

November 2021



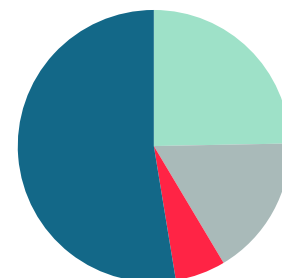
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/-%
Closed Listings	35	62	77.14%
Pending Listings	43	42	-2.33%
New Listings	56	61	8.93%
Median List Price	99,900	145,200	45.35%
Median Sale Price	99,900	149,000	49.15%
Median Percent of Selling Price to List Price	100.00%	98.43%	-1.57%
Median Days on Market to Sale	6.00	12.00	100.00%
End of Month Inventory	122	132	8.20%
Months Supply of Inventory	2.21	2.20	-0.51%



■ Closed (24.70%)
■ Pending (16.73%)
■ Other OffMarket (5.98%)
■ Active (52.59%)

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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **49.15%** in November 2021 to \$149,000 versus the previous year at \$99,900.

Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 6.00 days or **100.00%** in November 2021 compared to last year's same month at **6.00** DOM.

Sales Success for November 2021 is Positive

Overall, with Median 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

November 2021



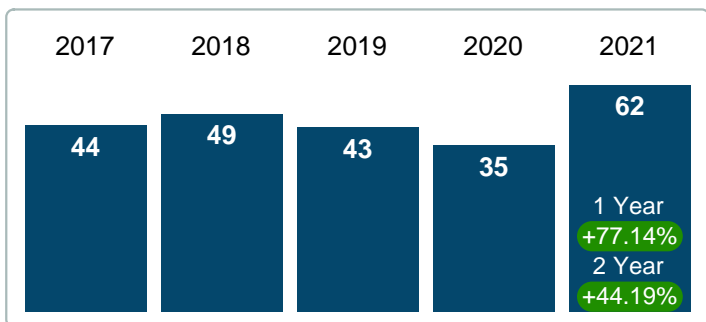
Area Delimited by County Of Muskogee - Residential Property Type



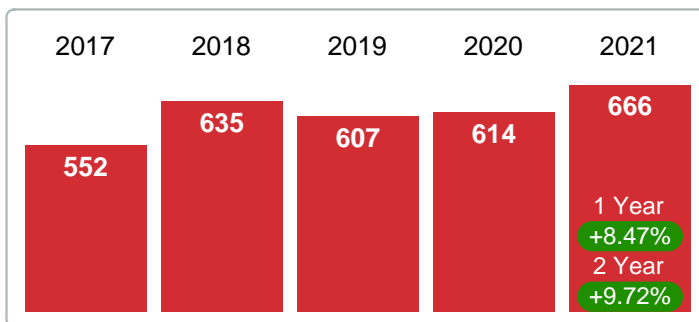
CLOSED LISTINGS

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

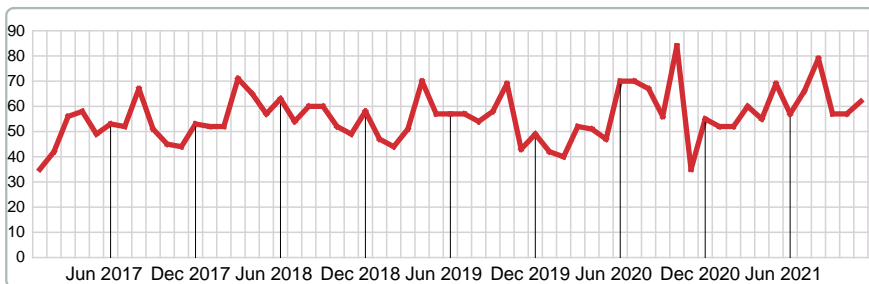
NOVEMBER



YEAR TO DATE (YTD)

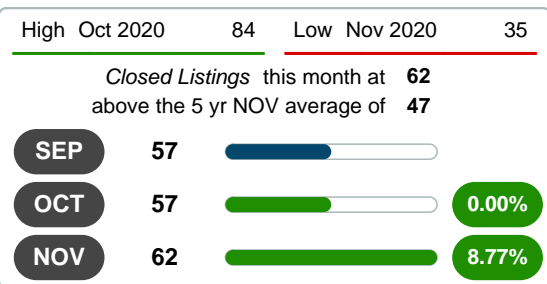


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 47



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	5	8.06%	3.0	2	3	0	0
\$40,001 - \$80,000	7	11.29%	15.0	3	3	1	0
\$80,001 - \$120,000	9	14.52%	9.0	2	7	0	0
\$120,001 - \$160,000	13	20.97%	11.0	0	12	1	0
\$160,001 - \$210,000	14	22.58%	14.5	1	9	3	1
\$210,001 - \$300,000	9	14.52%	16.0	0	4	5	0
\$300,001 and up	5	8.06%	3.0	0	0	5	0
Total Closed Units	62			8	38	15	1
Total Closed Volume	10,115,199	100%	12.0	606.00K	5.32M	4.01M	185.00K
Median Closed Price	\$149,000			\$70,000	\$136,000	\$270,000	\$185,000

