

April 2023



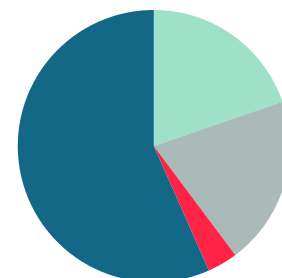
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	147,000	142,000	-3.40%
Median Sale Price	147,450	142,000	-3.70%
Median Percent of Selling Price to List Price	100.00%	99.00%	-1.00%
Median Days on Market to Sale	7.50	14.00	86.67%
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.

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 **3.70%** in April 2023 to \$142,000 versus the previous year at \$147,450.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 6.50 days or **86.67%** in April 2023 compared to last year's same month at **7.50** DOM.

Sales Success for April 2023 is Positive

Overall, with Median Prices falling 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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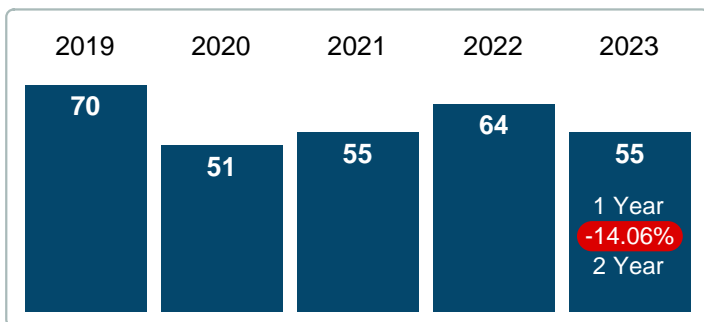
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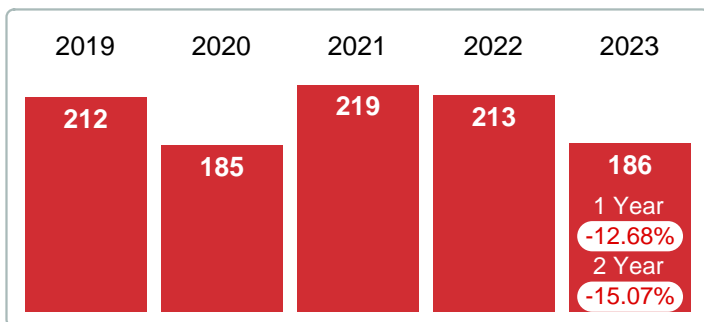
CLOSED LISTINGS

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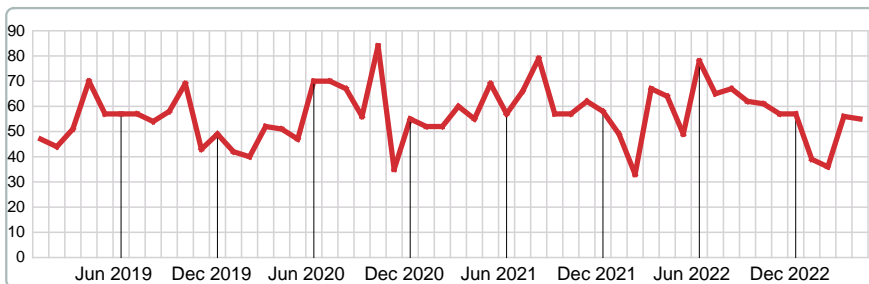
APRIL



YEAR TO DATE (YTD)

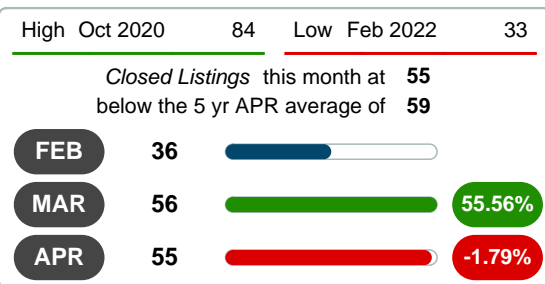


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 59



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	10.91%	6.5	3	3	0	0
\$40,001 - \$60,000	7	12.73%	17.0	3	3	1	0
\$60,001 - \$110,000	6	10.91%	55.0	4	2	0	0
\$110,001 - \$180,000	14	25.45%	5.5	1	11	2	0
\$180,001 - \$240,000	9	16.36%	19.0	0	7	2	0
\$240,001 - \$300,000	7	12.73%	28.0	0	5	1	1
\$300,001 and up	6	10.91%	7.5	0	3	3	0
Total Closed Units	55			11	34	9	1
Total Closed Volume	8,934,140	100%	14.0	734.50K	5.76M	2.14M	293.50K
Median Closed Price	\$142,000			\$60,000	\$150,250	\$198,000	\$293,500

