

## February 2022



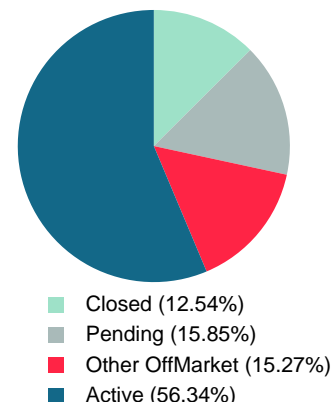
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	82	87	6.10%
Pending Listings	70	110	57.14%
New Listings	97	166	71.13%
Median List Price	132,000	218,900	65.83%
Median Sale Price	123,500	218,000	76.52%
Median Percent of Selling Price to List Price	97.07%	98.32%	1.29%
Median Days on Market to Sale	28.00	16.00	-42.86%
End of Month Inventory	505	391	-22.57%
Months Supply of Inventory	5.24	3.61	-31.15%



**Absorption:** Last 12 months, an Average of **108** Sales/Month  
**Active Inventory** as of February 28, 2022 = **391**

#### Analysis Wrap-Up

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

The total housing inventory at the end of February 2022 decreased **22.57%** to 391 existing homes available for sale. Over the last 12 months this area has had an average of 108 closed sales per month. This represents an unsold inventory index of **3.61** 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 **76.52%** in February 2022 to \$218,000 versus the previous year at \$123,500.

##### Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 12.00 days or **42.86%** in February 2022 compared to last year's same month at **28.00** 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 166 New Listings in February 2022, up **71.13%** from last year at 97. Furthermore, there were 87 Closed Listings this month versus last year at 82, a **6.10%** increase.

Closed versus Listed trends yielded a **52.4%** ratio, down from previous year's, February 2021, at **84.5%**, a **38.00%** 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>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

#### Real Estate is Local

##### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

##### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

##### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

# February 2022



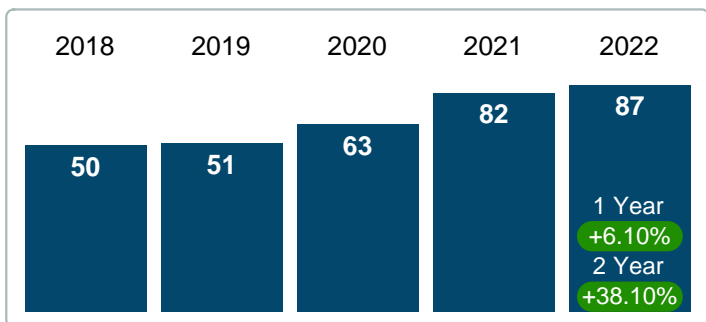
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



