

October 2024



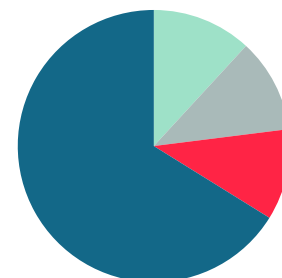
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	69	70	1.45%
Pending Listings	55	66	20.00%
New Listings	103	123	19.42%
Average List Price	305,820	270,047	-11.70%
Average Sale Price	292,483	260,001	-11.11%
Average Percent of Selling Price to List Price	95.85%	95.76%	-0.10%
Average Days on Market to Sale	48.22	49.39	2.42%
End of Month Inventory	343	391	13.99%
Months Supply of Inventory	5.35	6.28	17.50%



Absorption: Last 12 months, an Average of **62** Sales/Month
Active Inventory as of October 31, 2024 = **391**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **13.99%** to 391 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 **6.28** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **11.11%** in October 2024 to \$260,001 versus the previous year at \$292,483.

Average Days on Market Lengthens

The average number of **49.39** days that homes spent on the market before selling increased by 1.17 days or **2.42%** in October 2024 compared to last year's same month at **48.22** DOM.

Sales Success for October 2024 is Positive

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

There were 123 New Listings in October 2024, up **19.42%** from last year at 103. Furthermore, there were 70 Closed Listings this month versus last year at 69, a **1.45%** increase.

Closed versus Listed trends yielded a **56.9%** ratio, down from previous year's, October 2023, at **67.0%**, a **15.05%** downswing. This will certainly create pressure on an increasing Month's 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

October 2024



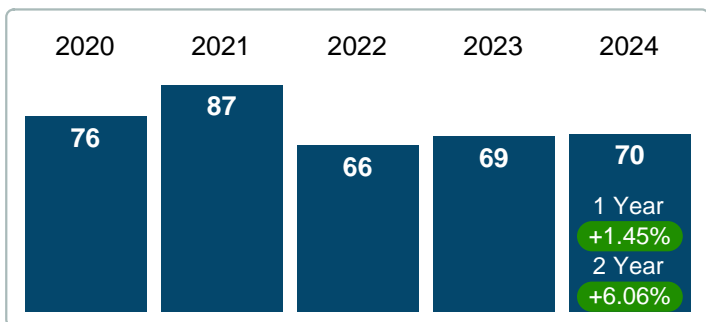
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



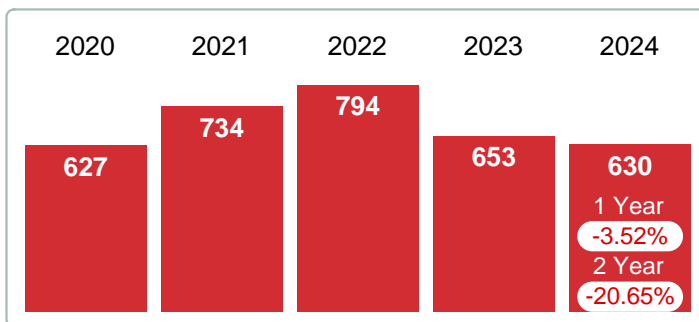
CLOSED LISTINGS

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

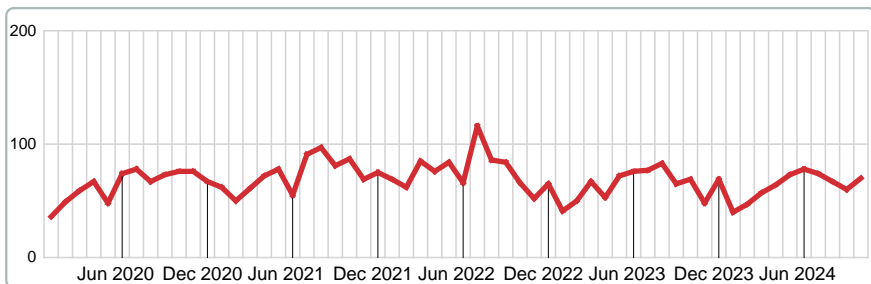
OCTOBER



YEAR TO DATE (YTD)

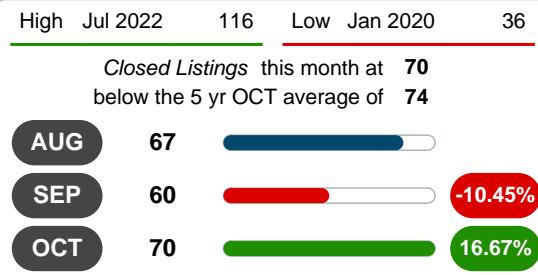


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 74



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	7	10.00%	86.3	4	2	1	0
\$100,001 - \$150,000	9	12.86%	50.6	6	3	0	0
\$150,001 - \$200,000	9	12.86%	55.8	1	7	1	0
\$200,001 - \$250,000	16	22.86%	30.1	0	16	0	0
\$250,001 - \$325,000	11	15.71%	53.3	1	7	3	0
\$325,001 - \$525,000	12	17.14%	43.5	0	8	3	1
\$525,001 and up	6	8.57%	51.2	0	4	1	1
Total Closed Units	70			12	47	9	2
Total Closed Volume	18,200,080	100%	49.4	1.42M	13.00M	2.85M	936.50K
Average Closed Price	\$260,001			\$118,325	\$276,511	\$316,404	\$468,250

