

October 2024



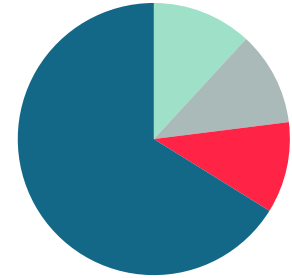
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	239,000	246,820	3.27%
Median Sale Price	237,000	240,000	1.27%
Median Percent of Selling Price to List Price	97.49%	97.76%	0.28%
Median Days on Market to Sale	33.00	25.50	-22.73%
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.

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 **1.27%** in October 2024 to \$240,000 versus the previous year at \$237,000.

Median Days on Market Shortens

The median number of **25.50** days that homes spent on the market before selling decreased by 7.50 days or **22.73%** in October 2024 compared to last year's same month at **33.00** DOM.

Sales Success for October 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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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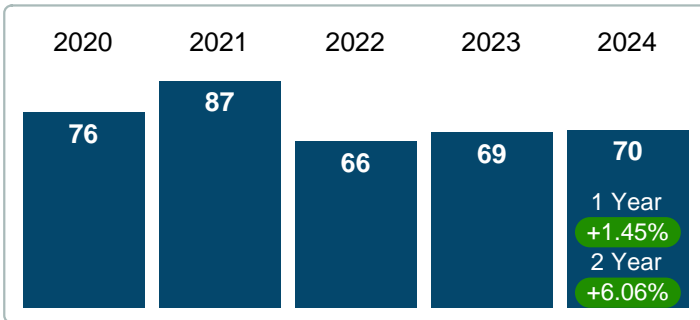
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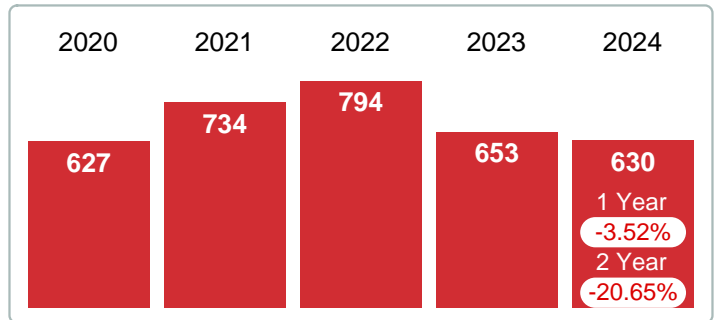
CLOSED LISTINGS

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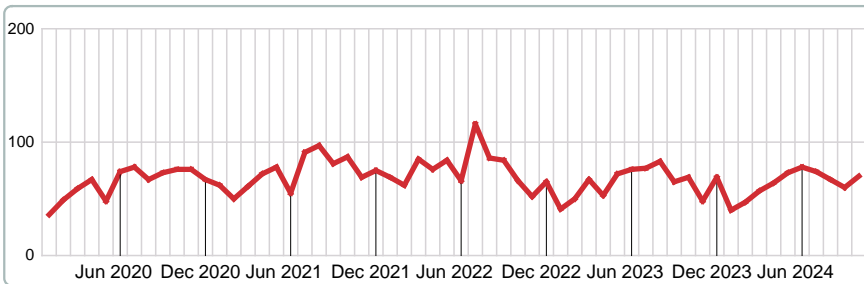
OCTOBER



YEAR TO DATE (YTD)

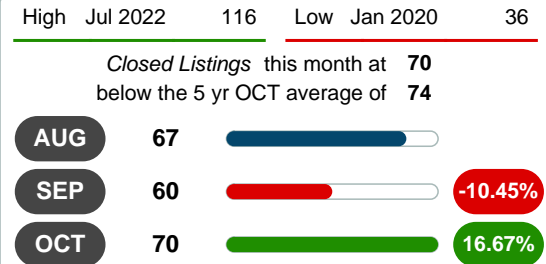


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 74



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	10.00%	14.0	4	2	1	0
\$100,001 - \$150,000	9	12.86%	42.0	6	3	0	0
\$150,001 - \$200,000	9	12.86%	55.0	1	7	1	0
\$200,001 - \$250,000	16	22.86%	19.5	0	16	0	0
\$250,001 - \$325,000	11	15.71%	30.0	1	7	3	0
\$325,001 - \$525,000	12	17.14%	27.5	0	8	3	1
\$525,001 and up	6	8.57%	18.5	0	4	1	1
Total Closed Units	70			12	47	9	2
Total Closed Volume	18,200,080	100%	25.5	1.42M	13.00M	2.85M	936.50K
Median Closed Price	\$240,000			\$109,000	\$241,500	\$310,000	\$468,250

