

November 2022



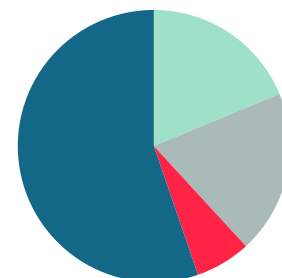
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	November 2022	+/-%
Closed Listings	62	57	-8.06%
Pending Listings	42	59	40.48%
New Listings	61	70	14.75%
Average List Price	167,687	170,775	1.84%
Average Sale Price	163,148	166,952	2.33%
Average Percent of Selling Price to List Price	96.00%	96.12%	0.13%
Average Days on Market to Sale	23.16	42.49	83.46%
End of Month Inventory	199	168	-15.58%
Months Supply of Inventory	3.31	2.84	-14.27%



■ Closed (18.75%)
■ Pending (19.41%)
■ Other OffMarket (6.58%)
■ Active (55.26%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of November 30, 2022 = **168**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **15.58%** to 168 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 **2.84** 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 **2.33%** in November 2022 to \$166,952 versus the previous year at \$163,148.

Average Days on Market Lengthens

The average number of **42.49** days that homes spent on the market before selling increased by 19.33 days or **83.46%** in November 2022 compared to last year's same month at **23.16** DOM.

Sales Success for November 2022 is Positive

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

There were 70 New Listings in November 2022, up **14.75%** from last year at 61. Furthermore, there were 57 Closed Listings this month versus last year at 62, a **-8.06%** decrease.

Closed versus Listed trends yielded a **81.4%** ratio, down from previous year's, November 2021, at **101.6%**, a **19.88%** downswing. 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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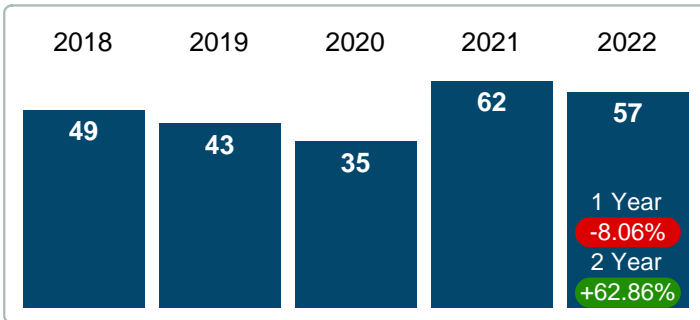
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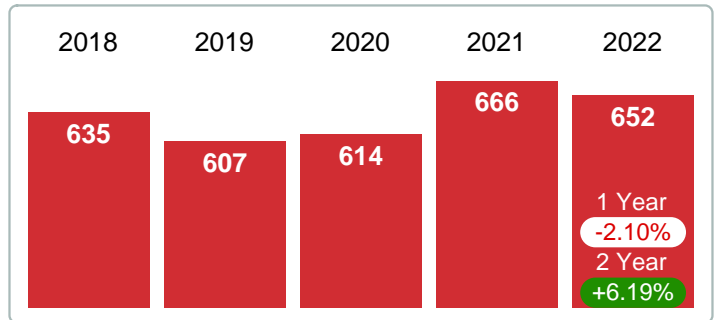
CLOSED LISTINGS

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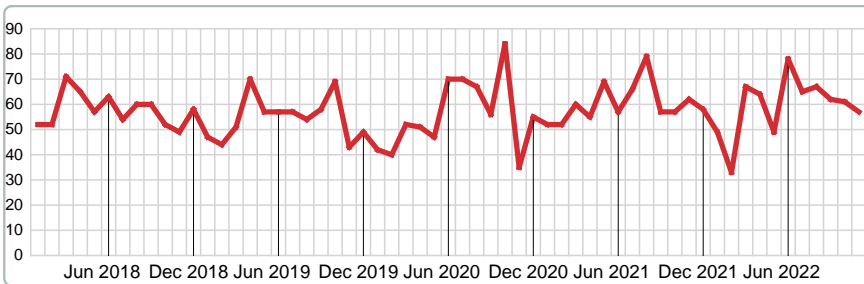
NOVEMBER



YEAR TO DATE (YTD)

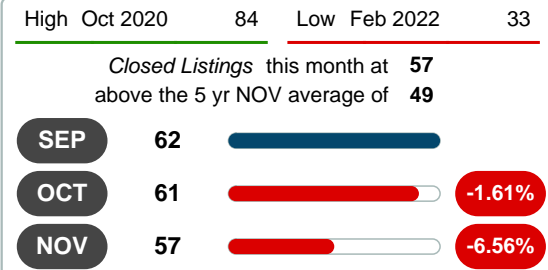


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 49



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	6	10.53%	55.8	5	1	0	0
\$50,001 - \$75,000	5	8.77%	47.0	1	2	1	1
\$75,001 - \$125,000	9	15.79%	54.0	2	7	0	0
\$125,001 - \$175,000	14	24.56%	48.1	6	6	2	0
\$175,001 - \$225,000	11	19.30%	45.1	1	8	2	0
\$225,001 - \$300,000	7	12.28%	17.4	0	4	2	1
\$300,001 and up	5	8.77%	15.0	0	3	2	0
Total Closed Units	57			15	31	9	2
Total Closed Volume	9,516,240	100%	42.5	1.51M	5.62M	2.05M	337.00K
Average Closed Price	\$166,952			\$100,980	\$181,164	\$227,606	\$168,500