October 2024



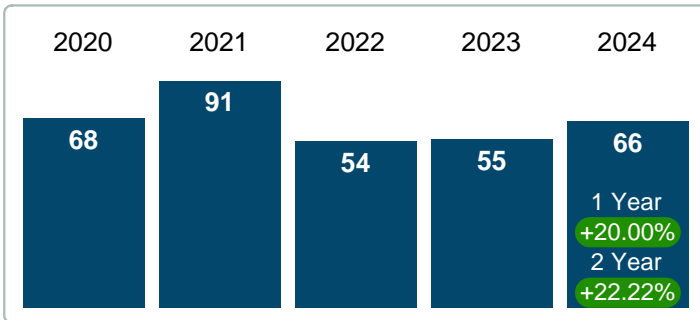
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



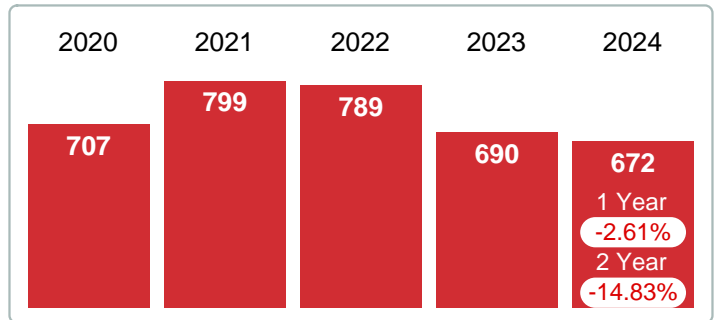
PENDING LISTINGS

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

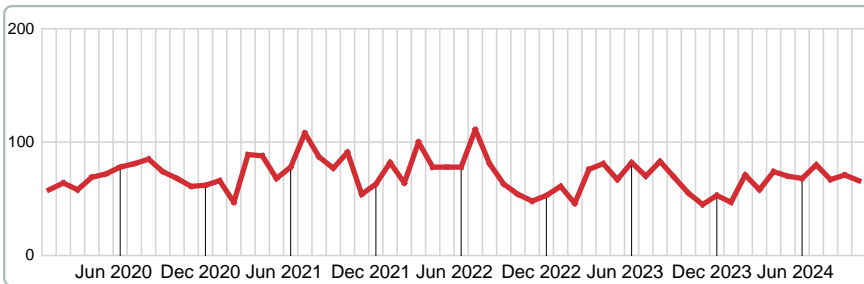
OCTOBER



YEAR TO DATE (YTD)

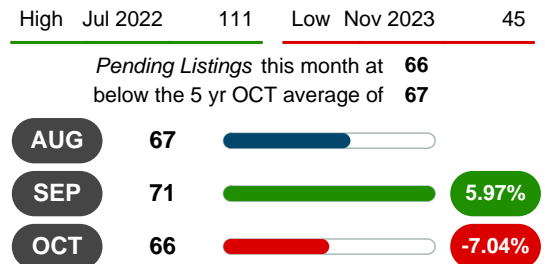


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 67



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	10.61%	81.3	4	3	0	0
\$100,001 - \$125,000	3	4.55%	35.0	0	3	0	0
\$125,001 - \$175,000	10	15.15%	90.2	1	8	1	0
\$175,001 - \$275,000	17	25.76%	68.0	0	16	1	0
\$275,001 - \$350,000	12	18.18%	56.4	1	9	2	0
\$350,001 - \$450,000	11	16.67%	70.5	0	9	2	0
\$450,001 and up	6	9.09%	99.0	1	2	3	0
Total Pending Units	66			7	50	9	0
Total Pending Volume	18,172,235	100%	64.7	1.29M	13.14M	3.75M	0.00B
Average Listing Price	\$270,655			\$184,214	\$262,717	\$416,318	\$0

October 2024



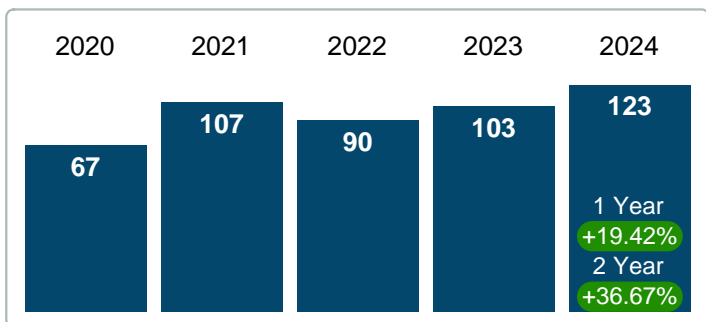
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



