

June 2022



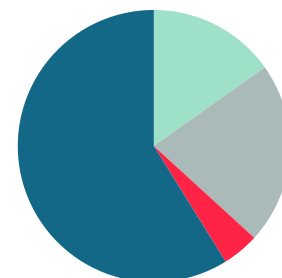
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	June 2022	+/-%
Closed Listings	94	66	-29.79%
Pending Listings	89	94	5.62%
New Listings	126	120	-4.76%
Median List Price	167,250	170,000	1.64%
Median Sale Price	165,450	167,450	1.21%
Median Percent of Selling Price to List Price	100.00%	97.10%	-2.90%
Median Days on Market to Sale	19.00	13.00	-31.58%
End of Month Inventory	329	256	-22.19%
Months Supply of Inventory	4.08	3.49	-14.40%



■ Closed (15.17%)
■ Pending (21.61%)
■ Other OffMarket (4.37%)
■ Active (58.85%)

Absorption: Last 12 months, an Average of **73** Sales/Month
Active Inventory as of June 30, 2022 = **256**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **22.19%** to 256 existing homes available for sale. Over the last 12 months this area has had an average of 73 closed sales per month. This represents an unsold inventory index of **3.49** 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 **1.21%** in June 2022 to \$167,450 versus the previous year at \$165,450.

Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 6.00 days or **31.58%** in June 2022 compared to last year's same month at **19.00** DOM.

Sales Success for June 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 120 New Listings in June 2022, down **4.76%** from last year at 126. Furthermore, there were 66 Closed Listings this month versus last year at 94, a **-29.79%** decrease.

Closed versus Listed trends yielded a **55.0%** ratio, down from previous year's, June 2021, at **74.6%**, a **26.28%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

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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

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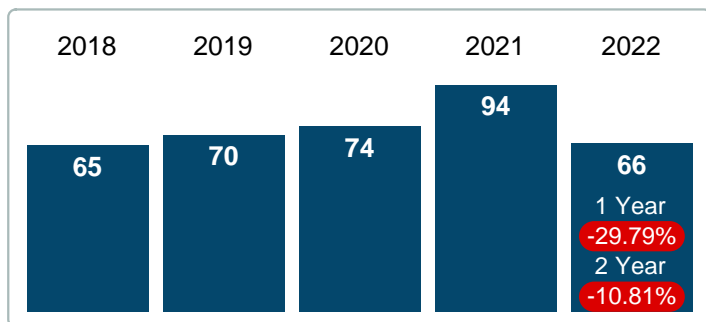
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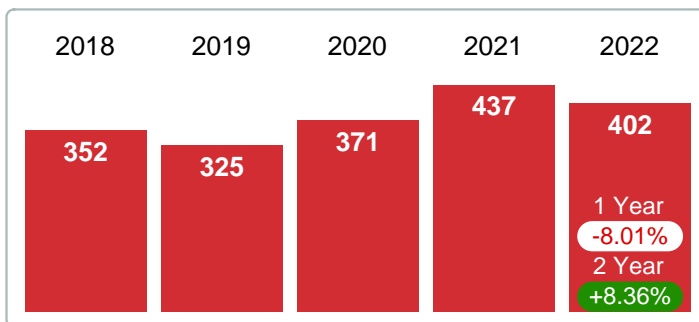
CLOSED LISTINGS

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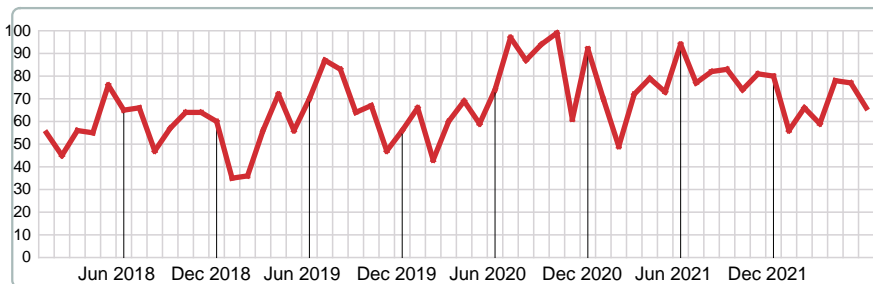
JUNE



YEAR TO DATE (YTD)

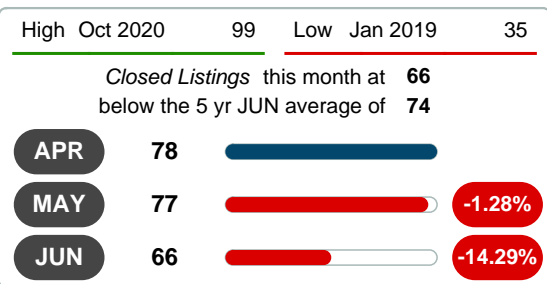


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 74



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	5	7.58%	6.0	3	1	1	0
\$50,001 - \$75,000	9	13.64%	13.0	3	6	0	0
\$75,001 - \$125,000	10	15.15%	9.0	4	6	0	0
\$125,001 - \$200,000	17	25.76%	8.0	3	14	0	0
\$200,001 - \$225,000	5	7.58%	5.0	0	2	3	0
\$225,001 - \$425,000	13	19.70%	21.0	1	9	1	2
\$425,001 and up	7	10.61%	13.0	0	3	3	1
Total Closed Units	66			14	41	8	3
Total Closed Volume	13,471,965	100%	13.0	1.43M	8.47M	2.55M	1.02M
Median Closed Price	\$167,450			\$94,000	\$164,900	\$229,250	\$315,000

