

# April 2022



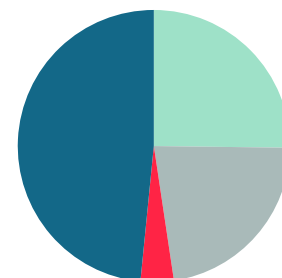
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	55	64	16.36%
Pending Listings	71	57	-19.72%
New Listings	67	86	28.36%
Average List Price	172,313	161,828	-6.08%
Average Sale Price	168,585	160,635	-4.72%
Average Percent of Selling Price to List Price	96.59%	98.69%	2.17%
Average Days on Market to Sale	39.67	24.19	-39.03%
End of Month Inventory	77	123	59.74%
Months Supply of Inventory	1.31	2.06	56.40%



■ Closed (25.20%)  
■ Pending (22.44%)  
■ Other OffMarket (3.94%)  
■ Active (48.43%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of April 30, 2022 = **123**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2022 rose **59.74%** to 123 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 **2.06** 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 **4.72%** in April 2022 to \$160,635 versus the previous year at \$168,585.

#### Average Days on Market Shortens

The average number of **24.19** days that homes spent on the market before selling decreased by 15.49 days or **39.03%** in April 2022 compared to last year's same month at **39.67** DOM.

#### Sales Success for April 2022 is Positive

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

There were 86 New Listings in April 2022, up **28.36%** from last year at 67. Furthermore, there were 64 Closed Listings this month versus last year at 55, a **16.36%** increase.

Closed versus Listed trends yielded a **74.4%** ratio, down from previous year's, April 2021, at **82.1%**, a **9.34%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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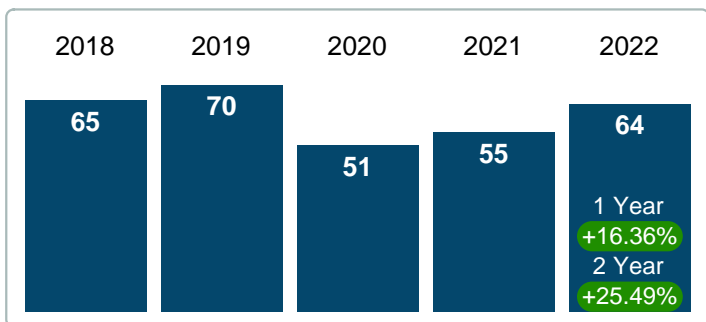
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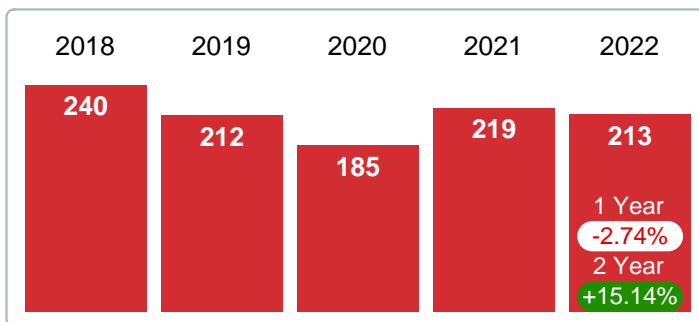
## CLOSED LISTINGS

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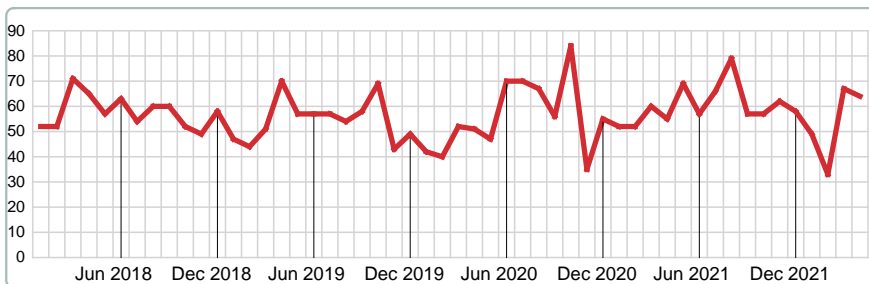
### APRIL



### YEAR TO DATE (YTD)

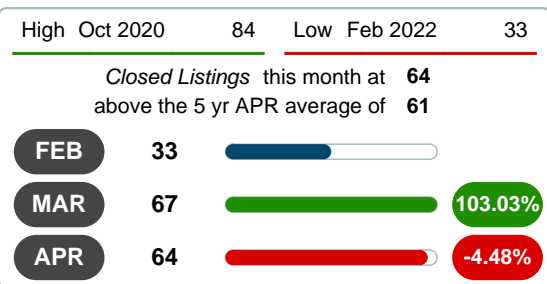


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 61



### 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	6.25%	58.5	3	0	1	0
\$50,001 - \$75,000	10	15.63%	45.9	5	5	0	0
\$75,001 - \$100,000	5	7.81%	25.8	0	5	0	0
\$100,001 - \$150,000	14	21.88%	15.8	0	14	0	0
\$150,001 - \$225,000	16	25.00%	10.2	2	13	1	0
\$225,001 - \$275,000	5	7.81%	15.4	0	2	3	0
\$275,001 and up	10	15.63%	26.5	0	4	5	1
<b>Total Closed Units</b>	<b>64</b>			<b>10</b>	<b>43</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>10,280,625</b>	<b>100%</b>	<b>24.2</b>	<b>736.15K</b>	<b>6.67M</b>	<b>2.56M</b>	<b>315.00K</b>
<b>Average Closed Price</b>	<b>\$160,635</b>			<b>\$73,615</b>	<b>\$155,004</b>	<b>\$256,430</b>	<b>\$315,000</b>

