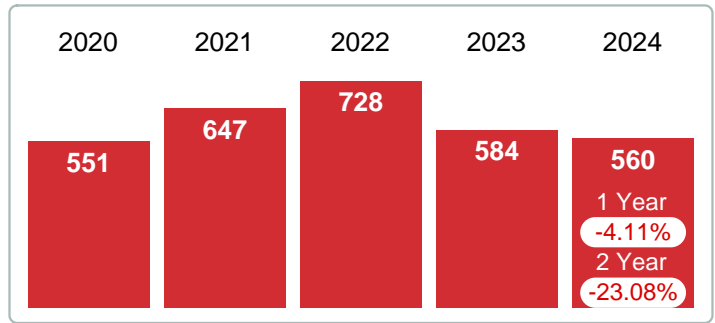
## CLOSED LISTINGS

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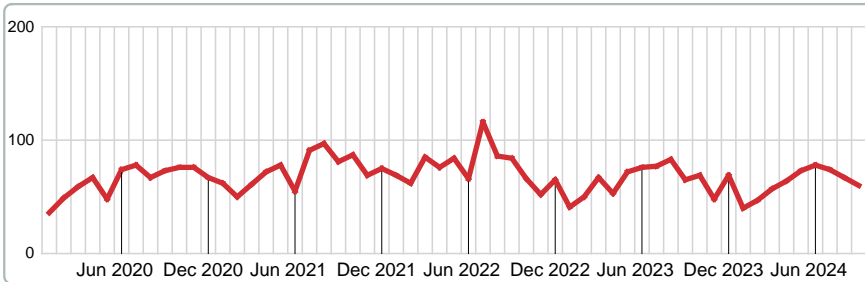
### SEPTEMBER



### YEAR TO DATE (YTD)

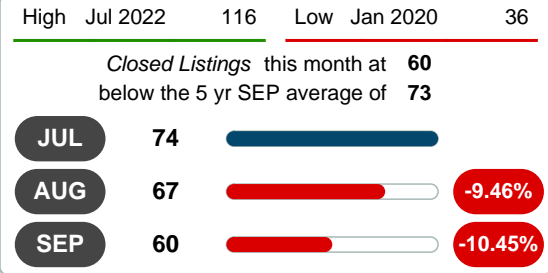


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 73



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	10.00%	57.0	1	4	1	0
\$100,001 - \$125,000	5	8.33%	24.0	2	3	0	0
\$125,001 - \$175,000	8	13.33%	22.5	1	7	0	0
\$175,001 - \$275,000	16	26.67%	50.5	2	10	4	0
\$275,001 - \$350,000	11	18.33%	35.0	1	6	3	1
\$350,001 - \$450,000	8	13.33%	47.5	0	2	5	1
\$450,001 and up	6	10.00%	179.0	0	4	2	0
<b>Total Closed Units</b>	<b>60</b>			<b>7</b>	<b>36</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>16,844,950</b>	<b>100%</b>	<b>42.5</b>	<b>1.26M</b>	<b>9.69M</b>	<b>5.13M</b>	<b>765.00K</b>
<b>Median Closed Price</b>	<b>\$247,500</b>			<b>\$150,000</b>	<b>\$234,000</b>	<b>\$335,000</b>	<b>\$382,500</b>

# September 2024



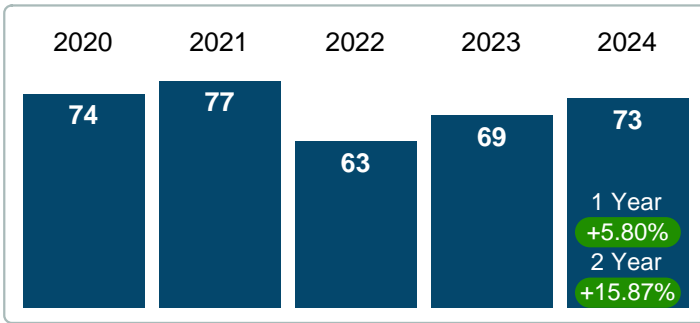
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