June 2022



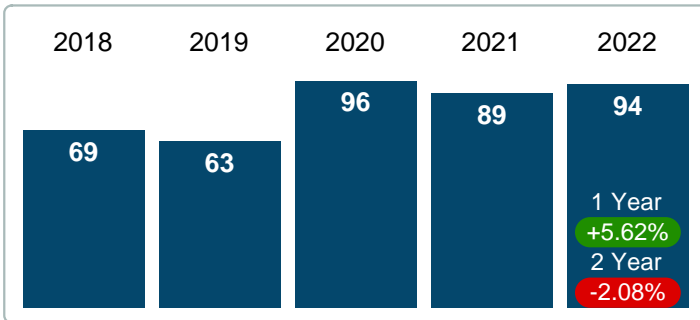
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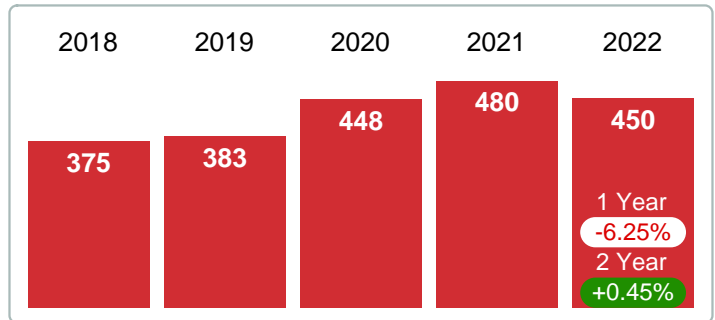
PENDING LISTINGS

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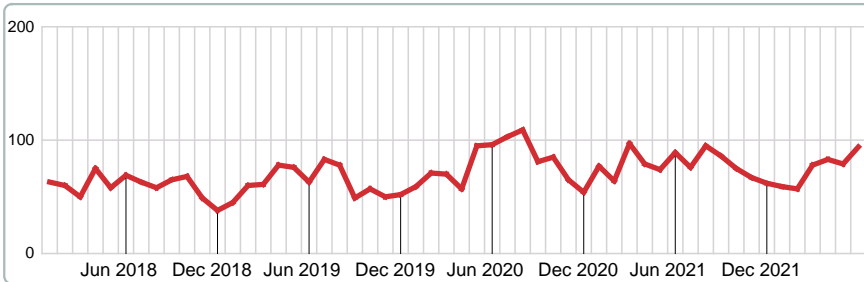
JUNE



YEAR TO DATE (YTD)

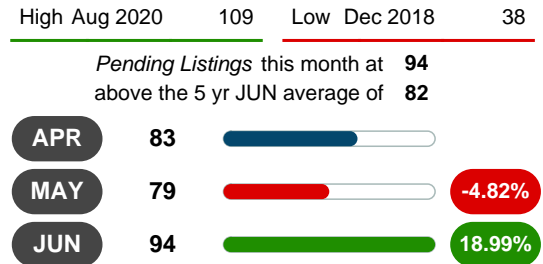


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 82



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	8	8.51%	41.0	4	3	0	1
\$50,001 - \$75,000	9	9.57%	13.0	5	4	0	0
\$75,001 - \$125,000	16	17.02%	51.5	4	11	1	0
\$125,001 - \$225,000	22	23.40%	19.5	2	14	5	1
\$225,001 - \$275,000	15	15.96%	23.0	1	10	4	0
\$275,001 - \$375,000	13	13.83%	17.0	1	9	3	0
\$375,001 and up	11	11.70%	22.0	0	7	2	2
Total Pending Units	94			17	58	15	4
Total Pending Volume	22,127,800	100%	22.0	1.79M	14.69M	4.49M	1.16M
Median Listing Price	\$169,750			\$71,500	\$187,200	\$249,900	\$260,000

