

May 2022



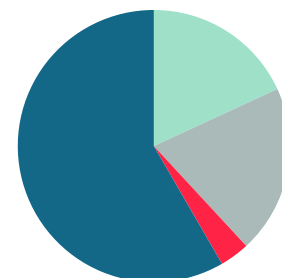
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha
- Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	73	77	5.48%
Pending Listings	74	85	14.86%
New Listings	88	129	46.59%
Median List Price	164,500	185,000	12.46%
Median Sale Price	164,500	175,000	6.38%
Median Percent of Selling Price to List Price	98.87%	96.57%	-2.33%
Median Days on Market to Sale	9.00	20.00	122.22%
End of Month Inventory	316	248	-21.52%
Months Supply of Inventory	4.00	3.28	-18.06%



■ Closed (18.12%)
■ Pending (20.00%)
■ Other OffMarket (3.53%)
■ Active (58.35%)

Absorption: Last 12 months, an Average of **76** Sales/Month
Active Inventory as of May 31, 2022 = **248**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **21.52%** to 248 existing homes available for sale. Over the last 12 months this area has had an average of 76 closed sales per month. This represents an unsold inventory index of **3.28** 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 **6.38%** in May 2022 to \$175,000 versus the previous year at \$164,500.

Median Days on Market Lengthens

The median number of **20.00** days that homes spent on the market before selling increased by 11.00 days or **122.22%** in May 2022 compared to last year's same month at **9.00** DOM.

Sales Success for May 2022 is Positive

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

There were 129 New Listings in May 2022, up **46.59%** from last year at 88. Furthermore, there were 77 Closed Listings this month versus last year at 73, a **5.48%** increase.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, May 2021, at **83.0%**, a **28.05%** 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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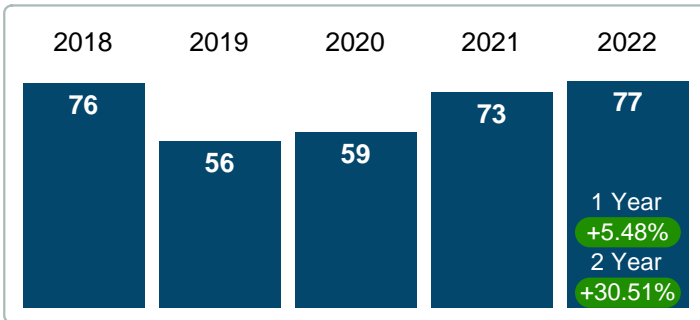
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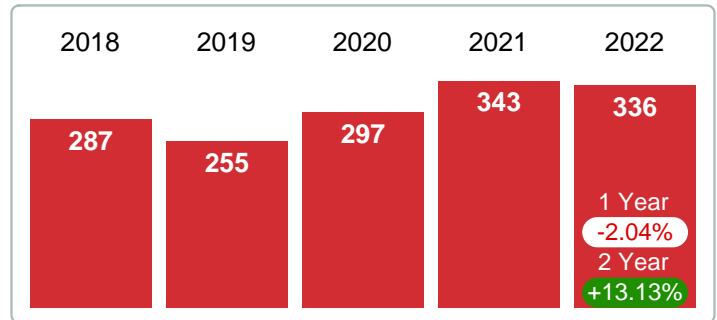
CLOSED LISTINGS

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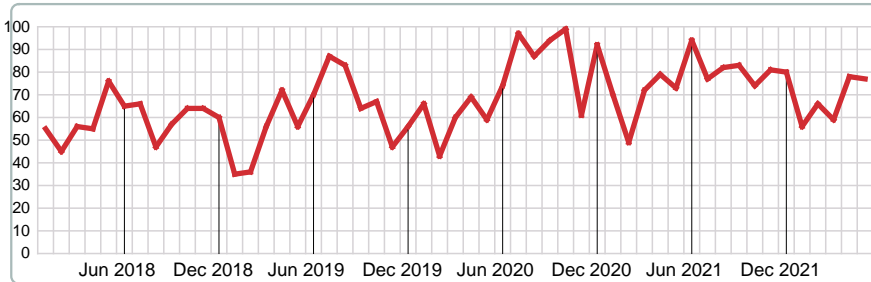
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 68

High Oct 2020 99 Low Jan 2019 35

Closed Listings this month at **77**
above the 5 yr MAY average of **68**

MAR	59	
APR	78	32.20%
MAY	77	-1.28%

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	2	2.60%	121.5	0	2	0	0
\$25,001 - \$75,000	12	15.58%	45.0	7	5	0	0
\$75,001 - \$125,000	13	16.88%	21.0	6	7	0	0
\$125,001 - \$225,000	20	25.97%	13.0	0	17	3	0
\$225,001 - \$325,000	13	16.88%	14.0	3	4	3	3
\$325,001 - \$500,000	9	11.69%	15.0	0	9	0	0
\$500,001 and up	8	10.39%	19.5	0	5	2	1
Total Closed Units	77			16	49	8	4
Total Closed Volume	18,471,401	100%	20.0	1.72M	12.24M	2.92M	1.59M
Median Closed Price	\$175,000			\$89,950	\$175,000	\$292,750	\$290,000