November 2022



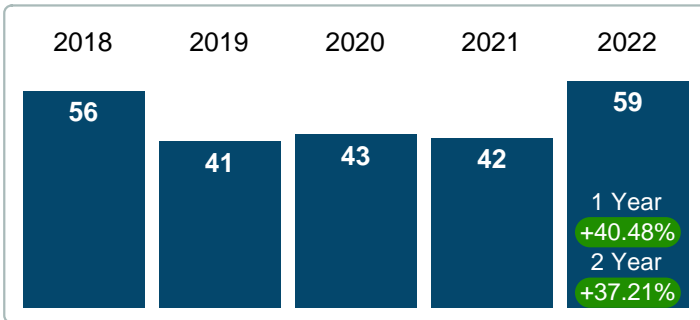
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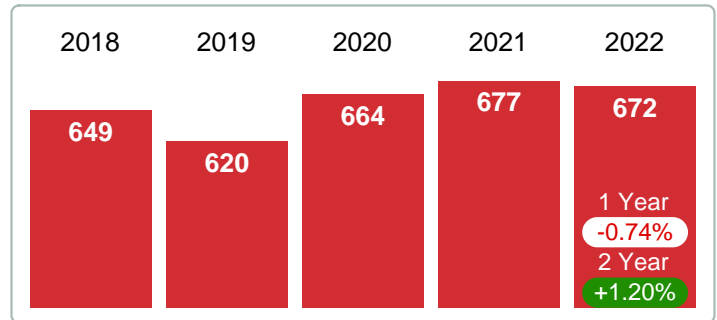
PENDING LISTINGS

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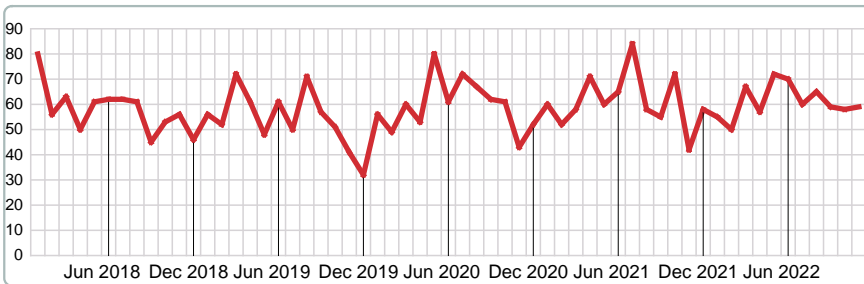
NOVEMBER



YEAR TO DATE (YTD)

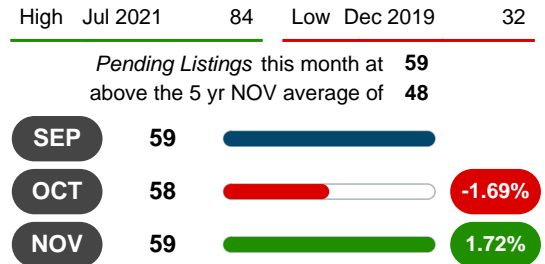


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 48



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	5	8.47%	63.2	2	3	0	0
\$60,001 - \$100,000	7	11.86%	55.3	1	5	1	0
\$100,001 - \$140,000	10	16.95%	33.1	2	6	2	0
\$140,001 - \$200,000	14	23.73%	19.1	1	9	4	0
\$200,001 - \$280,000	17	28.81%	82.8	2	9	5	1
\$280,001 - \$320,000	0	0.00%	0.0	0	0	0	0
\$320,001 and up	6	10.17%	79.5	0	3	2	1
Total Pending Units	59			8	35	14	2
Total Pending Volume	11,234,448	100%	58.6	1.12M	6.46M	3.05M	605.00K
Average Listing Price	\$116,700			\$140,363	\$184,553	\$217,657	\$302,500



