

## June 2022



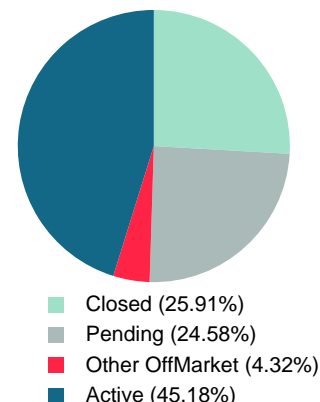
Area Delimited by County Of Muskogee - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	57	78	36.84%
Pending Listings	65	74	13.85%
New Listings	96	93	-3.13%
Average List Price	162,581	175,184	7.75%
Average Sale Price	162,508	172,111	5.91%
Average Percent of Selling Price to List Price	98.95%	97.48%	-1.49%
Average Days on Market to Sale	31.53	24.24	-23.10%
End of Month Inventory	193	136	-29.53%
Months Supply of Inventory	3.25	2.27	-30.22%



**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of June 30, 2022 = **136**

#### Analysis Wrap-Up

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

The total housing inventory at the end of June 2022 decreased **29.53%** to 136 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 **2.27** MSI for this period.

##### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **5.91%** in June 2022 to \$172,111 versus the previous year at \$162,508.

##### Average Days on Market Shortens

The average number of **24.24** days that homes spent on the market before selling decreased by 7.28 days or **23.10%** in June 2022 compared to last year's same month at **31.53** DOM.

##### Sales Success for June 2022 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 93 New Listings in June 2022, down **3.13%** from last year at 96. Furthermore, there were 78 Closed Listings this month versus last year at 57, a **36.84%** increase.

Closed versus Listed trends yielded a **83.9%** ratio, up from previous year's, June 2021, at **59.4%**, a **41.26%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

#### What's in this Issue

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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

# June 2022



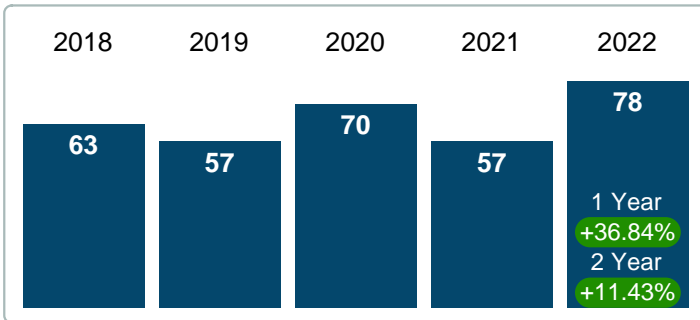
Area Delimited by County Of Muskogee - Residential Property Type



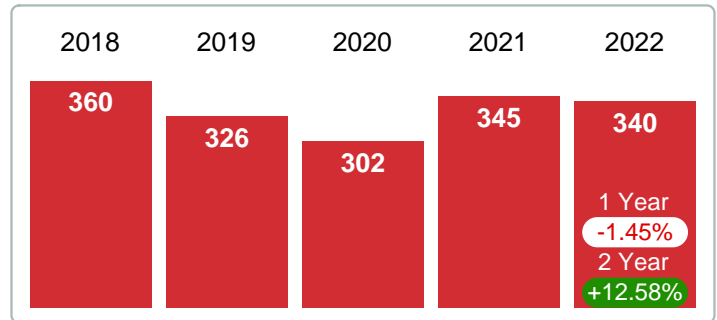
## CLOSED LISTINGS

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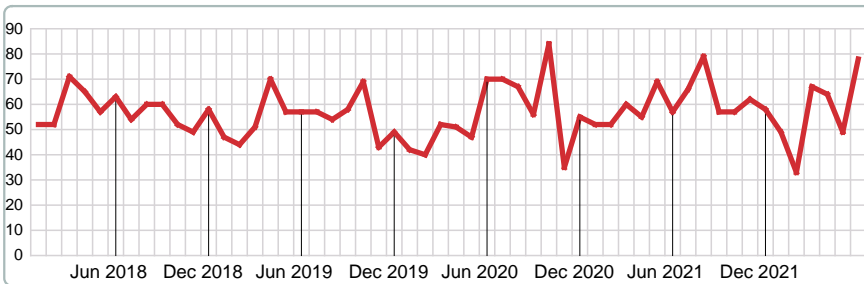
### JUNE



