

December 2022



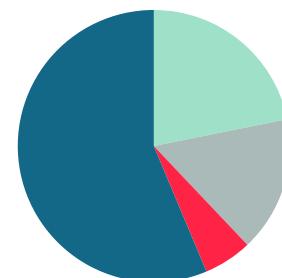
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	133,950	155,000	15.71%
Median Sale Price	132,000	150,000	13.64%
Median Percent of Selling Price to List Price	100.00%	99.41%	-0.59%
Median Days on Market to Sale	18.50	23.00	24.32%
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.

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 **13.64%** in December 2022 to \$150,000 versus the previous year at \$132,000.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 4.50 days or **24.32%** in December 2022 compared to last year's same month at **18.50** DOM.

Sales Success for December 2022 is Positive

Overall, with Median 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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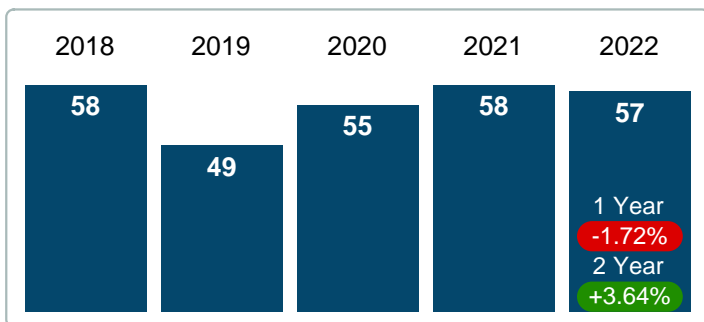
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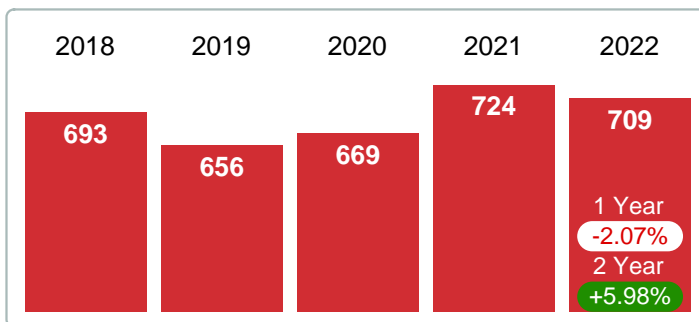
CLOSED LISTINGS

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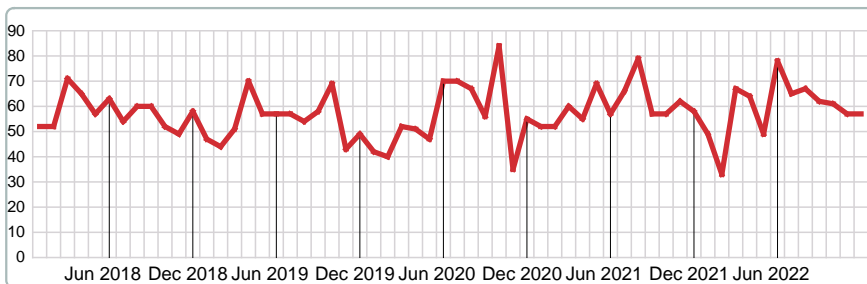
DECEMBER



YEAR TO DATE (YTD)

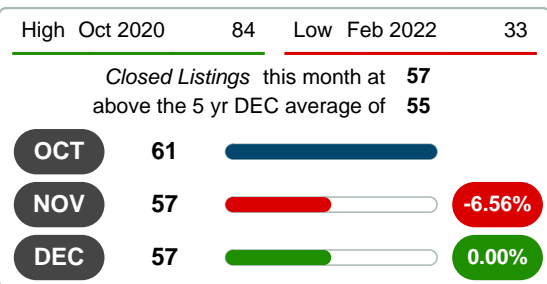


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	10.53%	36.5	1	3	2	0
\$30,001 - \$50,000	5	8.77%	23.0	1	3	1	0
\$50,001 - \$120,000	8	14.04%	17.5	1	4	2	1
\$120,001 - \$180,000	16	28.07%	14.0	1	12	2	1
\$180,001 - \$280,000	10	17.54%	12.0	1	5	4	0
\$280,001 - \$390,000	7	12.28%	107.0	1	4	0	2
\$390,001 and up	5	8.77%	57.0	1	2	2	0
Total Closed Units	57			7	33	13	4
Total Closed Volume	10,854,139	100%	23.0	1.43M	6.10M	2.49M	835.50K
Median Closed Price	\$150,000			\$150,000	\$149,000	\$160,000	\$217,500

