

February 2023



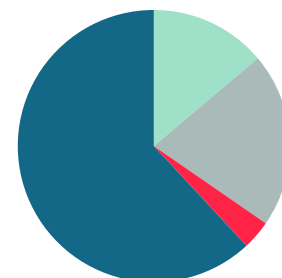
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	February 2023	+/-%
Closed Listings	33	36	9.09%
Pending Listings	50	54	8.00%
New Listings	53	67	26.42%
Average List Price	190,791	154,175	-19.19%
Average Sale Price	183,500	147,069	-19.85%
Average Percent of Selling Price to List Price	96.20%	94.99%	-1.26%
Average Days on Market to Sale	32.45	45.08	38.91%
End of Month Inventory	181	161	-11.05%
Months Supply of Inventory	3.09	2.75	-11.05%



■ Closed (13.85%)
■ Pending (20.77%)
■ Other OffMarket (3.46%)
■ Active (61.92%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of February 28, 2023 = **161**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2023 decreased **11.05%** to 161 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 **2.75** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **19.85%** in February 2023 to \$147,069 versus the previous year at \$183,500.

Average Days on Market Lengthens

The average number of **45.08** days that homes spent on the market before selling increased by 12.63 days or **38.91%** in February 2023 compared to last year's same month at **32.45** DOM.

Sales Success for February 2023 is Positive

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

There were 67 New Listings in February 2023, up **26.42%** from last year at 53. Furthermore, there were 36 Closed Listings this month versus last year at 33, a **9.09%** increase.

Closed versus Listed trends yielded a **53.7%** ratio, down from previous year's, February 2022, at **62.3%**, a **13.70%** 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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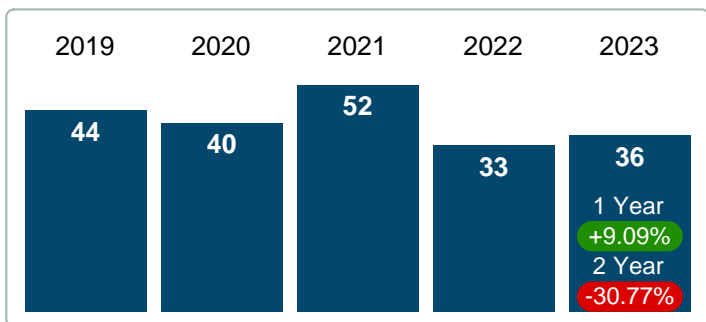
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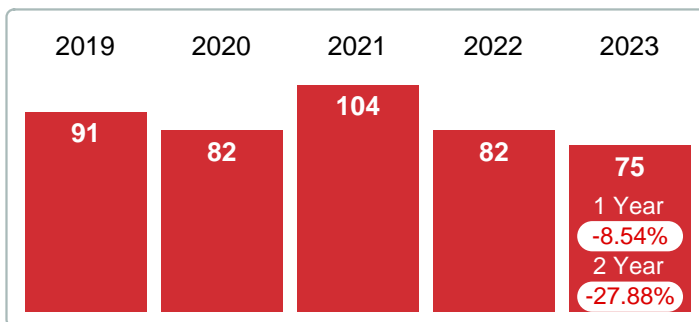
CLOSED LISTINGS

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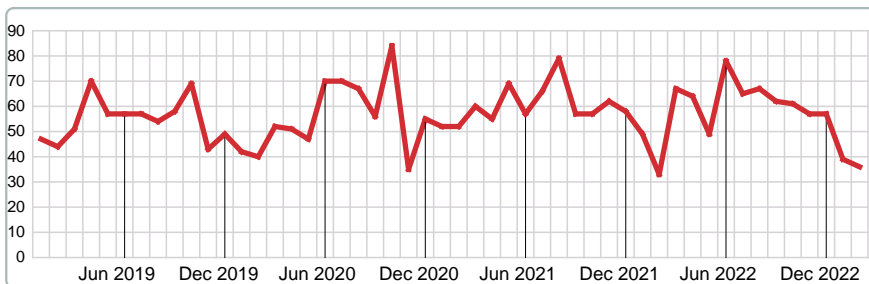
FEBRUARY



YEAR TO DATE (YTD)

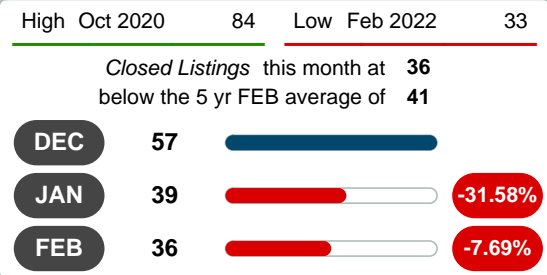


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	11.11%	26.3	3	1	0	0
\$40,001 - \$80,000	3	8.33%	25.7	1	2	0	0
\$80,001 - \$110,000	6	16.67%	32.2	3	3	0	0
\$110,001 - \$180,000	9	25.00%	22.6	0	8	1	0
\$180,001 - \$200,000	6	16.67%	65.2	0	5	1	0
\$200,001 - \$250,000	5	13.89%	96.2	1	3	1	0
\$250,001 and up	3	8.33%	57.7	0	1	2	0
Total Closed Units	36			8	23	5	0
Total Closed Volume	5,294,490	100%	45.1	645.20K	3.56M	1.09M	0.00B
Average Closed Price	\$147,069			\$80,650	\$154,673	\$218,360	\$0

