

February 2022

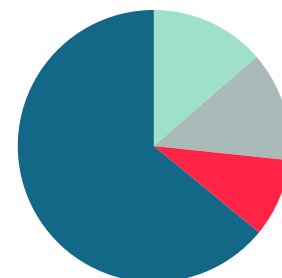
Area Delimited by County Of Mayes



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	34	47	38.24%
Pending Listings	55	45	-18.18%
New Listings	65	58	-10.77%
Median List Price	147,450	189,000	28.18%
Median Sale Price	135,000	175,000	29.63%
Median Percent of Selling Price to List Price	97.13%	98.04%	0.93%
Median Days on Market to Sale	20.50	22.00	7.32%
End of Month Inventory	338	221	-34.62%
Months Supply of Inventory	6.87	4.06	-41.01%



■ Closed (13.62%)
■ Pending (13.04%)
■ Other OffMarket (9.28%)
■ Active (64.06%)

Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of February 28, 2022 = **221**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **34.62%** to 221 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **4.06** 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 **29.63%** in February 2022 to \$175,000 versus the previous year at \$135,000.

Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 1.50 days or **7.32%** in February 2022 compared to last year's same month at **20.50** DOM.

Sales Success for February 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 58 New Listings in February 2022, down **10.77%** from last year at 65. Furthermore, there were 47 Closed Listings this month versus last year at 34, a **38.24%** increase.

Closed versus Listed trends yielded a **81.0%** ratio, up from previous year's, February 2021, at **52.3%**, a **54.92%** 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

February 2022



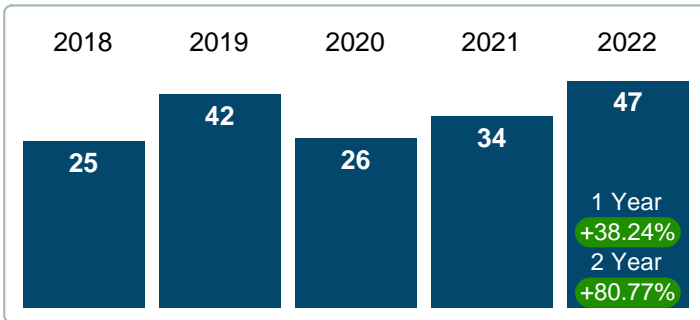
Area Delimited by County Of Mayes



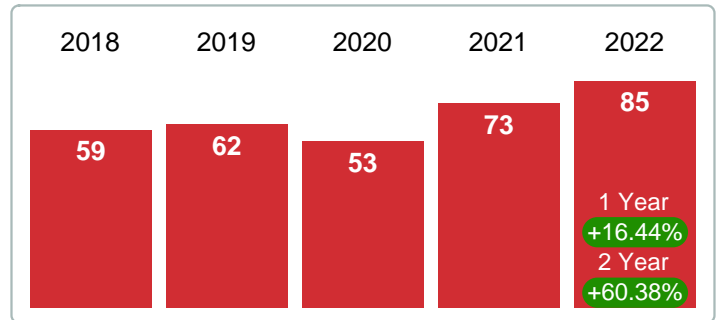
CLOSED LISTINGS

Report produced on Mar 14, 2022 for MLS Technology Inc.

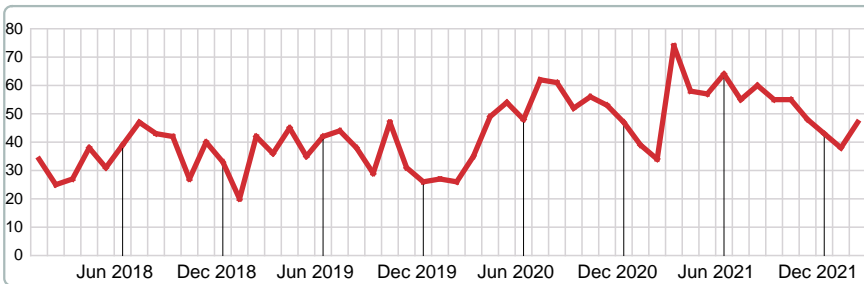
FEBRUARY



YEAR TO DATE (YTD)

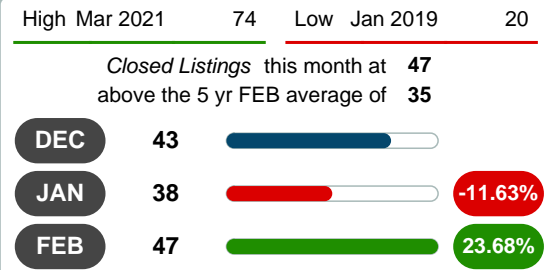


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 35



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	2.13%	4.0	1	0	0	0
\$25,001 - \$75,000	8	17.02%	55.0	5	3	0	0
\$75,001 - \$125,000	5	10.64%	14.0	4	1	0	0
\$125,001 - \$225,000	14	29.79%	6.5	5	8	0	1
\$225,001 - \$350,000	8	17.02%	7.0	5	3	0	0
\$350,001 - \$425,000	7	14.89%	29.0	1	4	2	0
\$425,001 and up	4	8.51%	97.0	1	2	0	1
Total Closed Units	47			22	21	2	2
Total Closed Volume	12,338,655	100%	22.0	3.62M	7.26M	749.50K	710.00K
Median Closed Price	\$175,000			\$136,500	\$209,300	\$374,750	\$355,000