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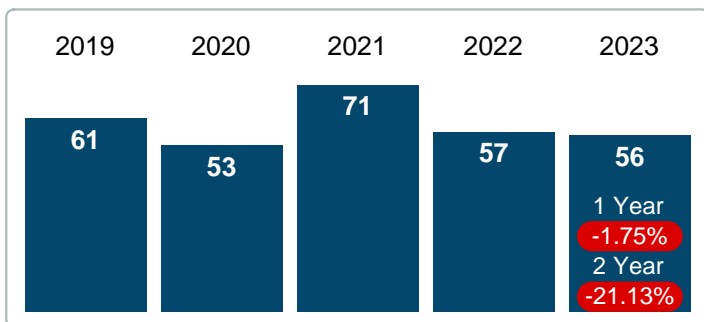
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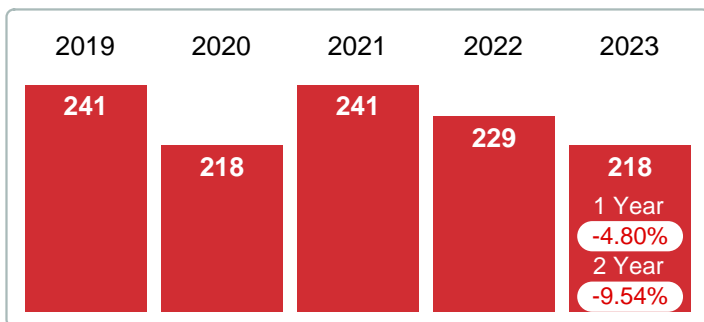
PENDING LISTINGS

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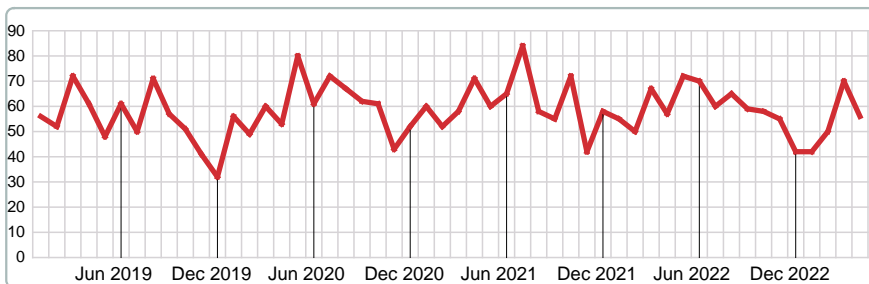
APRIL



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.14%	35.0	1	2	1	0
\$50,001 - \$75,000	5	8.93%	45.0	0	3	2	0
\$75,001 - \$125,000	11	19.64%	24.0	5	4	2	0
\$125,001 - \$175,000	9	16.07%	4.0	1	7	1	0
\$175,001 - \$225,000	12	21.43%	14.0	0	11	1	0
\$225,001 - \$375,000	9	16.07%	20.0	0	6	2	1
\$375,001 and up	6	10.71%	27.5	0	2	1	3
Total Pending Units	56			7	35	10	4
Total Pending Volume	10,441,709	100%	20.5	675.20K	6.18M	1.60M	1.99M
Median Listing Price	\$152,750			\$99,000	\$182,800	\$124,950	\$498,450

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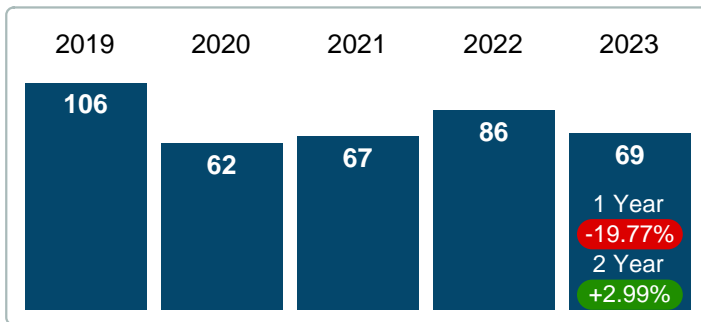
Area Delimited by County Of Muskogee - Residential Property Type