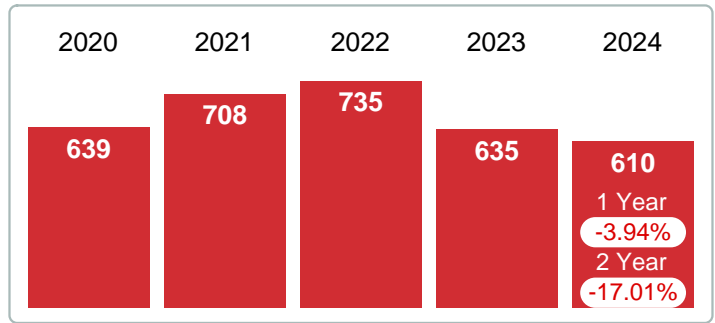
## PENDING LISTINGS

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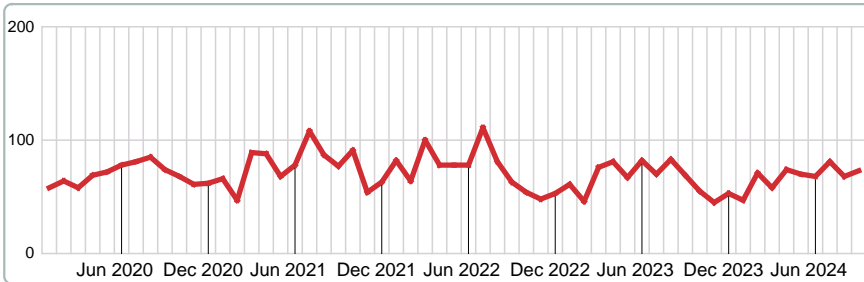
### SEPTEMBER



### YEAR TO DATE (YTD)

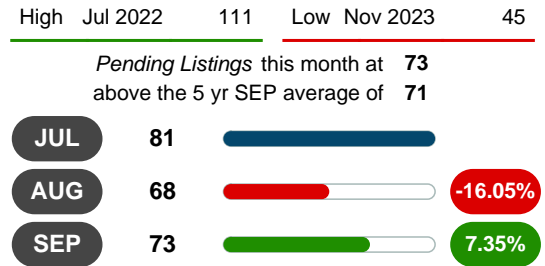


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 71



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	9.59%	41.0	4	2	1	0
\$100,001 - \$150,000	9	12.33%	45.0	5	4	0	0
\$150,001 - \$175,000	5	6.85%	42.0	3	2	0	0
\$175,001 - \$250,000	18	24.66%	52.0	1	14	3	0
\$250,001 - \$325,000	15	20.55%	45.0	1	10	4	0
\$325,001 - \$475,000	11	15.07%	68.0	0	5	4	2
\$475,001 and up	8	10.96%	54.5	0	5	2	1
<b>Total Pending Units</b>	<b>73</b>			<b>14</b>	<b>42</b>	<b>14</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>19,798,289</b>	<b>100%</b>	<b>49.0</b>	<b>1.91M</b>	<b>12.01M</b>	<b>4.52M</b>	<b>1.35M</b>
<b>Median Listing Price</b>	<b>\$238,500</b>			<b>\$134,000</b>	<b>\$240,300</b>	<b>\$297,400</b>	<b>\$449,950</b>

# September 2024



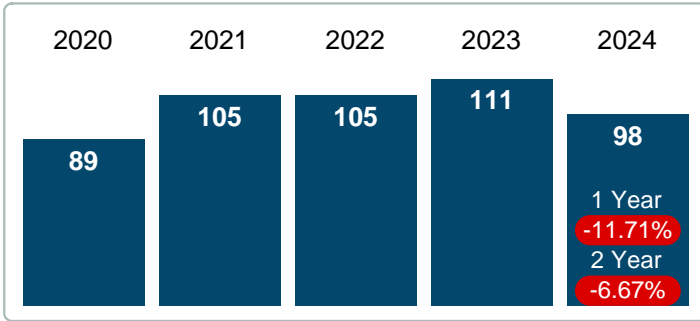
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



