

August 2022



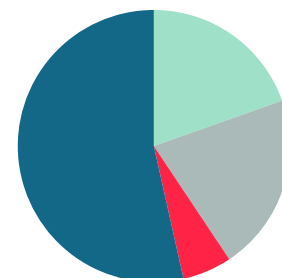
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	79	67	-15.19%
Pending Listings	58	72	24.14%
New Listings	89	89	0.00%
Median List Price	150,000	169,990	13.33%
Median Sale Price	150,000	165,000	10.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	7.00	0.00%
End of Month Inventory	199	183	-8.04%
Months Supply of Inventory	3.32	3.11	-6.22%



■ Closed (19.59%)
■ Pending (21.05%)
■ Other OffMarket (5.85%)
■ Active (53.51%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of August 31, 2022 = **183**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **8.04%** to 183 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.11** 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 **10.00%** in August 2022 to \$165,000 versus the previous year at \$150,000.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in August 2022 compared to last year's same month at **7.00** DOM.

Sales Success for August 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 89 New Listings in August 2022, down **0.00%** from last year at 89. Furthermore, there were 67 Closed Listings this month versus last year at 79, a **-15.19%** decrease.

Closed versus Listed trends yielded a **75.3%** ratio, down from previous year's, August 2021, at **88.8%**, a **15.19%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

August 2022



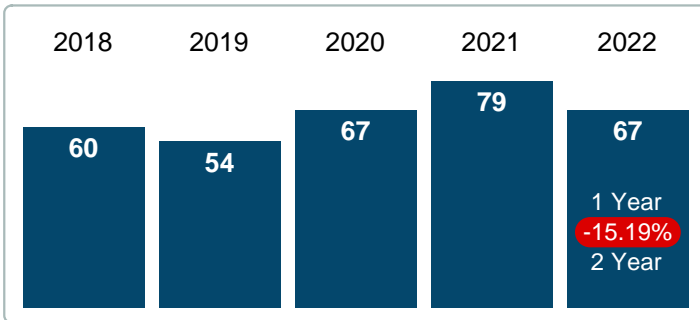
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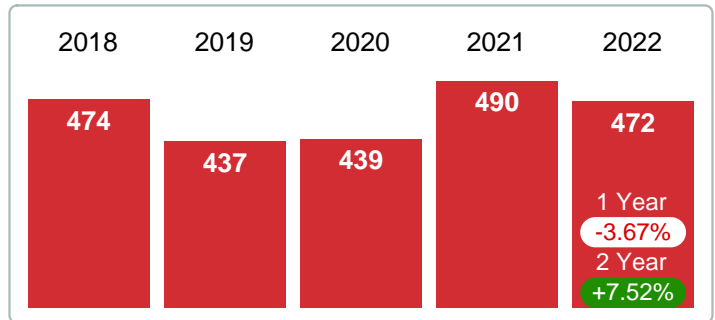
CLOSED LISTINGS

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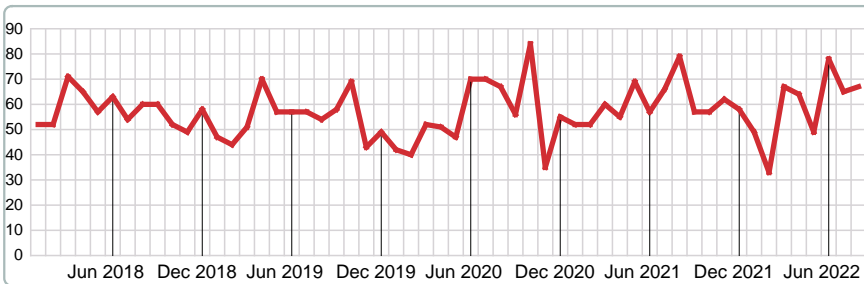
AUGUST



YEAR TO DATE (YTD)

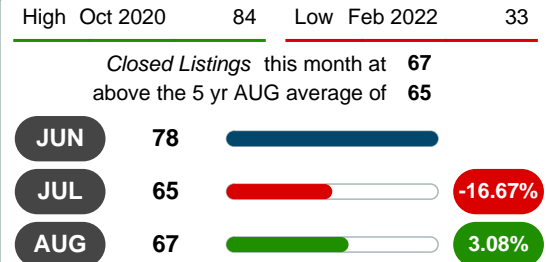


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 65



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	5	7.46%	46.0	4	1	0	0
\$25,001 - \$100,000	10	14.93%	8.0	3	6	1	0
\$100,001 - \$125,000	5	7.46%	4.0	1	3	1	0
\$125,001 - \$175,000	15	22.39%	8.0	0	14	1	0
\$175,001 - \$250,000	17	25.37%	6.0	2	12	3	0
\$250,001 - \$325,000	6	8.96%	10.0	0	2	4	0
\$325,001 and up	9	13.43%	4.0	0	3	5	1
Total Closed Units	67			10	41	15	1
Total Closed Volume	12,622,400	100%	7.0	785.50K	7.02M	4.45M	369.00K
Median Closed Price	\$165,000			\$42,250	\$160,000	\$273,500	\$369,000

