

# April 2022



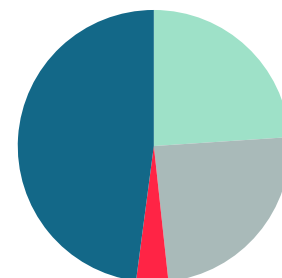
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	55	63	14.55%
Pending Listings	71	64	-9.86%
New Listings	67	86	28.36%
Median List Price	147,500	145,000	-1.69%
Median Sale Price	147,900	145,000	-1.96%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	7.00	-30.00%
End of Month Inventory	169	126	-25.44%
Months Supply of Inventory	2.88	2.11	-26.90%



■ Closed (23.95%)  
■ Pending (24.33%)  
■ Other OffMarket (3.80%)  
■ Active (47.91%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of April 30, 2022 = **126**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2022 decreased **25.44%** to 126 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.11** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.96%** in April 2022 to \$145,000 versus the previous year at \$147,900.

#### Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 3.00 days or **30.00%** in April 2022 compared to last year's same month at **10.00** DOM.

#### Sales Success for April 2022 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 86 New Listings in April 2022, up **28.36%** from last year at 67. Furthermore, there were 63 Closed Listings this month versus last year at 55, a **14.55%** increase.

Closed versus Listed trends yielded a **73.3%** ratio, down from previous year's, April 2021, at **82.1%**, a **10.76%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

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

#### Identify a Professional to Manage the Procedure

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

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

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

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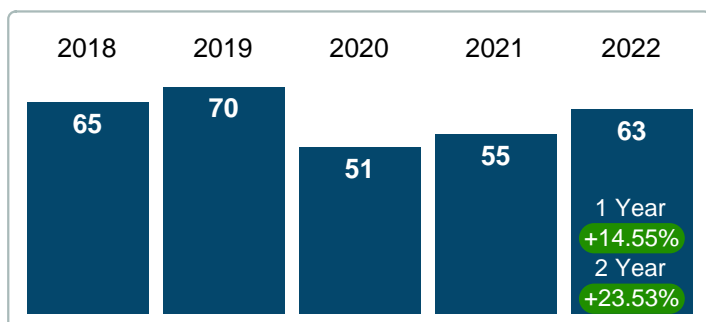
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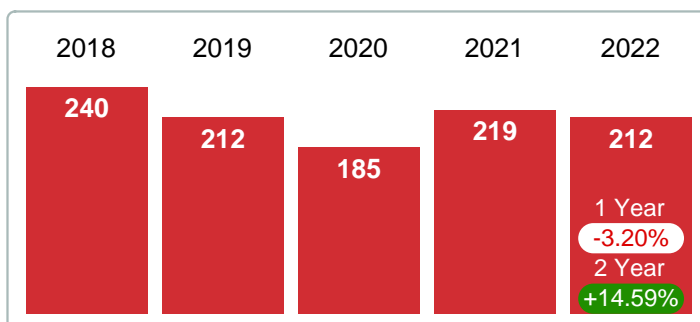
## CLOSED LISTINGS

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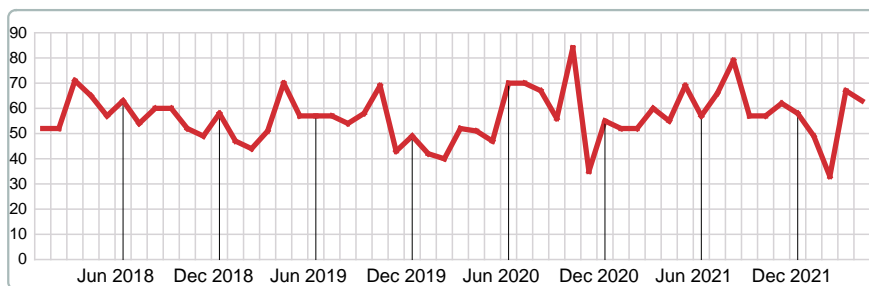
### APRIL



### YEAR TO DATE (YTD)

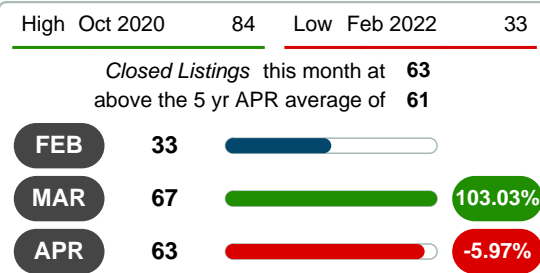


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 61



### 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	4	6.35%	34.0	3	0	1	0
\$50,001 - \$70,000	7	11.11%	28.0	4	3	0	0
\$70,001 - \$120,000	14	22.22%	6.5	1	13	0	0
\$120,001 - \$170,000	14	22.22%	5.0	2	12	0	0
\$170,001 - \$230,000	9	14.29%	7.0	0	8	1	0
\$230,001 - \$280,000	8	12.70%	13.5	0	2	6	0
\$280,001 and up	7	11.11%	8.0	0	4	2	1
<b>Total Closed Units</b>	<b>63</b>			<b>10</b>	<b>42</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>10,125,625</b>	<b>100%</b>	<b>7.0</b>	<b>736.15K</b>	<b>6.51M</b>	<b>2.56M</b>	<b>315.00K</b>
<b>Median Closed Price</b>	<b>\$145,000</b>			<b>\$55,375</b>	<b>\$137,750</b>	<b>\$277,000</b>	<b>\$315,000</b>

