

April 2023



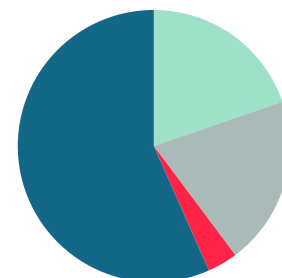
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	April 2023	+/-%
Closed Listings	64	55	-14.06%
Pending Listings	57	56	-1.75%
New Listings	86	69	-19.77%
Average List Price	161,828	166,486	2.88%
Average Sale Price	160,635	162,439	1.12%
Average Percent of Selling Price to List Price	98.69%	95.93%	-2.79%
Average Days on Market to Sale	24.19	41.60	71.99%
End of Month Inventory	202	158	-21.78%
Months Supply of Inventory	3.38	2.78	-17.65%



■ Closed (19.71%)
■ Pending (20.07%)
■ Other OffMarket (3.58%)
■ Active (56.63%)

Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of April 30, 2023 = **158**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2023 decreased **21.78%** to 158 existing homes available for sale. Over the last 12 months this area has had an average of 57 closed sales per month. This represents an unsold inventory index of **2.78** 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 **1.12%** in April 2023 to \$162,439 versus the previous year at \$160,635.

Average Days on Market Lengthens

The average number of **41.60** days that homes spent on the market before selling increased by 17.41 days or **71.99%** in April 2023 compared to last year's same month at **24.19** DOM.

Sales Success for April 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 69 New Listings in April 2023, down **19.77%** from last year at 86. Furthermore, there were 55 Closed Listings this month versus last year at 64, a **-14.06%** decrease.

Closed versus Listed trends yielded a **79.7%** ratio, up from previous year's, April 2022, at **74.4%**, a **7.11%** 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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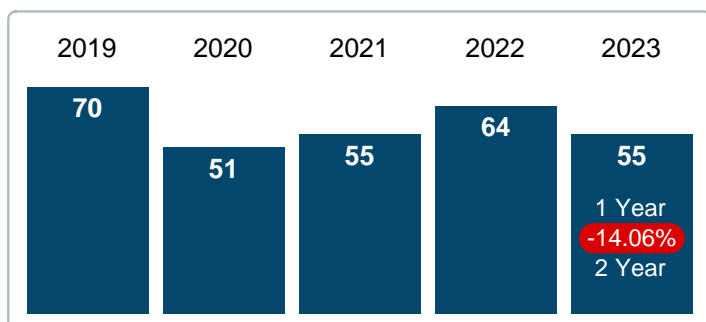
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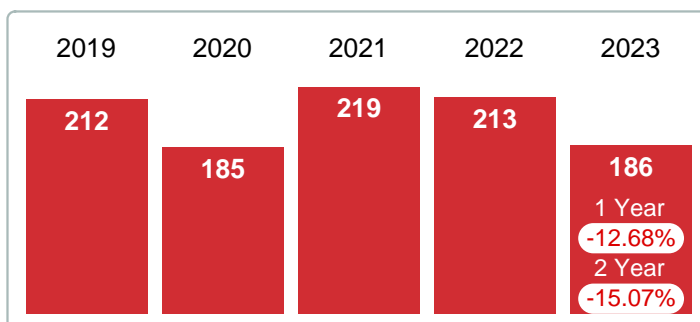
CLOSED LISTINGS

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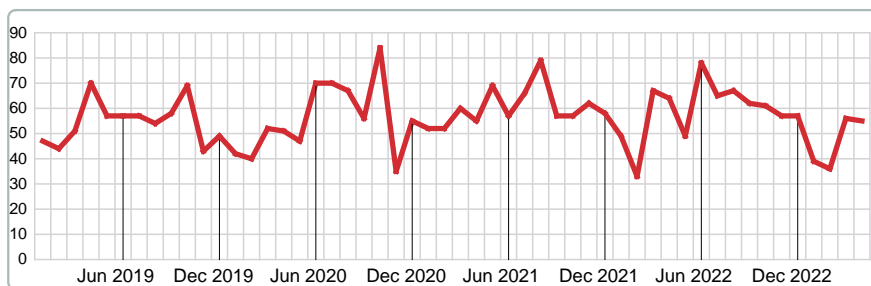
APRIL



YEAR TO DATE (YTD)