November 2021



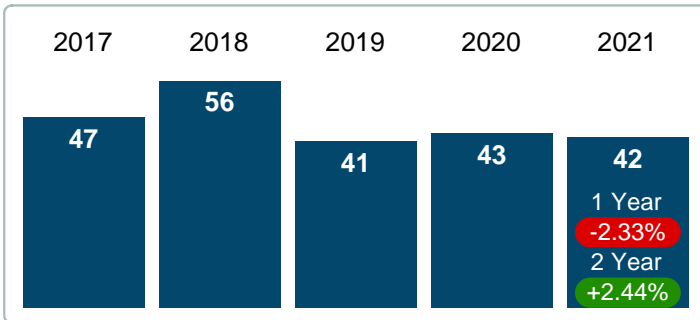
Area Delimited by County Of Muskogee - Residential Property Type



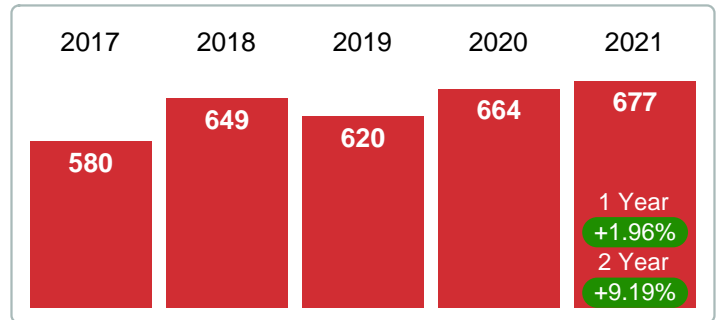
PENDING LISTINGS

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

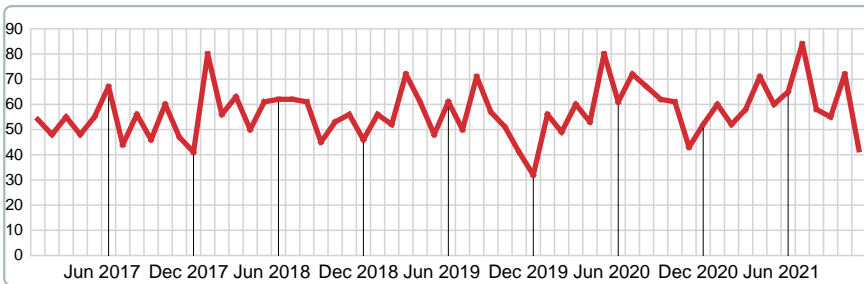
NOVEMBER



YEAR TO DATE (YTD)

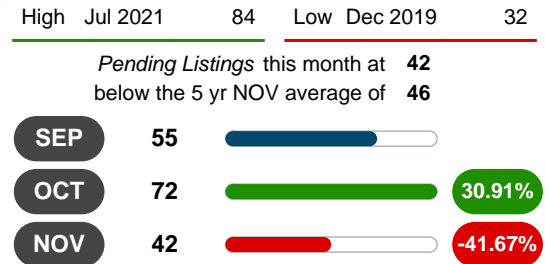


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	7.14%	4.0	3	0	0	0
\$30,001 - \$70,000	6	14.29%	49.0	2	3	1	0
\$70,001 - \$110,000	7	16.67%	31.0	1	4	2	0
\$110,001 - \$210,000	12	28.57%	26.0	2	9	0	1
\$210,001 - \$240,000	4	9.52%	42.0	1	2	0	1
\$240,001 - \$300,000	6	14.29%	8.0	0	4	2	0
\$300,001 and up	4	9.52%	20.5	0	1	2	1
Total Pending Units	42			9	23	7	3
Total Pending Volume	6,934,800	100%	27.5	736.00K	3.83M	1.50M	868.50K
Median Listing Price	\$148,200			\$35,500	\$159,900	\$245,900	\$230,000

November 2021



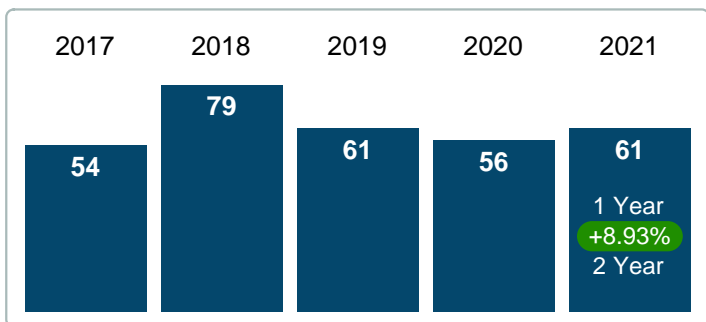
Area Delimited by County Of Muskogee - Residential Property Type