June 2022



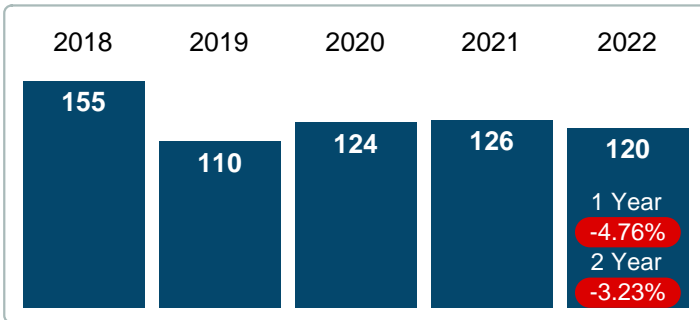
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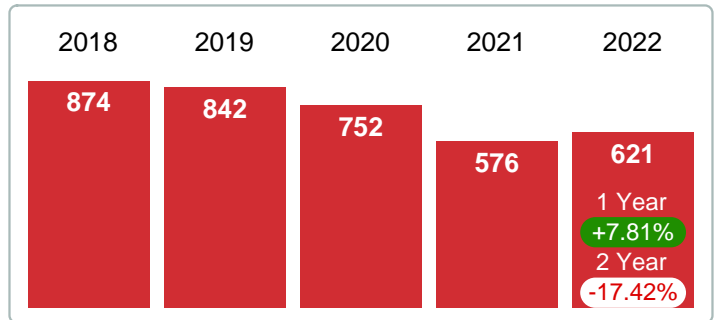
NEW LISTINGS

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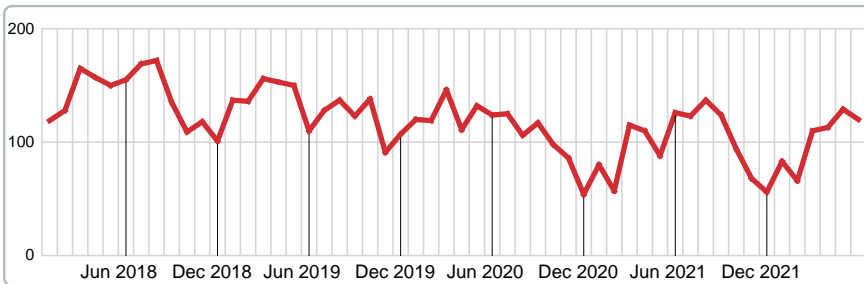
JUNE



YEAR TO DATE (YTD)

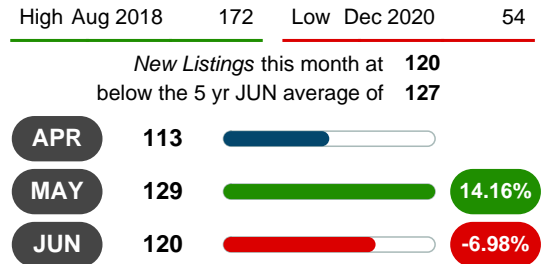


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 127



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	8.33%	8	0	1	1
\$50,001 - \$100,000	13	10.83%	8	4	1	0
\$100,001 - \$150,000	21	17.50%	5	15	1	0
\$150,001 - \$250,000	32	26.67%	7	20	5	0
\$250,001 - \$325,000	17	14.17%	1	8	6	2
\$325,001 - \$500,000	15	12.50%	0	8	6	1
\$500,001 and up	12	10.00%	1	5	4	2
Total New Listed Units	120		30	60	24	6
Total New Listed Volume	33,874,349	100%	3.78M	15.87M	10.85M	3.38M
Median New Listed Listing Price	\$199,700		\$97,700	\$196,200	\$299,450	\$332,500

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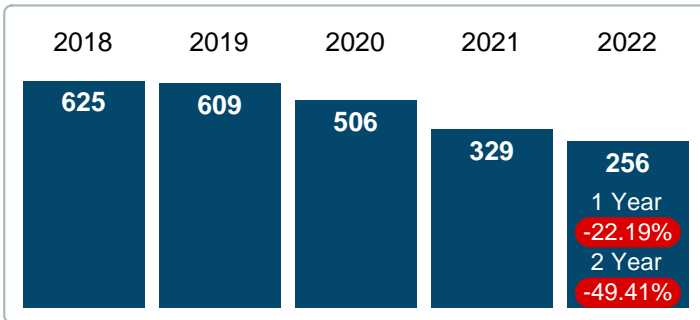
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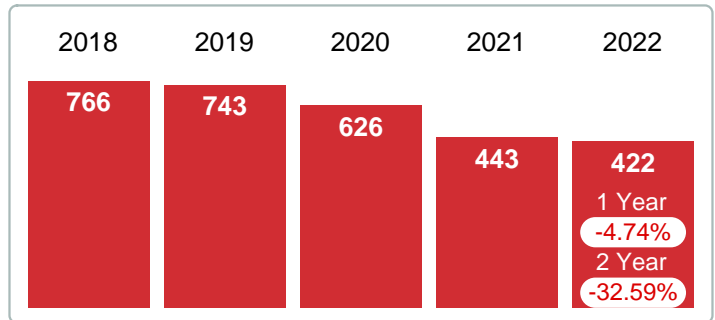
ACTIVE INVENTORY