Area Delimited by County Of Muskogee - Residential Property Type

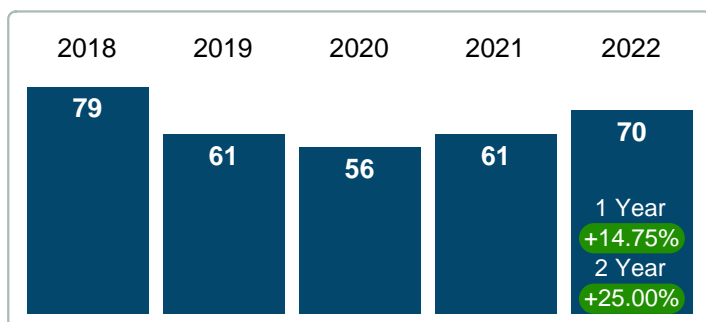


November 2022

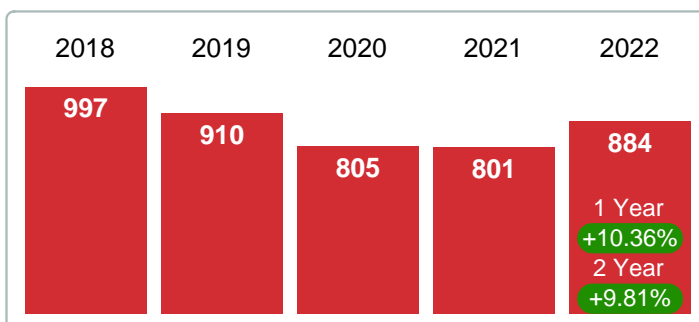
NEW LISTINGS

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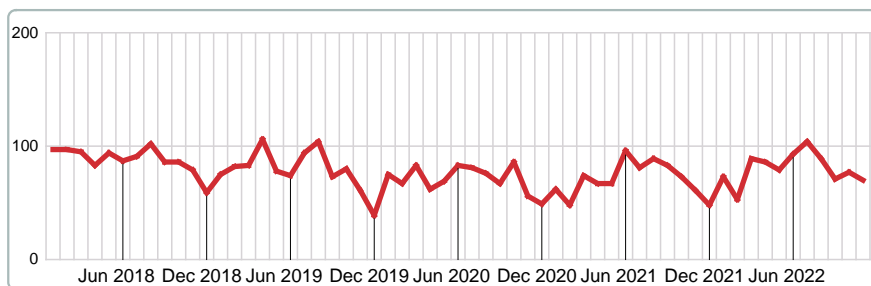
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 65

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **70**
above the 5 yr NOV average of **65**



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	6	8.57%	4	2	0	0
\$50,001 - \$80,000	7	10.00%	3	3	1	0
\$80,001 - \$140,000	13	18.57%	6	6	1	0
\$140,001 - \$180,000	13	18.57%	0	10	3	0
\$180,001 - \$230,000	15	21.43%	0	14	1	0
\$230,001 - \$370,000	9	12.86%	0	4	5	0
\$370,001 and up	7	10.00%	0	2	3	2
Total New Listed Units	70		13	41	14	2
Total New Listed Volume	13,597,617	100%	1.05M	7.81M	3.54M	1.21M
Average New Listed Listing Price	\$77,500		\$80,415	\$190,366	\$252,871	\$603,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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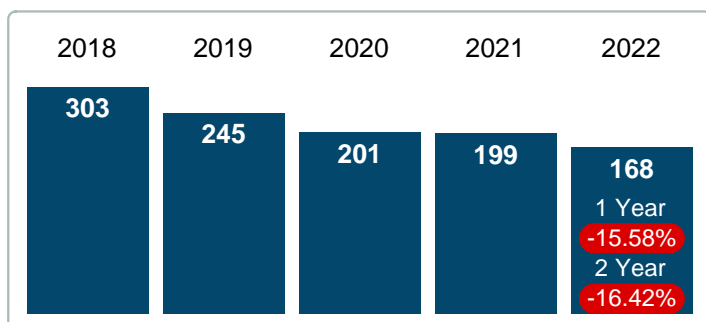
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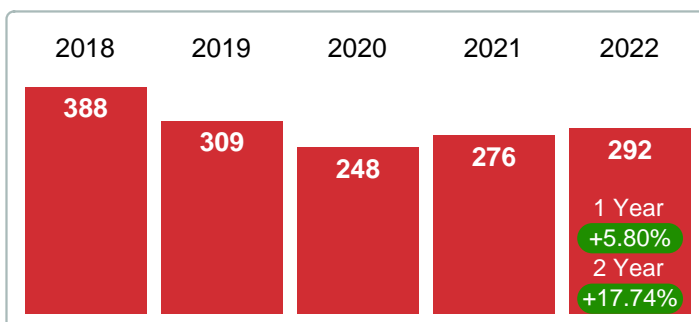
ACTIVE INVENTORY