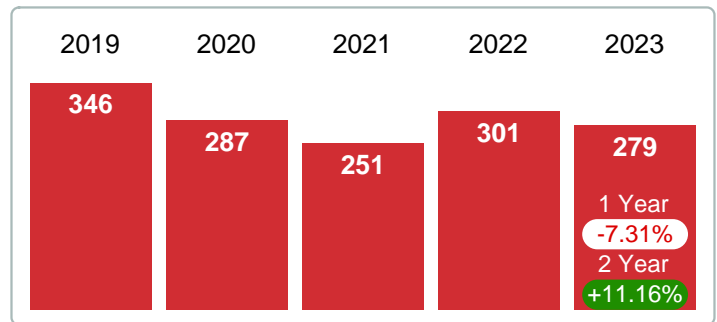
NEW LISTINGS

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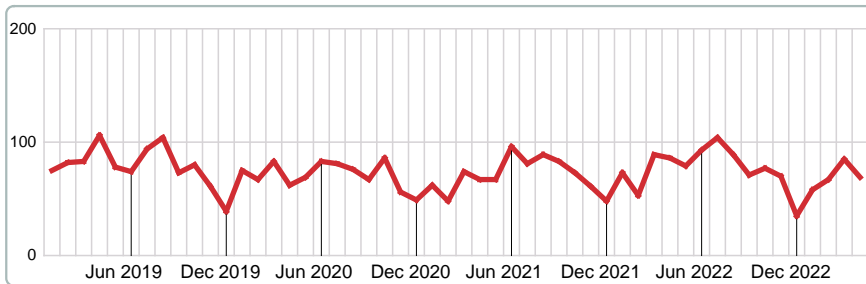
APRIL



YEAR TO DATE (YTD)

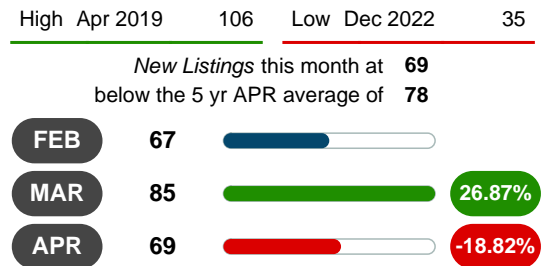


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 78



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	5.80%	2	2	0	0
\$50,001 - \$100,000	11	15.94%	4	5	2	0
\$100,001 - \$125,000	2	2.90%	0	0	2	0
\$125,001 - \$175,000	16	23.19%	2	13	1	0
\$175,001 - \$250,000	20	28.99%	1	18	1	0
\$250,001 - \$375,000	9	13.04%	0	4	4	1
\$375,001 and up	7	10.14%	0	2	3	2
Total New Listed Units	69		9	44	13	3
Total New Listed Volume	15,709,563	100%	926.20K	9.69M	3.78M	1.31M
Median New Listed Listing Price	\$182,800		\$87,900	\$183,900	\$270,000	\$499,900

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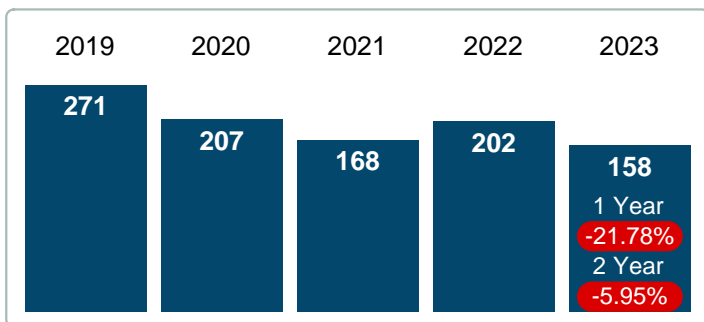
Area Delimited by County Of Muskogee - Residential Property Type



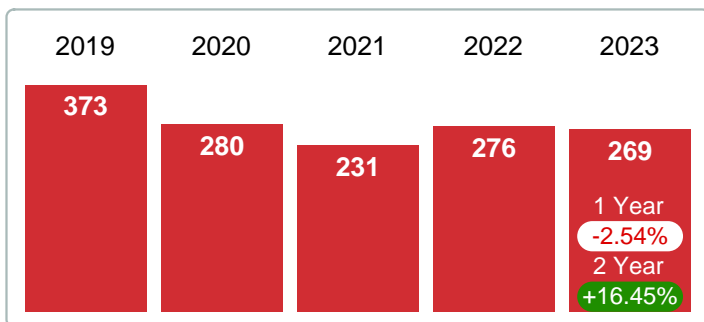
ACTIVE INVENTORY

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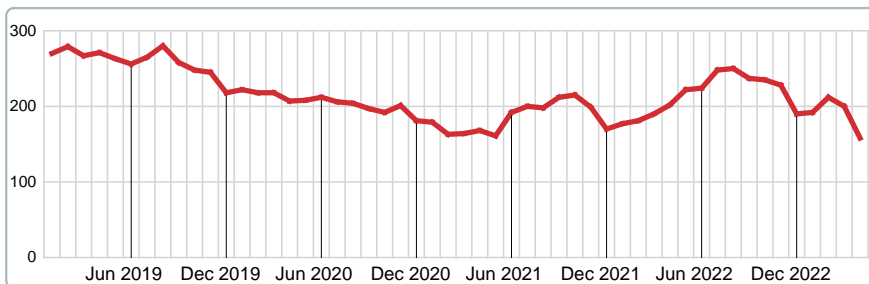
END OF APRIL