May 2022



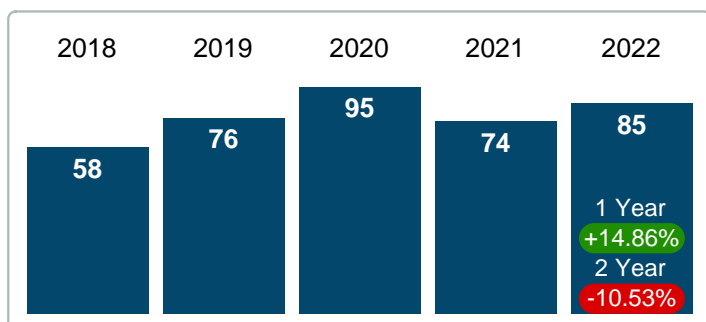
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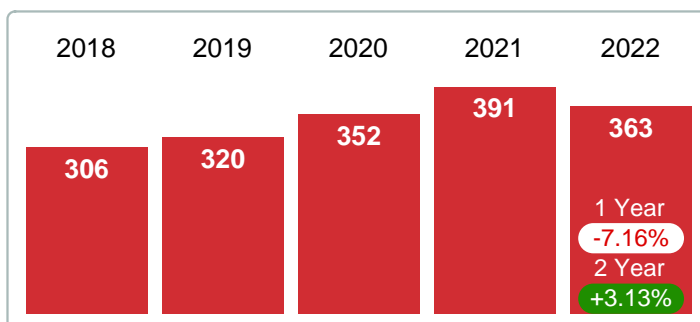
PENDING LISTINGS

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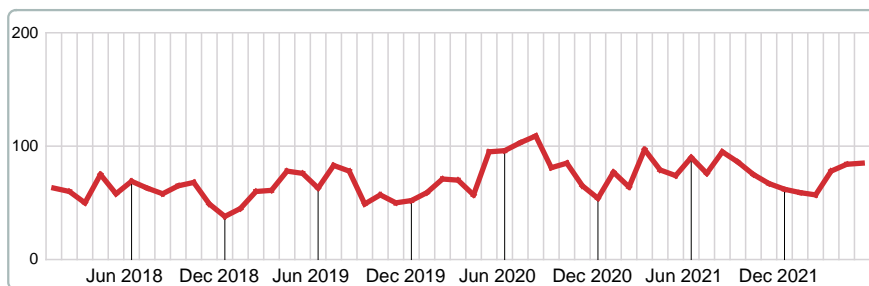
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 78

High Aug 2020 109 Low Dec 2018 38

Pending Listings this month at **85**
above the 5 yr MAY average of **78**



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	7	8.24%	35.0	4	3	0	0
\$50,001 - \$100,000	10	11.76%	17.5	6	4	0	0
\$100,001 - \$125,000	7	8.24%	43.0	2	5	0	0
\$125,001 - \$225,000	28	32.94%	21.0	3	20	5	0
\$225,001 - \$325,000	11	12.94%	13.0	0	9	2	0
\$325,001 - \$475,000	13	15.29%	28.0	0	8	3	2
\$475,001 and up	9	10.59%	59.0	0	5	4	0
Total Pending Units	85			15	54	14	2
Total Pending Volume	20,887,900	100%	28.0	1.37M	13.00M	5.72M	799.50K
Median Listing Price	\$189,000			\$94,000	\$189,700	\$322,000	\$399,750

May 2022



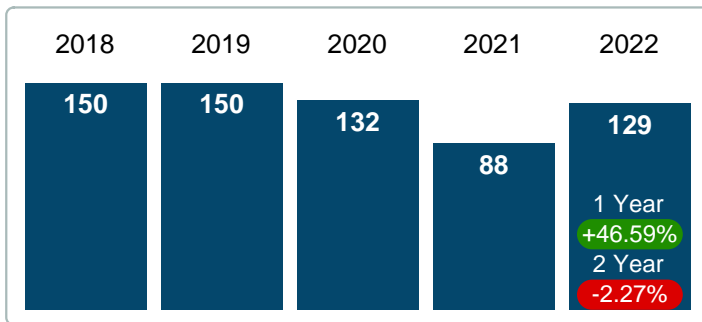
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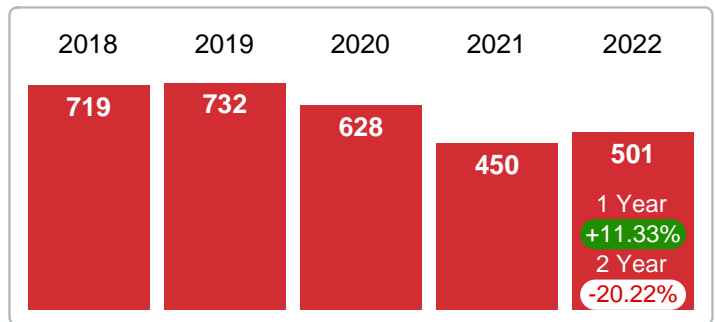
NEW LISTINGS