December 2022



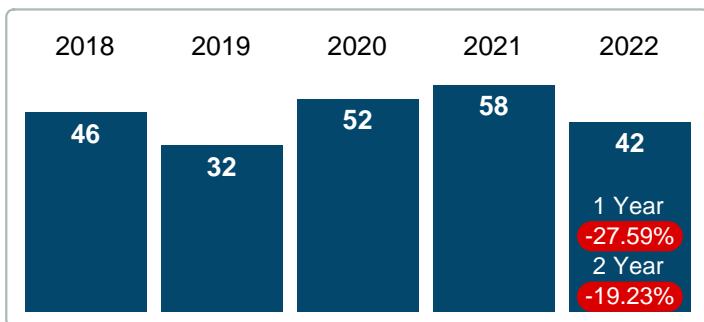
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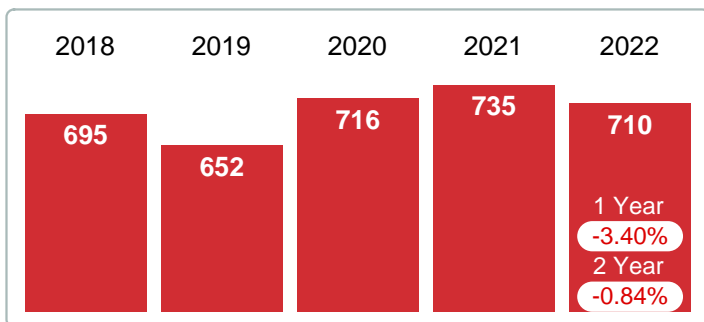
PENDING LISTINGS

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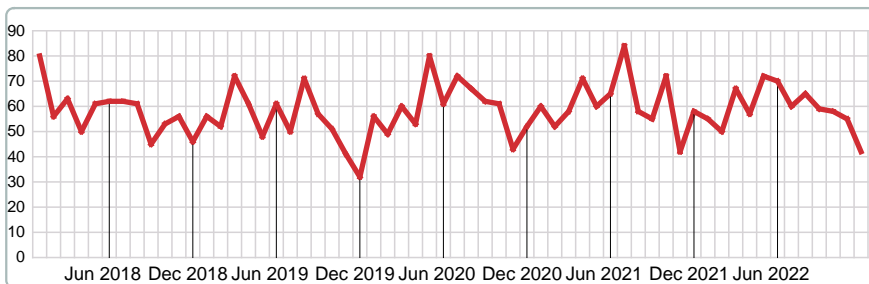
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

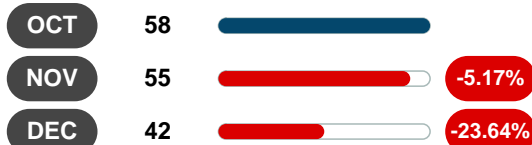


3 MONTHS

5 year DEC AVG = 46

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 42 below the 5 yr DEC average of 46



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	4	9.52%	19.5	2	1	1	0
\$50,001 - \$80,000	3	7.14%	34.0	1	1	1	0
\$80,001 - \$120,000	8	19.05%	28.5	3	4	1	0
\$120,001 - \$180,000	11	26.19%	22.0	1	7	2	1
\$180,001 - \$260,000	7	16.67%	35.0	0	5	2	0
\$260,001 - \$300,000	5	11.90%	43.0	0	3	2	0
\$300,001 and up	4	9.52%	113.5	0	2	2	0
Total Pending Units	42			7	23	11	1
Total Pending Volume	7,350,089	100%	34.5	533.30K	4.19M	2.48M	139.00K
Median Listing Price	\$141,250			\$89,900	\$162,500	\$185,000	\$139,000

December 2022



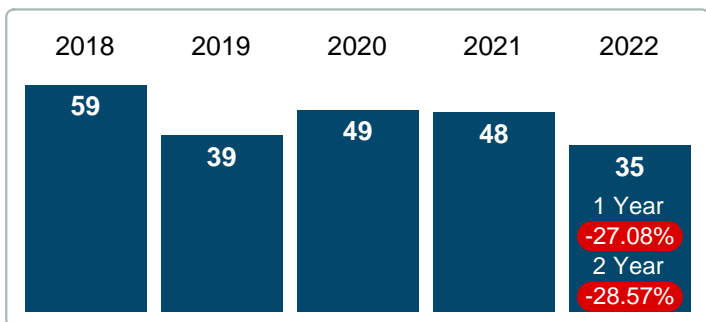
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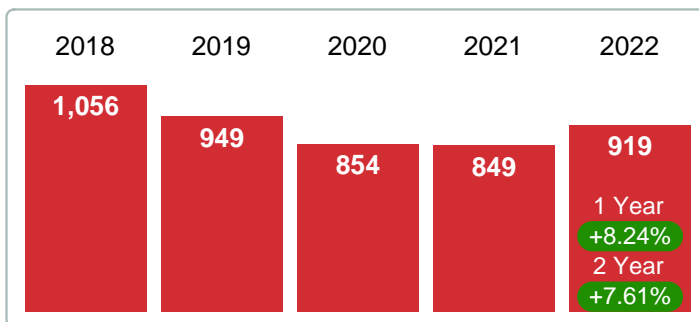
NEW LISTINGS