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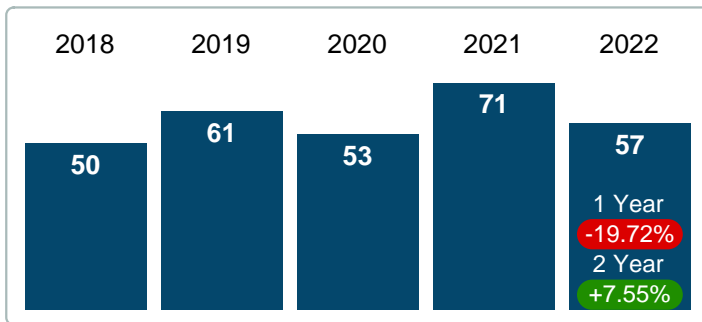
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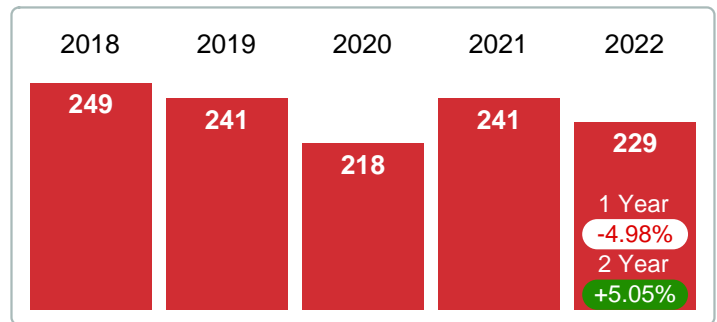
## PENDING LISTINGS

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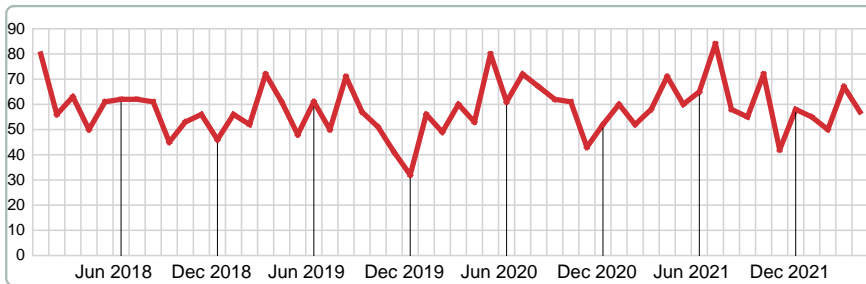
### APRIL



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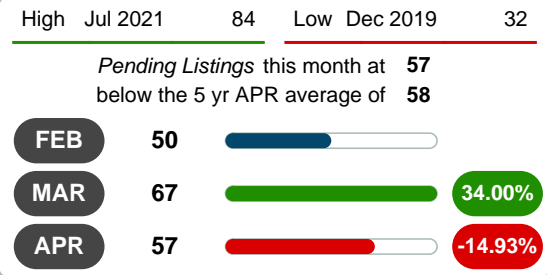


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 58



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	<b>3</b>	5.26%	11.7	2	1	0	0
\$50,001 - \$75,000	<b>8</b>	14.04%	49.9	4	3	1	0
\$75,001 - \$125,000	<b>11</b>	19.30%	33.4	1	10	0	0
\$125,001 - \$175,000	<b>11</b>	19.30%	11.9	1	10	0	0
\$175,001 - \$225,000	<b>10</b>	17.54%	17.1	1	7	2	0
\$225,001 - \$325,000	<b>8</b>	14.04%	16.0	0	3	5	0
\$325,001 and up	<b>6</b>	10.53%	57.5	0	5	1	0
<b>Total Pending Units</b>	<b>57</b>			<b>9</b>	<b>39</b>	<b>9</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>10,224,599</b>	<b>100%</b>	<b>27.6</b>	<b>760.70K</b>	<b>7.31M</b>	<b>2.16M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$179,379</b>			<b>\$84,522</b>	<b>\$187,405</b>	<b>\$239,456</b>	<b>\$0</b>