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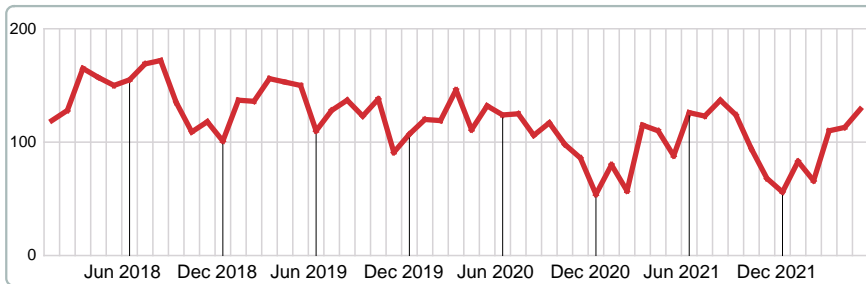
MAY



YEAR TO DATE (YTD)

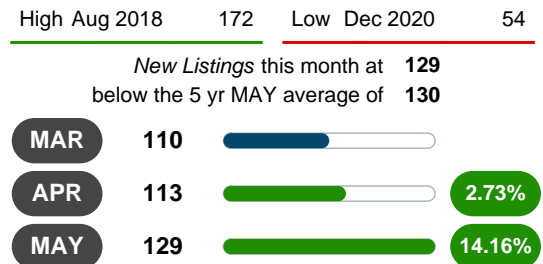


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 130



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	7	5.43%	2	5	0	0
\$50,001 - \$75,000	11	8.53%	3	8	0	0
\$75,001 - \$150,000	30	23.26%	7	23	0	0
\$150,001 - \$275,000	32	24.81%	0	23	8	1
\$275,001 - \$375,000	18	13.95%	2	11	4	1
\$375,001 - \$850,000	18	13.95%	1	8	6	3
\$850,001 and up	13	10.08%	0	3	6	4
Total New Listed Units	129		15	81	24	9
Total New Listed Volume	55,293,799	100%	2.25M	22.27M	12.66M	18.12M
Median New Listed Listing Price	\$234,900		\$89,900	\$179,900	\$384,900	\$625,000

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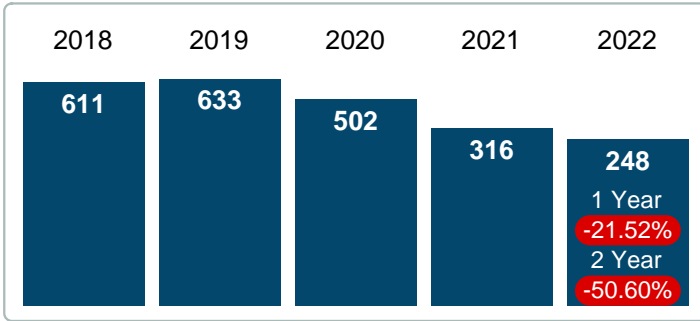
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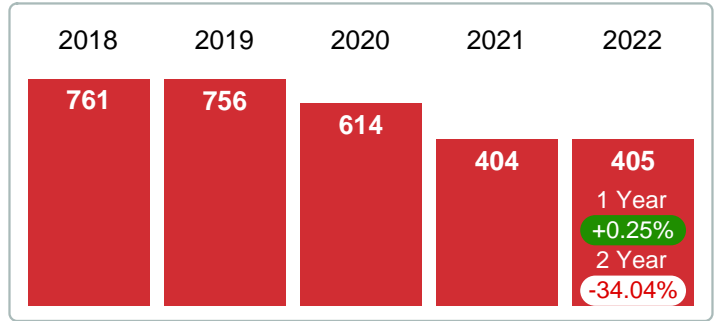
ACTIVE INVENTORY

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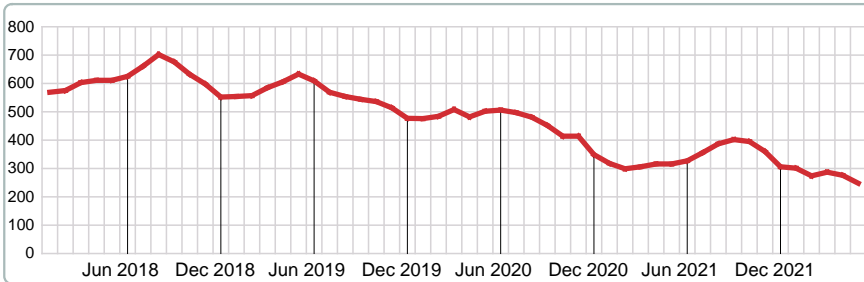
END OF MAY



