

# January 2023



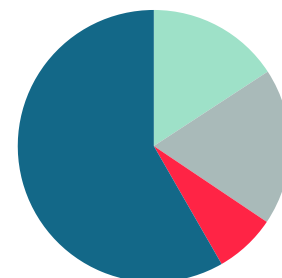
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Feb 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	January 2023	+/-%
Closed Listings	49	39	-20.41%
Pending Listings	55	46	-16.36%
New Listings	73	58	-20.55%
Average List Price	150,653	178,020	18.17%
Average Sale Price	146,854	171,874	17.04%
Average Percent of Selling Price to List Price	96.05%	95.34%	-0.74%
Average Days on Market to Sale	29.10	39.64	36.21%
End of Month Inventory	177	144	-18.64%
Months Supply of Inventory	2.95	2.47	-16.08%



■ Closed (15.79%)  
■ Pending (18.62%)  
■ Other OffMarket (7.29%)  
■ Active (58.30%)

**Absorption:** Last 12 months, an Average of **58** Sales/Month  
**Active Inventory** as of January 31, 2023 = **144**

### Analysis Wrap-Up

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

The total housing inventory at the end of January 2023 decreased **18.64%** to 144 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **2.47** 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 **17.04%** in January 2023 to \$171,874 versus the previous year at \$146,854.

#### Average Days on Market Lengthens

The average number of **39.64** days that homes spent on the market before selling increased by 10.54 days or **36.21%** in January 2023 compared to last year's same month at **29.10** DOM.

#### Sales Success for January 2023 is Positive

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

There were 58 New Listings in January 2023, down **20.55%** from last year at 73. Furthermore, there were 39 Closed Listings this month versus last year at 49, a **-20.41%** decrease.

Closed versus Listed trends yielded a **67.2%** ratio, up from previous year's, January 2022, at **67.1%**, a **0.18%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# January 2023



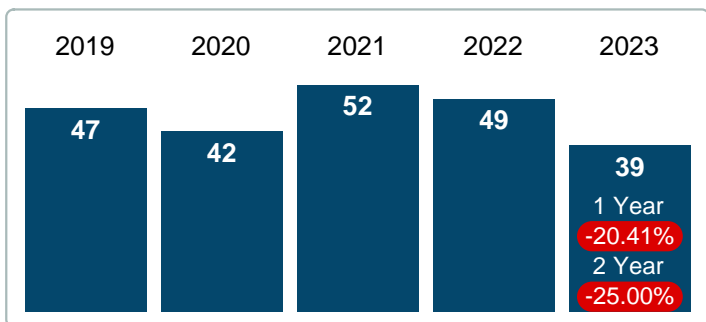
Area Delimited by County Of Muskogee - Residential Property Type



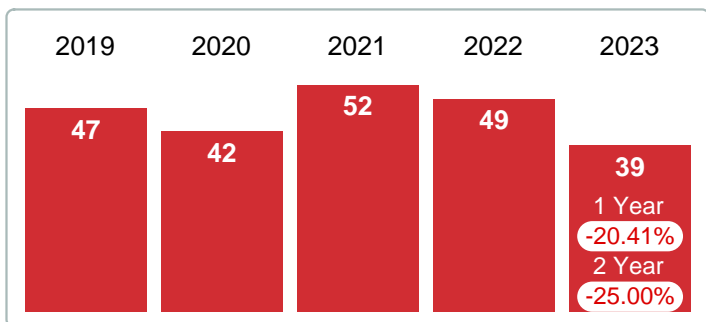
## CLOSED LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

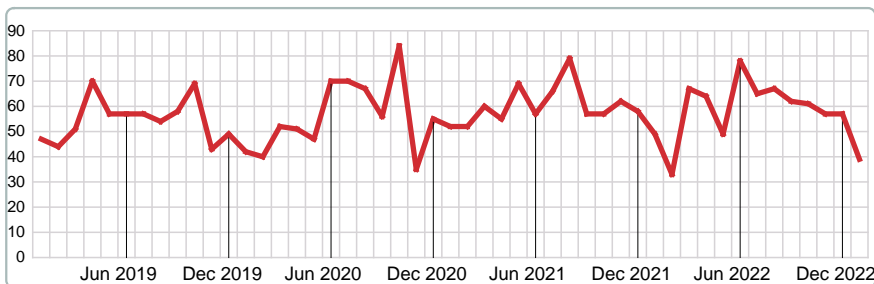
### JANUARY



### YEAR TO DATE (YTD)

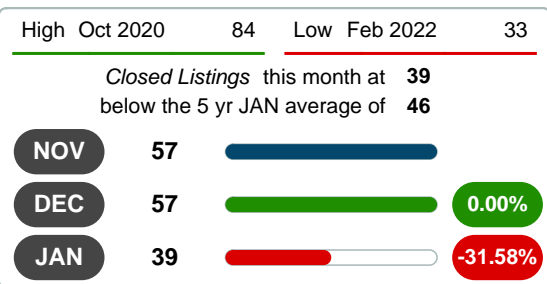


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 46



### 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	1	2.56%	13.0	0	1	0	0
\$25,001 - \$75,000	7	17.95%	51.1	1	5	1	0
\$75,001 - \$125,000	6	15.38%	43.7	2	3	1	0
\$125,001 - \$175,000	10	25.64%	29.3	0	8	2	0
\$175,001 - \$250,000	5	12.82%	30.0	0	4	1	0
\$250,001 - \$375,000	6	15.38%	41.8	0	4	2	0
\$375,001 and up	4	10.26%	54.8	0	1	2	1
<b>Total Closed Units</b>	<b>39</b>			<b>3</b>	<b>26</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>6,703,100</b>	<b>100%</b>	<b>39.6</b>	<b>274.00K</b>	<b>3.98M</b>	<b>2.06M</b>	<b>390.00K</b>
<b>Average Closed Price</b>	<b>\$171,874</b>			<b>\$91,333</b>	<b>\$153,100</b>	<b>\$228,722</b>	<b>\$390,000</b>

