

January 2023



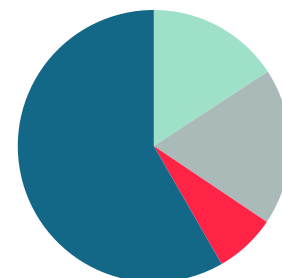
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	145,000	145,000	0.00%
Median Sale Price	150,000	145,000	-3.33%
Median Percent of Selling Price to List Price	100.00%	98.84%	-1.16%
Median Days on Market to Sale	14.00	26.00	85.71%
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.

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 **3.33%** in January 2023 to \$145,000 versus the previous year at \$150,000.

Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 12.00 days or **85.71%** in January 2023 compared to last year's same month at **14.00** DOM.

Sales Success for January 2023 is Positive

Overall, with Median Prices falling 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.

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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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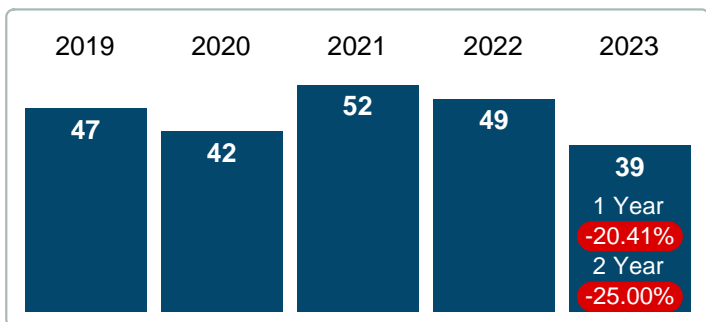
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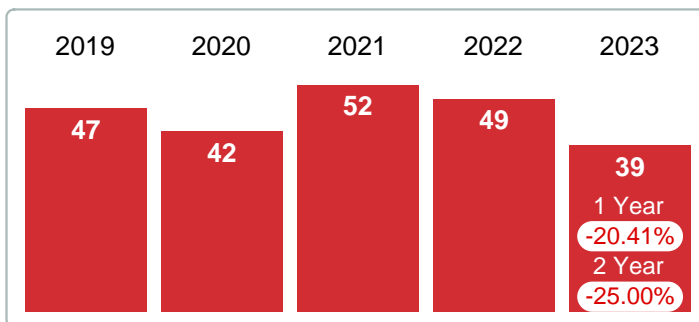
CLOSED LISTINGS

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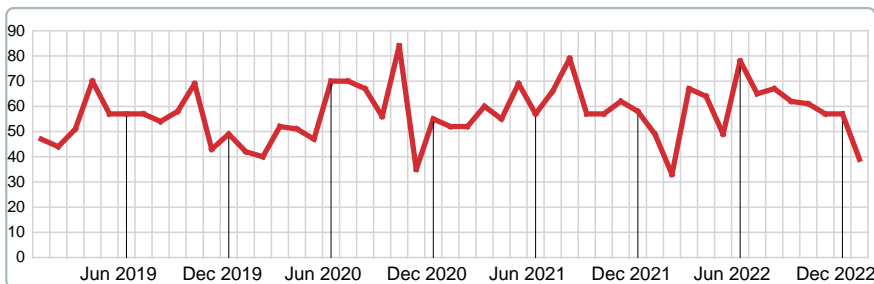
JANUARY



YEAR TO DATE (YTD)

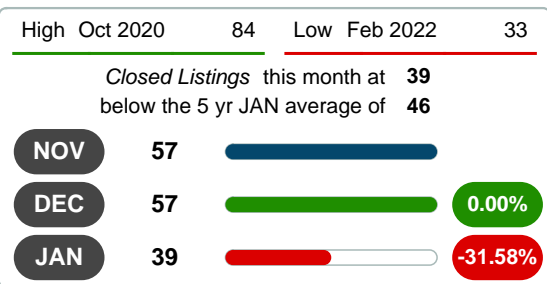


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	2	5.13%	8.0	0	2	0	0
\$40,001 - \$70,000	6	15.38%	50.5	1	4	1	0
\$70,001 - \$120,000	6	15.38%	34.0	2	3	1	0
\$120,001 - \$170,000	9	23.08%	7.0	0	8	1	0
\$170,001 - \$260,000	7	17.95%	24.0	0	4	3	0
\$260,001 - \$380,000	5	12.82%	51.0	0	4	1	0
\$380,001 and up	4	10.26%	62.0	0	1	2	1
Total Closed Units	39			3	26	9	1
Total Closed Volume	6,703,100	100%	26.0	274.00K	3.98M	2.06M	390.00K
Median Closed Price	\$145,000			\$93,000	\$141,000	\$245,000	\$390,000

