

June 2022



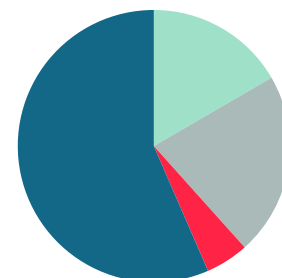
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	55	65	18.18%
Pending Listings	78	85	8.97%
New Listings	115	130	13.04%
Average List Price	226,392	320,917	41.75%
Average Sale Price	222,693	310,052	39.23%
Average Percent of Selling Price to List Price	99.13%	97.06%	-2.09%
Average Days on Market to Sale	13.36	25.88	93.64%
End of Month Inventory	300	221	-26.33%
Months Supply of Inventory	4.42	2.82	-36.20%



■ Closed (16.62%)
■ Pending (21.74%)
■ Other OffMarket (5.12%)
■ Active (56.52%)

Absorption: Last 12 months, an Average of **78** Sales/Month
Active Inventory as of June 30, 2022 = **221**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **26.33%** to 221 existing homes available for sale. Over the last 12 months this area has had an average of 78 closed sales per month. This represents an unsold inventory index of **2.82** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **39.23%** in June 2022 to \$310,052 versus the previous year at \$222,693.

Average Days on Market Lengthens

The average number of **25.88** days that homes spent on the market before selling increased by 12.51 days or **93.64%** in June 2022 compared to last year's same month at **13.36** DOM.

Sales Success for June 2022 is Positive

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

There were 130 New Listings in June 2022, up **13.04%** from last year at 115. Furthermore, there were 65 Closed Listings this month versus last year at 55, a **18.18%** increase.

Closed versus Listed trends yielded a **50.0%** ratio, up from previous year's, June 2021, at **47.8%**, a **4.55%** upswing. This will certainly create pressure on a decreasing Month's 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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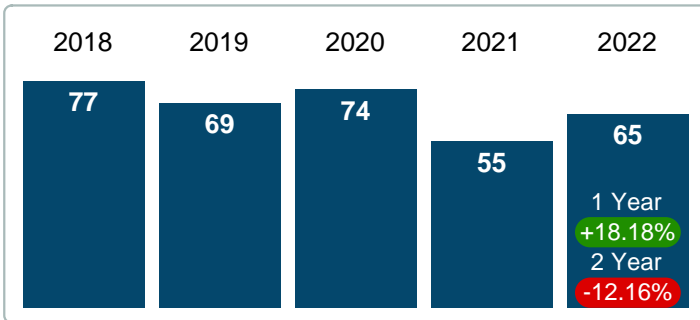
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



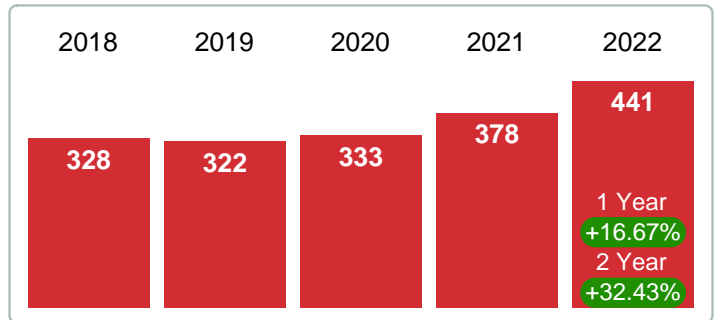
CLOSED LISTINGS

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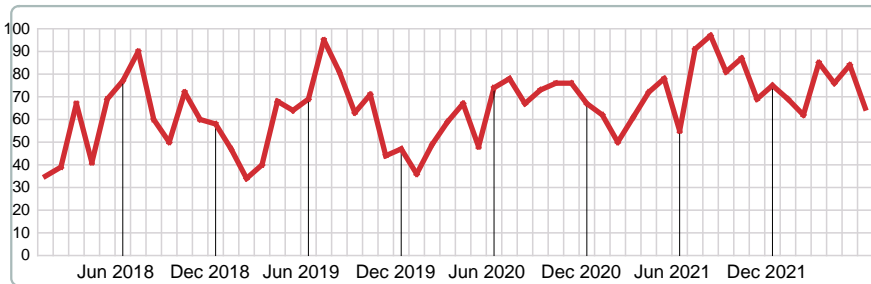
JUNE



YEAR TO DATE (YTD)