# January 2023



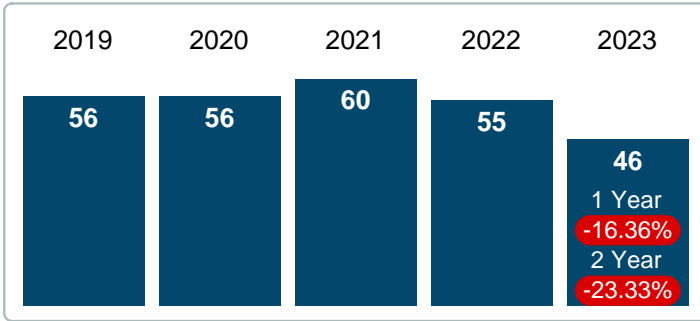
Area Delimited by County Of Muskogee - Residential Property Type



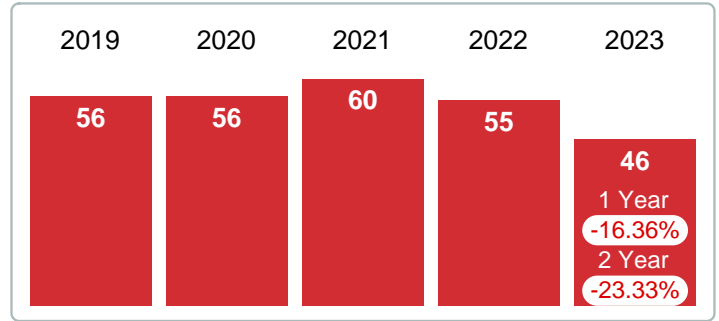
## PENDING LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

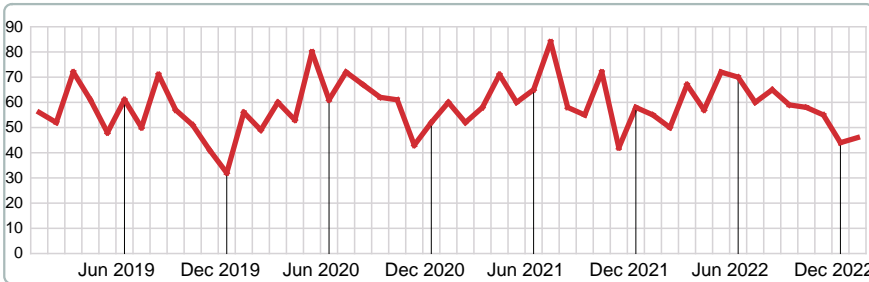
### JANUARY



### YEAR TO DATE (YTD)

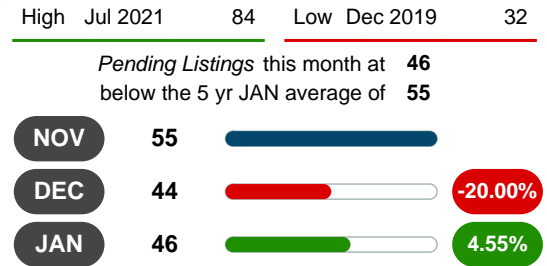


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 55



### 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	5	10.87%	18.2	1	3	1	0
\$50,001 - \$70,000	5	10.87%	73.2	3	2	0	0
\$70,001 - \$110,000	7	15.22%	96.6	1	5	1	0
\$110,001 - \$170,000	11	23.91%	59.6	1	9	1	0
\$170,001 - \$210,000	7	15.22%	74.6	0	6	1	0
\$210,001 - \$280,000	5	10.87%	59.4	0	2	3	0
\$280,001 and up	6	13.04%	73.8	1	1	4	0
<b>Total Pending Units</b>	<b>46</b>			<b>7</b>	<b>28</b>	<b>11</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>7,346,940</b>	<b>100%</b>	<b>46.4</b>	<b>686.40K</b>	<b>3.93M</b>	<b>2.73M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$89,257</b>			<b>\$98,057</b>	<b>\$140,405</b>	<b>\$248,109</b>	<b>\$0</b>

# January 2023



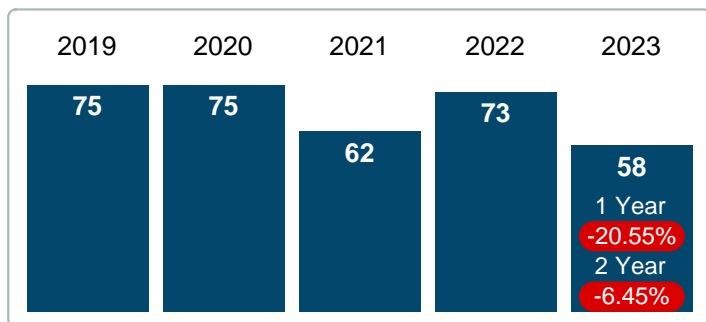
Area Delimited by County Of Muskogee - Residential Property Type