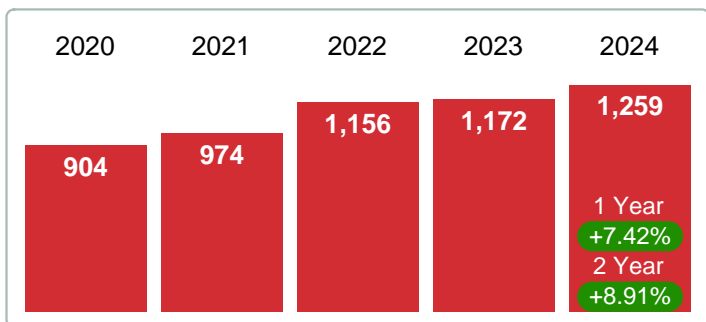
NEW LISTINGS

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

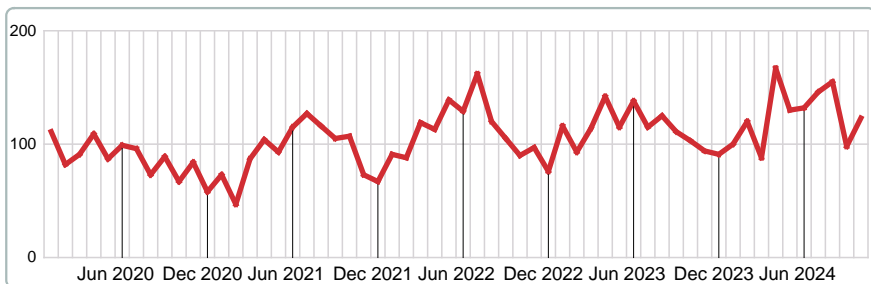
OCTOBER



YEAR TO DATE (YTD)

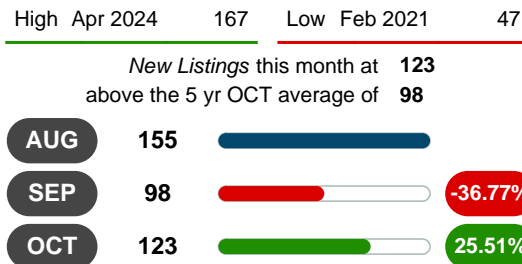


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 98



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	10.57%	4	9	0	0
\$150,001 - \$175,000	9	7.32%	2	5	2	0
\$175,001 - \$225,000	15	12.20%	1	13	1	0
\$225,001 - \$325,000	40	32.52%	2	35	2	1
\$325,001 - \$375,000	13	10.57%	0	11	1	1
\$375,001 - \$725,000	20	16.26%	0	10	8	2
\$725,001 and up	13	10.57%	1	6	5	1
Total New Listed Units	123		10	89	19	5
Total New Listed Volume	49,590,763	100%	2.43M	29.55M	14.51M	3.09M
Average New Listed Listing Price	\$257,500		\$243,280	\$332,045	\$763,746	\$618,960

October 2024



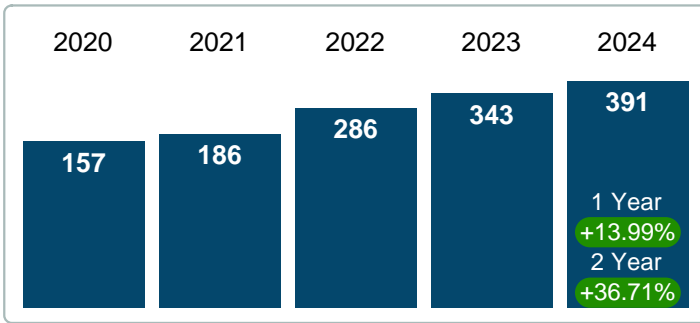
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



