

August 2022



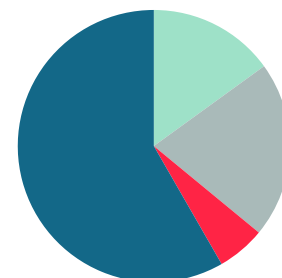
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	82	76	-7.32%
Pending Listings	95	106	11.58%
New Listings	137	125	-8.76%
Median List Price	139,900	170,750	22.05%
Median Sale Price	137,450	173,500	26.23%
Median Percent of Selling Price to List Price	100.00%	97.77%	-2.23%
Median Days on Market to Sale	10.00	21.50	115.00%
End of Month Inventory	390	295	-24.36%
Months Supply of Inventory	4.97	3.99	-19.67%



■ Closed (15.02%)
■ Pending (20.95%)
■ Other OffMarket (5.73%)
■ Active (58.30%)

Absorption: Last 12 months, an Average of **74** Sales/Month
Active Inventory as of August 31, 2022 = **295**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **24.36%** to 295 existing homes available for sale. Over the last 12 months this area has had an average of 74 closed sales per month. This represents an unsold inventory index of **3.99** 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 **26.23%** in August 2022 to \$173,500 versus the previous year at \$137,450.

Median Days on Market Lengthens

The median number of **21.50** days that homes spent on the market before selling increased by 11.50 days or **115.00%** in August 2022 compared to last year's same month at **10.00** DOM.

Sales Success for August 2022 is Positive

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

There were 125 New Listings in August 2022, down **8.76%** from last year at 137. Furthermore, there were 76 Closed Listings this month versus last year at 82, a **-7.32%** decrease.

Closed versus Listed trends yielded a **60.8%** ratio, up from previous year's, August 2021, at **59.9%**, a **1.58%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

August 2022



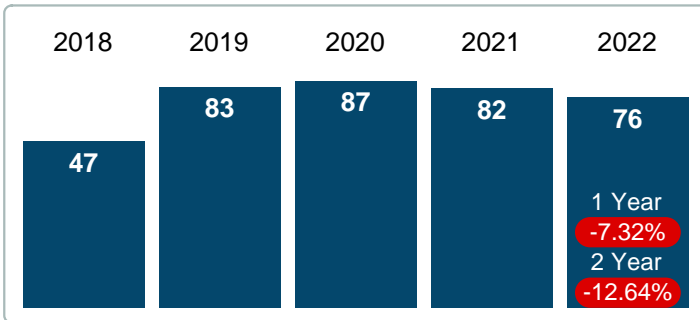
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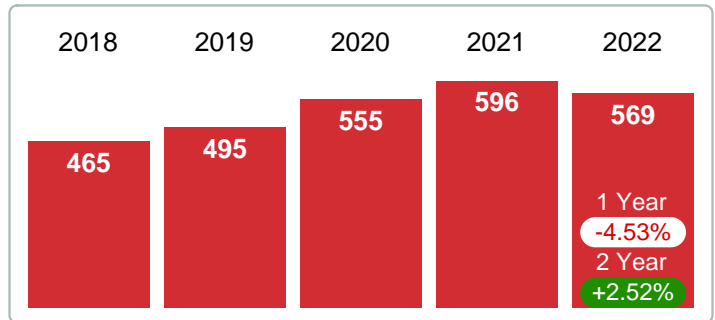
CLOSED LISTINGS

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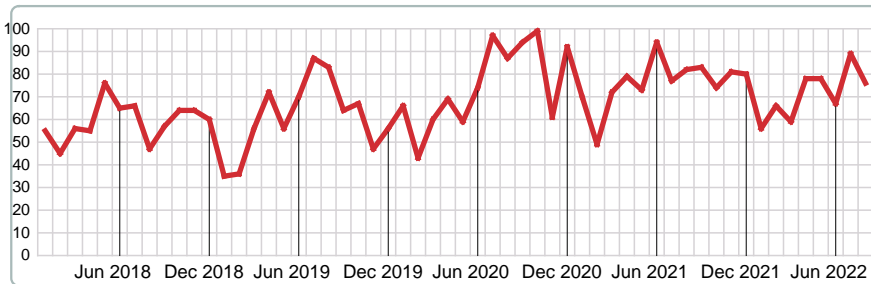
AUGUST



YEAR TO DATE (YTD)