February 2022



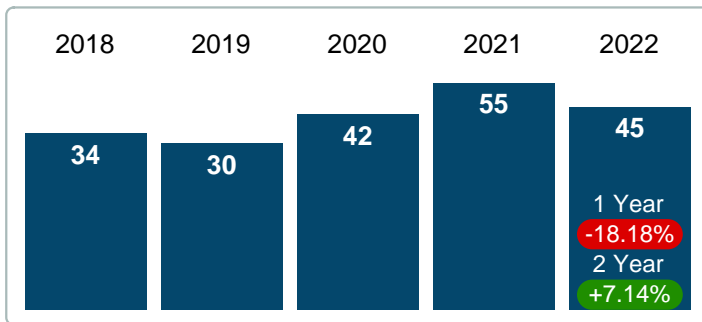
Area Delimited by County Of Mayes



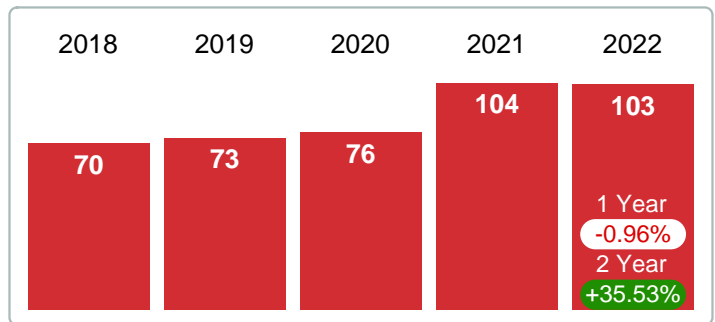
PENDING LISTINGS

Report produced on Mar 14, 2022 for MLS Technology Inc.

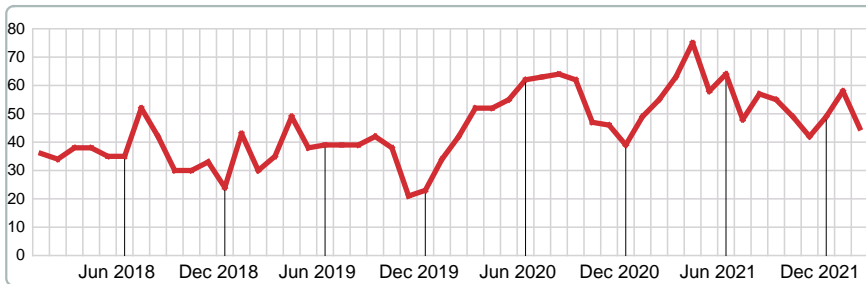
FEBRUARY



YEAR TO DATE (YTD)

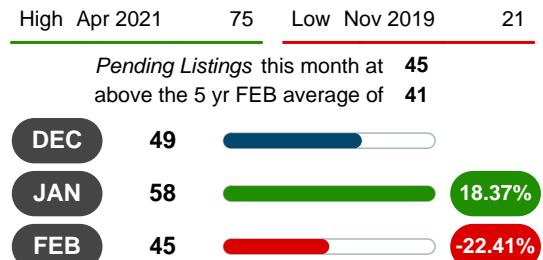


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



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	5	11.11%	82.0	5	0	0	0
\$50,001 - \$70,000	4	8.89%	74.5	2	2	0	0
\$70,001 - \$110,000	7	15.56%	5.0	4	2	1	0
\$110,001 - \$180,000	11	24.44%	80.0	2	9	0	0
\$180,001 - \$260,000	8	17.78%	38.0	0	7	1	0
\$260,001 - \$370,000	5	11.11%	35.0	1	3	1	0
\$370,001 and up	5	11.11%	33.0	1	2	2	0
Total Pending Units	45			15	25	5	0
Total Pending Volume	9,301,739	100%	42.0	1.91M	4.70M	2.69M	0.00B
Median Listing Price	\$142,500			\$75,000	\$159,900	\$359,000	\$0

