

# December 2024



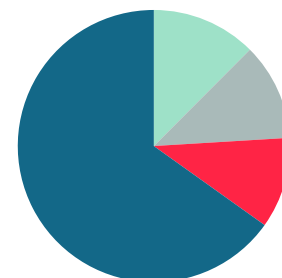
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	69	68	-1.45%
Pending Listings	53	63	18.87%
New Listings	91	79	-13.19%
Average List Price	303,327	302,602	-0.24%
Average Sale Price	291,130	287,171	-1.36%
Average Percent of Selling Price to List Price	96.46%	94.27%	-2.27%
Average Days on Market to Sale	53.38	60.41	13.18%
End of Month Inventory	327	355	8.56%
Months Supply of Inventory	5.10	5.66	11.16%



■ Closed (12.48%)  
■ Pending (11.56%)  
■ Other OffMarket (10.83%)  
■ Active (65.14%)

**Absorption:** Last 12 months, an Average of **63** Sales/Month  
**Active Inventory** as of December 31, 2024 = **355**

### Analysis Wrap-Up

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

The total housing inventory at the end of December 2024 rose **8.56%** to 355 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 **5.66** 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 **1.36%** in December 2024 to \$287,171 versus the previous year at \$291,130.

#### Average Days on Market Lengthens

The average number of **60.41** days that homes spent on the market before selling increased by 7.04 days or **13.18%** in December 2024 compared to last year's same month at **53.38** DOM.

#### Sales Success for December 2024 is Positive

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

There were 79 New Listings in December 2024, down **13.19%** from last year at 91. Furthermore, there were 68 Closed Listings this month versus last year at 69, a **-1.45%** decrease.

Closed versus Listed trends yielded a **86.1%** ratio, up from previous year's, December 2023, at **75.8%**, a **13.52%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# December 2024



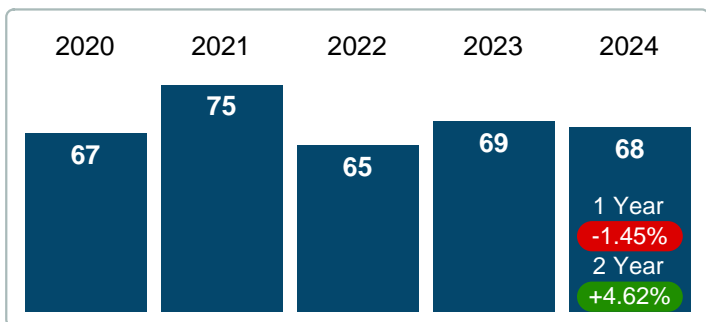
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



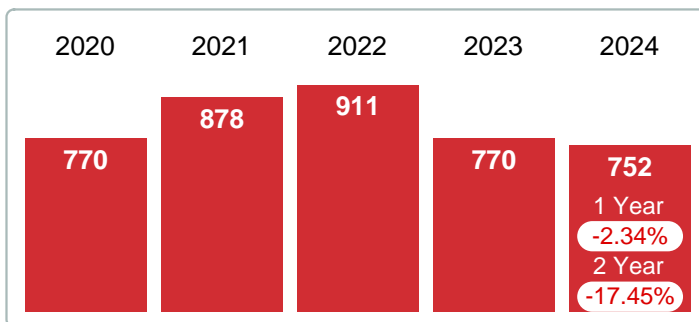
## CLOSED LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

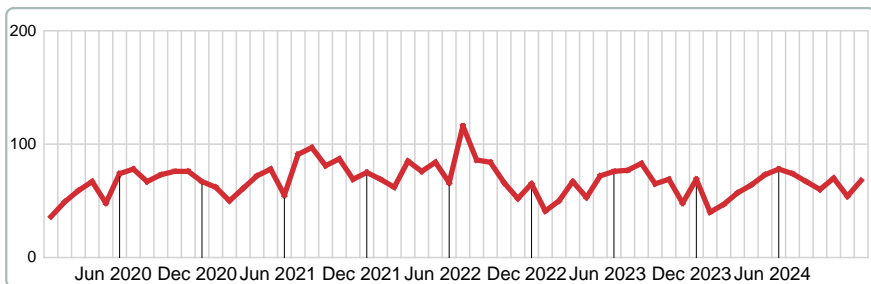
### DECEMBER



### YEAR TO DATE (YTD)

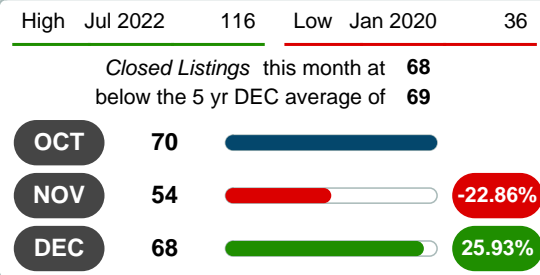


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 69



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	23.3	2	2	0	0
\$75,001 - \$150,000	11	16.18%	49.2	3	7	0	1
\$150,001 - \$200,000	9	13.24%	66.9	0	7	2	0
\$200,001 - \$275,000	18	26.47%	50.1	0	18	0	0
\$275,001 - \$325,000	6	8.82%	68.8	0	4	2	0
\$325,001 - \$475,000	13	19.12%	63.2	1	9	3	0
\$475,001 and up	7	10.29%	105.1	2	3	1	1
<b>Total Closed Units</b>	<b>68</b>			<b>8</b>	<b>50</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>19,527,655</b>	<b>100%</b>	<b>60.4</b>	<b>1.70M</b>	<b>13.01M</b>	<b>3.81M</b>	<b>1.02M</b>
<b>Average Closed Price</b>	<b>\$287,171</b>			<b>\$212,000</b>	<b>\$260,114</b>	<b>\$475,747</b>	<b>\$510,000</b>