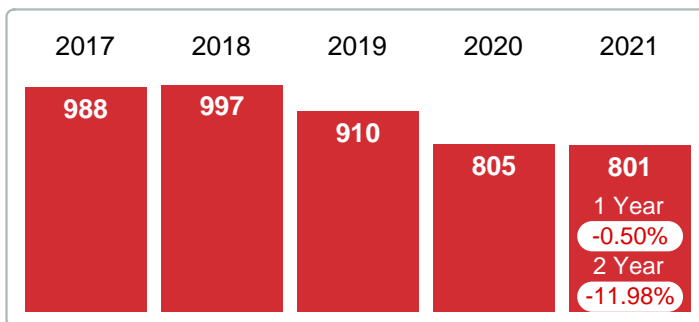
NEW LISTINGS

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

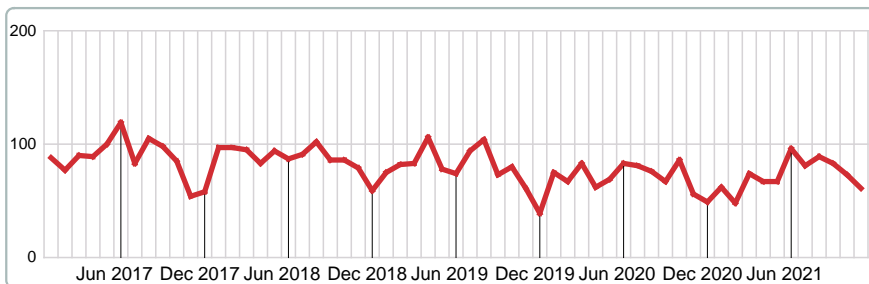
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

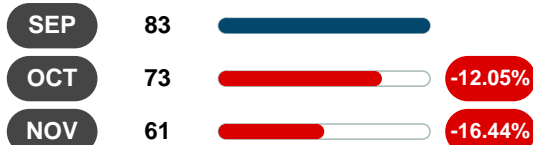


3 MONTHS

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



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	2	3.28%	1	1	0	0
\$20,001 - \$40,000	8	13.11%	4	3	1	0
\$40,001 - \$90,000	11	18.03%	4	6	1	0
\$90,001 - \$180,000	16	26.23%	1	10	5	0
\$180,001 - \$220,000	10	16.39%	1	7	2	0
\$220,001 - \$300,000	8	13.11%	0	4	4	0
\$300,001 and up	6	9.84%	0	2	4	0
Total New Listed Units	61		11	33	17	0
Total New Listed Volume	9,125,598	100%	744.80K	4.92M	3.46M	0.00B
Median New Listed Listing Price	\$119,900		\$42,500	\$123,000	\$199,000	\$0

November 2021



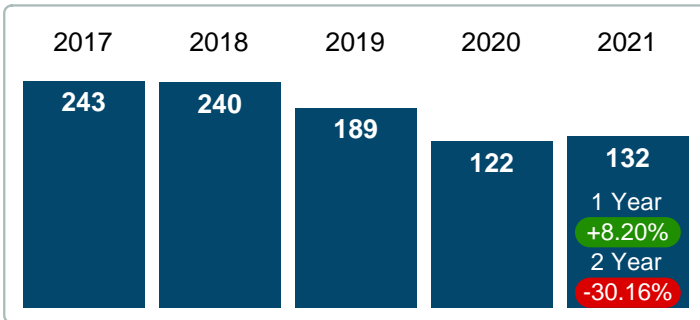
Area Delimited by County Of Muskogee - Residential Property Type



