

## February 2022



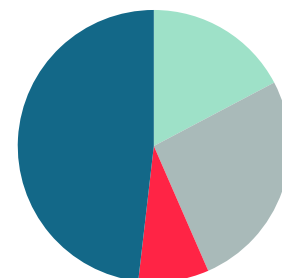
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	52	33	-36.54%
Pending Listings	52	50	-3.85%
New Listings	48	53	10.42%
Average List Price	217,247	190,791	-12.18%
Average Sale Price	211,913	183,500	-13.41%
Average Percent of Selling Price to List Price	97.03%	96.20%	-0.85%
Average Days on Market to Sale	35.56	32.45	-8.73%
End of Month Inventory	83	92	10.84%
Months Supply of Inventory	1.44	1.57	9.11%



■ Closed (17.28%)  
■ Pending (26.18%)  
■ Other OffMarket (8.38%)  
■ Active (48.17%)

**Absorption:** Last 12 months, an Average of **59** Sales/Month  
**Active Inventory** as of February 28, 2022 = **92**

## Analysis Wrap-Up

## Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **10.84%** to 92 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 **1.57** MSI for this period.

## Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **13.41%** in February 2022 to \$183,500 versus the previous year at \$211,913.

## Average Days on Market Shortens

The average number of **32.45** days that homes spent on the market before selling decreased by 3.10 days or **8.73%** in February 2022 compared to last year's same month at **35.56** DOM.

## Sales Success for February 2022 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 53 New Listings in February 2022, up **10.42%** from last year at 48. Furthermore, there were 33 Closed Listings this month versus last year at 52, a **-36.54%** decrease.

Closed versus Listed trends yielded a **62.3%** ratio, down from previous year's, February 2021, at **108.3%**, a **42.53%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

## 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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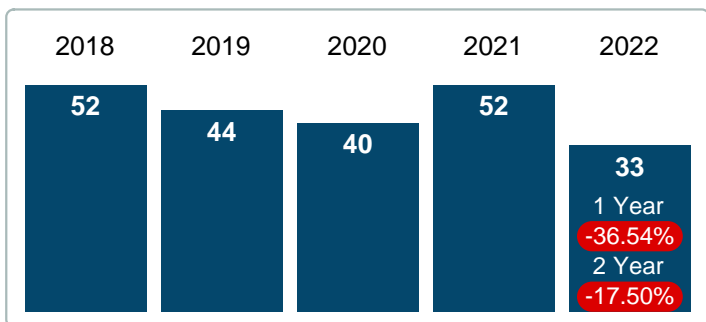
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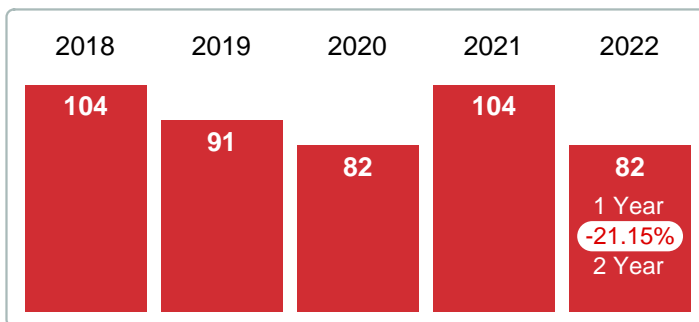
## CLOSED LISTINGS

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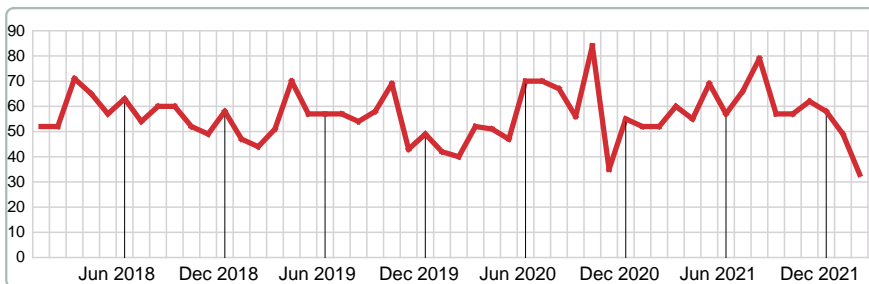
### FEBRUARY



