

# January 2025



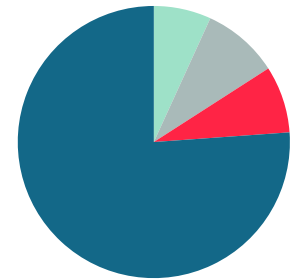
Area Delimited by County Of Sequoyah - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	January 2025	+/-%
Closed Listings	5	6	20.00%
Pending Listings	5	8	60.00%
New Listings	16	14	-12.50%
Average List Price	152,500	171,317	12.34%
Average Sale Price	150,500	156,817	4.20%
Average Percent of Selling Price to List Price	96.97%	92.06%	-5.06%
Average Days on Market to Sale	120.80	55.00	-54.47%
End of Month Inventory	65	67	3.08%
Months Supply of Inventory	6.67	6.70	0.50%



- Closed (6.82%)
- Pending (9.09%)
- Other OffMarket (7.95%)
- Active (76.14%)

**Absorption:** Last 12 months, an Average of **10** Sales/Month  
**Active Inventory** as of January 31, 2025 = **67**

### Analysis Wrap-Up

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

The total housing inventory at the end of January 2025 rose **3.08%** to 67 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **6.70** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **4.20%** in January 2025 to \$156,817 versus the previous year at \$150,500.

#### Average Days on Market Shortens

The average number of **55.00** days that homes spent on the market before selling decreased by 65.80 days or **54.47%** in January 2025 compared to last year's same month at **120.80** DOM.

#### Sales Success for January 2025 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 14 New Listings in January 2025, down **12.50%** from last year at 16. Furthermore, there were 6 Closed Listings this month versus last year at 5, a **20.00%** increase.

Closed versus Listed trends yielded a **42.9%** ratio, up from previous year's, January 2024, at **31.3%**, a **37.14%** 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

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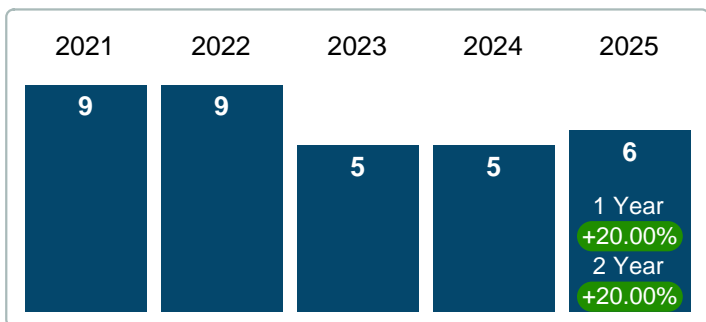
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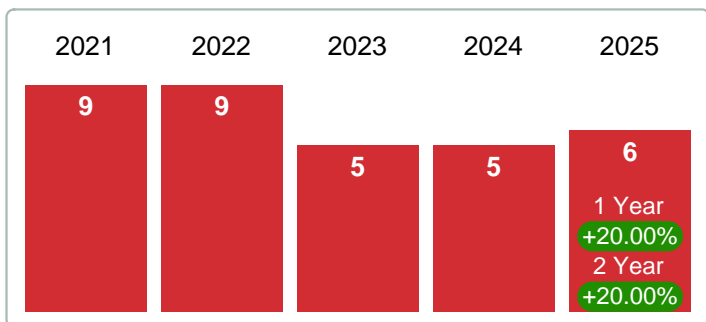
## CLOSED LISTINGS

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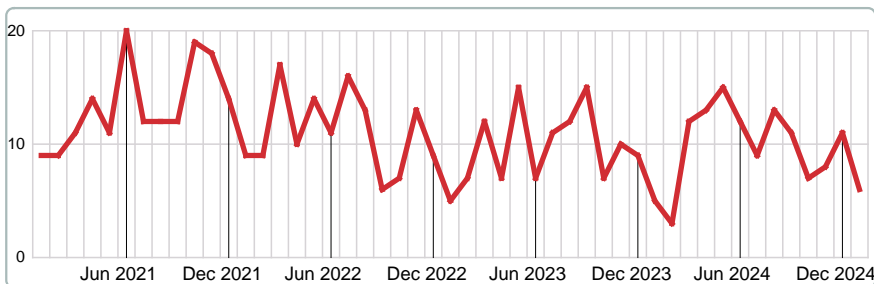
### JANUARY