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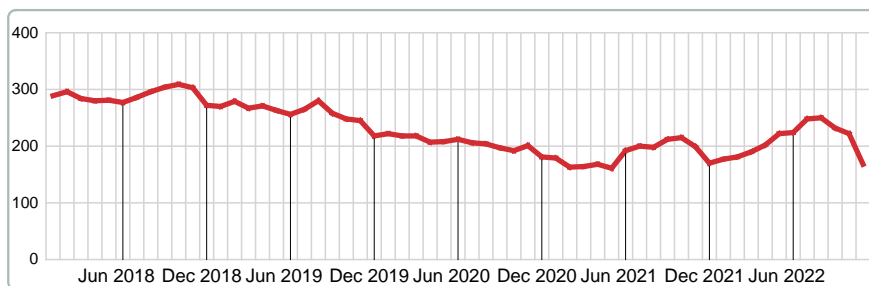
END OF NOVEMBER



ACTIVE DURING NOVEMBER

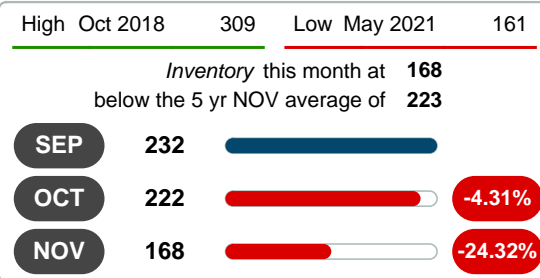


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 223



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	5.36%	37.6	6	3	0	0
\$50,001 - \$100,000	29	17.26%	74.0	9	16	4	0
\$100,001 - \$150,000	24	14.29%	56.2	7	14	2	1
\$150,001 - \$200,000	39	23.21%	115.2	2	31	6	0
\$200,001 - \$300,000	27	16.07%	63.1	1	17	8	1
\$300,001 - \$400,000	24	14.29%	89.0	0	11	10	3
\$400,001 and up	16	9.52%	75.1	1	4	5	6
Total Active Inventory by Units	168			26	96	35	11
Total Active Inventory by Volume	37,804,197	100%	79.6	2.92M	19.28M	9.71M	5.90M
Average Active Inventory Listing Price	\$225,025			\$112,165	\$200,817	\$277,374	\$536,491

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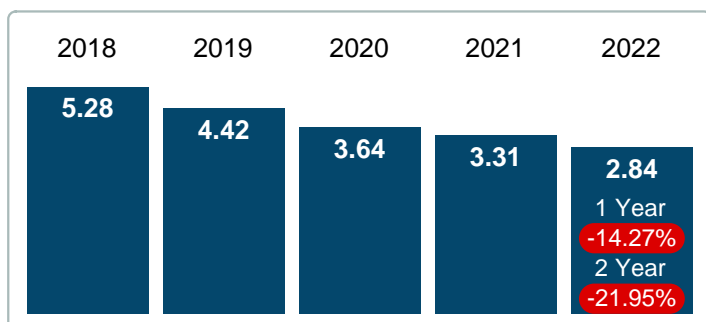
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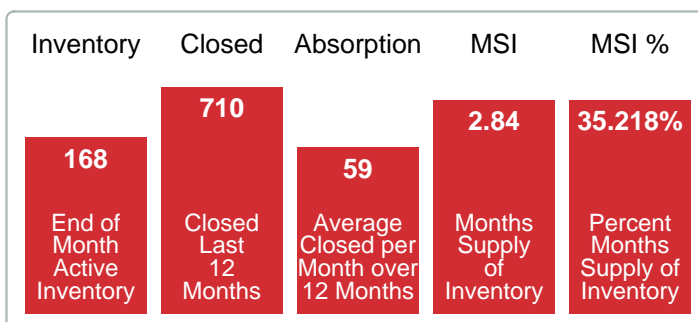
MONTHS SUPPLY of INVENTORY (MSI)

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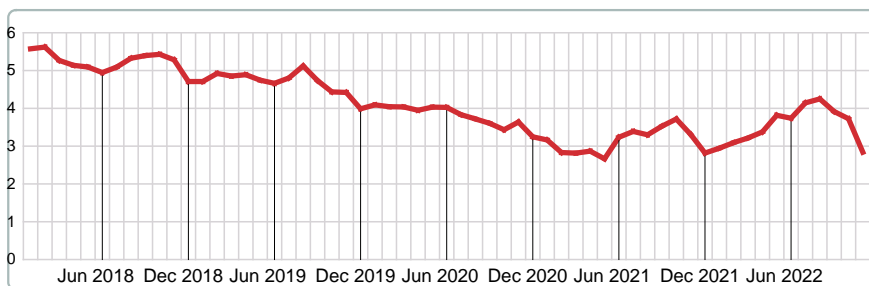
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

