

# November 2024



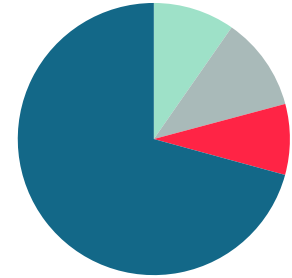
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	48	53	10.42%
Pending Listings	45	61	35.56%
New Listings	94	101	7.45%
Median List Price	228,000	229,900	0.83%
Median Sale Price	217,500	210,000	-3.45%
Median Percent of Selling Price to List Price	97.23%	98.33%	1.13%
Median Days on Market to Sale	30.50	50.00	63.93%
End of Month Inventory	354	387	9.32%
Months Supply of Inventory	5.55	6.18	11.36%



■ Closed (9.69%)  
■ Pending (11.15%)  
■ Other OffMarket (8.41%)  
■ Active (70.75%)

**Absorption:** Last 12 months, an Average of **63 Sales/Month**  
**Active Inventory** as of November 30, 2024 = **387**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **9.32%** to 387 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **6.18** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **3.45%** in November 2024 to \$210,000 versus the previous year at \$217,500.

#### Median Days on Market Lengthens

The median number of **50.00** days that homes spent on the market before selling increased by 19.50 days or **63.93%** in November 2024 compared to last year's same month at **30.50** DOM.

#### Sales Success for November 2024 is Positive

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

There were 101 New Listings in November 2024, up **7.45%** from last year at 94. Furthermore, there were 53 Closed Listings this month versus last year at 48, a **10.42%** increase.

Closed versus Listed trends yielded a **52.5%** ratio, up from previous year's, November 2023, at **51.1%**, a **2.76%** 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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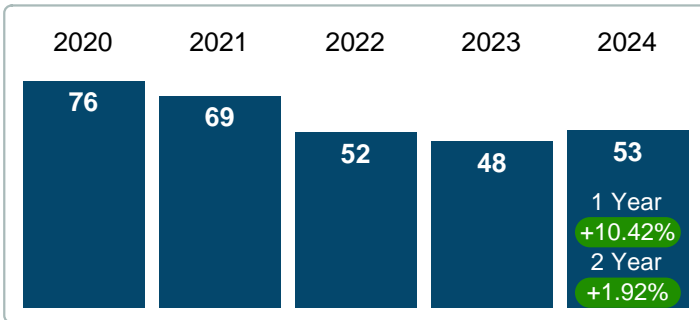
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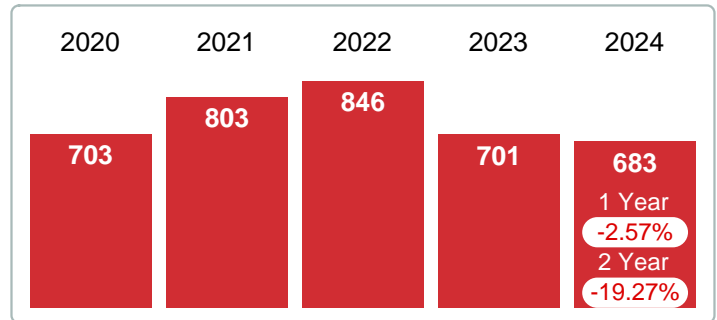
## CLOSED LISTINGS

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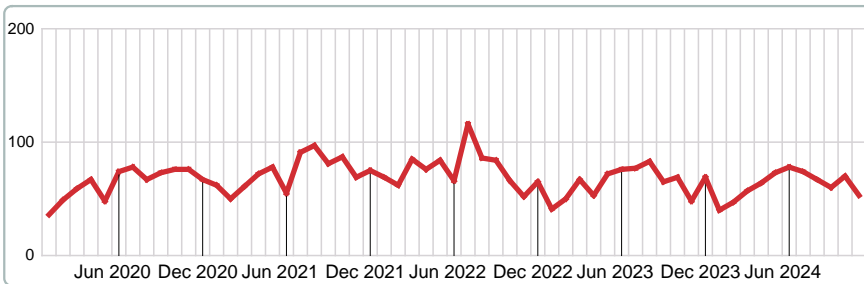
### NOVEMBER