ACTIVE DURING MAY

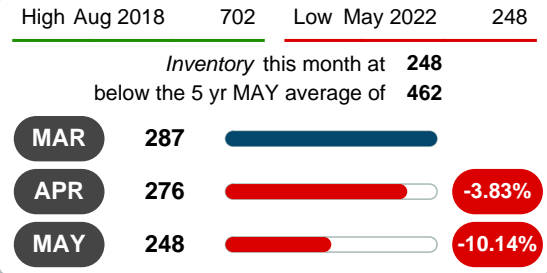


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 462



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	13	5.24%	46.0	5	6	2	0
\$50,001 - \$100,000	45	18.15%	41.0	12	32	1	0
\$100,001 - \$150,000	36	14.52%	54.0	5	28	2	1
\$150,001 - \$250,000	52	20.97%	45.0	6	32	14	0
\$250,001 - \$375,000	44	17.74%	42.5	3	26	12	3
\$375,001 - \$875,000	32	12.90%	40.5	2	15	12	3
\$875,001 and up	26	10.48%	42.5	0	8	13	5
Total Active Inventory by Units		248		33	147	56	12
Total Active Inventory by Volume		100,980,053	100%	4.87M	44.28M	29.04M	22.79M
Median Active Inventory Listing Price		\$204,950		\$100,000	\$179,900	\$320,000	\$622,500

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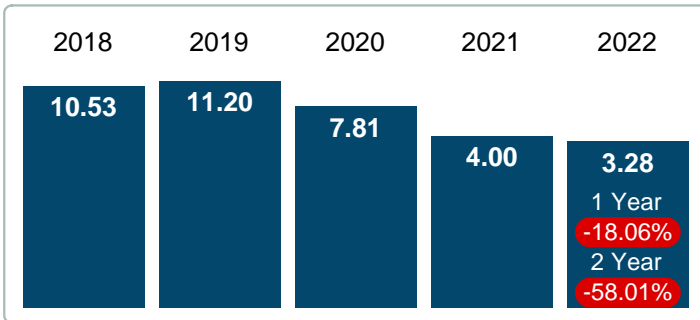
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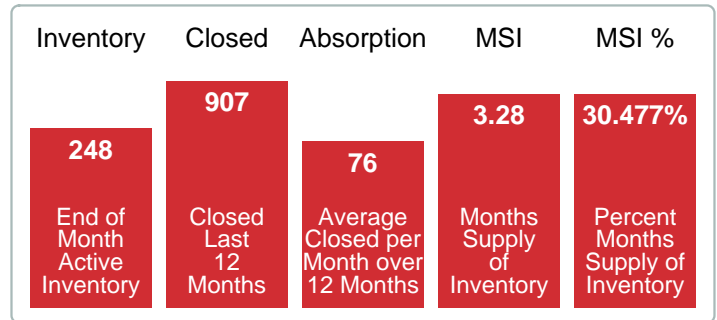
MONTHS SUPPLY of INVENTORY (MSI)

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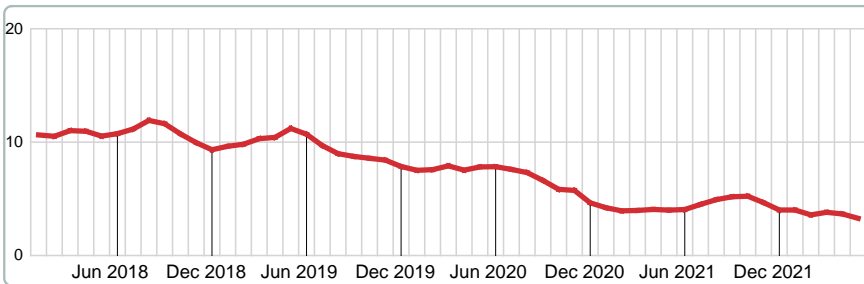
MSI FOR MAY



INDICATORS FOR MAY 2022

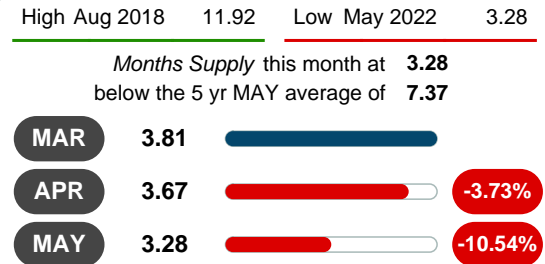


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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	13	5.24%	1.66	1.43	1.53	8.00	0.00
\$50,001 - \$100,000	45	18.15%	3.29	2.53	4.27	0.80	0.00
\$100,001 - \$150,000	36	14.52%	2.54	2.40	2.67	1.41	6.00
\$150,001 - \$250,000	52	20.97%	2.71	5.14	2.42	3.43	0.00
\$250,001 - \$375,000	44	17.74%	4.16	6.00	4.39	3.51	4.00
\$375,001 - \$875,000	32	12.90%	3.37	4.00	2.77	4.65	3.00
\$875,001 and up	26	10.48%	39.00	0.00	96.00	39.00	20.00
Market Supply of Inventory (MSI)			3.28	2.64	3.16	4.20	3.79
Total Active Inventory by Units		100%	3.28	33	147	56	12

