

June 2022



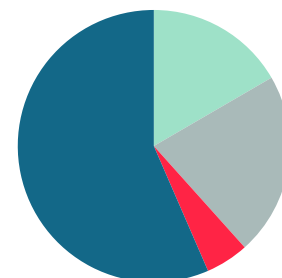
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



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%
Median List Price	185,000	236,700	27.95%
Median Sale Price	185,000	227,000	22.70%
Median Percent of Selling Price to List Price	100.00%	99.76%	-0.24%
Median Days on Market to Sale	4.00	9.00	125.00%
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.

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 **22.70%** in June 2022 to \$227,000 versus the previous year at \$185,000.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 5.00 days or **125.00%** in June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 2022 is Positive

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

There were 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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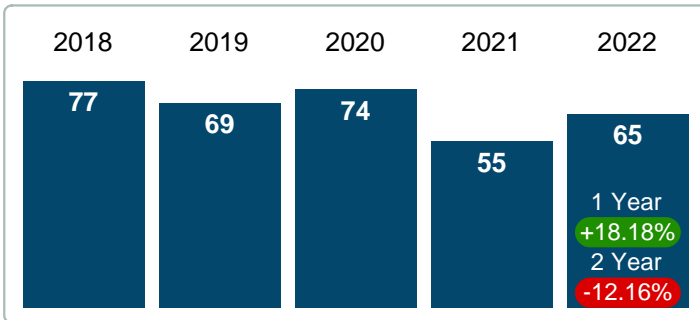
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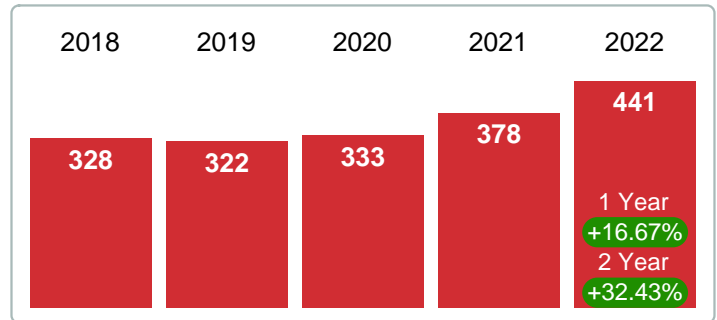
CLOSED LISTINGS

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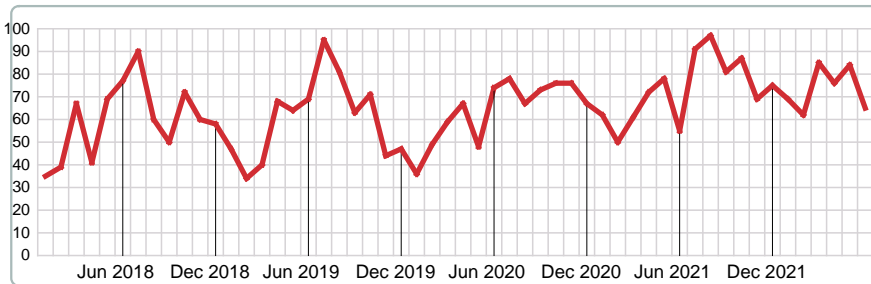
JUNE



YEAR TO DATE (YTD)

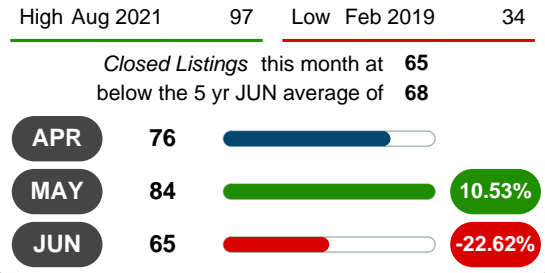


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.69%	13.0	2	3	0	0
\$100,001 - \$150,000	9	13.85%	10.0	0	7	2	0
\$150,001 - \$200,000	11	16.92%	20.0	1	7	3	0
\$200,001 - \$275,000	14	21.54%	7.0	2	10	2	0
\$275,001 - \$350,000	8	12.31%	3.0	0	5	2	1
\$350,001 - \$600,000	12	18.46%	17.5	2	5	3	2
\$600,001 and up	6	9.23%	13.5	0	2	3	1
Total Closed Units	65			7	39	15	4
Total Closed Volume	20,153,375	100%	9.0	1.69M	10.05M	5.66M	2.76M
Median Closed Price	\$227,000			\$210,000	\$205,000	\$277,200	\$530,000

