

September 2022



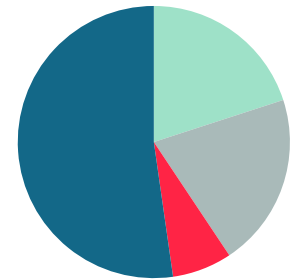
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	57	62	8.77%
Pending Listings	55	64	16.36%
New Listings	83	71	-14.46%
Average List Price	190,058	208,635	9.77%
Average Sale Price	187,418	203,876	8.78%
Average Percent of Selling Price to List Price	99.50%	96.95%	-2.56%
Average Days on Market to Sale	17.81	25.66	44.11%
End of Month Inventory	213	162	-23.94%
Months Supply of Inventory	3.55	2.73	-22.87%



■ Closed (20.00%)
■ Pending (20.65%)
■ Other OffMarket (7.10%)
■ Active (52.26%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of September 30, 2022 = **162**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **23.94%** to 162 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 **2.73** 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 **8.78%** in September 2022 to \$203,876 versus the previous year at \$187,418.

Average Days on Market Lengthens

The average number of **25.66** days that homes spent on the market before selling increased by 7.85 days or **44.11%** in September 2022 compared to last year's same month at **17.81** DOM.

Sales Success for September 2022 is Positive

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

There were 71 New Listings in September 2022, down **14.46%** from last year at 83. Furthermore, there were 62 Closed Listings this month versus last year at 57, a **8.77%** increase.

Closed versus Listed trends yielded a **87.3%** ratio, up from previous year's, September 2021, at **68.7%**, a **27.16%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

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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

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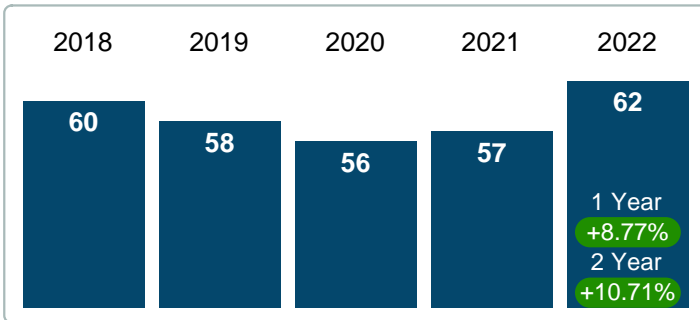
Area Delimited by County Of Muskogee - Residential Property Type



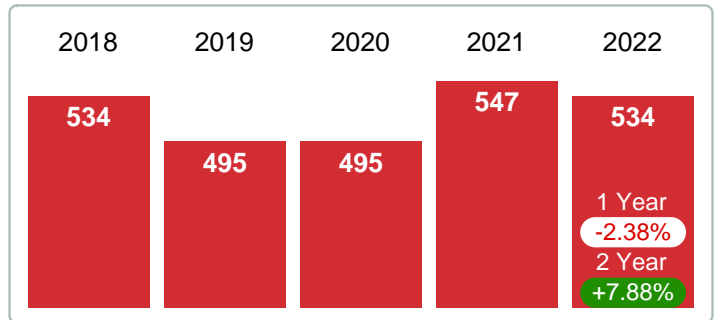
CLOSED LISTINGS

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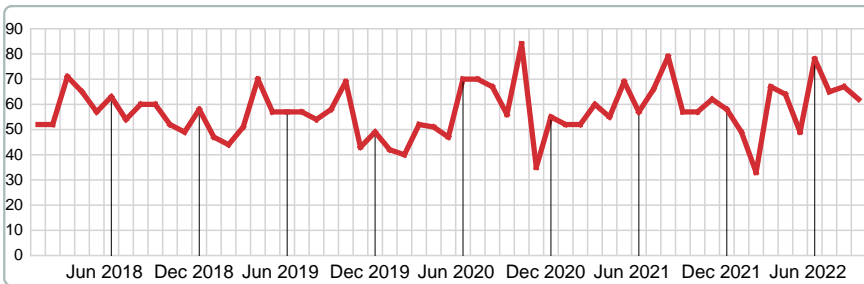
SEPTEMBER



YEAR TO DATE (YTD)

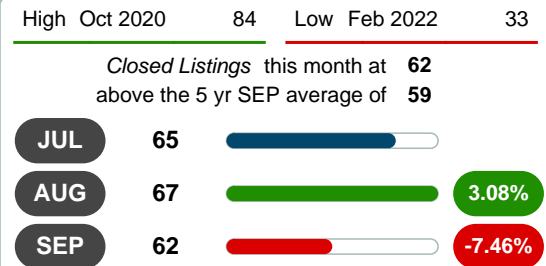


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 59



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	8.06%	44.0	1	3	1	0
\$50,001 - \$100,000	5	8.06%	16.0	1	3	1	0
\$100,001 - \$125,000	5	8.06%	11.4	2	3	0	0
\$125,001 - \$200,000	24	38.71%	31.8	0	21	3	0
\$200,001 - \$225,000	4	6.45%	14.3	0	4	0	0
\$225,001 - \$350,000	12	19.35%	20.5	0	9	3	0
\$350,001 and up	7	11.29%	23.9	0	4	2	1
Total Closed Units	62			4	47	10	1
Total Closed Volume	12,640,284	100%	25.7	357.90K	8.80M	2.20M	1.29M
Average Closed Price	\$203,876			\$89,475	\$187,263	\$219,600	\$1,285,000

