

December 2022



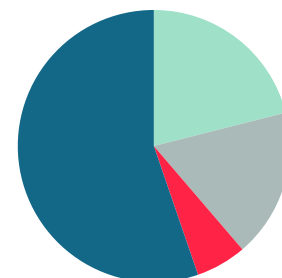
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	58	56	-3.45%
Pending Listings	58	47	-18.97%
New Listings	48	35	-27.08%
Average List Price	151,646	196,678	29.70%
Average Sale Price	146,893	161,503	9.95%
Average Percent of Selling Price to List Price	96.57%	84.81%	-12.17%
Average Days on Market to Sale	23.22	44.89	93.30%
End of Month Inventory	170	147	-13.53%
Months Supply of Inventory	2.82	2.49	-11.58%



■ Closed (21.05%)
■ Pending (17.67%)
■ Other OffMarket (6.02%)
■ Active (55.26%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of December 31, 2022 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2022 decreased **13.53%** to 147 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 **2.49** 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 **9.95%** in December 2022 to \$161,503 versus the previous year at \$146,893.

Average Days on Market Lengthens

The average number of **44.89** days that homes spent on the market before selling increased by 21.67 days or **93.30%** in December 2022 compared to last year's same month at **23.22** DOM.

Sales Success for December 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 35 New Listings in December 2022, down **27.08%** from last year at 48. Furthermore, there were 56 Closed Listings this month versus last year at 58, a **-3.45%** decrease.

Closed versus Listed trends yielded a **160.0%** ratio, up from previous year's, December 2021, at **120.8%**, a **32.41%** 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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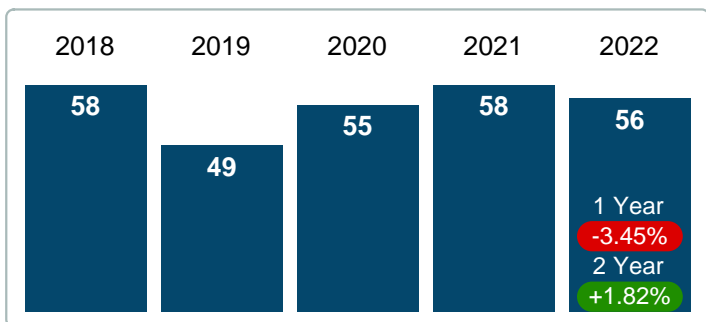
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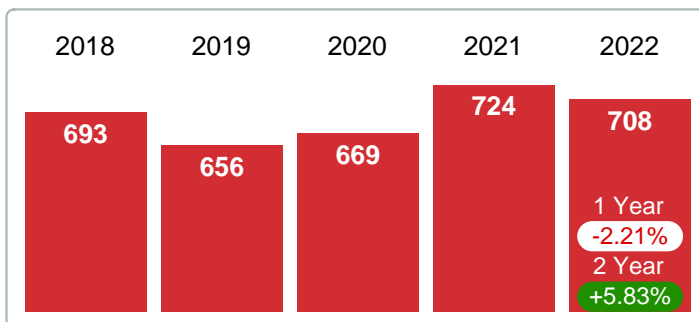
CLOSED LISTINGS

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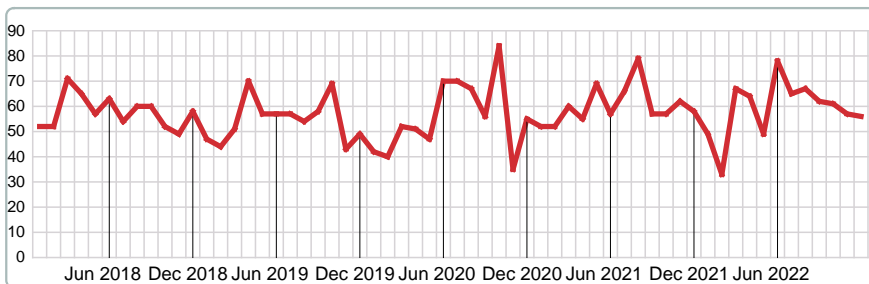
DECEMBER



YEAR TO DATE (YTD)

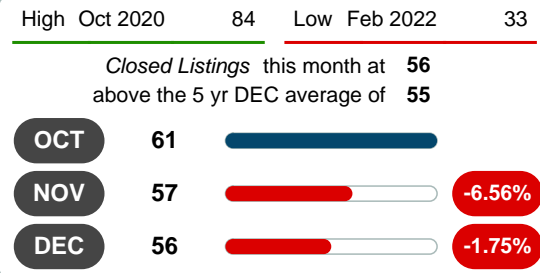


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



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	7.14%	102.0	1	2	1	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	15	26.79%	53.8	3	9	2	1
\$75,001 - \$150,000	16	28.57%	31.8	2	10	2	2
\$150,001 - \$200,000	6	10.71%	21.0	0	4	2	0
\$200,001 - \$375,000	9	16.07%	34.7	0	4	4	1
\$375,001 and up	6	10.71%	58.7	1	3	2	0
Total Closed Units	56			7	32	13	4
Total Closed Volume	9,044,140	100%	44.9	881.00K	5.11M	2.49M	565.50K
Average Closed Price	\$161,503			\$125,857	\$159,661	\$191,423	\$141,375