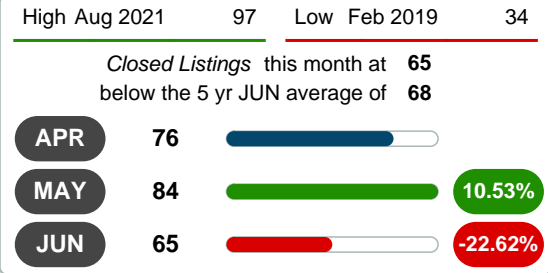


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.69%	15.0	2	3	0	0
\$100,001 - \$150,000	9	13.85%	18.3	0	7	2	0
\$150,001 - \$200,000	11	16.92%	39.0	1	7	3	0
\$200,001 - \$275,000	14	21.54%	29.9	2	10	2	0
\$275,001 - \$350,000	8	12.31%	5.1	0	5	2	1
\$350,001 - \$600,000	12	18.46%	28.9	2	5	3	2
\$600,001 and up	6	9.23%	34.3	0	2	3	1
Total Closed Units	65			7	39	15	4
Total Closed Volume	20,153,375	100%	25.9	1.69M	10.05M	5.66M	2.76M
Average Closed Price	\$310,052			\$241,504	\$257,642	\$377,320	\$688,750

June 2022



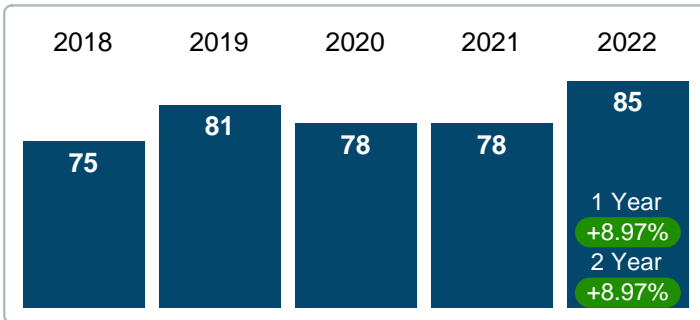
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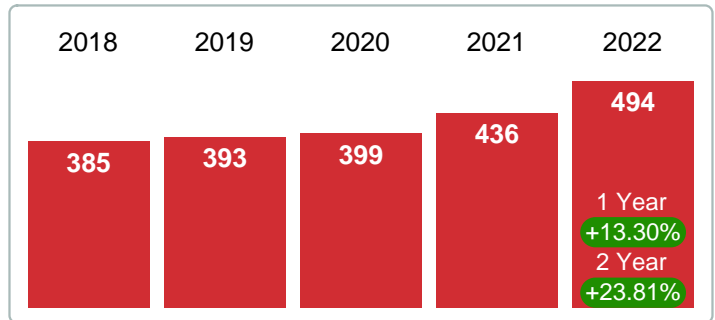
PENDING LISTINGS

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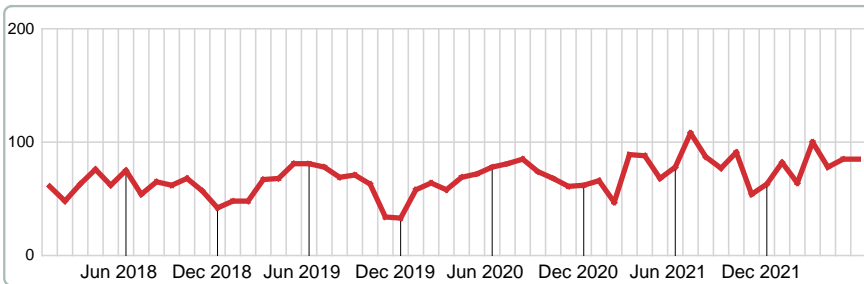
JUNE



YEAR TO DATE (YTD)

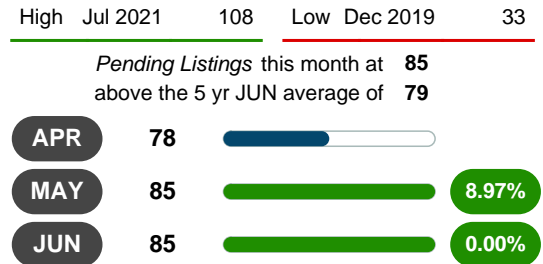


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	10.59%	37.6	4	5	0	0
\$100,001 - \$150,000	8	9.41%	26.1	2	5	1	0
\$150,001 - \$200,000	12	14.12%	16.9	3	7	2	0
\$200,001 - \$275,000	23	27.06%	16.7	1	19	3	0
\$275,001 - \$350,000	13	15.29%	28.3	1	6	5	1
\$350,001 - \$450,000	10	11.76%	20.0	1	5	3	1
\$450,001 and up	10	11.76%	48.5	0	7	2	1
Total Pending Units	85			12	54	16	3
Total Pending Volume	25,111,575	100%	19.2	2.11M	15.63M	5.75M	1.63M
Average Listing Price	\$285,483			\$175,667	\$289,469	\$359,080	\$542,333

