

August 2021



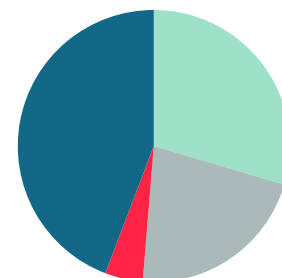
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	August 2021	+/-%
Closed Listings	67	79	17.91%
Pending Listings	67	58	-13.43%
New Listings	76	89	17.11%
Average List Price	151,961	183,253	20.59%
Average Sale Price	148,381	181,908	22.60%
Average Percent of Selling Price to List Price	98.31%	99.21%	0.92%
Average Days on Market to Sale	27.94	18.01	-35.53%
End of Month Inventory	114	118	3.51%
Months Supply of Inventory	2.08	1.97	-5.40%



■ Closed (29.59%)
■ Pending (21.72%)
■ Other OffMarket (4.49%)
■ Active (44.19%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of August 31, 2021 = **118**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2021 rose **3.51%** to 118 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.97** 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 **22.60%** in August 2021 to \$181,908 versus the previous year at \$148,381.

Average Days on Market Shortens

The average number of **18.01** days that homes spent on the market before selling decreased by 9.93 days or **35.53%** in August 2021 compared to last year's same month at **27.94** DOM.

Sales Success for August 2021 is Positive

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

There were 89 New Listings in August 2021, up **17.11%** from last year at 76. Furthermore, there were 79 Closed Listings this month versus last year at 67, a **17.91%** increase.

Closed versus Listed trends yielded a **88.8%** ratio, up from previous year's, August 2020, at **88.2%**, a **0.69%** upswing. This will certainly create pressure on an increasing 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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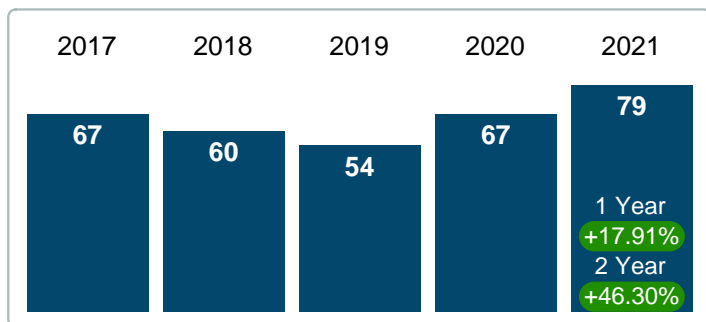
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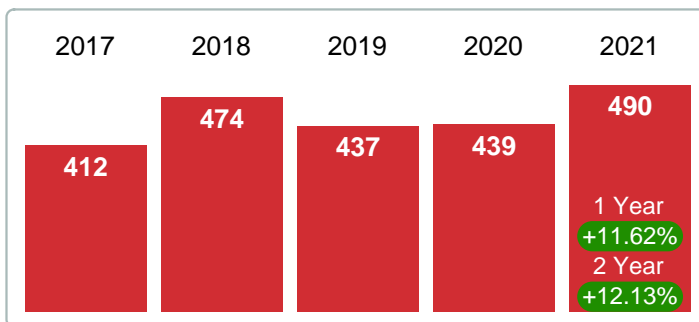
CLOSED LISTINGS

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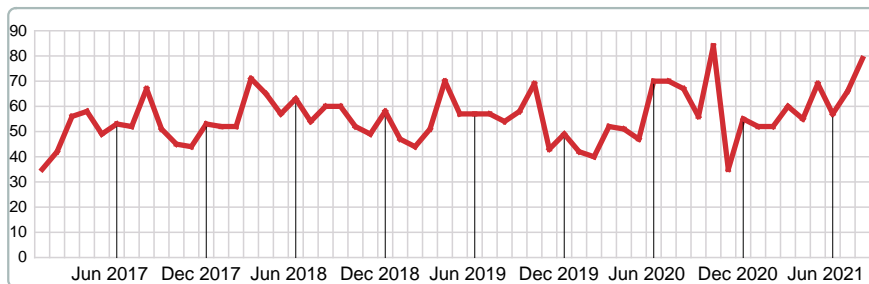
AUGUST



YEAR TO DATE (YTD)

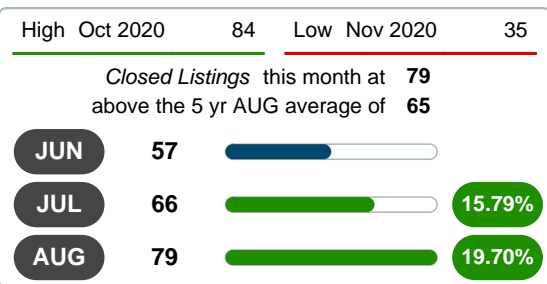


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	5.06%	51.3	2	2	0	0
\$50,001 - \$100,000	14	17.72%	20.9	5	9	0	0
\$100,001 - \$125,000	7	8.86%	16.7	0	7	0	0
\$125,001 - \$175,000	22	27.85%	16.8	1	19	2	0
\$175,001 - \$225,000	11	13.92%	14.4	0	8	3	0
\$225,001 - \$325,000	13	16.46%	13.5	1	7	5	0
\$325,001 and up	8	10.13%	13.3	0	3	5	0
Total Closed Units	79			9	55	15	0
Total Closed Volume	14,370,753	100%	18.0	887.40K	9.11M	4.38M	0.00B
Average Closed Price	\$181,908			\$98,600	\$165,563	\$291,827	\$0