October 2024



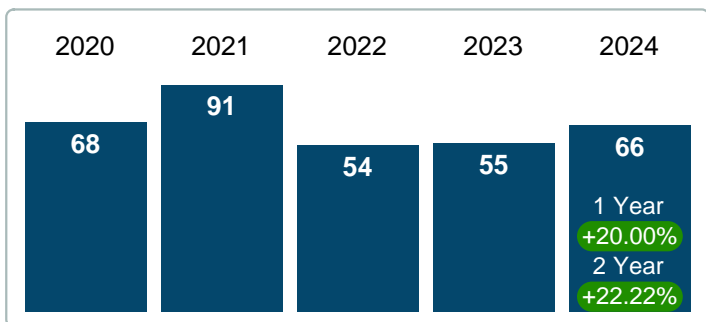
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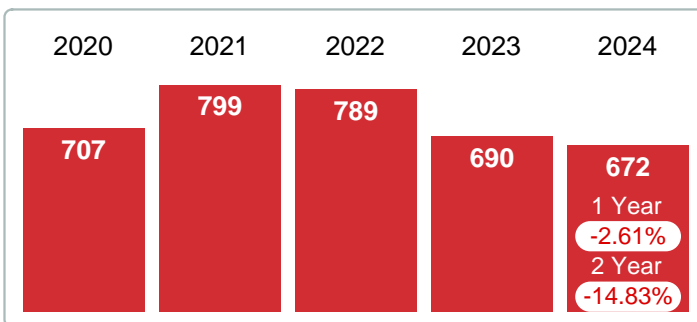
PENDING LISTINGS

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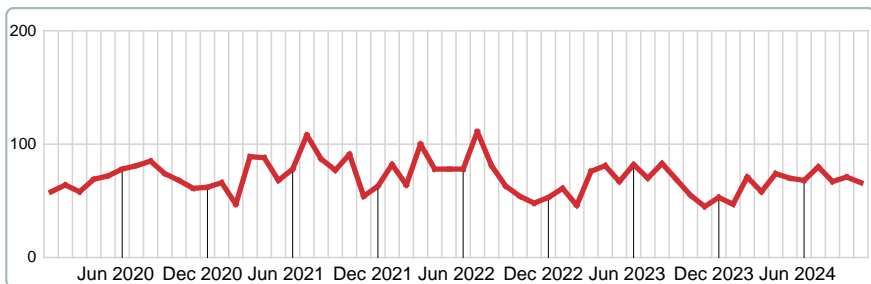
OCTOBER



YEAR TO DATE (YTD)

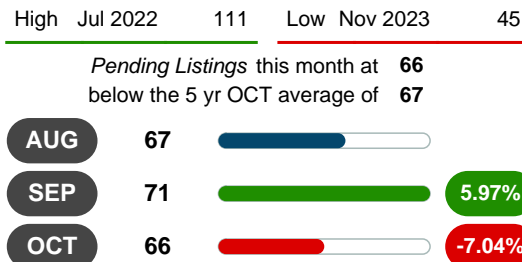


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 67



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	10.61%	91.0	4	3	0	0
\$100,001 - \$125,000	3	4.55%	12.0	0	3	0	0
\$125,001 - \$175,000	10	15.15%	48.0	1	8	1	0
\$175,001 - \$275,000	17	25.76%	74.0	0	16	1	0
\$275,001 - \$350,000	12	18.18%	27.0	1	9	2	0
\$350,001 - \$450,000	11	16.67%	71.0	0	9	2	0
\$450,001 and up	6	9.09%	95.5	1	2	3	0
Total Pending Units	66			7	50	9	0
Total Pending Volume	18,172,235	100%	53.0	1.29M	13.14M	3.75M	0.00B
Median Listing Price	\$252,000			\$99,500	\$239,525	\$379,900	\$0

October 2024



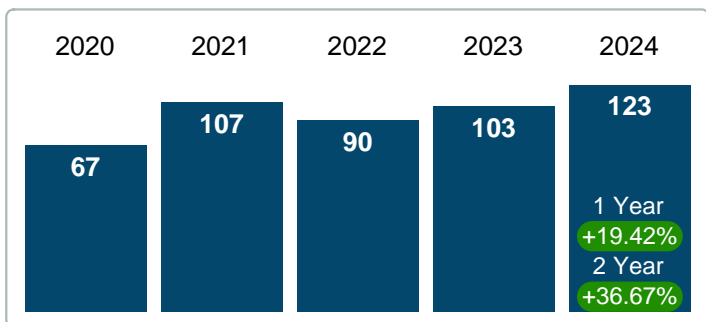
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