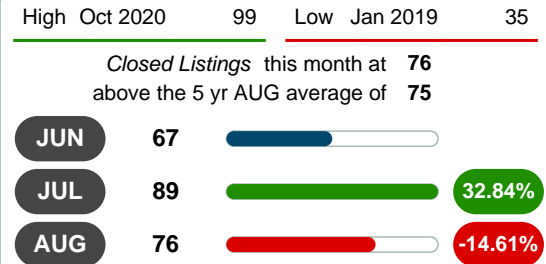


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 75



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	10.53%	63.0	6	2	0	0
\$50,001 - \$50,000	0	0.00%	63.0	0	0	0	0
\$50,001 - \$100,000	18	23.68%	30.0	4	13	1	0
\$100,001 - \$225,000	21	27.63%	19.0	7	12	2	0
\$225,001 - \$300,000	10	13.16%	30.5	0	7	3	0
\$300,001 - \$500,000	10	13.16%	21.0	0	4	5	1
\$500,001 and up	9	11.84%	8.0	2	4	2	1
Total Closed Units	76			19	42	13	2
Total Closed Volume	18,770,600	100%	21.5	2.51M	8.73M	4.18M	3.35M
Median Closed Price	\$173,500			\$72,500	\$157,500	\$305,000	\$1,672,500

August 2022



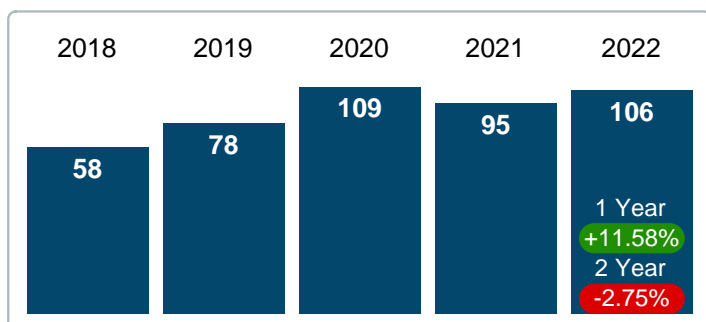
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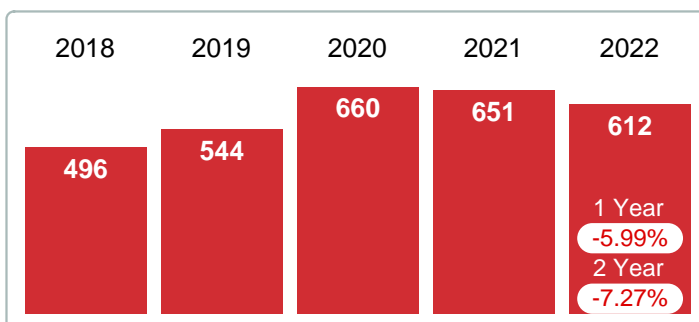
PENDING LISTINGS

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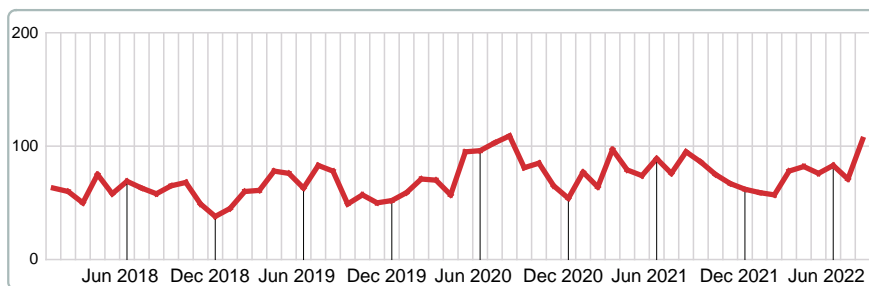
AUGUST



YEAR TO DATE (YTD)

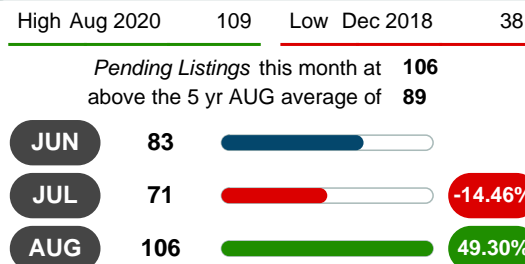


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 89



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	9.43%	34.5	6	4	0	0
\$50,001 - \$100,000	10	9.43%	44.0	3	6	1	0
\$100,001 - \$150,000	18	16.98%	30.5	3	13	2	0
\$150,001 - \$225,000	24	22.64%	49.0	5	17	2	0
\$225,001 - \$275,000	12	11.32%	11.5	0	11	1	0
\$275,001 - \$450,000	20	18.87%	18.5	2	6	10	2
\$450,001 and up	12	11.32%	29.5	0	6	5	1
Total Pending Units	106			19	63	21	3
Total Pending Volume	28,022,600	100%	29.0	2.39M	13.41M	8.43M	3.80M
Median Listing Price	\$193,700			\$105,000	\$179,900	\$329,900	\$310,000

