

August 2022



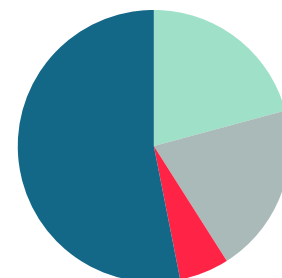
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	79	67	-15.19%
Pending Listings	58	65	12.07%
New Listings	89	89	0.00%
Average List Price	183,253	191,971	4.76%
Average Sale Price	181,908	188,394	3.57%
Average Percent of Selling Price to List Price	99.21%	97.45%	-1.77%
Average Days on Market to Sale	18.01	22.13	22.88%
End of Month Inventory	118	171	44.92%
Months Supply of Inventory	1.97	2.91	47.79%



■ Closed (20.81%)
■ Pending (20.19%)
■ Other OffMarket (5.90%)
■ Active (53.11%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of August 31, 2022 = **171**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2022 rose **44.92%** to 171 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **2.91** 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 **3.57%** in August 2022 to \$188,394 versus the previous year at \$181,908.

Average Days on Market Lengthens

The average number of **22.13** days that homes spent on the market before selling increased by 4.12 days or **22.88%** in August 2022 compared to last year's same month at **18.01** DOM.

Sales Success for August 2022 is Positive

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

There were 89 New Listings in August 2022, down **0.00%** from last year at 89. Furthermore, there were 67 Closed Listings this month versus last year at 79, a **-15.19%** decrease.

Closed versus Listed trends yielded a **75.3%** ratio, down from previous year's, August 2021, at **88.8%**, a **15.19%** downswing. 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

August 2022



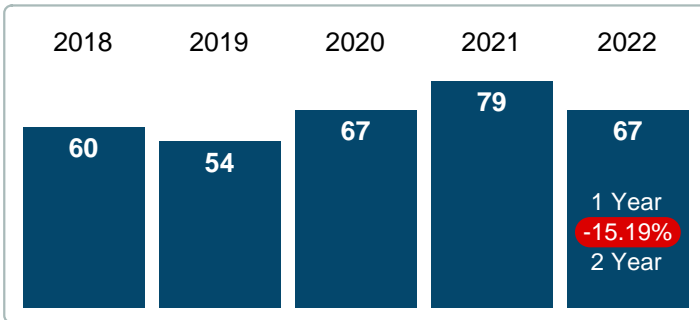
Area Delimited by County Of Muskogee - Residential Property Type



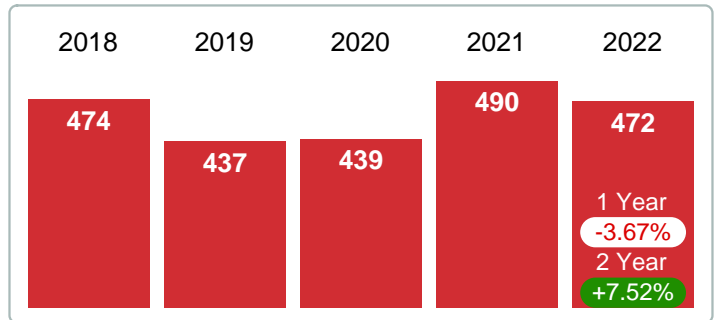
CLOSED LISTINGS

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

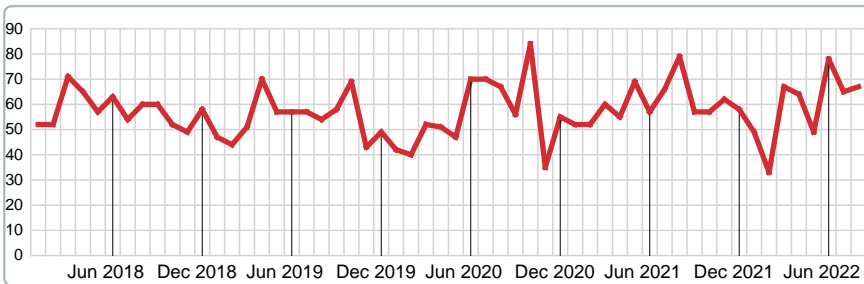
AUGUST



YEAR TO DATE (YTD)

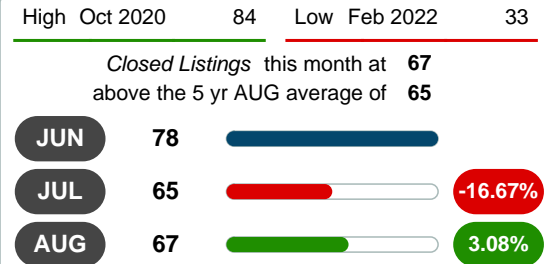


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 65



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	5	7.46%	37.2	4	1	0	0
\$25,001 - \$100,000	10	14.93%	21.7	3	6	1	0
\$100,001 - \$125,000	5	7.46%	12.4	1	3	1	0
\$125,001 - \$175,000	15	22.39%	20.9	0	14	1	0
\$175,001 - \$250,000	17	25.37%	21.9	2	12	3	0
\$250,001 - \$325,000	6	8.96%	29.2	0	2	4	0
\$325,001 and up	9	13.43%	17.4	0	3	5	1
Total Closed Units	67			10	41	15	1
Total Closed Volume	12,622,400	100%	22.1	785.50K	7.02M	4.45M	369.00K
Average Closed Price	\$188,394			\$78,550	\$171,202	\$296,573	\$369,000