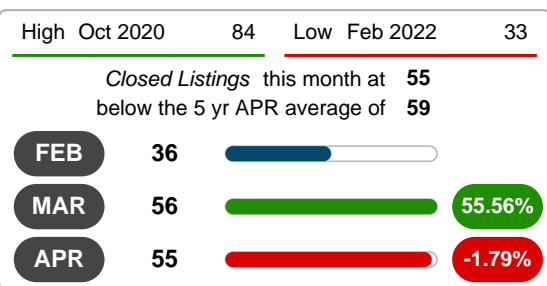


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 59



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	2	3.64%	21.5	0	2	0	0
\$25,001 - \$50,000	8	14.55%	17.8	5	3	0	0
\$50,001 - \$100,000	8	14.55%	79.8	5	2	1	0
\$100,001 - \$175,000	15	27.27%	10.4	1	12	2	0
\$175,001 - \$225,000	9	16.36%	70.0	0	7	2	0
\$225,001 - \$300,000	7	12.73%	75.9	0	5	1	1
\$300,001 and up	6	10.91%	24.7	0	3	3	0
Total Closed Units	55			11	34	9	1
Total Closed Volume	8,934,140	100%	41.6	734.50K	5.76M	2.14M	293.50K
Average Closed Price	\$162,439			\$66,773	\$169,473	\$238,228	\$293,500

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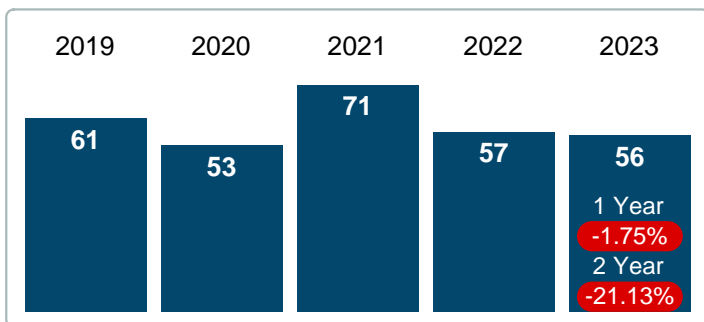
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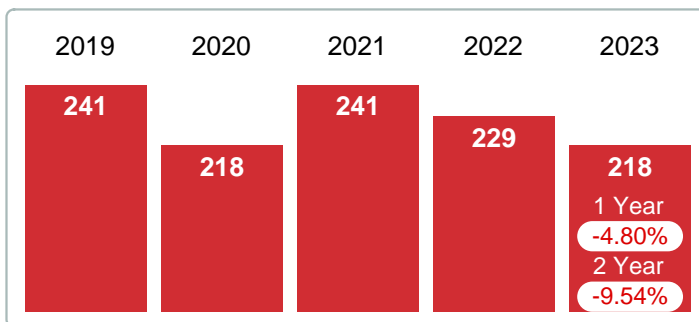
PENDING LISTINGS

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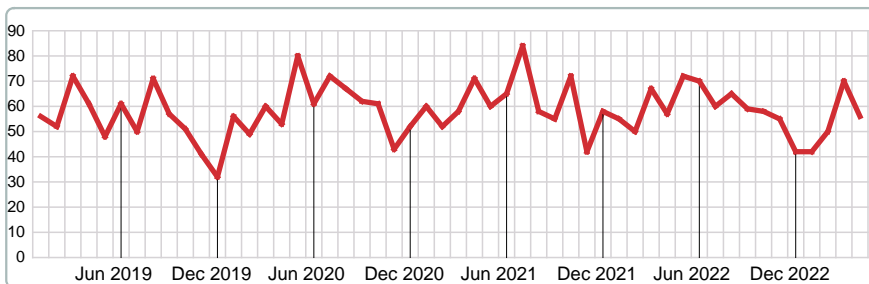
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 60

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at **56**
below the 5 yr APR average of **60**



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	4	7.14%	42.0	1	2	1	0
\$50,001 - \$75,000	5	8.93%	52.8	0	3	2	0
\$75,001 - \$125,000	11	19.64%	37.1	5	4	2	0
\$125,001 - \$175,000	9	16.07%	22.4	1	7	1	0
\$175,001 - \$225,000	12	21.43%	95.6	0	11	1	0
\$225,001 - \$375,000	9	16.07%	39.2	0	6	2	1
\$375,001 and up	6	10.71%	43.2	0	2	1	3
Total Pending Units	56			7	35	10	4
Total Pending Volume	10,441,709	100%	32.0	675.20K	6.18M	1.60M	1.99M
Average Listing Price	\$180,683			\$96,457	\$176,507	\$159,985	\$497,225

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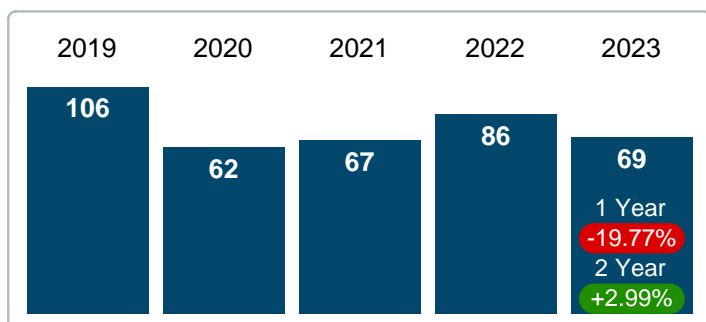
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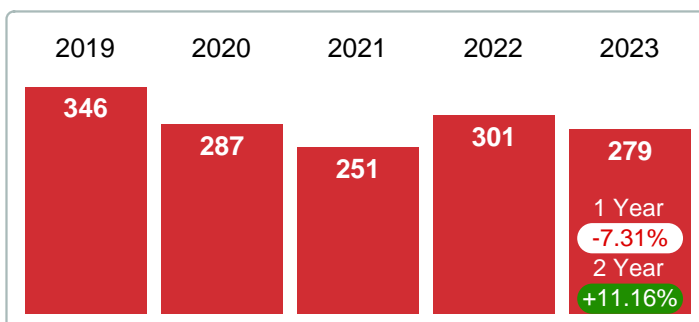
NEW LISTINGS

