

# February 2022

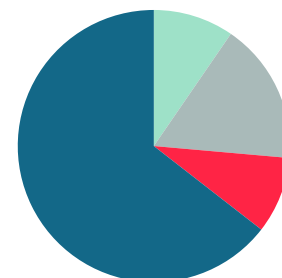
Area Delimited by County Of Muskogee



## MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	61	41	-32.79%
Pending Listings	58	72	24.14%
New Listings	75	88	17.33%
Median List Price	149,900	175,000	16.74%
Median Sale Price	142,000	165,000	16.20%
Median Percent of Selling Price to List Price	98.86%	96.30%	-2.59%
Median Days on Market to Sale	28.00	21.00	-25.00%
End of Month Inventory	340	276	-18.82%
Months Supply of Inventory	5.07	3.91	-22.76%



■ Closed (9.58%)  
■ Pending (16.82%)  
■ Other OffMarket (9.11%)  
■ Active (64.49%)

**Absorption:** Last 12 months, an Average of **71** Sales/Month  
**Active Inventory** as of February 28, 2022 = **276**

### Analysis Wrap-Up

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

The total housing inventory at the end of February 2022 decreased **18.82%** to 276 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **3.91** 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 **16.20%** in February 2022 to \$165,000 versus the previous year at \$142,000.

#### Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 7.00 days or **25.00%** in February 2022 compared to last year's same month at **28.00** DOM.

#### Sales Success for February 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 88 New Listings in February 2022, up **17.33%** from last year at 75. Furthermore, there were 41 Closed Listings this month versus last year at 61, a **-32.79%** decrease.

Closed versus Listed trends yielded a **46.6%** ratio, down from previous year's, February 2021, at **81.3%**, a **42.72%** downswing. This will certainly create pressure on a decreasing Month's 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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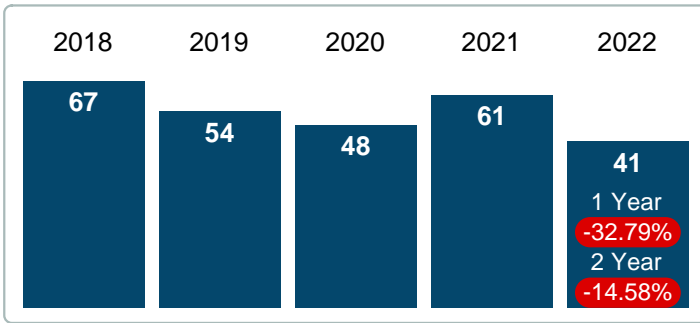
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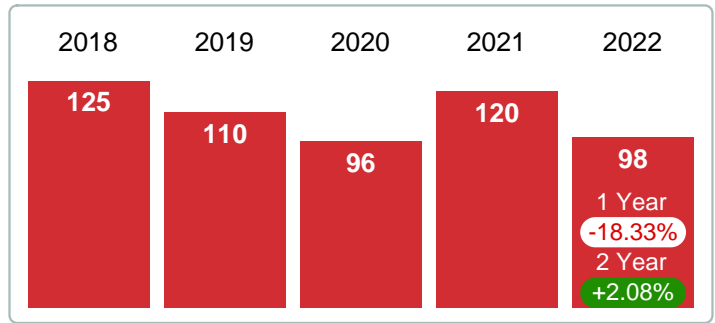
## CLOSED LISTINGS

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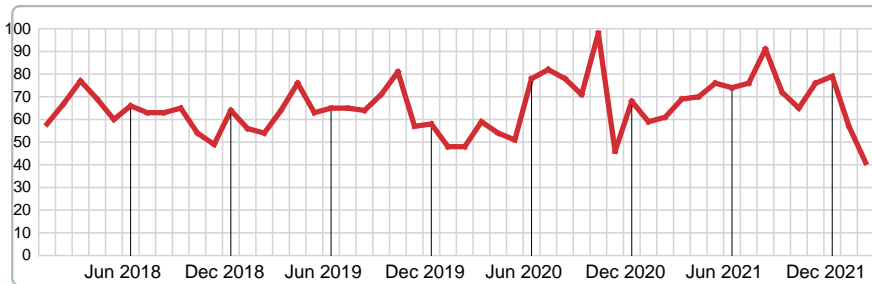
### FEBRUARY



### YEAR TO DATE (YTD)

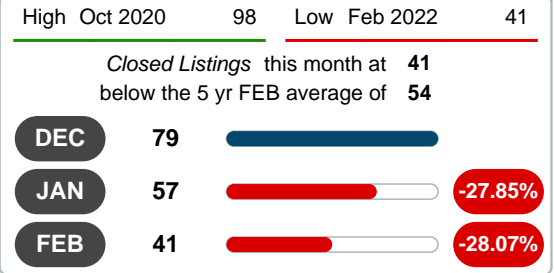


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 54



### 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	9.76%	102.5	2	1	0	1
\$50,001 - \$75,000	3	7.32%	71.0	3	0	0	0
\$75,001 - \$125,000	8	19.51%	8.0	2	5	1	0
\$125,001 - \$175,000	7	17.07%	5.0	0	6	1	0
\$175,001 - \$225,000	8	19.51%	10.0	1	6	1	0
\$225,001 - \$450,000	6	14.63%	22.5	1	4	1	0
\$450,001 and up	5	12.20%	85.0	3	0	2	0
<b>Total Closed Units</b>	<b>41</b>			<b>12</b>	<b>22</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,462,424</b>	<b>100%</b>	<b>21.0</b>	<b>2.74M</b>	<b>3.56M</b>	<b>2.13M</b>	<b>35.00K</b>
<b>Median Closed Price</b>	<b>\$165,000</b>			<b>\$95,750</b>	<b>\$170,000</b>	<b>\$265,000</b>	<b>\$35,000</b>

