

April 2022



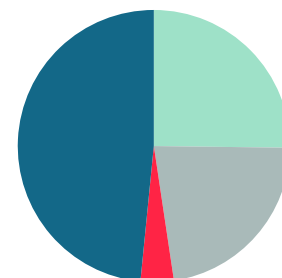
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	147,500	147,000	-0.34%
Median Sale Price	147,900	147,450	-0.30%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	7.50	-25.00%
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.

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 **0.30%** in April 2022 to \$147,450 versus the previous year at \$147,900.

Median Days on Market Shortens

The median number of **7.50** days that homes spent on the market before selling decreased by 2.50 days or **25.00%** in April 2022 compared to last year's same month at **10.00** DOM.

Sales Success for April 2022 is Positive

Overall, with Median 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.

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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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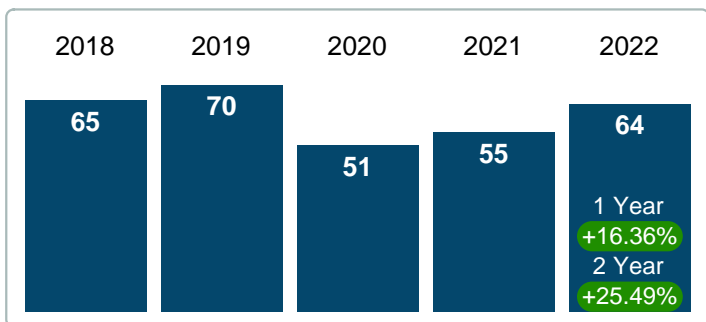
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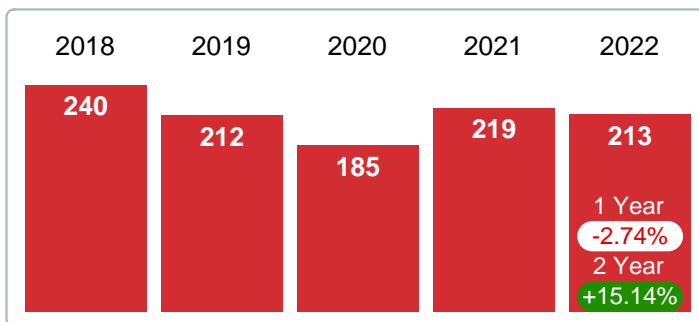
CLOSED LISTINGS

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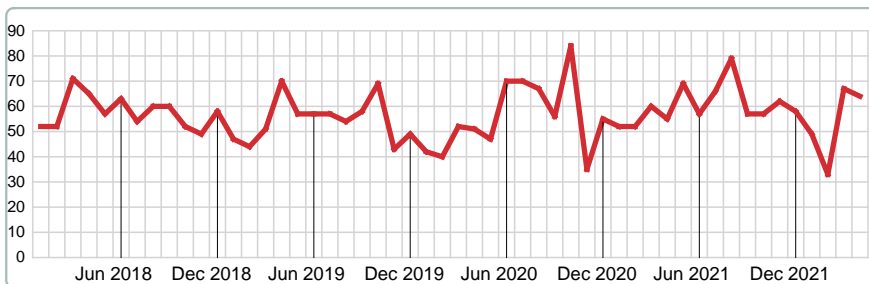
APRIL



YEAR TO DATE (YTD)

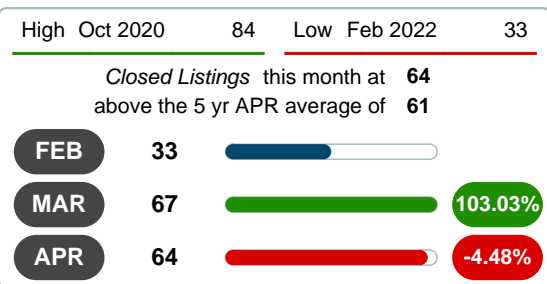


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 61



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.25%	34.0	3	0	1	0
\$50,001 - \$70,000	7	10.94%	28.0	4	3	0	0
\$70,001 - \$120,000	14	21.88%	6.5	1	13	0	0
\$120,001 - \$170,000	15	23.44%	6.0	2	13	0	0
\$170,001 - \$230,000	9	14.06%	7.0	0	8	1	0
\$230,001 - \$280,000	8	12.50%	13.5	0	2	6	0
\$280,001 and up	7	10.94%	8.0	0	4	2	1
Total Closed Units	64			10	43	10	1
Total Closed Volume	10,280,625	100%	7.5	736.15K	6.67M	2.56M	315.00K
Median Closed Price	\$147,450			\$55,375	\$140,000	\$277,000	\$315,000

