

August 2022



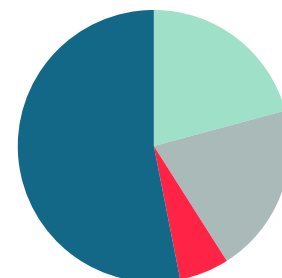
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	150,000	169,990	13.33%
Median Sale Price	150,000	165,000	10.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	7.00	0.00%
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.

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 **10.00%** in August 2022 to \$165,000 versus the previous year at \$150,000.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in August 2022 compared to last year's same month at **7.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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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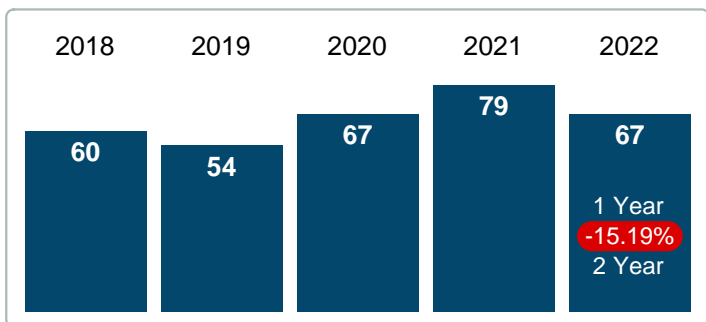
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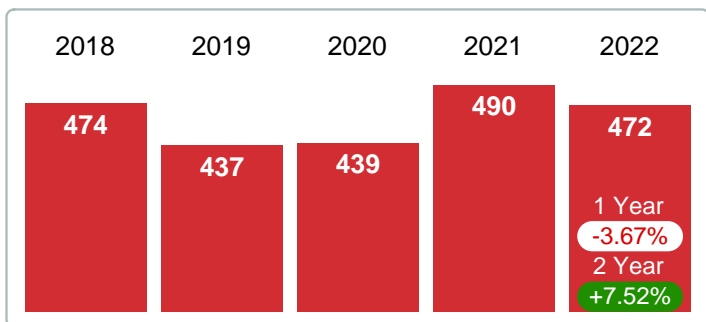
CLOSED LISTINGS

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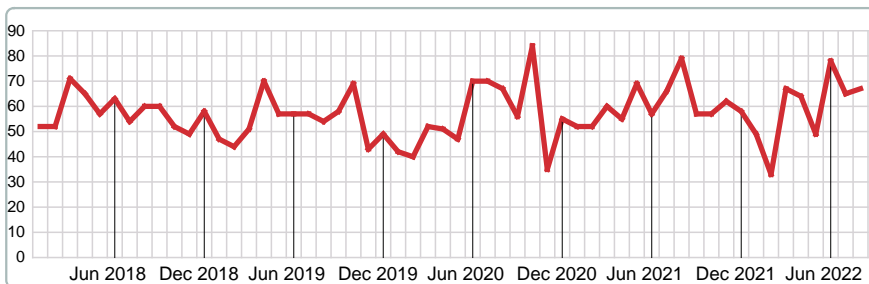
AUGUST



YEAR TO DATE (YTD)

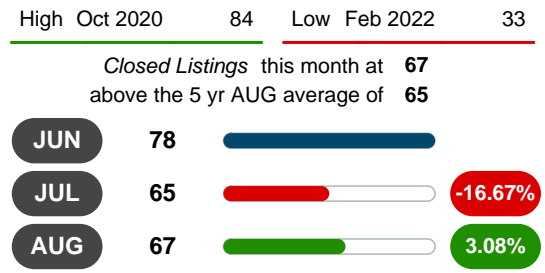


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	7.46%	46.0	4	1	0	0
\$25,001 - \$100,000	10	14.93%	8.0	3	6	1	0
\$100,001 - \$125,000	5	7.46%	4.0	1	3	1	0
\$125,001 - \$175,000	15	22.39%	8.0	0	14	1	0
\$175,001 - \$250,000	17	25.37%	6.0	2	12	3	0
\$250,001 - \$325,000	6	8.96%	10.0	0	2	4	0
\$325,001 and up	9	13.43%	4.0	0	3	5	1
Total Closed Units	67			10	41	15	1
Total Closed Volume	12,622,400	100%	7.0	785.50K	7.02M	4.45M	369.00K
Median Closed Price	\$165,000			\$42,250	\$160,000	\$273,500	\$369,000