### YEAR TO DATE (YTD)

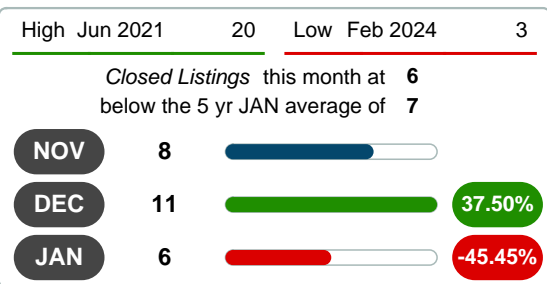


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 7



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	0	0.00%	0.0	0	0	0	0
\$50,001 - \$75,000	1	16.67%	64.0	0	1	0	0
\$75,001 - \$125,000	1	16.67%	40.0	0	1	0	0
\$125,001 - \$150,000	1	16.67%	50.0	0	1	0	0
\$150,001 - \$150,000	0	0.00%	0.0	0	0	0	0
\$150,001 - \$325,000	2	33.33%	70.0	0	2	0	0
\$325,001 and up	1	16.67%	36.0	0	0	1	0
<b>Total Closed Units</b>	<b>6</b>			<b>0</b>	<b>5</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>940,900</b>	<b>100%</b>	<b>55.0</b>	<b>0.00B</b>	<b>601.90K</b>	<b>339.00K</b>	<b>0.00B</b>
<b>Average Closed Price</b>	<b>\$156,817</b>			<b>\$0</b>	<b>\$120,380</b>	<b>\$339,000</b>	<b>\$0</b>

# January 2025



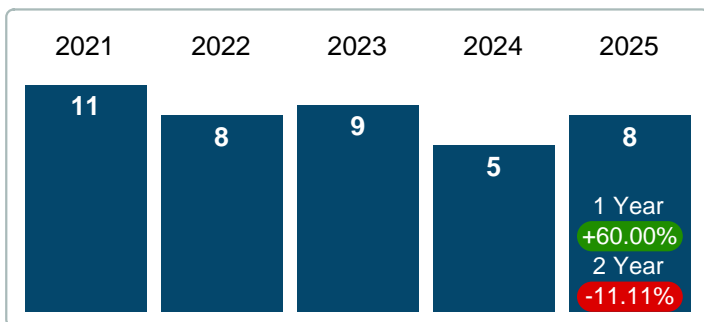
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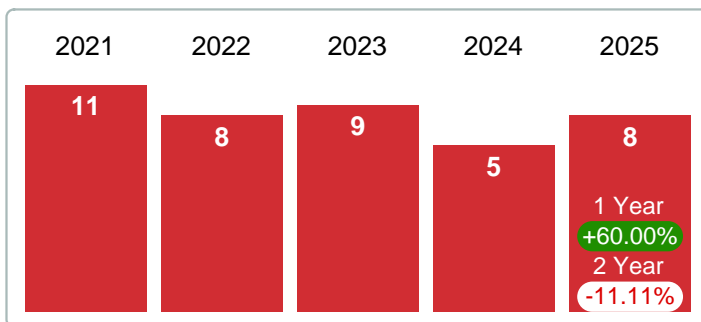
## PENDING LISTINGS

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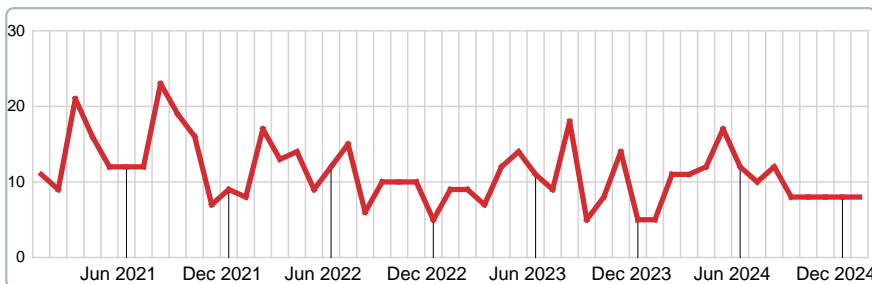
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 8

High Aug 2021 23 Low Jan 2024 5

Pending Listings this month at 8  
equal to 5 yr JAN average of 8



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	0	0.00%	0.0	0	0	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$150,000	2	25.00%	61.0	1	1	0	0
\$150,001 - \$175,000	3	37.50%	104.7	0	3	0	0
\$175,001 - \$225,000	1	12.50%	10.0	0	0	1	0
\$225,001 - \$575,000	1	12.50%	120.0	0	0	0	1
\$575,001 and up	1	12.50%	51.0	0	0	0	1
<b>Total Pending Units</b>	<b>8</b>			<b>1</b>	<b>4</b>	<b>1</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>1,582,799</b>	<b>100%</b>	<b>40.0</b>	<b>35.00K</b>	<b>519.90K</b>	<b>189.90K</b>	<b>838.00K</b>
<b>Average Listing Price</b>	<b>\$165,000</b>			<b>\$35,000</b>	<b>\$129,975</b>	<b>\$189,900</b>	<b>\$419,000</b>