September 2022



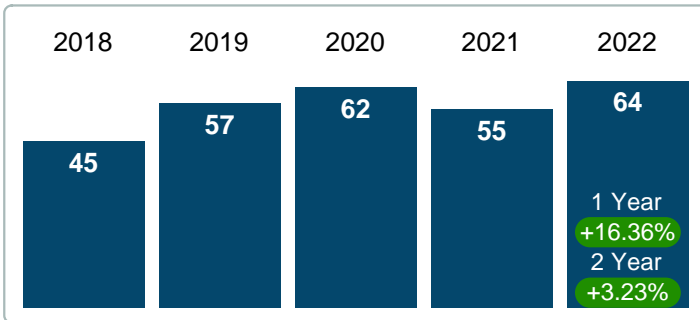
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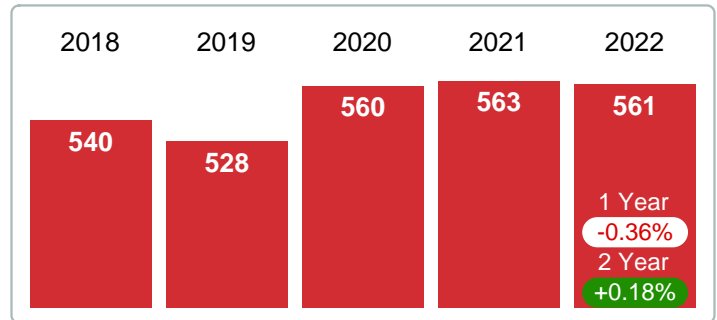
PENDING LISTINGS

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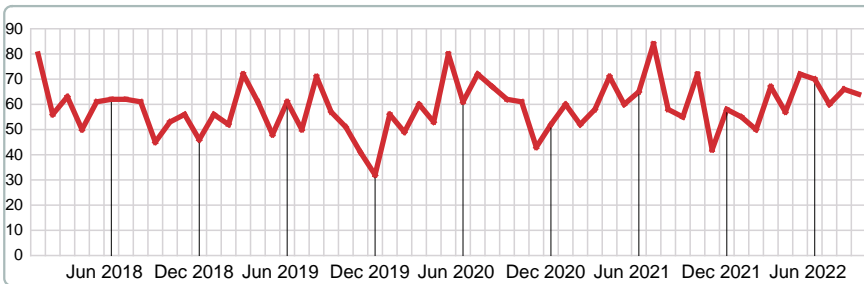
SEPTEMBER



YEAR TO DATE (YTD)

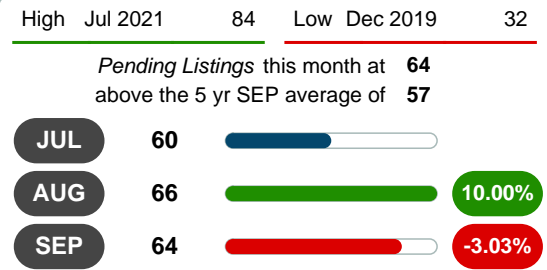


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	7.81%	27.2	1	3	1	0
\$75,001 - \$100,000	6	9.38%	13.8	2	4	0	0
\$100,001 - \$125,000	4	6.25%	53.0	2	1	1	0
\$125,001 - \$200,000	25	39.06%	60.3	3	18	4	0
\$200,001 - \$225,000	8	12.50%	49.3	1	7	0	0
\$225,001 - \$275,000	7	10.94%	20.0	0	6	1	0
\$275,001 and up	9	14.06%	53.7	0	6	3	0
Total Pending Units	64			9	45	10	0
Total Pending Volume	12,356,999	100%	68.7	1.13M	9.31M	1.92M	0.00B
Average Listing Price	\$156,483			\$125,844	\$206,791	\$191,880	\$0

September 2022



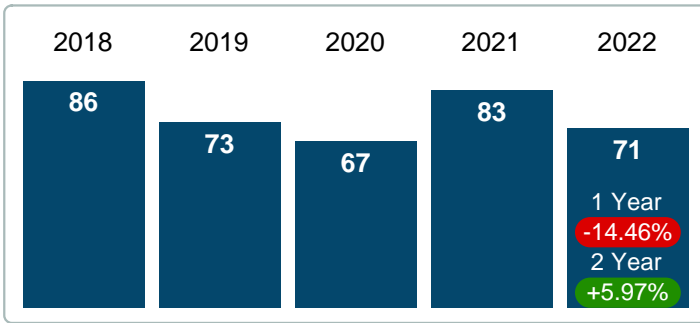
Area Delimited by County Of Muskogee - Residential Property Type