August 2022



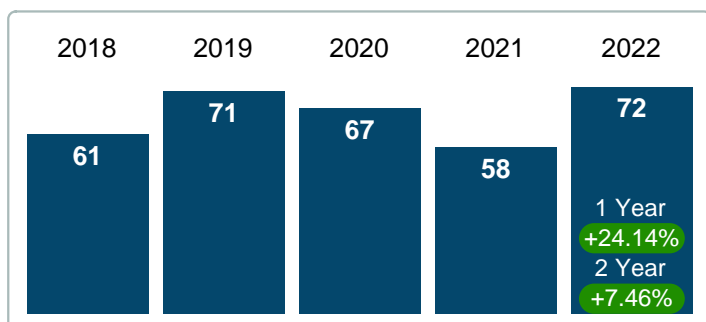
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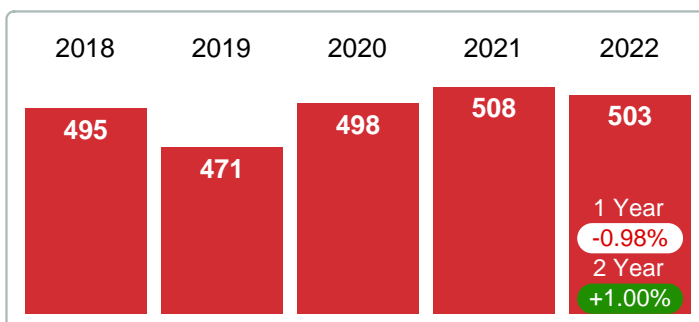
PENDING LISTINGS

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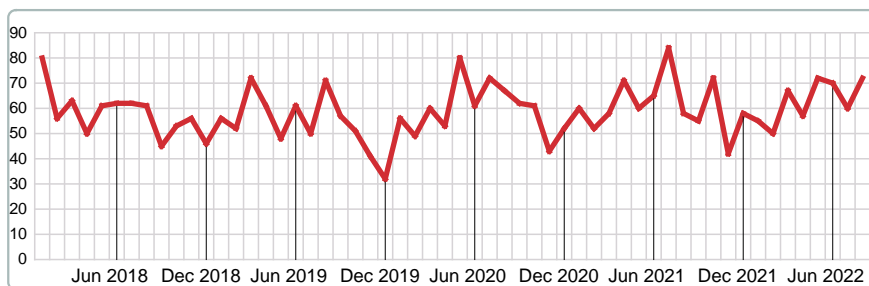
AUGUST



YEAR TO DATE (YTD)

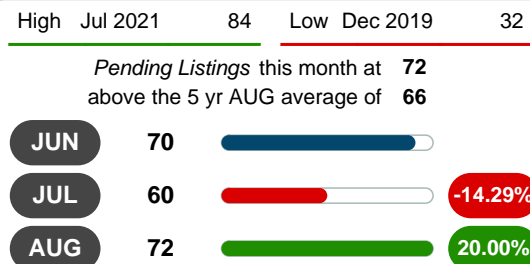


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	5.56%	85.5	3	1	0	0
\$25,001 - \$75,000	7	9.72%	28.0	3	4	0	0
\$75,001 - \$125,000	15	20.83%	22.0	6	8	1	0
\$125,001 - \$200,000	18	25.00%	9.0	0	15	3	0
\$200,001 - \$250,000	9	12.50%	8.0	1	8	0	0
\$250,001 - \$375,000	11	15.28%	13.0	0	5	6	0
\$375,001 and up	8	11.11%	7.0	0	5	2	1
Total Pending Units	72			13	46	12	1
Total Pending Volume	14,611,290	100%	14.0	990.85K	8.93M	3.29M	1.40M
Median Listing Price	\$152,950			\$82,000	\$167,450	\$302,400	\$1,399,000

