

December 2022



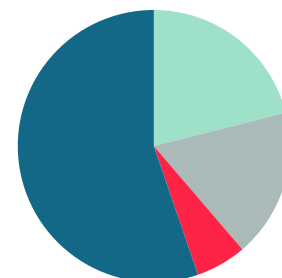
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	133,950	152,500	13.85%
Median Sale Price	132,000	129,600	-1.82%
Median Percent of Selling Price to List Price	100.00%	97.72%	-2.28%
Median Days on Market to Sale	18.50	24.00	29.73%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.82%** in December 2022 to \$129,600 versus the previous year at \$132,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 5.50 days or **29.73%** in December 2022 compared to last year's same month at **18.50** DOM.

Sales Success for December 2022 is Positive

Overall, with Median Prices falling 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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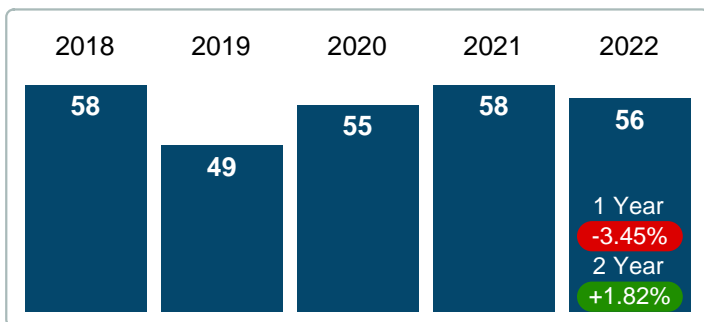
Area Delimited by County Of Muskogee - Residential Property Type



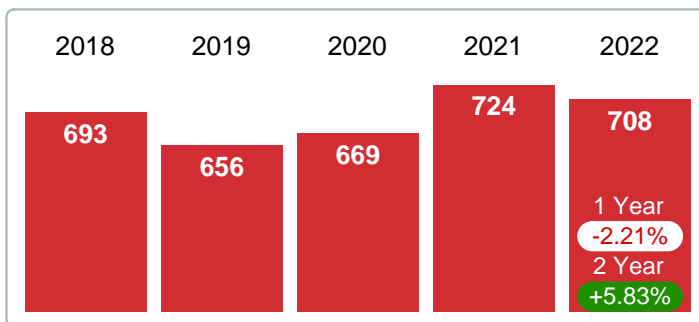
CLOSED LISTINGS

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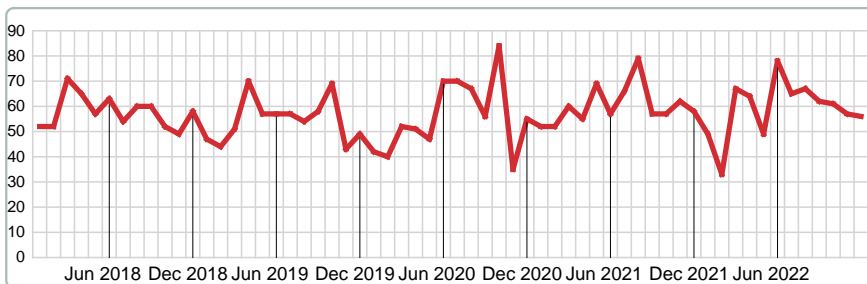
DECEMBER



YEAR TO DATE (YTD)

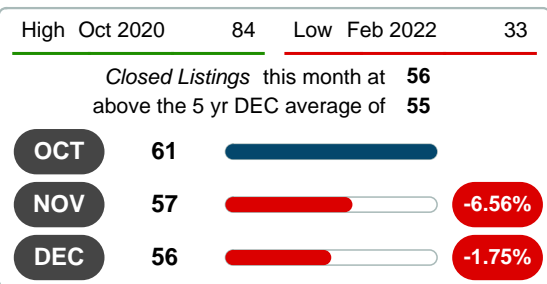


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	8	14.29%	83.0	3	3	2	0
\$30,001 - \$30,000	0	0.00%	83.0	0	0	0	0
\$30,001 - \$90,000	14	25.00%	26.0	1	10	1	2
\$90,001 - \$150,000	13	23.21%	25.0	2	8	2	1
\$150,001 - \$210,000	7	12.50%	8.0	0	4	3	0
\$210,001 - \$390,000	9	16.07%	31.0	0	5	3	1
\$390,001 and up	5	8.93%	57.0	1	2	2	0
Total Closed Units	56			7	32	13	4
Total Closed Volume	9,044,140	100%	24.0	881.00K	5.11M	2.49M	565.50K
Median Closed Price	\$129,600			\$36,000	\$133,600	\$160,000	\$107,750

