

December 2021



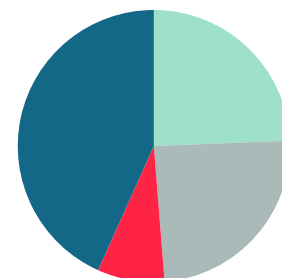
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	55	58	5.45%
Pending Listings	52	58	11.54%
New Listings	49	48	-2.04%
Median List Price	150,000	133,950	-10.70%
Median Sale Price	150,000	132,000	-12.00%
Median Percent of Selling Price to List Price	98.32%	100.00%	1.71%
Median Days on Market to Sale	13.00	18.50	42.31%
End of Month Inventory	106	103	-2.83%
Months Supply of Inventory	1.90	1.71	-10.21%



■ Closed (24.37%)
■ Pending (24.37%)
■ Other OffMarket (7.98%)
■ Active (43.28%)

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.

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 **12.00%** in December 2021 to \$132,000 versus the previous year at \$150,000.

Median Days on Market Lengthens

The median number of **18.50** days that homes spent on the market before selling increased by 5.50 days or **42.31%** in December 2021 compared to last year's same month at **13.00** DOM.

Sales Success for December 2021 is Positive

Overall, with Median Prices falling and Days on Market increasing, 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.

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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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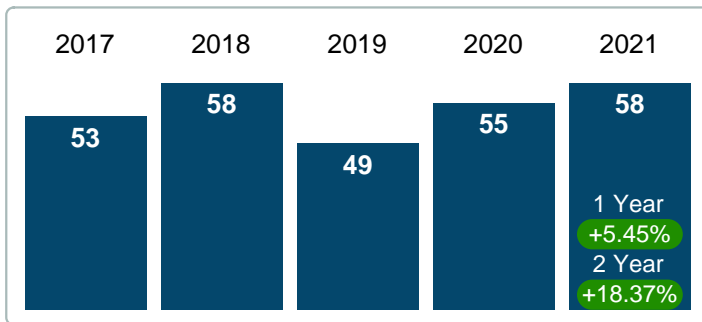
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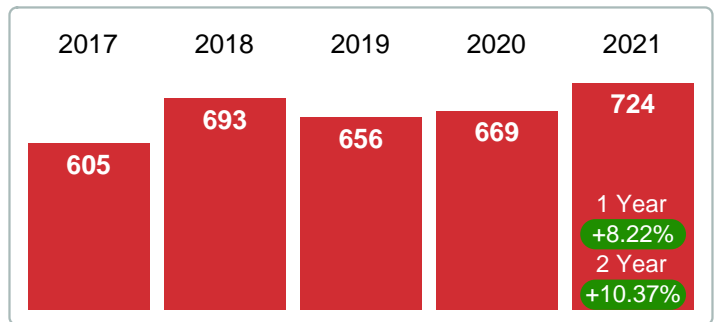
CLOSED LISTINGS

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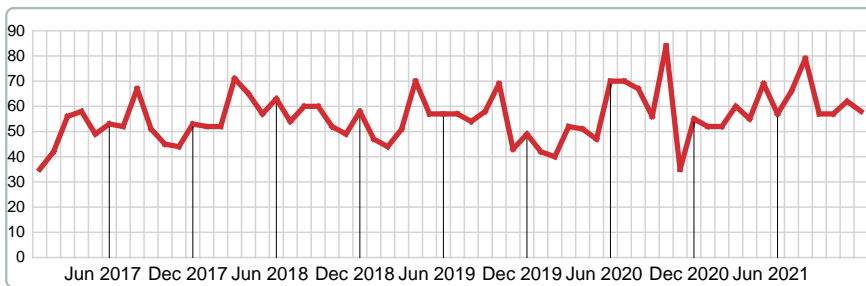
DECEMBER



YEAR TO DATE (YTD)

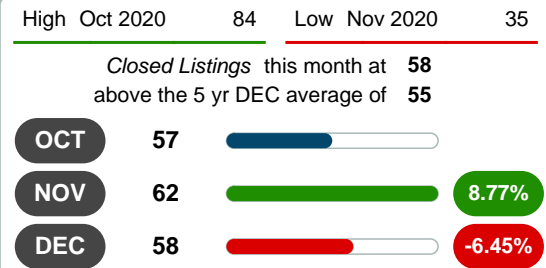


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	6.90%	9.5	2	2	0	0
\$20,001 - \$50,000	8	13.79%	30.0	2	5	1	0
\$50,001 - \$100,000	9	15.52%	20.0	4	5	0	0
\$100,001 - \$160,000	15	25.86%	18.0	3	11	1	0
\$160,001 - \$230,000	8	13.79%	6.0	1	6	1	0
\$230,001 - \$290,000	8	13.79%	32.0	0	4	3	1
\$290,001 and up	6	10.34%	27.0	0	3	2	1
Total Closed Units	58			12	36	8	2
Total Closed Volume	8,519,800	100%	18.5	933.85K	5.10M	1.83M	655.00K
Median Closed Price	\$132,000			\$77,100	\$132,000	\$254,450	\$327,500