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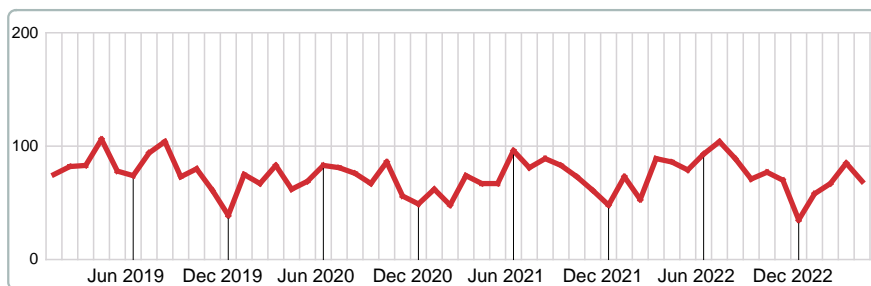
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

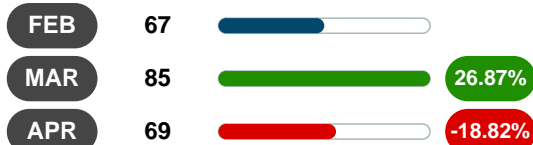


3 MONTHS

5 year APR AVG = 78

High Apr 2019 106 Low Dec 2022 35

New Listings this month at 69
below the 5 yr APR average of 78



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$50,000 and less	4	5.80%
\$50,001 - \$100,000	11	15.94%
\$100,001 - \$125,000	2	2.90%
\$125,001 - \$175,000	16	23.19%
\$175,001 - \$250,000	20	28.99%
\$250,001 - \$375,000	9	13.04%
\$375,001 and up	7	10.14%
Total New Listed Units	69	
Total New Listed Volume	15,709,563	100%
Average New Listed Listing Price	\$419,050	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	2	0	0
\$50,001 - \$100,000	4	5	2	0
\$100,001 - \$125,000	0	0	2	0
\$125,001 - \$175,000	2	13	1	0
\$175,001 - \$250,000	1	18	1	0
\$250,001 - \$375,000	0	4	4	1
\$375,001 and up	0	2	3	2
Total	9	44	13	3
Total New Listed Volume	926.20K	9.69M	3.78M	1.31M
Average New Listed Listing Price	\$102,911	\$220,314	\$290,519	\$437,600

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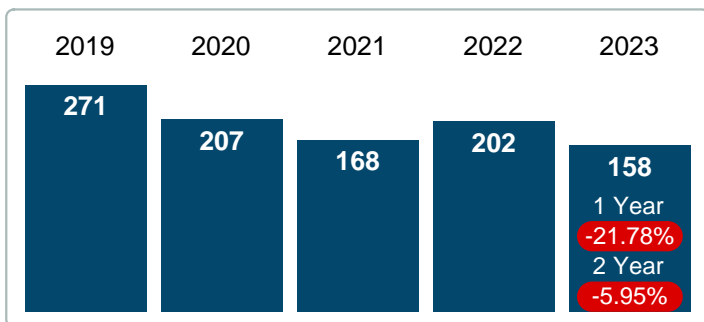
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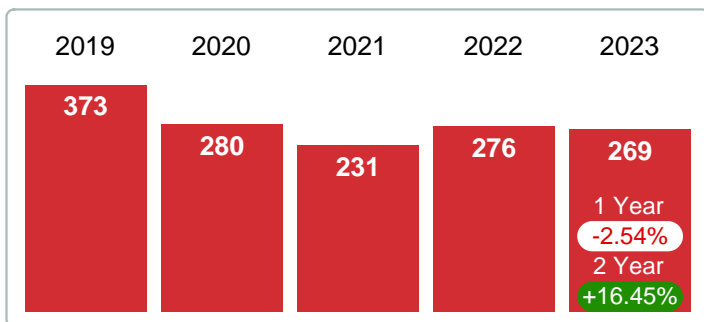
ACTIVE INVENTORY

