

November 2022



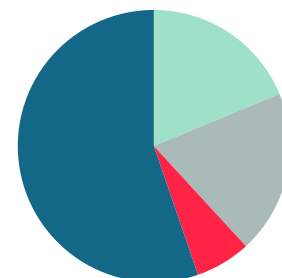
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	145,200	150,000	3.31%
Median Sale Price	149,000	165,000	10.74%
Median Percent of Selling Price to List Price	98.43%	98.13%	-0.30%
Median Days on Market to Sale	12.00	24.00	100.00%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **10.74%** in November 2022 to \$165,000 versus the previous year at \$149,000.

Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 12.00 days or **100.00%** in November 2022 compared to last year's same month at **12.00** DOM.

Sales Success for November 2022 is Positive

Overall, with Median 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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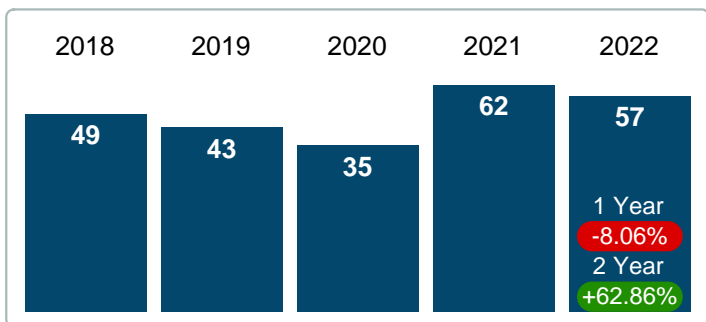
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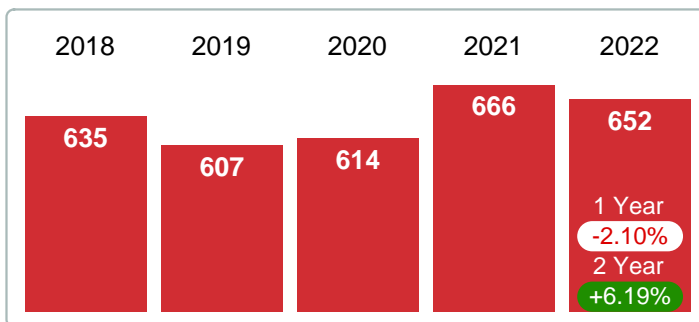
CLOSED LISTINGS

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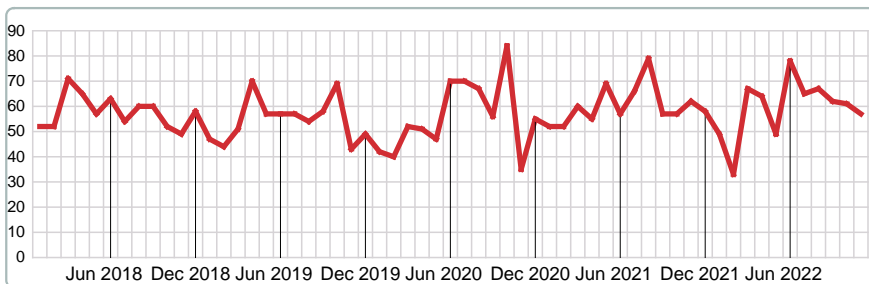
NOVEMBER



YEAR TO DATE (YTD)

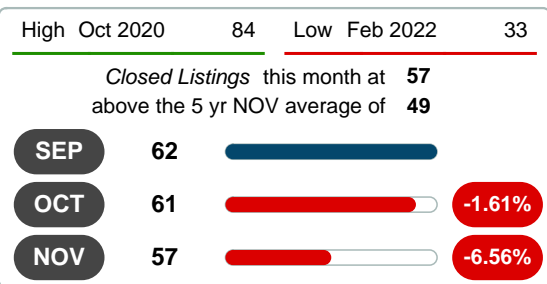


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.53%	45.0	5	1	0	0
\$50,001 - \$75,000	5	8.77%	22.0	1	2	1	1
\$75,001 - \$125,000	9	15.79%	22.0	2	7	0	0
\$125,001 - \$175,000	14	24.56%	33.5	6	6	2	0
\$175,001 - \$225,000	11	19.30%	27.0	1	8	2	0
\$225,001 - \$300,000	7	12.28%	22.0	0	4	2	1
\$300,001 and up	5	8.77%	4.0	0	3	2	0
Total Closed Units	57			15	31	9	2
Total Closed Volume	9,516,240	100%	24.0	1.51M	5.62M	2.05M	337.00K
Median Closed Price	\$165,000			\$89,200	\$175,000	\$217,000	\$168,500

