

# October 2022



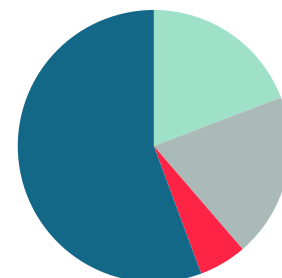
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	57	61	7.02%
Pending Listings	72	62	-13.89%
New Listings	73	77	5.48%
Median List Price	139,000	155,000	11.51%
Median Sale Price	135,000	159,000	17.78%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%
Median Days on Market to Sale	10.00	13.00	30.00%
End of Month Inventory	216	177	-18.06%
Months Supply of Inventory	3.73	2.97	-20.46%



■ Closed (19.18%)  
■ Pending (19.50%)  
■ Other OffMarket (5.66%)  
■ Active (55.66%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of October 31, 2022 = **177**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2022 decreased **18.06%** to 177 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.97** 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 **17.78%** in October 2022 to \$159,000 versus the previous year at \$135,000.

#### Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 3.00 days or **30.00%** in October 2022 compared to last year's same month at **10.00** DOM.

#### Sales Success for October 2022 is Positive

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

There were 77 New Listings in October 2022, up **5.48%** from last year at 73. Furthermore, there were 61 Closed Listings this month versus last year at 57, a **7.02%** increase.

Closed versus Listed trends yielded a **79.2%** ratio, up from previous year's, October 2021, at **78.1%**, a **1.46%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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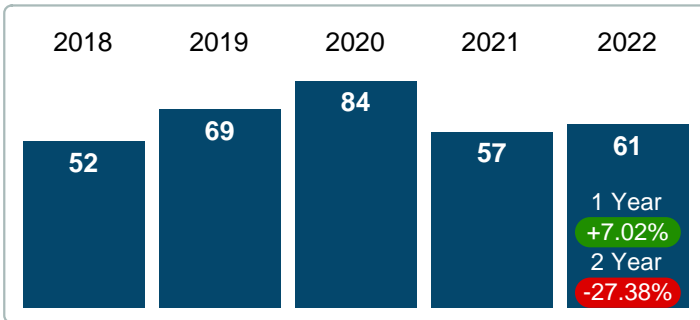
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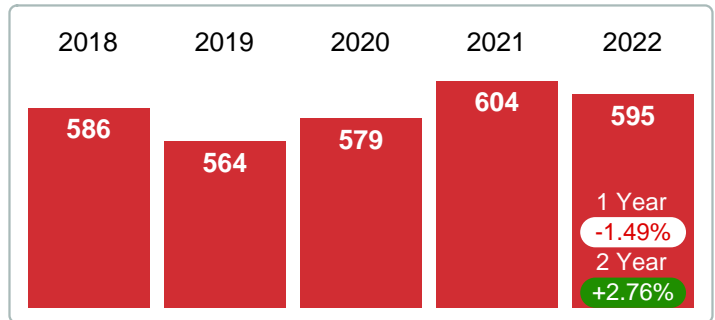
## CLOSED LISTINGS

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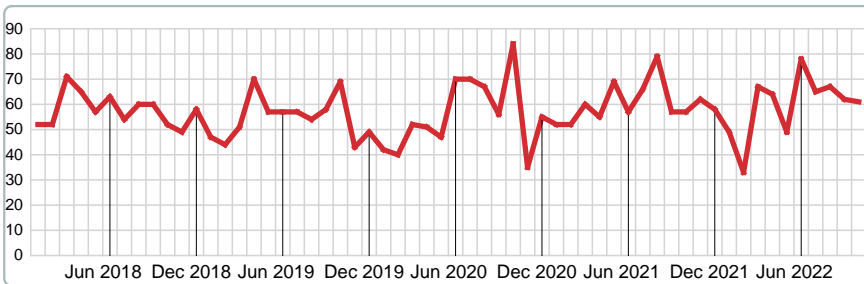
### OCTOBER



### YEAR TO DATE (YTD)

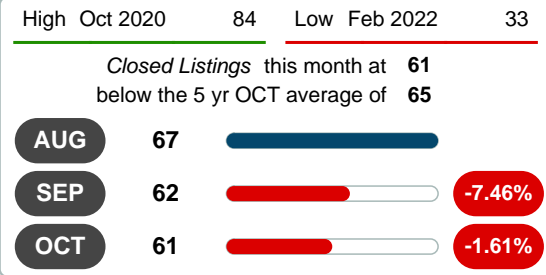


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 65



### 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	4	6.56%	13.0	1	1	2	0
\$50,001 - \$75,000	6	9.84%	10.0	2	4	0	0
\$75,001 - \$125,000	12	19.67%	11.0	6	6	0	0
\$125,001 - \$175,000	13	21.31%	7.0	0	11	2	0
\$175,001 - \$225,000	11	18.03%	15.0	0	10	1	0
\$225,001 - \$325,000	9	14.75%	13.0	0	5	4	0
\$325,001 and up	6	9.84%	24.0	0	3	3	0
<b>Total Closed Units</b>	<b>61</b>			<b>9</b>	<b>40</b>	<b>12</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>10,822,181</b>	<b>100%</b>	<b>13.0</b>	<b>715.10K</b>	<b>7.26M</b>	<b>2.85M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$159,000</b>			<b>\$85,000</b>	<b>\$165,950</b>	<b>\$280,700</b>	<b>\$0</b>