August 2022



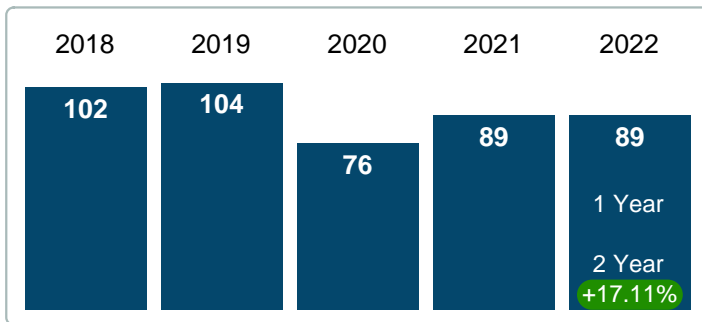
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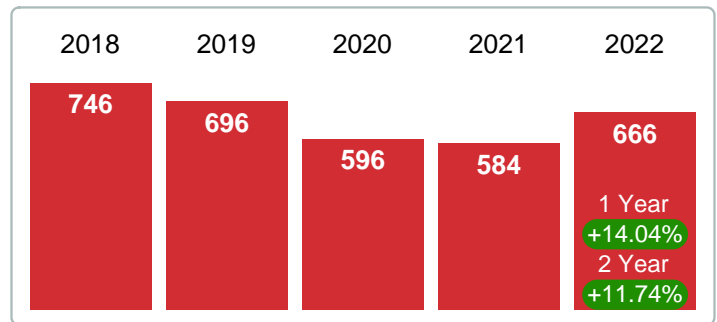
NEW LISTINGS

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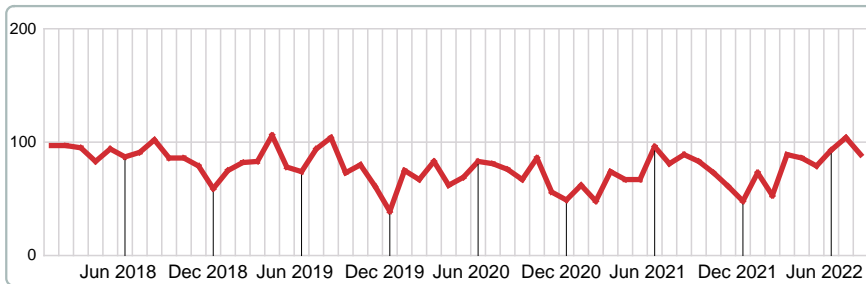
AUGUST



YEAR TO DATE (YTD)

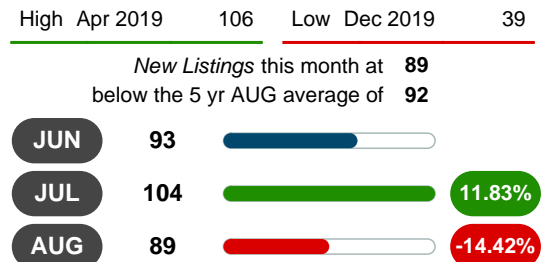


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 92



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	6	6.74%	3	0	3	0
\$50,001 - \$100,000	13	14.61%	7	5	0	1
\$100,001 - \$125,000	5	5.62%	3	2	0	0
\$125,001 - \$200,000	28	31.46%	2	21	4	1
\$200,001 - \$275,000	14	15.73%	0	11	3	0
\$275,001 - \$400,000	13	14.61%	0	7	5	1
\$400,001 and up	10	11.24%	0	6	4	0
Total New Listed Units	89		15	52	19	3
Total New Listed Volume	18,909,347	100%	1.28M	12.11M	4.99M	532.50K
Median New Listed Listing Price	\$169,900		\$84,900	\$185,000	\$259,500	\$169,999

August 2022



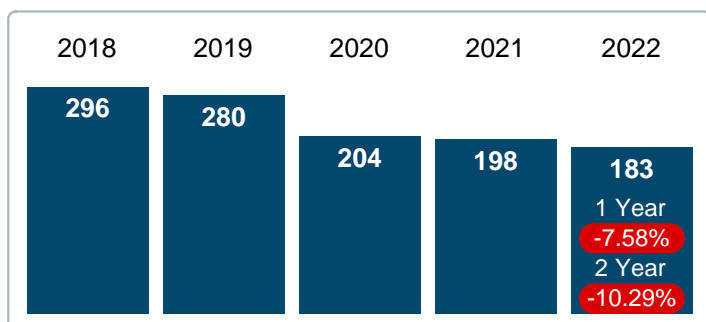
Area Delimited by County Of Muskogee - Residential Property Type