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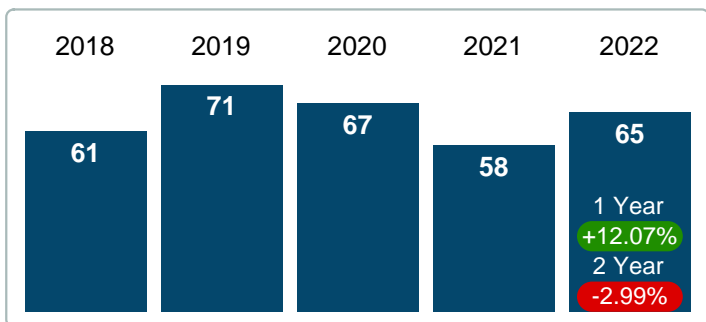
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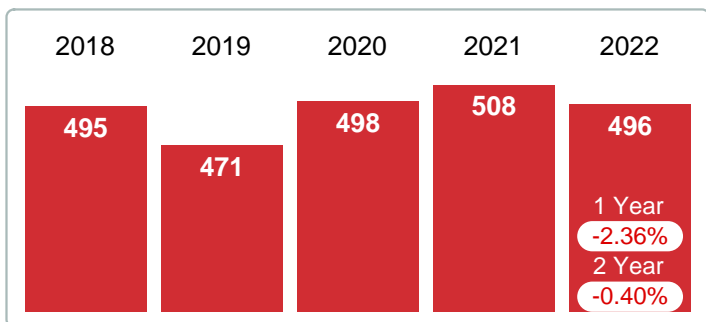
PENDING LISTINGS

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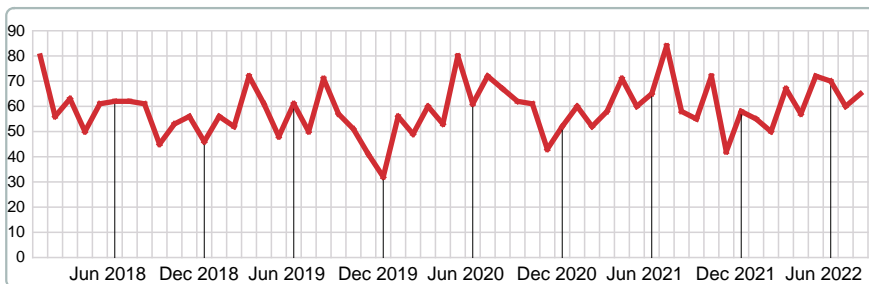
AUGUST



YEAR TO DATE (YTD)

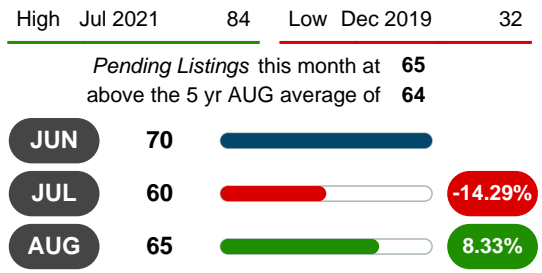


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	9.23%	61.5	4	2	0	0
\$50,001 - \$100,000	9	13.85%	22.0	3	5	1	0
\$100,001 - \$125,000	5	7.69%	6.0	2	3	0	0
\$125,001 - \$200,000	17	26.15%	7.0	0	14	3	0
\$200,001 - \$275,000	12	18.46%	9.5	1	11	0	0
\$275,001 - \$400,000	9	13.85%	12.0	0	3	6	0
\$400,001 and up	7	10.77%	8.0	0	4	2	1
Total Pending Units	65			10	42	12	1
Total Pending Volume	14,021,740	100%	12.0	773.95K	8.56M	3.29M	1.40M
Median Listing Price	\$169,900			\$73,750	\$179,500	\$302,400	\$1,399,000

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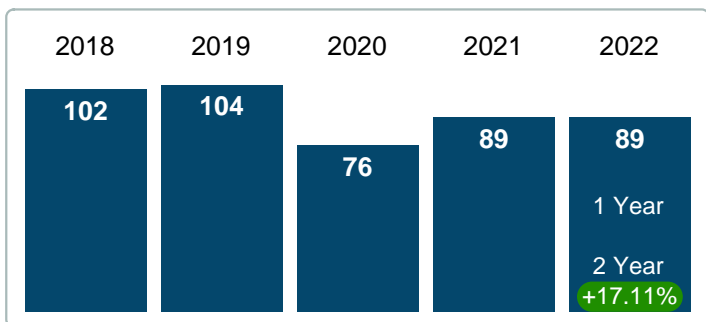
Area Delimited by County Of Muskogee - Residential Property Type