February 2023



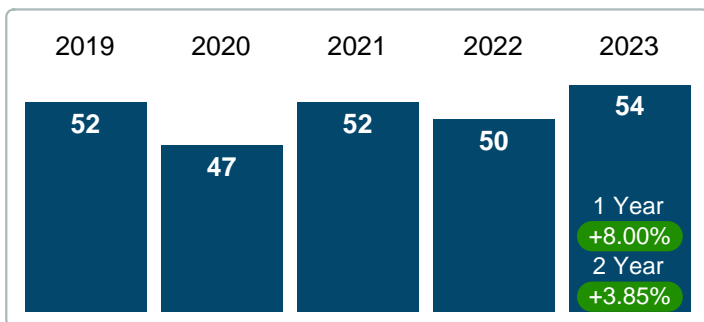
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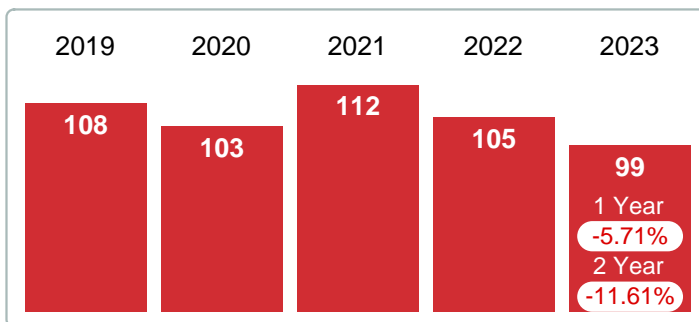
PENDING LISTINGS

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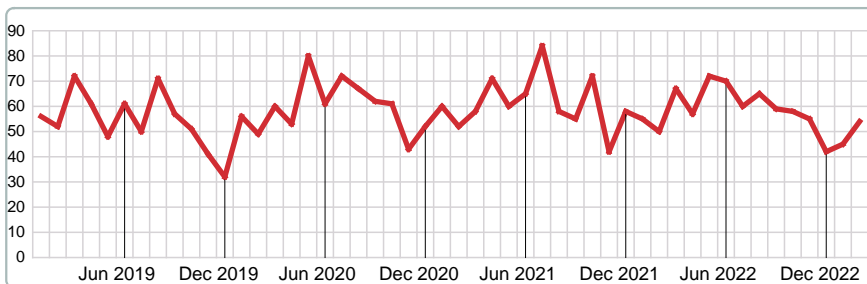
FEBRUARY



YEAR TO DATE (YTD)

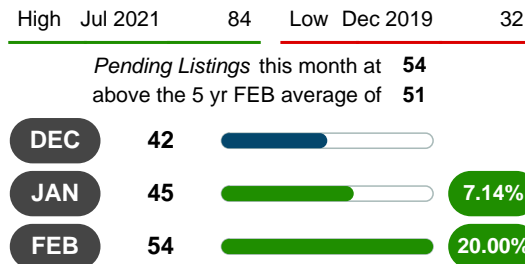


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5	9.26%	62.6	0	4	1	0
\$70,001 - \$130,000	7	12.96%	69.7	1	5	1	0
\$130,001 - \$140,000	6	11.11%	48.7	3	2	1	0
\$140,001 - \$180,000	13	24.07%	18.0	0	13	0	0
\$180,001 - \$220,000	9	16.67%	133.2	0	9	0	0
\$220,001 - \$300,000	8	14.81%	45.4	0	5	3	0
\$300,001 and up	6	11.11%	34.8	0	2	3	1
Total Pending Units	54			4	40	9	1
Total Pending Volume	9,903,419	100%	17.7	540.00K	6.81M	2.20M	349.50K
Average Listing Price	\$111,550			\$135,000	\$170,309	\$244,617	\$349,500

February 2023



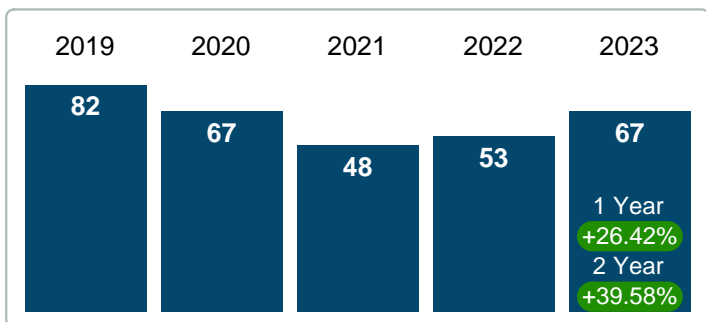
Area Delimited by County Of Muskogee - Residential Property Type



