



Area Delimited by County Of Muskogee - Residential Property Type

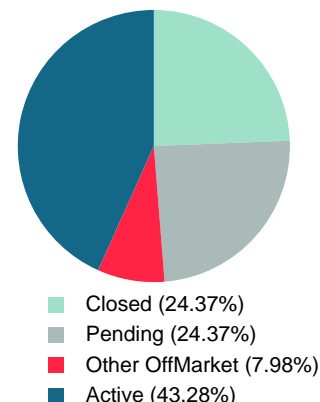


## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	December 2021	+/- %
Closed Listings	55	58	5.45%
Pending Listings	52	58	11.54%
New Listings	49	48	-2.04%
Average List Price	164,025	151,646	-7.55%
Average Sale Price	160,011	146,893	-8.20%
Average Percent of Selling Price to List Price	95.58%	96.57%	1.03%
Average Days on Market to Sale	30.53	23.22	-23.92%
End of Month Inventory	106	103	-2.83%
Months Supply of Inventory	1.90	1.71	-10.21%

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of December 31, 2021 = **103**



### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2021 decreased **2.83%** to 103 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 **1.71** 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 **8.20%** in December 2021 to \$146,893 versus the previous year at \$160,011.

#### Average Days on Market Shortens

The average number of **23.22** days that homes spent on the market before selling decreased by 7.30 days or **23.92%** in December 2021 compared to last year's same month at **30.53** DOM.

#### Sales Success for December 2021 is Positive

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

There were 48 New Listings in December 2021, down **2.04%** from last year at 49. Furthermore, there were 58 Closed Listings this month versus last year at 55, a **5.45%** increase.

Closed versus Listed trends yielded a **120.8%** ratio, up from previous year's, December 2020, at **112.2%**, a **7.65%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

### 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



Area Delimited by County Of Muskogee - Residential Property Type

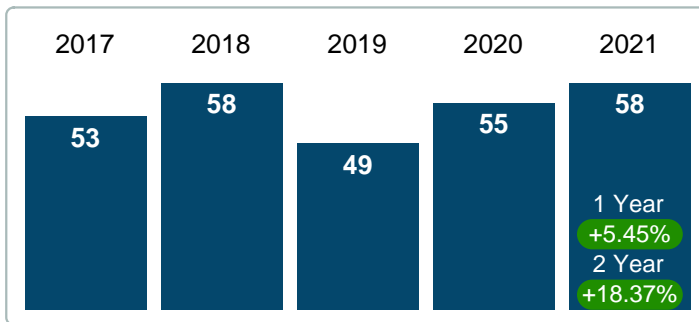


## December 2021

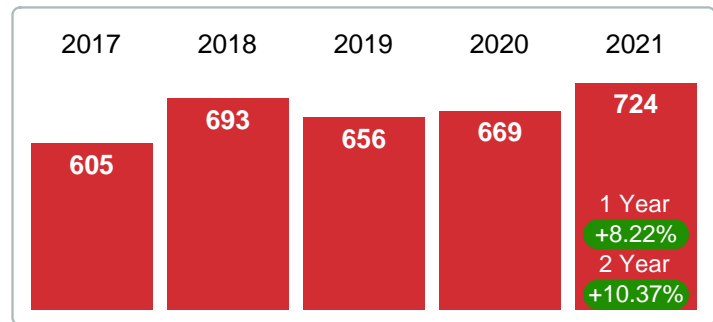
### CLOSED LISTINGS

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

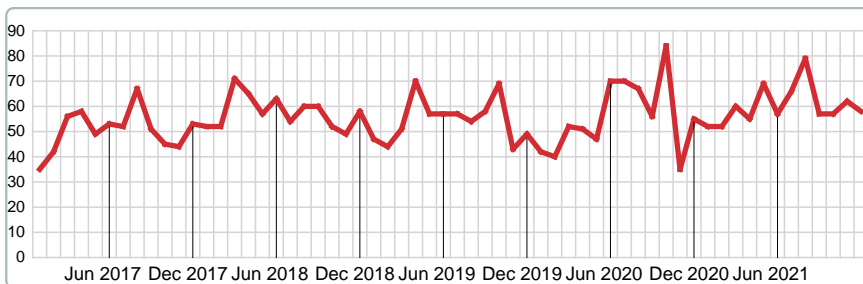
#### DECEMBER



#### YEAR TO DATE (YTD)

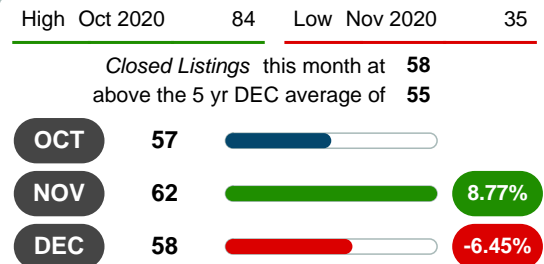


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 55



#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4		6.90%	19.8	2	2	0	0
\$20,001 - \$50,000	8		13.79%	29.8	2	5	1	0
\$50,001 - \$100,000	9		15.52%	18.9	4	5	0	0
\$100,001 - \$160,000	15		25.86%	23.0	3	11	1	0
\$160,001 - \$230,000	8		13.79%	15.4	1	6	1	0
\$230,001 - \$290,000	8		13.79%	31.3	0	4	3	1
\$290,001 and up	6		10.34%	23.7	0	3	2	1
Total Closed Units			58		12	36	8	2
Total Closed Volume			8,519,800	100%	933.85K	5.10M	1.83M	655.00K
Average Closed Price			\$146,893		\$77,821	\$141,724	\$228,613	\$327,500