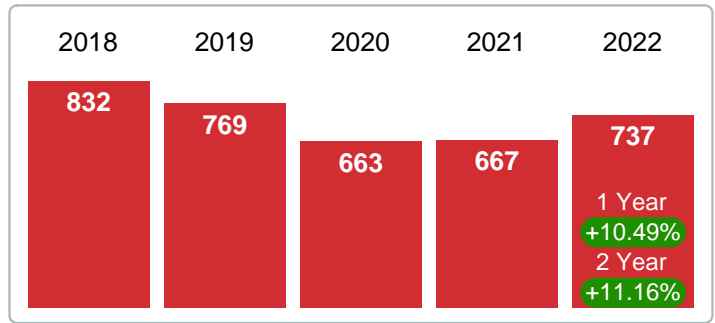
NEW LISTINGS

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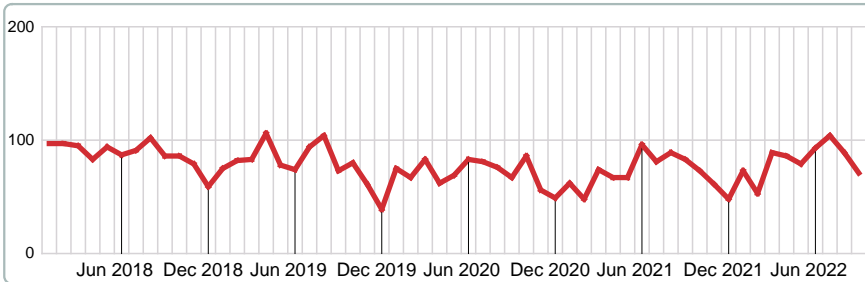
SEPTEMBER



YEAR TO DATE (YTD)

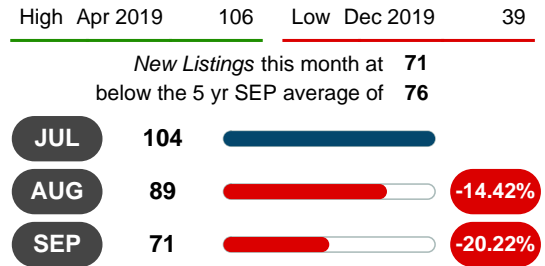


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 76



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5	7.04%	1	2	2	0
\$70,001 - \$90,000	11	15.49%	5	5	0	1
\$90,001 - \$120,000	9	12.68%	2	3	2	2
\$120,001 - \$200,000	18	25.35%	1	13	4	0
\$200,001 - \$260,000	12	16.90%	0	10	2	0
\$260,001 - \$320,000	8	11.27%	0	4	3	1
\$320,001 and up	8	11.27%	0	4	4	0
Total New Listed Units	71		9	41	17	4
Total New Listed Volume	13,164,999	100%	819.50K	7.72M	4.02M	602.90K
Average New Listed Listing Price	\$0		\$91,056	\$188,319	\$236,559	\$150,725

September 2022



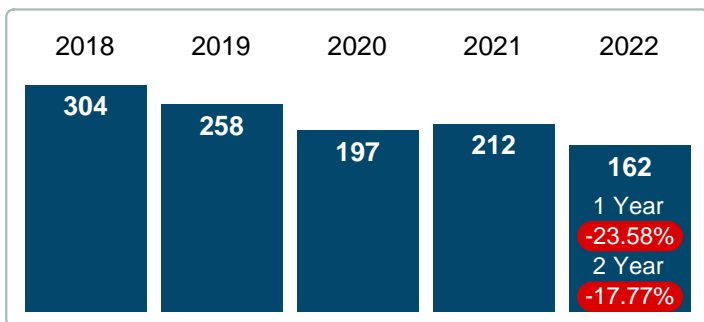
Area Delimited by County Of Muskogee - Residential Property Type