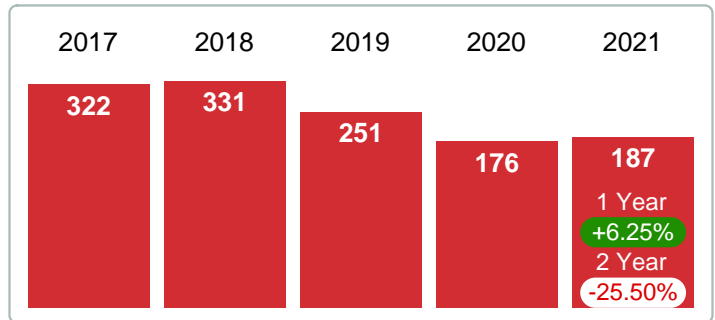
ACTIVE INVENTORY

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

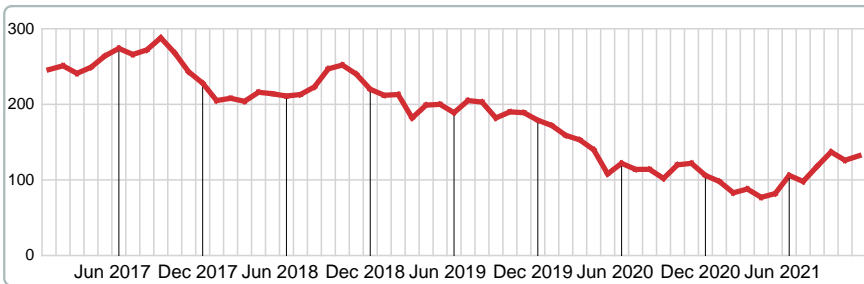
END OF NOVEMBER



ACTIVE DURING NOVEMBER

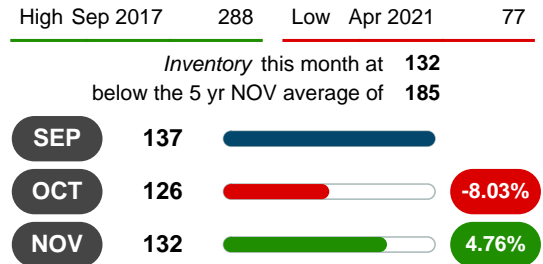


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 185



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	12	9.09%	24.0	3	7	2	0
\$30,001 - \$50,000	13	9.85%	35.0	3	7	2	1
\$50,001 - \$80,000	22	16.67%	89.5	10	12	0	0
\$80,001 - \$150,000	33	25.00%	64.0	5	21	7	0
\$150,001 - \$200,000	22	16.67%	48.0	2	12	7	1
\$200,001 - \$340,000	16	12.12%	27.0	3	7	4	2
\$340,001 and up	14	10.61%	61.0	1	5	7	1
Total Active Inventory by Units	132			27	71	29	5
Total Active Inventory by Volume	23,342,497	100%	53.0	3.06M	11.79M	7.10M	1.39M
Median Active Inventory Listing Price	\$118,000			\$78,000	\$114,000	\$179,500	\$329,900

November 2021



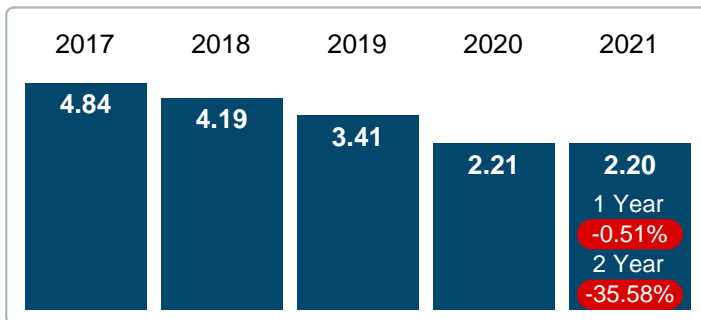
Area Delimited by County Of Muskogee - Residential Property Type



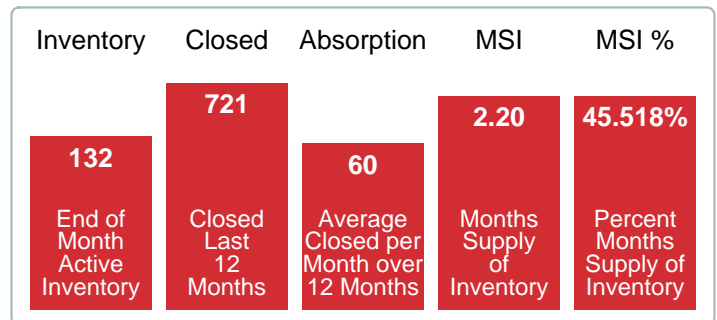
MONTHS SUPPLY of INVENTORY (MSI)

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

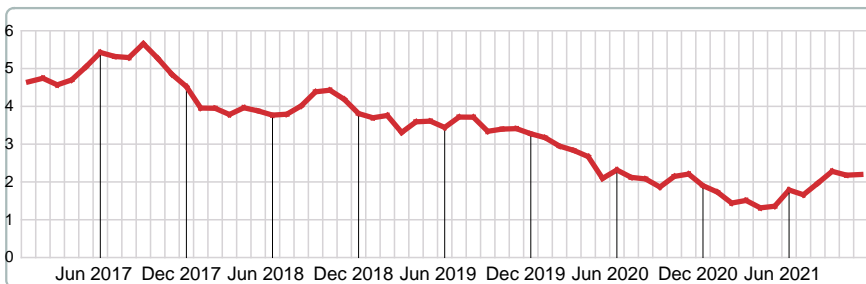
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021