### YEAR TO DATE (YTD)

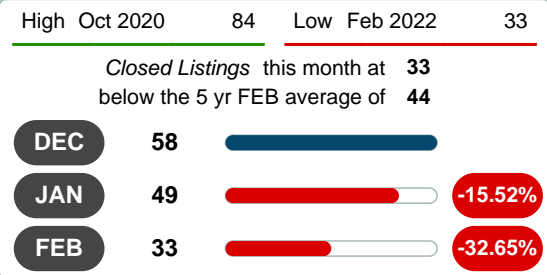


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 44



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	12.12%	89.3	2	1	0	1
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	8	24.24%	27.5	2	5	1	0
\$125,001 - \$175,000	7	21.21%	20.7	0	6	1	0
\$175,001 - \$200,000	6	18.18%	13.2	0	5	1	0
\$200,001 - \$250,000	4	12.12%	12.8	0	4	0	0
\$250,001 and up	4	12.12%	54.8	0	1	3	0
<b>Total Closed Units</b>	<b>33</b>			<b>4</b>	<b>22</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>6,055,500</b>	<b>100%</b>	<b>32.5</b>	<b>335.00K</b>	<b>3.56M</b>	<b>2.13M</b>	<b>35.00K</b>
<b>Average Closed Price</b>	<b>\$183,500</b>			<b>\$83,750</b>	<b>\$161,773</b>	<b>\$354,417</b>	<b>\$35,000</b>

# February 2022



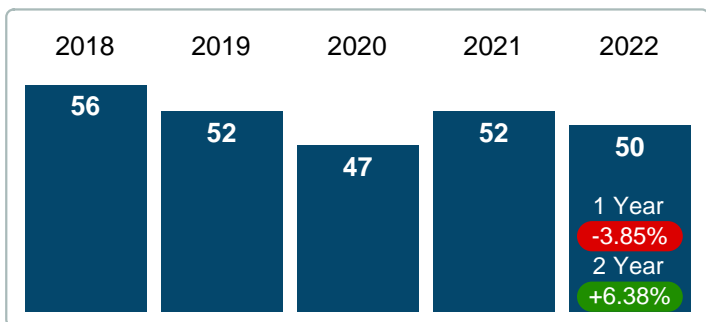
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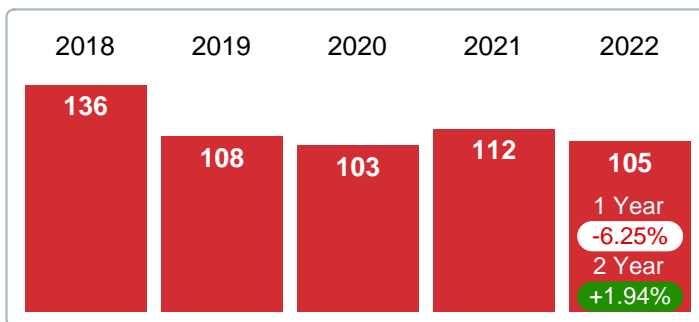
## PENDING LISTINGS

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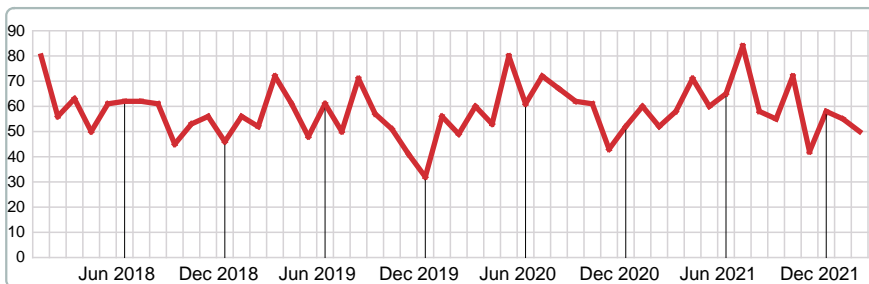
### FEBRUARY



### YEAR TO DATE (YTD)

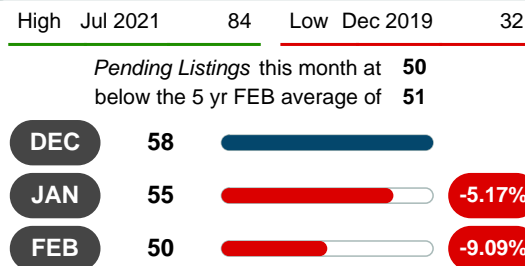


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 51



### 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	8.00%	14.3	3	1	0	0
\$50,001 - \$75,000	7	14.00%	89.4	3	4	0	0
\$75,001 - \$100,000	5	10.00%	68.6	2	2	1	0
\$100,001 - \$150,000	9	18.00%	29.0	0	7	2	0
\$150,001 - \$200,000	10	20.00%	23.0	0	10	0	0
\$200,001 - \$325,000	11	22.00%	18.9	0	6	3	2
\$325,001 and up	4	8.00%	28.3	0	1	3	0
<b>Total Pending Units</b>	<b>50</b>			<b>8</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>8,157,900</b>	<b>100%</b>	<b>36.8</b>	<b>444.30K</b>	<b>4.98M</b>	<b>2.20M</b>	<b>534.00K</b>
<b>Average Listing Price</b>	<b>\$163,158</b>			<b>\$55,538</b>	<b>\$160,558</b>	<b>\$244,700</b>	<b>\$267,000</b>

