

January 2022

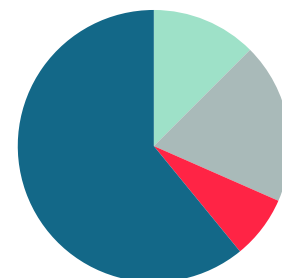
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	59	55	-6.78%
Pending Listings	67	84	25.37%
New Listings	87	120	37.93%
Median List Price	140,000	139,900	-0.07%
Median Sale Price	135,000	135,900	0.67%
Median Percent of Selling Price to List Price	99.45%	99.71%	0.25%
Median Days on Market to Sale	26.00	16.00	-38.46%
End of Month Inventory	353	268	-24.08%
Months Supply of Inventory	5.35	3.72	-30.41%



■ Closed (12.50%)
■ Pending (19.09%)
■ Other OffMarket (7.50%)
■ Active (60.91%)

Absorption: Last 12 months, an Average of **72** Sales/Month
Active Inventory as of January 31, 2022 = **268**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2022 decreased **24.08%** to 268 existing homes available for sale. Over the last 12 months this area has had an average of 72 closed sales per month. This represents an unsold inventory index of **3.72** 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 **0.67%** in January 2022 to \$135,900 versus the previous year at \$135,000.

Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 10.00 days or **38.46%** in January 2022 compared to last year's same month at **26.00** DOM.

Sales Success for January 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 120 New Listings in January 2022, up **37.93%** from last year at 87. Furthermore, there were 55 Closed Listings this month versus last year at 59, a **-6.78%** decrease.

Closed versus Listed trends yielded a **45.8%** ratio, down from previous year's, January 2021, at **67.8%**, a **32.42%** 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

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

January 2022



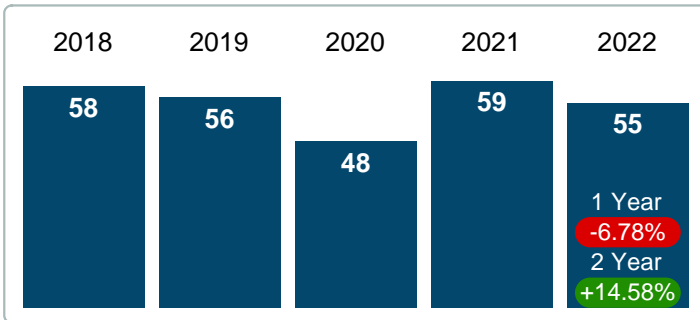
Area Delimited by County Of Muskogee



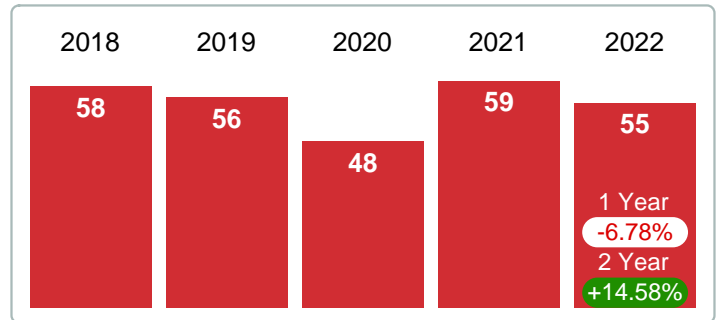
CLOSED LISTINGS

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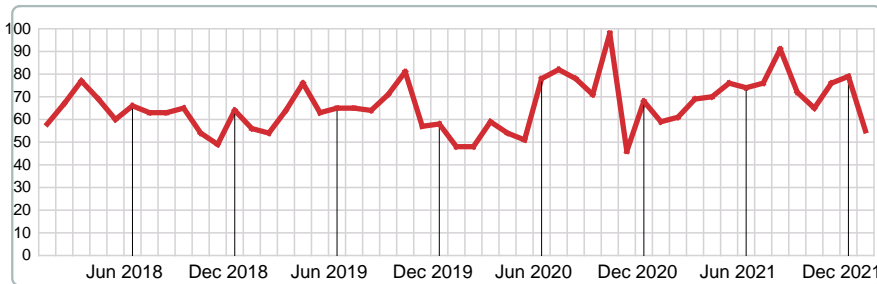
JANUARY



YEAR TO DATE (YTD)

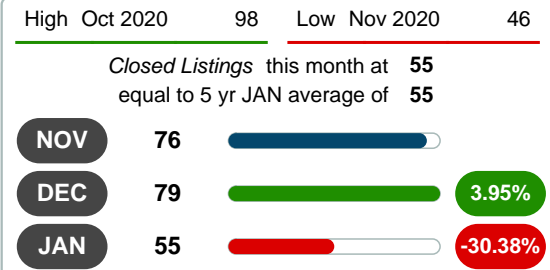


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	7.27%	79.0	3	1	0	0
\$20,001 - \$50,000	8	14.55%	16.5	4	2	2	0
\$50,001 - \$90,000	8	14.55%	21.0	2	3	3	0
\$90,001 - \$160,000	12	21.82%	14.5	1	7	4	0
\$160,001 - \$200,000	9	16.36%	12.0	0	6	3	0
\$200,001 - \$270,000	9	16.36%	4.0	2	6	1	0
\$270,001 and up	5	9.09%	63.0	1	1	3	0
Total Closed Units	55			13	26	16	0
Total Closed Volume	8,045,050	100%	16.0	1.69M	3.82M	2.53M	0.00B
Median Closed Price	\$135,900			\$45,000	\$162,250	\$147,950	\$0