December 2021



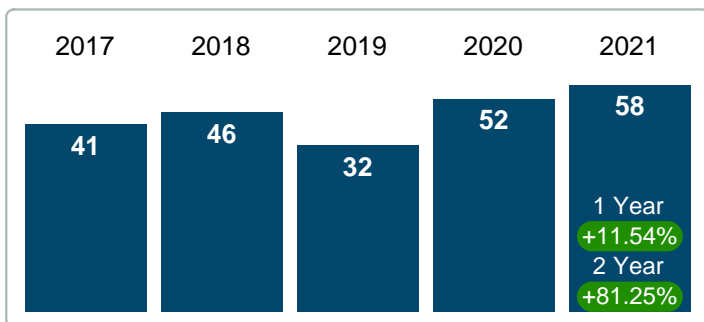
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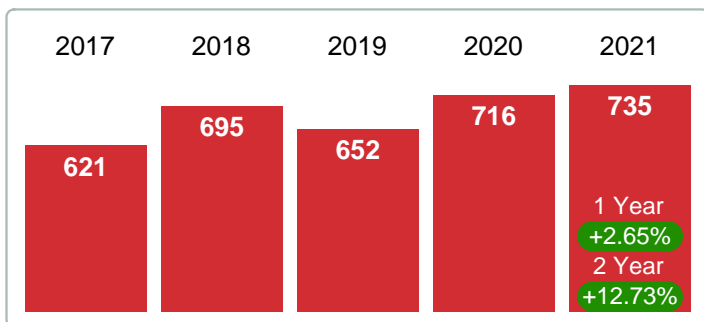
PENDING LISTINGS

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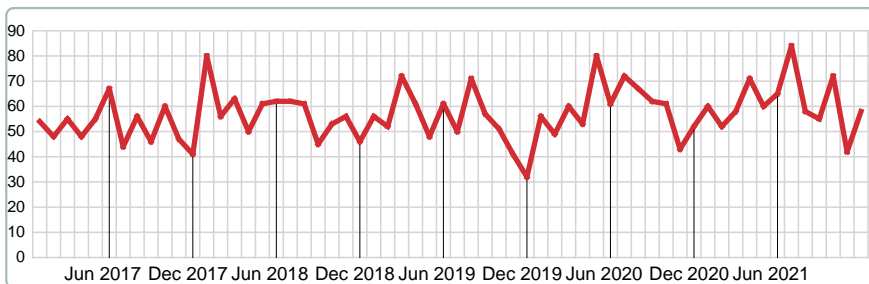
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

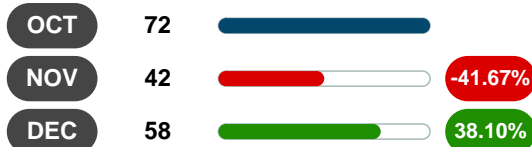


3 MONTHS

5 year DEC AVG = 46

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 58
above the 5 yr DEC average of 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	5	8.62%	23.0	0	4	1	0
\$40,001 - \$80,000	8	13.79%	18.0	2	5	1	0
\$80,001 - \$100,000	7	12.07%	39.0	1	5	1	0
\$100,001 - \$170,000	16	27.59%	15.5	1	10	5	0
\$170,001 - \$200,000	8	13.79%	29.5	0	5	3	0
\$200,001 - \$260,000	7	12.07%	4.0	0	6	1	0
\$260,001 and up	7	12.07%	21.0	0	4	3	0
Total Pending Units	58			4	39	15	0
Total Pending Volume	8,717,398	100%	17.0	322.30K	5.74M	2.65M	0.00B
Median Listing Price	\$142,400			\$77,400	\$158,000	\$152,500	\$0

December 2021



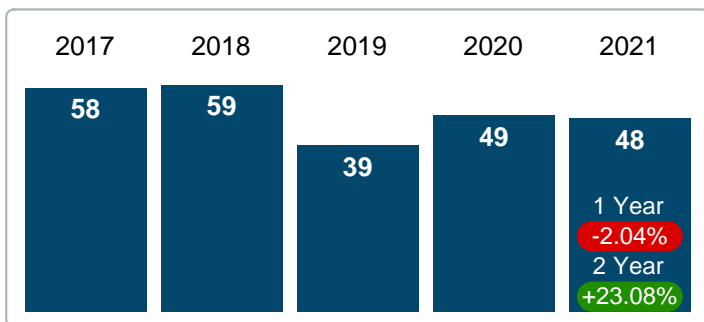
Area Delimited by County Of Muskogee - Residential Property Type