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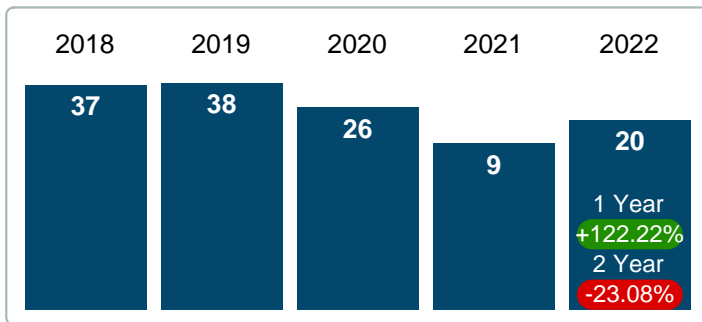
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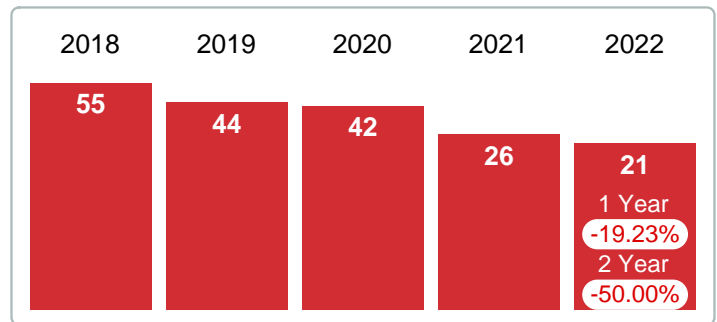
MEDIAN DAYS ON MARKET TO SALE

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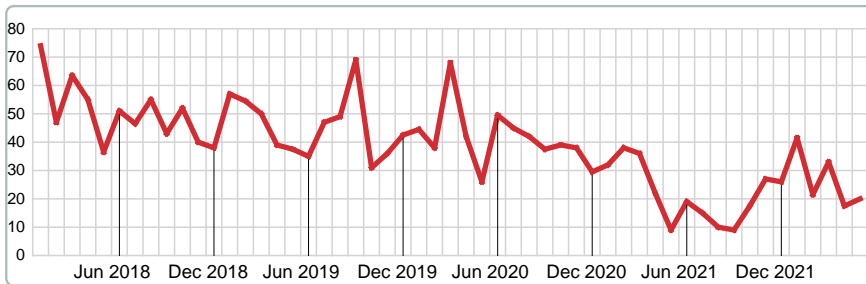
MAY



YEAR TO DATE (YTD)

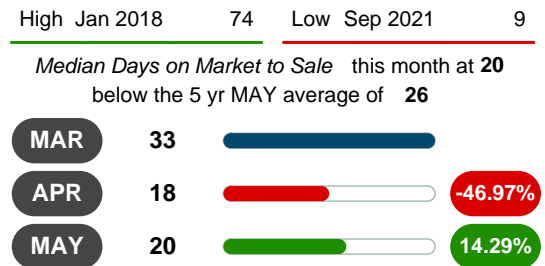


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 26



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	2	2.60%	122	0	122	0	0
\$25,001 - \$75,000	12	15.58%	45	45	13	0	0
\$75,001 - \$125,000	13	16.88%	21	64	20	0	0
\$125,001 - \$225,000	20	25.97%	13	0	12	36	0
\$225,001 - \$325,000	13	16.88%	14	15	3	36	31
\$325,001 - \$500,000	9	11.69%	15	0	15	0	0
\$500,001 and up	8	10.39%	20	0	8	35	78
Median Closed DOM	20			33	12	36	40
Total Closed Units	77	100%	20.0	16	49	8	4
Total Closed Volume	18,471,401			1.72M	12.24M	2.92M	1.59M

