

December 2022



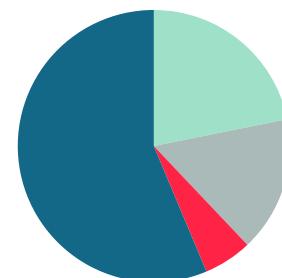
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	58	57	-1.72%
Pending Listings	58	42	-27.59%
New Listings	48	35	-27.08%
Average List Price	151,646	196,473	29.56%
Average Sale Price	146,893	190,423	29.63%
Average Percent of Selling Price to List Price	96.57%	95.24%	-1.37%
Average Days on Market to Sale	23.22	44.35	90.97%
End of Month Inventory	103	147	42.72%
Months Supply of Inventory	1.71	2.49	45.74%



■ Closed (21.84%)
■ Pending (16.09%)
■ Other OffMarket (5.75%)
■ Active (56.32%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of December 31, 2022 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2022 rose **42.72%** to 147 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 **2.49** 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 **29.63%** in December 2022 to \$190,423 versus the previous year at \$146,893.

Average Days on Market Lengthens

The average number of **44.35** days that homes spent on the market before selling increased by 21.13 days or **90.97%** in December 2022 compared to last year's same month at **23.22** DOM.

Sales Success for December 2022 is Positive

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

There were 35 New Listings in December 2022, down **27.08%** from last year at 48. Furthermore, there were 57 Closed Listings this month versus last year at 58, a **-1.72%** decrease.

Closed versus Listed trends yielded a **162.9%** ratio, up from previous year's, December 2021, at **120.8%**, a **34.78%** upswing. 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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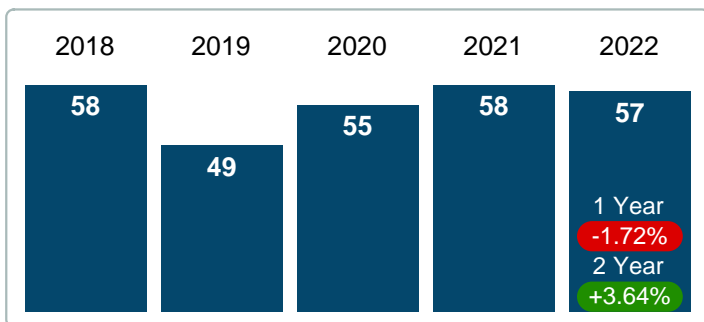
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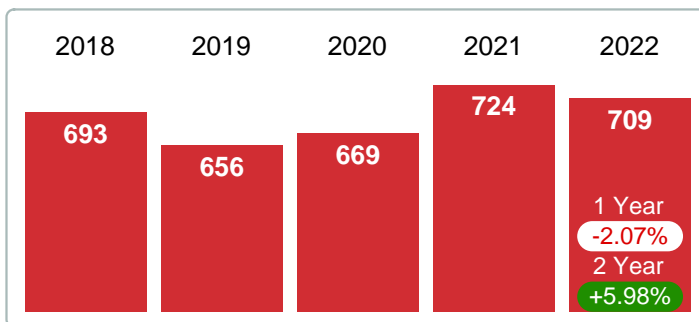
CLOSED LISTINGS

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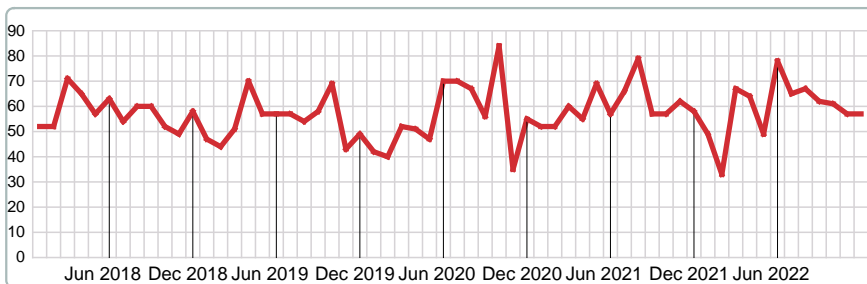
DECEMBER



YEAR TO DATE (YTD)

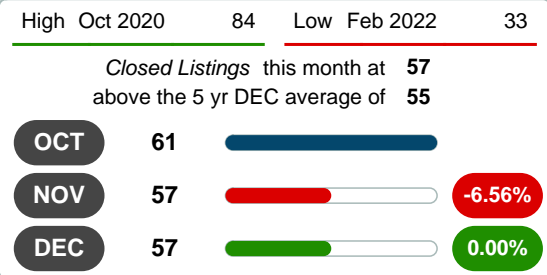


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



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	3	5.26%	100.3	0	2	1	0
\$25,001 - \$50,000	8	14.04%	28.9	2	4	2	0
\$50,001 - \$125,000	9	15.79%	30.6	1	5	2	1
\$125,001 - \$175,000	13	22.81%	28.8	1	9	2	1
\$175,001 - \$275,000	10	17.54%	20.1	0	7	3	0
\$275,001 - \$375,000	8	14.04%	99.3	2	3	1	2
\$375,001 and up	6	10.53%	58.7	1	3	2	0
Total Closed Units	57			7	33	13	4
Total Closed Volume	10,854,139	100%	44.4	1.43M	6.10M	2.49M	835.50K
Average Closed Price	\$190,423			\$204,429	\$184,822	\$191,423	\$208,875