December 2022



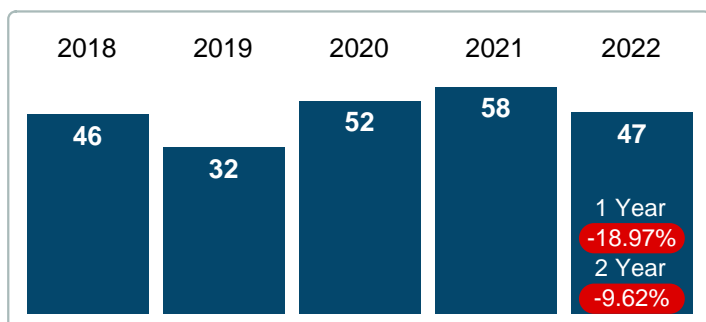
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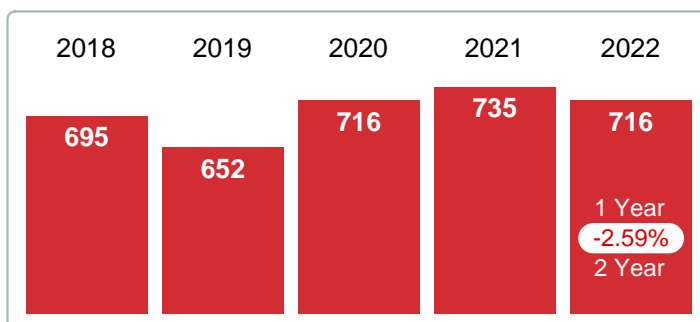
PENDING LISTINGS

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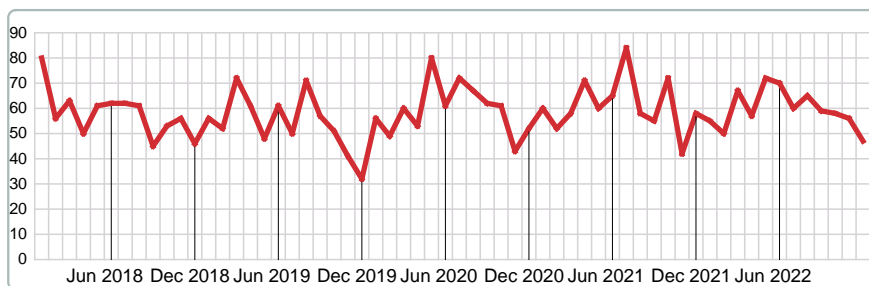
DECEMBER



YEAR TO DATE (YTD)

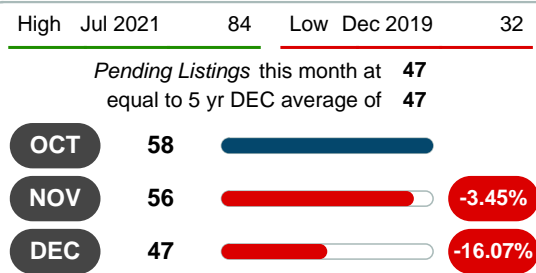


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47



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	4	8.51%	34.3	2	1	1	0
\$50,001 - \$80,000	5	10.64%	61.0	2	1	2	0
\$80,001 - \$120,000	8	17.02%	44.6	3	4	1	0
\$120,001 - \$170,000	12	25.53%	48.1	2	6	3	1
\$170,001 - \$240,000	6	12.77%	38.8	0	5	1	0
\$240,001 - \$300,000	8	17.02%	41.0	0	5	3	0
\$300,001 and up	4	8.51%	91.3	0	2	2	0
Total Pending Units	47			9	24	13	1
Total Pending Volume	7,981,089	100%	65.7	775.30K	4.39M	2.67M	139.00K
Average Listing Price	\$142,614			\$86,144	\$183,083	\$205,600	\$139,000

December 2022



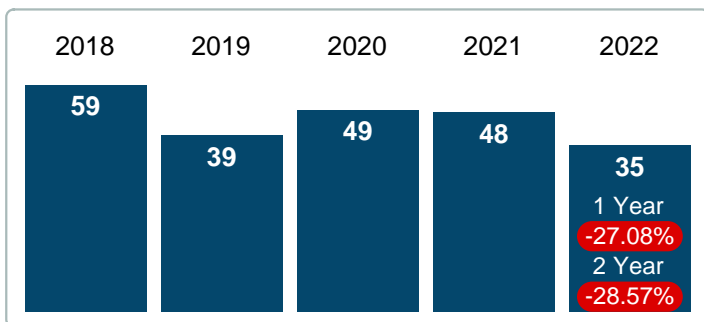
Area Delimited by County Of Muskogee - Residential Property Type