January 2022



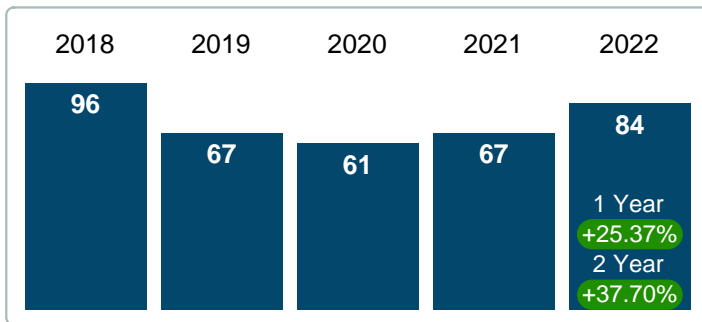
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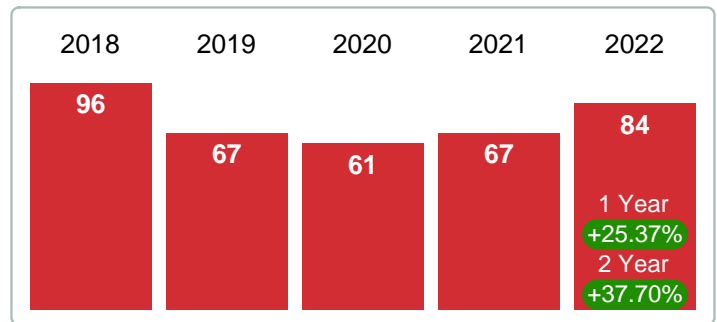
PENDING LISTINGS

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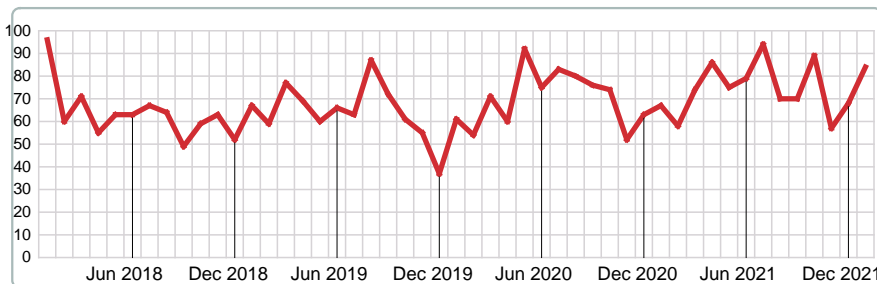
JANUARY



YEAR TO DATE (YTD)

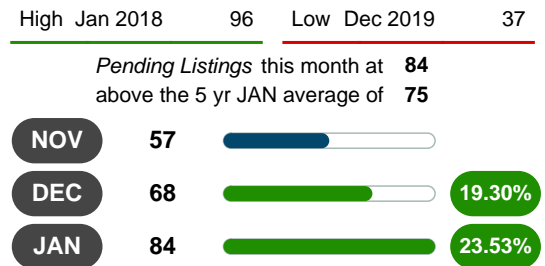


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	8	9.52%	68.0	7	1	0	0
\$30,001 - \$60,000	8	9.52%	32.5	5	1	1	1
\$60,001 - \$80,000	11	13.10%	13.0	5	6	0	0
\$80,001 - \$150,000	26	30.95%	8.0	7	18	1	0
\$150,001 - \$220,000	12	14.29%	10.5	3	7	1	1
\$220,001 - \$390,000	10	11.90%	12.5	4	2	3	1
\$390,001 and up	9	10.71%	97.0	4	1	4	0
Total Pending Units	84			35	36	10	3
Total Pending Volume	16,704,573	100%	17.0	7.63M	4.97M	3.56M	549.00K
Median Listing Price	\$129,250			\$82,000	\$129,450	\$313,500	\$164,500

