

December 2024



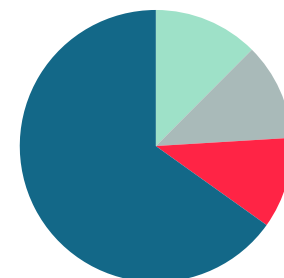
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	225,000	252,500	12.22%
Median Sale Price	225,000	241,300	7.24%
Median Percent of Selling Price to List Price	98.94%	96.59%	-2.38%
Median Days on Market to Sale	28.00	60.50	116.07%
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.

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 **7.24%** in December 2024 to \$241,300 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **60.50** days that homes spent on the market before selling increased by 32.50 days or **116.07%** in December 2024 compared to last year's same month at **28.00** DOM.

Sales Success for December 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 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.

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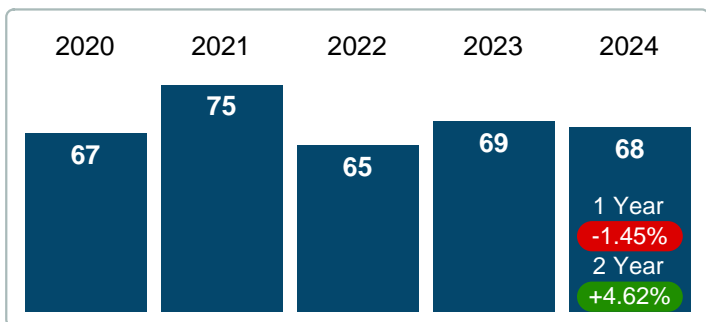
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



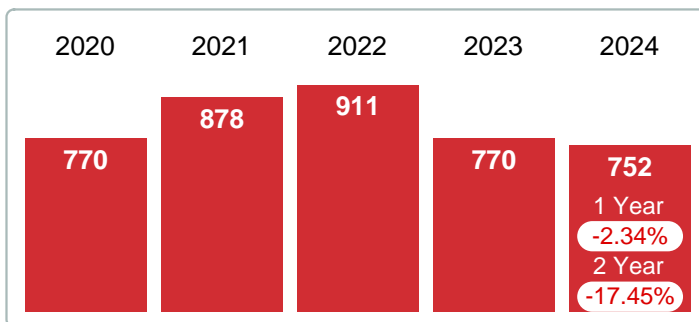
CLOSED LISTINGS

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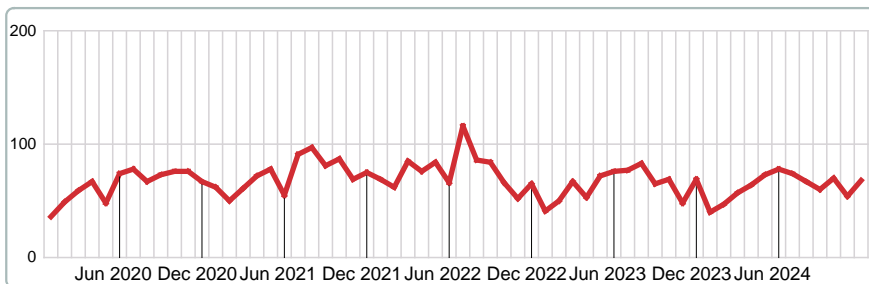
DECEMBER



YEAR TO DATE (YTD)

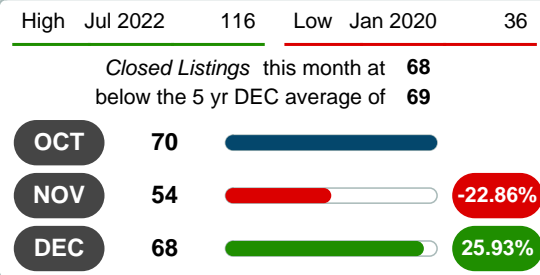


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	5.88%	13.0	2	2	0	0
\$75,001 - \$150,000	11	16.18%	43.0	3	7	0	1
\$150,001 - \$200,000	9	13.24%	69.0	0	7	2	0
\$200,001 - \$275,000	18	26.47%	30.5	0	18	0	0
\$275,001 - \$325,000	6	8.82%	49.5	0	4	2	0
\$325,001 - \$475,000	13	19.12%	95.0	1	9	3	0
\$475,001 and up	7	10.29%	94.0	2	3	1	1
Total Closed Units	68			8	50	8	2
Total Closed Volume	19,527,655	100%	60.5	1.70M	13.01M	3.81M	1.02M
Median Closed Price	\$241,300			\$105,000	\$240,000	\$327,038	\$510,000