June 2022



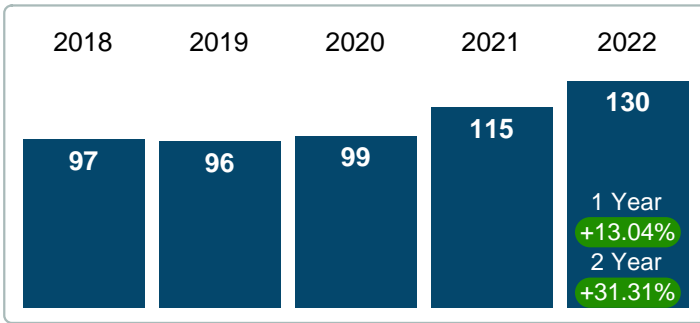
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



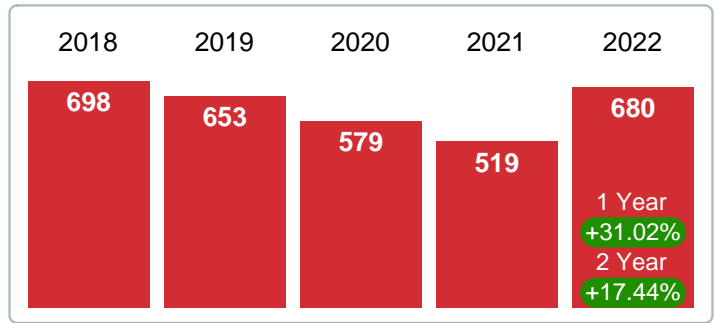
NEW LISTINGS

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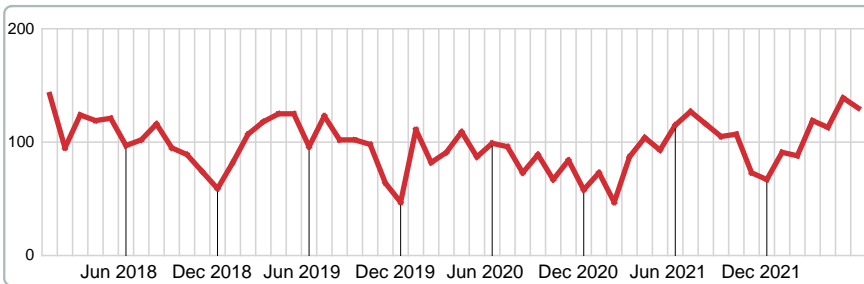
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 107

High Jan 2018 142 Low Feb 2021 47

New Listings this month at 130
above the 5 yr JUN average of 107

- APR 113
- MAY 139 +23.01%
- JUN 130 -6.47%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	9.23%	7	4	1	0
\$125,001 - \$175,000	14	10.77%	3	9	2	0
\$175,001 - \$200,000	12	9.23%	1	10	1	0
\$200,001 - \$275,000	39	30.00%	2	29	8	0
\$275,001 - \$325,000	17	13.08%	1	10	6	0
\$325,001 - \$575,000	22	16.92%	1	11	9	1
\$575,001 and up	14	10.77%	0	5	7	2
Total New Listed Units	130		15	78	34	3
Total New Listed Volume	41,633,875	100%	2.51M	22.75M	14.23M	2.14M
Average New Listed Listing Price	\$328,500		\$167,440	\$291,650	\$418,546	\$714,333

June 2022



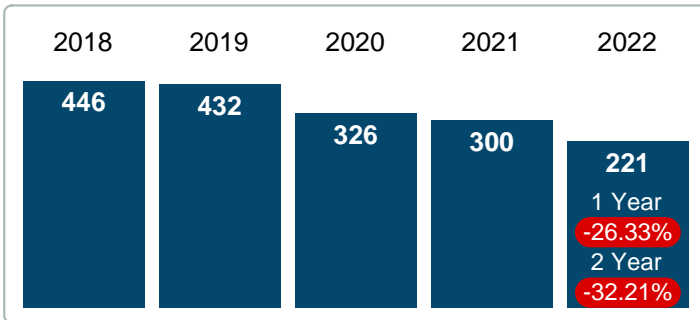
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



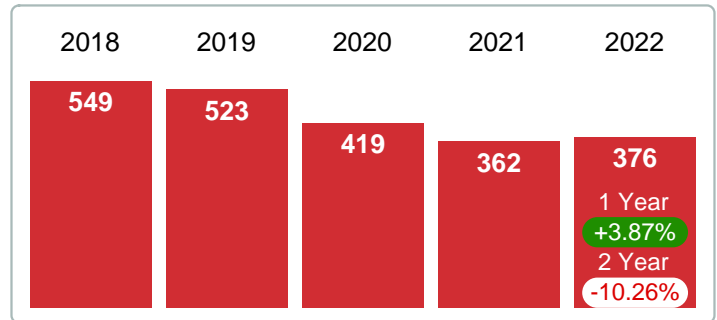
ACTIVE INVENTORY

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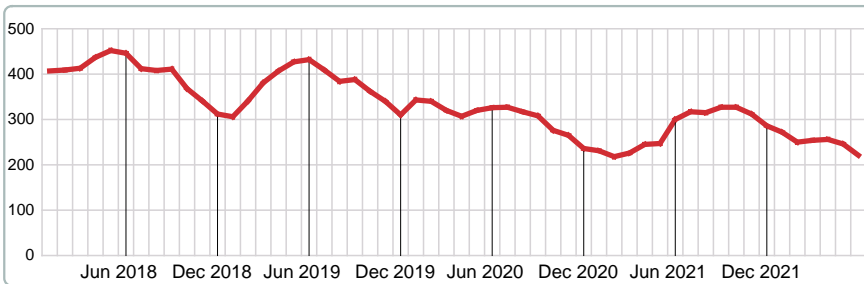
END OF JUNE



