



Area Delimited by County Of Muskogee - Residential Property Type



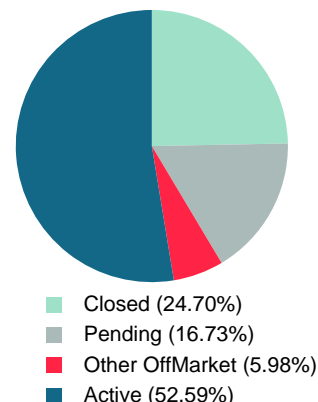
November 2021

MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/- %
Closed Listings	35	62	77.14%
Pending Listings	43	42	-2.33%
New Listings	56	61	8.93%
Average List Price	132,331	167,687	26.72%
Average Sale Price	130,273	163,148	25.24%
Average Percent of Selling Price to List Price	97.59%	96.00%	-1.63%
Average Days on Market to Sale	22.14	23.16	4.60%
End of Month Inventory	122	132	8.20%
Months Supply of Inventory	2.21	2.20	-0.51%

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of November 30, 2021 = **132**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2021 rose **8.20%** to 132 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 **2.20** 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 **25.24%** in November 2021 to \$163,148 versus the previous year at \$130,273.

Average Days on Market Lengthens

The average number of **23.16** days that homes spent on the market before selling increased by 1.02 days or **4.60%** in November 2021 compared to last year's same month at **22.14** DOM.

Sales Success for November 2021 is Positive

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

There were 61 New Listings in November 2021, up **8.93%** from last year at 56. Furthermore, there were 62 Closed Listings this month versus last year at 35, a **77.14%** increase.

Closed versus Listed trends yielded a **101.6%** ratio, up from previous year's, November 2020, at **62.5%**, a **62.62%** 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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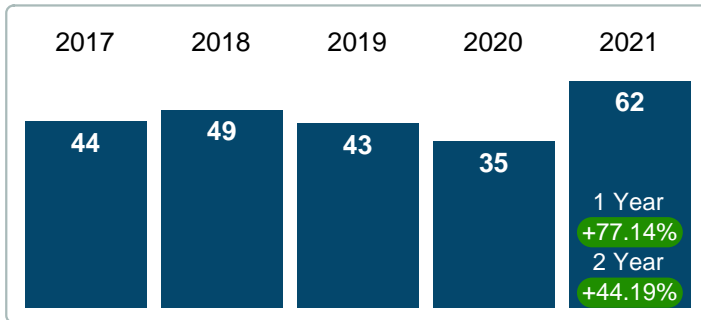


November 2021

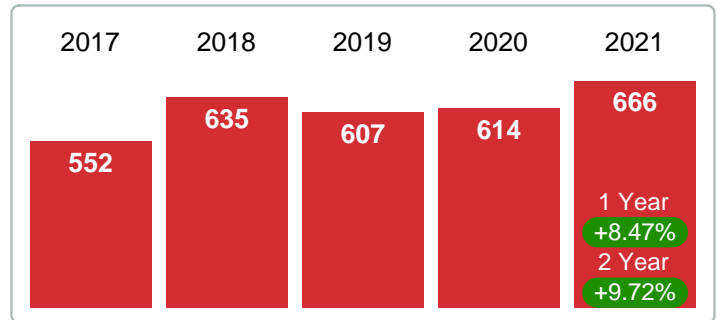
CLOSED LISTINGS

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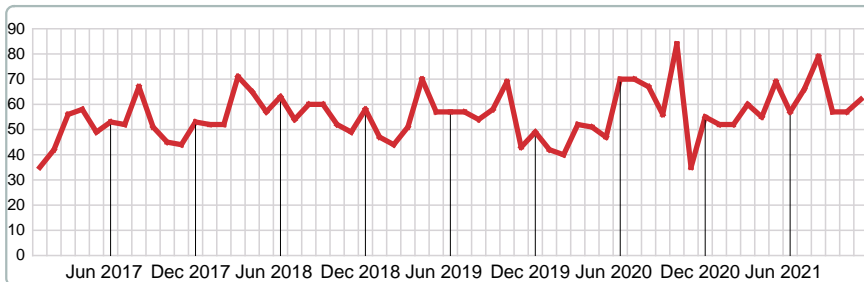
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 47

High Oct 2020 84 Low Nov 2020 35

Closed Listings this month at **62**
above the 5 yr NOV average of **47**

SEP	57		
OCT	57		0.00%
NOV	62		8.77%

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	1		1.61%	44.0	0	1	0	0
\$25,001 - \$75,000	10		16.13%	13.8	4	5	1	0
\$75,001 - \$125,000	11		17.74%	12.3	3	8	0	0
\$125,001 - \$150,000	10		16.13%	35.7	0	10	0	0
\$150,001 - \$200,000	15		24.19%	27.7	1	9	4	1
\$200,001 - \$300,000	10		16.13%	30.8	0	5	5	0
\$300,001 and up	5		8.06%	7.6	0	0	5	0
Total Closed Units			62		8	38	15	1
Total Closed Volume			10,115,199	100%	606.00K	5.32M	4.01M	185.00K
Average Closed Price			\$163,148		\$75,750	\$139,961	\$267,047	\$185,000