August 2022



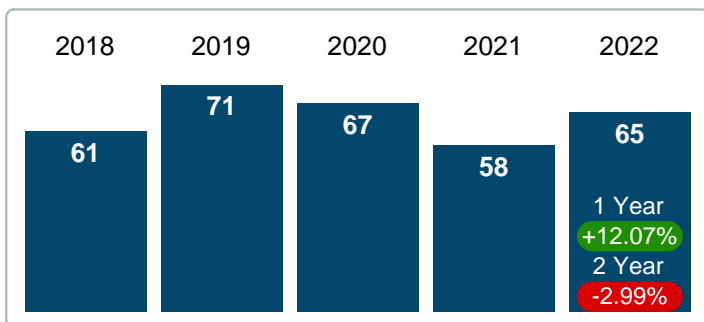
Area Delimited by County Of Muskogee - Residential Property Type



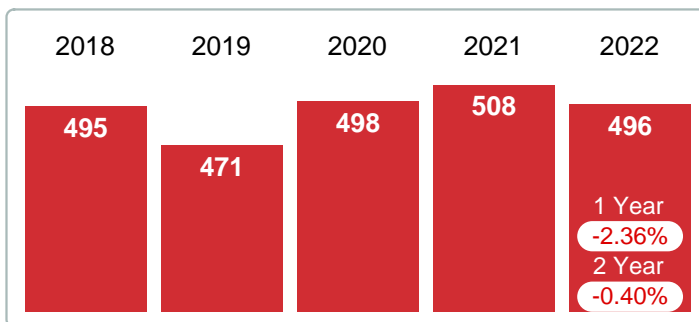
PENDING LISTINGS

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

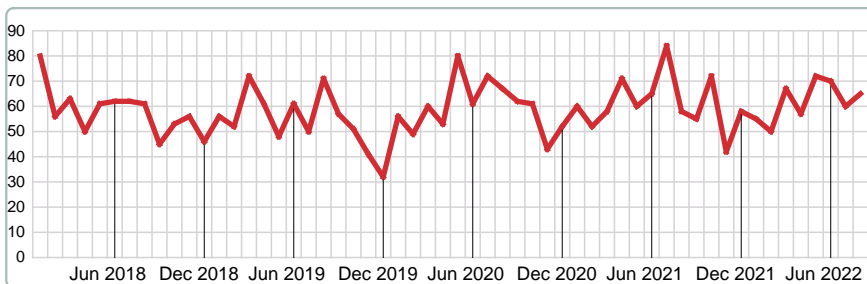
AUGUST



YEAR TO DATE (YTD)

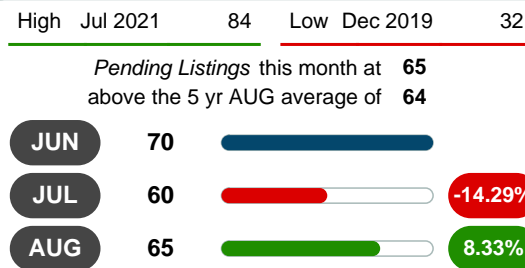


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 64



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	6	9.23%	62.8	4	2	0	0
\$50,001 - \$100,000	9	13.85%	40.4	3	5	1	0
\$100,001 - \$125,000	5	7.69%	13.4	2	3	0	0
\$125,001 - \$200,000	17	26.15%	25.5	0	14	3	0
\$200,001 - \$275,000	12	18.46%	35.8	1	11	0	0
\$275,001 - \$400,000	9	13.85%	14.8	0	3	6	0
\$400,001 and up	7	10.77%	32.7	0	4	2	1
Total Pending Units	65			10	42	12	1
Total Pending Volume	14,021,740	100%	31.3	773.95K	8.56M	3.29M	1.40M
Average Listing Price	\$215,719			\$77,395	\$203,833	\$273,983	\$1,399,000

August 2022



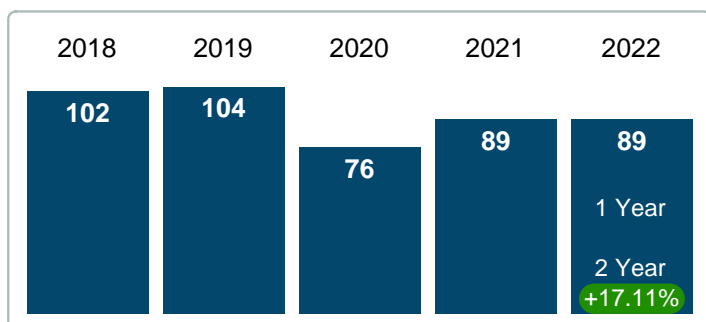
Area Delimited by County Of Muskogee - Residential Property Type