### YEAR TO DATE (YTD)

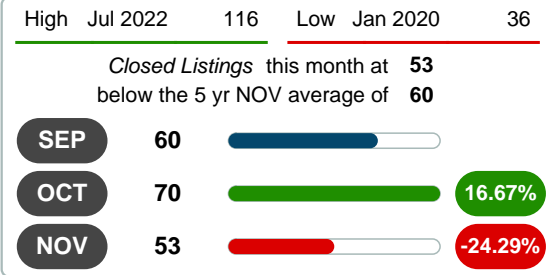


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 60



### 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	4	7.55%	35.5	2	2	0	0
\$100,001 - \$150,000	7	13.21%	49.0	2	5	0	0
\$150,001 - \$175,000	5	9.43%	70.0	1	4	0	0
\$175,001 - \$250,000	18	33.96%	50.5	2	14	2	0
\$250,001 - \$275,000	5	9.43%	11.0	0	4	1	0
\$275,001 - \$350,000	8	15.09%	75.0	0	8	0	0
\$350,001 and up	6	11.32%	13.5	0	3	2	1
<b>Total Closed Units</b>	<b>53</b>			<b>7</b>	<b>40</b>	<b>5</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,945,800</b>	<b>100%</b>	<b>50.0</b>	<b>1.07M</b>	<b>9.88M</b>	<b>1.57M</b>	<b>425.00K</b>
<b>Median Closed Price</b>	<b>\$210,000</b>			<b>\$141,000</b>	<b>\$222,025</b>	<b>\$270,000</b>	<b>\$425,000</b>

# November 2024



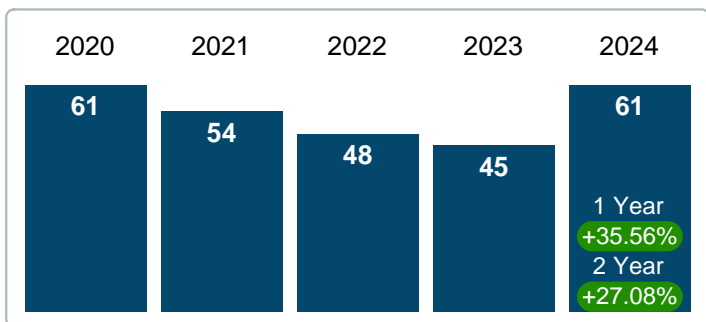
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



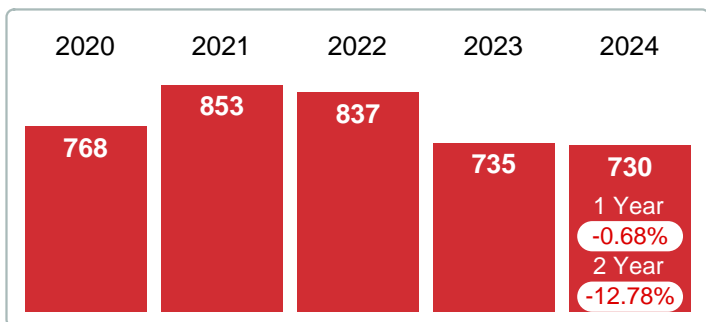
## PENDING LISTINGS

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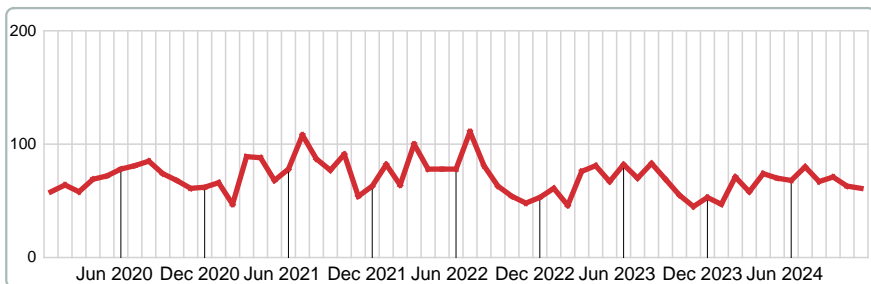
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 54

High Jul 2022 111 Low Nov 2023 45

Pending Listings this month at 61 above the 5 yr NOV average of 54



### 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	4	6.56%	20.5	1	3	0	0
\$100,001 - \$150,000	5	8.20%	64.0	3	2	0	0
\$150,001 - \$200,000	13	21.31%	35.0	0	10	3	0
\$200,001 - \$250,000	14	22.95%	37.0	1	13	0	0
\$250,001 - \$300,000	11	18.03%	45.0	0	11	0	0
\$300,001 - \$550,000	7	11.48%	104.0	1	5	1	0
\$550,001 and up	7	11.48%	74.0	1	3	3	0
<b>Total Pending Units</b>	<b>61</b>			<b>7</b>	<b>47</b>	<b>7</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>16,667,673</b>	<b>100%</b>	<b>45.0</b>	<b>1.66M</b>	<b>12.35M</b>	<b>2.66M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$240,000</b>			<b>\$135,000</b>	<b>\$240,000</b>	<b>\$350,000</b>	<b>\$0</b>