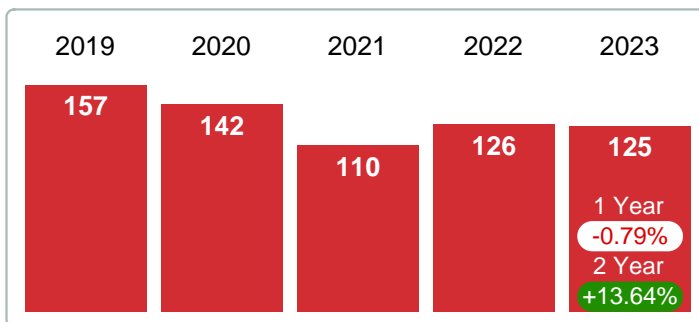
NEW LISTINGS

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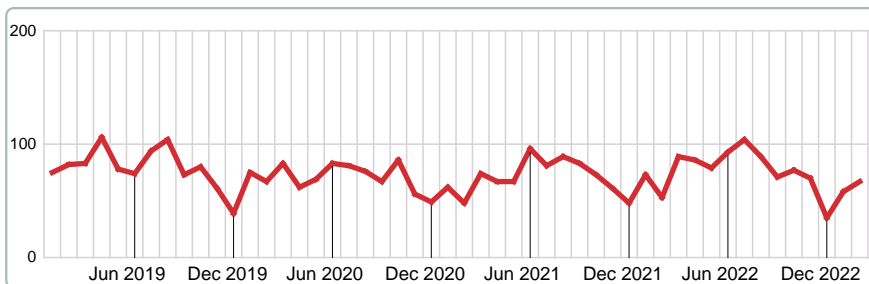
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

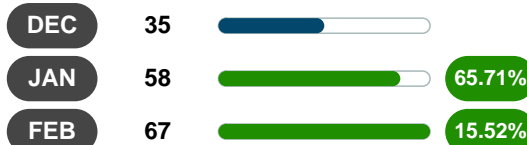


3 MONTHS

5 year FEB AVG = 63

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **67**
above the 5 yr FEB average of **63**



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	10.45%	2	4	1	0
\$50,001 - \$90,000	6	8.96%	4	2	0	0
\$90,001 - \$140,000	10	14.93%	2	6	2	0
\$140,001 - \$190,000	18	26.87%	1	14	3	0
\$190,001 - \$290,000	9	13.43%	0	8	1	0
\$290,001 - \$410,000	11	16.42%	0	4	6	1
\$410,001 and up	6	8.96%	0	0	2	4
Total New Listed Units	67		9	38	15	5
Total New Listed Volume	13,993,049	100%	716.40K	6.46M	4.10M	2.72M
Average New Listed Listing Price	\$107,250		\$79,600	\$169,900	\$273,110	\$544,760

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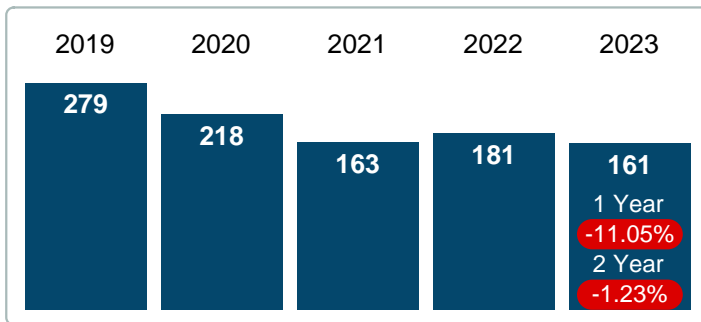
Area Delimited by County Of Muskogee - Residential Property Type



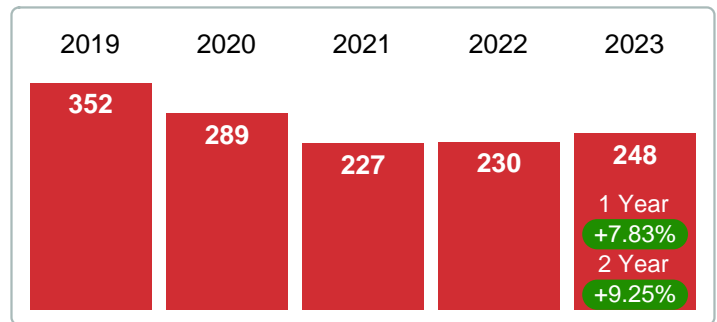
ACTIVE INVENTORY

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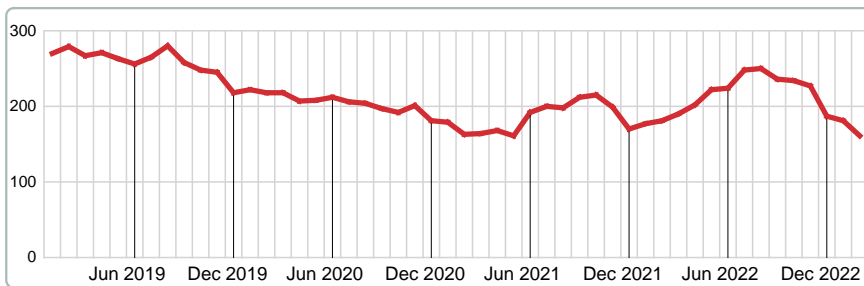
END OF FEBRUARY