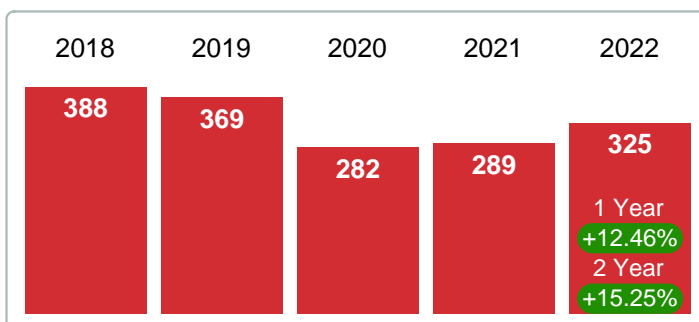
ACTIVE INVENTORY

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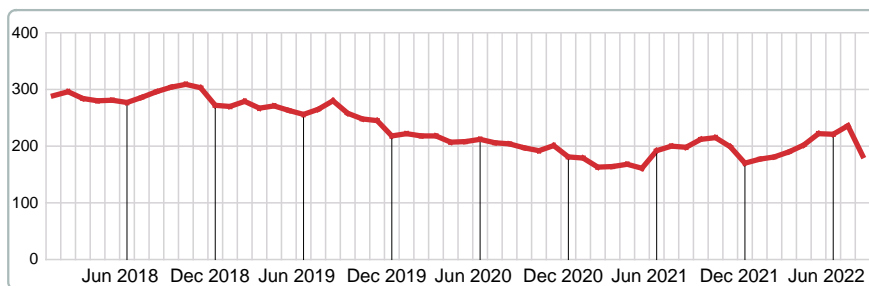
END OF AUGUST



ACTIVE DURING AUGUST

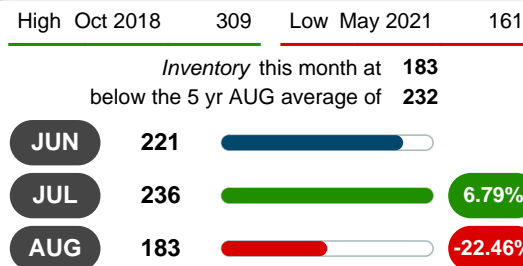


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 232



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	8.20%	26.0	4	6	4	1
\$75,001 - \$125,000	21	11.48%	48.0	8	11	2	0
\$125,001 - \$150,000	21	11.48%	37.0	3	16	2	0
\$150,001 - \$225,000	54	29.51%	55.5	6	42	5	1
\$225,001 - \$275,000	21	11.48%	52.0	1	15	5	0
\$275,001 - \$375,000	33	18.03%	57.0	3	16	9	5
\$375,001 and up	18	9.84%	34.5	0	10	4	4
Total Active Inventory by Units	183			25	116	31	11
Total Active Inventory by Volume	41,735,329	100%	50.0	3.60M	26.24M	7.49M	4.40M
Median Active Inventory Listing Price	\$208,662			\$129,000	\$208,034	\$239,900	\$359,000

August 2022



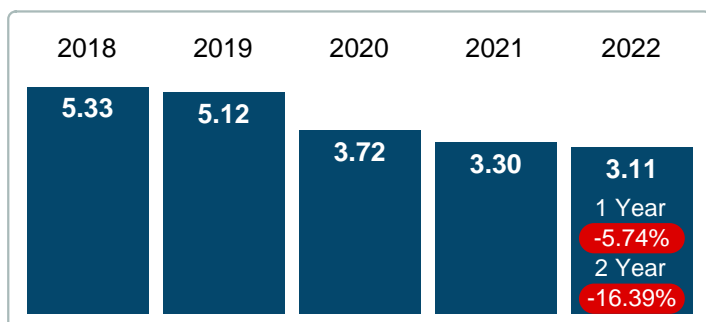
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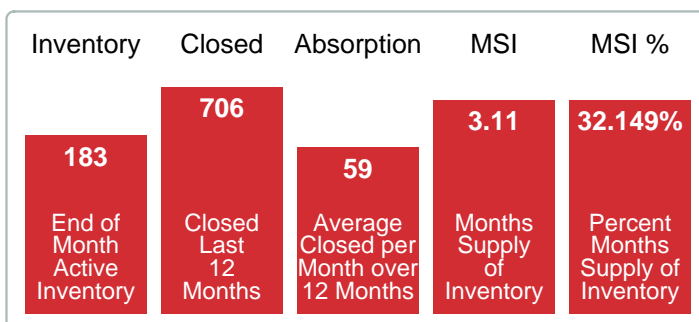
MONTHS SUPPLY of INVENTORY (MSI)

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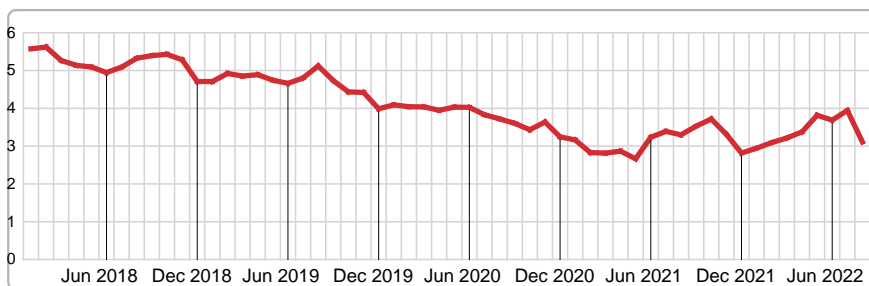
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