August 2022



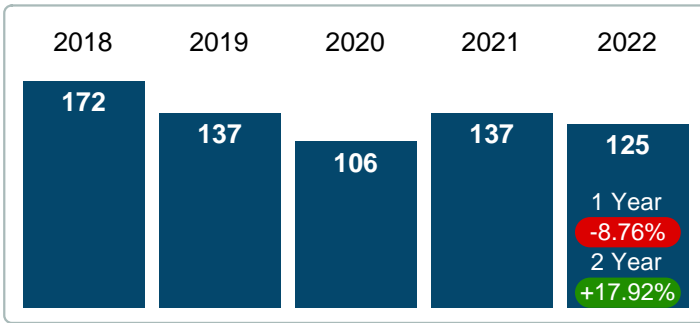
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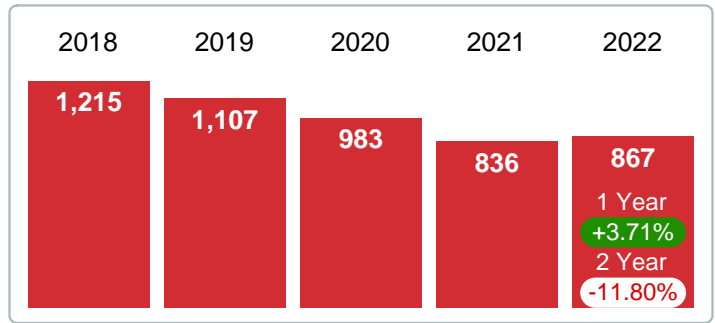
NEW LISTINGS

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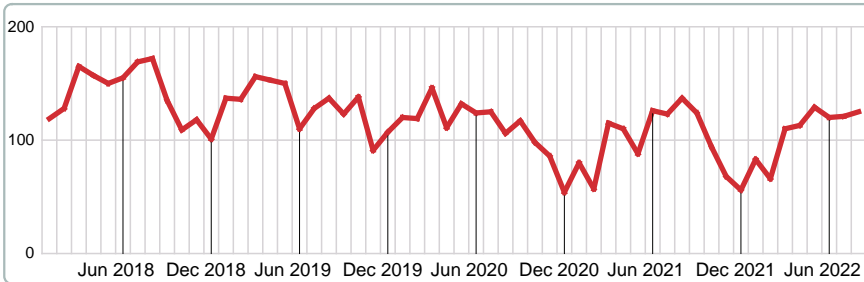
AUGUST



YEAR TO DATE (YTD)

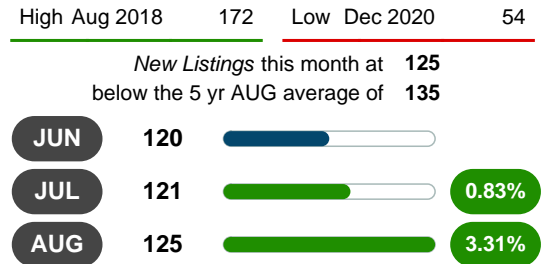


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 135



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	8.80%	7	4	0	0
\$75,001 - \$125,000	15	12.00%	6	9	0	0
\$125,001 - \$175,000	20	16.00%	3	15	2	0
\$175,001 - \$225,000	23	18.40%	3	15	4	1
\$225,001 - \$325,000	26	20.80%	2	17	5	2
\$325,001 - \$650,000	18	14.40%	0	10	6	2
\$650,001 and up	12	9.60%	1	4	4	3
Total New Listed Units	125		22	74	21	8
Total New Listed Volume	36,255,710	100%	3.20M	18.85M	8.96M	5.25M
Median New Listed Listing Price	\$210,000		\$103,500	\$190,000	\$319,000	\$518,556

August 2022



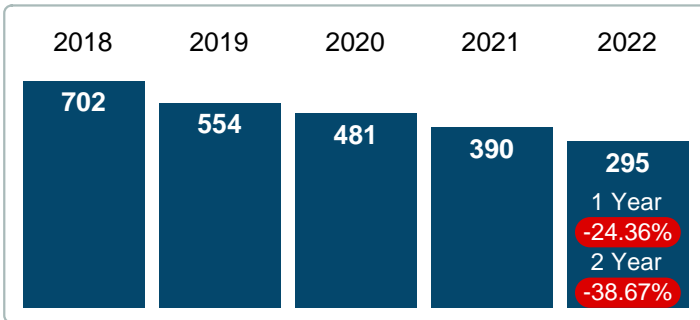
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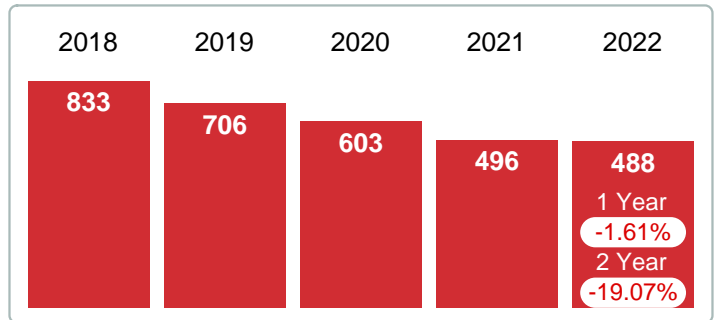
ACTIVE INVENTORY