December 2022



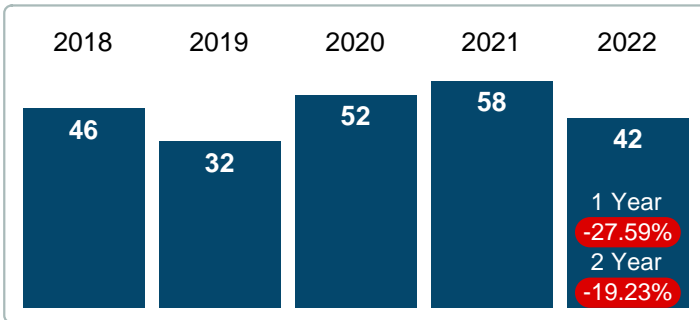
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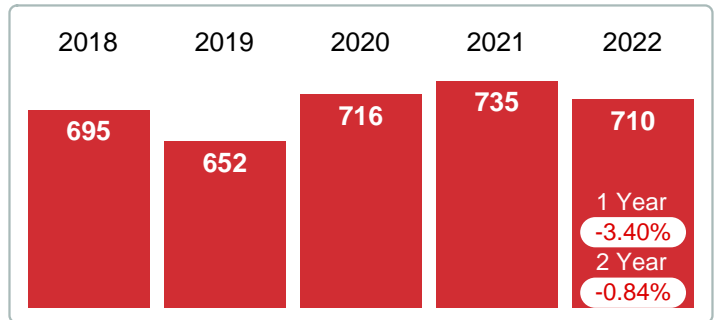
PENDING LISTINGS

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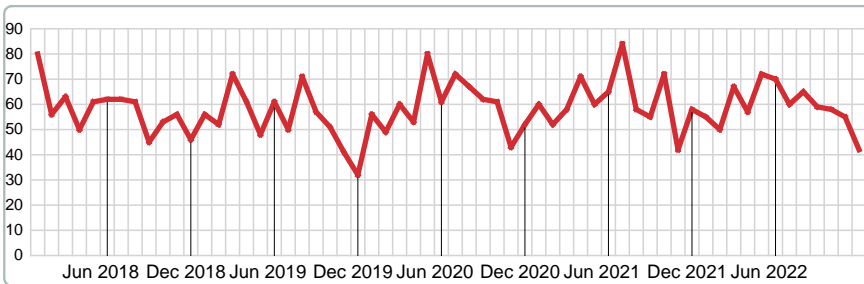
DECEMBER



YEAR TO DATE (YTD)

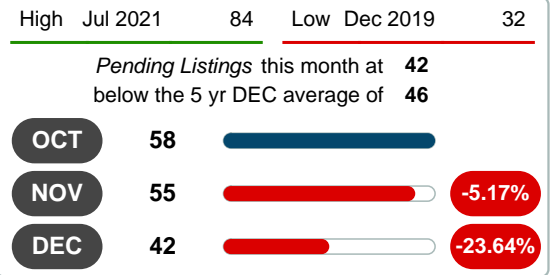


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 46



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	4	9.52%	34.3	2	1	1	0
\$50,001 - \$75,000	2	4.76%	34.0	1	0	1	0
\$75,001 - \$100,000	6	14.29%	24.0	3	3	0	0
\$100,001 - \$175,000	14	33.33%	53.2	1	9	3	1
\$175,001 - \$250,000	6	14.29%	45.7	0	4	2	0
\$250,001 - \$300,000	6	14.29%	31.7	0	4	2	0
\$300,001 and up	4	9.52%	91.3	0	2	2	0
Total Pending Units	42			7	23	11	1
Total Pending Volume	7,350,089	100%	45.8	533.30K	4.19M	2.48M	139.00K
Average Listing Price	\$175,002			\$76,186	\$182,391	\$225,709	\$139,000