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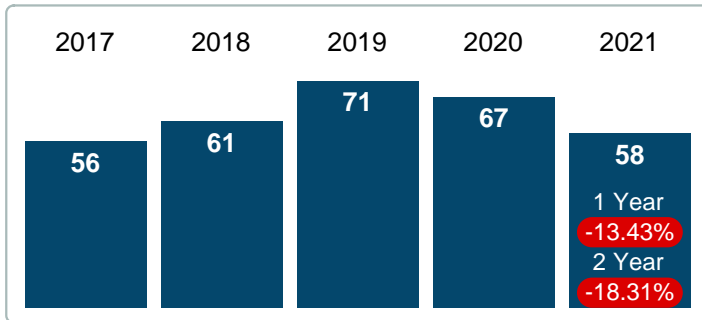
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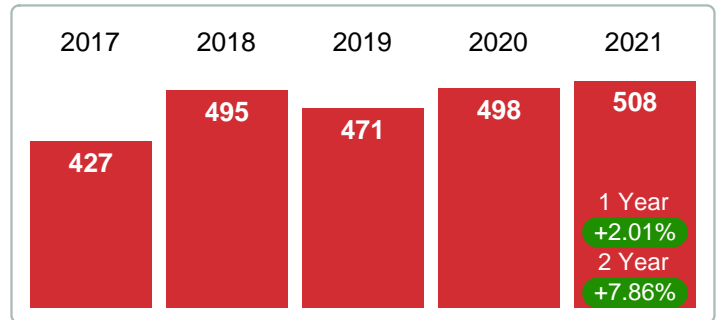
PENDING LISTINGS

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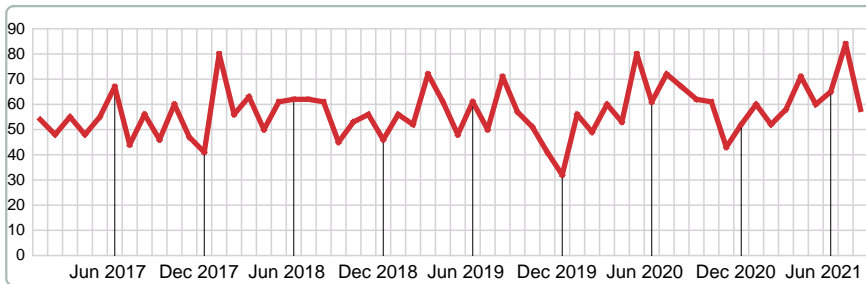
AUGUST



YEAR TO DATE (YTD)

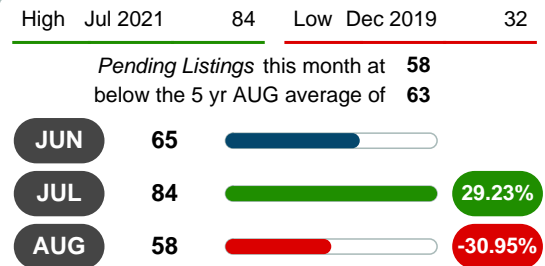


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 63



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	1.72%	7.0	1	0	0	0
\$25,001 - \$75,000	10	17.24%	30.1	5	5	0	0
\$75,001 - \$125,000	11	18.97%	19.6	0	11	0	0
\$125,001 - \$150,000	10	17.24%	4.4	1	7	2	0
\$150,001 - \$225,000	11	18.97%	19.8	0	9	2	0
\$225,001 - \$275,000	7	12.07%	35.3	0	6	1	0
\$275,001 and up	8	13.79%	26.4	0	4	1	3
Total Pending Units	58			7	42	6	3
Total Pending Volume	10,328,900	100%	21.8	376.40K	7.15M	1.63M	1.17M
Average Listing Price	\$178,577			\$53,771	\$170,279	\$272,150	\$389,300

