

February 2022



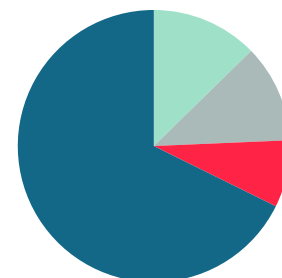
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	109	135	23.85%
Pending Listings	119	124	4.20%
New Listings	121	178	47.11%
Median List Price	99,000	139,900	41.31%
Median Sale Price	95,000	135,000	42.11%
Median Percent of Selling Price to List Price	97.62%	96.74%	-0.90%
Median Days on Market to Sale	38.00	24.00	-36.84%
End of Month Inventory	968	721	-25.52%
Months Supply of Inventory	7.15	5.03	-29.67%



■ Closed (12.68%)
■ Pending (11.64%)
■ Other OffMarket (7.98%)
■ Active (67.70%)

Absorption: Last 12 months, an Average of **143** Sales/Month
Active Inventory as of February 28, 2022 = **721**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **25.52%** to 721 existing homes available for sale. Over the last 12 months this area has had an average of 143 closed sales per month. This represents an unsold inventory index of **5.03** 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 **42.11%** in February 2022 to \$135,000 versus the previous year at \$95,000.

Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 14.00 days or **36.84%** in February 2022 compared to last year's same month at **38.00** DOM.

Sales Success for February 2022 is Positive

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

There were 178 New Listings in February 2022, up **47.11%** from last year at 121. Furthermore, there were 135 Closed Listings this month versus last year at 109, a **23.85%** increase.

Closed versus Listed trends yielded a **75.8%** ratio, down from previous year's, February 2021, at **90.1%**, a **15.81%** 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

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



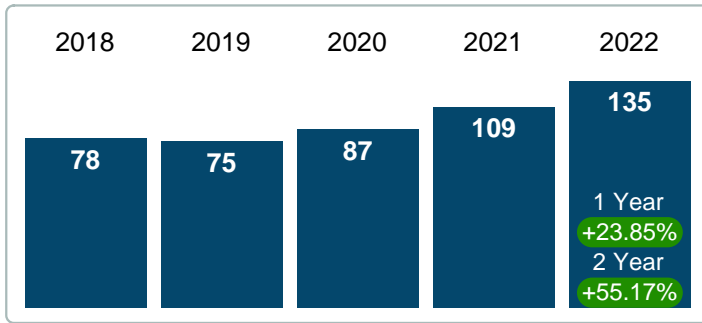
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



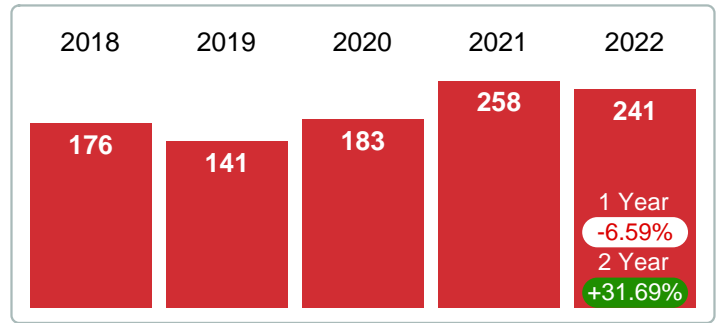
CLOSED LISTINGS

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

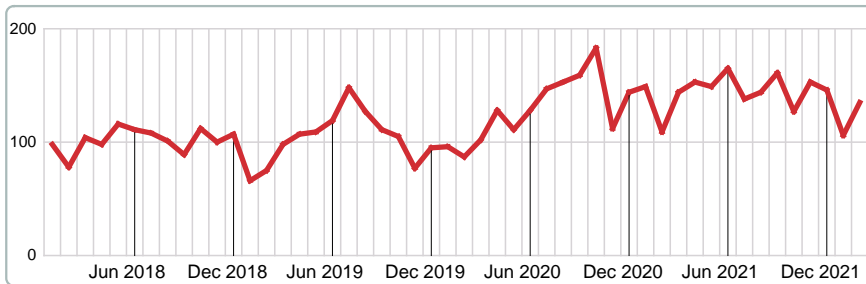
FEBRUARY



YEAR TO DATE (YTD)

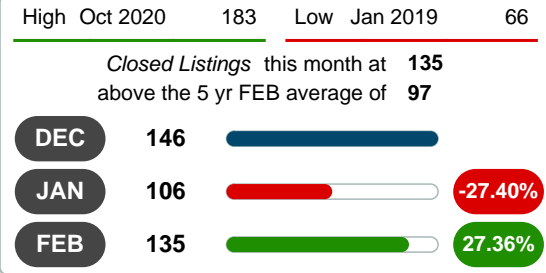


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 97



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	13	9.63%	13.0	11	2	0	0
\$20,001 - \$50,000	16	11.85%	26.0	13	2	1	0
\$50,001 - \$90,000	16	11.85%	46.5	10	5	1	0
\$90,001 - \$180,000	36	26.67%	20.0	15	18	3	0
\$180,001 - \$280,000	23	17.04%	43.0	8	12	3	0
\$280,001 - \$390,000	17	12.59%	22.0	4	7	4	2
\$390,001 and up	14	10.37%	13.5	3	6	3	2
Total Closed Units	135			64	52	15	4
Total Closed Volume	24,626,980	100%	24.0	8.21M	10.59M	4.09M	1.73M
Median Closed Price	\$135,000			\$87,500	\$172,450	\$274,900	\$387,500