# April 2022



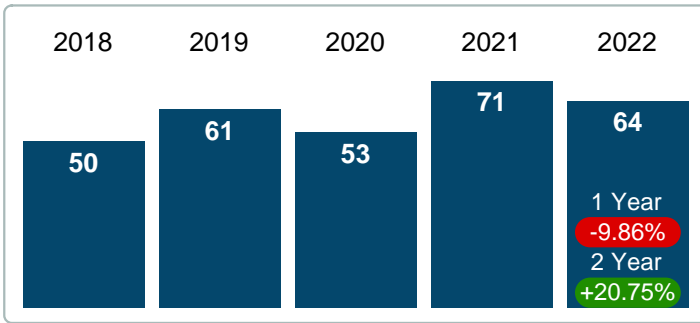
Area Delimited by County Of Muskogee - Residential Property Type



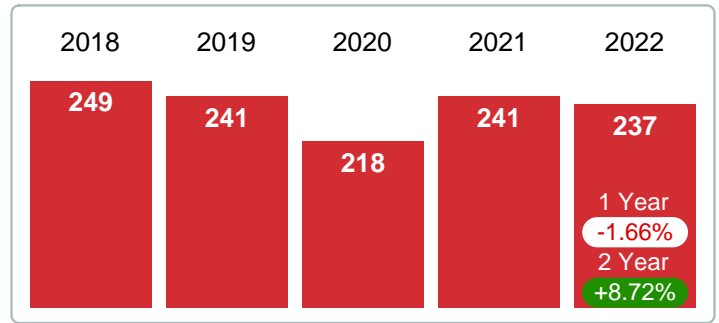
## PENDING LISTINGS

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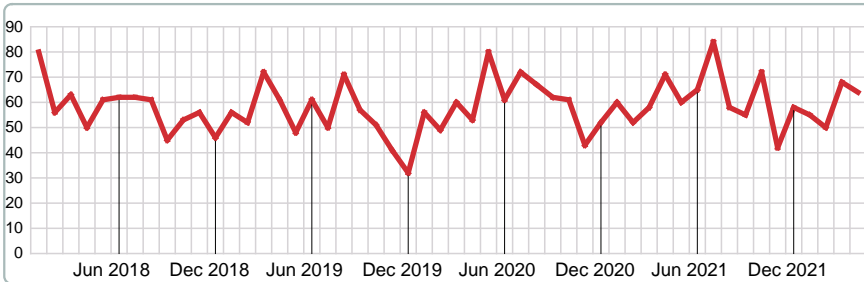
### APRIL



### YEAR TO DATE (YTD)

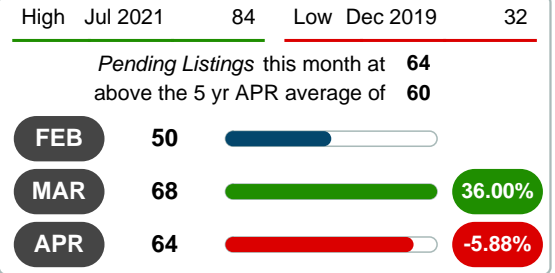


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 60



### 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	5	7.81%	18.0	2	3	0	0
\$50,001 - \$70,000	7	10.94%	58.0	4	2	1	0
\$70,001 - \$120,000	13	20.31%	19.0	1	12	0	0
\$120,001 - \$180,000	14	21.88%	5.0	1	12	1	0
\$180,001 - \$220,000	9	14.06%	12.0	1	6	2	0
\$220,001 - \$290,000	9	14.06%	12.0	0	4	5	0
\$290,001 and up	7	10.94%	25.0	0	5	2	0
<b>Total Pending Units</b>	<b>64</b>			<b>9</b>	<b>44</b>	<b>11</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>10,995,599</b>	<b>100%</b>	<b>14.0</b>	<b>760.70K</b>	<b>7.71M</b>	<b>2.53M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$149,700</b>			<b>\$65,000</b>	<b>\$147,250</b>	<b>\$239,900</b>	<b>\$0</b>