January 2022



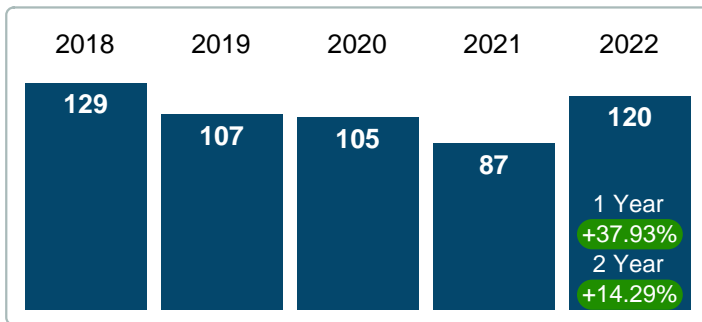
Area Delimited by County Of Muskogee



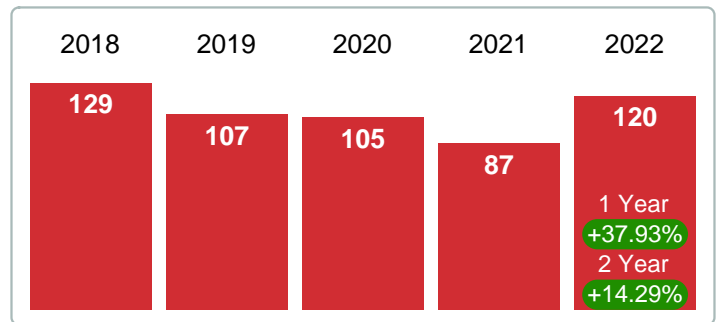
NEW LISTINGS

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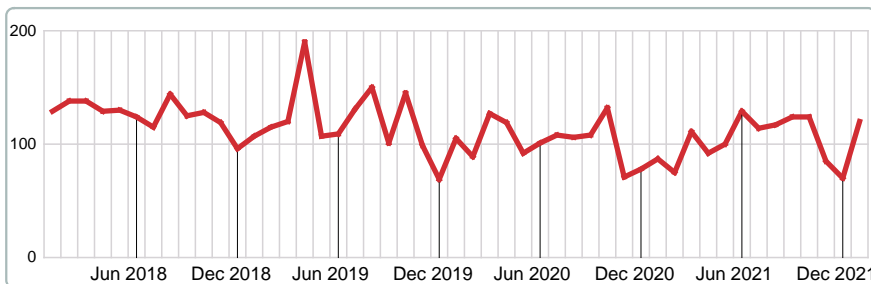
JANUARY



YEAR TO DATE (YTD)

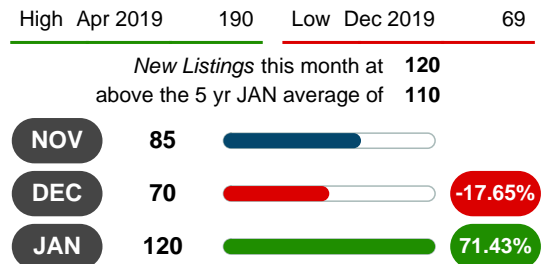


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 110



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	0	0.00%	0	0	0	0
\$10,001 - \$40,000	27	22.50%	26	1	0	0
\$40,001 - \$80,000	17	14.17%	11	6	0	0
\$80,001 - \$150,000	32	26.67%	9	21	2	0
\$150,001 - \$260,000	16	13.33%	4	10	1	1
\$260,001 - \$440,000	16	13.33%	2	5	5	4
\$440,001 and up	12	10.00%	7	2	3	0
Total New Listed Units	120		59	45	11	5
Total New Listed Volume	22,274,161	100%	9.75M	7.29M	3.75M	1.48M
Median New Listed Listing Price	\$120,000		\$50,000	\$135,000	\$282,000	\$325,000

January 2022



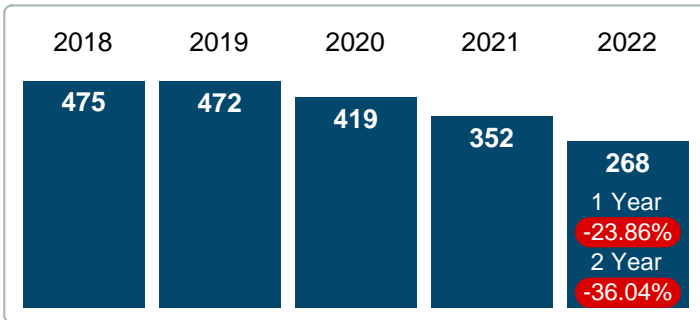
Area Delimited by County Of Muskogee



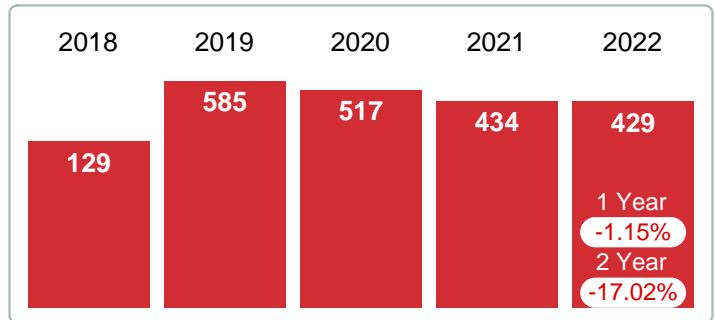
ACTIVE INVENTORY

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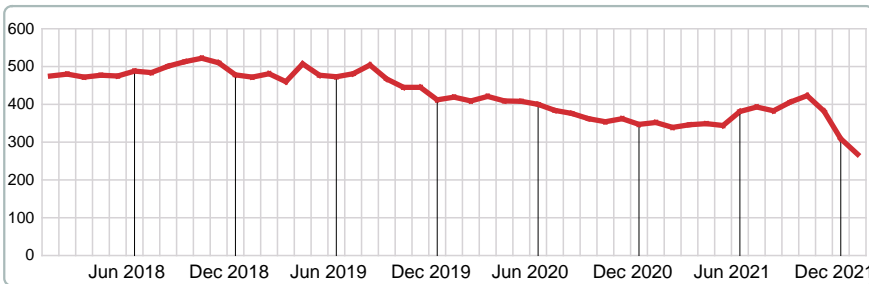
END OF JANUARY



