

## March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall

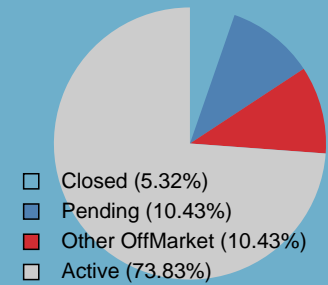


### MONTHLY INVENTORY ANALYSIS

Report produced on Apr 15, 2019 for MLS Technology Inc.

| Compared Metrics                              | March   |         |         |
|---|---------|---------|---------|
|   | 2018    | 2019    | +/-%    |
| Closed Listings                               | 28      | 25      | -10.71% |
| Pending Listings                              | 25      | 49      | 96.00%  |
| New Listings                                  | 109     | 111     | 1.83%   |
| Median List Price                             | 138,500 | 145,000 | 4.69%   |
| Median Sale Price                             | 135,750 | 135,000 | -0.55%  |
| Median Percent of List Price to Selling Price | 95.35%  | 94.29%  | -1.12%  |
| Median Days on Market to Sale                 | 37.00   | 94.00   | 154.05% |
| End of Month Inventory                        | 383     | 347     | -9.40%  |
| Months Supply of Inventory                    | 18.46   | 13.97   | -24.30% |

#### MARKET ACTIVITY



**Absorption:** Last 12 months, an Average of **25** Sales/Month  
**Active Inventory** as of March 31, 2019 = **347**

#### Analysis Wrap-Up

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

The total housing inventory at the end of March 2019 decreased **9.40%** to 347 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **13.97** 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 **0.55%** in March 2019 to \$135,000 versus the previous year at \$135,750.

##### Median Days on Market Lengthens

The median number of **94.00** days that homes spent on the market before selling increased by 57.00 days or **154.05%** in March 2019 compared to last year's same month at **37.00** DOM.

##### Sales Success for March 2019 is Positive

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

There were 111 New Listings in March 2019, up **1.83%** from last year at 109. Furthermore, there were 25 Closed Listings this month versus last year at 28, a **-10.71%** decrease.

Closed versus Listed trends yielded a **22.5%** ratio, down from previous year's, March 2018, at **25.7%**, a **12.32%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

#### What's in this Issue

|  |           |
|--|-----------|
| <b>Closed Listings</b>                               | <b>1</b>  |
| <b>Pending Listings</b>                              | <b>2</b>  |
| <b>New Listings</b>                                  | <b>3</b>  |
| <b>Inventory</b>                                     | <b>4</b>  |
| <b>Months Supply of Inventory</b>                    | <b>5</b>  |
| <b>Median Days on Market to Sale</b>                 | <b>6</b>  |
| <b>Median List Price at Closing</b>                  | <b>7</b>  |
| <b>Median Sale Price at Closing</b>                  | <b>8</b>  |
| <b>Median Percent of List Price to Selling Price</b> | <b>9</b>  |
| <b>Market Summary</b>                                | <b>10</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

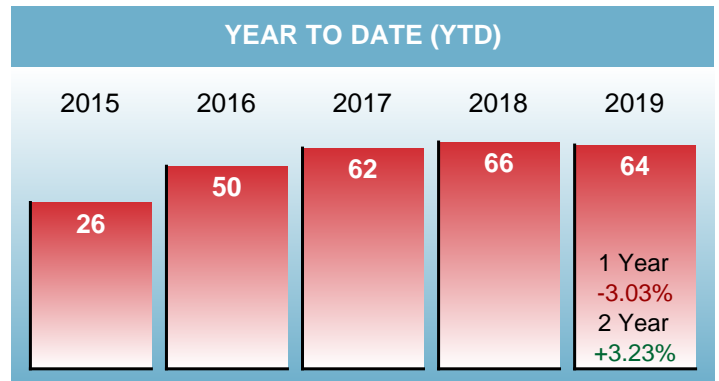
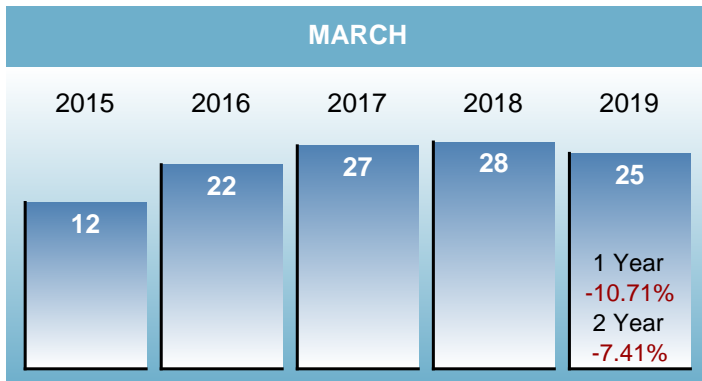
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## CLOSED LISTINGS

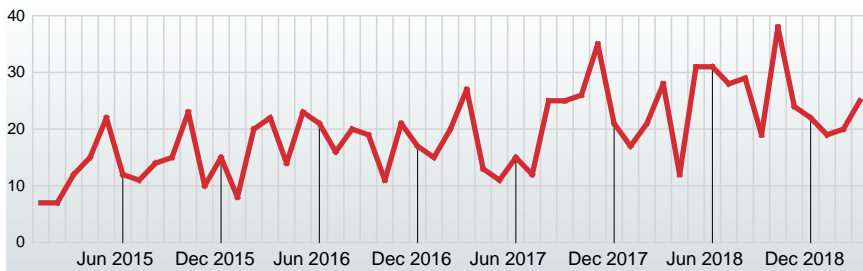
Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS

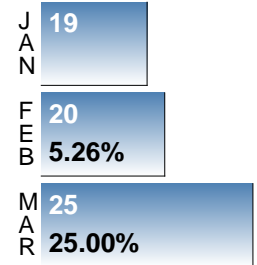
5yr MAR AVG = 23

3 MONTHS



**High**  
Oct 2018 = 38  
**Low**  
Feb 2015 = 7

Closed Listings this month at **25**, above the 5 yr MAR average of **23**



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                  | %           | MDOM        | 1-2 Beds         | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$20,000 and less                              | 1                | 4.00%       | 68.0        | 1                | 0                | 0                | 0                |
| \$20,001 - \$60,000                            | 4                | 16.00%      | 128.0       | 2                | 2                | 0                | 0                |
| \$60,001 - \$110,000                           | 5                | 20.00%      | 53.0        | 3                | 2                | 0                | 0                |
| \$110,001 - \$150,000                          | 6                | 24.00%      | 115.5       | 4                | 2                | 0                | 0                |
| \$150,001 - \$250,000                          | 4                | 16.00%      | 89.5        | 2                | 1                | 1                | 0                |
| \$250,001 - \$270,000                          | 2                | 8.00%       | 111.5       | 0                | 2                | 0                | 0                |
| \$270,001 and up                               | 3                | 12.00%      | 82.0        | 2                | 0                | 0                | 1                |
| <b>Total Closed Units</b>                      | <b>25</b>        |             |             | <b>14</b>        | <b>9</b>         | <b>1</b>         | <b>1</b>         |
| <b>Total Closed Volume</b>                     | <b>3,774,175</b> | <b>100%</b> | <b>94.0</b> | <b>1.85M</b>     | <b>1.21M</b>     | <b>250.00K</b>   | <b>458.68K</b>   |
| <b>Median Closed Price</b>                     | <b>\$135,000</b> |             |             | <b>\$129,300</b> | <b>\$135,000</b> | <b>\$250,000</b> | <b>\$458,675</b> |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

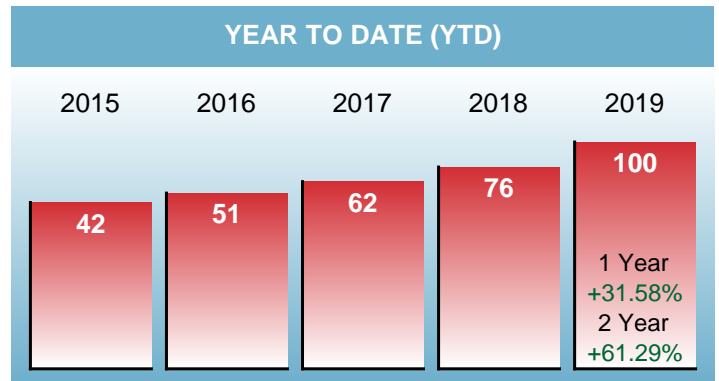
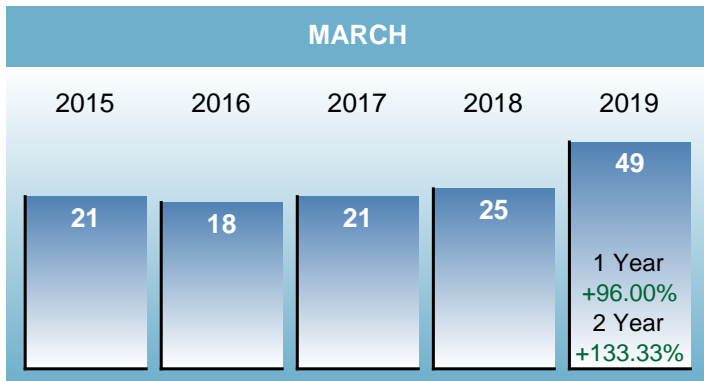
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## PENDING LISTINGS

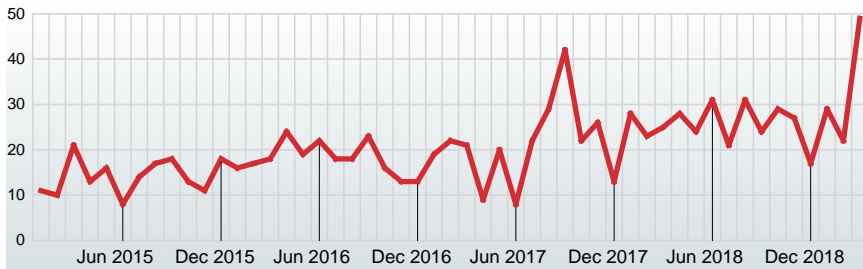
Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS

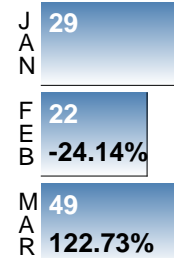
5yr MAR AVG = 27

3 MONTHS



**High**  
Mar 2019 = 49  
**Low**  
Jun 2017 = 8

*Pending Listings* this month at **49**, above the 5 yr MAR average of **27**



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |                  | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds      |
|---|------------------|-------------|-------------|-----------------|------------------|------------------|--------------|
| \$20,000 and less                               | 3                | 6.12%       | 68.0        | 3               | 0                | 0                | 0            |
| \$20,001 - \$60,000                             | 8                | 16.33%      | 100.5       | 6               | 2                | 0                | 0            |
| \$60,001 - \$80,000                             | 5                | 10.20%      | 27.0        | 5               | 0                | 0                | 0            |
| \$80,001 - \$160,000                            | 14               | 28.57%      | 55.0        | 6               | 7                | 1                | 0            |
| \$160,001 - \$220,000                           | 7                | 14.29%      | 87.0        | 1               | 4                | 2                | 0            |
| \$220,001 - \$330,000                           | 8                | 16.33%      | 52.0        | 3               | 5                | 0                | 0            |
| \$330,001 and up                                | 4                | 8.16%       | 42.0        | 1               | 2                | 1                | 0            |
| <b>Total Pending Units</b>                      | <b>49</b>        |             |             | <b>25</b>       | <b>20</b>        | <b>4</b>         | <b>0</b>     |
| <b>Total Pending Volume</b>                     | <b>8,679,935</b> | <b>100%</b> | <b>57.0</b> | <b>2.64M</b>    | <b>4.93M</b>     | <b>1.11M</b>     | <b>0.00B</b> |
| <b>Median Listing Price</b>                     | <b>\$129,900</b> |             |             | <b>\$75,000</b> | <b>\$172,450</b> | <b>\$212,450</b> | <b>\$0</b>   |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®