# December 2024



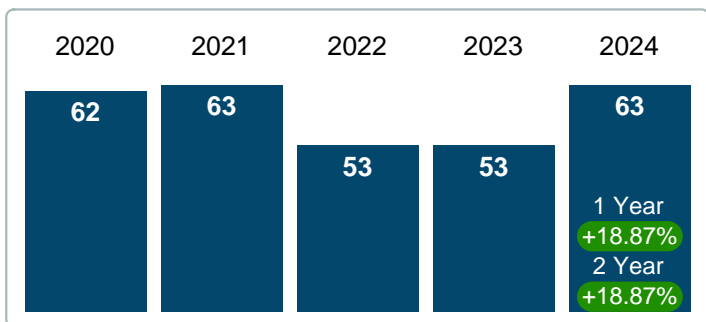
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



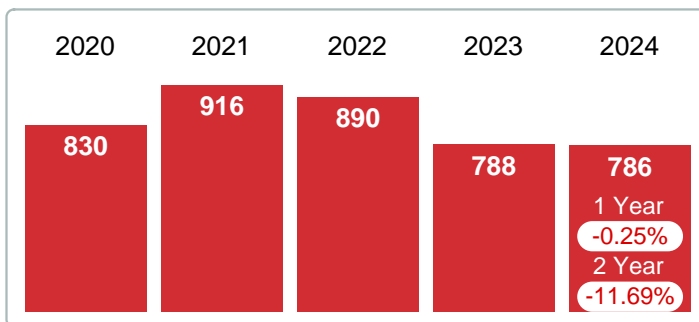
## PENDING LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

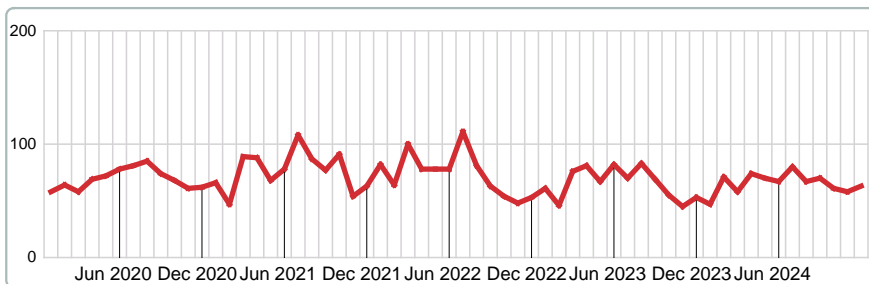
### DECEMBER



### YEAR TO DATE (YTD)

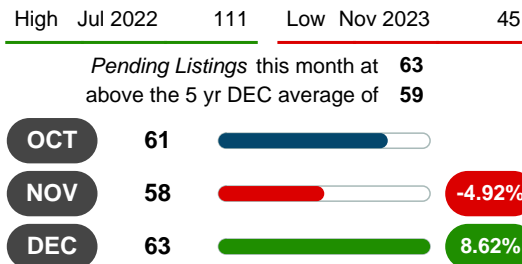


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 59



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	9.52%	85.5	4	2	0	0
\$125,001 - \$150,000	6	9.52%	59.2	1	5	0	0
\$150,001 - \$200,000	12	19.05%	71.3	1	9	1	1
\$200,001 - \$275,000	14	22.22%	52.2	0	13	0	1
\$275,001 - \$325,000	9	14.29%	51.4	0	5	4	0
\$325,001 - \$425,000	9	14.29%	112.4	0	8	1	0
\$425,001 and up	7	11.11%	90.1	0	3	1	3
<b>Total Pending Units</b>	<b>63</b>			<b>6</b>	<b>45</b>	<b>7</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>17,175,740</b>	<b>100%</b>	<b>37.3</b>	<b>718.90K</b>	<b>11.57M</b>	<b>2.40M</b>	<b>2.49M</b>
<b>Average Listing Price</b>	<b>\$254,227</b>			<b>\$119,817</b>	<b>\$257,183</b>	<b>\$342,529</b>	<b>\$497,180</b>