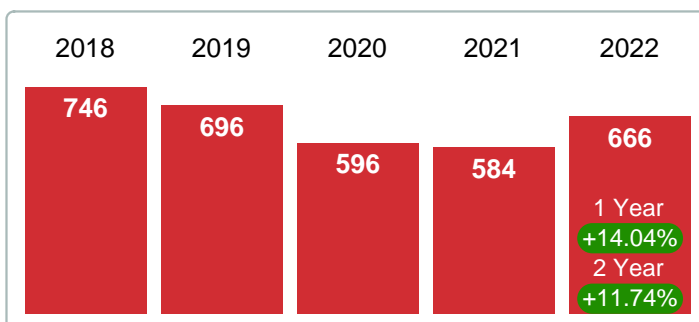
NEW LISTINGS

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

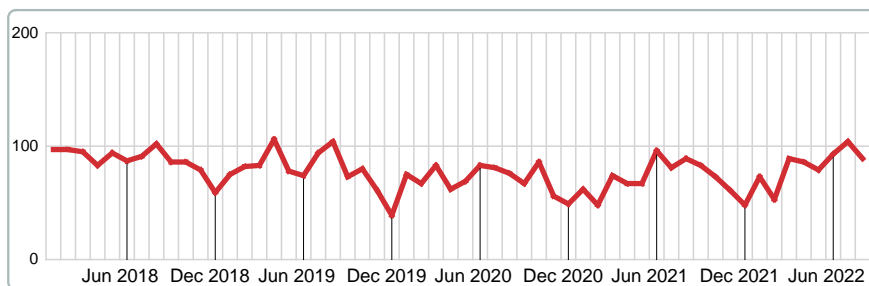
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 92

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **89**
below the 5 yr AUG average of **92**

- JUN 93
- JUL 104 (+11.83%)
- AUG 89 (-14.42%)

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	7.87%	4	0	3	0
\$50,001 - \$100,000	12	13.48%	6	5	0	1
\$100,001 - \$125,000	6	6.74%	3	3	0	0
\$125,001 - \$200,000	27	30.34%	2	20	4	1
\$200,001 - \$275,000	14	15.73%	0	11	3	0
\$275,001 - \$400,000	14	15.73%	0	8	5	1
\$400,001 and up	9	10.11%	0	5	4	0
Total New Listed Units	89		15	52	19	3
Total New Listed Volume	18,476,647	100%	1.26M	11.84M	4.87M	501.50K
Average New Listed Listing Price	\$204,243		\$83,800	\$227,787	\$256,484	\$167,167

August 2022



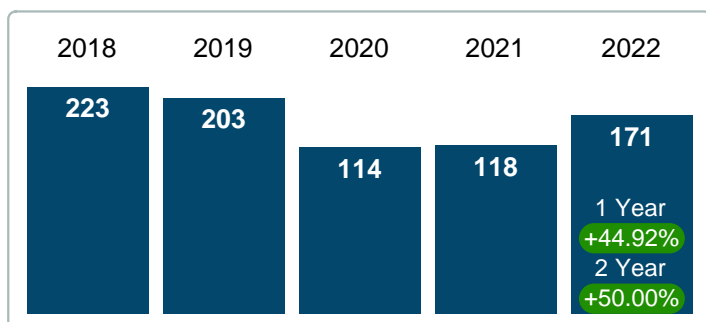
Area Delimited by County Of Muskogee - Residential Property Type