February 2022



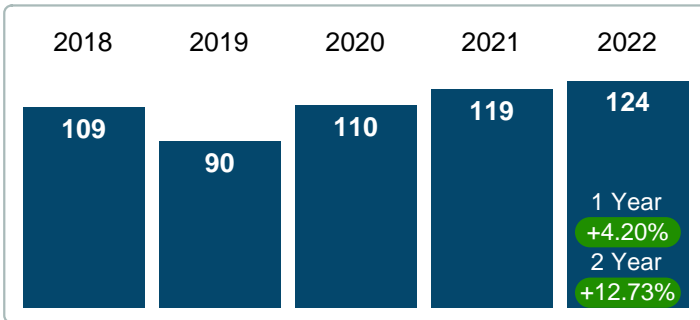
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha



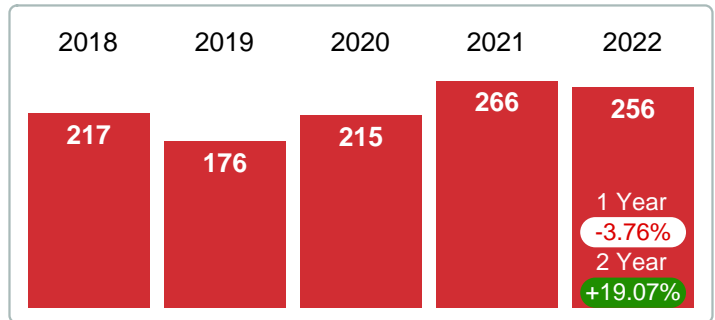
PENDING LISTINGS

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

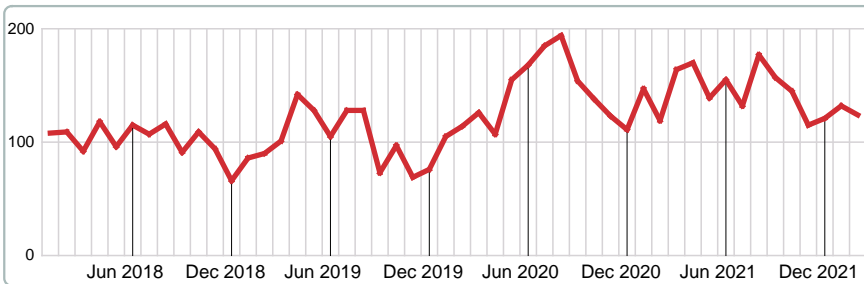
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

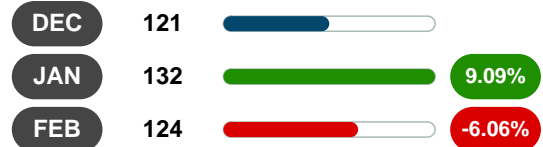


3 MONTHS

5 year FEB AVG = 110

High Aug 2020 194 Low Dec 2018 66

Pending Listings this month at 124 above the 5 yr FEB average of 110



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	10	8.06%	91.5	9	1	0	0
\$25,001 - \$50,000	10	8.06%	47.5	7	2	0	1
\$50,001 - \$125,000	24	19.35%	43.0	17	4	3	0
\$125,001 - \$225,000	34	27.42%	49.5	13	17	4	0
\$225,001 - \$325,000	15	12.10%	33.0	2	7	4	2
\$325,001 - \$475,000	20	16.13%	23.0	6	12	2	0
\$475,001 and up	11	8.87%	17.0	4	2	2	3
Total Pending Units	124			58	45	15	6
Total Pending Volume	28,020,404	100%	41.0	9.53M	11.19M	3.79M	3.51M
Median Listing Price	\$159,500			\$97,250	\$215,000	\$269,999	\$397,450

February 2022



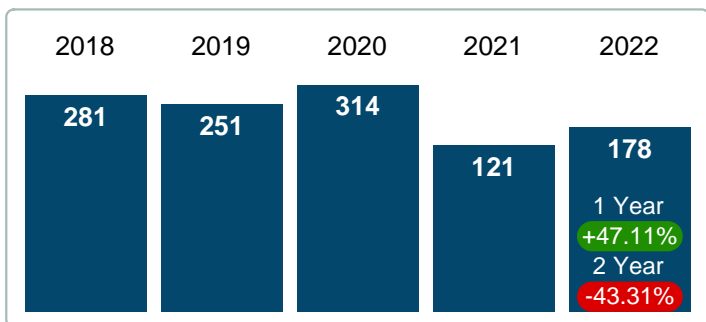
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha



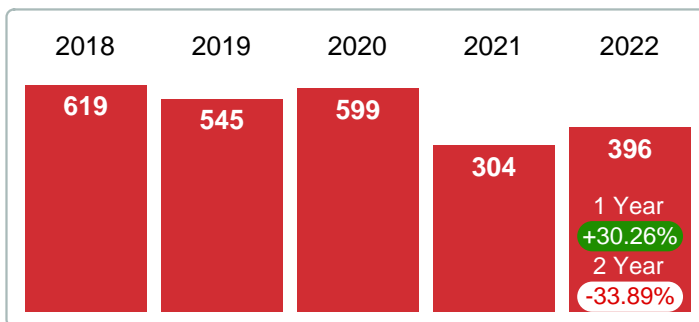
NEW LISTINGS

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

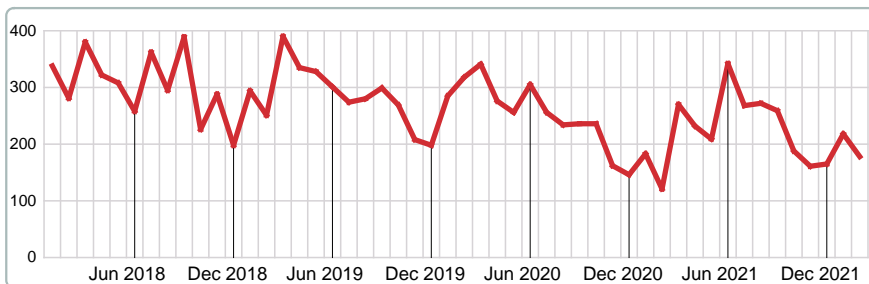
FEBRUARY



YEAR TO DATE (YTD)

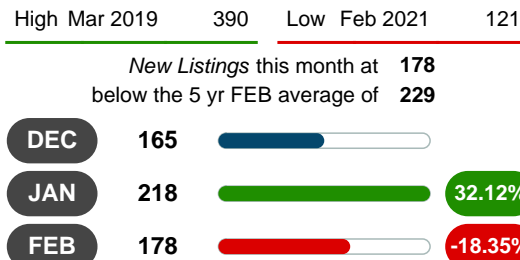


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 229



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds				3 Beds				4 Beds				5+ Beds			
\$10,000 and less	7	3.93%	6				1				0							
\$10,001 - \$60,000	33	18.54%	31				2				0							
\$60,001 - \$120,000	19	10.67%	15				3				1							
\$120,001 - \$220,000	53	29.78%	25				24				4							
\$220,001 - \$320,000	25	14.04%	11				12				2							
\$320,001 - \$560,000	23	12.92%	5				12				4							
\$560,001 and up	18	10.11%	9				5				2							
Total New Listed Units	178		102				59				13							
Total New Listed Volume	46,882,567		22.67M				15.69M				5.26M							
Median New Listed Listing Price	\$150,000		\$118,500				\$220,000				\$285,000							

February 2022



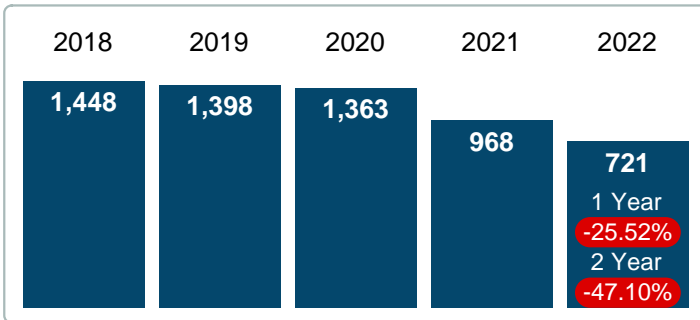
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha



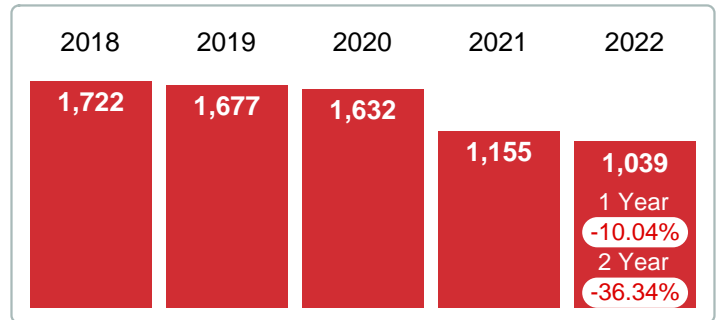
ACTIVE INVENTORY

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

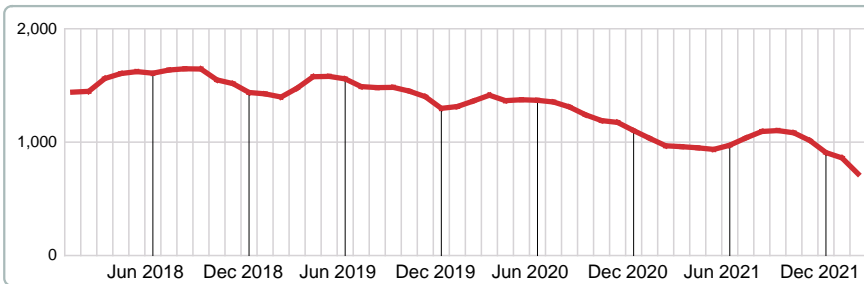
END OF FEBRUARY



ACTIVE DURING FEBRUARY

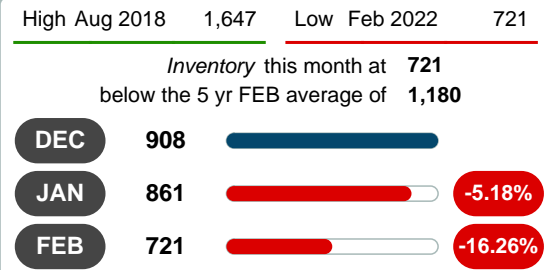


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,180



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	66	9.15%	89.0	64	2	0	0
\$20,001 - \$40,000	102	14.15%	83.0	97	5	0	0
\$40,001 - \$70,000	87	12.07%	222.0	78	9	0	0
\$70,001 - \$180,000	190	26.35%	68.5	136	48	4	2
\$180,001 - \$270,000	109	15.12%	82.0	57	36	14	2
\$270,001 - \$450,000	94	13.04%	96.0	42	29	18	5
\$450,001 and up	73	10.12%	88.0	37	17	13	6
Total Active Inventory by Units	721			511	146	49	15
Total Active Inventory by Volume	174,453,810	100%	88.0	105.44M	39.62M	22.01M	7.39M
Median Active Inventory Listing Price	\$125,000			\$80,000	\$207,000	\$324,900	\$348,000

February 2022



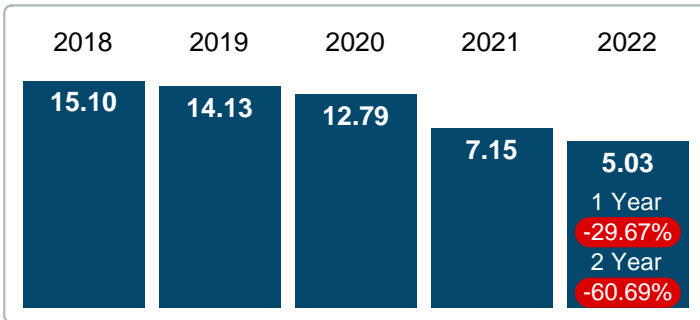
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



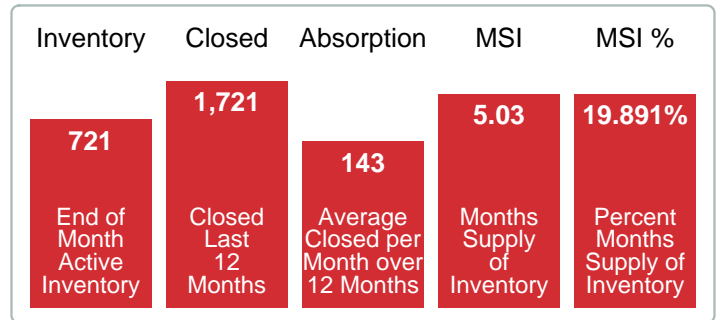
MONTHS SUPPLY of INVENTORY (MSI)

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

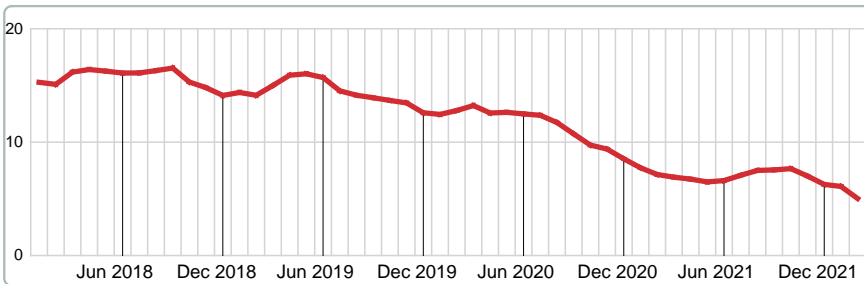
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022