December 2024



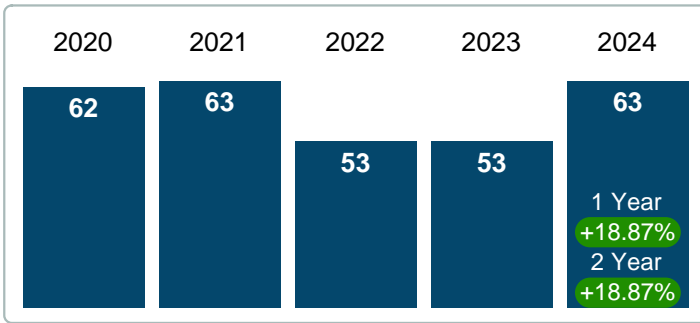
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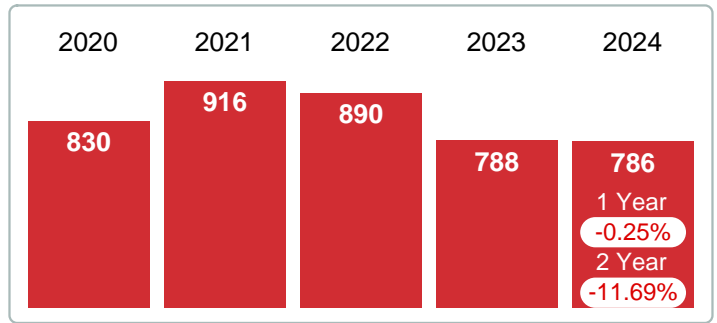
PENDING LISTINGS

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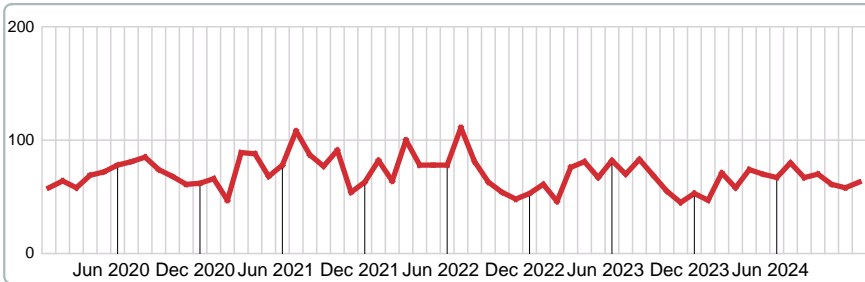
DECEMBER



YEAR TO DATE (YTD)

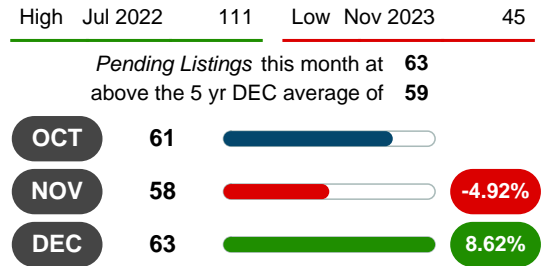


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	6	9.52%	98.0	4	2	0	0
\$125,001 - \$150,000	6	9.52%	16.0	1	5	0	0
\$150,001 - \$200,000	12	19.05%	57.0	1	9	1	1
\$200,001 - \$275,000	14	22.22%	42.0	0	13	0	1
\$275,001 - \$325,000	9	14.29%	20.0	0	5	4	0
\$325,001 - \$425,000	9	14.29%	108.0	0	8	1	0
\$425,001 and up	7	11.11%	100.0	0	3	1	3
Total Pending Units	63			6	45	7	5
Total Pending Volume	17,175,740	100%	52.0	718.90K	11.57M	2.40M	2.49M
Median Listing Price	\$259,000			\$118,000	\$259,000	\$315,000	\$495,900

December 2024



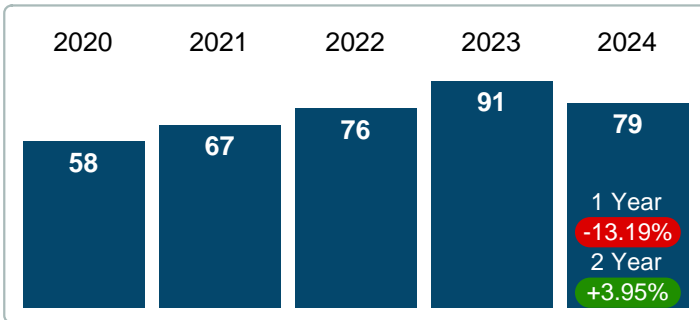
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