June 2022



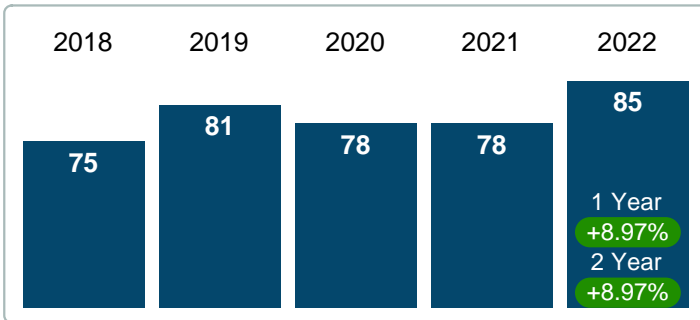
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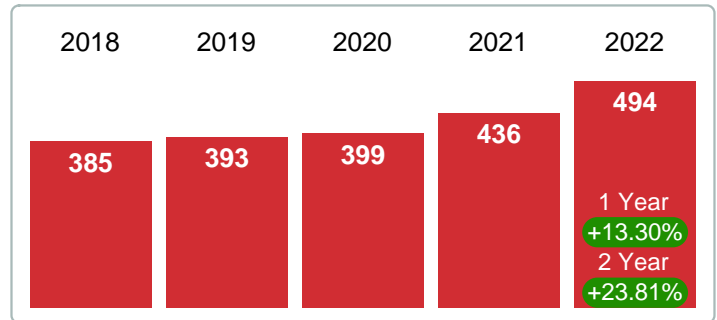
PENDING LISTINGS

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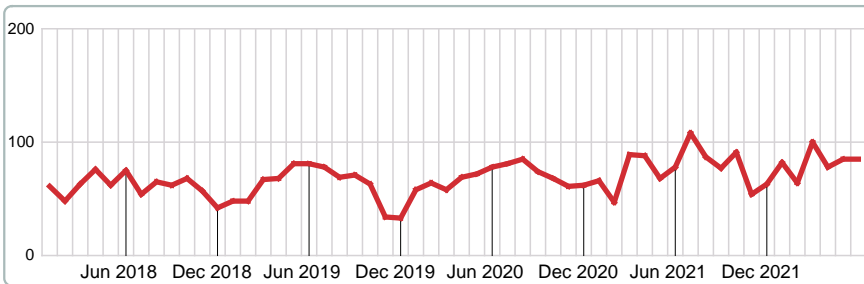
JUNE



YEAR TO DATE (YTD)

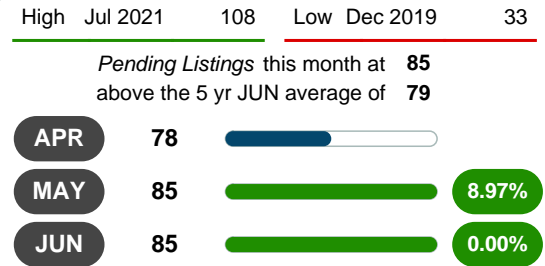


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 79



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	10.59%	19.0	4	5	0	0
\$100,001 - \$150,000	8	9.41%	15.0	2	5	1	0
\$150,001 - \$200,000	12	14.12%	6.0	3	7	2	0
\$200,001 - \$275,000	23	27.06%	6.0	1	19	3	0
\$275,001 - \$350,000	13	15.29%	4.0	1	6	5	1
\$350,001 - \$450,000	10	11.76%	12.5	1	5	3	1
\$450,001 and up	10	11.76%	23.0	0	7	2	1
Total Pending Units	85			12	54	16	3
Total Pending Volume	25,111,575	100%	11.0	2.11M	15.63M	5.75M	1.63M
Median Listing Price	\$245,000			\$149,500	\$235,000	\$298,700	\$449,000

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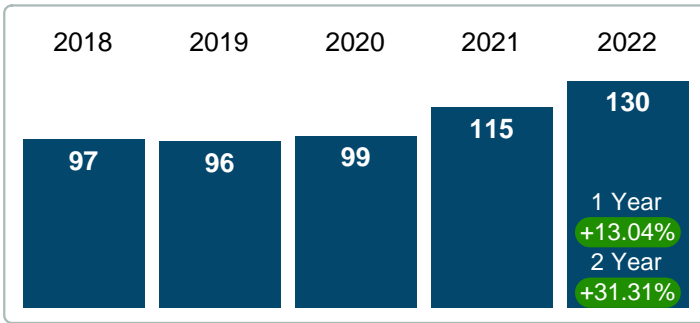
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