5 YEAR MARKET ACTIVITY TRENDS

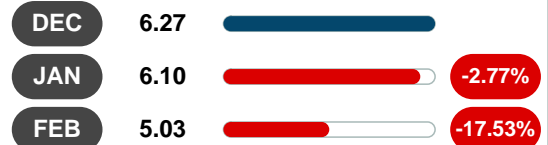


3 MONTHS

5 year FEB AVG = 10.84

High Sep 2018 16.53 Low Feb 2022 5.03

Months Supply this month at 5.03 below the 5 yr FEB average of 10.84



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	66	9.15%	5.54	6.35	1.20	0.00	0.00
\$20,001 - \$40,000	102	14.15%	8.00	9.46	2.07	0.00	0.00
\$40,001 - \$70,000	87	12.07%	6.33	8.36	2.35	0.00	0.00
\$70,001 - \$180,000	190	26.35%	3.44	7.32	1.54	0.77	4.80
\$180,001 - \$270,000	109	15.12%	4.95	11.21	3.02	3.17	3.43
\$270,001 - \$450,000	94	13.04%	5.22	11.20	3.52	3.86	3.75
\$450,001 and up	73	10.12%	7.49	24.67	4.08	5.03	4.00
Market Supply of Inventory (MSI)			5.03	8.72	2.31	2.80	3.75
Total Active Inventory by Units		100%	5.03	511	146	49	15

February 2022



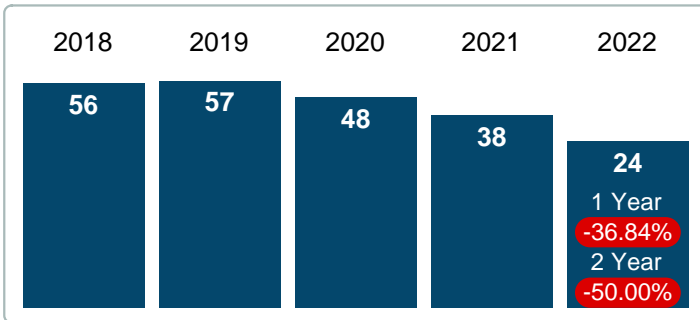
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha



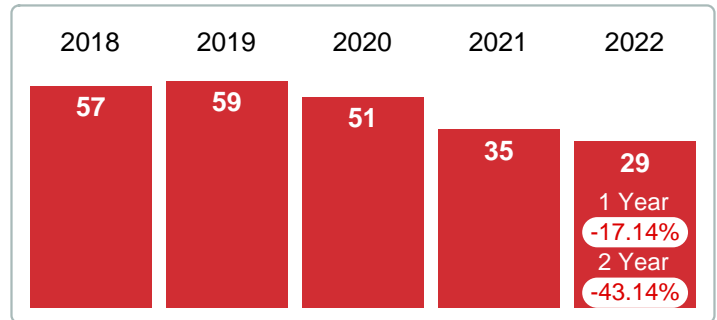
MEDIAN DAYS ON MARKET TO SALE

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

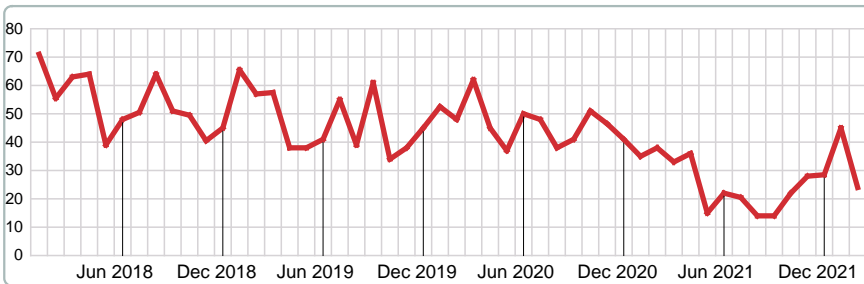
FEBRUARY



YEAR TO DATE (YTD)

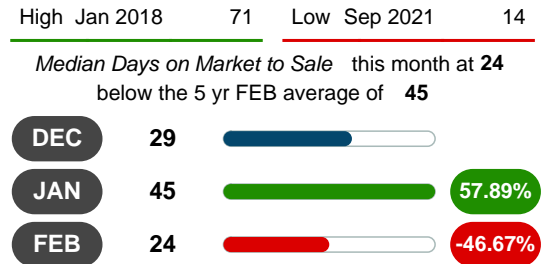


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 45



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	9.63%	13	13	55	0	0
\$20,001 - \$50,000	11.85%	26	27	35	9	0
\$50,001 - \$90,000	11.85%	47	16	73	121	0
\$90,001 - \$180,000	26.67%	20	18	22	25	0
\$180,001 - \$280,000	17.04%	43	30	35	85	0
\$280,001 - \$390,000	12.59%	22	49	22	61	24
\$390,001 and up	10.37%	14	21	15	10	65
Median Closed DOM		24	21	25	25	24
Total Closed Units	100%	135	64	52	15	4
Total Closed Volume		24,626,980	8.21M	10.59M	4.09M	1.73M