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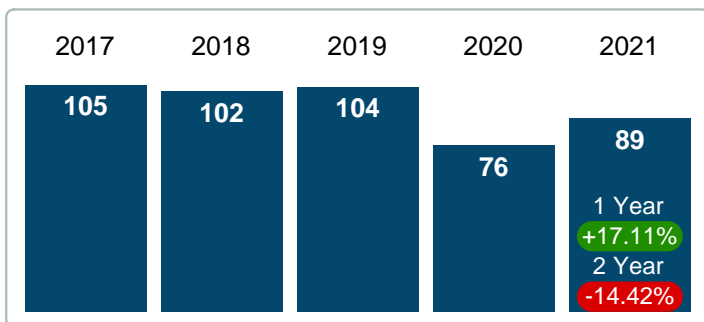
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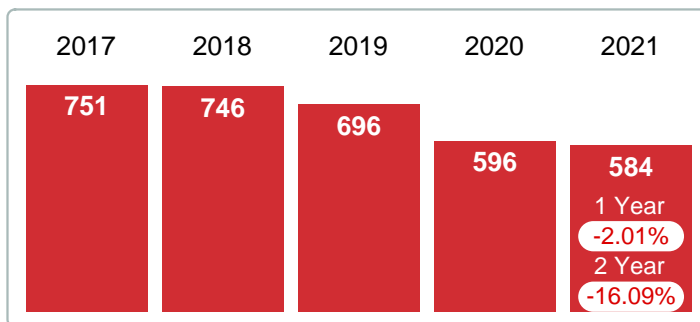
NEW LISTINGS

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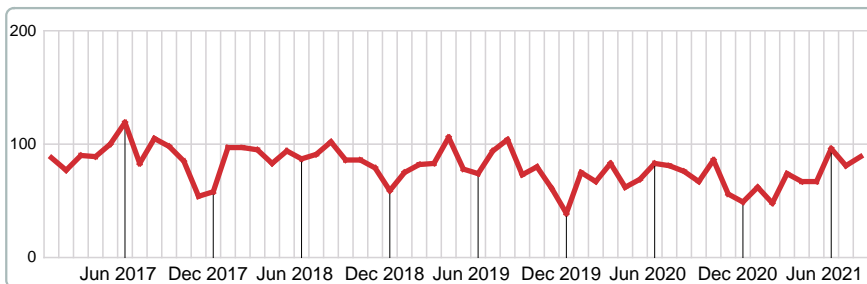
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

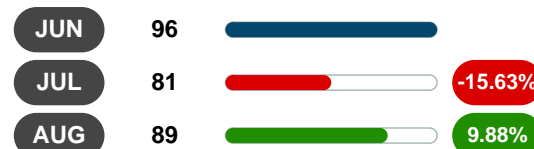


3 MONTHS

5 year AUG AVG = 95

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **89**
 below the 5 yr AUG average of **95**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$50,000 and less	7	7.87%
\$50,001 - \$75,000	9	10.11%
\$75,001 - \$125,000	18	20.22%
\$125,001 - \$150,000	16	17.98%
\$150,001 - \$225,000	18	20.22%
\$225,001 - \$325,000	12	13.48%
\$325,001 and up	9	10.11%
Total New Listed Units	89	
Total New Listed Volume	18,061,548	100%
Average New Listed Listing Price	\$166,213	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4	0	1
\$50,001 - \$75,000	4	5	0	0
\$75,001 - \$125,000	4	13	1	0
\$125,001 - \$150,000	0	13	3	0
\$150,001 - \$225,000	1	13	3	1
\$225,001 - \$325,000	1	9	1	1
\$325,001 and up	0	4	3	2
Total	12	61	11	5
Total New Listed Volume	1.06M	11.85M	2.86M	2.29M
Average New Listed Listing Price	\$87,917	\$194,334	\$259,845	\$458,780

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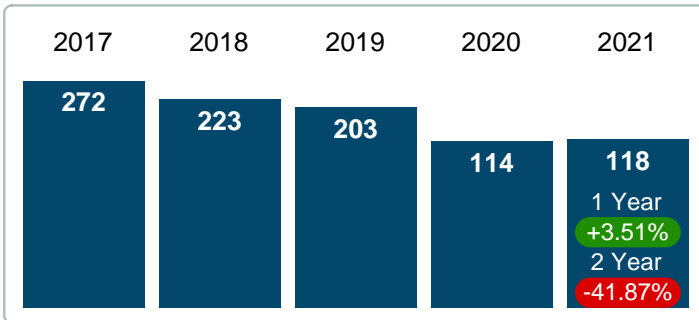
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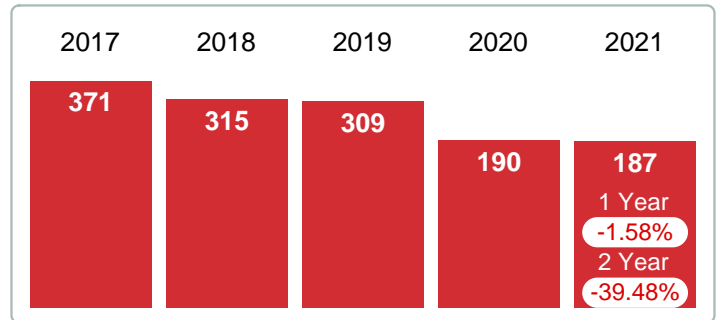
ACTIVE INVENTORY