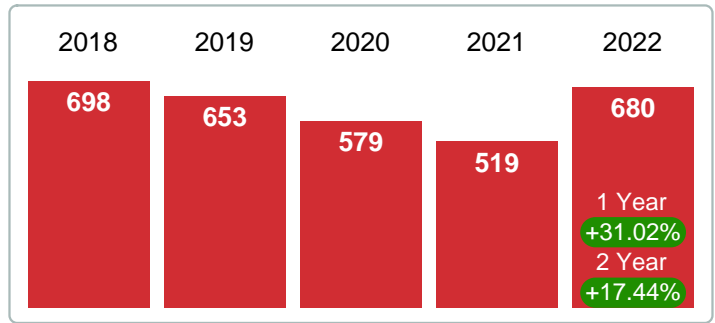
NEW LISTINGS

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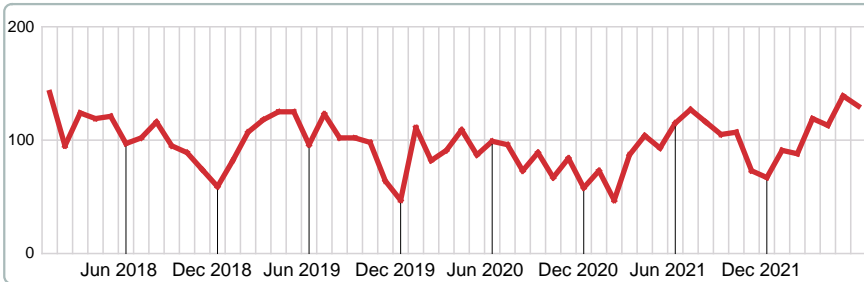
JUNE



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



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
Median New Listed Listing Price	\$249,450		\$135,000	\$235,000	\$299,950	\$799,000

June 2022



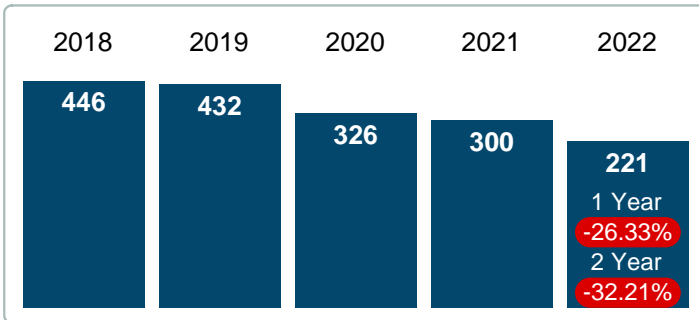
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



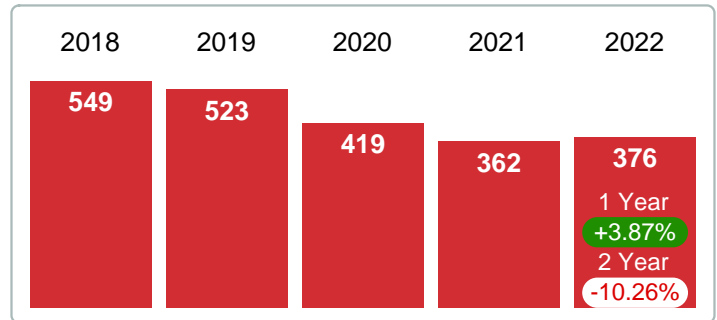
ACTIVE INVENTORY

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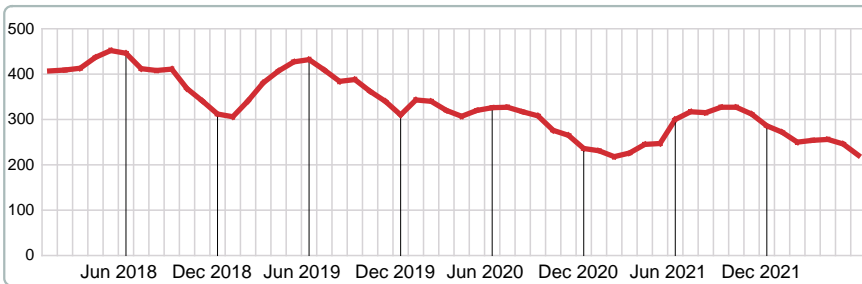
END OF JUNE