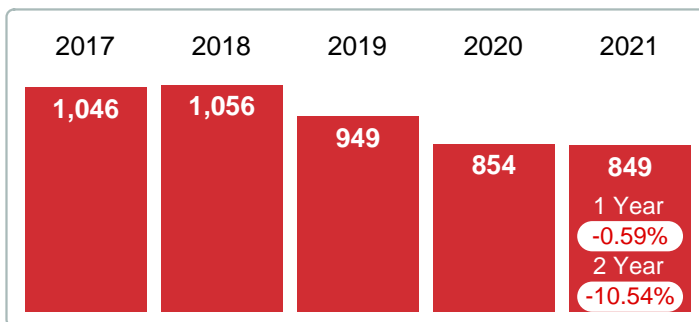
NEW LISTINGS

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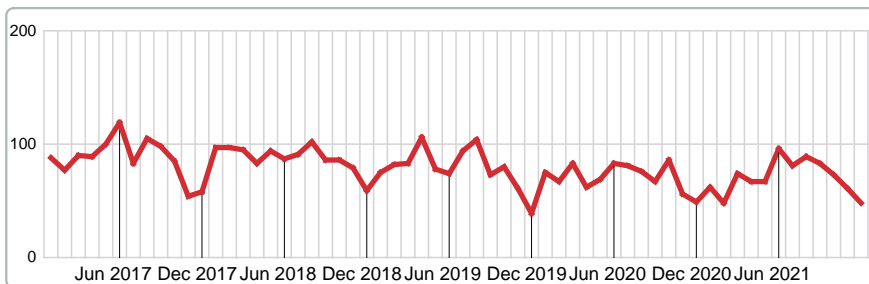
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

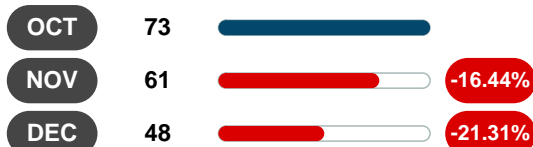


3 MONTHS

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**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	4.17%	1	1	0	0
\$25,001 - \$75,000	7	14.58%	1	5	1	0
\$75,001 - \$125,000	7	14.58%	3	3	1	0
\$125,001 - \$175,000	13	27.08%	2	9	2	0
\$175,001 - \$200,000	6	12.50%	0	5	1	0
\$200,001 - \$275,000	7	14.58%	0	7	0	0
\$275,001 and up	6	12.50%	0	4	2	0
Total New Listed Units	48		7	34	7	0
Total New Listed Volume	7,784,997	100%	675.20K	5.67M	1.44M	0.00B
Median New Listed Listing Price	\$162,450		\$84,999	\$173,000	\$152,500	\$0

December 2021



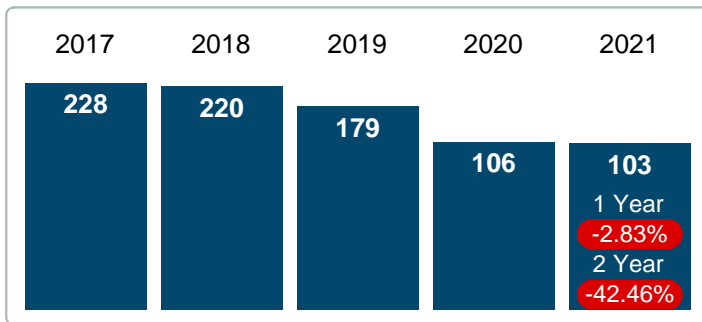
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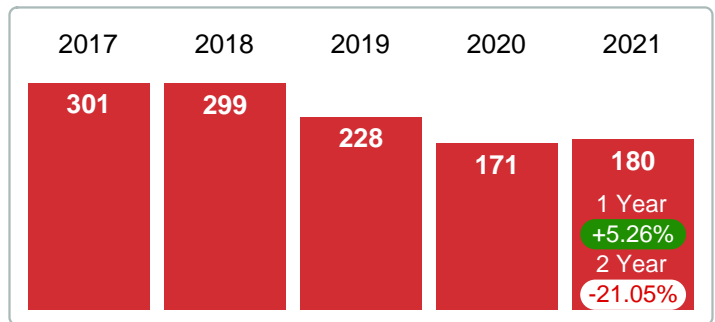
ACTIVE INVENTORY