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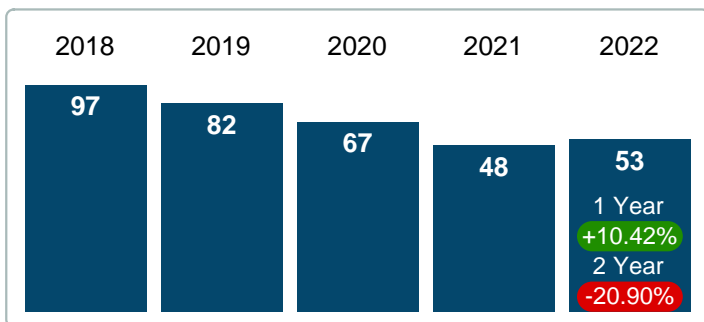
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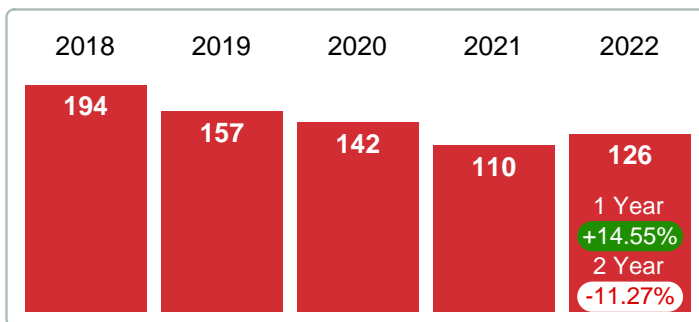
## NEW LISTINGS

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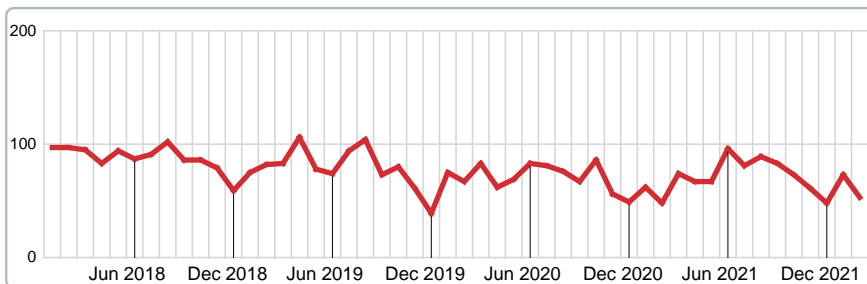
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 69

High Apr 2019 106 Low Dec 2019 39

New Listings this month at 53  
below the 5 yr FEB average of 69



### 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	4	7.55%	2	1	1	0
\$50,001 - \$75,000	6	11.32%	2	4	0	0
\$75,001 - \$100,000	7	13.21%	2	5	0	0
\$100,001 - \$175,000	17	32.08%	2	14	1	0
\$175,001 - \$225,000	6	11.32%	0	4	1	1
\$225,001 - \$325,000	8	15.09%	0	3	5	0
\$325,001 and up	5	9.43%	0	2	3	0
<b>Total New Listed Units</b>	<b>53</b>		<b>8</b>	<b>33</b>	<b>11</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>9,448,748</b>	<b>100%</b>	<b>644.30K</b>	<b>5.73M</b>	<b>2.86M</b>	<b>209.00K</b>
<b>Average New Listed Listing Price</b>	<b>\$161,853</b>		<b>\$80,537</b>	<b>\$173,750</b>	<b>\$260,155</b>	<b>\$209,000</b>

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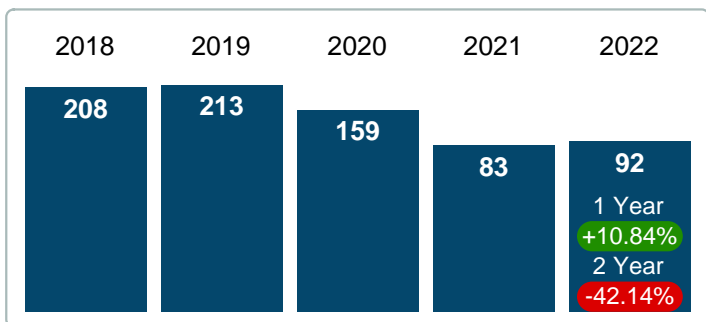
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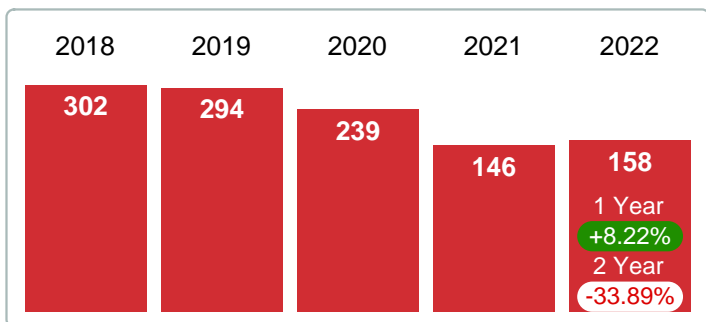
## ACTIVE INVENTORY