ACTIVE DURING JUNE

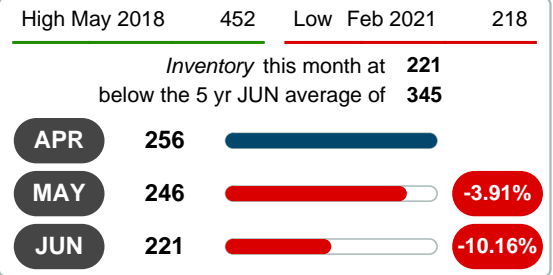


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 345



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	8.60%	59.0	11	7	1	0
\$125,001 - \$175,000	26	11.76%	49.5	11	14	1	0
\$175,001 - \$225,000	25	11.31%	19.0	1	20	4	0
\$225,001 - \$325,000	64	28.96%	42.5	7	41	15	1
\$325,001 - \$525,000	37	16.74%	47.0	3	21	12	1
\$525,001 - \$925,000	28	12.67%	53.0	1	9	14	4
\$925,001 and up	22	9.95%	51.5	0	9	10	3
Total Active Inventory by Units	221			34	121	57	9
Total Active Inventory by Volume	105,850,100	100%	48.0	6.62M	50.11M	40.97M	8.16M
Median Active Inventory Listing Price	\$280,000			\$139,450	\$264,900	\$380,000	\$799,000

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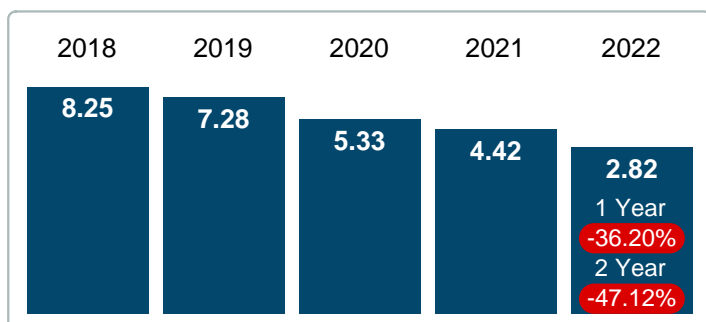
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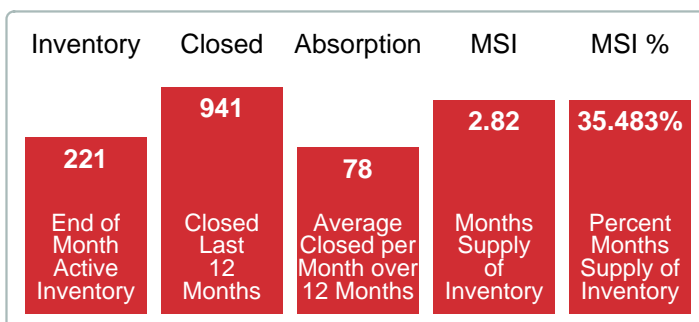
MONTHS SUPPLY of INVENTORY (MSI)

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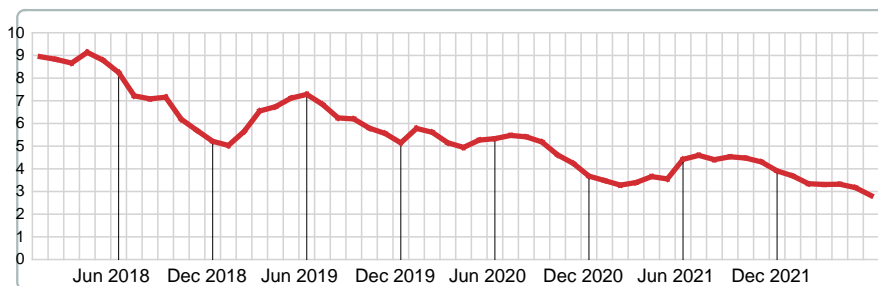
MSI FOR JUNE



INDICATORS FOR JUNE 2022

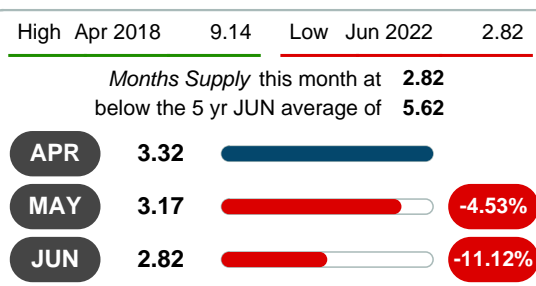


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 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