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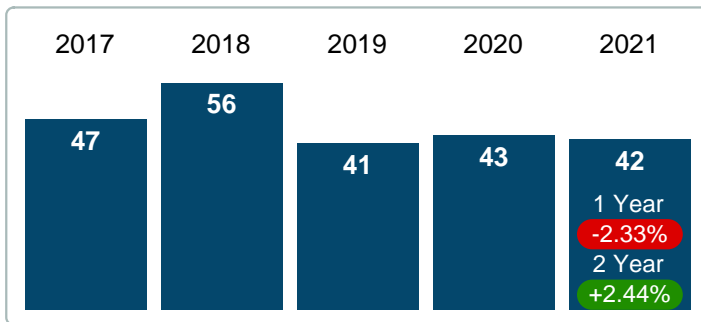


November 2021

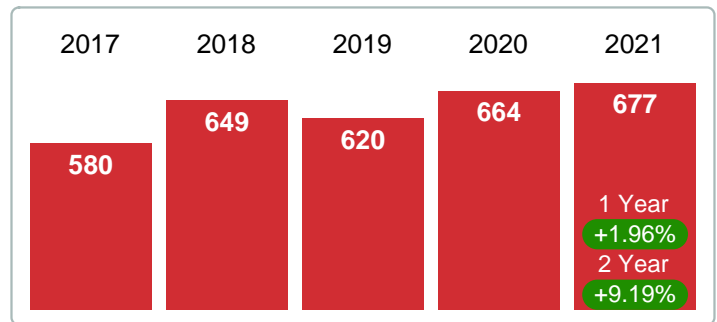
PENDING LISTINGS

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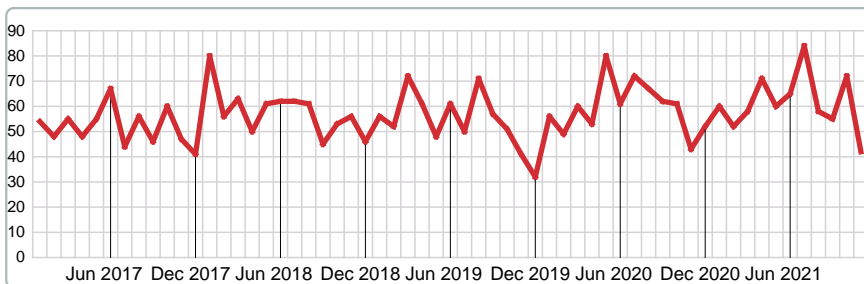
NOVEMBER



YEAR TO DATE (YTD)

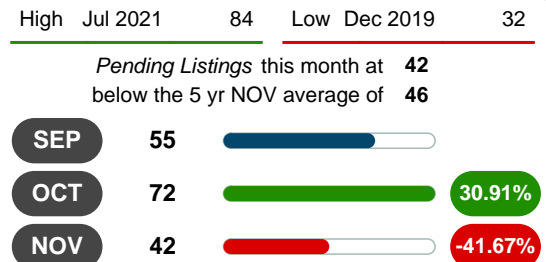


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV 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	7.14%	21.3	3	0	0	0
\$25,001 - \$75,000	6	14.29%	53.3	2	3	1	0
\$75,001 - \$100,000	4	9.52%	70.8	1	2	1	0
\$100,001 - \$200,000	13	30.95%	33.1	2	9	1	1
\$200,001 - \$225,000	3	7.14%	3.7	1	2	0	0
\$225,001 - \$300,000	9	21.43%	42.6	0	6	2	1
\$300,001 and up	4	9.52%	27.5	0	1	2	1
Total Pending Units		42		9	23	7	3
Total Pending Volume		6,934,800	100%	736.00K	3.83M	1.50M	868.50K
Average Listing Price		\$164,520		\$81,778	\$166,548	\$214,243	\$289,500

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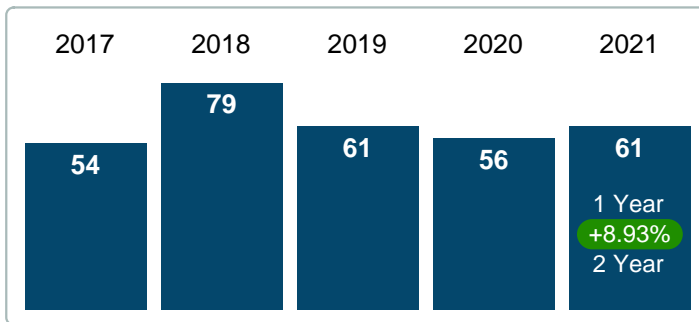