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Muskogee - Residential Property Type

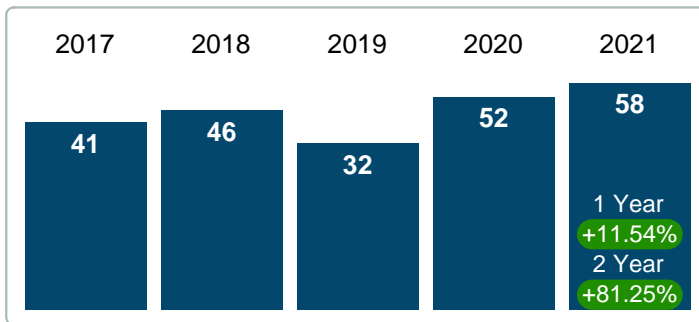


## December 2021

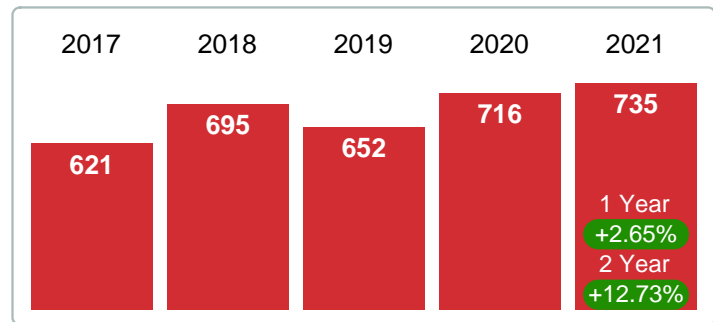
### PENDING LISTINGS

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

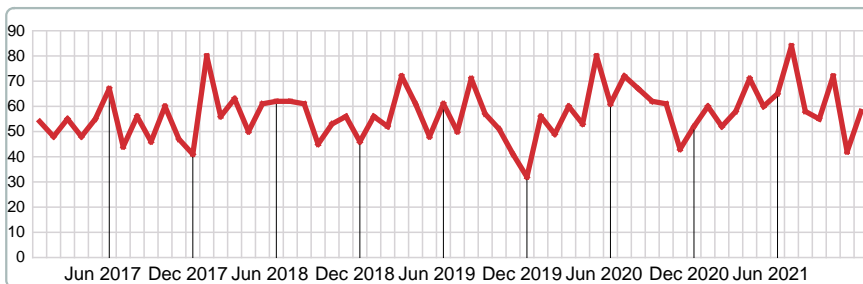
#### DECEMBER



#### YEAR TO DATE (YTD)

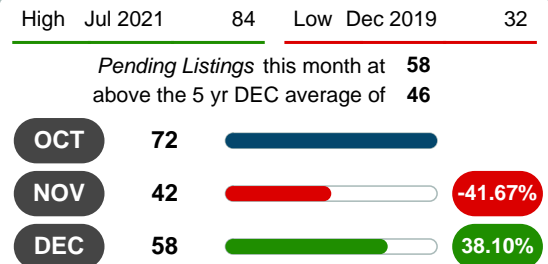


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 46



#### 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	3			5.17%	32.3	0	3	0	0
\$25,001 - \$75,000	9			15.52%	38.1	2	5	2	0
\$75,001 - \$100,000	8			13.79%	40.0	1	6	1	0
\$100,001 - \$175,000	19			32.76%	41.2	1	11	7	0
\$175,001 - \$200,000	5			8.62%	28.4	0	4	1	0
\$200,001 - \$250,000	7			12.07%	12.3	0	6	1	0
\$250,001 and up	7			12.07%	25.3	0	4	3	0
Total Pending Units					58	4	39	15	0
Total Pending Volume					8,717,398	322.30K	5.74M	2.65M	0.00B
Average Listing Price					\$150,300	\$80,575	\$147,256	\$176,807	\$0