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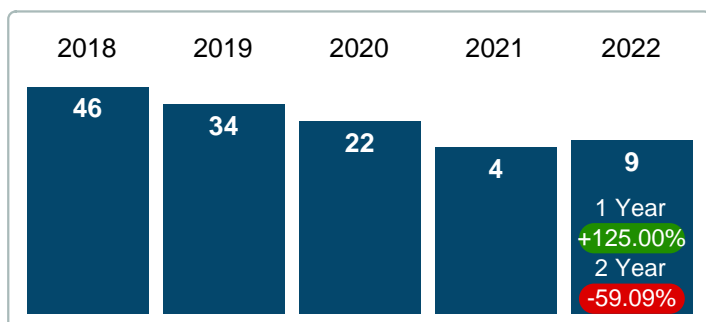
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



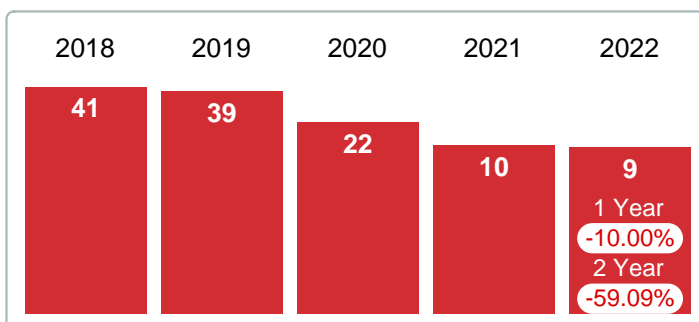
MEDIAN DAYS ON MARKET TO SALE

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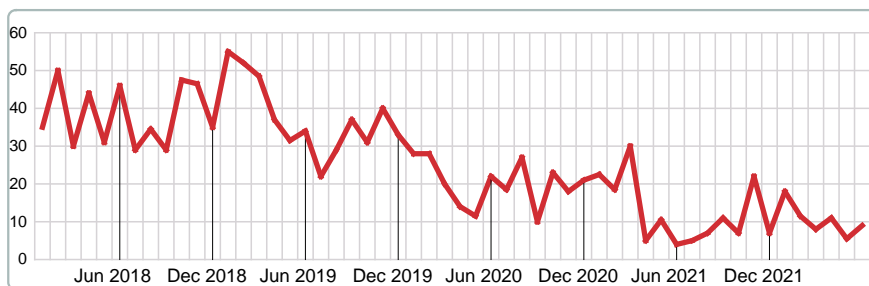
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 23

High Jan 2019 55 Low Jun 2021 4

Median Days on Market to Sale this month at 9 below the 5 yr JUN average of 23



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
\$100,000 and less	7.69%	13	15	3	0	0
\$100,001 - \$150,000	13.85%	10	0	17	5	0
\$150,001 - \$200,000	16.92%	20	4	9	36	0
\$200,001 - \$275,000	21.54%	7	137	6	47	0
\$275,001 - \$350,000	12.31%	3	0	3	2	18
\$350,001 - \$600,000	18.46%	18	2	55	4	23
\$600,001 and up	9.23%	14	0	56	16	5
Median Closed DOM		9	11	7	16	18
Total Closed Units	100%	9.0	7	39	15	4
Total Closed Volume		20,153,375	1.69M	10.05M	5.66M	2.76M

June 2022



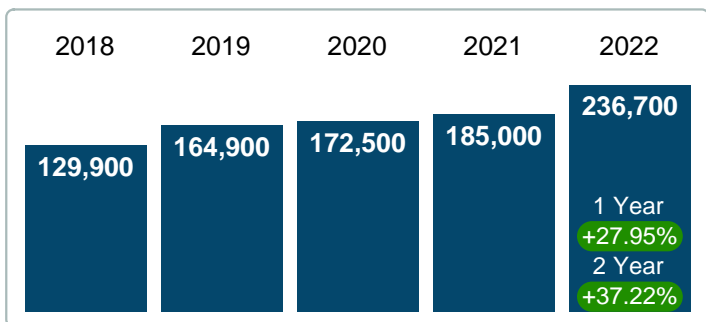
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