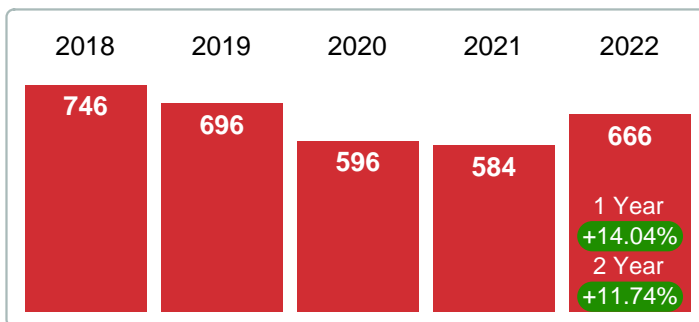
NEW LISTINGS

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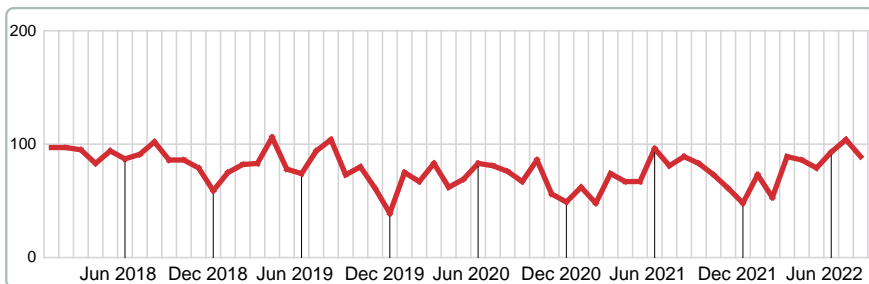
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

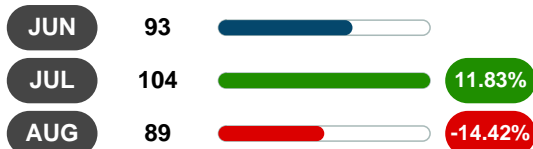


3 MONTHS

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**



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
Median New Listed Listing Price	\$164,950		\$84,900	\$182,000	\$235,000	\$139,000

August 2022



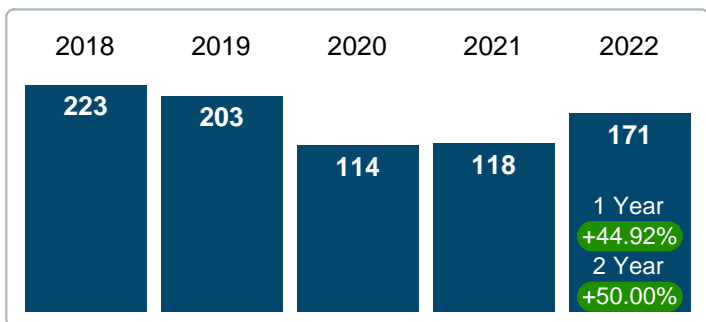
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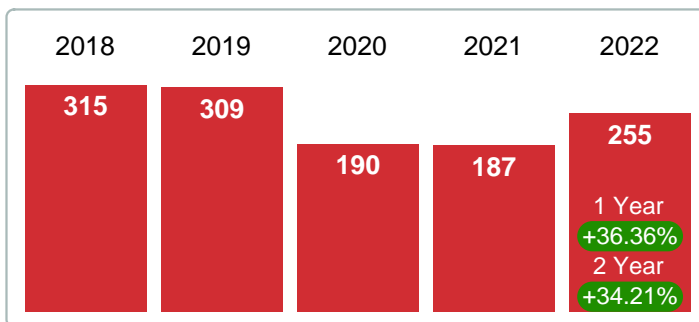
ACTIVE INVENTORY