ACTIVE DURING APRIL

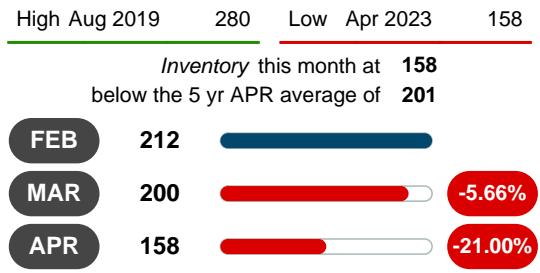


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 201



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$50,000 and less	11	6.96%	45.0	5	4	2	0	
\$50,001 - \$125,000	20	12.66%	51.0	6	12	2	0	
\$125,001 - \$175,000	24	15.19%	45.0	1	17	6	0	
\$175,001 - \$250,000	44	27.85%	97.0	2	35	7	0	
\$250,001 - \$325,000	20	12.66%	42.0	1	13	6	0	
\$325,001 - \$425,000	21	13.29%	68.0	0	5	11	5	
\$425,001 and up	18	11.39%	54.0	0	6	6	6	
Total Active Inventory by Units		158		15	92	40	11	
Total Active Inventory by Volume		41,633,481	100%	51.0	1.54M	22.40M	11.90M	5.79M
Median Active Inventory Listing Price		\$199,900			\$79,000	\$194,990	\$302,000	\$439,900

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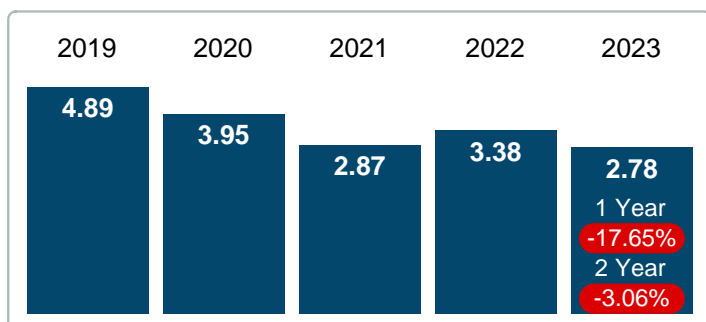
Area Delimited by County Of Muskogee - Residential Property Type



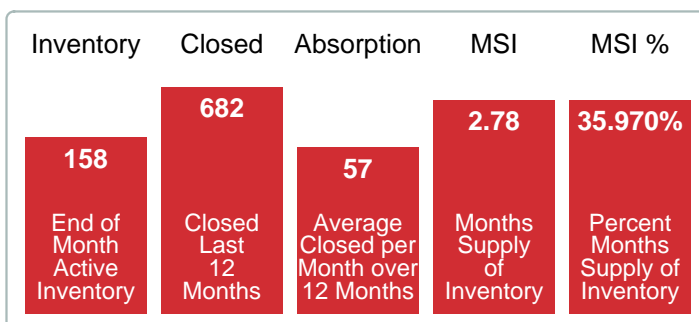
MONTHS SUPPLY of INVENTORY (MSI)

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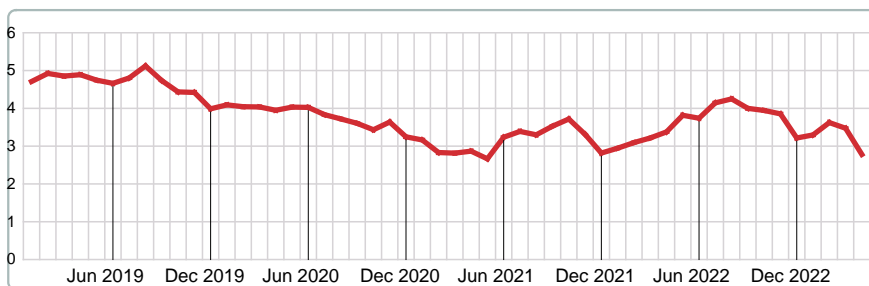
MSI FOR APRIL