February 2022

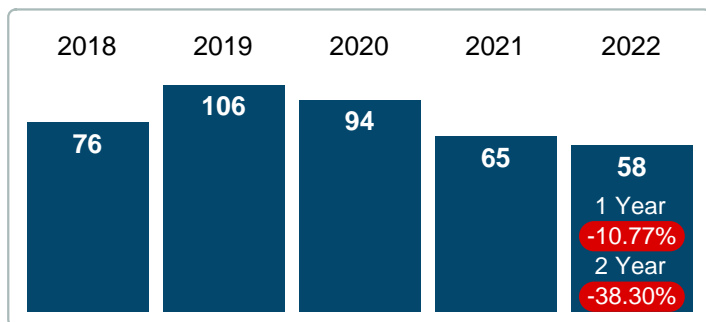
Area Delimited by County Of Mayes



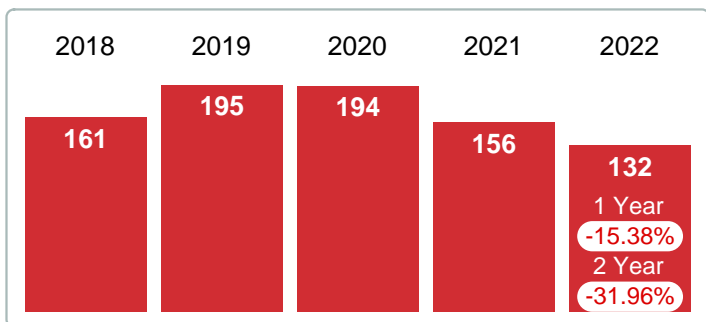
NEW LISTINGS

Report produced on Mar 14, 2022 for MLS Technology Inc.

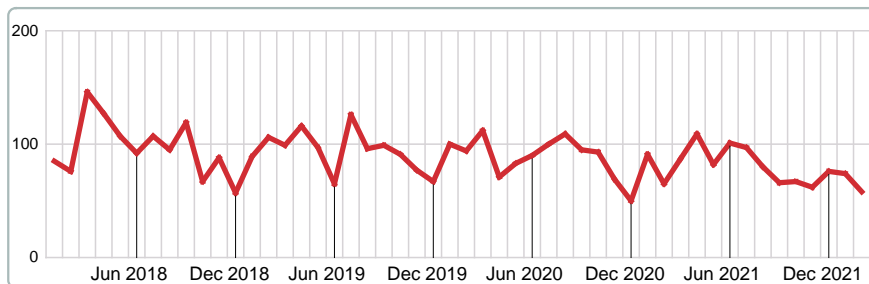
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 80

High Mar 2018 146 Low Dec 2020 50

New Listings this month at **58**
 below the 5 yr FEB average of **80**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1-\$25,000	10	17.24%	10	0	0	0
\$25,001-\$75,000	9	15.52%	9	0	0	0
\$75,001-\$225,000	14	24.14%	7	6	1	0
\$225,001-\$350,000	9	15.52%	2	6	1	0
\$350,001-\$500,000	12	20.69%	6	2	3	1
\$500,001 and up	4	6.90%	1	1	0	2
Total New Listed Units	58		35	15	5	3
Total New Listed Volume	13,905,650	100%	5.43M	4.22M	1.57M	2.69M
Median New Listed Listing Price	\$179,250		\$62,500	\$241,000	\$354,500	\$814,900

February 2022



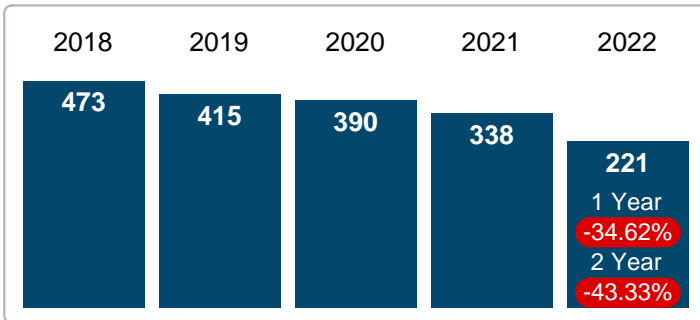
Area Delimited by County Of Mayes



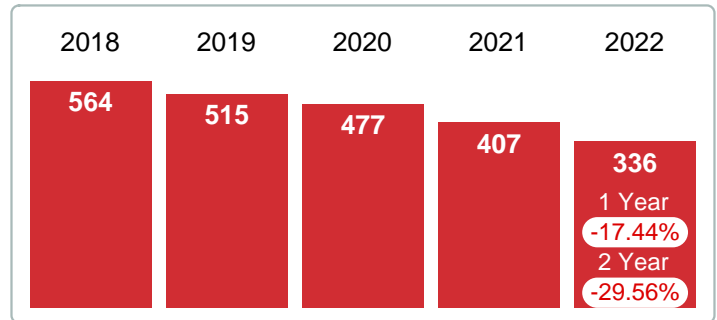
ACTIVE INVENTORY

Report produced on Mar 14, 2022 for MLS Technology Inc.