ACTIVE DURING JUNE

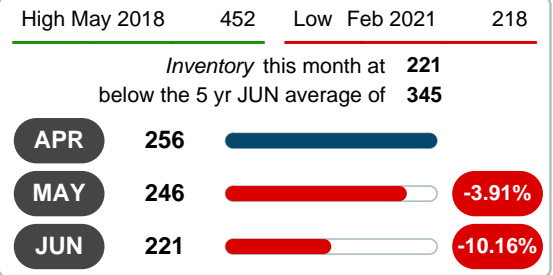


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 345



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	8.60%	218.7	11	7	1	0
\$125,001 - \$175,000	26	11.76%	164.1	11	14	1	0
\$175,001 - \$225,000	25	11.31%	33.1	1	20	4	0
\$225,001 - \$325,000	64	28.96%	48.6	7	41	15	1
\$325,001 - \$525,000	37	16.74%	48.9	3	21	12	1
\$525,001 - \$925,000	28	12.67%	67.3	1	9	14	4
\$925,001 and up	22	9.95%	78.5	0	9	10	3
Total Active Inventory by Units	221			34	121	57	9
Total Active Inventory by Volume	105,850,100	100%	80.4	6.62M	50.11M	40.97M	8.16M
Average Active Inventory Listing Price	\$478,960			\$194,621	\$414,121	\$718,742	\$906,222

June 2022



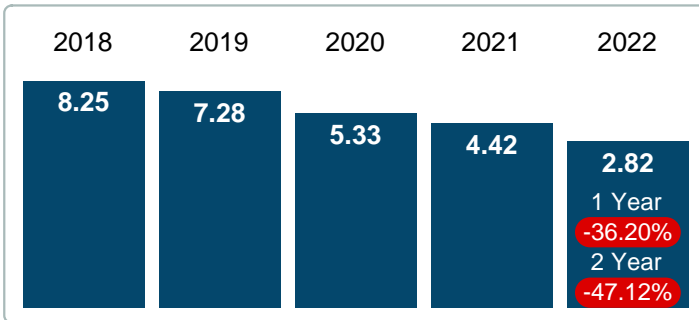
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



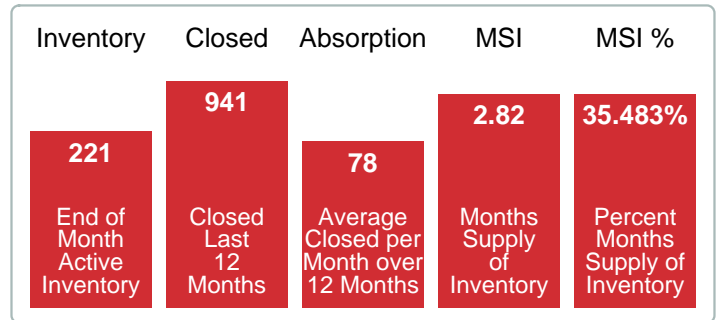
MONTHS SUPPLY of INVENTORY (MSI)

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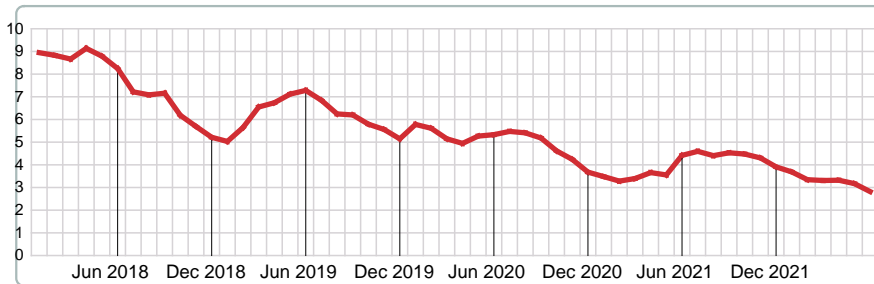
MSI FOR JUNE