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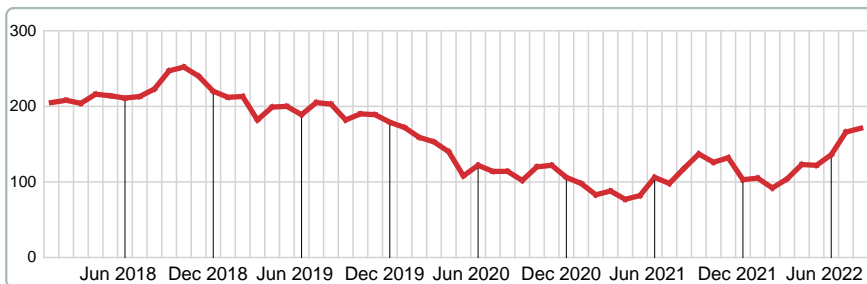
END OF AUGUST



ACTIVE DURING AUGUST

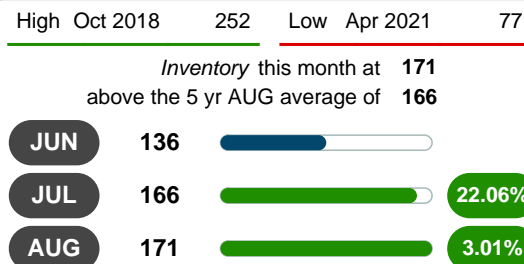


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 166



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	8.19%	57.0	7	3	4	0
\$50,001 - \$100,000	25	14.62%	40.0	6	16	2	1
\$100,001 - \$150,000	24	14.04%	32.0	6	16	1	1
\$150,001 - \$200,000	39	22.81%	112.0	4	30	5	0
\$200,001 - \$275,000	22	12.87%	37.5	3	15	4	0
\$275,001 - \$375,000	29	16.96%	57.0	3	13	8	5
\$375,001 and up	18	10.53%	34.5	0	10	4	4
Total Active Inventory by Units	171			29	103	28	11
Total Active Inventory by Volume	36,349,483	100%	50.0	3.65M	22.03M	6.46M	4.20M
Median Active Inventory Listing Price	\$185,000			\$105,000	\$189,990	\$235,000	\$349,000

August 2022



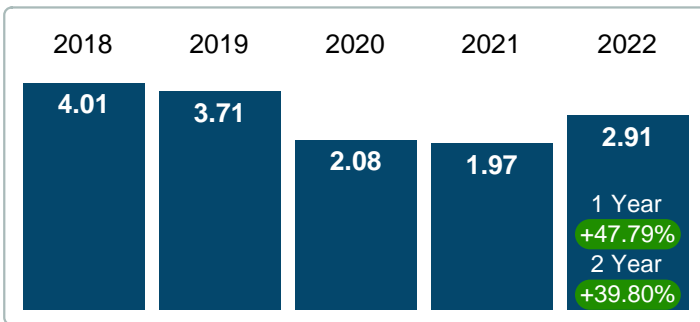
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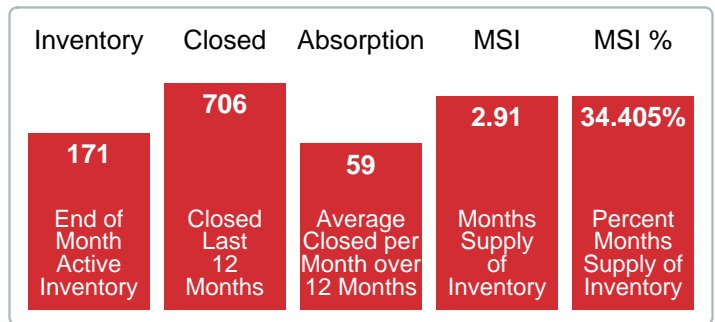
MONTHS SUPPLY of INVENTORY (MSI)

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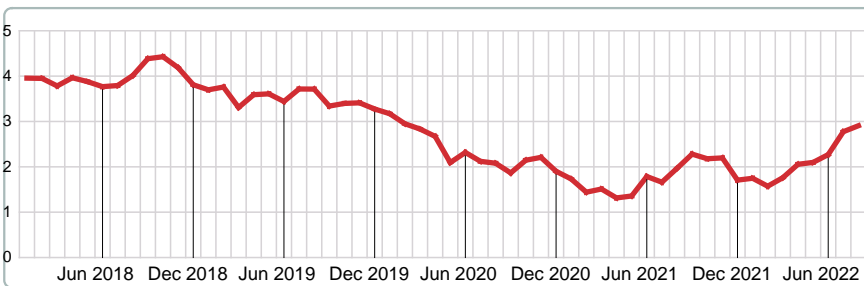
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