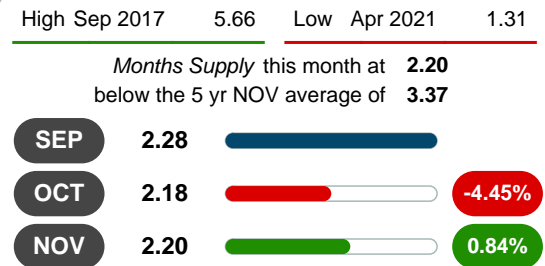


5 YEAR MARKET ACTIVITY TRENDS



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

November 2021



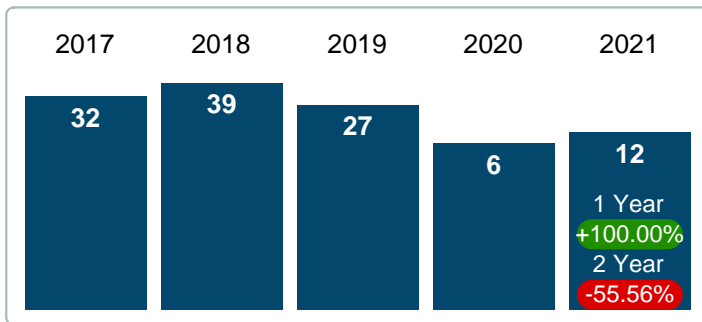
Area Delimited by County Of Muskogee - Residential Property Type



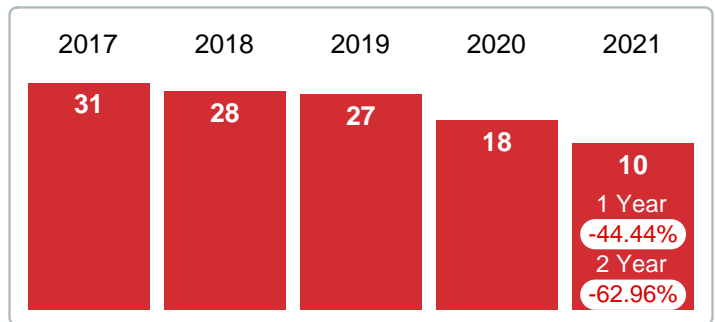
MEDIAN DAYS ON MARKET TO SALE

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

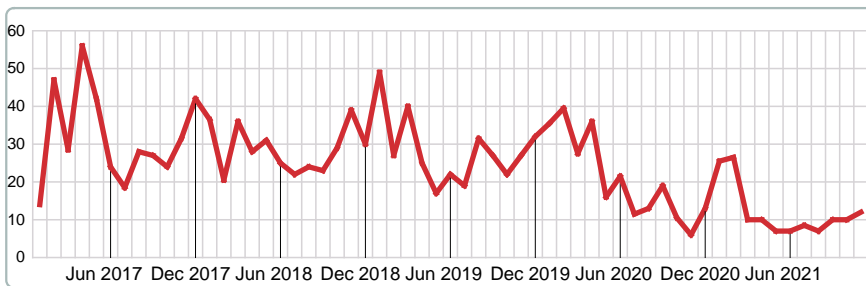
NOVEMBER



YEAR TO DATE (YTD)

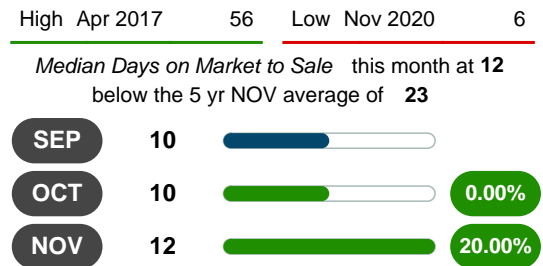


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 23



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	8.06%	3	2	8	0	0
\$40,001 - \$80,000	11.29%	15	15	8	15	0
\$80,001 - \$120,000	14.52%	9	10	6	0	0
\$120,001 - \$160,000	20.97%	11	0	10	15	0
\$160,001 - \$210,000	22.58%	15	82	13	24	17
\$210,001 - \$300,000	14.52%	16	0	10	57	0
\$300,001 and up	8.06%	3	0	0	3	0
Median Closed DOM		12	10	9	15	17
Total Closed Units	100%	12.0	8	38	15	1
Total Closed Volume		10,115,199	606.00K	5.32M	4.01M	185.00K