# January 2025



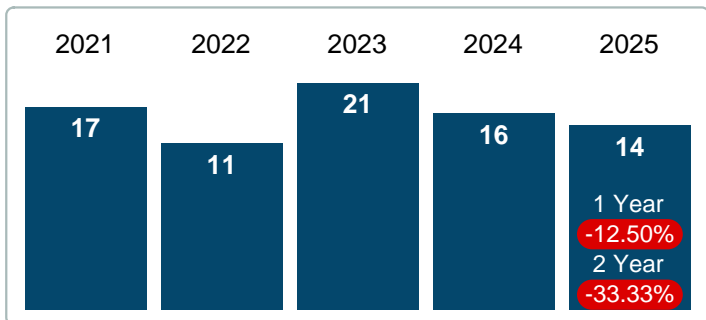
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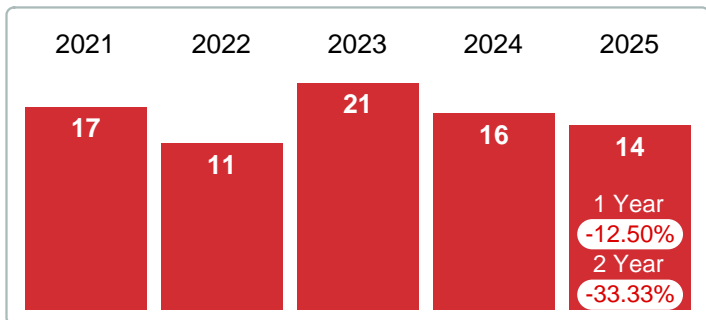
## NEW LISTINGS

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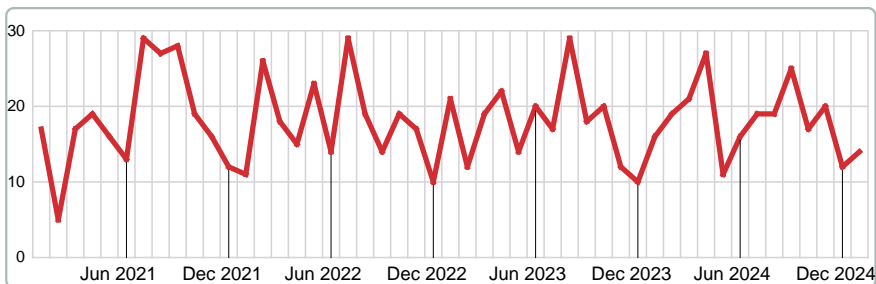
### JANUARY



### YEAR TO DATE (YTD)

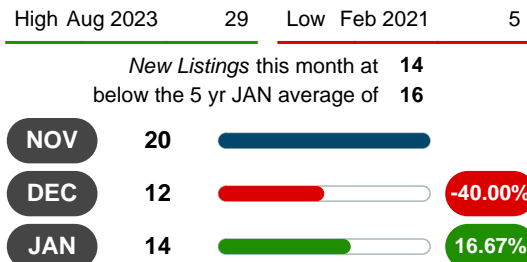


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 16



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	1	7.14%	1	0	0	0
\$90,001 - \$120,000	1	7.14%	1	0	0	0
\$120,001 - \$270,000	3	21.43%	0	2	1	0
\$270,001 - \$310,000	2	14.29%	1	1	0	0
\$310,001 - \$420,000	3	21.43%	0	3	0	0
\$420,001 - \$530,000	2	14.29%	1	1	0	0
\$530,001 and up	2	14.29%	0	1	0	1
<b>Total New Listed Units</b>	<b>14</b>		<b>4</b>	<b>8</b>	<b>1</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>4,173,600</b>	<b>100%</b>	<b>892.90K</b>	<b>2.55M</b>	<b>189.90K</b>	<b>539.50K</b>
<b>Average New Listed Listing Price</b>	<b>\$0</b>		<b>\$223,225</b>	<b>\$318,913</b>	<b>\$189,900</b>	<b>\$539,500</b>

# January 2025



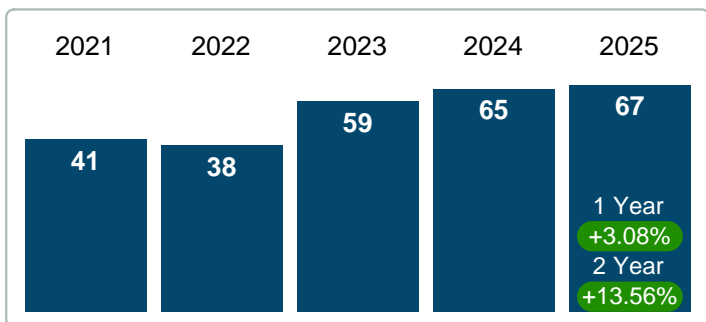
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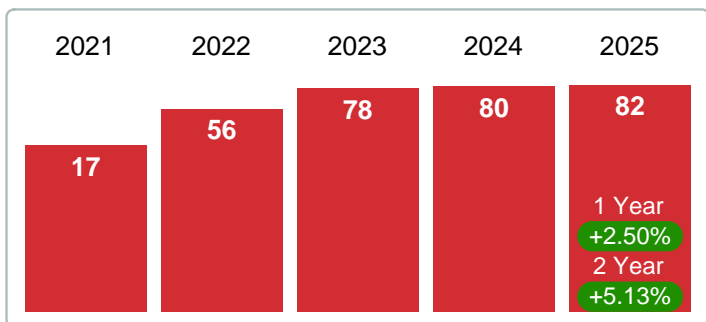
## ACTIVE INVENTORY