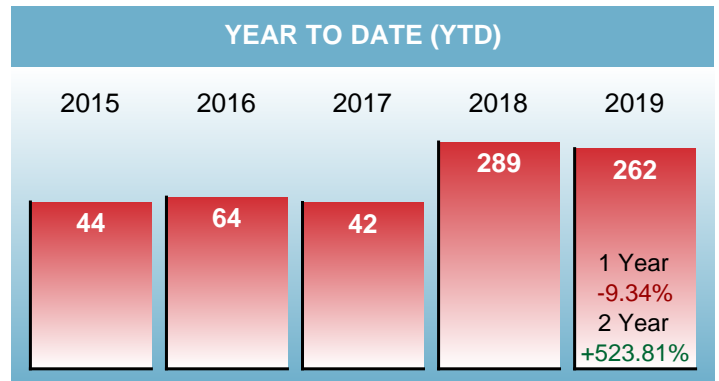
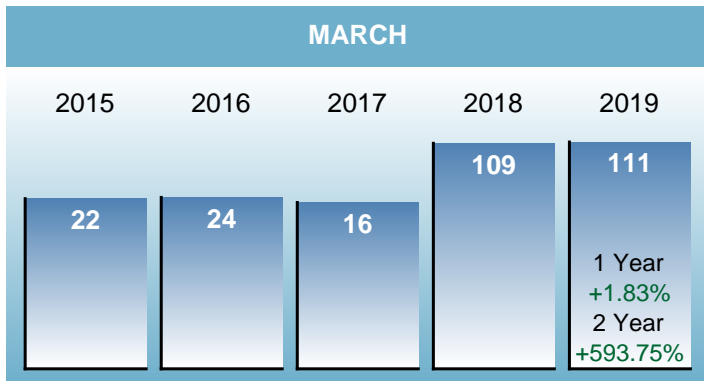
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



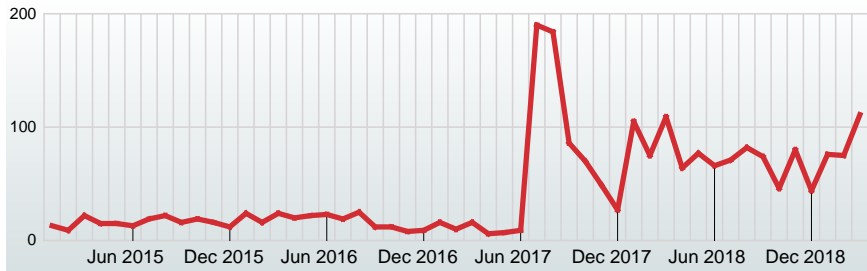
## NEW LISTINGS

Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS

5yr MAR AVG = 56      3 MONTHS



**High**  
Jul 2017 = 190  
**Low**  
Apr 2017 = 6  
*New Listings*  
this month at **111**,  
above the 5 yr MAR  
average of **56**

|               |     |
|---------------|-----|
| JAN           | 76  |
| FEB           | 75  |
| MAR           | 111 |
| <b>-1.32%</b> |     |
| <b>48.00%</b> |     |

### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %           | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|---|-------------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                           | 8                 | 7.21%       | 8               | 0                | 0                | 0                |
| \$20,001 - \$60,000                         | 16                | 14.41%      | 16              | 0                | 0                | 0                |
| \$60,001 - \$100,000                        | 17                | 15.32%      | 12              | 4                | 1                | 0                |
| \$100,001 - \$180,000                       | 27                | 24.32%      | 15              | 10               | 2                | 0                |
| \$180,001 - \$250,000                       | 20                | 18.02%      | 9               | 8                | 3                | 0                |
| \$250,001 - \$330,000                       | 12                | 10.81%      | 4               | 7                | 0                | 1                |
| \$330,001 and up                            | 11                | 9.91%       | 2               | 8                | 1                | 0                |
| <b>Total New Listed Units</b>               | <b>111</b>        |             | <b>66</b>       | <b>37</b>        | <b>7</b>         | <b>1</b>         |
| <b>Total New Listed Volume</b>              | <b>20,017,559</b> | <b>100%</b> | <b>8.07M</b>    | <b>10.06M</b>    | <b>1.58M</b>     | <b>315.00K</b>   |
| <b>Median New Listed Listing Price</b>      | <b>\$135,500</b>  |             | <b>\$86,500</b> | <b>\$220,000</b> | <b>\$205,000</b> | <b>\$315,000</b> |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®