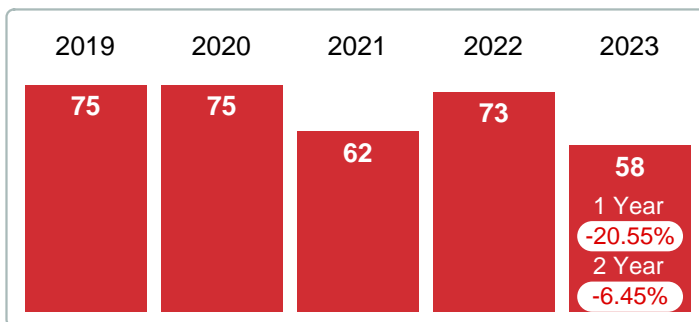
## NEW LISTINGS

Report produced on Feb 13, 2023 for MLS Technology Inc.

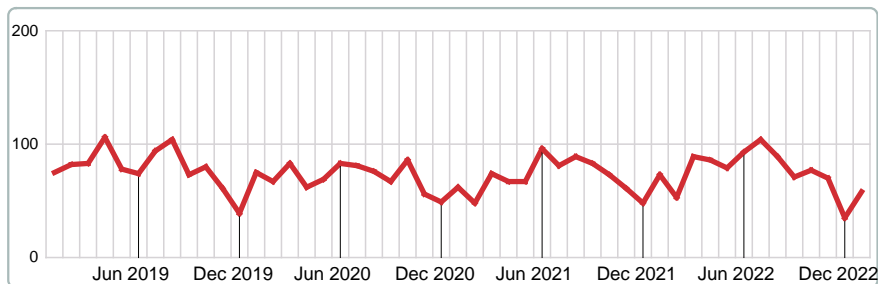
### JANUARY



### YEAR TO DATE (YTD)

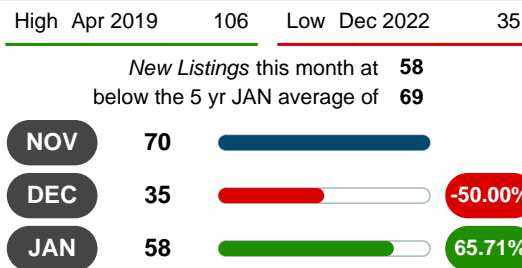


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 69



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	5	8.62%	0	3	2	0
\$60,001 - \$120,000	8	13.79%	3	5	0	0
\$120,001 - \$150,000	10	17.24%	2	8	0	0
\$150,001 - \$210,000	11	18.97%	1	9	1	0
\$210,001 - \$270,000	10	17.24%	0	7	3	0
\$270,001 - \$390,000	7	12.07%	0	5	2	0
\$390,001 and up	7	12.07%	0	2	3	2
<b>Total New Listed Units</b>	<b>58</b>		<b>6</b>	<b>39</b>	<b>11</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>12,343,000</b>	<b>100%</b>	<b>741.80K</b>	<b>7.21M</b>	<b>2.99M</b>	<b>1.40M</b>
<b>Average New Listed Listing Price</b>	<b>\$143,500</b>		<b>\$123,633</b>	<b>\$184,979</b>	<b>\$272,002</b>	<b>\$697,500</b>

# January 2023



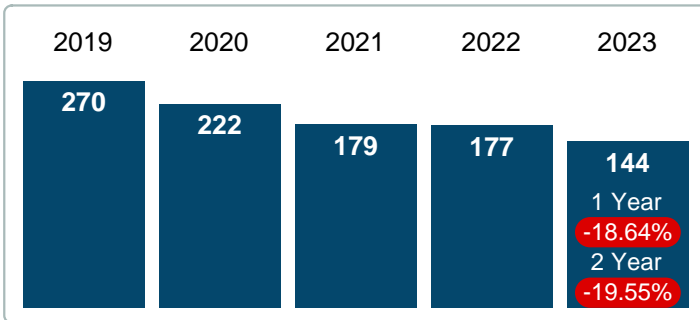
Area Delimited by County Of Muskogee - Residential Property Type



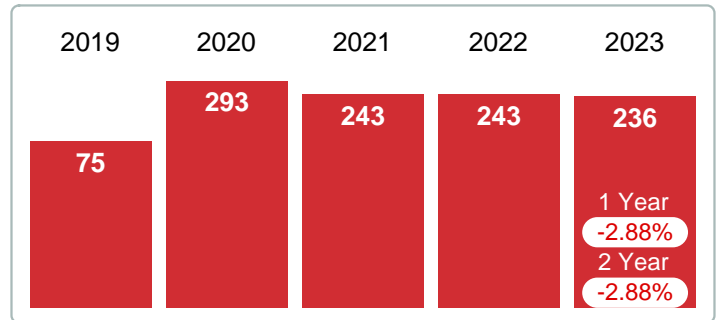
## ACTIVE INVENTORY

Report produced on Feb 13, 2023 for MLS Technology Inc.