ACTIVE DURING JANUARY

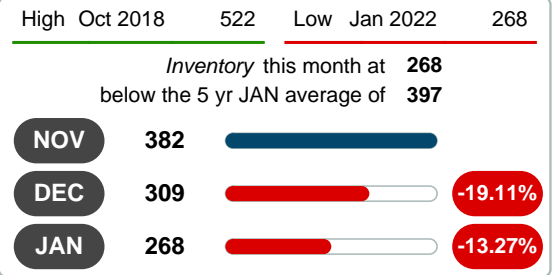


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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	1	0.37%	166.0	1	0	0	0
\$10,001 - \$30,000	59	22.01%	109.0	58	0	1	0
\$30,001 - \$50,000	32	11.94%	94.0	29	3	0	0
\$50,001 - \$140,000	76	28.36%	81.5	49	23	4	0
\$140,001 - \$260,000	40	14.93%	52.5	20	17	3	0
\$260,001 - \$390,000	32	11.94%	51.0	12	10	6	4
\$390,001 and up	28	10.45%	127.0	19	5	3	1
Total Active Inventory by Units	268			188	58	17	5
Total Active Inventory by Volume	49,323,937	100%	74.5	31.08M	11.81M	4.61M	1.82M
Median Active Inventory Listing Price	\$89,500			\$54,950	\$159,900	\$265,000	\$335,500

January 2022



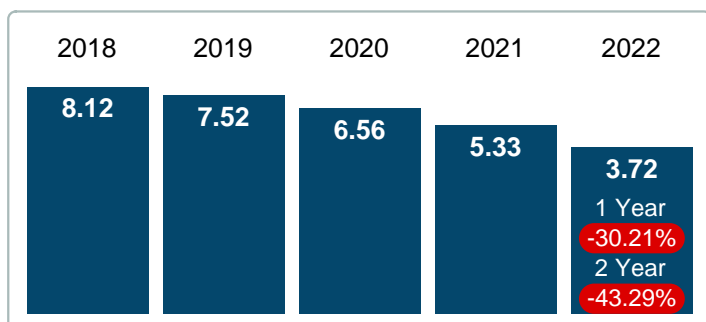
Area Delimited by County Of Muskogee



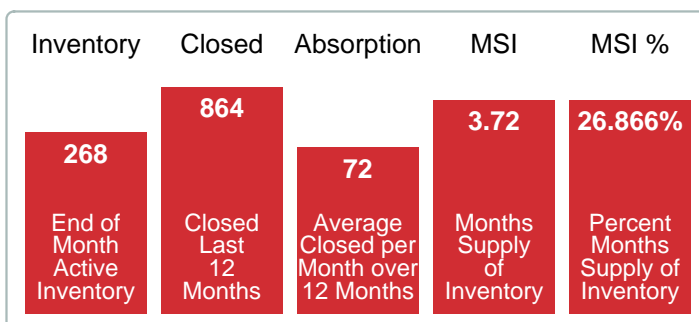
MONTHS SUPPLY of INVENTORY (MSI)

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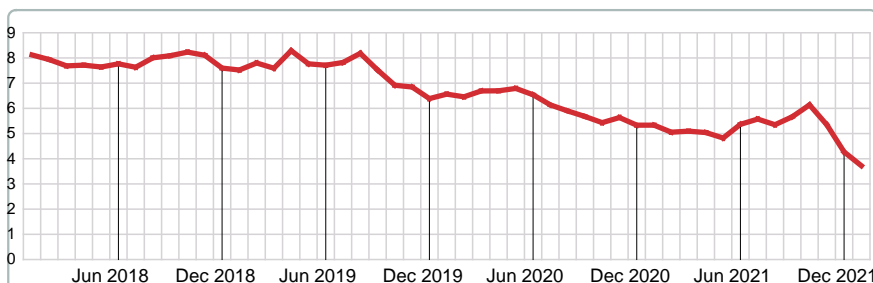
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