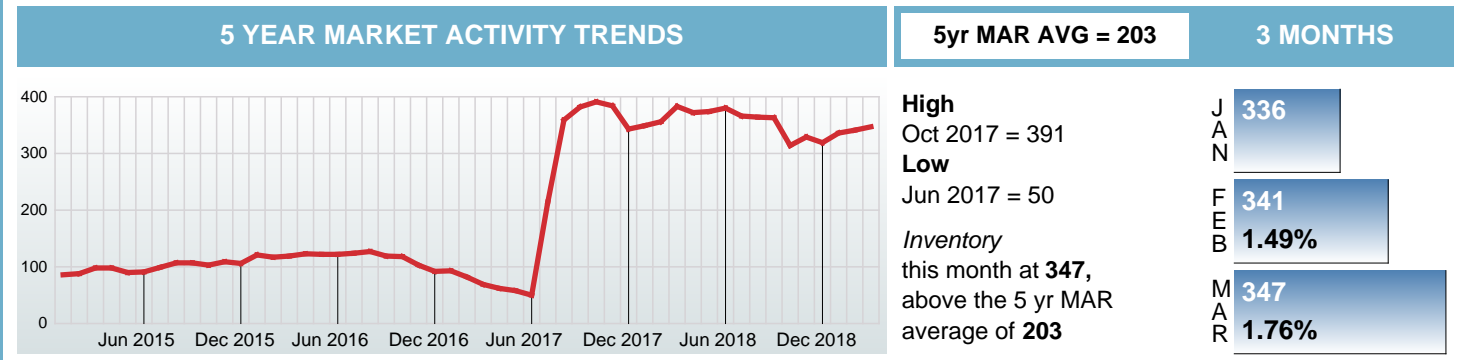
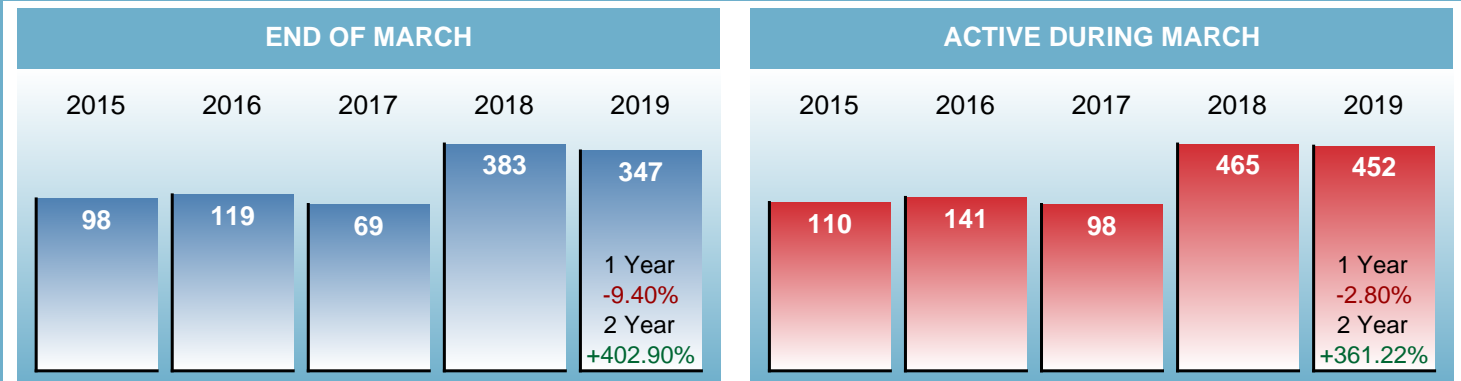
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## ACTIVE INVENTORY

Report produced on Apr 15, 2019 for MLS Technology Inc.



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range     |                   | %           | MDOM        | 1-2 Beds        | 3 Beds           | 4 Beds           | 5+ Beds          |
|--|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                            | 35                | 10.09%      | 69.0        | 35              | 0                | 0                | 0                |
| \$20,001 - \$40,000                          | 50                | 14.41%      | 136.0       | 50              | 0                | 0                | 0                |
| \$40,001 - \$80,000                          | 45                | 12.97%      | 48.0        | 33              | 11               | 1                | 0                |
| \$80,001 - \$160,000                         | 84                | 24.21%      | 65.5        | 53              | 27               | 3                | 1                |
| \$160,001 - \$240,000                        | 55                | 15.85%      | 52.0        | 18              | 25               | 12               | 0                |
| \$240,001 - \$360,000                        | 44                | 12.68%      | 44.0        | 14              | 22               | 6                | 2                |
| \$360,001 and up                             | 34                | 9.80%       | 58.5        | 7               | 13               | 9                | 5                |
| <b>Total Active Inventory by Units</b>       | <b>347</b>        |             |             | <b>210</b>      | <b>98</b>        | <b>31</b>        | <b>8</b>         |
| <b>Total Active Inventory by Volume</b>      | <b>66,678,748</b> | <b>100%</b> | <b>66.0</b> | <b>27.12M</b>   | <b>22.92M</b>    | <b>12.78M</b>    | <b>3.85M</b>     |
| <b>Median Active Inventory Listing Price</b> | <b>\$125,000</b>  |             |             | <b>\$60,000</b> | <b>\$196,500</b> | <b>\$227,500</b> | <b>\$392,000</b> |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

# March 2019

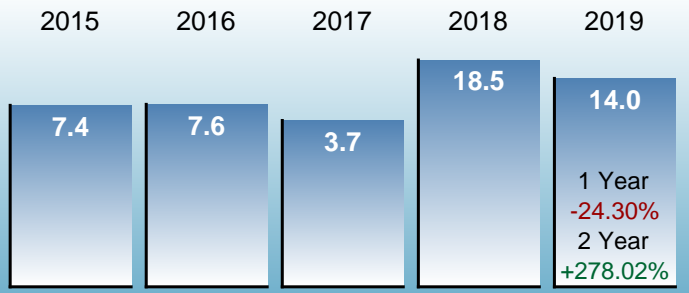
Area Delimited by Counties Atoka, Choctaw, Marshall



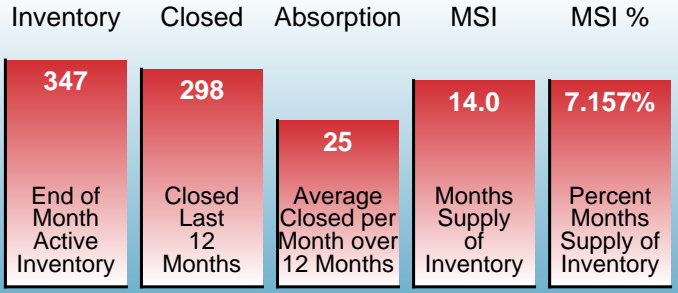
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Apr 15, 2019 for MLS Technology Inc.