# February 2022



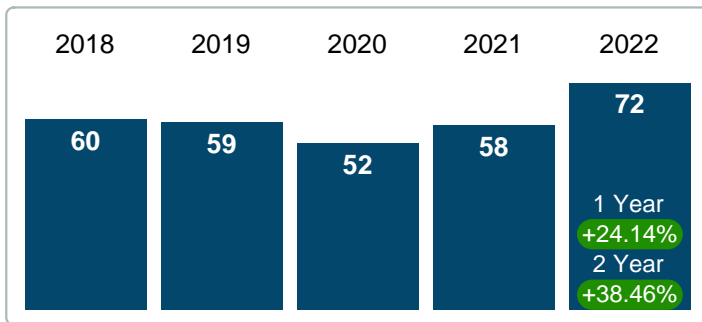
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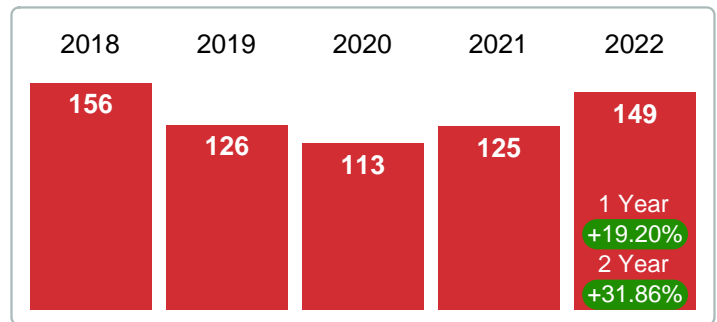
## PENDING LISTINGS

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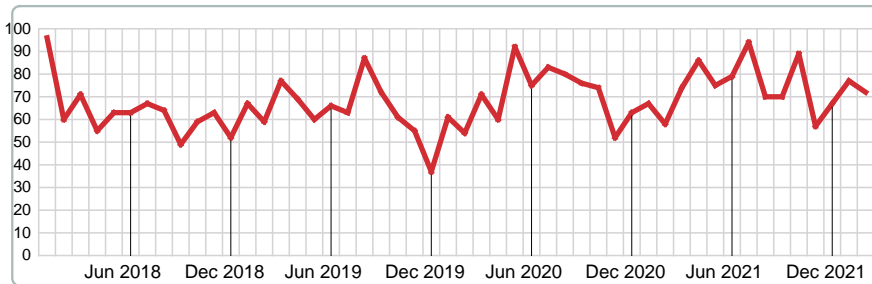
### FEBRUARY



### YEAR TO DATE (YTD)

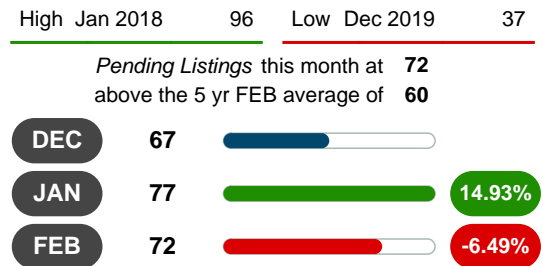


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB 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
\$25,000 and less	4	5.56%	15.0	3	1	0	0
\$25,001 - \$50,000	6	8.33%	19.0	5	1	0	0
\$50,001 - \$100,000	15	20.83%	33.0	8	6	1	0
\$100,001 - \$175,000	22	30.56%	8.0	2	17	3	0
\$175,001 - \$275,000	9	12.50%	14.0	1	6	1	1
\$275,001 - \$325,000	7	9.72%	12.0	1	3	2	1
\$325,001 and up	9	12.50%	11.0	4	1	4	0
<b>Total Pending Units</b>	<b>72</b>			<b>24</b>	<b>35</b>	<b>11</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>13,470,752</b>	<b>100%</b>	<b>13.0</b>	<b>4.13M</b>	<b>5.72M</b>	<b>3.09M</b>	<b>534.00K</b>
<b>Median Listing Price</b>	<b>\$151,250</b>			<b>\$57,450</b>	<b>\$159,900</b>	<b>\$283,000</b>	<b>\$267,000</b>