Area Delimited by County Of Muskogee - Residential Property Type

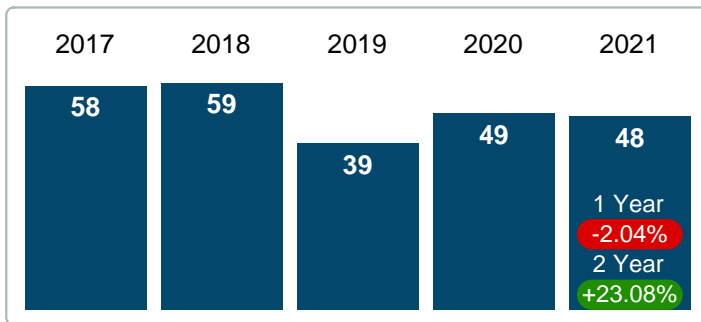


## December 2021

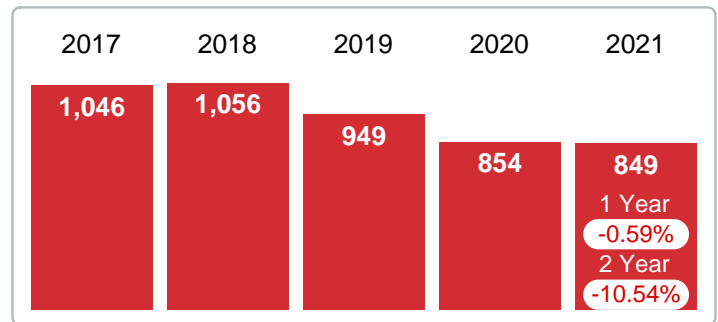
### NEW LISTINGS

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

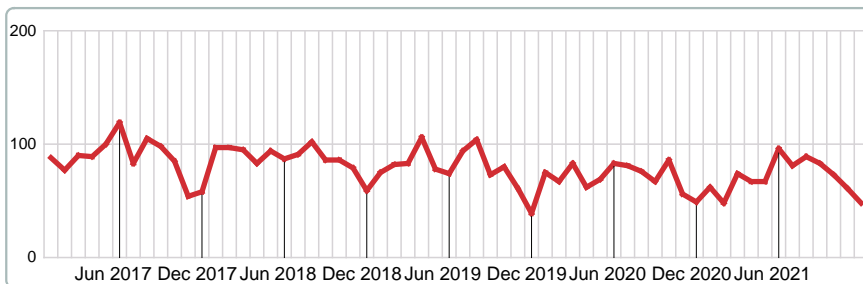
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 51

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **48**  
below the 5 yr DEC average of **51**

OCT	73		
NOV	61		-16.44%
DEC	48		-21.31%

#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$25,000 and less	2	4.17%
\$25,001 - \$75,000	7	14.58%
\$75,001 - \$125,000	7	14.58%
\$125,001 - \$175,000	13	27.08%
\$175,001 - \$200,000	6	12.50%
\$200,001 - \$275,000	7	14.58%
\$275,001 and up	6	12.50%
Total New Listed Units	48	
Total New Listed Volume	7,784,997	100%
Average New Listed Listing Price	\$159,508	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	1	0	0
1	5	1	0
3	3	1	0
2	9	2	0
0	5	1	0
0	7	0	0
0	4	2	0
7	34	7	0
675.20K	5.67M	1.44M	0.00B
\$96,457	\$166,782	\$205,600	\$0