# December 2024



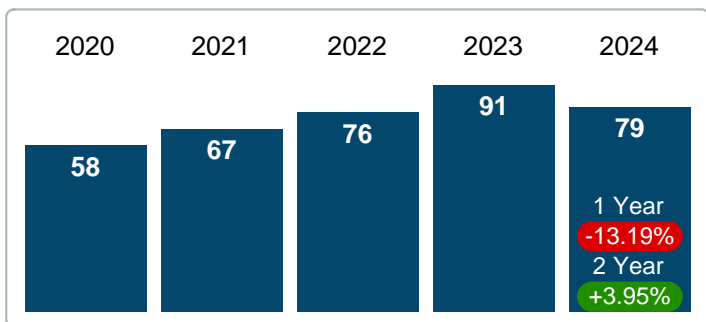
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



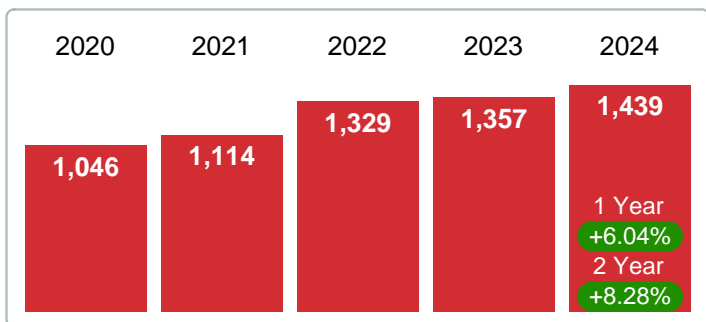
## NEW LISTINGS

Report produced on Jan 13, 2025 for MLS Technology Inc.

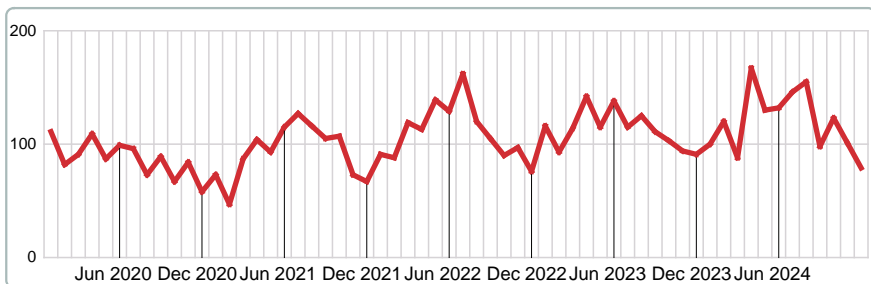
### DECEMBER



### YEAR TO DATE (YTD)

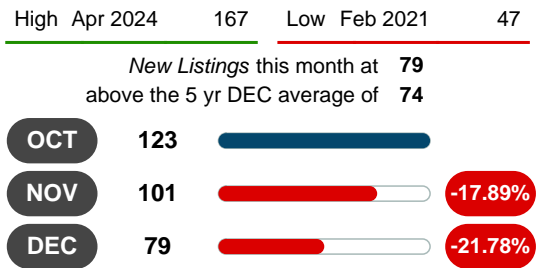


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 74



### 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	7	8.86%	2	4	1	0
\$125,001 - \$175,000	7	8.86%	3	3	1	0
\$175,001 - \$250,000	15	18.99%	2	8	5	0
\$250,001 - \$325,000	19	24.05%	1	13	5	0
\$325,001 - \$375,000	9	11.39%	0	5	3	1
\$375,001 - \$675,000	15	18.99%	0	10	5	0
\$675,001 and up	7	8.86%	2	0	2	3
<b>Total New Listed Units</b>	<b>79</b>		<b>10</b>	<b>43</b>	<b>22</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>29,528,415</b>	<b>100%</b>	<b>3.59M</b>	<b>12.93M</b>	<b>9.44M</b>	<b>3.57M</b>
<b>Average New Listed Listing Price</b>	<b>\$284,389</b>		<b>\$358,940</b>	<b>\$300,637</b>	<b>\$428,943</b>	<b>\$893,725</b>

# December 2024



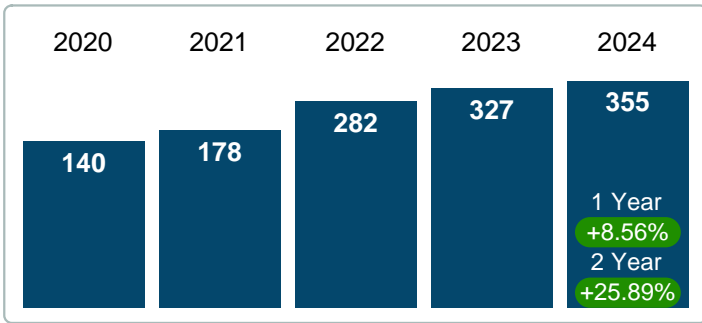
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



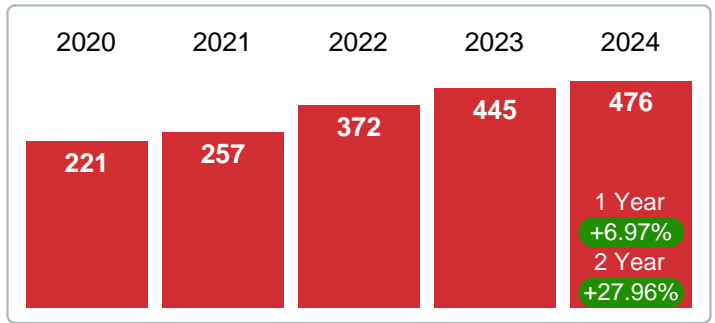
## ACTIVE INVENTORY

Report produced on Jan 13, 2025 for MLS Technology Inc.