INDICATORS FOR JUNE 2022

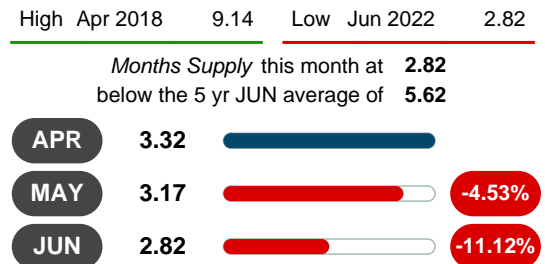


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 5.62



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
\$125,000 and less	19	8.60%	1.43	2.28	0.92	1.33	0.00
\$125,001 - \$175,000	26	11.76%	1.94	4.00	1.71	0.44	0.00
\$175,001 - \$225,000	25	11.31%	1.42	2.00	1.35	1.92	0.00
\$225,001 - \$325,000	64	28.96%	3.28	8.40	3.30	2.86	1.00
\$325,001 - \$525,000	37	16.74%	3.79	4.00	4.00	4.00	1.33
\$525,001 - \$925,000	28	12.67%	7.47	6.00	4.91	15.27	4.80
\$925,001 and up	22	9.95%	20.31	0.00	21.60	30.00	9.00
Market Supply of Inventory (MSI)			2.82	3.46	2.40	3.91	2.57
Total Active Inventory by Units		100%	2.82	34	121	57	9

June 2022



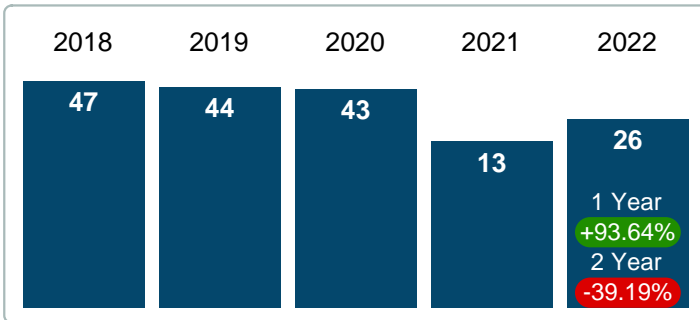
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



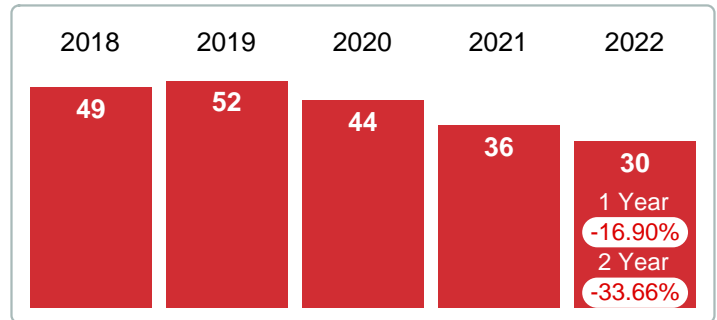
AVERAGE DAYS ON MARKET TO SALE

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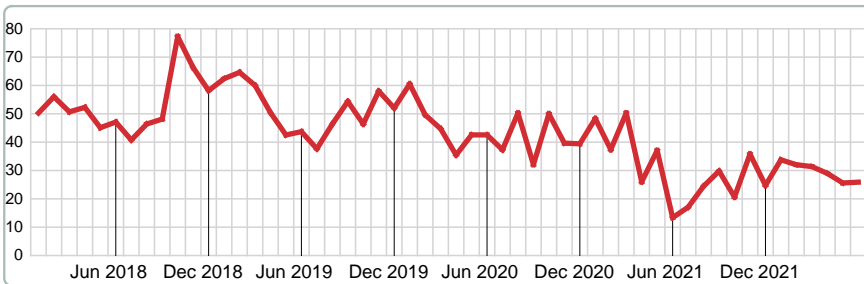
JUNE



YEAR TO DATE (YTD)

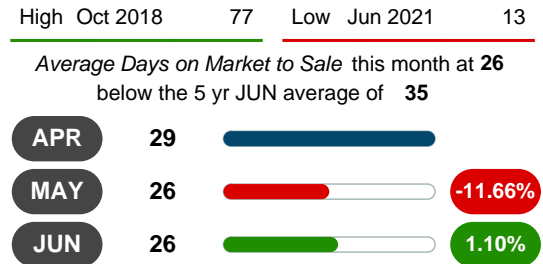


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 35



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.69%	15	15	15	0	0
\$100,001 - \$150,000	13.85%	18	0	22	5	0
\$150,001 - \$200,000	16.92%	39	4	18	100	0
\$200,001 - \$275,000	21.54%	30	137	5	47	0
\$275,001 - \$350,000	12.31%	5	0	4	2	18
\$350,001 - \$600,000	18.46%	29	2	55	8	23
\$600,001 and up	9.23%	34	0	56	30	5
Average Closed DOM		26	44	20	34	17
Total Closed Units	100%	26	7	39	15	4
Total Closed Volume			1.69M	10.05M	5.66M	2.76M