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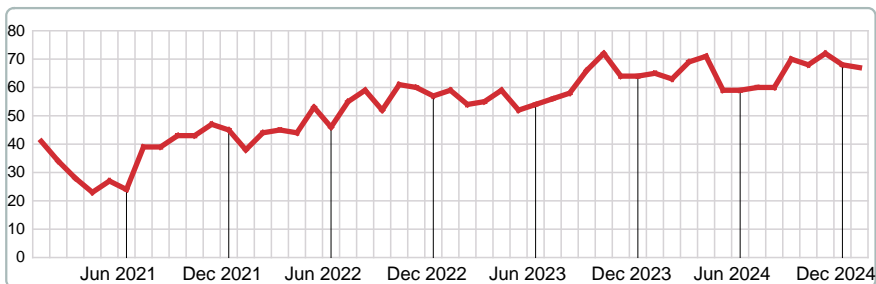
### END OF JANUARY



### ACTIVE DURING JANUARY

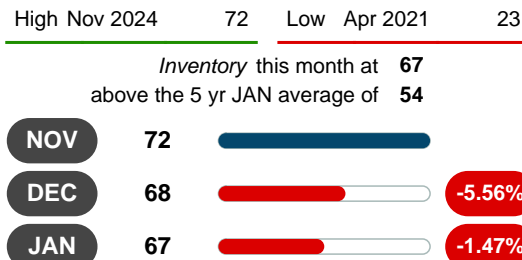


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 54



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	2.99%	78.0	2	0	0	0
\$75,001 - \$125,000	12	17.91%	75.6	5	7	0	0
\$125,001 - \$175,000	9	13.43%	136.4	2	6	1	0
\$175,001 - \$275,000	15	22.39%	118.7	3	7	5	0
\$275,001 - \$425,000	13	19.40%	66.5	0	9	3	1
\$425,001 - \$675,000	9	13.43%	75.3	1	5	1	2
\$675,001 and up	7	10.45%	108.3	0	3	4	0
<b>Total Active Inventory by Units</b>	<b>67</b>			<b>13</b>	<b>37</b>	<b>14</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>21,696,599</b>	<b>100%</b>	<b>95.1</b>	<b>2.01M</b>	<b>10.96M</b>	<b>7.11M</b>	<b>1.61M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$323,830</b>			<b>\$154,369</b>	<b>\$296,308</b>	<b>\$508,064</b>	<b>\$537,833</b>

# January 2025



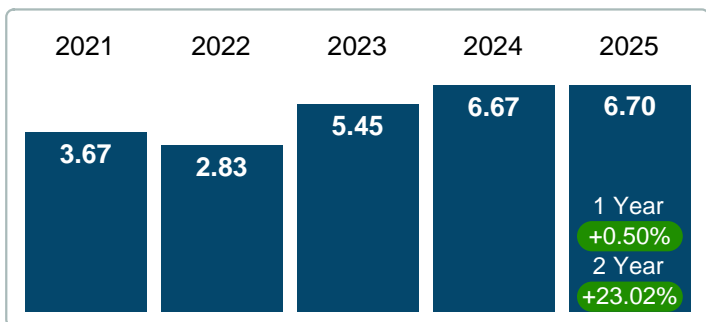
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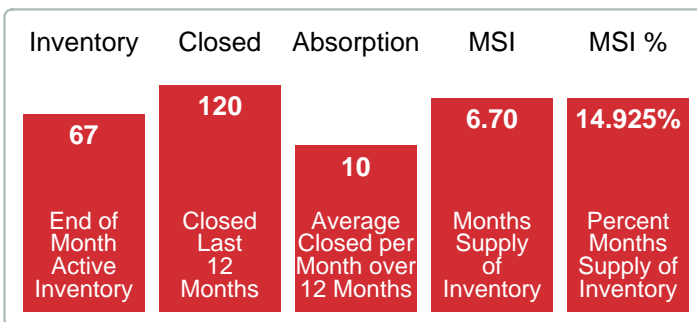
## MONTHS SUPPLY of INVENTORY (MSI)

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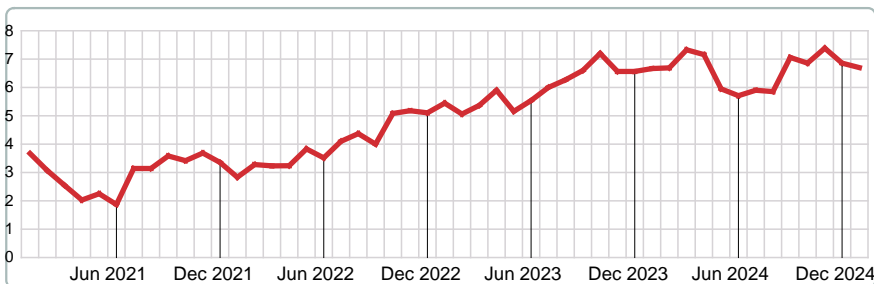
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2025