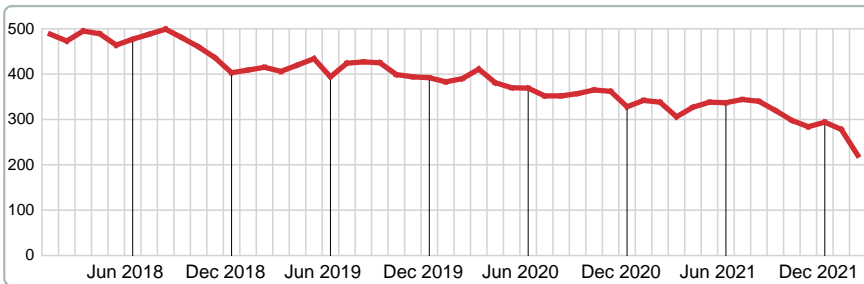
END OF FEBRUARY



ACTIVE DURING FEBRUARY

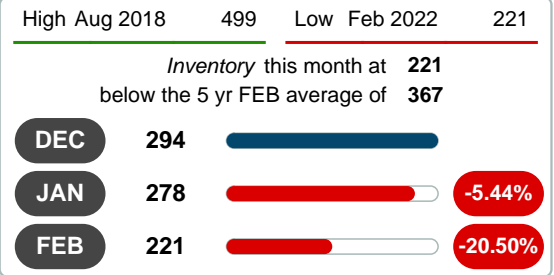


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 367



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	20	9.05%	22.5	20	0	0	0
\$25,001 - \$50,000	20	9.05%	97.0	20	0	0	0
\$50,001 - \$125,000	39	17.65%	77.0	34	5	0	0
\$125,001 - \$250,000	56	25.34%	59.0	19	29	8	0
\$250,001 - \$425,000	37	16.74%	76.0	17	10	7	3
\$425,001 - \$675,000	24	10.86%	84.5	12	6	3	3
\$675,001 and up	25	11.31%	112.0	10	5	4	6
Total Active Inventory by Units	221			132	55	22	12
Total Active Inventory by Volume	77,637,146	100%	76.0	34.03M	17.45M	10.56M	15.60M
Median Active Inventory Listing Price	\$196,000			\$107,500	\$225,000	\$299,450	\$674,000

February 2022



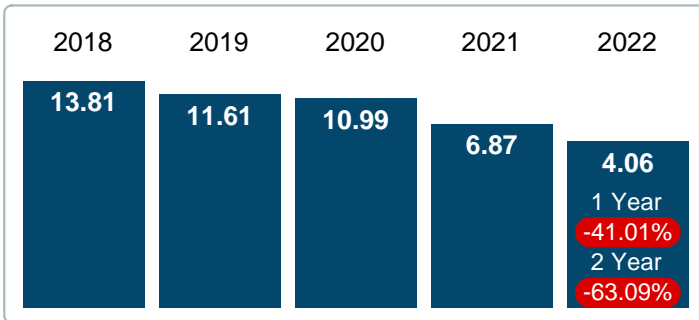
Area Delimited by County Of Mayes



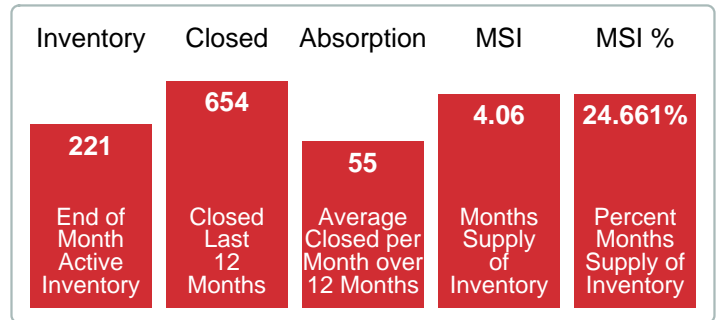
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Mar 14, 2022 for MLS Technology Inc.

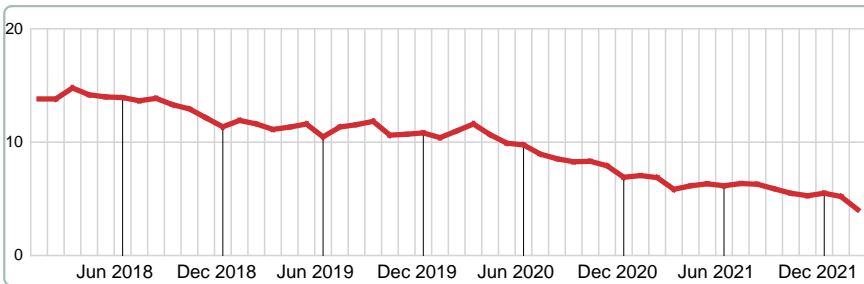
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

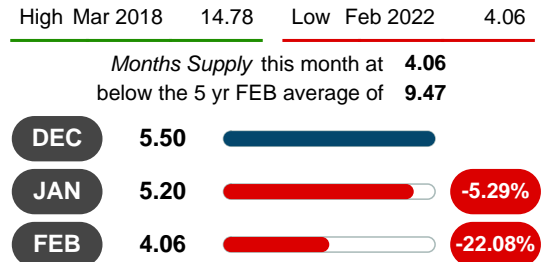


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 9.47



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
\$25,000 and less	20	9.05%	6.32	6.49	0.00	0.00	0.00
\$25,001 - \$50,000	20	9.05%	4.62	5.85	0.00	0.00	0.00
\$50,001 - \$125,000	39	17.65%	2.63	4.69	0.72	0.00	0.00
\$125,001 - \$250,000	56	25.34%	2.96	5.30	2.32	3.31	0.00
\$250,001 - \$425,000	37	16.74%	4.04	13.60	1.76	3.36	18.00
\$425,001 - \$675,000	24	10.86%	9.29	16.00	5.54	7.20	9.00
\$675,001 and up	25	11.31%	16.67	24.00	20.00	8.00	18.00
Market Supply of Inventory (MSI)			4.06	6.68	2.01	3.57	9.60
Total Active Inventory by Units		100%	4.06	132	55	22	12