June 2022



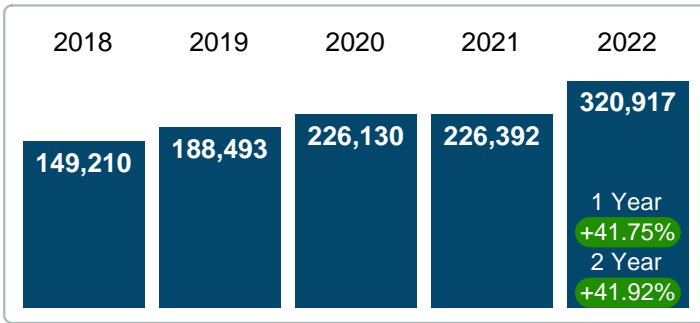
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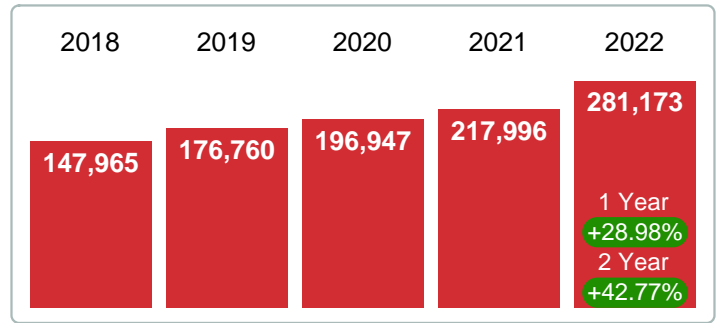
AVERAGE LIST PRICE AT CLOSING

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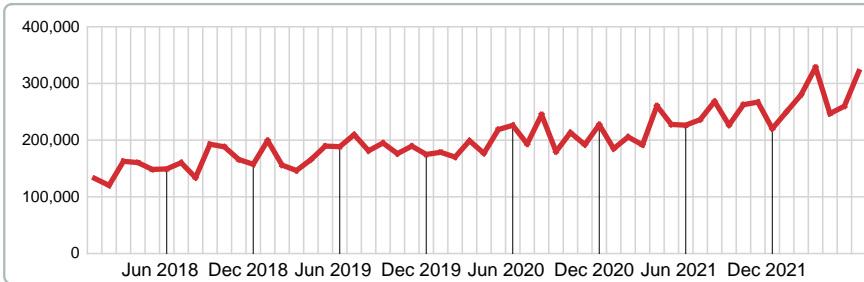
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

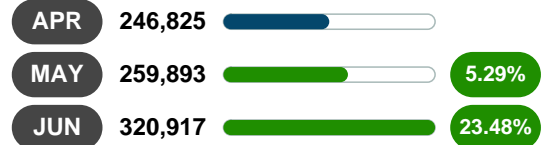


3 MONTHS

5 year JUN AVG = 222,229

High Mar 2022 328,340 Low Feb 2018 120,246

Average List Price at Closing this month at **320,917**
above the 5 yr JUN average of **222,229**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.69%	83,780	82,450	84,667	0	0
\$100,001 - \$150,000	10.77%	136,914	0	142,629	137,450	0
\$150,001 - \$200,000	18.46%	183,475	195,000	190,414	226,300	0
\$200,001 - \$275,000	23.08%	237,063	247,500	225,205	251,000	0
\$275,001 - \$350,000	13.85%	305,722	0	296,560	285,300	335,000
\$350,001 - \$600,000	16.92%	468,126	477,450	475,980	368,167	580,044
\$600,001 and up	9.23%	970,633	0	772,500	892,967	1,499,900
Average List Price		320,917	258,543	262,694	387,320	748,747
Total Closed Units	100%	320,917	7	39	15	4
Total Closed Volume		20,859,636	1.81M	10.25M	5.81M	2.99M

June 2022



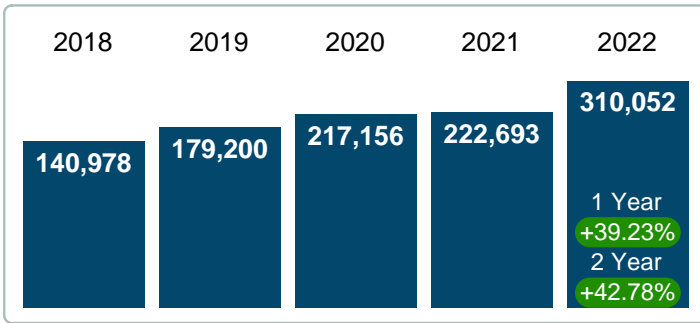
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