November 2021

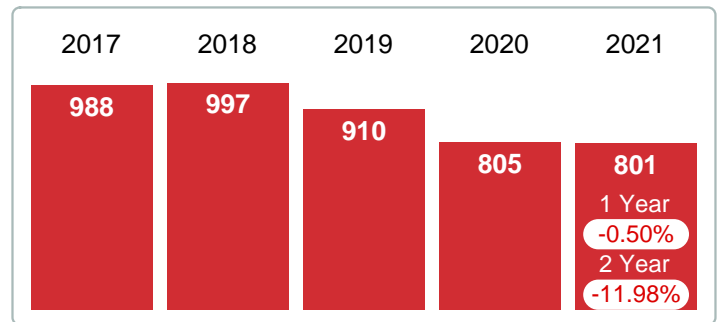
NEW LISTINGS

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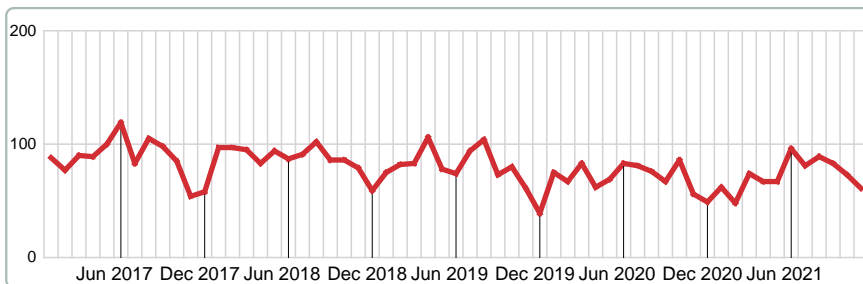
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 62

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **61**
below the 5 yr NOV average of **62**

SEP	83		
OCT	73		-12.05%
NOV	61		-16.44%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$20,000 and less	2	3.28%
\$20,001 \$40,000	8	13.11%
\$40,001 \$90,000	11	18.03%
\$90,001 \$180,000	16	26.23%
\$180,001 \$220,000	10	16.39%
\$220,001 \$300,000	8	13.11%
\$300,001 and up	6	9.84%
Total New Listed Units	61	
Total New Listed Volume	9,125,598	100%
Average New Listed Listing Price	\$149,678	

1-2 Beds	3 Beds	4 Beds	5+ Beds
1	1	0	0
4	3	1	0
4	6	1	0
1	10	5	0
1	7	2	0
0	4	4	0
0	2	4	0
11	33	17	0
744.80K	4.92M	3.46M	0.00B
\$67,709	\$149,012	\$203,729	\$0



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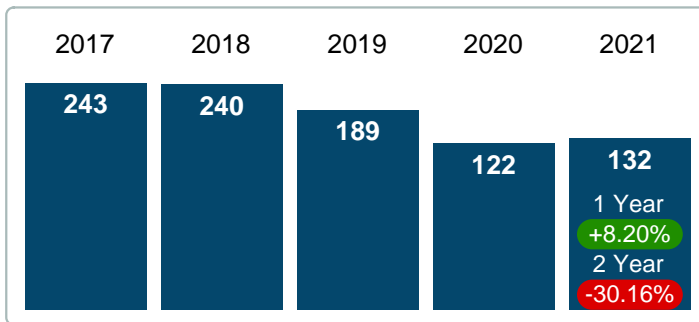


November 2021

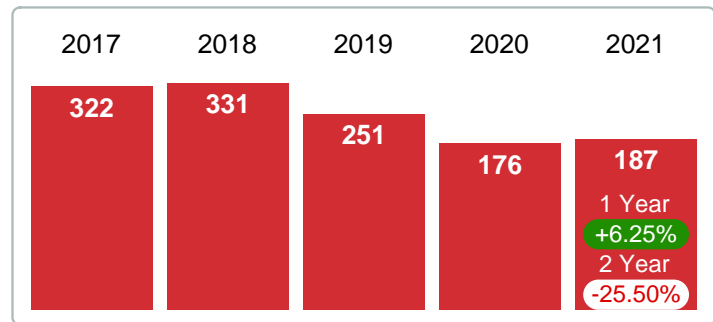
ACTIVE INVENTORY

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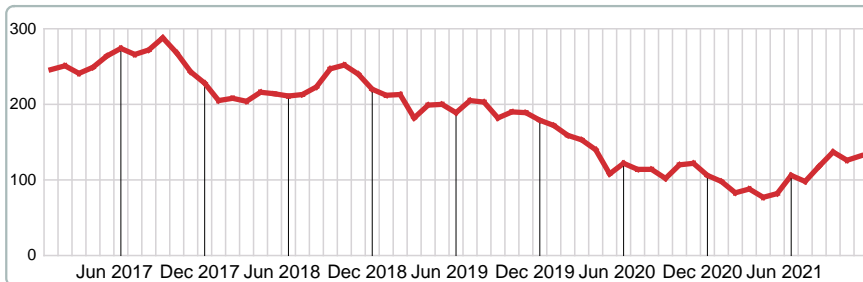
END OF NOVEMBER