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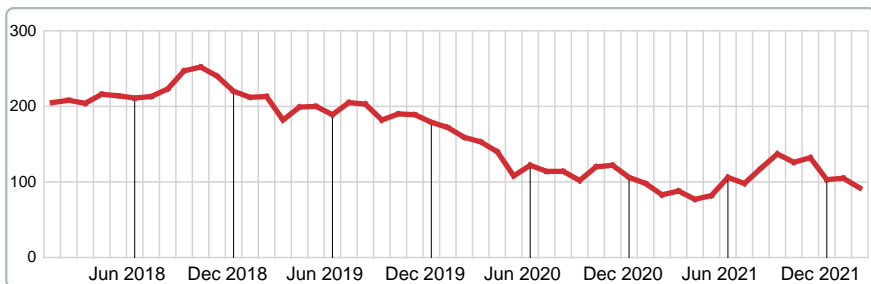
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

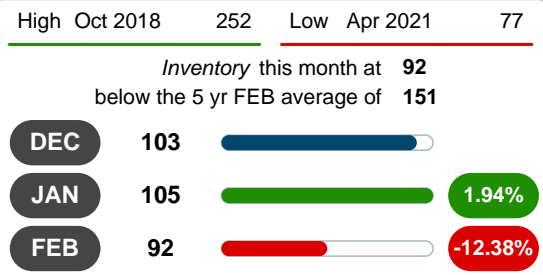


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 151



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	4.35%	99.8	3	0	1	0
\$25,001 - \$50,000	6	6.52%	71.5	0	4	2	0
\$50,001 - \$100,000	24	26.09%	63.8	8	16	0	0
\$100,001 - \$175,000	21	22.83%	58.6	5	14	2	0
\$175,001 - \$250,000	14	15.22%	43.1	0	9	5	0
\$250,001 - \$375,000	14	15.22%	66.4	1	9	2	2
\$375,001 and up	9	9.78%	85.3	0	4	4	1
<b>Total Active Inventory by Units</b>	<b>92</b>			<b>17</b>	<b>56</b>	<b>16</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>17,914,745</b>	<b>100%</b>	<b>64.0</b>	<b>1.79M</b>	<b>10.63M</b>	<b>4.32M</b>	<b>1.18M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$194,725</b>			<b>\$105,194</b>	<b>\$189,810</b>	<b>\$269,794</b>	<b>\$393,467</b>

# February 2022



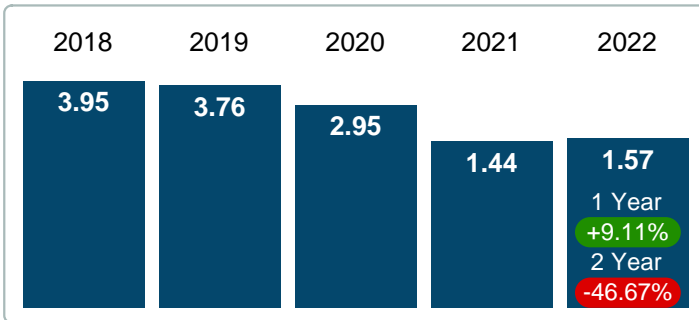
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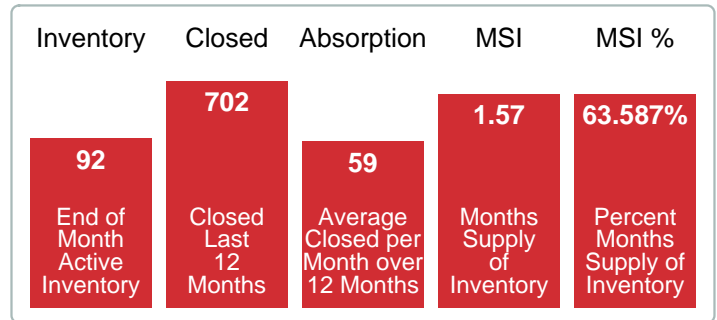
## MONTHS SUPPLY of INVENTORY (MSI)

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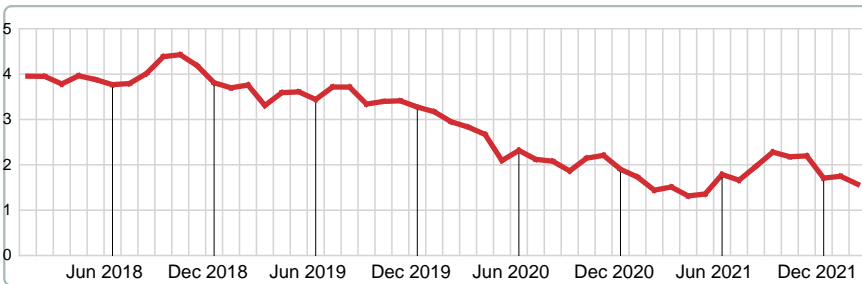
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