December 2022



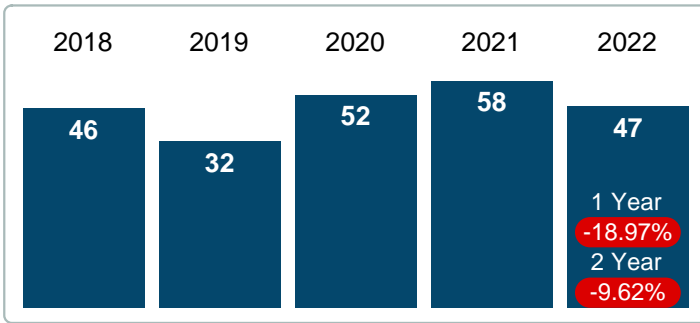
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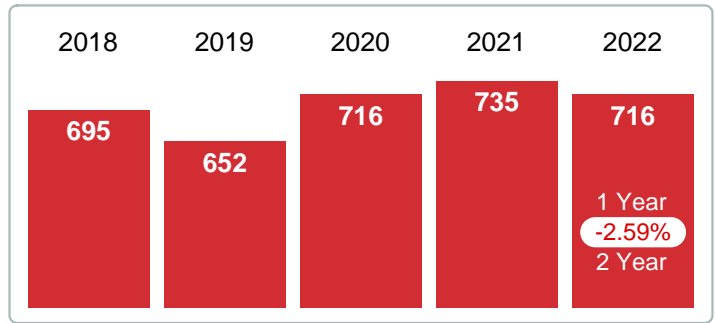
PENDING LISTINGS

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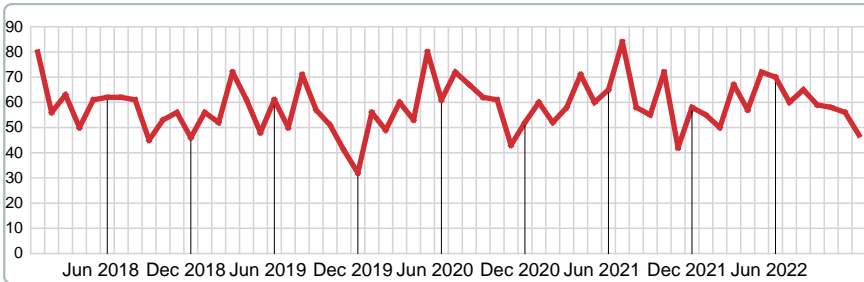
DECEMBER



YEAR TO DATE (YTD)

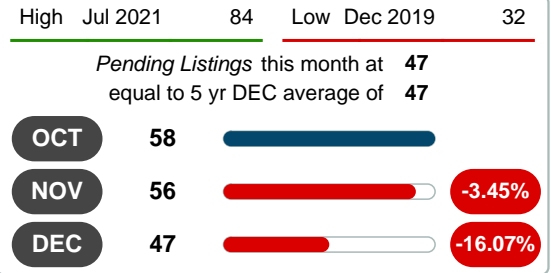


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 47



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.51%	19.5	2	1	1	0
\$50,001 - \$80,000	5	10.64%	70.0	2	1	2	0
\$80,001 - \$120,000	8	17.02%	28.5	3	4	1	0
\$120,001 - \$170,000	12	25.53%	33.0	2	6	3	1
\$170,001 - \$240,000	6	12.77%	29.5	0	5	1	0
\$240,001 - \$300,000	8	17.02%	41.5	0	5	3	0
\$300,001 and up	4	8.51%	113.5	0	2	2	0
Total Pending Units	47			9	24	13	1
Total Pending Volume	7,981,089	100%	39.0	775.30K	4.39M	2.67M	139.00K
Median Listing Price	\$139,000			\$89,900	\$168,750	\$143,500	\$139,000

December 2022



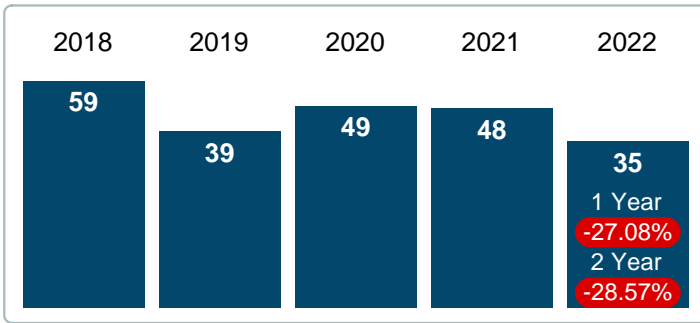
Area Delimited by County Of Muskogee - Residential Property Type