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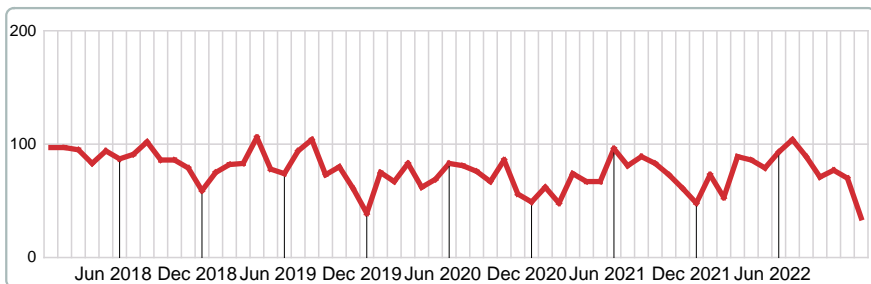
DECEMBER



YEAR TO DATE (YTD)

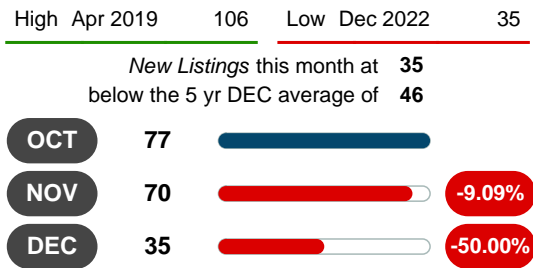


5 YEAR MARKET ACTIVITY TRENDS



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
\$30,000 and less	4	11.43%	3	1	0	0
\$30,001 - \$80,000	3	8.57%	0	2	1	0
\$80,001 - \$120,000	6	17.14%	2	4	0	0
\$120,001 - \$160,000	8	22.86%	2	4	2	0
\$160,001 - \$240,000	5	14.29%	0	4	1	0
\$240,001 - \$310,000	5	14.29%	0	3	2	0
\$310,001 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
Median New Listed Listing Price	\$139,000		\$90,000	\$147,000	\$229,900	\$338,500

December 2022



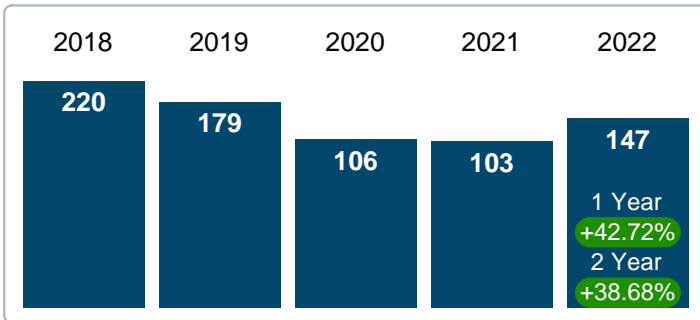
Area Delimited by County Of Muskogee - Residential Property Type



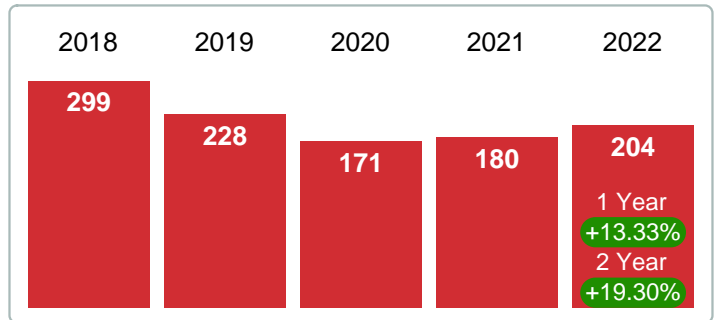
ACTIVE INVENTORY

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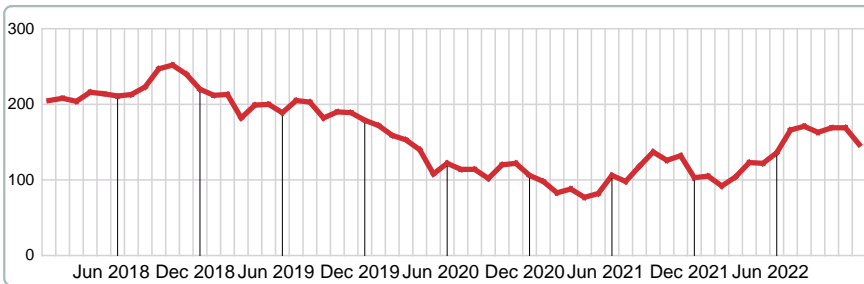
END OF DECEMBER