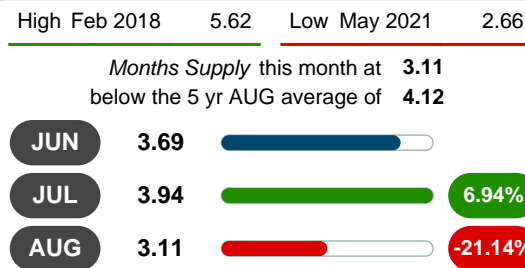


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 4.12



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
\$75,000 and less	15	8.20%	1.26	0.74	1.20	3.00	6.00
\$75,001 - \$125,000	21	11.48%	1.83	3.84	1.33	1.85	0.00
\$125,001 - \$150,000	21	11.48%	3.23	7.20	2.87	4.00	0.00
\$150,001 - \$225,000	54	29.51%	3.72	6.55	3.88	2.00	4.00
\$225,001 - \$275,000	21	11.48%	4.13	4.00	4.86	3.00	0.00
\$275,001 - \$375,000	33	18.03%	5.50	36.00	7.38	3.00	6.67
\$375,001 and up	18	9.84%	5.40	0.00	8.00	2.40	9.60
Market Supply of Inventory (MSI)			3.11	2.73	3.21	2.64	6.29
Total Active Inventory by Units		100%	3.11	25	116	31	11

August 2022



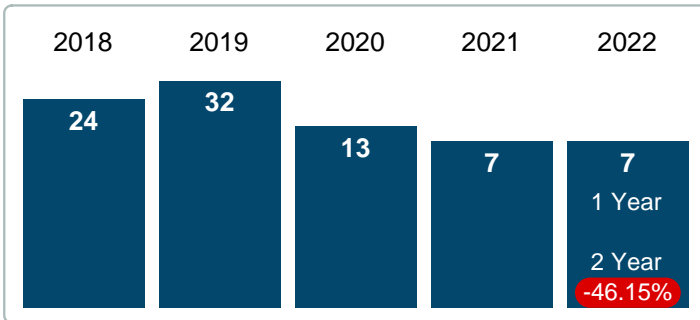
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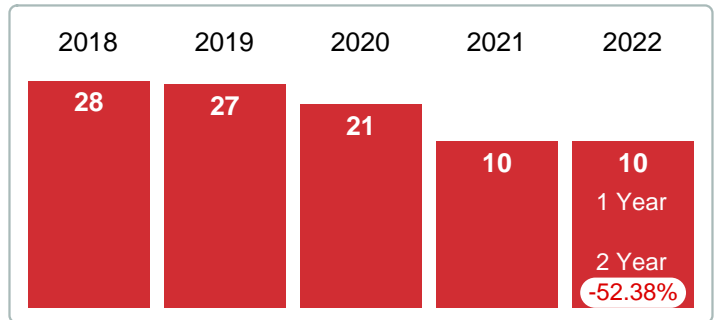
MEDIAN DAYS ON MARKET TO SALE

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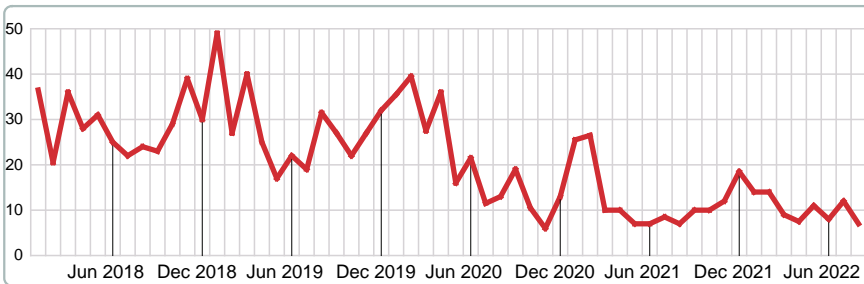
AUGUST



YEAR TO DATE (YTD)

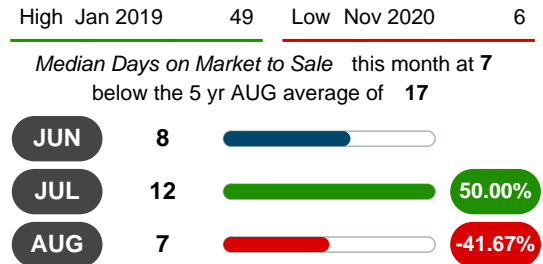


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 17



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	7.46%	46	53	3	0	0	
\$25,001 - \$100,000	14.93%	8	5	8	18	0	
\$100,001 - \$125,000	7.46%	4	2	4	42	0	
\$125,001 - \$175,000	22.39%	8	0	8	68	0	
\$175,001 - \$250,000	25.37%	6	34	7	4	0	
\$250,001 - \$325,000	8.96%	10	0	47	10	0	
\$325,001 and up	13.43%	4	0	4	10	3	
Median Closed DOM		7	26	6	12	3	
Total Closed Units	100%	67	7.0	10	41	15	1
Total Closed Volume		12,622,400	785.50K	7.02M	4.45M	369.00K	