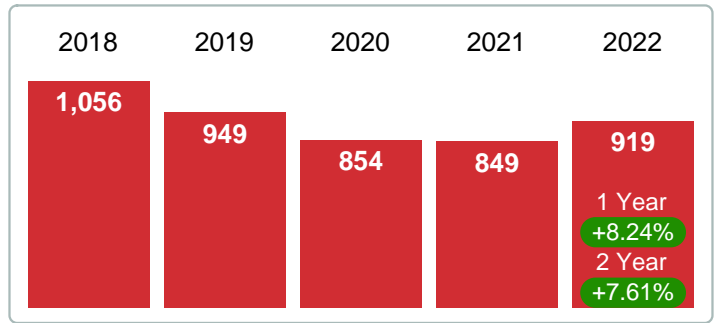
NEW LISTINGS

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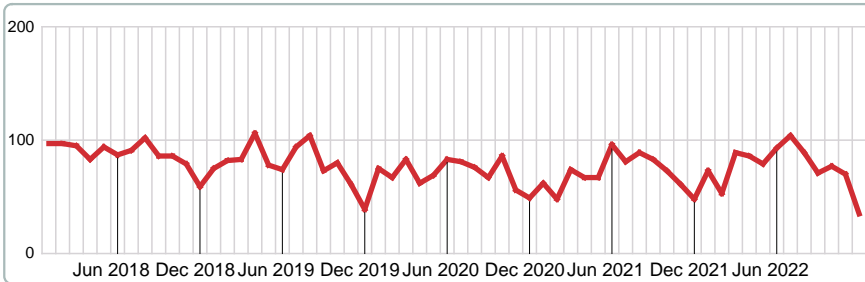
DECEMBER



YEAR TO DATE (YTD)

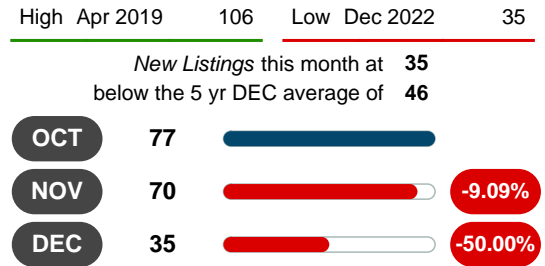


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 46



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
Median New Listed Listing Price	\$143,500		\$55,500	\$147,000	\$229,900	\$338,500

December 2022



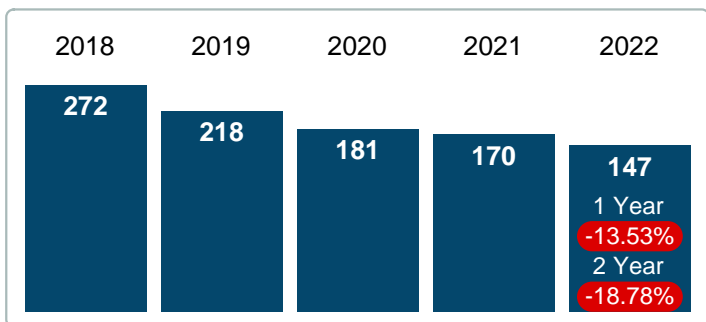
Area Delimited by County Of Muskogee - Residential Property Type



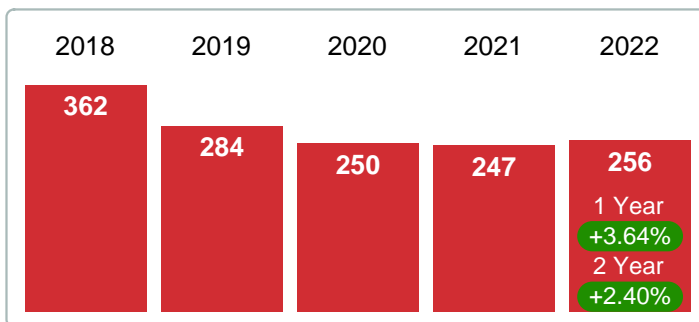
ACTIVE INVENTORY

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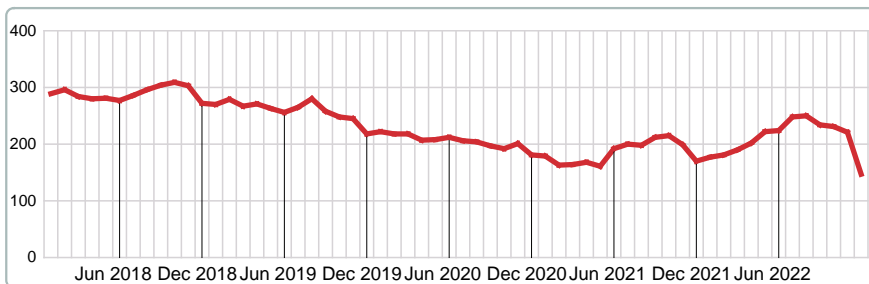
END OF DECEMBER