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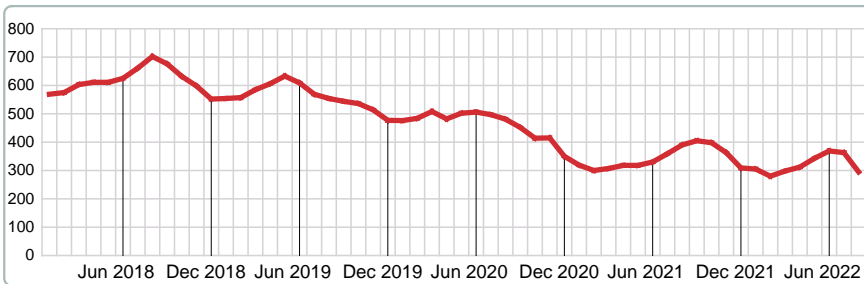
END OF AUGUST



ACTIVE DURING AUGUST

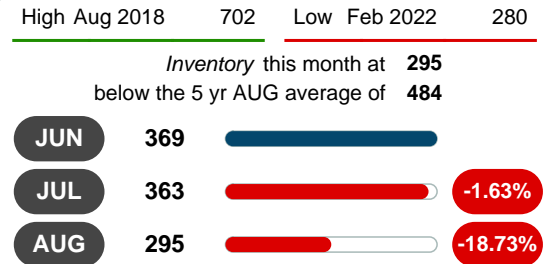


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 484



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	17	5.76%	76.0	9	5	3	0
\$50,001 - \$125,000	43	14.58%	65.0	20	22	1	0
\$125,001 - \$175,000	47	15.93%	47.0	10	29	8	0
\$175,001 - \$250,000	70	23.73%	54.5	9	36	21	4
\$250,001 - \$425,000	49	16.61%	61.0	4	23	17	5
\$425,001 - \$900,000	40	13.56%	69.5	4	17	15	4
\$900,001 and up	29	9.83%	78.0	1	7	13	8
Total Active Inventory by Units	295			57	139	78	21
Total Active Inventory by Volume	127,222,546	100%	61.0	11.80M	42.66M	44.20M	28.57M
Median Active Inventory Listing Price	\$229,000			\$125,000	\$215,000	\$299,000	\$639,900

August 2022



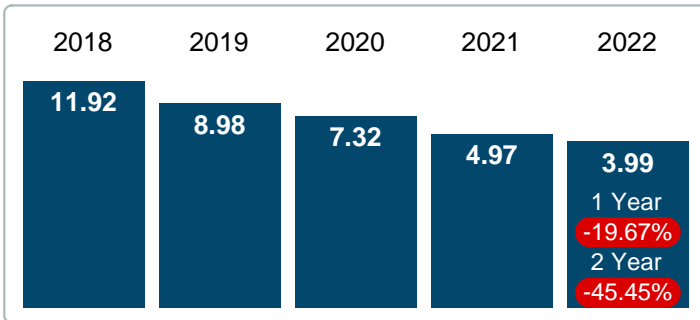
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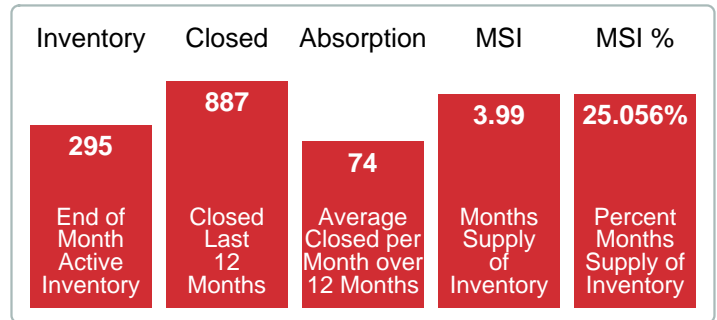
MONTHS SUPPLY of INVENTORY (MSI)

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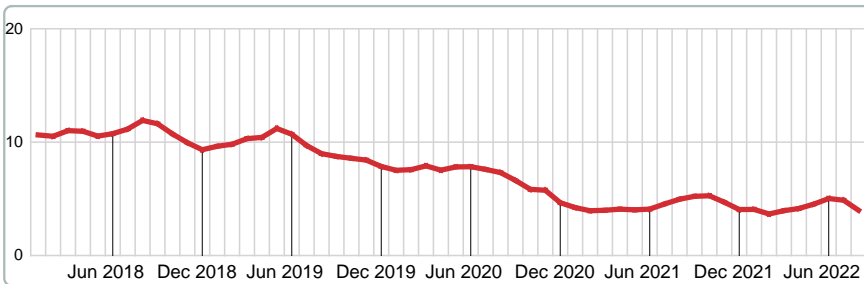
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