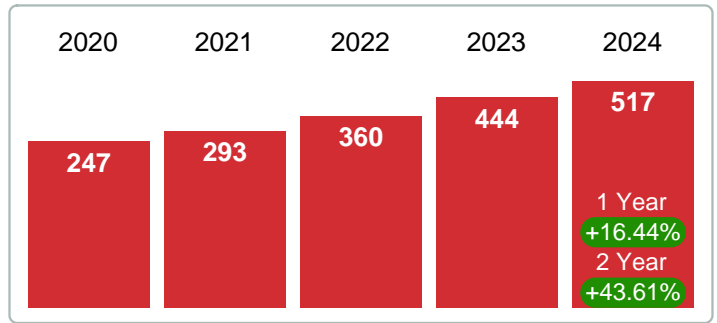
ACTIVE INVENTORY

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

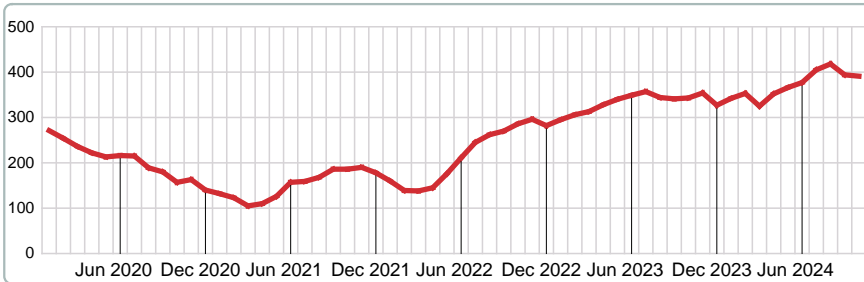
END OF OCTOBER



ACTIVE DURING OCTOBER

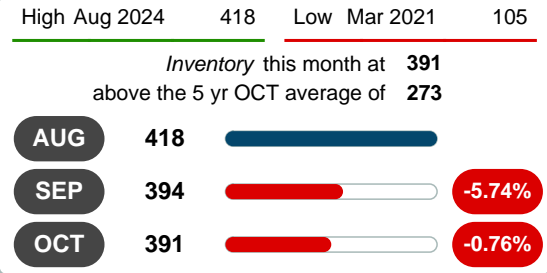


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 273



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	31	7.93%	78.9	17	11	3	0
\$125,001 - \$175,000	43	11.00%	84.4	13	26	4	0
\$175,001 - \$250,000	78	19.95%	80.2	11	56	10	1
\$250,001 - \$350,000	82	20.97%	68.1	4	63	12	3
\$350,001 - \$550,000	69	17.65%	87.5	7	42	15	5
\$550,001 - \$825,000	47	12.02%	92.6	1	22	17	7
\$825,001 and up	41	10.49%	92.2	4	15	13	9
Total Active Inventory by Units	391			57	235	74	25
Total Active Inventory by Volume	197,002,174	100%	82.1	17.33M	107.51M	47.40M	24.76M
Average Active Inventory Listing Price	\$503,842			\$304,033	\$457,506	\$640,511	\$990,422

October 2024



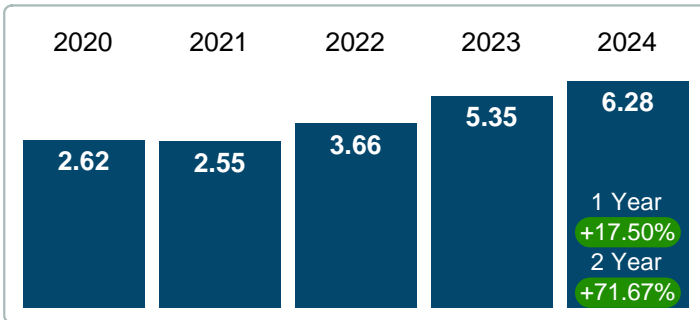
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



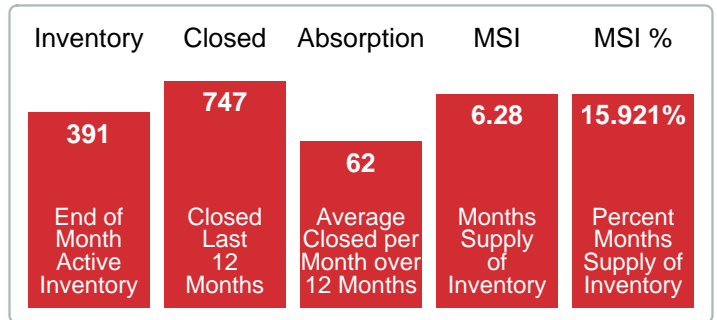
MONTHS SUPPLY of INVENTORY (MSI)

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

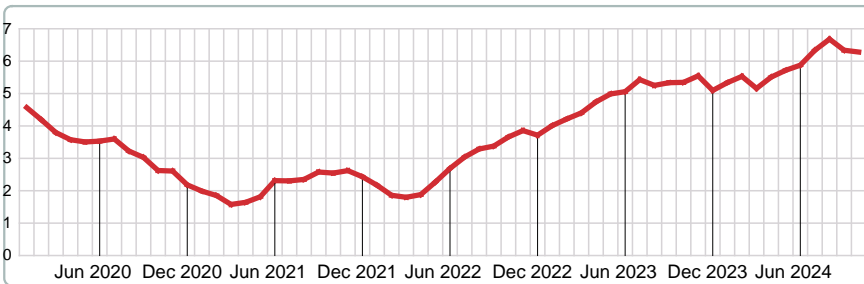
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