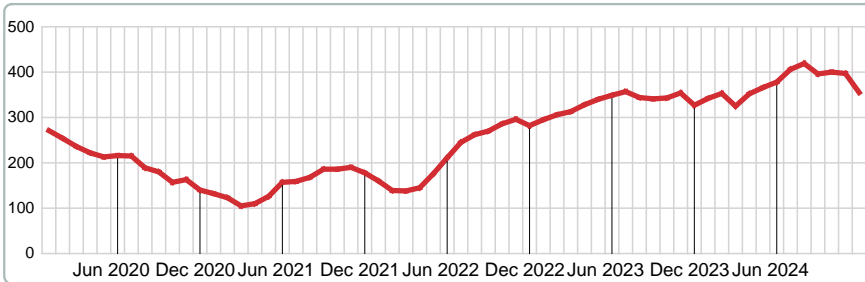
### END OF DECEMBER



### ACTIVE DURING DECEMBER

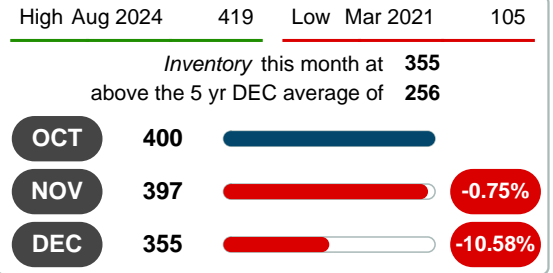


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 256



### 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	30	8.45%	94.9	12	15	3	0
\$125,001 - \$200,000	48	13.52%	109.3	13	30	4	1
\$200,001 - \$250,000	45	12.68%	85.1	4	32	9	0
\$250,001 - \$375,000	97	27.32%	80.1	5	58	28	6
\$375,001 - \$550,000	55	15.49%	83.8	6	32	12	5
\$550,001 - \$825,000	41	11.55%	98.8	3	19	13	6
\$825,001 and up	39	10.99%	113.7	3	13	13	10
Total Active Inventory by Units			355	46	199	82	28
Total Active Inventory by Volume			181,419,347	14.05M	93.53M	48.77M	25.06M
Average Active Inventory Listing Price			\$511,040	\$305,537	\$470,011	\$594,812	\$894,927

# December 2024



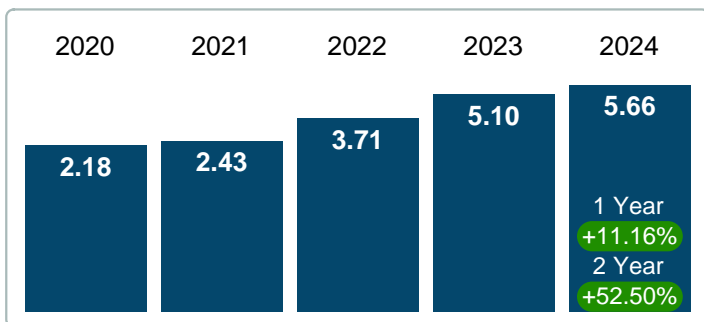
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



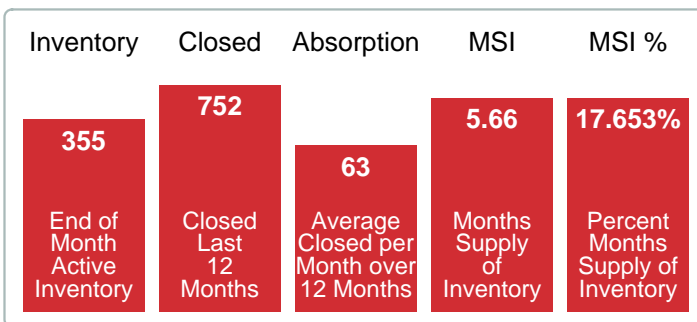
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 13, 2025 for MLS Technology Inc.