November 2022



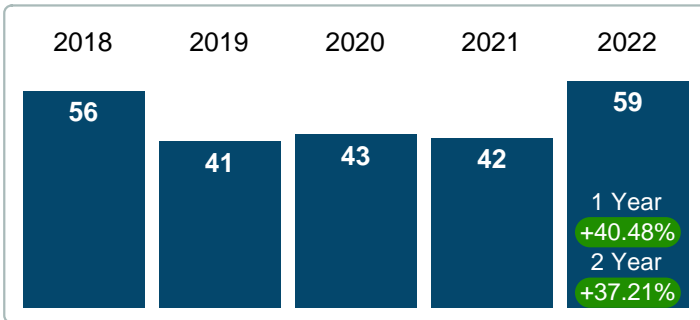
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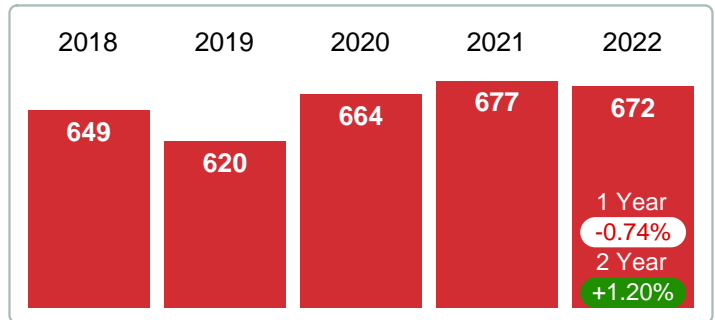
PENDING LISTINGS

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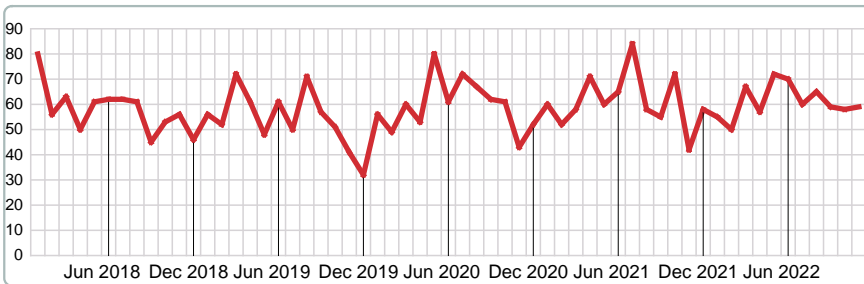
NOVEMBER



YEAR TO DATE (YTD)

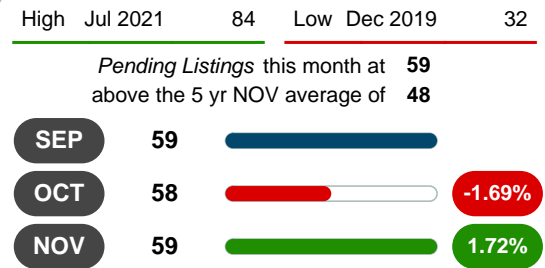


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 48



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.78%	67.5	2	2	0	0
\$50,001 - \$100,000	8	13.56%	20.5	1	6	1	0
\$100,001 - \$125,000	6	10.17%	38.0	1	3	2	0
\$125,001 - \$200,000	18	30.51%	14.0	2	12	4	0
\$200,001 - \$275,000	9	15.25%	41.0	0	6	3	0
\$275,001 - \$325,000	9	15.25%	126.0	2	3	2	2
\$325,001 and up	5	8.47%	36.0	0	3	2	0
Total Pending Units	59			8	35	14	2
Total Pending Volume	11,234,448	100%	28.0	1.12M	6.46M	3.05M	605.00K
Median Listing Price	\$177,000			\$125,000	\$155,000	\$207,450	\$302,500

November 2022



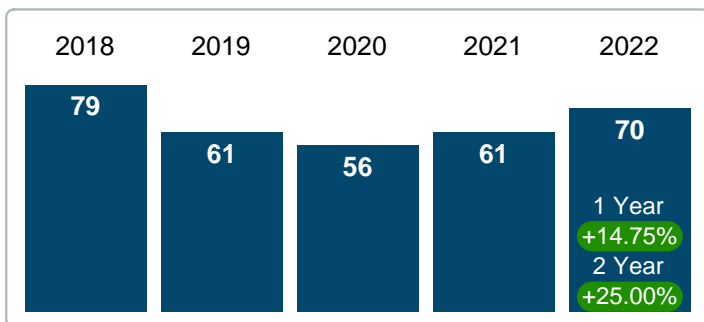
Area Delimited by County Of Muskogee - Residential Property Type