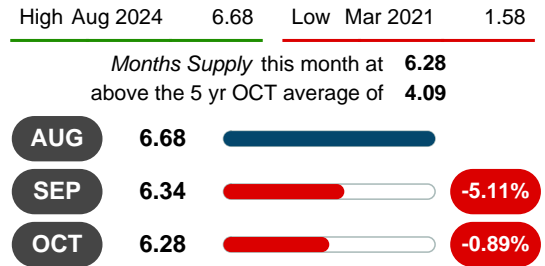


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 4.09



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	31	7.93%	3.29	4.43	2.54	2.77	0.00
\$125,001 - \$175,000	43	11.00%	4.45	5.38	4.11	4.36	0.00
\$175,001 - \$250,000	78	19.95%	5.20	6.29	4.91	5.71	12.00
\$250,001 - \$350,000	82	20.97%	5.29	3.20	7.00	2.57	5.14
\$350,001 - \$550,000	69	17.65%	7.67	14.00	8.40	5.14	8.57
\$550,001 - \$825,000	47	12.02%	20.89	0.00	24.00	18.55	16.80
\$825,001 and up	41	10.49%	28.94	24.00	36.00	22.29	36.00
Market Supply of Inventory (MSI)			6.28	5.75	6.28	5.77	12.00
Total Active Inventory by Units		100%	6.28	57	235	74	25

October 2024



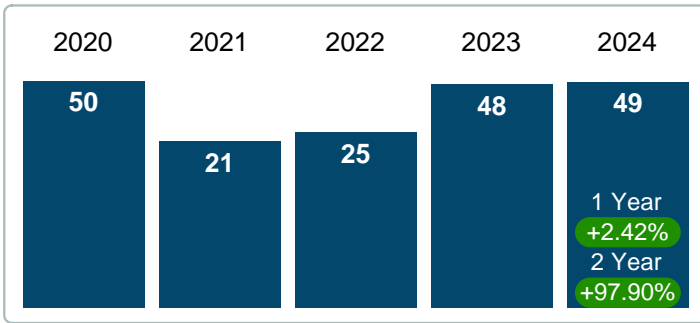
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



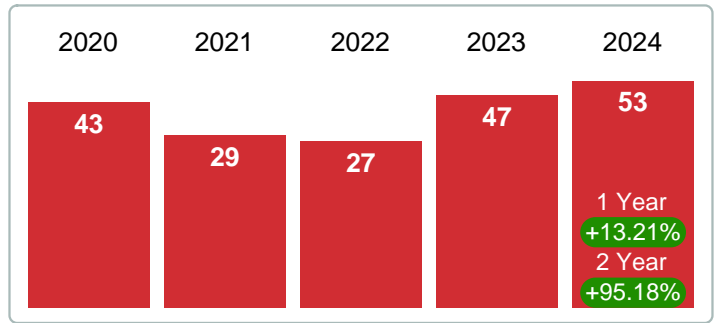
AVERAGE DAYS ON MARKET TO SALE

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

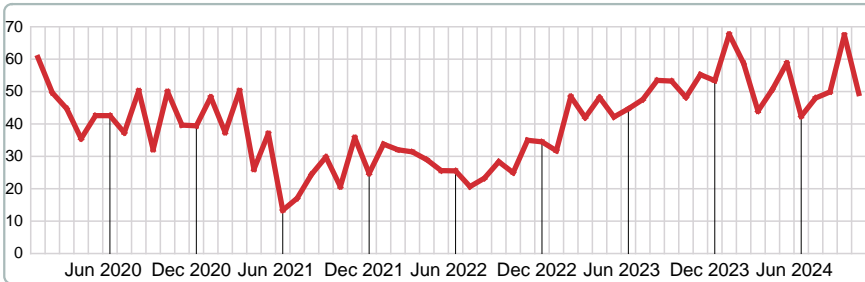
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

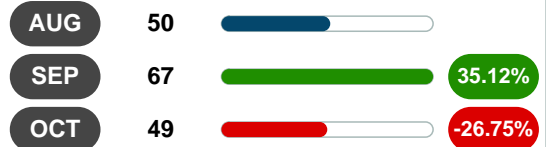


3 MONTHS

5 year OCT AVG = 39

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 49 above the 5 yr OCT average of 39



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	10.00%	86	123	13	88	0
\$100,001 - \$150,000	12.86%	51	47	57	0	0
\$150,001 - \$200,000	12.86%	56	124	51	22	0
\$200,001 - \$250,000	22.86%	30	0	30	0	0
\$250,001 - \$325,000	15.71%	53	102	60	21	0
\$325,001 - \$525,000	17.14%	44	0	47	40	29
\$525,001 and up	8.57%	51	0	42	16	123
Average Closed DOM		49	83	42	34	76
Total Closed Units	100%	49	12	47	9	2
Total Closed Volume		18,200,080	1.42M	13.00M	2.85M	936.50K