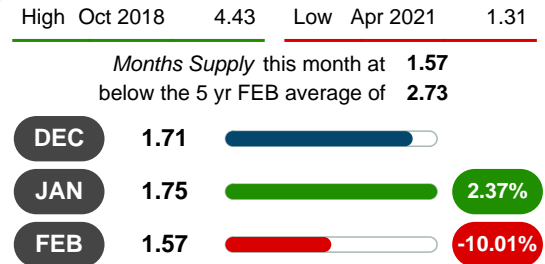


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 2.73



### 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
\$40,000 and less	10	10.87%	1.79	1.50	1.37	7.20	0.00
\$40,001 - \$70,000	10	10.87%	1.76	1.71	2.12	0.00	0.00
\$70,001 - \$100,000	14	15.22%	1.98	1.71	2.40	0.00	0.00
\$100,001 - \$180,000	22	23.91%	1.03	3.53	0.89	0.67	0.00
\$180,001 - \$270,000	15	16.30%	1.32	0.00	1.38	1.54	0.00
\$270,001 - \$370,000	11	11.96%	2.64	12.00	3.82	0.52	6.00
\$370,001 and up	10	10.87%	3.00	0.00	4.36	2.73	1.71
Market Supply of Inventory (MSI)			1.57	1.98	1.52	1.40	1.80
Total Active Inventory by Units		100%	157	17	56	16	3

# February 2022



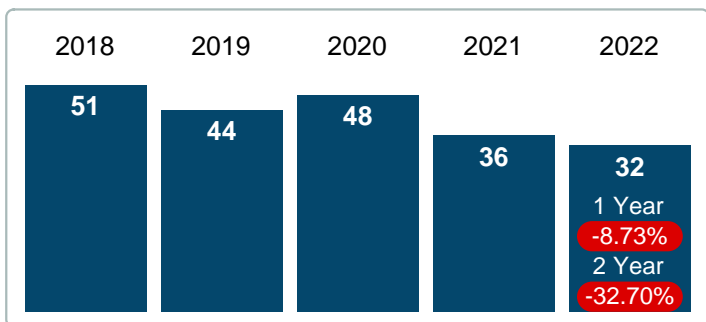
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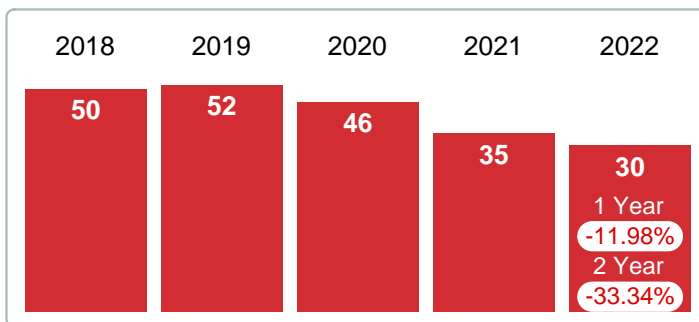
## AVERAGE DAYS ON MARKET TO SALE

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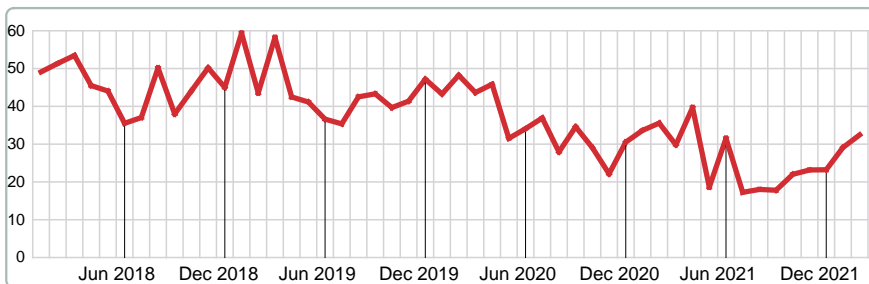
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

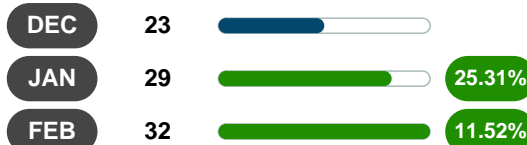


### 3 MONTHS

5 year FEB AVG = 42

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 32 below the 5 yr FEB average of 42



### 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
\$75,000 and less	12.12%	89	54	150	0	100
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$125,000	24.24%	28	75	12	10	0
\$125,001 - \$175,000	21.21%	21	0	18	36	0
\$175,001 - \$200,000	18.18%	13	0	13	14	0
\$200,001 - \$250,000	12.12%	13	0	13	0	0
\$250,001 and up	12.12%	55	0	24	65	0
<b>Average Closed DOM</b>		<b>32</b>	<b>64</b>	<b>21</b>	<b>43</b>	<b>100</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>32</b>	<b>4</b>	<b>22</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>6,055,500</b>	<b>335.00K</b>	<b>3.56M</b>	<b>2.13M</b>	<b>35.00K</b>