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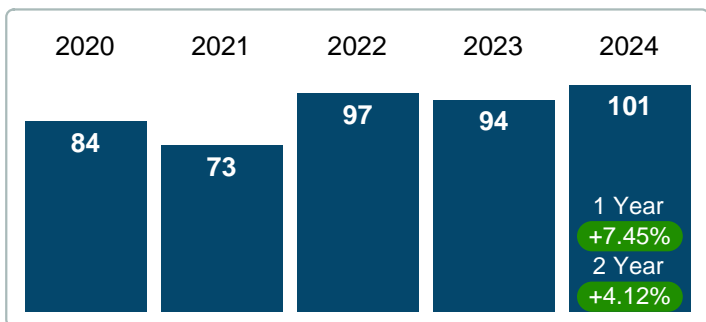
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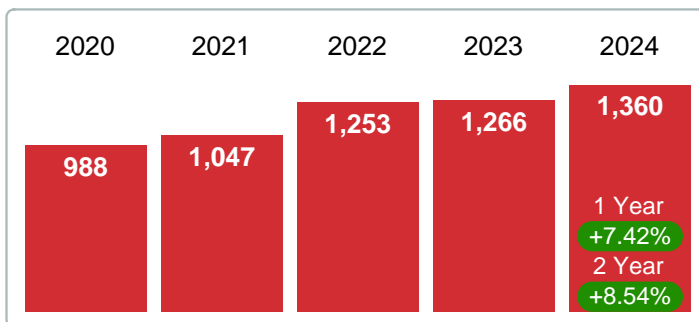
## NEW LISTINGS

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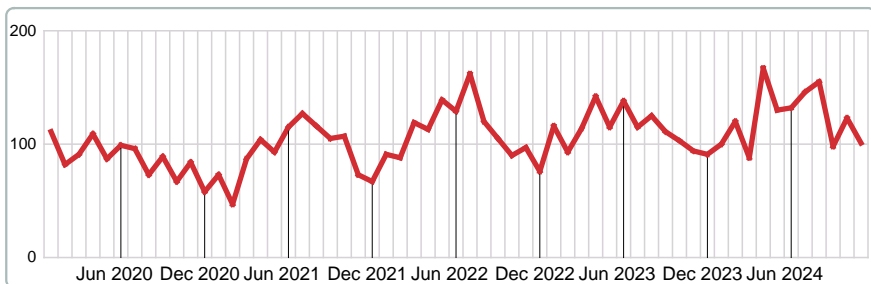
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

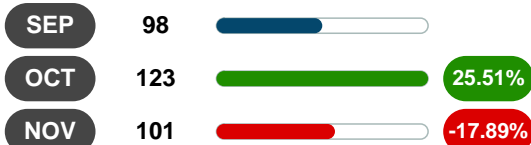


### 3 MONTHS

5 year NOV AVG = 90

High Apr 2024 167 Low Feb 2021 47

New Listings this month at 101  
above the 5 yr NOV average of 90



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	5.94%	3	3	0	0
\$125,001 - \$200,000	16	15.84%	2	13	0	1
\$200,001 - \$250,000	14	13.86%	0	13	0	1
\$250,001 - \$375,000	28	27.72%	1	15	11	1
\$375,001 - \$525,000	12	11.88%	3	7	2	0
\$525,001 - \$675,000	12	11.88%	1	1	7	3
\$675,001 and up	13	12.87%	2	6	4	1
<b>Total New Listed Units</b>	<b>101</b>		<b>12</b>	<b>58</b>	<b>24</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>40,918,999</b>	<b>100%</b>	<b>4.66M</b>	<b>18.92M</b>	<b>11.60M</b>	<b>5.74M</b>
<b>Median New Listed Listing Price</b>	<b>\$310,000</b>		<b>\$369,950</b>	<b>\$254,950</b>	<b>\$494,700</b>	<b>\$535,000</b>

# November 2024



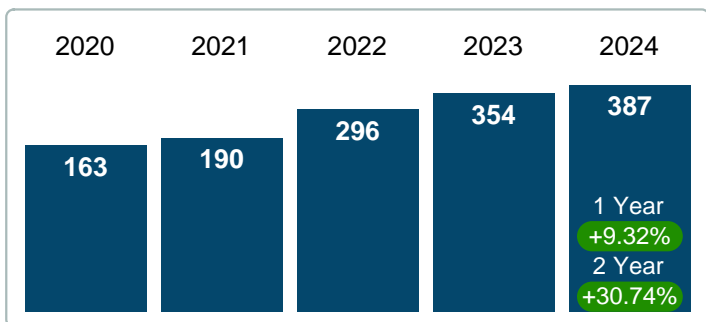
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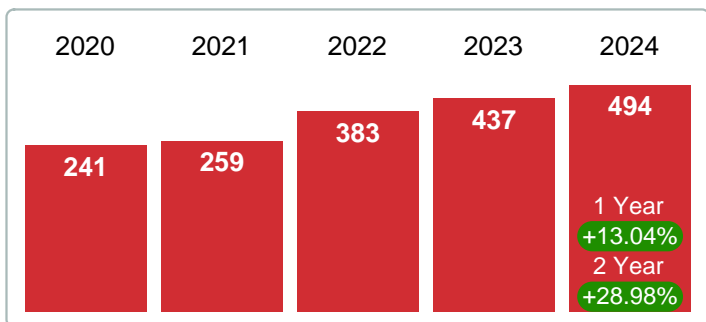
## ACTIVE INVENTORY