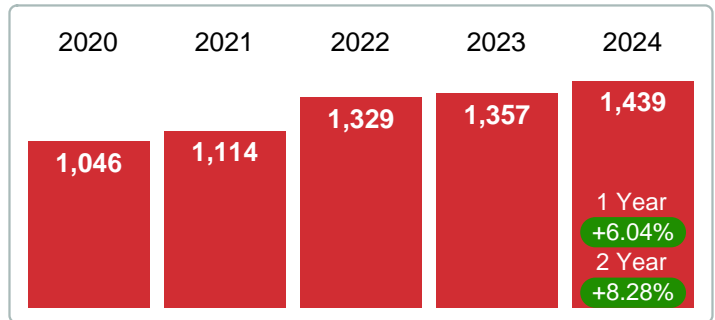
NEW LISTINGS

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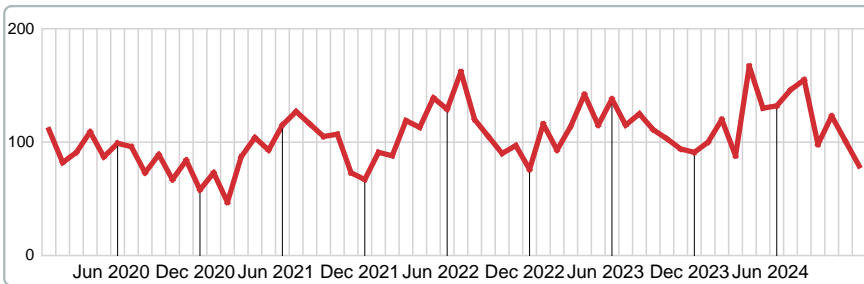
DECEMBER



YEAR TO DATE (YTD)

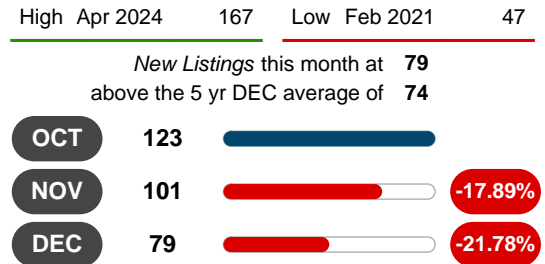


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	79		10	43	22	4
Total New Listed Volume	29,528,415	100%	3.59M	12.93M	9.44M	3.57M
Median New Listed Listing Price	\$299,500		\$174,450	\$285,000	\$312,500	\$820,000

December 2024



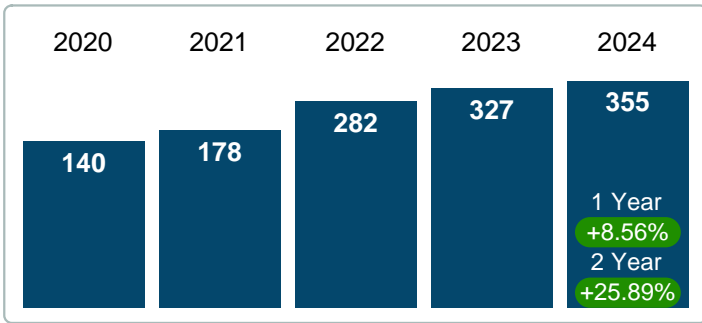
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



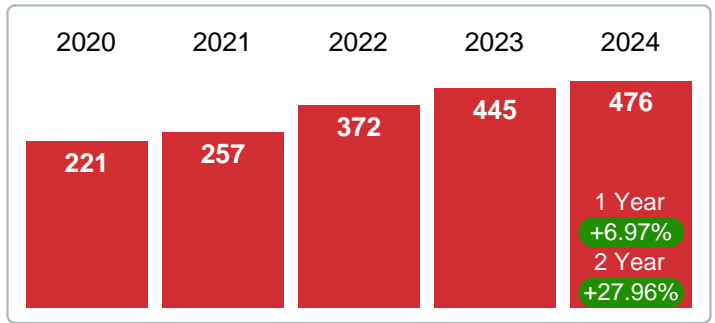
ACTIVE INVENTORY

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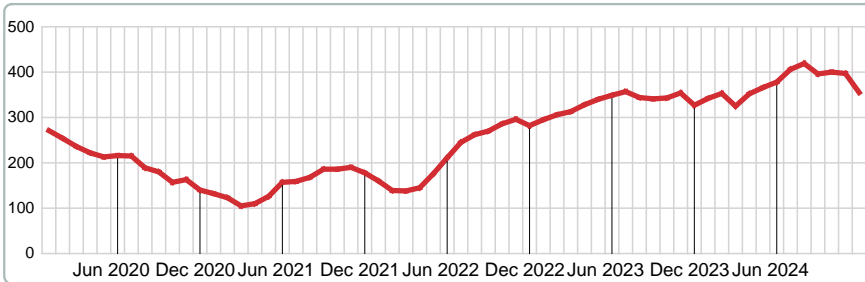
END OF DECEMBER