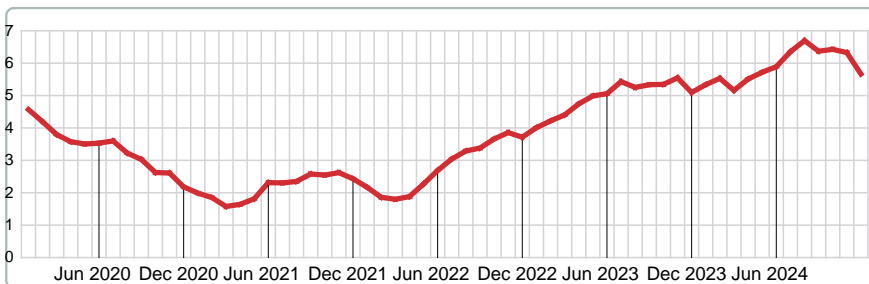
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 3.82

High Aug 2024 6.70 Low Mar 2021 1.58

Months Supply this month at **5.66**  
above the 5 yr DEC average of **3.82**



### 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	30	8.45%	3.33	3.27	3.40	4.00	0.00
\$125,001 - \$200,000	48	13.52%	3.18	4.33	2.98	2.18	6.00
\$200,001 - \$250,000	45	12.68%	4.43	4.36	3.84	9.82	0.00
\$250,001 - \$375,000	97	27.32%	5.34	4.00	5.01	5.79	12.00
\$375,001 - \$550,000	55	15.49%	8.15	10.29	9.14	6.00	7.50
\$550,001 - \$825,000	41	11.55%	19.68	0.00	22.80	15.60	14.40
\$825,001 and up	39	10.99%	27.53	36.00	26.00	26.00	30.00
Market Supply of Inventory (MSI)			5.66	4.84	5.07	7.03	12.44
Total Active Inventory by Units		100%	5.66	46	199	82	28

# December 2024



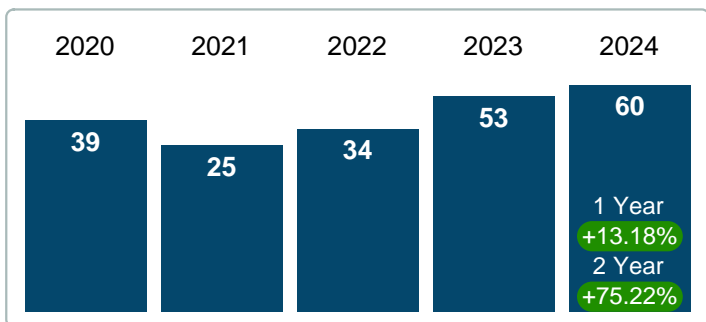
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



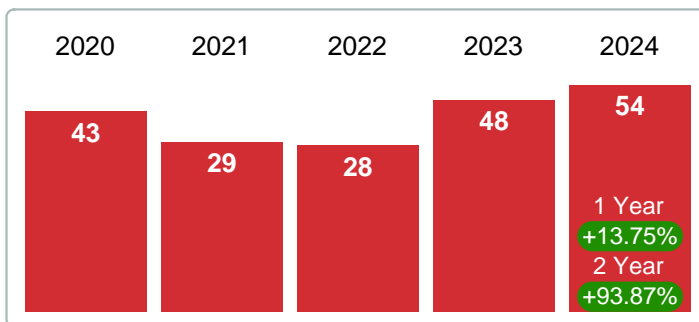
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 13, 2025 for MLS Technology Inc.

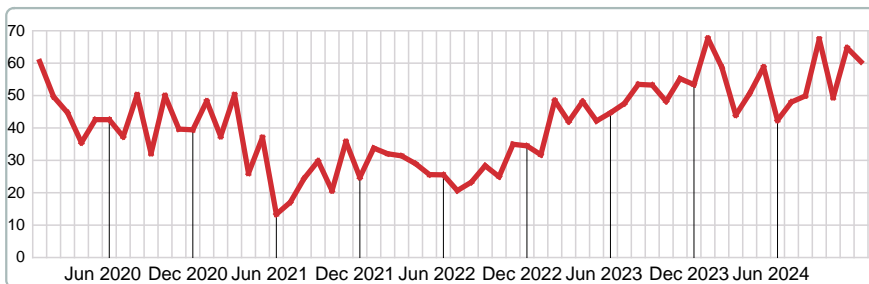
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

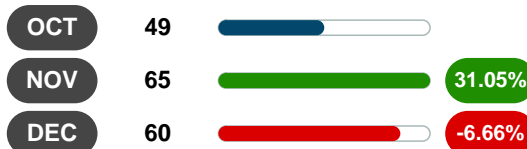


### 3 MONTHS

5 year DEC AVG = 42

High Jan 2024 68 Low Jun 2021 13

Average Days on Market to Sale this month at 60 above the 5 yr DEC 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
\$75,000 and less	5.88%	23	34	13	0	0
\$75,001 - \$150,000	16.18%	49	88	38	0	9
\$150,001 - \$200,000	13.24%	67	0	67	67	0
\$200,001 - \$275,000	26.47%	50	0	50	0	0
\$275,001 - \$325,000	8.82%	69	0	96	16	0
\$325,001 - \$475,000	19.12%	63	100	56	72	0
\$475,001 and up	10.29%	105	146	91	170	3
<b>Average Closed DOM</b>		<b>60</b>	<b>90</b>	<b>57</b>	<b>69</b>	<b>6</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>68</b>	<b>8</b>	<b>50</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>19,527,655</b>	<b>1.70M</b>	<b>13.01M</b>	<b>3.81M</b>	<b>1.02M</b>