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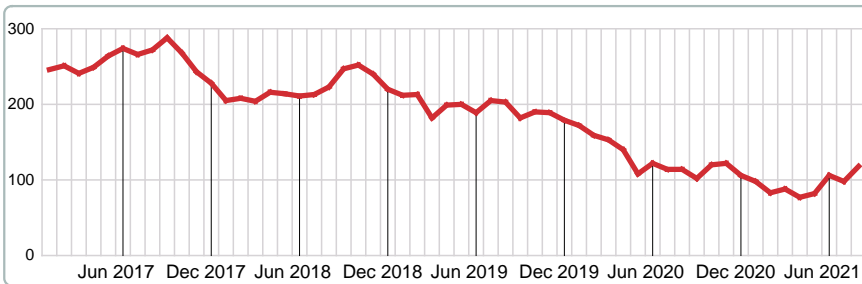
END OF AUGUST



ACTIVE DURING AUGUST

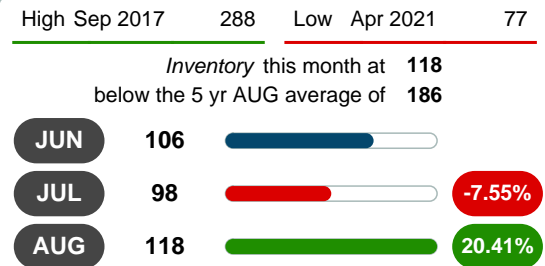


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 186



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	4.24%	70.2	3	2	0	0
\$25,001 - \$75,000	22	18.64%	63.2	7	14	0	1
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$150,000	42	35.59%	52.7	10	28	4	0
\$150,001 - \$225,000	21	17.80%	43.0	3	12	5	1
\$225,001 - \$350,000	16	13.56%	33.8	2	4	7	3
\$350,001 and up	12	10.17%	52.2	1	4	5	2
Total Active Inventory by Units	118			26	64	21	7
Total Active Inventory by Volume	23,631,546	100%	51.1	2.83M	10.62M	7.05M	3.13M
Average Active Inventory Listing Price	\$200,267			\$108,962	\$165,927	\$335,733	\$446,971

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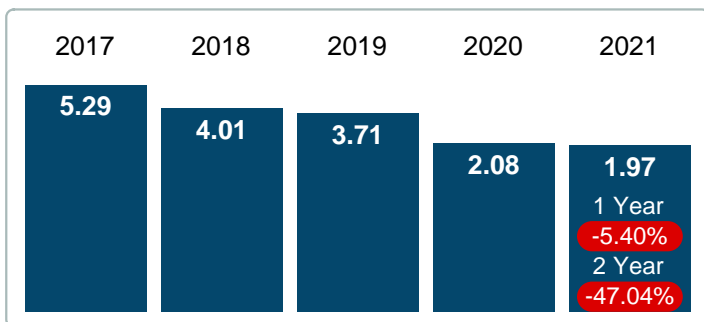
Area Delimited by County Of Muskogee - Residential Property Type



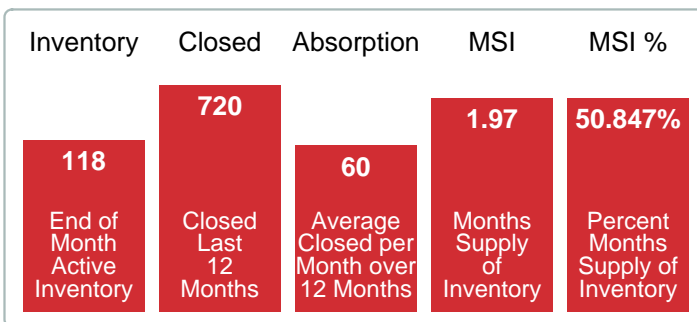
MONTHS SUPPLY of INVENTORY (MSI)

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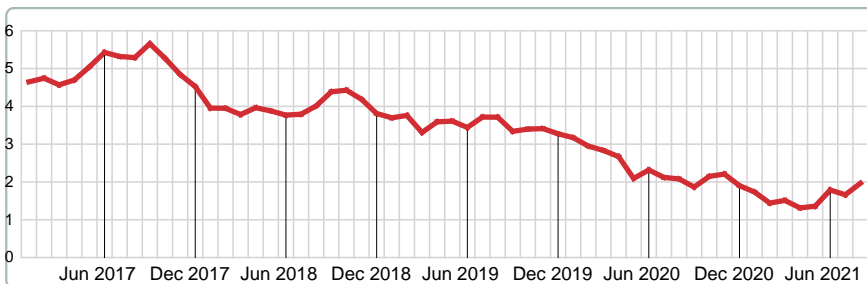
MSI FOR AUGUST