# October 2022



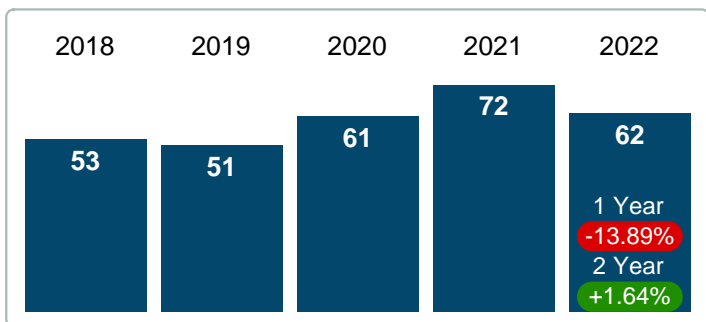
Area Delimited by County Of Muskogee - Residential Property Type



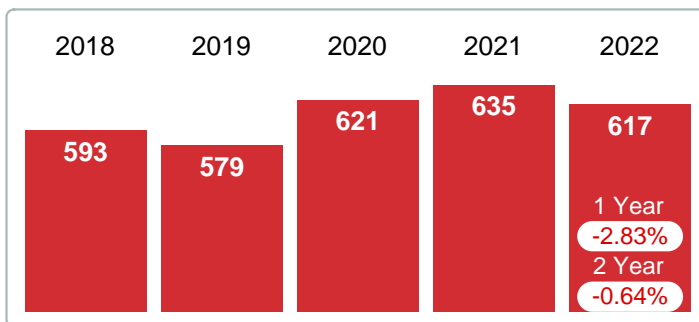
## PENDING LISTINGS

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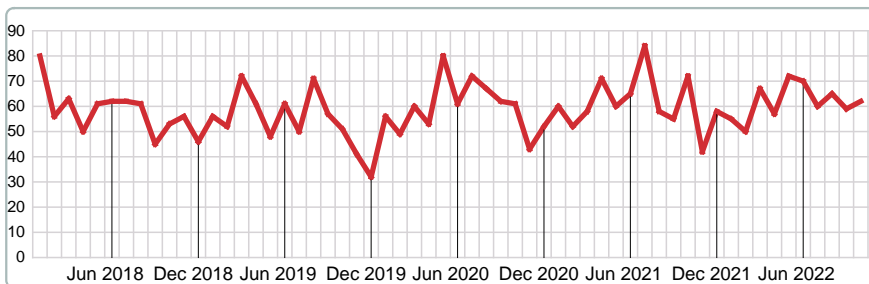
### OCTOBER



### YEAR TO DATE (YTD)

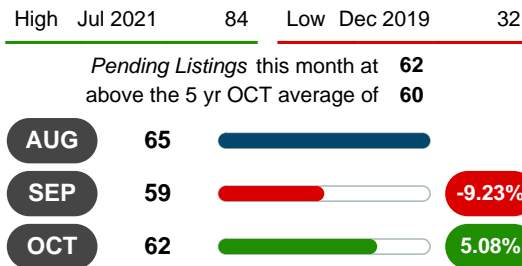


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 60



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	9.68%	38.0	3	2	1	0
\$40,001 - \$70,000	5	8.06%	33.0	1	2	2	0
\$70,001 - \$100,000	13	20.97%	25.0	5	5	0	3
\$100,001 - \$150,000	12	19.35%	11.5	2	9	1	0
\$150,001 - \$220,000	12	19.35%	19.0	1	7	3	1
\$220,001 - \$340,000	7	11.29%	23.0	0	6	1	0
\$340,001 and up	7	11.29%	4.0	1	2	3	1
<b>Total Pending Units</b>	<b>62</b>			<b>13</b>	<b>33</b>	<b>11</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>10,155,367</b>	<b>100%</b>	<b>22.5</b>	<b>1.54M</b>	<b>5.52M</b>	<b>2.25M</b>	<b>847.40K</b>
<b>Median Listing Price</b>	<b>\$139,000</b>			<b>\$79,999</b>	<b>\$149,000</b>	<b>\$199,900</b>	<b>\$100,000</b>