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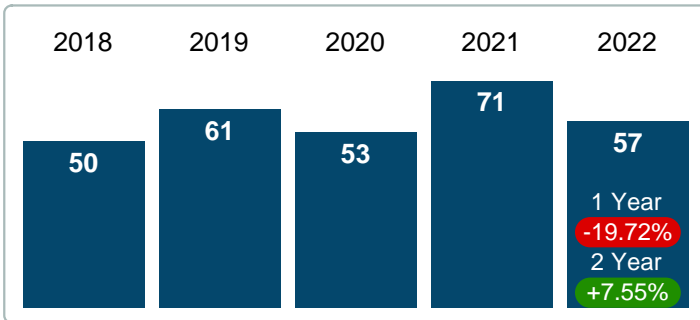
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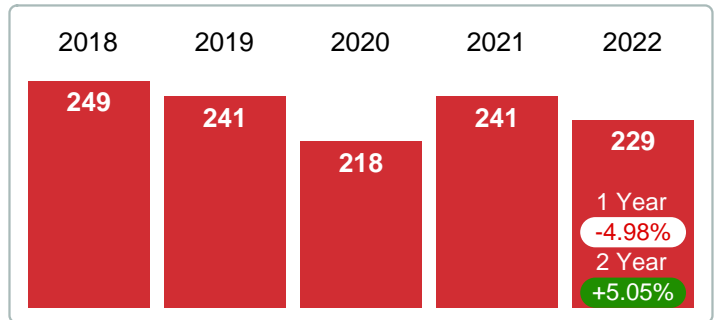
PENDING LISTINGS

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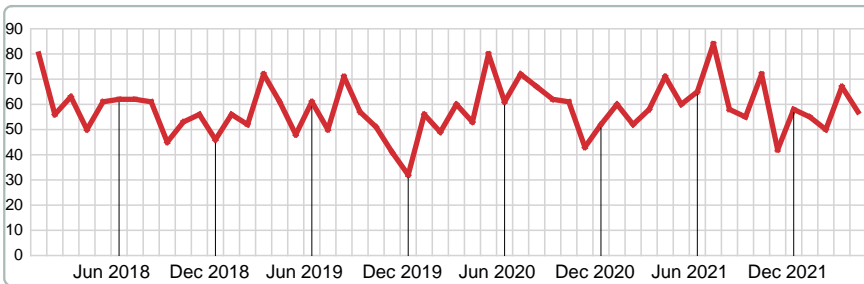
APRIL



YEAR TO DATE (YTD)

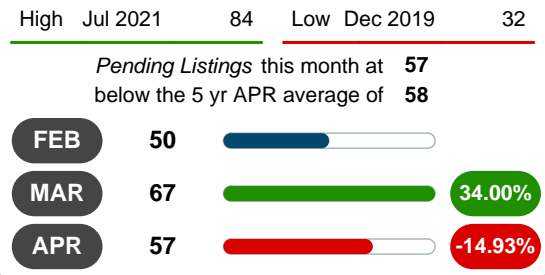


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 58



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	6	10.53%	13.0	3	2	1	0
\$60,001 - \$80,000	6	10.53%	36.5	3	3	0	0
\$80,001 - \$120,000	9	15.79%	34.0	1	8	0	0
\$120,001 - \$180,000	12	21.05%	5.0	1	11	0	0
\$180,001 - \$230,000	11	19.30%	12.0	1	8	2	0
\$230,001 - \$330,000	7	12.28%	12.0	0	2	5	0
\$330,001 and up	6	10.53%	34.0	0	5	1	0
Total Pending Units	57			9	39	9	0
Total Pending Volume	10,224,599	100%	13.0	760.70K	7.31M	2.16M	0.00B
Median Listing Price	\$149,900			\$65,000	\$149,900	\$259,000	\$0