January 2023



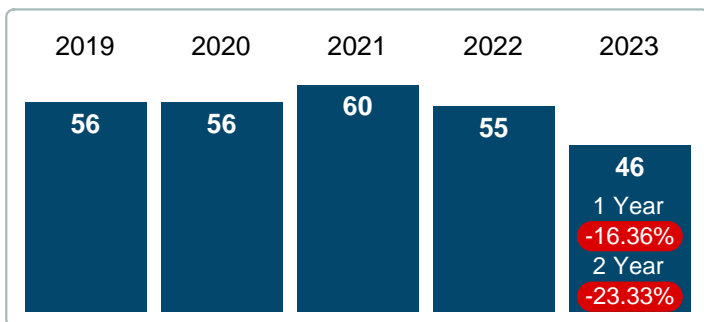
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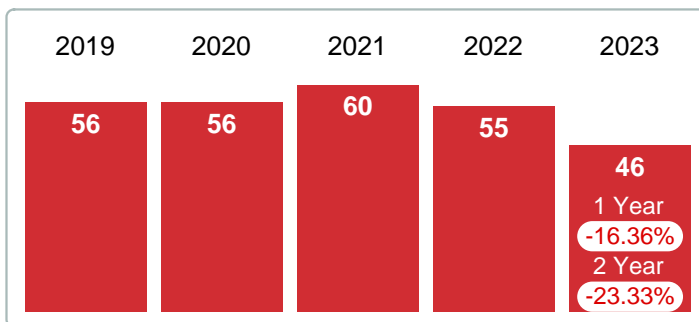
PENDING LISTINGS

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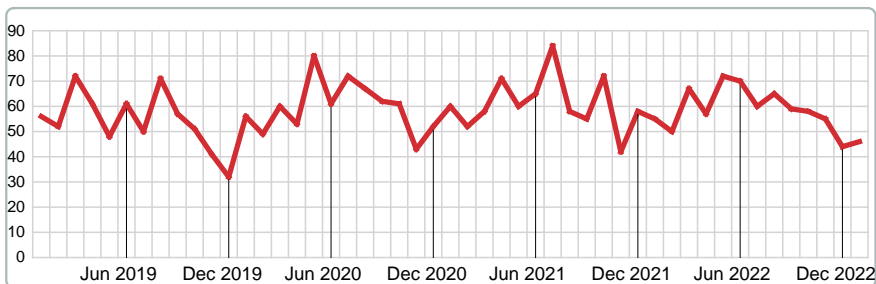
JANUARY



YEAR TO DATE (YTD)

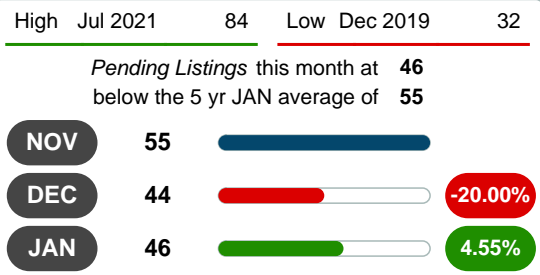


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	10.87%	6.0	1	3	1	0
\$50,001 - \$70,000	5	10.87%	49.0	3	2	0	0
\$70,001 - \$110,000	7	15.22%	71.0	1	5	1	0
\$110,001 - \$170,000	11	23.91%	49.0	1	9	1	0
\$170,001 - \$210,000	7	15.22%	55.0	0	6	1	0
\$210,001 - \$280,000	5	10.87%	8.0	0	2	3	0
\$280,001 and up	6	13.04%	26.0	1	1	4	0
Total Pending Units	46			7	28	11	0
Total Pending Volume	7,346,940	100%	45.0	686.40K	3.93M	2.73M	0.00B
Median Listing Price	\$147,500			\$62,000	\$143,500	\$258,000	\$0

January 2023



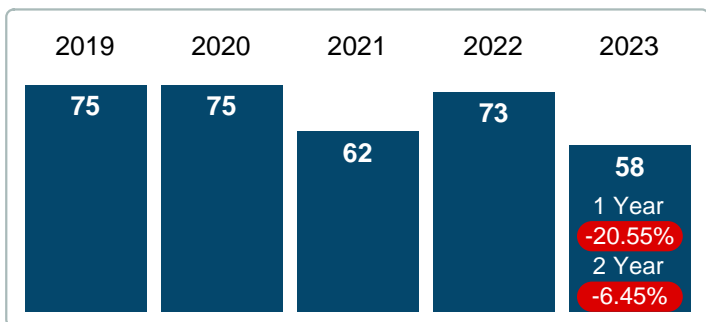
Area Delimited by County Of Muskogee - Residential Property Type