ACTIVE DURING NOVEMBER

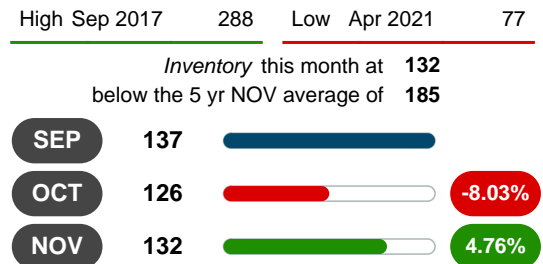


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 185



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	10		7.58%	57.5	3	6	1	0
\$25,001 - \$50,000	15		11.36%	70.6	3	8	3	1
\$50,001 - \$75,000	15		11.36%	81.9	7	8	0	0
\$75,001 - \$150,000	40		30.30%	74.7	8	25	7	0
\$150,001 - \$200,000	22		16.67%	58.2	2	12	7	1
\$200,001 - \$325,000	11		8.33%	50.9	2	6	3	0
\$325,001 and up	19		14.39%	73.2	2	6	8	3
Total Active Inventory by Units				132	27	71	29	5
Total Active Inventory by Volume				23,342,497	3.06M	11.79M	7.10M	1.39M
Average Active Inventory Listing Price				\$176,837	\$113,385	\$166,079	\$244,659	\$278,880

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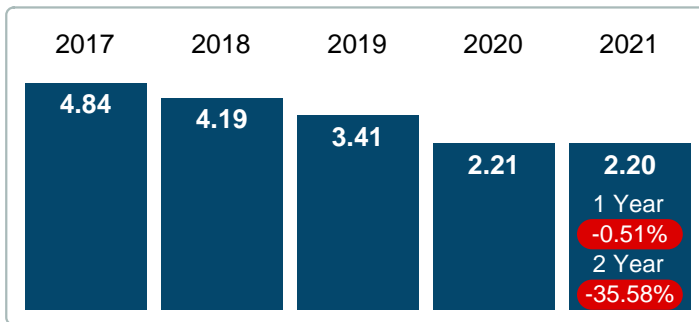


November 2021

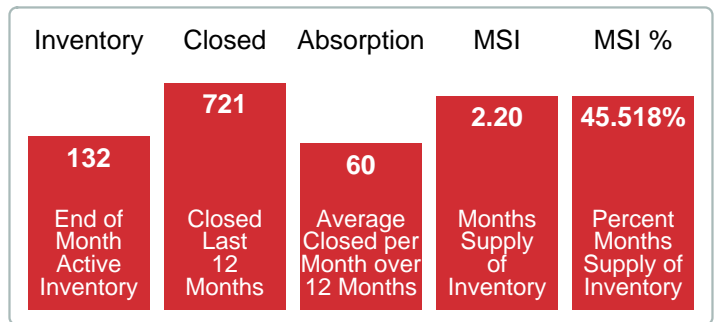
MONTHS SUPPLY of INVENTORY (MSI)

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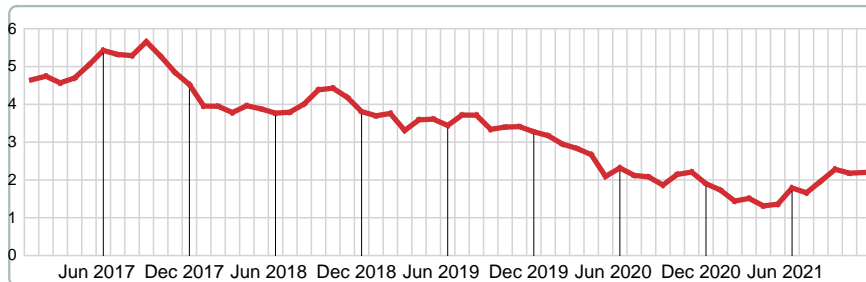
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021