February 2022



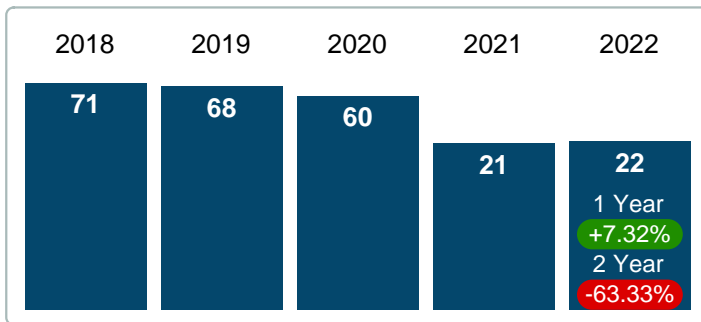
Area Delimited by County Of Mayes



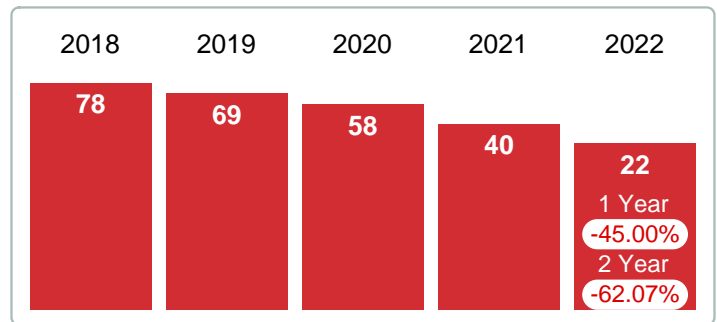
MEDIAN DAYS ON MARKET TO SALE

Report produced on Mar 14, 2022 for MLS Technology Inc.

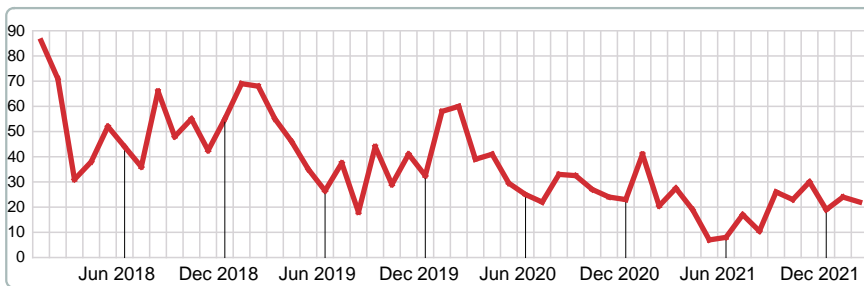
FEBRUARY



YEAR TO DATE (YTD)

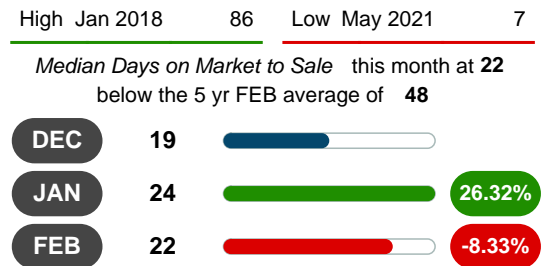


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 48



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
\$25,000 and less	2.13%	4	4	0	0	0
\$25,001 - \$75,000	17.02%	55	117	13	0	0
\$75,001 - \$125,000	10.64%	14	12	42	0	0
\$125,001 - \$225,000	29.79%	7	22	7	0	5
\$225,001 - \$350,000	17.02%	7	10	4	0	0
\$350,001 - \$425,000	14.89%	29	4	32	29	0
\$425,001 and up	8.51%	97	97	74	0	136
Median Closed DOM		22	18	29	29	71
Total Closed Units	100%	22.0	22	21	2	2
Total Closed Volume		12,338,655	3.62M	7.26M	749.50K	710.00K