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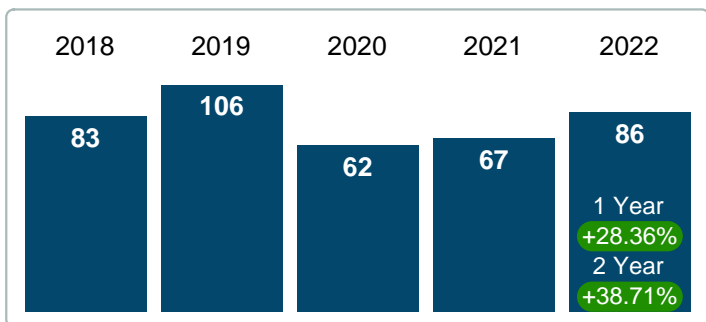
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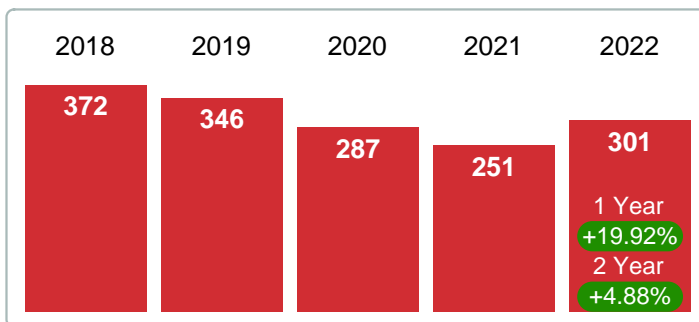
NEW LISTINGS

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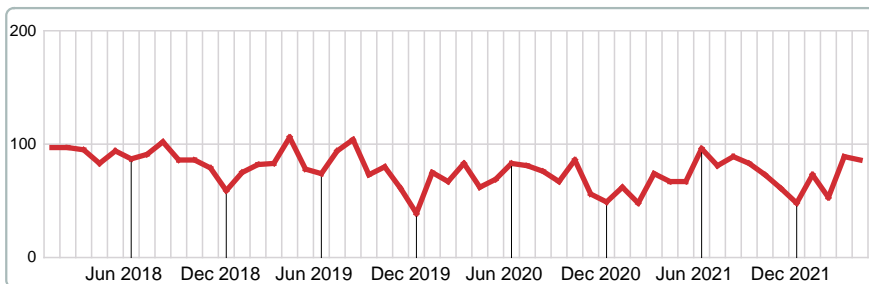
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 81

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **86**
above the 5 yr APR average of **81**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$30,000 and less	5	5.81%
\$30,001 - \$70,000	11	12.79%
\$70,001 - \$120,000	14	16.28%
\$120,001 - \$180,000	22	25.58%
\$180,001 - \$230,000	14	16.28%
\$230,001 - \$320,000	11	12.79%
\$320,001 and up	9	10.47%
Total New Listed Units	86	
Total New Listed Volume	16,132,199	100%
Median New Listed Listing Price	\$147,750	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	2	2	1	0
\$30,001 - \$70,000	8	3	0	0
\$70,001 - \$120,000	2	11	0	1
\$120,001 - \$180,000	1	17	4	0
\$180,001 - \$230,000	1	10	3	0
\$230,001 - \$320,000	0	3	7	1
\$320,001 and up	0	4	2	3
Total	14	50	17	5
Total New Listed Volume	958.50K	8.62M	4.03M	2.52M
Median New Listed Listing Price	\$52,750	\$147,250	\$235,000	\$325,000

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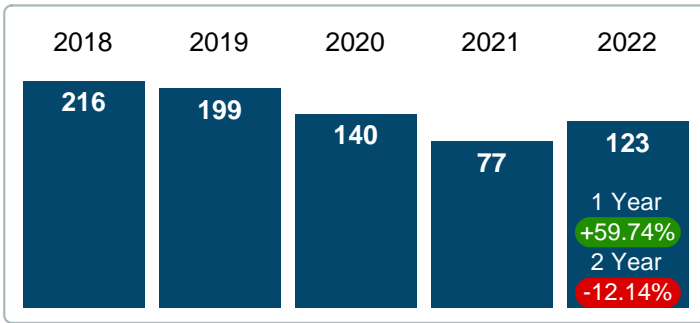
Area Delimited by County Of Muskogee - Residential Property Type