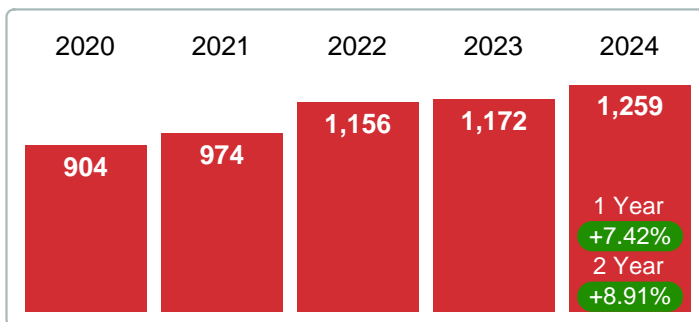
NEW LISTINGS

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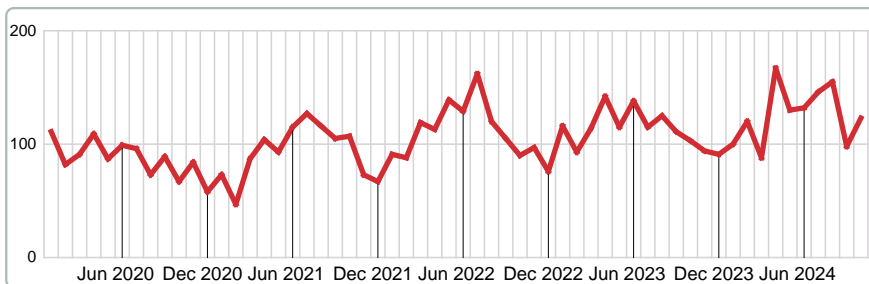
OCTOBER



YEAR TO DATE (YTD)

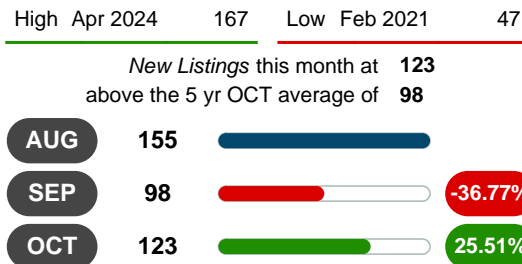


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$280,800		\$162,450	\$264,900	\$430,000	\$675,000

October 2024



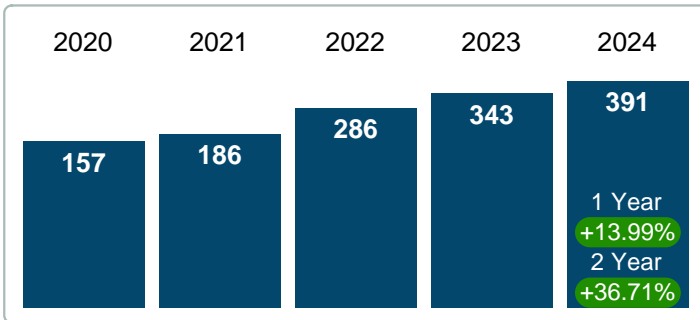
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



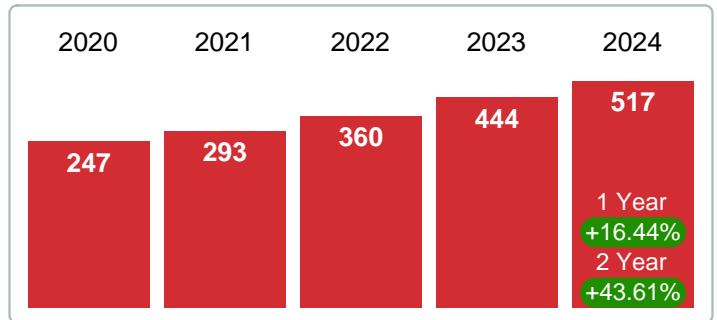
ACTIVE INVENTORY

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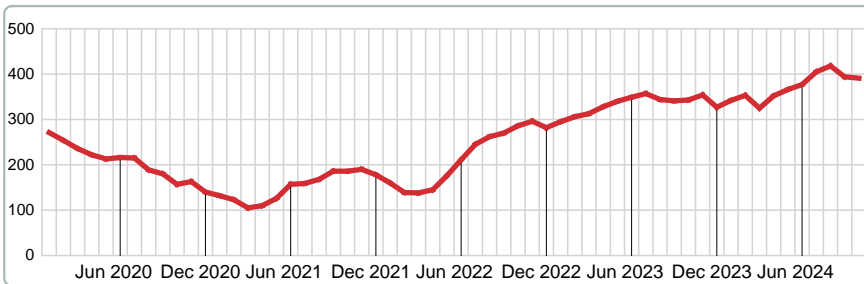
END OF OCTOBER