February 2022

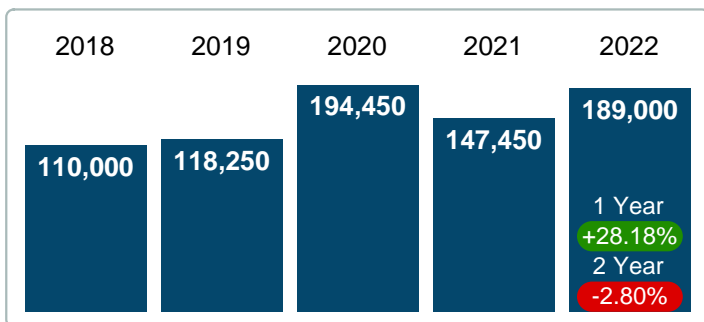
Area Delimited by County Of Mayes



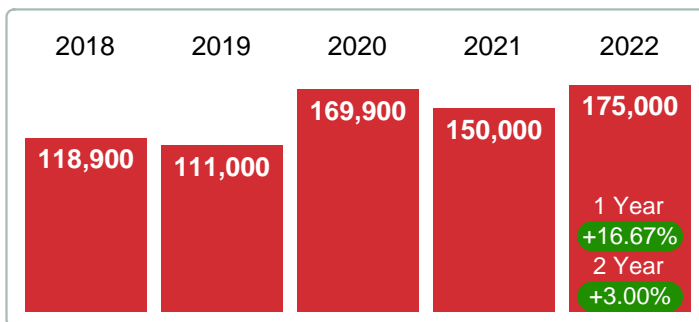
MEDIAN LIST PRICE AT CLOSING

Report produced on Mar 14, 2022 for MLS Technology Inc.

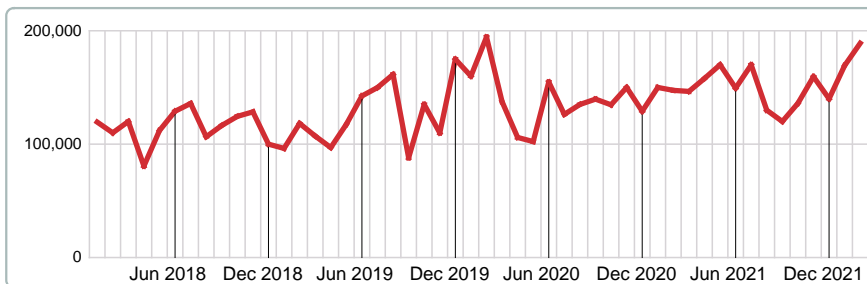
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

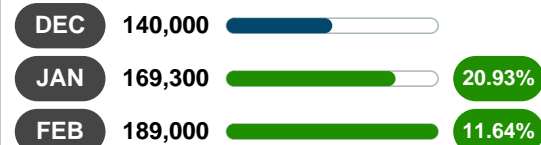


3 MONTHS

5 year FEB AVG = 151,830

High Feb 2020 194,450 Low Apr 2018 80,700

Median List Price at Closing this month at **189,000** above the 5 yr FEB average of **151,830**



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
\$25,000 and less	2.13%	22,000	22,000	0	0	0
\$25,001 - \$75,000	14.89%	55,000	45,000	75,000	0	0
\$75,001 - \$125,000	12.77%	94,750	84,500	109,000	0	0
\$125,001 - \$225,000	29.79%	157,000	155,000	167,400	0	210,000
\$225,001 - \$350,000	21.28%	292,450	304,950	268,000	349,500	0
\$350,001 - \$425,000	10.64%	395,000	0	392,450	399,900	0
\$425,001 and up	8.51%	484,500	435,000	1,774,500	0	520,000
Median List Price		189,000	137,250	199,900	374,700	365,000
Total Closed Units	100%	189,000	22	21	2	2
Total Closed Volume		12,718,050	3.66M	7.58M	749.40K	730.00K

February 2022

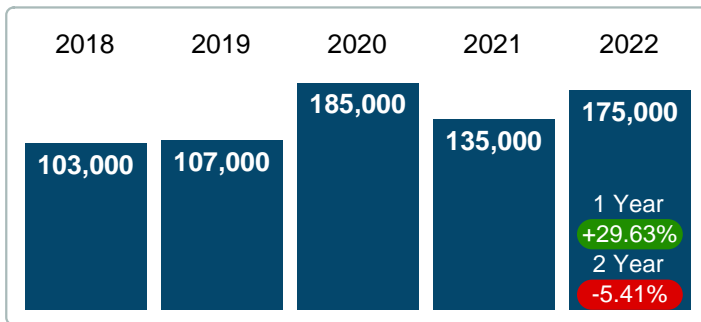
Area Delimited by County Of Mayes



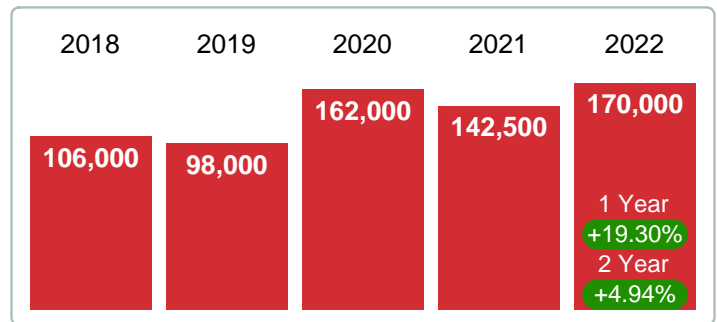
MEDIAN SOLD PRICE AT CLOSING

Report produced on Mar 14, 2022 for MLS Technology Inc.