### YEAR TO DATE (YTD)

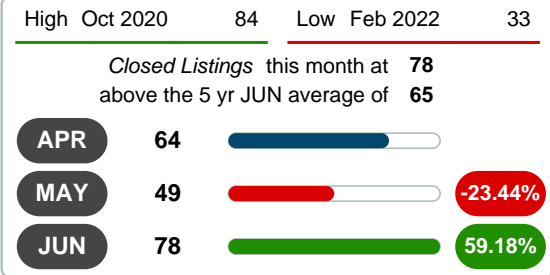


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 65



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	5.13%	30.8	1	2	1	0
\$25,001 - \$75,000	14	17.95%	24.4	8	4	2	0
\$75,001 - \$100,000	9	11.54%	20.4	3	6	0	0
\$100,001 - \$175,000	17	21.79%	22.8	0	13	3	1
\$175,001 - \$250,000	16	20.51%	18.0	2	10	3	1
\$250,001 - \$325,000	10	12.82%	31.6	1	3	5	1
\$325,001 and up	8	10.26%	31.4	0	4	3	1
<b>Total Closed Units</b>	<b>78</b>			<b>15</b>	<b>42</b>	<b>17</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>13,424,655</b>	<b>100%</b>	<b>24.2</b>	<b>1.31M</b>	<b>7.11M</b>	<b>4.00M</b>	<b>1.01M</b>
<b>Average Closed Price</b>	<b>\$172,111</b>			<b>\$87,007</b>	<b>\$169,373</b>	<b>\$235,228</b>	<b>\$251,750</b>

# June 2022



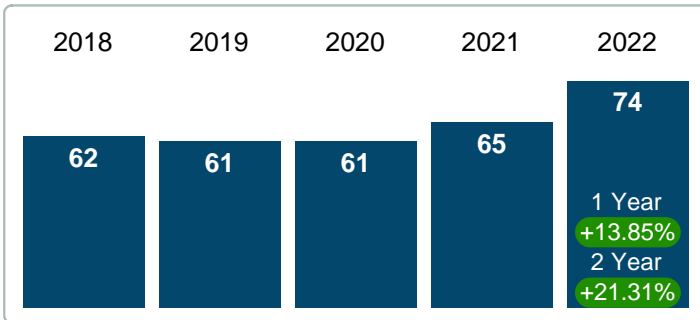
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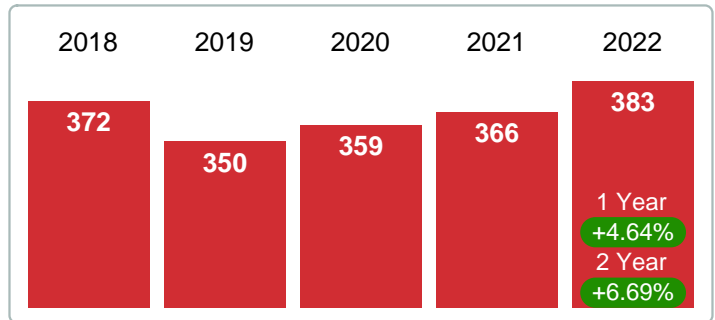
## PENDING LISTINGS

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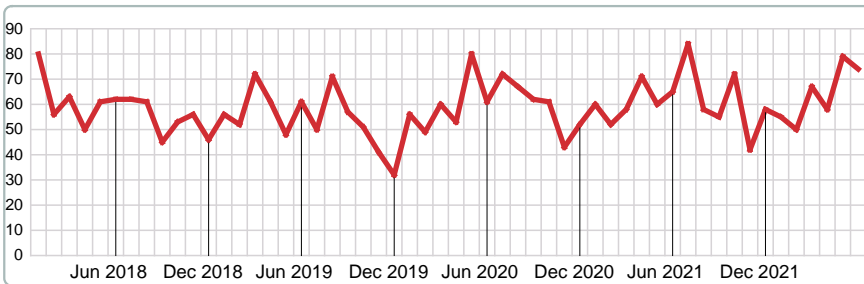
### JUNE



### YEAR TO DATE (YTD)

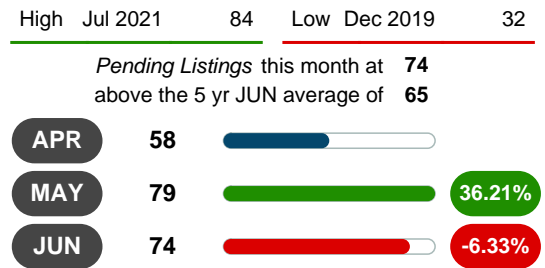


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 65



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	9.46%	67.3	2	4	1	0
\$50,001 - \$75,000	8	10.81%	26.9	3	4	1	0
\$75,001 - \$125,000	11	14.86%	16.3	3	7	1	0
\$125,001 - \$175,000	17	22.97%	23.5	0	14	3	0
\$175,001 - \$275,000	12	16.22%	17.8	1	7	4	0
\$275,001 - \$325,000	9	12.16%	23.3	0	4	5	0
\$325,001 and up	10	13.51%	22.4	0	3	5	2
<b>Total Pending Units</b>	<b>74</b>			<b>9</b>	<b>43</b>	<b>20</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>13,702,773</b>	<b>100%</b>	<b>23.1</b>	<b>698.00K</b>	<b>7.03M</b>	<b>5.28M</b>	<b>704.00K</b>
<b>Average Listing Price</b>	<b>\$185,237</b>			<b>\$77,556</b>	<b>\$163,383</b>	<b>\$263,765</b>	<b>\$352,000</b>