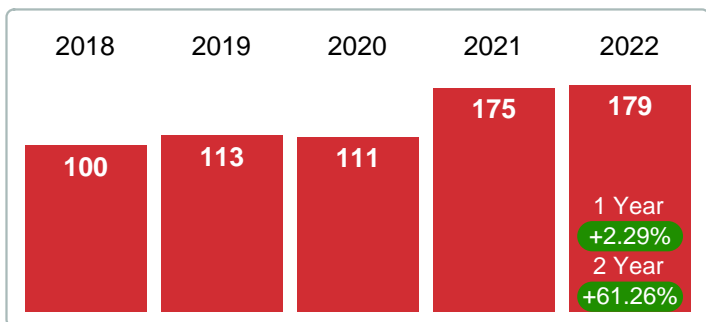
## CLOSED LISTINGS

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

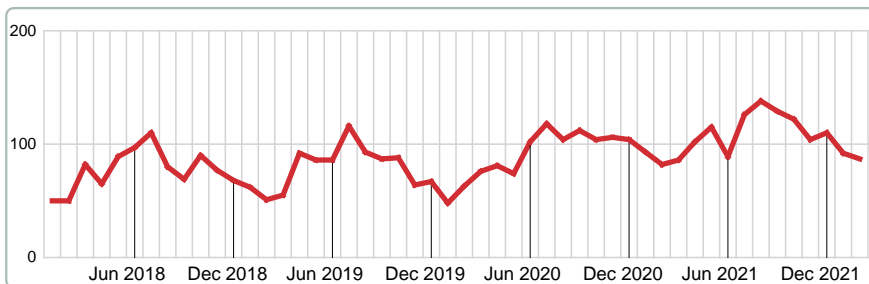
### FEBRUARY



### YEAR TO DATE (YTD)

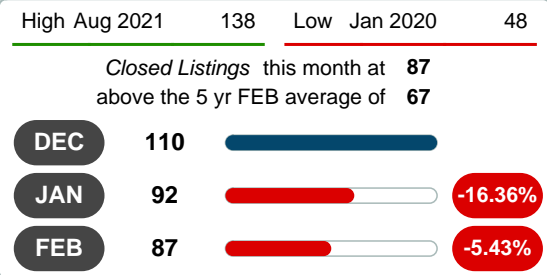


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 67



### 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	4	4.60%	22.0	4	0	0	0
\$25,001 - \$100,000	14	16.09%	10.0	9	5	0	0
\$100,001 - \$175,000	17	19.54%	35.0	9	5	2	1
\$175,001 - \$250,000	22	25.29%	8.0	5	13	4	0
\$250,001 - \$300,000	8	9.20%	34.5	2	3	3	0
\$300,001 - \$475,000	13	14.94%	70.0	3	5	4	1
\$475,001 and up	9	10.34%	7.0	3	5	1	0
<b>Total Closed Units</b>	<b>87</b>			<b>35</b>	<b>36</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>21,338,665</b>	<b>100%</b>	<b>16.0</b>	<b>6.39M</b>	<b>9.99M</b>	<b>4.36M</b>	<b>598.00K</b>
<b>Median Closed Price</b>	<b>\$218,000</b>			<b>\$150,000</b>	<b>\$224,500</b>	<b>\$283,500</b>	<b>\$299,000</b>

# February 2022



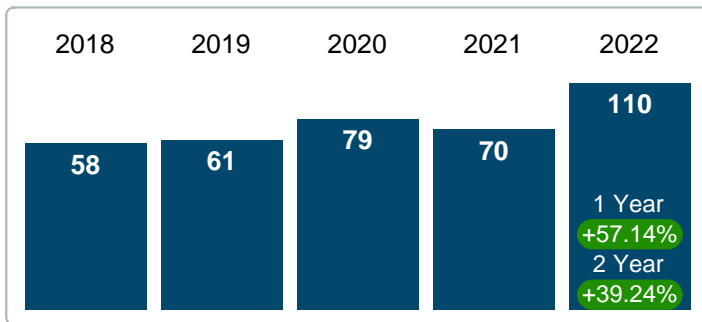
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



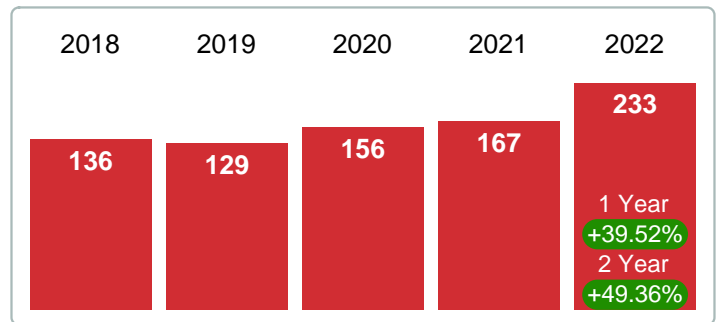
## PENDING LISTINGS

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

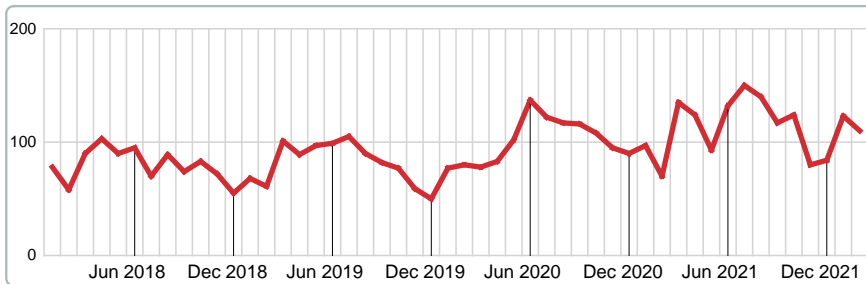
### FEBRUARY



### YEAR TO DATE (YTD)

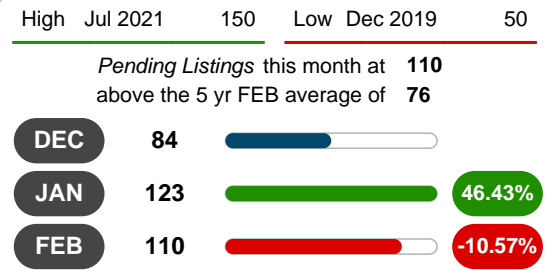


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 76



### 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	2	1.82%	29.0	2	0	0	0
\$25,001 - \$75,000	21	19.09%	20.0	19	2	0	0
\$75,001 - \$150,000	17	15.45%	12.0	11	5	1	0
\$150,001 - \$225,000	22	20.00%	21.5	6	13	2	1
\$225,001 - \$300,000	22	20.00%	9.0	2	15	4	1
\$300,001 - \$500,000	16	14.55%	24.0	8	6	2	0
\$500,001 and up	10	9.09%	15.5	4	3	1	2
<b>Total Pending Units</b>	<b>110</b>			<b>52</b>	<b>44</b>	<b>10</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>32,942,422</b>	<b>100%</b>	<b>17.5</b>	<b>11.48M</b>	<b>11.84M</b>	<b>3.61M</b>	<b>6.01M</b>
<b>Median Listing Price</b>	<b>\$199,000</b>			<b>\$114,500</b>	<b>\$238,450</b>	<b>\$271,500</b>	<b>\$1,525,000</b>