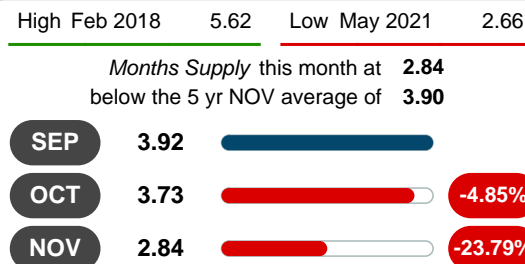


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.90



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	5.36%	1.32	1.85	1.24	0.00	0.00
\$50,001 - \$100,000	29	17.26%	2.72	2.35	2.70	4.80	0.00
\$100,001 - \$150,000	24	14.29%	2.17	7.00	1.62	1.50	12.00
\$150,001 - \$200,000	39	23.21%	3.27	1.71	3.41	3.79	0.00
\$200,001 - \$300,000	27	16.07%	2.33	3.00	2.37	2.13	3.00
\$300,001 - \$400,000	24	14.29%	4.65	0.00	4.40	4.80	5.14
\$400,001 and up	16	9.52%	8.35	0.00	6.00	5.00	24.00
Market Supply of Inventory (MSI)			2.84	2.71	2.64	3.00	7.33
Total Active Inventory by Units		100%	2.84	26	96	35	11

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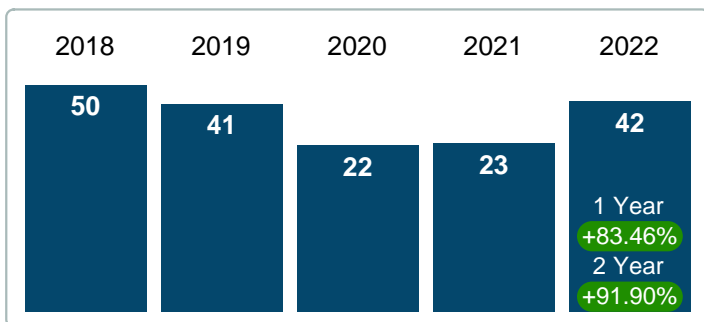
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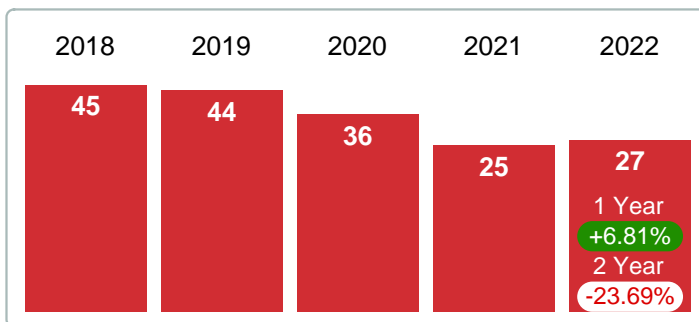
AVERAGE DAYS ON MARKET TO SALE

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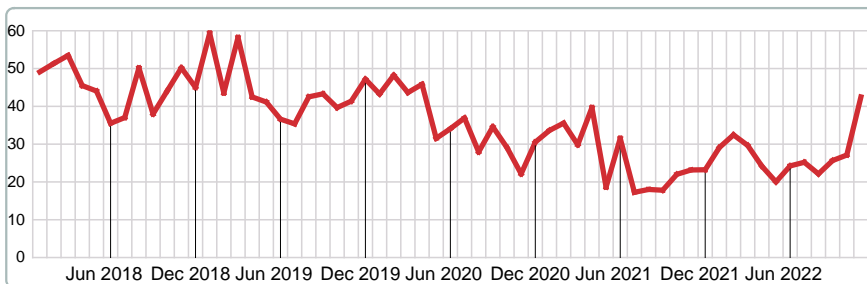
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

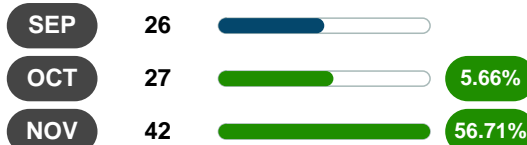


3 MONTHS

5 year NOV AVG = 36

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 42 above the 5 yr NOV average of 36



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	10.53%	56	66	3	0	0
\$50,001 - \$75,000	8.77%	47	10	99	5	22
\$75,001 - \$125,000	15.79%	54	36	59	0	0
\$125,001 - \$175,000	24.56%	48	73	23	48	0
\$175,001 - \$225,000	19.30%	45	129	42	16	0
\$225,001 - \$300,000	12.28%	17	0	8	30	30
\$300,001 and up	8.77%	15	0	17	12	0
Average Closed DOM		42	65	38	24	26
Total Closed Units	100%	42	15	31	9	2
Total Closed Volume		9,516,240	1.51M	5.62M	2.05M	337.00K