# June 2022



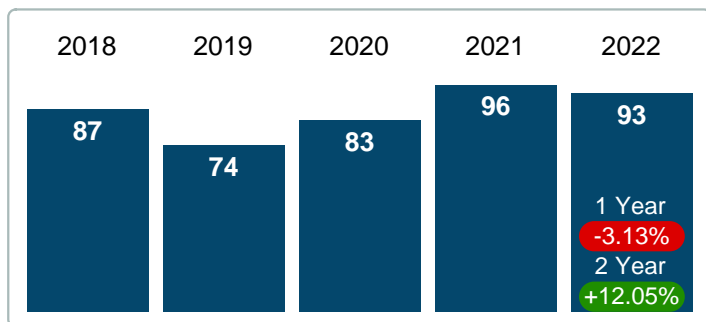
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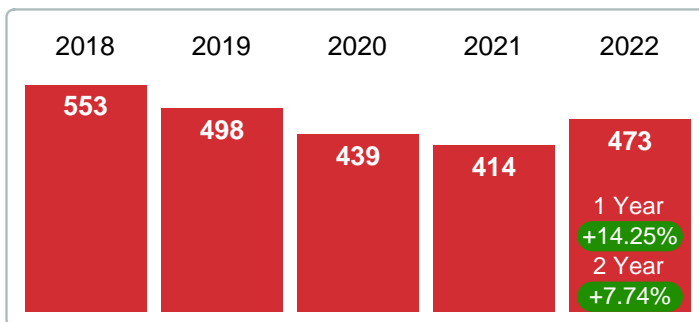
## NEW LISTINGS

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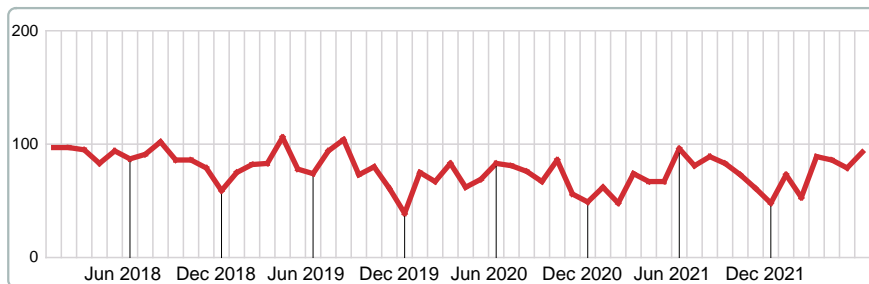
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

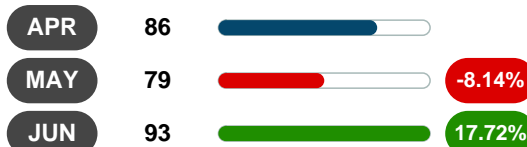


### 3 MONTHS

5 year JUN AVG = 87

High Apr 2019 106 Low Dec 2019 39

New Listings this month at 93  
above the 5 yr JUN average of 87



### 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	8	8.60%	5	2	1	0
\$50,001 - \$75,000	6	6.45%	2	3	1	0
\$75,001 - \$125,000	17	18.28%	7	9	1	0
\$125,001 - \$175,000	22	23.66%	1	20	1	0
\$175,001 - \$275,000	19	20.43%	3	12	4	0
\$275,001 - \$350,000	10	10.75%	0	2	7	1
\$350,001 and up	11	11.83%	0	5	3	3
<b>Total New Listed Units</b>	<b>93</b>		<b>18</b>	<b>53</b>	<b>18</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>18,443,320</b>	<b>100%</b>	<b>1.66M</b>	<b>9.72M</b>	<b>5.05M</b>	<b>2.02M</b>
<b>Average New Listed Listing Price</b>	<b>\$193,975</b>		<b>\$92,056</b>	<b>\$183,325</b>	<b>\$280,400</b>	<b>\$505,725</b>

# June 2022



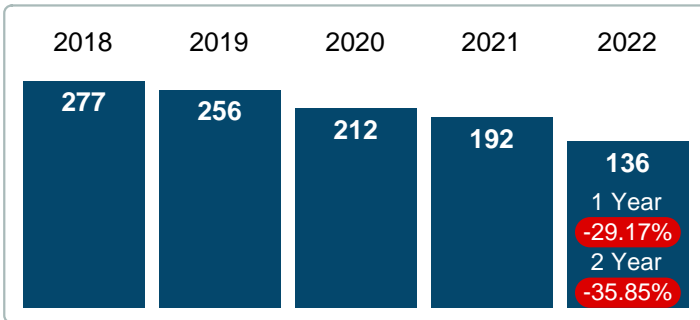
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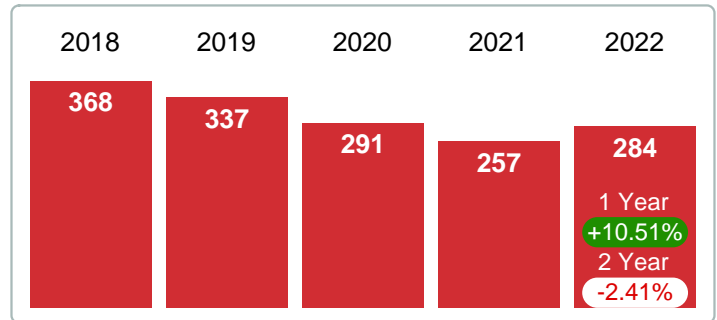
## ACTIVE INVENTORY