# December 2024



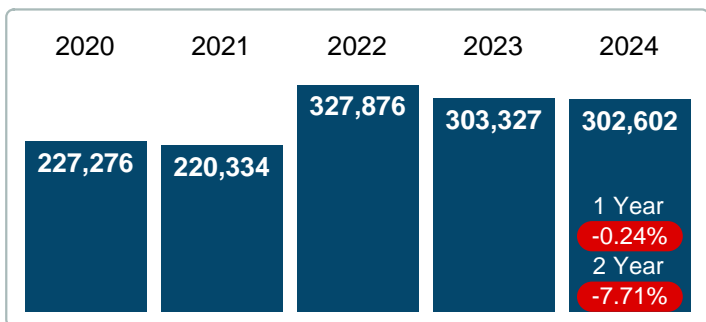
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



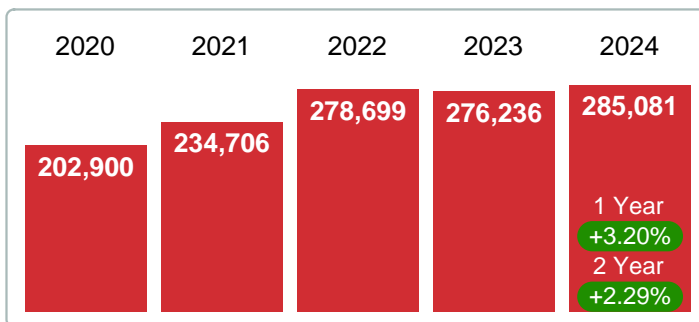
## AVERAGE LIST PRICE AT CLOSING

Report produced on Jan 13, 2025 for MLS Technology Inc.

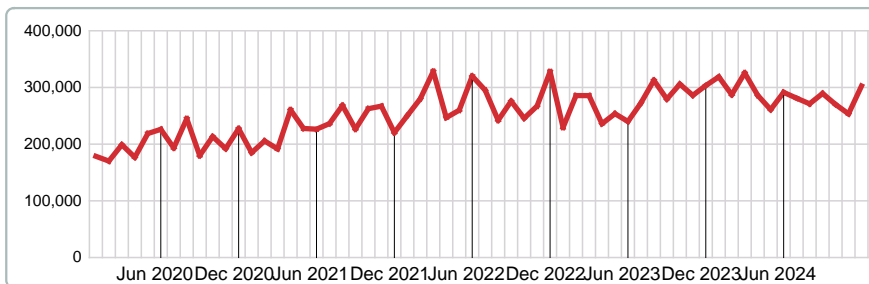
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

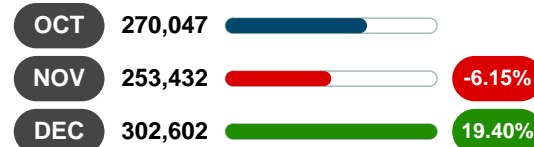


### 3 MONTHS

5 year DEC AVG = 276,283

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

Average List Price at Closing this month at **302,602** above the 5 yr DEC average of **276,283**



### 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
\$75,000 and less	4.41%	43,267	90,000	42,400	0	0
\$75,001 - \$150,000	16.18%	119,864	109,000	129,500	0	149,999
\$150,001 - \$200,000	11.76%	176,312	0	185,786	172,000	0
\$200,001 - \$275,000	27.94%	241,711	0	248,011	0	0
\$275,001 - \$325,000	7.35%	293,920	0	298,475	325,000	0
\$325,001 - \$475,000	22.06%	375,210	360,900	391,475	354,658	0
\$475,001 and up	10.29%	861,129	574,950	719,333	1,800,000	920,000
<b>Average List Price</b>		<b>302,602</b>	<b>252,225</b>	<b>272,623</b>	<b>482,247</b>	<b>535,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>302,602</b>	<b>8</b>	<b>50</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>20,576,948</b>	<b>2.02M</b>	<b>13.63M</b>	<b>3.86M</b>	<b>1.07M</b>



# December 2024



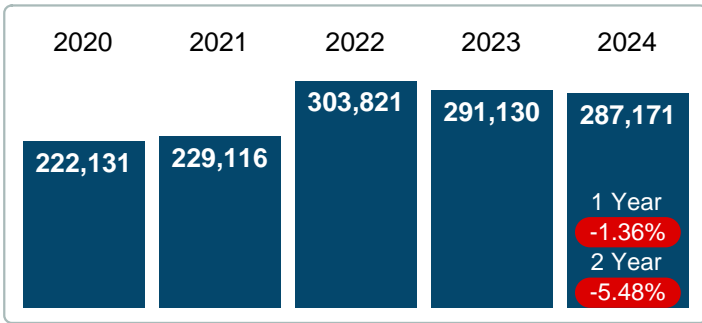
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



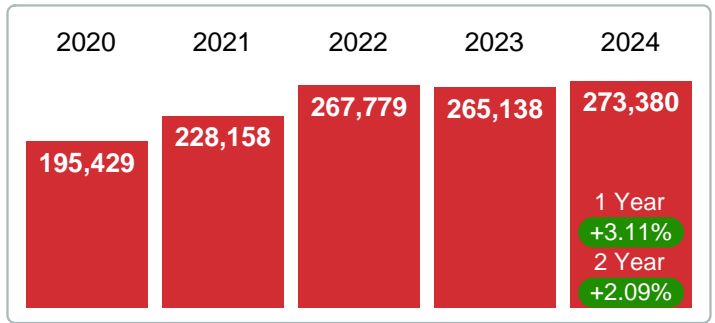
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Jan 13, 2025 for MLS Technology Inc.