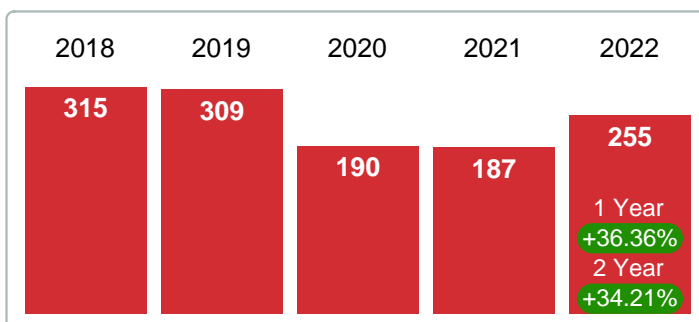
ACTIVE INVENTORY

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

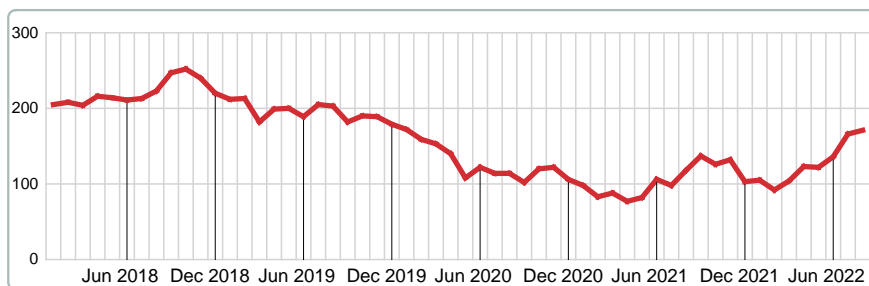
END OF AUGUST



ACTIVE DURING AUGUST

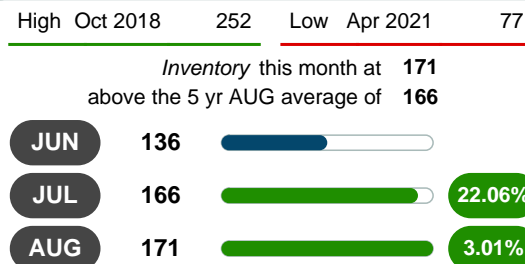


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 166



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	8.19%	78.3	7	3	4	0
\$50,001 - \$100,000	25	14.62%	44.8	6	16	2	1
\$100,001 - \$150,000	24	14.04%	42.3	6	16	1	1
\$150,001 - \$200,000	39	22.81%	87.1	4	30	5	0
\$200,001 - \$275,000	22	12.87%	55.5	3	15	4	0
\$275,001 - \$375,000	29	16.96%	68.0	3	13	8	5
\$375,001 and up	18	10.53%	44.3	0	10	4	4
Total Active Inventory by Units	171			29	103	28	11
Total Active Inventory by Volume	36,349,483	100%	62.1	3.65M	22.03M	6.46M	4.20M
Average Active Inventory Listing Price	\$212,570			\$125,803	\$213,919	\$230,825	\$382,218

August 2022



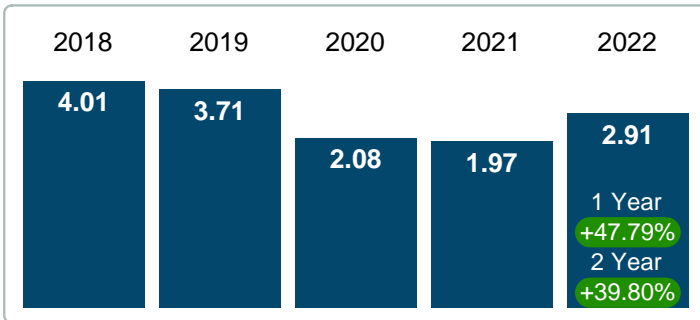
Area Delimited by County Of Muskogee - Residential Property Type



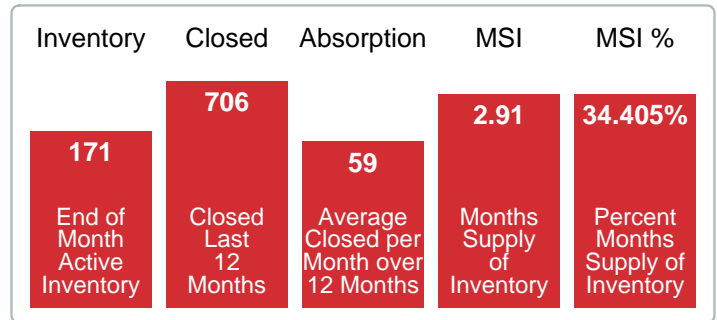
MONTHS SUPPLY of INVENTORY (MSI)

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

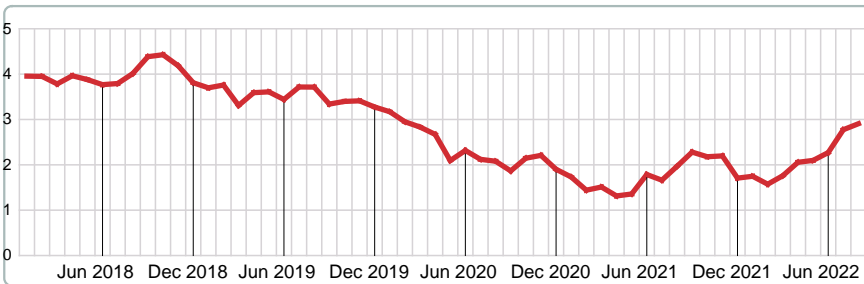
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