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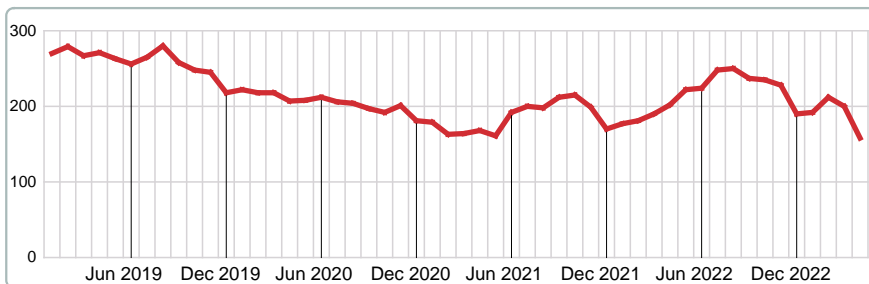
END OF APRIL



ACTIVE DURING APRIL

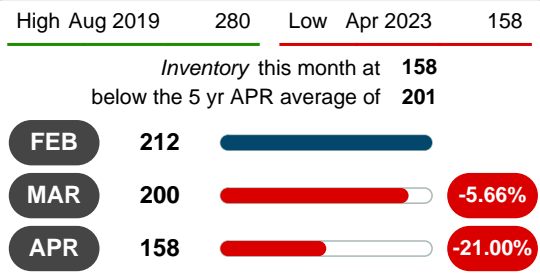


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 201



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	11	6.96%	59.5	5	4	2	0
\$50,001 - \$125,000	20	12.66%	56.3	6	12	2	0
\$125,001 - \$175,000	24	15.19%	65.6	1	17	6	0
\$175,001 - \$250,000	44	27.85%	127.4	2	35	7	0
\$250,001 - \$325,000	20	12.66%	51.8	1	13	6	0
\$325,001 - \$425,000	21	13.29%	93.3	0	5	11	5
\$425,001 and up	18	11.39%	69.0	0	6	6	6
Total Active Inventory by Units	158			15	92	40	11
Total Active Inventory by Volume	41,633,481	100%	83.5	1.54M	22.40M	11.90M	5.79M
Average Active Inventory Listing Price	\$263,503			\$102,960	\$243,445	\$297,576	\$526,282

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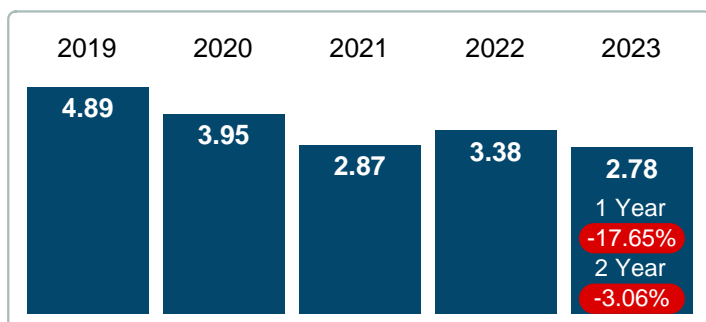
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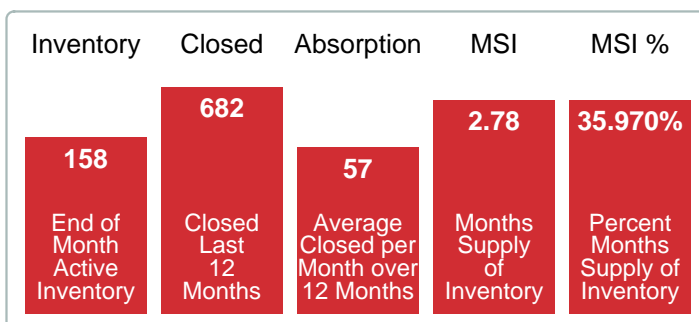
MONTHS SUPPLY of INVENTORY (MSI)

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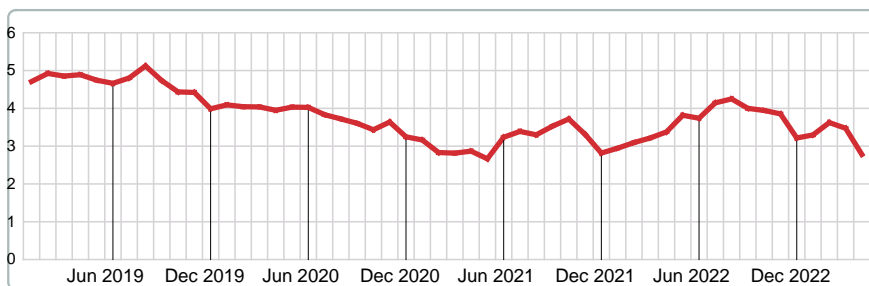
MSI FOR APRIL