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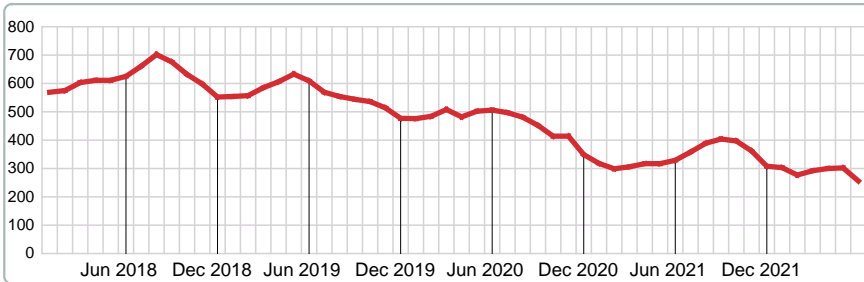
END OF JUNE



ACTIVE DURING JUNE

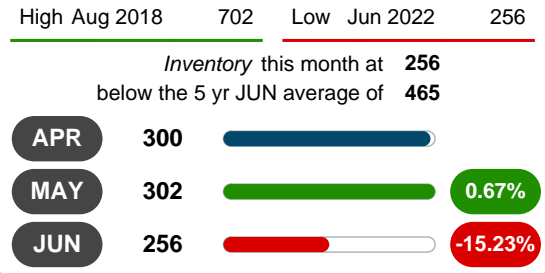


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 465



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	16	6.25%	35.5	9	5	2	0
\$50,001 - \$100,000	33	12.89%	49.0	10	22	1	0
\$100,001 - \$150,000	39	15.23%	43.0	9	27	3	0
\$150,001 - \$275,000	70	27.34%	44.0	12	40	17	1
\$275,001 - \$450,000	41	16.02%	40.0	1	20	16	4
\$450,001 - \$875,000	31	12.11%	42.0	3	14	12	2
\$875,001 and up	26	10.16%	58.0	0	6	14	6
Total Active Inventory by Units	256			44	134	65	13
Total Active Inventory by Volume	104,565,423	100%	44.0	6.64M	38.76M	34.54M	24.62M
Median Active Inventory Listing Price	\$219,250			\$110,000	\$189,700	\$328,000	\$649,900

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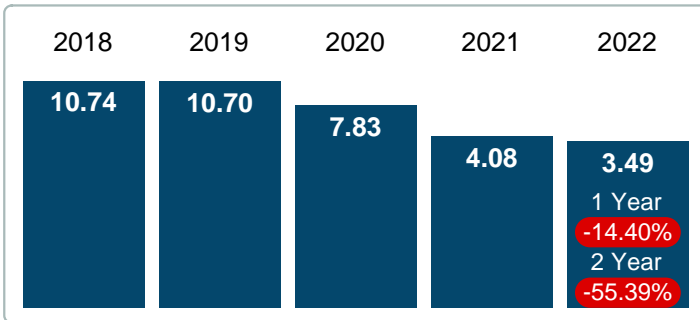
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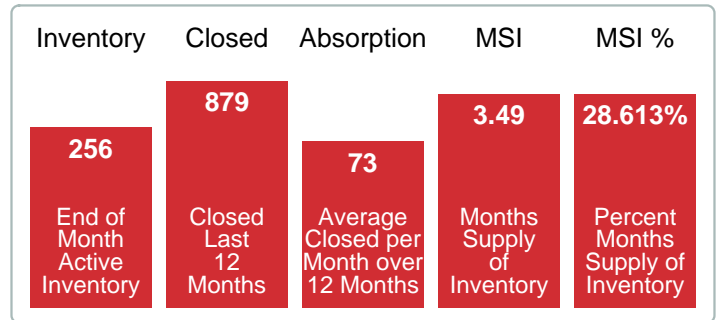
MONTHS SUPPLY of INVENTORY (MSI)

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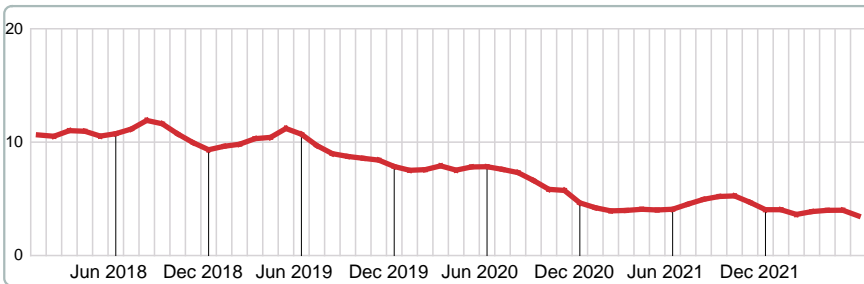
MSI FOR JUNE