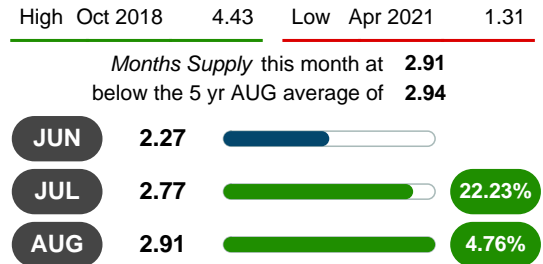


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.94



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
\$50,000 and less	14	8.19%	2.00	2.05	1.20	4.36	0.00
\$50,001 - \$100,000	25	14.62%	2.40	1.67	2.63	2.67	0.00
\$100,001 - \$150,000	24	14.04%	1.92	6.55	1.56	0.80	12.00
\$150,001 - \$200,000	39	22.81%	3.18	4.80	3.27	2.40	0.00
\$200,001 - \$275,000	22	12.87%	3.00	9.00	3.16	1.92	0.00
\$275,001 - \$375,000	29	16.96%	4.83	36.00	6.00	2.67	6.67
\$375,001 and up	18	10.53%	5.40	0.00	8.00	2.40	9.60
Market Supply of Inventory (MSI)	2.91			3.16	2.85	2.38	6.29
Total Active Inventory by Units	171	100%	2.91	29	103	28	11

August 2022



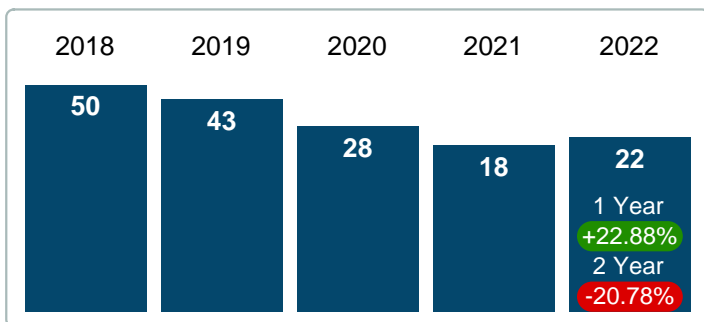
Area Delimited by County Of Muskogee - Residential Property Type



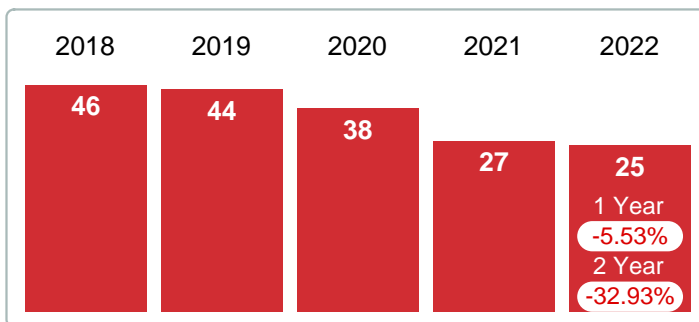
AVERAGE DAYS ON MARKET TO SALE

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

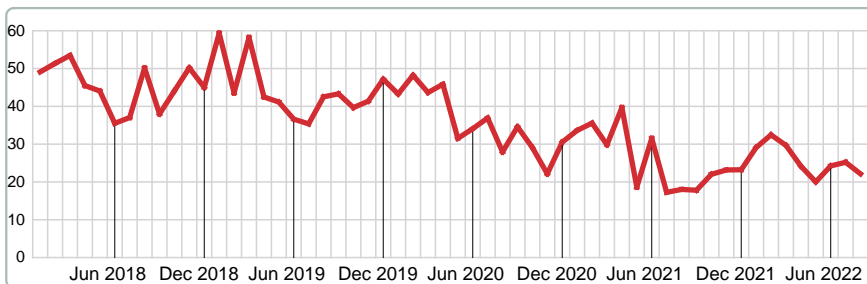
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

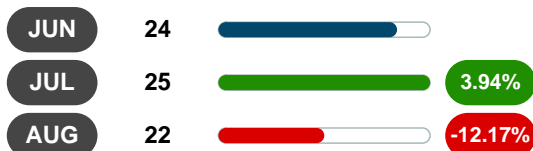


3 MONTHS

5 year AUG AVG = 32

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 22 below the 5 yr AUG average of 32



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	7.46%	37	46	3	0	0
\$25,001 - \$100,000	14.93%	22	19	24	18	0
\$100,001 - \$125,000	7.46%	12	2	6	42	0
\$125,001 - \$175,000	22.39%	21	0	18	68	0
\$175,001 - \$250,000	25.37%	22	34	24	6	0
\$250,001 - \$325,000	8.96%	29	0	47	20	0
\$325,001 and up	13.43%	17	0	11	24	3
Average Closed DOM		22	31	20	23	3
Total Closed Units	100%	67	10	41	15	1
Total Closed Volume		12,622,400	785.50K	7.02M	4.45M	369.00K