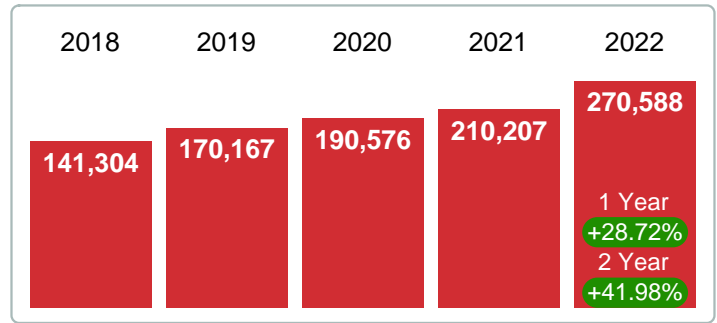
AVERAGE SOLD PRICE AT CLOSING

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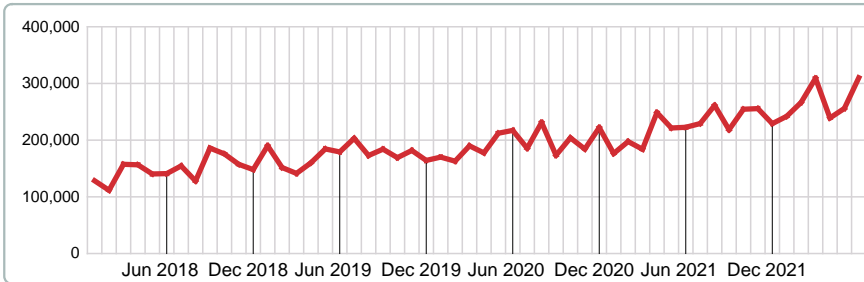
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

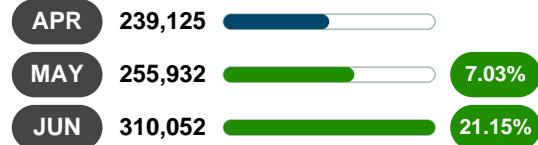


3 MONTHS

5 year JUN AVG = 214,016

High Jun 2022 310,052 Low Feb 2018 111,591

Average Sold Price at Closing this month at **310,052** above the 5 yr JUN average of **214,016**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.69%	81,400	81,500	81,333	0	0
\$100,001 - \$150,000	13.85%	135,933	0	133,857	143,200	0
\$150,001 - \$200,000	16.92%	182,727	175,000	186,857	175,667	0
\$200,001 - \$275,000	21.54%	228,596	225,000	227,055	239,900	0
\$275,001 - \$350,000	12.31%	299,888	0	298,700	285,300	335,000
\$350,001 - \$600,000	18.46%	446,627	451,263	460,000	365,667	530,000
\$600,001 and up	9.23%	925,667	0	747,500	899,667	1,360,000
Average Sold Price		310,052	241,504	257,642	377,320	688,750
Total Closed Units	100%	310,052	7	39	15	4
Total Closed Volume		20,153,375	1.69M	10.05M	5.66M	2.76M

June 2022



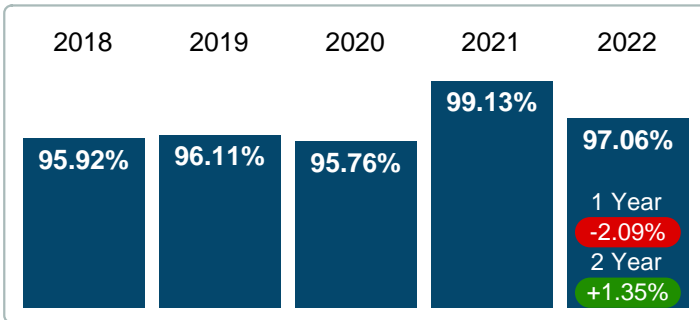
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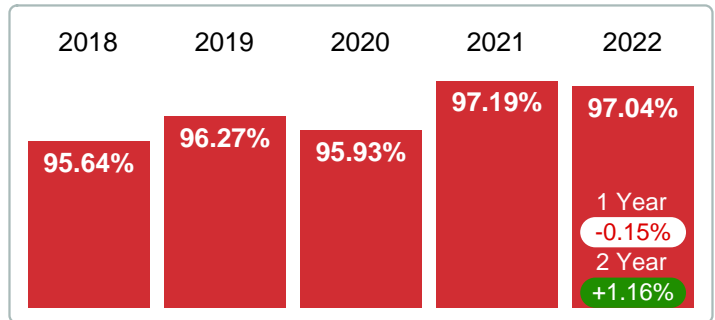
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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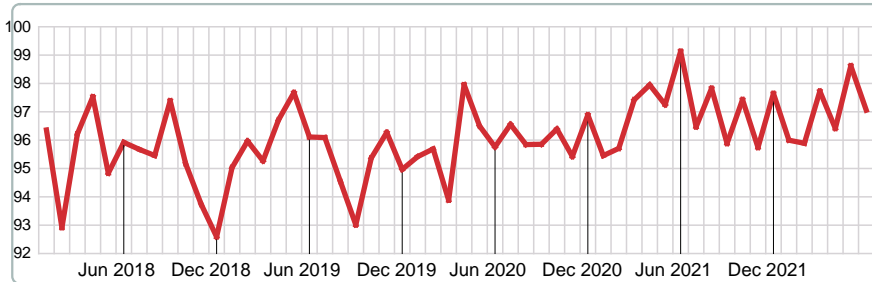
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 96.80%