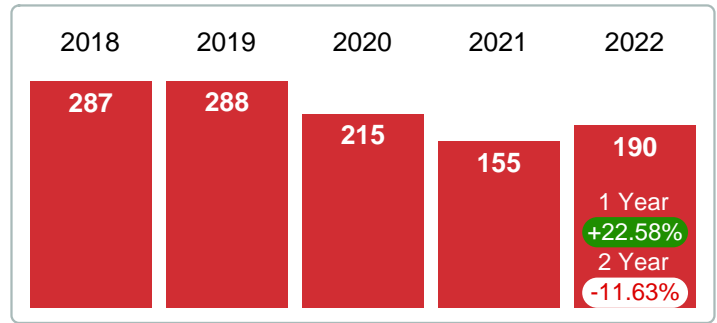
ACTIVE INVENTORY

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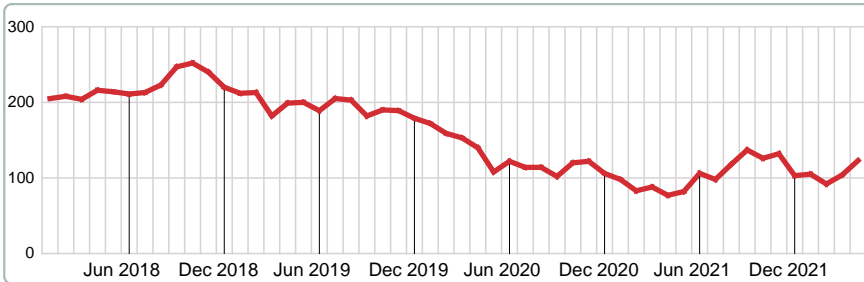
END OF APRIL



ACTIVE DURING APRIL

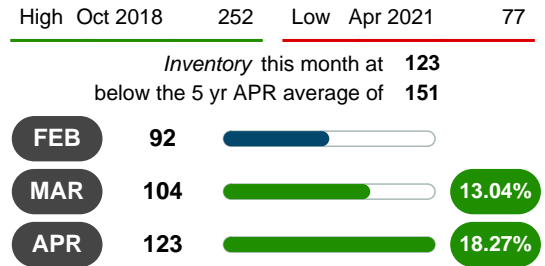


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 151



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	5.69%	40.0	4	3	0	0
\$25,001 - \$50,000	12	9.76%	28.0	4	4	4	0
\$50,001 - \$125,000	27	21.95%	40.0	10	15	1	1
\$125,001 - \$175,000	19	15.45%	23.0	3	11	5	0
\$175,001 - \$275,000	29	23.58%	32.0	4	18	7	0
\$275,001 - \$375,000	16	13.01%	31.0	1	8	4	3
\$375,001 and up	13	10.57%	50.0	0	5	5	3
Total Active Inventory by Units	123			26	64	26	7
Total Active Inventory by Volume	25,962,697	100%	31.0	2.63M	12.70M	7.23M	3.40M
Median Active Inventory Listing Price	\$170,000			\$65,200	\$173,500	\$207,450	\$375,000

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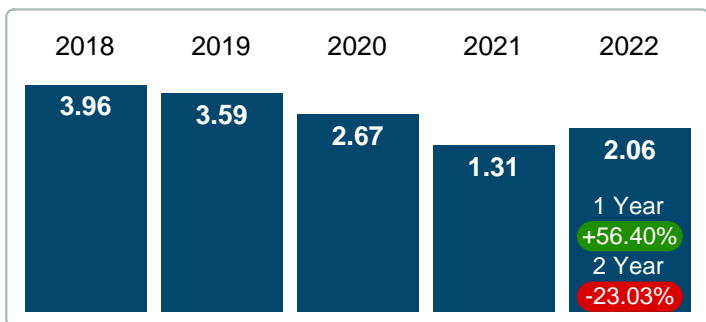
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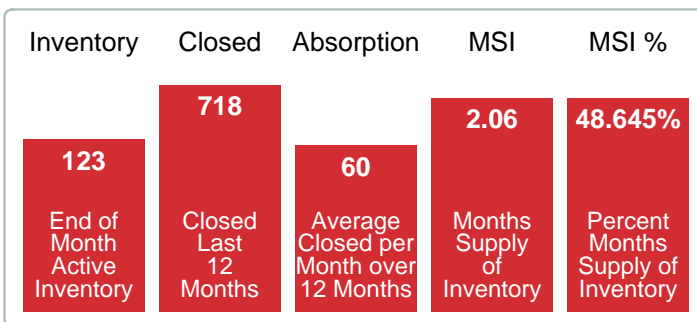
MONTHS SUPPLY of INVENTORY (MSI)

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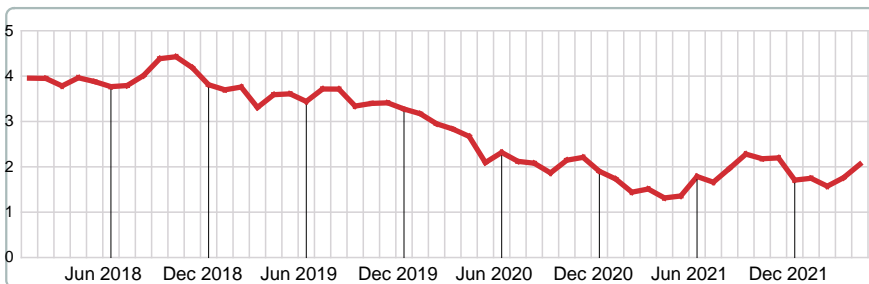
MSI FOR APRIL