August 2022



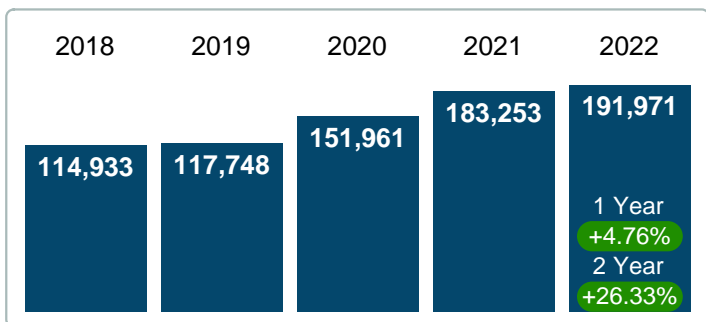
Area Delimited by County Of Muskogee - Residential Property Type



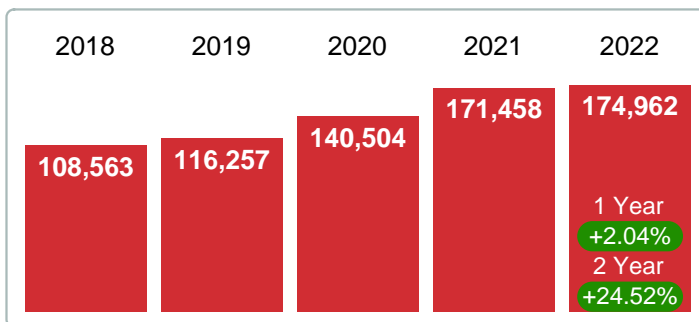
AVERAGE LIST PRICE AT CLOSING

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

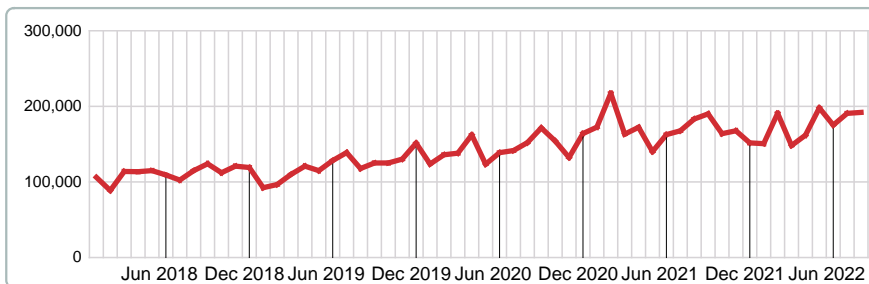
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

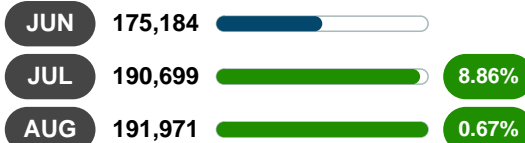


3 MONTHS

5 year AUG AVG = 151,973

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

Average List Price at Closing this month at **191,971** above the 5 yr AUG average of **151,973**



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	7.46%	18,110	17,638	20,000	0	0
\$25,001 - \$100,000	14.93%	64,365	60,800	63,792	78,500	0
\$100,001 - \$125,000	2.99%	118,500	112,000	134,000	140,000	0
\$125,001 - \$175,000	28.36%	148,529	0	149,647	135,000	0
\$175,001 - \$250,000	23.88%	219,819	228,000	216,350	213,300	0
\$250,001 - \$325,000	8.96%	281,567	0	270,500	287,100	0
\$325,001 and up	13.43%	429,144	0	374,633	473,880	369,000
Average List Price		191,971	82,095	174,656	300,747	369,000
Total Closed Units	100%	191,971	10	41	15	1
Total Closed Volume		12,862,060	820.95K	7.16M	4.51M	369.00K

August 2022



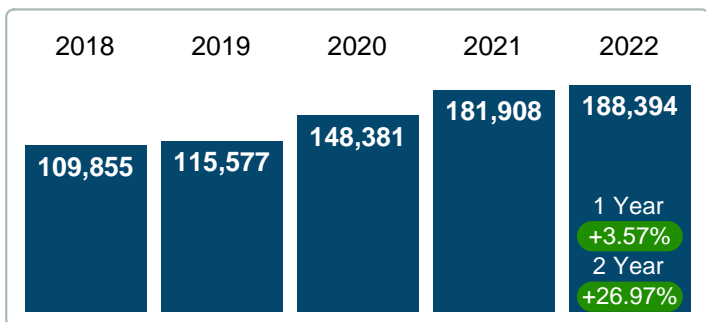
Area Delimited by County Of Muskogee - Residential Property Type