INDICATORS FOR AUGUST 2021

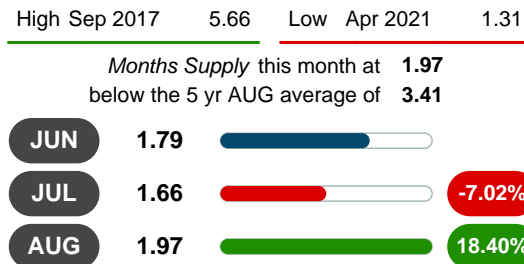


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.41



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
\$40,000 and less	11	9.32%	2.20	2.09	2.18	0.00	12.00
\$40,001 - \$70,000	13	11.02%	1.93	2.06	2.27	0.00	0.00
\$70,001 - \$90,000	20	16.95%	4.07	5.65	3.16	8.00	0.00
\$90,001 - \$160,000	28	23.73%	1.44	2.12	1.44	1.20	0.00
\$160,001 - \$230,000	20	16.95%	1.67	6.00	1.44	1.41	4.00
\$230,001 - \$360,000	14	11.86%	1.63	6.00	0.82	1.65	6.00
\$360,001 and up	12	10.17%	3.60	12.00	3.00	3.16	6.00
Market Supply of Inventory (MSI)			1.97	3.09	1.70	1.70	4.20
Total Active Inventory by Units		100%	118	26	64	21	7

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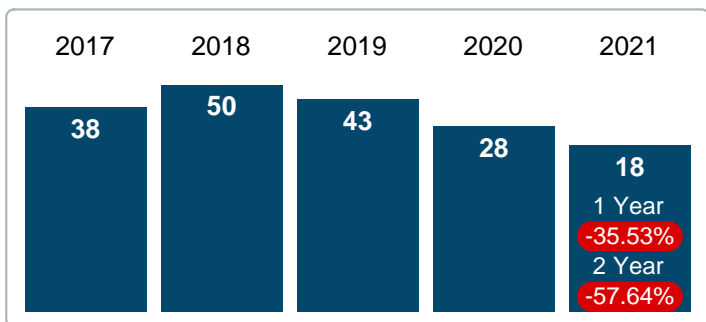
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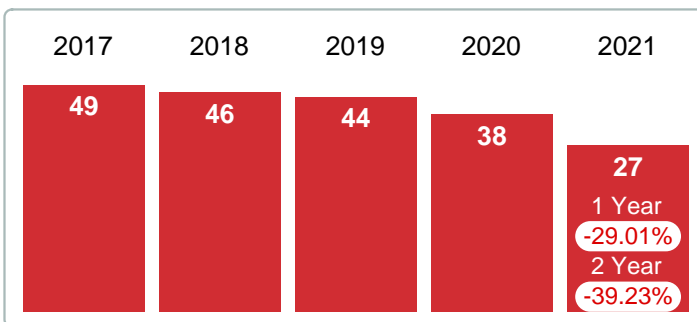
AVERAGE DAYS ON MARKET TO SALE

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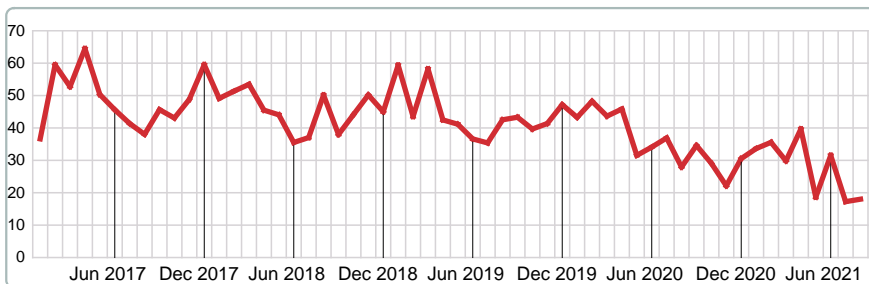
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

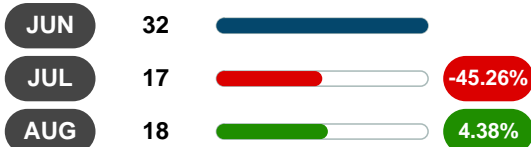


3 MONTHS

5 year AUG AVG = 35

High Apr 2017 64 Low Jul 2021 17

Average Days on Market to Sale this month at 18 below the 5 yr AUG average of 35



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
\$50,000 and less	5.06%	51	20	83	0	0
\$50,001 - \$100,000	17.72%	21	31	15	0	0
\$100,001 - \$125,000	8.86%	17	0	17	0	0
\$125,001 - \$175,000	27.85%	17	105	13	8	0
\$175,001 - \$225,000	13.92%	14	0	14	16	0
\$225,001 - \$325,000	16.46%	13	2	7	24	0
\$325,001 and up	10.13%	13	0	23	7	0
Average Closed DOM		18	33	16	15	0
Total Closed Units	100%	79	9	55	15	0
Total Closed Volume		14,370,753	887.40K	9.11M	4.38M	0.00B