ACTIVE DURING DECEMBER

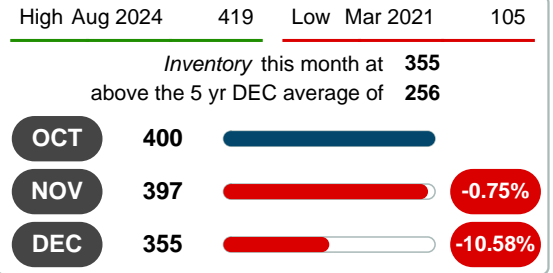


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 256



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	30	8.45%	99.0	12	15	3	0	
\$125,001 - \$200,000	48	13.52%	81.5	13	30	4	1	
\$200,001 - \$250,000	45	12.68%	88.0	4	32	9	0	
\$250,001 - \$375,000	97	27.32%	71.0	5	58	28	6	
\$375,001 - \$550,000	55	15.49%	67.0	6	32	12	5	
\$550,001 - \$825,000	41	11.55%	102.0	3	19	13	6	
\$825,001 and up	39	10.99%	109.0	3	13	13	10	
Total Active Inventory by Units		355		46	199	82	28	
Total Active Inventory by Volume		181,419,347	100%	78.0	14.05M	93.53M	48.77M	25.06M
Median Active Inventory Listing Price		\$325,000			\$169,950	\$294,900	\$362,250	\$637,000

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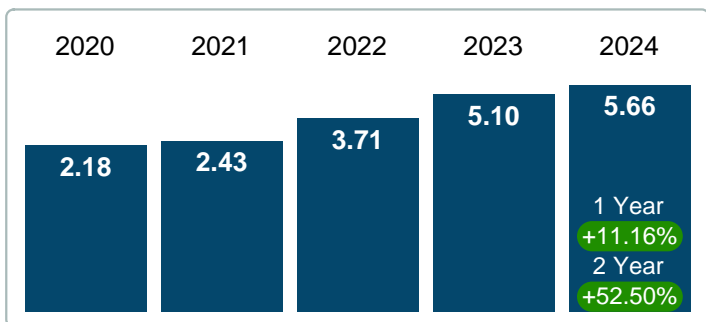
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



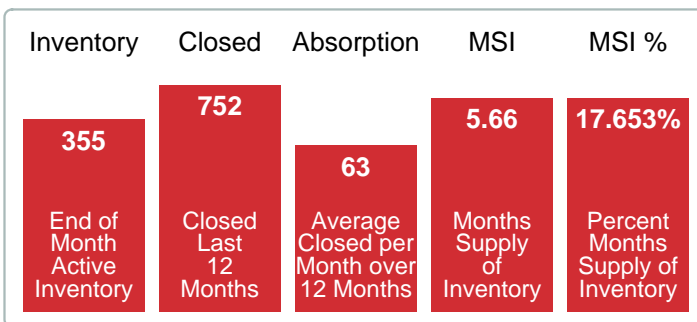
MONTHS SUPPLY of INVENTORY (MSI)

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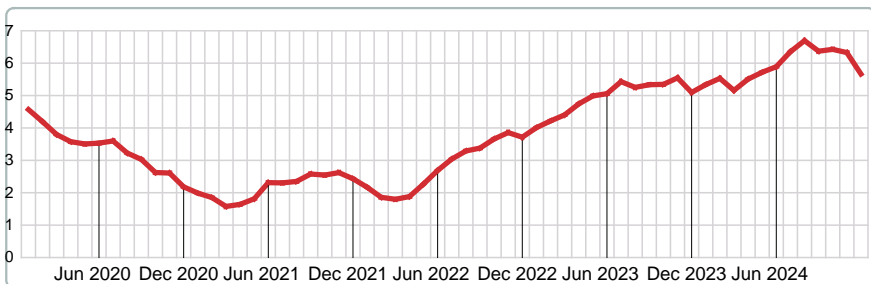
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2024