# April 2022



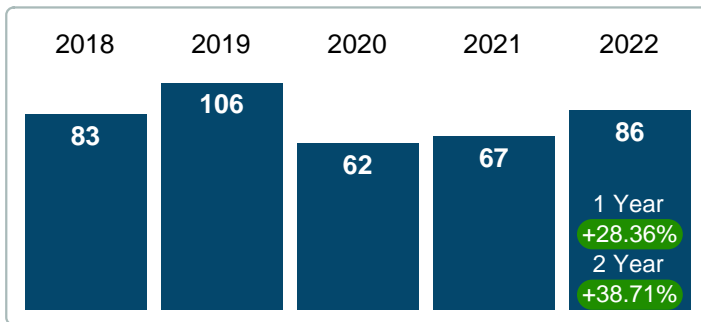
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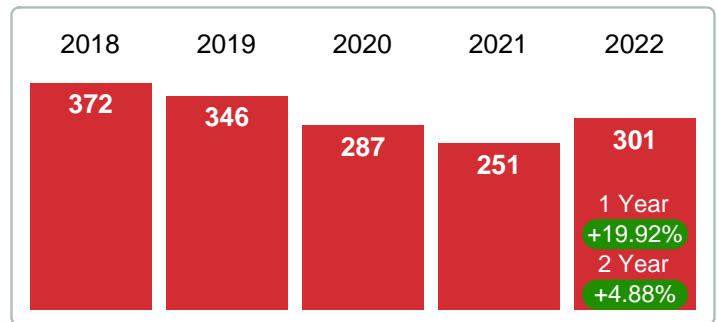
## NEW LISTINGS

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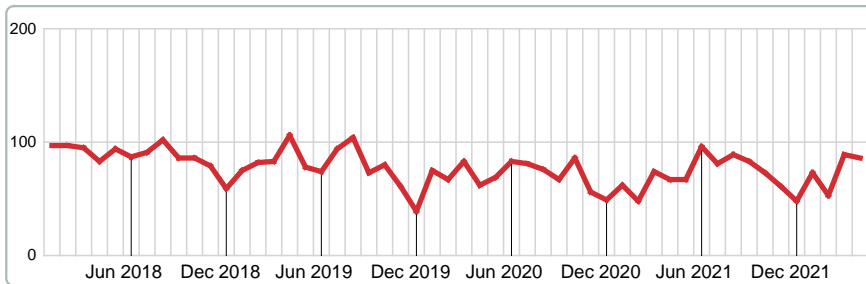
### APRIL



### YEAR TO DATE (YTD)

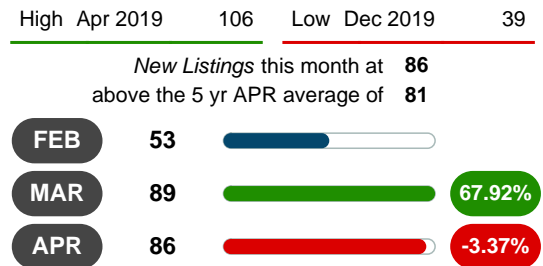


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 81



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	5	5.81%	2	2	1	0
\$30,001 - \$70,000	10	11.63%	7	3	0	0
\$70,001 - \$120,000	15	17.44%	4	10	0	1
\$120,001 - \$180,000	20	23.26%	1	15	4	0
\$180,001 - \$230,000	16	18.60%	1	12	3	0
\$230,001 - \$350,000	11	12.79%	0	3	7	1
\$350,001 and up	9	10.47%	0	4	2	3
<b>Total New Listed Units</b>	<b>86</b>		<b>15</b>	<b>49</b>	<b>17</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>16,525,699</b>	<b>100%</b>	<b>1.10M</b>	<b>8.68M</b>	<b>4.07M</b>	<b>2.68M</b>
<b>Median New Listed Listing Price</b>	<b>\$147,750</b>		<b>\$54,900</b>	<b>\$149,500</b>	<b>\$235,000</b>	<b>\$360,000</b>

# April 2022



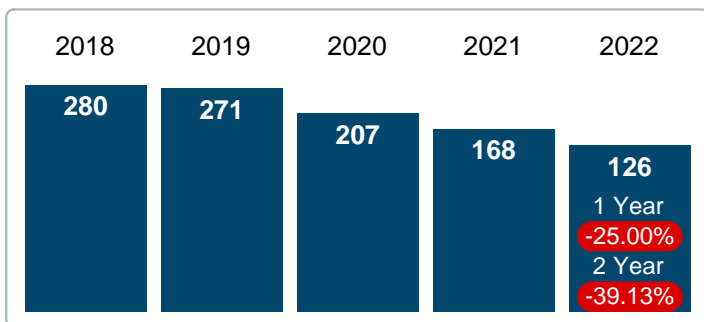
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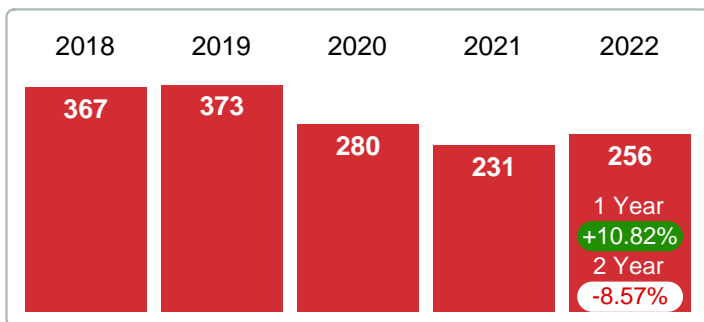
## ACTIVE INVENTORY