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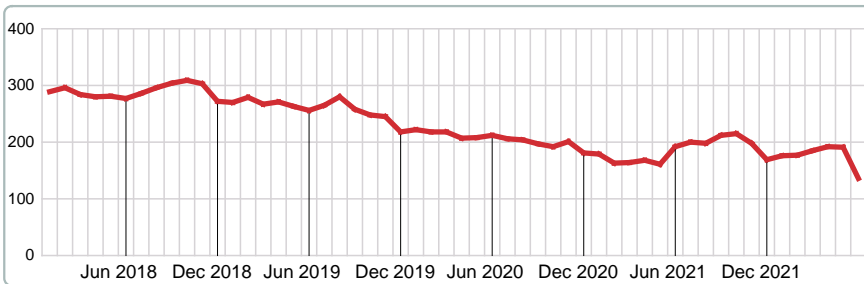
### END OF JUNE



### ACTIVE DURING JUNE

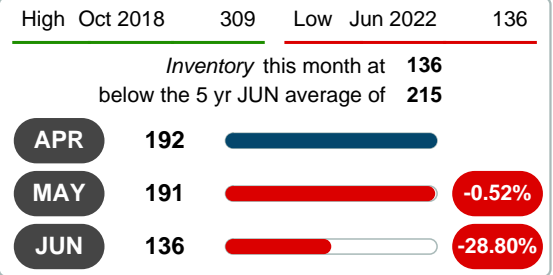


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 215



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	4.41%	28.2	6	0	0	0
\$25,001 - \$75,000	16	11.76%	62.7	7	5	4	0
\$75,001 - \$125,000	18	13.24%	57.7	7	10	1	0
\$125,001 - \$225,000	46	33.82%	45.9	7	35	4	0
\$225,001 - \$275,000	17	12.50%	50.4	2	12	3	0
\$275,001 - \$400,000	20	14.71%	64.3	1	9	6	4
\$400,001 and up	13	9.56%	68.8	0	7	4	2
<b>Total Active Inventory by Units</b>	<b>136</b>			<b>30</b>	<b>78</b>	<b>22</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>31,268,833</b>	<b>100%</b>	<b>54.1</b>	<b>3.08M</b>	<b>18.36M</b>	<b>6.03M</b>	<b>3.80M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$229,918</b>			<b>\$102,823</b>	<b>\$235,401</b>	<b>\$273,909</b>	<b>\$632,817</b>

# June 2022



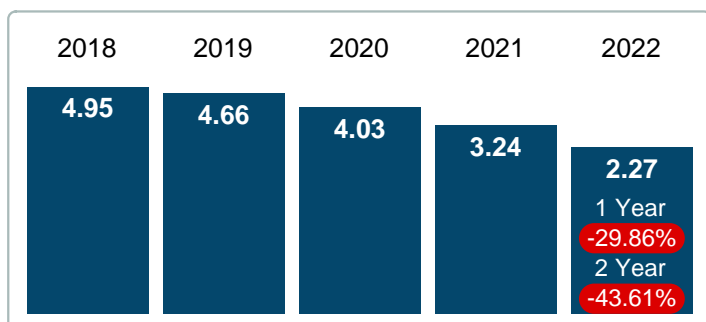
Area Delimited by County Of Muskogee - Residential Property Type



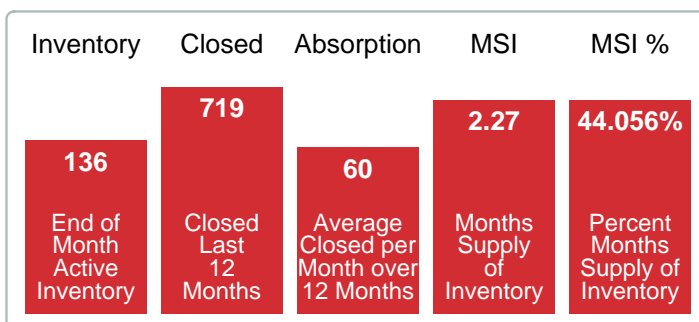
## MONTHS SUPPLY of INVENTORY (MSI)

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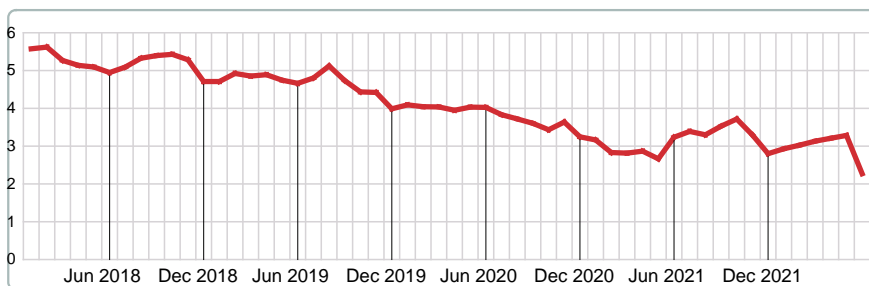
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022