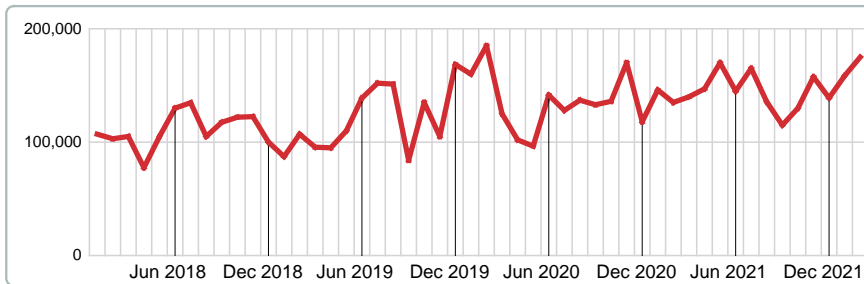
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

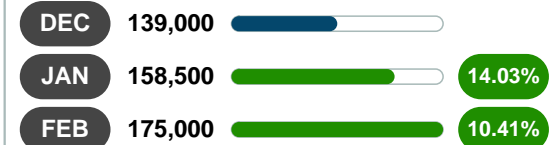


3 MONTHS

5 year FEB AVG = 141,000

High Feb 2020 185,000 Low Apr 2018 77,500

Median Sold Price at Closing this month at **175,000** above the 5 yr FEB average of **141,000**



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
\$25,000 and less	2.13%	22,000	22,000	0	0	0
\$25,001 - \$75,000	17.02%	48,250	45,000	63,500	0	0
\$75,001 - \$125,000	10.64%	94,000	89,750	105,000	0	0
\$125,001 - \$225,000	29.79%	154,950	142,500	164,950	0	210,000
\$225,001 - \$350,000	17.02%	271,500	300,000	265,000	0	0
\$350,001 - \$425,000	14.89%	360,000	355,000	372,500	374,750	0
\$425,001 and up	8.51%	467,500	435,000	1,644,500	0	500,000
Median Sold Price		175,000	136,500	209,300	374,750	355,000
Total Closed Units	100%	175,000	22	21	2	2
Total Closed Volume		12,338,655	3.62M	7.26M	749.50K	710.00K

February 2022



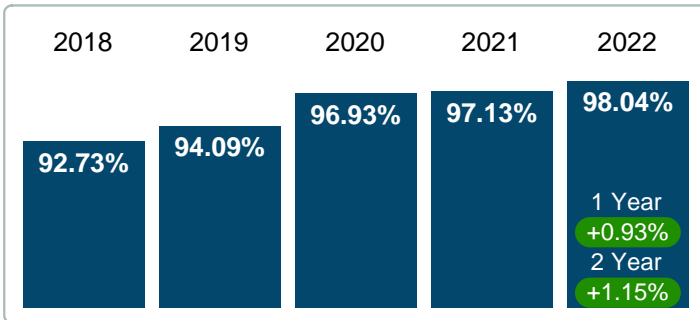
Area Delimited by County Of Mayes



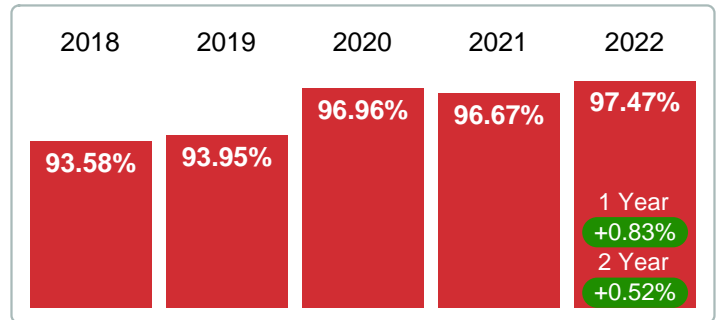
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 14, 2022 for MLS Technology Inc.

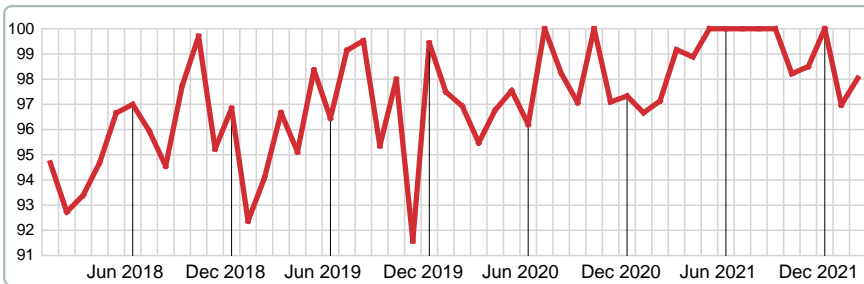
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