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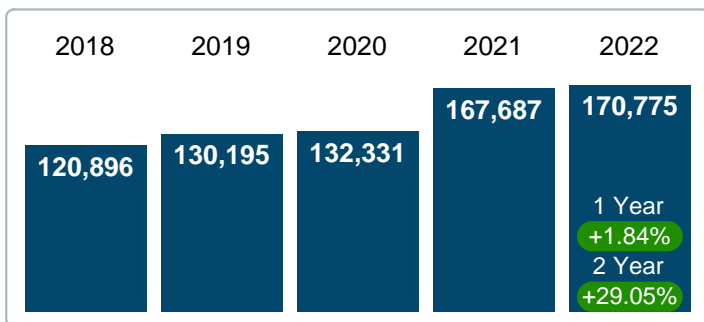
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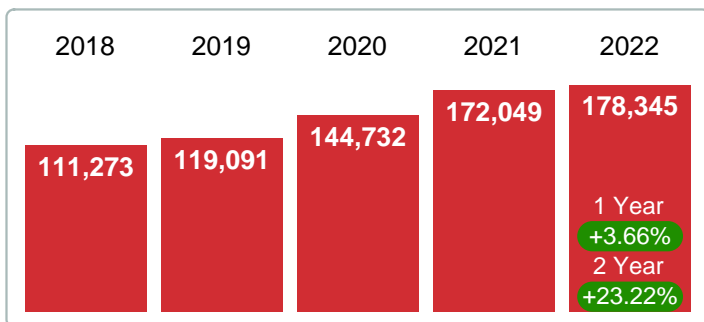
AVERAGE LIST PRICE AT CLOSING

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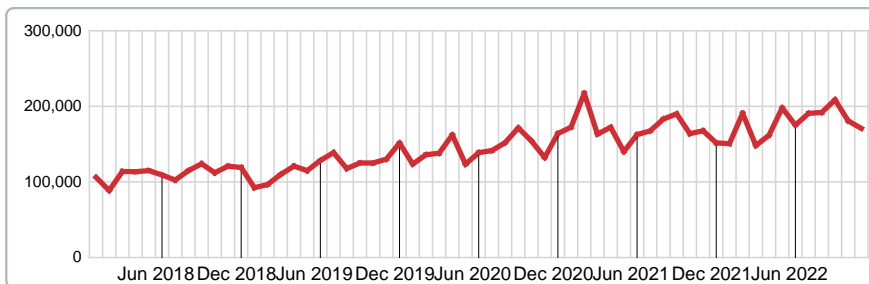
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

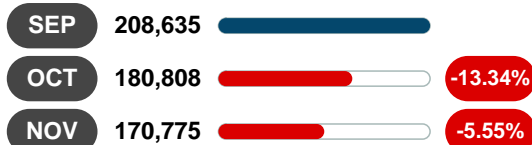


3 MONTHS

5 year NOV AVG = 144,377

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

Average List Price at Closing this month at **170,775**
above the 5 yr NOV average of **144,377**



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	7.02%	35,475	43,780	77,500	0	0
\$50,001 - \$75,000	5.26%	64,633	79,000	62,000	69,900	99,000
\$75,001 - \$125,000	22.81%	89,838	87,050	98,757	0	0
\$125,001 - \$175,000	22.81%	147,792	155,750	151,800	149,000	0
\$175,001 - \$225,000	19.30%	205,972	219,900	218,986	207,450	0
\$225,001 - \$300,000	10.53%	250,983	0	280,750	284,900	100,000
\$300,001 and up	12.28%	362,514	0	387,600	357,450	0
Average List Price		170,775	108,427	188,429	229,722	99,500
Total Closed Units	100%	170,775	15	31	9	2
Total Closed Volume		9,734,189	1.63M	5.84M	2.07M	199.00K

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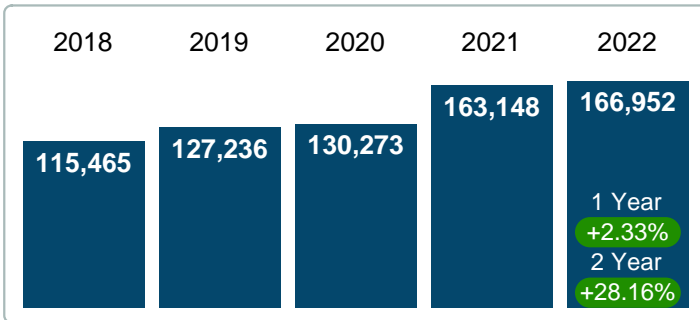
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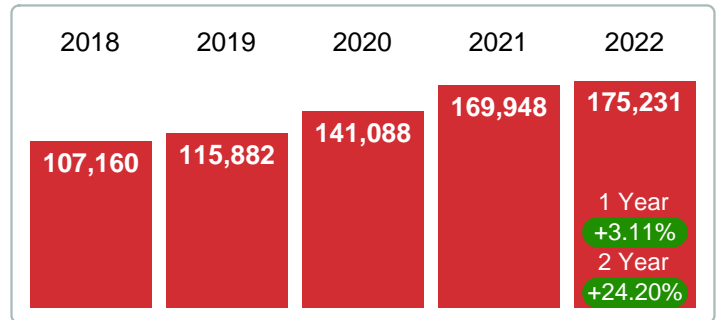
AVERAGE SOLD PRICE AT CLOSING