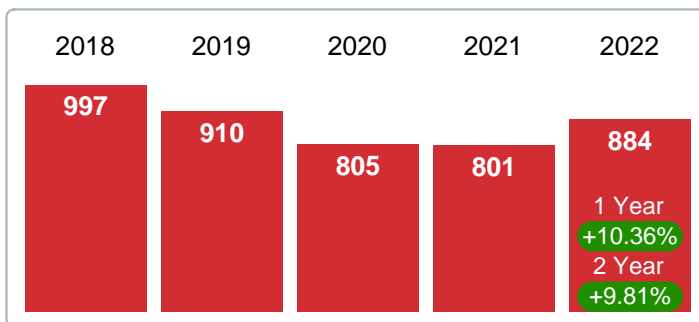
NEW LISTINGS

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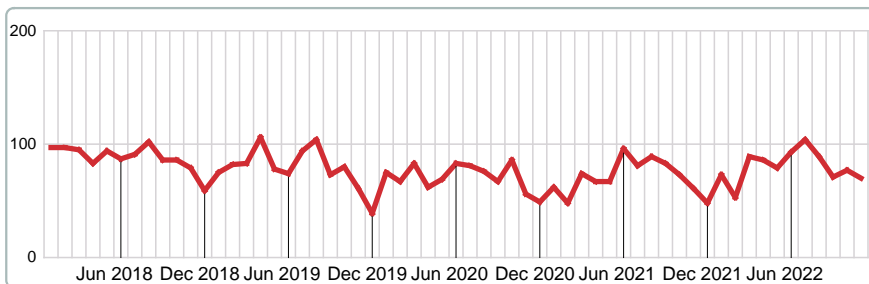
NOVEMBER



YEAR TO DATE (YTD)

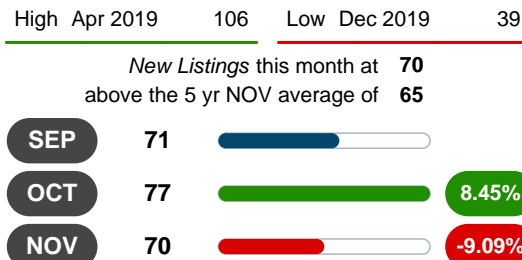


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 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 - \$75,000	6	8.57%	3	2	1	0
\$75,001 - \$125,000	6	8.57%	3	3	0	0
\$125,001 - \$175,000	19	27.14%	3	13	3	0
\$175,001 - \$225,000	16	22.86%	0	14	2	0
\$225,001 - \$375,000	10	14.29%	0	5	5	0
\$375,001 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
Median New Listed Listing Price	\$167,500		\$75,000	\$179,900	\$250,000	\$603,500

November 2022



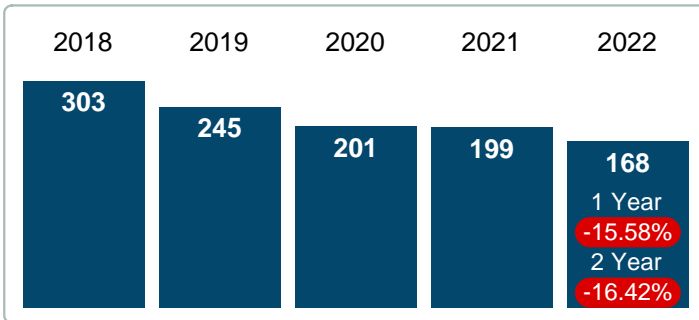
Area Delimited by County Of Muskogee - Residential Property Type