ACTIVE DURING OCTOBER

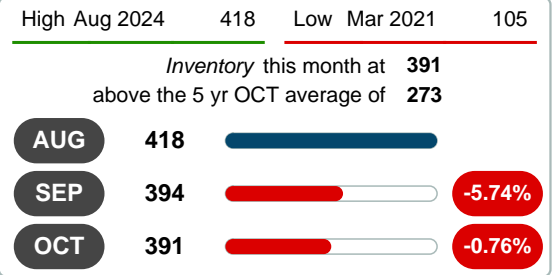


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 273



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	31	7.93%	60.0	17	11	3	0
\$125,001 - \$175,000	43	11.00%	77.0	13	26	4	0
\$175,001 - \$250,000	78	19.95%	76.5	11	56	10	1
\$250,001 - \$350,000	82	20.97%	49.0	4	63	12	3
\$350,001 - \$550,000	69	17.65%	72.0	7	42	15	5
\$550,001 - \$825,000	47	12.02%	87.0	1	22	17	7
\$825,001 and up	41	10.49%	78.0	4	15	13	9
Total Active Inventory by Units	391			57	235	74	25
Total Active Inventory by Volume	197,002,174	100%	74.0	17.33M	107.51M	47.40M	24.76M
Median Active Inventory Listing Price	\$310,000			\$165,000	\$280,800	\$399,450	\$675,000

October 2024



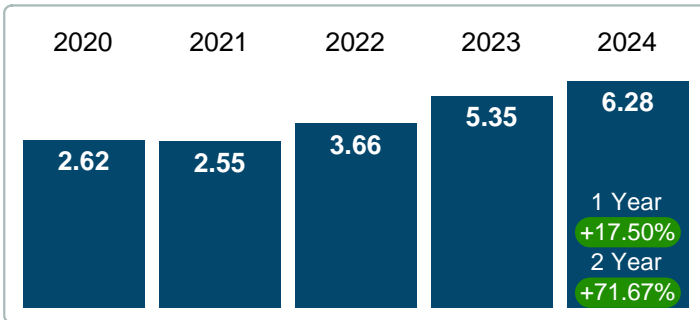
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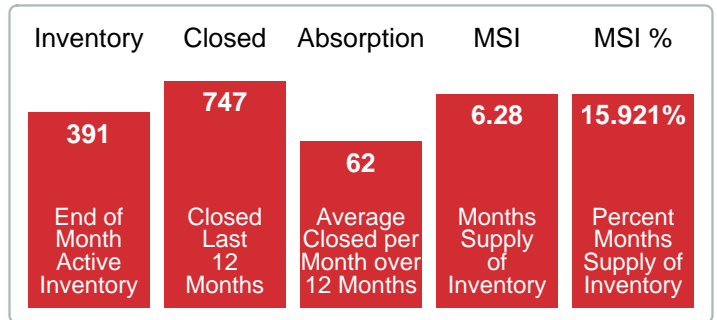
MONTHS SUPPLY of INVENTORY (MSI)

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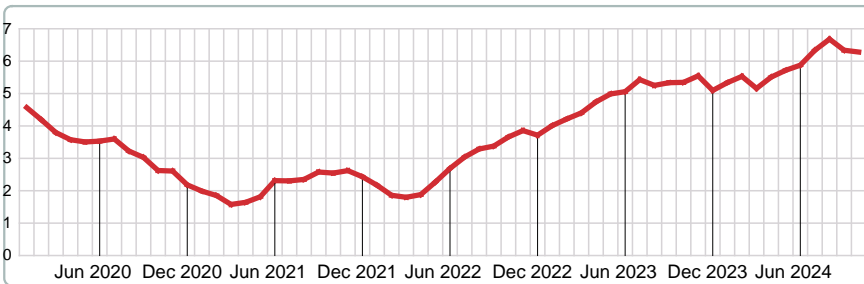
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