ACTIVE DURING DECEMBER

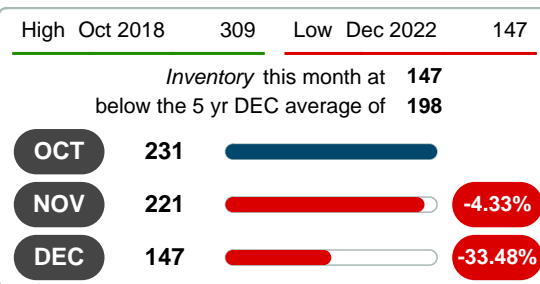


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 198



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	6.12%	45.0	6	3	0	0
\$50,001 - \$100,000	22	14.97%	67.5	5	15	2	0
\$100,001 - \$150,000	21	14.29%	52.0	6	13	2	0
\$150,001 - \$200,000	37	25.17%	125.0	1	32	4	0
\$200,001 - \$325,000	25	17.01%	75.0	1	15	8	1
\$325,001 - \$400,000	17	11.56%	89.0	0	5	8	4
\$400,001 and up	16	10.88%	77.0	0	5	5	6
Total Active Inventory by Units	147			19	88	29	11
Total Active Inventory by Volume	33,441,707	100%	68.0	1.71M	17.33M	8.33M	6.07M
Median Active Inventory Listing Price	\$190,000			\$75,000	\$184,990	\$298,000	\$439,900

December 2022



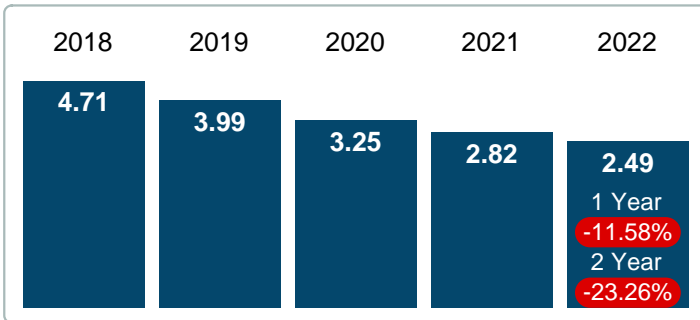
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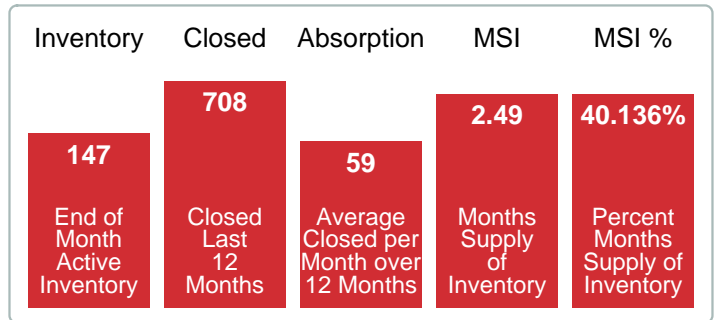
MONTHS SUPPLY of INVENTORY (MSI)

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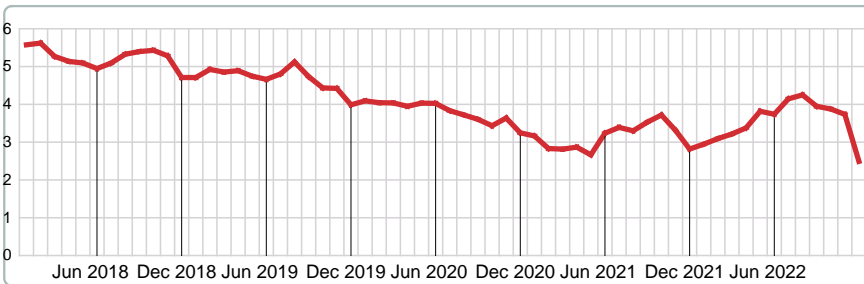
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