November 2021



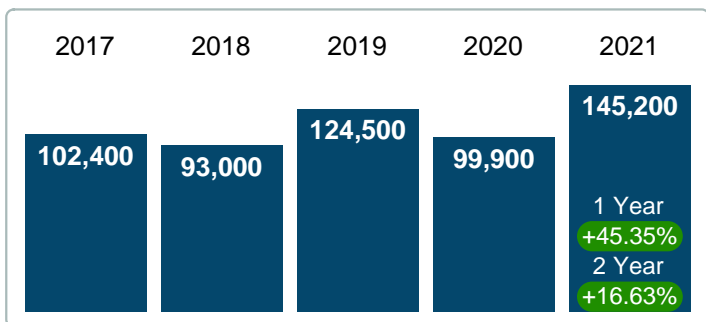
Area Delimited by County Of Muskogee - Residential Property Type



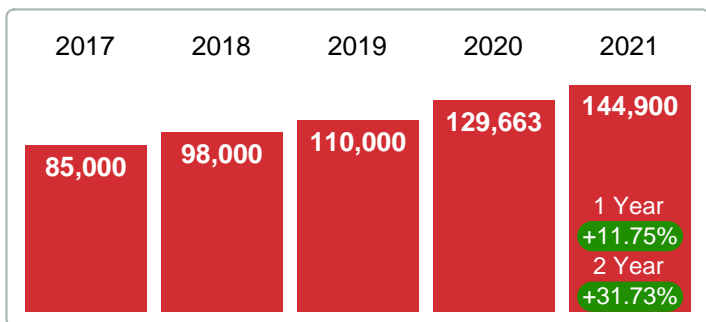
MEDIAN LIST PRICE AT CLOSING

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

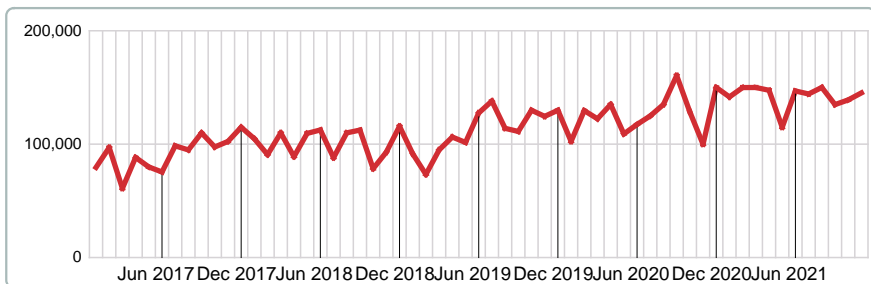
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

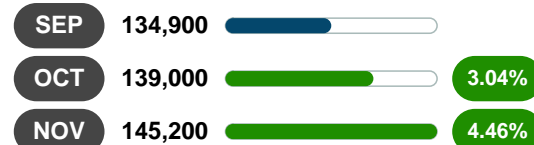


3 MONTHS

5 year NOV AVG = 113,000

High Sep 2020 160,500 Low Mar 2017 61,000

Median List Price at Closing this month at **145,200**
above the 5 yr NOV average of **113,000**



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	4.84%	35,500	35,500	37,450	0	0
\$40,001 - \$80,000	12.90%	63,250	63,250	67,900	54,000	0
\$80,001 - \$120,000	12.90%	101,950	101,950	100,250	0	0
\$120,001 - \$160,000	20.97%	135,000	0	132,450	144,900	0
\$160,001 - \$210,000	24.19%	175,000	165,900	169,950	190,000	185,000
\$210,001 - \$300,000	11.29%	249,900	0	234,900	253,900	0
\$300,001 and up	12.90%	349,500	0	309,000	364,000	0
Median List Price		145,200	71,250	135,000	290,000	185,000
Total Closed Units	100%	145,200	8	38	15	1
Total Closed Volume		10,396,598	651.70K	5.45M	4.11M	185.00K

November 2021



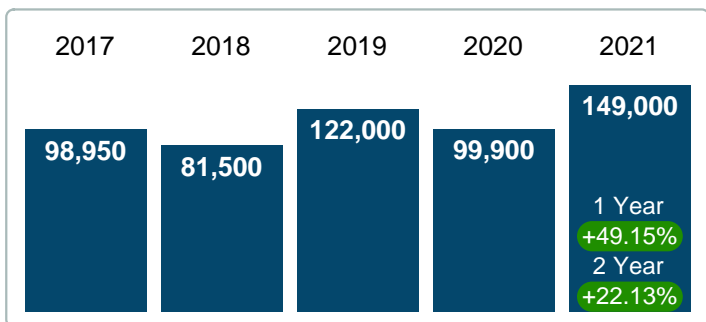
Area Delimited by County Of Muskogee - Residential Property Type