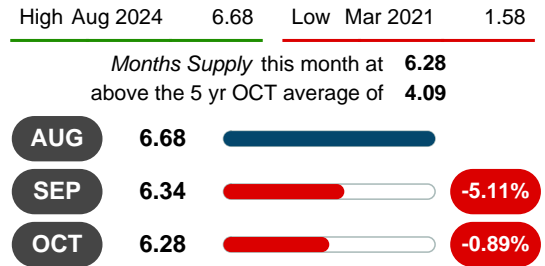


5 YEAR MARKET ACTIVITY TRENDS



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

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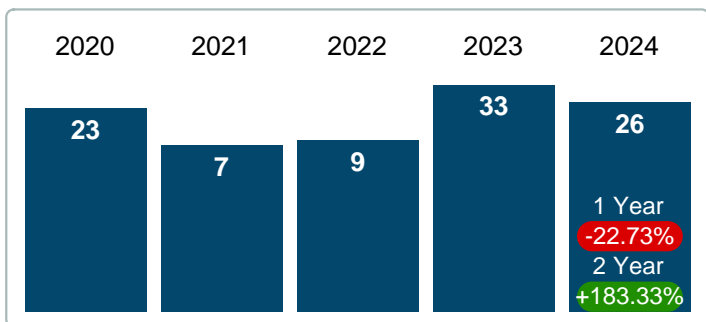
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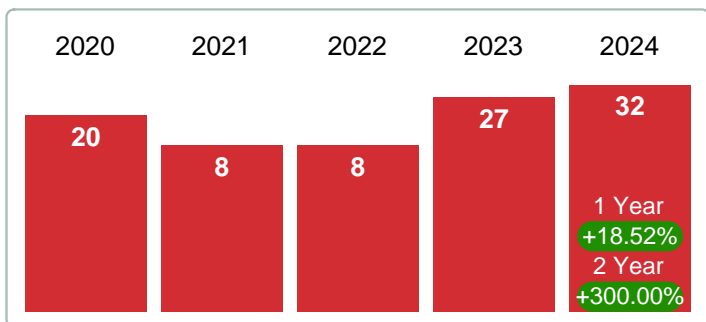
MEDIAN DAYS ON MARKET TO SALE

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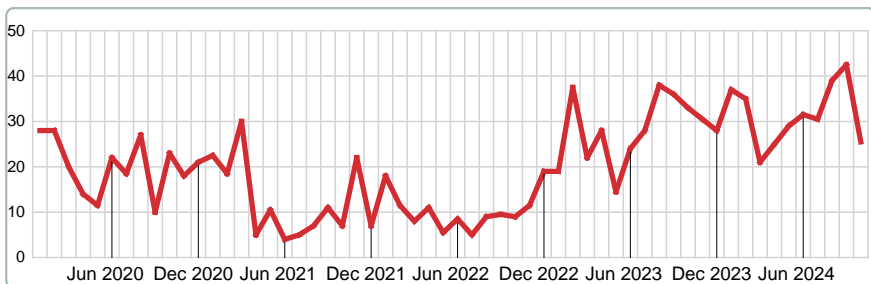
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 20

High Sep 2024: 43 | Low Jun 2021: 4

Median Days on Market to Sale this month at 26 above the 5 yr OCT average of 20

- AUG: 39
- SEP: 43 (+8.97%)
- OCT: 26 (-40.00%)

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	7	10.00%	14	78	13	88	0
\$100,001 - \$150,000	9	12.86%	42	29	47	0	0
\$150,001 - \$200,000	9	12.86%	55	124	55	22	0
\$200,001 - \$250,000	16	22.86%	20	0	20	0	0
\$250,001 - \$325,000	11	15.71%	30	102	30	9	0
\$325,001 - \$525,000	12	17.14%	28	0	23	39	29
\$525,001 and up	6	8.57%	19	0	16	16	123
Median Closed DOM			26	60	25	22	76
Total Closed Units		100%	25.5	12	47	9	2
Total Closed Volume			18,200,080	1.42M	13.00M	2.85M	936.50K

October 2024



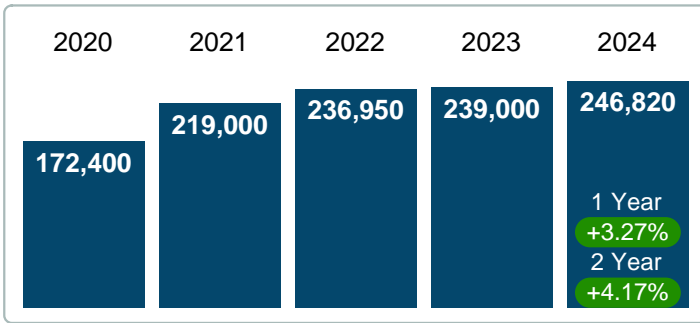
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