INDICATORS FOR APRIL 2022

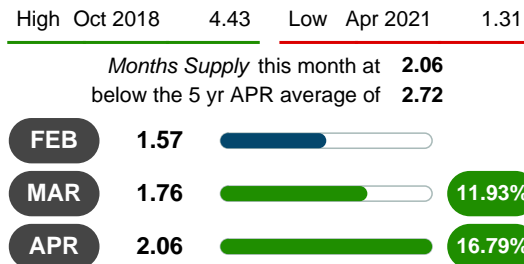


5 YEAR MARKET ACTIVITY TRENDS



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

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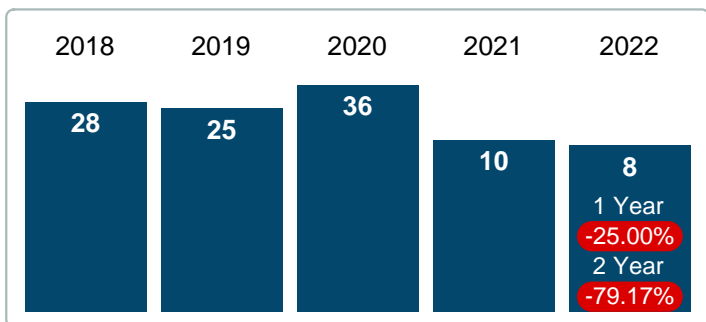
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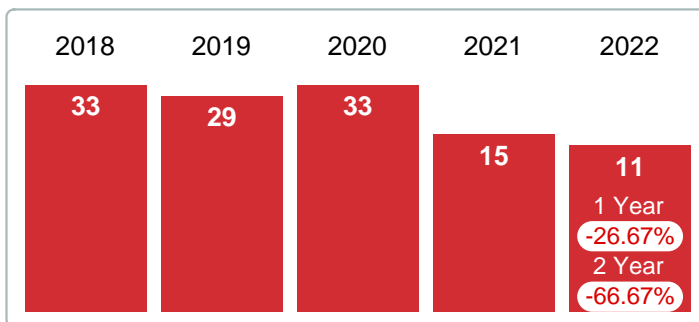
MEDIAN DAYS ON MARKET TO SALE

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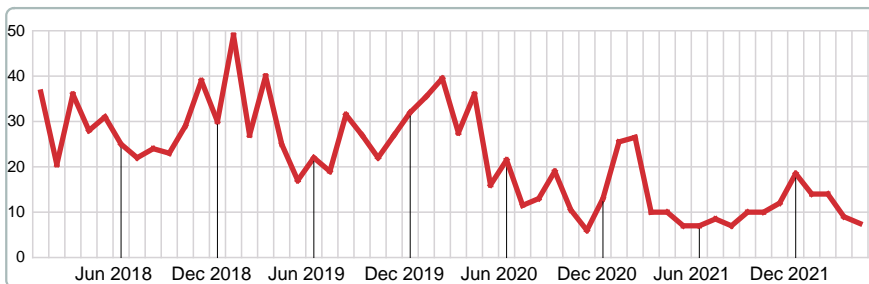
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

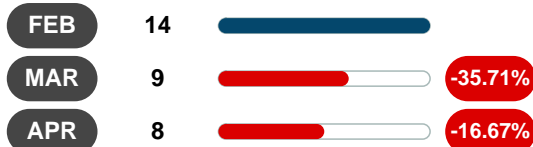


3 MONTHS

5 year APR AVG = 21

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 8 below the 5 yr APR average of 21



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
\$50,000 and less	6.25%	34	59	0	9	0
\$50,001 - \$70,000	10.94%	28	6	65	0	0
\$70,001 - \$120,000	21.88%	7	1	7	0	0
\$120,001 - \$170,000	23.44%	6	16	6	0	0
\$170,001 - \$230,000	14.06%	7	0	6	15	0
\$230,001 - \$280,000	12.50%	14	0	18	11	0
\$280,001 and up	10.94%	8	0	10	2	133
Median Closed DOM		8	6	7	10	133
Total Closed Units	100%	64	10	43	10	1
Total Closed Volume		10,280,625	736.15K	6.67M	2.56M	315.00K