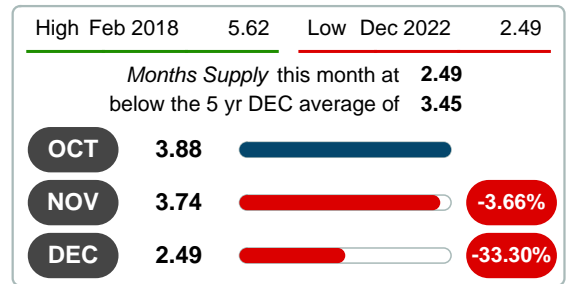


5 YEAR MARKET ACTIVITY TRENDS



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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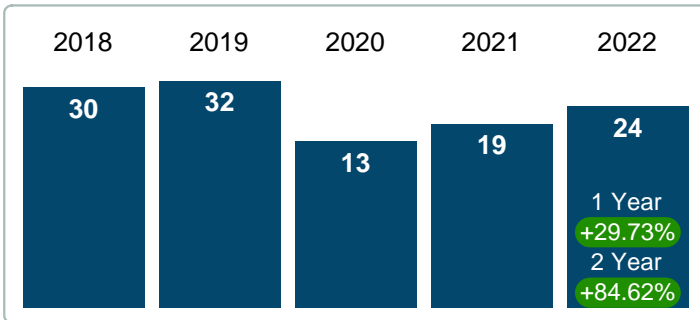
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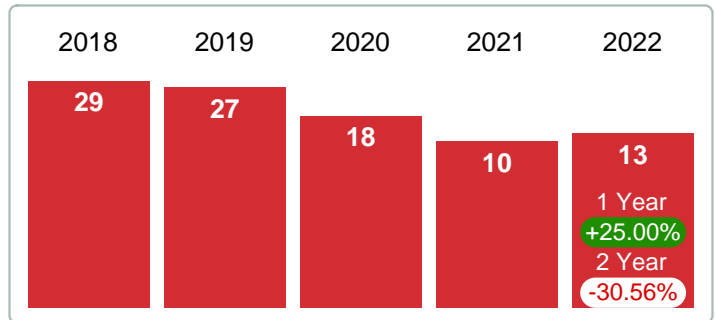
MEDIAN DAYS ON MARKET TO SALE

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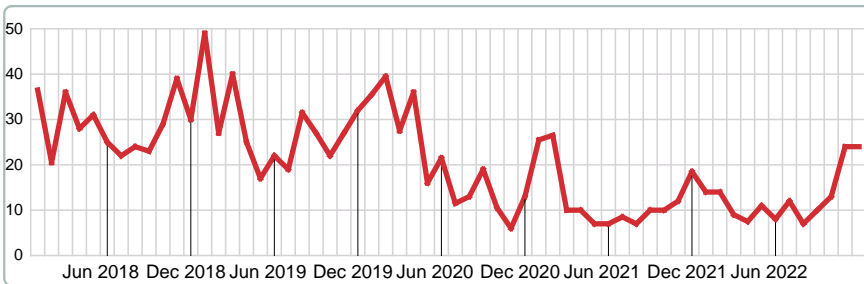
DECEMBER



YEAR TO DATE (YTD)

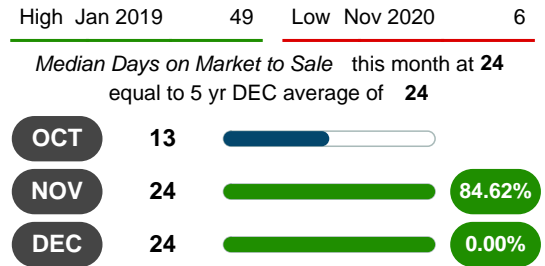


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 24



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
\$30,000 and less	14.29%	83	107	97	35	0
\$30,001 - \$30,000	0.00%	83	0	0	0	0
\$30,001 - \$90,000	25.00%	26	14	26	107	65
\$90,001 - \$150,000	23.21%	25	13	15	41	71
\$150,001 - \$210,000	12.50%	8	0	14	3	0
\$210,001 - \$390,000	16.07%	31	0	31	11	150
\$390,001 and up	8.93%	57	19	88	63	0
Median Closed DOM		24	19	26	11	89
Total Closed Units	100%	24.0	7	32	13	4
Total Closed Volume		9,044,140	881.00K	5.11M	2.49M	565.50K