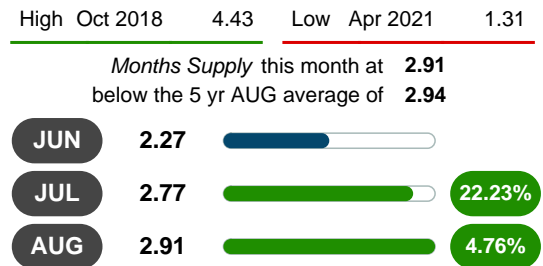


5 YEAR MARKET ACTIVITY TRENDS



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		100%	2.91	29	103	28	11

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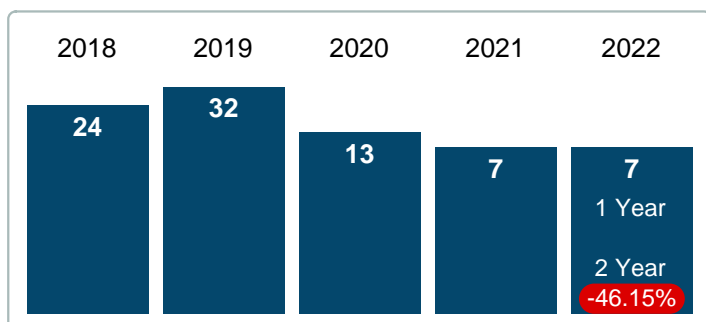
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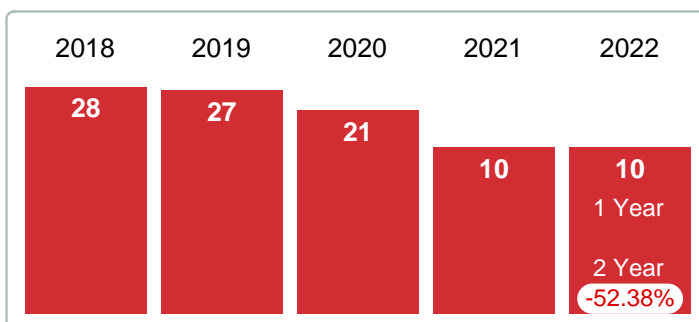
MEDIAN DAYS ON MARKET TO SALE

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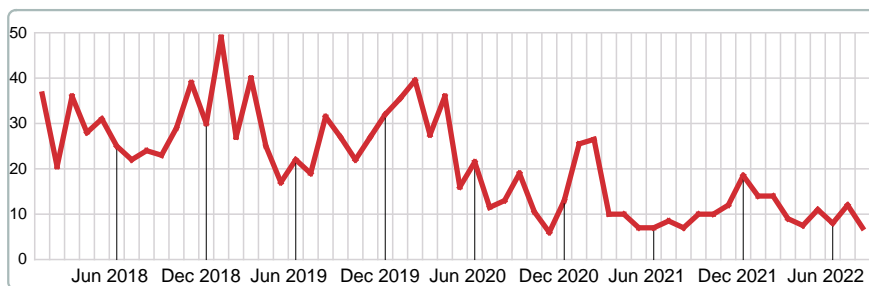
AUGUST



YEAR TO DATE (YTD)

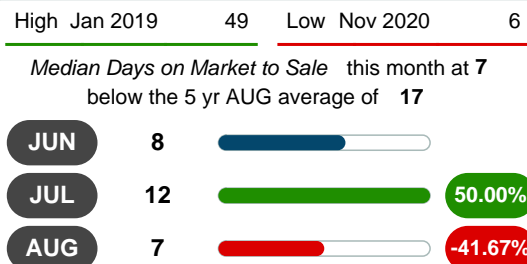


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 17



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	
\$25,000 and less	7.46%	46	53	3	0	0	
\$25,001 - \$100,000	14.93%	8	5	8	18	0	
\$100,001 - \$125,000	7.46%	4	2	4	42	0	
\$125,001 - \$175,000	22.39%	8	0	8	68	0	
\$175,001 - \$250,000	25.37%	6	34	7	4	0	
\$250,001 - \$325,000	8.96%	10	0	47	10	0	
\$325,001 and up	13.43%	4	0	4	10	3	
Median Closed DOM		7	26	6	12	3	
Total Closed Units	100%	67	7.0	10	41	15	1
Total Closed Volume		12,622,400	785.50K	7.02M	4.45M	369.00K	