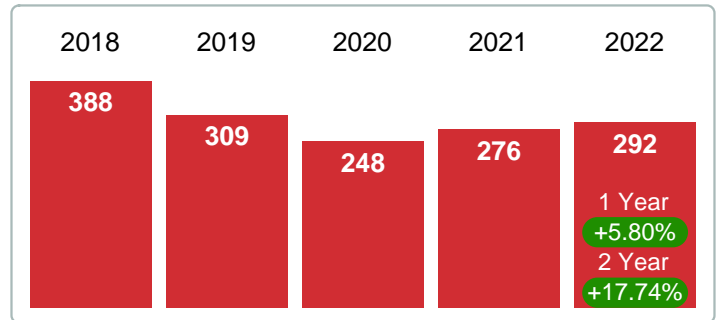
ACTIVE INVENTORY

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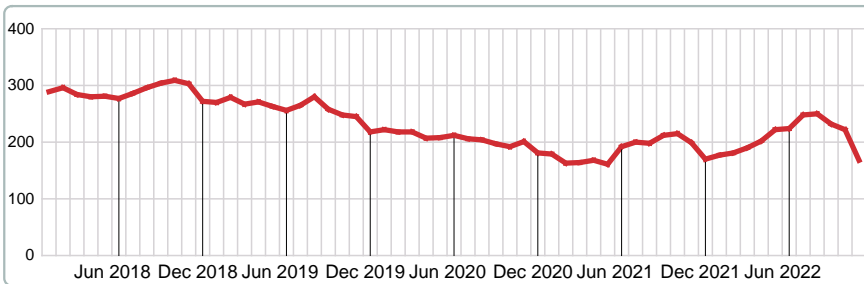
END OF NOVEMBER



ACTIVE DURING NOVEMBER

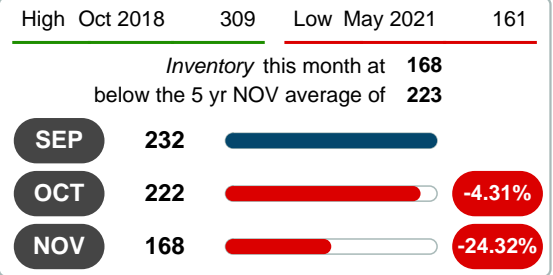


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 223



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	5.36%	34.0	6	3	0	0
\$50,001 - \$100,000	29	17.26%	55.0	9	16	4	0
\$100,001 - \$150,000	24	14.29%	53.5	7	14	2	1
\$150,001 - \$200,000	39	23.21%	114.0	2	31	6	0
\$200,001 - \$300,000	27	16.07%	42.0	1	17	8	1
\$300,001 - \$400,000	24	14.29%	73.5	0	11	10	3
\$400,001 and up	16	9.52%	64.0	1	4	5	6
Total Active Inventory by Units		168		26	96	35	11
Total Active Inventory by Volume		37,804,197	100%	2.92M	19.28M	9.71M	5.90M
Median Active Inventory Listing Price		\$189,900		\$89,450	\$189,450	\$269,500	\$439,900

November 2022



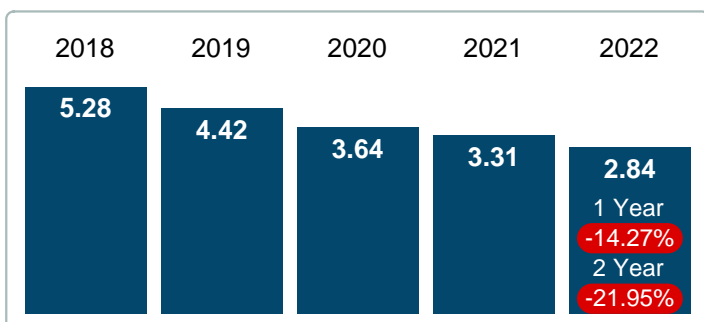
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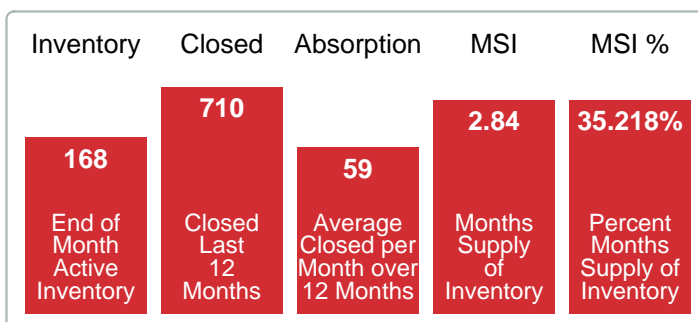
MONTHS SUPPLY of INVENTORY (MSI)

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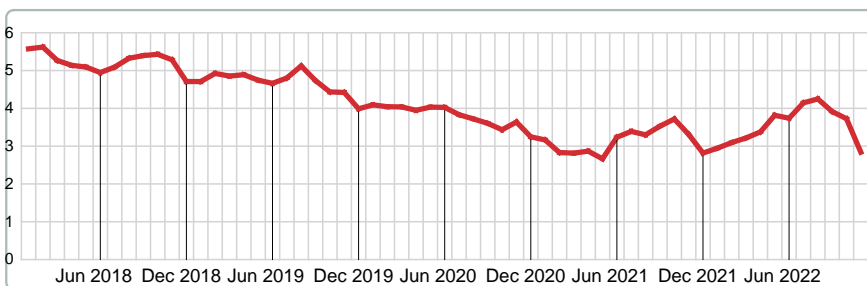
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