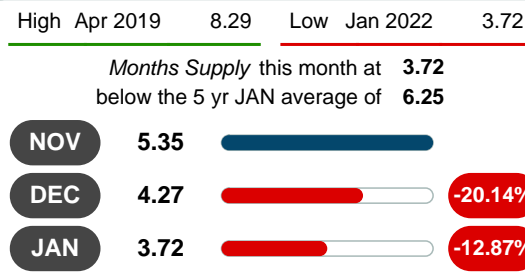


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 6.25



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	1	0.37%	0.86	1.09	0.00	0.00	0.00
\$10,001 - \$30,000	59	22.01%	9.19	15.82	0.00	4.00	0.00
\$30,001 - \$50,000	32	11.94%	5.91	8.09	1.89	0.00	0.00
\$50,001 - \$140,000	76	28.36%	2.99	5.82	1.57	1.78	0.00
\$140,001 - \$260,000	40	14.93%	1.73	7.74	1.10	0.64	0.00
\$260,001 - \$390,000	32	11.94%	4.52	13.09	4.00	1.89	8.00
\$390,001 and up	28	10.45%	8.20	20.73	5.45	2.57	2.40
Market Supply of Inventory (MSI)			3.72	8.95	1.55	1.43	3.16
Total Active Inventory by Units		100%	3.72	188	58	17	5

January 2022



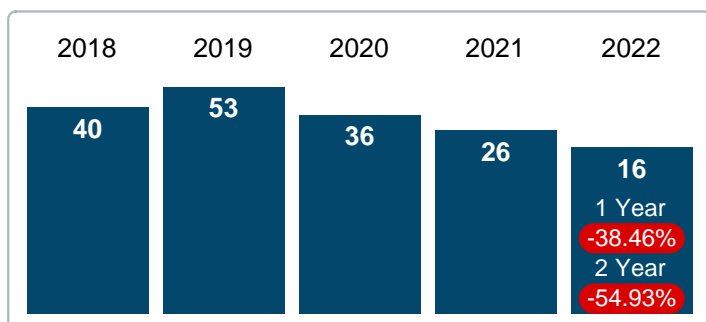
Area Delimited by County Of Muskogee



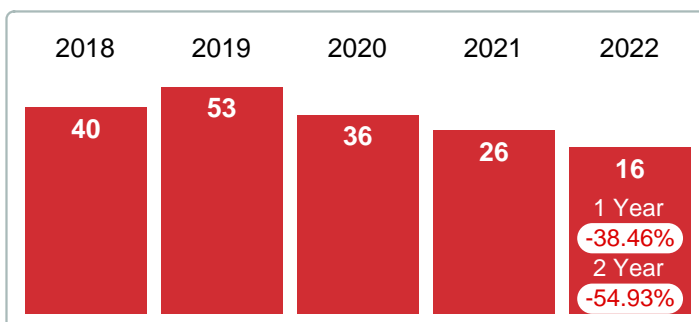
MEDIAN DAYS ON MARKET TO SALE

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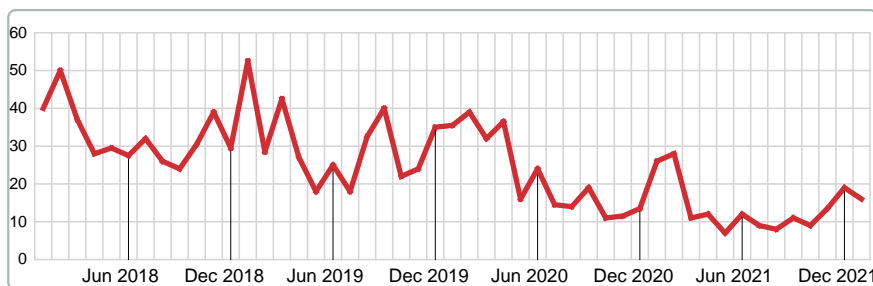
JANUARY



YEAR TO DATE (YTD)

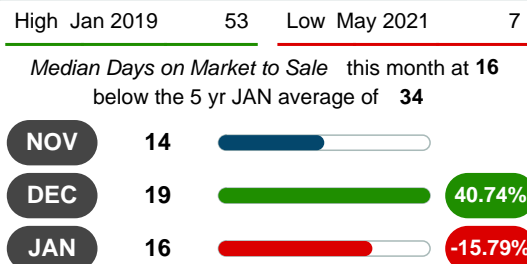


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 34



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
\$20,000 and less	7.27%	79	126	23	0	0
\$20,001 - \$50,000	14.55%	17	18	14	41	0
\$50,001 - \$90,000	14.55%	21	82	7	120	0
\$90,001 - \$160,000	21.82%	15	18	12	14	0
\$160,001 - \$200,000	16.36%	12	0	21	8	0
\$200,001 - \$270,000	16.36%	4	127	4	33	0
\$270,001 and up	9.09%	63	131	63	14	0
Median Closed DOM		16	32	12	14	0
Total Closed Units	100%	16.0	13	26	16	0
Total Closed Volume			1.69M	3.82M	2.53M	0.00B