INDICATORS FOR JUNE 2022

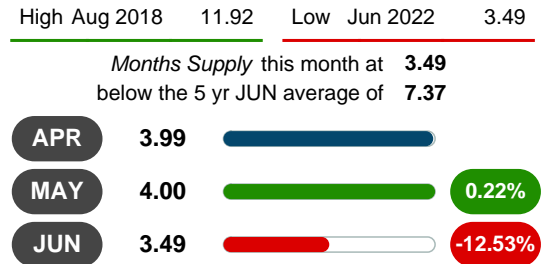


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 7.37



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	16	6.25%	2.13	2.63	1.36	6.00	0.00
\$50,001 - \$100,000	33	12.89%	2.49	2.03	3.03	1.09	0.00
\$100,001 - \$150,000	39	15.23%	2.75	4.00	2.59	2.12	0.00
\$150,001 - \$275,000	70	27.34%	3.33	9.60	2.82	3.52	1.33
\$275,001 - \$450,000	41	16.02%	3.76	1.50	3.33	4.80	4.36
\$450,001 - \$875,000	31	12.11%	5.47	18.00	4.42	7.58	2.67
\$875,001 and up	26	10.16%	34.67	0.00	36.00	42.00	24.00
Market Supply of Inventory (MSI)			3.49	3.47	2.99	5.10	4.33
Total Active Inventory by Units		100%	3.49	44	134	65	13

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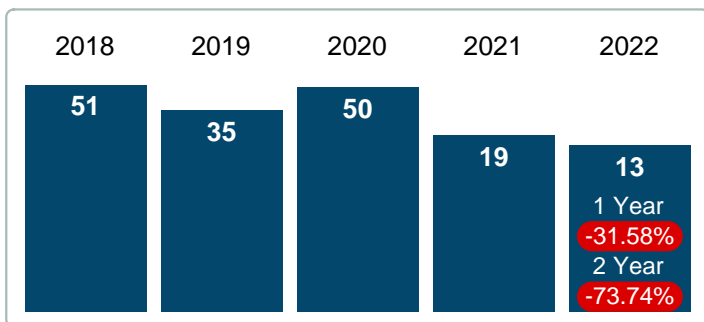
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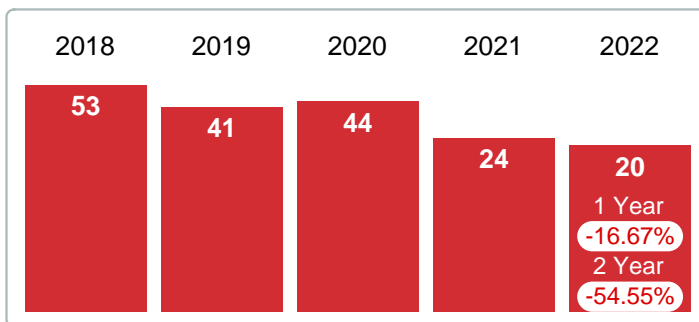
MEDIAN DAYS ON MARKET TO SALE

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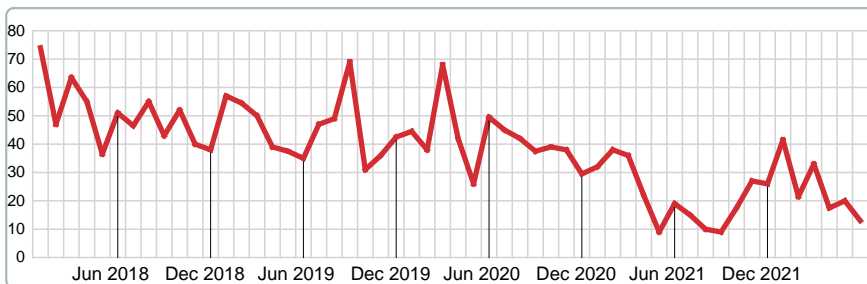
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

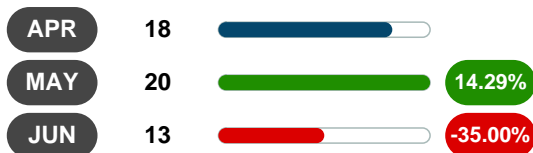


3 MONTHS

5 year JUN AVG = 34

High Jan 2018 74 Low Sep 2021 9

Median Days on Market to Sale this month at 13 below the 5 yr JUN average of 34



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	7.58%	6	6	93	5	0
\$50,001 - \$75,000	13.64%	13	21	10	0	0
\$75,001 - \$125,000	15.15%	9	8	53	0	0
\$125,001 - \$200,000	25.76%	8	13	5	0	0
\$200,001 - \$225,000	7.58%	5	0	67	5	0
\$225,001 - \$425,000	19.70%	21	21	36	14	68
\$425,001 and up	10.61%	13	0	39	4	13
Median Closed DOM		13	9	18	5	13
Total Closed Units	100%	66	14	41	8	3
Total Closed Volume		13,471,965	1.43M	8.47M	2.55M	1.02M