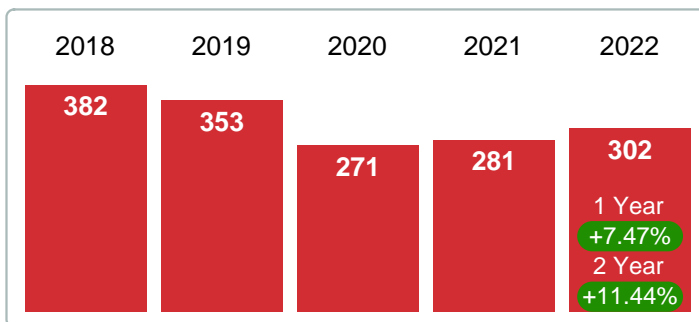
ACTIVE INVENTORY

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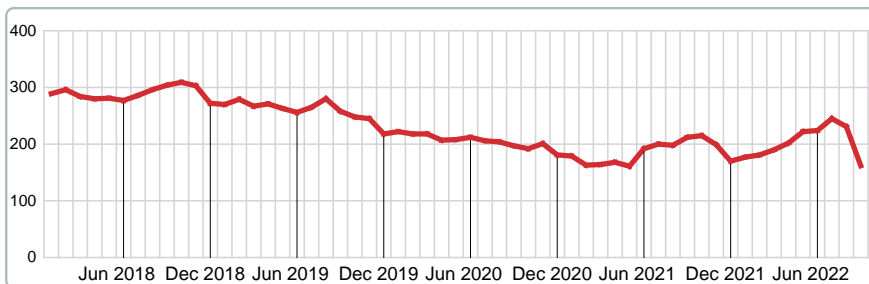
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

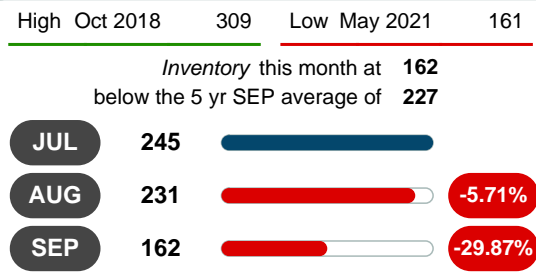


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 227



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.64%	57.8	6	6	2	0
\$75,001 - \$100,000	19	11.73%	60.5	9	6	1	3
\$100,001 - \$150,000	27	16.67%	46.2	6	19	2	0
\$150,001 - \$200,000	24	14.81%	81.6	2	17	4	1
\$200,001 - \$275,000	30	18.52%	79.7	2	21	7	0
\$275,001 - \$425,000	32	19.75%	75.7	3	15	9	5
\$425,001 and up	16	9.88%	69.4	0	7	6	3
Total Active Inventory by Units	162			28	91	31	12
Total Active Inventory by Volume	36,039,803	100%	68.5	3.43M	19.86M	8.52M	4.23M
Average Active Inventory Listing Price	\$222,468			\$122,450	\$218,214	\$274,803	\$352,900

September 2022



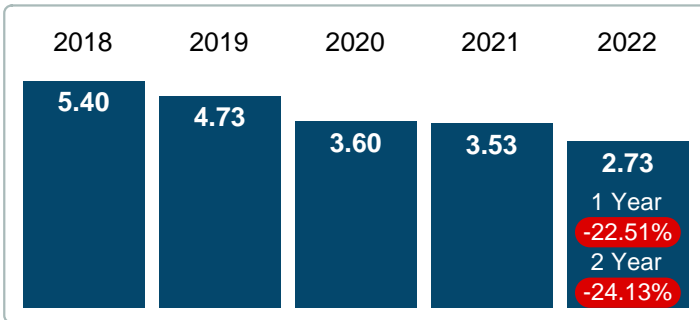
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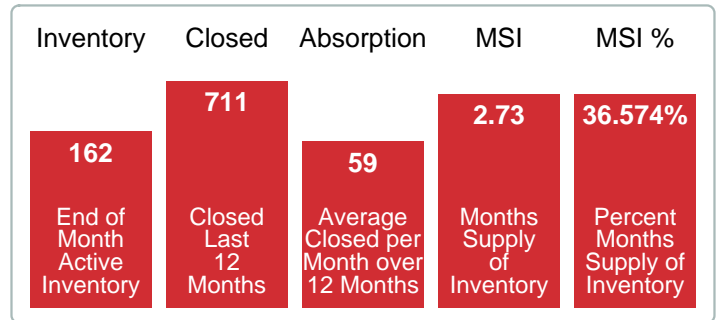
MONTHS SUPPLY of INVENTORY (MSI)

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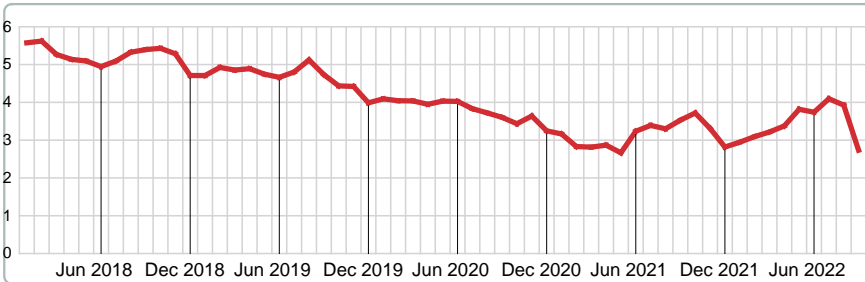
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