# April 2022



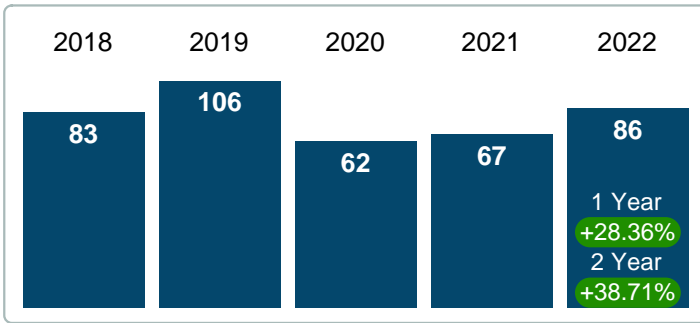
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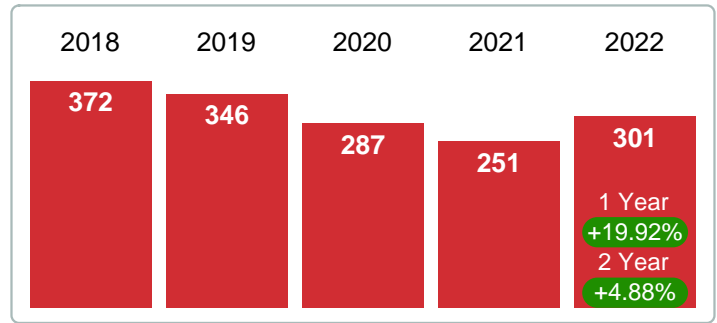
## NEW LISTINGS

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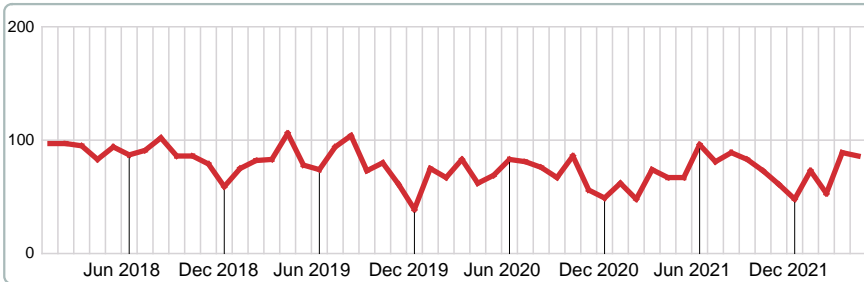
### APRIL



### YEAR TO DATE (YTD)

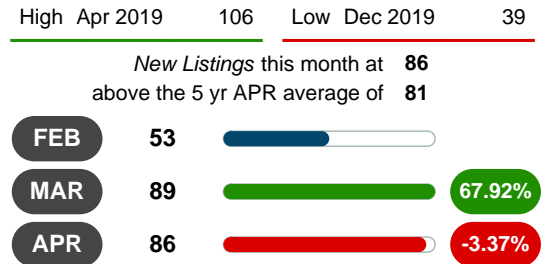


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 81



### 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	3	3.49%	1	2	0	0
\$25,001 - \$75,000	17	19.77%	10	6	1	0
\$75,001 - \$125,000	12	13.95%	1	10	0	1
\$125,001 - \$175,000	19	22.09%	1	14	4	0
\$175,001 - \$225,000	13	15.12%	1	9	3	0
\$225,001 - \$300,000	12	13.95%	0	4	7	1
\$300,001 and up	10	11.63%	0	5	2	3
<b>Total New Listed Units</b>	<b>86</b>		<b>14</b>	<b>50</b>	<b>17</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>16,132,199</b>	<b>100%</b>	<b>958.50K</b>	<b>8.62M</b>	<b>4.03M</b>	<b>2.52M</b>
<b>Average New Listed Listing Price</b>	<b>\$195,471</b>		<b>\$68,464</b>	<b>\$172,486</b>	<b>\$237,082</b>	<b>\$503,800</b>

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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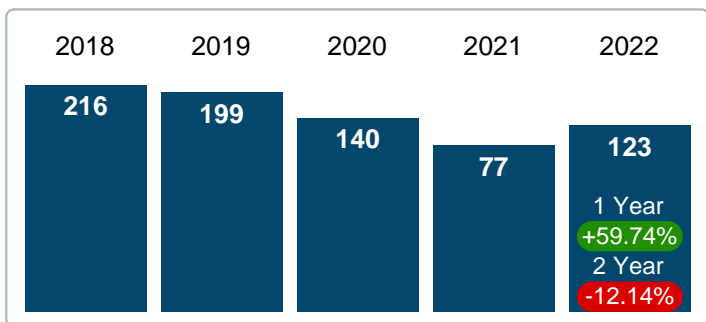
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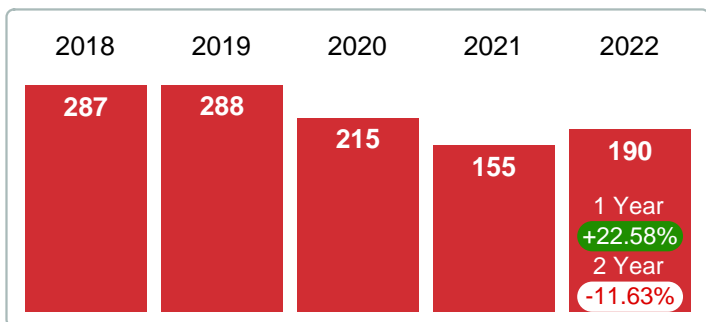
## ACTIVE INVENTORY