August 2022



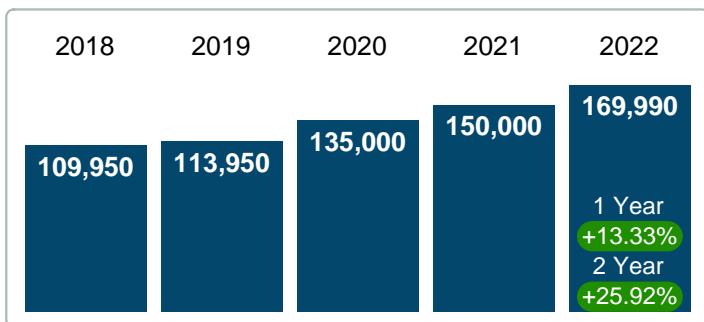
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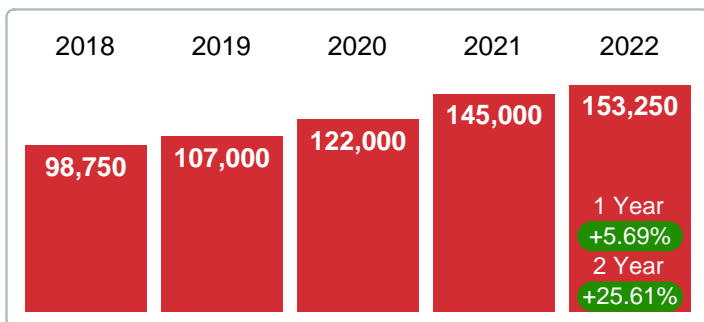
MEDIAN LIST PRICE AT CLOSING

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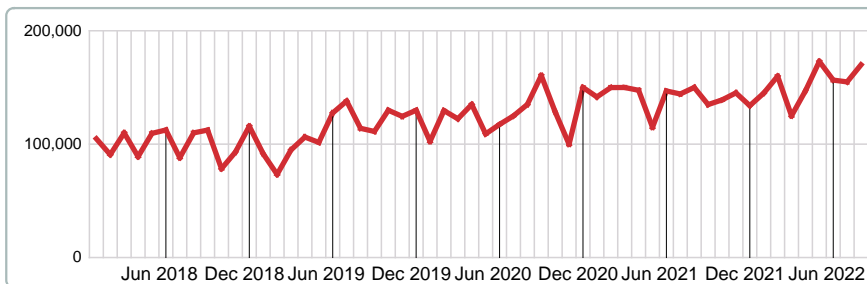
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 135,778

High May 2022 172,900 Low Feb 2019 73,300

Median List Price at Closing this month at **169,990**
above the 5 yr AUG average of **135,778**



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
\$25,000 and less	7.46%	19,900	19,325	20,000	0	0
\$25,001 - \$100,000	14.93%	64,975	59,900	64,975	78,500	0
\$100,001 - \$125,000	2.99%	118,500	112,000	125,000	0	0
\$125,001 - \$175,000	28.36%	145,000	0	147,450	140,000	0
\$175,001 - \$250,000	23.88%	222,500	228,000	216,250	232,450	0
\$250,001 - \$325,000	8.96%	277,250	0	270,500	279,250	0
\$325,001 and up	13.43%	360,000	0	360,000	349,000	369,000
Median List Price		169,990	44,700	159,900	269,500	369,000
Total Closed Units	100%	67	10	41	15	1
Total Closed Volume		12,862,060	820.95K	7.16M	4.51M	369.00K