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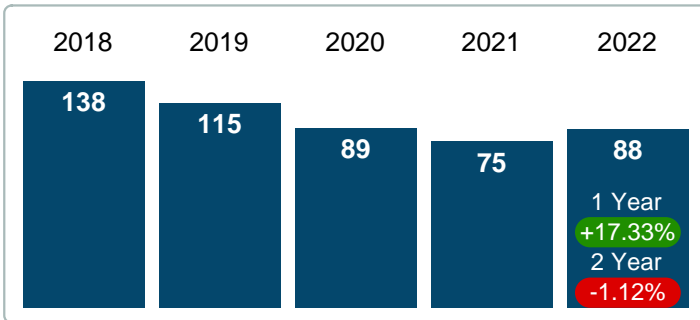
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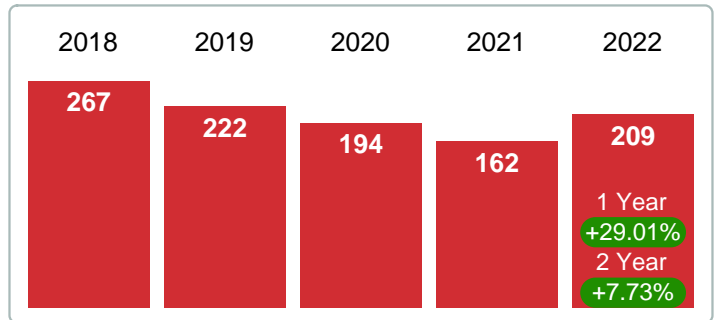
## NEW LISTINGS

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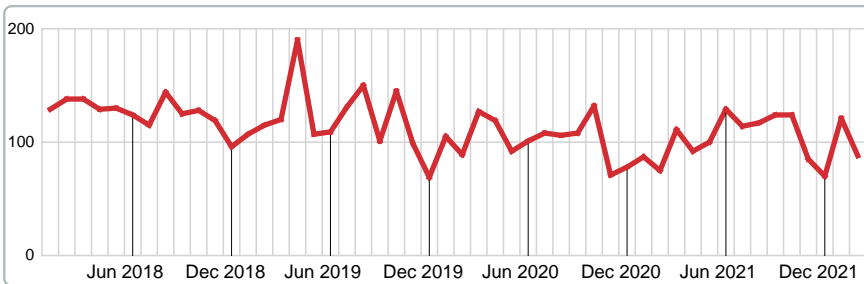
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 101

High Apr 2019 190 Low Dec 2019 69

New Listings this month at **88**  
below the 5 yr FEB average of **101**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	4	4.55%	3	1	0	0
\$10,001 - \$50,000	14	15.91%	12	1	1	0
\$50,001 - \$90,000	14	15.91%	8	6	0	0
\$90,001 - \$160,000	24	27.27%	9	14	1	0
\$160,001 - \$230,000	12	13.64%	2	7	2	1
\$230,001 - \$490,000	11	12.50%	1	4	6	0
\$490,001 and up	9	10.23%	7	1	1	0
<b>Total New Listed Units</b>	<b>88</b>		<b>42</b>	<b>34</b>	<b>11</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>18,719,051</b>	<b>100%</b>	<b>9.80M</b>	<b>5.83M</b>	<b>2.88M</b>	<b>209.00K</b>
<b>Median New Listed Listing Price</b>	<b>\$128,500</b>		<b>\$84,700</b>	<b>\$146,250</b>	<b>\$275,000</b>	<b>\$209,000</b>

# February 2022



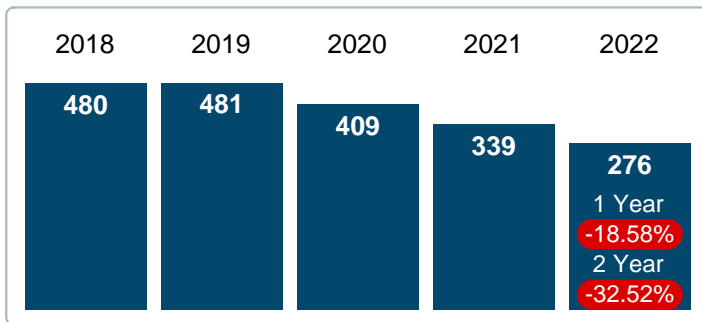
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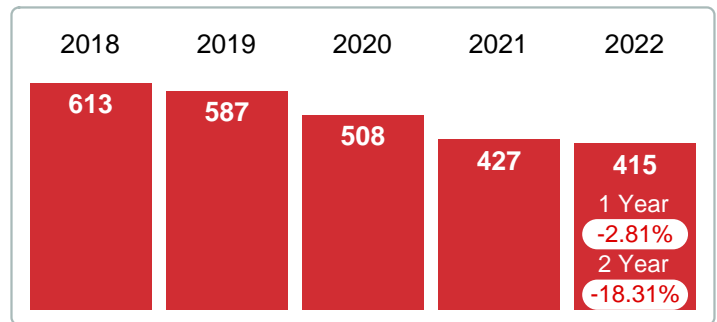
## ACTIVE INVENTORY