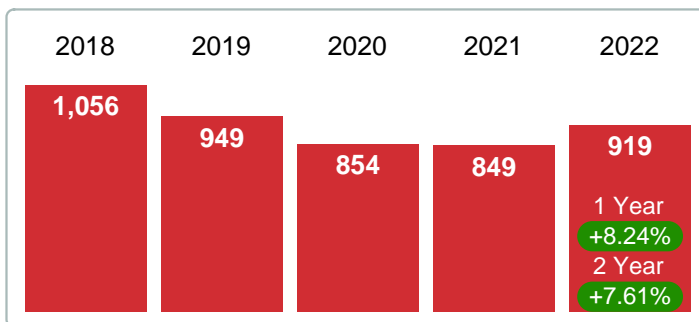
NEW LISTINGS

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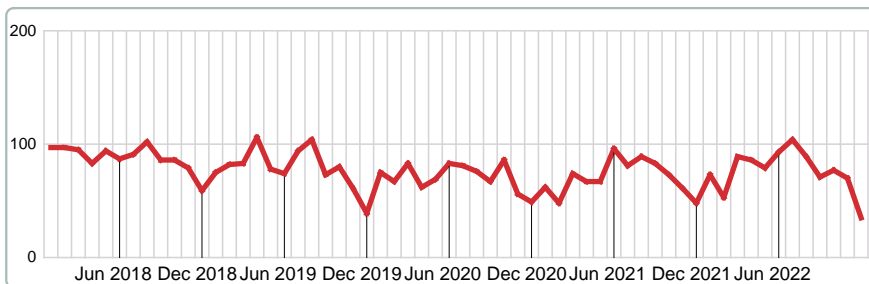
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

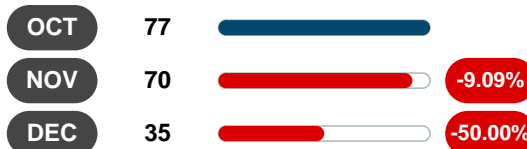


3 MONTHS

5 year DEC AVG = 46

High Apr 2019 106 Low Dec 2022 35

New Listings this month at 35
below the 5 yr DEC average of 46



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	4	11.43%	3	1	0	0
\$30,001 - \$80,000	4	11.43%	1	2	1	0
\$80,001 - \$120,000	5	14.29%	1	4	0	0
\$120,001 - \$160,000	8	22.86%	2	4	2	0
\$160,001 - \$260,000	6	17.14%	0	5	1	0
\$260,001 - \$330,000	4	11.43%	0	2	2	0
\$330,001 and up	4	11.43%	0	2	1	1
Total New Listed Units	35		7	20	7	1
Total New Listed Volume	5,909,000	100%	523.30K	3.51M	1.54M	338.50K
Average New Listed Listing Price	\$34,500		\$74,757	\$175,250	\$220,314	\$338,500

December 2022



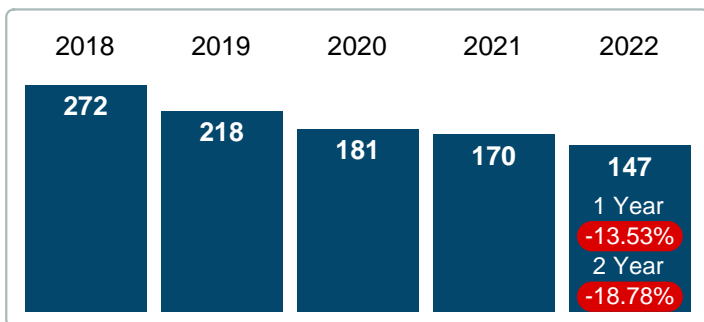
Area Delimited by County Of Muskogee - Residential Property Type