ACTIVE DURING FEBRUARY

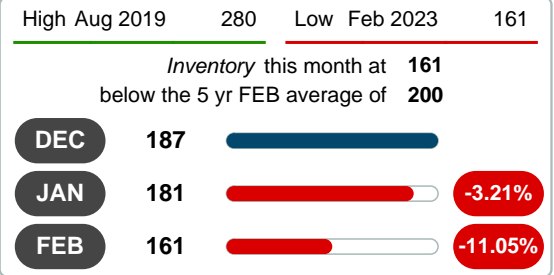


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 200



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	12	7.45%	54.9	6	3	3	0
\$50,001 - \$100,000	23	14.29%	63.3	12	9	2	0
\$100,001 - \$150,000	21	13.04%	58.2	5	12	4	0
\$150,001 - \$200,000	39	24.22%	141.3	1	31	7	0
\$200,001 - \$325,000	29	18.01%	78.1	1	20	7	1
\$325,001 - \$425,000	20	12.42%	111.9	0	4	13	3
\$425,001 and up	17	10.56%	68.5	0	4	5	8
Total Active Inventory by Units	161			25	83	41	12
Total Active Inventory by Volume	36,759,096	100%	90.2	2.15M	17.07M	10.91M	6.64M
Average Active Inventory Listing Price	\$228,317			\$85,824	\$205,660	\$265,989	\$553,183

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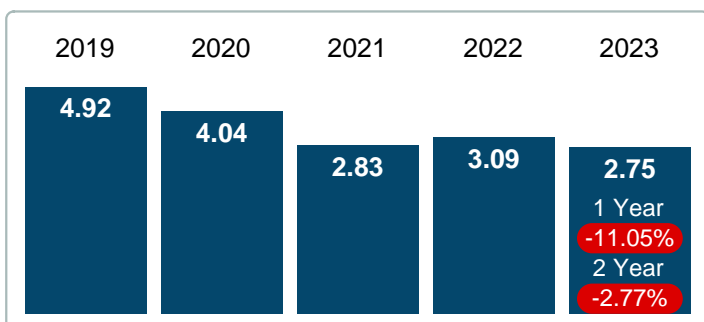
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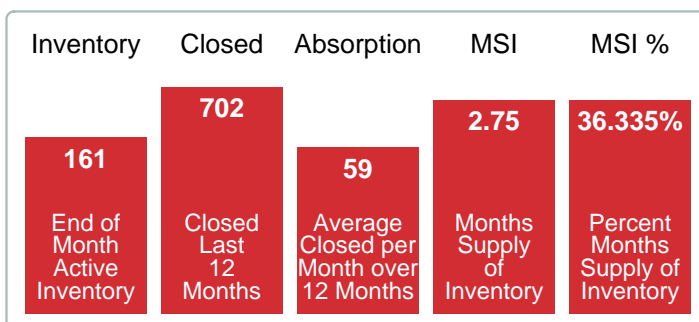
MONTHS SUPPLY of INVENTORY (MSI)

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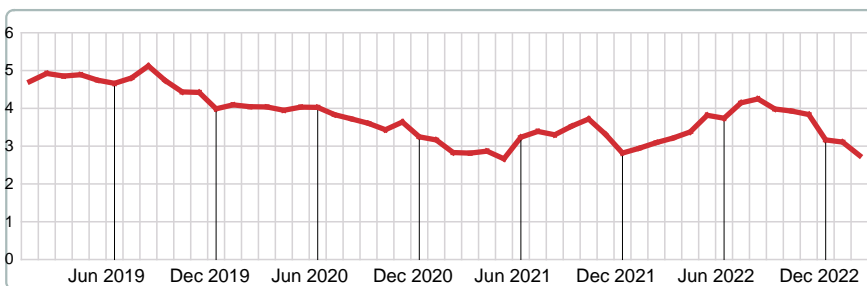
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023