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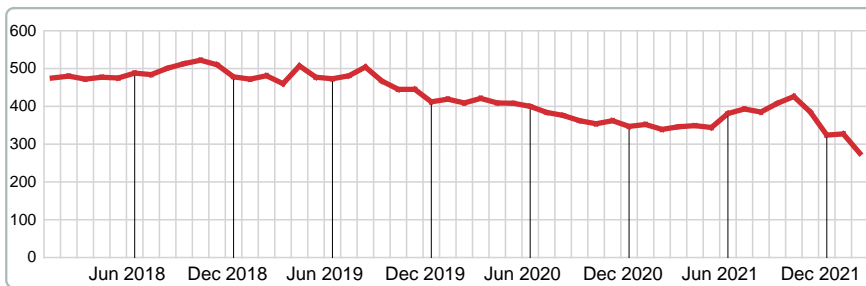
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

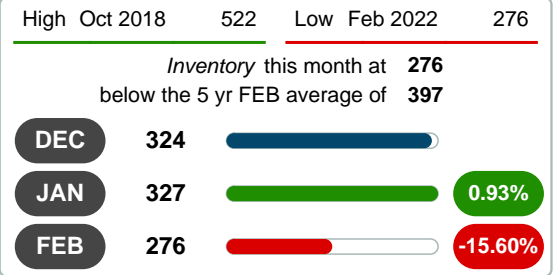


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 397



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	4	1.45%	7.0	3	1	0	0
\$10,001 - \$30,000	58	21.01%	68.5	57	0	1	0
\$30,001 - \$50,000	31	11.23%	123.0	28	2	1	0
\$50,001 - \$140,000	80	28.99%	54.0	49	29	2	0
\$140,001 - \$240,000	41	14.86%	38.0	20	16	4	1
\$240,001 - \$430,000	34	12.32%	58.0	16	12	3	3
\$430,001 and up	28	10.14%	68.0	19	5	3	1
<b>Total Active Inventory by Units</b>	<b>276</b>			<b>192</b>	<b>65</b>	<b>14</b>	<b>5</b>
<b>Total Active Inventory by Volume</b>	<b>54,060,447</b>	<b>100%</b>	<b>62.0</b>	<b>36.20M</b>	<b>12.41M</b>	<b>3.73M</b>	<b>1.71M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$93,700</b>			<b>\$59,700</b>	<b>\$142,999</b>	<b>\$234,950</b>	<b>\$339,900</b>

# February 2022



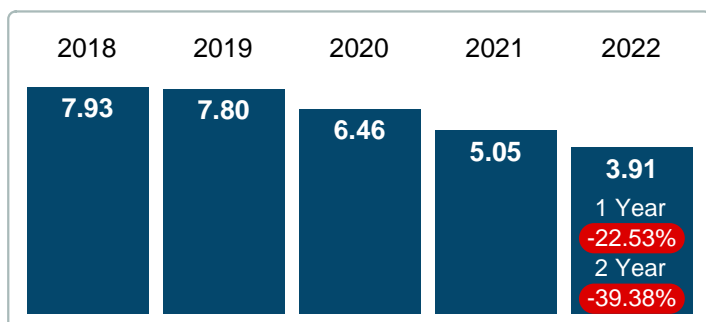
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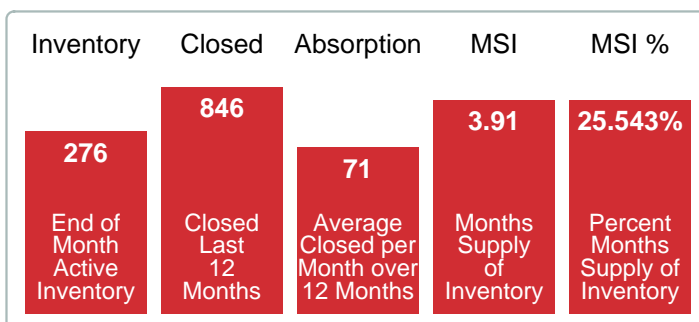
## MONTHS SUPPLY of INVENTORY (MSI)

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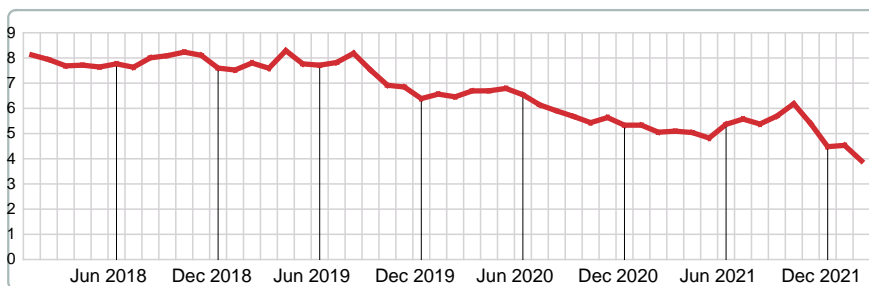
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