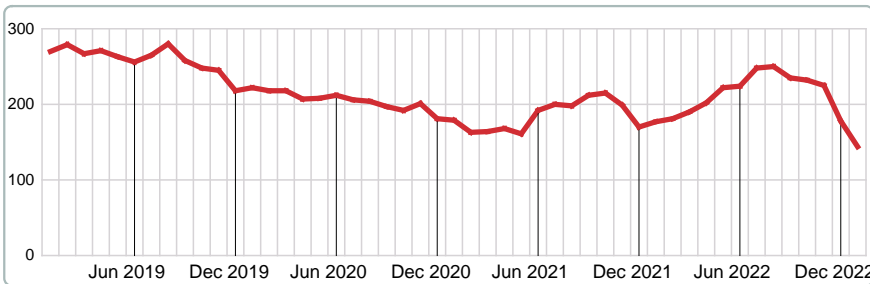
### END OF JANUARY



### ACTIVE DURING JANUARY

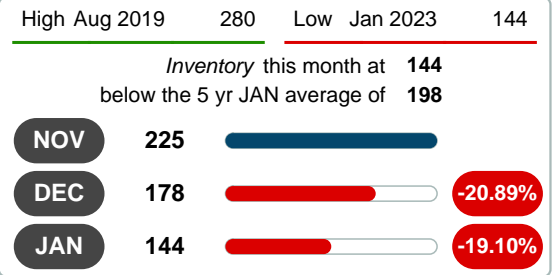


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN 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	8	5.56%	52.8	5	2	1	0
\$50,001 - \$125,000	27	18.75%	73.6	9	16	2	0
\$125,001 - \$150,000	12	8.33%	27.0	5	6	1	0
\$150,001 - \$200,000	34	23.61%	155.9	1	29	4	0
\$200,001 - \$325,000	32	22.22%	59.2	1	24	6	1
\$325,001 - \$400,000	17	11.81%	106.1	0	5	9	3
\$400,001 and up	14	9.72%	58.9	0	4	5	5
<b>Total Active Inventory by Units</b>	<b>144</b>			<b>21</b>	<b>86</b>	<b>28</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>32,935,017</b>	<b>100%</b>	<b>87.2</b>	<b>1.97M</b>	<b>17.85M</b>	<b>8.03M</b>	<b>5.08M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$228,715</b>			<b>\$93,633</b>	<b>\$207,597</b>	<b>\$286,924</b>	<b>\$564,611</b>

# January 2023



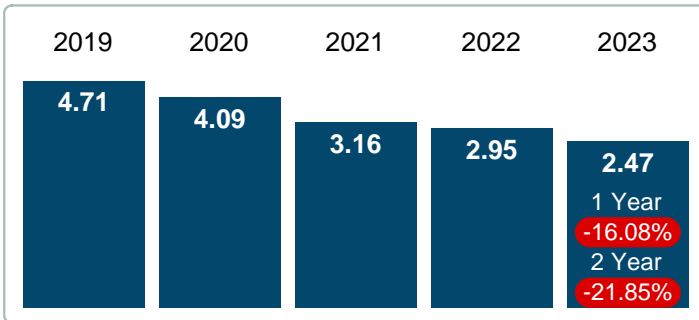
Area Delimited by County Of Muskogee - Residential Property Type



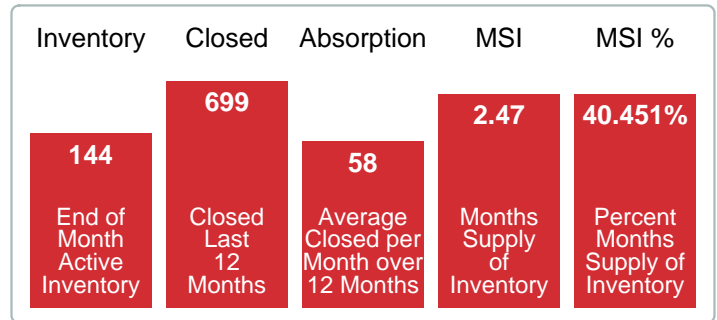
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Feb 13, 2023 for MLS Technology Inc.

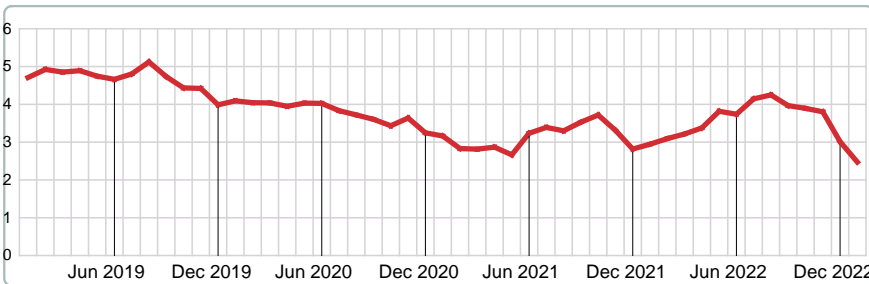
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2023