December 2022



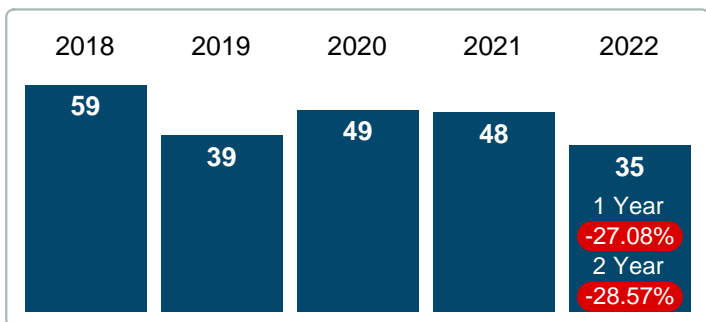
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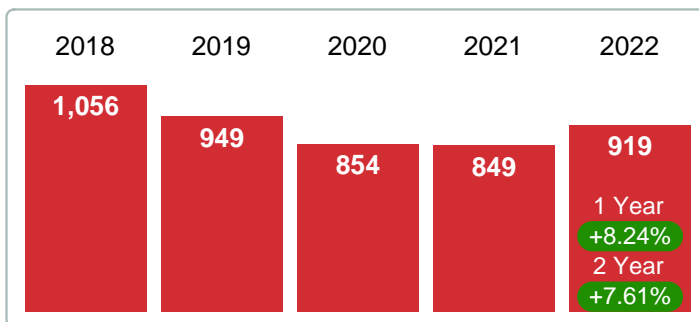
NEW LISTINGS

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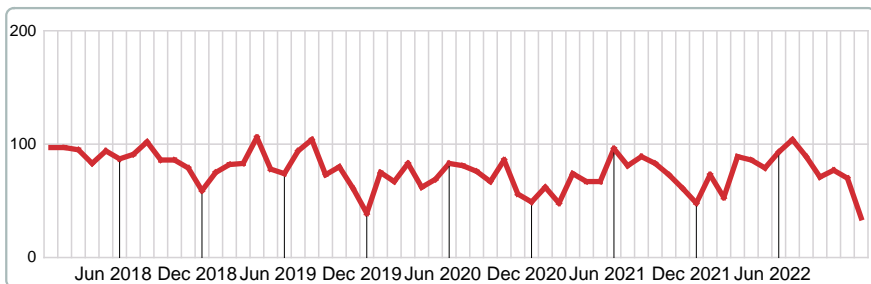
DECEMBER



YEAR TO DATE (YTD)

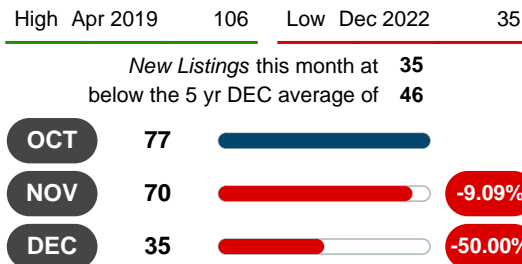


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 46



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	2	5.71%	2	0	0	0
\$25,001 - \$75,000	4	11.43%	1	2	1	0
\$75,001 - \$100,000	5	14.29%	1	4	0	0
\$100,001 - \$150,000	9	25.71%	3	4	2	0
\$150,001 - \$225,000	5	14.29%	0	5	0	0
\$225,001 - \$300,000	6	17.14%	0	3	3	0
\$300,001 and up	4	11.43%	0	2	1	1
Total New Listed Units	35		7	20	7	1
Total New Listed Volume	5,659,800	100%	542.80K	3.25M	1.53M	338.50K
Average New Listed Listing Price	\$151,016		\$77,543	\$162,615	\$218,029	\$338,500

December 2022



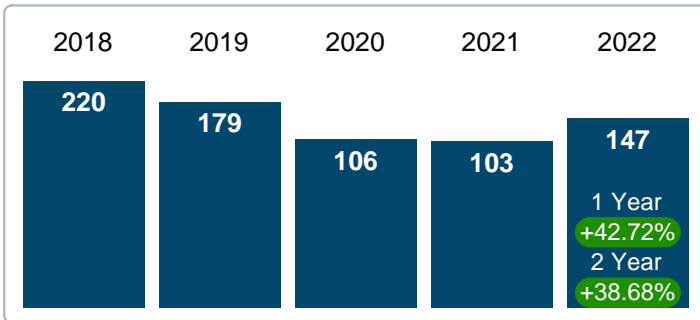
Area Delimited by County Of Muskogee - Residential Property Type



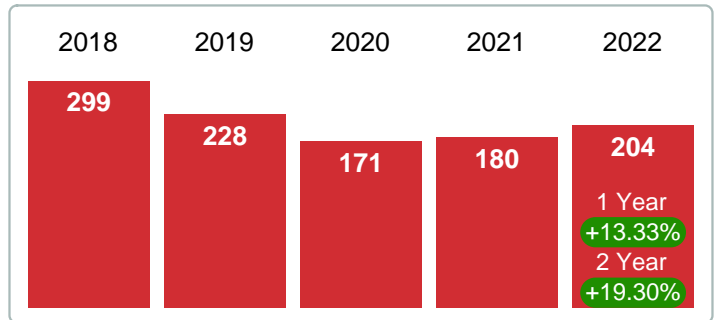
ACTIVE INVENTORY

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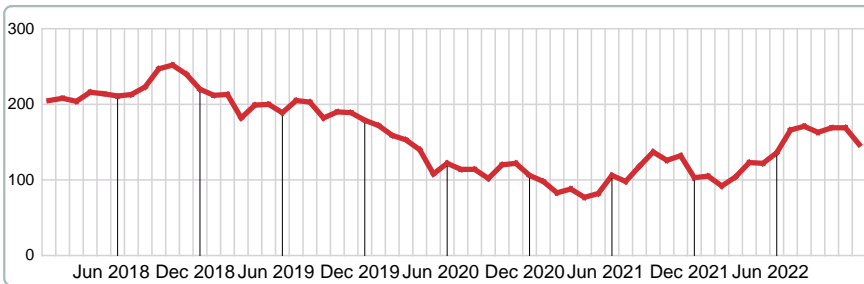
END OF DECEMBER