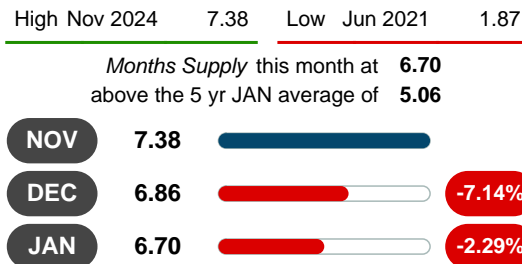


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 5.06



### 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
\$75,000 and less	2	2.99%	1.71	4.80	0.00	0.00	0.00
\$75,001 - \$125,000	12	17.91%	8.00	7.50	8.40	0.00	0.00
\$125,001 - \$175,000	9	13.43%	3.27	3.00	3.13	6.00	0.00
\$175,001 - \$275,000	15	22.39%	7.20	7.20	7.64	7.50	0.00
\$275,001 - \$425,000	13	19.40%	7.09	0.00	9.82	5.14	6.00
\$425,001 - \$675,000	9	13.43%	21.60	0.00	20.00	6.00	0.00
\$675,001 and up	7	10.45%	28.00	0.00	36.00	48.00	0.00
Market Supply of Inventory (MSI)			6.70	5.57	6.73	7.64	9.00
Total Active Inventory by Units		100%	67	13	37	14	3

# January 2025



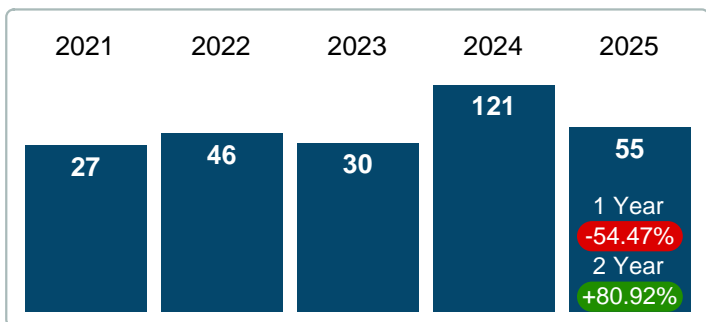
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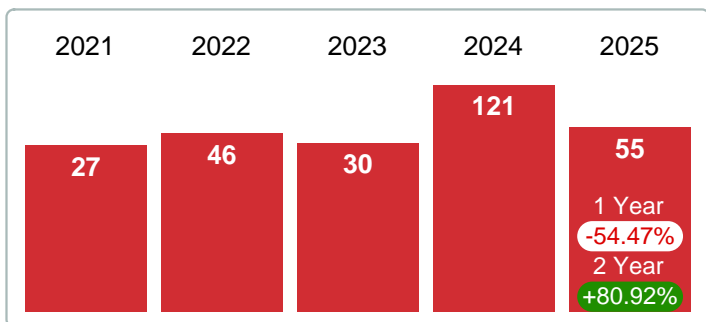
## AVERAGE DAYS ON MARKET TO SALE

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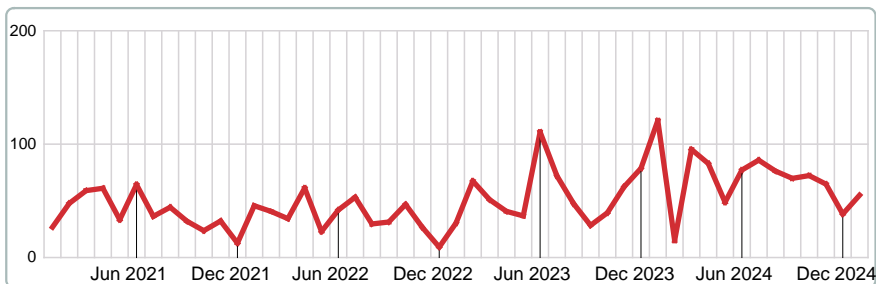
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

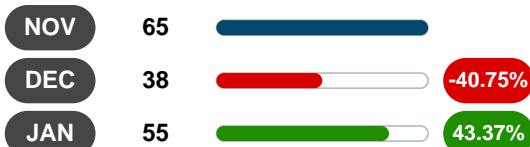


### 3 MONTHS

5 year JAN AVG = 56

High Jan 2024 121 Low Dec 2022 9

Average Days on Market to Sale this month at 55 below the 5 yr JAN average of 56



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$75,000	16.67%	64	0	64	0	0
\$75,001 - \$125,000	16.67%	40	0	40	0	0
\$125,001 - \$150,000	16.67%	50	0	50	0	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$325,000	33.33%	70	0	70	0	0
\$325,001 and up	16.67%	36	0	0	36	0
<b>Average Closed DOM</b>		<b>55</b>	<b>0</b>	<b>59</b>	<b>36</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>55</b>		<b>5</b>	<b>1</b>	
<b>Total Closed Volume</b>		<b>940,900</b>	<b>0.00B</b>	<b>601.90K</b>	<b>339.00K</b>	<b>0.00B</b>