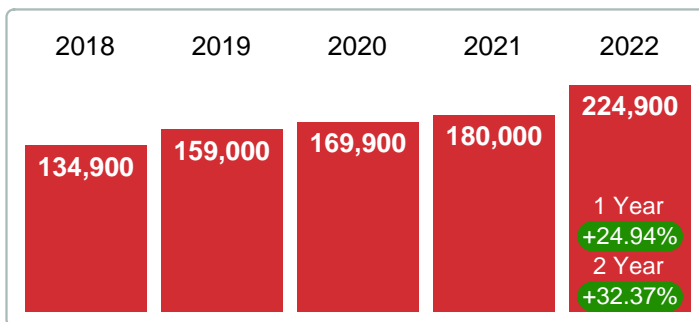
MEDIAN LIST PRICE AT CLOSING

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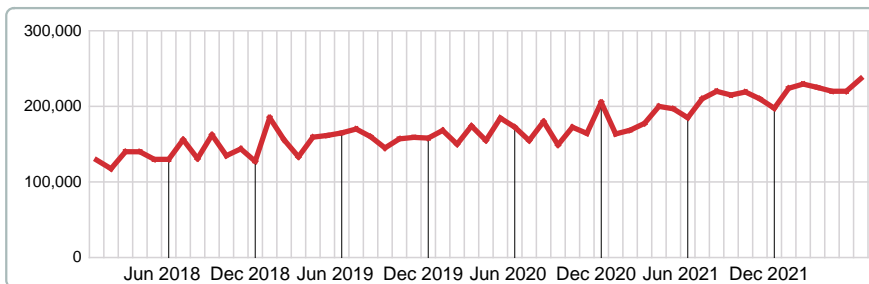
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 177,800

High Jun 2022 236,700 Low Feb 2018 117,500

Median List Price at Closing this month at **236,700**
above the 5 yr JUN average of **177,800**

- APR 219,950
- MAY 220,000 0.02%
- JUN 236,700 7.59%

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
\$100,000 and less	5	7.69%	85,000	82,450	85,000	0	0
\$100,001 - \$150,000	7	10.77%	139,000	0	139,000	137,450	0
\$150,001 - \$200,000	12	18.46%	187,450	195,000	185,000	0	0
\$200,001 - \$275,000	15	23.08%	230,000	247,500	236,700	219,950	0
\$275,001 - \$350,000	9	13.85%	299,000	0	307,000	285,300	335,000
\$350,001 - \$600,000	11	16.92%	425,000	477,450	425,000	394,500	461,087
\$600,001 and up	6	9.23%	802,450	0	772,500	1,039,950	1,099,450
Median List Price			236,700	225,000	210,000	277,200	580,044
Total Closed Units		100%	236,700	7	39	15	4
Total Closed Volume			20,859,636	1.81M	10.25M	5.81M	2.99M

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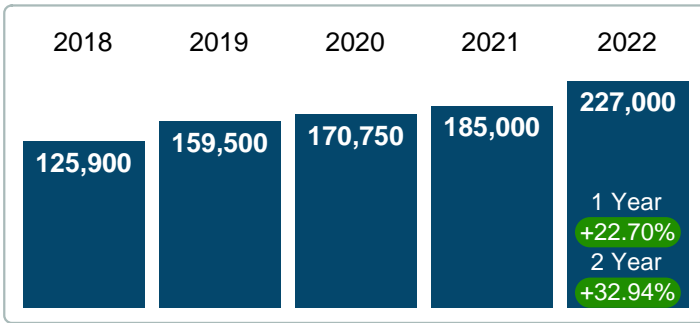
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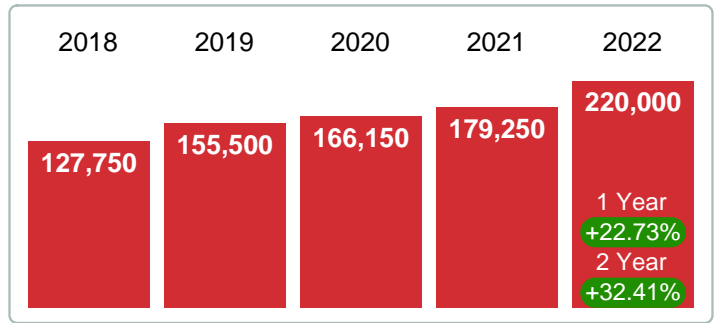
MEDIAN SOLD PRICE AT CLOSING