INDICATORS FOR APRIL 2023

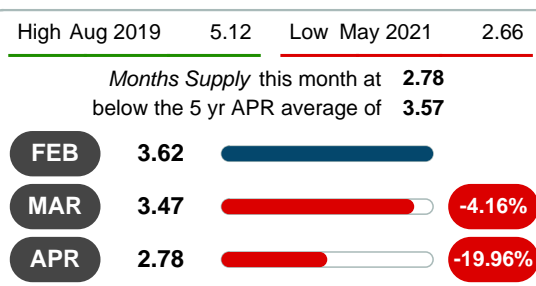


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.57



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	11	6.96%	1.59	1.71	1.37	1.85	0.00
\$50,001 - \$125,000	20	12.66%	1.60	1.44	1.76	1.60	0.00
\$125,001 - \$175,000	24	15.19%	1.86	0.92	1.66	4.00	0.00
\$175,001 - \$250,000	44	27.85%	3.69	4.00	3.85	3.11	0.00
\$250,001 - \$325,000	20	12.66%	3.00	4.00	4.22	2.12	0.00
\$325,001 - \$425,000	21	13.29%	5.14	0.00	2.73	5.74	15.00
\$425,001 and up	18	11.39%	9.82	0.00	7.20	8.00	36.00
Market Supply of Inventory (MSI)			2.78	1.67	2.64	3.45	7.76
Total Active Inventory by Units		100%	2.78	15	92	40	11

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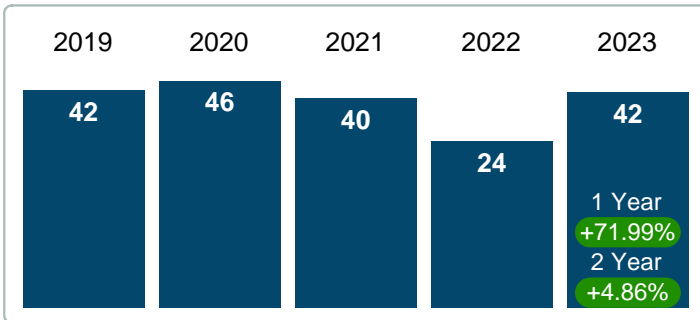
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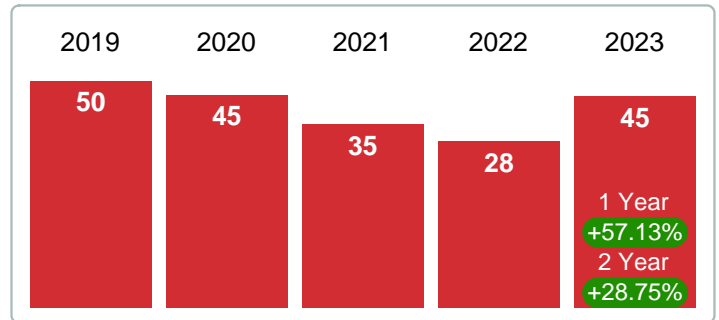
AVERAGE DAYS ON MARKET TO SALE

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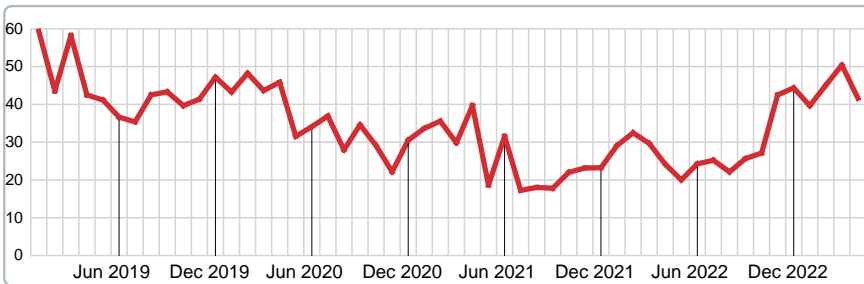
APRIL



YEAR TO DATE (YTD)

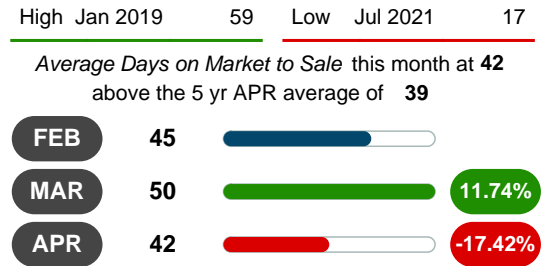


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 39



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	3.64%	22	0	22	0	0
\$25,001 - \$50,000	14.55%	18	23	9	0	0
\$50,001 - \$100,000	14.55%	80	63	136	52	0
\$100,001 - \$175,000	27.27%	10	49	7	13	0
\$175,001 - \$225,000	16.36%	70	0	63	96	0
\$225,001 - \$300,000	12.73%	76	0	69	21	164
\$300,001 and up	10.91%	25	0	44	5	0
Average Closed DOM		42	43	39	34	164
Total Closed Units	100%	42	11	34	9	1
Total Closed Volume		8,934,140	734.50K	5.76M	2.14M	293.50K