December 2022



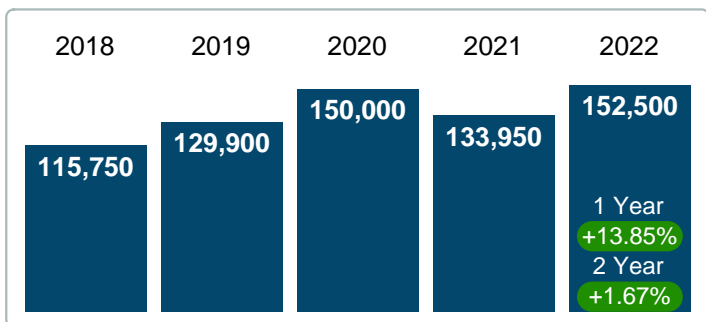
Area Delimited by County Of Muskogee - Residential Property Type



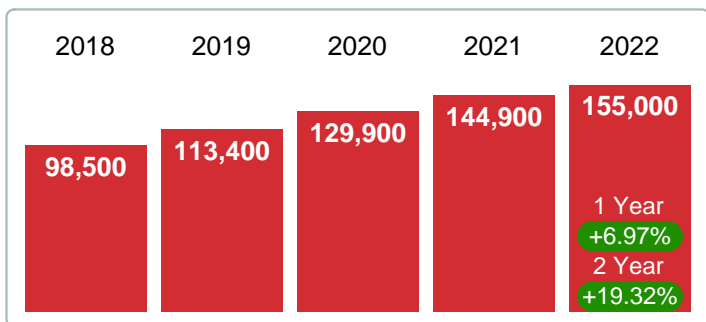
MEDIAN LIST PRICE AT CLOSING

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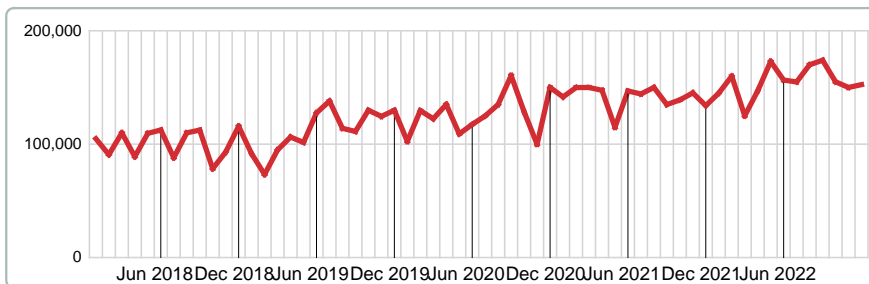
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 136,420

High Sep 2022 174,000 Low Feb 2019 73,300

Median List Price at Closing this month at **152,500**
above the 5 yr DEC average of **136,420**

- OCT** 155,000 (Blue bar)
- NOV** 150,000 (-3.23%) (Red bar)
- DEC** 152,500 (1.67%) (Green bar)

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
\$25,000 and less	2	3.57%	15,700	0	14,900	16,500	0
\$25,001 - \$25,000	0	0.00%	15,700	0	0	0	0
\$25,001 - \$75,000	10	17.86%	38,900	35,000	38,800	39,000	0
\$75,001 - \$150,000	16	28.57%	129,500	132,500	136,500	107,500	114,450
\$150,001 - \$200,000	7	12.50%	175,000	0	177,450	159,000	0
\$200,001 - \$375,000	15	26.79%	280,000	280,000	262,000	267,500	302,500
\$375,001 and up	6	10.71%	554,900	529,900	695,000	494,900	0
Median List Price			152,500	150,000	149,450	199,900	209,500
Total Closed Units		100%	152,500	7	32	13	4
Total Closed Volume			11,013,949	1.42M	5.94M	2.81M	833.90K

December 2022



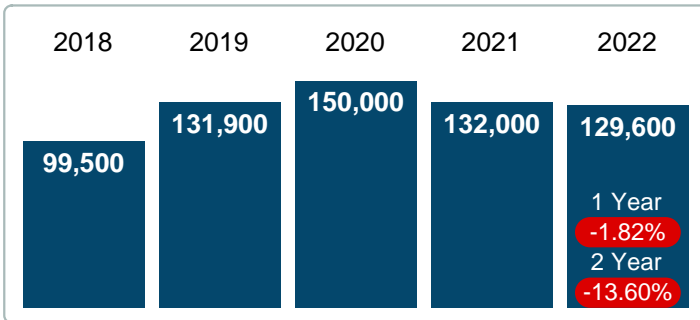
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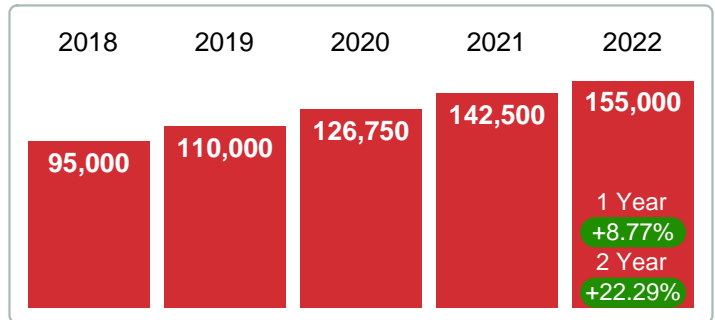
MEDIAN SOLD PRICE AT CLOSING