5 YEAR MARKET ACTIVITY TRENDS

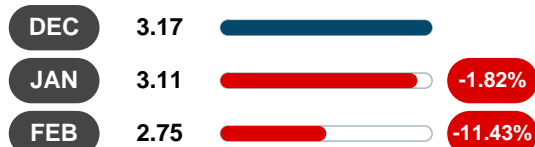


3 MONTHS

5 year FEB AVG = 3.53

High Aug 2019 5.12 Low May 2021 2.66

Months Supply this month at 2.75 below the 5 yr FEB average of 3.53



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	12	7.45%	1.78	1.95	1.20	2.57	0.00
\$50,001 - \$100,000	23	14.29%	2.24	3.35	1.54	3.00	0.00
\$100,001 - \$150,000	21	13.04%	1.92	5.00	1.38	3.69	0.00
\$150,001 - \$200,000	39	24.22%	3.39	0.92	3.54	4.42	0.00
\$200,001 - \$325,000	29	18.01%	2.13	2.00	2.58	1.53	1.33
\$325,001 - \$425,000	20	12.42%	5.33	0.00	2.29	7.80	9.00
\$425,001 and up	17	10.56%	9.71	0.00	4.80	7.50	48.00
Market Supply of Inventory (MSI)			2.75	2.68	2.30	3.59	7.20
Total Active Inventory by Units		100%	2.75	25	83	41	12

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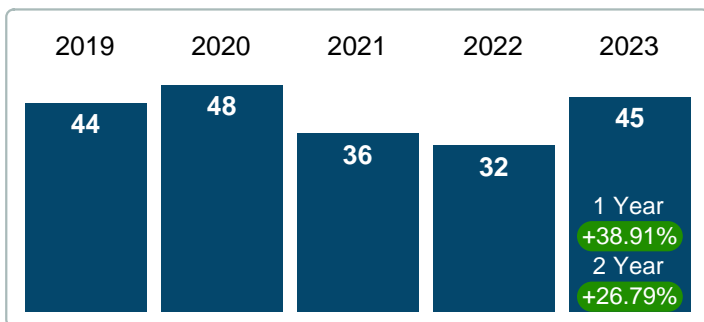
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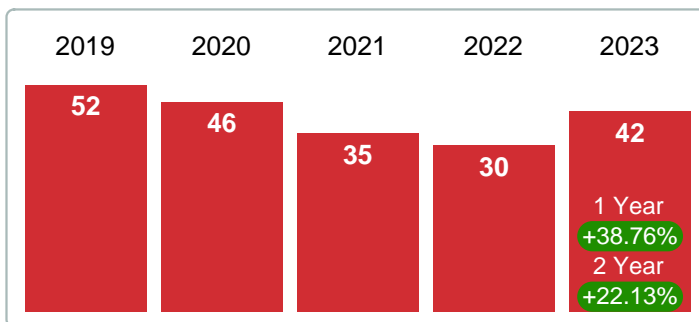
AVERAGE DAYS ON MARKET TO SALE

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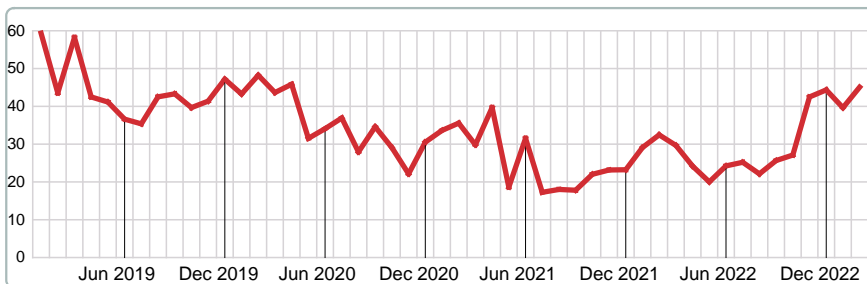
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 45 above the 5 yr FEB average of 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
\$40,000 and less	11.11%	26	31	11	0	0
\$40,001 - \$80,000	8.33%	26	13	32	0	0
\$80,001 - \$110,000	16.67%	32	16	48	0	0
\$110,001 - \$180,000	25.00%	23	0	23	18	0
\$180,001 - \$200,000	16.67%	65	0	74	23	0
\$200,001 - \$250,000	13.89%	96	239	38	127	0
\$250,001 and up	8.33%	58	0	3	85	0
Average Closed DOM		45	49	39	68	0
Total Closed Units	100%	45	8	23	5	0
Total Closed Volume		5,294,490	645.20K	3.56M	1.09M	0.00B

February 2023



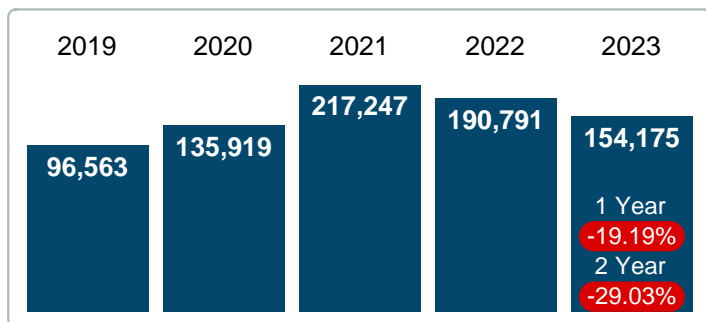
Area Delimited by County Of Muskogee - Residential Property Type