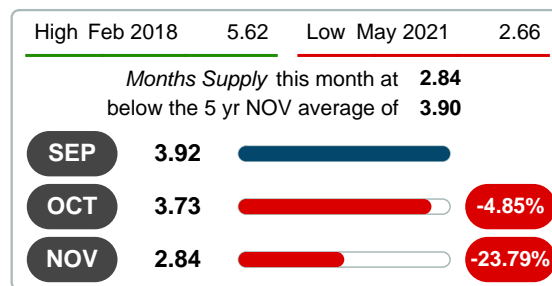


5 YEAR MARKET ACTIVITY TRENDS



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

November 2022



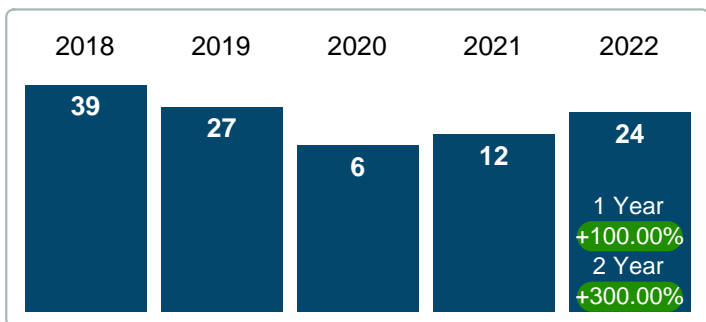
Area Delimited by County Of Muskogee - Residential Property Type



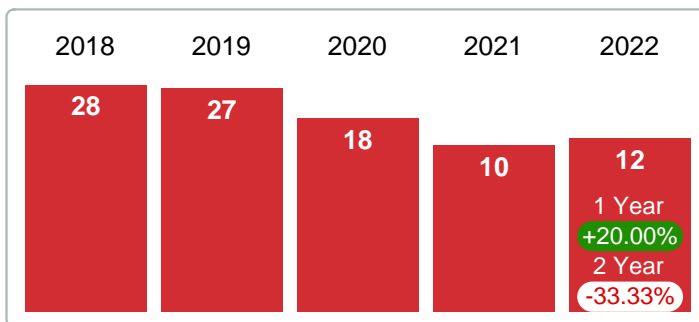
MEDIAN DAYS ON MARKET TO SALE

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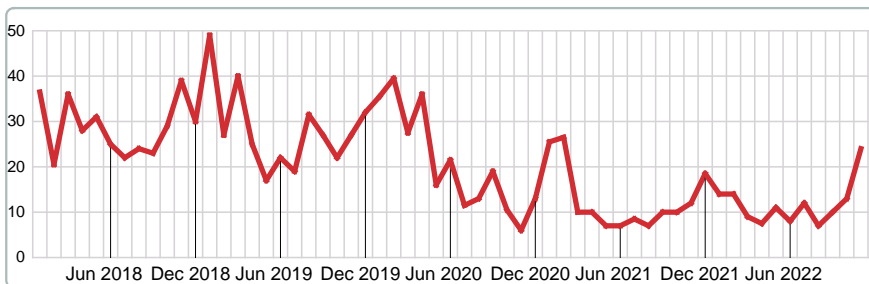
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

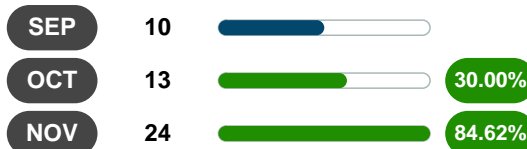


3 MONTHS

5 year NOV AVG = 22

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 24 above the 5 yr NOV average of 22



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
\$50,000 and less	10.53%	45	58	3	0	0
\$50,001 - \$75,000	8.77%	22	10	99	5	22
\$75,001 - \$125,000	15.79%	22	36	22	0	0
\$125,001 - \$175,000	24.56%	34	44	19	48	0
\$175,001 - \$225,000	19.30%	27	129	27	16	0
\$225,001 - \$300,000	12.28%	22	0	5	30	30
\$300,001 and up	8.77%	4	0	3	12	0
Median Closed DOM		24	49	20	20	26
Total Closed Units	100%	24.0	15	31	9	2
Total Closed Volume		9,516,240	1.51M	5.62M	2.05M	337.00K