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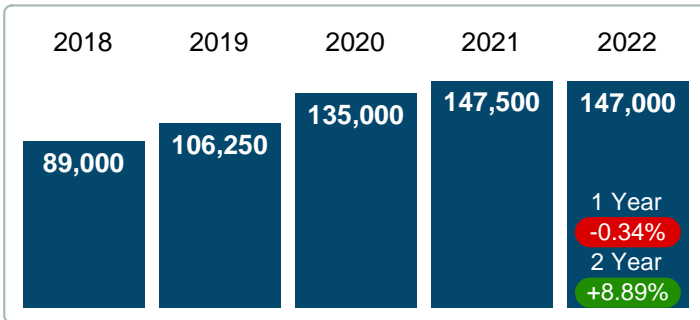
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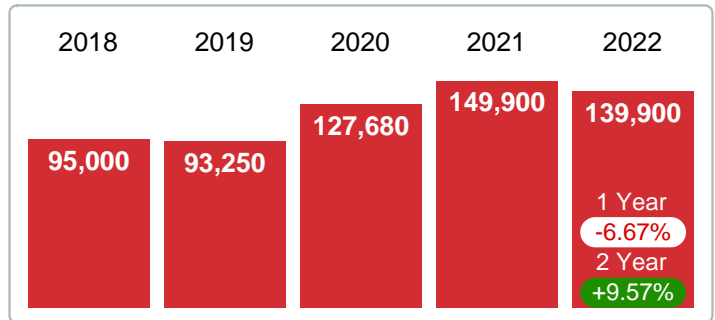
MEDIAN LIST PRICE AT CLOSING

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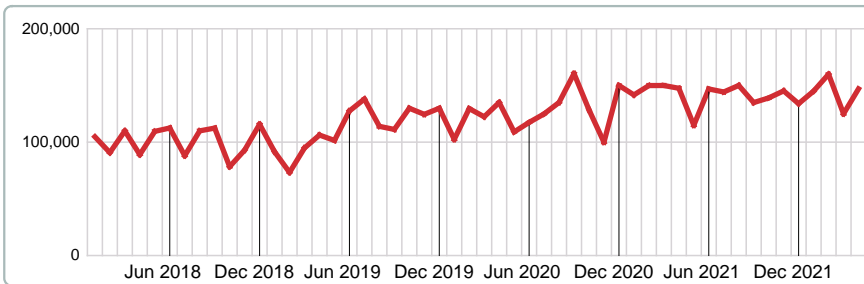
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

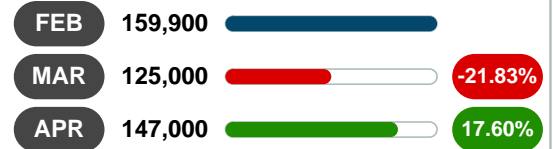


3 MONTHS

5 year APR AVG = 124,950

High Sep 2020 160,500 Low Feb 2019 73,300

Median List Price at Closing this month at **147,000**
above the 5 yr APR average of **124,950**



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
\$50,000 and less	4.69%	37,500	36,250	0	37,500	0
\$50,001 - \$70,000	14.06%	59,900	61,200	59,900	0	0
\$70,001 - \$120,000	21.88%	100,000	100,000	100,000	0	0
\$120,001 - \$170,000	25.00%	149,950	159,900	149,900	0	0
\$170,001 - \$230,000	10.94%	192,000	0	190,950	209,900	0
\$230,001 - \$280,000	7.81%	265,000	0	250,450	275,000	0
\$280,001 and up	15.63%	312,450	0	337,500	299,000	335,500
Median List Price		147,000	61,200	145,000	281,000	335,500
Total Closed Units	100%	147,000	10	43	10	1
Total Closed Volume		10,356,998	702.20K	6.72M	2.60M	335.50K