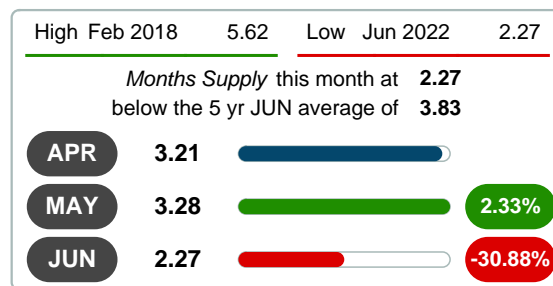


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 3.83



### 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	4.41%	2.48	5.54	0.00	0.00	0.00
\$25,001 - \$75,000	16	11.76%	1.67	1.58	1.20	4.36	0.00
\$75,001 - \$125,000	18	13.24%	1.51	3.50	1.13	1.00	0.00
\$125,001 - \$225,000	46	33.82%	2.09	5.25	2.03	1.26	0.00
\$225,001 - \$275,000	17	12.50%	3.24	8.00	4.24	1.57	0.00
\$275,001 - \$400,000	20	14.71%	3.04	12.00	3.60	1.85	5.33
\$400,001 and up	13	9.56%	6.00	0.00	12.00	3.43	4.80
Market Supply of Inventory (MSI)			2.27	3.27	2.09	1.90	3.13
Total Active Inventory by Units		100%	2.27	30	78	22	6

# June 2022



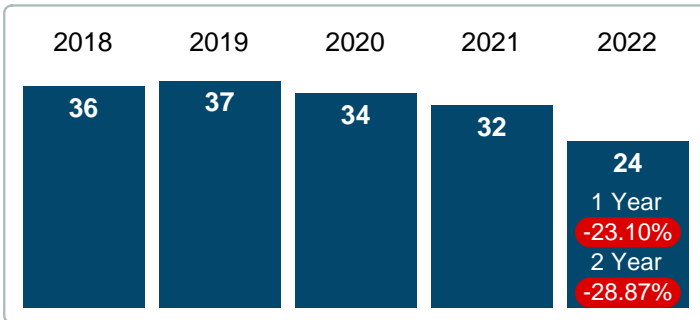
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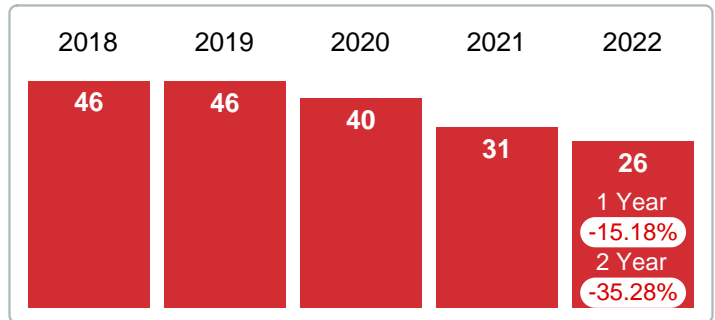
## AVERAGE DAYS ON MARKET TO SALE

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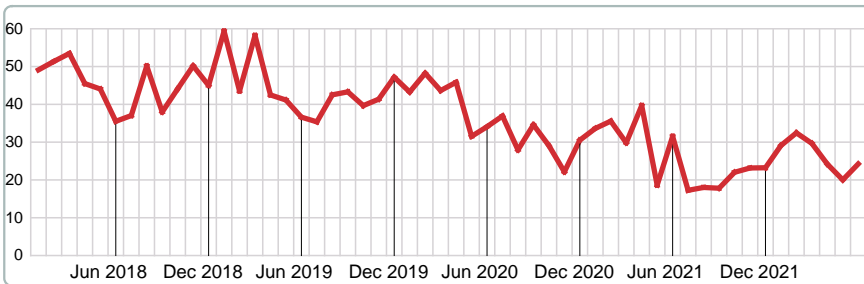
### JUNE



### YEAR TO DATE (YTD)

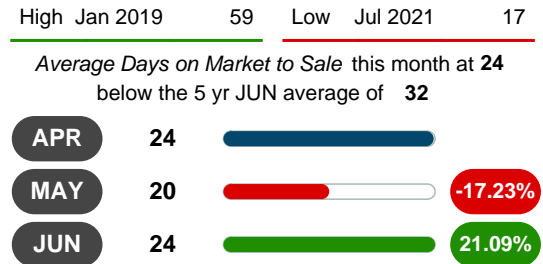


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 32



### AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5.13%	31	8	40	35	0
\$25,001 - \$75,000	17.95%	24	30	17	18	0
\$75,001 - \$100,000	11.54%	20	11	25	0	0
\$100,001 - \$175,000	21.79%	23	0	14	67	1
\$175,001 - \$250,000	20.51%	18	17	11	47	1
\$250,001 - \$325,000	12.82%	32	81	51	9	36
\$325,001 and up	10.26%	31	0	34	23	46
Average Closed DOM		24	26	21	31	21
Total Closed Units	100%	78	15	42	17	4
Total Closed Volume		13,424,655	1.31M	7.11M	4.00M	1.01M