# October 2022



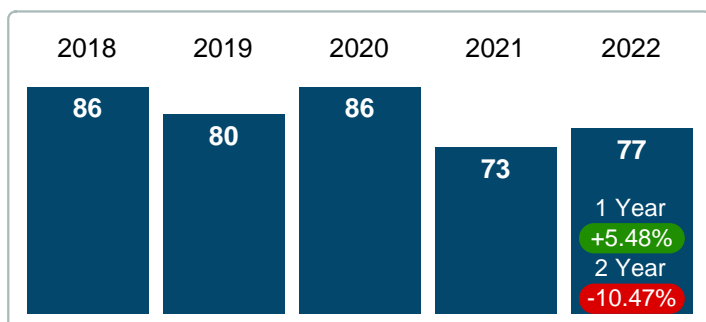
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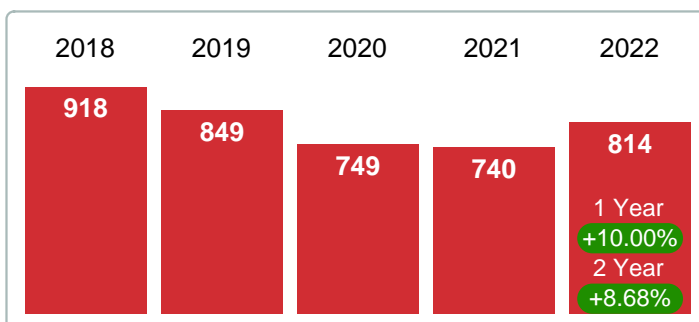
## NEW LISTINGS

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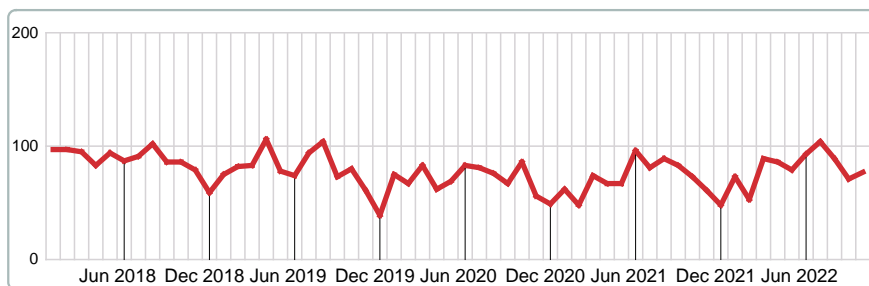
### OCTOBER



### YEAR TO DATE (YTD)

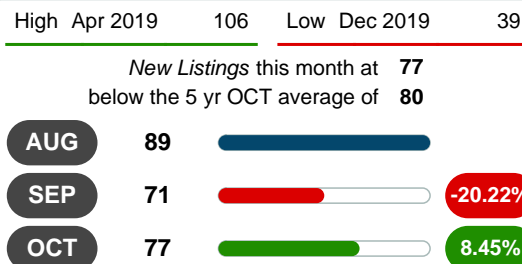


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 80



### 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	7	9.09%	2	4	1	0
\$50,001 - \$75,000	4	5.19%	2	1	1	0
\$75,001 - \$100,000	11	14.29%	3	7	1	0
\$100,001 - \$200,000	25	32.47%	6	15	4	0
\$200,001 - \$275,000	10	12.99%	0	7	3	0
\$275,001 - \$375,000	11	14.29%	0	7	4	0
\$375,001 and up	9	11.69%	1	2	4	2
<b>Total New Listed Units</b>	<b>77</b>		<b>14</b>	<b>43</b>	<b>18</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>15,439,338</b>	<b>100%</b>	<b>1.82M</b>	<b>7.64M</b>	<b>4.38M</b>	<b>1.60M</b>
<b>Median New Listed Listing Price</b>	<b>\$159,900</b>		<b>\$102,950</b>	<b>\$155,000</b>	<b>\$242,450</b>	<b>\$799,000</b>

# October 2022



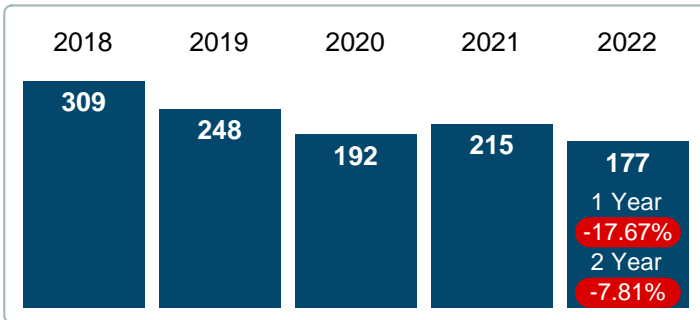
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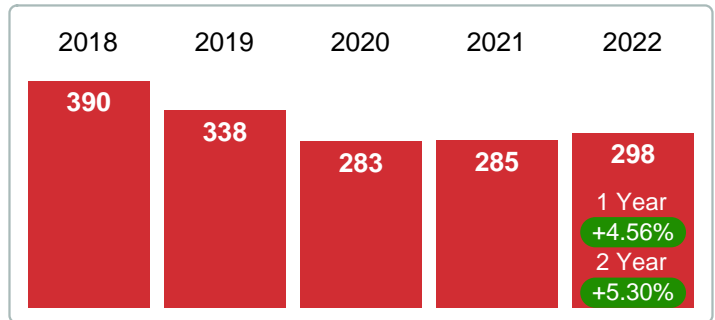
## ACTIVE INVENTORY