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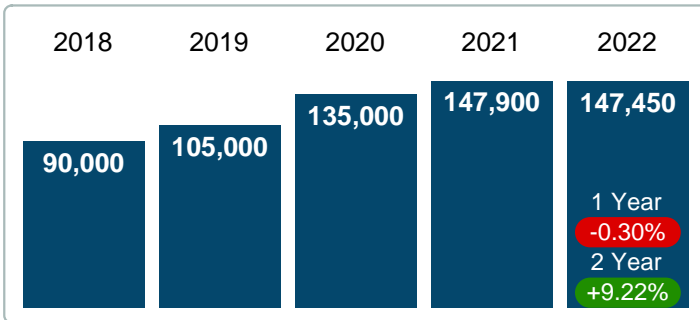
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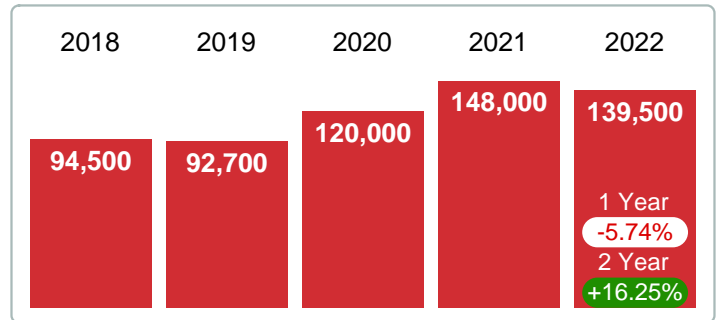
MEDIAN SOLD PRICE AT CLOSING

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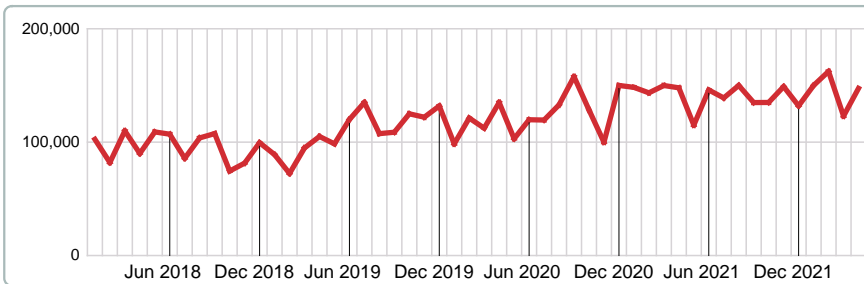
APRIL



YEAR TO DATE (YTD)

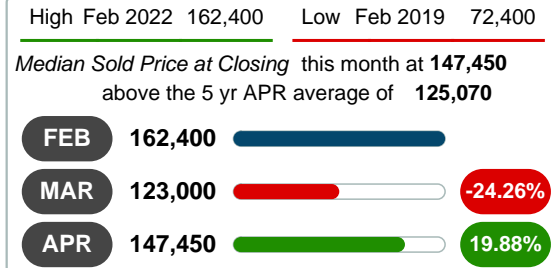


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 125,070



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	
\$50,000 and less	6.25%	34,000	38,000	0	30,000	0	
\$50,001 - \$70,000	10.94%	56,000	55,375	60,375	0	0	
\$70,001 - \$120,000	21.88%	100,000	71,000	100,000	0	0	
\$120,001 - \$170,000	23.44%	149,900	162,450	145,000	0	0	
\$170,001 - \$230,000	14.06%	180,000	0	180,000	205,000	0	
\$230,001 - \$280,000	12.50%	275,000	0	248,750	277,000	0	
\$280,001 and up	10.94%	325,000	0	325,000	347,700	315,000	
Median Sold Price		147,450		55,375	140,000	277,000	315,000
Total Closed Units		64		10	43	10	1
Total Closed Volume		10,280,625		736.15K	6.67M	2.56M	315.00K

April 2022



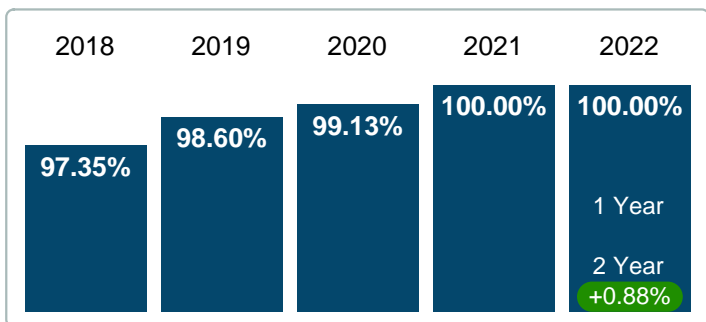
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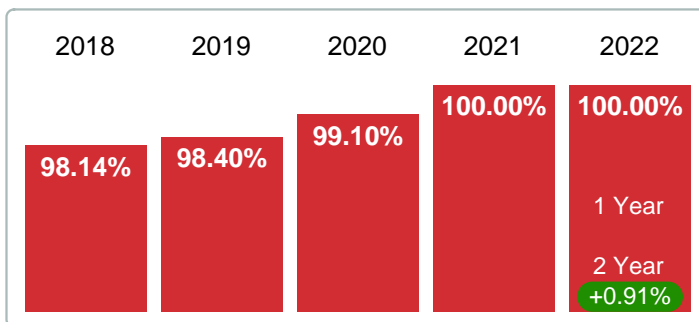
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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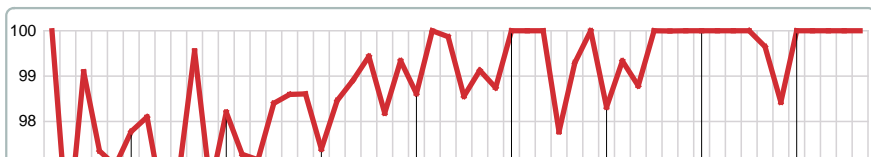
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.01%