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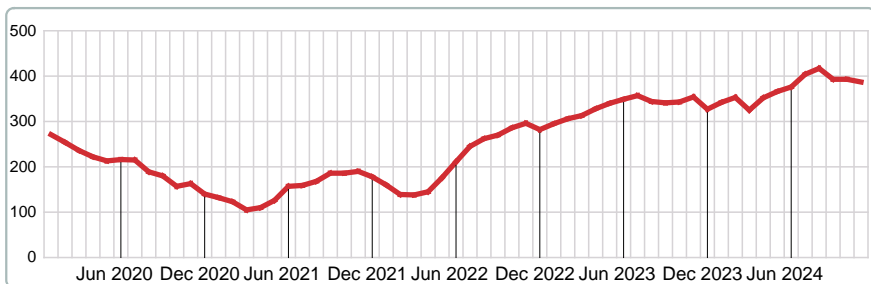
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 278

High Aug 2024 417 Low Mar 2021 105

Inventory this month at **387**  
above the 5 yr NOV average of **278**

SEP	393	<div style="width: 80%;"></div>	
OCT	393	<div style="width: 80%;"></div>	0.00%
NOV	387	<div style="width: 78%;"></div>	-1.53%

### 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	28	7.24%	92.0	17	9	2	0	
\$125,001 - \$175,000	41	10.59%	65.0	13	25	2	1	
\$175,001 - \$250,000	74	19.12%	88.0	8	55	9	2	
\$250,001 - \$375,000	101	26.10%	54.0	4	67	25	5	
\$375,001 - \$575,000	56	14.47%	77.5	6	31	12	7	
\$575,001 - \$825,000	46	11.89%	81.5	2	20	18	6	
\$825,001 and up	41	10.59%	100.0	4	14	14	9	
Total Active Inventory by Units		387		54	221	82	30	
Total Active Inventory by Volume		196,789,761	100%	74.0	17.14M	103.04M	51.86M	24.75M
Median Active Inventory Listing Price		\$320,000			\$162,450	\$285,000	\$399,000	\$594,500

# November 2024



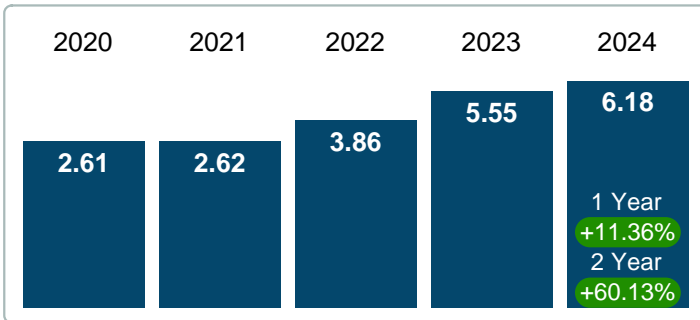
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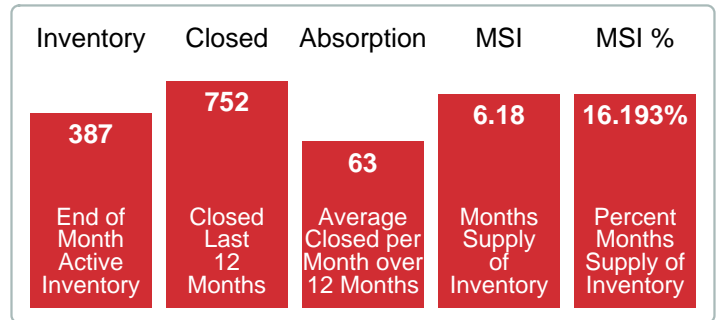
## MONTHS SUPPLY of INVENTORY (MSI)

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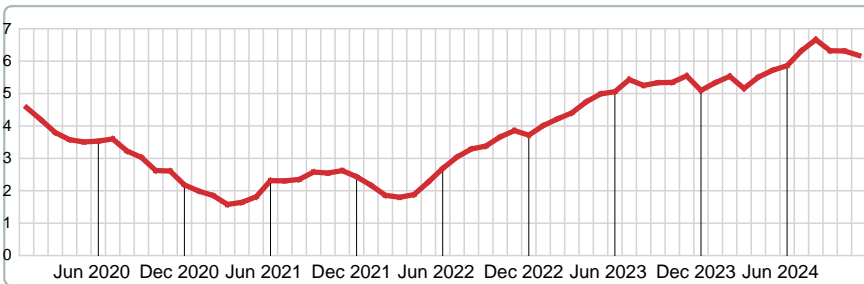
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