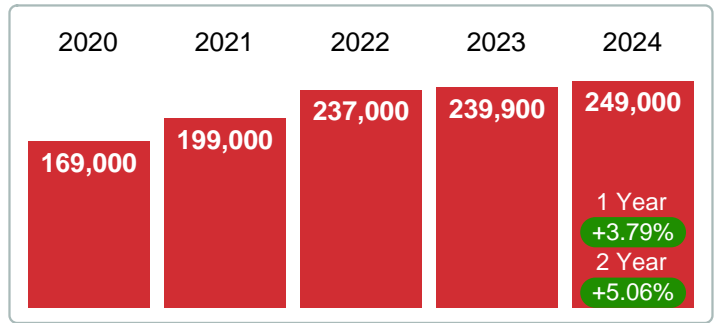
MEDIAN LIST PRICE AT CLOSING

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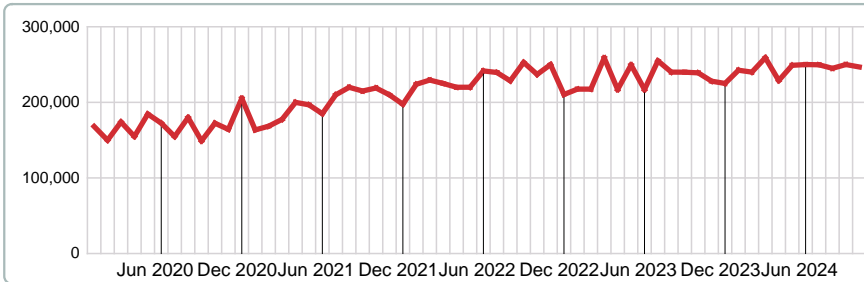
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

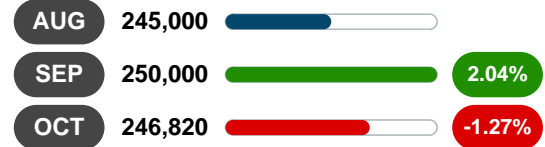


3 MONTHS

5 year OCT AVG = 222,834

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

Median List Price at Closing this month at **246,820**
above the 5 yr OCT average of **222,834**



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	6	8.57%	59,950	72,250	50,000	59,900	0
\$100,001 - \$150,000	8	11.43%	127,000	129,000	125,000	0	0
\$150,001 - \$200,000	11	15.71%	179,000	159,250	182,000	195,500	0
\$200,001 - \$250,000	13	18.57%	238,500	0	231,625	248,640	0
\$250,001 - \$325,000	13	18.57%	270,000	299,500	268,820	292,450	0
\$325,001 - \$525,000	12	17.14%	359,450	0	359,450	353,900	430,000
\$525,001 and up	7	10.00%	615,000	0	619,900	615,000	541,500
Median List Price			246,820	127,000	249,000	314,900	485,750
Total Closed Units		100%	246,820	12	47	9	2
Total Closed Volume			18,903,279	1.56M	13.48M	2.89M	971.50K

October 2024



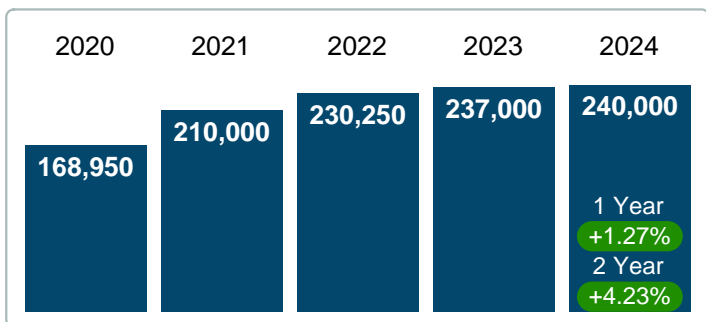
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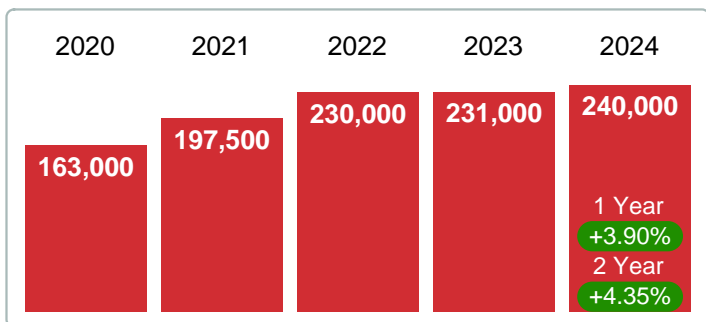
MEDIAN SOLD PRICE AT CLOSING