# June 2022



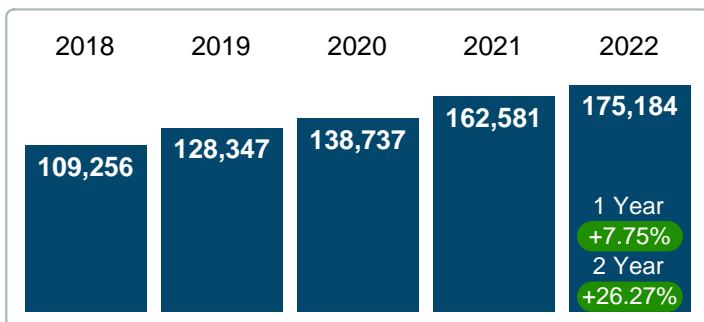
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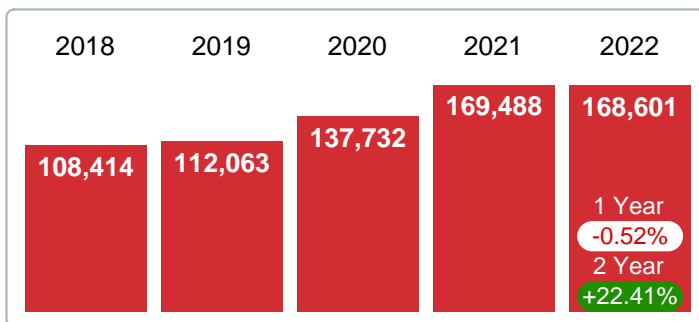
## AVERAGE LIST PRICE AT CLOSING

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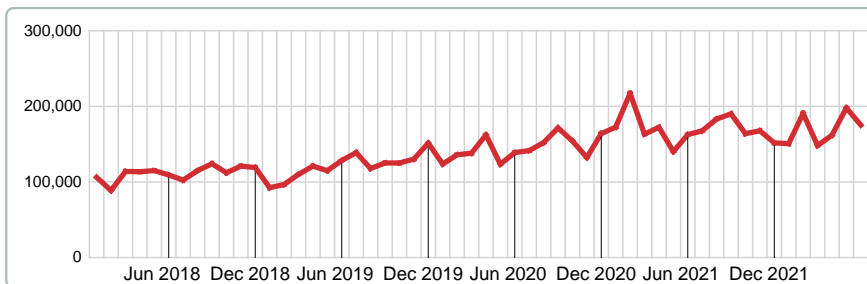
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

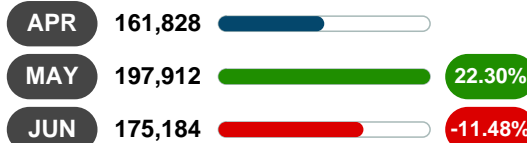


### 3 MONTHS

5 year JUN AVG = 142,821

High Feb 2021 217,247 Low Feb 2018 88,688

Average List Price at Closing this month at **175,184**  
above the 5 yr JUN average of **142,821**



### AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2.56%	23,950	29,850	23,950	28,000	0
\$25,001 - \$75,000	21.79%	52,644	52,538	57,350	57,450	0
\$75,001 - \$100,000	8.97%	89,557	90,300	89,583	0	0
\$100,001 - \$175,000	21.79%	140,712	0	147,161	151,333	115,000
\$175,001 - \$250,000	21.79%	204,912	182,400	203,570	225,000	209,000
\$250,001 - \$325,000	12.82%	294,910	272,500	301,633	297,340	285,000
\$325,001 and up	10.26%	408,738	0	392,500	434,967	395,000
<b>Average List Price</b>		<b>175,184</b>	<b>90,557</b>	<b>172,345</b>	<b>239,029</b>	<b>251,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>175,184</b>	<b>15</b>	<b>42</b>	<b>17</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>13,664,348</b>	<b>1.36M</b>	<b>7.24M</b>	<b>4.06M</b>	<b>1.00M</b>



# June 2022



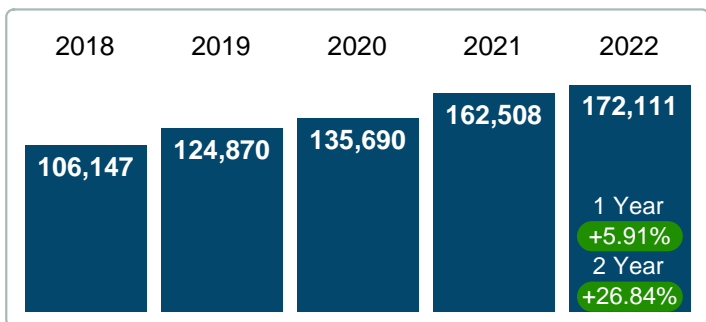
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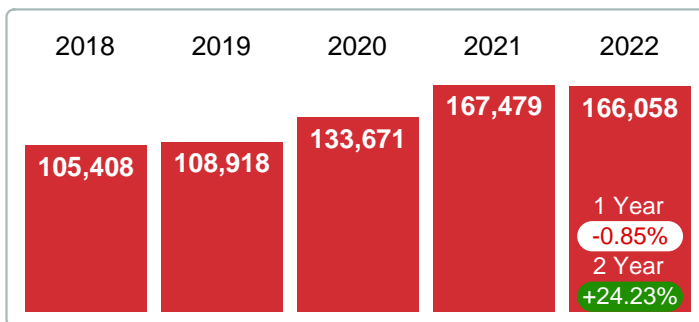
## AVERAGE SOLD PRICE AT CLOSING