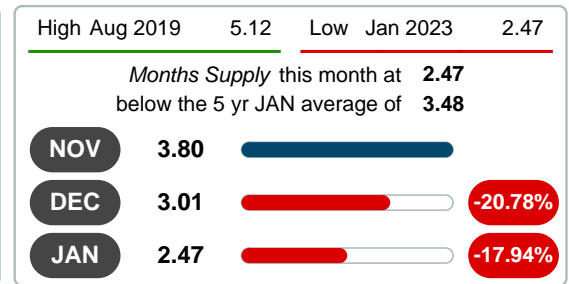


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 3.48



### 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	8	5.56%	1.16	1.76	0.73	0.86	0.00
\$50,001 - \$125,000	27	18.75%	1.85	2.16	1.81	1.50	0.00
\$125,001 - \$150,000	12	8.33%	1.82	12.00	1.09	1.71	0.00
\$150,001 - \$200,000	34	23.61%	2.98	0.92	3.31	2.67	0.00
\$200,001 - \$325,000	32	22.22%	2.46	2.40	3.16	1.38	1.50
\$325,001 - \$400,000	17	11.81%	4.98	0.00	2.86	6.75	9.00
\$400,001 and up	14	9.72%	6.00	0.00	4.80	4.00	30.00
Market Supply of Inventory (MSI)			2.47	2.33	2.39	2.43	5.14
Total Active Inventory by Units		100%	2.47	21	86	28	9

# January 2023



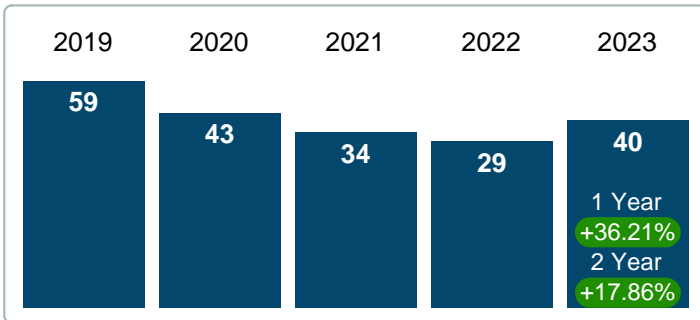
Area Delimited by County Of Muskogee - Residential Property Type



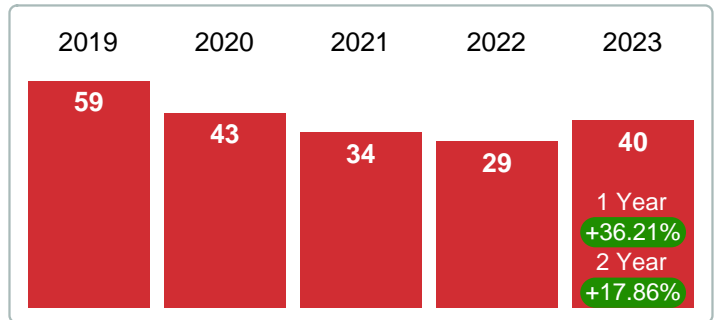
## AVERAGE DAYS ON MARKET TO SALE

Report produced on Feb 13, 2023 for MLS Technology Inc.

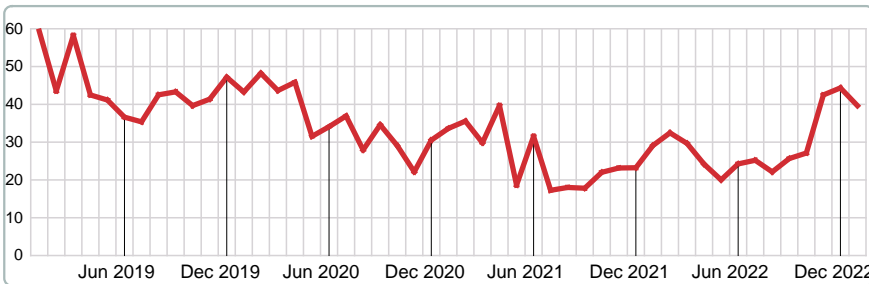
### JANUARY



### YEAR TO DATE (YTD)

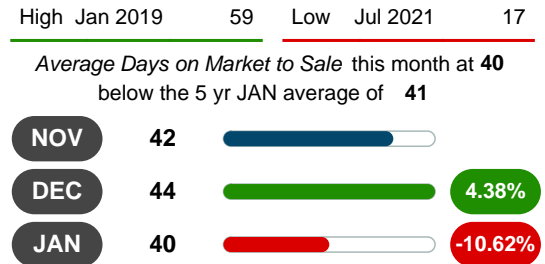


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 41



### 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	2.56%	13	0	13	0	0
\$25,001 - \$75,000	17.95%	51	8	64	32	0
\$75,001 - \$125,000	15.38%	44	34	57	22	0
\$125,001 - \$175,000	25.64%	29	0	31	21	0
\$175,001 - \$250,000	12.82%	30	0	28	40	0
\$250,001 - \$375,000	15.38%	42	0	61	3	0
\$375,001 and up	10.26%	55	0	92	19	90
<b>Average Closed DOM</b>		<b>40</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>40</b>	<b>3</b>	<b>26</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>6,703,100</b>	<b>274.00K</b>	<b>3.98M</b>	<b>2.06M</b>	<b>390.00K</b>