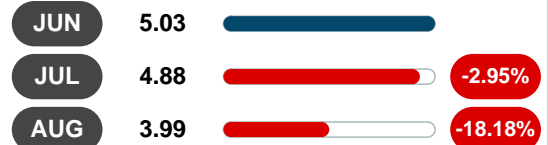


3 MONTHS

5 year AUG AVG = 7.43

High Aug 2018 11.92 Low Feb 2022 3.66

Months Supply this month at **3.99**
below the 5 yr AUG average of **7.43**



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
\$50,000 and less	17	5.76%	2.34	2.51	1.58	9.00	0.00
\$50,001 - \$125,000	43	14.58%	2.14	3.00	1.76	1.20	0.00
\$125,001 - \$175,000	47	15.93%	3.69	7.06	3.14	4.80	0.00
\$175,001 - \$250,000	70	23.73%	5.75	9.82	4.55	6.81	16.00
\$250,001 - \$425,000	49	16.61%	3.61	6.86	3.03	3.92	4.62
\$425,001 - \$900,000	40	13.56%	5.45	6.86	4.34	7.50	4.80
\$900,001 and up	29	9.83%	38.67	0.00	28.00	52.00	32.00
Market Supply of Inventory (MSI)			3.99	4.15	3.12	6.24	6.81
Total Active Inventory by Units		100%	3.99	57	139	78	21

August 2022



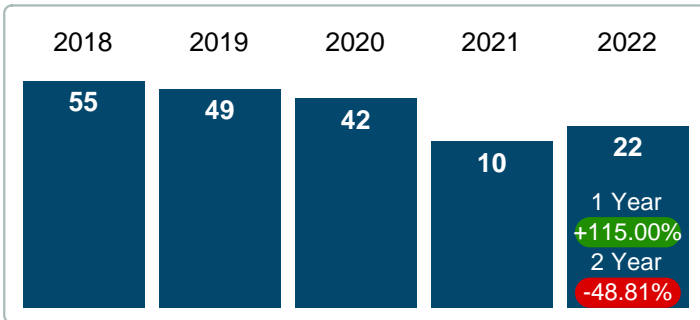
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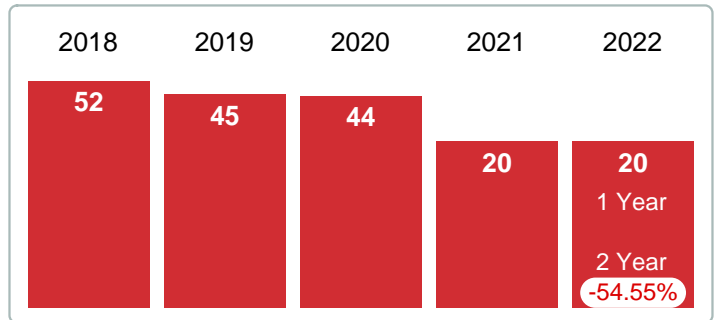
MEDIAN DAYS ON MARKET TO SALE

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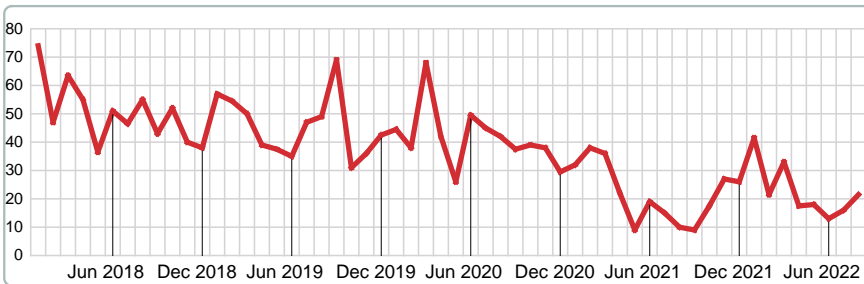
AUGUST



YEAR TO DATE (YTD)

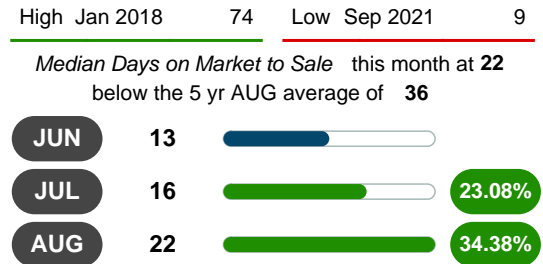


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 36



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
\$50,000 and less	10.53%	63	34	72	0	0
\$50,001 - \$50,000	0.00%	63	0	0	0	0
\$50,001 - \$100,000	23.68%	30	14	36	134	0
\$100,001 - \$225,000	27.63%	19	19	15	18	0
\$225,001 - \$300,000	13.16%	31	0	35	5	0
\$300,001 - \$500,000	13.16%	21	0	17	23	38
\$500,001 and up	11.84%	8	8	16	5	80
Median Closed DOM		22	12	27	8	59
Total Closed Units	100%	76	19	42	13	2
Total Closed Volume		18,770,600	2.51M	8.73M	4.18M	3.35M