August 2022



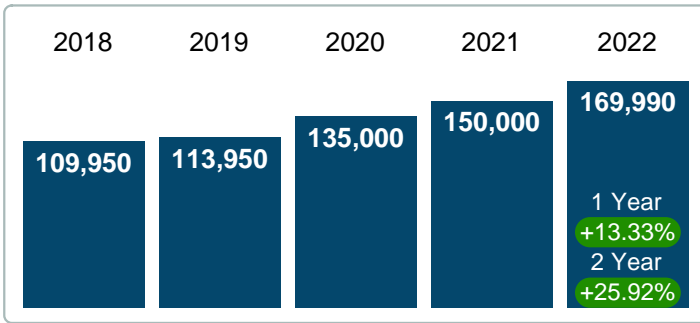
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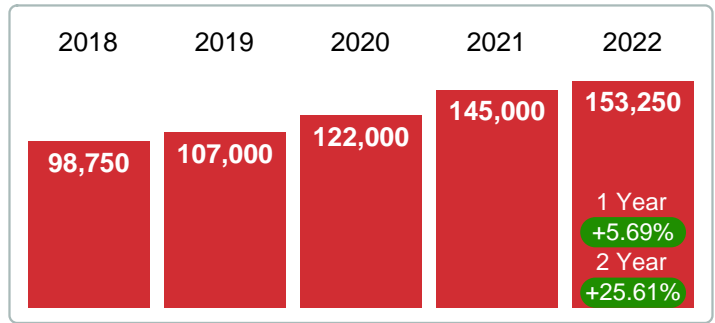
MEDIAN LIST PRICE AT CLOSING

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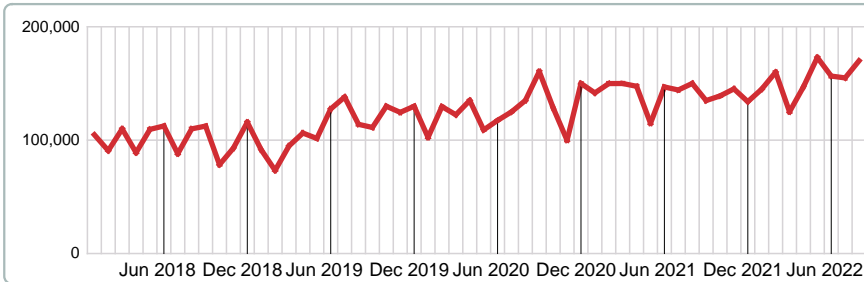
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

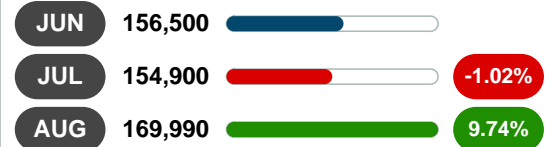


3 MONTHS

5 year AUG AVG = 135,778

High May 2022 172,900 Low Feb 2019 73,300

Median List Price at Closing this month at **169,990** above the 5 yr AUG average of **135,778**



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	7.46%	19,900	19,325	20,000	0	0
\$25,001 - \$100,000	14.93%	64,975	59,900	64,975	78,500	0
\$100,001 - \$125,000	2.99%	118,500	112,000	125,000	0	0
\$125,001 - \$175,000	28.36%	145,000	0	147,450	140,000	0
\$175,001 - \$250,000	23.88%	222,500	228,000	216,250	232,450	0
\$250,001 - \$325,000	8.96%	277,250	0	270,500	279,250	0
\$325,001 and up	13.43%	360,000	0	360,000	349,000	369,000
Median List Price		169,990	44,700	159,900	269,500	369,000
Total Closed Units	100%	169,990	10	41	15	1
Total Closed Volume		12,862,060	820.95K	7.16M	4.51M	369.00K