ACTIVE DURING DECEMBER

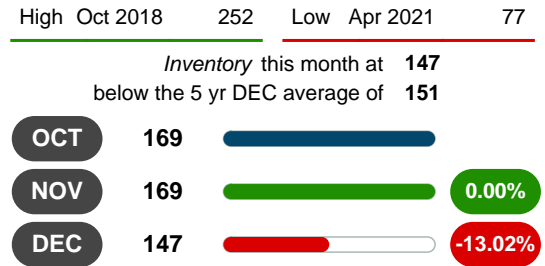


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 151



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	10	6.80%	48.4	6	3	1	0
\$50,001 - \$100,000	24	16.33%	90.5	7	15	2	0
\$100,001 - \$150,000	22	14.97%	67.2	9	10	3	0
\$150,001 - \$200,000	36	24.49%	140.8	0	31	5	0
\$200,001 - \$275,000	16	10.88%	68.3	0	11	5	0
\$275,001 - \$375,000	20	13.61%	89.7	1	7	9	3
\$375,001 and up	19	12.93%	109.9	0	5	7	7
Total Active Inventory by Units	147			23	82	32	10
Total Active Inventory by Volume	31,714,555	100%	96.4	2.15M	15.89M	8.41M	5.27M
Average Active Inventory Listing Price	\$215,745			\$93,365	\$193,806	\$262,692	\$526,890

December 2022



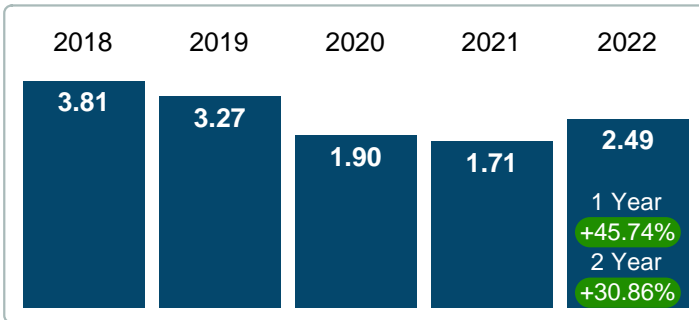
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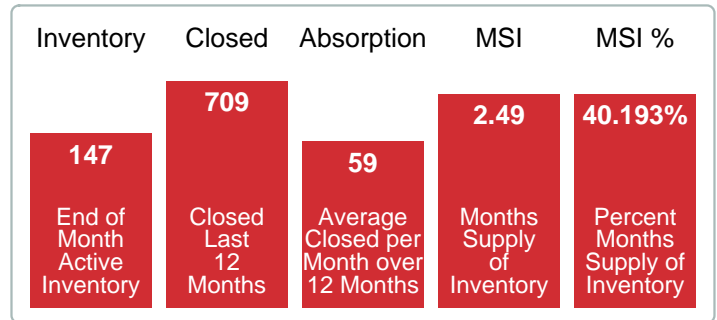
MONTHS SUPPLY of INVENTORY (MSI)

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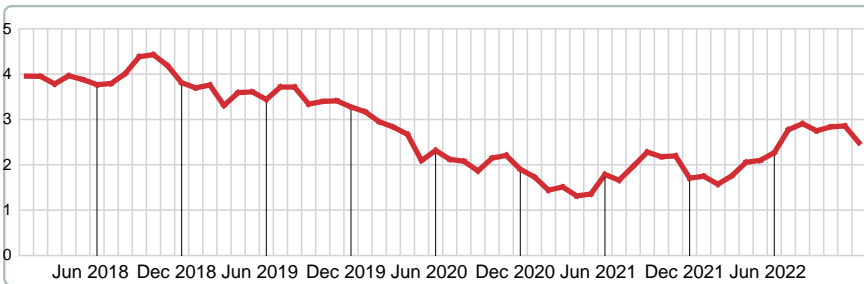
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