High Apr 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr APR average of **99.01%**

- FEB 100.00%
- MAR 100.00%
- APR 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.25%	78.80%	77.60%	0.00%	80.00%	0.00%
\$50,001 - \$70,000	7	10.94%	100.79%	101.55%	97.24%	0.00%	0.00%
\$70,001 - \$120,000	14	21.88%	98.67%	101.57%	97.33%	0.00%	0.00%
\$120,001 - \$170,000	15	23.44%	100.00%	132.50%	100.00%	0.00%	0.00%
\$170,001 - \$230,000	9	14.06%	100.00%	0.00%	100.00%	85.42%	0.00%
\$230,001 - \$280,000	8	12.50%	99.28%	0.00%	99.28%	98.76%	0.00%
\$280,001 and up	7	10.94%	100.00%	0.00%	100.00%	101.36%	93.89%
Median Sold/List Ratio		100.00%		100.45%	100.00%	98.76%	93.89%
Total Closed Units	64	100%	100.00%	10	43	10	1
Total Closed Volume	10,280,625			736.15K	6.67M	2.56M	315.00K

April 2022



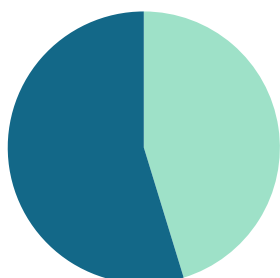
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

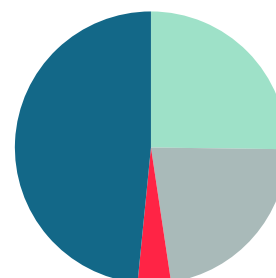


Inventory
 New Listings **86 = 45.26%**
 Start Inventory **104**
 Total Inventory Units **190**
 Volume **\$37,525,896**

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%
Median List Price	147,500	147,000	-0.34%	149,900	139,900	-6.67%
Median Sale Price	147,900	147,450	-0.30%	148,000	139,500	-5.74%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	7.50	-25.00%	15.00	11.00	-26.67%
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

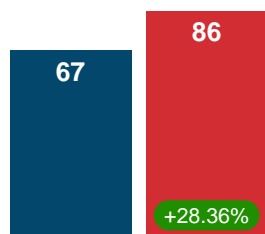
Inventory on April 30, 2022 = **123**

2021 **2022**

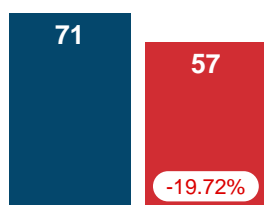
APRIL MARKET

MEDIAN PRICES

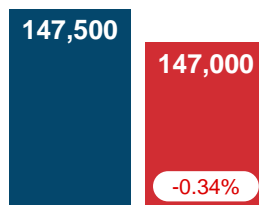
New Listings



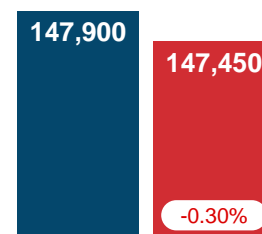
Pending Listings



List Price



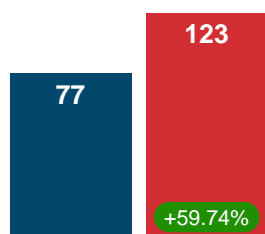
Sale Price



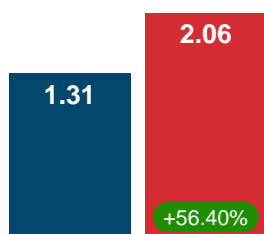
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

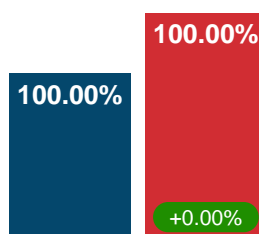
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