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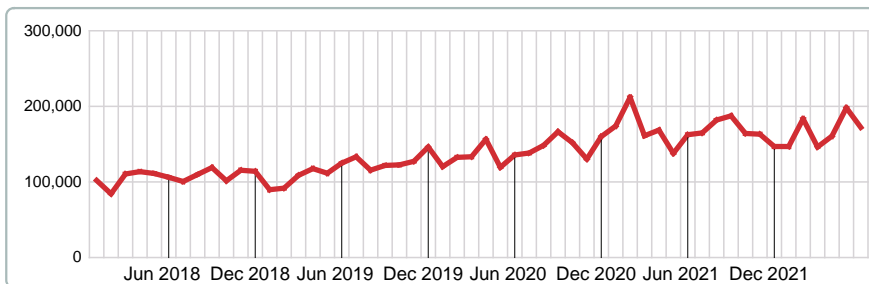
### JUNE



### YEAR TO DATE (YTD)

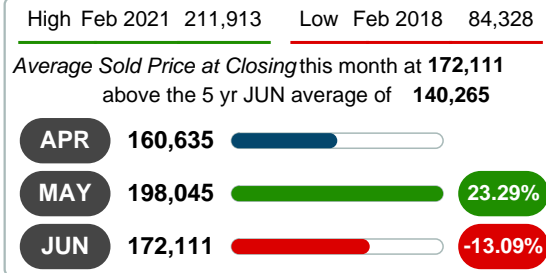


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 140,265



### AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	5.13%	21,250	25,000	17,500	25,000
\$25,001 - \$75,000	14	17.95%	52,368	49,588	55,919	56,390
\$75,001 - \$100,000	9	11.54%	87,056	84,833	88,167	0
\$100,001 - \$175,000	17	21.79%	146,641	0	148,785	147,900
\$175,001 - \$250,000	16	20.51%	203,675	181,950	203,490	217,000
\$250,001 - \$325,000	10	12.82%	292,430	265,000	288,300	301,280
\$325,001 and up	8	10.26%	393,375	0	373,000	420,000
<b>Average Sold Price</b>		<b>172,111</b>		<b>87,007</b>	<b>169,373</b>	<b>235,228</b>
<b>Total Closed Units</b>		<b>78</b>	<b>100%</b>	<b>15</b>	<b>42</b>	<b>17</b>
<b>Total Closed Volume</b>		<b>13,424,655</b>		<b>1.31M</b>	<b>7.11M</b>	<b>4.00M</b>

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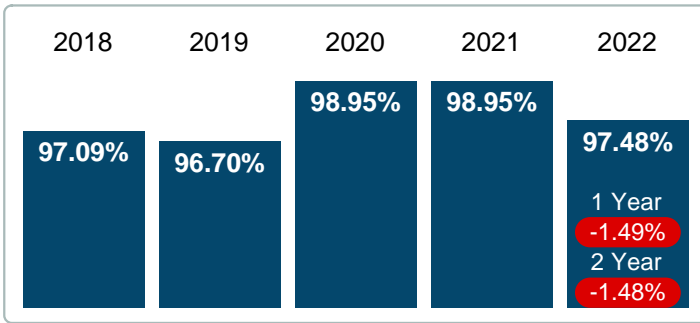
Area Delimited by County Of Muskogee - Residential Property Type



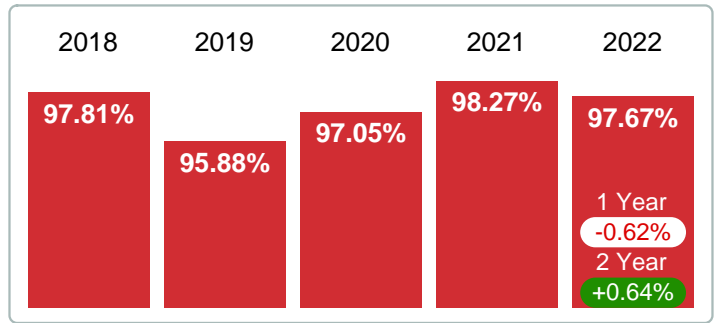
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

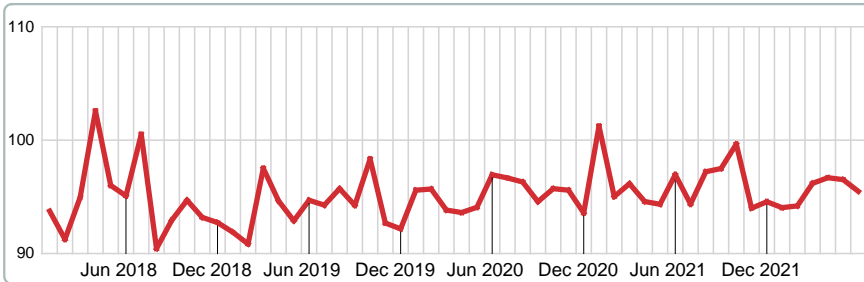
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