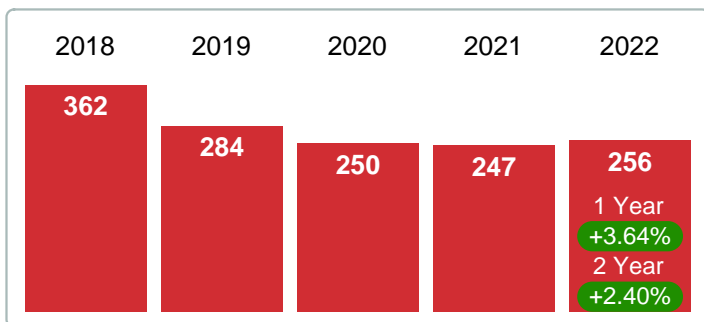
ACTIVE INVENTORY

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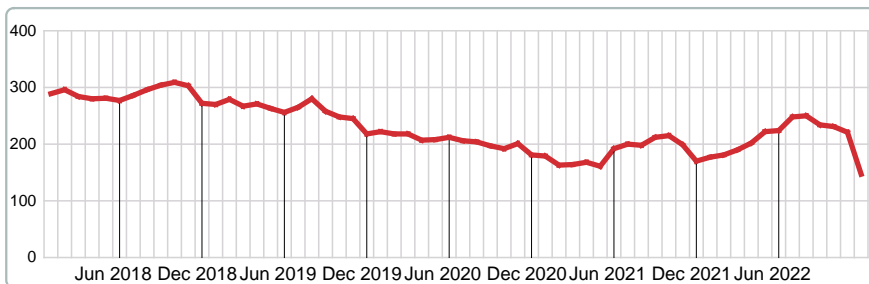
END OF DECEMBER



ACTIVE DURING DECEMBER

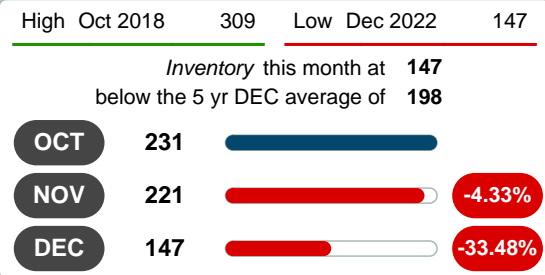


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 198



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	6.12%	46.7	6	3	0	0
\$50,001 - \$100,000	22	14.97%	88.2	5	15	2	0
\$100,001 - \$150,000	21	14.29%	58.5	6	13	2	0
\$150,001 - \$200,000	37	25.17%	135.4	1	32	4	0
\$200,001 - \$325,000	25	17.01%	82.6	1	15	8	1
\$325,001 - \$400,000	17	11.56%	99.7	0	5	8	4
\$400,001 and up	16	10.88%	96.8	0	5	5	6
Total Active Inventory by Units	147			19	88	29	11
Total Active Inventory by Volume	33,441,707	100%	94.6	1.71M	17.33M	8.33M	6.07M
Average Active Inventory Listing Price	\$227,495			\$90,242	\$196,966	\$287,196	\$551,400

December 2022



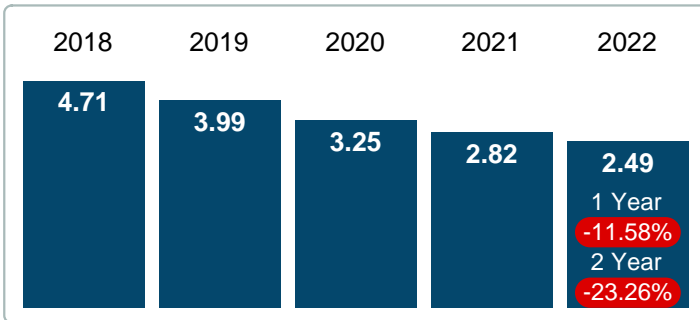
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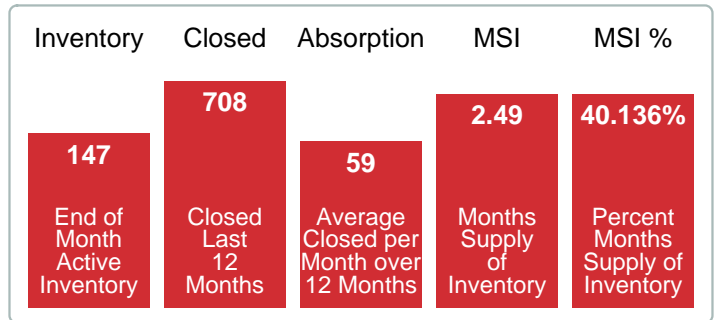
MONTHS SUPPLY of INVENTORY (MSI)

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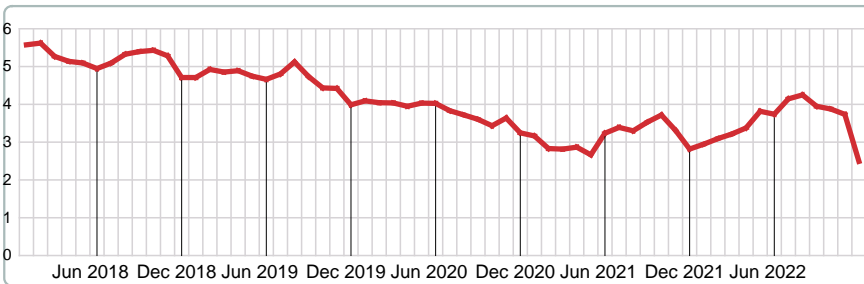
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