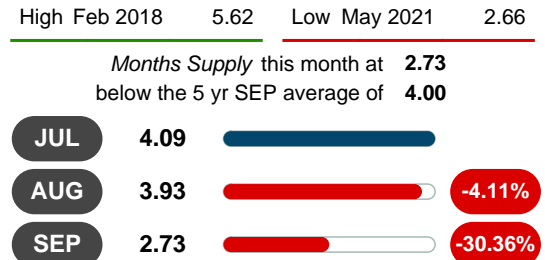


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4.00



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	14	8.64%	1.21	1.14	1.22	1.50	0.00
\$75,001 - \$100,000	19	11.73%	3.68	5.68	1.89	2.40	0.00
\$100,001 - \$150,000	27	16.67%	2.13	7.20	1.82	1.50	0.00
\$150,001 - \$200,000	24	14.81%	1.91	2.40	1.76	2.09	6.00
\$200,001 - \$275,000	30	18.52%	3.83	6.00	4.00	3.36	0.00
\$275,001 - \$425,000	32	19.75%	4.13	0.00	5.00	2.35	5.45
\$425,001 and up	16	9.88%	9.60	0.00	12.00	6.55	18.00
Market Supply of Inventory (MSI)			2.73	3.17	2.46	2.62	7.58
Total Active Inventory by Units		100%	2.73	28	91	31	12

September 2022



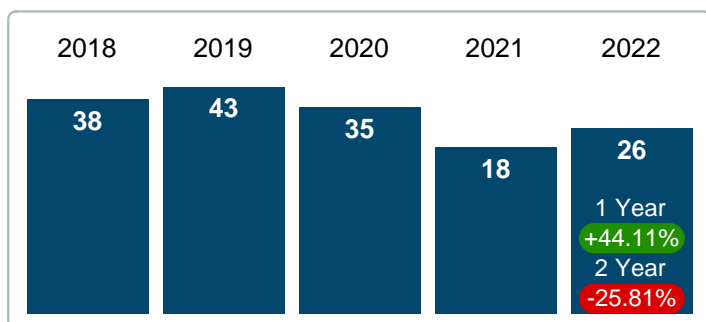
Area Delimited by County Of Muskogee - Residential Property Type



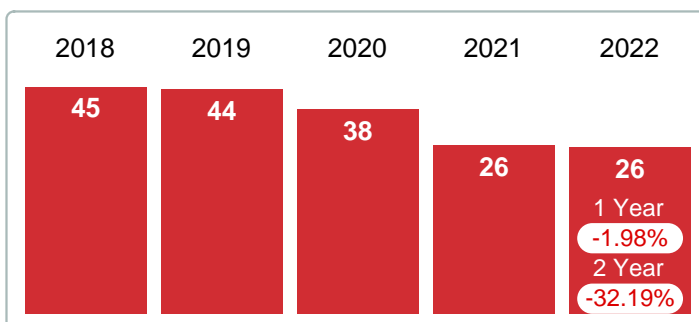
AVERAGE DAYS ON MARKET TO SALE

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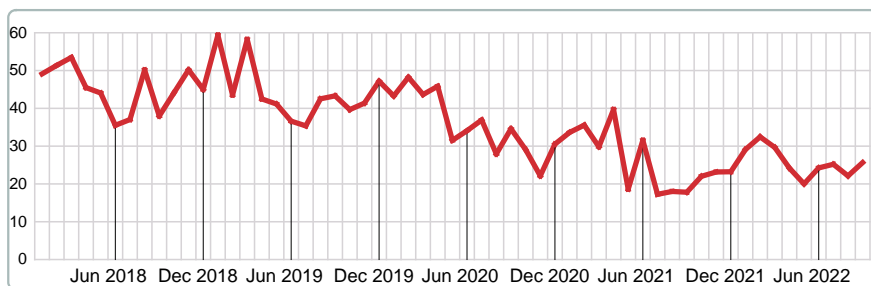
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 32

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 26 below the 5 yr SEP average of 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
\$50,000 and less	8.06%	44	3	25	143	0
\$50,001 - \$100,000	8.06%	16	9	19	14	0
\$100,001 - \$125,000	8.06%	11	6	15	0	0
\$125,001 - \$200,000	38.71%	32	0	36	4	0
\$200,001 - \$225,000	6.45%	14	0	14	0	0
\$225,001 - \$350,000	19.35%	21	0	20	22	0
\$350,001 and up	11.29%	24	0	8	2	132
Average Closed DOM		26				
Total Closed Units	100%	62	4	47	10	1
Total Closed Volume		12,640,284	357.90K	8.80M	2.20M	1.29M