January 2022



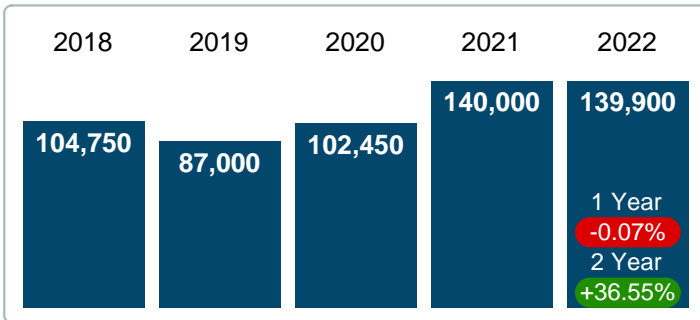
Area Delimited by County Of Muskogee



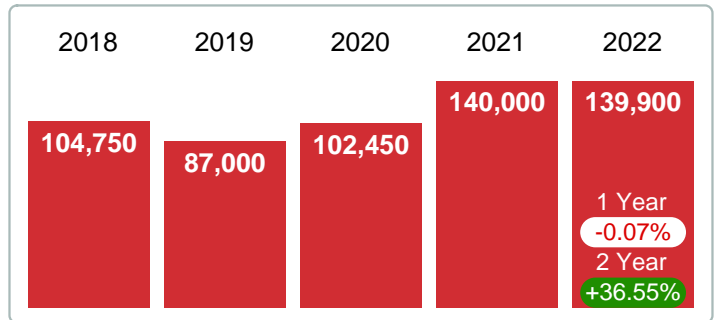
MEDIAN LIST PRICE AT CLOSING

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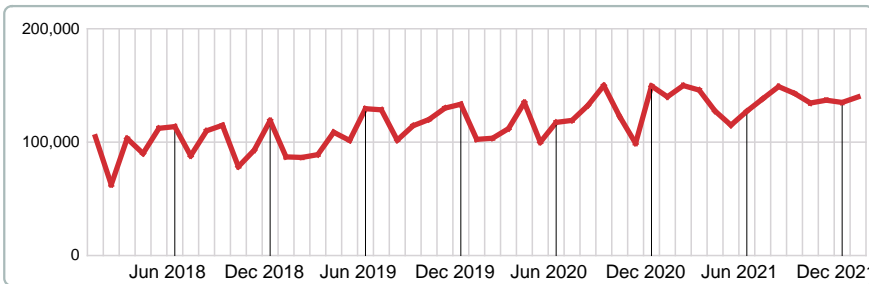
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

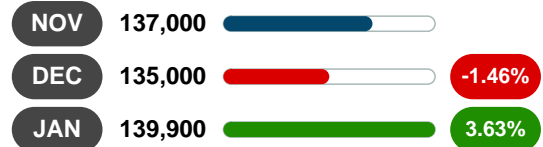


3 MONTHS

5 year JAN AVG = 114,820

High Feb 2021 149,900 Low Feb 2018 62,500

Median List Price at Closing this month at **139,900**
above the 5 yr JAN average of **114,820**



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
\$20,000 and less	4	7.27%	10,000	10,000	10,000	0	0
\$20,001 - \$50,000	9	16.36%	42,500	38,750	45,000	41,950	0
\$50,001 - \$90,000	5	9.09%	79,900	57,950	80,000	84,950	0
\$90,001 - \$160,000	15	27.27%	119,900	159,900	129,500	110,000	0
\$160,001 - \$200,000	7	12.73%	175,000	0	174,000	175,000	0
\$200,001 - \$270,000	10	18.18%	216,950	212,500	214,900	252,450	0
\$270,001 and up	5	9.09%	360,000	542,500	360,000	337,500	0
Median List Price			139,900	50,000	159,700	136,200	0
Total Closed Units		100%	139,900	13	26	16	
Total Closed Volume			8,298,100	1.77M	3.96M	2.57M	0.00B

January 2022



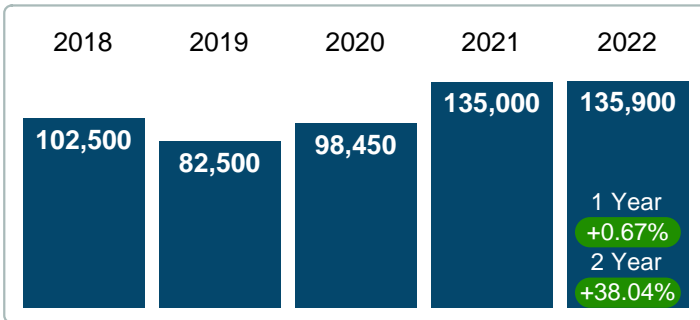
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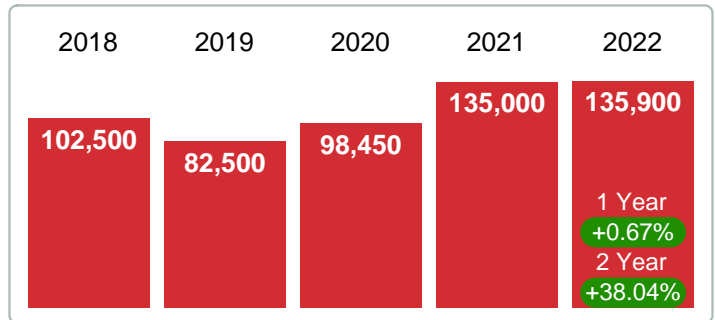
MEDIAN SOLD PRICE AT CLOSING