February 2022



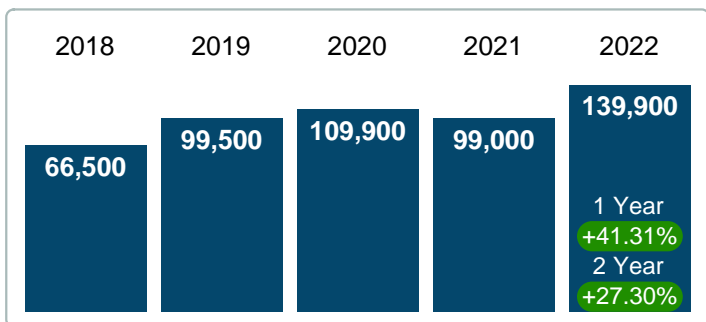
Area Delimited by Counties Haskell, Latimer, LeFlore, McIntosh, Pittsburg, Pushmataha



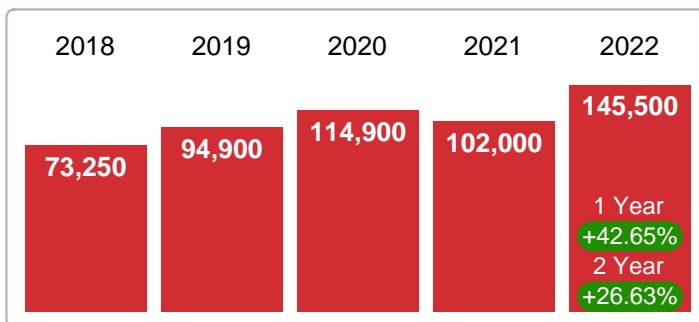
MEDIAN LIST PRICE AT CLOSING

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

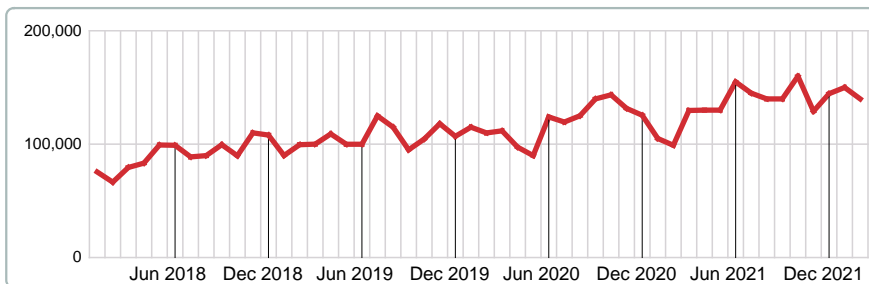
FEBRUARY



YEAR TO DATE (YTD)

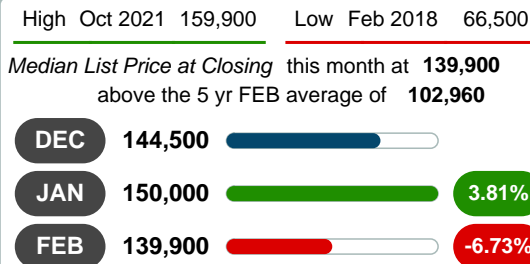


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 102,960



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	9	6.67%	12,500	11,750	15,000	0	
\$20,001 - \$50,000	15	11.11%	29,900	29,900	24,900	49,900	
\$50,001 - \$90,000	17	12.59%	70,000	72,450	65,000	90,000	
\$90,001 - \$180,000	40	29.63%	129,950	129,900	135,000	129,500	
\$180,001 - \$280,000	22	16.30%	233,000	240,000	222,200	195,000	
\$280,001 - \$390,000	18	13.33%	339,000	329,500	349,500	292,500	
\$390,001 and up	14	10.37%	479,450	542,500	475,000	479,900	
Median List Price		139,900		96,500	179,700	274,900	402,450
Total Closed Units		135	100%	139,900	64	52	15
Total Closed Volume		25,998,527			9.05M	10.96M	4.12M

February 2022



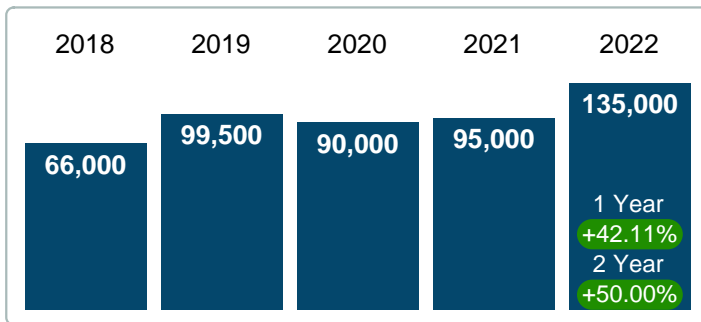
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