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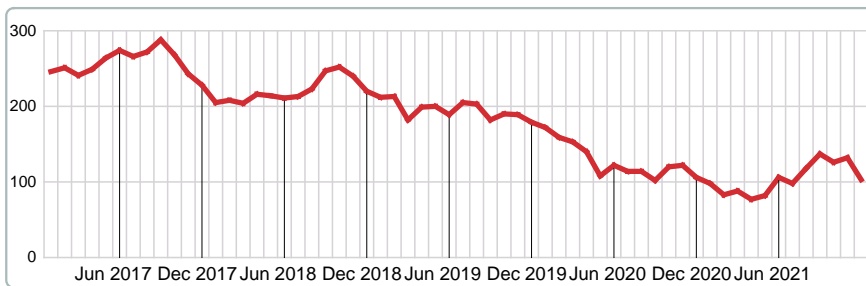
END OF DECEMBER



ACTIVE DURING DECEMBER

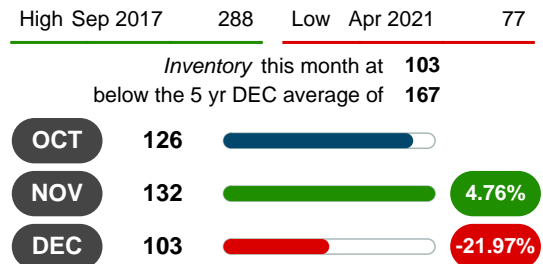


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 167



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	9	8.74%	42.0	4	3	2	0
\$30,001 - \$60,000	14	13.59%	72.0	4	8	1	1
\$60,001 - \$80,000	15	14.56%	122.0	8	7	0	0
\$80,001 - \$160,000	26	25.24%	56.5	5	16	5	0
\$160,001 - \$190,000	12	11.65%	45.5	4	6	1	1
\$190,001 - \$350,000	17	16.50%	32.0	2	10	4	1
\$350,001 and up	10	9.71%	85.5	0	4	5	1
Total Active Inventory by Units	103			27	54	18	4
Total Active Inventory by Volume	18,475,397	100%	64.0	2.58M	10.43M	4.40M	1.06M
Median Active Inventory Listing Price	\$119,000			\$78,000	\$122,700	\$189,250	\$262,250

December 2021



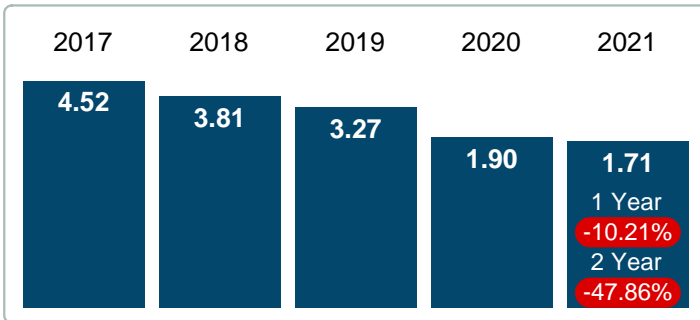
Area Delimited by County Of Muskogee - Residential Property Type



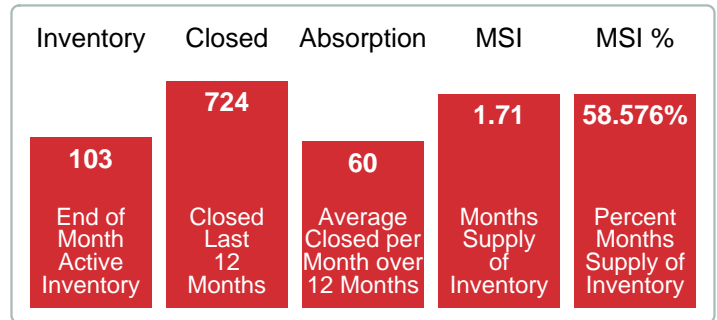
MONTHS SUPPLY of INVENTORY (MSI)

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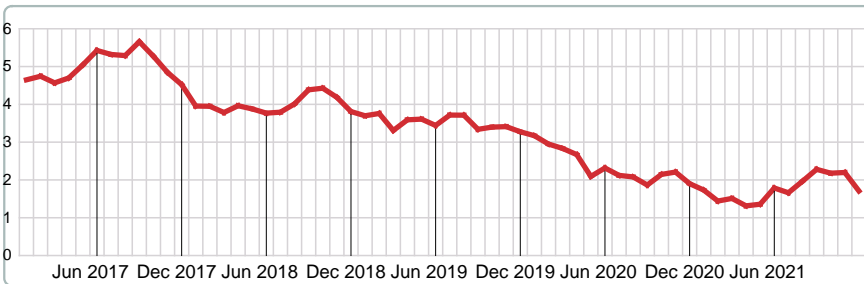
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