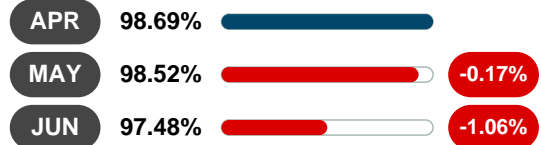


### 3 MONTHS

5 year JUN AVG = 97.83%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.48%**  
below the 5 yr JUN average of **97.83%**



### AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	5.13%	80.06%	83.75%	73.60%	89.29%	0.00%
\$25,001 - \$75,000	14	17.95%	95.75%	94.36%	97.75%	97.34%	0.00%
\$75,001 - \$100,000	9	11.54%	97.60%	94.34%	99.23%	0.00%	0.00%
\$100,001 - \$175,000	17	21.79%	100.88%	0.00%	101.24%	99.59%	100.00%
\$175,001 - \$250,000	16	20.51%	99.34%	99.76%	100.09%	96.37%	100.00%
\$250,001 - \$325,000	10	12.82%	99.19%	97.25%	95.56%	101.39%	101.05%
\$325,001 and up	8	10.26%	95.98%	0.00%	94.58%	96.51%	100.00%
Average Sold/List Ratio		97.50%		94.56%	97.99%	98.14%	100.26%
Total Closed Units		78	100%	15	42	17	4
Total Closed Volume		13,424,655		1.31M	7.11M	4.00M	1.01M

# June 2022



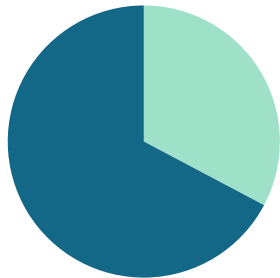
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

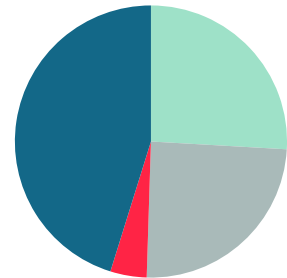


**Inventory**  
 New Listings  
**93 = 32.75%**  
 Start Inventory  
**191**  
 Total Inventory Units  
**284**  
 Volume  
**\$57,843,655**

### Market Activity

Closed Sales  
**78 = 25.91%**  
 Pending Sales  
**74 = 24.58%**  
 Other Off Market  
**13 = 4.32%**  
 Active Inventory  
**136 = 45.18%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	78	36.84%	345	340	-1.45%
Pending Sales	65	74	13.85%	366	383	4.64%
New Listings	96	93	-3.13%	414	473	14.25%
Average List Price	162,581	175,184	7.75%	169,488	168,601	-0.52%
Average Sale Price	162,508	172,111	5.91%	167,479	166,058	-0.85%
Average Percent of Selling Price to List Price	98.95%	97.48%	-1.49%	98.27%	97.67%	-0.62%
Average Days on Market to Sale	31.53	24.24	-23.10%	30.88	26.19	-15.18%
Monthly Inventory	193	136	-29.53%	193	136	-29.53%
Months Supply of Inventory	3.25	2.27	-30.22%	3.25	2.27	-30.22%

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

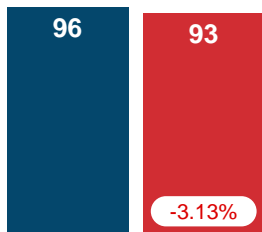
**Inventory** on June 30, 2022 = **136**

**2021** **2022**

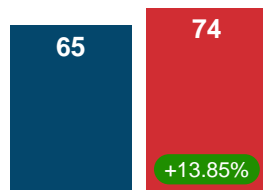
### JUNE MARKET

### AVERAGE PRICES

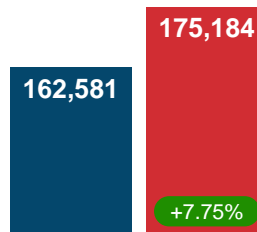
#### New Listings



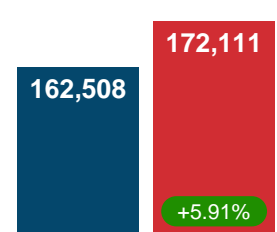
#### Pending Listings



#### List Price



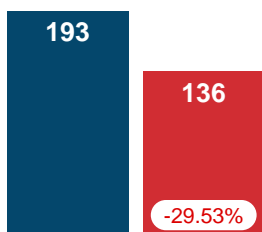
#### Sale Price



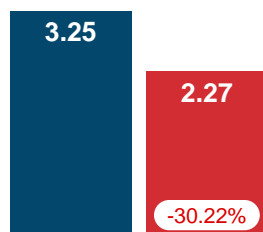
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

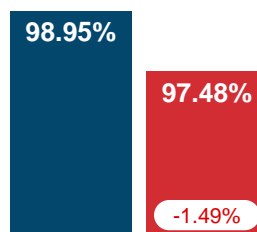
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