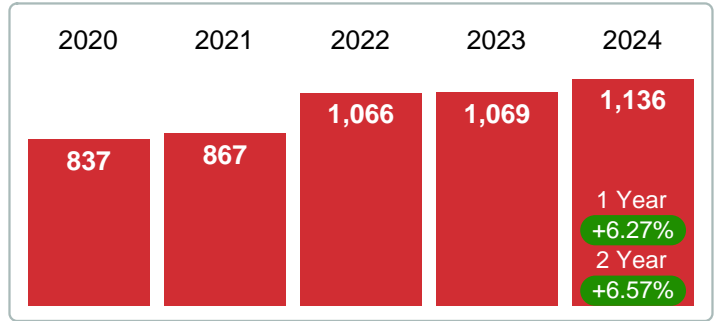
## NEW LISTINGS

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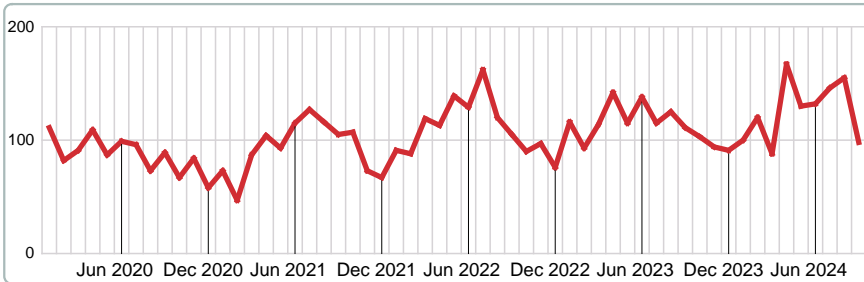
### SEPTEMBER



### YEAR TO DATE (YTD)

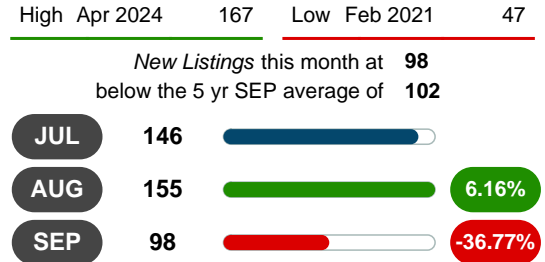


### 5 YEAR MARKET ACTIVITY TRENDS



### 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
<b>Total New Listed Units</b>	<b>98</b>		<b>18</b>	<b>56</b>	<b>18</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>36,603,620</b>	<b>100%</b>	<b>5.30M</b>	<b>16.64M</b>	<b>8.97M</b>	<b>5.70M</b>
<b>Median New Listed Listing Price</b>	<b>\$267,000</b>		<b>\$169,000</b>	<b>\$257,500</b>	<b>\$347,000</b>	<b>\$574,000</b>

# September 2024



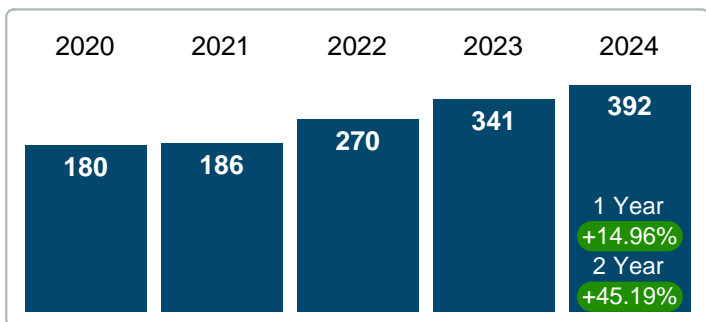
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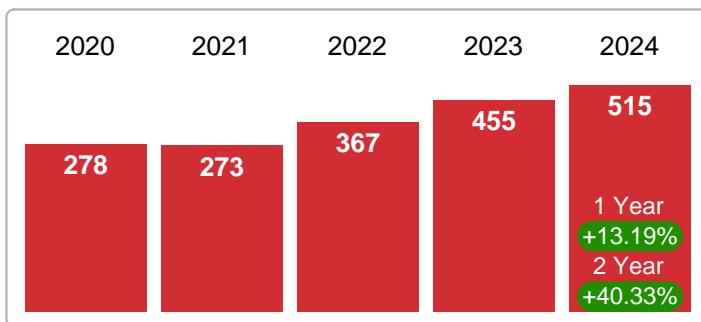
## ACTIVE INVENTORY

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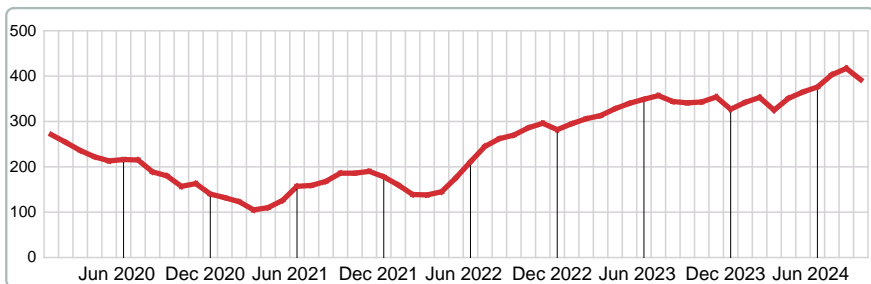
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 274