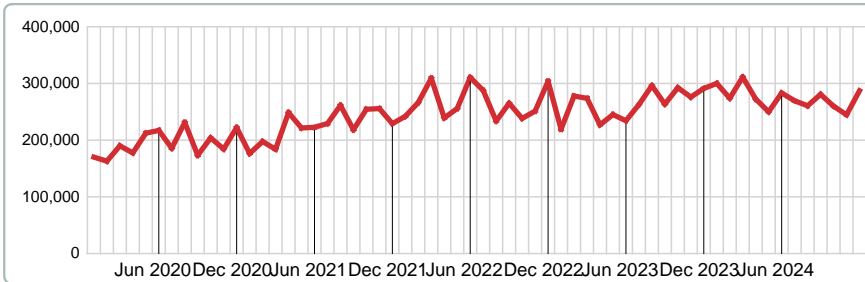
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

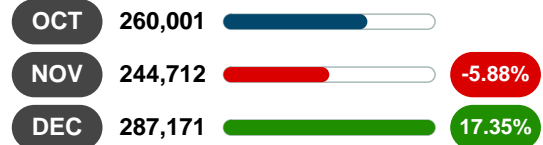


### 3 MONTHS

5 year DEC AVG = 266,674

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

Average Sold Price at Closing this month at **287,171** above the 5 yr DEC average of **266,674**



### 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
\$75,000 and less	4	5.88%	43,500	50,000	37,000	0	0
\$75,001 - \$150,000	11	16.18%	112,336	99,000	113,386	0	145,000
\$150,001 - \$200,000	9	13.24%	173,055	0	177,214	158,500	0
\$200,001 - \$275,000	18	26.47%	239,145	0	239,145	0	0
\$275,001 - \$325,000	6	8.82%	299,483	0	290,475	317,500	0
\$325,001 - \$475,000	13	19.12%	371,073	329,000	382,331	351,325	0
\$475,001 and up	7	10.29%	805,000	485,000	663,333	1,800,000	875,000
Average Sold Price			287,171	212,000	260,114	475,747	510,000
Total Closed Units		100%	287,171	8	50	8	2
Total Closed Volume			19,527,655	1.70M	13.01M	3.81M	1.02M

# December 2024



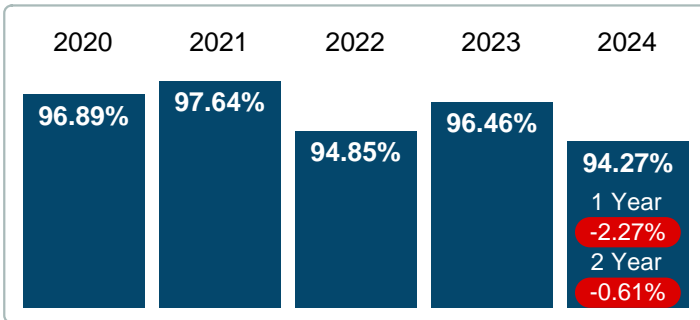
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



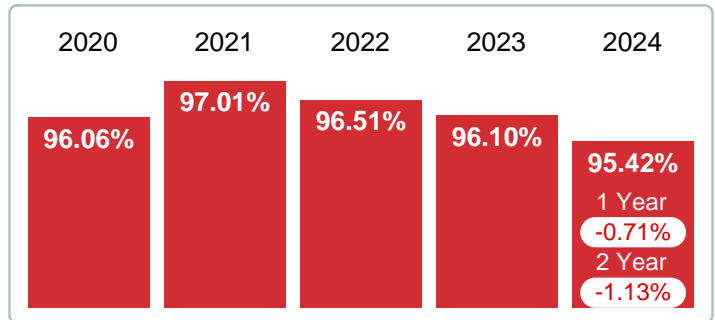
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

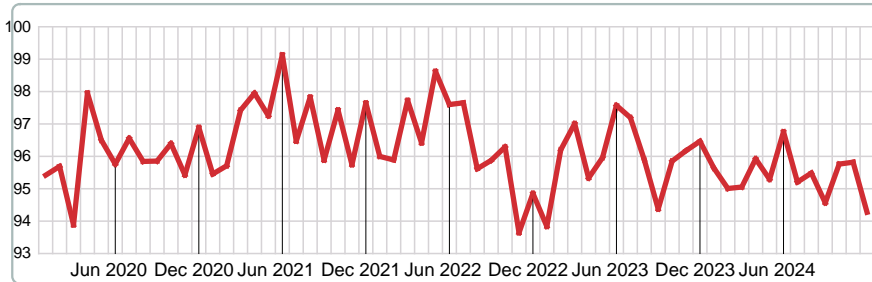
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