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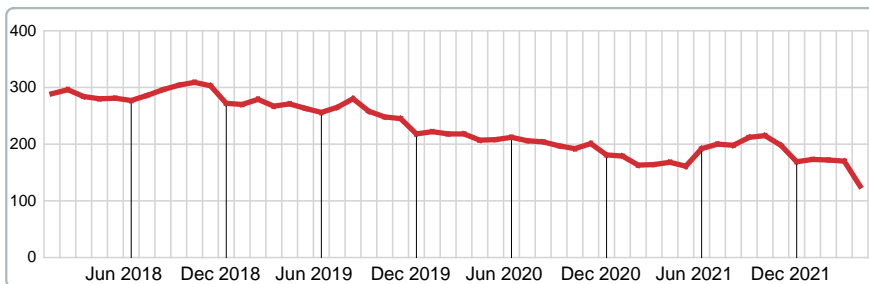
### END OF APRIL



### ACTIVE DURING APRIL

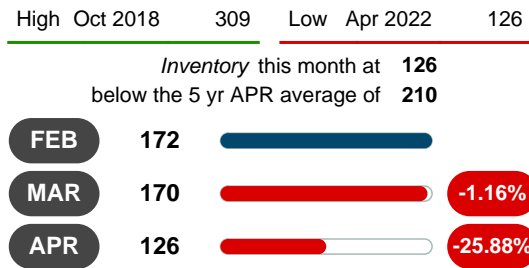


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 210



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	4.76%	93.0	4	2	0	0
\$25,001 - \$75,000	21	16.67%	25.0	10	5	6	0
\$75,001 - \$125,000	15	11.90%	45.0	5	9	0	1
\$125,001 - \$225,000	38	30.16%	27.0	5	25	8	0
\$225,001 - \$300,000	16	12.70%	32.5	1	8	6	1
\$300,001 - \$425,000	17	13.49%	36.0	1	10	2	4
\$425,001 and up	13	10.32%	68.0	0	4	6	3
<b>Total Active Inventory by Units</b>	<b>126</b>			<b>26</b>	<b>63</b>	<b>28</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>29,117,108</b>	<b>100%</b>	<b>32.5</b>	<b>2.60M</b>	<b>14.01M</b>	<b>7.95M</b>	<b>4.56M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$185,000</b>			<b>\$73,950</b>	<b>\$186,000</b>	<b>\$222,450</b>	<b>\$415,000</b>

# April 2022



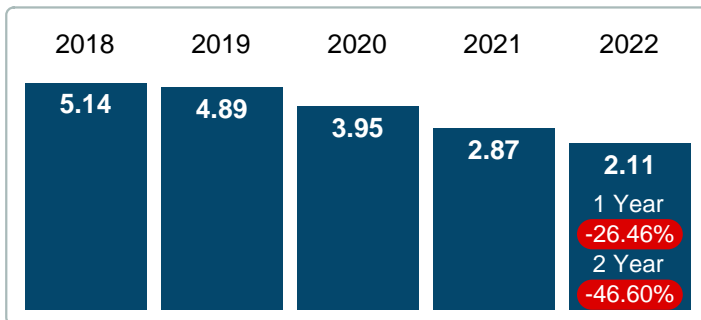
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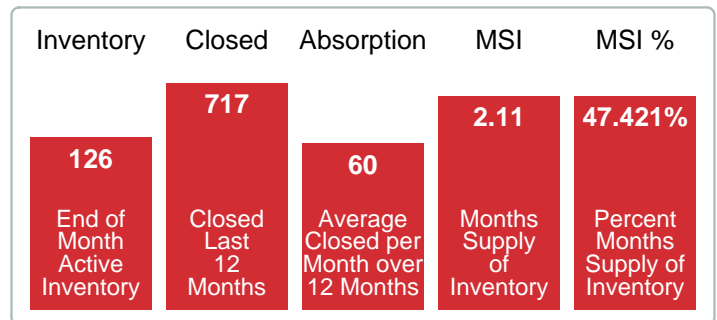
## MONTHS SUPPLY of INVENTORY (MSI)

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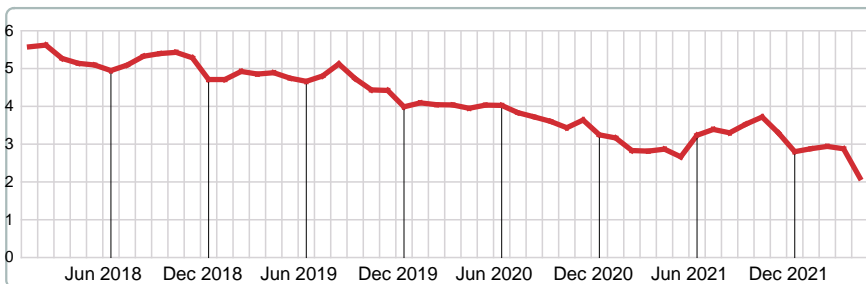
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