High Aug 2024 417    Low Mar 2021 105

Inventory this month at **392**  
above the 5 yr SEP average of **274**

- JUL** 403
- AUG** 417  **3.47%**
- SEP** 392  **-6.00%**

## 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	33	8.42%	73.0	17	11	5	0	
\$125,001 - \$175,000	45	11.48%	67.0	12	29	4	0	
\$175,001 - \$250,000	70	17.86%	66.5	8	51	9	2	
\$250,001 - \$375,000	95	24.23%	65.0	6	65	22	2	
\$375,001 - \$525,000	54	13.78%	57.0	7	33	10	4	
\$525,001 - \$775,000	54	13.78%	88.0	4	23	20	7	
\$775,001 and up	41	10.46%	74.0	3	17	12	9	
Total Active Inventory by Units		392		57	229	82	24	
Total Active Inventory by Volume		195,749,937	100%	67.0	17.88M	107.48M	45.93M	24.46M
Median Active Inventory Listing Price		\$329,900			\$169,900	\$294,000	\$384,950	\$615,000

# September 2024



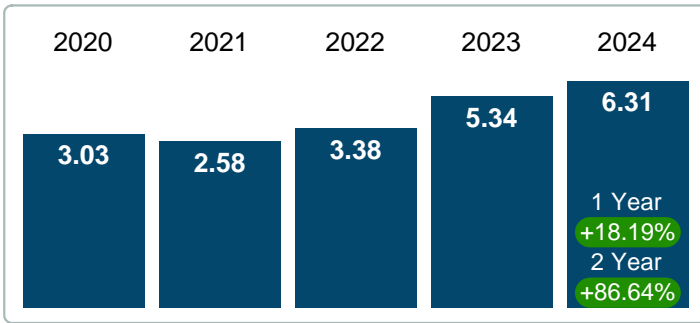
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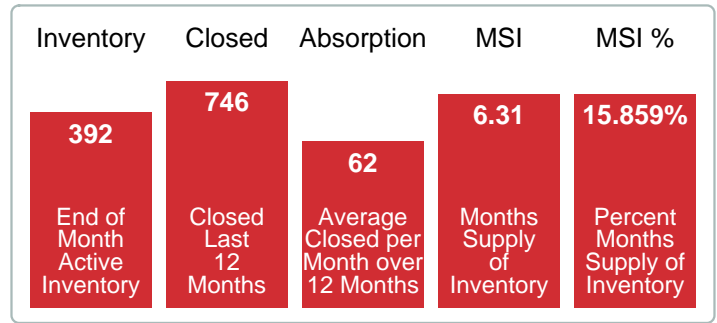
## MONTHS SUPPLY of INVENTORY (MSI)

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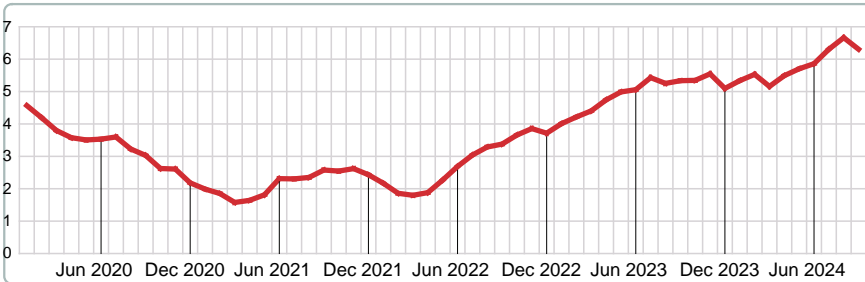
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