# February 2022



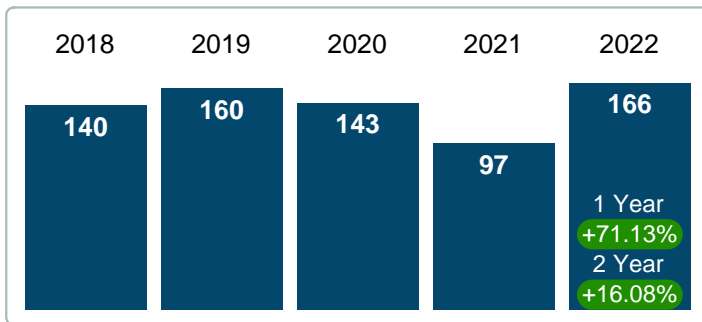
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



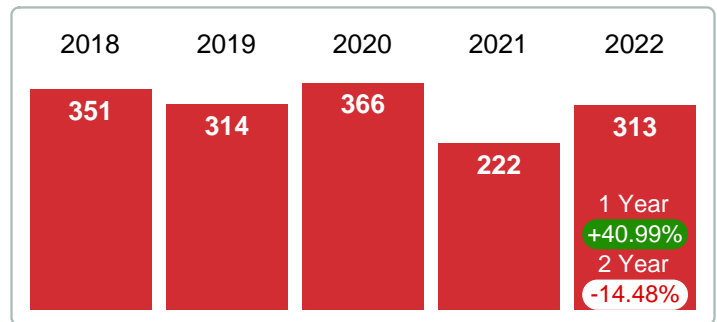
## NEW LISTINGS

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

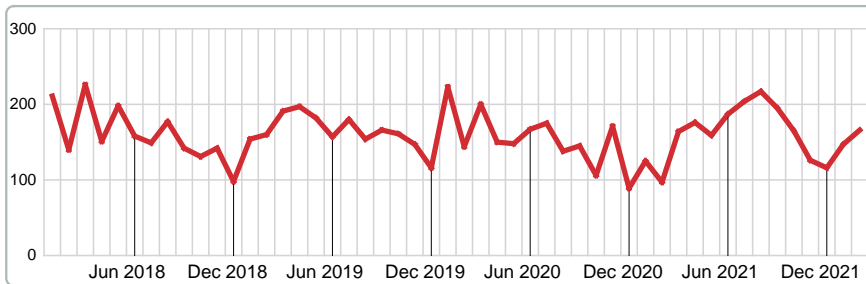
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 141

High Mar 2018 226 Low Dec 2020 89

New Listings this month at **166**  
above the 5 yr FEB average of **141**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	3.61%	6	0	0	0
\$25,001 - \$50,000	24	14.46%	24	0	0	0
\$50,001 - \$125,000	28	16.87%	22	6	0	0
\$125,001 - \$225,000	38	22.89%	18	12	6	2
\$225,001 - \$350,000	31	18.67%	8	14	8	1
\$350,001 - \$775,000	22	13.25%	10	4	6	2
\$775,001 and up	17	10.24%	4	3	6	4
<b>Total New Listed Units</b>	<b>166</b>		<b>92</b>	<b>39</b>	<b>26</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>57,257,687</b>	<b>100%</b>	<b>20.91M</b>	<b>11.46M</b>	<b>16.75M</b>	<b>8.15M</b>
<b>Median New Listed Listing Price</b>	<b>\$188,950</b>		<b>\$87,000</b>	<b>\$234,900</b>	<b>\$293,950</b>	<b>\$510,000</b>

# February 2022



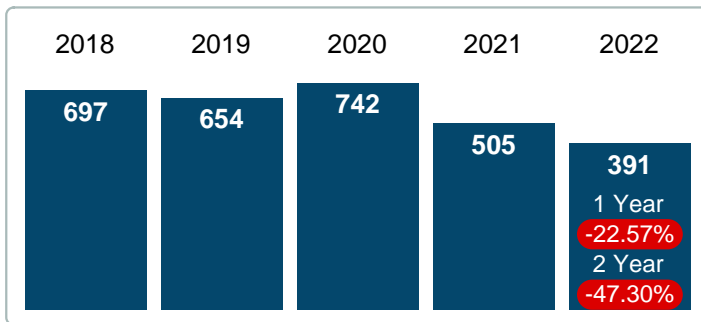
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



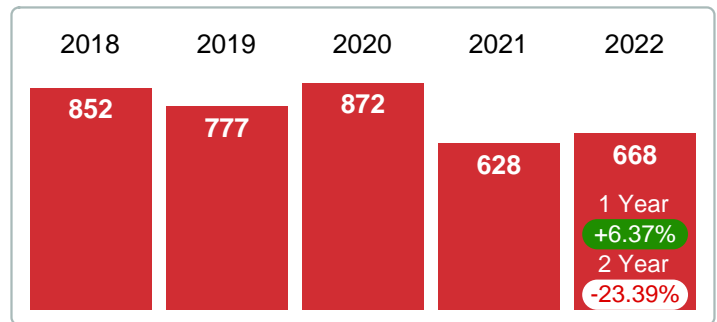
## ACTIVE INVENTORY

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

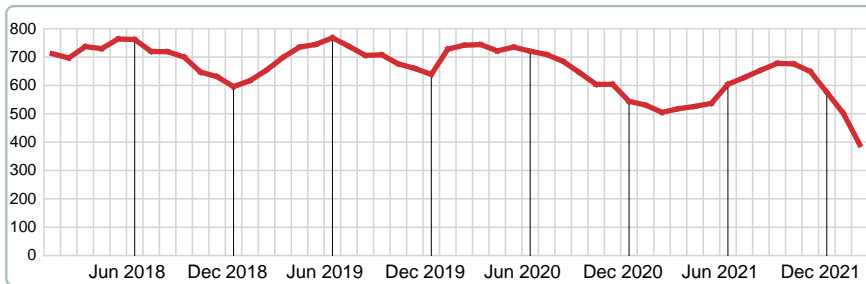
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