Area Delimited by County Of Muskogee - Residential Property Type

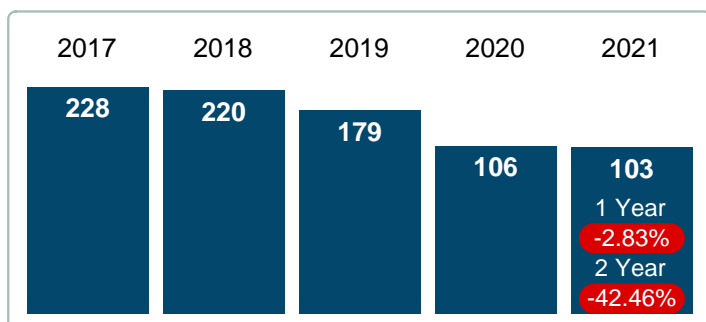


## December 2021

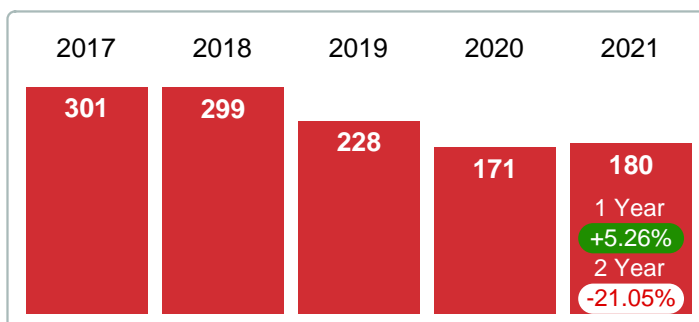
### ACTIVE INVENTORY

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

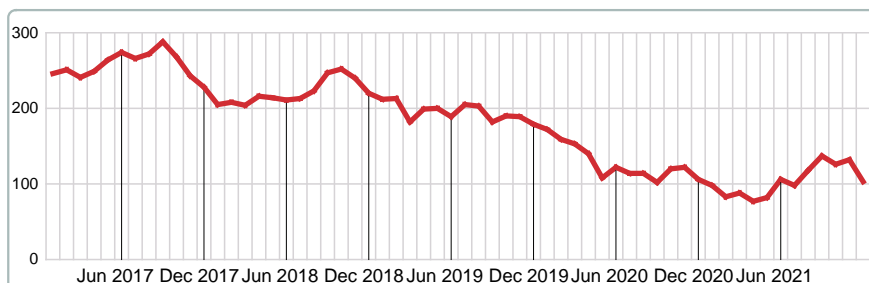
#### END OF DECEMBER



#### ACTIVE DURING DECEMBER



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 167

High Sep 2017 288 Low Apr 2021 77

Inventory this month at **103**  
below the 5 yr DEC average of **167**

OCT	126		
NOV	132	4.76%	
DEC	103	-21.97%	

#### 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	8	7.77%	69.4	4	3	1	0
\$25,001 \$50,000	10	9.71%	68.3	2	5	2	1
\$50,001 \$75,000	14	13.59%	96.0	7	7	0	0
\$75,001 \$150,000	29	28.16%	93.1	8	17	4	0
\$150,001 \$175,000	9	8.74%	37.6	4	4	1	0
\$175,001 \$350,000	23	22.33%	62.7	2	14	5	2
\$350,001 and up	10	9.71%	94.5	0	4	5	1
Total Active Inventory by Units		103		27	54	18	4
Total Active Inventory by Volume		18,475,397	100%	2.58M	10.43M	4.40M	1.06M
Average Active Inventory Listing Price		\$179,373		\$95,533	\$193,133	\$244,572	\$266,125

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Muskogee - Residential Property Type

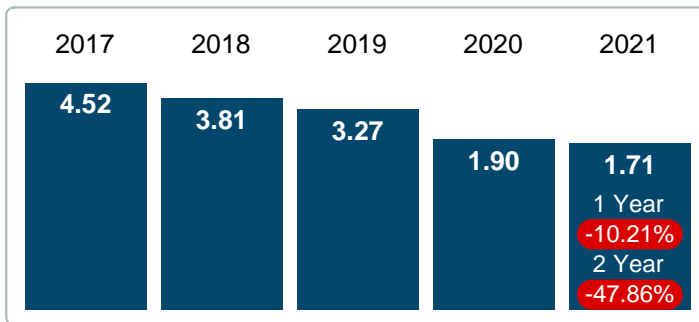


## December 2021

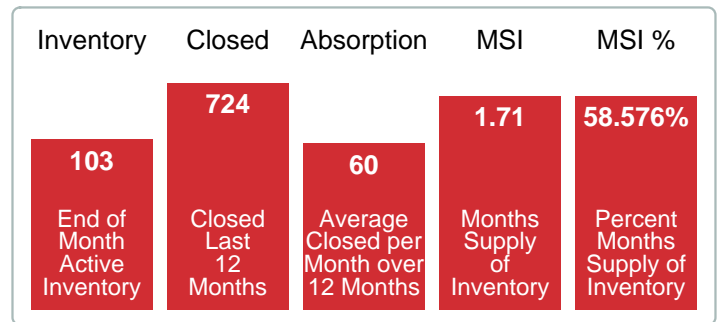
### MONTHS SUPPLY of INVENTORY (MSI)

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

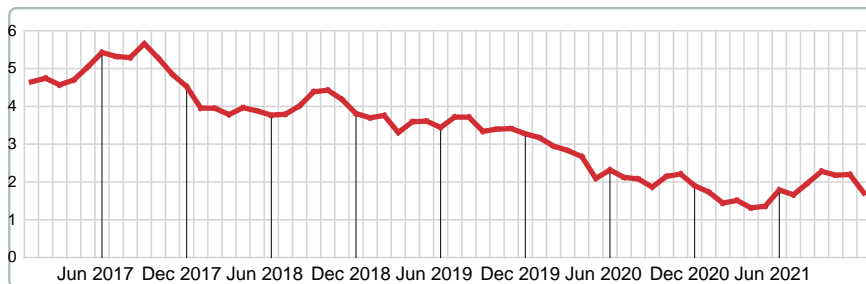
#### MSI FOR DECEMBER



#### INDICATORS FOR DECEMBER 2021

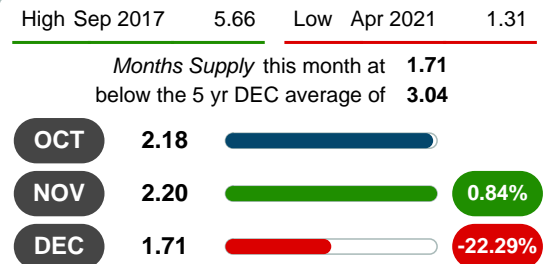


#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 3.04



#### 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
\$30,000 and less	9	8.74%	2.30	3.20	1.33	8.00	0.00
\$30,001 \$60,000	14	13.59%	2.40	1.60	2.91	1.71	0.00
\$60,001 \$80,000	15	14.56%	3.27	3.56	3.00	0.00	0.00
\$80,001 \$160,000	26	25.24%	1.21	2.40	0.94	2.14	0.00
\$160,001 \$190,000	12	11.65%	1.64	12.00	1.14	0.71	3.00
\$190,001 \$350,000	17	16.50%	1.36	4.80	1.52	0.80	2.00
\$350,001 and up	10	9.71%	2.14	0.00	2.29	2.22	1.71
Market Supply of Inventory (MSI)			1.71	3.03	1.42	1.52	2.40
Total Active Inventory by Units		100%	1.71	27	54	18	4