August 2021



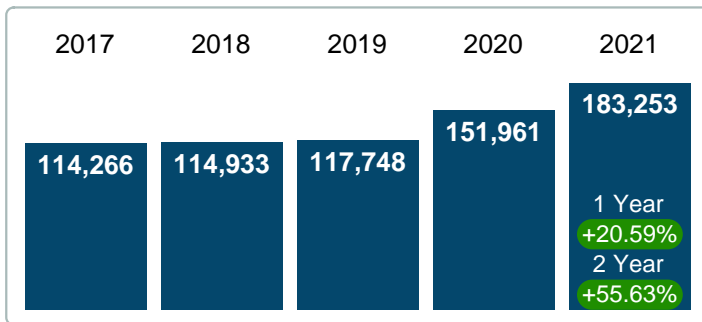
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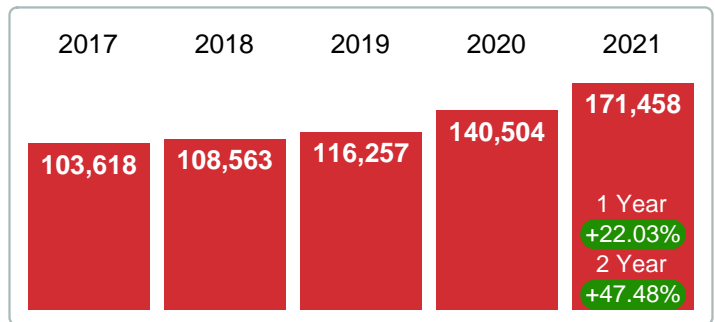
AVERAGE LIST PRICE AT CLOSING

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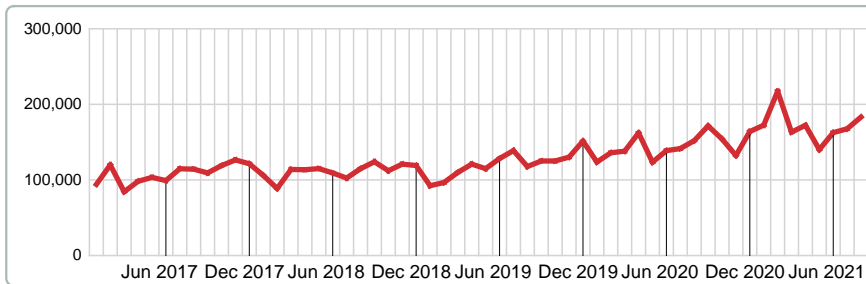
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

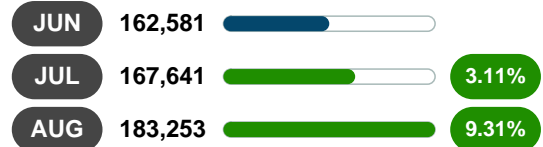


3 MONTHS

5 year AUG AVG = 136,432

High Feb 2021 217,247 Low Mar 2017 84,372

Average List Price at Closing this month at **183,253** above the 5 yr AUG average of **136,432**



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	
\$50,000 and less	4	5.06%	33,850	46,750	20,950	0	
\$50,001 - \$100,000	15	18.99%	84,340	77,960	88,389	0	
\$100,001 - \$125,000	9	11.39%	116,978	0	111,043	0	
\$125,001 - \$175,000	18	22.78%	151,989	175,000	147,979	142,000	
\$175,001 - \$225,000	12	15.19%	200,704	0	198,706	213,100	
\$225,001 - \$325,000	13	16.46%	258,738	240,000	258,671	262,580	
\$325,001 and up	8	10.13%	439,475	0	437,967	440,380	
Average List Price		183,253		99,811	166,192	295,873	0
Total Closed Units		79	100%	183,253	9	55	15
Total Closed Volume		14,476,950			898.30K	9.14M	4.44M
						0.00B	

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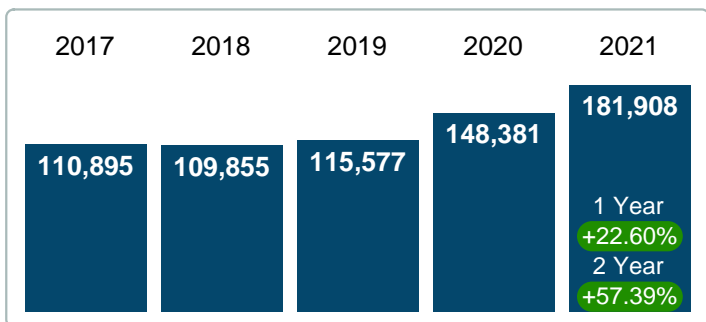
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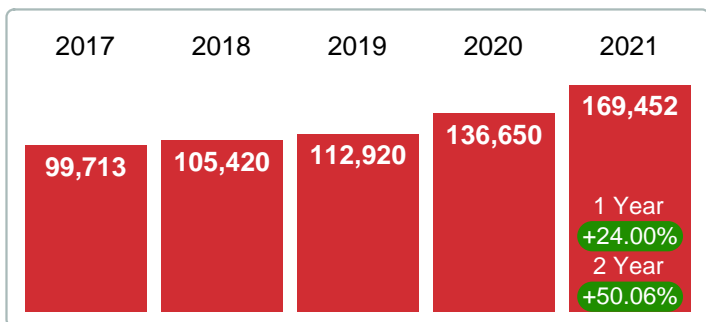
AVERAGE SOLD PRICE AT CLOSING