# January 2023



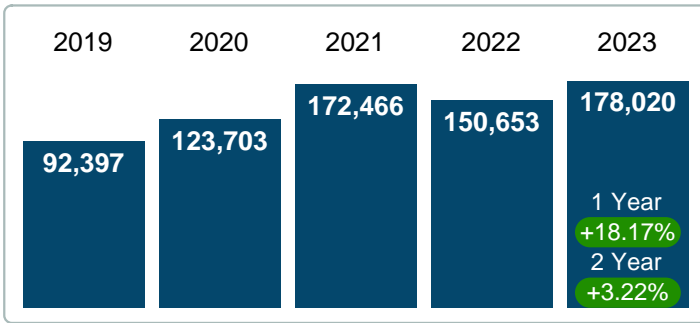
Area Delimited by County Of Muskogee - Residential Property Type



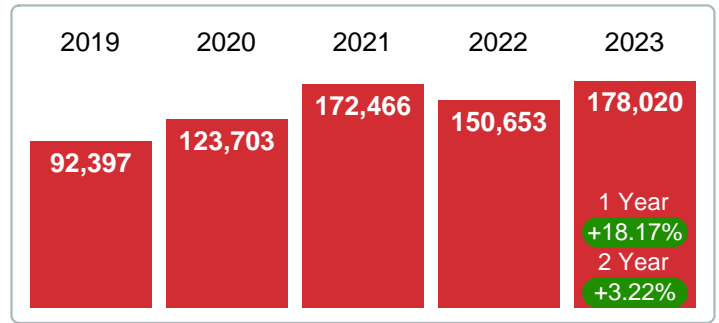
## AVERAGE LIST PRICE AT CLOSING

Report produced on Feb 13, 2023 for MLS Technology Inc.

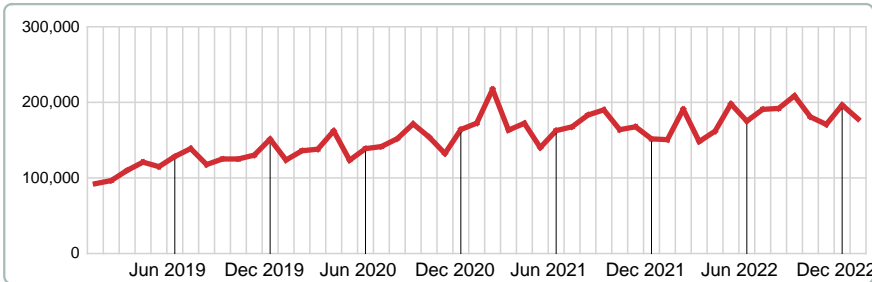
### JANUARY



### YEAR TO DATE (YTD)

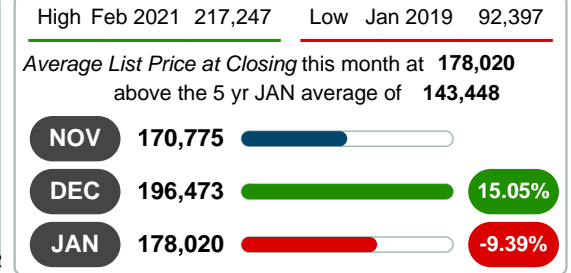


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 143,448



### 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	0	0.00%	0	27,900	0	0	
\$25,001 - \$75,000	7	17.95%	49,114	67,000	54,780	55,000	
\$75,001 - \$125,000	6	15.38%	97,283	108,950	96,300	130,000	
\$125,001 - \$175,000	11	28.21%	144,773	0	142,613	164,250	
\$175,001 - \$250,000	5	12.82%	211,998	0	201,248	245,000	
\$250,001 - \$375,000	6	15.38%	288,067	0	300,225	263,750	
\$375,001 and up	4	10.26%	408,600	0	385,000	424,950	
<b>Average List Price</b>		<b>178,020</b>		<b>94,967</b>	<b>158,557</b>	<b>237,322</b>	<b>399,500</b>
<b>Total Closed Units</b>		<b>39</b>	<b>100%</b>	<b>178,020</b>	<b>3</b>	<b>26</b>	<b>9</b>
<b>Total Closed Volume</b>		<b>6,942,789</b>			<b>284.90K</b>	<b>4.12M</b>	<b>2.14M</b>



# January 2023



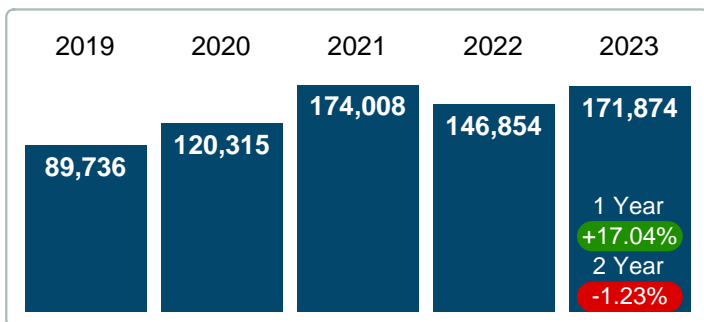
Area Delimited by County Of Muskogee - Residential Property Type



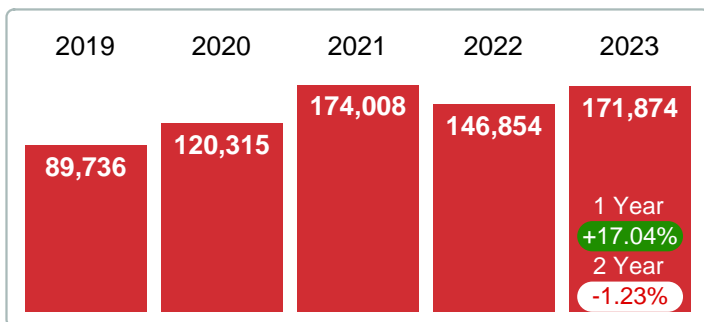
## AVERAGE SOLD PRICE AT CLOSING

Report produced on Feb 13, 2023 for MLS Technology Inc.