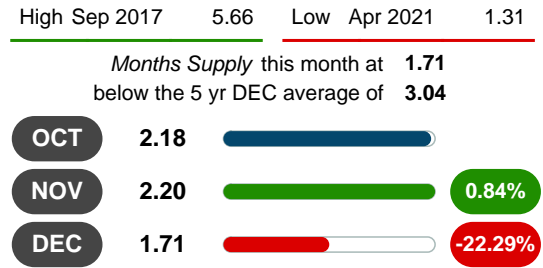


5 YEAR MARKET ACTIVITY TRENDS



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%	103	27	54	18	4

December 2021



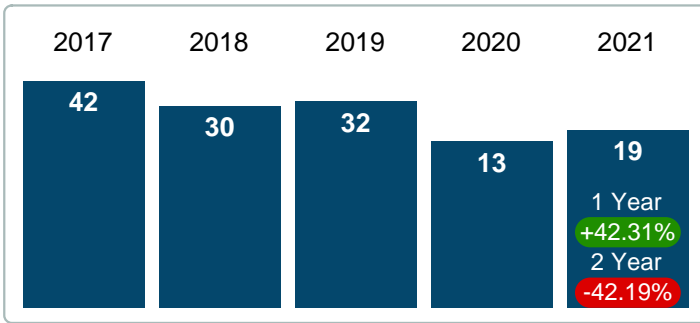
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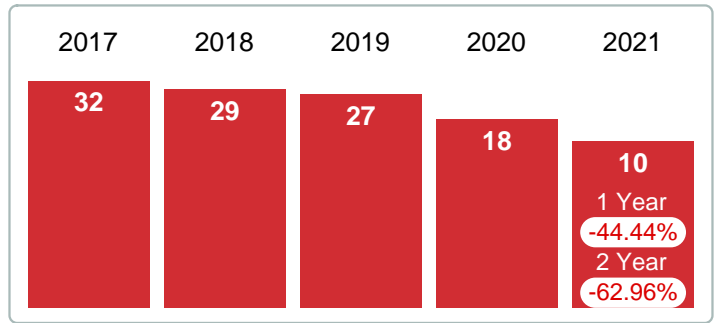
MEDIAN DAYS ON MARKET TO SALE

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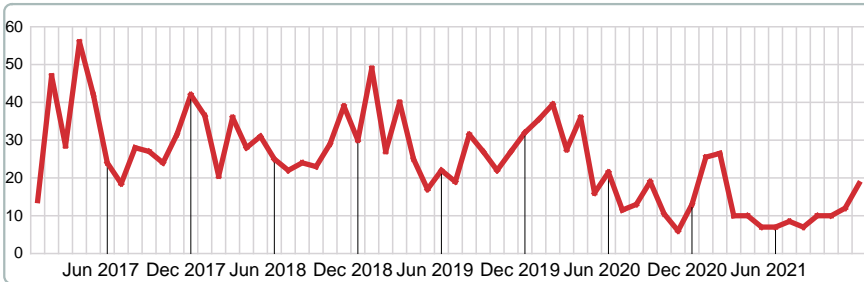
DECEMBER



YEAR TO DATE (YTD)

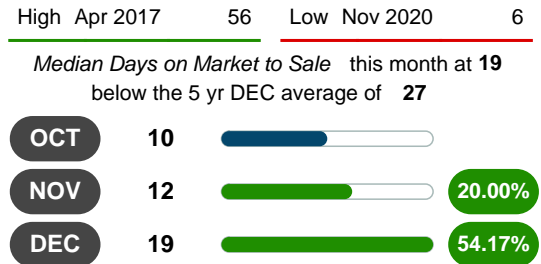


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 27



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
\$20,000 and less	6.90%	10	3	37	0	0
\$20,001 - \$50,000	13.79%	30	12	39	56	0
\$50,001 - \$100,000	15.52%	20	13	21	0	0
\$100,001 - \$160,000	25.86%	18	12	23	36	0
\$160,001 - \$230,000	13.79%	6	1	6	78	0
\$230,001 - \$290,000	13.79%	32	0	33	3	39
\$290,001 and up	10.34%	27	0	2	38	40
Median Closed DOM		19	7	19	41	40
Total Closed Units	100%	58	12	36	8	2
Total Closed Volume		8,519,800	933.85K	5.10M	1.83M	655.00K

December 2021



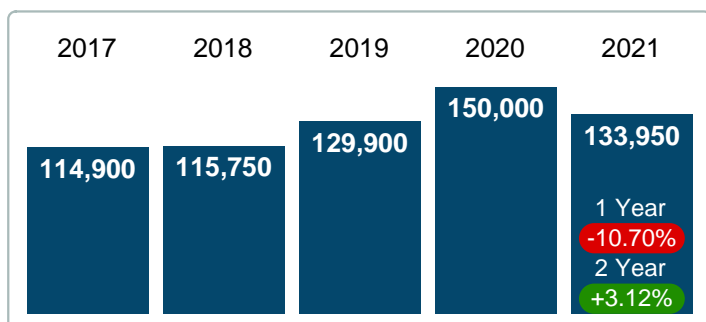
Area Delimited by County Of Muskogee - Residential Property Type