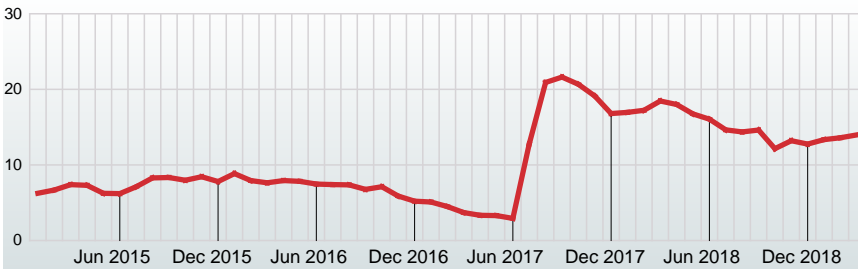
### MSI FOR MARCH



### INDICATORS FOR MARCH 2019



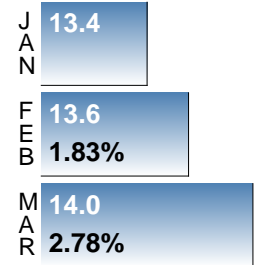
### 5 YEAR MARKET ACTIVITY TRENDS



**5yr MAR AVG = 10.2**

**3 MONTHS**

**High**  
Sep 2017 = 21.6  
**Low**  
Jun 2017 = 2.9  
*Months Supply this month at **14.0**, above the 5 yr MAR average of **10.2***



### 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 |
|---|-----------|--------|------|----------|--------|--------|---------|
| \$20,000 and less                                       | <b>35</b> | 10.09% | 28.0 | 30.0     | 0.0    | 0.0    | 0.0     |
| \$20,001 \$40,000                                       | <b>50</b> | 14.41% | 16.2 | 23.1     | 0.0    | 0.0    | 0.0     |
| \$40,001 \$80,000                                       | <b>45</b> | 12.97% | 7.8  | 13.2     | 3.8    | 3.0    | 0.0     |
| \$80,001 \$160,000                                      | <b>84</b> | 24.21% | 10.7 | 19.3     | 7.5    | 2.0    | 0.0     |
| \$160,001 \$240,000                                     | <b>55</b> | 15.85% | 14.7 | 15.4     | 15.0   | 16.0   | 0.0     |
| \$240,001 \$360,000                                     | <b>44</b> | 12.68% | 21.1 | 42.0     | 22.0   | 8.0    | 0.0     |
| \$360,001 and up  | <b>34</b> | 9.80%  | 31.4 | 84.0     | 39.0   | 36.0   | 12.0    |
| Market Supply of Inventory (MSI)                        | 14.0      |        |      | 20.7     | 9.4    | 8.7    | 12.0    |
| Total Active Inventory by Units                         | 347       | 100%   | 14.0 | 210      | 98     | 31     | 8       |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®



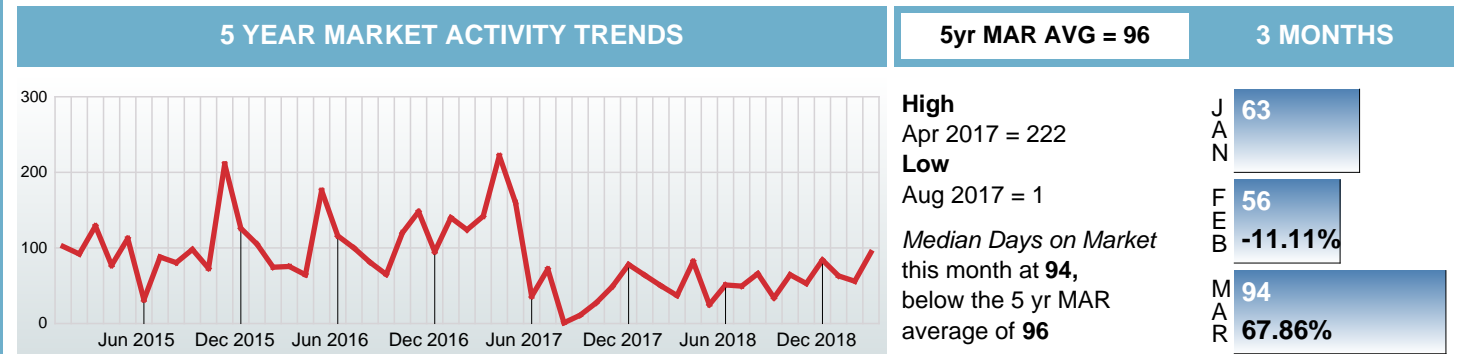
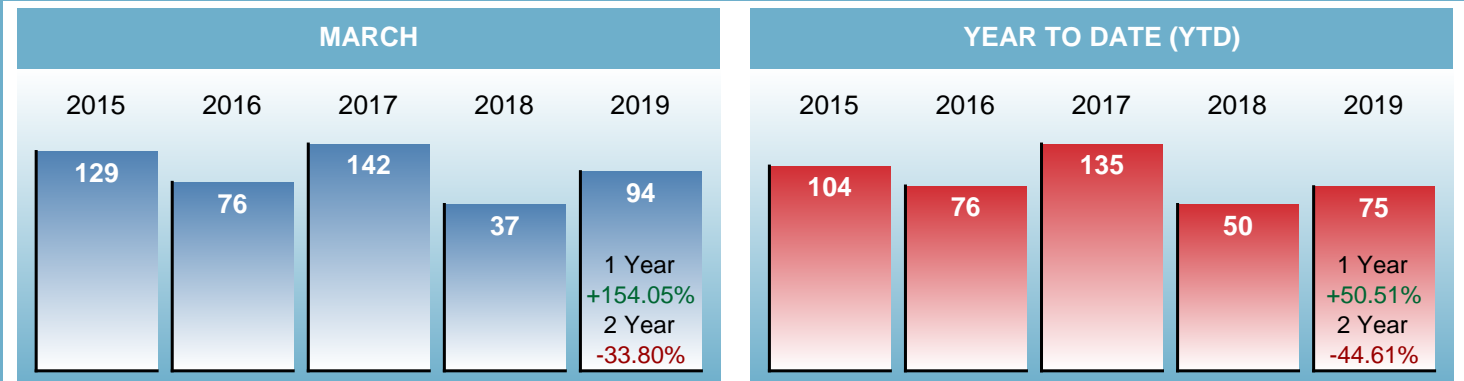
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## MEDIAN DAYS ON MARKET TO SALE

Report produced on Apr 15, 2019 for MLS Technology Inc.