August 2022



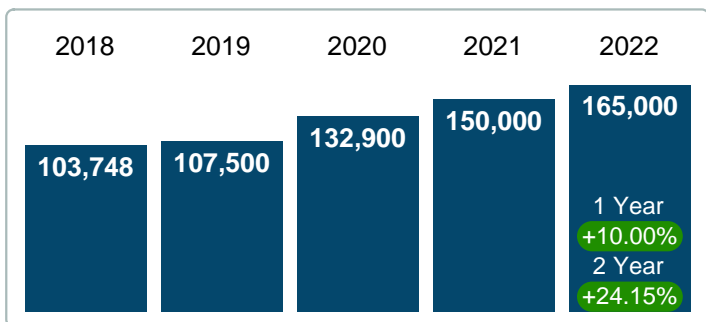
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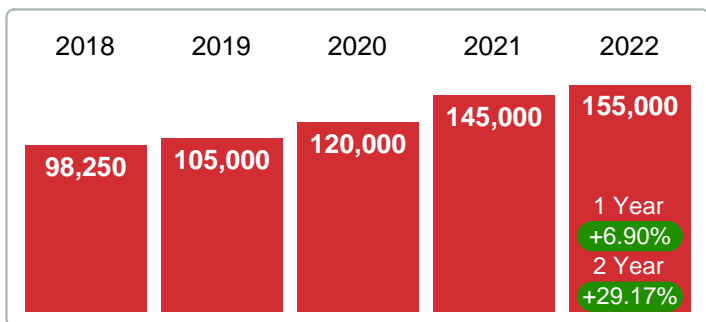
MEDIAN SOLD PRICE AT CLOSING

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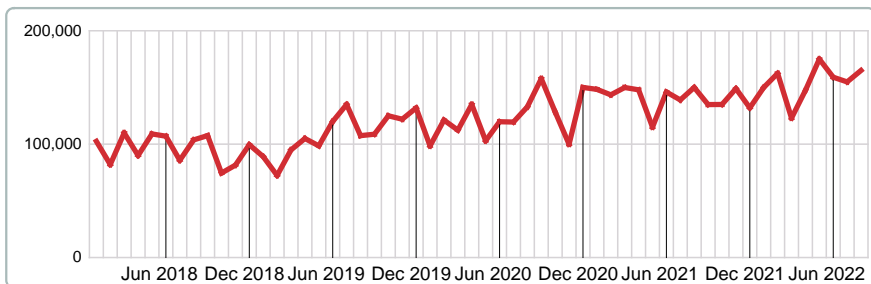
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

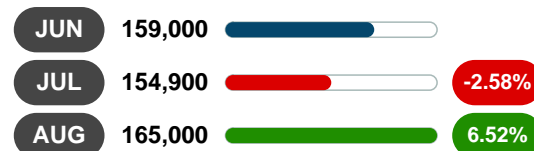


3 MONTHS

5 year AUG AVG = 131,830

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **165,000** above the 5 yr AUG average of **131,830**



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	7.46%	16,000	16,000	16,000	0	0
\$25,001 - \$100,000	14.93%	67,000	57,500	66,250	78,500	0
\$100,001 - \$125,000	7.46%	125,000	112,000	125,000	125,000	0
\$125,001 - \$175,000	22.39%	149,900	0	149,950	135,600	0
\$175,001 - \$250,000	25.37%	205,000	216,750	202,500	225,000	0
\$250,001 - \$325,000	8.96%	269,250	0	264,850	281,250	0
\$325,001 and up	13.43%	369,000	0	380,000	349,000	369,000
Median Sold Price		165,000	42,250	160,000	273,500	369,000
Total Closed Units	100%	67	10	41	15	1
Total Closed Volume		12,622,400	785.50K	7.02M	4.45M	369.00K

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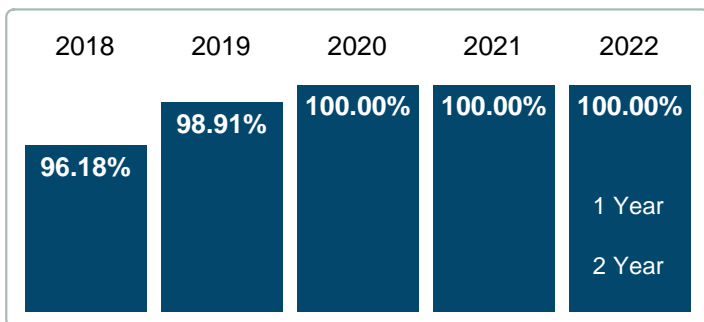
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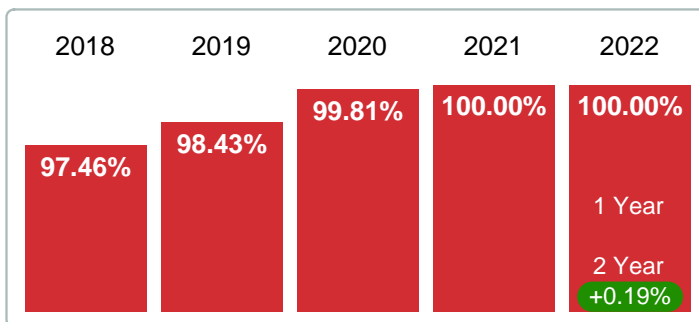
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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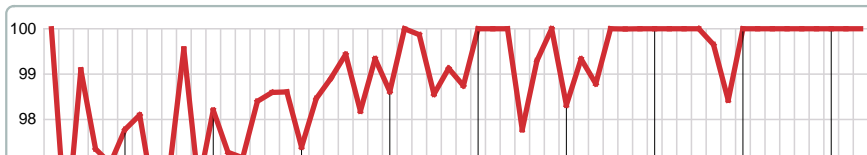
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.02%