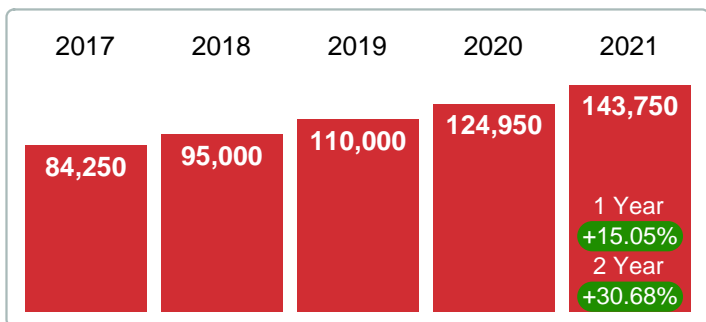
MEDIAN SOLD PRICE AT CLOSING

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

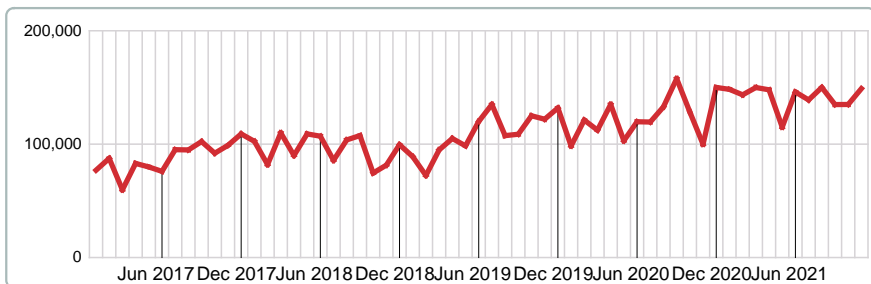
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

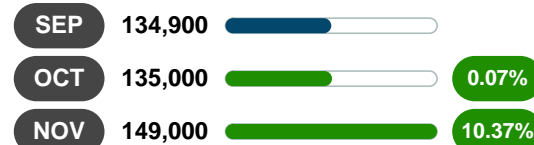


3 MONTHS

5 year NOV AVG = 110,270

High Sep 2020 157,750 Low Mar 2017 59,750

Median Sold Price at Closing this month at **149,000** above the 5 yr NOV average of **110,270**



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	8.06%	35,000	37,250	30,000	0	0
\$40,001 - \$80,000	11.29%	60,000	60,000	68,000	45,000	0
\$80,001 - \$120,000	14.52%	110,000	91,250	110,000	0	0
\$120,001 - \$160,000	20.97%	137,000	0	136,000	151,000	0
\$160,001 - \$210,000	22.58%	182,450	162,000	179,900	190,000	185,000
\$210,001 - \$300,000	14.52%	260,000	0	252,500	270,000	0
\$300,001 and up	8.06%	375,000	0	0	375,000	0
Median Sold Price		149,000	70,000	136,000	270,000	185,000
Total Closed Units		62	8	38	15	1
Total Closed Volume		10,115,199	606.00K	5.32M	4.01M	185.00K

November 2021



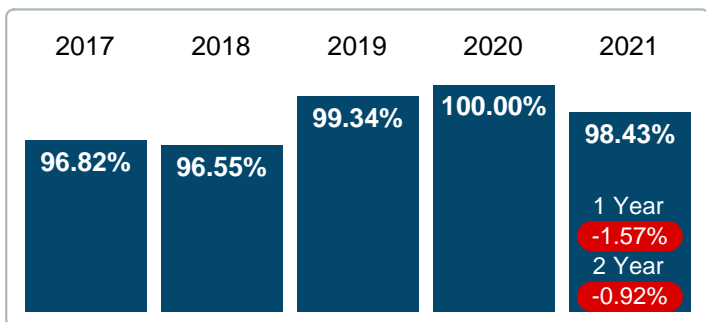
Area Delimited by County Of Muskogee - Residential Property Type



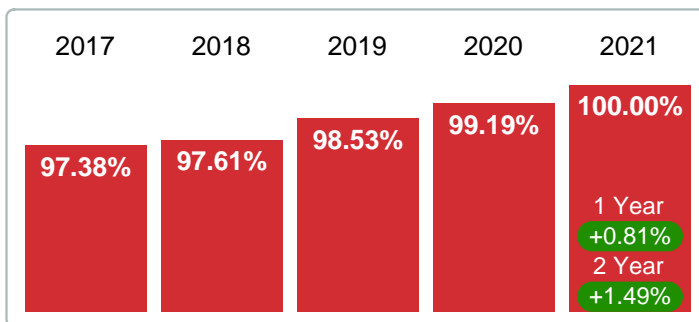
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