## 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 |
|--|---|--------|-----------|----------|--------|---------|---------|
| \$20,000 and less  | 1 | 4.00%  | 68.0      | 68.0     | 0.0    | 0.0     | 0.0     |
| \$20,001 \$60,000  | 4 | 16.00% | 128.0     | 157.0    | 76.5   | 0.0     | 0.0     |
| \$60,001 \$110,000   | 5 | 20.00% | 53.0      | 48.0     | 87.5   | 0.0     | 0.0     |
| \$110,001 \$150,000  | 6 | 24.00% | 115.5     | 153.5    | 73.0   | 0.0     | 0.0     |
| \$150,001 \$250,000  | 4 | 16.00% | 89.5      | 92.0     | 64.0   | 115.0   | 0.0     |
| \$250,001 \$270,000  | 2 | 8.00%  | 111.5     | 0.0      | 111.5  | 0.0     | 0.0     |
| \$270,001 and up   | 3 | 12.00% | 82.0      | 50.0     | 0.0    | 0.0     | 135.0   |
| Median Closed DOM  |   |        | 94.0      | 75.0     | 94.0   | 115.0   | 135.0   |
| Total Closed Units   |   | 100%   | 94.0      | 14       | 9      | 1       | 1       |
| Total Closed Volume  |   |        | 3,774,175 | 1.85M    | 1.21M  | 250.00K | 458.68K |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

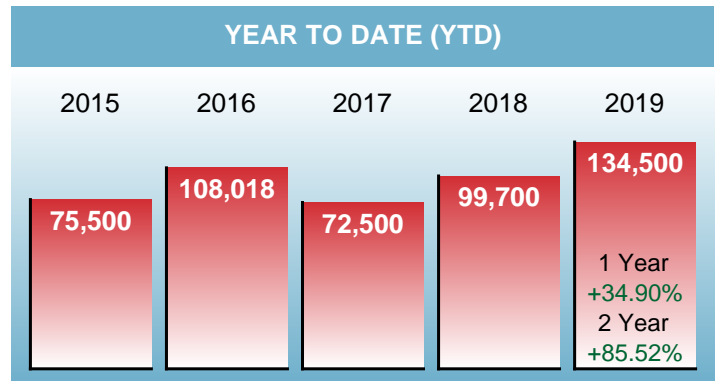
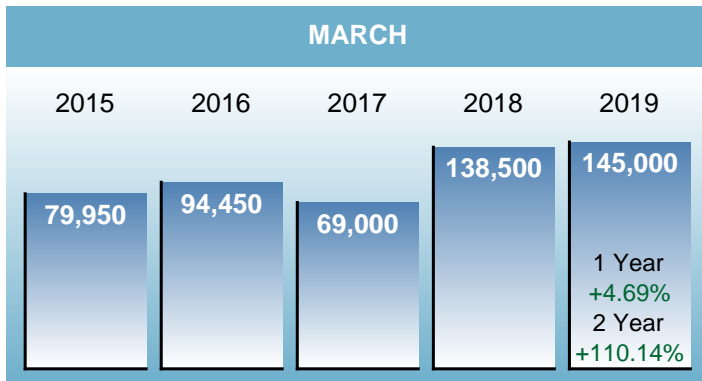
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## MEDIAN LIST PRICE AT CLOSING

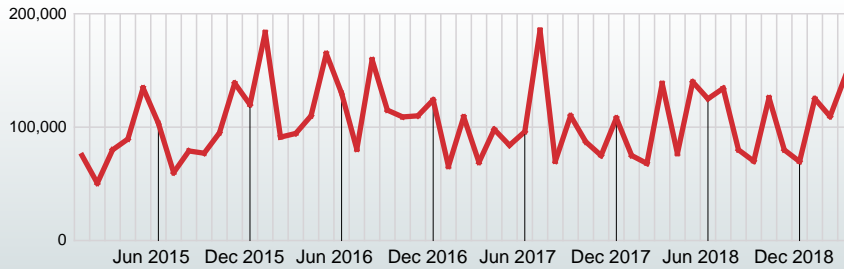
Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS

5yr MAR AVG = 105,380

3 MONTHS



**High**  
Jul 2017 = 185,500

**Low**  
Feb 2015 = 50,600

*Median List Price*  
this month at **145,000**,  
above the 5 yr MAR  
average of **105,380**

JAN 125,000

FEB 109,450  
-12.44%

MAR 145,000  
32.48%

### 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 |
|---|---|--------|-----------|----------|---------|---------|---------|
| \$20,000 and less   | 1 | 4.00%  | 20,000    | 20,000   | 0       | 0       | 0       |
| \$20,001 - \$60,000   | 4 | 16.00% | 37,000    | 33,750   | 40,500  | 0       | 0       |
| \$60,001 - \$110,000  | 3 | 12.00% | 75,000    | 75,000   | 81,750  | 0       | 0       |
| \$110,001 - \$150,000                                       | 5 | 20.00% | 139,000   | 130,000  | 142,250 | 0       | 0       |
| \$150,001 - \$250,000                                       | 6 | 24.00% | 164,500   | 164,000  | 169,900 | 0       | 0       |
| \$250,001 - \$270,000                                       | 1 | 4.00%  | 262,500   | 0        | 262,500 | 0       | 0       |
| \$270,001 and up  | 5 | 20.00% | 288,000   | 314,950  | 274,900 | 288,000 | 475,000 |
| Median List Price   |   |        | 145,000   | 148,000  | 139,500 | 288,000 | 475,000 |
| Total Closed Units  |   | 100%   | 145,000   | 14       | 9       | 1       | 1       |
| Total Closed Volume   |   |        | 4,041,700 | 2.04M    | 1.24M   | 288.00K | 475.00K |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®