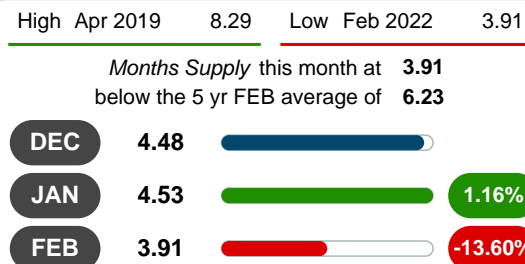


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 6.23



### 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
\$10,000 and less	4	1.45%	3.43	3.27	12.00	0.00	0.00
\$10,001 - \$30,000	58	21.01%	9.67	15.20	0.00	4.00	0.00
\$30,001 - \$50,000	31	11.23%	6.31	9.33	1.26	4.00	0.00
\$50,001 - \$140,000	80	28.99%	3.15	5.76	1.99	0.89	0.00
\$140,001 - \$240,000	41	14.86%	1.98	9.60	1.10	1.07	3.00
\$240,001 - \$430,000	34	12.32%	3.49	10.67	3.27	0.78	4.00
\$430,001 and up	28	10.14%	11.20	25.33	10.00	3.00	4.00
Market Supply of Inventory (MSI)			3.91	9.37	1.76	1.22	3.00
Total Active Inventory by Units		100%	3.91	192	65	14	5

# February 2022



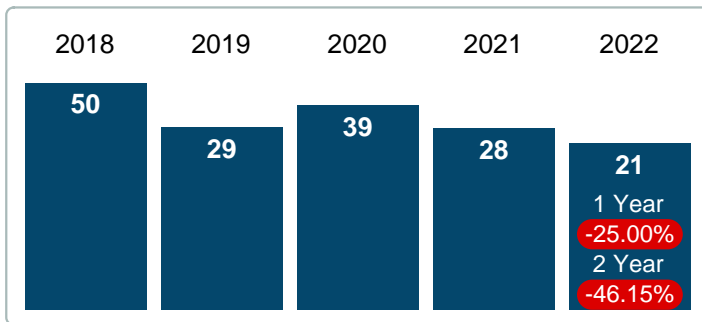
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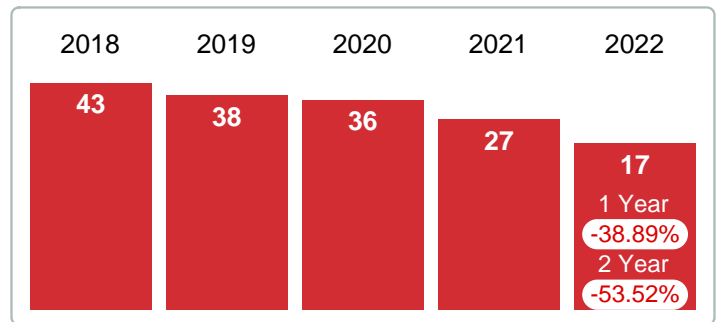
## MEDIAN DAYS ON MARKET TO SALE

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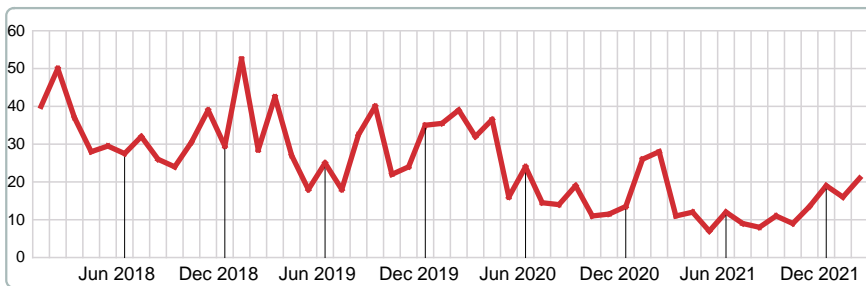
### FEBRUARY



### YEAR TO DATE (YTD)

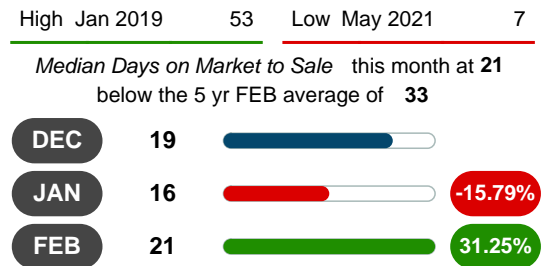


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 33



### 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	9.76%	103	74	150	0	100
\$50,001 - \$75,000	7.32%	71	71	0	0	0
\$75,001 - \$125,000	19.51%	8	75	5	10	0
\$125,001 - \$175,000	17.07%	5	0	4	36	0
\$175,001 - \$225,000	19.51%	10	71	5	14	0
\$225,001 - \$450,000	14.63%	23	36	23	2	0
\$450,001 and up	12.20%	85	19	0	97	0
Median Closed DOM		21	69	6	25	100
Total Closed Units	100%	41	12	22	6	1
Total Closed Volume		8,462,424	2.74M	3.56M	2.13M	35.00K