August 2022



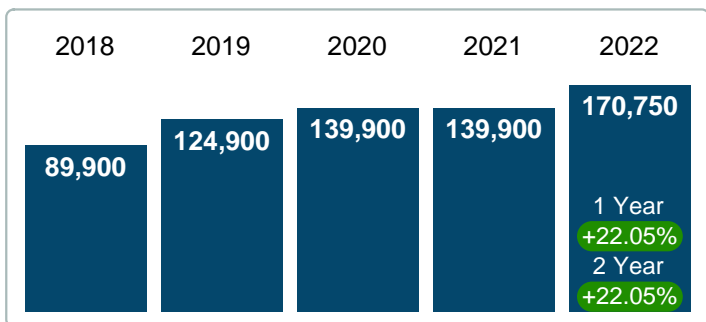
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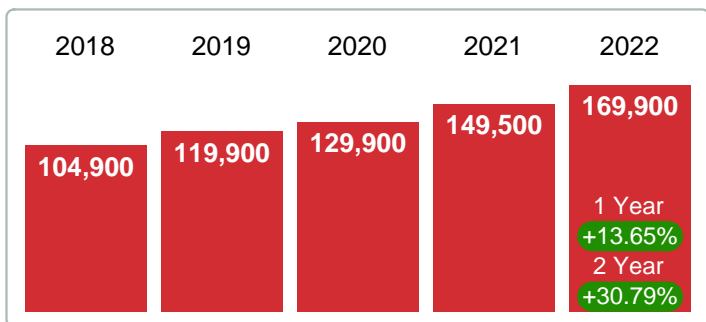
MEDIAN LIST PRICE AT CLOSING

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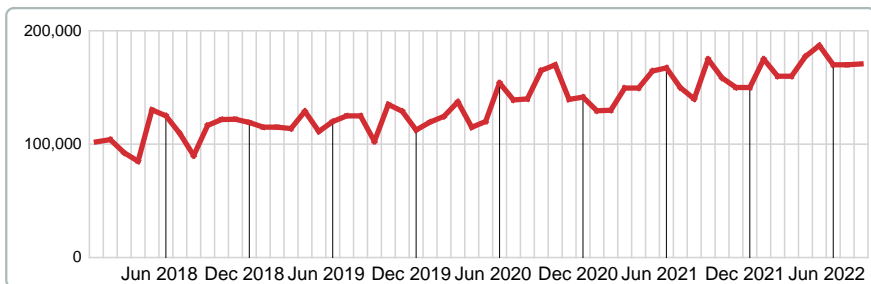
AUGUST



YEAR TO DATE (YTD)

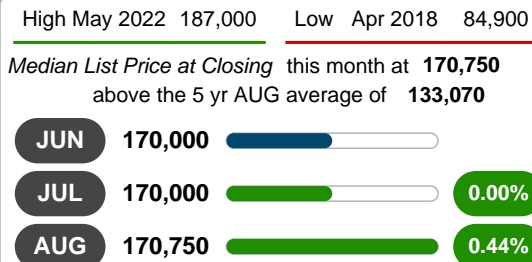


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 133,070



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
\$50,000 and less	9.21%	45,000	42,450	49,900	0	0
\$50,001 - \$50,000	0.00%	45,000	0	0	0	0
\$50,001 - \$100,000	23.68%	72,450	72,250	74,900	59,000	0
\$100,001 - \$225,000	28.95%	157,450	149,900	144,900	209,450	0
\$225,001 - \$300,000	14.47%	265,000	0	265,000	274,950	0
\$300,001 - \$500,000	13.16%	344,950	0	395,000	344,950	310,000
\$500,001 and up	10.53%	645,000	529,500	675,000	649,450	3,200,000
Median List Price		170,750	85,000	154,950	299,900	1,755,000
Total Closed Units	100%	170,750	19	42	13	2
Total Closed Volume			2.64M	8.93M	4.27M	3.51M

August 2022



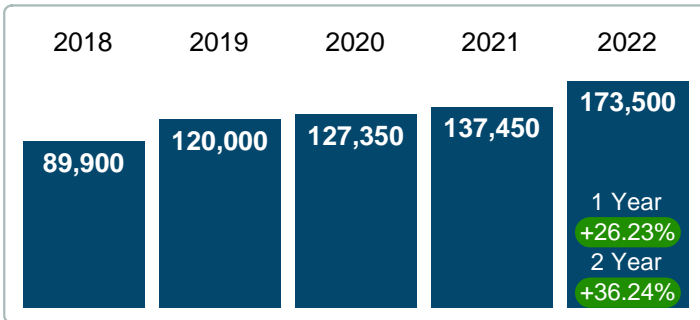
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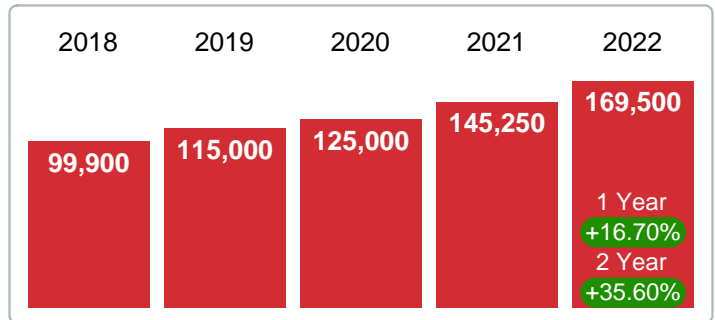
MEDIAN SOLD PRICE AT CLOSING