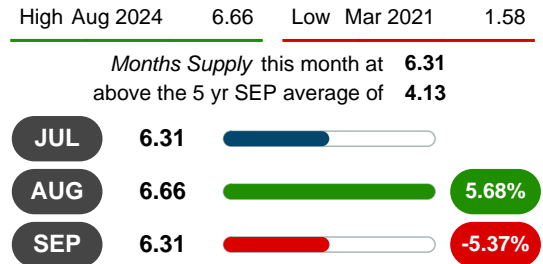


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



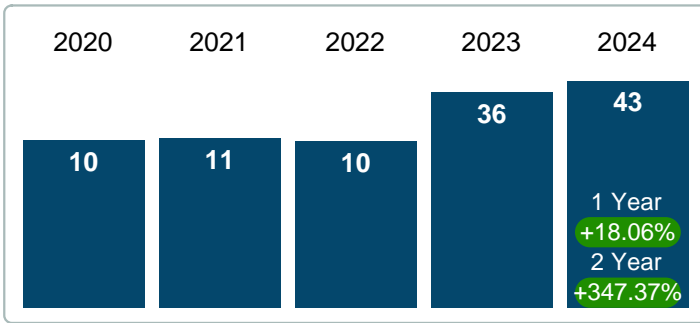
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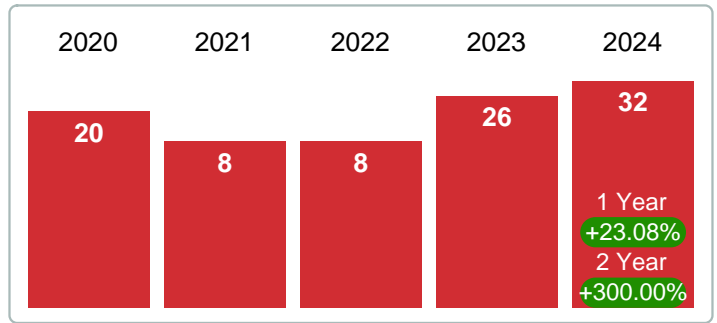
## MEDIAN DAYS ON MARKET TO SALE

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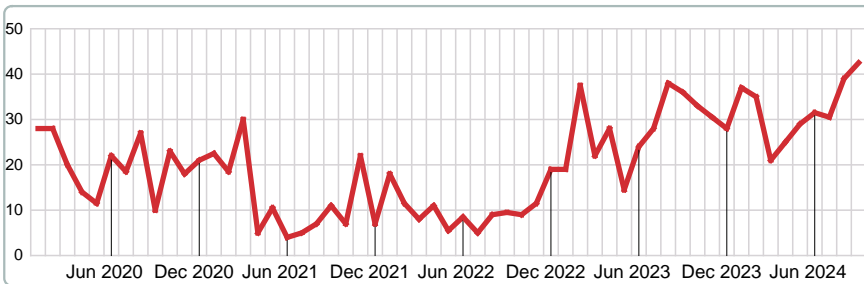
### SEPTEMBER



### YEAR TO DATE (YTD)

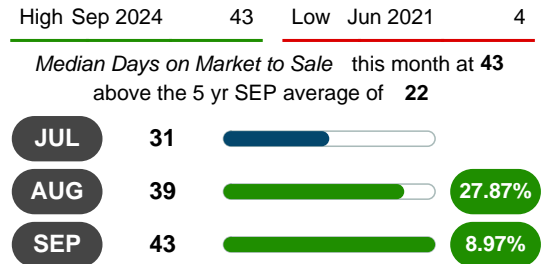


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 22



## 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
\$100,000 and less	10.00%	57	7	60	84	0
\$100,001 - \$125,000	8.33%	24	23	32	0	0
\$125,001 - \$175,000	13.33%	23	75	15	0	0
\$175,001 - \$275,000	26.67%	51	29	55	37	0
\$275,001 - \$350,000	18.33%	35	78	19	35	72
\$350,001 - \$450,000	13.33%	48	0	146	14	169
\$450,001 and up	10.00%	179	0	179	179	0
Median Closed DOM		43	24	45	35	121
Total Closed Units	100%	60	7	36	15	2
Total Closed Volume		16,844,950	1.26M	9.69M	5.13M	765.00K

# September 2024



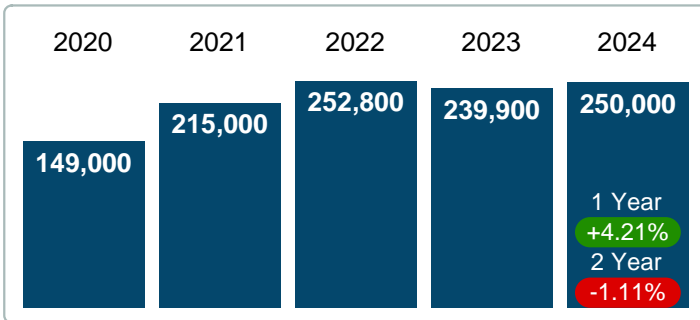
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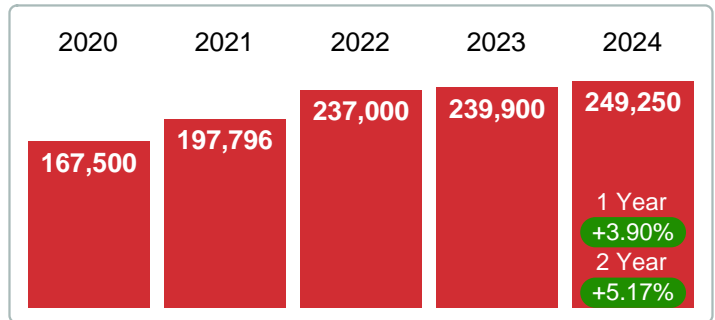
## MEDIAN LIST PRICE AT CLOSING