5 YEAR MARKET ACTIVITY TRENDS

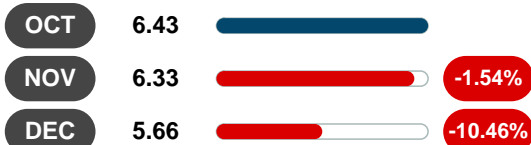


3 MONTHS

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

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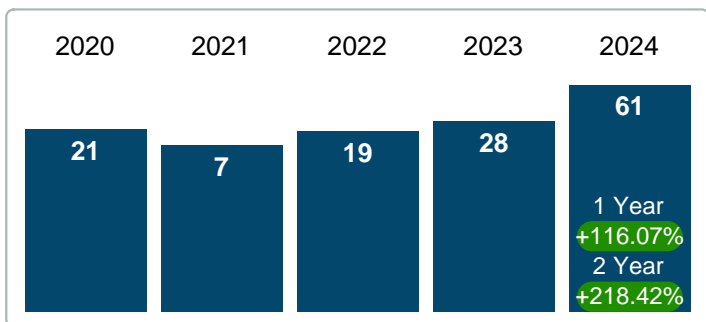
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



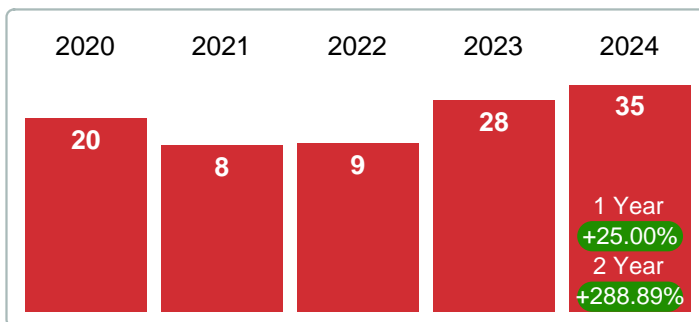
MEDIAN DAYS ON MARKET TO SALE

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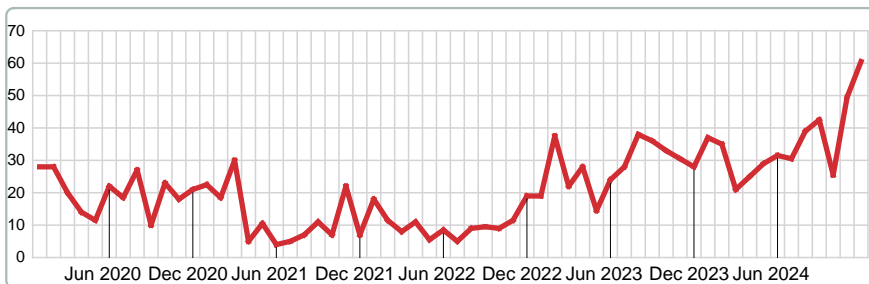
DECEMBER



YEAR TO DATE (YTD)

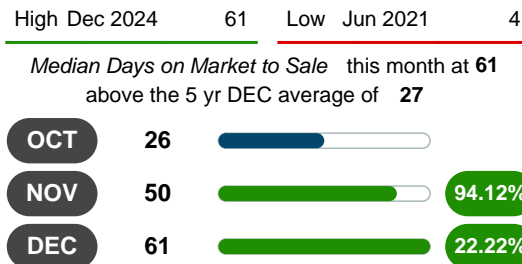


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 27



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
\$75,000 and less	5.88%	13	34	13	0	0
\$75,001 - \$150,000	16.18%	43	64	29	0	9
\$150,001 - \$200,000	13.24%	69	0	71	67	0
\$200,001 - \$275,000	26.47%	31	0	31	0	0
\$275,001 - \$325,000	8.82%	50	0	97	16	0
\$325,001 - \$475,000	19.12%	95	100	54	95	0
\$475,001 and up	10.29%	94	146	94	170	3
Median Closed DOM		61	79	40	67	6
Total Closed Units	100%	68	8	50	8	2
Total Closed Volume		19,527,655	1.70M	13.01M	3.81M	1.02M

December 2024



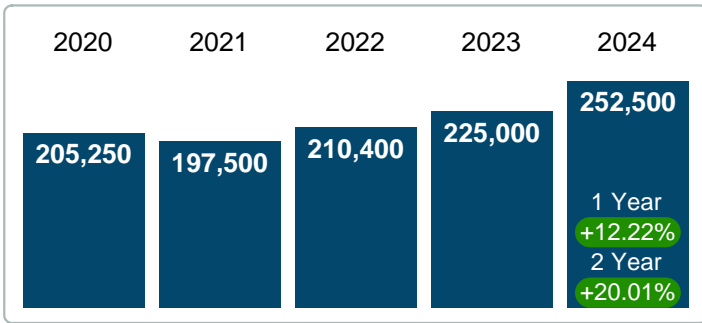
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