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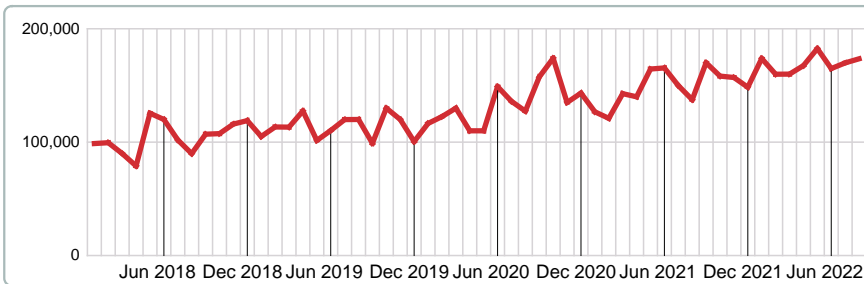
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

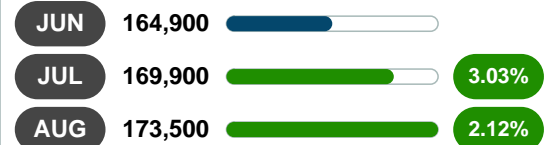


3 MONTHS

5 year AUG AVG = 129,640

High May 2022 182,500 Low Apr 2018 79,000

Median Sold Price at Closing this month at 173,500 above the 5 yr AUG average of 129,640



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
\$50,000 and less	8	10.53%	38,000	35,500	49,500	0	0
\$50,001 - \$50,000	0	0.00%	38,000	0	0	0	0
\$50,001 - \$100,000	18	23.68%	70,500	66,000	74,900	55,000	0
\$100,001 - \$225,000	21	27.63%	160,000	150,000	157,500	209,450	0
\$225,001 - \$300,000	10	13.16%	265,000	0	270,000	255,000	0
\$300,001 - \$500,000	10	13.16%	327,500	0	362,500	320,000	305,000
\$500,001 and up	9	11.84%	600,000	505,000	617,500	633,500	3,040,000
Median Sold Price			173,500	72,500	157,500	305,000	1,672,500
Total Closed Units		100%	173,500	19	42	13	2
Total Closed Volume			18,770,600	2.51M	8.73M	4.18M	3.35M

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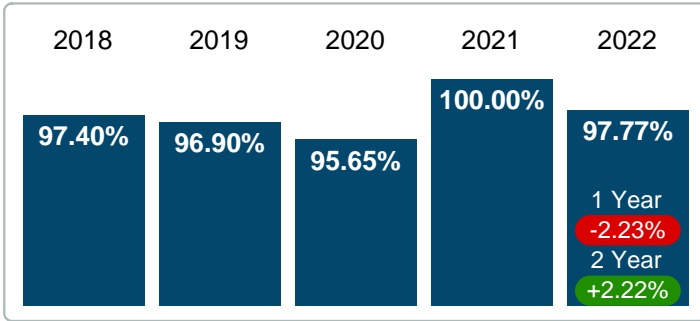
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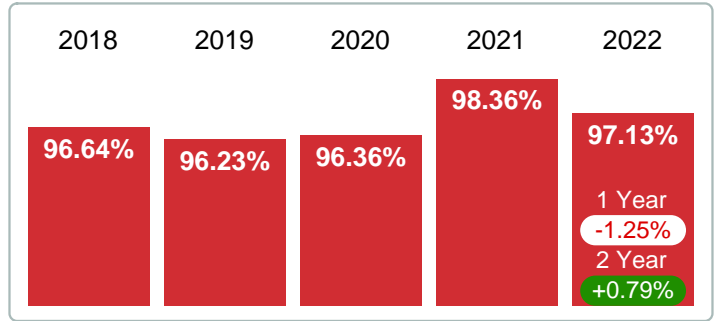
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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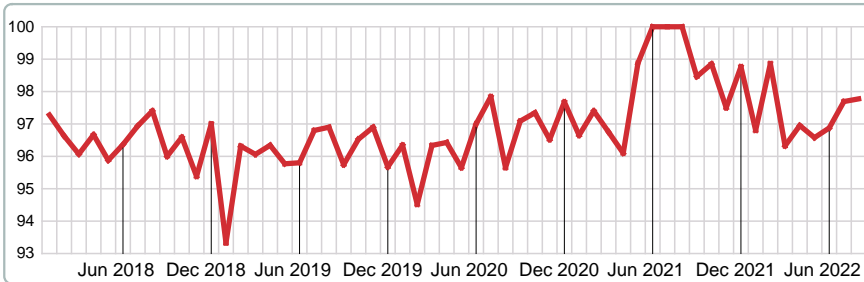
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