August 2022



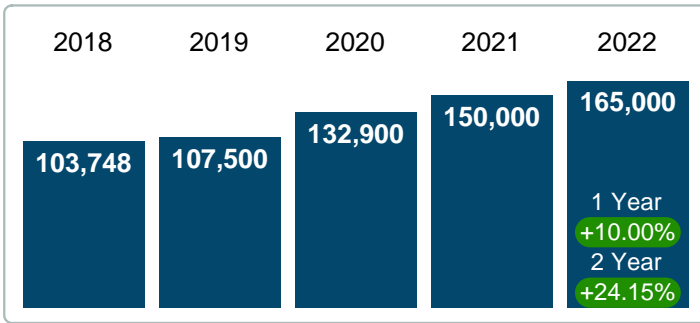
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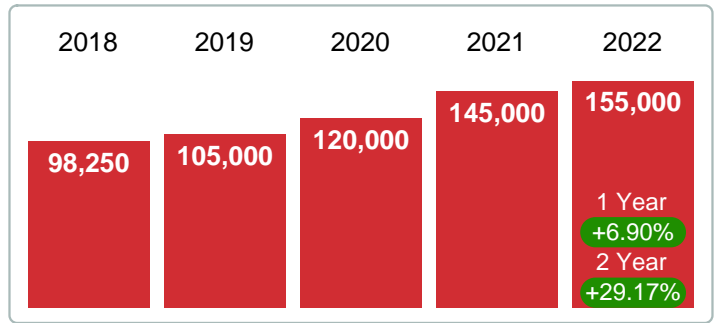
MEDIAN SOLD PRICE AT CLOSING

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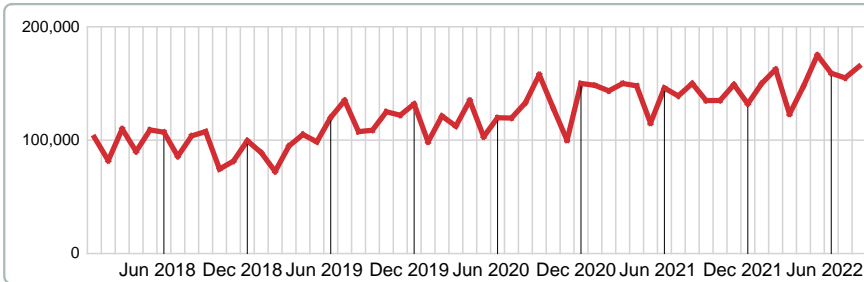
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

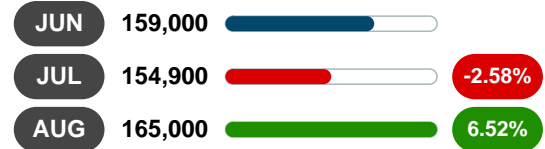


3 MONTHS

5 year AUG AVG = 131,830

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **165,000** above the 5 yr AUG average of **131,830**



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
\$25,000 and less	5	7.46%	16,000	16,000	16,000	0	0
\$25,001 - \$100,000	10	14.93%	67,000	57,500	66,250	78,500	0
\$100,001 - \$125,000	5	7.46%	125,000	112,000	125,000	125,000	0
\$125,001 - \$175,000	15	22.39%	149,900	0	149,950	135,600	0
\$175,001 - \$250,000	17	25.37%	205,000	216,750	202,500	225,000	0
\$250,001 - \$325,000	6	8.96%	269,250	0	264,850	281,250	0
\$325,001 and up	9	13.43%	369,000	0	380,000	349,000	369,000
Median Sold Price			165,000	42,250	160,000	273,500	369,000
Total Closed Units		100%	165,000	10	41	15	1
Total Closed Volume			12,622,400	785.50K	7.02M	4.45M	369.00K

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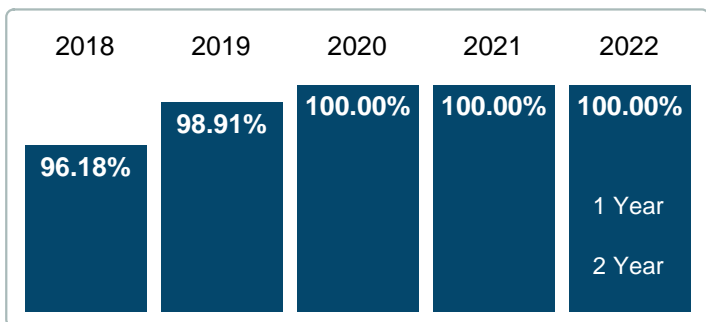
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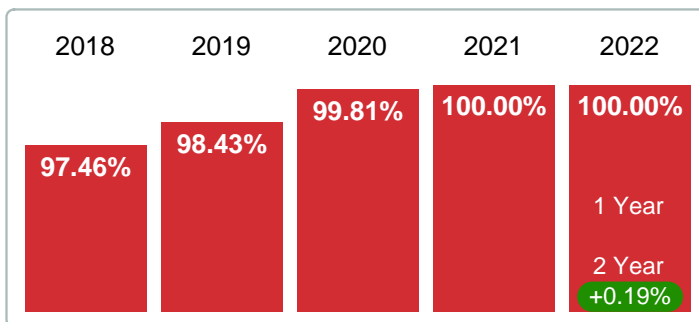
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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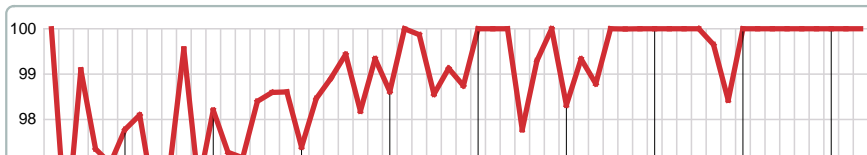
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.02%