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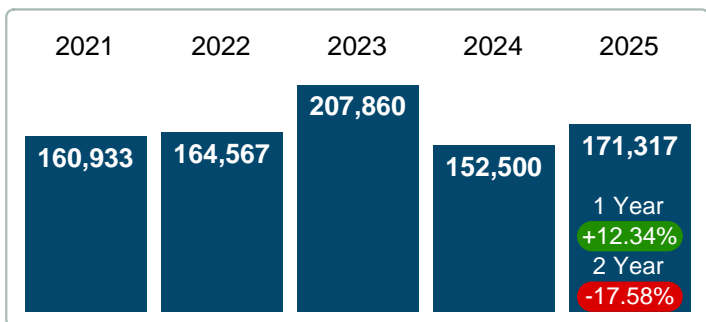
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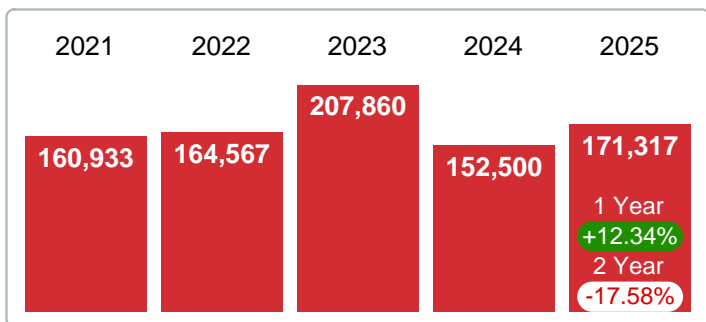
## AVERAGE LIST PRICE AT CLOSING

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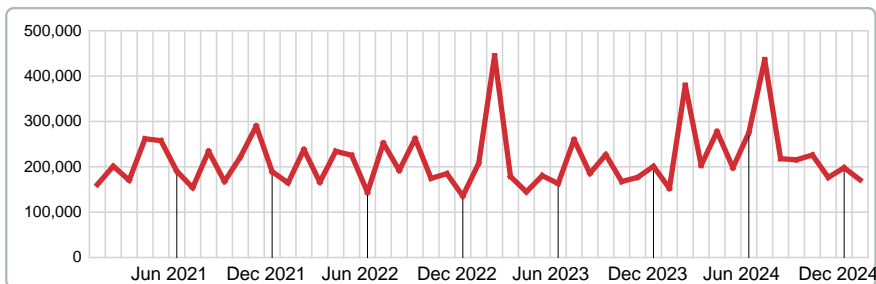
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

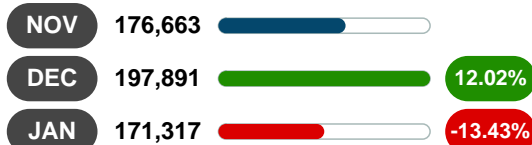


### 3 MONTHS

5 year JAN AVG = 171,435

High Feb 2023 444,700 Low Dec 2022 135,633

Average List Price at Closing this month at **171,317**  
below the 5 yr JAN average of **171,435**



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$75,000	16.67%	59,000	0	59,000	0	0
\$75,001 - \$125,000	0.00%	0	0	149,000	0	0
\$125,001 - \$150,000	33.33%	139,450	0	129,900	0	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$325,000	33.33%	170,000	0	170,000	0	0
\$325,001 and up	16.67%	350,000	0	0	350,000	0
<b>Average List Price</b>		<b>171,317</b>	<b>0</b>	<b>135,580</b>	<b>350,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>171,317</b>		<b>5</b>	<b>1</b>	
<b>Total Closed Volume</b>		<b>1,027,900</b>	<b>0.00B</b>	<b>677.90K</b>	<b>350.00K</b>	<b>0.00B</b>



# January 2025



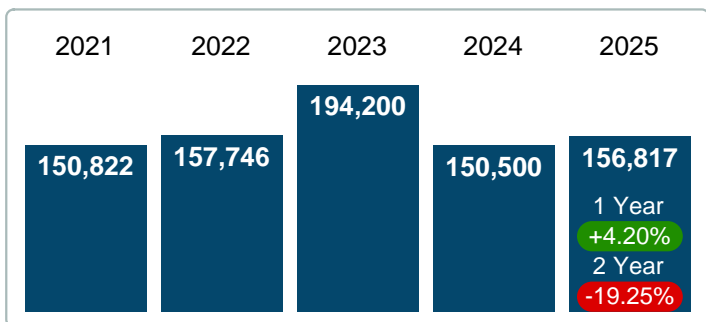
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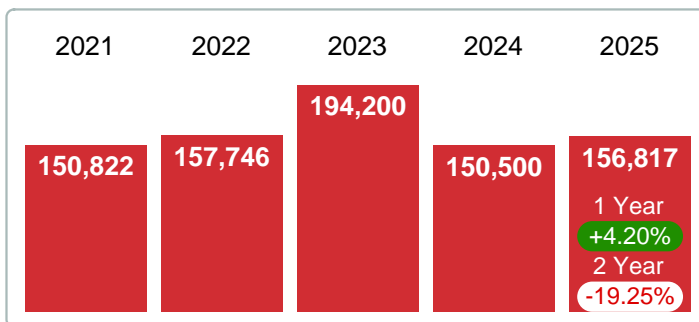
## AVERAGE SOLD PRICE AT CLOSING