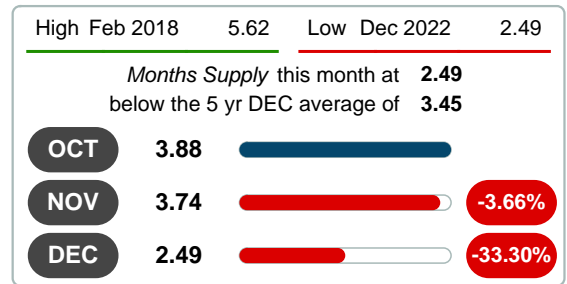


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.45



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
\$50,000 and less	9	6.12%	1.24	1.85	1.16	0.00	0.00
\$50,001 - \$100,000	22	14.97%	2.13	1.43	2.57	2.40	0.00
\$100,001 - \$150,000	21	14.29%	1.89	6.55	1.51	1.41	0.00
\$150,001 - \$200,000	37	25.17%	3.13	0.92	3.59	2.29	0.00
\$200,001 - \$325,000	25	17.01%	1.94	3.00	1.98	1.85	1.50
\$325,001 - \$400,000	17	11.56%	4.98	0.00	2.86	5.65	16.00
\$400,001 and up	16	10.88%	7.38	0.00	6.00	4.62	36.00
Market Supply of Inventory (MSI)			2.49	2.07	2.44	2.40	6.60
Total Active Inventory by Units		100%	2.49	19	88	29	11

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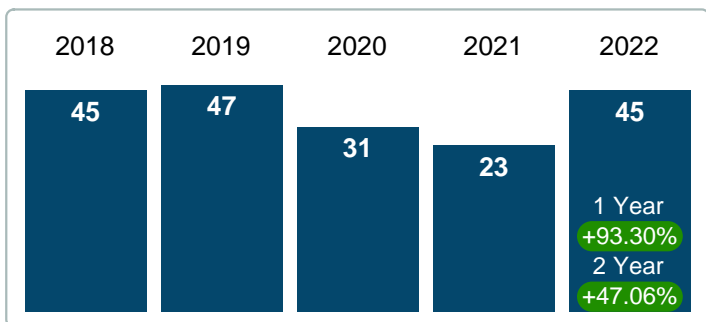
Area Delimited by County Of Muskogee - Residential Property Type



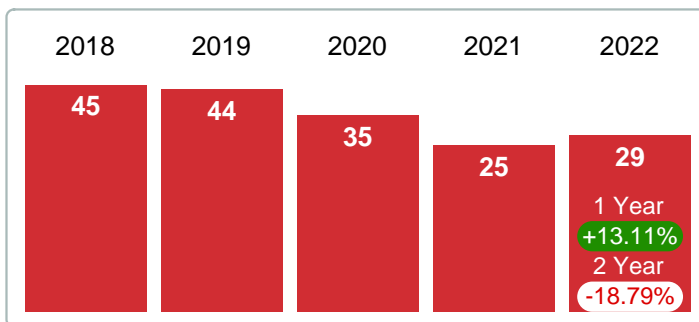
AVERAGE DAYS ON MARKET TO SALE

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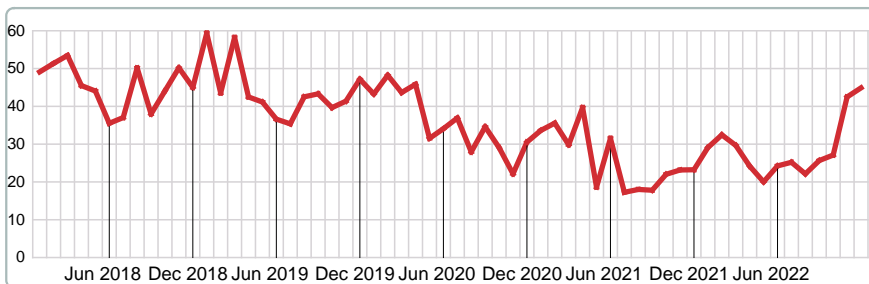
DECEMBER



YEAR TO DATE (YTD)

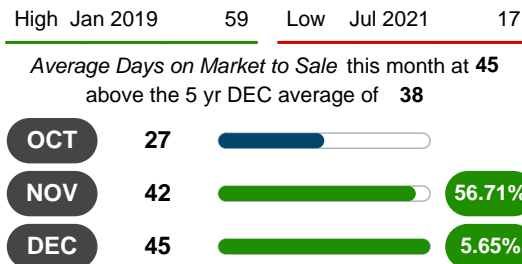


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 38



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	7.14%	102	107	116	69	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$75,000	26.79%	54	41	52	54	107
\$75,001 - \$150,000	28.57%	32	13	31	41	47
\$150,001 - \$200,000	10.71%	21	0	31	2	0
\$200,001 - \$375,000	16.07%	35	0	21	20	150
\$375,001 and up	10.71%	59	19	69	63	0
Average Closed DOM		45	39	44	36	88
Total Closed Units	100%	45	7	32	13	4
Total Closed Volume		9,044,140	881.00K	5.11M	2.49M	565.50K