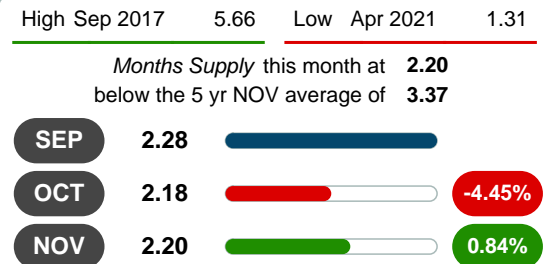


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.37



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	12	9.09%	3.35	2.57	3.50	8.00	0.00
\$30,001 \$50,000	13	9.85%	3.80	1.64	5.25	12.00	12.00
\$50,001 \$80,000	22	16.67%	3.34	3.64	3.51	0.00	0.00
\$80,001 \$150,000	33	25.00%	1.72	2.40	1.42	3.36	0.00
\$150,001 \$200,000	22	16.67%	1.96	6.00	1.40	3.65	2.40
\$200,001 \$340,000	16	12.12%	1.44	9.00	1.25	0.86	4.00
\$340,001 and up	14	10.61%	2.80	12.00	2.61	2.90	1.71
Market Supply of Inventory (MSI)			2.20	3.15	1.88	2.43	2.61
Total Active Inventory by Units		100%	2.20	27	71	29	5



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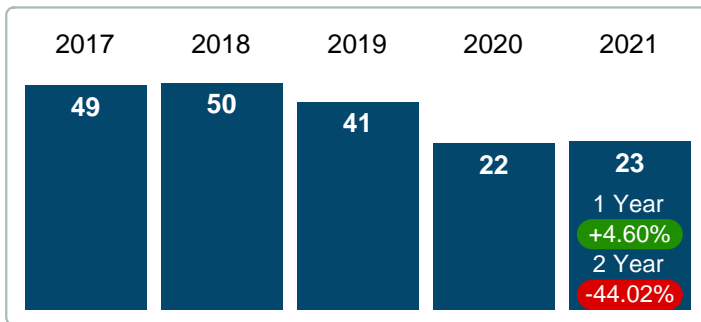


November 2021

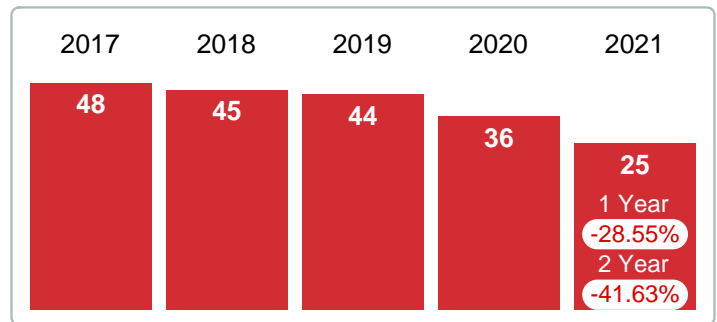
AVERAGE DAYS ON MARKET TO SALE

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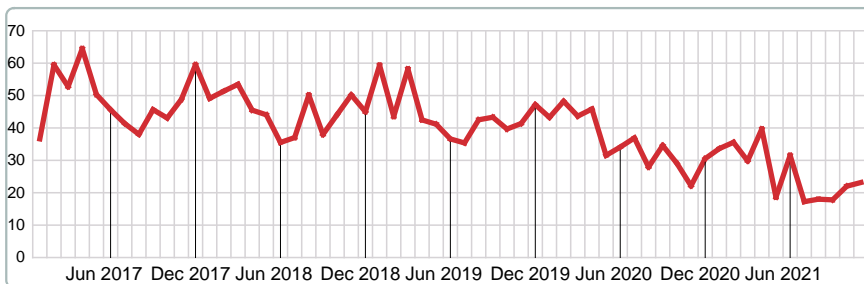
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 37

High Apr 2017 64 Low Jul 2021 17

Average Days on Market to Sale this month at 23
below the 5 yr NOV average of 37

SEP	18	
OCT	22	23.65%
NOV	23	5.19%

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	1		1.61%	44	0	44	0	0
\$25,001 - \$75,000	10		16.13%	14	18	10	15	0
\$75,001 - \$125,000	11		17.74%	12	7	14	0	0
\$125,001 - \$150,000	10		16.13%	36	0	36	0	0
\$150,001 - \$200,000	15		24.19%	28	82	18	38	17
\$200,001 - \$300,000	10		16.13%	31	0	14	47	0
\$300,001 and up	5		8.06%	8	0	0	8	0
Average Closed DOM		23			22	21	29	17
Total Closed Units		62	100%	23	8	38	15	1
Total Closed Volume		10,115,199			606.00K	5.32M	4.01M	185.00K