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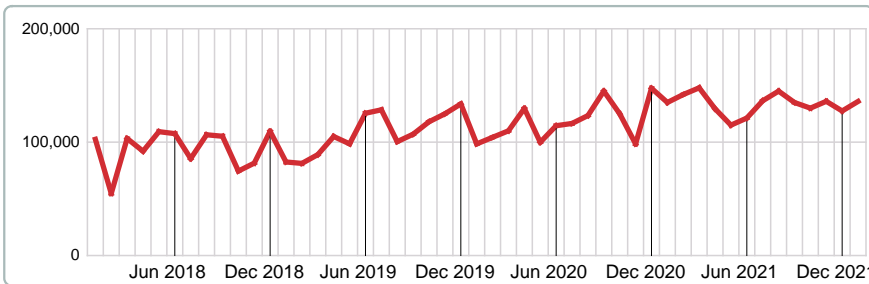
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

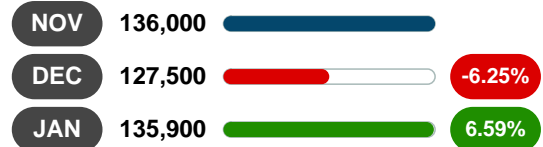


3 MONTHS

5 year JAN AVG = 110,870

High Mar 2021 147,900 Low Feb 2018 54,750

Median Sold Price at Closing this month at **135,900** above the 5 yr JAN average of **110,870**



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
\$20,000 and less	7.27%	7,550	7,100	8,000	0	0
\$20,001 - \$50,000	14.55%	35,250	37,300	38,250	33,000	0
\$50,001 - \$90,000	14.55%	64,600	54,250	80,000	74,200	0
\$90,001 - \$160,000	21.82%	123,900	143,000	112,800	122,950	0
\$160,001 - \$200,000	16.36%	178,500	0	174,500	178,500	0
\$200,001 - \$270,000	16.36%	218,950	244,475	212,000	230,000	0
\$270,001 and up	9.09%	315,000	780,000	315,000	280,000	0
Median Sold Price		135,900	45,000	162,250	147,950	0
Total Closed Units	100%	135,900	13	26	16	0
Total Closed Volume		8,045,050	1.69M	3.82M	2.53M	0.00B

January 2022



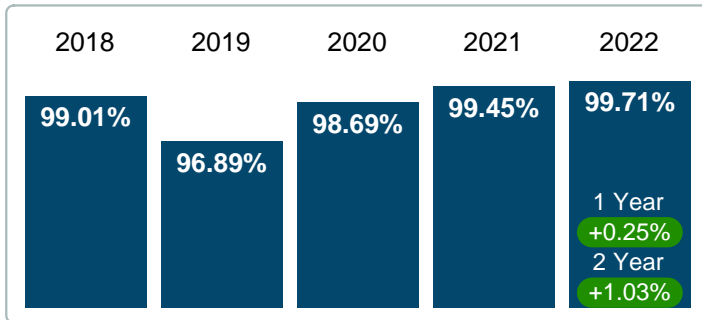
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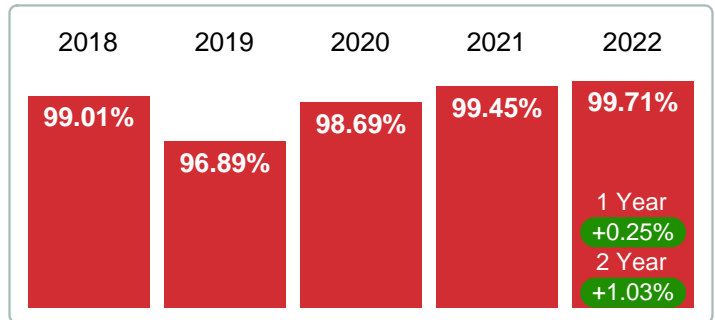
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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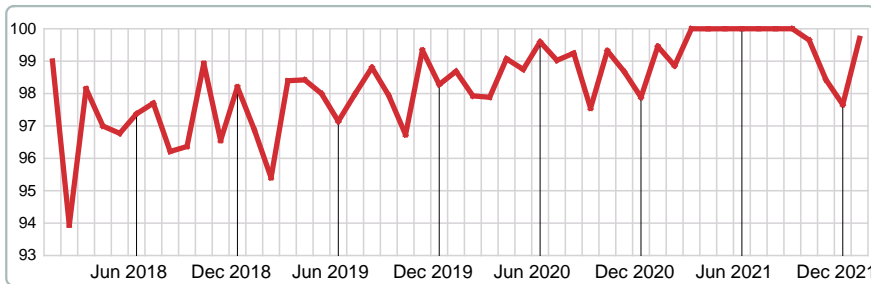
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