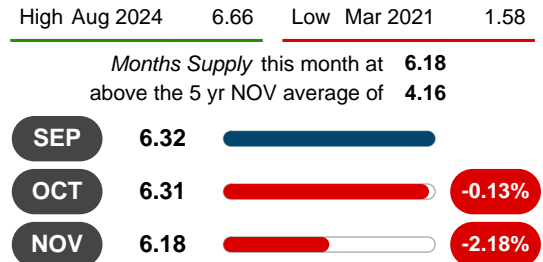


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 4.16



### 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	28	7.24%	3.14	4.74	2.08	2.40	0.00
\$125,001 - \$175,000	41	10.59%	4.13	5.57	3.75	2.18	0.00
\$175,001 - \$250,000	74	19.12%	4.67	4.57	4.52	4.91	24.00
\$250,001 - \$375,000	101	26.10%	5.56	3.00	6.05	4.84	8.57
\$375,001 - \$575,000	56	14.47%	8.30	14.40	9.30	5.33	9.33
\$575,001 - \$825,000	46	11.89%	26.29	0.00	26.67	27.00	18.00
\$825,001 and up	41	10.59%	30.75	24.00	33.60	28.00	36.00
Market Supply of Inventory (MSI)			6.18	5.63	5.70	6.74	13.85
Total Active Inventory by Units		100%	6.18	54	221	82	30

# November 2024



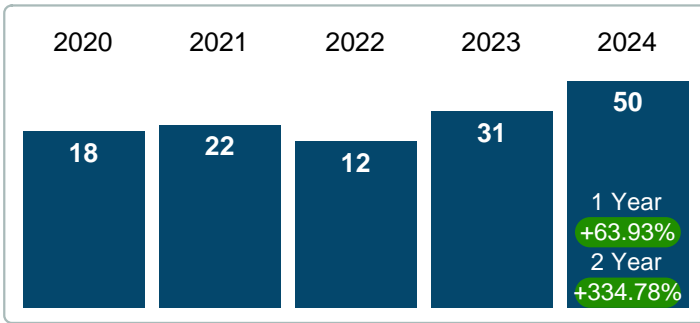
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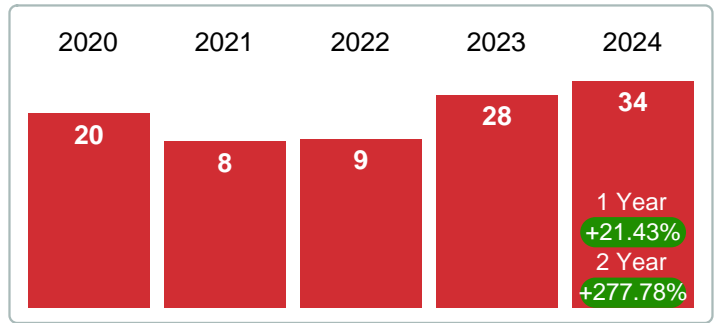
## MEDIAN DAYS ON MARKET TO SALE

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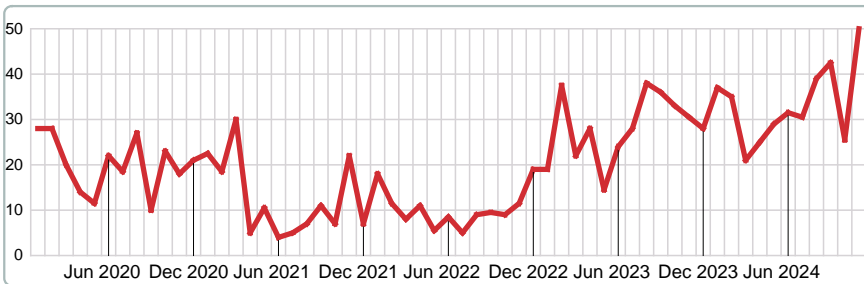
### NOVEMBER



### YEAR TO DATE (YTD)

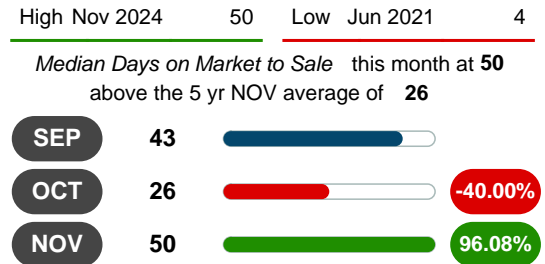


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 26



### 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	7.55%	36	49	36	0	0
\$100,001 - \$150,000	13.21%	49	59	49	0	0
\$150,001 - \$175,000	9.43%	70	18	76	0	0
\$175,001 - \$250,000	33.96%	51	35	43	185	0
\$250,001 - \$275,000	9.43%	11	0	6	115	0
\$275,001 - \$350,000	15.09%	75	0	75	0	0
\$350,001 and up	11.32%	14	0	16	11	140
Median Closed DOM		50	18	50	115	140
Total Closed Units	100%	53	7	40	5	1
Total Closed Volume		12,945,800	1.07M	9.88M	1.57M	425.00K