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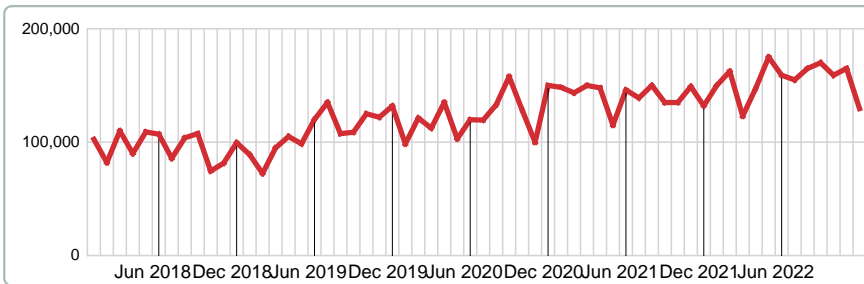
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

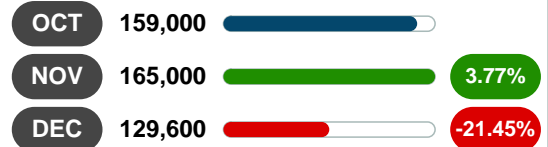


3 MONTHS

5 year DEC AVG = 128,600

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **129,600** above the 5 yr DEC average of **128,600**



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
\$30,000 and less	14.29%	23,000	30,000	16,000	22,500	0
\$30,001 - \$30,000	0.00%	23,000	0	0	0	0
\$30,001 - \$90,000	25.00%	39,000	36,000	44,000	40,000	60,250
\$90,001 - \$150,000	23.21%	130,000	135,000	139,000	107,500	130,000
\$150,001 - \$210,000	12.50%	165,000	0	171,950	160,000	0
\$210,001 - \$390,000	16.07%	265,000	0	265,000	253,500	315,000
\$390,001 and up	8.93%	520,000	515,000	687,000	460,000	0
Median Sold Price		129,600	36,000	133,600	160,000	107,750
Total Closed Units	100%	129,600	7	32	13	4
Total Closed Volume		9,044,140	881.00K	5.11M	2.49M	565.50K

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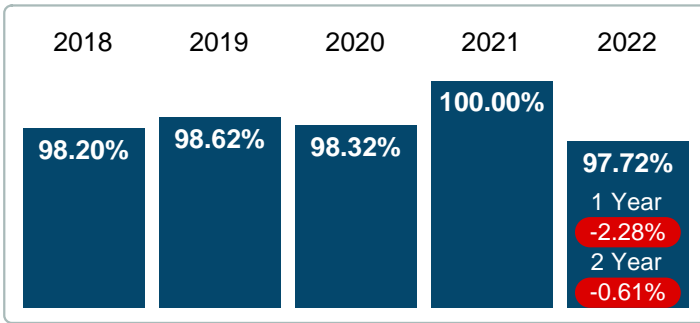
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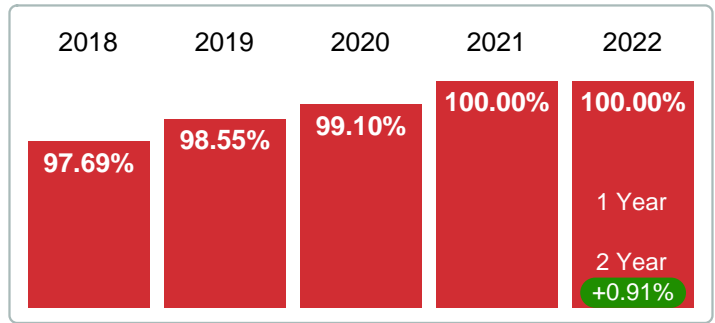
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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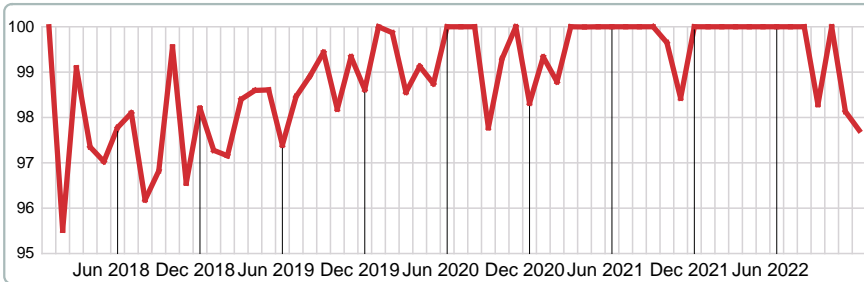
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