Area Delimited by County Of Muskogee - Residential Property Type

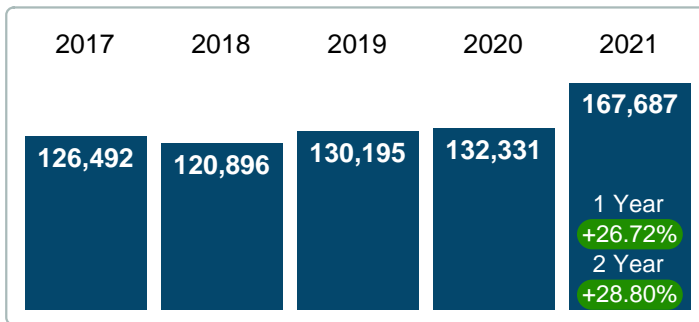


November 2021

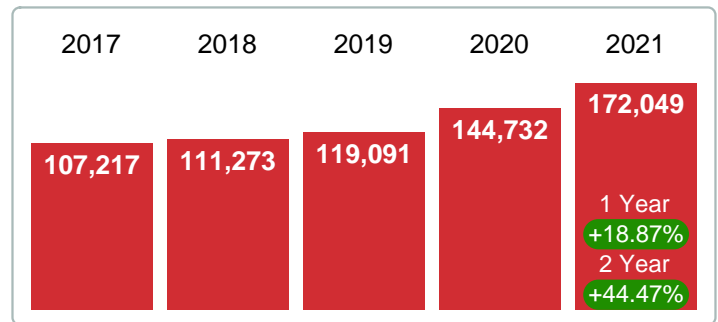
AVERAGE LIST PRICE AT CLOSING

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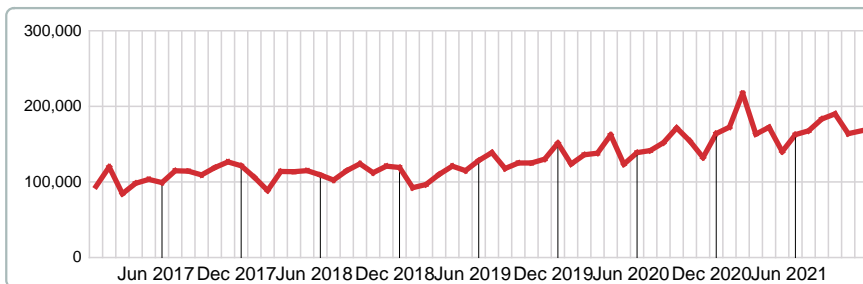
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 135,520

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

Average List Price at Closing this month at **167,687**
above the 5 yr NOV average of **135,520**

SEP	190,058	
OCT	163,868	-13.78%
NOV	167,687	2.33%

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	0	0.00%	0	0	44,000	0	0
\$25,001 - \$75,000	11	17.74%	54,336	51,725	60,560	54,000	0
\$75,001 - \$125,000	12	19.35%	108,350	92,967	110,788	0	0
\$125,001 - \$150,000	9	14.52%	137,355	0	138,080	0	0
\$150,001 - \$200,000	15	24.19%	176,827	165,900	175,111	176,475	185,000
\$200,001 - \$300,000	7	11.29%	246,729	0	251,940	286,280	0
\$300,001 and up	8	12.90%	360,375	0	0	383,800	0
Average List Price			167,687	81,463	143,411	274,020	185,000
Total Closed Units		100%	167,687	8	38	15	1
Total Closed Volume			10,396,598	651.70K	5.45M	4.11M	185.00K

November 2021



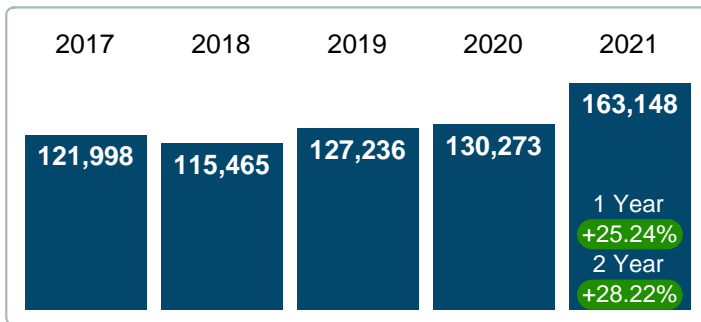
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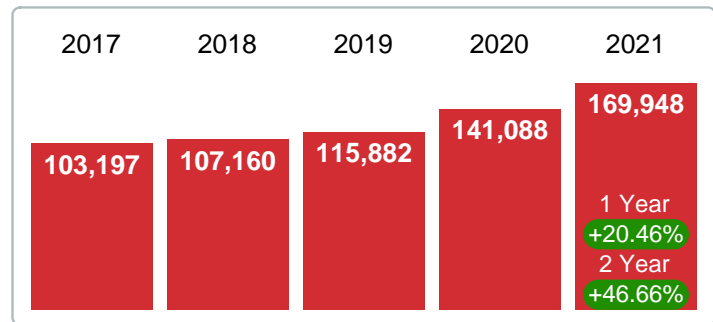
AVERAGE SOLD PRICE AT CLOSING