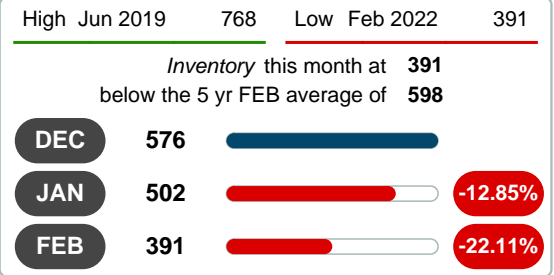


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 598



### 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	26	6.65%	50.0	26	0	0	0
\$25,001 - \$50,000	56	14.32%	51.5	54	2	0	0
\$50,001 - \$125,000	59	15.09%	81.0	54	5	0	0
\$125,001 - \$275,000	107	27.37%	61.0	48	39	18	2
\$275,001 - \$400,000	56	14.32%	85.0	31	15	9	1
\$400,001 - \$800,000	48	12.28%	106.0	29	8	9	2
\$800,001 and up	39	9.97%	116.0	21	5	8	5
<b>Total Active Inventory by Units</b>	<b>391</b>			<b>263</b>	<b>74</b>	<b>44</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>151,146,551</b>	<b>100%</b>	<b>77.0</b>	<b>81.57M</b>	<b>28.69M</b>	<b>27.52M</b>	<b>13.37M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$195,000</b>			<b>\$125,000</b>	<b>\$234,900</b>	<b>\$332,500</b>	<b>\$900,000</b>

# February 2022



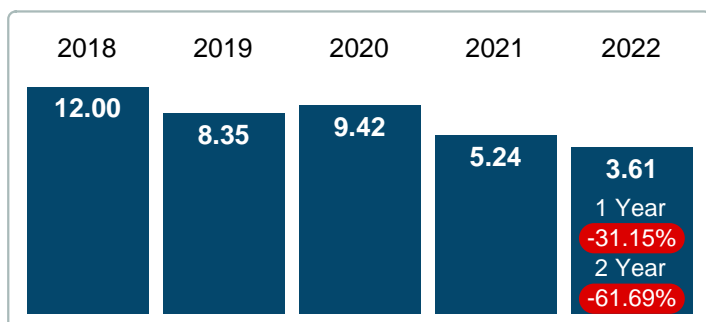
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



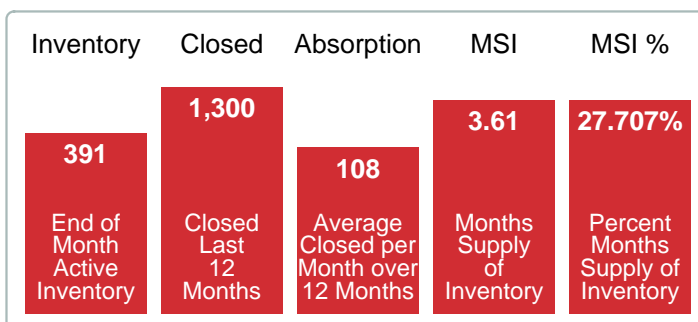
## MONTHS SUPPLY of INVENTORY (MSI)

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

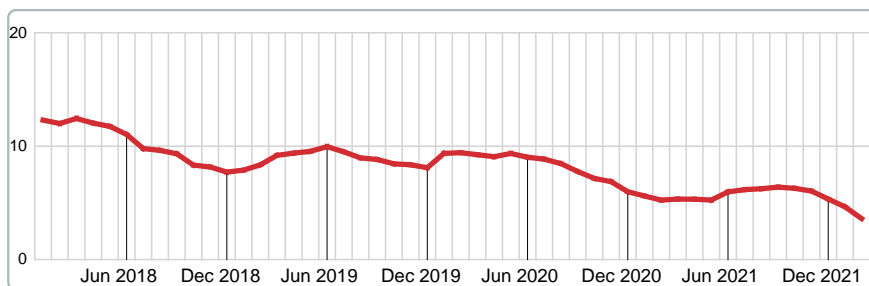
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022