ACTIVE DURING DECEMBER

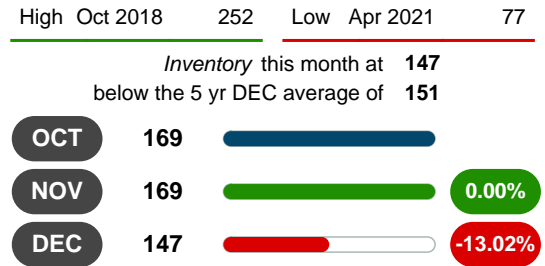


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 151



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	6.80%	50.5	6	3	1	0
\$50,001 - \$100,000	24	16.33%	84.5	7	15	2	0
\$100,001 - \$150,000	22	14.97%	59.5	9	10	3	0
\$150,001 - \$200,000	36	24.49%	135.0	0	31	5	0
\$200,001 - \$275,000	16	10.88%	56.5	0	11	5	0
\$275,001 - \$375,000	20	13.61%	71.0	1	7	9	3
\$375,001 and up	19	12.93%	107.0	0	5	7	7
Total Active Inventory by Units	147			23	82	32	10
Total Active Inventory by Volume	31,714,555	100%	73.0	2.15M	15.89M	8.41M	5.27M
Median Active Inventory Listing Price	\$185,000			\$95,900	\$184,995	\$269,950	\$432,450

December 2022



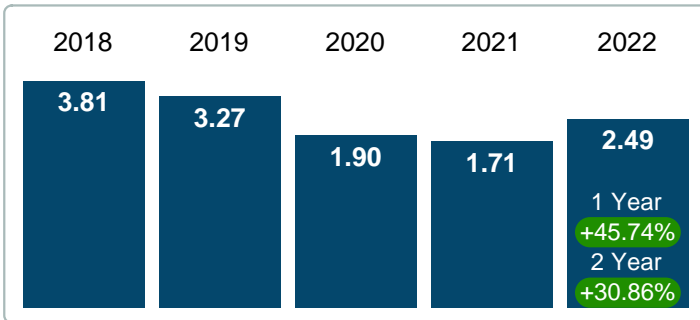
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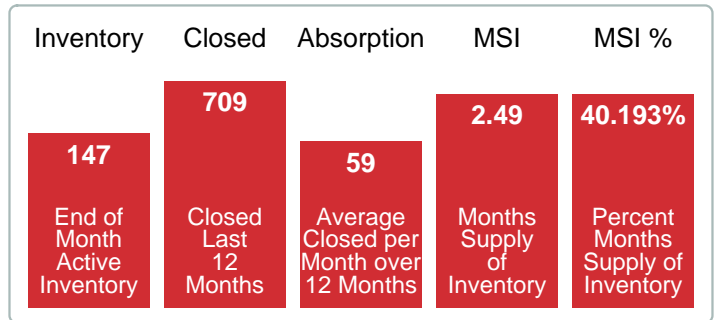
MONTHS SUPPLY of INVENTORY (MSI)

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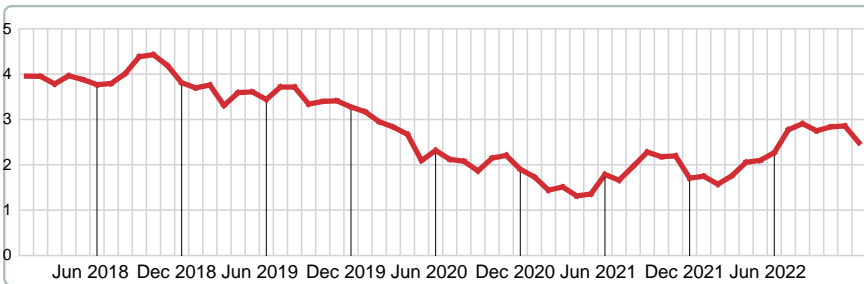
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