# November 2024



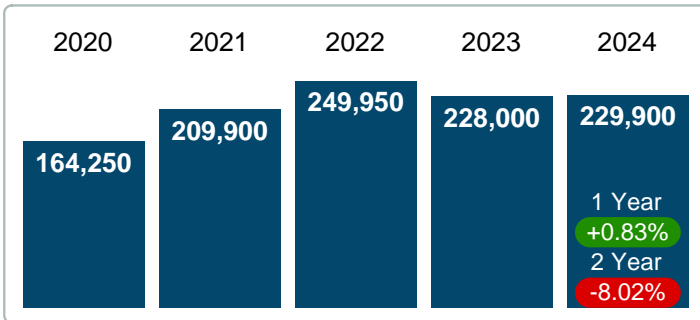
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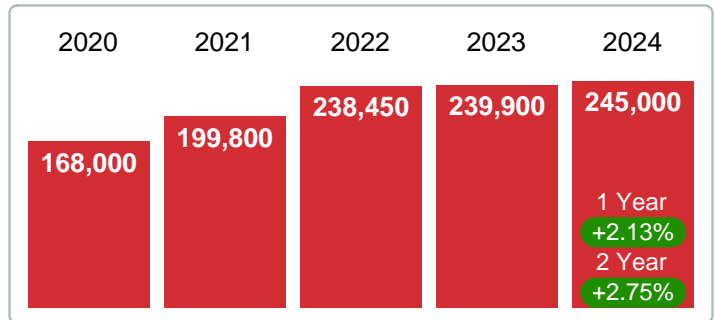
## MEDIAN LIST PRICE AT CLOSING

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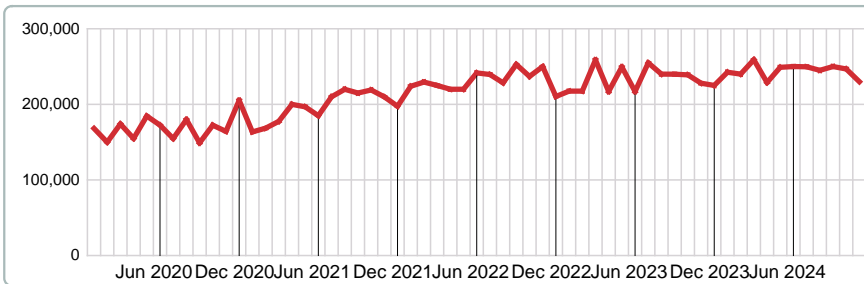
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

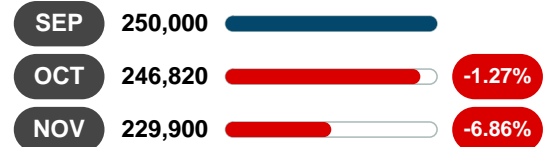


### 3 MONTHS

5 year NOV AVG = 216,400

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

Median List Price at Closing this month at **229,900** above the 5 yr NOV average of **216,400**



### 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	4	7.55%	56,750	81,250	50,000	0	0
\$100,001 - \$150,000	7	13.21%	132,500	134,250	132,500	0	0
\$150,001 - \$175,000	3	5.66%	174,900	0	174,900	0	0
\$175,001 - \$250,000	17	32.08%	204,000	209,500	204,000	200,000	0
\$250,001 - \$275,000	6	11.32%	265,500	0	265,500	0	0
\$275,001 - \$350,000	9	16.98%	299,500	289,000	309,000	279,900	0
\$350,001 and up	7	13.21%	449,950	0	389,500	474,995	449,950
Median List Price			229,900	139,500	231,975	279,900	449,950
Total Closed Units		100%	229,900	7	40	5	1
Total Closed Volume			13,416,690	1.14M	10.20M	1.63M	449.95K



# November 2024



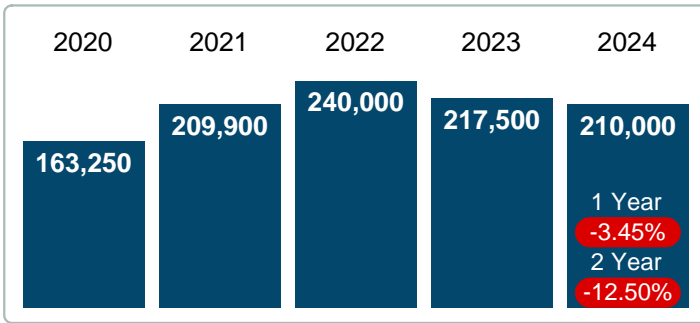
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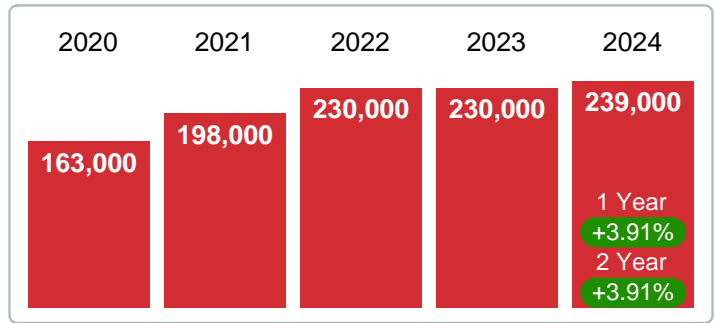
## MEDIAN SOLD PRICE AT CLOSING