### 5 YEAR MARKET ACTIVITY TRENDS

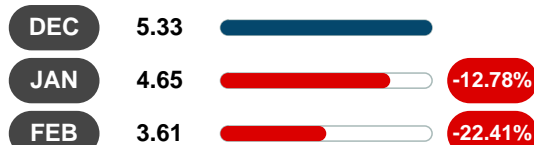


### 3 MONTHS

5 year FEB AVG = 7.72

High Mar 2018 12.44 Low Feb 2022 3.61

Months Supply this month at 3.61  
below the 5 yr FEB average of 7.72



### 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	26	6.65%	3.35	3.55	0.00	0.00	0.00
\$25,001 - \$50,000	56	14.32%	6.28	6.82	2.40	0.00	0.00
\$50,001 - \$125,000	59	15.09%	2.78	4.24	0.67	0.00	0.00
\$125,001 - \$275,000	107	27.37%	2.30	5.49	1.33	2.45	2.00
\$275,001 - \$400,000	56	14.32%	4.00	11.63	2.40	2.12	1.20
\$400,001 - \$800,000	48	12.28%	5.65	9.41	2.82	6.75	1.60
\$800,001 and up	39	9.97%	27.53	50.40	8.57	48.00	20.00
Market Supply of Inventory (MSI)			3.61	6.13	1.55	3.11	2.86
Total Active Inventory by Units		100%	391	263	74	44	10

# February 2022



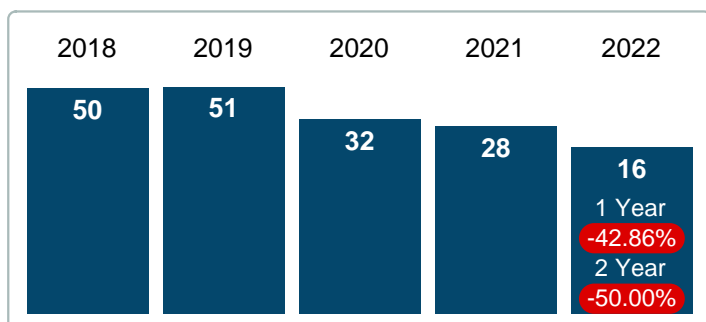
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



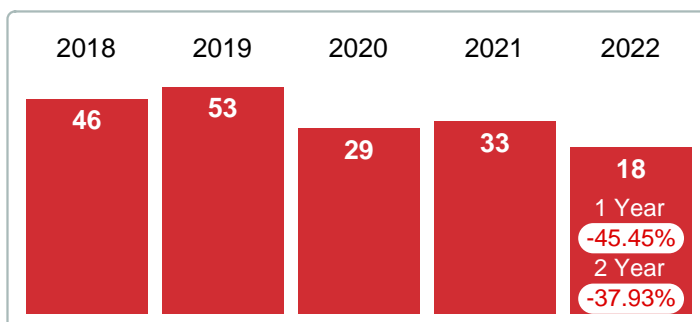
## MEDIAN DAYS ON MARKET TO SALE

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

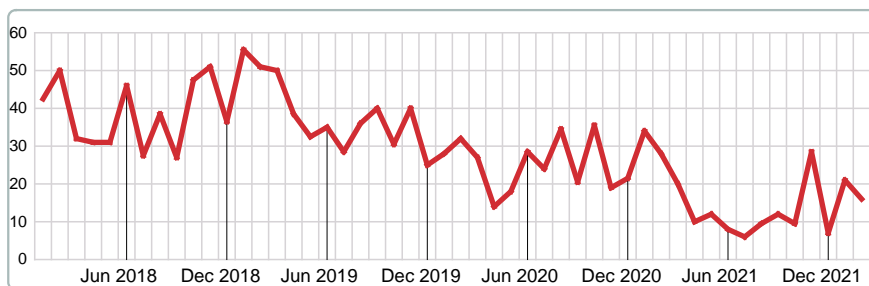
### FEBRUARY



### YEAR TO DATE (YTD)

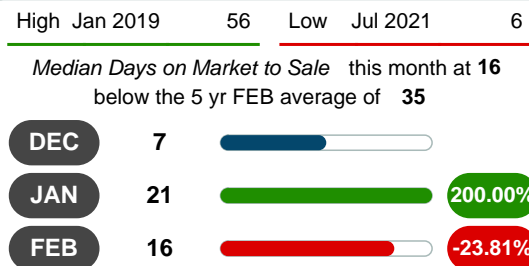


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 35



### 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	4.60%	22	22	0	0	0
\$25,001 - \$100,000	16.09%	10	53	4	0	0
\$100,001 - \$175,000	19.54%	35	35	43	36	1
\$175,001 - \$250,000	25.29%	8	11	9	2	0
\$250,001 - \$300,000	9.20%	35	56	5	46	0
\$300,001 - \$475,000	14.94%	70	42	79	44	81
\$475,001 and up	10.34%	7	44	1	80	0
<b>Median Closed DOM</b>		16	40	8	26	41
<b>Total Closed Units</b>	100%	87	35	36	14	2
<b>Total Closed Volume</b>		21,338,665	6.39M	9.99M	4.36M	598.00K