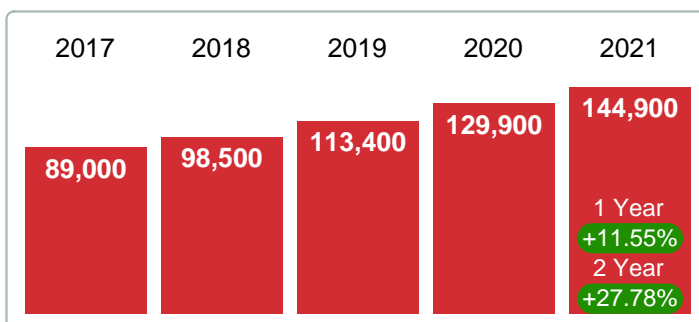
MEDIAN LIST PRICE AT CLOSING

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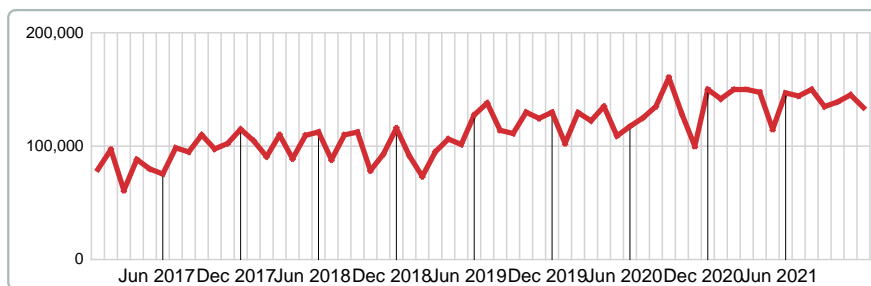
DECEMBER



YEAR TO DATE (YTD)

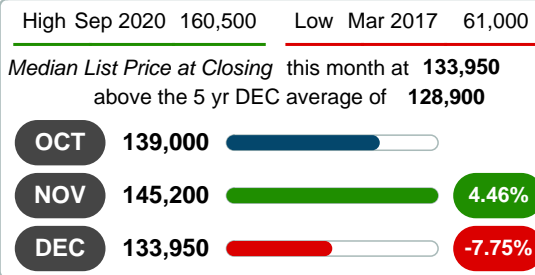


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 128,900



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
\$20,000 and less	5.17%	14,500	12,500	15,300	0	0
\$20,001 - \$50,000	17.24%	34,900	34,900	34,075	40,000	0
\$50,001 - \$100,000	13.79%	79,900	82,400	79,900	0	0
\$100,001 - \$160,000	22.41%	131,900	135,000	130,900	0	0
\$160,001 - \$230,000	17.24%	184,700	165,000	189,500	169,900	230,000
\$230,001 - \$290,000	12.07%	245,900	0	244,900	245,900	0
\$290,001 and up	12.07%	319,999	0	300,000	319,999	449,500
Median List Price		133,950	82,400	132,400	252,450	339,750
Total Closed Units	100%	133,950	12	36	8	2
Total Closed Volume		8,795,448	996.80K	5.20M	1.92M	679.50K

December 2021



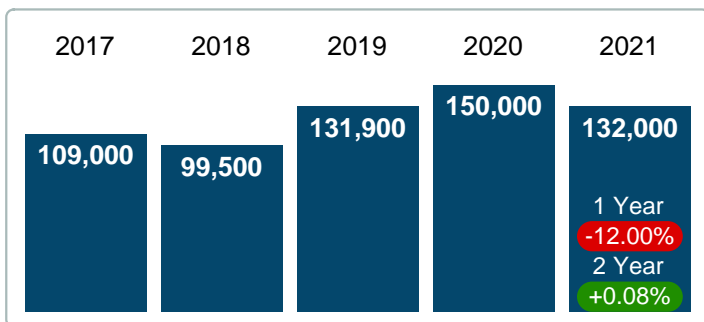
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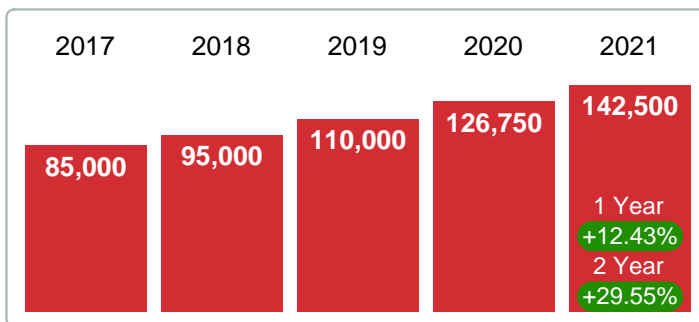
MEDIAN SOLD PRICE AT CLOSING