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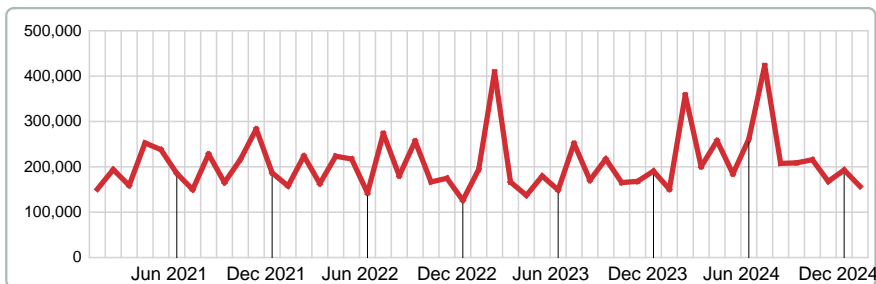
### JANUARY



### YEAR TO DATE (YTD)

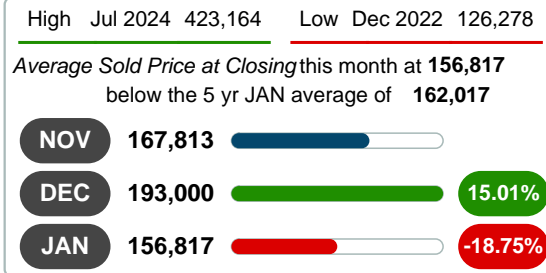


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 162,017



### 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
\$50,000 and less	0.00%	0	0	0	0	0
\$50,001 - \$75,000	16.67%	63,000	0	63,000	0	0
\$75,001 - \$125,000	16.67%	95,000	0	95,000	0	0
\$125,001 - \$150,000	16.67%	129,900	0	129,900	0	0
\$150,001 - \$150,000	0.00%	0	0	0	0	0
\$150,001 - \$325,000	33.33%	157,000	0	157,000	0	0
\$325,001 and up	16.67%	339,000	0	0	339,000	0
<b>Average Sold Price</b>		<b>156,817</b>	<b>0</b>	<b>120,380</b>	<b>339,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>156,817</b>		<b>5</b>	<b>1</b>	
<b>Total Closed Volume</b>		<b>940,900</b>	<b>0.00B</b>	<b>601.90K</b>	<b>339.00K</b>	<b>0.00B</b>

# January 2025



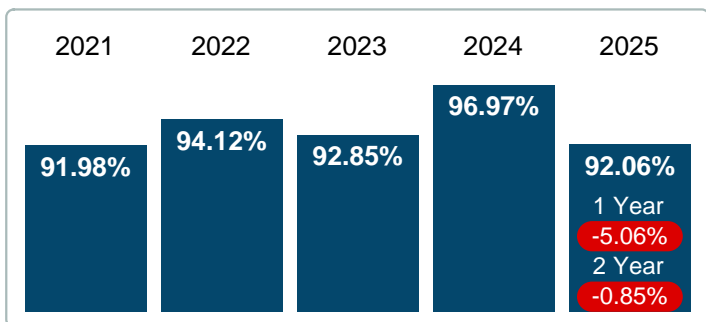
Area Delimited by County Of Sequoyah - Residential Property Type



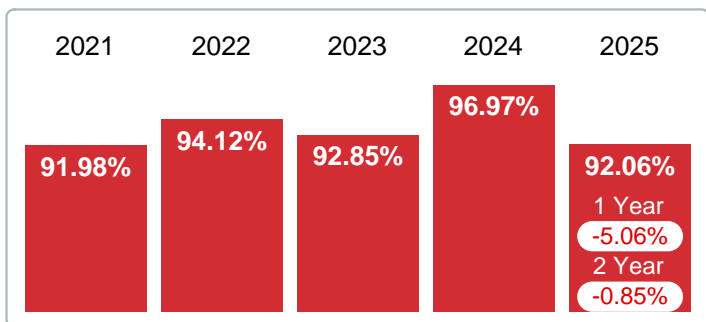
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 11, 2025 for MLS Technology Inc.

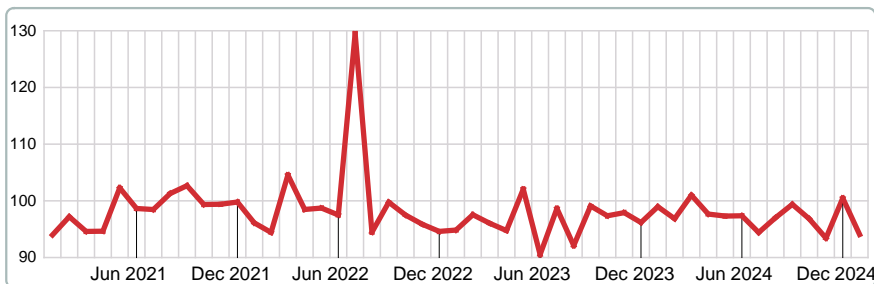
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