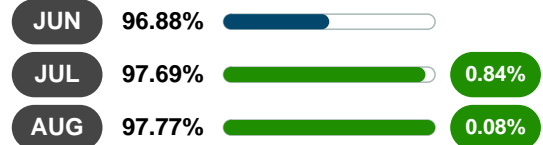


3 MONTHS

5 year AUG AVG = 97.55%

High Aug 2021 100.00% Low Jan 2019 93.33%

Median Sold/List Ratio this month at **97.77%**
equal to 5 yr AUG average of **97.55%**



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
\$50,000 and less	8	10.53%	87.67%	87.67%	82.03%	0.00%	0.00%
\$50,001 - \$50,000	0	0.00%	87.67%	0.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	18	23.68%	94.66%	92.24%	95.10%	93.22%	0.00%
\$100,001 - \$225,000	21	27.63%	100.00%	99.54%	99.87%	100.00%	0.00%
\$225,001 - \$300,000	10	13.16%	98.99%	0.00%	97.99%	100.00%	0.00%
\$300,001 - \$500,000	10	13.16%	98.56%	0.00%	99.37%	97.13%	98.39%
\$500,001 and up	9	11.84%	96.57%	95.38%	99.52%	97.62%	95.00%
Median Sold/List Ratio		97.77%		94.77%	98.36%	98.68%	96.69%
Total Closed Units		76	100%	19	42	13	2
Total Closed Volume		18,770,600		2.51M	8.73M	4.18M	3.35M

August 2022



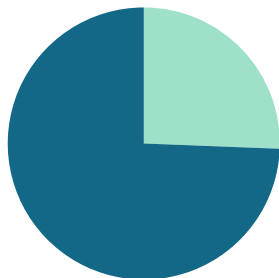
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

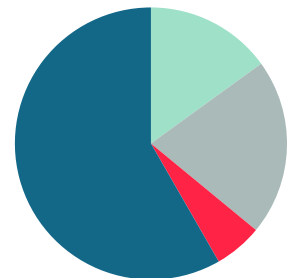


Inventory
 New Listings
125 = 25.61%
 Start Inventory
363
 Total Inventory Units
488
 Volume
\$175,900,245

Market Activity

Closed Sales
76 = 15.02%
 Pending Sales
106 = 20.95%
 Other Off Market
29 = 5.73%
 Active Inventory
295 = 58.30%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	82	76	-7.32%	596	569	-4.53%
Pending Sales	95	106	11.58%	651	612	-5.99%
New Listings	137	125	-8.76%	836	867	3.71%
Median List Price	139,900	170,750	22.05%	149,500	169,900	13.65%
Median Sale Price	137,450	173,500	26.23%	145,250	169,500	16.70%
Median Percent of Selling Price to List Price	100.00%	97.77%	-2.23%	98.36%	97.13%	-1.25%
Median Days on Market to Sale	10.00	21.50	115.00%	20.00	20.00	0.00%
Monthly Inventory	390	295	-24.36%	390	295	-24.36%
Months Supply of Inventory	4.97	3.99	-19.67%	4.97	3.99	-19.67%

Absorption: Last 12 months, an Average of **74** Sales/Month

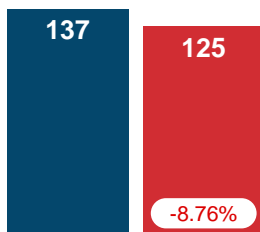
Inventory on August 31, 2022 = **295**

2021 **2022**

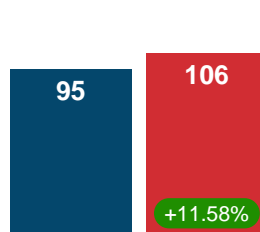
AUGUST MARKET

MEDIAN PRICES

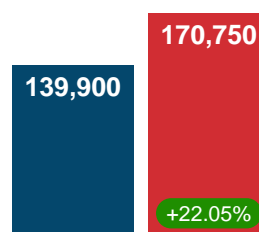
New Listings



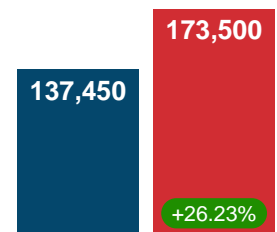
Pending Listings



List Price



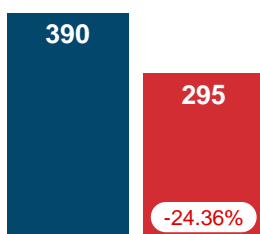
Sale Price



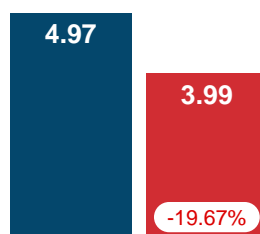
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

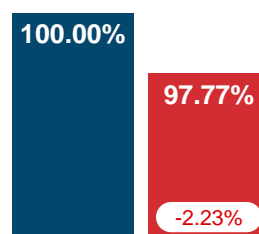
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