November 2022



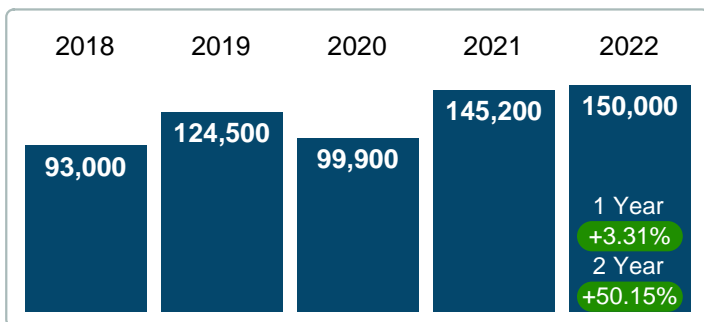
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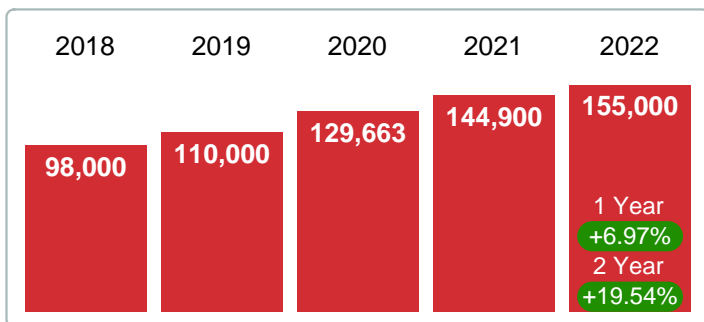
MEDIAN LIST PRICE AT CLOSING

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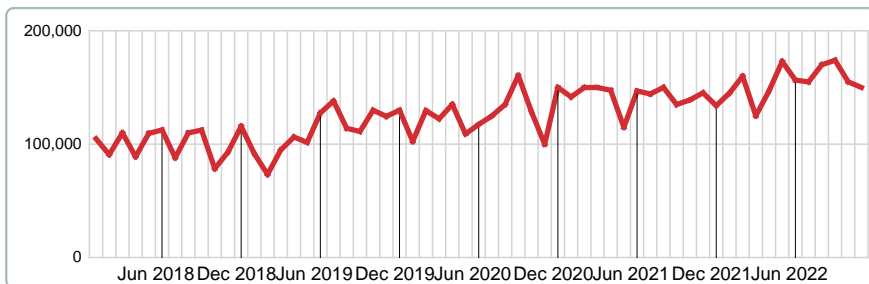
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

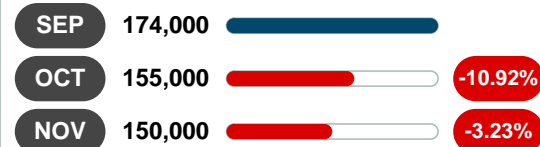


3 MONTHS

5 year NOV AVG = 122,520

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

Median List Price at Closing this month at **150,000**
 above the 5 yr NOV average of **122,520**



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
\$50,000 and less	7.02%	37,450	37,450	0	0	0
\$50,001 - \$80,000	12.28%	77,000	78,000	71,250	69,900	0
\$80,001 - \$130,000	21.05%	99,500	89,200	99,500	128,000	99,500
\$130,001 - \$190,000	21.05%	154,950	169,000	149,950	170,000	0
\$190,001 - \$220,000	14.04%	211,995	219,900	209,990	207,450	0
\$220,001 - \$300,000	12.28%	250,000	0	248,250	259,900	0
\$300,001 and up	12.28%	349,900	0	349,950	329,900	0
Median List Price		150,000	89,200	175,000	215,000	99,500
Total Closed Units	100%	150,000	15	31	9	2
Total Closed Volume		9,734,189	1.63M	5.84M	2.07M	199.00K

November 2022



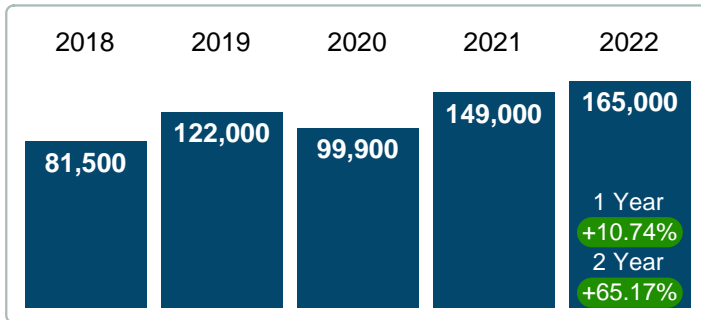
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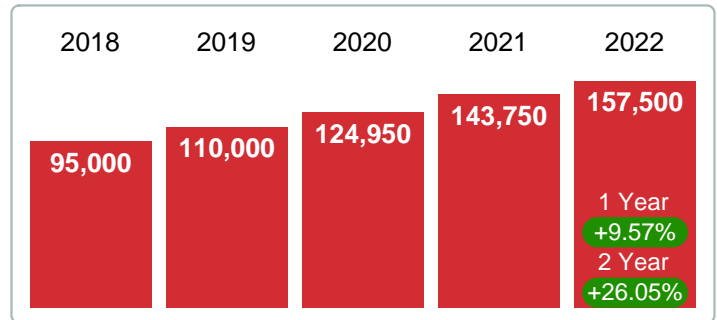
MEDIAN SOLD PRICE AT CLOSING