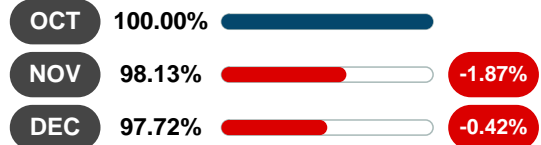


3 MONTHS

5 year DEC AVG = 98.57%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **97.72%**
below the 5 yr DEC average of **98.57%**



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
\$30,000 and less	8	14.29%	73.70%	10.71%	70.47%	83.92%	0.00%
\$30,001 - \$30,000	0	0.00%	73.70%	0.00%	0.00%	0.00%	0.00%
\$30,001 - \$90,000	14	25.00%	85.77%	90.00%	85.87%	14.29%	53.80%
\$90,001 - \$150,000	13	23.21%	100.00%	102.17%	99.65%	100.00%	93.53%
\$150,001 - \$210,000	7	12.50%	100.00%	0.00%	99.42%	100.55%	0.00%
\$210,001 - \$390,000	9	16.07%	99.41%	0.00%	101.15%	99.41%	96.92%
\$390,001 and up	5	8.93%	97.58%	97.19%	98.57%	93.63%	0.00%
Median Sold/List Ratio		97.72%		97.19%	98.57%	99.41%	94.32%
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



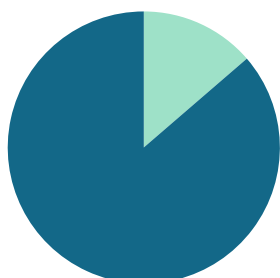
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

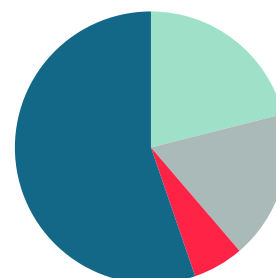


Inventory
 New Listings
35 = 13.67%
 Start Inventory
221
 Total Inventory Units
256
 Volume
\$53,932,545

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%
Median List Price	133,950	152,500	13.85%	144,900	155,000	6.97%
Median Sale Price	132,000	129,600	-1.82%	142,500	155,000	8.77%
Median Percent of Selling Price to List Price	100.00%	97.72%	-2.28%	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.50	24.00	29.73%	10.00	12.50	25.00%
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

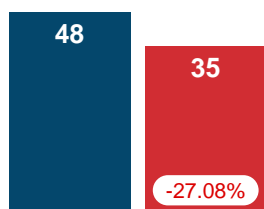
Inventory on December 31, 2022 = **147**

2021 **2022**

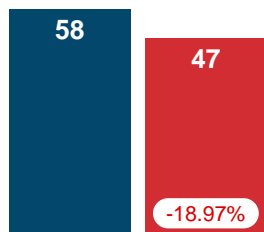
DECEMBER MARKET

MEDIAN PRICES

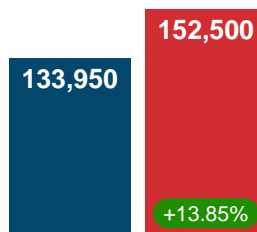
New Listings



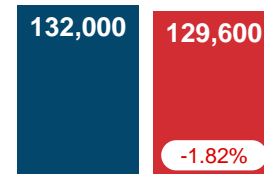
Pending Listings



List Price



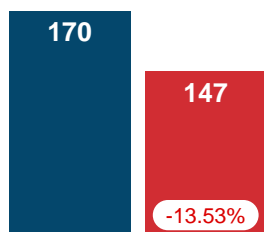
Sale Price



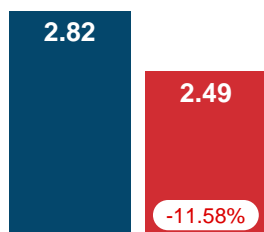
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

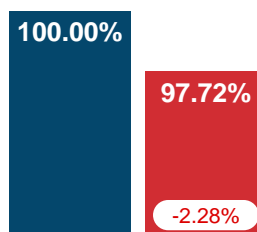
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