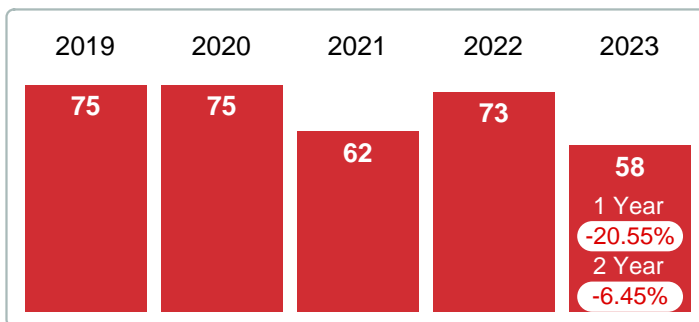
NEW LISTINGS

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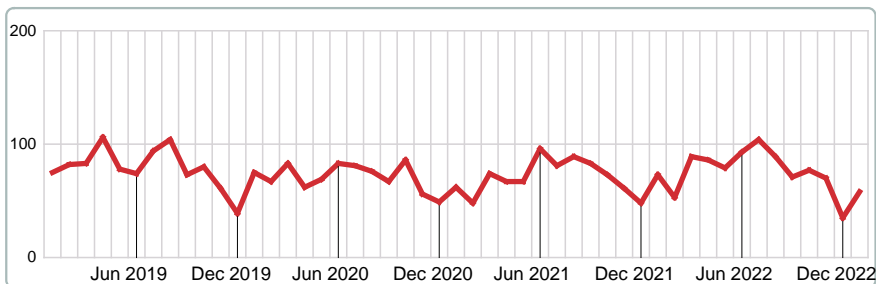
JANUARY



YEAR TO DATE (YTD)

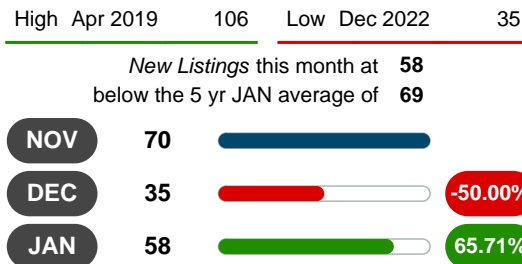


5 YEAR MARKET ACTIVITY TRENDS



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
\$50,000 and less	4	6.90%	0	3	1	0
\$50,001 - \$125,000	10	17.24%	3	6	1	0
\$125,001 - \$150,000	9	15.52%	2	7	0	0
\$150,001 - \$200,000	9	15.52%	0	8	1	0
\$200,001 - \$275,000	12	20.69%	1	8	3	0
\$275,001 - \$375,000	7	12.07%	0	5	2	0
\$375,001 and up	7	12.07%	0	2	3	2
Total New Listed Units	58		6	39	11	2
Total New Listed Volume	12,343,000	100%	741.80K	7.21M	2.99M	1.40M
Median New Listed Listing Price	\$168,750		\$115,050	\$159,900	\$258,000	\$697,500

January 2023



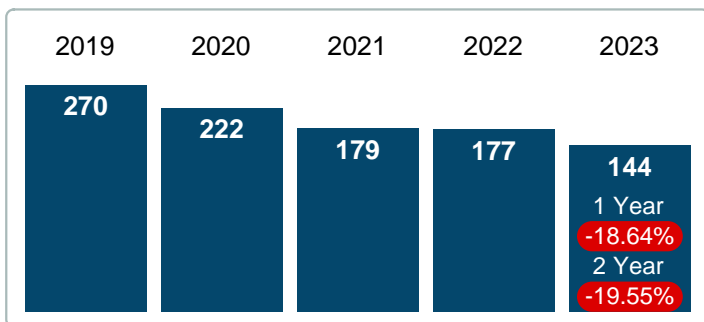
Area Delimited by County Of Muskogee - Residential Property Type



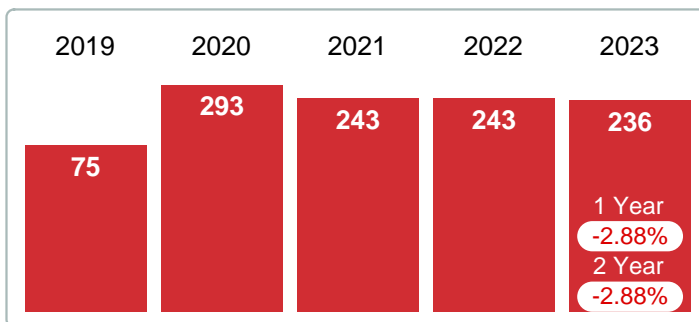
ACTIVE INVENTORY

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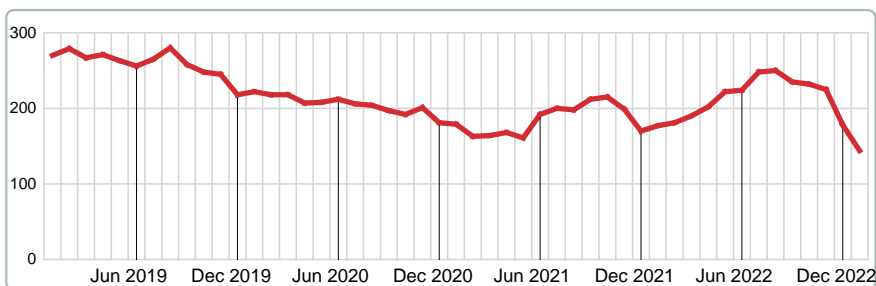
END OF JANUARY