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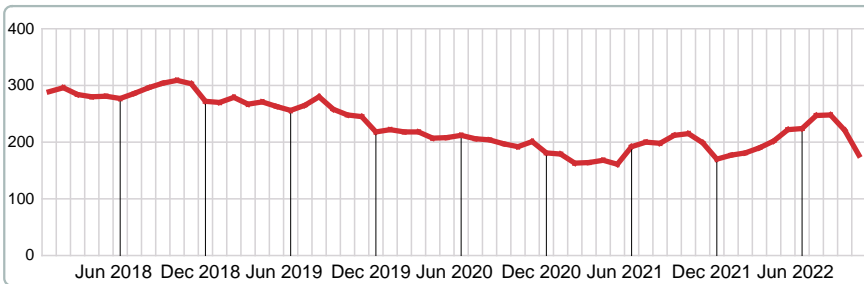
### END OF OCTOBER



### ACTIVE DURING OCTOBER

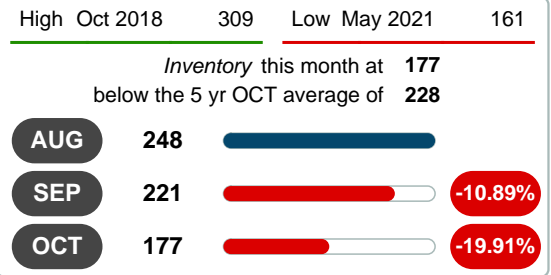


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 228



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	9.04%	60.0	7	8	1	0
\$75,001 - \$100,000	19	10.73%	46.0	8	10	1	0
\$100,001 - \$150,000	32	18.08%	40.0	7	20	5	0
\$150,001 - \$200,000	22	12.43%	88.5	4	13	5	0
\$200,001 - \$300,000	47	26.55%	113.0	5	29	12	1
\$300,001 - \$400,000	24	13.56%	52.0	0	14	6	4
\$400,001 and up	17	9.60%	90.0	0	6	7	4
<b>Total Active Inventory by Units</b>	<b>177</b>			<b>31</b>	<b>100</b>	<b>37</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>40,447,677</b>	<b>100%</b>	<b>62.0</b>	<b>3.92M</b>	<b>21.51M</b>	<b>10.07M</b>	<b>4.95M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$199,990</b>			<b>\$107,400</b>	<b>\$199,495</b>	<b>\$259,900</b>	<b>\$399,000</b>

# October 2022



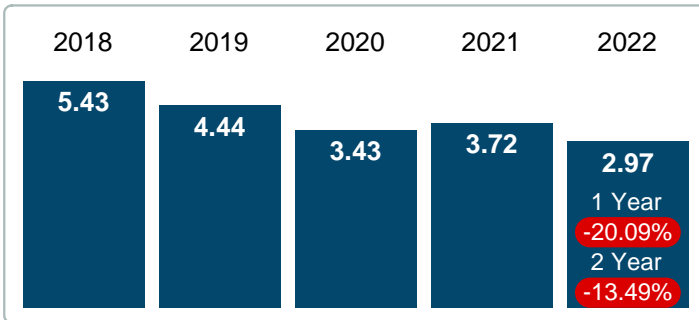
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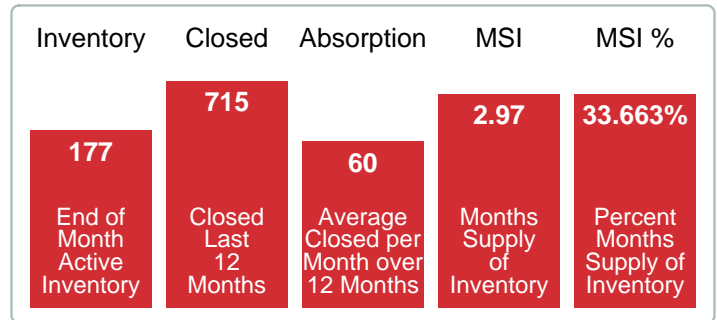
## MONTHS SUPPLY of INVENTORY (MSI)