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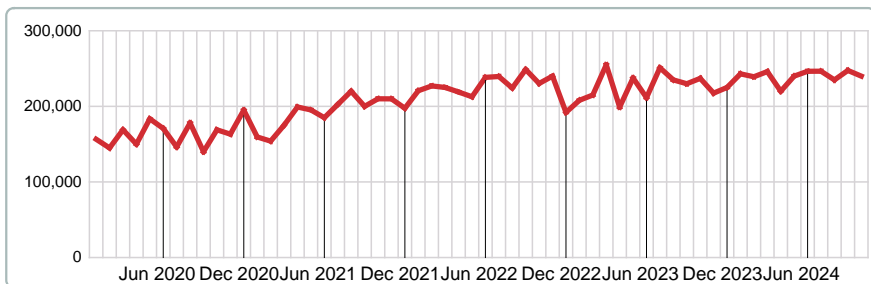
OCTOBER



YEAR TO DATE (YTD)

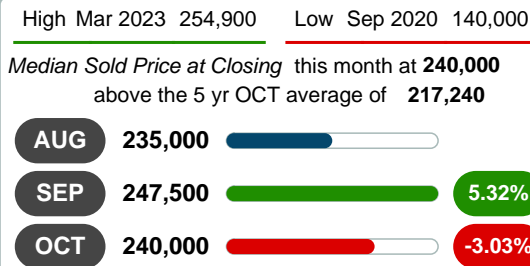


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 217,240



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%	65,000	67,500	71,500	58,000	0
\$100,001 - \$150,000	12.86%	132,000	115,000	150,000	0	0
\$150,001 - \$200,000	12.86%	170,000	167,500	170,000	192,000	0
\$200,001 - \$250,000	22.86%	234,500	0	234,500	0	0
\$250,001 - \$325,000	15.71%	268,640	277,500	268,640	265,000	0
\$325,001 - \$525,000	17.14%	354,500	0	354,500	347,000	395,000
\$525,001 and up	8.57%	573,000	0	573,000	610,000	541,500
Median Sold Price		240,000	109,000	241,500	310,000	468,250
Total Closed Units	100%	240,000	12	47	9	2
Total Closed Volume		18,200,080	1.42M	13.00M	2.85M	936.50K

October 2024



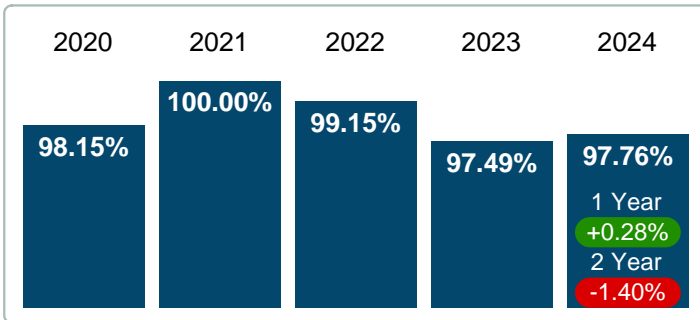
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



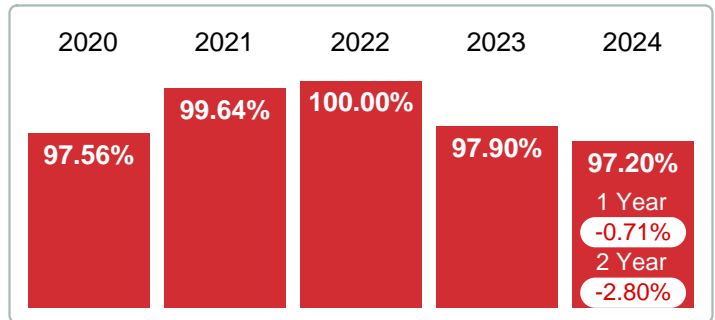
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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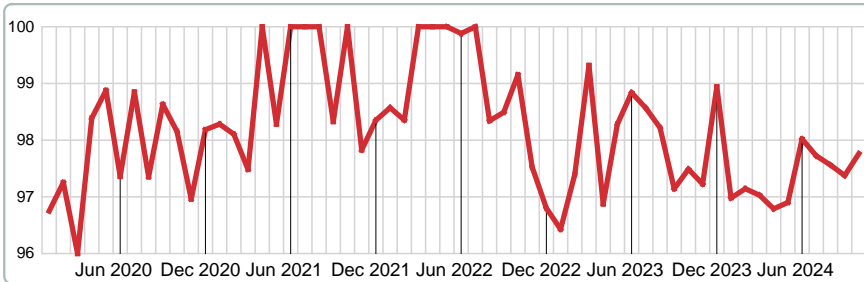
OCTOBER