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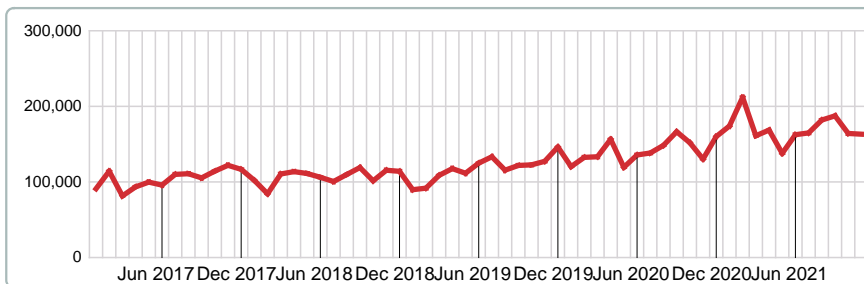
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 131,624

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

Average Sold Price at Closing this month at 163,148
above the 5 yr NOV average of 131,624

SEP	187,418		
OCT	164,144		-12.42%
NOV	163,148		-0.61%

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	1	1.61%	25,000	0	25,000	0	0
\$25,001 - \$75,000	10	16.13%	48,850	45,375	52,400	45,000	0
\$75,001 - \$125,000	11	17.74%	103,491	87,500	109,488	0	0
\$125,001 - \$150,000	10	16.13%	137,040	0	137,040	0	0
\$150,001 - \$200,000	15	24.19%	175,287	162,000	174,478	178,000	185,000
\$200,001 - \$300,000	10	16.13%	256,990	0	242,980	271,000	0
\$300,001 and up	5	8.06%	378,740	0	0	378,740	0
Average Sold Price			163,148	75,750	139,961	267,047	185,000
Total Closed Units		100%	163,148	8	38	15	1
Total Closed Volume			10,115,199	606.00K	5.32M	4.01M	185.00K

November 2021



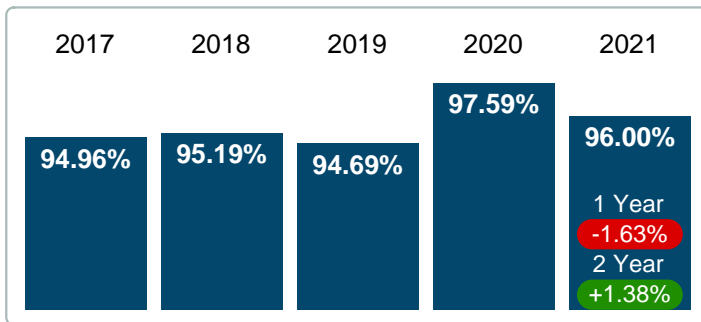
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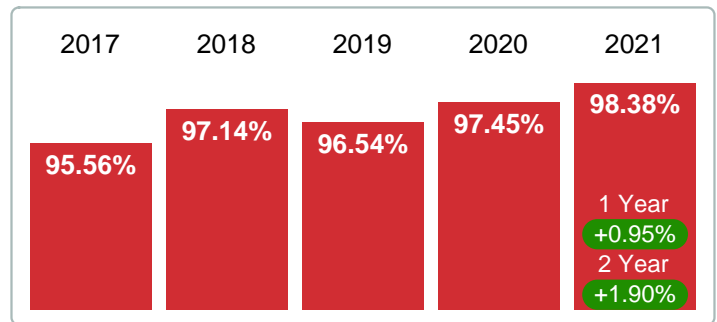
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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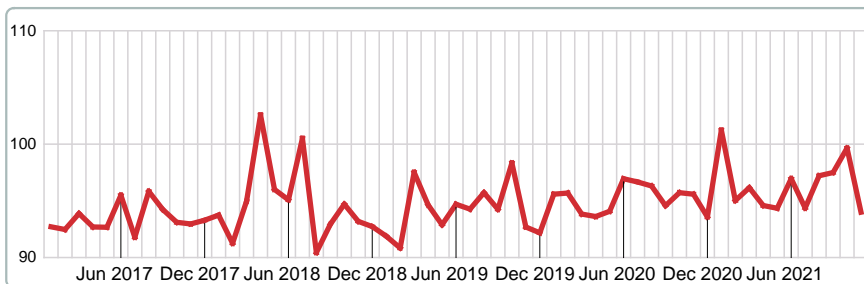
NOVEMBER



YEAR TO DATE (YTD)