INDICATORS FOR APRIL 2023

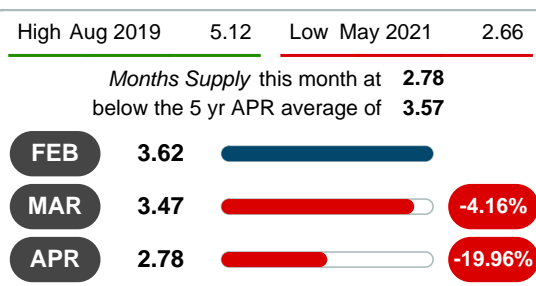


5 YEAR MARKET ACTIVITY TRENDS



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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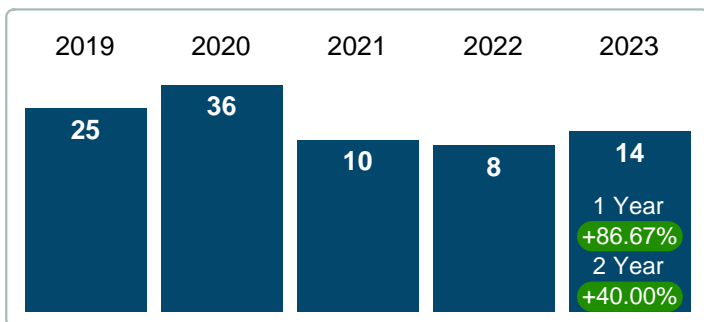
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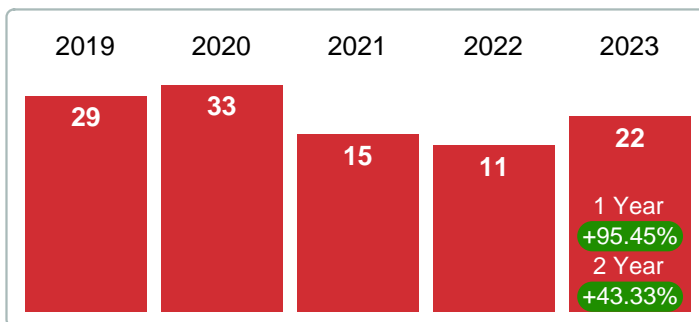
MEDIAN DAYS ON MARKET TO SALE

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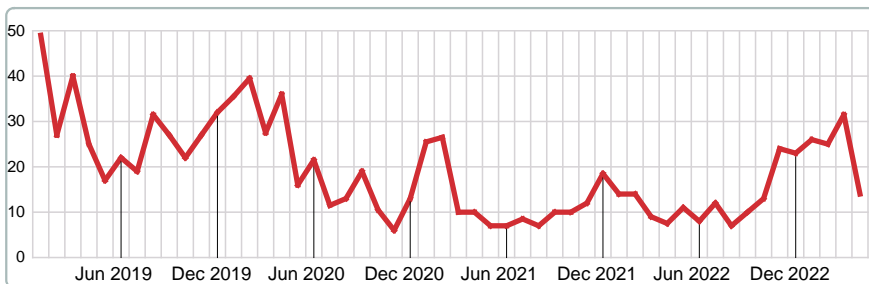
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

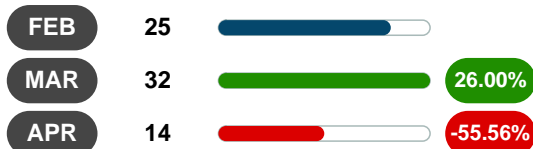


3 MONTHS

5 year APR AVG = 19

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 14 below the 5 yr APR average of 19



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	10.91%	7	10	3	0	0
\$40,001 - \$60,000	12.73%	17	62	9	52	0
\$60,001 - \$110,000	10.91%	55	55	137	0	0
\$110,001 - \$180,000	25.45%	6	49	5	13	0
\$180,001 - \$240,000	16.36%	19	0	14	96	0
\$240,001 - \$300,000	12.73%	28	0	28	21	164
\$300,001 and up	10.91%	8	0	15	4	0
Median Closed DOM		14	46	10	19	164
Total Closed Units	100%	14.0	11	34	9	1
Total Closed Volume		8,934,140	734.50K	5.76M	2.14M	293.50K