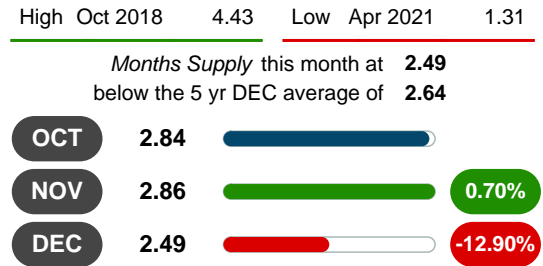


5 YEAR MARKET ACTIVITY TRENDS



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	2.51	2.27	2.65	6.00
Total Active Inventory by Units		100%	2.49	23	82	32	10

December 2022



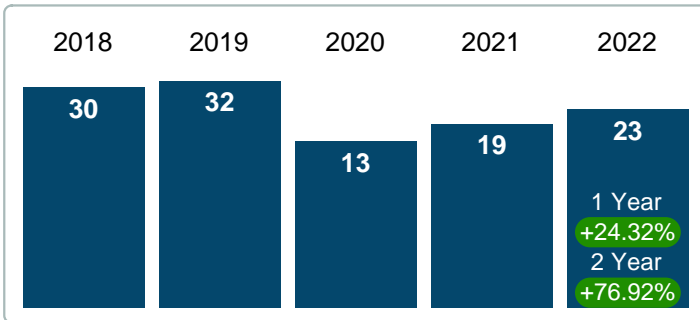
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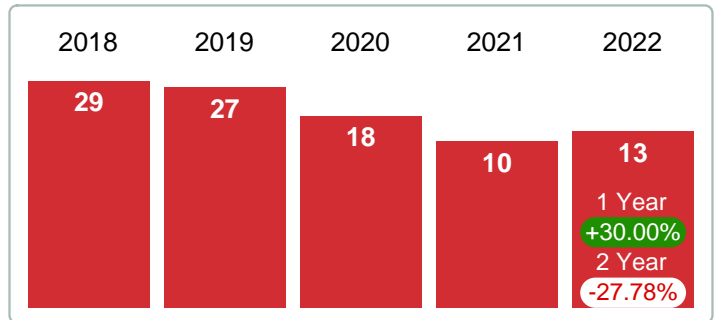
MEDIAN DAYS ON MARKET TO SALE

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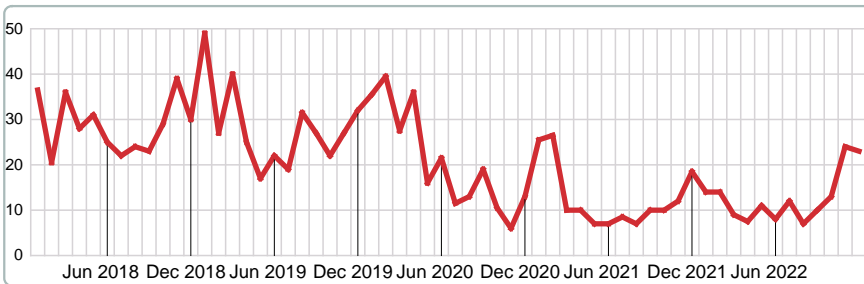
DECEMBER



YEAR TO DATE (YTD)

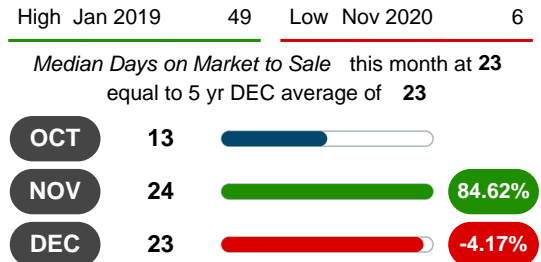


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 23



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
\$30,000 and less	10.53%	37	1	97	35	0
\$30,001 - \$50,000	8.77%	23	14	23	107	0
\$50,001 - \$120,000	14.04%	18	1	12	41	23
\$120,001 - \$180,000	28.07%	14	25	14	2	71
\$180,001 - \$280,000	17.54%	12	107	13	10	0
\$280,001 - \$390,000	12.28%	107	107	107	0	129
\$390,001 and up	8.77%	57	19	88	63	0
Median Closed DOM		23	19	23	11	89
Total Closed Units	100%	23.0	7	33	13	4
Total Closed Volume		10,854,139	1.43M	6.10M	2.49M	835.50K