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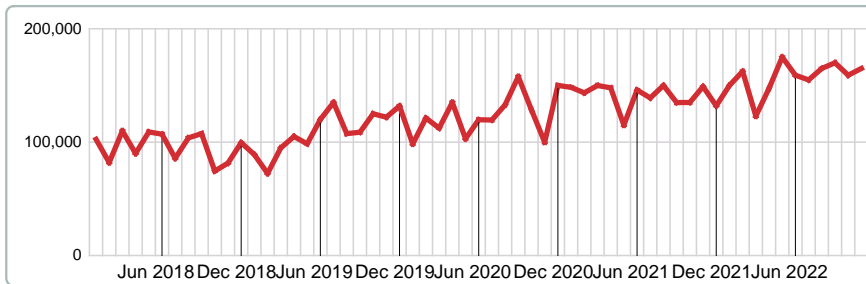
NOVEMBER



YEAR TO DATE (YTD)

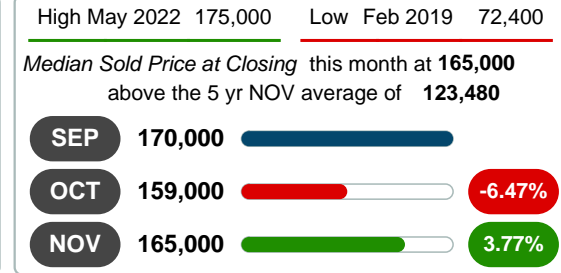


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 123,480



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
\$50,000 and less	10.53%	28,250	26,500	36,000	0	0
\$50,001 - \$75,000	8.77%	61,000	70,000	54,000	61,000	75,000
\$75,001 - \$125,000	15.79%	89,200	87,100	90,000	0	0
\$125,001 - \$175,000	24.56%	159,150	165,000	151,700	150,775	0
\$175,001 - \$225,000	19.30%	210,000	190,000	210,000	208,450	0
\$225,001 - \$300,000	12.28%	262,000	0	255,000	282,000	262,000
\$300,001 and up	8.77%	349,400	0	349,400	352,500	0
Median Sold Price		165,000	89,200	175,000	217,000	168,500
Total Closed Units	100%	165,000	15	31	9	2
Total Closed Volume		9,516,240	1.51M	5.62M	2.05M	337.00K

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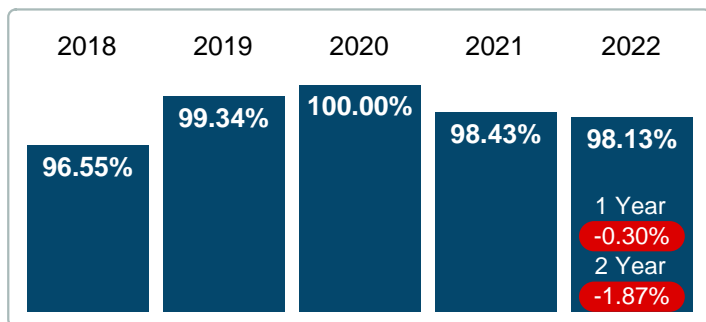
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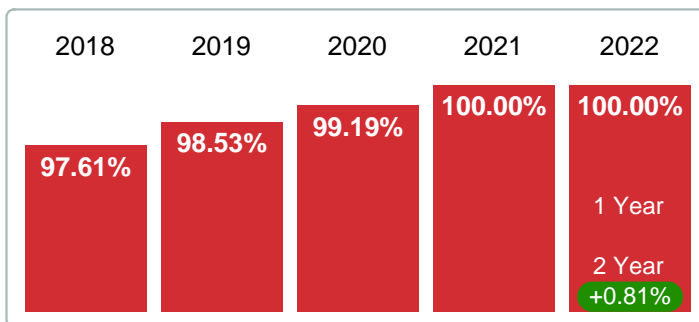
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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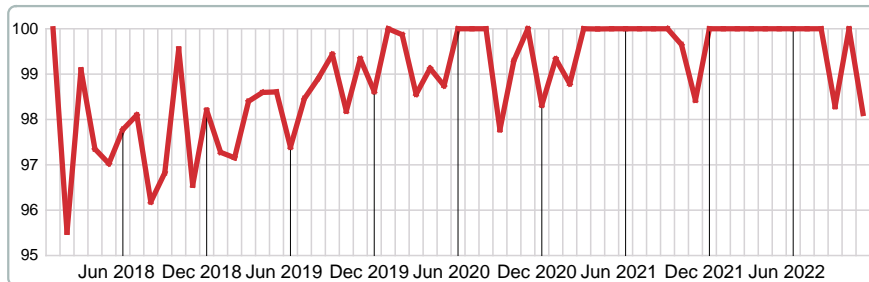
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