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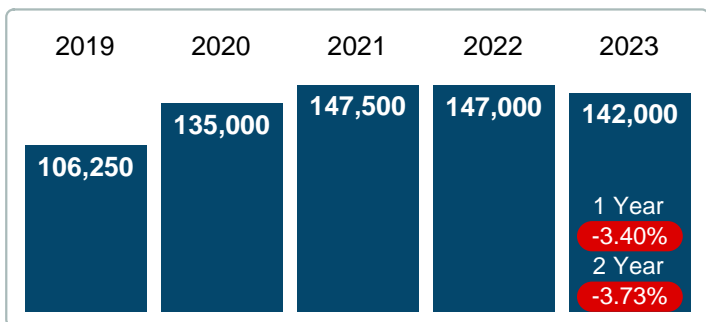
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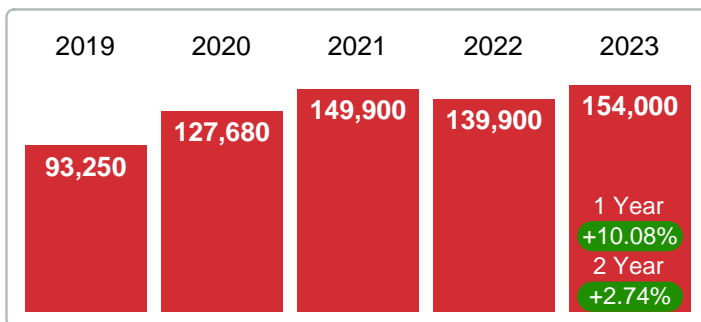
MEDIAN LIST PRICE AT CLOSING

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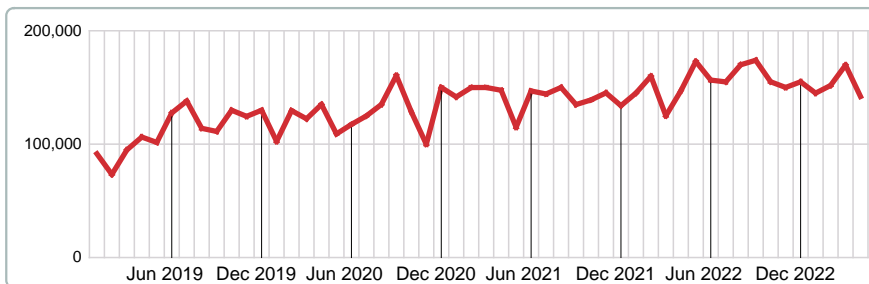
APRIL



YEAR TO DATE (YTD)

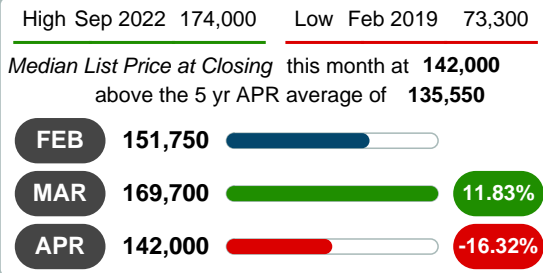


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 135,550



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	9.09%	27,500	33,750	24,000	0	0
\$40,001 - \$60,000	10.91%	55,125	51,250	55,000	55,250	0
\$60,001 - \$110,000	14.55%	88,450	88,450	91,360	0	0
\$110,001 - \$180,000	25.45%	139,950	139,900	140,000	152,500	0
\$180,001 - \$240,000	16.36%	199,990	0	199,000	205,000	0
\$240,001 - \$300,000	9.09%	290,000	0	284,500	299,900	290,000
\$300,001 and up	14.55%	325,000	0	325,000	364,999	0
Median List Price		142,000	78,000	147,750	210,000	290,000
Total Closed Units	100%	142,000	11	34	9	1
Total Closed Volume		9,156,709	843.80K	5.85M	2.17M	290.00K

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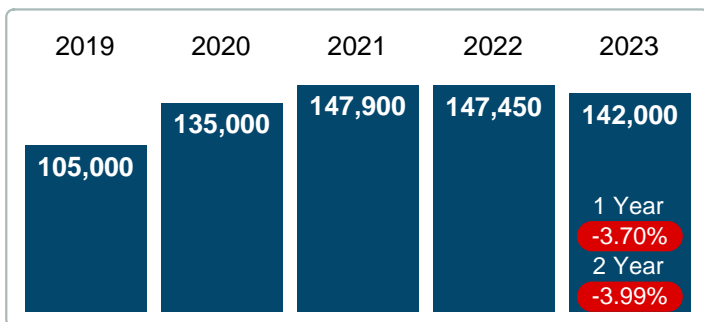
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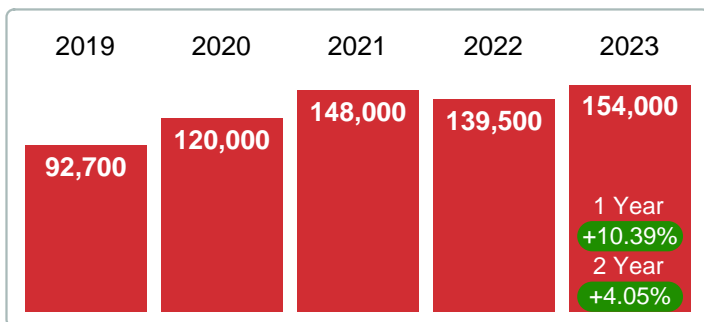
MEDIAN SOLD PRICE AT CLOSING