June 2022



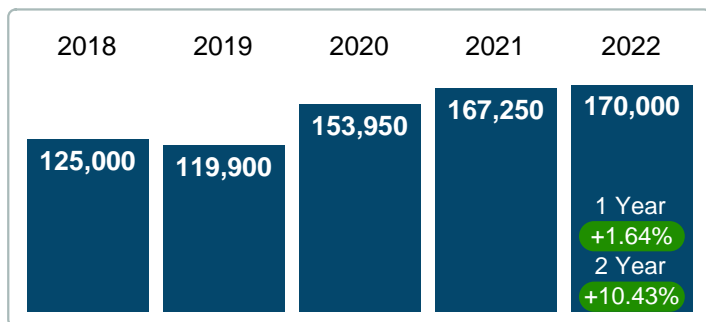
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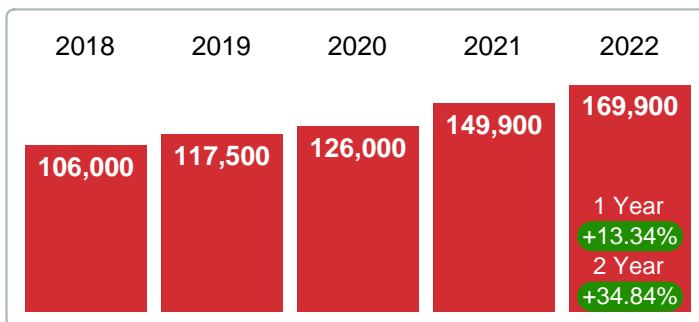
MEDIAN LIST PRICE AT CLOSING

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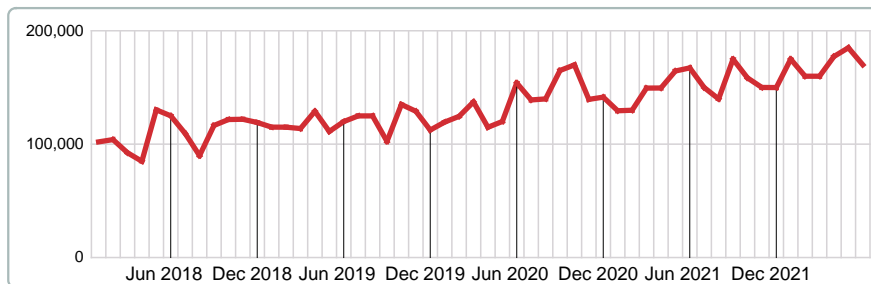
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 147,220

High May 2022 185,000 Low Apr 2018 84,900
 Median List Price at Closing this month at **170,000**
 above the 5 yr JUN average of **147,220**

APR	177,300	
MAY	185,000	+4.34%
JUN	170,000	-8.11%

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	5	7.58%	35,000	37,500	22,000	15,000	0
\$50,001 - \$75,000	8	12.12%	68,950	69,900	65,000	0	0
\$75,001 - \$125,000	10	15.15%	116,250	112,500	118,500	0	0
\$125,001 - \$200,000	17	25.76%	169,000	195,000	166,950	0	0
\$200,001 - \$225,000	3	4.55%	214,900	0	209,950	214,900	0
\$225,001 - \$425,000	16	24.24%	249,950	240,000	257,500	229,000	299,976
\$425,001 and up	7	10.61%	524,900	0	799,990	494,900	450,000
Median List Price			170,000	97,500	170,000	229,000	340,000
Total Closed Units		100%	170,000	14	41	8	3
Total Closed Volume			14,002,232	1.52M	8.88M	2.55M	1.05M

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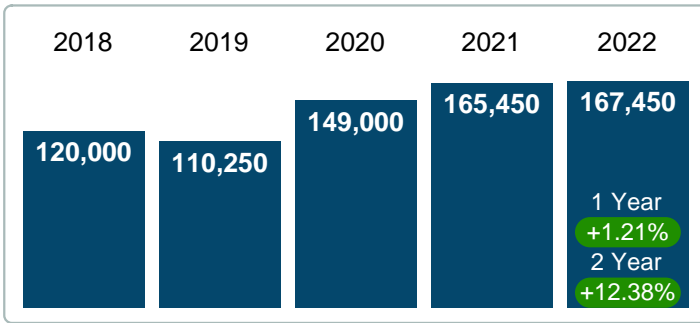
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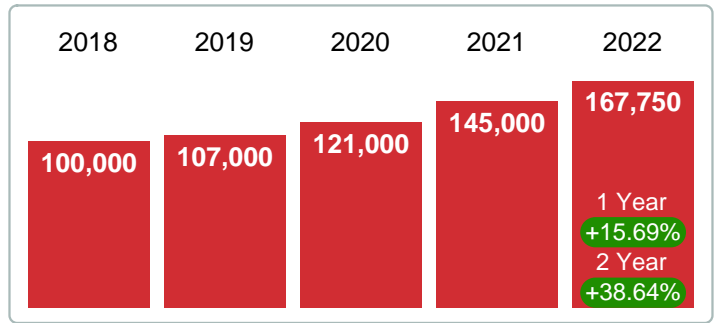
MEDIAN SOLD PRICE AT CLOSING