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Muskogee - Residential Property Type

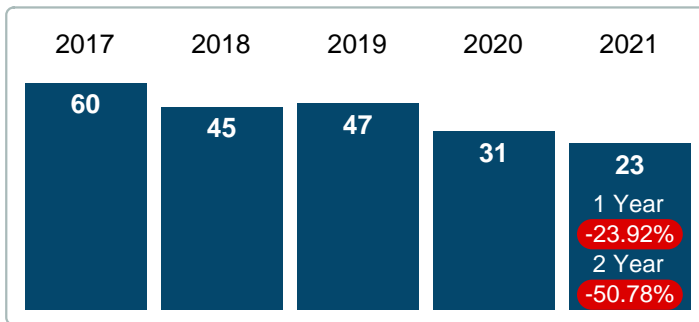


## December 2021

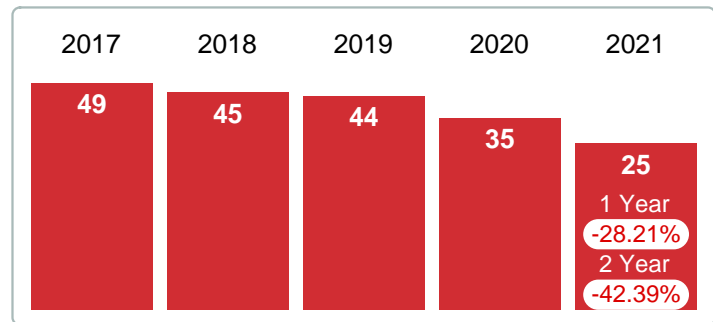
### AVERAGE DAYS ON MARKET TO SALE

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

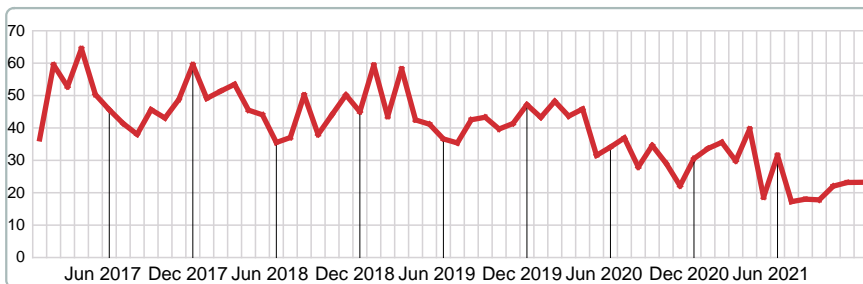
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 41

High Apr 2017 64 Low Jul 2021 17

Average Days on Market to Sale this month at 23  
below the 5 yr DEC average of 41

OCT	22		
NOV	23		5.19%
DEC	23		0.27%

#### 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
\$20,000 and less	4		6.90%	20	3	37	0	0
\$20,001 \$50,000	8		13.79%	30	12	32	56	0
\$50,001 \$100,000	9		15.52%	19	13	24	0	0
\$100,001 \$160,000	15		25.86%	23	12	25	36	0
\$160,001 \$230,000	8		13.79%	15	1	7	78	0
\$230,001 \$290,000	8		13.79%	31	0	37	21	39
\$290,001 and up	6		10.34%	24	0	9	38	40
Average Closed DOM				23	10	23	39	40
Total Closed Units			100%	23	12	36	8	2
Total Closed Volume				8,519,800	933.85K	5.10M	1.83M	655.00K