April 2023



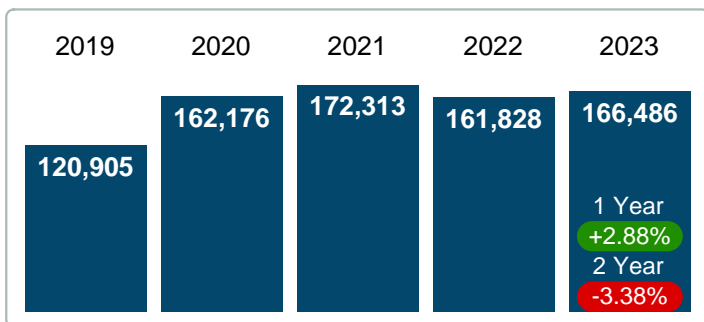
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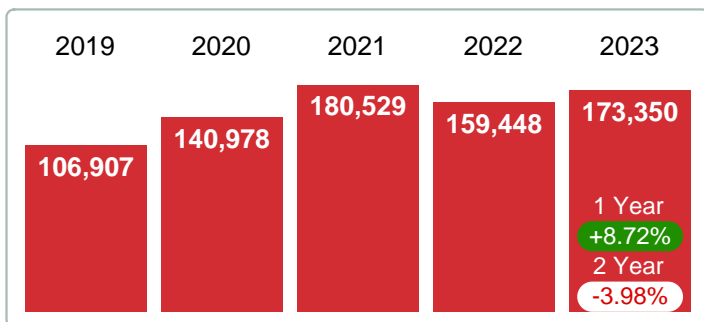
AVERAGE LIST PRICE AT CLOSING

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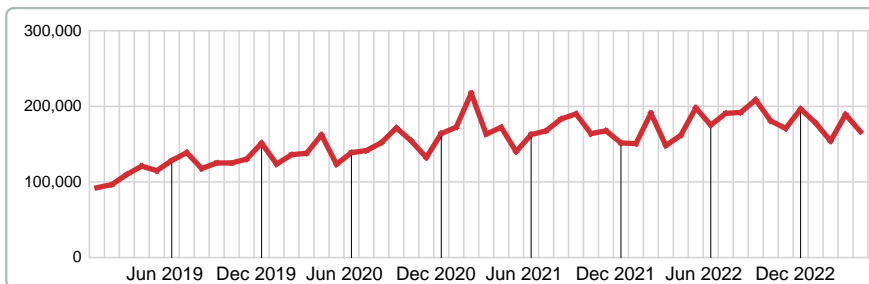
APRIL



YEAR TO DATE (YTD)

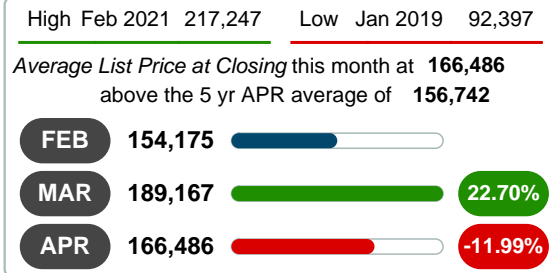


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 156,742



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	3.64%	23,950	0	23,950	0	0
\$25,001 - \$50,000	7.27%	36,875	48,000	48,000	0	0
\$50,001 - \$100,000	20.00%	70,959	92,780	67,450	55,250	0
\$100,001 - \$175,000	29.09%	134,445	139,900	133,018	152,500	0
\$175,001 - \$225,000	14.55%	199,099	0	202,470	205,000	0
\$225,001 - \$300,000	10.91%	277,150	0	293,700	299,900	290,000
\$300,001 and up	14.55%	346,744	0	348,300	366,350	0
Average List Price		166,486	76,709	172,168	241,022	290,000
Total Closed Units	100%	166,486	11	34	9	1
Total Closed Volume		9,156,709	843.80K	5.85M	2.17M	290.00K

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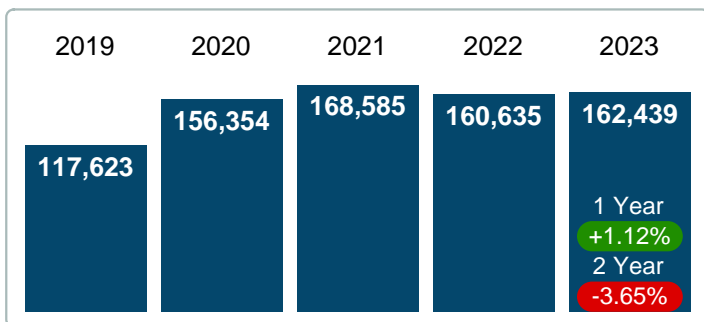
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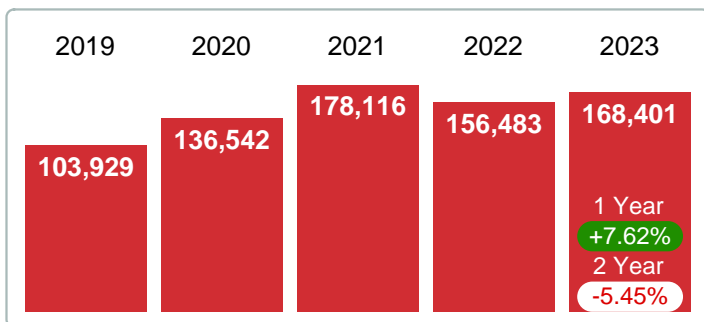
AVERAGE SOLD PRICE AT CLOSING