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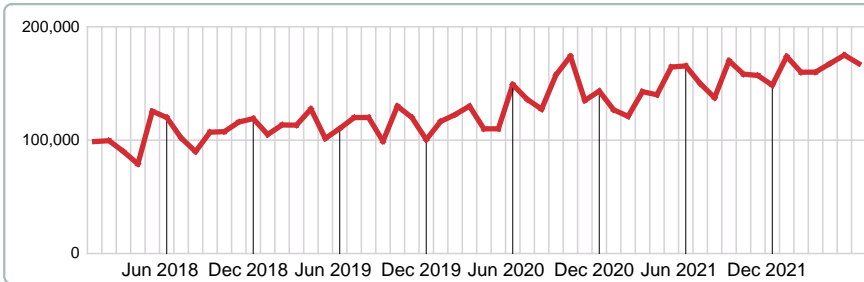
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

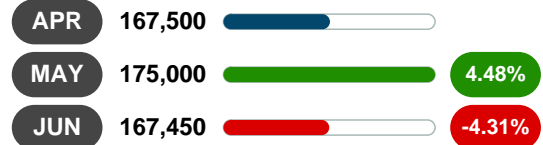


3 MONTHS

5 year JUN AVG = 142,430

High May 2022 175,000 Low Apr 2018 79,000

Median Sold Price at Closing this month at **167,450**
above the 5 yr JUN average of **142,430**



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	5	7.58%	30,000	32,000	16,000	15,000	0
\$50,001 - \$75,000	9	13.64%	62,000	62,990	61,000	0	0
\$75,001 - \$125,000	10	15.15%	107,500	107,500	111,500	0	0
\$125,001 - \$200,000	17	25.76%	164,900	170,000	162,450	0	0
\$200,001 - \$225,000	5	7.58%	210,000	0	206,500	210,000	0
\$225,001 - \$425,000	13	19.70%	250,000	240,000	250,000	235,000	292,500
\$425,001 and up	7	10.61%	520,000	0	775,000	520,000	432,000
Median Sold Price			167,450	94,000	164,900	229,250	315,000
Total Closed Units		100%	66	14	41	8	3
Total Closed Volume			13,471,965	1.43M	8.47M	2.55M	1.02M

June 2022



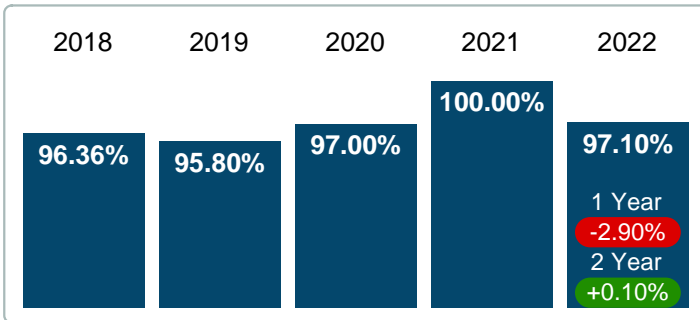
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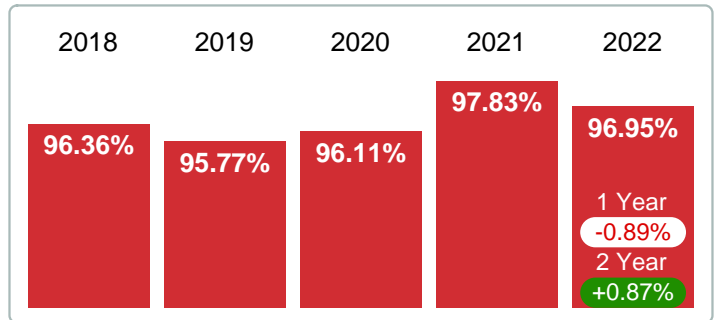
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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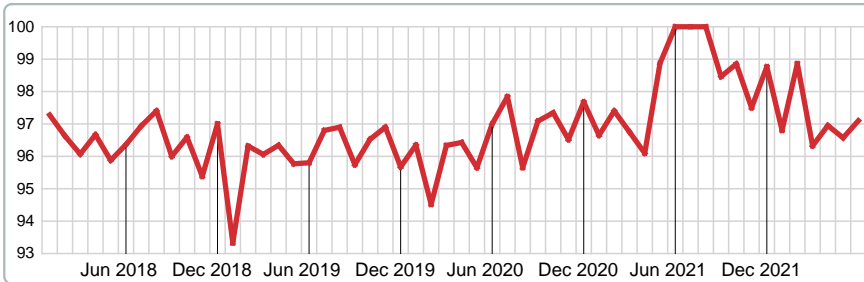
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