Area Delimited by County Of Muskogee - Residential Property Type

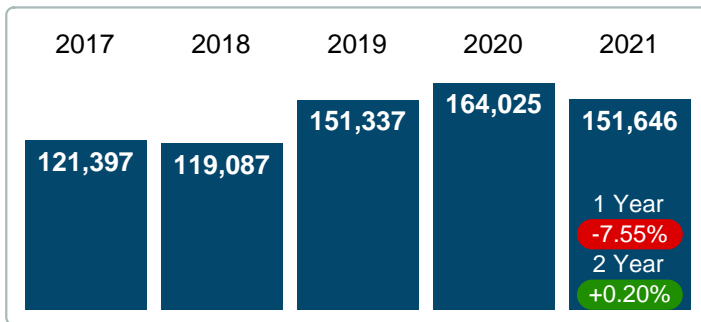


## December 2021

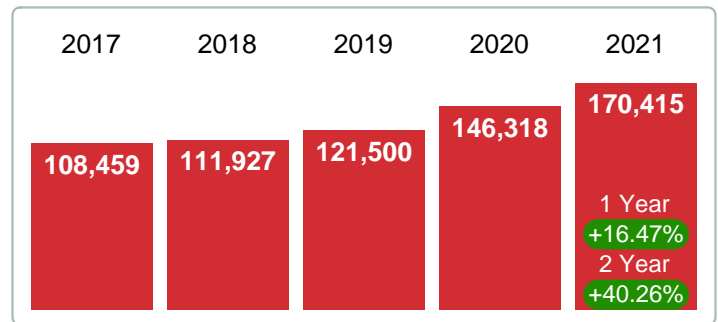
### AVERAGE LIST PRICE AT CLOSING

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

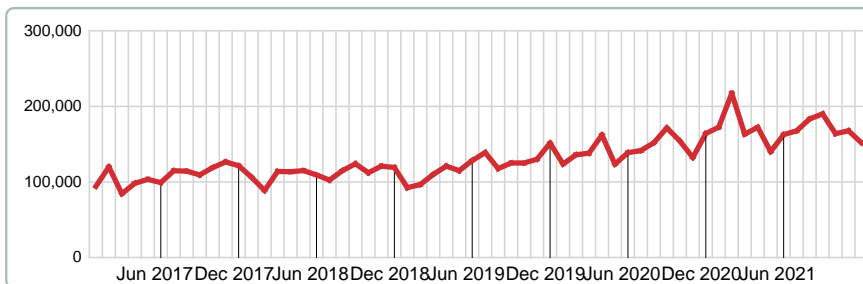
#### DECEMBER



#### YEAR TO DATE (YTD)



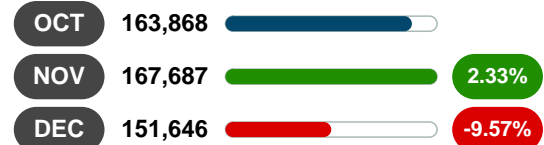
#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 141,498

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

Average List Price at Closing this month at **151,646**  
above the 5 yr DEC average of **141,498**

#### 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	5		8.62%	18,620	18,750	20,166	0	0
\$25,001 \$50,000	8		13.79%	38,156	36,200	40,738	40,000	0
\$50,001 \$100,000	8		13.79%	79,213	81,000	66,940	0	0
\$100,001 \$150,000	11		18.97%	125,991	132,633	130,500	169,900	0
\$150,001 \$225,000	10		17.24%	177,760	165,000	179,457	0	0
\$225,001 \$275,000	9		15.52%	242,600	0	242,720	246,600	230,000
\$275,001 and up	7		12.07%	345,214	0	332,667	323,000	449,500
Average List Price				151,646	83,067	144,457	239,837	339,750
Total Closed Units			100%	151,646	12	36	8	2
Total Closed Volume				8,795,448	996.80K	5.20M	1.92M	679.50K