# February 2022



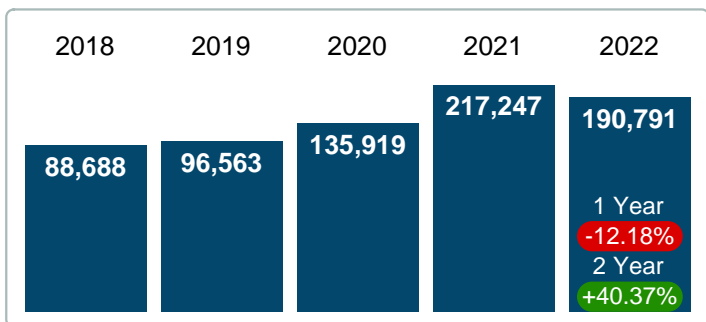
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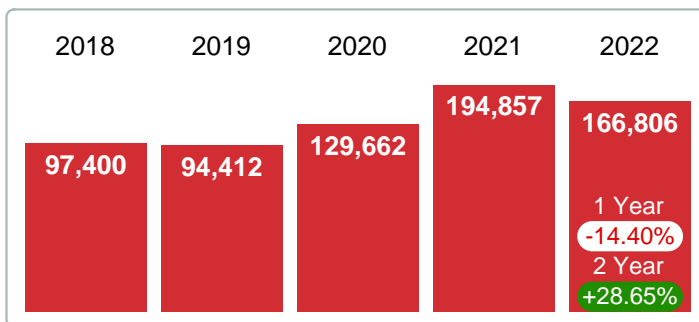
## AVERAGE LIST PRICE AT CLOSING

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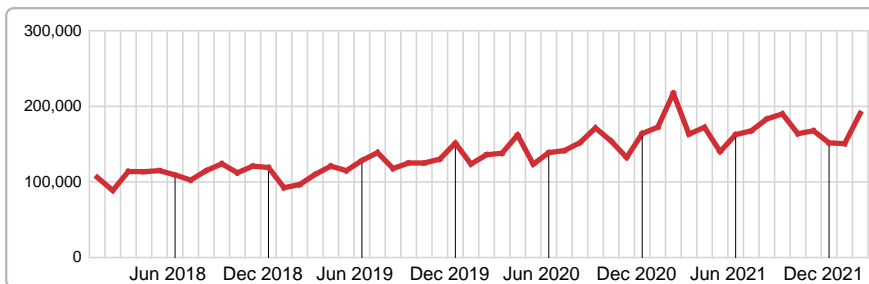
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 145,841

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

Average List Price at Closing this month at **190,791**  
above the 5 yr FEB average of **145,841**

- DEC 151,646
- JAN 150,653 (-0.65%)
- FEB 190,791 (26.64%)

### 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
\$75,000 and less	3	9.09%	53,333	77,000	53,000	0	35,000
\$75,001 - \$75,000	0	0.00%	0	0	0	0	0
\$75,001 - \$125,000	8	24.24%	97,050	111,950	97,500	118,000	0
\$125,001 - \$175,000	7	21.21%	145,371	0	155,433	149,900	0
\$175,001 - \$200,000	6	18.18%	190,300	0	192,080	220,000	0
\$200,001 - \$250,000	4	12.12%	226,850	0	237,225	0	0
\$250,001 and up	5	15.15%	458,580	0	268,000	581,633	0
Average List Price			190,791	94,475	165,927	372,133	35,000
Total Closed Units		100%	190,791	4	22	6	1
Total Closed Volume			6,296,100	377.90K	3.65M	2.23M	35.00K



# February 2022



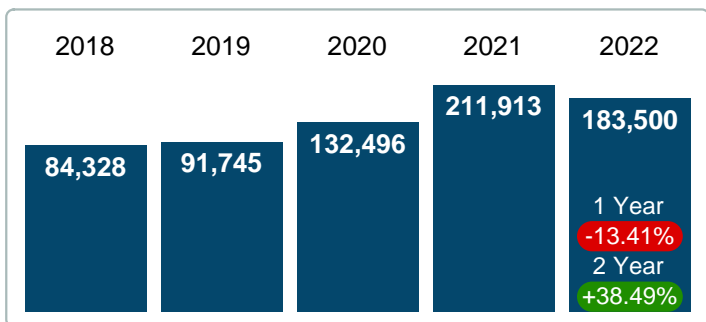
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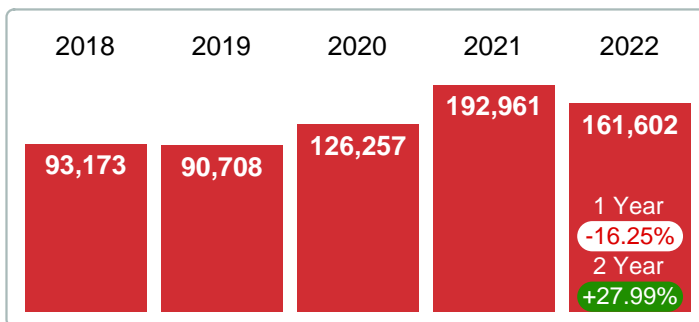
## AVERAGE SOLD PRICE AT CLOSING