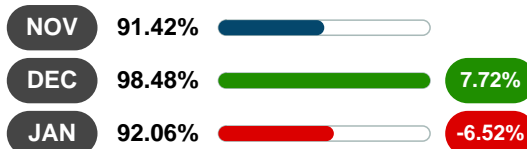


### 3 MONTHS

5 year JAN AVG = 93.60%

High Jul 2022 127.50% Low Jun 2023 88.53%

Average Sold/List Ratio this month at **92.06%**  
below the 5 yr JAN average of **93.60%**



### 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
\$50,000 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$75,000	1	16.67%	106.78%	0.00%	106.78%	0.00%	0.00%
\$75,001 - \$125,000	1	16.67%	63.76%	0.00%	63.76%	0.00%	0.00%
\$125,001 - \$150,000	1	16.67%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$150,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$150,001 - \$325,000	2	33.33%	92.48%	0.00%	92.48%	0.00%	0.00%
\$325,001 and up	1	16.67%	96.86%	0.00%	0.00%	96.86%	0.00%
Average Sold/List Ratio		92.10%		0.00%	91.10%	96.86%	0.00%
Total Closed Units		6	100%		5	1	
Total Closed Volume		940,900		0.00B	601.90K	339.00K	0.00B

# January 2025



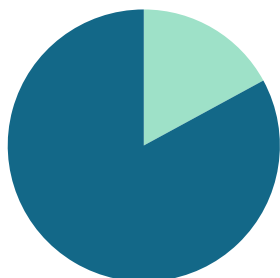
Area Delimited by County Of Sequoyah - Residential Property Type



## MARKET SUMMARY

Report produced on Feb 11, 2025 for MLS Technology Inc.

### INVENTORY

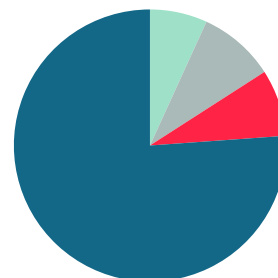


**Inventory**  
 New Listings  
**14 = 17.07%**  
 Start Inventory  
**68**  
 Total Inventory Units  
**82**  
 Volume  
**\$25,431,198**

### Market Activity

Closed Sales  
**6 = 6.82%**  
 Pending Sales  
**8 = 9.09%**  
 Other Off Market  
**7 = 7.95%**  
 Active Inventory  
**67 = 76.14%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	5	6	20.00%	5	6	20.00%
Pending Sales	5	8	60.00%	5	8	60.00%
New Listings	16	14	-12.50%	16	14	-12.50%
Average List Price	152,500	171,317	12.34%	152,500	171,317	12.34%
Average Sale Price	150,500	156,817	4.20%	150,500	156,817	4.20%
Average Percent of Selling Price to List Price	96.97%	92.06%	-5.06%	96.97%	92.06%	-5.06%
Average Days on Market to Sale	120.80	55.00	-54.47%	120.80	55.00	-54.47%
Monthly Inventory	65	67	3.08%	65	67	3.08%
Months Supply of Inventory	6.67	6.70	0.50%	6.67	6.70	0.50%

**Absorption:** Last 12 months, an Average of **10** Sales/Month

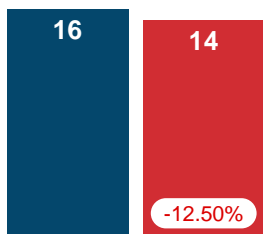
**Inventory** on January 31, 2025 = **67**

**2024** **2025**

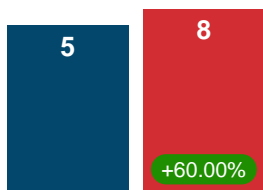
### JANUARY MARKET

### AVERAGE PRICES

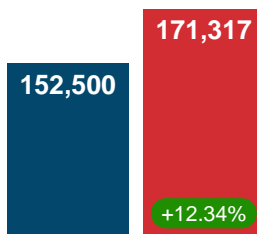
#### New Listings



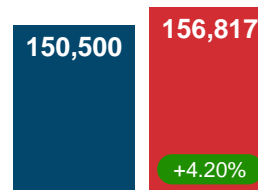
#### Pending Listings



#### List Price



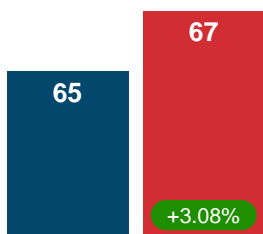
#### Sale Price



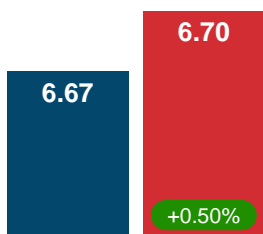
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

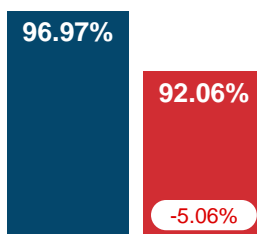
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