December 2022



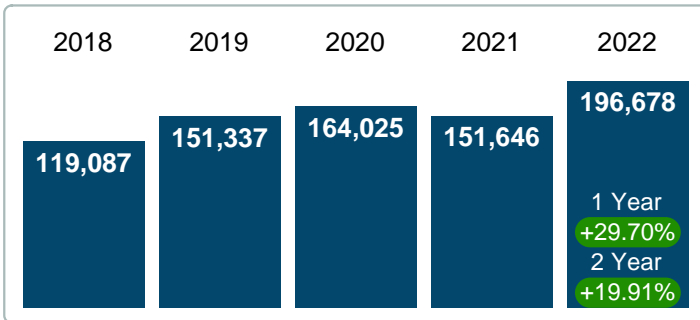
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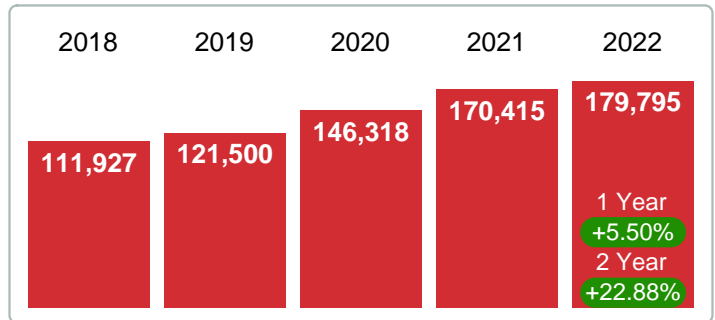
AVERAGE LIST PRICE AT CLOSING

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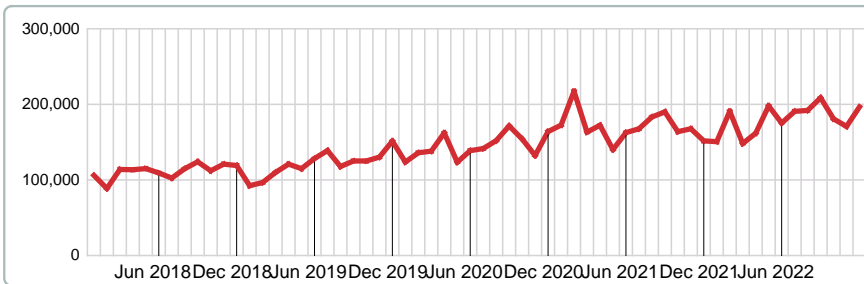
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

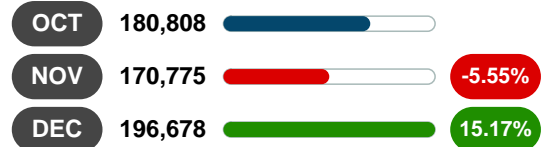


3 MONTHS

5 year DEC AVG = 156,554

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

Average List Price at Closing this month at **196,678**
above the 5 yr DEC average of **156,554**



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	3.57%	15,700	280,000	20,325	16,500	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$75,000	17.86%	43,695	116,667	126,911	159,500	280,000
\$75,001 - \$150,000	28.57%	125,513	132,500	129,930	107,500	114,450
\$150,001 - \$200,000	12.50%	173,257	0	174,725	157,000	0
\$200,001 - \$375,000	26.79%	267,460	0	241,750	239,950	325,000
\$375,001 and up	10.71%	552,117	529,900	597,667	494,900	0
Average List Price		196,678	203,557	185,658	216,469	208,475
Total Closed Units	100%	196,678	7	32	13	4
Total Closed Volume		11,013,949	1.42M	5.94M	2.81M	833.90K

December 2022



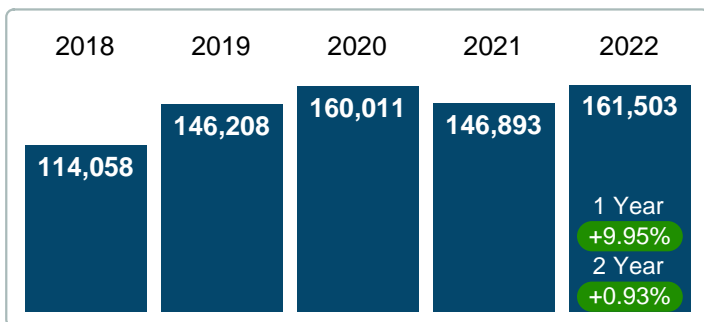
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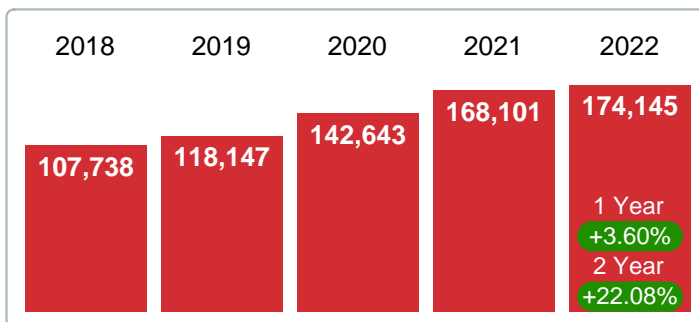
AVERAGE SOLD PRICE AT CLOSING