October 2024



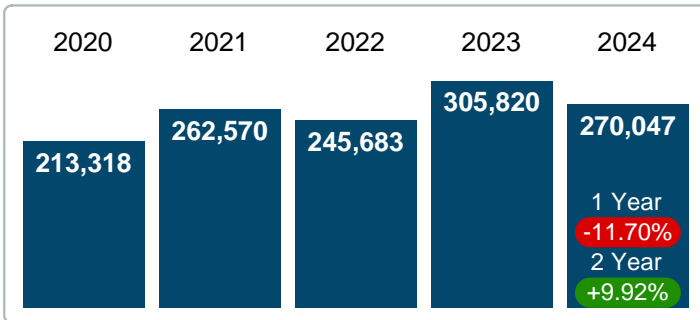
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



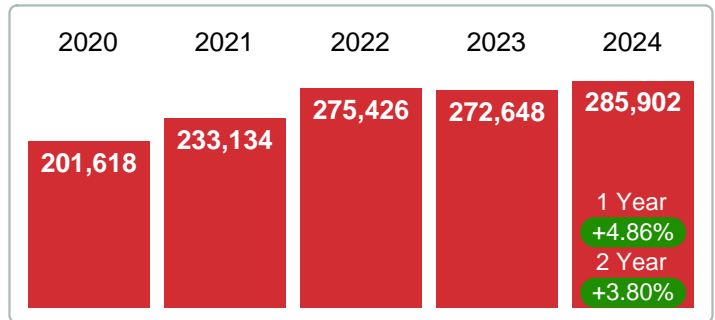
AVERAGE LIST PRICE AT CLOSING

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

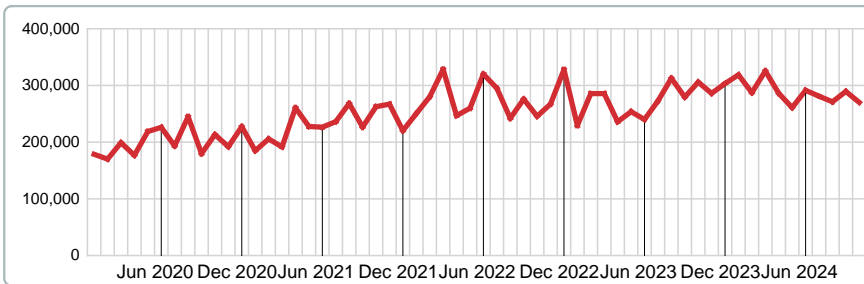
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

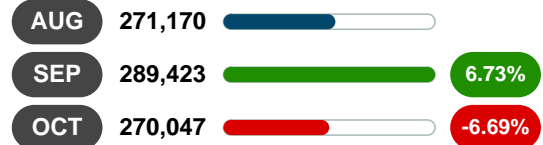


3 MONTHS

5 year OCT AVG = 259,488

High Mar 2022 328,340 Low Feb 2020 170,156

Average List Price at Closing this month at **270,047** above the 5 yr OCT average of **259,488**



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	8.57%	66,550	72,350	87,500	59,900	0
\$100,001 - \$150,000	11.43%	131,488	135,150	144,333	0	0
\$150,001 - \$200,000	15.71%	176,800	159,500	182,557	195,500	0
\$200,001 - \$250,000	18.57%	230,095	0	236,150	0	0
\$250,001 - \$325,000	18.57%	278,688	299,500	290,806	277,847	0
\$325,001 - \$525,000	17.14%	378,600	0	404,975	394,967	430,000
\$525,001 and up	10.00%	621,414	0	635,975	615,000	541,500
Average List Price		270,047	129,942	286,886	320,982	485,750
Total Closed Units	100%	270,047	12	47	9	2
Total Closed Volume		18,903,279	1.56M	13.48M	2.89M	971.50K

October 2024



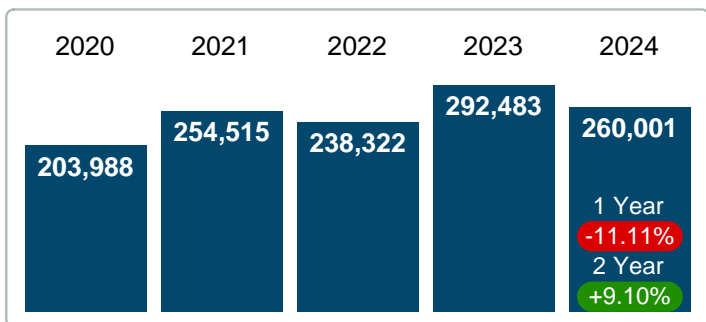
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