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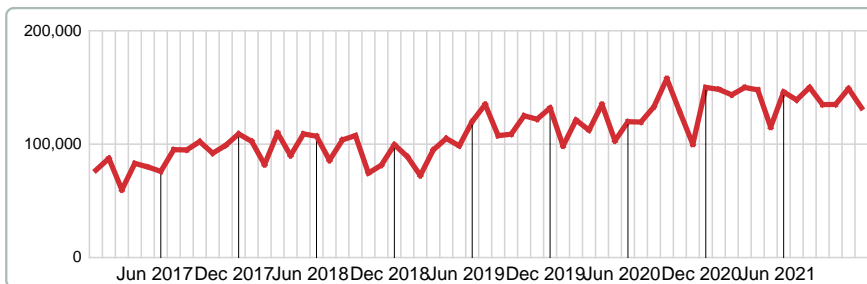
DECEMBER



YEAR TO DATE (YTD)

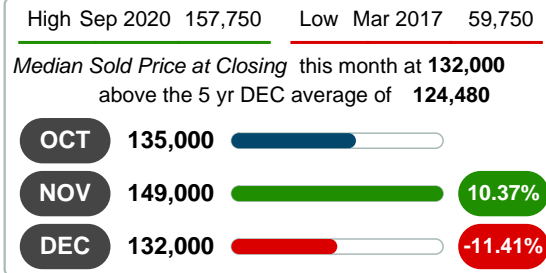


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 124,480



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
\$20,000 and less	6.90%	13,500	16,250	13,400	0	0
\$20,001 - \$50,000	13.79%	31,125	29,875	33,250	30,000	0
\$50,001 - \$100,000	15.52%	76,500	77,100	76,500	0	0
\$100,001 - \$160,000	25.86%	129,000	127,500	129,000	150,000	0
\$160,001 - \$230,000	13.79%	189,750	165,000	189,750	228,000	0
\$230,001 - \$290,000	13.79%	242,950	0	240,000	263,000	235,000
\$290,001 and up	10.34%	317,500	0	300,000	313,500	420,000
Median Sold Price		132,000	77,100	132,000	254,450	327,500
Total Closed Units	100%	132,000	12	36	8	2
Total Closed Volume		8,519,800	933.85K	5.10M	1.83M	655.00K

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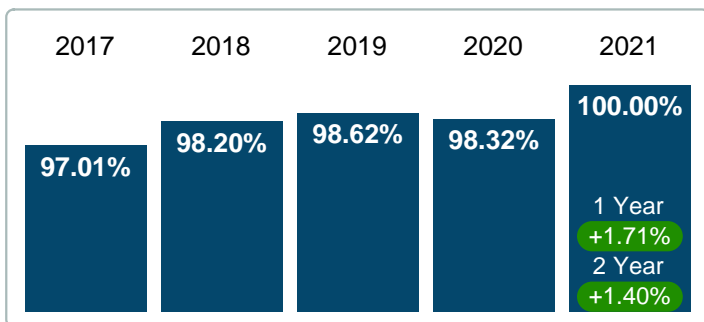
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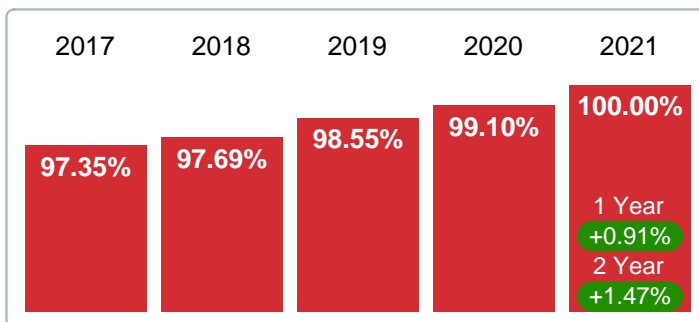
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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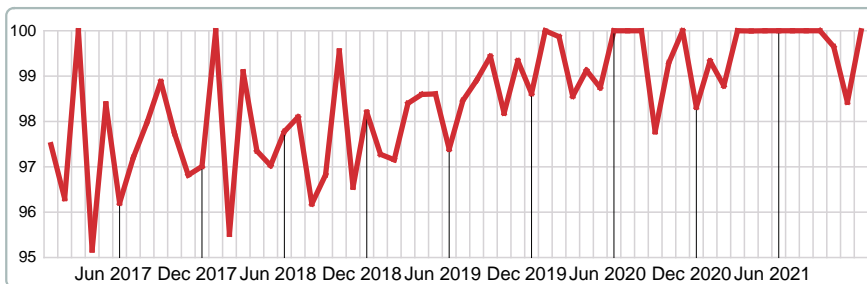
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