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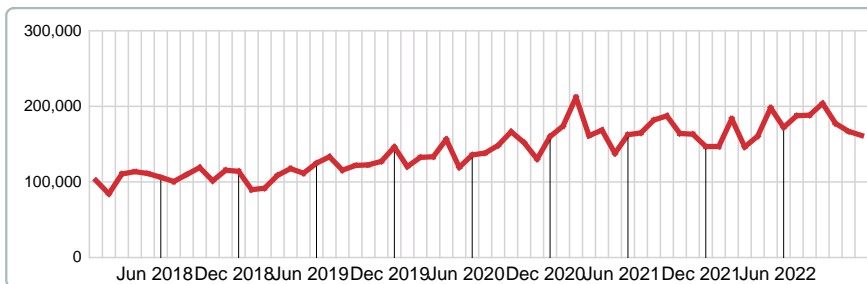
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

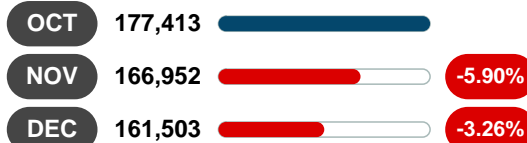


3 MONTHS

5 year DEC AVG = 145,735

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

Average Sold Price at Closing this month at **161,503** above the 5 yr DEC average of **145,735**



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	7.14%	10,375	1	13,250	15,000	0
\$25,001 - \$25,000	0.00%	0	0	0	0	0
\$25,001 - \$75,000	26.79%	37,860	32,000	40,767	35,000	35,000
\$75,001 - \$150,000	28.57%	123,756	135,000	127,960	107,500	107,750
\$150,001 - \$200,000	10.71%	168,792	0	173,438	159,500	0
\$200,001 - \$375,000	16.07%	249,210	0	244,598	237,375	315,000
\$375,001 and up	10.71%	533,167	515,000	588,000	460,000	0
Average Sold Price		161,503	125,857	159,661	191,423	141,375
Total Closed Units	100%	161,503	7	32	13	4
Total Closed Volume		9,044,140	881.00K	5.11M	2.49M	565.50K

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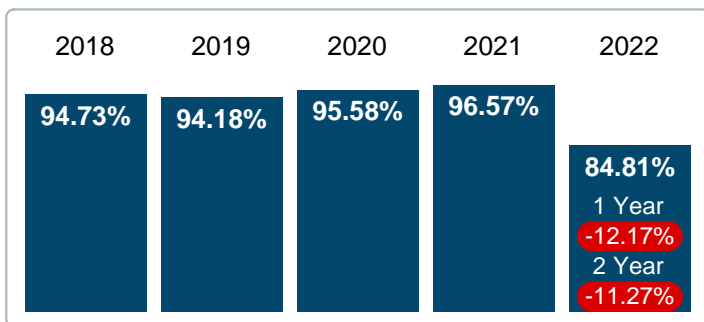
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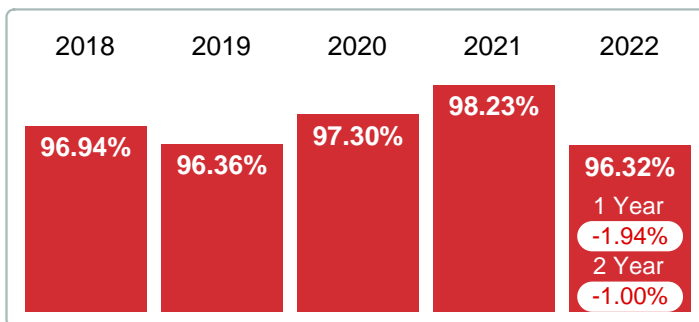
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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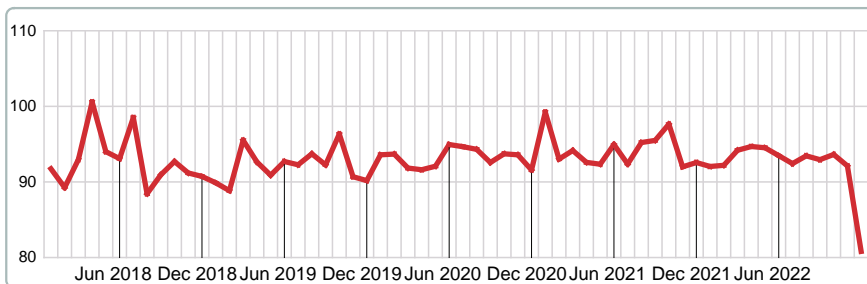
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