# February 2022



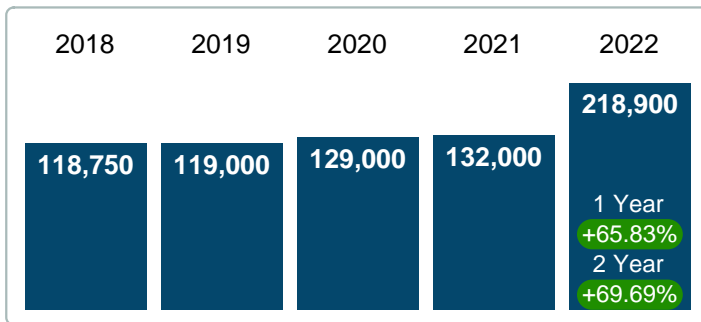
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



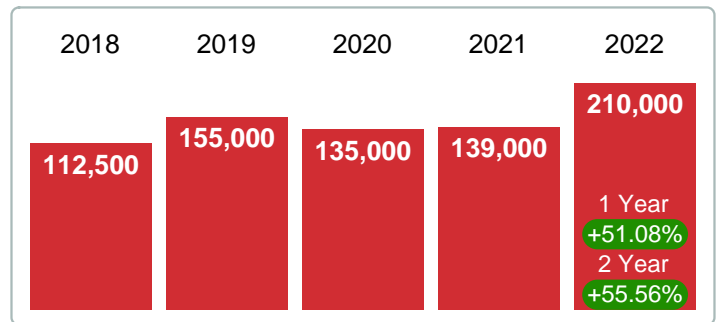
## MEDIAN LIST PRICE AT CLOSING

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

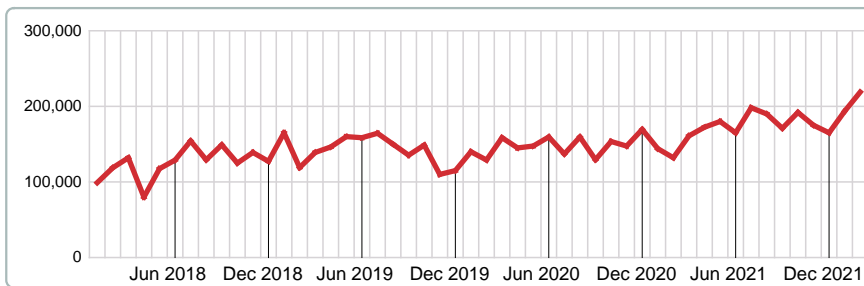
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

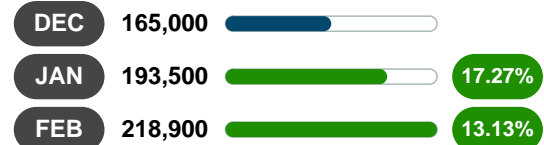


### 3 MONTHS

5 year FEB AVG = 143,530

High Feb 2022 218,900 Low Apr 2018 79,900

Median List Price at Closing this month at **218,900**  
above the 5 yr FEB average of **143,530**



### 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	3.45%	25,000	25,000	0	0	0
\$25,001 - \$100,000	16.09%	62,500	59,950	82,000	0	0
\$100,001 - \$175,000	17.24%	158,900	146,950	159,500	174,000	158,900
\$175,001 - \$250,000	27.59%	219,450	234,313	211,500	225,450	0
\$250,001 - \$300,000	10.34%	285,000	280,000	289,000	284,450	0
\$300,001 - \$475,000	13.79%	368,700	368,700	387,450	325,805	0
\$475,001 and up	11.49%	617,500	530,000	762,500	1,152,000	529,999
<b>Median List Price</b>		<b>218,900</b>	<b>149,000</b>	<b>224,500</b>	<b>284,450</b>	<b>344,450</b>
<b>Total Closed Units</b>		<b>87</b>	<b>35</b>	<b>36</b>	<b>14</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>22,487,579</b>	<b>6.77M</b>	<b>10.37M</b>	<b>4.66M</b>	<b>688.90K</b>



# February 2022



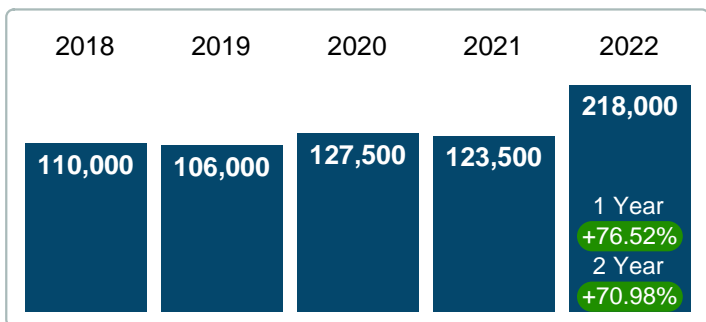
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