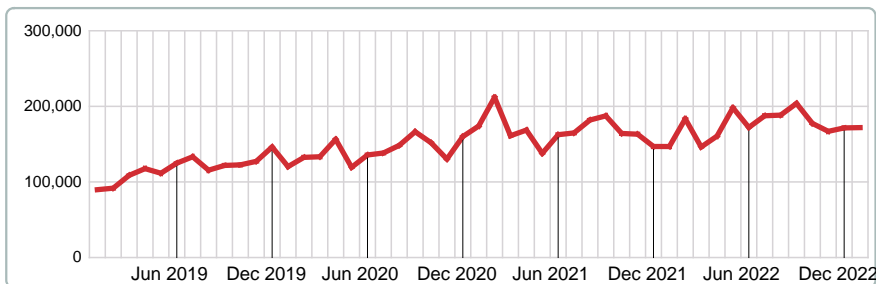
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

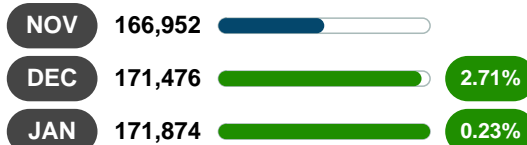


### 3 MONTHS

5 year JAN AVG = 140,558

High Feb 2021 211,913 Low Jan 2019 89,736

Average Sold Price at Closing this month at **171,874** above the 5 yr JAN average of **140,558**



### 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	2.56%	24,700	0	24,700	0	0
\$25,001 - \$75,000	17.95%	48,214	65,000	46,100	42,000	0
\$75,001 - \$125,000	15.38%	94,583	104,500	87,833	95,000	0
\$125,001 - \$175,000	25.64%	146,550	0	143,375	159,250	0
\$175,001 - \$250,000	12.82%	209,480	0	200,600	245,000	0
\$250,001 - \$375,000	15.38%	275,333	0	281,875	262,250	0
\$375,001 and up	10.26%	402,125	0	385,000	416,750	390,000
<b>Average Sold Price</b>		<b>171,874</b>	<b>91,333</b>	<b>153,100</b>	<b>228,722</b>	<b>390,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>171,874</b>	<b>3</b>	<b>26</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>6,703,100</b>	<b>274.00K</b>	<b>3.98M</b>	<b>2.06M</b>	<b>390.00K</b>

# January 2023



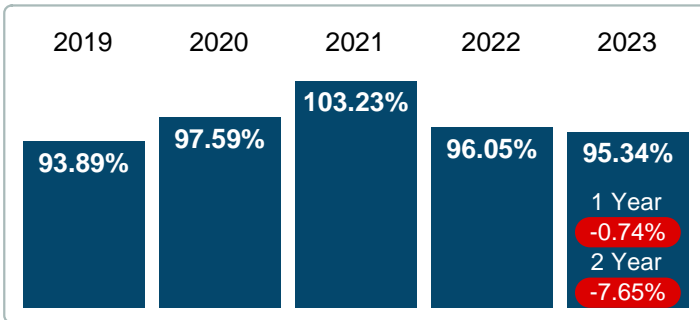
Area Delimited by County Of Muskogee - Residential Property Type



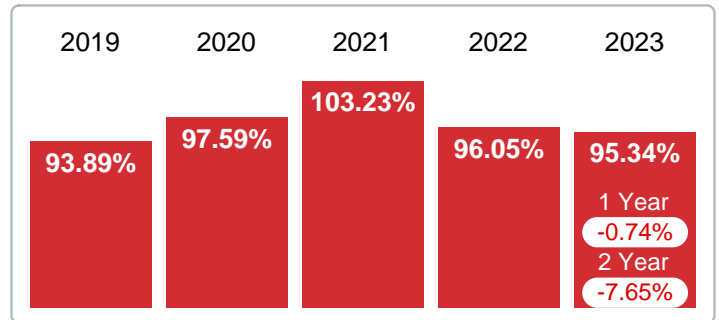
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Feb 13, 2023 for MLS Technology Inc.

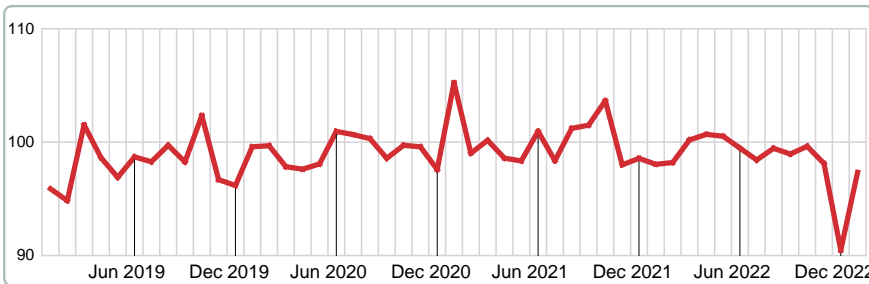
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