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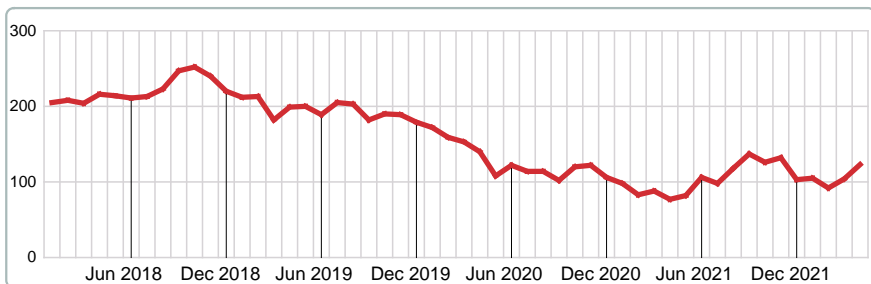
### END OF APRIL



### ACTIVE DURING APRIL

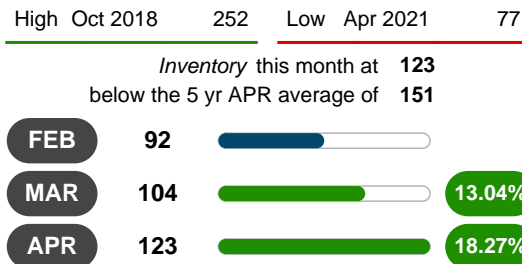


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 151



### 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	7	5.69%	76.0	4	3	0	0
\$25,001 - \$50,000	12	9.76%	57.9	4	4	4	0
\$50,001 - \$125,000	27	21.95%	54.9	10	15	1	1
\$125,001 - \$175,000	19	15.45%	37.3	3	11	5	0
\$175,001 - \$275,000	29	23.58%	45.1	4	18	7	0
\$275,001 - \$375,000	16	13.01%	51.4	1	8	4	3
\$375,001 and up	13	10.57%	86.2	0	5	5	3
<b>Total Active Inventory by Units</b>	<b>123</b>			<b>26</b>	<b>64</b>	<b>26</b>	<b>7</b>
<b>Total Active Inventory by Volume</b>	<b>25,962,697</b>	<b>100%</b>	<b>54.2</b>	<b>2.63M</b>	<b>12.70M</b>	<b>7.23M</b>	<b>3.40M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$211,079</b>			<b>\$101,212</b>	<b>\$198,469</b>	<b>\$278,085</b>	<b>\$485,571</b>

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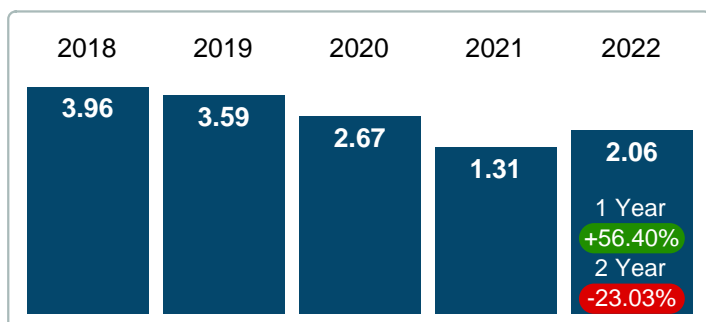
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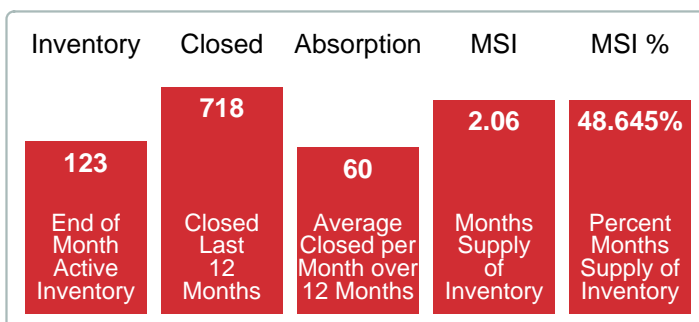
## MONTHS SUPPLY of INVENTORY (MSI)

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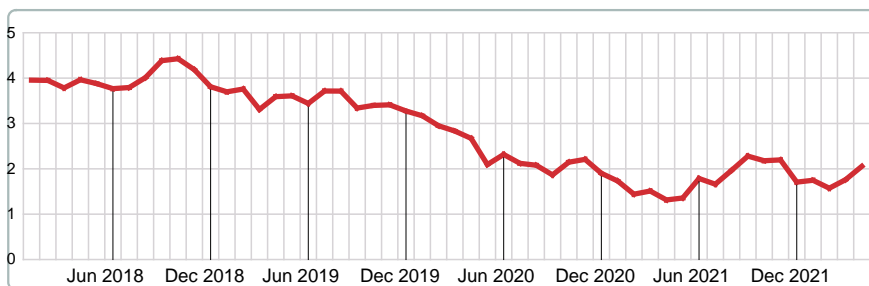
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