# February 2022



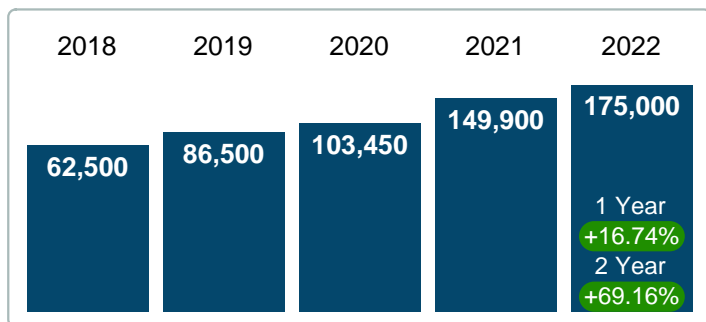
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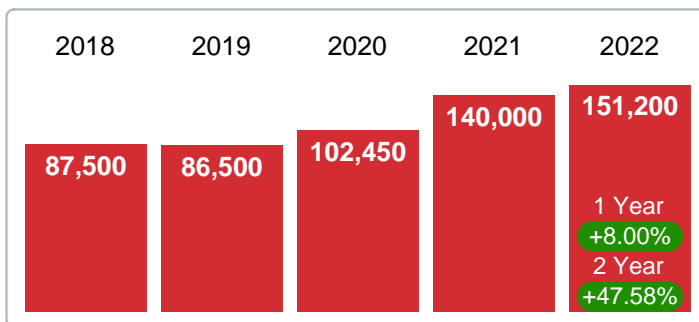
## MEDIAN LIST PRICE AT CLOSING

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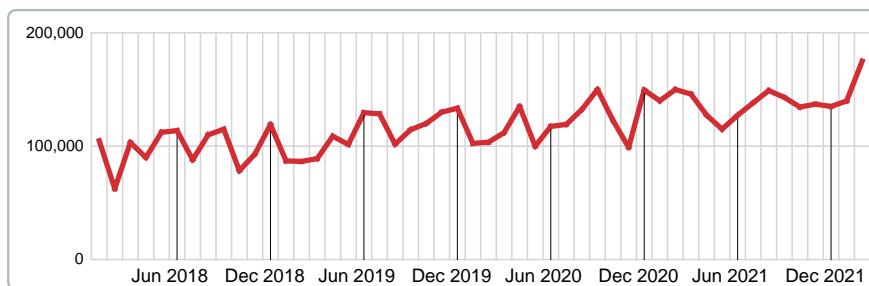
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

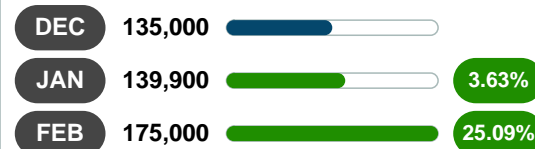


### 3 MONTHS

5 year FEB AVG = 115,470

High Feb 2022 175,000 Low Feb 2018 62,500

Median List Price at Closing this month at **175,000**  
above the 5 yr FEB average of **115,470**



### 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	3	7.32%	26,000	21,000	0	0	35,000
\$50,001 - \$75,000	3	7.32%	58,500	65,250	53,000	0	0
\$75,001 - \$125,000	8	19.51%	93,450	98,900	86,500	118,000	0
\$125,001 - \$175,000	7	17.07%	135,000	0	135,000	149,900	0
\$175,001 - \$225,000	10	24.39%	199,950	206,250	199,700	220,000	0
\$225,001 - \$450,000	6	14.63%	277,500	340,150	268,000	345,000	0
\$450,001 and up	4	9.76%	749,950	822,500	0	699,950	0
Median List Price			175,000	111,950	176,500	282,500	35,000
Total Closed Units		100%	175,000	12	22	6	1
Total Closed Volume			8,928,150	3.01M	3.65M	2.23M	35.00K



# February 2022



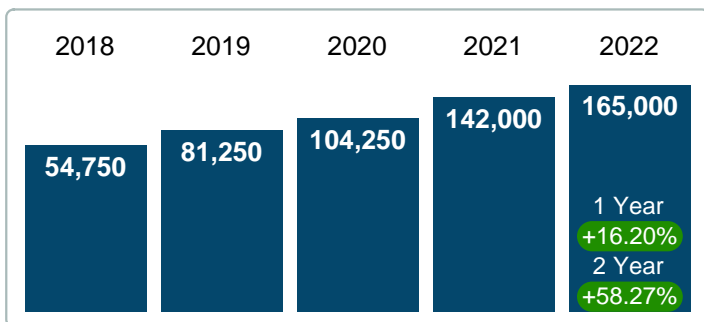
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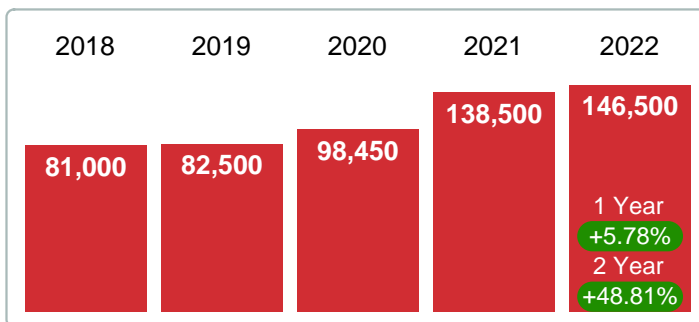
## MEDIAN SOLD PRICE AT CLOSING