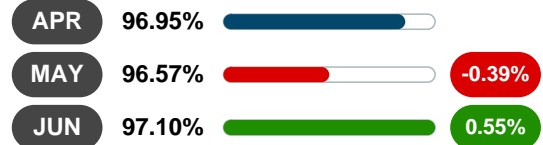


3 MONTHS

5 year JUN AVG = 97.25%

High Aug 2021 100.00% Low Jan 2019 93.33%

Median Sold/List Ratio this month at **97.10%**
equal to 5 yr JUN average of **97.25%**



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	5	7.58%	85.71%	85.71%	72.73%	100.00%	0.00%
\$50,001 - \$75,000	9	13.64%	95.38%	90.00%	96.93%	0.00%	0.00%
\$75,001 - \$125,000	10	15.15%	94.52%	98.82%	91.40%	0.00%	0.00%
\$125,001 - \$200,000	17	25.76%	98.71%	97.44%	99.35%	0.00%	0.00%
\$200,001 - \$225,000	5	7.58%	94.42%	0.00%	91.89%	97.60%	0.00%
\$225,001 - \$425,000	13	19.70%	98.04%	100.00%	97.91%	102.62%	98.26%
\$425,001 and up	7	10.61%	100.00%	0.00%	96.88%	100.02%	96.00%
Median Sold/List Ratio		97.10%		94.37%	95.54%	100.00%	96.00%
Total Closed Units		66	100%	14	41	8	3
Total Closed Volume		13,471,965		1.43M	8.47M	2.55M	1.02M

June 2022



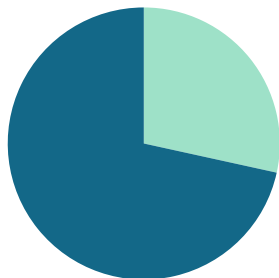
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



MARKET SUMMARY

Report produced on Jul 11, 2022 for MLS Technology Inc.

INVENTORY

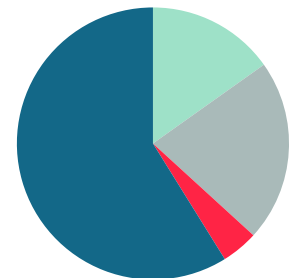


Inventory
 New Listings
120 = 28.44%
 Start Inventory
302
 Total Inventory Units
422
 Volume
\$146,550,254

Market Activity

Closed Sales
66 = 15.17%
 Pending Sales
94 = 21.61%
 Other Off Market
19 = 4.37%
 Active Inventory
256 = 58.85%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	94	66	-29.79%	437	402	-8.01%
Pending Sales	89	94	+5.62%	480	450	-6.25%
New Listings	126	120	-4.76%	576	621	+7.81%
Median List Price	167,250	170,000	+1.64%	149,900	169,900	+13.34%
Median Sale Price	165,450	167,450	+1.21%	145,000	167,750	+15.69%
Median Percent of Selling Price to List Price	100.00%	97.10%	-2.90%	97.83%	96.95%	-0.89%
Median Days on Market to Sale	19.00	13.00	-31.58%	24.00	20.00	-16.67%
Monthly Inventory	329	256	-22.19%	329	256	-22.19%
Months Supply of Inventory	4.08	3.49	-14.40%	4.08	3.49	-14.40%

Absorption: Last 12 months, an Average of **73** Sales/Month

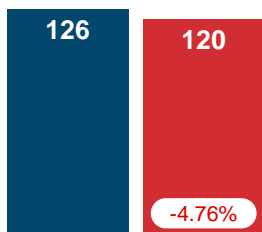
Inventory on June 30, 2022 = **256**

2021 **2022**

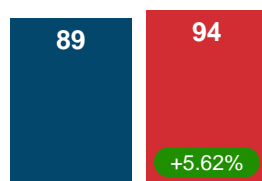
JUNE MARKET

MEDIAN PRICES

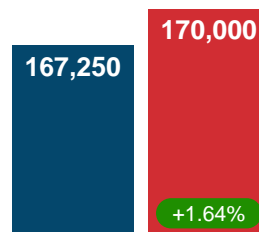
New Listings



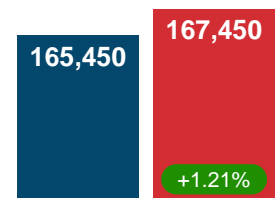
Pending Listings



List Price



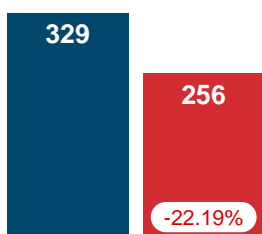
Sale Price



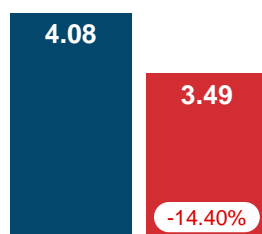
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

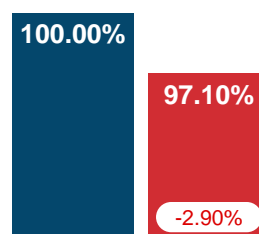
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