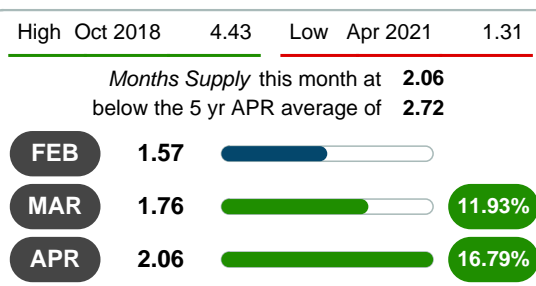


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 2.72



### 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
\$25,000 and less	7	5.69%	2.80	3.69	2.57	0.00	0.00
\$25,001 - \$50,000	12	9.76%	2.77	2.18	2.00	9.60	0.00
\$50,001 - \$125,000	27	21.95%	1.43	2.07	1.21	0.67	12.00
\$125,001 - \$175,000	19	15.45%	1.36	3.27	0.98	2.86	0.00
\$175,001 - \$275,000	29	23.58%	2.37	12.00	2.16	2.15	0.00
\$275,001 - \$375,000	16	13.01%	3.43	12.00	3.84	1.92	7.20
\$375,001 and up	13	10.57%	4.00	0.00	6.67	2.61	5.14
Market Supply of Inventory (MSI)			2.06	2.86	1.68	2.36	4.00
Total Active Inventory by Units		100%	2.06	26	64	26	7

# April 2022



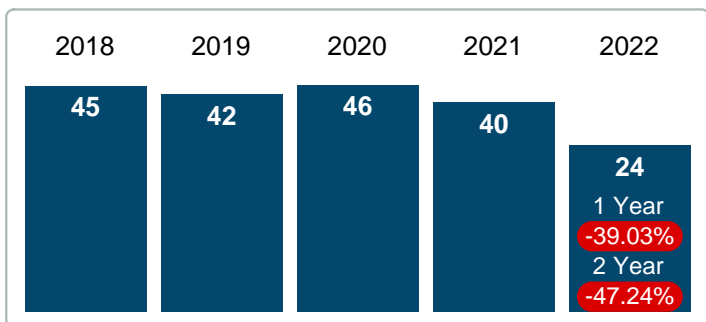
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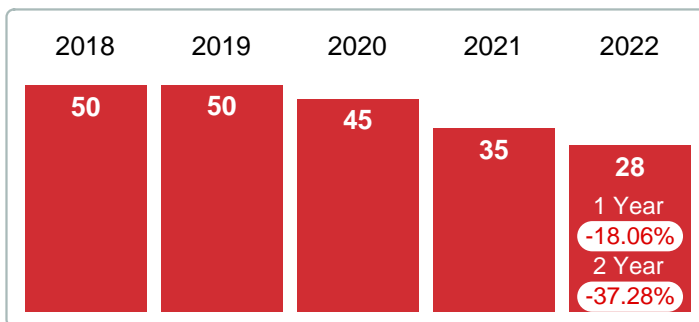
## AVERAGE DAYS ON MARKET TO SALE

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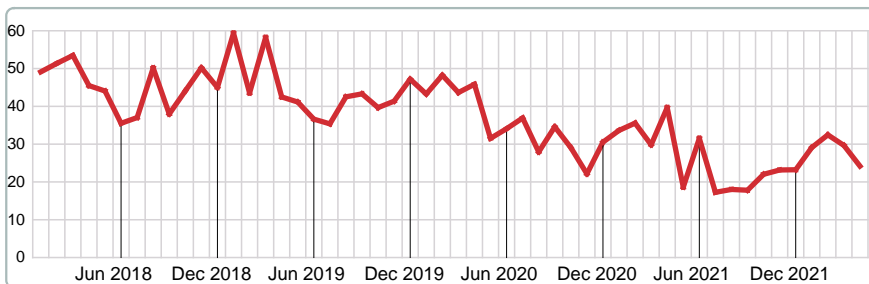
### APRIL



### YEAR TO DATE (YTD)

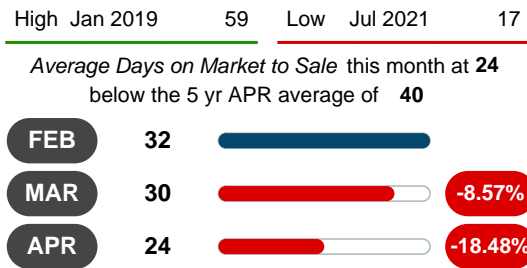


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 40



### 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	6.25%	59	75	0	9	0
\$50,001 - \$75,000	15.63%	46	10	82	0	0
\$75,001 - \$100,000	7.81%	26	0	26	0	0
\$100,001 - \$150,000	21.88%	16	0	16	0	0
\$150,001 - \$225,000	25.00%	10	16	9	15	0
\$225,001 - \$275,000	7.81%	15	0	18	14	0
\$275,001 and up	15.63%	27	0	20	11	133
<b>Average Closed DOM</b>		<b>24</b>	<b>30</b>	<b>23</b>	<b>12</b>	<b>133</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>64</b>	<b>10</b>	<b>43</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>10,280,625</b>	<b>736.15K</b>	<b>6.67M</b>	<b>2.56M</b>	<b>315.00K</b>