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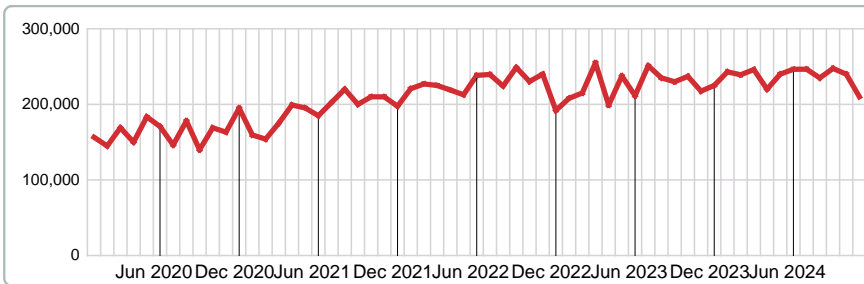
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

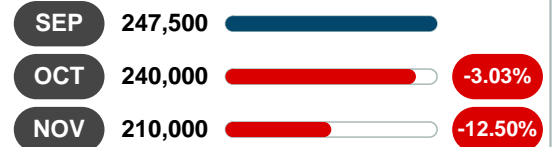


### 3 MONTHS

5 year NOV AVG = 208,130

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

Median Sold Price at Closing this month at **210,000** above the 5 yr NOV average of **208,130**



### 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	4	7.55%	46,250	75,250	36,400	0	0
\$100,001 - \$150,000	7	13.21%	131,400	133,000	131,400	0	0
\$150,001 - \$175,000	5	9.43%	173,000	173,000	169,950	0	0
\$175,001 - \$250,000	18	33.96%	206,350	242,000	206,350	187,500	0
\$250,001 - \$275,000	5	9.43%	266,000	0	262,500	270,000	0
\$275,001 - \$350,000	8	15.09%	308,750	0	308,750	0	0
\$350,001 and up	6	11.32%	425,000	0	392,000	462,500	425,000
Median Sold Price			210,000	141,000	222,025	270,000	425,000
Total Closed Units		100%	210,000	7	40	5	1
Total Closed Volume			12,945,800	1.07M	9.88M	1.57M	425.00K

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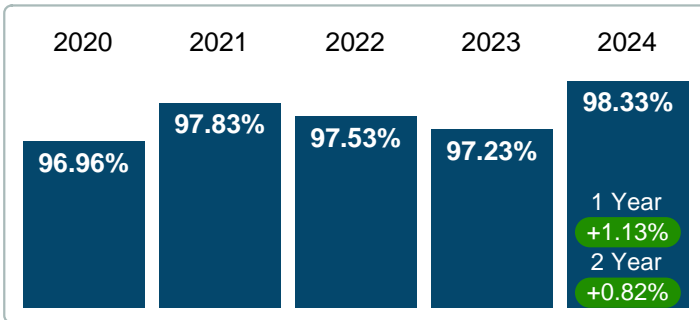
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



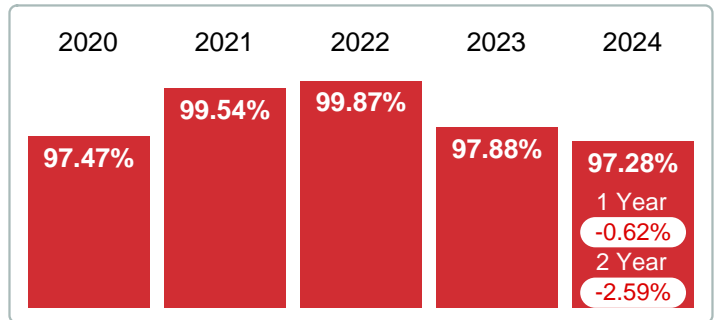
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

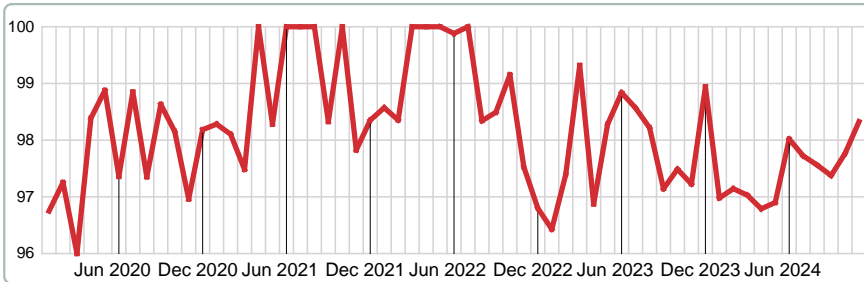
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