September 2022



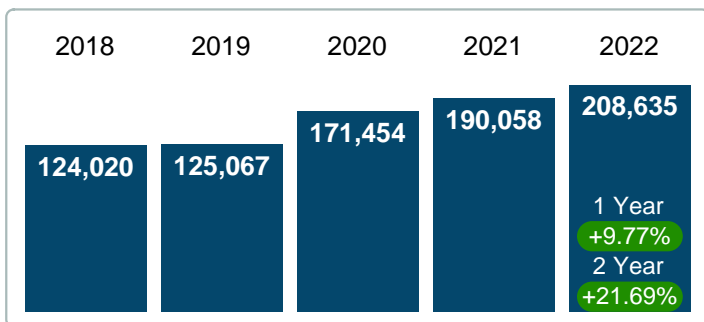
Area Delimited by County Of Muskogee - Residential Property Type



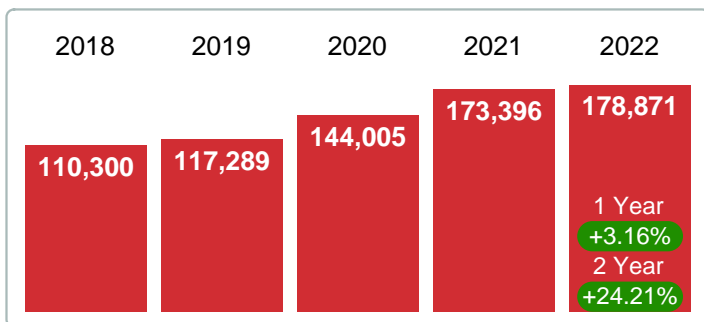
AVERAGE LIST PRICE AT CLOSING

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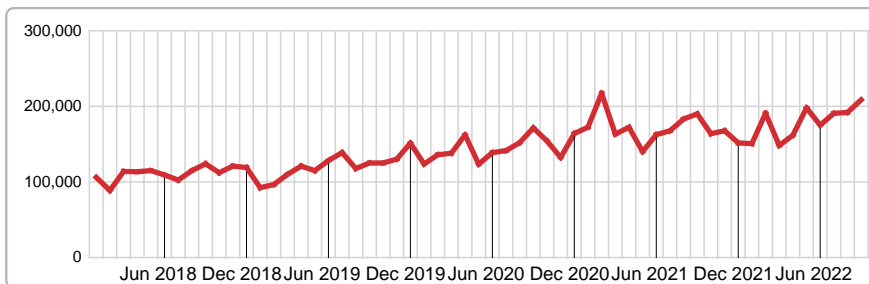
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

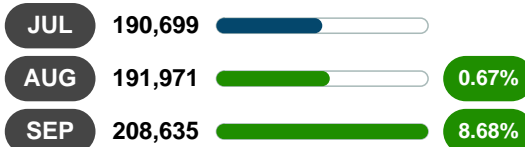


3 MONTHS

5 year SEP AVG = 163,847

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

Average List Price at Closing this month at **208,635**
above the 5 yr SEP average of **163,847**



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	
\$50,000 and less	4	6.45%	31,325	49,900	39,300	27,500	
\$50,001 - \$100,000	6	9.68%	80,700	91,900	74,133	99,900	
\$100,001 - \$125,000	4	6.45%	113,850	106,950	124,267	0	
\$125,001 - \$200,000	24	38.71%	159,229	0	164,319	148,167	
\$200,001 - \$225,000	5	8.06%	212,800	0	219,725	0	
\$225,001 - \$350,000	13	20.97%	274,045	0	261,454	279,900	
\$350,001 and up	6	9.68%	570,400	0	403,375	379,900, 399,000	
Average List Price		208,635		88,925	191,687	217,140	1,399,000
Total Closed Units		62	100%	208,635	4	47	10
Total Closed Volume		12,935,390			355.70K	9.01M	2.17M

September 2022



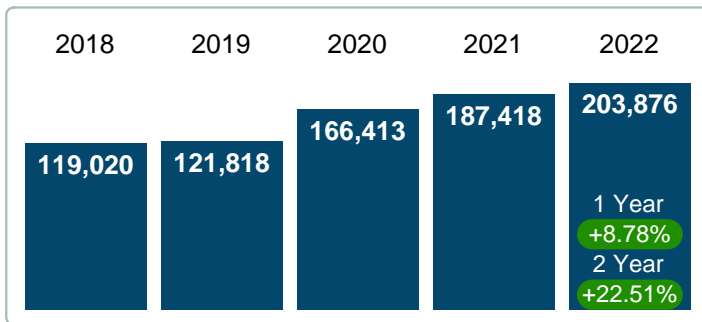
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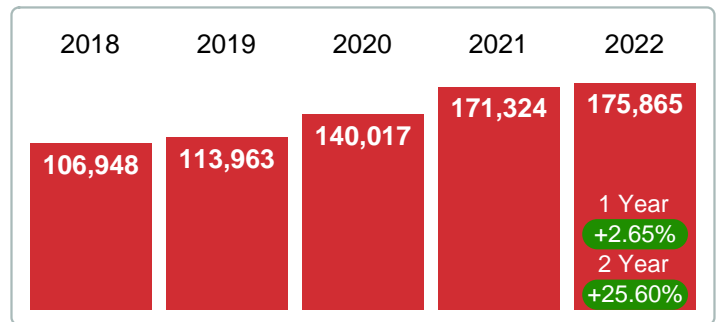
AVERAGE SOLD PRICE AT CLOSING