High Jun 2021 99.13% Low Dec 2018 92.59%

Average Sold/List Ratio this month at **97.06%** equal to 5 yr JUN average of **96.80%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.69%	96.88%	98.81%	95.60%	0.00%	0.00%
\$100,001 - \$150,000	9	13.85%	96.23%	0.00%	93.94%	104.26%	0.00%
\$150,001 - \$200,000	11	16.92%	92.30%	89.74%	98.45%	78.82%	0.00%
\$200,001 - \$275,000	14	21.54%	99.06%	91.11%	101.26%	95.99%	0.00%
\$275,001 - \$350,000	8	12.31%	100.52%	0.00%	100.83%	100.00%	100.00%
\$350,001 - \$600,000	12	18.46%	96.60%	95.15%	96.96%	99.51%	92.80%
\$600,001 and up	6	9.23%	98.78%	0.00%	97.14%	102.58%	90.67%
Average Sold/List Ratio		97.10%		94.27%	98.19%	96.21%	94.07%
Total Closed Units		65	100%	7	39	15	4
Total Closed Volume		20,153,375		1.69M	10.05M	5.66M	2.76M

June 2022



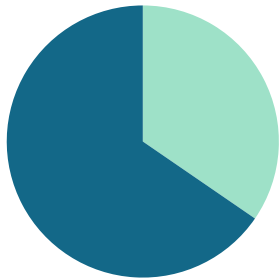
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

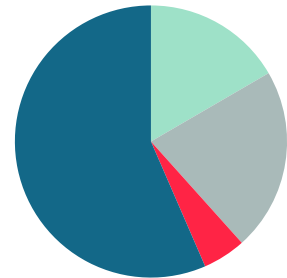


Inventory
 New Listings
130 = 34.57%
 Start Inventory
246
 Total Inventory Units
376
 Volume
\$162,217,109

Market Activity

Closed Sales
65 = 16.62%
 Pending Sales
85 = 21.74%
 Other Off Market
20 = 5.12%
 Active Inventory
221 = 56.52%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	65	18.18%	378	441	16.67%
Pending Sales	78	85	8.97%	436	494	13.30%
New Listings	115	130	13.04%	519	680	31.02%
Average List Price	226,392	320,917	41.75%	217,996	281,173	28.98%
Average Sale Price	222,693	310,052	39.23%	210,207	270,588	28.72%
Average Percent of Selling Price to List Price	99.13%	97.06%	-2.09%	97.19%	97.04%	-0.15%
Average Days on Market to Sale	13.36	25.88	93.64%	35.52	29.52	-16.90%
Monthly Inventory	300	221	-26.33%	300	221	-26.33%
Months Supply of Inventory	4.42	2.82	-36.20%	4.42	2.82	-36.20%

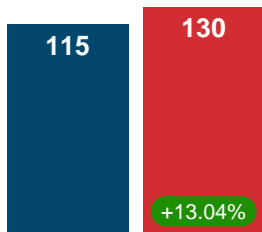
Absorption: Last 12 months, an Average of **78** Sales/Month

Inventory on June 30, 2022 = **221**

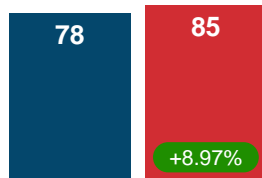
2021 **2022**

JUNE MARKET

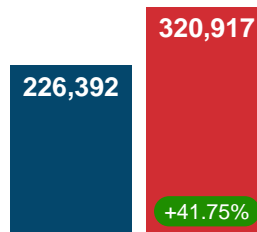
New Listings



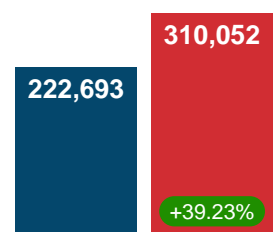
Pending Listings



List Price

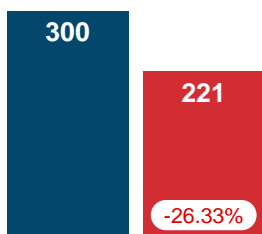


Sale Price

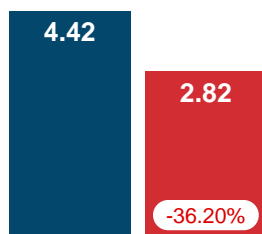


INVENTORY

Active Inventory

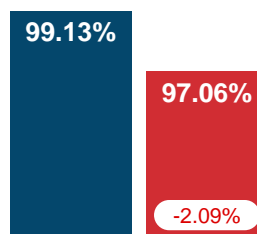


Monthly Supply of Inventory



AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