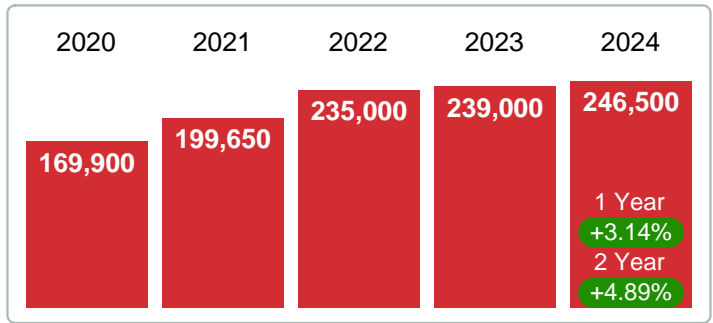
MEDIAN LIST PRICE AT CLOSING

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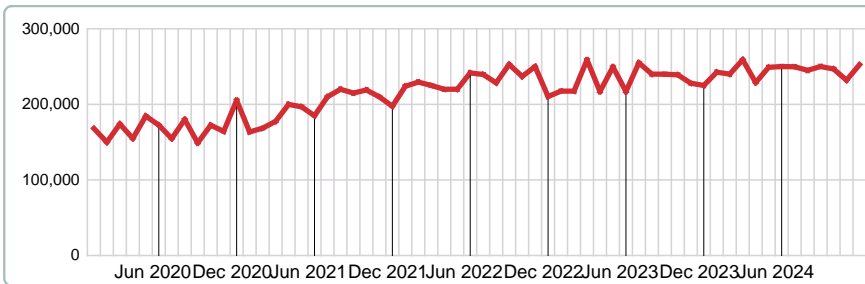
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

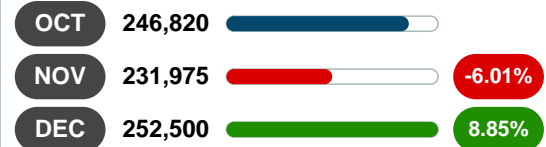


3 MONTHS

5 year DEC AVG = 218,130

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

Median List Price at Closing this month at **252,500** above the 5 yr DEC average of **218,130**



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
\$75,000 and less	3	4.41%	44,900	45,000	42,400	0	0
\$75,001 - \$150,000	11	16.18%	128,000	119,000	120,000	0	149,999
\$150,001 - \$200,000	8	11.76%	171,000	0	171,000	172,000	0
\$200,001 - \$275,000	19	27.94%	241,600	0	241,600	0	0
\$275,001 - \$325,000	5	7.35%	294,000	0	287,400	315,000	0
\$325,001 - \$475,000	15	22.06%	364,900	360,900	384,998	342,500	0
\$475,001 and up	7	10.29%	599,900	574,950	580,000	1,800,000	920,000
Median List Price			252,500	131,500	247,450	334,538	535,000
Total Closed Units		100%	252,500	8	50	8	2
Total Closed Volume			20,576,948	2.02M	13.63M	3.86M	1.07M

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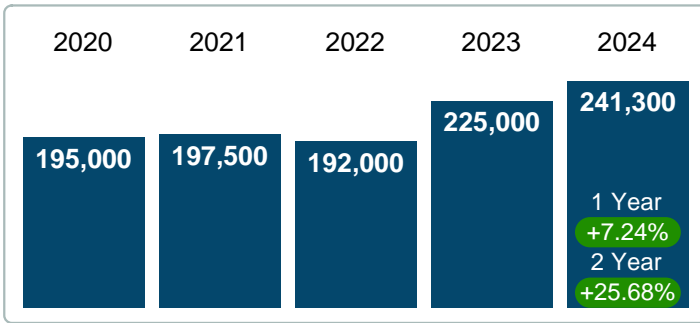
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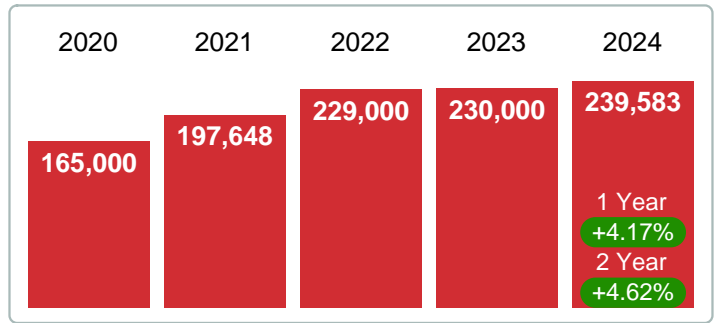
MEDIAN SOLD PRICE AT CLOSING