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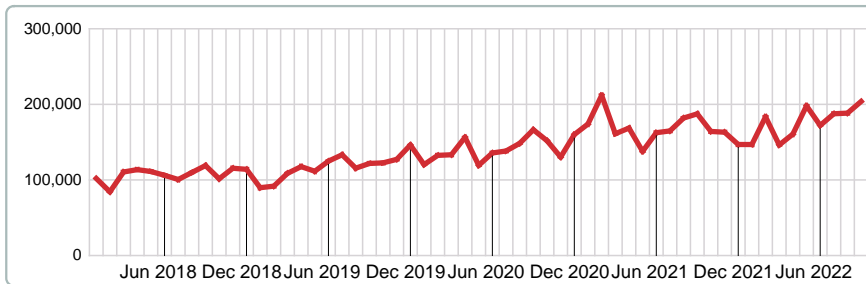
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

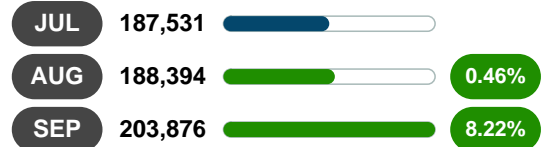


3 MONTHS

5 year SEP AVG = 159,709

High Feb 2021 211,913 Low Feb 2018 84,328

Average Sold Price at Closing this month at **203,876**
above the 5 yr SEP average of **159,709**



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
\$50,000 and less	5	8.06%	31,200	47,000	28,000	25,000	0
\$50,001 - \$100,000	5	8.06%	82,680	92,000	74,133	99,000	0
\$100,001 - \$125,000	5	8.06%	112,780	109,450	115,000	0	0
\$125,001 - \$200,000	24	38.71%	157,046	0	158,076	149,833	0
\$200,001 - \$225,000	4	6.45%	215,250	0	215,250	0	0
\$225,001 - \$350,000	12	19.35%	263,970	0	262,793	267,500	0
\$350,001 and up	7	11.29%	529,893	0	401,063	410,000	1,285,000
Average Sold Price			203,876	89,475	187,263	219,600	1,285,000
Total Closed Units		100%	203,876	4	47	10	1
Total Closed Volume			12,640,284	357.90K	8.80M	2.20M	1.29M

September 2022



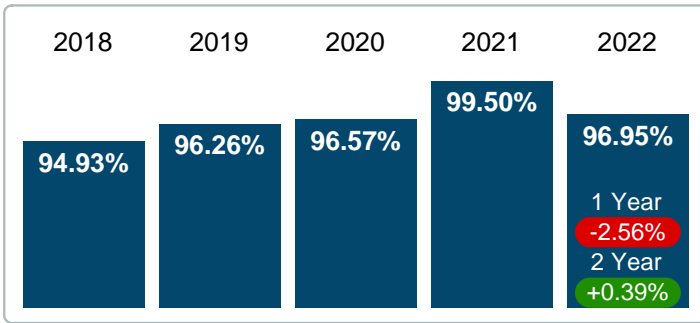
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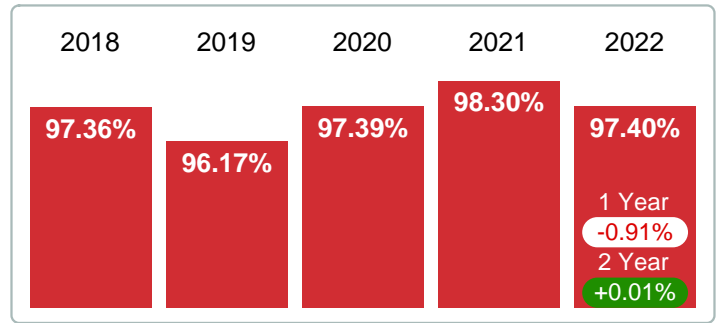
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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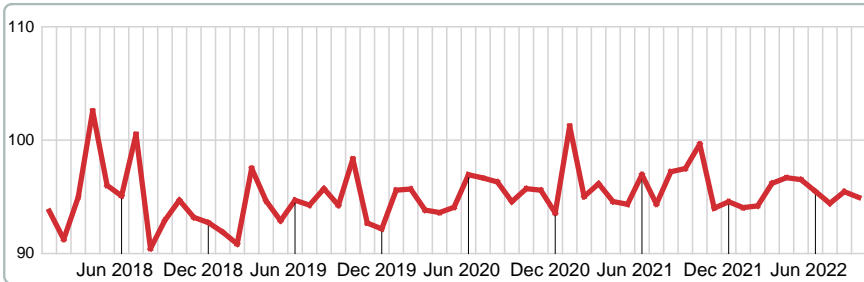
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