May 2022



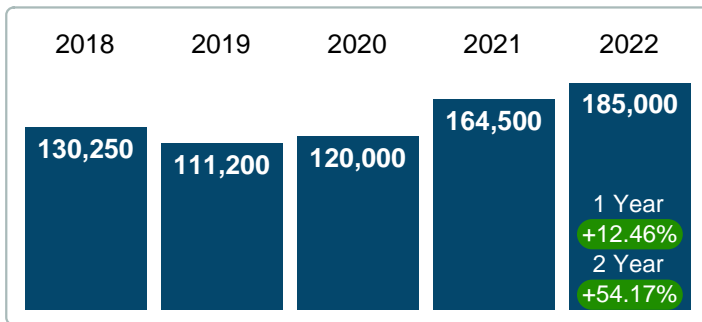
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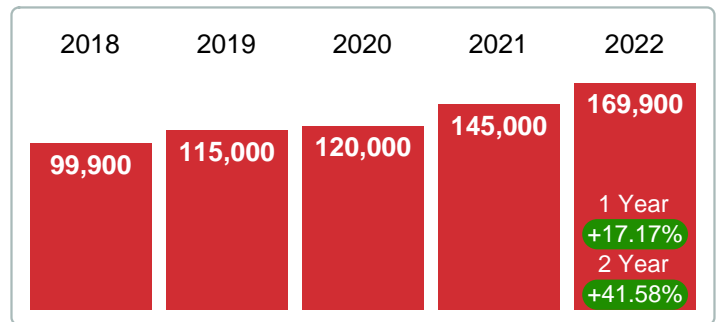
MEDIAN LIST PRICE AT CLOSING

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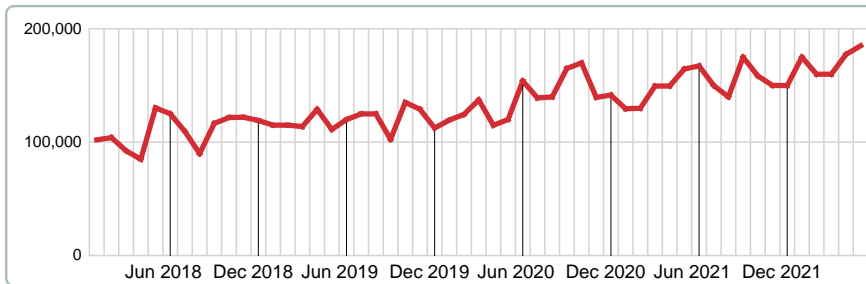
MAY



YEAR TO DATE (YTD)

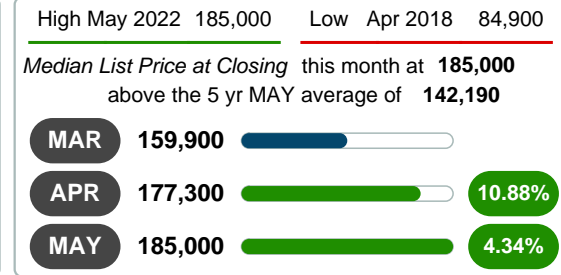


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 142,190



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	1	1.30%	22,500	0	22,500	0	0
\$25,001 - \$75,000	10	12.99%	45,000	56,500	40,000	0	0
\$75,001 - \$125,000	15	19.48%	99,500	99,500	97,450	0	0
\$125,001 - \$225,000	18	23.38%	164,450	0	154,500	207,450	0
\$225,001 - \$325,000	15	19.48%	265,000	255,000	257,500	299,450	254,450
\$325,001 - \$500,000	10	12.99%	410,000	0	425,000	0	348,000
\$500,001 and up	8	10.39%	792,500	0	775,000	744,500	899,000
Median List Price			185,000	99,250	175,000	299,450	308,500
Total Closed Units		100%	185,000	16	49	8	4
Total Closed Volume			19,308,999	1.89M	12.61M	3.05M	1.76M

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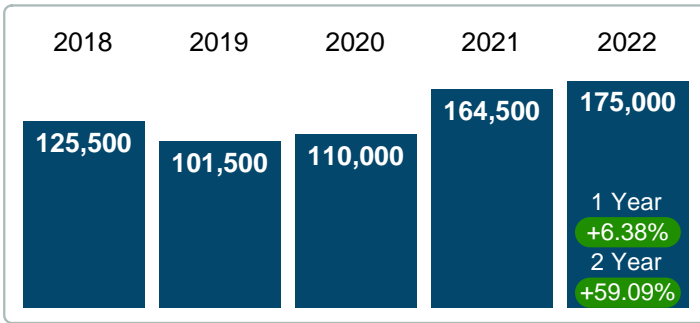
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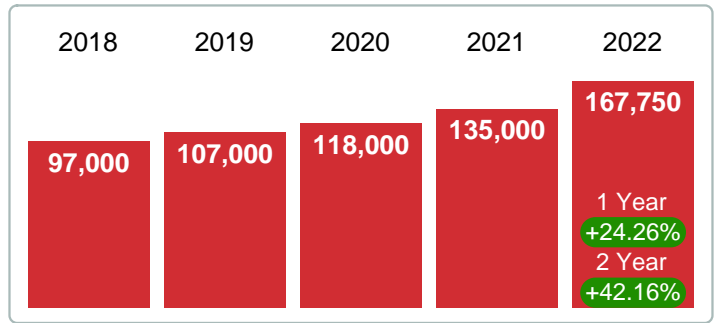
MEDIAN SOLD PRICE AT CLOSING