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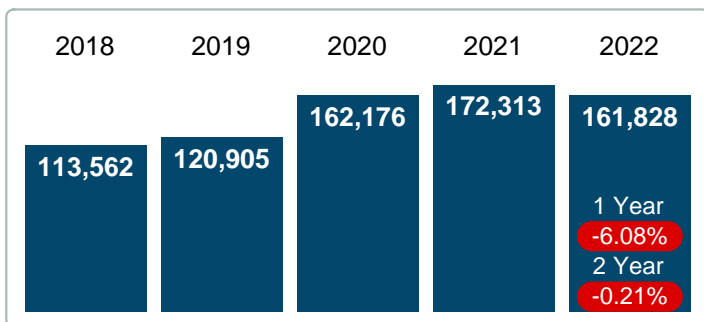
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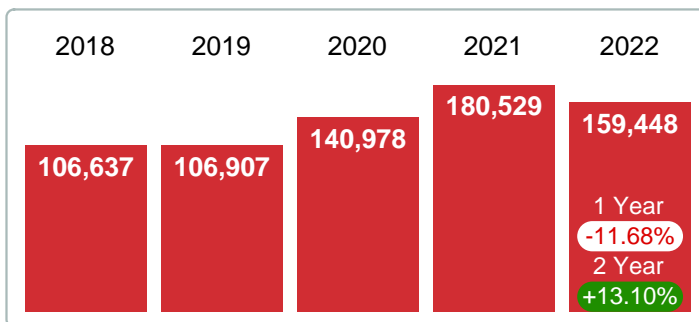
## AVERAGE LIST PRICE AT CLOSING

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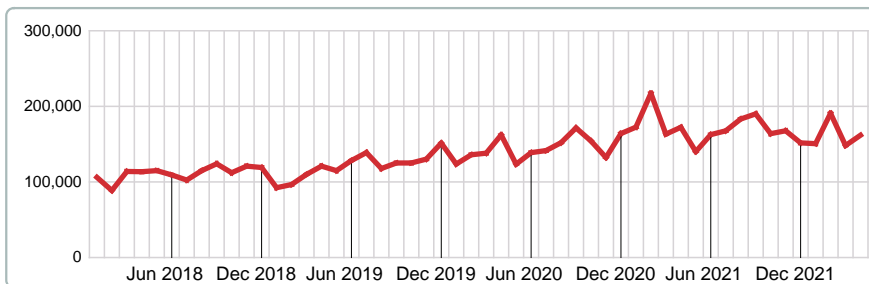
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 146,157

High Feb 2021 217,247    Low Feb 2018 88,688

Average List Price at Closing this month at **161,828**  
above the 5 yr APR average of **146,157**

- FEB** 190,791
- MAR** 148,169 (-22.34%)
- APR** 161,828 (9.22%)

### 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	3	4.69%	36,667	45,000	0	37,500	0
\$50,001 - \$75,000	11	17.19%	64,409	61,460	67,740	0	0
\$75,001 - \$100,000	6	9.38%	90,983	0	89,180	0	0
\$100,001 - \$150,000	15	23.44%	131,547	0	130,228	0	0
\$150,001 - \$225,000	14	21.88%	178,371	129,950	175,185	240,000	0
\$225,001 - \$275,000	4	6.25%	253,975	0	250,450	255,633	0
\$275,001 and up	11	17.19%	318,755	0	333,750	310,760	335,500
Average List Price			161,828	70,220	156,305	259,820	335,500
Total Closed Units		100%	161,828	10	43	10	1
Total Closed Volume			10,356,998	702.20K	6.72M	2.60M	335.50K



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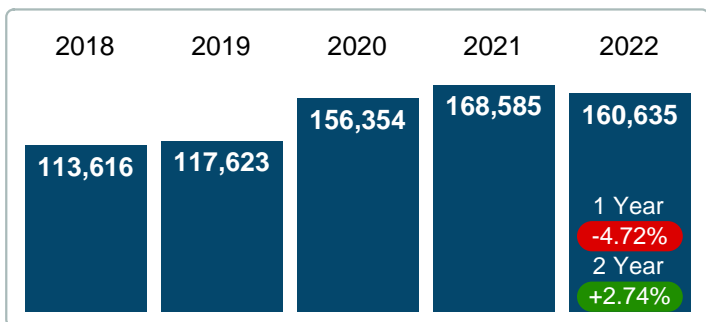
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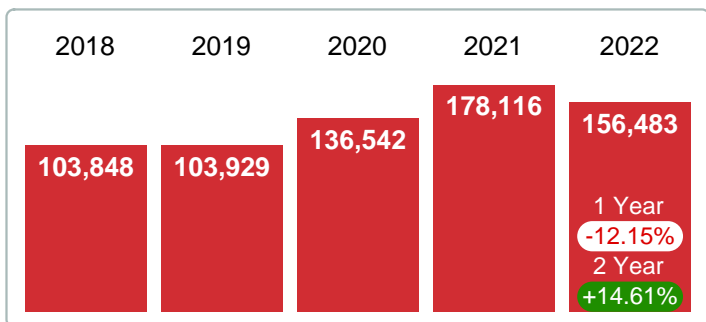
## AVERAGE SOLD PRICE AT CLOSING