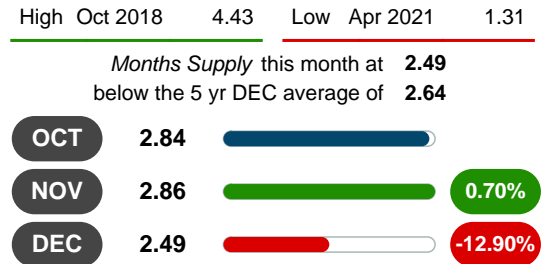


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.64



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	10	6.80%	1.48	1.95	1.29	0.80	0.00
\$50,001 - \$100,000	24	16.33%	2.32	2.00	2.57	2.40	0.00
\$100,001 - \$150,000	22	14.97%	1.98	9.82	1.17	2.12	0.00
\$150,001 - \$200,000	36	24.49%	3.02	0.00	3.44	2.86	0.00
\$200,001 - \$275,000	16	10.88%	1.85	0.00	1.78	2.50	0.00
\$275,001 - \$375,000	20	13.61%	2.89	6.00	2.47	2.84	4.00
\$375,001 and up	19	12.93%	5.56	0.00	3.53	4.20	28.00
Market Supply of Inventory (MSI)	2.49	100%	2.49	2.51	2.27	2.65	6.00
Total Active Inventory by Units	147			23	82	32	10

December 2022



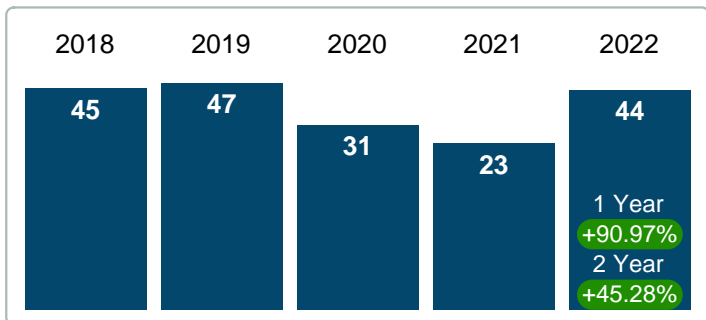
Area Delimited by County Of Muskogee - Residential Property Type



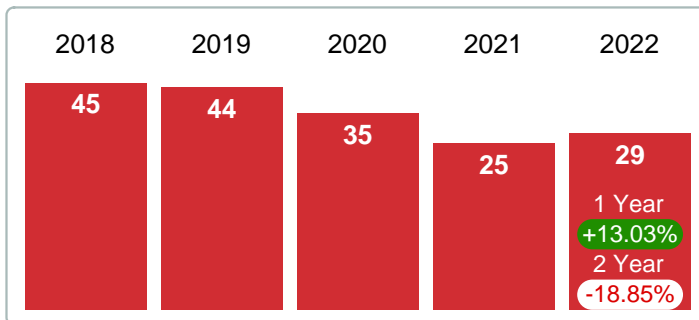
AVERAGE DAYS ON MARKET TO SALE

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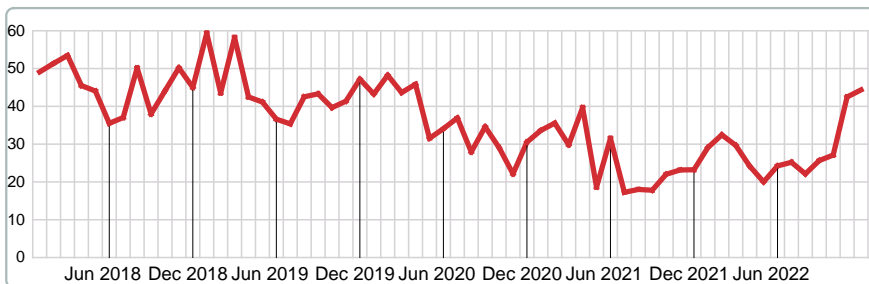
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

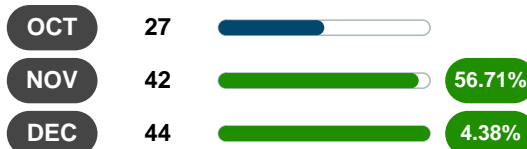


3 MONTHS

5 year DEC AVG = 38

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 44 above the 5 yr DEC average of 38



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	5.26%	100	0	116	69	0
\$25,001 - \$50,000	14.04%	29	8	27	54	0
\$50,001 - \$125,000	15.79%	31	1	34	41	23
\$125,001 - \$175,000	22.81%	29	25	30	2	71
\$175,001 - \$275,000	17.54%	20	0	18	26	0
\$275,001 - \$375,000	14.04%	99	107	107	2	129
\$375,001 and up	10.53%	59	19	69	63	0
Average Closed DOM		44	39	43	36	88
Total Closed Units	100%	44	7	33	13	4
Total Closed Volume		10,854,139	1.43M	6.10M	2.49M	835.50K