ACTIVE DURING JANUARY

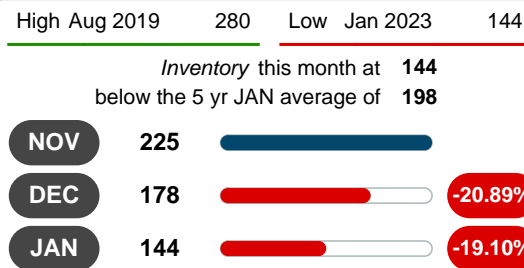


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 198



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	8	5.56%	55.5	5	2	1	0
\$50,001 - \$125,000	27	18.75%	71.0	9	16	2	0
\$125,001 - \$150,000	12	8.33%	21.5	5	6	1	0
\$150,001 - \$200,000	34	23.61%	152.5	1	29	4	0
\$200,001 - \$325,000	32	22.22%	50.0	1	24	6	1
\$325,001 - \$400,000	17	11.81%	94.0	0	5	9	3
\$400,001 and up	14	9.72%	68.0	0	4	5	5
Total Active Inventory by Units	144			21	86	28	9
Total Active Inventory by Volume	32,935,017	100%	70.5	1.97M	17.85M	8.03M	5.08M
Median Active Inventory Listing Price	\$194,990			\$93,500	\$194,990	\$325,450	\$458,000

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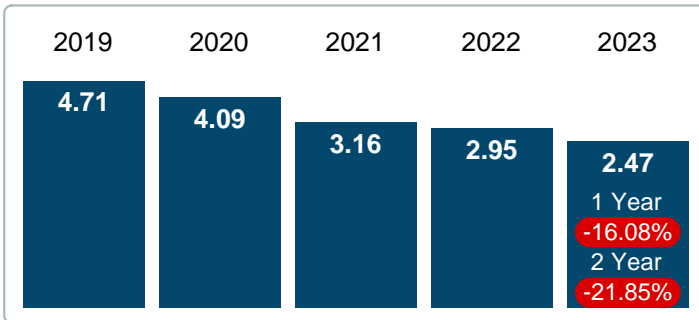
Area Delimited by County Of Muskogee - Residential Property Type



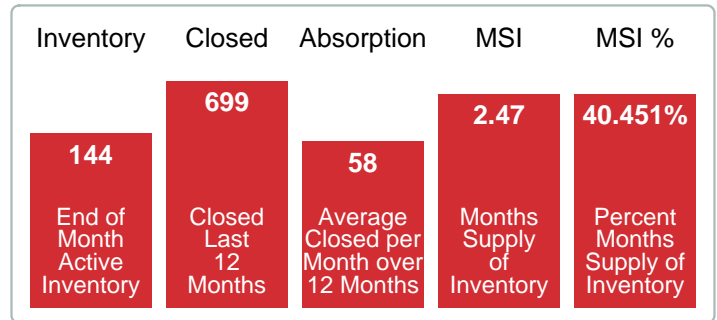
MONTHS SUPPLY of INVENTORY (MSI)

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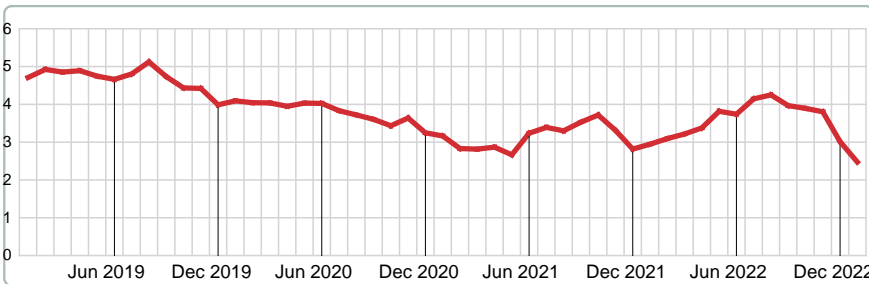
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