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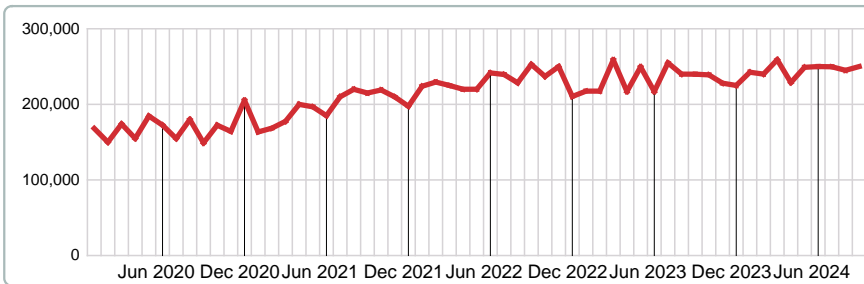
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

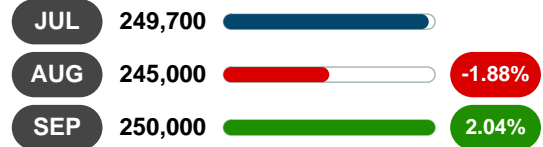


### 3 MONTHS

5 year SEP AVG = 221,340

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

Median List Price at Closing this month at **250,000**  
above the 5 yr SEP average of **221,340**



### 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
\$100,000 and less	10.00%	67,000	75,000	67,000	65,000	0
\$100,001 - \$125,000	6.67%	119,950	117,500	119,950	0	0
\$125,001 - \$175,000	15.00%	150,000	169,000	142,500	0	0
\$175,001 - \$275,000	25.00%	248,000	189,900	249,450	214,250	0
\$275,001 - \$350,000	18.33%	319,000	324,500	317,000	329,000	0
\$350,001 - \$450,000	15.00%	425,000	0	418,500	425,000	396,950
\$450,001 and up	10.00%	829,000	0	829,000	664,450	0
<b>Median List Price</b>		<b>250,000</b>	<b>169,000</b>	<b>248,500</b>	<b>348,100</b>	<b>396,950</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>250,000</b>	<b>7</b>	<b>36</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>17,365,400</b>	<b>1.32M</b>	<b>9.94M</b>	<b>5.32M</b>	<b>793.90K</b>



# September 2024



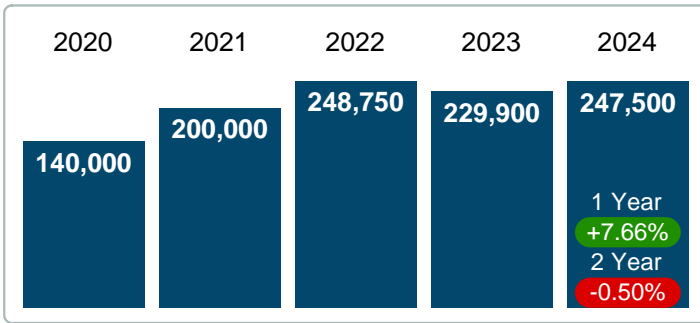
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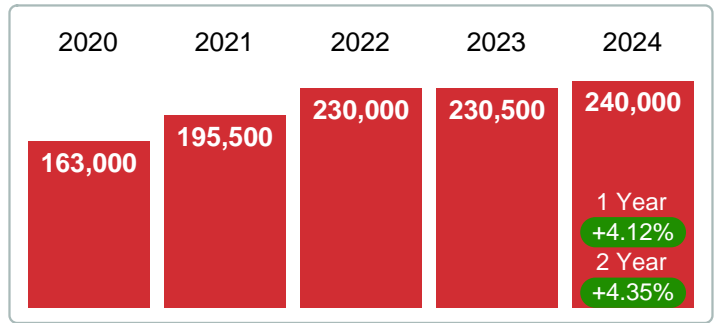
## MEDIAN SOLD PRICE AT CLOSING