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

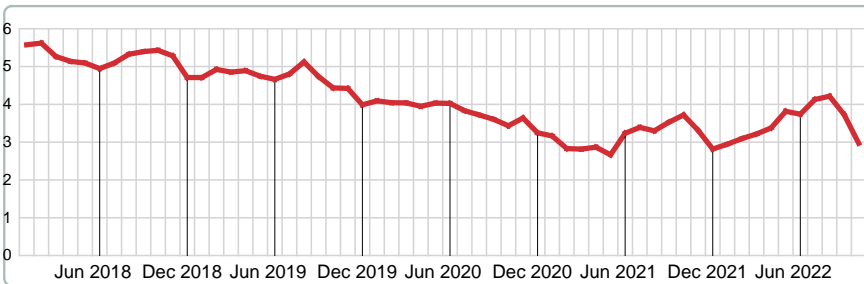
### MSI FOR OCTOBER



### INDICATORS FOR OCTOBER 2022

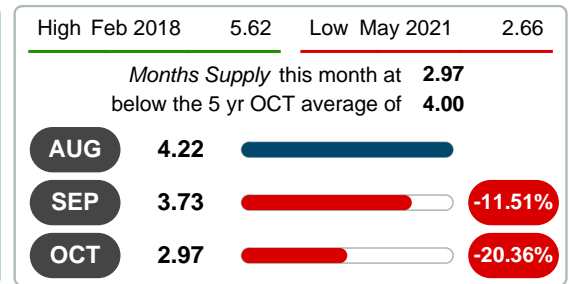


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT 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	16	9.04%	1.36	1.35	1.60	0.67	0.00
\$75,001 - \$100,000	19	10.73%	3.40	4.36	3.00	2.40	0.00
\$100,001 - \$150,000	32	18.08%	2.72	8.40	2.09	4.00	0.00
\$150,001 - \$200,000	22	12.43%	1.80	4.80	1.37	2.86	0.00
\$200,001 - \$300,000	47	26.55%	4.21	15.00	4.35	3.06	4.00
\$300,001 - \$400,000	24	13.56%	4.65	0.00	6.00	2.67	6.86
\$400,001 and up	17	9.60%	8.87	0.00	10.29	6.46	16.00
Market Supply of Inventory (MSI)			2.97	3.44	2.70	3.04	6.35
Total Active Inventory by Units		100%	2.97	31	100	37	9

# October 2022



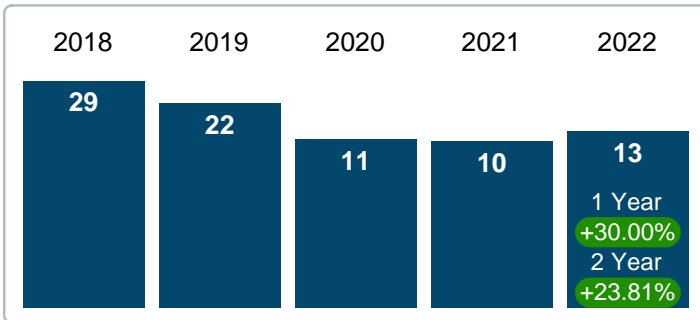
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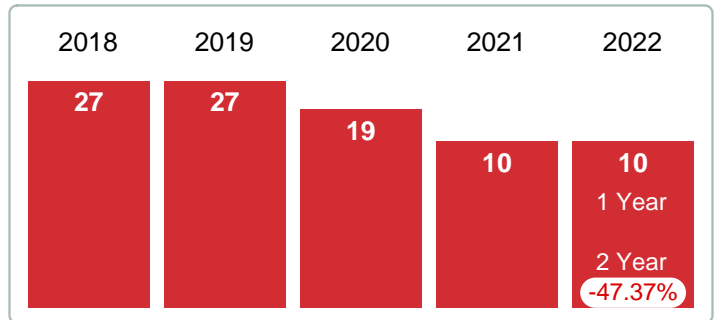
## MEDIAN DAYS ON MARKET TO SALE

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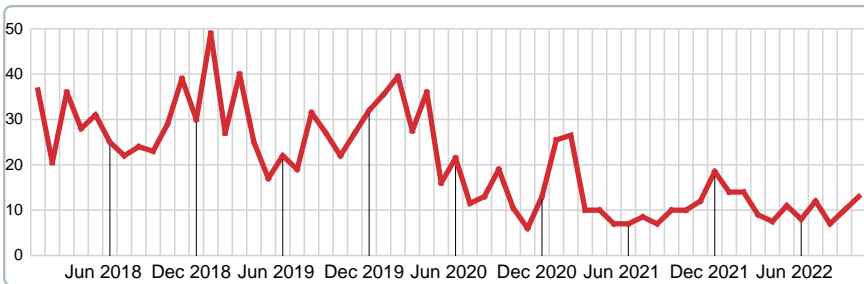
### OCTOBER



### YEAR TO DATE (YTD)

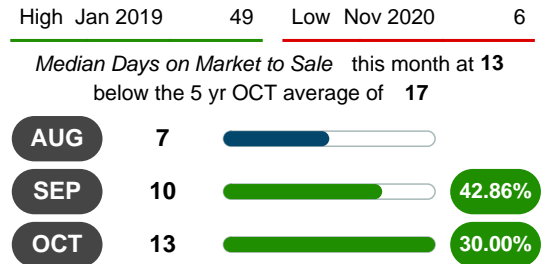


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 17



### 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	6.56%	13	33	14	7	0
\$50,001 - \$75,000	9.84%	10	4	37	0	0
\$75,001 - \$125,000	19.67%	11	18	9	0	0
\$125,001 - \$175,000	21.31%	7	0	11	7	0
\$175,001 - \$225,000	18.03%	15	0	15	63	0
\$225,001 - \$325,000	14.75%	13	0	13	12	0
\$325,001 and up	9.84%	24	0	47	8	0
Median Closed DOM		13	13	14	9	0
Total Closed Units	100%	61	9	40	12	
Total Closed Volume		10,822,181	715.10K	7.26M	2.85M	0.00B