Area Delimited by County Of Muskogee - Residential Property Type

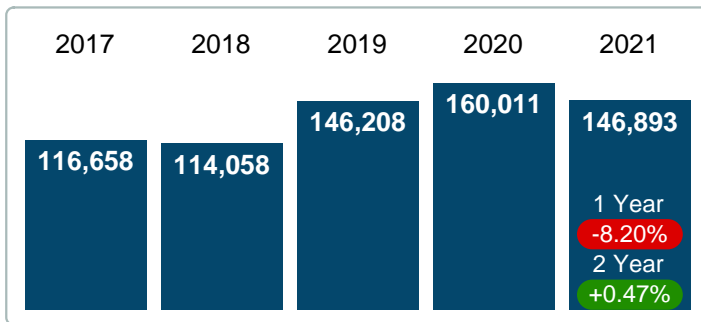


## December 2021

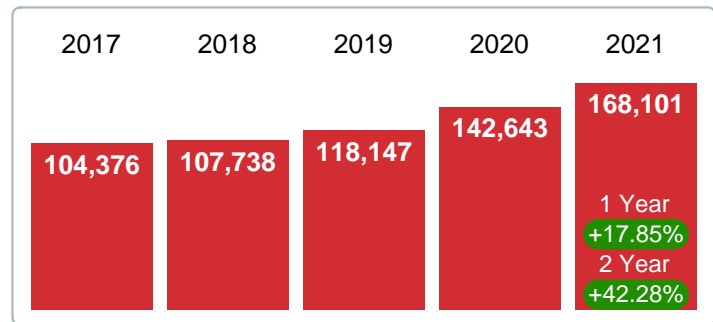
### AVERAGE SOLD PRICE AT CLOSING

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

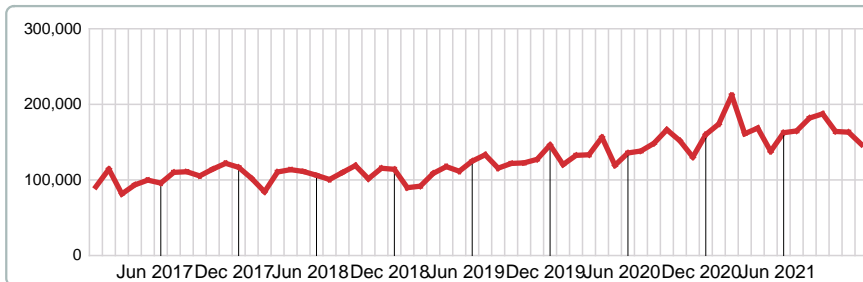
#### DECEMBER



#### YEAR TO DATE (YTD)



#### 5 YEAR MARKET ACTIVITY TRENDS



#### 3 MONTHS

5 year DEC AVG = 136,766

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

Average Sold Price at Closing this month at **146,893**  
above the 5 yr DEC average of **136,766**

OCT	164,144	
NOV	163,148	-0.61%
DEC	146,893	-9.96%

#### 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
\$20,000 and less	4	6.90%	14,825	16,250	13,400	0	0
\$20,001 \$50,000	8	13.79%	31,925	29,875	33,130	30,000	0
\$50,001 \$100,000	9	15.52%	72,811	76,925	69,520	0	0
\$100,001 \$160,000	15	25.86%	130,507	122,967	130,791	150,000	0
\$160,001 \$230,000	8	13.79%	195,800	165,000	195,567	228,000	0
\$230,001 \$290,000	8	13.79%	251,100	0	244,975	264,633	235,000
\$290,001 and up	6	10.34%	336,167	0	323,333	313,500	420,000
Average Sold Price			146,893	77,821	141,724	228,613	327,500
Total Closed Units		100%	146,893	12	36	8	2
Total Closed Volume			8,519,800	933.85K	5.10M	1.83M	655.00K

## December 2021



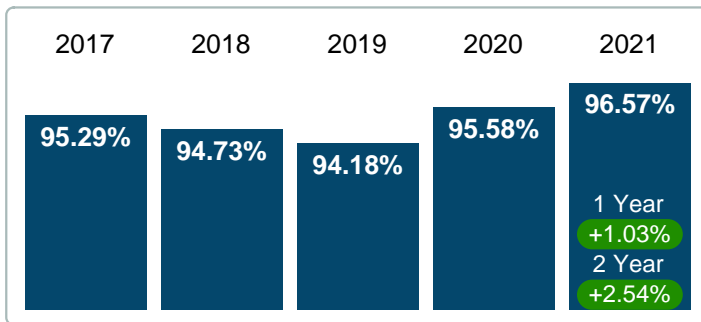
Area Delimited by County Of Muskogee - Residential Property Type



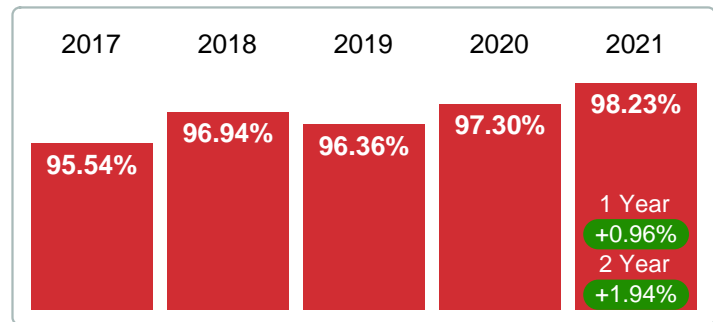
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

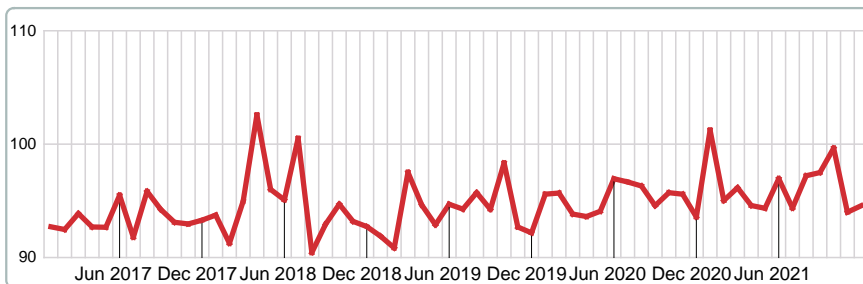
## DECEMBER



## YEAR TO DATE (YTD)



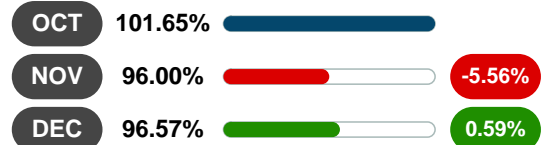
## 5 YEAR MARKET ACTIVITY TRENDS



## 3 MONTHS

5 year DEC AVG = 95.27%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.57%**  
above the 5 yr DEC average of **95.27%**