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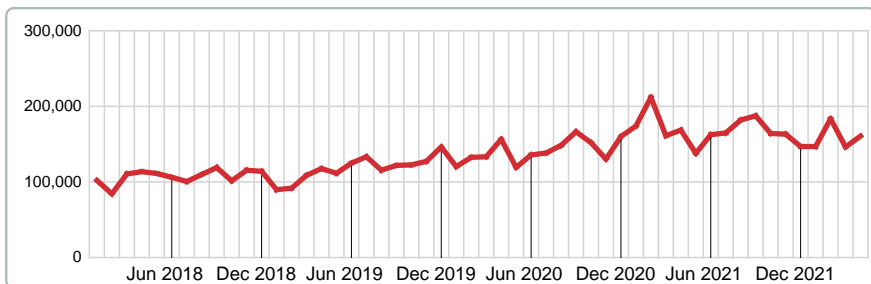
### APRIL



### YEAR TO DATE (YTD)

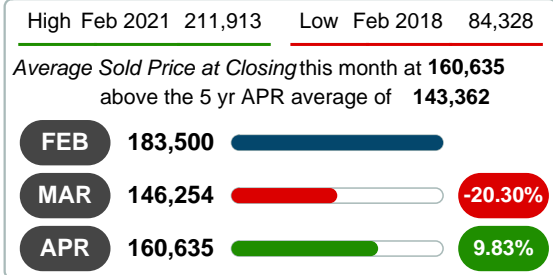


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 143,362



### 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	4	6.25%	33,625	34,833	0	30,000		
\$50,001 - \$75,000	10	15.63%	63,813	61,350	66,275	0		
\$75,001 - \$100,000	5	7.81%	90,100	0	90,100	0		
\$100,001 - \$150,000	14	21.88%	126,529	0	126,529	0		
\$150,001 - \$225,000	16	25.00%	175,581	162,450	175,338	205,000		
\$225,001 - \$275,000	5	7.81%	258,500	0	248,750	265,000		
\$275,001 and up	10	15.63%	318,430	0	333,750	306,860		
<b>Average Sold Price</b>		<b>160,635</b>		<b>73,615</b>	<b>155,004</b>	<b>256,430</b>	<b>315,000</b>	
<b>Total Closed Units</b>		<b>64</b>	<b>100%</b>	<b>160,635</b>	<b>10</b>	<b>43</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>10,280,625</b>		<b>736.15K</b>	<b>6.67M</b>	<b>2.56M</b>	<b>315.00K</b>	

# April 2022



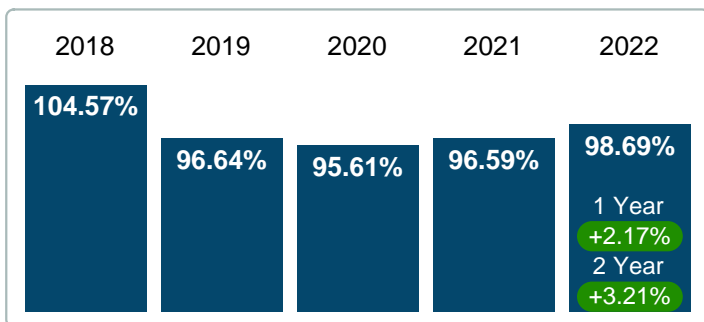
Area Delimited by County Of Muskogee - Residential Property Type



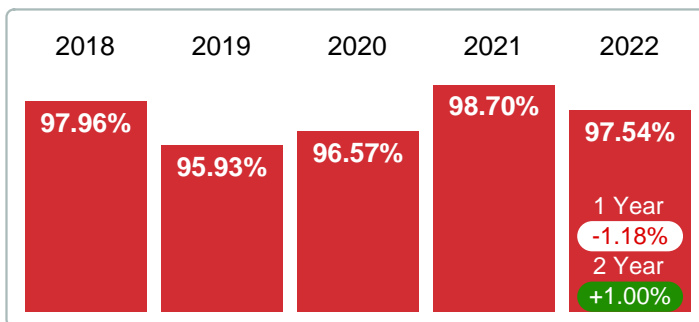
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

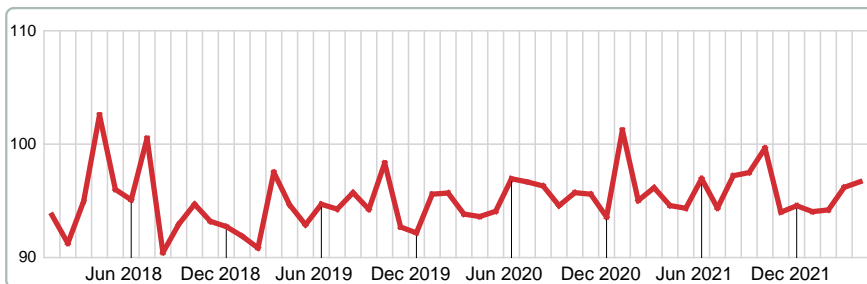
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