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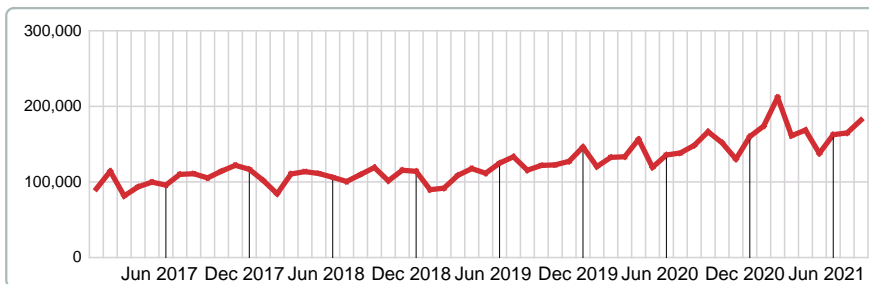
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

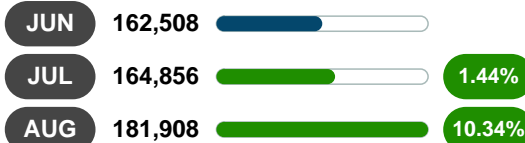


3 MONTHS

5 year AUG AVG = 133,323

High Feb 2021 211,913 Low Mar 2017 81,485

Average Sold Price at Closing this month at **181,908** above the 5 yr AUG average of **133,323**



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
\$50,000 and less	5.06%	31,875	43,250	20,500	0	0
\$50,001 - \$100,000	17.72%	81,923	77,180	84,558	0	0
\$100,001 - \$125,000	8.86%	113,243	0	113,243	0	0
\$125,001 - \$175,000	27.85%	148,424	175,000	147,702	142,000	0
\$175,001 - \$225,000	13.92%	204,218	0	200,375	214,467	0
\$225,001 - \$325,000	16.46%	254,069	240,000	256,843	253,000	0
\$325,001 and up	10.13%	436,125	0	434,667	437,000	0
Average Sold Price		181,908	98,600	165,563	291,827	0
Total Closed Units	100%	181,908	9	55	15	0
Total Closed Volume		14,370,753	887.40K	9.11M	4.38M	0.00B

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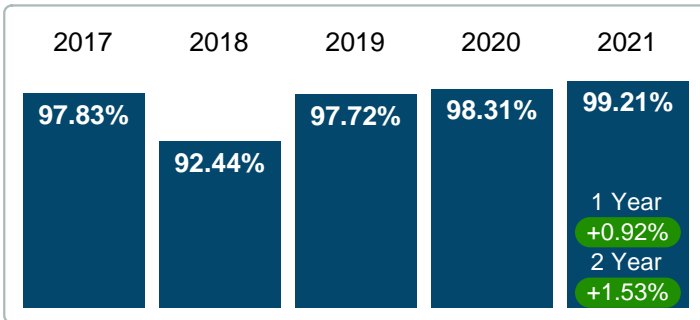
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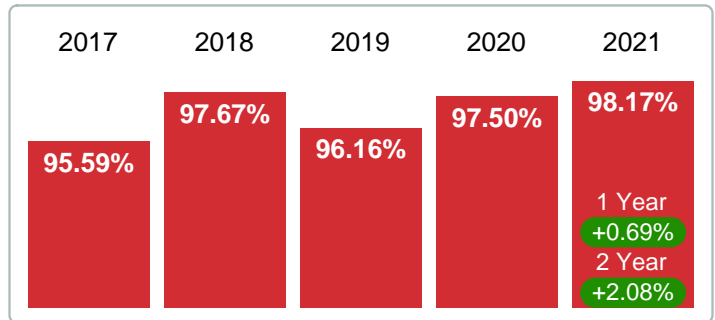
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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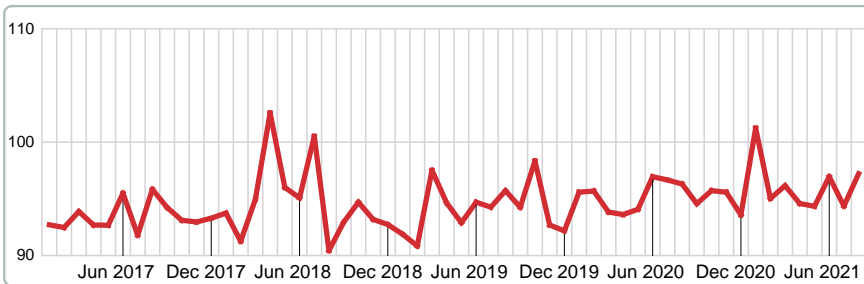
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