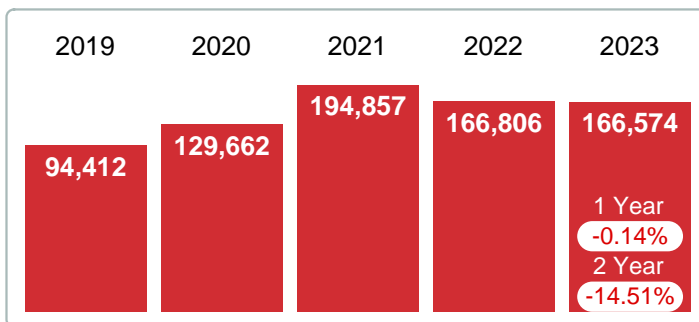
AVERAGE LIST PRICE AT CLOSING

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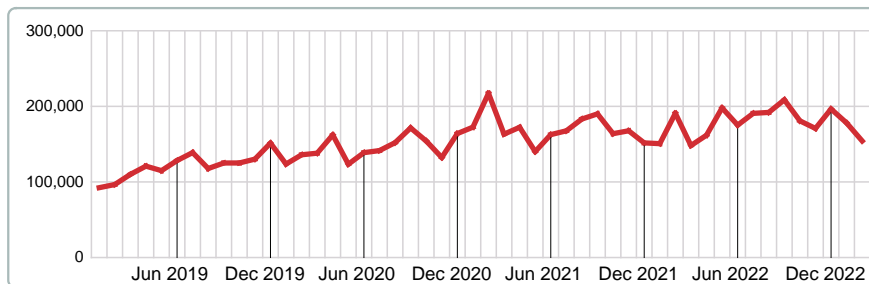
FEBRUARY



YEAR TO DATE (YTD)

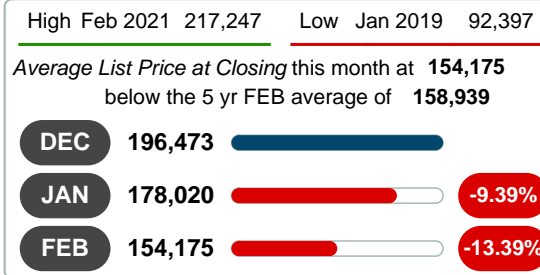


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 158,939



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	1	2.78%	18,000	23,250	0	0	0
\$25,001 - \$75,000	4	11.11%	50,475	54,000	66,467	0	0
\$75,001 - \$100,000	6	16.67%	86,733	87,633	95,833	0	0
\$100,001 - \$175,000	11	30.56%	141,391	110,000	146,288	165,000	0
\$175,001 - \$200,000	5	13.89%	193,178	0	202,778	177,000	0
\$200,001 - \$250,000	4	11.11%	229,250	284,000	239,000	235,000	0
\$250,001 and up	5	13.89%	274,360	0	268,000	279,900	0
Average List Price			154,175	94,675	158,960	227,360	0
Total Closed Units		100%	154,175	8	23	5	0
Total Closed Volume				757.40K	3.66M	1.14M	0.00B

February 2023



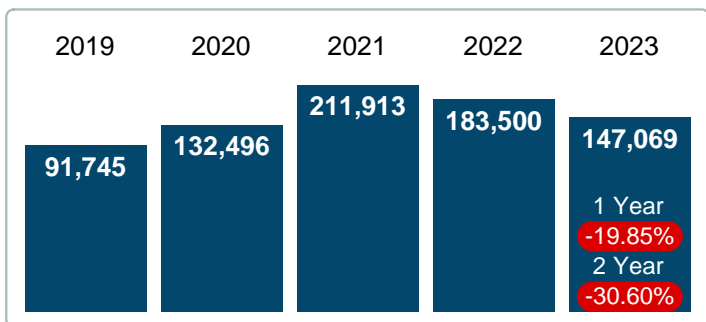
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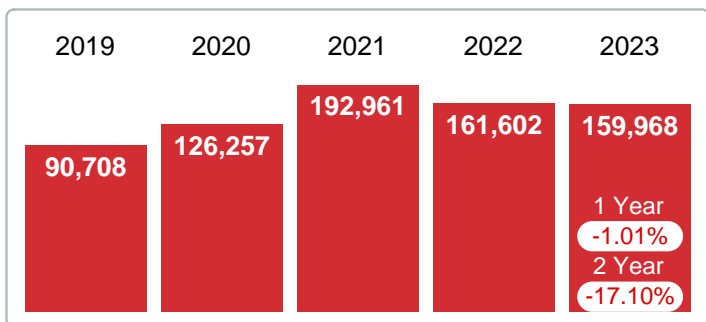
AVERAGE SOLD PRICE AT CLOSING