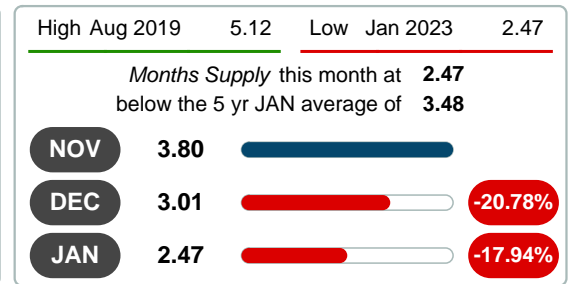


5 YEAR MARKET ACTIVITY TRENDS



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

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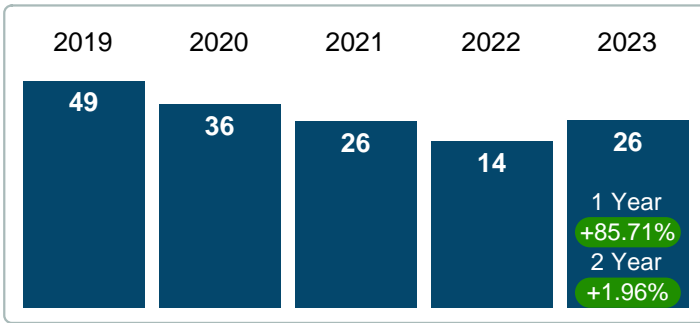
Area Delimited by County Of Muskogee - Residential Property Type



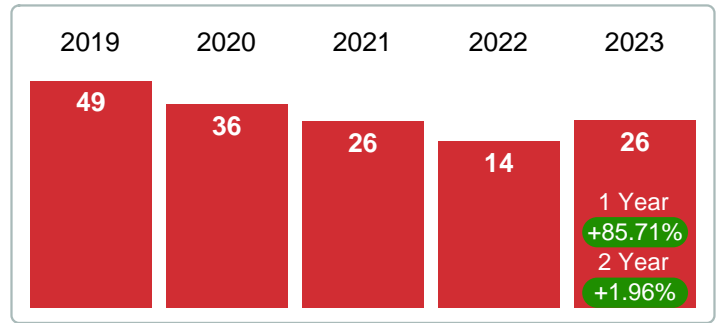
MEDIAN DAYS ON MARKET TO SALE

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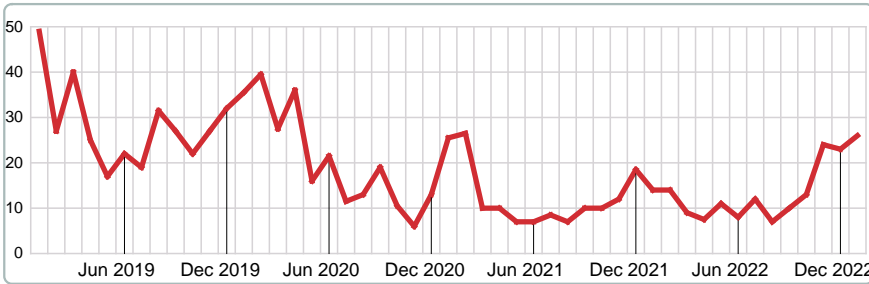
JANUARY



YEAR TO DATE (YTD)

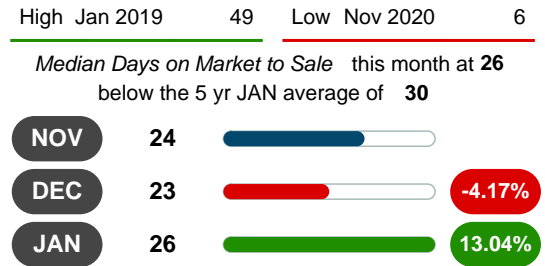


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 30



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
\$40,000 and less	5.13%	8	0	8	0	0
\$40,001 - \$70,000	15.38%	51	8	70	32	0
\$70,001 - \$120,000	15.38%	34	34	53	22	0
\$120,001 - \$170,000	23.08%	7	0	7	7	0
\$170,001 - \$260,000	17.95%	24	0	23	35	0
\$260,001 - \$380,000	12.82%	51	0	55	5	0
\$380,001 and up	10.26%	62	0	92	19	90
Median Closed DOM		26	26	29	22	90
Total Closed Units	100%	39	3	26	9	1
Total Closed Volume		6,703,100	274.00K	3.98M	2.06M	390.00K