# October 2022



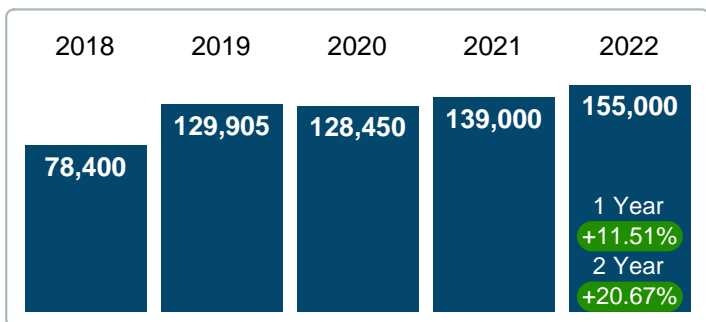
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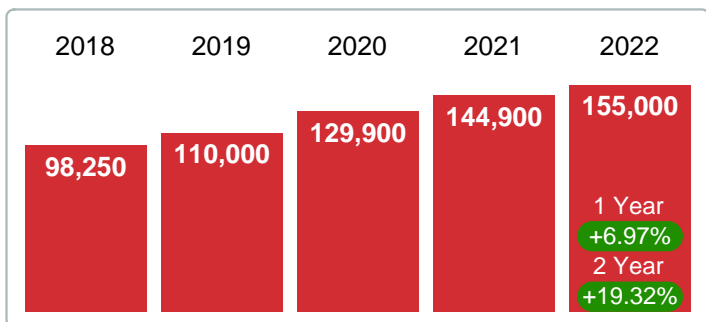
## MEDIAN LIST PRICE AT CLOSING

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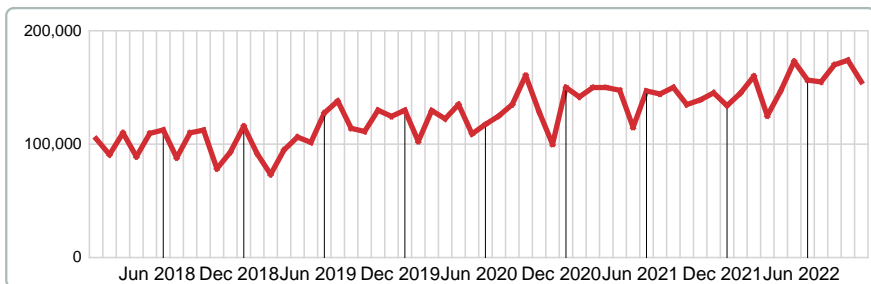
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 126,151

High Sep 2022 174,000    Low Feb 2019 73,300  
 Median List Price at Closing this month at **155,000**  
 above the 5 yr OCT average of **126,151**

<b>AUG</b>	169,990	<div style="width: 80%;"></div>
<b>SEP</b>	174,000	<div style="width: 100%;"></div> <b>2.36%</b>
<b>OCT</b>	155,000	<div style="width: 50%;"></div> <b>-10.92%</b>

### 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	<b>4</b>	6.56%	31,250	35,000	27,500	34,900	0
\$50,001 - \$75,000	<b>4</b>	6.56%	65,500	56,500	73,500	0	0
\$75,001 - \$125,000	<b>14</b>	22.95%	98,950	97,500	98,950	0	0
\$125,001 - \$175,000	<b>13</b>	21.31%	145,000	0	145,000	142,400	0
\$175,001 - \$225,000	<b>11</b>	18.03%	204,900	0	209,900	200,000	0
\$225,001 - \$325,000	<b>9</b>	14.75%	289,900	0	284,900	297,400	0
\$325,001 and up	<b>6</b>	9.84%	409,391	0	475,000	379,781	0
Median List Price			155,000	88,500	164,950	285,650	0
Total Closed Units		100%	155,000	9	40	12	
Total Closed Volume			11,029,279	739.90K	7.36M	2.92M	0.00B



# October 2022



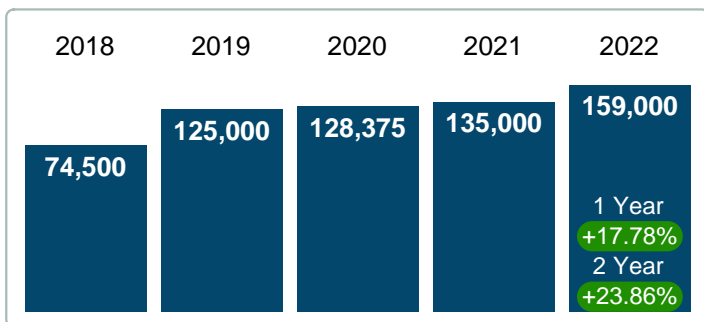
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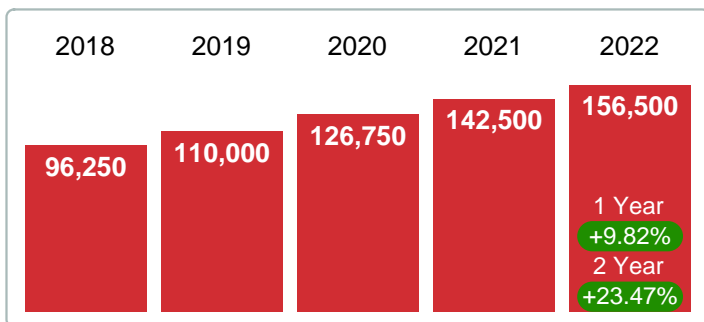
## MEDIAN SOLD PRICE AT CLOSING