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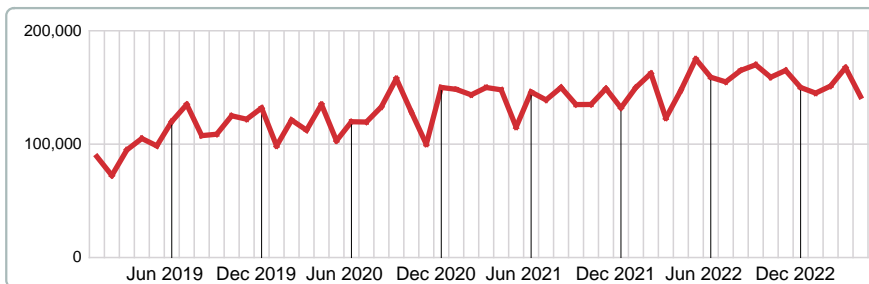
APRIL



YEAR TO DATE (YTD)

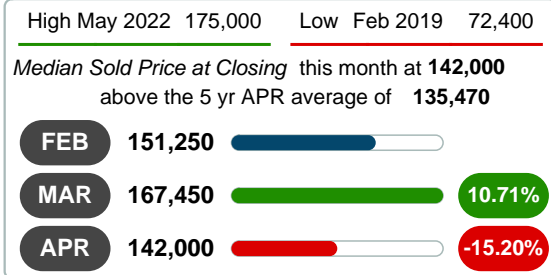


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 135,470



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	10.91%	30,000	30,000	24,000	0	0
\$40,001 - \$60,000	12.73%	50,000	50,000	49,000	52,000	0
\$60,001 - \$110,000	10.91%	95,000	95,000	85,500	0	0
\$110,001 - \$180,000	25.45%	139,000	118,000	140,000	147,500	0
\$180,001 - \$240,000	16.36%	198,000	0	199,990	196,500	0
\$240,001 - \$300,000	12.73%	295,000	0	299,000	295,000	293,500
\$300,001 and up	10.91%	345,000	0	312,500	375,000	0
Median Sold Price		142,000	60,000	150,250	198,000	293,500
Total Closed Units	100%	55	11	34	9	1
Total Closed Volume		8,934,140	734.50K	5.76M	2.14M	293.50K

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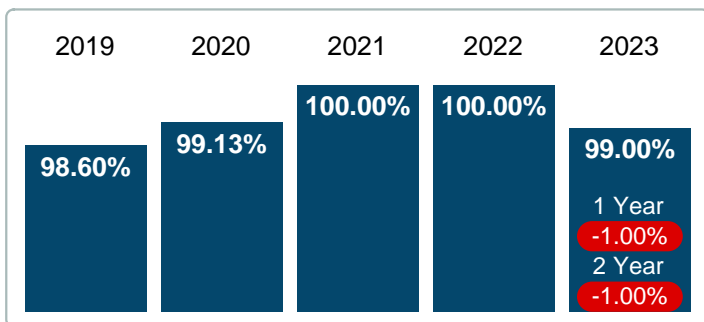
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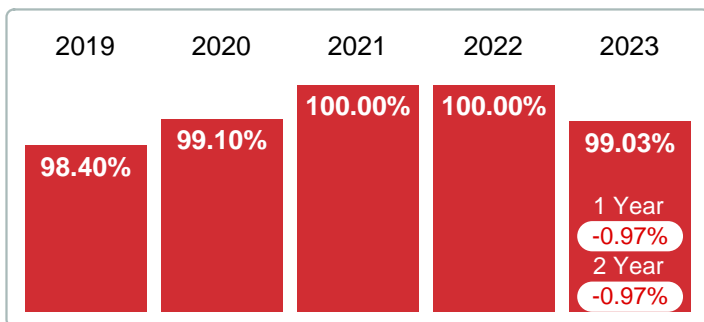
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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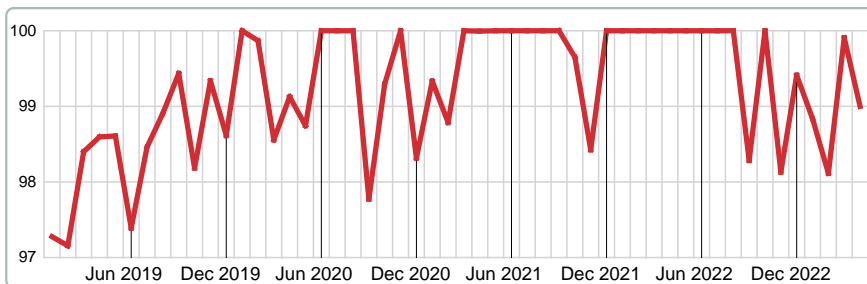
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