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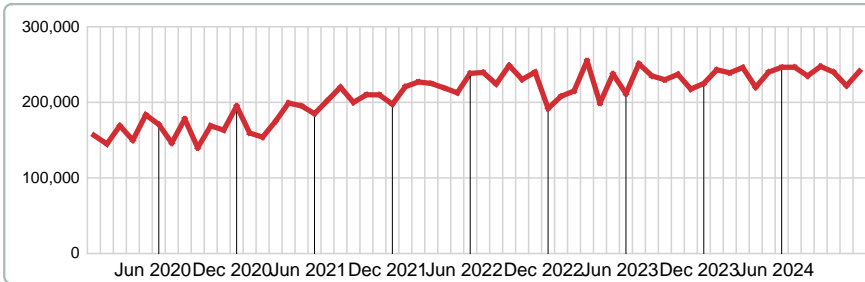
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 210,160

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

Median Sold Price at Closing this month at **241,300** above the 5 yr DEC average of **210,160**



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
\$75,000 and less	4	5.88%	43,500	50,000	37,000	0	0
\$75,001 - \$150,000	11	16.18%	115,000	95,000	120,000	0	145,000
\$150,001 - \$200,000	9	13.24%	162,500	0	169,500	158,500	0
\$200,001 - \$275,000	18	26.47%	240,000	0	240,000	0	0
\$275,001 - \$325,000	6	8.82%	297,500	0	291,000	317,500	0
\$325,001 - \$475,000	13	19.12%	355,000	329,000	380,000	340,000	0
\$475,001 and up	7	10.29%	550,000	485,000	550,000	1,800,000	875,000
Median Sold Price			241,300	105,000	240,000	327,038	510,000
Total Closed Units		100%	241,300	8	50	8	2
Total Closed Volume			19,527,655	1.70M	13.01M	3.81M	1.02M

December 2024



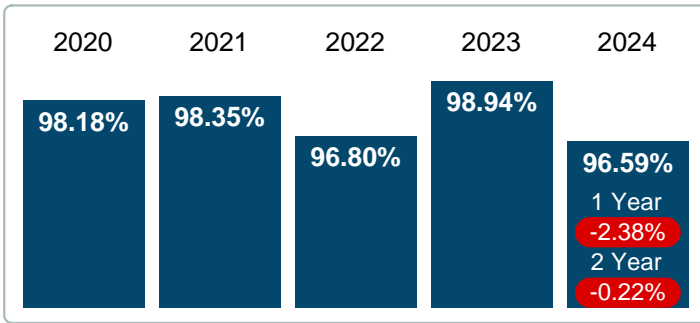
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



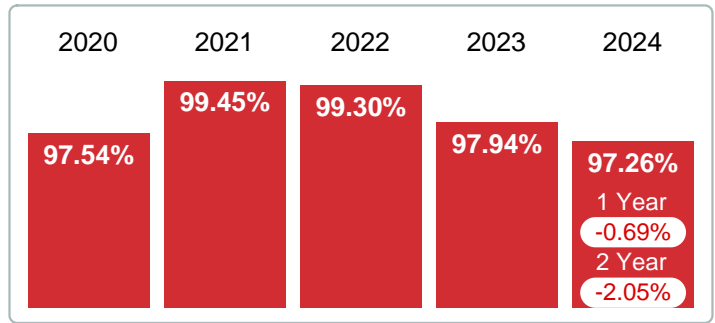
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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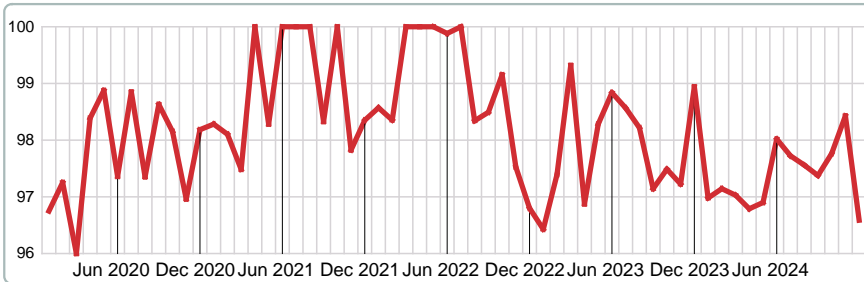
DECEMBER