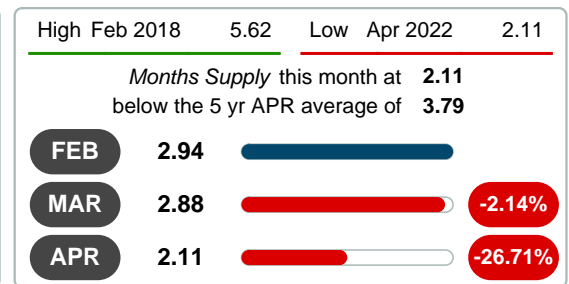


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 3.79



### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	4.76%	2.40	3.69	1.71	0.00	0.00
\$25,001 - \$75,000	21	16.67%	1.98	2.22	0.95	8.00	0.00
\$75,001 - \$125,000	15	11.90%	1.19	2.31	0.98	0.00	12.00
\$125,001 - \$225,000	38	30.16%	1.79	4.62	1.50	2.40	0.00
\$225,001 - \$300,000	16	12.70%	2.23	4.00	2.04	2.18	4.00
\$300,001 - \$425,000	17	13.49%	4.16	0.00	7.50	1.00	5.33
\$425,001 and up	13	10.32%	8.21	0.00	9.60	6.55	12.00
Market Supply of Inventory (MSI)			2.11	2.86	1.66	2.55	5.14
Total Active Inventory by Units		100%	2.11	26	63	28	9

# April 2022



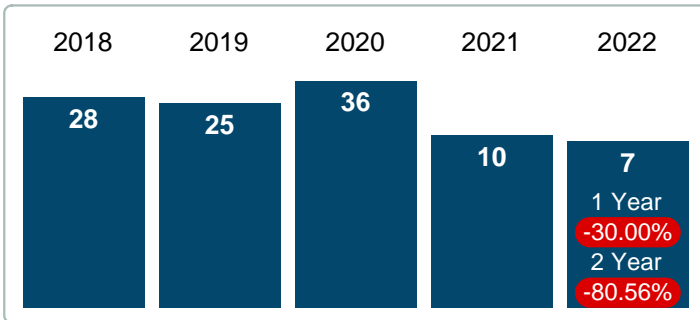
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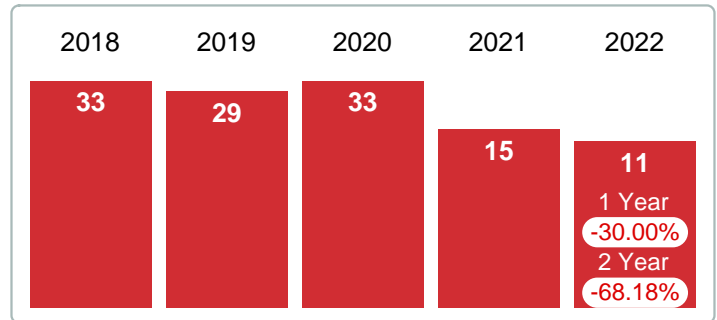
## MEDIAN DAYS ON MARKET TO SALE

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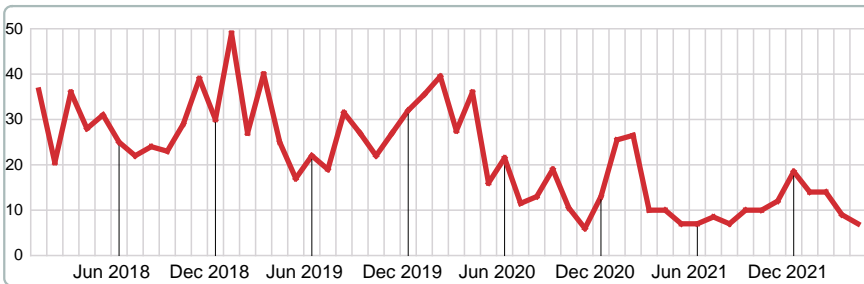
### APRIL



### YEAR TO DATE (YTD)

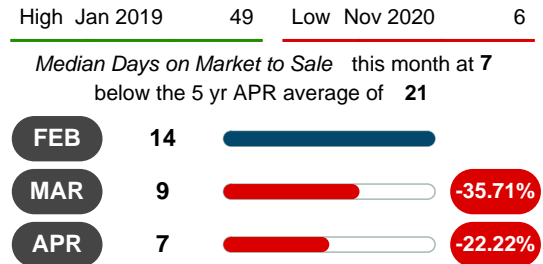


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 21



### 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	4	6.35%	34	59	0	9	0
\$50,001 - \$70,000	7	11.11%	28	6	65	0	0
\$70,001 - \$120,000	14	22.22%	7	1	7	0	0
\$120,001 - \$170,000	14	22.22%	5	16	5	0	0
\$170,001 - \$230,000	9	14.29%	7	0	6	15	0
\$230,001 - \$280,000	8	12.70%	14	0	18	11	0
\$280,001 and up	7	11.11%	8	0	10	2	133
Median Closed DOM	7		7.0	6	7	10	133
Total Closed Units	63	100%	7.0	10	42	10	1
Total Closed Volume	10,125,625			736.15K	6.51M	2.56M	315.00K