YEAR TO DATE (YTD)

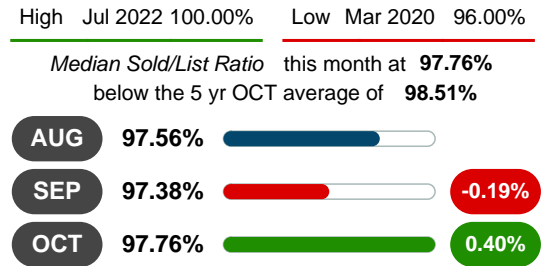


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 98.51%



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	7	10.00%	86.00%	88.46%	83.00%	96.83%	0.00%
\$100,001 - \$150,000	9	12.86%	91.74%	86.37%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	9	12.86%	100.00%	105.02%	100.00%	98.21%	0.00%
\$200,001 - \$250,000	16	22.86%	97.77%	0.00%	97.77%	0.00%	0.00%
\$250,001 - \$325,000	11	15.71%	98.15%	92.65%	97.95%	98.44%	0.00%
\$325,001 - \$525,000	12	17.14%	97.62%	0.00%	97.76%	98.05%	91.86%
\$525,001 and up	6	8.57%	99.26%	0.00%	97.23%	99.19%	100.00%
Median Sold/List Ratio		97.76%		89.07%	97.95%	98.21%	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



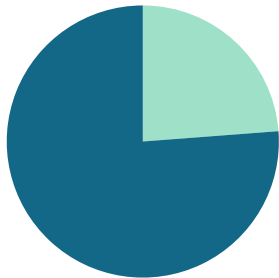
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

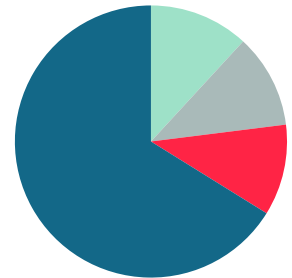


Inventory
 New Listings
123 = 23.79%
 Start Inventory
394
 Total Inventory Units
517
 Volume
\$244,295,954

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%
Median List Price	239,000	246,820	3.27%	239,900	249,000	3.79%
Median Sale Price	237,000	240,000	1.27%	231,000	240,000	3.90%
Median Percent of Selling Price to List Price	97.49%	97.76%	0.28%	97.90%	97.20%	-0.71%
Median Days on Market to Sale	33.00	25.50	-22.73%	27.00	32.00	18.52%
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

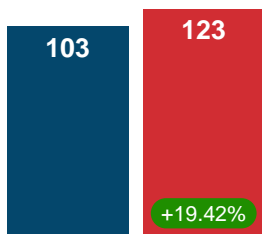
Inventory on October 31, 2024 = **391**

2023 **2024**

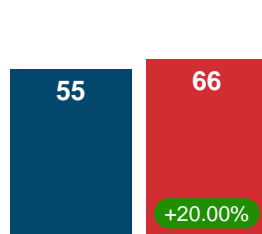
OCTOBER MARKET

MEDIAN PRICES

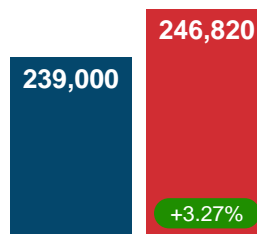
New Listings



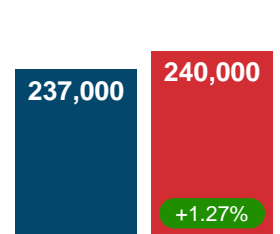
Pending Listings



List Price



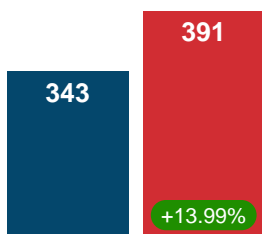
Sale Price



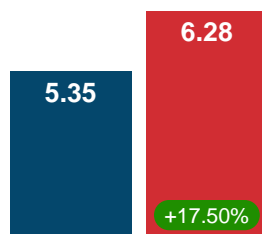
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

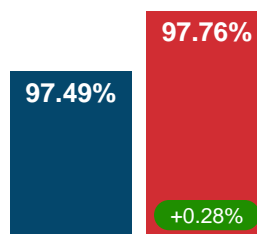
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