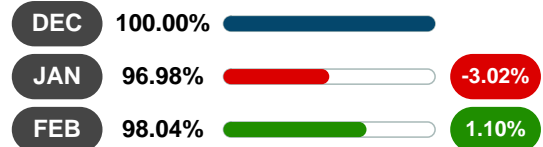


3 MONTHS

5 year FEB AVG = 95.78%

High Dec 2021 100.00% Low Nov 2019 91.58%

Median Sold/List Ratio this month at **98.04%**
above the 5 yr FEB average of **95.78%**



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
\$25,000 and less	1	2.13%	100.00%	100.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	8	17.02%	91.11%	93.74%	88.18%	0.00%	0.00%
\$75,001 - \$125,000	5	10.64%	96.33%	96.88%	96.33%	0.00%	0.00%
\$125,001 - \$225,000	14	29.79%	100.00%	100.00%	100.13%	0.00%	100.00%
\$225,001 - \$350,000	8	17.02%	99.02%	98.04%	100.00%	0.00%	0.00%
\$350,001 - \$425,000	7	14.89%	98.89%	104.72%	98.18%	100.19%	0.00%
\$425,001 and up	4	8.51%	96.30%	100.00%	94.28%	0.00%	96.15%
Median Sold/List Ratio		98.04%		100.00%	97.28%	100.19%	98.08%
Total Closed Units		47	100%	22	21	2	2
Total Closed Volume		12,338,655		3.62M	7.26M	749.50K	710.00K

February 2022

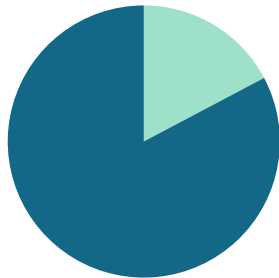
Area Delimited by County Of Mayes



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

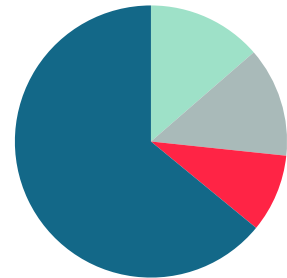


Inventory
New Listings 58 = 17.26%
Start Inventory 278
Total Inventory Units 336
Volume \$111,670,486

Market Activity

Closed Sales 47 = 13.62%
Pending Sales 45 = 13.04%
Other Off Market 32 = 9.28%
Active Inventory 221 = 64.06%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	34	47	38.24%	73	85	16.44%
Pending Sales	55	45	-18.18%	104	103	-0.96%
New Listings	65	58	-10.77%	156	132	-15.38%
Median List Price	147,450	189,000	28.18%	150,000	175,000	16.67%
Median Sale Price	135,000	175,000	29.63%	142,500	170,000	19.30%
Median Percent of Selling Price to List Price	97.13%	98.04%	0.93%	96.67%	97.47%	0.83%
Median Days on Market to Sale	20.50	22.00	7.32%	40.00	22.00	-45.00%
Monthly Inventory	338	221	-34.62%	338	221	-34.62%
Months Supply of Inventory	6.87	4.06	-41.01%	6.87	4.06	-41.01%

Absorption: Last 12 months, an Average of 55 Sales/Month

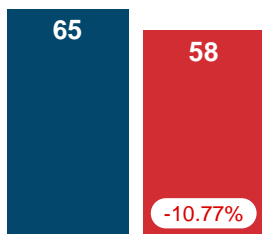
Inventory on February 28, 2022 = 221

2021 2022

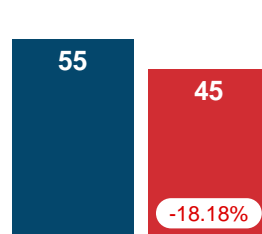
FEBRUARY MARKET

MEDIAN PRICES

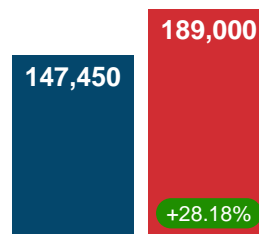
New Listings



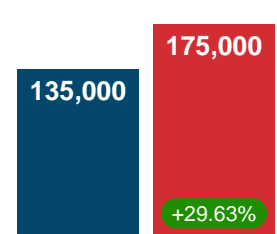
Pending Listings



List Price



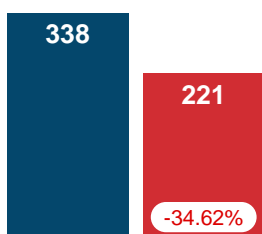
Sale Price



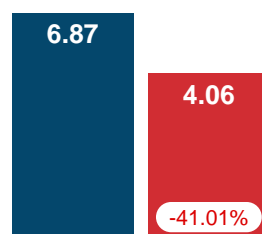
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

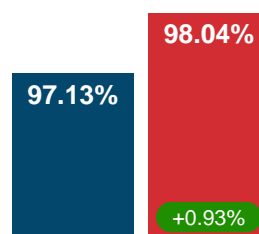
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