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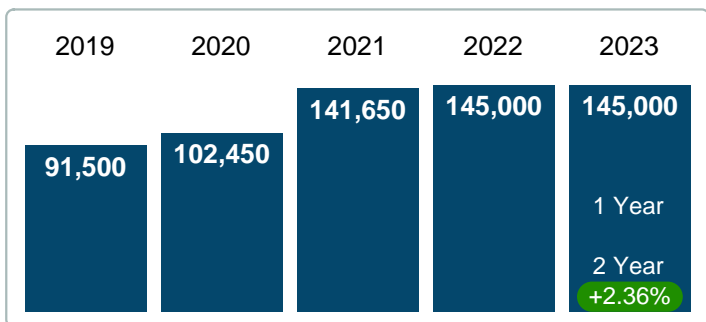
Area Delimited by County Of Muskogee - Residential Property Type



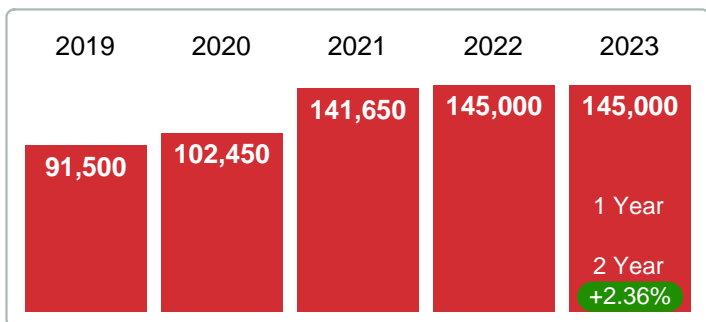
MEDIAN LIST PRICE AT CLOSING

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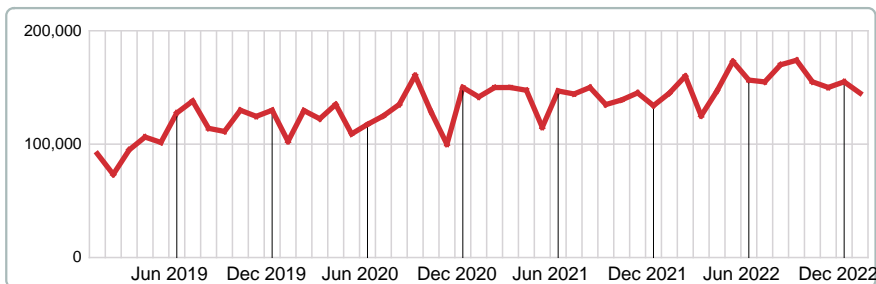
JANUARY



YEAR TO DATE (YTD)

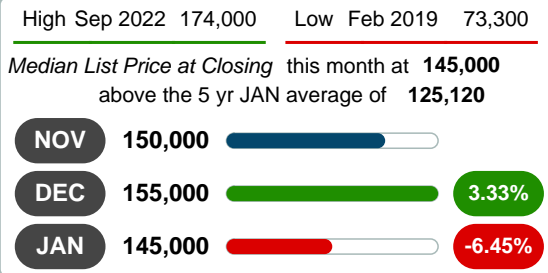


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 125,120



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
\$40,000 and less	2	5.13%	28,450	0	28,450	0	0
\$40,001 - \$70,000	5	12.82%	55,000	67,000	55,000	55,000	0
\$70,001 - \$120,000	5	12.82%	89,000	89,900	87,000	0	0
\$120,001 - \$170,000	11	28.21%	134,000	128,000	139,500	136,750	0
\$170,001 - \$260,000	7	17.95%	210,000	0	207,495	245,000	0
\$260,001 - \$380,000	5	12.82%	289,000	0	289,450	269,500	0
\$380,001 and up	4	10.26%	409,750	0	385,000	424,950	399,500
Median List Price			145,000	89,900	139,500	245,000	399,500
Total Closed Units		100%	145,000	3	26	9	1
Total Closed Volume			6,942,789	284.90K	4.12M	2.14M	399.50K

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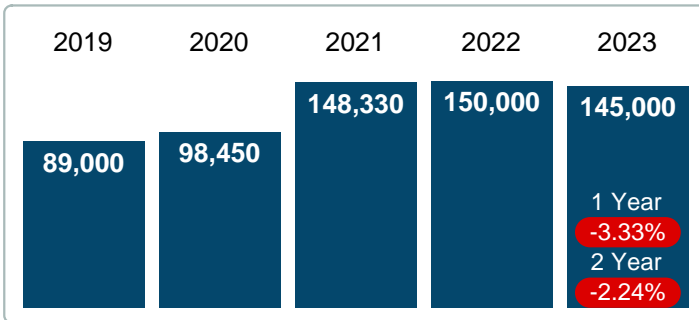
Area Delimited by County Of Muskogee - Residential Property Type