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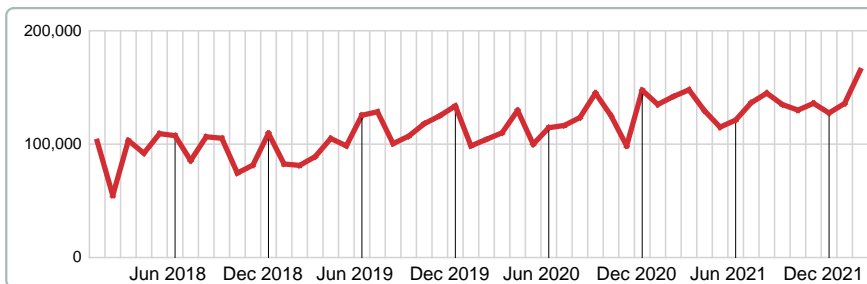
### FEBRUARY



### YEAR TO DATE (YTD)

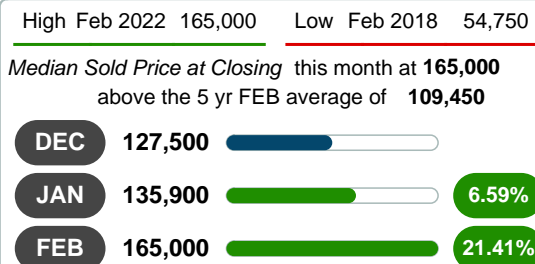


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 109,450



### 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	<div style="width: 10%;"></div> 4	9.76%	30,500	21,000	45,000	0	35,000
\$50,001 - \$75,000	<div style="width: 15%;"></div> 3	7.32%	68,500	68,500	0	0	0
\$75,001 - \$125,000	<div style="width: 35%;"></div> 8	19.51%	93,750	95,750	88,000	118,000	0
\$125,001 - \$175,000	<div style="width: 30%;"></div> 7	17.07%	142,900	0	152,650	138,500	0
\$175,001 - \$225,000	<div style="width: 35%;"></div> 8	19.51%	189,800	194,700	192,450	180,000	0
\$225,001 - \$450,000	<div style="width: 25%;"></div> 6	14.63%	247,500	245,000	246,950	350,000	0
\$450,001 and up	<div style="width: 15%;"></div> 5	12.20%	625,000	575,000	0	670,000	0
Median Sold Price			165,000	95,750	170,000	265,000	35,000
Total Closed Units		100%	165,000	12	22	6	1
Total Closed Volume			8,462,424	2.74M	3.56M	2.13M	35.00K

# February 2022



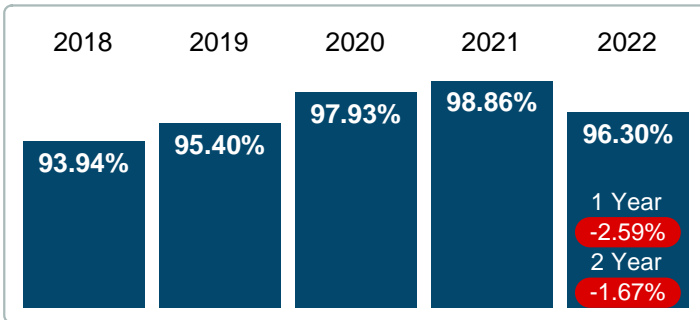
Area Delimited by County Of Muskogee



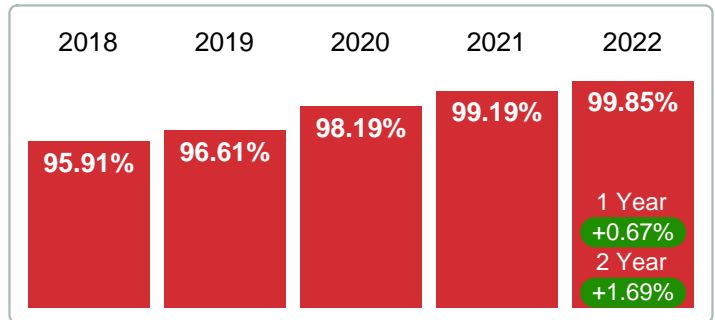
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Mar 14, 2022 for MLS Technology Inc.

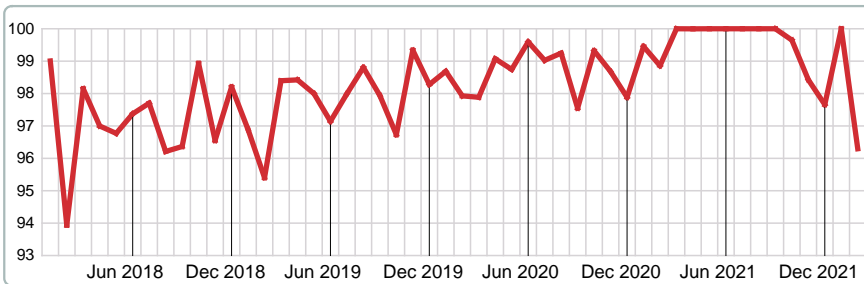
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