## AVERAGE SOLD/LIST RATIO OF CLOSED SALES &amp; BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	6.90%	89.10%	90.00%	88.20%	0.00%	0.00%
\$20,001 - \$50,000	8	13.79%	83.71%	82.87%	85.79%	75.00%	0.00%
\$50,001 - \$100,000	9	15.52%	107.29%	95.08%	117.06%	0.00%	0.00%
\$100,001 - \$160,000	15	25.86%	96.23%	93.82%	97.61%	88.29%	0.00%
\$160,001 - \$230,000	8	13.79%	99.37%	100.00%	99.65%	97.06%	0.00%
\$230,001 - \$290,000	8	13.79%	98.85%	0.00%	99.51%	96.87%	102.17%
\$290,001 and up	6	10.34%	96.65%	0.00%	97.69%	96.69%	93.44%
Average Sold/List Ratio		96.60%		92.30%	98.71%	93.04%	97.81%
Total Closed Units		58	100%	12	36	8	2
Total Closed Volume		8,519,800		933.85K	5.10M	1.83M	655.00K



Area Delimited by County Of Muskogee - Residential Property Type

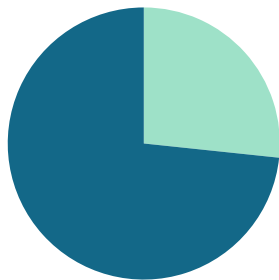


## December 2021

### MARKET SUMMARY

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

#### INVENTORY



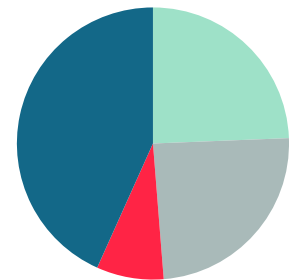
#### Inventory

New Listings	48 = 26.67%
Start Inventory	132
Total Inventory Units	180
Volume	\$31,127,494

#### Market Activity

Closed Sales	58 = 24.37%
Pending Sales	58 = 24.37%
Other Off Market	19 = 7.98%
Active Inventory	103 = 43.28%

#### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	55	58	5.45%	669	724	8.22%
Pending Sales	52	58	11.54%	716	735	2.65%
New Listings	49	48	-2.04%	854	849	-0.59%
Average List Price	164,025	151,646	-7.55%	146,318	170,415	16.47%
Average Sale Price	160,011	146,893	-8.20%	142,643	168,101	17.85%
Average Percent of Selling Price to List Price	95.58%	96.57%	1.03%	97.30%	98.23%	0.96%
Average Days on Market to Sale	30.53	23.22	-23.92%	35.15	25.23	-28.21%
Monthly Inventory	106	103	-2.83%	106	103	-2.83%
Months Supply of Inventory	1.90	1.71	-10.21%	1.90	1.71	-10.21%

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

Inventory on December 31, 2021 = 103

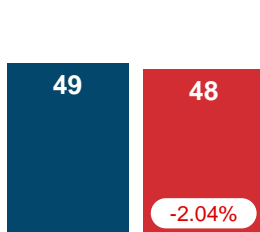
2020

2021

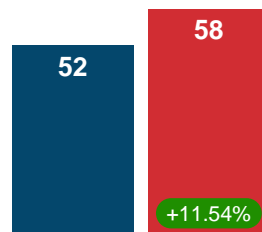
#### DECEMBER MARKET

#### AVERAGE PRICES

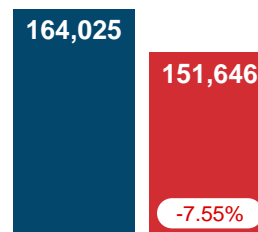
##### New Listings



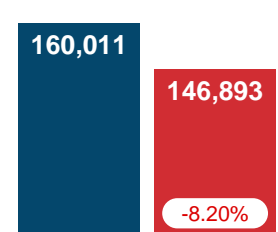
##### Pending Listings



##### List Price



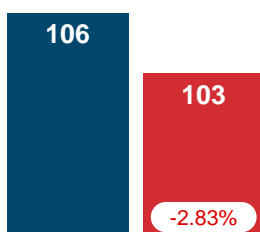
##### Sale Price



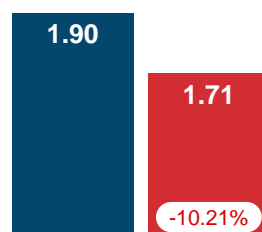
#### INVENTORY

#### AVERAGE SOLD/LIST RATIO & DOM

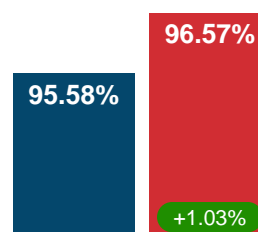
##### Active Inventory



##### Monthly Supply of Inventory



##### Sale/List Ratio



##### Days on Market