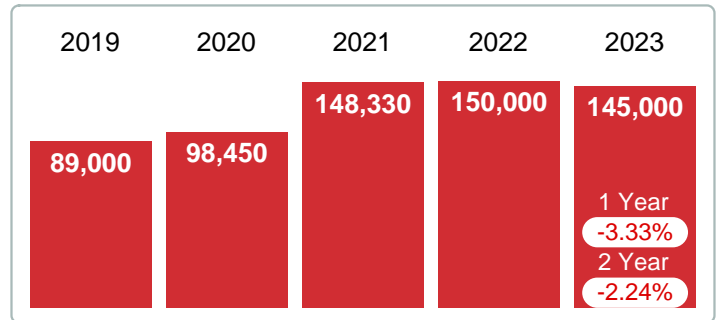
MEDIAN SOLD PRICE AT CLOSING

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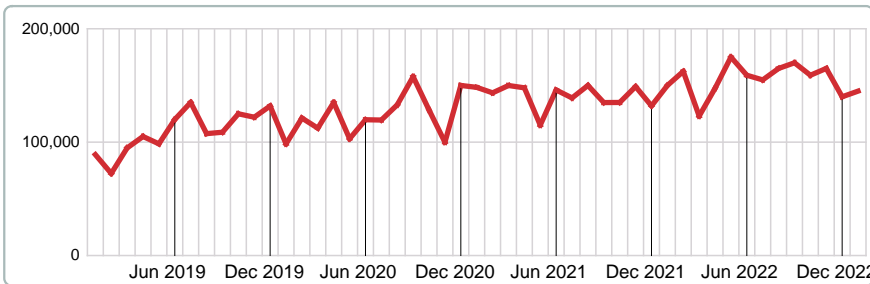
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 126,156

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

Median Sold Price at Closing this month at **145,000**
above the 5 yr JAN average of **126,156**



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
\$40,000 and less	5.13%	28,350	0	28,350	0	0
\$40,001 - \$70,000	15.38%	49,500	65,000	49,500	42,000	0
\$70,001 - \$120,000	15.38%	94,000	104,500	85,000	95,000	0
\$120,001 - \$170,000	23.08%	143,500	0	141,000	143,500	0
\$170,001 - \$260,000	17.95%	205,000	0	204,950	245,000	0
\$260,001 - \$380,000	12.82%	275,000	0	281,750	269,500	0
\$380,001 and up	10.26%	401,750	0	385,000	416,750	390,000
Median Sold Price		145,000	93,000	141,000	245,000	390,000
Total Closed Units		39	3	26	9	1
Total Closed Volume		6,703,100	274.00K	3.98M	2.06M	390.00K

January 2023



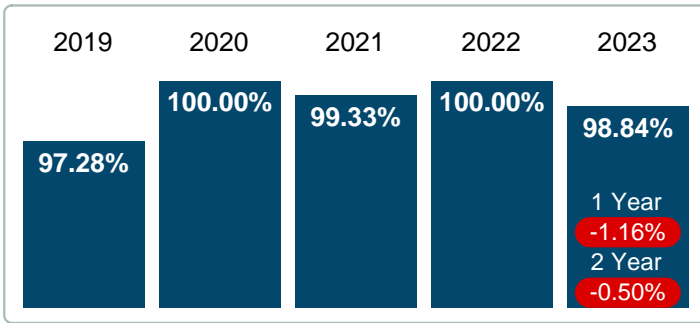
Area Delimited by County Of Muskogee - Residential Property Type



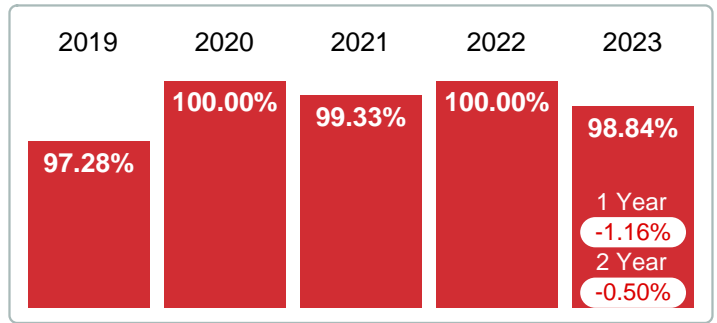
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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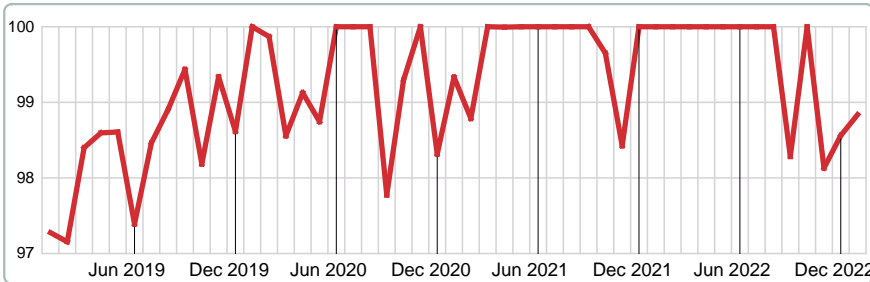
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