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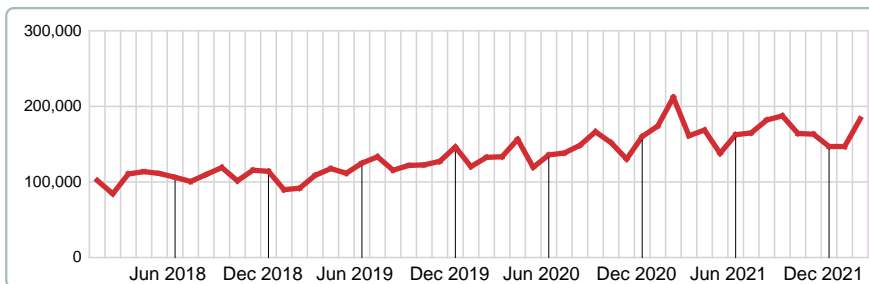
### FEBRUARY



### YEAR TO DATE (YTD)

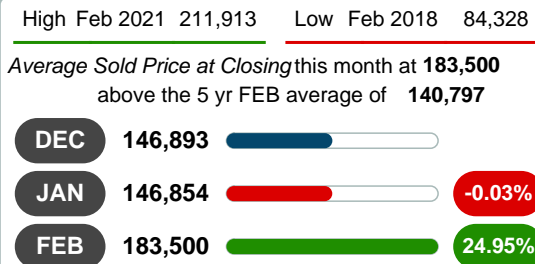


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 140,797



### 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
\$75,000 and less	12.12%	55,875	71,750	45,000	0	35,000
\$75,001 - \$75,000	0.00%	0	0	0	0	0
\$75,001 - \$125,000	24.24%	98,625	95,750	95,900	118,000	0
\$125,001 - \$175,000	21.21%	149,100	0	150,867	138,500	0
\$175,001 - \$200,000	18.18%	187,067	0	188,480	180,000	0
\$200,001 - \$250,000	12.12%	232,975	0	232,975	0	0
\$250,001 and up	12.12%	486,250	0	255,000	563,333	0
<b>Average Sold Price</b>		<b>183,500</b>	<b>83,750</b>	<b>161,773</b>	<b>354,417</b>	<b>35,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>183,500</b>	<b>4</b>	<b>22</b>	<b>6</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>6,055,500</b>	<b>335.00K</b>	<b>3.56M</b>	<b>2.13M</b>	<b>35.00K</b>

# February 2022



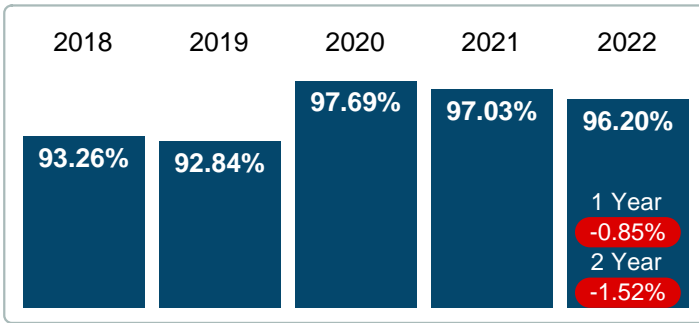
Area Delimited by County Of Muskogee - Residential Property Type



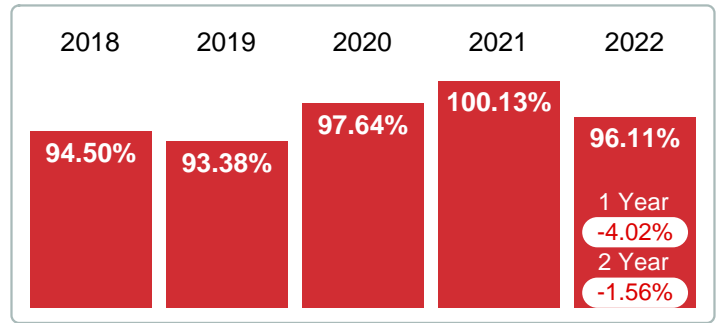
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

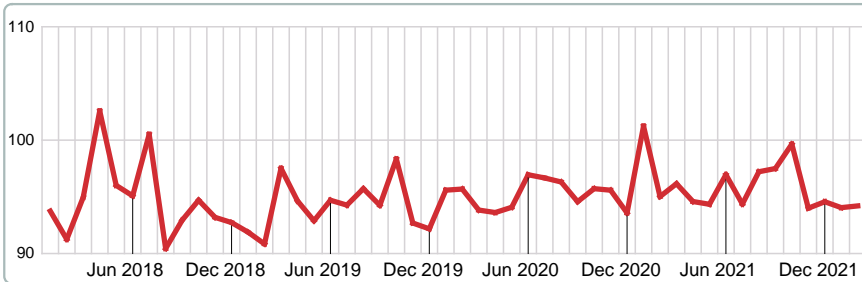
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