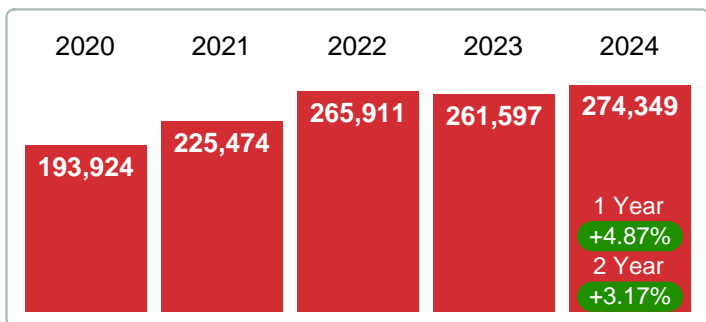
AVERAGE SOLD PRICE AT CLOSING

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

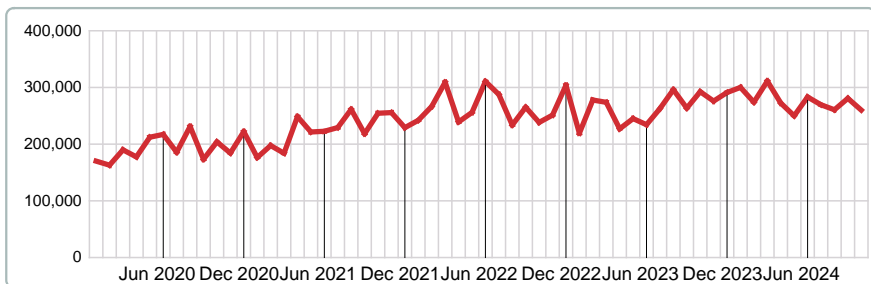
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

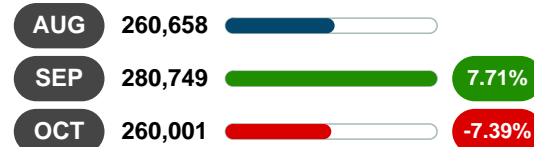


3 MONTHS

5 year OCT AVG = 249,862

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

Average Sold Price at Closing this month at **260,001** above the 5 yr OCT average of **249,862**



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%	65,843	64,975	71,500	58,000	0
\$100,001 - \$150,000	12.86%	127,444	119,167	144,000	0	0
\$150,001 - \$200,000	12.86%	178,433	167,500	178,057	192,000	0
\$200,001 - \$250,000	22.86%	228,406	0	228,406	0	0
\$250,001 - \$325,000	15.71%	279,662	277,500	281,449	276,213	0
\$325,001 - \$525,000	17.14%	389,250	0	389,625	386,333	395,000
\$525,001 and up	8.57%	597,417	0	608,250	610,000	541,500
Average Sold Price		260,001	118,325	276,511	316,404	468,250
Total Closed Units	100%	260,001	12	47	9	2
Total Closed Volume		18,200,080	1.42M	13.00M	2.85M	936.50K

October 2024



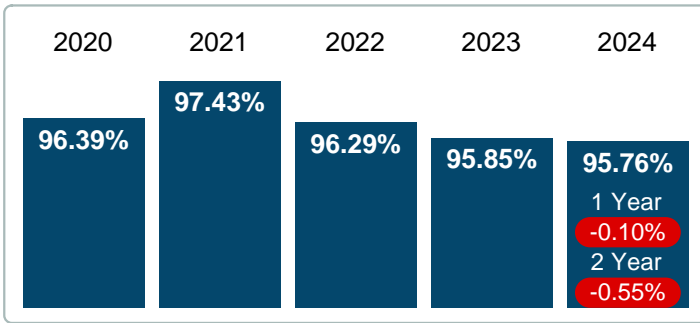
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



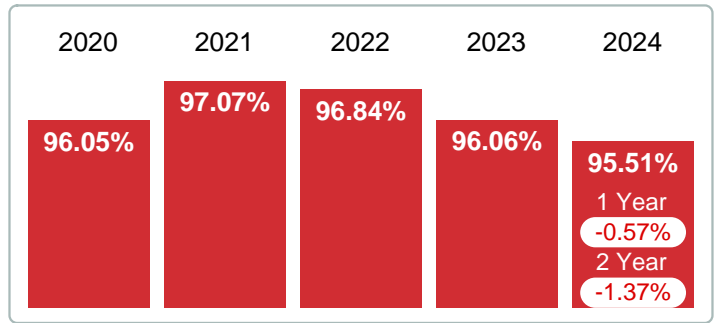
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

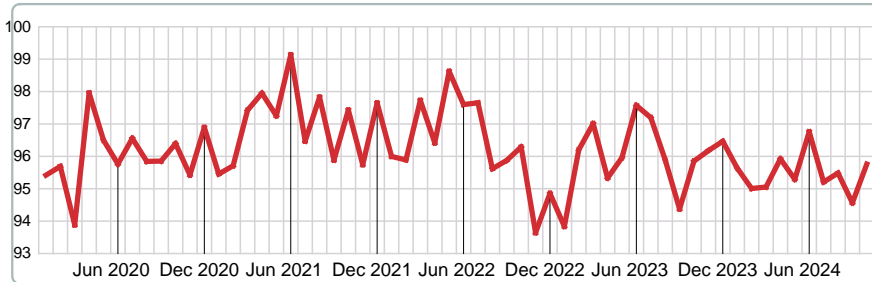
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