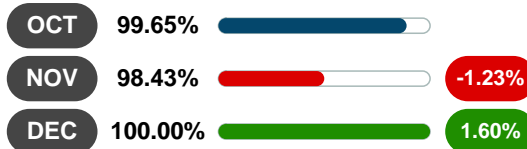


3 MONTHS

5 year DEC AVG = 98.43%

High Dec 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%** above the 5 yr DEC average of **98.43%**



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
\$20,000 and less	<div style="width: 6.90%;"></div> 4	6.90%	90.00%	90.00%	88.20%	0.00%	0.00%
\$20,001 \$50,000	<div style="width: 13.79%;"></div> 8	13.79%	77.69%	82.87%	80.23%	75.00%	0.00%
\$50,001 \$100,000	<div style="width: 15.52%;"></div> 9	15.52%	95.74%	94.17%	100.00%	0.00%	0.00%
\$100,001 \$160,000	<div style="width: 25.86%;"></div> 15	25.86%	100.00%	100.00%	100.00%	88.29%	0.00%
\$160,001 \$230,000	<div style="width: 13.79%;"></div> 8	13.79%	100.00%	100.00%	100.00%	97.06%	0.00%
\$230,001 \$290,000	<div style="width: 13.79%;"></div> 8	13.79%	100.02%	0.00%	100.02%	100.00%	102.17%
\$290,001 and up	<div style="width: 10.34%;"></div> 6	10.34%	96.69%	0.00%	100.00%	96.69%	93.44%
Median Sold/List Ratio		100.00%		94.17%	100.00%	96.39%	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

December 2021



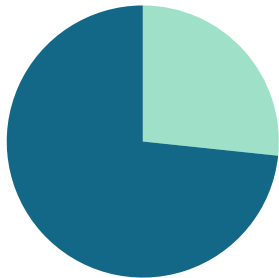
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

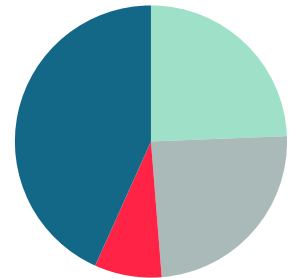
- New Listings **48 = 26.67%**
- Start Inventory **132**
- Total Inventory Units **180**
- Volume **\$31,127,494**

Market Activity

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%
Median List Price	150,000	133,950	-10.70%	129,900	144,900	11.55%
Median Sale Price	150,000	132,000	-12.00%	126,750	142,500	12.43%
Median Percent of Selling Price to List Price	98.32%	100.00%	1.71%	99.10%	100.00%	0.91%
Median Days on Market to Sale	13.00	18.50	42.31%	18.00	10.00	-44.44%
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

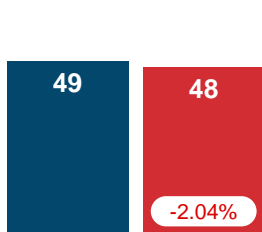
Inventory on December 31, 2021 = **103**

2020 **2021**

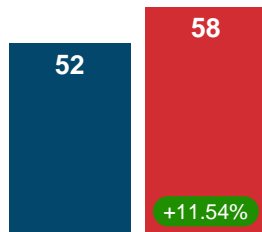
DECEMBER MARKET

MEDIAN PRICES

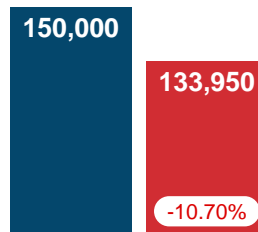
New Listings



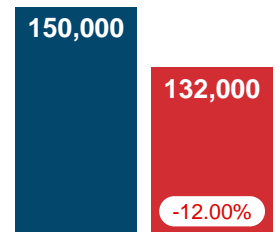
Pending Listings



List Price



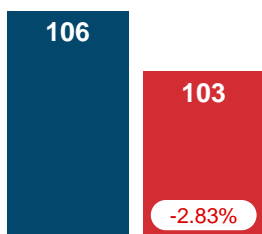
Sale Price



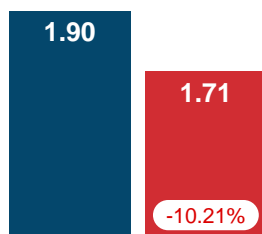
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

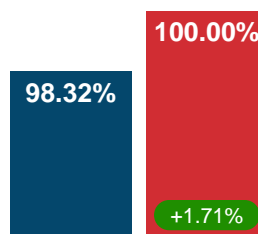
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