High Aug 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr AUG average of **99.02%**

- JUN 100.00%
- JUL 100.00%
- AUG 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	
\$25,000 and less	5	7.46%	90.67%	91.82%	80.00%	0.00%	0.00%	
\$25,001 - \$100,000	10	14.93%	99.12%	95.99%	99.12%	100.00%	0.00%	
\$100,001 - \$125,000	5	7.46%	94.70%	100.00%	94.70%	89.29%	0.00%	
\$125,001 - \$175,000	15	22.39%	100.41%	0.00%	100.21%	100.44%	0.00%	
\$175,001 - \$250,000	17	25.37%	100.00%	94.54%	100.00%	100.88%	0.00%	
\$250,001 - \$325,000	6	8.96%	100.02%	0.00%	98.19%	100.02%	0.00%	
\$325,001 and up	9	13.43%	100.00%	0.00%	95.74%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		94.48%	100.00%	100.00%	100.00%	
Total Closed Units		67	100%	100.00%	10	41	15	1
Total Closed Volume		12,622,400			785.50K	7.02M	4.45M	369.00K

August 2022



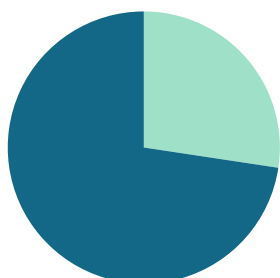
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

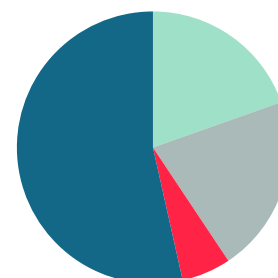


Inventory
 New Listings
89 = 27.38%
 Start Inventory
236
 Total Inventory Units
325
 Volume
\$71,192,129

Market Activity

Closed Sales
67 = 19.59%
 Pending Sales
72 = 21.05%
 Other Off Market
20 = 5.85%
 Active Inventory
183 = 53.51%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	67	-15.19%	490	472	-3.67%
Pending Sales	58	72	24.14%	508	503	-0.98%
New Listings	89	89	0.00%	584	666	14.04%
Median List Price	150,000	169,990	13.33%	145,000	153,250	5.69%
Median Sale Price	150,000	165,000	10.00%	145,000	155,000	6.90%
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	7.00	7.00	0.00%	10.00	10.00	0.00%
Monthly Inventory	199	183	-8.04%	199	183	-8.04%
Months Supply of Inventory	3.32	3.11	-6.22%	3.32	3.11	-6.22%

Absorption: Last 12 months, an Average of **59** Sales/Month

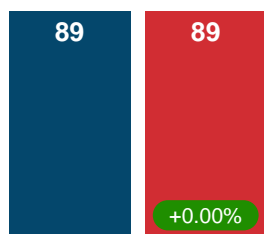
Inventory on August 31, 2022 = **183**

2021 **2022**

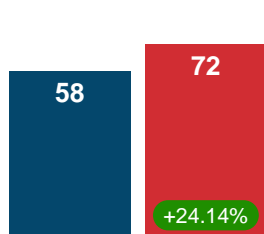
AUGUST MARKET

MEDIAN PRICES

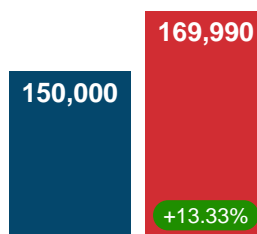
New Listings



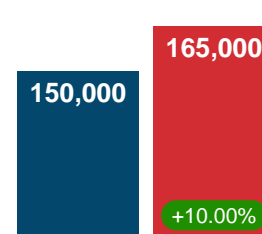
Pending Listings



List Price



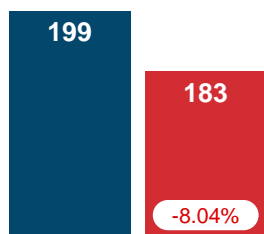
Sale Price



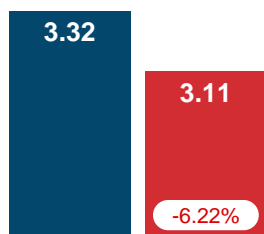
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%