December 2022



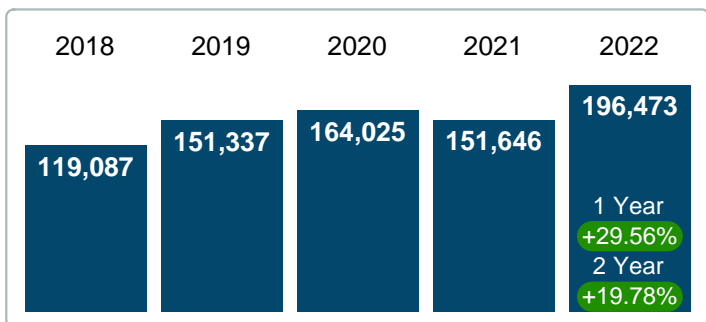
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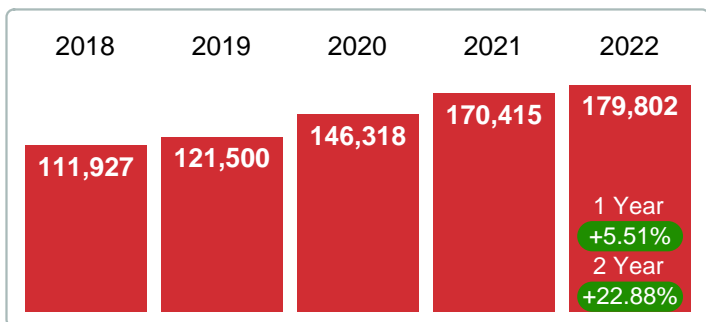
AVERAGE LIST PRICE AT CLOSING

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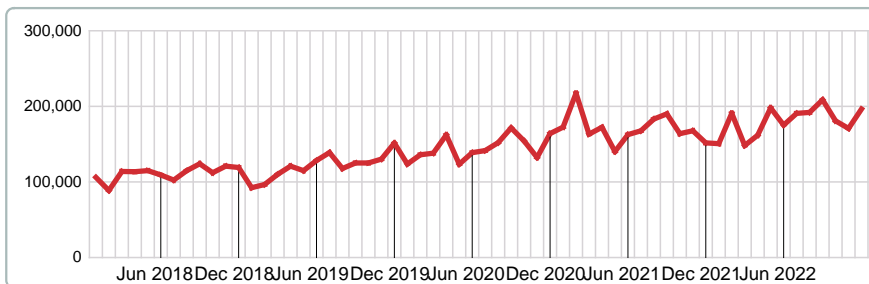
DECEMBER



YEAR TO DATE (YTD)

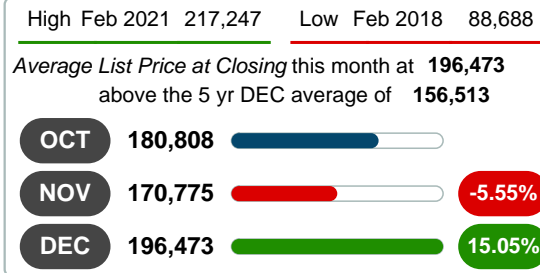


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 156,513



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	2	3.51%	15,700	0	20,325	16,500	0
\$25,001 - \$50,000	7	12.28%	34,707	35,000	44,550	159,500	0
\$50,001 - \$125,000	10	17.54%	91,440	115,000	84,900	107,500	89,900
\$125,001 - \$175,000	13	22.81%	148,600	150,000	147,644	157,000	139,000
\$175,001 - \$275,000	10	17.54%	219,080	0	217,271	223,300	0
\$275,001 - \$375,000	9	15.79%	286,100	280,000	280,000	289,900	302,500
\$375,001 and up	6	10.53%	552,117	529,900	597,667	494,900	0
Average List Price			196,473	203,557	185,638	216,469	208,475
Total Closed Units		100%	196,473	7	33	13	4
Total Closed Volume			11,198,949	1.42M	6.13M	2.81M	833.90K

December 2022



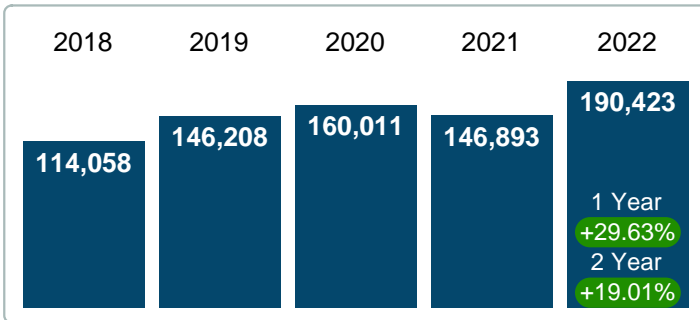
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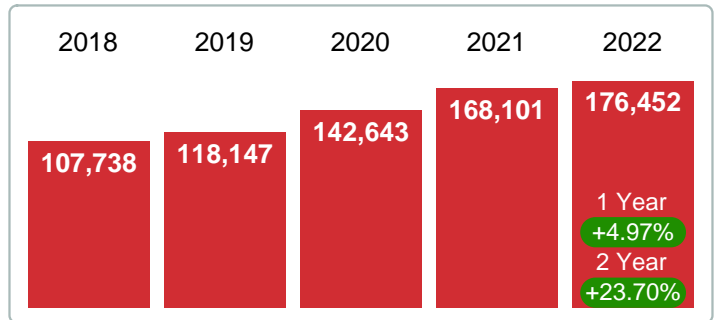
AVERAGE SOLD PRICE AT CLOSING