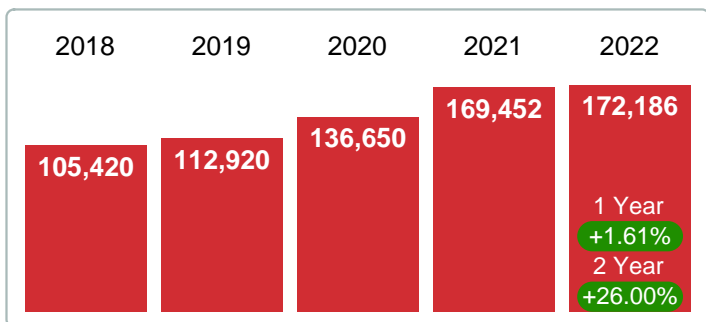
AVERAGE SOLD PRICE AT CLOSING

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

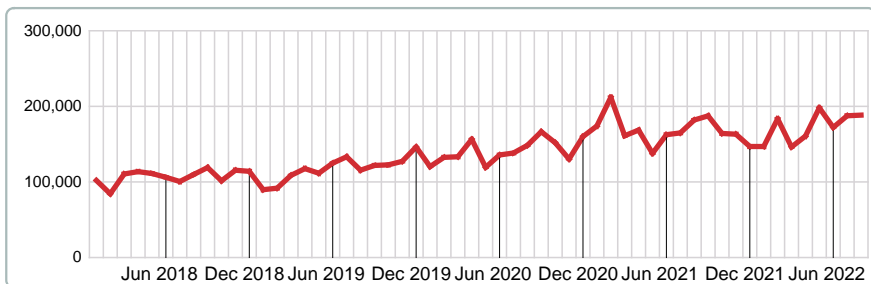
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

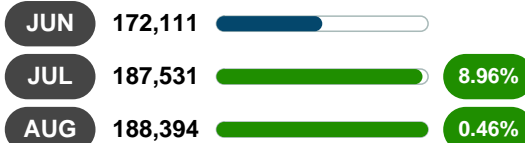


3 MONTHS

5 year AUG AVG = 148,823

High Feb 2021 211,913 Low Feb 2018 84,328

Average Sold Price at Closing this month at **188,394**
above the 5 yr AUG average of **148,823**



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	7.46%	15,700	15,625	16,000	0	0
\$25,001 - \$100,000	14.93%	63,190	59,167	62,650	78,500	0
\$100,001 - \$125,000	7.46%	122,400	112,000	125,000	125,000	0
\$125,001 - \$175,000	22.39%	148,873	0	149,821	135,600	0
\$175,001 - \$250,000	25.37%	212,276	216,750	210,850	215,000	0
\$250,001 - \$325,000	8.96%	277,867	0	264,850	284,375	0
\$325,001 and up	13.43%	421,222	0	365,000	465,400	369,000
Average Sold Price		188,394	78,550	171,202	296,573	369,000
Total Closed Units	100%	188,394	10	41	15	1
Total Closed Volume		12,622,400	785.50K	7.02M	4.45M	369.00K

August 2022



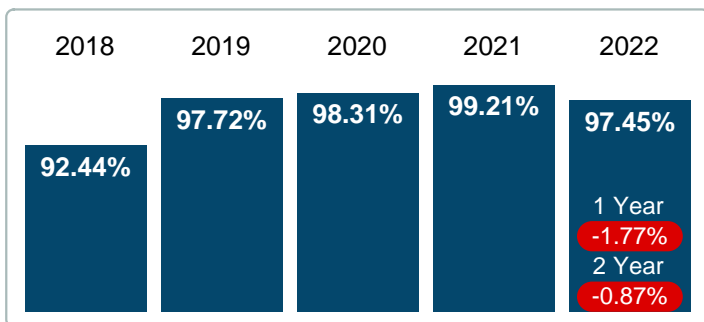
Area Delimited by County Of Muskogee - Residential Property Type



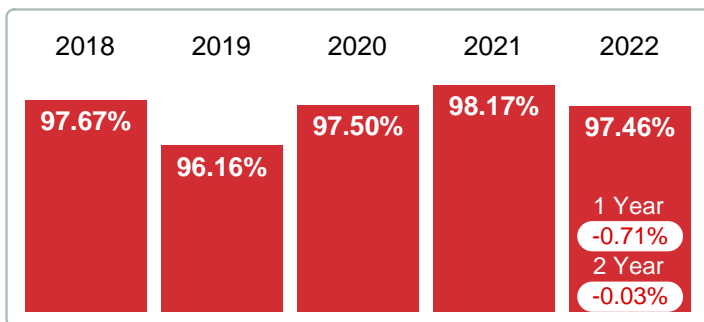
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

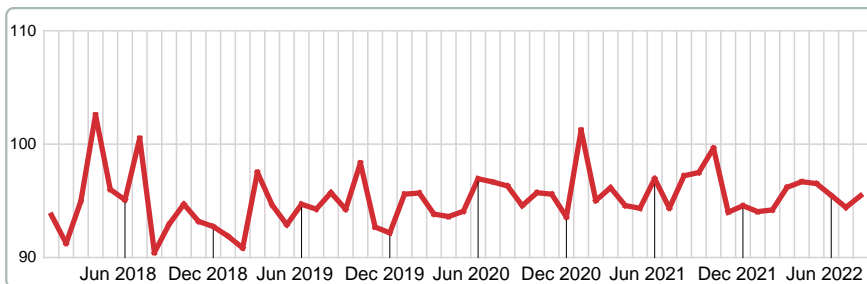
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