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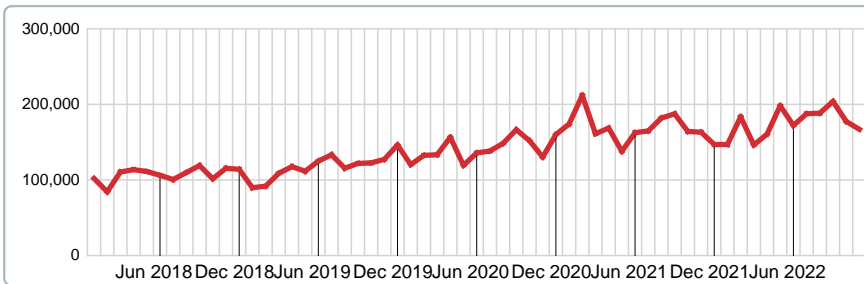
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

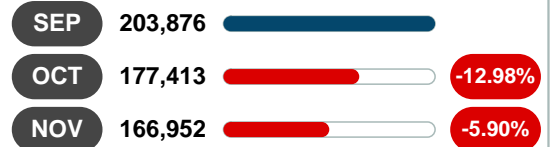


3 MONTHS

5 year NOV AVG = 140,615

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

Average Sold Price at Closing this month at **166,952** above the 5 yr NOV average of **140,615**



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	10.53%	29,250	27,900	36,000	0	0
\$50,001 - \$75,000	8.77%	62,800	70,000	54,000	61,000	75,000
\$75,001 - \$125,000	15.79%	94,456	87,100	96,557	0	0
\$125,001 - \$175,000	24.56%	154,882	156,833	154,300	150,775	0
\$175,001 - \$225,000	19.30%	209,354	190,000	211,999	208,450	0
\$225,001 - \$300,000	12.28%	267,286	0	261,250	282,000	262,000
\$300,001 and up	8.77%	366,880	0	376,467	352,500	0
Average Sold Price		166,952	100,980	181,164	227,606	168,500
Total Closed Units	100%	166,952	15	31	9	2
Total Closed Volume		9,516,240	1.51M	5.62M	2.05M	337.00K

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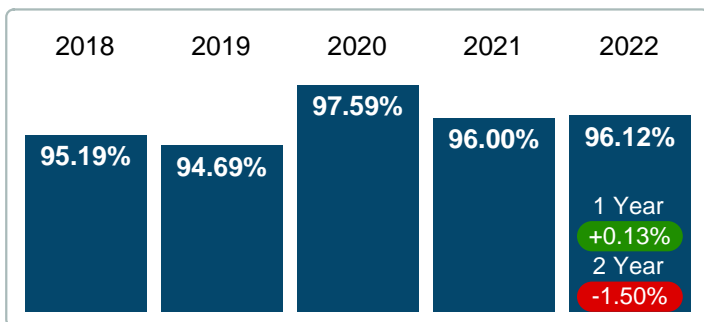
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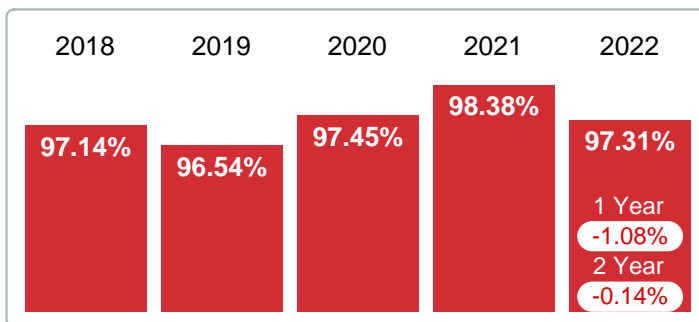
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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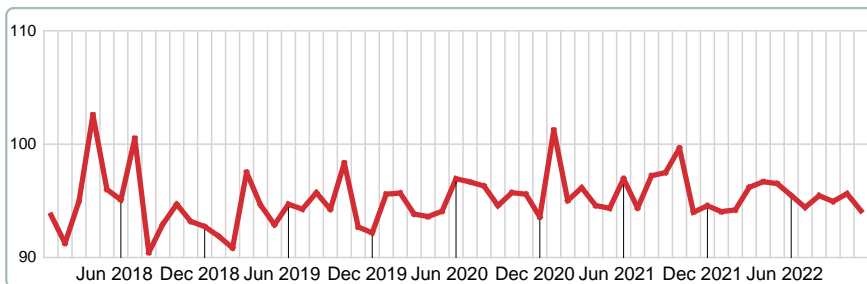
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