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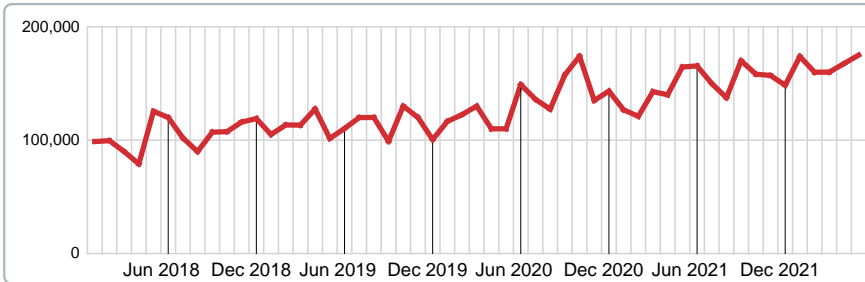
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

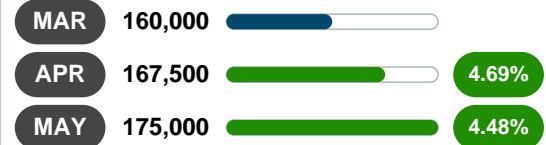


3 MONTHS

5 year MAY AVG = 135,300

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

Median Sold Price at Closing this month at **175,000**
above the 5 yr MAY average of **135,300**



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	2	2.60%	19,500	0	19,500	0	0
\$25,001 - \$75,000	12	15.58%	46,500	60,000	35,000	0	0
\$75,001 - \$125,000	13	16.88%	95,000	97,000	95,000	0	0
\$125,001 - \$225,000	20	25.97%	172,450	0	169,000	217,500	0
\$225,001 - \$325,000	13	16.88%	270,000	240,000	267,500	310,500	255,000
\$325,001 - \$500,000	9	11.69%	420,000	0	420,000	0	0
\$500,001 and up	8	10.39%	775,000	0	775,000	701,500	775,000
Median Sold Price			175,000	89,950	175,000	292,750	290,000
Total Closed Units		100%	175,000	16	49	8	4
Total Closed Volume			18,471,401	1.72M	12.24M	2.92M	1.59M

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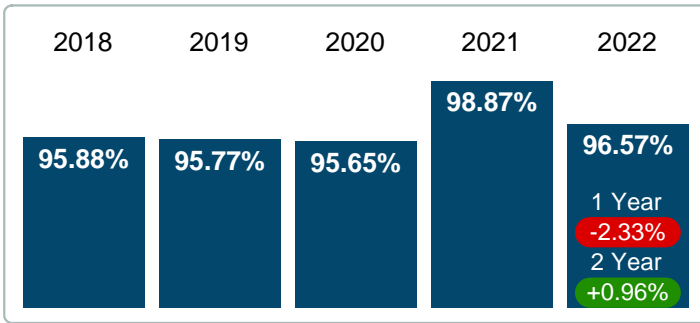
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



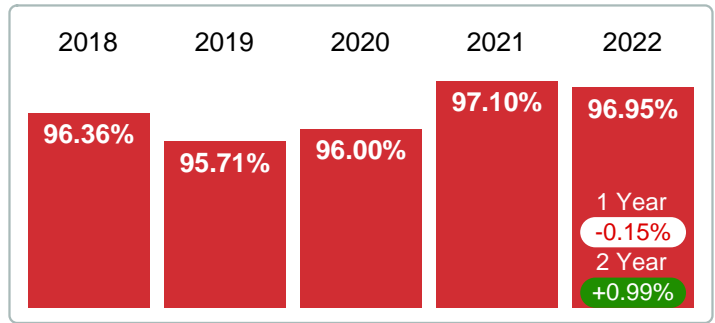
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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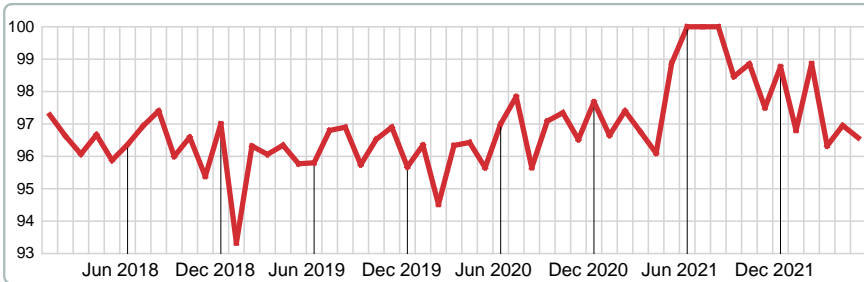
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