# April 2022



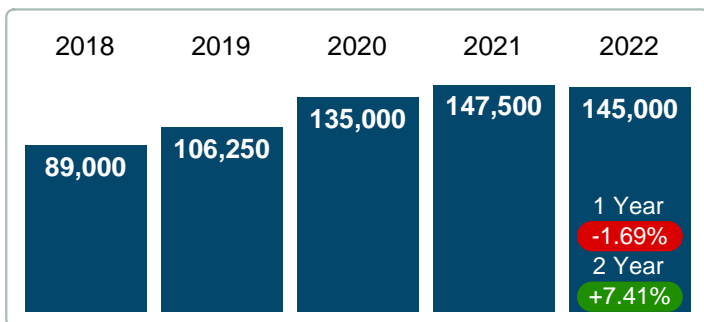
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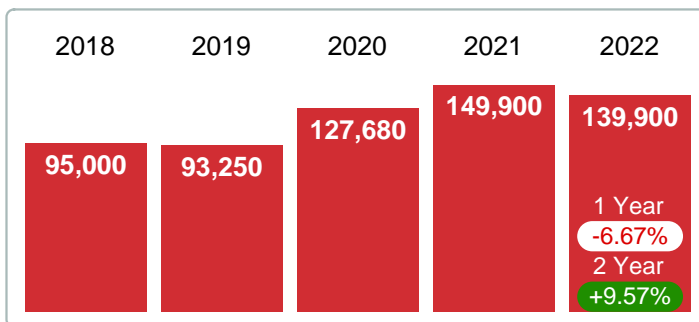
## MEDIAN LIST PRICE AT CLOSING

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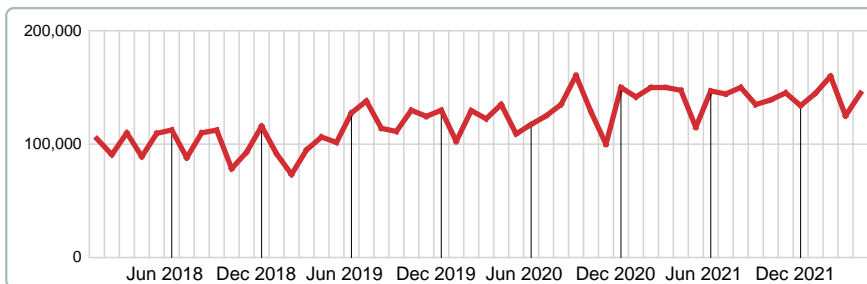
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 124,550

High Sep 2020 160,500    Low Feb 2019 73,300

Median List Price at Closing this month at **145,000**  
above the 5 yr APR average of **124,550**

- FEB 159,900
- MAR 125,000 (-21.83%)
- APR 145,000 (16.00%)

### 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	4.76%	37,500	36,250	0	37,500	0
\$50,001 - \$70,000	14.29%	59,900	61,200	59,900	0	0
\$70,001 - \$120,000	22.22%	100,000	100,000	100,000	0	0
\$120,001 - \$170,000	23.81%	149,900	159,900	149,450	0	0
\$170,001 - \$230,000	11.11%	192,000	0	190,950	209,900	0
\$230,001 - \$280,000	7.94%	265,000	0	250,450	275,000	0
\$280,001 and up	15.87%	312,450	0	337,500	299,000	335,500
<b>Median List Price</b>		<b>145,000</b>	<b>61,200</b>	<b>145,000</b>	<b>281,000</b>	<b>335,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>145,000</b>	<b>10</b>	<b>42</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>10,206,998</b>	<b>702.20K</b>	<b>6.57M</b>	<b>2.60M</b>	<b>335.50K</b>