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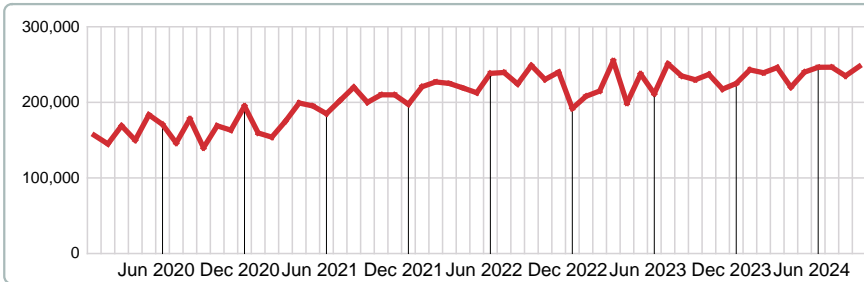
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

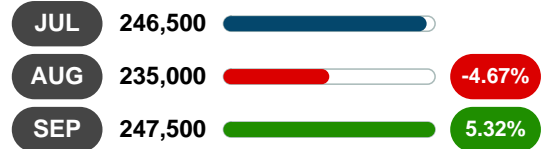


### 3 MONTHS

5 year SEP AVG = 213,230

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

Median Sold Price at Closing this month at **247,500** above the 5 yr SEP average of **213,230**



### 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
\$100,000 and less	10.00%	52,500	65,000	52,500	21,000	0
\$100,001 - \$125,000	8.33%	115,000	117,500	115,000	0	0
\$125,001 - \$175,000	13.33%	150,000	150,000	150,000	0	0
\$175,001 - \$275,000	26.67%	228,500	230,500	242,500	193,750	0
\$275,001 - \$350,000	18.33%	315,000	350,000	304,500	320,000	350,000
\$350,001 - \$450,000	13.33%	410,000	0	410,500	405,000	415,000
\$450,001 and up	10.00%	782,000	0	782,000	654,950	0
<b>Median Sold Price</b>		<b>247,500</b>	<b>150,000</b>	<b>234,000</b>	<b>335,000</b>	<b>382,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>247,500</b>	<b>7</b>	<b>36</b>	<b>15</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>16,844,950</b>	<b>1.26M</b>	<b>9.69M</b>	<b>5.13M</b>	<b>765.00K</b>

# September 2024



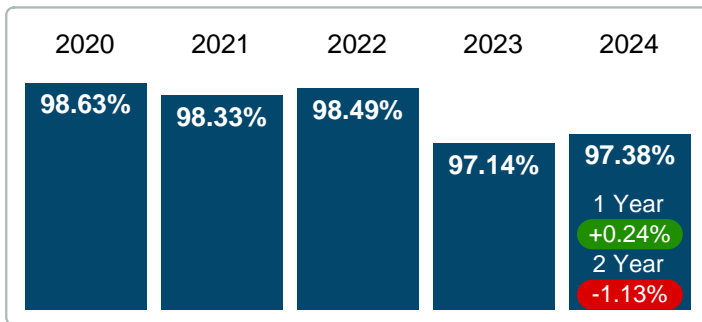
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



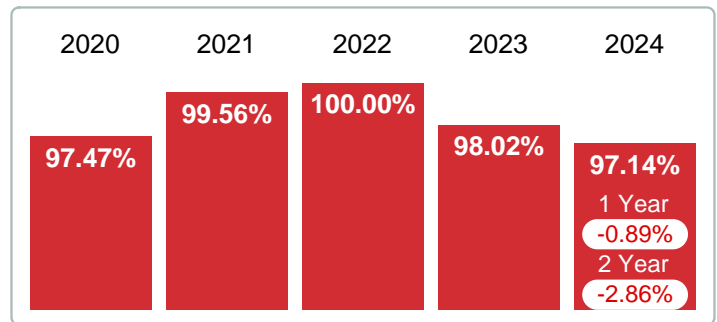
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

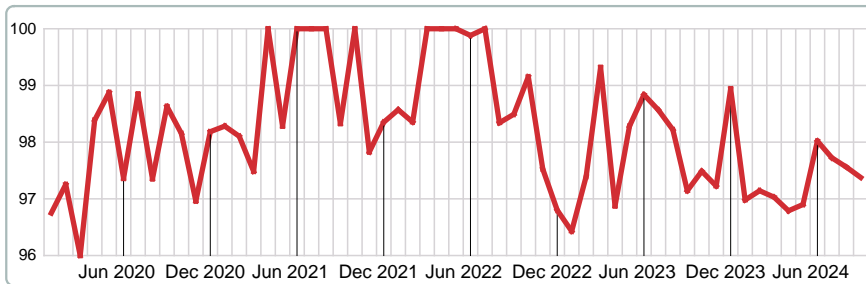
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