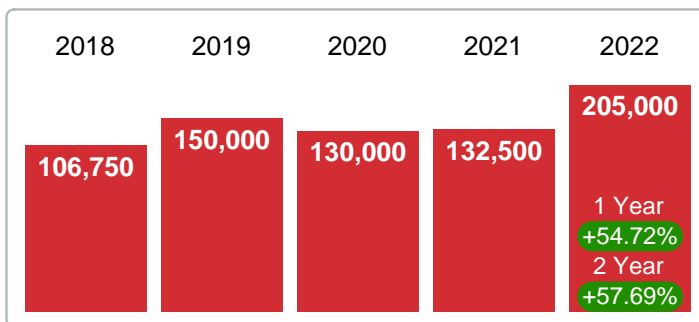
## MEDIAN SOLD PRICE AT CLOSING

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

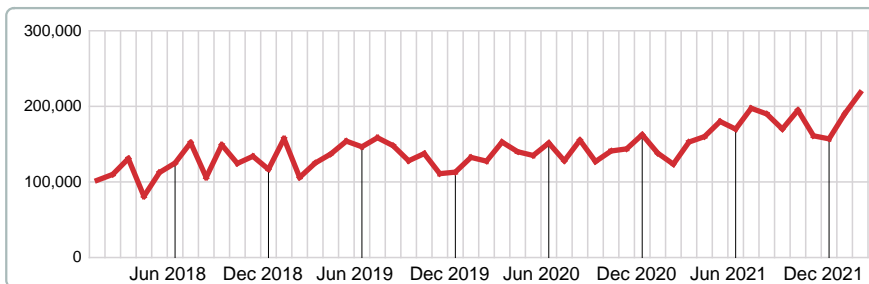
### FEBRUARY



### YEAR TO DATE (YTD)

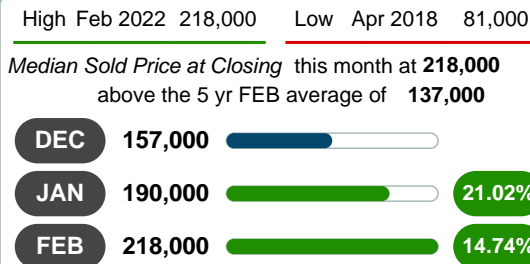


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 137,000



### 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	4.60%	25,000	25,000	0	0	0
\$25,001 - \$100,000	16.09%	56,600	45,000	85,000	0	0
\$100,001 - \$175,000	19.54%	154,000	150,000	157,000	173,500	123,000
\$175,001 - \$250,000	25.29%	222,750	223,000	218,000	227,500	0
\$250,001 - \$300,000	9.20%	282,500	275,000	290,000	299,000	0
\$300,001 - \$475,000	14.94%	366,000	372,400	366,000	325,000	475,000
\$475,001 and up	10.34%	625,000	500,000	625,000	900,000	0
<b>Median Sold Price</b>		<b>218,000</b>	150,000	224,500	283,500	299,000
<b>Total Closed Units</b>	100%	<b>218,000</b>	35	36	14	2
<b>Total Closed Volume</b>		<b>21,338,665</b>	6.39M	9.99M	4.36M	598.00K

# February 2022



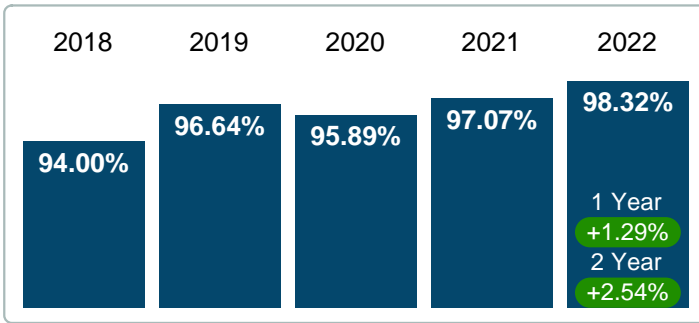
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



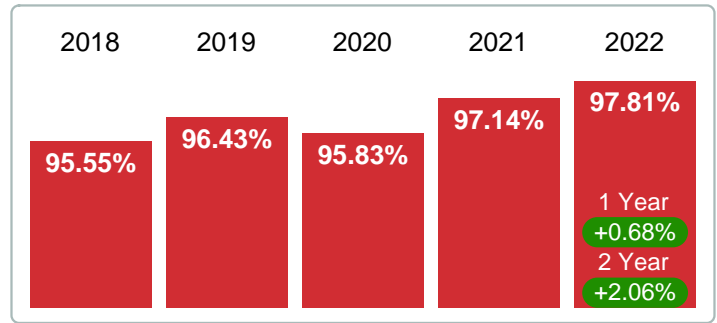
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

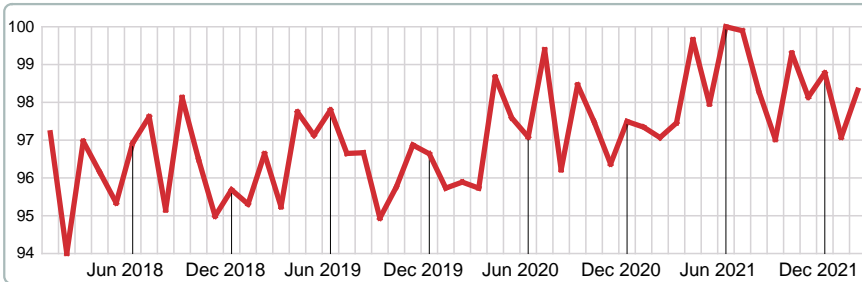
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