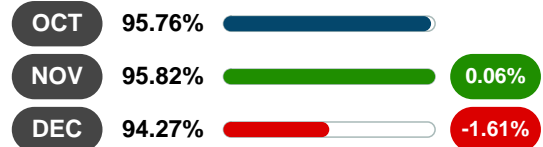


### 3 MONTHS

5 year DEC AVG = 96.03%

High Jun 2021 99.13% Low Nov 2022 93.64%

Average Sold/List Ratio this month at **94.27%**  
below the 5 yr DEC average of **96.03%**



### 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
\$75,000 and less	4	5.88%	78.62%	70.37%	86.87%	0.00%	0.00%
\$75,001 - \$150,000	11	16.18%	91.30%	91.32%	90.53%	0.00%	96.67%
\$150,001 - \$200,000	9	13.24%	95.07%	0.00%	95.67%	92.97%	0.00%
\$200,001 - \$275,000	18	26.47%	96.57%	0.00%	96.57%	0.00%	0.00%
\$275,001 - \$325,000	6	8.82%	97.90%	0.00%	97.96%	97.76%	0.00%
\$325,001 - \$475,000	13	19.12%	97.49%	91.16%	97.67%	99.05%	0.00%
\$475,001 and up	7	10.29%	91.88%	84.51%	93.02%	100.00%	95.11%
Average Sold/List Ratio		94.30%		84.36%	95.31%	97.33%	95.89%
Total Closed Units		68	100%	8	50	8	2
Total Closed Volume		19,527,655		1.70M	13.01M	3.81M	1.02M

# December 2024



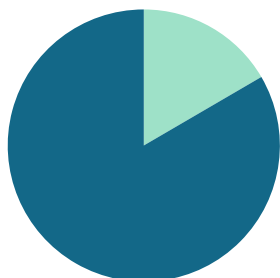
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

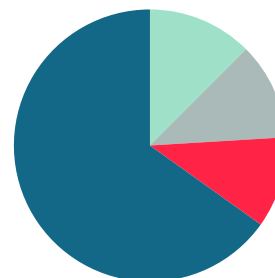


**Inventory**  
 New Listings  
**79 = 16.60%**  
 Start Inventory  
**397**  
 Total Inventory Units  
**476**  
 Volume  
**\$228,730,575**

### Market Activity

Closed Sales  
**68 = 12.48%**  
 Pending Sales  
**63 = 11.56%**  
 Other Off Market  
**59 = 10.83%**  
 Active Inventory  
**355 = 65.14%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	69	68	-1.45%	770	752	-2.34%
Pending Sales	53	63	18.87%	788	786	-0.25%
New Listings	91	79	-13.19%	1,357	1,439	6.04%
Average List Price	303,327	302,602	-0.24%	276,236	285,081	3.20%
Average Sale Price	291,130	287,171	-1.36%	265,138	273,380	3.11%
Average Percent of Selling Price to List Price	96.46%	94.27%	-2.27%	96.10%	95.42%	-0.71%
Average Days on Market to Sale	53.38	60.41	13.18%	47.71	54.27	13.75%
Monthly Inventory	327	355	8.56%	327	355	8.56%
Months Supply of Inventory	5.10	5.66	11.16%	5.10	5.66	11.16%

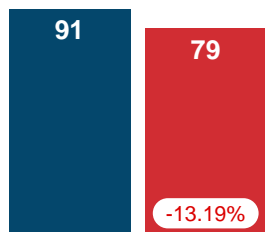
**Absorption:** Last 12 months, an Average of **63** Sales/Month

**Inventory** on December 31, 2024 = **355** 2023 2024

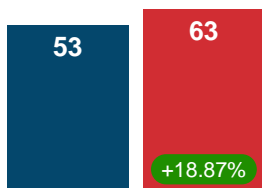
### DECEMBER MARKET

### AVERAGE PRICES

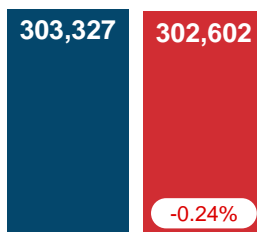
#### New Listings



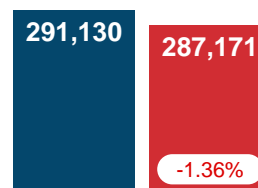
#### Pending Listings



#### List Price



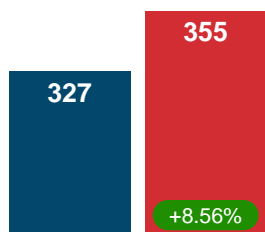
#### Sale Price



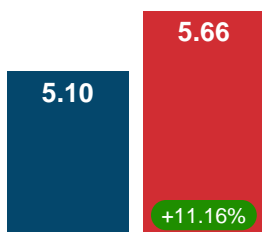
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

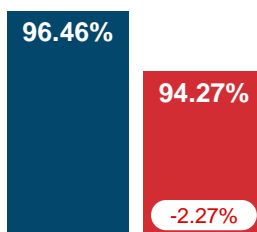
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