High Aug 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr AUG average of **99.02%**

JUN 100.00%
 JUL 100.00%
 AUG 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	
\$25,000 and less	5	7.46%	90.67%	91.82%	80.00%	0.00%	0.00%	
\$25,001 - \$100,000	10	14.93%	99.12%	95.99%	99.12%	100.00%	0.00%	
\$100,001 - \$125,000	5	7.46%	94.70%	100.00%	94.70%	89.29%	0.00%	
\$125,001 - \$175,000	15	22.39%	100.41%	0.00%	100.21%	100.44%	0.00%	
\$175,001 - \$250,000	17	25.37%	100.00%	94.54%	100.00%	100.88%	0.00%	
\$250,001 - \$325,000	6	8.96%	100.02%	0.00%	98.19%	100.02%	0.00%	
\$325,001 and up	9	13.43%	100.00%	0.00%	95.74%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		94.48%	100.00%	100.00%	100.00%	
Total Closed Units		67	100%	100.00%	10	41	15	1
Total Closed Volume		12,622,400			785.50K	7.02M	4.45M	369.00K

August 2022



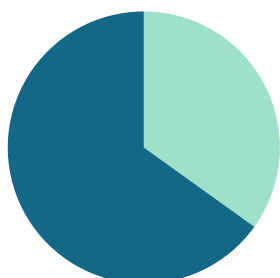
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

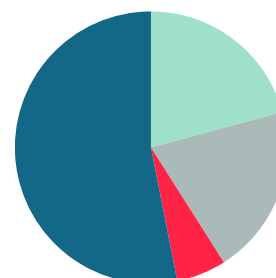


Inventory
 New Listings
89 = 34.90%
 Start Inventory
166
 Total Inventory Units
255
 Volume
\$55,592,723

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%
Median List Price	150,000	169,990	13.33%	145,000	153,250	5.69%
Median Sale Price	150,000	165,000	10.00%	145,000	155,000	6.90%
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	7.00	7.00	0.00%	10.00	10.00	0.00%
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

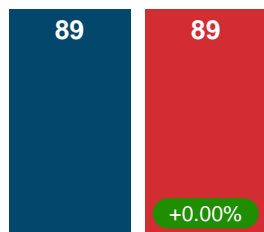
Inventory on August 31, 2022 = **171**

2021 **2022**

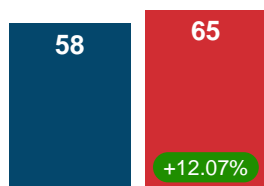
AUGUST MARKET

MEDIAN PRICES

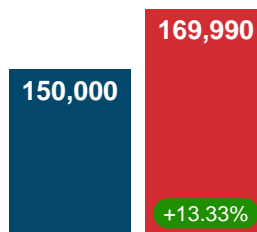
New Listings



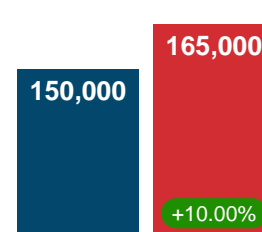
Pending Listings



List Price



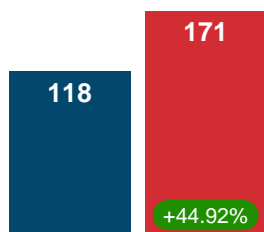
Sale Price



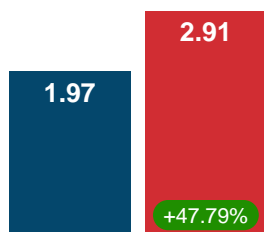
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%