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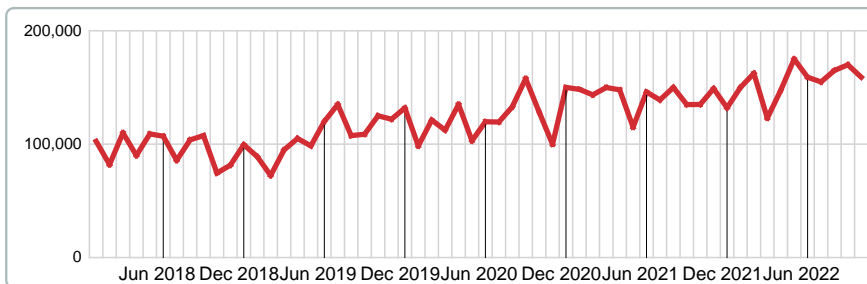
### OCTOBER



### YEAR TO DATE (YTD)

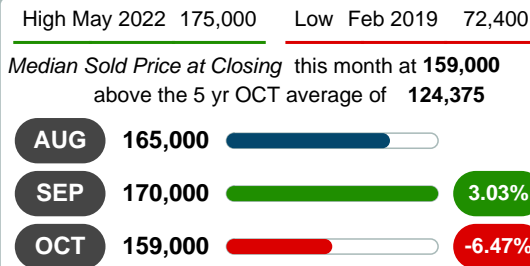


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year OCT AVG = 124,375



### 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	4	6.56%	29,750	27,500	25,500	34,250	0
\$50,001 - \$75,000	6	9.84%	67,500	59,500	71,250	0	0
\$75,001 - \$125,000	12	19.67%	90,750	91,500	90,250	0	0
\$125,001 - \$175,000	13	21.31%	149,000	0	149,000	144,500	0
\$175,001 - \$225,000	11	18.03%	205,000	0	209,950	180,000	0
\$225,001 - \$325,000	9	14.75%	281,400	0	267,500	291,700	0
\$325,001 and up	6	9.84%	392,391	0	475,000	379,781	0
Median Sold Price			159,000	85,000	165,950	280,700	0
Total Closed Units		100%	61	9	40	12	
Total Closed Volume			10,822,181	715.10K	7.26M	2.85M	0.00B

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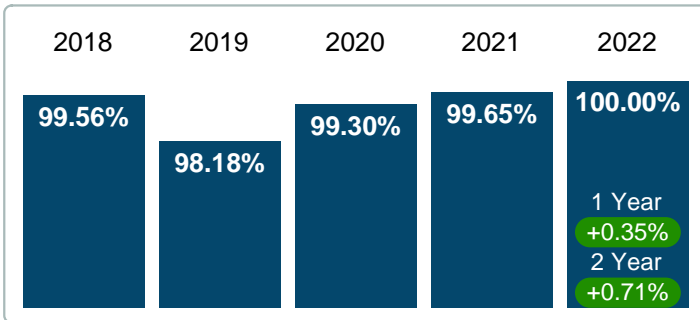
Area Delimited by County Of Muskogee - Residential Property Type



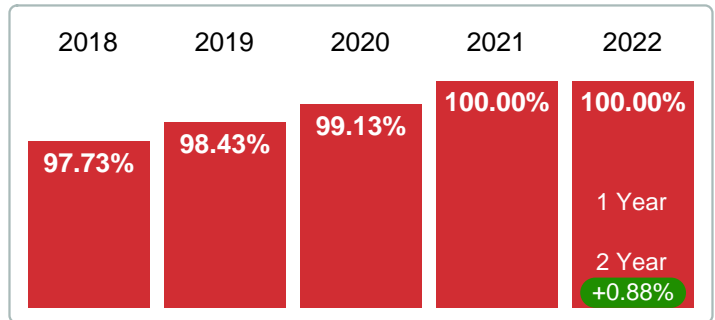
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

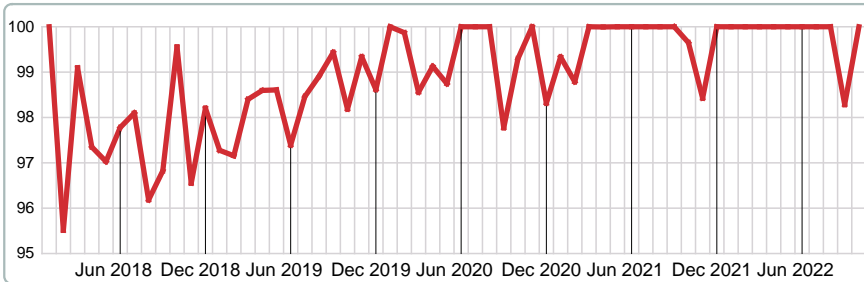
### OCTOBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