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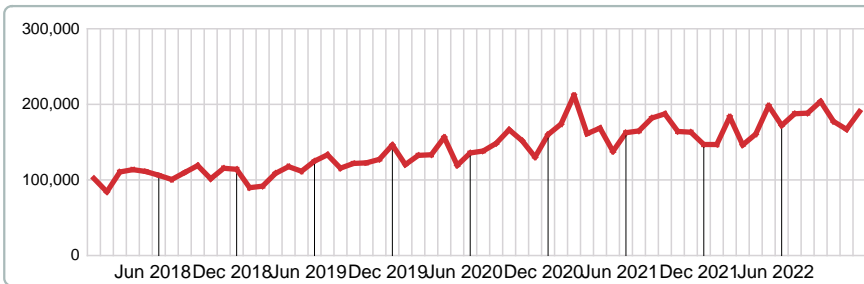
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

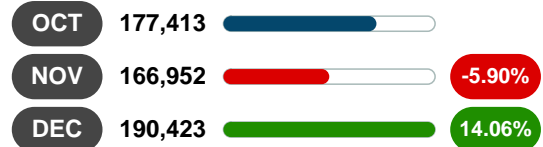


3 MONTHS

5 year DEC AVG = 151,519

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

Average Sold Price at Closing this month at **190,423** above the 5 yr DEC average of **151,519**



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	5.26%	13,833	0	13,250	15,000	0
\$25,001 - \$50,000	14.04%	35,363	33,000	36,725	35,000	0
\$50,001 - \$125,000	15.79%	93,000	120,000	83,300	107,500	85,500
\$125,001 - \$175,000	22.81%	146,238	150,000	144,678	159,500	130,000
\$175,001 - \$275,000	17.54%	219,464	0	217,877	223,166	0
\$275,001 - \$375,000	14.04%	299,750	290,000	306,000	280,000	310,000
\$375,001 and up	10.53%	533,167	515,000	588,000	460,000	0
Average Sold Price		190,423	204,429	184,822	191,423	208,875
Total Closed Units	100%	190,423	7	33	13	4
Total Closed Volume		10,854,139	1.43M	6.10M	2.49M	835.50K

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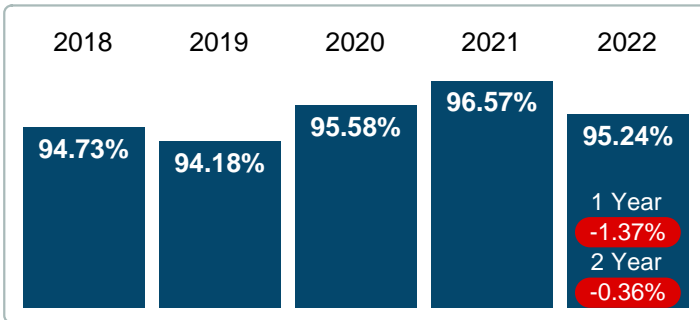
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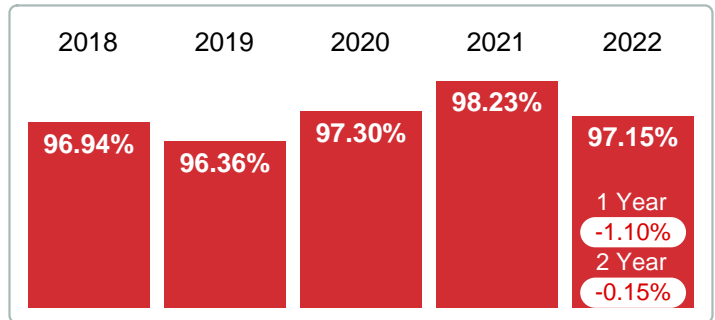
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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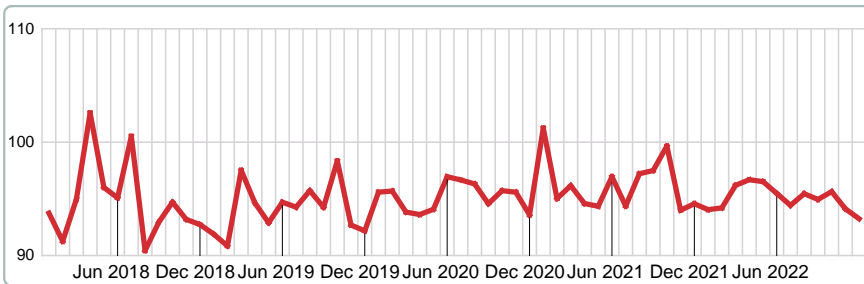
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