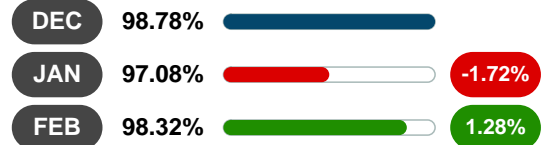


### 3 MONTHS

5 year FEB AVG = 96.38%

High Jun 2021 100.00% Low Feb 2018 94.00%

Median Sold/List Ratio this month at **98.32%**  
above the 5 yr FEB average of **96.38%**



## 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	4	4.60%	100.00%	100.00%	0.00%	0.00%	0.00%
\$25,001 - \$100,000	14	16.09%	93.59%	95.51%	91.46%	0.00%	0.00%
\$100,001 - \$175,000	17	19.54%	96.77%	96.80%	96.77%	95.72%	77.41%
\$175,001 - \$250,000	22	25.29%	100.00%	97.81%	100.00%	97.95%	0.00%
\$250,001 - \$300,000	8	9.20%	100.00%	98.25%	103.11%	100.00%	0.00%
\$300,001 - \$475,000	13	14.94%	98.39%	95.19%	98.39%	100.00%	89.62%
\$475,001 and up	9	10.34%	91.67%	91.67%	92.59%	78.13%	0.00%
Median Sold/List Ratio		98.32%		96.80%	98.41%	99.65%	83.51%
Total Closed Units		87	100%	35	36	14	2
Total Closed Volume		21,338,665		6.39M	9.99M	4.36M	598.00K

# February 2022



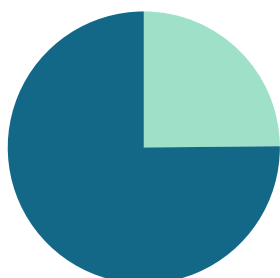
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall



## MARKET SUMMARY

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

### INVENTORY

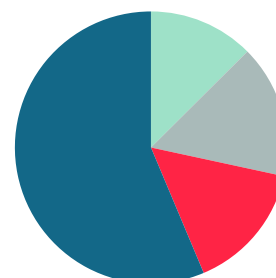


**Inventory**  
 New Listings  
**166 = 24.85%**  
 Start Inventory  
**502**  
 Total Inventory Units  
**668**  
 Volume  
**\$231,096,164**

### Market Activity

Closed Sales  
**87 = 12.54%**  
 Pending Sales  
**110 = 15.85%**  
 Other Off Market  
**106 = 15.27%**  
 Active Inventory  
**391 = 56.34%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	82	87	6.10%	175	179	2.29%
Pending Sales	70	110	57.14%	167	233	39.52%
New Listings	97	166	71.13%	222	313	40.99%
Median List Price	132,000	218,900	65.83%	139,000	210,000	51.08%
Median Sale Price	123,500	218,000	76.52%	132,500	205,000	54.72%
Median Percent of Selling Price to List Price	97.07%	98.32%	1.29%	97.14%	97.81%	0.68%
Median Days on Market to Sale	28.00	16.00	-42.86%	33.00	18.00	-45.45%
Monthly Inventory	505	391	-22.57%	505	391	-22.57%
Months Supply of Inventory	5.24	3.61	-31.15%	5.24	3.61	-31.15%

**Absorption:** Last 12 months, an Average of **108** Sales/Month

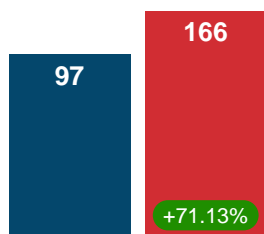
**Inventory** on February 28, 2022 = **391**

**2021** **2022**

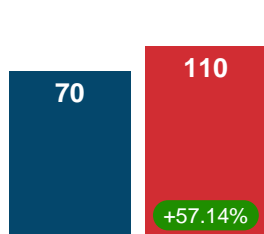
### FEBRUARY MARKET

### MEDIAN PRICES

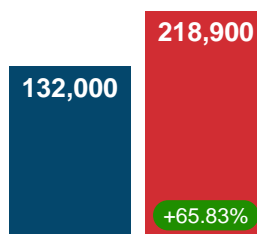
#### New Listings



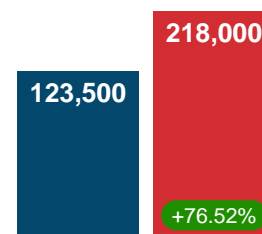
#### Pending Listings



#### List Price



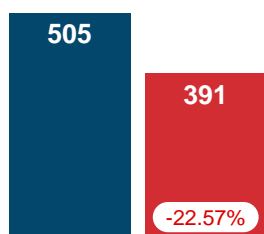
#### Sale Price



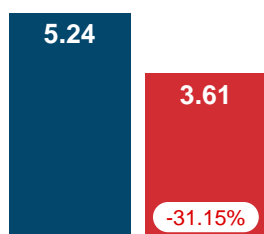
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

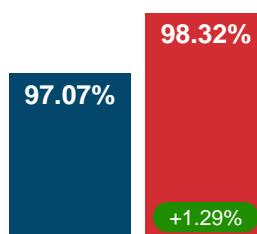
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