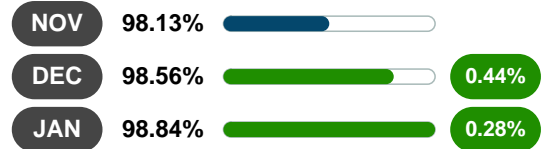


3 MONTHS

5 year JAN AVG = 99.09%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **98.84%**
equal to 5 yr JAN average of **99.09%**



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
\$40,000 and less	<div style="width: 5.13%;"></div> 2	5.13%	99.44%	0.00%	99.44%	0.00%	0.00%
\$40,001 - \$70,000	<div style="width: 15.38%;"></div> 6	15.38%	85.90%	97.01%	85.90%	76.36%	0.00%
\$70,001 - \$120,000	<div style="width: 15.38%;"></div> 6	15.38%	91.49%	97.04%	92.35%	73.08%	0.00%
\$120,001 - \$170,000	<div style="width: 23.08%;"></div> 9	23.08%	100.00%	0.00%	100.00%	100.00%	0.00%
\$170,001 - \$260,000	<div style="width: 17.95%;"></div> 7	17.95%	99.96%	0.00%	99.98%	98.84%	0.00%
\$260,001 - \$380,000	<div style="width: 12.82%;"></div> 5	12.82%	99.83%	0.00%	97.34%	100.00%	0.00%
\$380,001 and up	<div style="width: 10.26%;"></div> 4	10.26%	98.81%	0.00%	100.00%	98.09%	97.62%
Median Sold/List Ratio		98.84%		97.01%	99.46%	98.84%	97.62%
Total Closed Units		39	100%	3	26	9	1
Total Closed Volume		6,703,100		274.00K	3.98M	2.06M	390.00K

January 2023



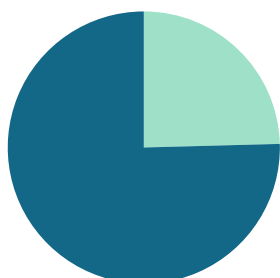
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

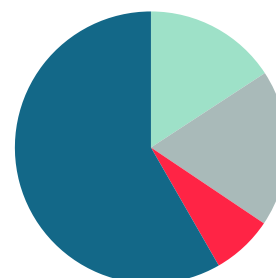


Inventory
 New Listings
58 = 24.58%
 Start Inventory
178
 Total Inventory Units
236
 Volume
\$51,176,845

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%
Median List Price	145,000	145,000	0.00%	145,000	145,000	0.00%
Median Sale Price	150,000	145,000	-3.33%	150,000	145,000	-3.33%
Median Percent of Selling Price to List Price	100.00%	98.84%	-1.16%	100.00%	98.84%	-1.16%
Median Days on Market to Sale	14.00	26.00	85.71%	14.00	26.00	85.71%
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

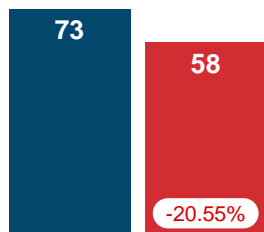
Inventory on January 31, 2023 = **144**

2022 **2023**

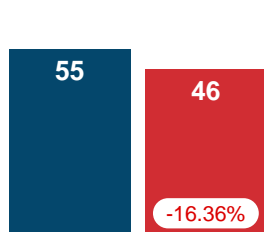
JANUARY MARKET

MEDIAN PRICES

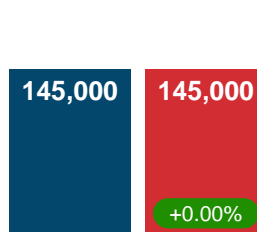
New Listings



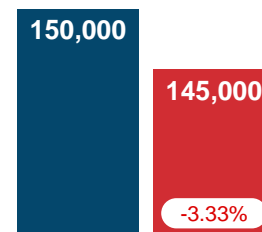
Pending Listings



List Price



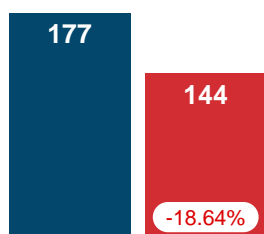
Sale Price



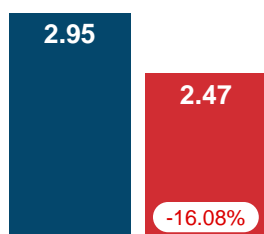
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

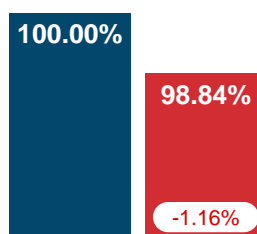
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