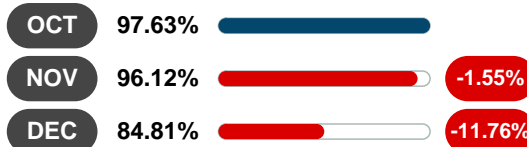


3 MONTHS

5 year DEC AVG = 93.17%

High Apr 2018 104.57% Low Dec 2022 84.81%

Average Sold/List Ratio this month at **84.81%** below the 5 yr DEC average of **93.17%**



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	7.14%	55.88%	0.00%	66.30%	90.91%	0.00%
\$25,001 - \$25,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	15	26.79%	57.74%	66.90%	62.42%	45.60%	12.50%
\$75,001 - \$150,000	16	28.57%	98.84%	102.17%	98.84%	100.00%	94.32%
\$150,001 - \$200,000	6	10.71%	100.14%	0.00%	99.41%	101.61%	0.00%
\$200,001 - \$375,000	9	16.07%	99.79%	0.00%	101.15%	99.14%	96.92%
\$375,001 and up	6	10.71%	96.55%	97.19%	98.29%	93.63%	0.00%
Average Sold/List Ratio		84.80%		71.75%	86.87%	89.93%	74.51%
Total Closed Units		56	100%	7	32	13	4
Total Closed Volume		9,044,140		881.00K	5.11M	2.49M	565.50K

December 2022



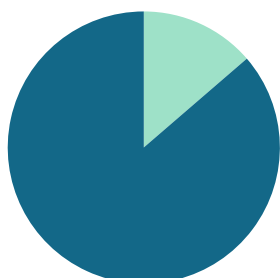
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2023 for MLS Technology Inc.

INVENTORY

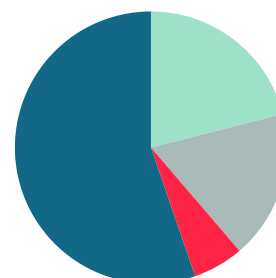


Inventory
 New Listings
35 = 13.67%
 Start Inventory
221
 Total Inventory Units
256
 Volume
\$53,932,545

Market Activity

Closed Sales
56 = 21.05%
 Pending Sales
47 = 17.67%
 Other Off Market
16 = 6.02%
 Active Inventory
147 = 55.26%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	58	56	-3.45%	724	708	-2.21%
Pending Sales	58	47	-18.97%	735	716	-2.59%
New Listings	48	35	-27.08%	849	919	8.24%
Average List Price	151,646	196,678	29.70%	170,415	179,795	5.50%
Average Sale Price	146,893	161,503	9.95%	168,101	174,145	3.60%
Average Percent of Selling Price to List Price	96.57%	84.81%	-12.17%	98.23%	96.32%	-1.94%
Average Days on Market to Sale	23.22	44.89	93.30%	25.23	28.54	13.11%
Monthly Inventory	170	147	-13.53%	170	147	-13.53%
Months Supply of Inventory	2.82	2.49	-11.58%	2.82	2.49	-11.58%

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

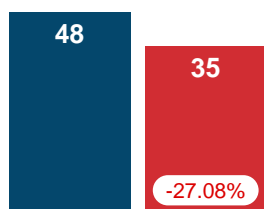
Inventory on December 31, 2022 = **147**

2021 **2022**

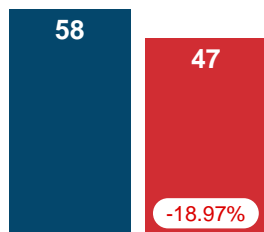
DECEMBER MARKET

AVERAGE PRICES

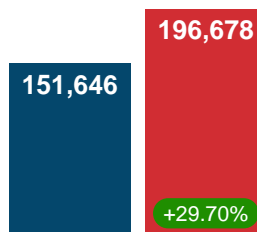
New Listings



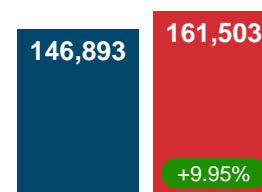
Pending Listings



List Price



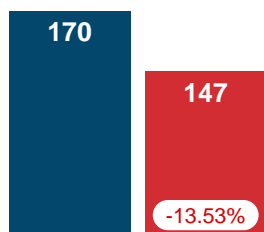
Sale Price



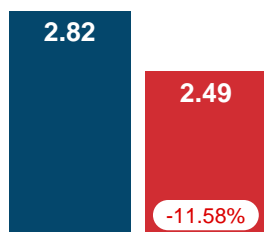
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

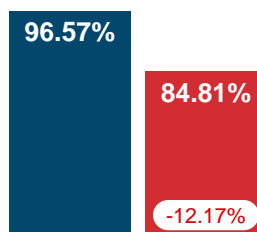
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