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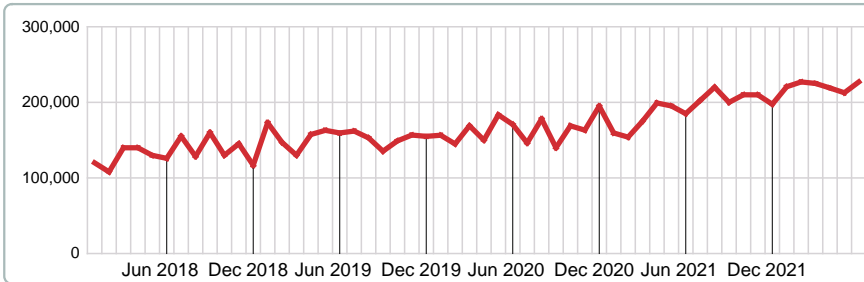
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

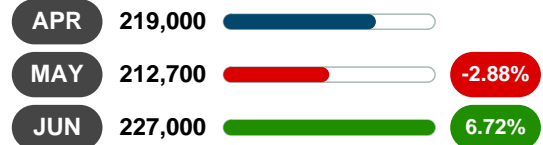


3 MONTHS

5 year JUN AVG = 173,630

High Jun 2022 227,000 Low Feb 2018 108,000

Median Sold Price at Closing this month at **227,000** above the 5 yr JUN average of **173,630**



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
\$100,000 and less	7.69%	85,000	81,500	85,000	0	0
\$100,001 - \$150,000	13.85%	139,900	0	127,500	143,200	0
\$150,001 - \$200,000	16.92%	182,000	175,000	189,000	170,000	0
\$200,001 - \$275,000	21.54%	226,000	225,000	226,000	239,900	0
\$275,001 - \$350,000	12.31%	291,700	0	290,000	285,300	335,000
\$350,001 - \$600,000	18.46%	415,013	451,263	415,000	363,000	530,000
\$600,001 and up	9.23%	782,000	0	747,500	739,000	1,360,000
Median Sold Price		227,000	210,000	205,000	277,200	530,000
Total Closed Units	100%	227,000	7	39	15	4
Total Closed Volume		20,153,375	1.69M	10.05M	5.66M	2.76M

June 2022



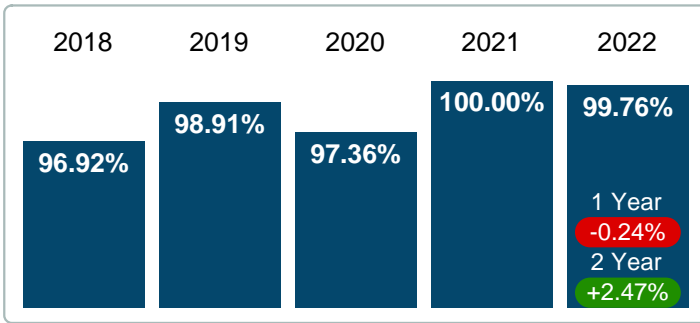
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



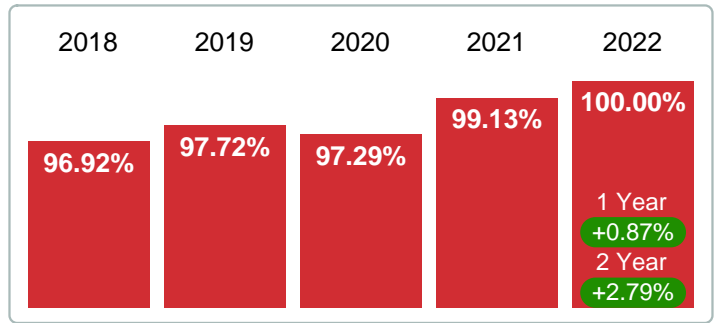
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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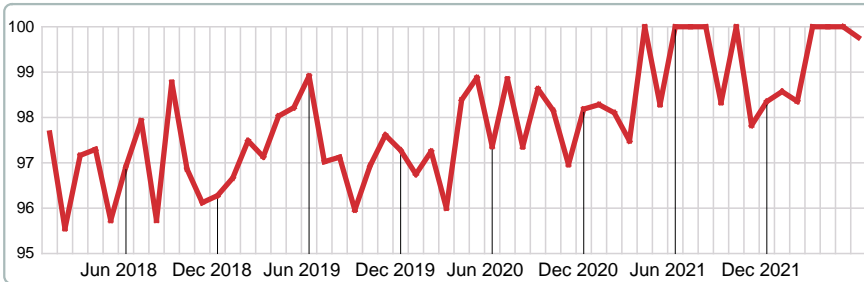
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