December 2022



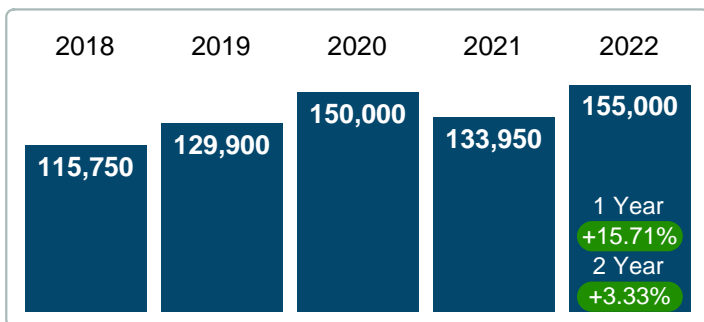
Area Delimited by County Of Muskogee - Residential Property Type



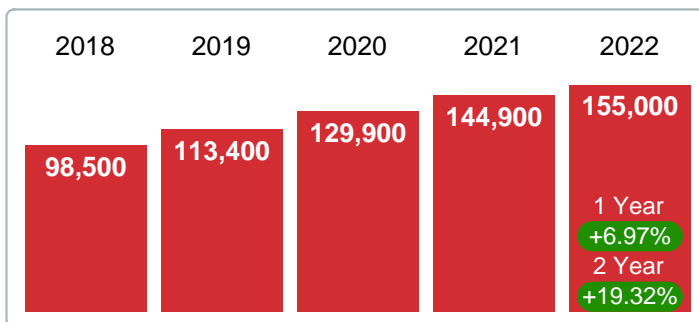
MEDIAN LIST PRICE AT CLOSING

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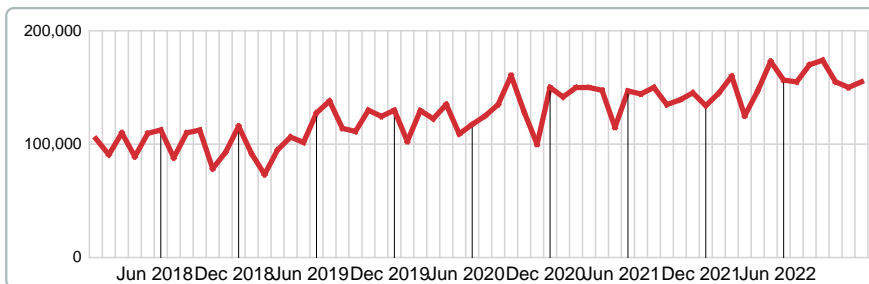
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

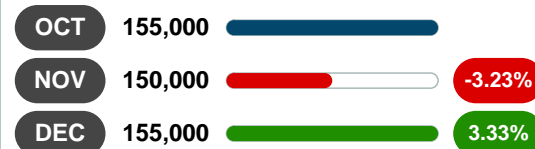


3 MONTHS

5 year DEC AVG = 136,920

High Sep 2022 174,000 Low Feb 2019 73,300

Median List Price at Closing this month at **155,000**
above the 5 yr DEC average of **136,920**



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	3.51%	15,700	0	14,900	16,500	0
\$25,001 - \$50,000	12.28%	37,500	35,000	34,700	39,000	0
\$50,001 - \$125,000	17.54%	89,700	115,000	78,000	107,500	89,900
\$125,001 - \$175,000	22.81%	149,900	150,000	149,000	157,000	139,000
\$175,001 - \$275,000	17.54%	212,500	0	210,000	214,999	0
\$275,001 - \$375,000	15.79%	280,000	280,000	280,000	284,950	302,500
\$375,001 and up	10.53%	554,900	529,900	695,000	494,900	0
Median List Price		155,000	150,000	149,900	199,900	209,500
Total Closed Units	100%	155,000	7	33	13	4
Total Closed Volume			1.42M	6.13M	2.81M	833.90K

December 2022



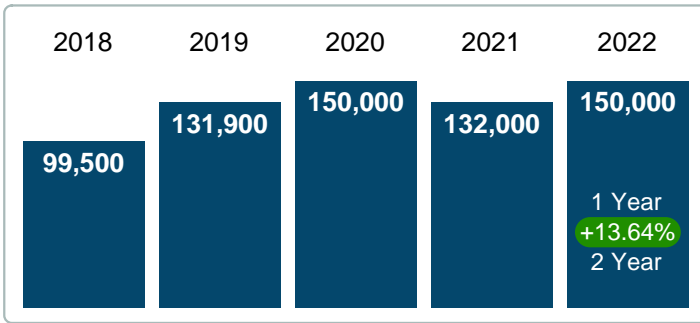
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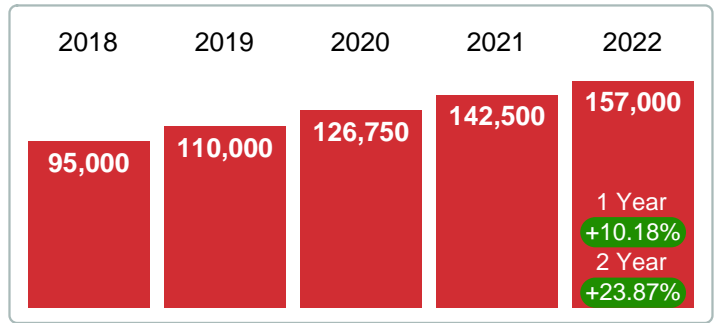
MEDIAN SOLD PRICE AT CLOSING