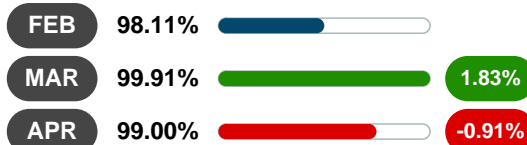


3 MONTHS

5 year APR AVG = 99.34%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **99.00%**
equal to 5 yr APR 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
\$40,000 and less	<div style="width: 10.91%;"></div> 6	10.91%	94.44%	88.89%	100.00%	0.00%	0.00%
\$40,001 - \$60,000	<div style="width: 12.73%;"></div> 7	12.73%	86.96%	67.42%	90.74%	94.12%	0.00%
\$60,001 - \$110,000	<div style="width: 10.91%;"></div> 6	10.91%	97.28%	98.08%	92.53%	0.00%	0.00%
\$110,001 - \$180,000	<div style="width: 25.45%;"></div> 14	25.45%	100.00%	84.35%	100.00%	97.14%	0.00%
\$180,001 - \$240,000	<div style="width: 16.36%;"></div> 9	16.36%	98.16%	0.00%	98.16%	95.93%	0.00%
\$240,001 - \$300,000	<div style="width: 12.73%;"></div> 7	12.73%	98.37%	0.00%	98.36%	98.37%	101.21%
\$300,001 and up	<div style="width: 10.91%;"></div> 6	10.91%	100.00%	0.00%	96.34%	100.00%	0.00%
Median Sold/List Ratio		99.00%		88.89%	100.00%	99.00%	101.21%
Total Closed Units		55	100%	11	34	9	1
Total Closed Volume		8,934,140		734.50K	5.76M	2.14M	293.50K

April 2023



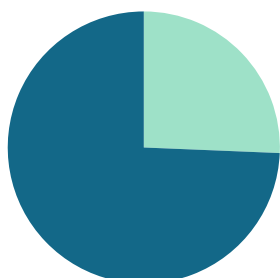
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

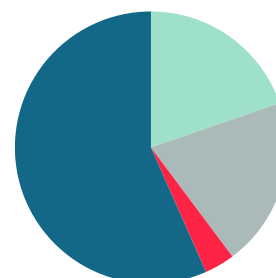


Inventory
 New Listings
69 = 25.65%
 Start Inventory
200
 Total Inventory Units
269
 Volume
\$61,151,158

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%
Median List Price	147,000	142,000	-3.40%	139,900	154,000	10.08%
Median Sale Price	147,450	142,000	-3.70%	139,500	154,000	10.39%
Median Percent of Selling Price to List Price	100.00%	99.00%	-1.00%	100.00%	99.03%	-0.97%
Median Days on Market to Sale	7.50	14.00	86.67%	11.00	21.50	95.45%
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

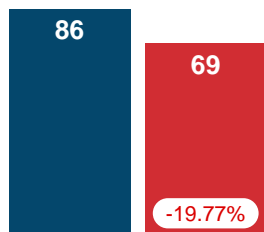
Inventory on April 30, 2023 = **158**

2022 **2023**

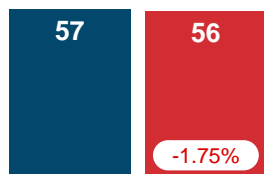
APRIL MARKET

MEDIAN PRICES

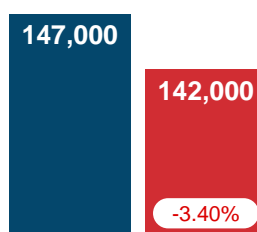
New Listings



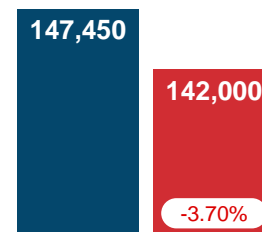
Pending Listings



List Price



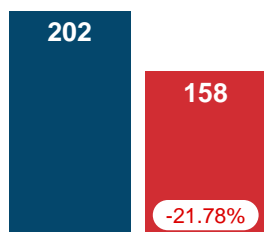
Sale Price



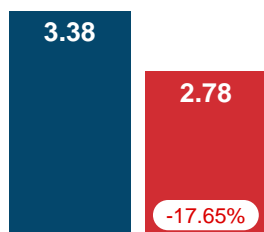
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

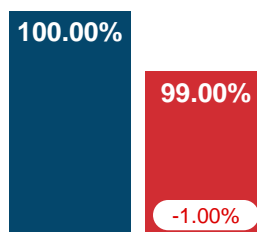
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