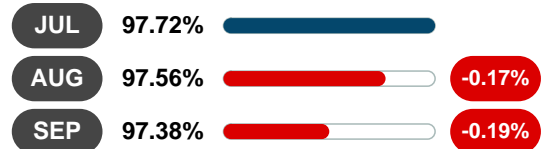


### 3 MONTHS

5 year SEP AVG = 97.99%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **97.38%**  
 below the 5 yr SEP average of **97.99%**



### 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
\$100,000 and less	6	10.00%	78.32%	86.67%	78.32%	32.31%	0.00%
\$100,001 - \$125,000	5	8.33%	99.22%	100.00%	95.65%	0.00%	0.00%
\$125,001 - \$175,000	8	13.33%	98.88%	88.76%	100.00%	0.00%	0.00%
\$175,001 - \$275,000	16	26.67%	97.72%	94.96%	97.74%	98.25%	0.00%
\$275,001 - \$350,000	11	18.33%	97.49%	100.00%	96.88%	97.26%	97.49%
\$350,001 - \$450,000	8	13.33%	97.31%	0.00%	98.18%	98.25%	95.42%
\$450,001 and up	6	10.00%	96.78%	0.00%	93.53%	98.91%	0.00%
Median Sold/List Ratio		97.38%		97.95%	97.04%	97.81%	96.46%
Total Closed Units	60	100%	97.38%	7	36	15	2
Total Closed Volume	16,844,950			1.26M	9.69M	5.13M	765.00K

# September 2024



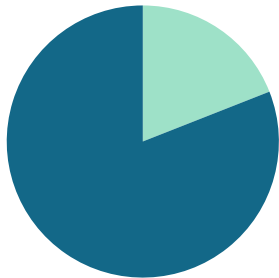
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

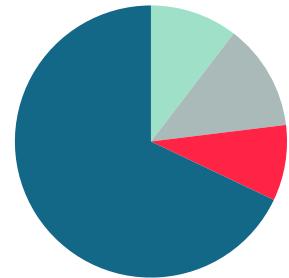


**Inventory**  
 New Listings **98 = 19.03%**  
 Start Inventory **417**  
 Total Inventory Units **515**  
 Volume **\$237,433,223**

### 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%
Median List Price	239,900	250,000	4.21%	239,900	249,250	3.90%
Median Sale Price	229,900	247,500	7.66%	230,500	240,000	4.12%
Median Percent of Selling Price to List Price	97.14%	97.38%	0.24%	98.02%	97.14%	-0.89%
Median Days on Market to Sale	36.00	42.50	18.06%	26.00	32.00	23.08%
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%

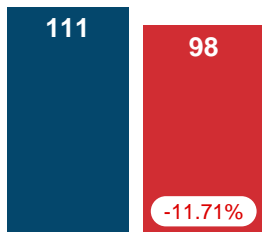
**Absorption:** Last 12 months, an Average of **62** Sales/Month

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

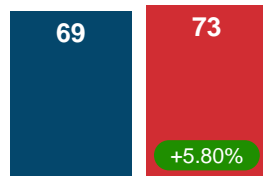
### SEPTEMBER MARKET

### MEDIAN PRICES

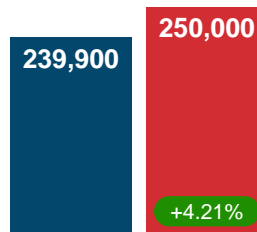
#### New Listings



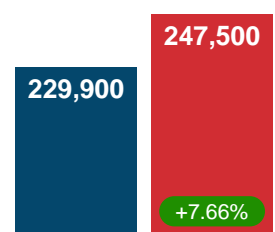
#### Pending Listings



#### List Price



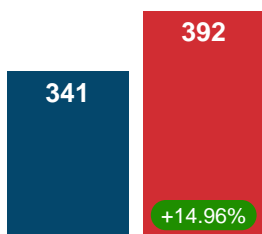
#### Sale Price



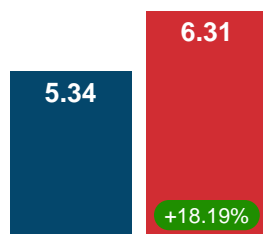
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

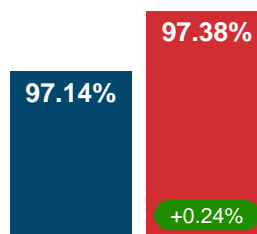
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