# April 2022



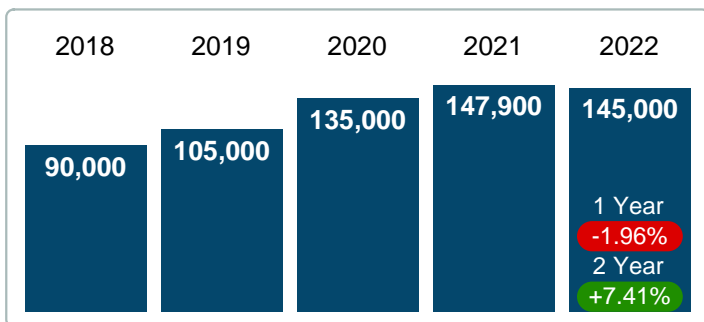
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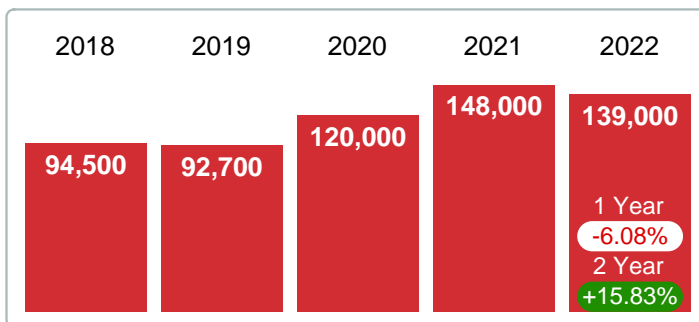
## MEDIAN SOLD PRICE AT CLOSING

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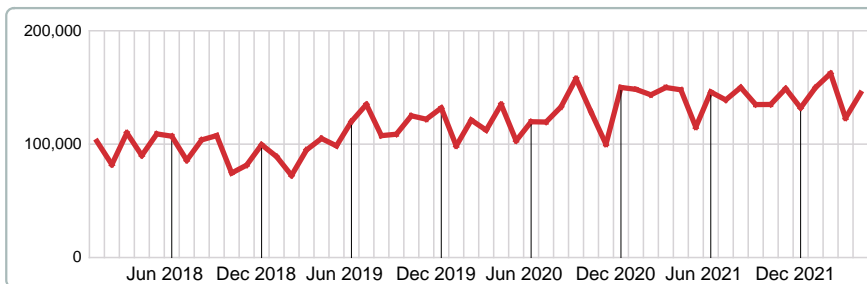
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

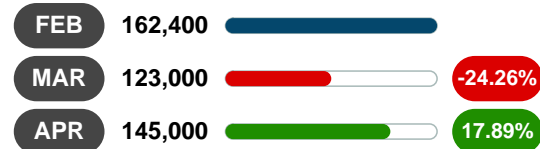


### 3 MONTHS

5 year APR AVG = 124,580

High Feb 2022 162,400 Low Feb 2019 72,400

Median Sold Price at Closing this month at 145,000 above the 5 yr APR average of 124,580



### 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	6.35%	34,000	38,000	0	30,000	0
\$50,001 - \$70,000	11.11%	56,000	55,375	60,375	0	0
\$70,001 - \$120,000	22.22%	100,000	71,000	100,000	0	0
\$120,001 - \$170,000	22.22%	147,450	162,450	142,500	0	0
\$170,001 - \$230,000	14.29%	180,000	0	180,000	205,000	0
\$230,001 - \$280,000	12.70%	275,000	0	248,750	277,000	0
\$280,001 and up	11.11%	325,000	0	325,000	347,700	315,000
Median Sold Price		145,000	55,375	137,750	277,000	315,000
Total Closed Units	100%	145,000	10	42	10	1
Total Closed Volume		10,125,625	736.15K	6.51M	2.56M	315.00K

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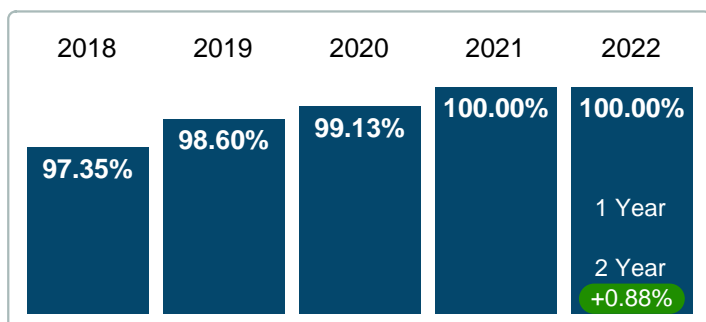
Area Delimited by County Of Muskogee - Residential Property Type



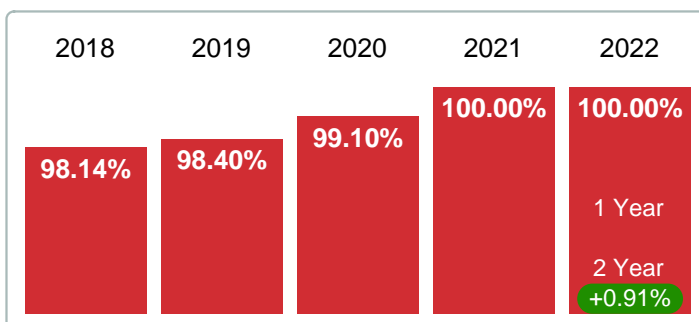
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