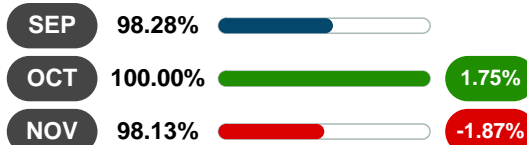


3 MONTHS

5 year NOV AVG = 98.49%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **98.13%**
equal to 5 yr NOV average of **98.49%**



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
\$50,000 and less	6	10.53%	61.22%	64.94%	46.45%	0.00%	0.00%
\$50,001 - \$75,000	5	8.77%	87.27%	88.61%	87.30%	87.27%	75.76%
\$75,001 - \$125,000	9	15.79%	100.00%	100.06%	96.49%	0.00%	0.00%
\$125,001 - \$175,000	14	24.56%	100.93%	98.62%	102.09%	101.39%	0.00%
\$175,001 - \$225,000	11	19.30%	98.60%	86.40%	98.37%	100.47%	0.00%
\$225,001 - \$300,000	7	12.28%	97.01%	0.00%	94.59%	99.22%	262.00%
\$300,001 and up	5	8.77%	98.78%	0.00%	98.78%	98.50%	0.00%
Median Sold/List Ratio		98.13%		93.75%	98.60%	100.00%	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



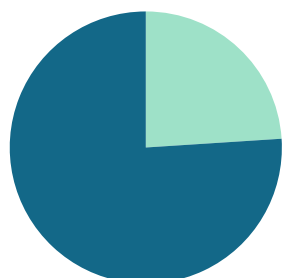
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

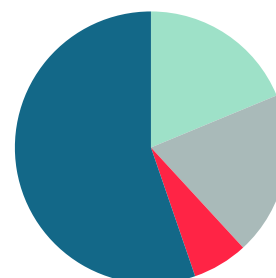


Inventory
 New Listings
70 = 23.97%
 Start Inventory
222
 Total Inventory Units
292
 Volume
\$61,512,082

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%
Median List Price	145,200	150,000	3.31%	144,900	155,000	6.97%
Median Sale Price	149,000	165,000	10.74%	143,750	157,500	9.57%
Median Percent of Selling Price to List Price	98.43%	98.13%	-0.30%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	24.00	100.00%	10.00	12.00	20.00%
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

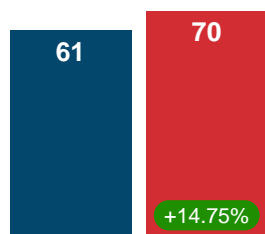
Inventory on November 30, 2022 = **168**

2021 **2022**

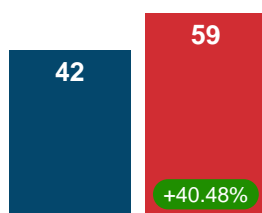
NOVEMBER MARKET

MEDIAN PRICES

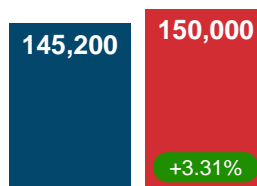
New Listings



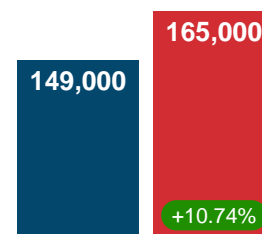
Pending Listings



List Price



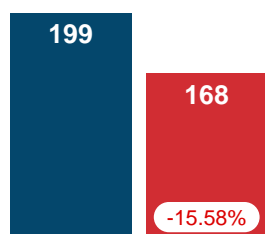
Sale Price



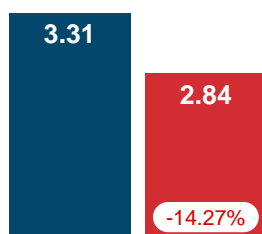
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

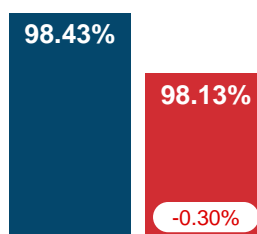
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