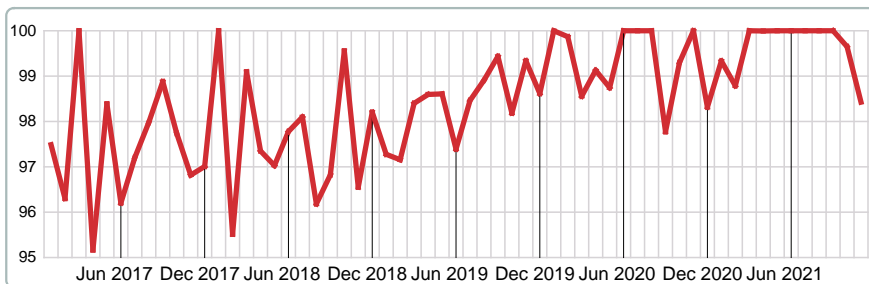
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

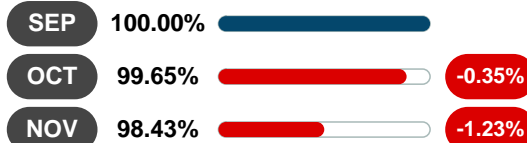


3 MONTHS

5 year NOV AVG = 98.23%

High Sep 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **98.43%** equal to 5 yr NOV average of **98.23%**



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	5	8.06%	86.86%	93.43%	85.71%	0.00%	0.00%	
\$40,001 \$80,000	7	11.29%	86.89%	88.89%	86.89%	83.33%	0.00%	
\$80,001 \$120,000	9	14.52%	97.77%	89.33%	97.78%	0.00%	0.00%	
\$120,001 \$160,000	13	20.97%	100.00%	0.00%	100.00%	104.21%	0.00%	
\$160,001 \$210,000	14	22.58%	100.00%	97.65%	100.00%	100.00%	100.00%	
\$210,001 \$300,000	9	14.52%	98.04%	0.00%	98.08%	93.10%	0.00%	
\$300,001 and up	5	8.06%	99.92%	0.00%	0.00%	99.92%	0.00%	
Median Sold/List Ratio		98.43%		92.11%	98.25%	99.92%	100.00%	
Total Closed Units		62	100%	98.43%	8	38	15	1
Total Closed Volume		10,115,199			606.00K	5.32M	4.01M	185.00K

November 2021



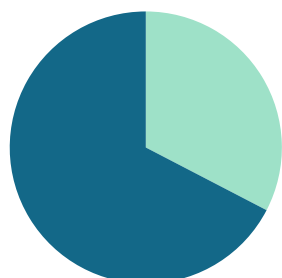
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

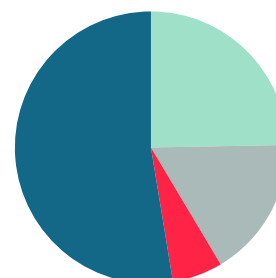


Inventory
 New Listings
61 = 32.62%
 Start Inventory
126
 Total Inventory Units
187
 Volume
\$33,730,897

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%
Median List Price	99,900	145,200	45.35%	129,663	144,900	11.75%
Median Sale Price	99,900	149,000	49.15%	124,950	143,750	15.05%
Median Percent of Selling Price to List Price	100.00%	98.43%	-1.57%	99.19%	100.00%	0.81%
Median Days on Market to Sale	6.00	12.00	100.00%	18.00	10.00	-44.44%
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

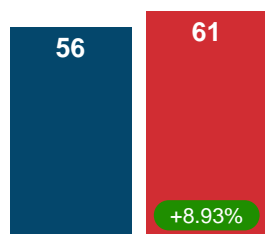
Inventory on November 30, 2021 = **132**

2020 2021

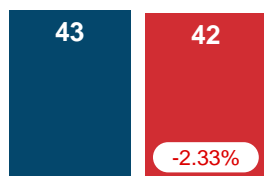
NOVEMBER MARKET

MEDIAN PRICES

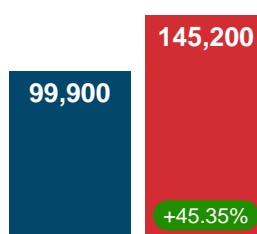
New Listings



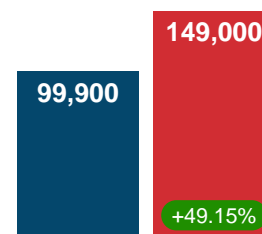
Pending Listings



List Price



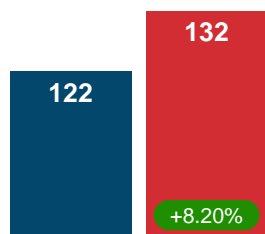
Sale Price



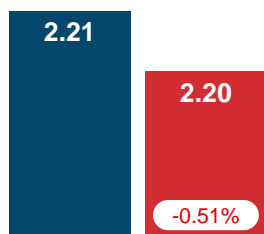
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

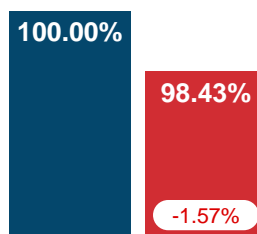
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