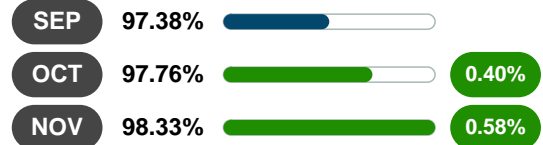


### 3 MONTHS

5 year NOV AVG = 97.57%

High Jul 2022 100.00% Low Mar 2020 96.00%

Median Sold/List Ratio this month at **98.33%**  
equal to 5 yr NOV average of **97.57%**



### 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	4	7.55%	81.34%	90.83%	72.80%	0.00%	0.00%
\$100,001 - \$150,000	7	13.21%	99.40%	98.99%	99.40%	0.00%	0.00%
\$150,001 - \$175,000	5	9.43%	97.63%	96.65%	98.82%	0.00%	0.00%
\$175,001 - \$250,000	18	33.96%	96.19%	92.00%	96.60%	94.32%	0.00%
\$250,001 - \$275,000	5	9.43%	100.00%	0.00%	100.00%	96.46%	0.00%
\$275,001 - \$350,000	8	15.09%	99.18%	0.00%	99.18%	0.00%	0.00%
\$350,001 and up	6	11.32%	97.06%	0.00%	98.12%	97.22%	94.45%
Median Sold/List Ratio		98.33%		96.90%	98.82%	96.46%	94.45%
Total Closed Units		53	100%	7	40	5	1
Total Closed Volume		12,945,800		1.07M	9.88M	1.57M	425.00K

# November 2024



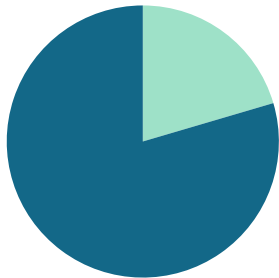
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

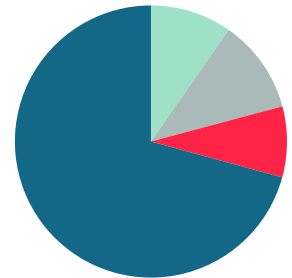


**Inventory**  
 New Listings  
**101 = 20.45%**  
 Start Inventory  
**393**  
 Total Inventory Units  
**494**  
 Volume  
**\$237,036,814**

### Market Activity

Closed Sales  
**53 = 9.69%**  
 Pending Sales  
**61 = 11.15%**  
 Other Off Market  
**46 = 8.41%**  
 Active Inventory  
**387 = 70.75%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	48	53	10.42%	701	683	-2.57%
Pending Sales	45	61	35.56%	735	730	-0.68%
New Listings	94	101	7.45%	1,266	1,360	7.42%
Median List Price	228,000	229,900	0.83%	239,900	245,000	2.13%
Median Sale Price	217,500	210,000	-3.45%	230,000	239,000	3.91%
Median Percent of Selling Price to List Price	97.23%	98.33%	1.13%	97.88%	97.28%	-0.62%
Median Days on Market to Sale	30.50	50.00	63.93%	28.00	34.00	21.43%
Monthly Inventory	354	387	9.32%	354	387	9.32%
Months Supply of Inventory	5.55	6.18	11.36%	5.55	6.18	11.36%

**Absorption:** Last 12 months, an Average of **63** Sales/Month

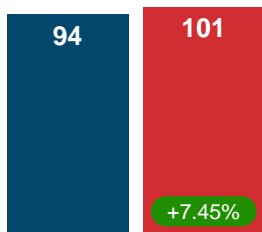
**Inventory** on November 30, 2024 = **387**

**2023** **2024**

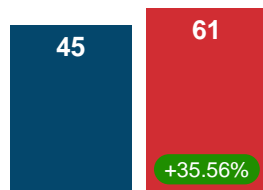
### NOVEMBER MARKET

### MEDIAN PRICES

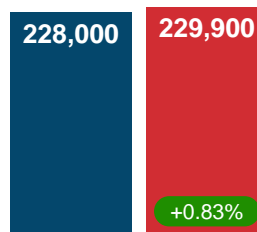
#### New Listings



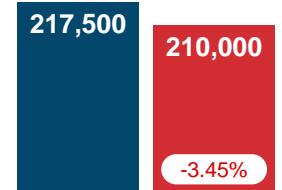
#### Pending Listings



#### List Price



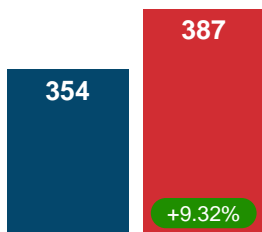
#### Sale Price



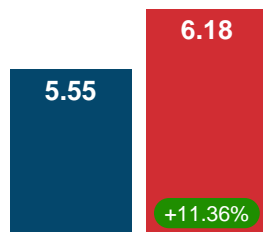
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

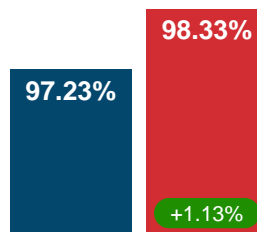
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