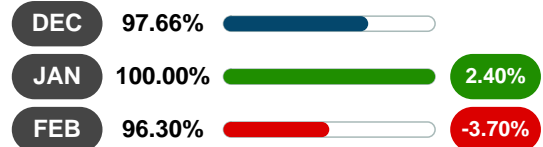


### 3 MONTHS

5 year FEB AVG = 96.49%

High Jan 2022 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **96.30%**  
equal to 5 yr FEB average of **96.49%**



### 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
\$50,000 and less	4	9.76%	100.00%	100.00%	84.91%	0.00%	100.00%
\$50,001 - \$75,000	3	7.32%	94.40%	94.40%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	19.51%	100.00%	85.57%	100.00%	100.00%	0.00%
\$125,001 - \$175,000	7	17.07%	96.30%	0.00%	98.15%	92.39%	0.00%
\$175,001 - \$225,000	8	19.51%	100.00%	94.40%	100.00%	81.82%	0.00%
\$225,001 - \$450,000	6	14.63%	97.57%	89.09%	97.57%	101.45%	0.00%
\$450,001 and up	5	12.20%	95.35%	92.18%	0.00%	95.75%	0.00%
Median Sold/List Ratio		96.30%		93.29%	100.00%	95.75%	100.00%
Total Closed Units		41	100%	12	22	6	1
Total Closed Volume		8,462,424		2.74M	3.56M	2.13M	35.00K

# February 2022

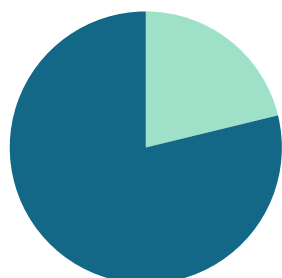
Area Delimited by County Of Muskogee



## MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

### INVENTORY

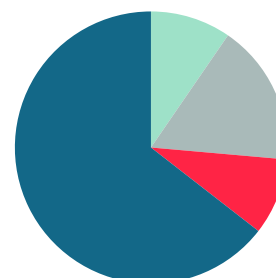


**Inventory**  
 New Listings  
**88 = 21.20%**  
 Start Inventory  
**327**  
 Total Inventory Units  
**415**  
 Volume  
**\$83,013,349**

### Market Activity

Closed Sales  
**41 = 9.58%**  
 Pending Sales  
**72 = 16.82%**  
 Other Off Market  
**39 = 9.11%**  
 Active Inventory  
**276 = 64.49%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	61	41	-32.79%	120	98	-18.33%
Pending Sales	58	72	24.14%	125	149	19.20%
New Listings	75	88	17.33%	162	209	29.01%
Median List Price	149,900	175,000	16.74%	140,000	151,200	8.00%
Median Sale Price	142,000	165,000	16.20%	138,500	146,500	5.78%
Median Percent of Selling Price to List Price	98.86%	96.30%	-2.59%	99.19%	99.85%	0.67%
Median Days on Market to Sale	28.00	21.00	-25.00%	27.00	16.50	-38.89%
Monthly Inventory	340	276	-18.82%	340	276	-18.82%
Months Supply of Inventory	5.07	3.91	-22.76%	5.07	3.91	-22.76%

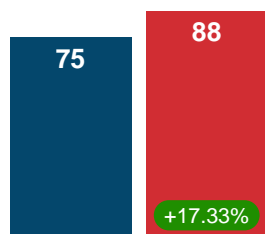
**Absorption:** Last 12 months, an Average of **71** Sales/Month

**Inventory** on February 28, 2022 = **276** 2021 2022

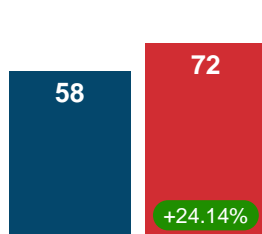
### FEBRUARY MARKET

### MEDIAN PRICES

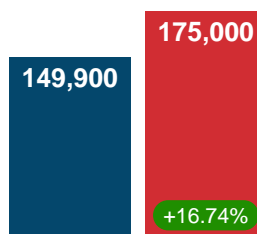
#### New Listings



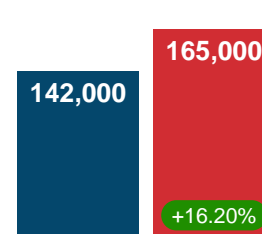
#### Pending Listings



#### List Price



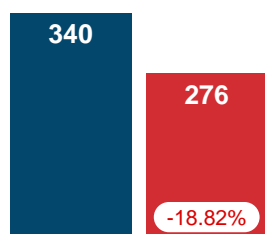
#### Sale Price



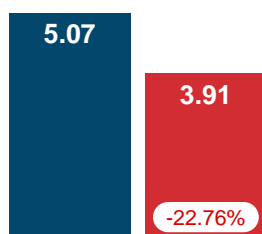
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

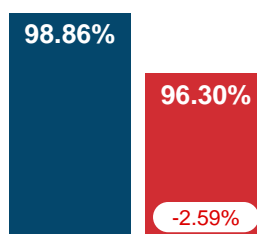
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