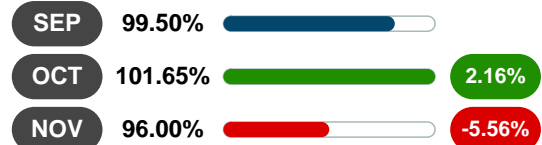
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 95.68%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.00%**
equal to 5 yr NOV average of **95.68%**

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	1	1.61%	56.82%	0.00%	56.82%	0.00%	0.00%
\$25,001 - \$75,000	10	16.13%	87.24%	88.85%	86.73%	83.33%	0.00%
\$75,001 - \$125,000	11	17.74%	97.94%	95.11%	99.01%	0.00%	0.00%
\$125,001 - \$150,000	10	16.13%	99.46%	0.00%	99.46%	0.00%	0.00%
\$150,001 - \$200,000	15	24.19%	99.87%	97.65%	99.58%	101.05%	100.00%
\$200,001 - \$300,000	10	16.13%	95.99%	0.00%	96.81%	95.17%	0.00%
\$300,001 and up	5	8.06%	98.53%	0.00%	0.00%	98.53%	0.00%
Average Sold/List Ratio		96.00%		92.30%	96.25%	97.07%	100.00%
Total Closed Units		62	100%	8	38	15	1
Total Closed Volume		10,115,199		606.00K	5.32M	4.01M	185.00K

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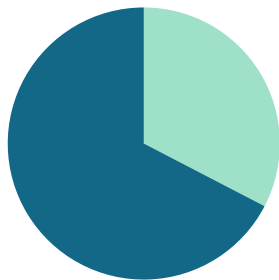
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



Inventory

New Listings
61 = 32.62%

Start Inventory
126

Total Inventory
Units
187

Volume
\$33,730,897

Market Activity

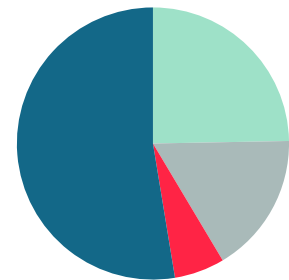
Closed Sales
62 = 24.70%

Pending Sales
42 = 16.73%

Other Off Market
15 = 5.98%

Active Inventory
132 = 52.59%

MARKET ACTIVITY



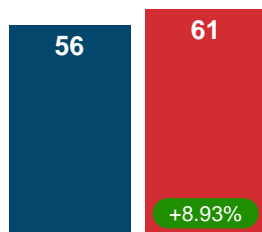
Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	35	62	77.14%	614	666	8.47%
Pending Sales	43	42	-2.33%	664	677	1.96%
New Listings	56	61	8.93%	805	801	-0.50%
Average List Price	132,331	167,687	26.72%	144,732	172,049	18.87%
Average Sale Price	130,273	163,148	25.24%	141,088	169,948	20.46%
Average Percent of Selling Price to List Price	97.59%	96.00%	-1.63%	97.45%	98.38%	0.95%
Average Days on Market to Sale	22.14	23.16	4.60%	35.56	25.41	-28.55%
Monthly Inventory	122	132	8.20%	122	132	8.20%
Months Supply of Inventory	2.21	2.20	-0.51%	2.21	2.20	-0.51%

Absorption: Last 12 months, an Average of **60** Sales/Month**Inventory** on November 30, 2021 = **132****2020****2021**

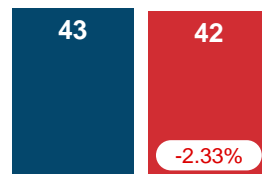
NOVEMBER MARKET

AVERAGE PRICES

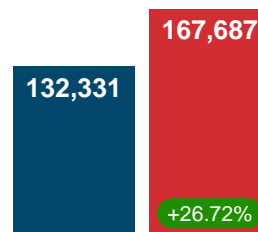
New Listings



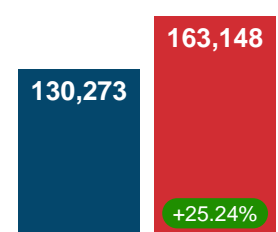
Pending Listings



List Price



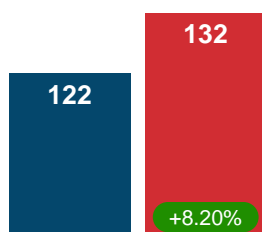
Sale Price



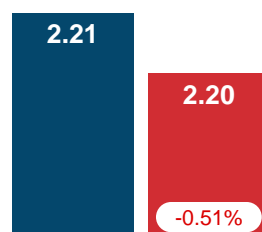
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

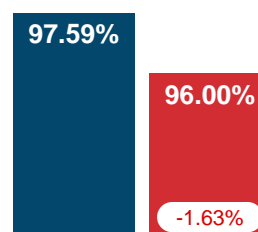
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