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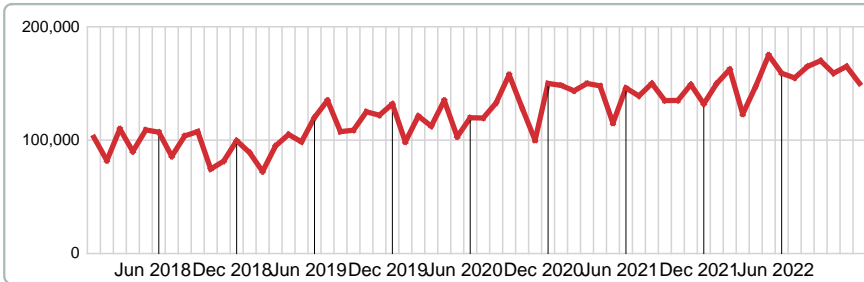
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

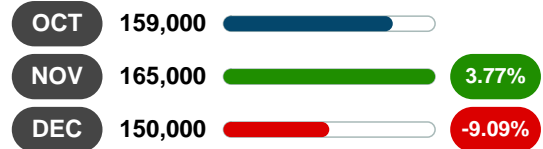


3 MONTHS

5 year DEC AVG = 132,680

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

Median Sold Price at Closing this month at 150,000 above the 5 yr DEC average of 132,680



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
\$30,000 and less	6	10.53%	23,000	30,000	16,000	22,500	0
\$30,001 - \$50,000	5	8.77%	36,000	36,000	35,000	40,000	0
\$50,001 - \$120,000	8	14.04%	89,750	120,000	74,250	107,500	85,500
\$120,001 - \$180,000	16	28.07%	149,450	150,000	145,500	159,500	130,000
\$180,001 - \$280,000	10	17.54%	239,250	280,000	225,000	234,250	0
\$280,001 - \$390,000	7	12.28%	305,000	300,000	306,500	0	310,000
\$390,001 and up	5	8.77%	520,000	515,000	687,000	460,000	0
Median Sold Price			150,000	150,000	149,000	160,000	217,500
Total Closed Units		100%	150,000	7	33	13	4
Total Closed Volume			10,854,139	1.43M	6.10M	2.49M	835.50K

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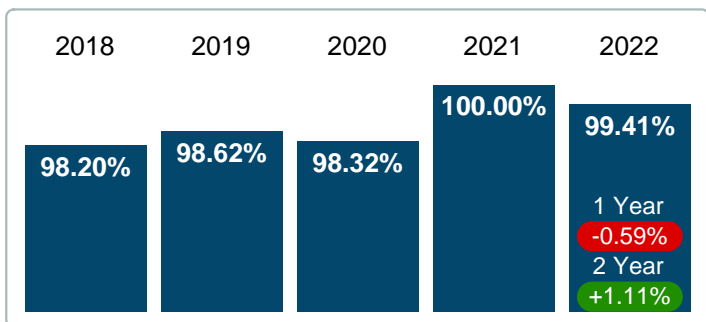
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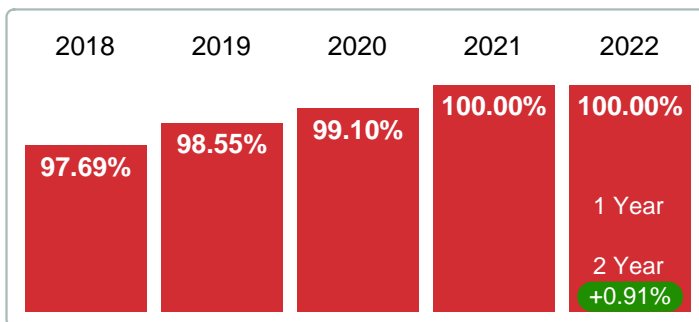
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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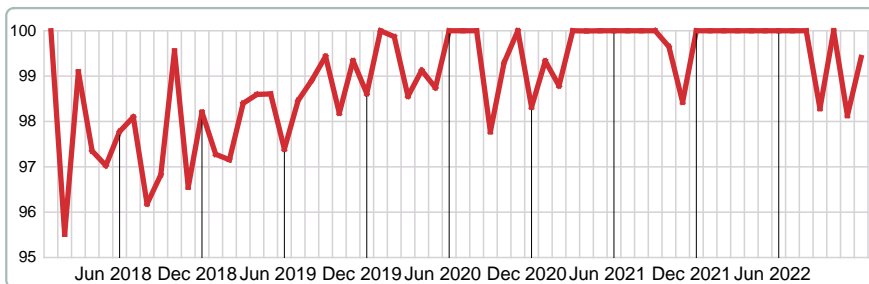
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