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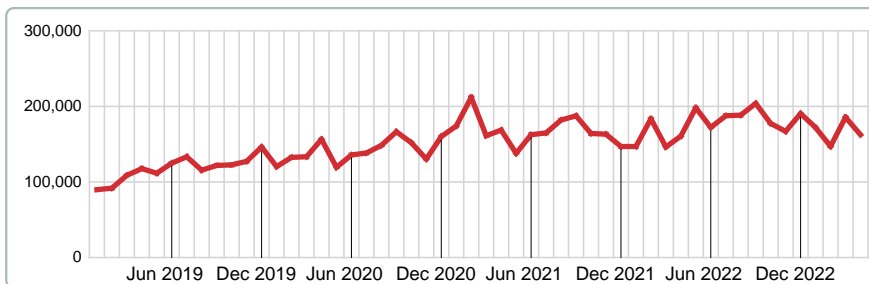
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

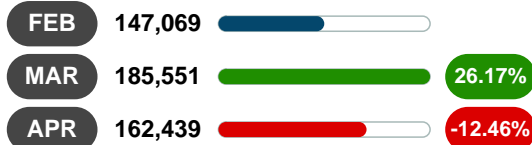


3 MONTHS

5 year APR AVG = 153,127

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

Average Sold Price at Closing this month at **162,439** above the 5 yr APR average of **153,127**



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	3.64%	24,000	0	24,000	0	0
\$25,001 - \$50,000	14.55%	39,063	38,300	40,333	0	0
\$50,001 - \$100,000	14.55%	75,238	85,000	62,450	52,000	0
\$100,001 - \$175,000	27.27%	135,883	118,000	135,438	147,500	0
\$175,001 - \$225,000	16.36%	198,560	0	199,149	196,500	0
\$225,001 - \$300,000	12.73%	288,571	0	286,300	295,000	293,500
\$300,001 and up	10.91%	354,408	0	339,133	369,683	0
Average Sold Price		162,439	66,773	169,473	238,228	293,500
Total Closed Units	100%	162,439	11	34	9	1
Total Closed Volume		8,934,140	734.50K	5.76M	2.14M	293.50K

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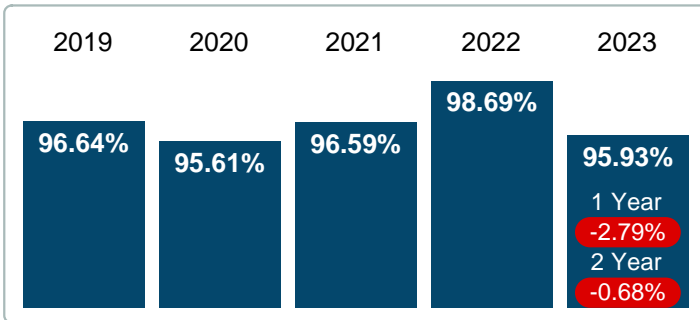
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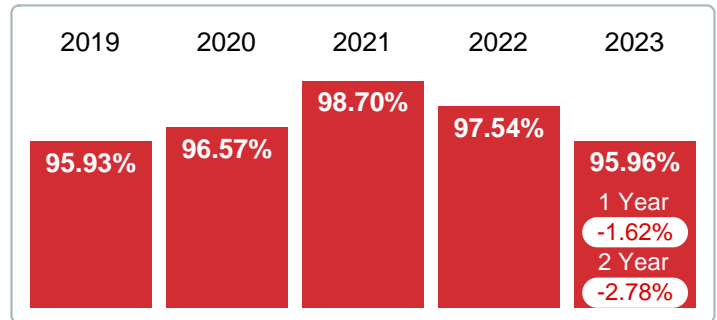
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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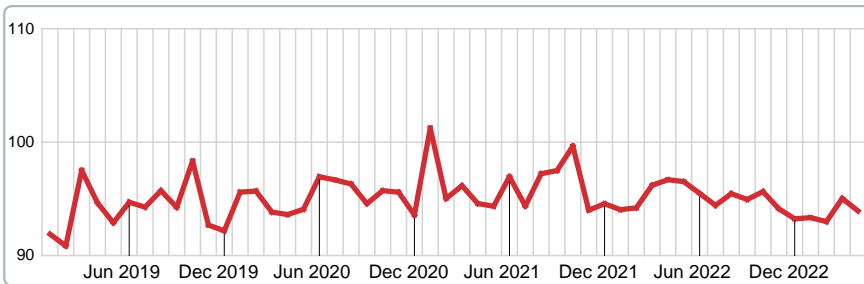
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