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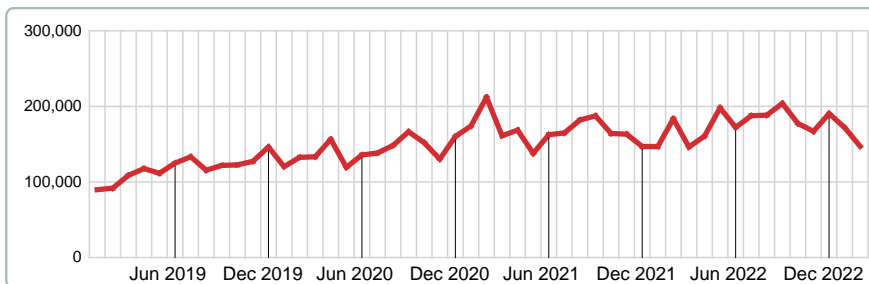
FEBRUARY



YEAR TO DATE (YTD)

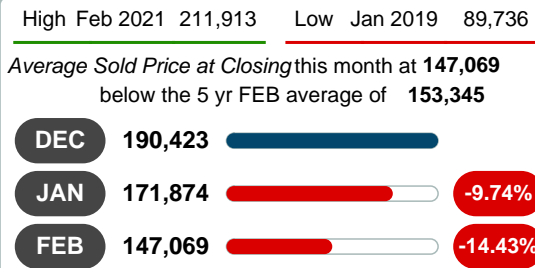


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 153,345



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
\$40,000 and less	11.11%	29,800	27,067	38,000	0	0
\$40,001 - \$80,000	8.33%	71,500	77,000	68,750	0	0
\$80,001 - \$110,000	16.67%	91,583	94,000	89,167	0	0
\$110,001 - \$180,000	25.00%	146,611	0	144,313	165,000	0
\$180,001 - \$200,000	16.67%	194,715	0	197,398	181,300	0
\$200,001 - \$250,000	13.89%	224,000	205,000	235,000	210,000	0
\$250,001 and up	8.33%	267,833	0	268,000	267,750	0
Average Sold Price		147,069	80,650	154,673	218,360	0
Total Closed Units	100%	147,069	8	23	5	0
Total Closed Volume		5,294,490	645.20K	3.56M	1.09M	0.00B

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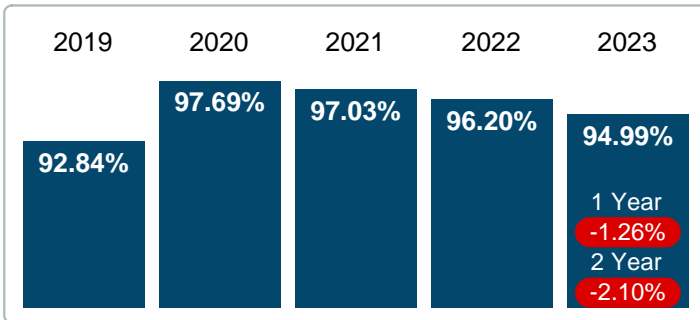
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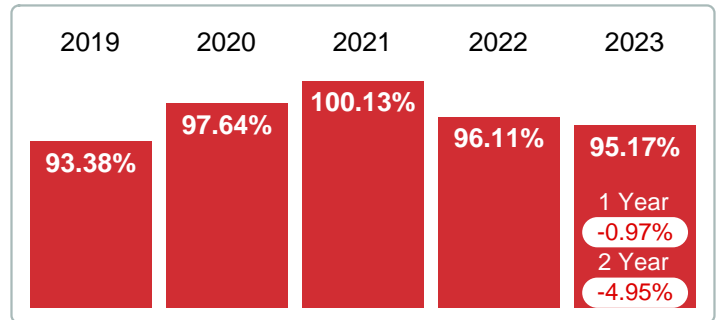
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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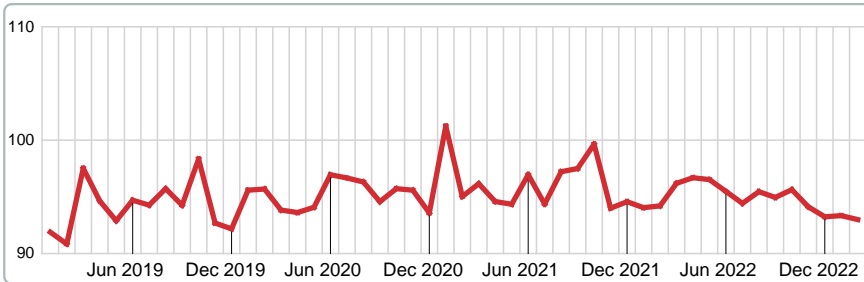
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

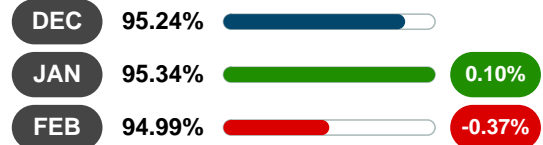


3 MONTHS

5 year FEB AVG = 95.75%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **94.99%**
below the 5 yr FEB average of **95.75%**