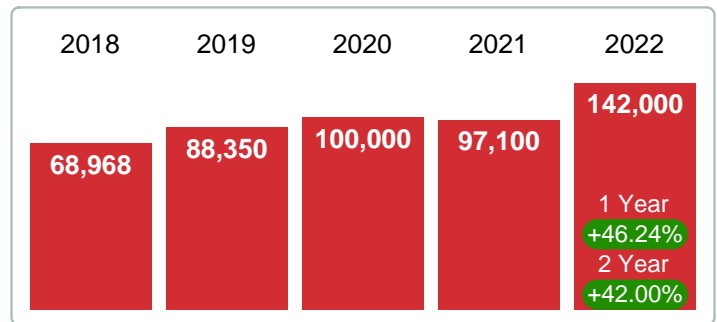
MEDIAN SOLD PRICE AT CLOSING

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

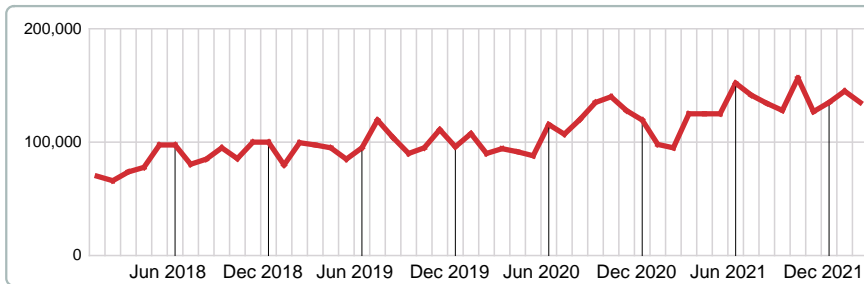
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

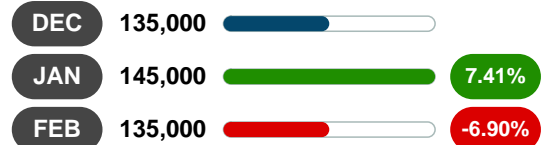


3 MONTHS

5 year FEB AVG = 97,100

High Oct 2021 156,500 Low Feb 2018 66,000

Median Sold Price at Closing this month at **135,000** above the 5 yr FEB average of **97,100**



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	9.63%	15,000	15,000	13,500	0	0
\$20,001 \$50,000	11.85%	37,000	37,000	28,700	49,900	0
\$50,001 \$90,000	11.85%	75,000	75,000	67,500	90,000	0
\$90,001 \$180,000	26.67%	129,750	130,000	129,000	129,500	0
\$180,001 \$280,000	17.04%	215,000	232,500	207,500	200,500	0
\$280,001 \$390,000	12.59%	340,400	332,700	342,000	294,750	357,500
\$390,001 and up	10.37%	470,000	525,000	467,500	465,000	507,500
Median Sold Price		135,000	87,500	172,450	274,900	387,500
Total Closed Units	100%	135	64	52	15	4
Total Closed Volume		24,626,980	8.21M	10.59M	4.09M	1.73M

February 2022



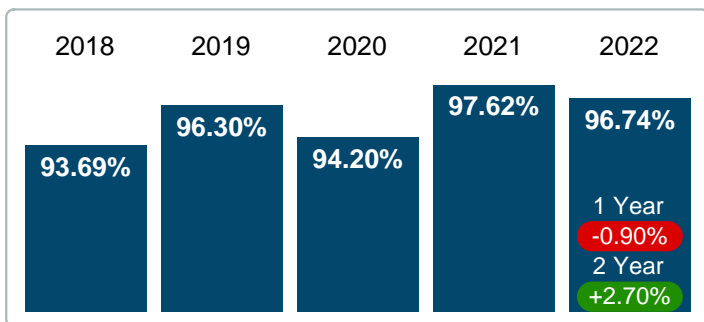
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



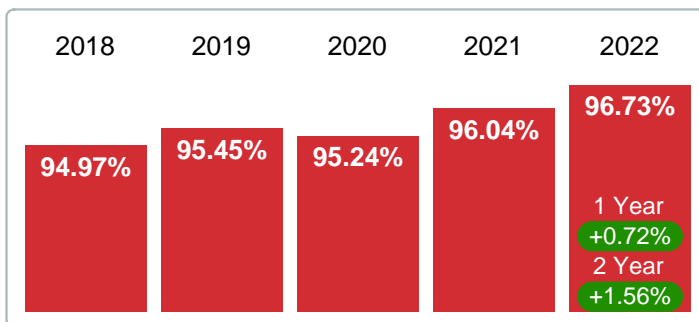
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

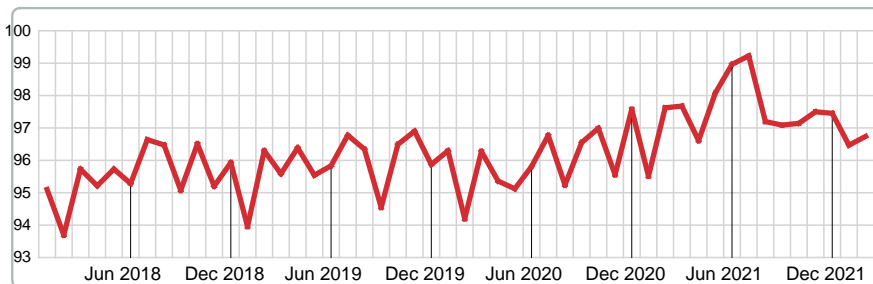
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