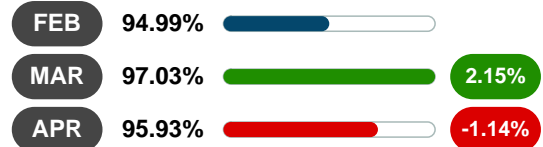


3 MONTHS

5 year APR AVG = 96.69%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **95.93%**
below the 5 yr APR average of **96.69%**



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	2	3.64%	100.21%	0.00%	100.21%	0.00%	0.00%	
\$25,001 - \$50,000	8	14.55%	84.01%	83.84%	84.27%	0.00%	0.00%	
\$50,001 - \$100,000	8	14.55%	92.35%	91.60%	93.33%	94.12%	0.00%	
\$100,001 - \$175,000	15	27.27%	100.10%	84.35%	101.91%	97.14%	0.00%	
\$175,001 - \$225,000	9	16.36%	97.84%	0.00%	98.39%	95.93%	0.00%	
\$225,001 - \$300,000	7	12.73%	98.21%	0.00%	97.58%	98.37%	101.21%	
\$300,001 and up	6	10.91%	99.21%	0.00%	97.50%	100.91%	0.00%	
Average Sold/List Ratio		95.90%		87.42%	98.00%	97.93%	101.21%	
Total Closed Units		55	100%	95.90%	11	34	9	1
Total Closed Volume		8,934,140			734.50K	5.76M	2.14M	293.50K

April 2023



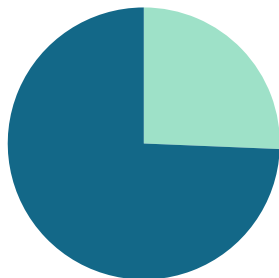
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2023 for MLS Technology Inc.

INVENTORY

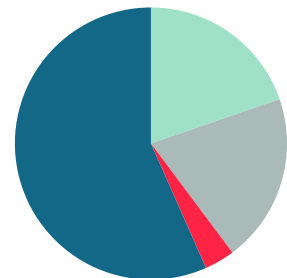


Inventory
 New Listings
69 = 25.65%
 Start Inventory
200
 Total Inventory Units
269
 Volume
\$61,151,158

Market Activity

Closed Sales
55 = 19.71%
 Pending Sales
56 = 20.07%
 Other Off Market
10 = 3.58%
 Active Inventory
158 = 56.63%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	64	55	-14.06%	213	186	-12.68%
Pending Sales	57	56	-1.75%	229	218	-4.80%
New Listings	86	69	-19.77%	301	279	-7.31%
Average List Price	161,828	166,486	2.88%	159,448	173,350	8.72%
Average Sale Price	160,635	162,439	1.12%	156,483	168,401	7.62%
Average Percent of Selling Price to List Price	98.69%	95.93%	-2.79%	97.54%	95.96%	-1.62%
Average Days on Market to Sale	24.19	41.60	71.99%	28.32	44.51	57.13%
Monthly Inventory	202	158	-21.78%	202	158	-21.78%
Months Supply of Inventory	3.38	2.78	-17.65%	3.38	2.78	-17.65%

Absorption: Last 12 months, an Average of **57** Sales/Month

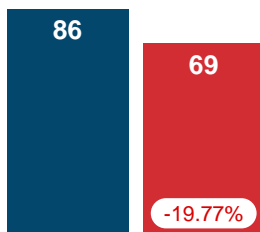
Inventory on April 30, 2023 = **158**

2022 **2023**

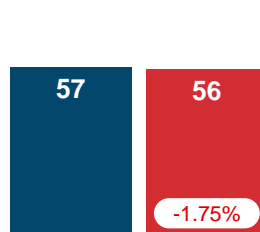
APRIL MARKET

AVERAGE PRICES

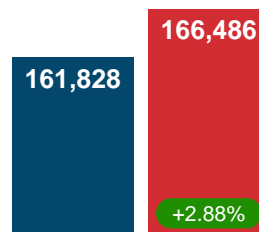
New Listings



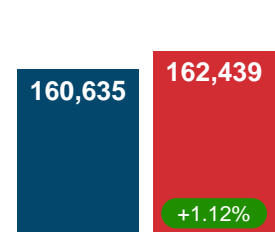
Pending Listings



List Price



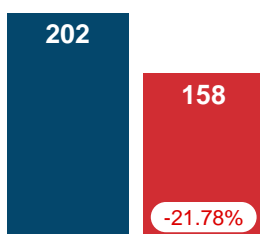
Sale Price



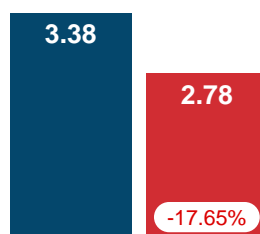
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

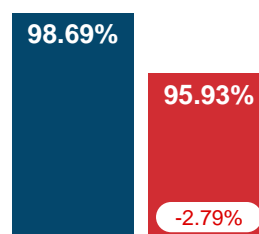
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