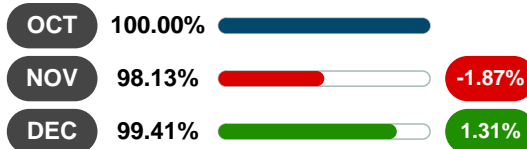


3 MONTHS

5 year DEC AVG = 98.91%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **99.41%** equal to 5 yr DEC average of **98.91%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	10.53%	78.46%	100.00%	70.47%	83.92%	0.00%
\$30,001 - \$50,000	5	8.77%	90.00%	90.00%	90.21%	14.29%	0.00%
\$50,001 - \$120,000	8	14.04%	100.00%	104.35%	100.00%	100.00%	95.11%
\$120,001 - \$180,000	16	28.07%	99.72%	100.00%	99.37%	101.61%	93.53%
\$180,001 - \$280,000	10	17.54%	100.00%	100.00%	101.15%	99.71%	0.00%
\$280,001 - \$390,000	7	12.28%	108.93%	107.14%	108.93%	0.00%	102.93%
\$390,001 and up	5	8.77%	97.58%	97.19%	98.57%	93.63%	0.00%
Median Sold/List Ratio		99.41%		100.00%	99.39%	99.41%	96.01%
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



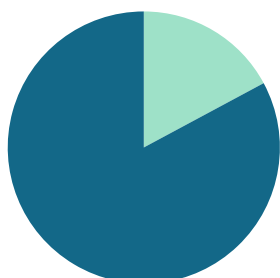
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

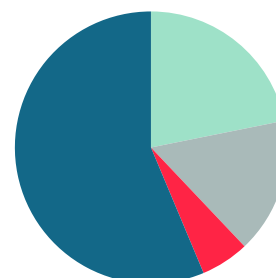


Inventory
 New Listings
35 = 17.16%
 Start Inventory
169
 Total Inventory Units
204
 Volume
\$41,837,644

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%
Median List Price	133,950	155,000	15.71%	144,900	155,000	6.97%
Median Sale Price	132,000	150,000	13.64%	142,500	157,000	10.18%
Median Percent of Selling Price to List Price	100.00%	99.41%	-0.59%	100.00%	100.00%	0.00%
Median Days on Market to Sale	18.50	23.00	24.32%	10.00	13.00	30.00%
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%

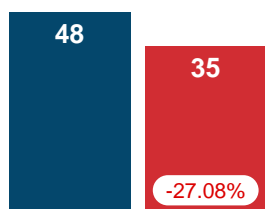
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on December 31, 2022 = **147** 2021 2022

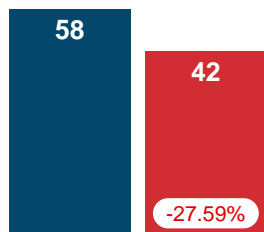
DECEMBER MARKET

MEDIAN PRICES

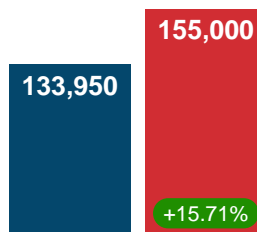
New Listings



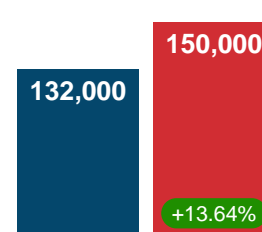
Pending Listings



List Price



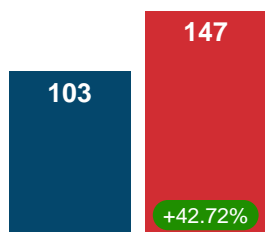
Sale Price



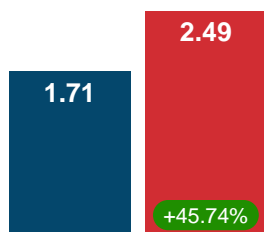
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

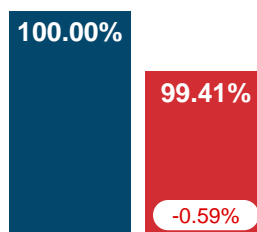
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