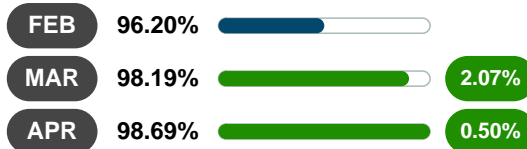


### 3 MONTHS

5 year APR AVG = 98.42%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **98.69%**  
above the 5 yr APR average of **98.42%**



### 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	6.25%	77.40%	76.53%	0.00%	80.00%	0.00%	
\$50,001 - \$75,000	10	15.63%	98.77%	99.76%	97.77%	0.00%	0.00%	
\$75,001 - \$100,000	5	7.81%	101.00%	0.00%	101.00%	0.00%	0.00%	
\$100,001 - \$150,000	14	21.88%	97.18%	0.00%	97.18%	0.00%	0.00%	
\$150,001 - \$225,000	16	25.00%	103.39%	132.50%	100.30%	85.42%	0.00%	
\$225,001 - \$275,000	5	7.81%	102.56%	0.00%	99.28%	104.75%	0.00%	
\$275,001 and up	10	15.63%	98.60%	0.00%	99.88%	98.52%	93.89%	
Average Sold/List Ratio		98.70%		99.34%	98.98%	97.22%	93.89%	
Total Closed Units		64	100%	98.70%	10	43	10	1
Total Closed Volume		10,280,625			736.15K	6.67M	2.56M	315.00K

# April 2022



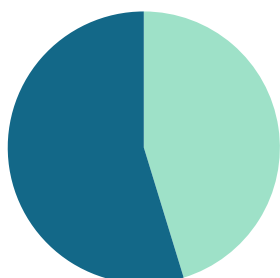
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

### INVENTORY

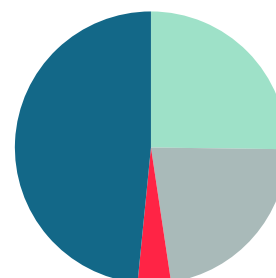


**Inventory**  
 New Listings  
**86 = 45.26%**  
 Start Inventory  
**104**  
 Total Inventory Units  
**190**  
 Volume  
**\$37,525,896**

### Market Activity

Closed Sales  
**64 = 25.20%**  
 Pending Sales  
**57 = 22.44%**  
 Other Off Market  
**10 = 3.94%**  
 Active Inventory  
**123 = 48.43%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	64	16.36%	219	213	-2.74%
Pending Sales	71	57	-19.72%	241	229	-4.98%
New Listings	67	86	28.36%	251	301	19.92%
Average List Price	172,313	161,828	-6.08%	180,529	159,448	-11.68%
Average Sale Price	168,585	160,635	-4.72%	178,116	156,483	-12.15%
Average Percent of Selling Price to List Price	96.59%	98.69%	2.17%	98.70%	97.54%	-1.18%
Average Days on Market to Sale	39.67	24.19	-39.03%	34.57	28.32	-18.06%
Monthly Inventory	77	123	59.74%	77	123	59.74%
Months Supply of Inventory	1.31	2.06	56.40%	1.31	2.06	56.40%

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

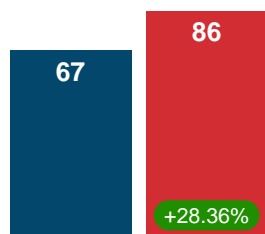
**Inventory** on April 30, 2022 = **123**

**2021** **2022**

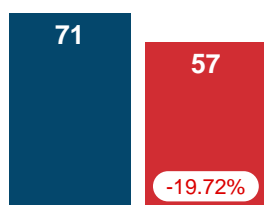
### APRIL MARKET

### AVERAGE PRICES

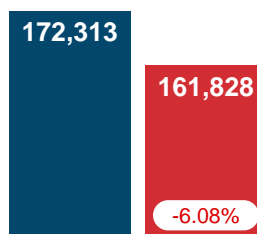
#### New Listings



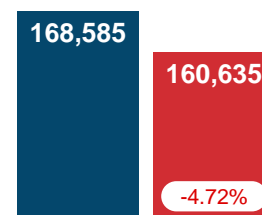
#### Pending Listings



#### List Price



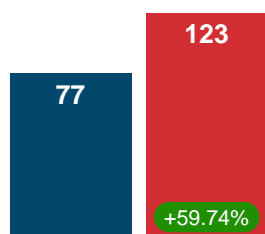
#### Sale Price



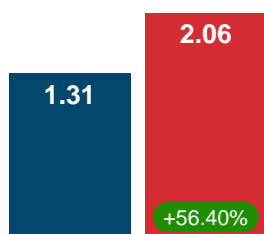
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

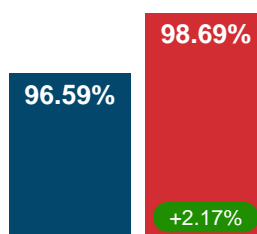
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