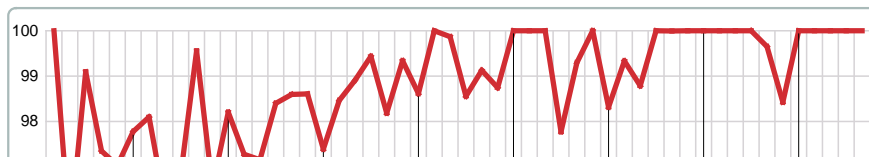
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.01%

High Apr 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **99.01%**

FEB 100.00%  
MAR 100.00%  
APR 100.00%

0.00%  
0.00%

### 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	4	6.35%	78.80%	77.60%	0.00%	80.00%	0.00%	
\$50,001 - \$70,000	7	11.11%	100.79%	101.55%	97.24%	0.00%	0.00%	
\$70,001 - \$120,000	14	22.22%	98.67%	101.57%	97.33%	0.00%	0.00%	
\$120,001 - \$170,000	14	22.22%	100.00%	132.50%	99.84%	0.00%	0.00%	
\$170,001 - \$230,000	9	14.29%	100.00%	0.00%	100.00%	85.42%	0.00%	
\$230,001 - \$280,000	8	12.70%	99.28%	0.00%	99.28%	98.76%	0.00%	
\$280,001 and up	7	11.11%	100.00%	0.00%	100.00%	101.36%	93.89%	
Median Sold/List Ratio		100.00%		100.45%	100.00%	98.76%	93.89%	
Total Closed Units		63	100%	100.00%	10	42	10	1
Total Closed Volume		10,125,625			736.15K	6.51M	2.56M	315.00K

# April 2022



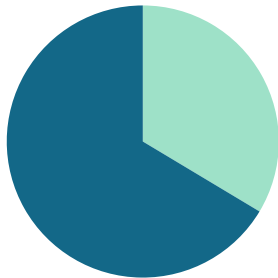
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

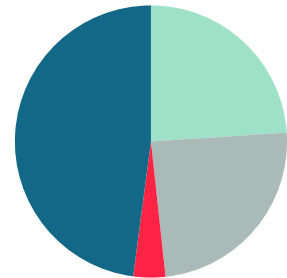


**Inventory**  
 New Listings  
**86 = 33.59%**  
 Start Inventory  
**170**  
 Total Inventory Units  
**256**  
 Volume  
**\$50,585,905**

### Market Activity

Closed Sales  
**63 = 23.95%**  
 Pending Sales  
**64 = 24.33%**  
 Other Off Market  
**10 = 3.80%**  
 Active Inventory  
**126 = 47.91%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	63	14.55%	219	212	-3.20%
Pending Sales	71	64	-9.86%	241	237	-1.66%
New Listings	67	86	28.36%	251	301	19.92%
Median List Price	147,500	145,000	-1.69%	149,900	139,900	-6.67%
Median Sale Price	147,900	145,000	-1.96%	148,000	139,000	-6.08%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	7.00	-30.00%	15.00	10.50	-30.00%
Monthly Inventory	169	126	-25.44%	169	126	-25.44%
Months Supply of Inventory	2.88	2.11	-26.90%	2.88	2.11	-26.90%

**Absorption:** Last 12 months, an Average of **60** Sales/Month

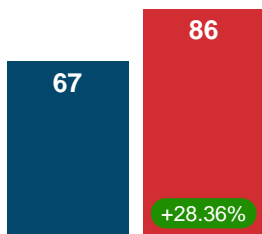
**Inventory** on April 30, 2022 = **126**

**2021** **2022**

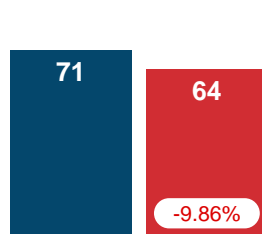
### APRIL MARKET

### MEDIAN PRICES

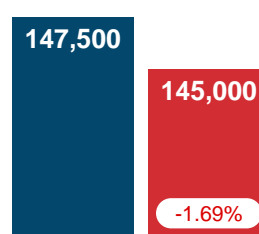
#### New Listings



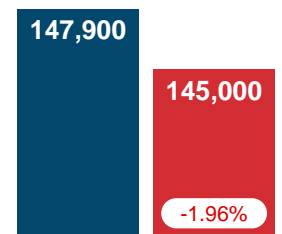
#### Pending Listings



#### List Price



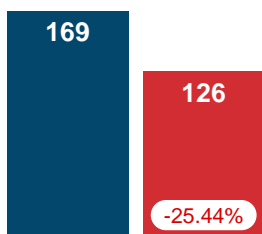
#### Sale Price



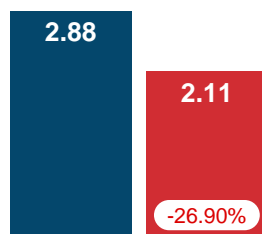
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

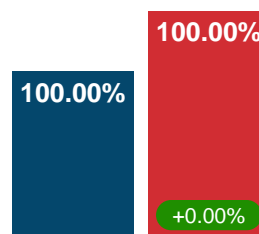
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