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	
\$40,000 and less	<div style="width: 11.11%;"></div> 4	11.11%	86.86%	87.34%	85.39%	0.00%	0.00%	
\$40,001 \$80,000	<div style="width: 8.33%;"></div> 3	8.33%	91.36%	96.25%	88.92%	0.00%	0.00%	
\$80,001 \$110,000	<div style="width: 16.67%;"></div> 6	16.67%	94.98%	96.02%	93.94%	0.00%	0.00%	
\$110,001 \$180,000	<div style="width: 25.00%;"></div> 9	25.00%	98.82%	0.00%	98.68%	100.00%	0.00%	
\$180,001 \$200,000	<div style="width: 16.67%;"></div> 6	16.67%	98.41%	0.00%	97.61%	102.43%	0.00%	
\$200,001 \$250,000	<div style="width: 13.89%;"></div> 5	13.89%	91.35%	72.18%	98.40%	89.36%	0.00%	
\$250,001 and up	<div style="width: 8.33%;"></div> 3	8.33%	97.22%	0.00%	100.00%	95.82%	0.00%	
Average Sold/List Ratio		95.00%		89.82%	96.42%	96.69%	0.00%	
Total Closed Units		36	100%	95.00%	8	23	5	
Total Closed Volume		5,294,490			645.20K	3.56M	1.09M	0.00B

February 2023



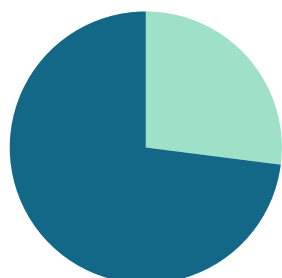
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

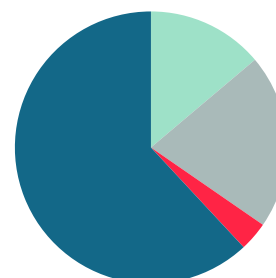


Inventory
 New Listings
67 = 27.02%
 Start Inventory
181
 Total Inventory Units
248
 Volume
\$52,625,004

Market Activity

Closed Sales
36 = 13.85%
 Pending Sales
54 = 20.77%
 Other Off Market
9 = 3.46%
 Active Inventory
161 = 61.92%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	33	36	9.09%	82	75	-8.54%
Pending Sales	50	54	8.00%	105	99	-5.71%
New Listings	53	67	26.42%	126	125	-0.79%
Average List Price	190,791	154,175	-19.19%	166,806	166,574	-0.14%
Average Sale Price	183,500	147,069	-19.85%	161,602	159,968	-1.01%
Average Percent of Selling Price to List Price	96.20%	94.99%	-1.26%	96.11%	95.17%	-0.97%
Average Days on Market to Sale	32.45	45.08	38.91%	30.45	42.25	38.76%
Monthly Inventory	181	161	-11.05%	181	161	-11.05%
Months Supply of Inventory	3.09	2.75	-11.05%	3.09	2.75	-11.05%

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

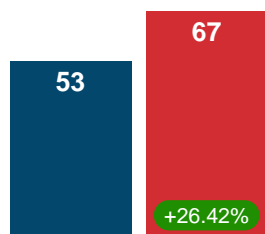
Inventory on February 28, 2023 = **161**

2022 **2023**

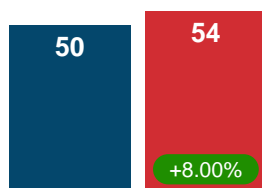
FEBRUARY MARKET

AVERAGE PRICES

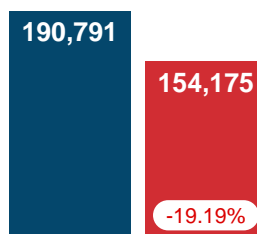
New Listings



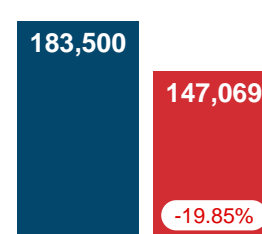
Pending Listings



List Price



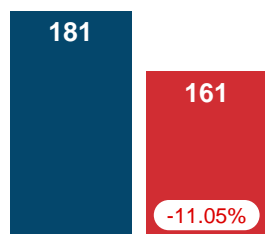
Sale Price



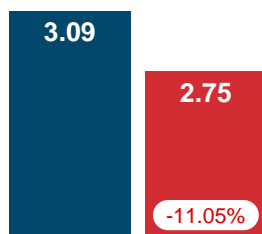
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

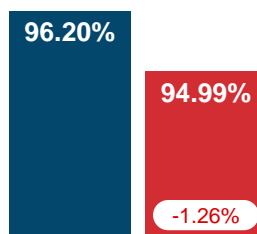
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