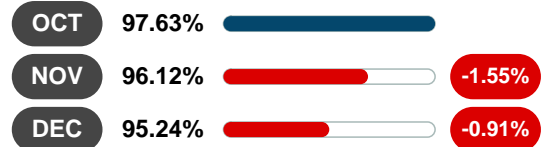


3 MONTHS

5 year DEC AVG = 95.26%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **95.24%**
 equal to 5 yr DEC average of **95.26%**



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	3	5.26%	74.50%	0.00%	66.30%	90.91%	0.00%
\$25,001 - \$50,000	8	14.04%	77.86%	95.00%	85.41%	45.60%	0.00%
\$50,001 - \$125,000	9	15.79%	98.40%	104.35%	97.24%	100.00%	95.11%
\$125,001 - \$175,000	13	22.81%	98.41%	100.00%	98.07%	101.61%	93.53%
\$175,001 - \$275,000	10	17.54%	100.07%	0.00%	100.11%	99.99%	0.00%
\$275,001 - \$375,000	8	14.04%	104.68%	103.57%	109.29%	96.59%	102.93%
\$375,001 and up	6	10.53%	96.55%	97.19%	98.29%	93.63%	0.00%
Average Sold/List Ratio		95.20%		99.81%	95.95%	89.93%	98.62%
Total Closed Units		57	100%	7	33	13	4
Total Closed Volume		10,854,139		1.43M	6.10M	2.49M	835.50K

December 2022



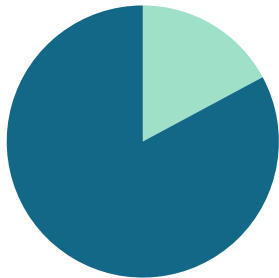
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



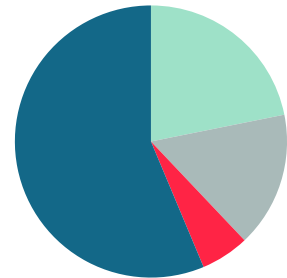
Inventory

- New Listings **35 = 17.16%**
- Start Inventory **169**
- Total Inventory Units **204**
- Volume **\$41,837,644**

Market Activity

- Closed Sales **57 = 21.84%**
- Pending Sales **42 = 16.09%**
- Other Off Market **15 = 5.75%**
- Active Inventory **147 = 56.32%**

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	58	57	-1.72%	724	709	-2.07%
Pending Sales	58	42	-27.59%	735	710	-3.40%
New Listings	48	35	-27.08%	849	919	8.24%
Average List Price	151,646	196,473	29.56%	170,415	179,802	5.51%
Average Sale Price	146,893	190,423	29.63%	168,101	176,452	4.97%
Average Percent of Selling Price to List Price	96.57%	95.24%	-1.37%	98.23%	97.15%	-1.10%
Average Days on Market to Sale	23.22	44.35	90.97%	25.23	28.52	13.03%
Monthly Inventory	103	147	42.72%	103	147	42.72%
Months Supply of Inventory	1.71	2.49	45.74%	1.71	2.49	45.74%

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

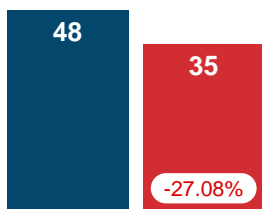
Inventory on December 31, 2022 = **147**

2021 **2022**

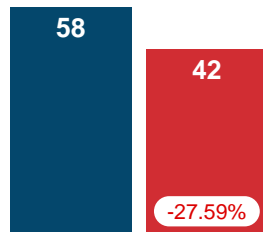
DECEMBER MARKET

AVERAGE PRICES

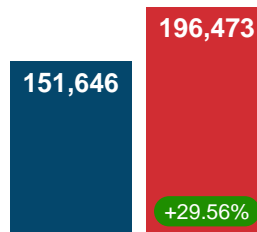
New Listings



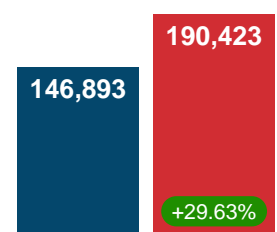
Pending Listings



List Price



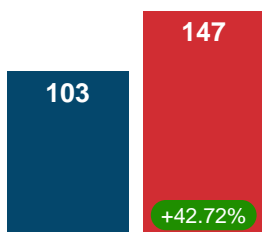
Sale Price



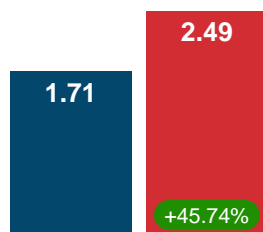
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

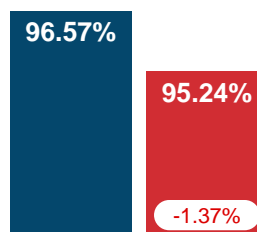
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