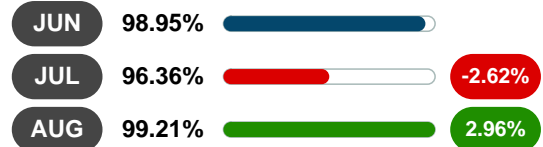


3 MONTHS

5 year AUG AVG = 97.10%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **99.21%**
above the 5 yr AUG average of **97.10%**



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
\$50,000 and less	4	5.06%	95.35%	92.50%	98.19%	0.00%	0.00%
\$50,001 - \$100,000	14	17.72%	97.09%	98.37%	96.37%	0.00%	0.00%
\$100,001 - \$125,000	7	8.86%	102.27%	0.00%	102.27%	0.00%	0.00%
\$125,001 - \$175,000	22	27.85%	99.94%	100.00%	99.93%	100.00%	0.00%
\$175,001 - \$225,000	11	13.92%	100.83%	0.00%	100.83%	100.85%	0.00%
\$225,001 - \$325,000	13	16.46%	98.39%	100.00%	99.32%	96.76%	0.00%
\$325,001 and up	8	10.13%	99.31%	0.00%	99.08%	99.44%	0.00%
Average Sold/List Ratio		99.20%		97.43%	99.59%	98.90%	0.00%
Total Closed Units		79	100%	9	55	15	
Total Closed Volume		14,370,753		887.40K	9.11M	4.38M	0.00B

August 2021



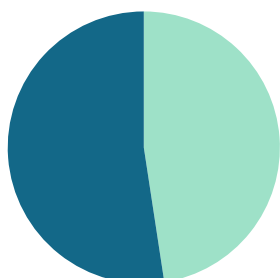
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

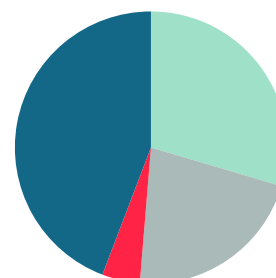


Inventory
 New Listings
89 = 47.59%
 Start Inventory
98
 Total Inventory Units
187
 Volume
\$35,528,746

Market Activity

Closed Sales
79 = 29.59%
 Pending Sales
58 = 21.72%
 Other Off Market
12 = 4.49%
 Active Inventory
118 = 44.19%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	67	79	17.91%	439	490	11.62%
Pending Sales	67	58	-13.43%	498	508	2.01%
New Listings	76	89	17.11%	596	584	-2.01%
Average List Price	151,961	183,253	20.59%	140,504	171,458	22.03%
Average Sale Price	148,381	181,908	22.60%	136,650	169,452	24.00%
Average Percent of Selling Price to List Price	98.31%	99.21%	0.92%	97.50%	98.17%	0.69%
Average Days on Market to Sale	27.94	18.01	-35.53%	37.99	26.97	-29.01%
Monthly Inventory	114	118	3.51%	114	118	3.51%
Months Supply of Inventory	2.08	1.97	-5.40%	2.08	1.97	-5.40%

Absorption: Last 12 months, an Average of **60** Sales/Month

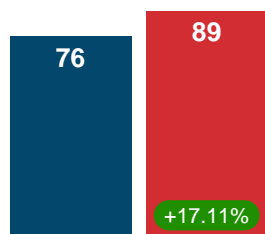
Inventory on August 31, 2021 = **118**

2020 2021

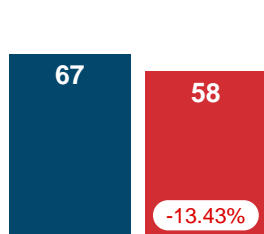
AUGUST MARKET

AVERAGE PRICES

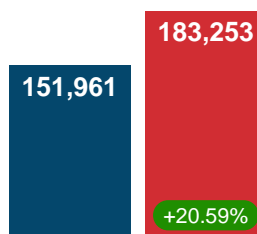
New Listings



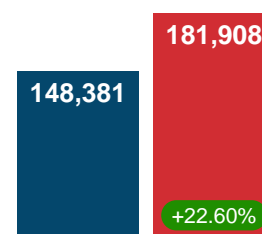
Pending Listings



List Price



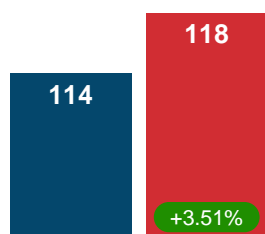
Sale Price



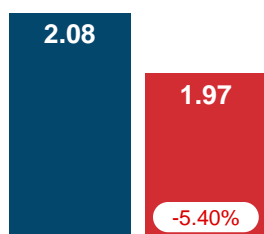
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

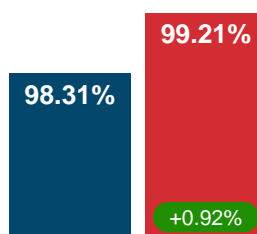
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