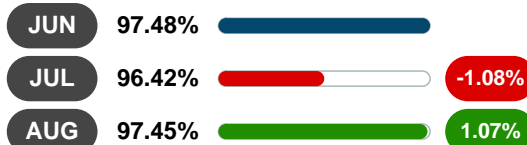


3 MONTHS

5 year AUG AVG = 97.03%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.45%**
equal to 5 yr AUG average of **97.03%**



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	5	7.46%	87.80%	89.75%	80.00%	0.00%	0.00%
\$25,001 - \$100,000	10	14.93%	97.26%	95.84%	97.51%	100.00%	0.00%
\$100,001 - \$125,000	5	7.46%	94.04%	100.00%	93.63%	89.29%	0.00%
\$125,001 - \$175,000	15	22.39%	100.24%	0.00%	100.22%	100.44%	0.00%
\$175,001 - \$250,000	17	25.37%	97.82%	94.54%	97.61%	100.86%	0.00%
\$250,001 - \$325,000	6	8.96%	98.88%	0.00%	98.19%	99.23%	0.00%
\$325,001 and up	9	13.43%	98.64%	0.00%	97.69%	98.93%	100.00%
Average Sold/List Ratio		97.50%		93.56%	97.80%	98.93%	100.00%
Total Closed Units		67	100%	10	41	15	1
Total Closed Volume		12,622,400		785.50K	7.02M	4.45M	369.00K

August 2022



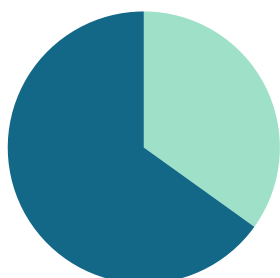
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

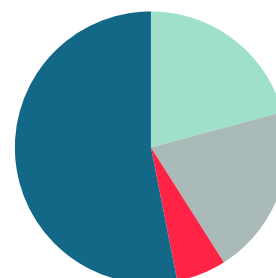


Inventory
 New Listings
89 = 34.90%
 Start Inventory
166
 Total Inventory Units
255
 Volume
\$55,592,723

Market Activity

Closed Sales
67 = 20.81%
 Pending Sales
65 = 20.19%
 Other Off Market
19 = 5.90%
 Active Inventory
171 = 53.11%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	67	-15.19%	490	472	-3.67%
Pending Sales	58	65	12.07%	508	496	-2.36%
New Listings	89	89	0.00%	584	666	14.04%
Average List Price	183,253	191,971	4.76%	171,458	174,962	2.04%
Average Sale Price	181,908	188,394	3.57%	169,452	172,186	1.61%
Average Percent of Selling Price to List Price	99.21%	97.45%	-1.77%	98.17%	97.46%	-0.71%
Average Days on Market to Sale	18.01	22.13	22.88%	26.97	25.48	-5.53%
Monthly Inventory	118	171	44.92%	118	171	44.92%
Months Supply of Inventory	1.97	2.91	47.79%	1.97	2.91	47.79%

Absorption: Last 12 months, an Average of **59** Sales/Month

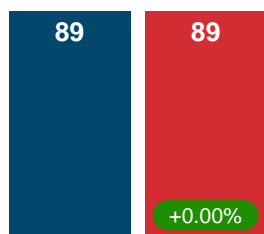
Inventory on August 31, 2022 = **171**

2021 **2022**

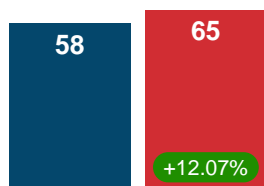
AUGUST MARKET

AVERAGE PRICES

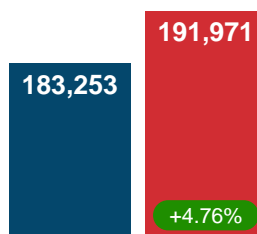
New Listings



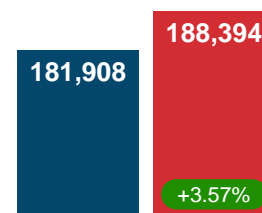
Pending Listings



List Price



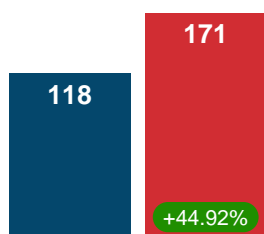
Sale Price



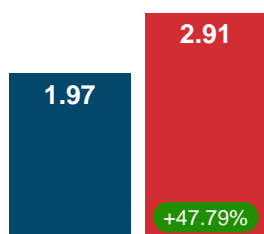
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

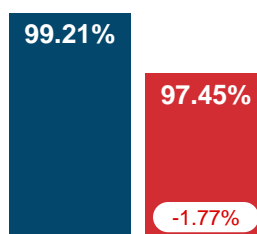
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