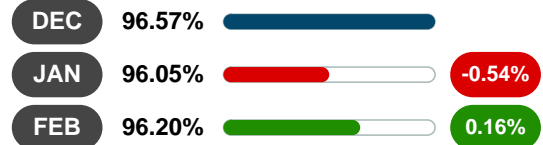


### 3 MONTHS

5 year FEB AVG = 95.40%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.20%** above the 5 yr FEB average of **95.40%**



### 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
\$75,000 and less	4	12.12%	92.88%	93.30%	84.91%	0.00%	100.00%
\$75,001 - \$75,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	24.24%	95.78%	85.57%	99.02%	100.00%	0.00%
\$125,001 - \$175,000	7	21.21%	97.09%	0.00%	97.87%	92.39%	0.00%
\$175,001 - \$200,000	6	18.18%	95.60%	0.00%	98.36%	81.82%	0.00%
\$200,001 - \$250,000	4	12.12%	98.88%	0.00%	98.88%	0.00%	0.00%
\$250,001 and up	4	12.12%	97.02%	0.00%	95.15%	97.65%	0.00%
Average Sold/List Ratio		96.20%		89.44%	97.71%	94.53%	100.00%
Total Closed Units		33	100%	4	22	6	1
Total Closed Volume		6,055,500		335.00K	3.56M	2.13M	35.00K

# February 2022



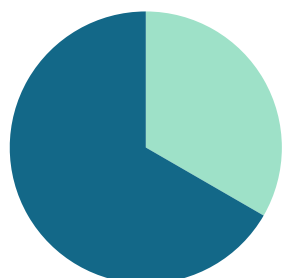
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

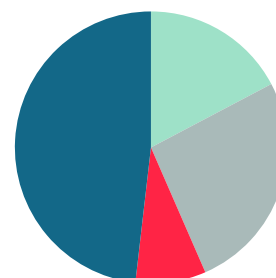


**Inventory**  
 New Listings  
**53 = 33.33%**  
 Start Inventory  
**106**  
 Total Inventory Units  
**159**  
 Volume  
**\$30,590,045**

### Market Activity

Closed Sales  
**33 = 17.28%**  
 Pending Sales  
**50 = 26.18%**  
 Other Off Market  
**16 = 8.38%**  
 Active Inventory  
**92 = 48.17%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	52	33	-36.54%	104	82	-21.15%
Pending Sales	52	50	-3.85%	112	105	-6.25%
New Listings	48	53	10.42%	110	126	14.55%
Average List Price	217,247	190,791	-12.18%	194,857	166,806	-14.40%
Average Sale Price	211,913	183,500	-13.41%	192,961	161,602	-16.25%
Average Percent of Selling Price to List Price	97.03%	96.20%	-0.85%	100.13%	96.11%	-4.02%
Average Days on Market to Sale	35.56	32.45	-8.73%	34.60	30.45	-11.98%
Monthly Inventory	83	92	10.84%	83	92	10.84%
Months Supply of Inventory	1.44	1.57	9.11%	1.44	1.57	9.11%

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

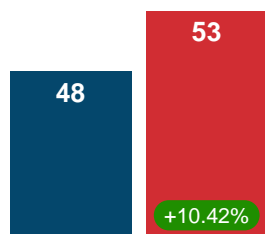
**Inventory** on February 28, 2022 = **92**

**2021** **2022**

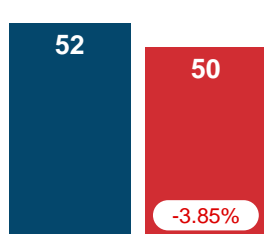
### FEBRUARY MARKET

### AVERAGE PRICES

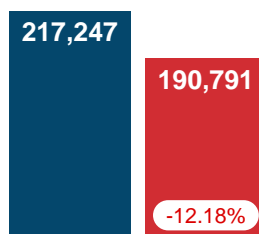
#### New Listings



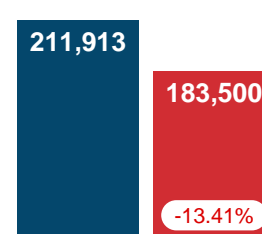
#### Pending Listings



#### List Price



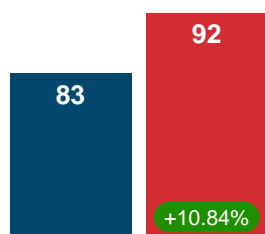
#### Sale Price



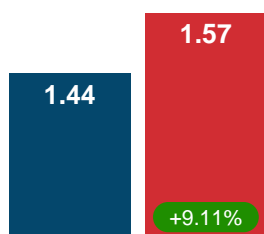
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

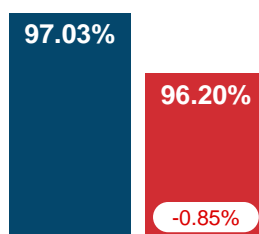
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