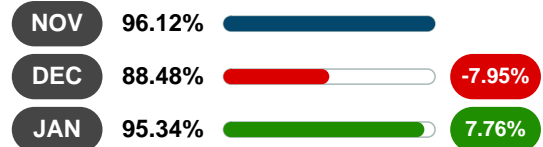


### 3 MONTHS

5 year JAN AVG = 97.22%

High Jan 2021 103.23% Low Dec 2022 88.48%

Average Sold/List Ratio this month at **95.34%**  
below the 5 yr JAN average of **97.22%**



### 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	1	2.56%	88.53%	0.00%	88.53%	0.00%	0.00%	
\$25,001 - \$75,000	7	17.95%	88.16%	97.01%	88.75%	76.36%	0.00%	
\$75,001 - \$125,000	6	15.38%	90.34%	97.04%	91.63%	73.08%	0.00%	
\$125,001 - \$175,000	10	25.64%	100.07%	0.00%	100.76%	97.30%	0.00%	
\$175,001 - \$250,000	5	12.82%	99.80%	0.00%	99.75%	100.00%	0.00%	
\$250,001 - \$375,000	6	15.38%	96.19%	0.00%	94.57%	99.42%	0.00%	
\$375,001 and up	4	10.26%	98.45%	0.00%	100.00%	98.09%	97.62%	
Average Sold/List Ratio		95.30%		97.03%	95.79%	93.23%	97.62%	
Total Closed Units		39	100%	95.30%	3	26	9	1
Total Closed Volume		6,703,100			274.00K	3.98M	2.06M	390.00K

# January 2023



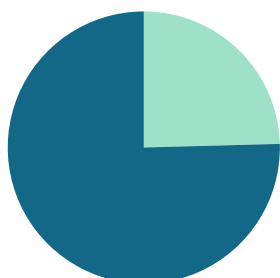
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Feb 13, 2023 for MLS Technology Inc.

### INVENTORY

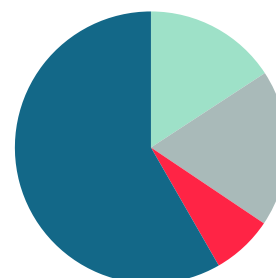


**Inventory**  
 New Listings  
**58 = 24.58%**  
 Start Inventory  
**178**  
 Total Inventory Units  
**236**  
 Volume  
**\$51,176,845**

### Market Activity

Closed Sales  
**39 = 15.79%**  
 Pending Sales  
**46 = 18.62%**  
 Other Off Market  
**18 = 7.29%**  
 Active Inventory  
**144 = 58.30%**

### MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	49	39	-20.41%	49	39	-20.41%
Pending Sales	55	46	-16.36%	55	46	-16.36%
New Listings	73	58	-20.55%	73	58	-20.55%
Average List Price	150,653	178,020	18.17%	150,653	178,020	18.17%
Average Sale Price	146,854	171,874	17.04%	146,854	171,874	17.04%
Average Percent of Selling Price to List Price	96.05%	95.34%	-0.74%	96.05%	95.34%	-0.74%
Average Days on Market to Sale	29.10	39.64	36.21%	29.10	39.64	36.21%
Monthly Inventory	177	144	-18.64%	177	144	-18.64%
Months Supply of Inventory	2.95	2.47	-16.08%	2.95	2.47	-16.08%

**Absorption:** Last 12 months, an Average of **58** Sales/Month

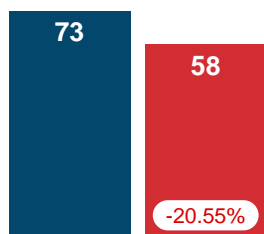
**Inventory** on January 31, 2023 = **144**

**2022** **2023**

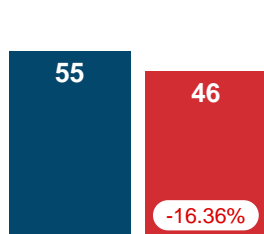
### JANUARY MARKET

### AVERAGE PRICES

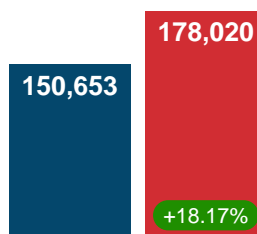
#### New Listings



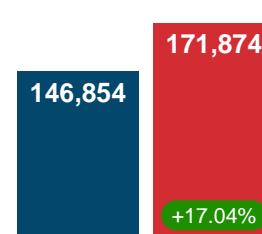
#### Pending Listings



#### List Price



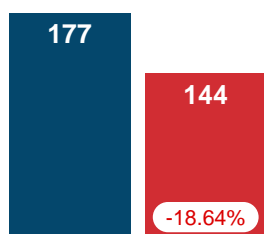
#### Sale Price



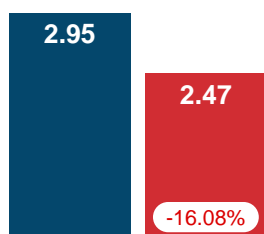
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

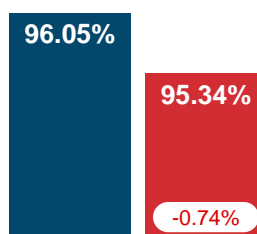
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