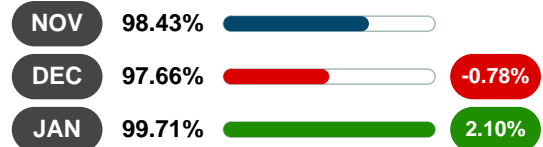


3 MONTHS

5 year JAN AVG = 98.75%

High Sep 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **99.71%**
above the 5 yr JAN average of **98.75%**



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
\$20,000 and less	<div style="width: 7.27%;"></div> 4	7.27%	79.01%	78.02%	80.00%	0.00%	0.00%
\$20,001 \$50,000	<div style="width: 14.55%;"></div> 8	14.55%	89.29%	89.29%	101.67%	77.95%	0.00%
\$50,001 \$90,000	<div style="width: 14.55%;"></div> 8	14.55%	90.04%	93.69%	100.00%	79.55%	0.00%
\$90,001 \$160,000	<div style="width: 21.82%;"></div> 12	21.82%	101.13%	89.43%	100.00%	104.84%	0.00%
\$160,001 \$200,000	<div style="width: 16.36%;"></div> 9	16.36%	100.00%	0.00%	100.00%	101.11%	0.00%
\$200,001 \$270,000	<div style="width: 16.36%;"></div> 9	16.36%	99.58%	98.07%	99.79%	97.87%	0.00%
\$270,001 and up	<div style="width: 9.09%;"></div> 5	9.09%	98.11%	98.11%	87.50%	101.89%	0.00%
Median Sold/List Ratio		99.71%		91.67%	100.00%	100.00%	0.00%
Total Closed Units		55	100%	13	26	16	
Total Closed Volume		8,045,050		1.69M	3.82M	2.53M	0.00B

January 2022



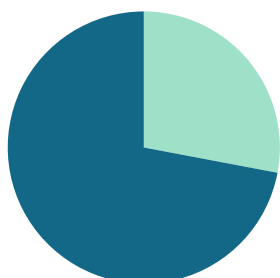
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

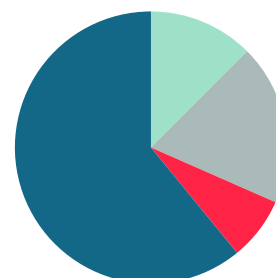


Inventory
 New Listings
120 = 27.97%
 Start Inventory
309
 Total Inventory Units
429
 Volume
\$77,687,159

Market Activity

Closed Sales
55 = 12.50%
 Pending Sales
84 = 19.09%
 Other Off Market
33 = 7.50%
 Active Inventory
268 = 60.91%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	59	55	-6.78%	59	55	-6.78%
Pending Sales	67	84	25.37%	67	84	25.37%
New Listings	87	120	37.93%	87	120	37.93%
Median List Price	140,000	139,900	-0.07%	140,000	139,900	-0.07%
Median Sale Price	135,000	135,900	0.67%	135,000	135,900	0.67%
Median Percent of Selling Price to List Price	99.45%	99.71%	0.25%	99.45%	99.71%	0.25%
Median Days on Market to Sale	26.00	16.00	-38.46%	26.00	16.00	-38.46%
Monthly Inventory	353	268	-24.08%	353	268	-24.08%
Months Supply of Inventory	5.35	3.72	-30.41%	5.35	3.72	-30.41%

Absorption: Last 12 months, an Average of **72** Sales/Month

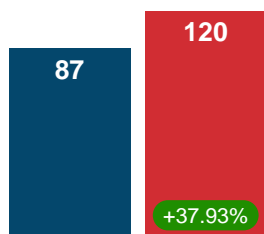
Inventory on January 31, 2022 = **268**

2021 **2022**

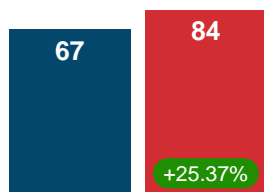
JANUARY MARKET

MEDIAN PRICES

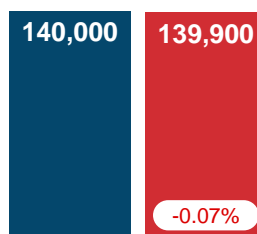
New Listings



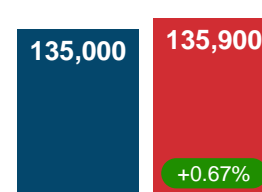
Pending Listings



List Price



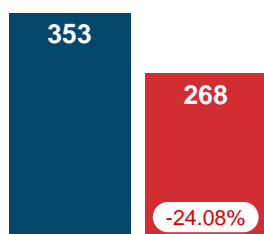
Sale Price



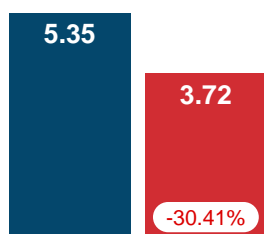
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

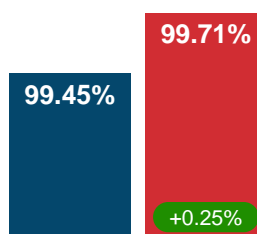
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