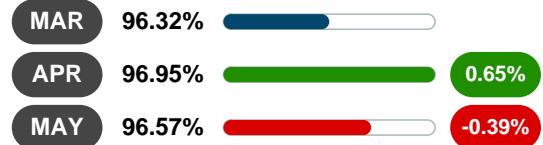


3 MONTHS

5 year MAY AVG = 96.55%

High Aug 2021 100.00% Low Jan 2019 93.33%

Median Sold/List Ratio this month at **96.57%** equal to 5 yr MAY average of **96.55%**



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	2	2.60%	81.28%	0.00%	81.28%	0.00%	0.00%	
\$25,001 - \$75,000	12	15.58%	90.99%	85.71%	96.00%	0.00%	0.00%	
\$75,001 - \$125,000	13	16.88%	96.32%	96.08%	98.89%	0.00%	0.00%	
\$125,001 - \$225,000	20	25.97%	100.00%	0.00%	100.00%	95.95%	0.00%	
\$225,001 - \$325,000	13	16.88%	96.59%	96.46%	98.29%	100.96%	94.80%	
\$325,001 - \$500,000	9	11.69%	98.10%	0.00%	98.10%	0.00%	0.00%	
\$500,001 and up	8	10.39%	93.78%	0.00%	93.98%	94.47%	86.21%	
Median Sold/List Ratio		96.57%		94.53%	98.89%	95.66%	94.09%	
Total Closed Units		77	100%	96.57%	16	49	8	4
Total Closed Volume		18,471,401			1.72M	12.24M	2.92M	1.59M

May 2022



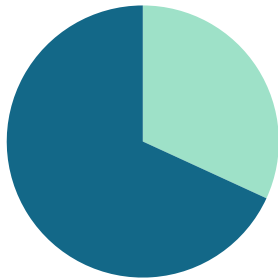
Area Delimited by Counties Haskell, Latimer, LeFlore, Pittsburg, Pushmataha - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

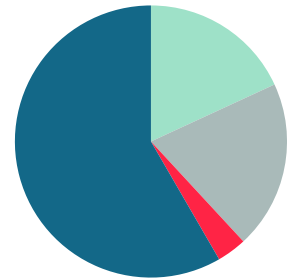


Inventory
 New Listings
129 = 31.85%
 Start Inventory
276
 Total Inventory Units
405
 Volume
\$141,416,902

Market Activity

Closed Sales
77 = 18.12%
 Pending Sales
85 = 20.00%
 Other Off Market
15 = 3.53%
 Active Inventory
248 = 58.35%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	73	77	5.48%	343	336	-2.04%
Pending Sales	74	85	14.86%	391	363	-7.16%
New Listings	88	129	46.59%	450	501	11.33%
Median List Price	164,500	185,000	12.46%	145,000	169,900	17.17%
Median Sale Price	164,500	175,000	6.38%	135,000	167,750	24.26%
Median Percent of Selling Price to List Price	98.87%	96.57%	-2.33%	97.10%	96.95%	-0.15%
Median Days on Market to Sale	9.00	20.00	122.22%	26.00	21.00	-19.23%
Monthly Inventory	316	248	-21.52%	316	248	-21.52%
Months Supply of Inventory	4.00	3.28	-18.06%	4.00	3.28	-18.06%

Absorption: Last 12 months, an Average of **76** Sales/Month

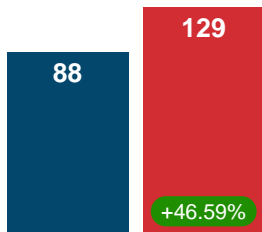
Inventory on May 31, 2022 = **248**

2021 **2022**

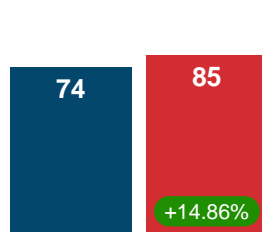
MAY MARKET

MEDIAN PRICES

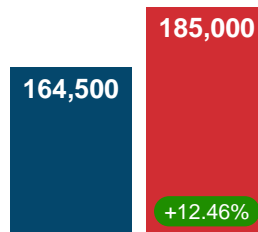
New Listings



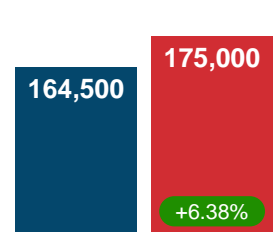
Pending Listings



List Price



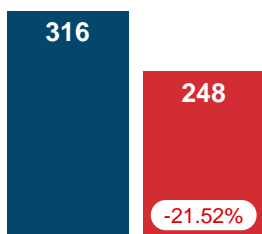
Sale Price



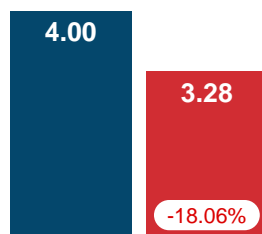
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

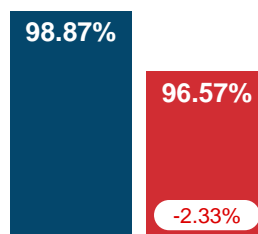
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