YEAR TO DATE (YTD)

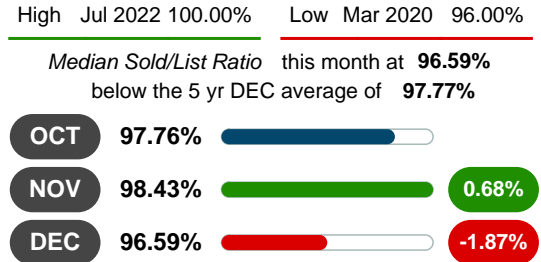


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 97.77%



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	
\$75,000 and less	4	5.88%	86.87%	70.37%	86.87%	0.00%	0.00%	
\$75,001 - \$150,000	11	16.18%	92.31%	89.84%	92.31%	0.00%	96.67%	
\$150,001 - \$200,000	9	13.24%	97.56%	0.00%	97.56%	92.97%	0.00%	
\$200,001 - \$275,000	18	26.47%	97.44%	0.00%	97.44%	0.00%	0.00%	
\$275,001 - \$325,000	6	8.82%	98.81%	0.00%	98.81%	97.76%	0.00%	
\$325,001 - \$475,000	13	19.12%	97.35%	91.16%	97.35%	100.00%	0.00%	
\$475,001 and up	7	10.29%	94.80%	84.51%	94.80%	100.00%	95.11%	
Median Sold/List Ratio		96.59%		89.01%	96.88%	100.00%	95.89%	
Total Closed Units		68	100%	96.59%	8	50	8	2
Total Closed Volume		19,527,655			1.70M	13.01M	3.81M	1.02M

December 2024



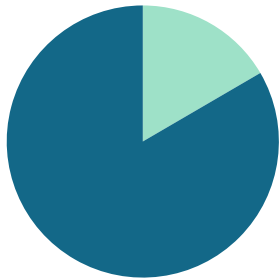
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY



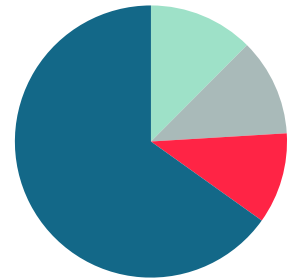
Inventory

- 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%
Median List Price	225,000	252,500	12.22%	239,000	246,500	3.14%
Median Sale Price	225,000	241,300	7.24%	230,000	239,583	4.17%
Median Percent of Selling Price to List Price	98.94%	96.59%	-2.38%	97.94%	97.26%	-0.69%
Median Days on Market to Sale	28.00	60.50	116.07%	28.00	35.00	25.00%
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%

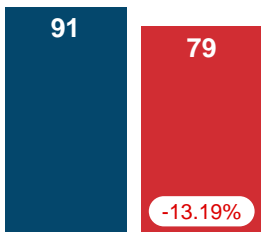
Absorption: Last 12 months, an Average of **63** Sales/Month

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

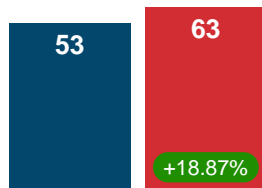
DECEMBER MARKET

MEDIAN PRICES

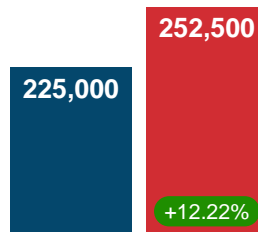
New Listings



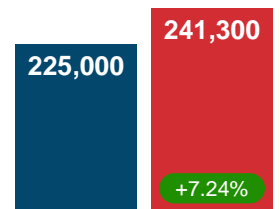
Pending Listings



List Price



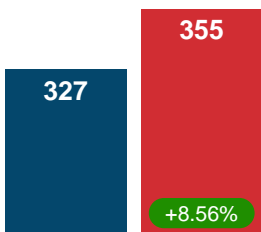
Sale Price



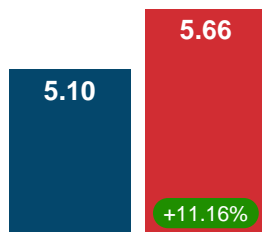
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

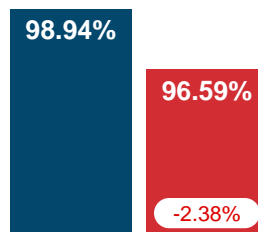
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