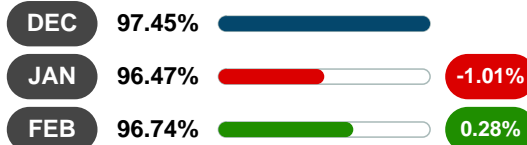


3 MONTHS

5 year FEB AVG = 95.71%

High Jul 2021 99.22% Low Feb 2018 93.69%

Median Sold/List Ratio this month at **96.74%**
above the 5 yr FEB average of **95.71%**



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	13	9.63%	100.00%	100.00%	70.12%	0.00%	0.00%
\$20,001 \$50,000	16	11.85%	84.18%	84.75%	77.96%	100.00%	0.00%
\$50,001 \$90,000	16	11.85%	94.41%	94.41%	92.31%	100.00%	0.00%
\$90,001 \$180,000	36	26.67%	97.72%	93.53%	98.49%	100.00%	0.00%
\$180,001 \$280,000	23	17.04%	100.00%	96.02%	97.21%	102.69%	0.00%
\$280,001 \$390,000	17	12.59%	99.08%	91.55%	99.08%	99.66%	97.46%
\$390,001 and up	14	10.37%	96.93%	88.24%	99.38%	97.08%	91.12%
Median Sold/List Ratio		96.74%		93.10%	98.12%	100.00%	96.27%
Total Closed Units		135	100%	64	52	15	4
Total Closed Volume		24,626,980		8.21M	10.59M	4.09M	1.73M

February 2022



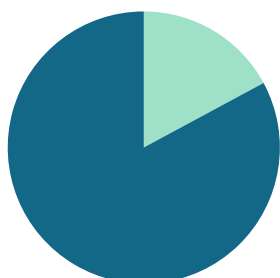
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



MARKET SUMMARY

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

INVENTORY

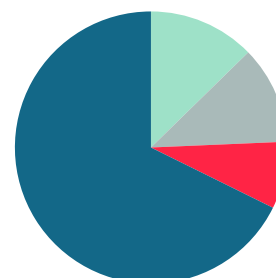


Inventory
 New Listings
178 = 17.13%
 Start Inventory
861
 Total Inventory Units
1,039
 Volume
\$253,918,115

Market Activity

Closed Sales
135 = 12.68%
 Pending Sales
124 = 11.64%
 Other Off Market
85 = 7.98%
 Active Inventory
721 = 67.70%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	109	135	23.85%	258	241	-6.59%
Pending Sales	119	124	4.20%	266	256	-3.76%
New Listings	121	178	47.11%	304	396	30.26%
Median List Price	99,000	139,900	41.31%	102,000	145,500	42.65%
Median Sale Price	95,000	135,000	42.11%	97,100	142,000	46.24%
Median Percent of Selling Price to List Price	97.62%	96.74%	-0.90%	96.04%	96.73%	0.72%
Median Days on Market to Sale	38.00	24.00	-36.84%	35.00	29.00	-17.14%
Monthly Inventory	968	721	-25.52%	968	721	-25.52%
Months Supply of Inventory	7.15	5.03	-29.67%	7.15	5.03	-29.67%

Absorption: Last 12 months, an Average of **143** Sales/Month

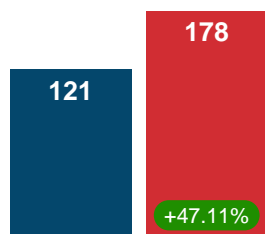
Inventory on February 28, 2022 = **721**

2021 **2022**

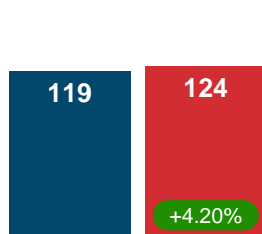
FEBRUARY MARKET

MEDIAN PRICES

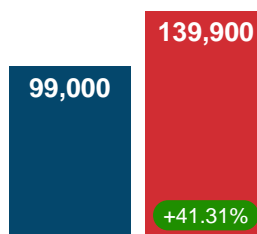
New Listings



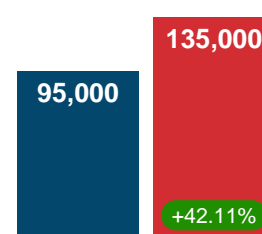
Pending Listings



List Price



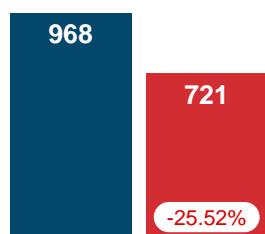
Sale Price



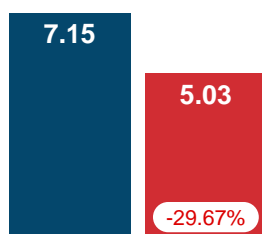
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

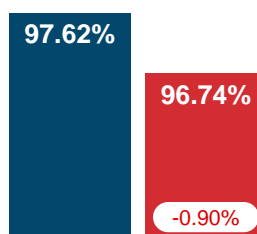
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