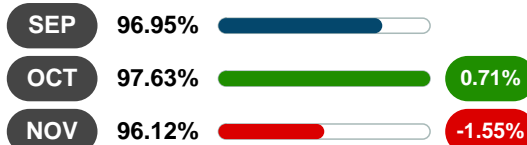


3 MONTHS

5 year NOV AVG = 95.92%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.12%** equal to 5 yr NOV average of **95.92%**



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	6	10.53%	59.48%	62.08%	46.45%	0.00%	0.00%
\$50,001 - \$75,000	5	8.77%	85.25%	88.61%	87.30%	87.27%	75.76%
\$75,001 - \$125,000	9	15.79%	98.70%	100.06%	98.31%	0.00%	0.00%
\$125,001 - \$175,000	14	24.56%	101.39%	101.08%	101.69%	101.39%	0.00%
\$175,001 - \$225,000	11	19.30%	96.63%	86.40%	96.95%	100.47%	0.00%
\$225,001 - \$300,000	7	12.28%	119.33%	0.00%	93.72%	99.22%	262.00%
\$300,001 and up	5	8.77%	97.93%	0.00%	97.56%	98.50%	0.00%
Average Sold/List Ratio		96.10%		86.14%	95.57%	98.49%	168.88%
Total Closed Units		57	100%	15	31	9	2
Total Closed Volume		9,516,240		1.51M	5.62M	2.05M	337.00K

November 2022



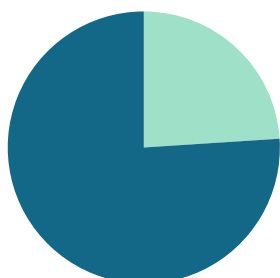
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

INVENTORY

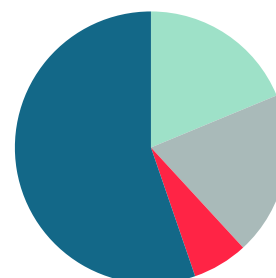


Inventory
 New Listings
70 = 23.97%
 Start Inventory
222
 Total Inventory Units
292
 Volume
\$61,512,082

Market Activity

Closed Sales
57 = 18.75%
 Pending Sales
59 = 19.41%
 Other Off Market
20 = 6.58%
 Active Inventory
168 = 55.26%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	62	57	-8.06%	666	652	-2.10%
Pending Sales	42	59	40.48%	677	672	-0.74%
New Listings	61	70	14.75%	801	884	10.36%
Average List Price	167,687	170,775	1.84%	172,049	178,345	3.66%
Average Sale Price	163,148	166,952	2.33%	169,948	175,231	3.11%
Average Percent of Selling Price to List Price	96.00%	96.12%	0.13%	98.38%	97.31%	-1.08%
Average Days on Market to Sale	23.16	42.49	83.46%	25.41	27.14	6.81%
Monthly Inventory	199	168	-15.58%	199	168	-15.58%
Months Supply of Inventory	3.31	2.84	-14.27%	3.31	2.84	-14.27%

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

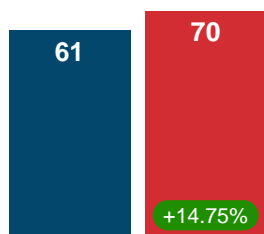
Inventory on November 30, 2022 = **168**

2021 **2022**

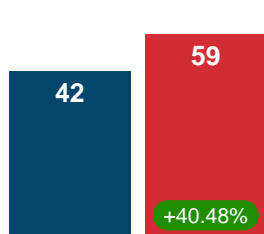
NOVEMBER MARKET

AVERAGE PRICES

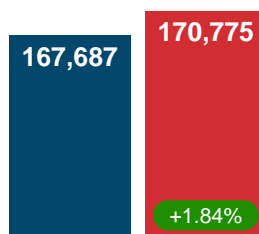
New Listings



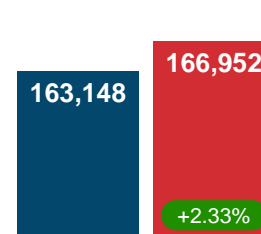
Pending Listings



List Price



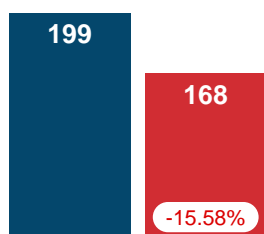
Sale Price



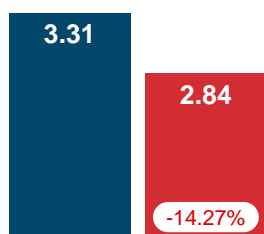
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

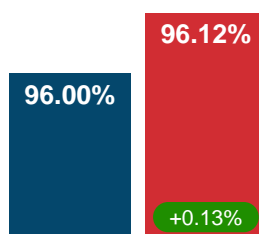
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