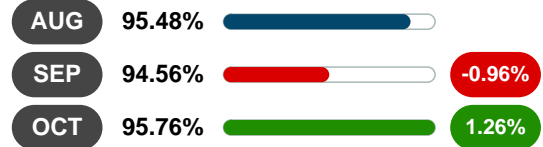


3 MONTHS

5 year OCT AVG = 96.34%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **95.76%** equal to 5 yr OCT average of **96.34%**



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	7	10.00%	88.58%	89.31%	83.00%	96.83%	0.00%
\$100,001 - \$150,000	9	12.86%	92.22%	88.24%	100.18%	0.00%	0.00%
\$150,001 - \$200,000	9	12.86%	98.49%	105.02%	97.59%	98.21%	0.00%
\$200,001 - \$250,000	16	22.86%	97.02%	0.00%	97.02%	0.00%	0.00%
\$250,001 - \$325,000	11	15.71%	97.23%	92.65%	96.89%	99.53%	0.00%
\$325,001 - \$525,000	12	17.14%	97.00%	0.00%	97.30%	97.91%	91.86%
\$525,001 and up	6	8.57%	96.85%	0.00%	95.47%	99.19%	100.00%
Average Sold/List Ratio		95.80%		90.36%	96.61%	98.51%	95.93%
Total Closed Units		70	100%	12	47	9	2
Total Closed Volume		18,200,080		1.42M	13.00M	2.85M	936.50K

October 2024



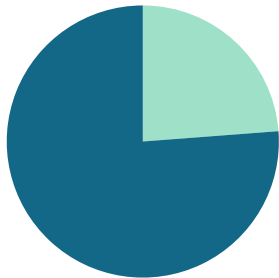
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

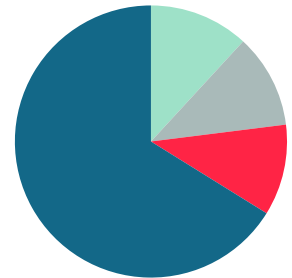


Inventory
 New Listings
123 = 23.79%
 Start Inventory
394
 Total Inventory Units
517
 Volume
\$244,295,954

Market Activity

Closed Sales
70 = 11.84%
 Pending Sales
66 = 11.17%
 Other Off Market
64 = 10.83%
 Active Inventory
391 = 66.16%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	69	70	1.45%	653	630	-3.52%
Pending Sales	55	66	20.00%	690	672	-2.61%
New Listings	103	123	19.42%	1,172	1,259	7.42%
Average List Price	305,820	270,047	-11.70%	272,648	285,902	4.86%
Average Sale Price	292,483	260,001	-11.11%	261,597	274,349	4.87%
Average Percent of Selling Price to List Price	95.85%	95.76%	-0.10%	96.06%	95.51%	-0.57%
Average Days on Market to Sale	48.22	49.39	2.42%	46.56	52.71	13.21%
Monthly Inventory	343	391	13.99%	343	391	13.99%
Months Supply of Inventory	5.35	6.28	17.50%	5.35	6.28	17.50%

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

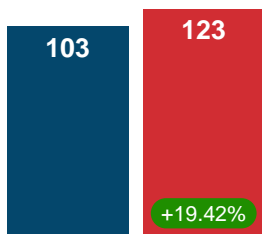
Inventory on October 31, 2024 = **391**

2023 **2024**

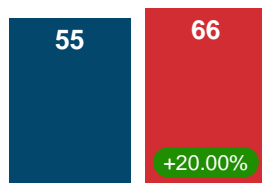
OCTOBER MARKET

AVERAGE PRICES

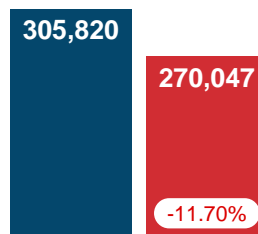
New Listings



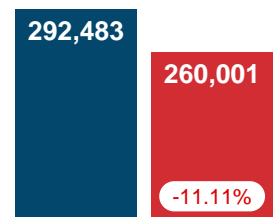
Pending Listings



List Price



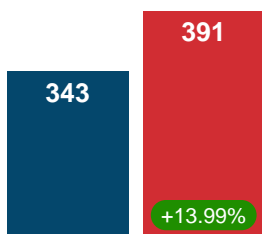
Sale Price



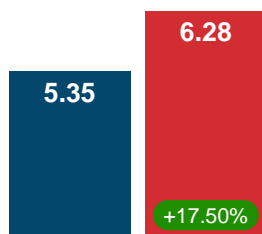
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

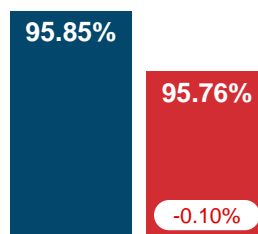
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