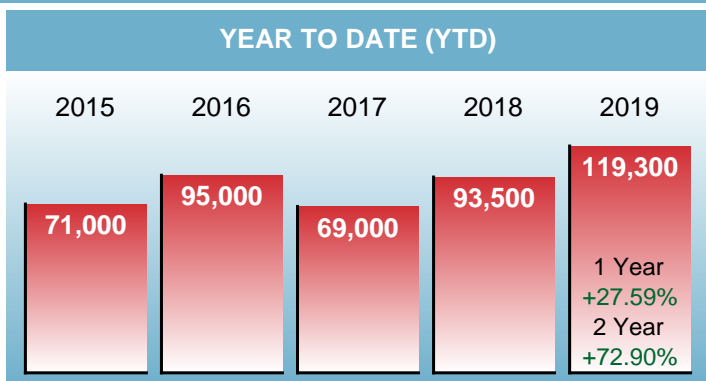
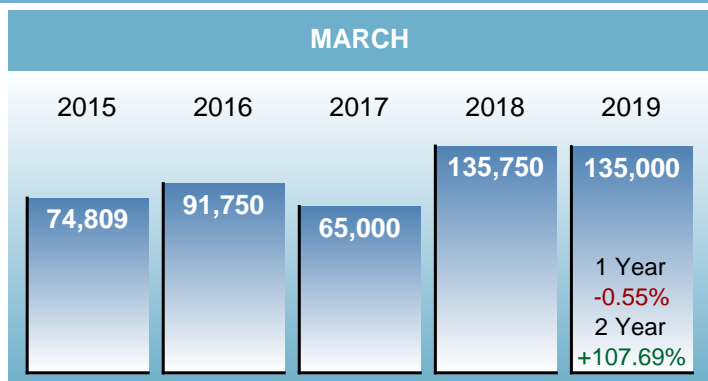
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## MEDIAN SOLD PRICE AT CLOSING

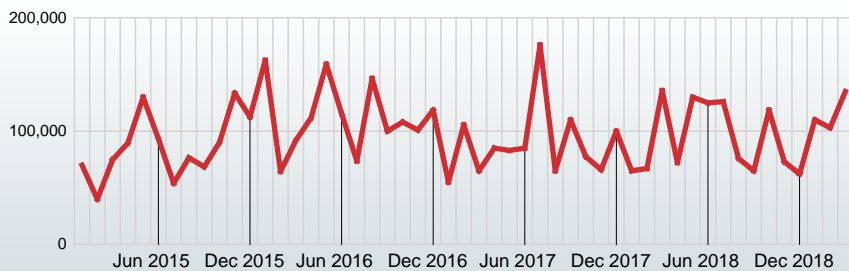
Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS

5yr MAR AVG = 100,462

### 3 MONTHS



**High**  
Jul 2017 = 176,000  
**Low**  
Feb 2015 = 40,000  
*Median Sold Price*  
this month at **135,000**,  
above the 5 yr MAR  
average of **100,462**

|     |                   |
|-----|-------------------|
| JAN | 110,000           |
| FEB | 103,000<br>-6.36% |
| MAR | 135,000<br>31.07% |

### 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 |
|---|---|--------|-----------|----------|---------|---------|---------|
| \$20,000 and less   | 1 | 4.00%  | 17,000    | 17,000   | 0       | 0       | 0       |
| \$20,001 - \$60,000   | 4 | 16.00% | 30,000    | 26,000   | 35,000  | 0       | 0       |
| \$60,001 - \$110,000  | 5 | 20.00% | 94,500    | 102,000  | 82,250  | 0       | 0       |
| \$110,001 - \$150,000                                       | 6 | 24.00% | 136,000   | 140,000  | 136,000 | 0       | 0       |
| \$150,001 - \$250,000                                       | 4 | 16.00% | 177,450   | 173,500  | 169,900 | 250,000 | 0       |
| \$250,001 - \$270,000                                       | 2 | 8.00%  | 267,750   | 0        | 267,750 | 0       | 0       |
| \$270,001 and up  | 3 | 12.00% | 330,000   | 302,500  | 0       | 0       | 458,675 |
| Median Sold Price   |   |        | 135,000   | 129,300  | 135,000 | 250,000 | 458,675 |
| Total Closed Units  |   | 100%   | 135,000   | 14       | 9       | 1       | 1       |
| Total Closed Volume   |   |        | 3,774,175 | 1.85M    | 1.21M   | 250.00K | 458.68K |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

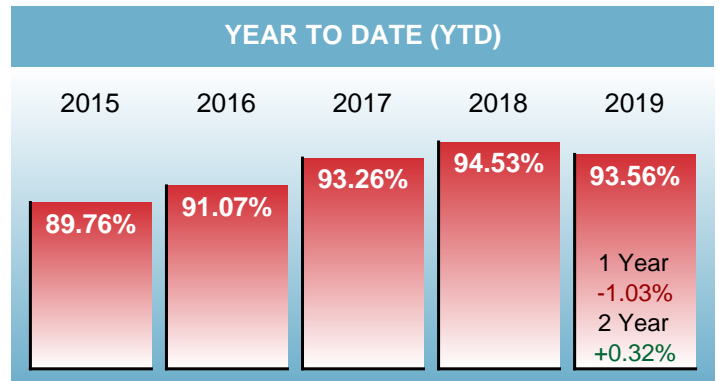
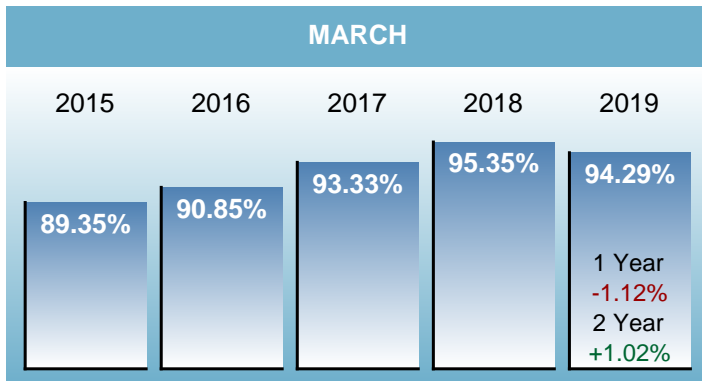
# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall

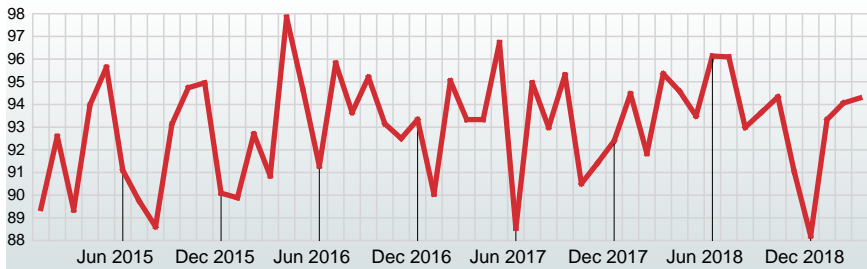


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Apr 15, 2019 for MLS Technology Inc.



### 5 YEAR MARKET ACTIVITY TRENDS



**5yr MAR AVG = 92.63%**      **3 MONTHS**

**High**  
Apr 2016 = 97.85%  
**Low**  
Dec 2018 = 88.21%  
*Median Sold/List Ratio*  
this month at **94.29%**,  
above the 5 yr MAR  
average of **92.63%**

|     |        |
|-----|--------|
| JAN | 93.33% |
| FEB | 94.06% |
| MAR | 94.29% |
| APR | 0.24%  |

### 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 |
|--|---|--------|--------|----------|---------|---------|---------|
| \$20,000 and less                              | 1 | 4.00%  | 85.00% | 85.00%   | 0.00%   | 0.00%   | 0.00%   |
| \$20,001 \$60,000                              | 4 | 16.00% | 87.36% | 79.42%   | 87.36%  | 0.00%   | 0.00%   |
| \$60,001 \$110,000                             | 5 | 20.00% | 89.33% | 85.71%   | 100.72% | 0.00%   | 0.00%   |
| \$110,001 \$150,000                            | 6 | 24.00% | 90.77% | 89.77%   | 95.63%  | 0.00%   | 0.00%   |
| \$150,001 \$250,000                            | 4 | 16.00% | 92.79% | 92.21%   | 100.00% | 86.81%  | 0.00%   |
| \$250,001 \$270,000                            | 2 | 8.00%  | 99.72% | 0.00%    | 99.72%  | 0.00%   | 0.00%   |
| \$270,001 and up                               | 3 | 12.00% | 96.56% | 96.27%   | 0.00%   | 0.00%   | 96.56%  |
| Median Sold/List Ratio                         |   |        | 94.29% | 89.13%   | 96.77%  | 86.81%  | 96.56%  |
| Total Closed Units                             |   | 100%   | 94.29% | 14       | 9       | 1       | 1       |
| Total Closed Volume                            |   |        |        | 1.85M    | 1.21M   | 250.00K | 458.68K |

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

# March 2019

Area Delimited by Counties Atoka, Choctaw, Marshall



## MARKET SUMMARY

Report produced on Apr 15, 2019 for MLS Technology Inc.

### INVENTORY

**Inventory**

- New Listings **111 = 24.56%**
- Start Inventory **341**
- Total Inventory Units **452**
- Volume **\$85,412,283**

**Market Activity**

- Closed Sales **25 = 5.32%**
- Pending Sales **49 = 10.43%**
- Other Off Market **49 = 10.43%**
- Active Inventory **347 = 73.83%**

### MARKET ACTIVITY

| Compared Metrics                              | March   |         |         | Year to Date |         |         |
|---|---------|---------|---------|--------------|---------|---------|
|   | 2018    | 2019    | +/-%    | 2018         | 2019    | +/-%    |
| Closed Sales                                  | 28      | 25      | -10.71% | 66           | 64      | -3.03%  |
| Pending Sales                                 | 25      | 49      | 96.00%  | 76           | 100     | 31.58%  |
| New Listings                                  | 109     | 111     | 1.83%   | 289          | 262     | -9.34%  |
| Median List Price                             | 138,500 | 145,000 | 4.69%   | 99,700       | 134,500 | 34.90%  |
| Median Sale Price                             | 135,750 | 135,000 | -0.55%  | 93,500       | 119,300 | 27.59%  |
| Median Percent of Selling Price to List Price | 95.35%  | 94.29%  | -1.12%  | 94.53%       | 93.56%  | -1.03%  |
| Median Days on Market to Sale                 | 37.00   | 94.00   | 154.05% | 49.50        | 74.50   | 50.51%  |
| Monthly Inventory                             | 383     | 347     | -9.40%  | 383          | 347     | -9.40%  |
| Months Supply of Inventory                    | 18.46   | 13.97   | -24.30% | 18.46        | 13.97   | -24.30% |

**Absorption:** Last 12 months, an Average of **25** Sales/Month

**Inventory on March 31, 2019 = 347**

|      |      |
|------|------|
| 2018 | 2019 |
|------|------|

### MARCH MARKET

**New Listings**

**Pending Listings**

### MEDIAN PRICES

**List Price**

**Sale Price**

### INVENTORY

**Active Inventory**

**Monthly Supply of Inventory**

### MEDIAN SOLD/LIST RATIO & DOM

**Sale/List Ratio**

**Days on Market**

Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com