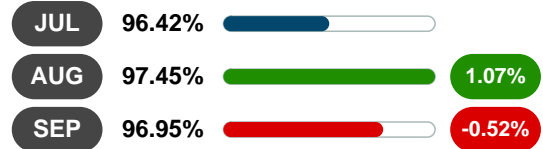


3 MONTHS

5 year SEP AVG = 96.84%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.95%** equal to 5 yr SEP average of **96.84%**



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
\$50,000 and less	5	8.06%	81.46%	94.19%	74.07%	90.91%	0.00%
\$50,001 - \$100,000	5	8.06%	99.84%	100.11%	100.00%	99.10%	0.00%
\$100,001 - \$125,000	5	8.06%	96.50%	102.27%	92.64%	0.00%	0.00%
\$125,001 - \$200,000	24	38.71%	97.04%	0.00%	96.51%	100.74%	0.00%
\$200,001 - \$225,000	4	6.45%	98.00%	0.00%	98.00%	0.00%	0.00%
\$225,001 - \$350,000	12	19.35%	99.48%	0.00%	100.73%	95.73%	0.00%
\$350,001 and up	7	11.29%	101.00%	0.00%	99.38%	108.81%	91.85%
Average Sold/List Ratio		96.90%		99.71%	96.24%	99.70%	91.85%
Total Closed Units		62	100%	4	47	10	1
Total Closed Volume		12,640,284		357.90K	8.80M	2.20M	1.29M

September 2022



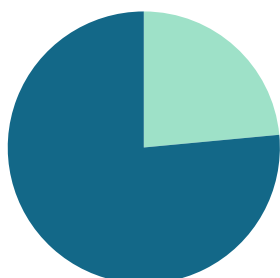
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

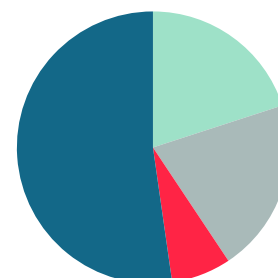


Inventory
 New Listings
71 = 23.51%
 Start Inventory
231
 Total Inventory Units
302
 Volume
\$63,718,569

Market Activity

Closed Sales
62 = 20.00%
 Pending Sales
64 = 20.65%
 Other Off Market
22 = 7.10%
 Active Inventory
162 = 52.26%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	62	8.77%	547	534	-2.38%
Pending Sales	55	64	16.36%	563	561	-0.36%
New Listings	83	71	-14.46%	667	737	10.49%
Average List Price	190,058	208,635	9.77%	173,396	178,871	3.16%
Average Sale Price	187,418	203,876	8.78%	171,324	175,865	2.65%
Average Percent of Selling Price to List Price	99.50%	96.95%	-2.56%	98.30%	97.40%	-0.91%
Average Days on Market to Sale	17.81	25.66	44.11%	26.01	25.50	-1.98%
Monthly Inventory	213	162	-23.94%	213	162	-23.94%
Months Supply of Inventory	3.55	2.73	-22.87%	3.55	2.73	-22.87%

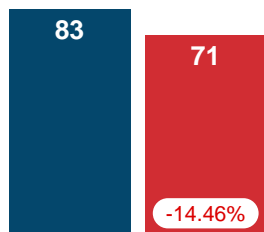
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on September 30, 2022 = **162** 2021 2022

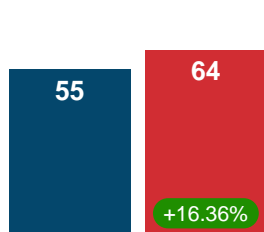
SEPTEMBER MARKET

AVERAGE PRICES

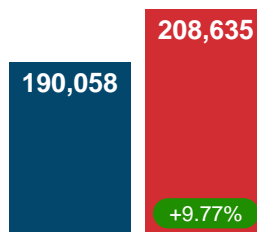
New Listings



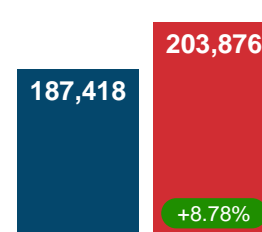
Pending Listings



List Price



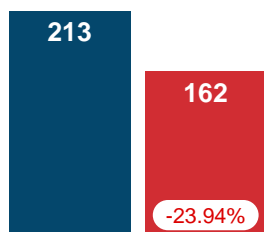
Sale Price



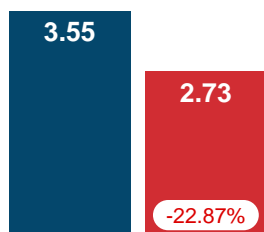
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

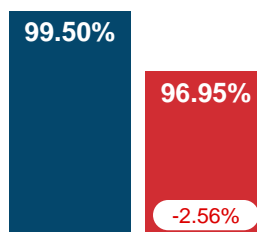
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