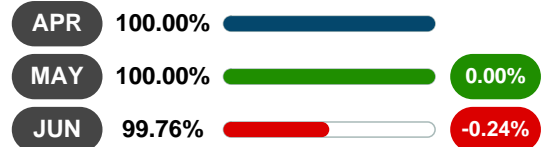


3 MONTHS

5 year JUN AVG = 98.59%

High May 2022 100.00% Low Feb 2018 95.55%

Median Sold/List Ratio this month at **99.76%** above the 5 yr JUN average of **98.59%**



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
\$100,000 and less	5	7.69%	98.95%	98.81%	98.95%	0.00%	0.00%
\$100,001 - \$150,000	9	13.85%	96.77%	0.00%	94.44%	104.26%	0.00%
\$150,001 - \$200,000	11	16.92%	94.74%	89.74%	100.00%	82.93%	0.00%
\$200,001 - \$275,000	14	21.54%	100.00%	91.11%	100.00%	95.99%	0.00%
\$275,001 - \$350,000	8	12.31%	100.00%	0.00%	101.75%	100.00%	100.00%
\$350,001 - \$600,000	12	18.46%	98.71%	95.15%	97.65%	100.00%	92.80%
\$600,001 and up	6	9.23%	98.15%	0.00%	97.14%	101.25%	90.67%
Median Sold/List Ratio		99.76%		93.33%	100.00%	100.00%	95.22%
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



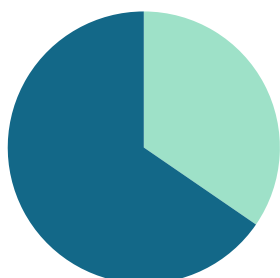
Area Delimited by Counties Atoka, Bryan, Choctaw, Marshall - Residential Property Type



MARKET SUMMARY

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

INVENTORY

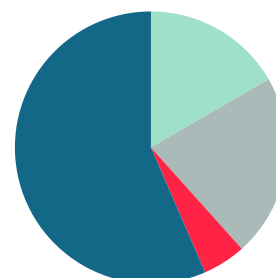


Inventory
 New Listings
130 = 34.57%
 Start Inventory
246
 Total Inventory Units
376
 Volume
\$162,217,109

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%
Median List Price	185,000	236,700	27.95%	180,000	224,900	24.94%
Median Sale Price	185,000	227,000	22.70%	179,250	220,000	22.73%
Median Percent of Selling Price to List Price	100.00%	99.76%	-0.24%	99.13%	100.00%	0.87%
Median Days on Market to Sale	4.00	9.00	125.00%	10.00	9.00	-10.00%
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

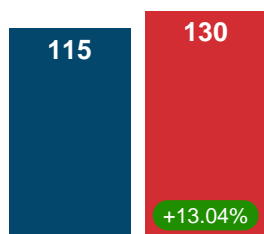
Inventory on June 30, 2022 = **221**

2021 **2022**

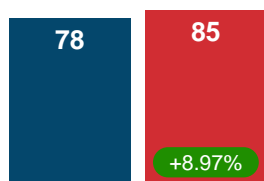
JUNE MARKET

MEDIAN PRICES

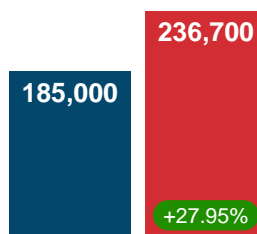
New Listings



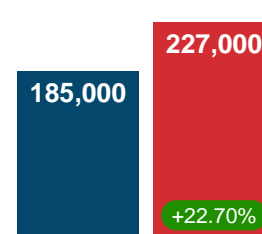
Pending Listings



List Price



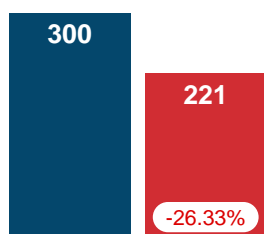
Sale Price



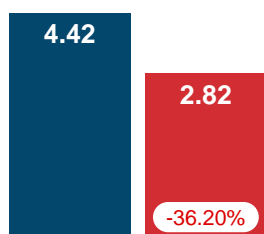
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

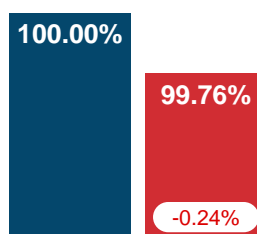
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