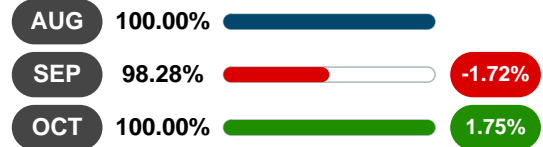


### 3 MONTHS

5 year OCT AVG = 99.34%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.34%**



## 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	4	6.56%	85.65%	78.57%	92.73%	105.14%	0.00%
\$50,001 - \$75,000	6	9.84%	94.44%	105.08%	88.19%	0.00%	0.00%
\$75,001 - \$125,000	12	19.67%	95.09%	95.24%	94.38%	0.00%	0.00%
\$125,001 - \$175,000	13	21.31%	100.00%	0.00%	100.00%	101.22%	0.00%
\$175,001 - \$225,000	11	18.03%	100.00%	0.00%	100.00%	90.00%	0.00%
\$225,001 - \$325,000	9	14.75%	98.49%	0.00%	97.08%	100.00%	0.00%
\$325,001 and up	6	9.84%	100.00%	0.00%	100.00%	97.14%	0.00%
Median Sold/List Ratio		100.00%		96.05%	100.00%	98.57%	0.00%
Total Closed Units		61	100%	9	40	12	
Total Closed Volume		10,822,181		715.10K	7.26M	2.85M	0.00B

# October 2022



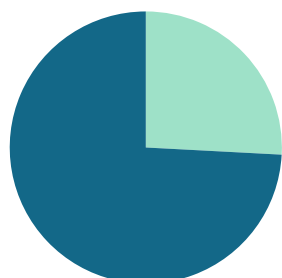
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

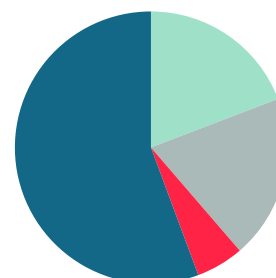


**Inventory**  
 New Listings  
**77 = 25.84%**  
 Start Inventory  
**221**  
 Total Inventory Units  
**298**  
 Volume  
**\$61,901,742**

### Market Activity

Closed Sales  
**61 = 19.18%**  
 Pending Sales  
**62 = 19.50%**  
 Other Off Market  
**18 = 5.66%**  
 Active Inventory  
**177 = 55.66%**

### MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	61	7.02%	604	595	-1.49%
Pending Sales	72	62	-13.89%	635	617	-2.83%
New Listings	73	77	5.48%	740	814	10.00%
Median List Price	139,000	155,000	11.51%	144,900	155,000	6.97%
Median Sale Price	135,000	159,000	17.78%	142,500	156,500	9.82%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	13.00	30.00%	10.00	10.00	0.00%
Monthly Inventory	216	177	-18.06%	216	177	-18.06%
Months Supply of Inventory	3.73	2.97	-20.46%	3.73	2.97	-20.46%

**Absorption:** Last 12 months, an Average of **60** Sales/Month

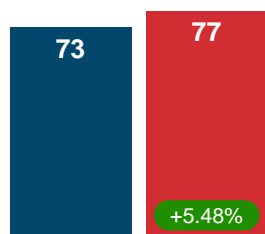
**Inventory** on October 31, 2022 = **177**

**2021** **2022**

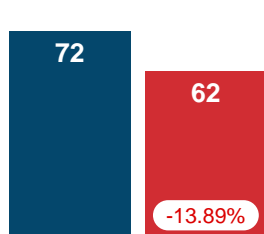
### OCTOBER MARKET

### MEDIAN PRICES

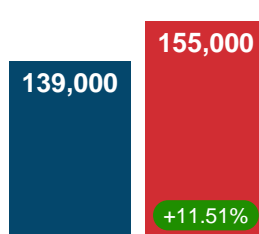
#### New Listings



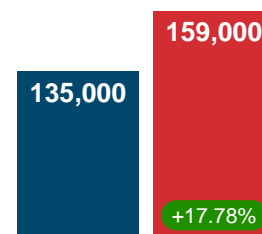
#### Pending Listings



#### List Price



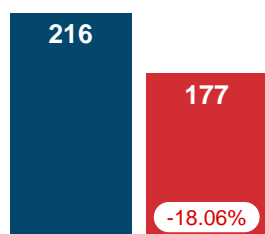
#### Sale Price



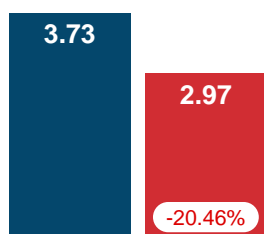
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

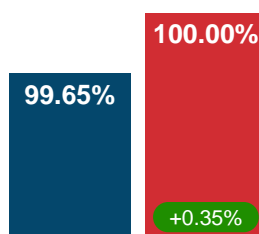
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

