

# February 2022



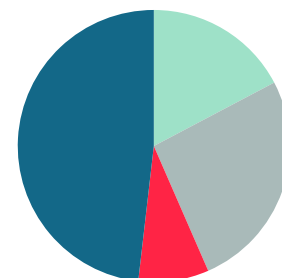
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	52	33	-36.54%
Pending Listings	52	50	-3.85%
New Listings	48	53	10.42%
Median List Price	149,900	159,900	6.67%
Median Sale Price	143,500	162,400	13.17%
Median Percent of Selling Price to List Price	98.79%	100.00%	1.23%
Median Days on Market to Sale	26.50	14.00	-47.17%
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.

#### 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 **13.17%** in February 2022 to \$162,400 versus the previous year at \$143,500.

#### Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 12.50 days or **47.17%** in February 2022 compared to last year's same month at **26.50** DOM.

#### Sales Success for February 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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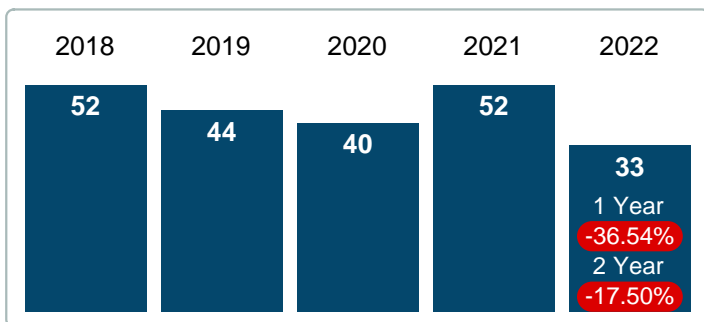
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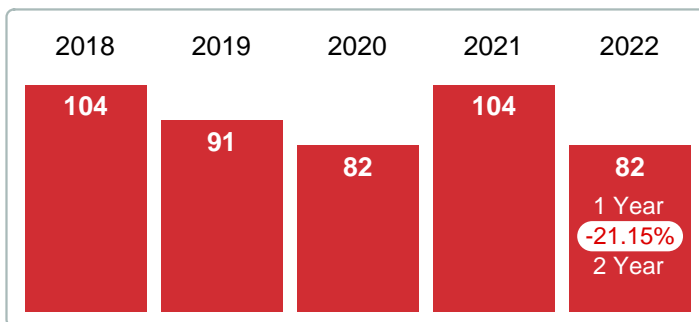
## CLOSED LISTINGS

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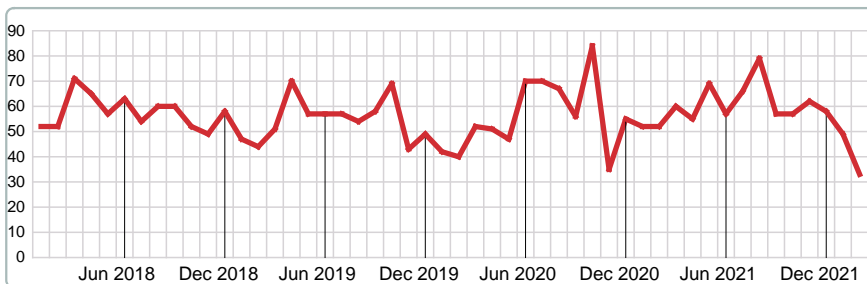
### FEBRUARY



### YEAR TO DATE (YTD)

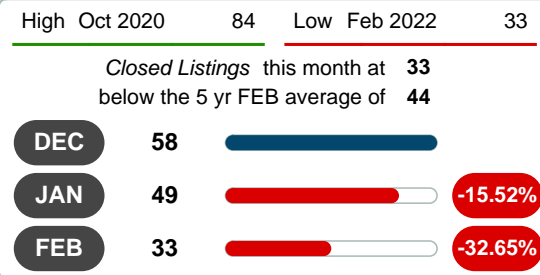


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 44



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	12.12%	95.5	2	1	0	1
\$75,001 - \$75,000	0	0.00%	95.5	0	0	0	0
\$75,001 - \$125,000	8	24.24%	8.0	2	5	1	0
\$125,001 - \$175,000	7	21.21%	5.0	0	6	1	0
\$175,001 - \$200,000	6	18.18%	10.0	0	5	1	0
\$200,001 - \$250,000	4	12.12%	12.0	0	4	0	0
\$250,001 and up	4	12.12%	56.5	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>14.0</b>	<b>335.00K</b>	<b>3.56M</b>	<b>2.13M</b>	<b>35.00K</b>
<b>Median Closed Price</b>	<b>\$162,400</b>			<b>\$80,000</b>	<b>\$170,000</b>	<b>\$265,000</b>	<b>\$35,000</b>

# February 2022



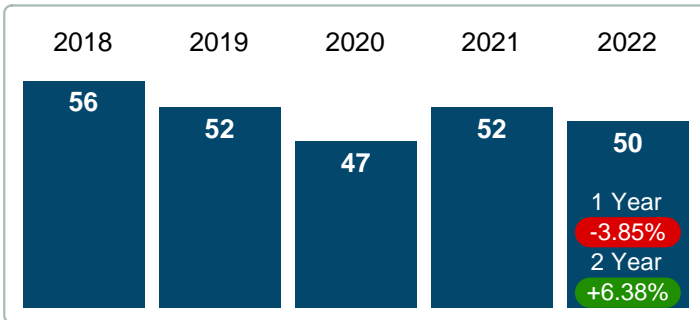
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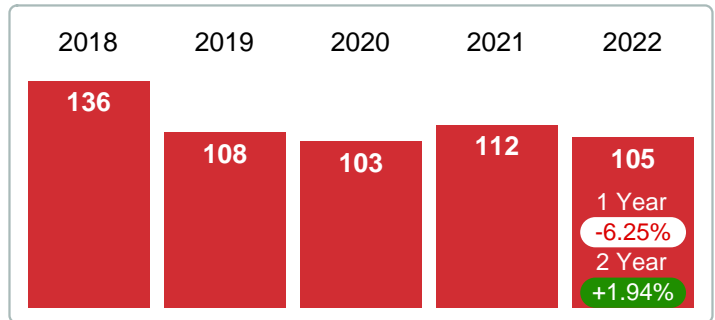
## PENDING LISTINGS

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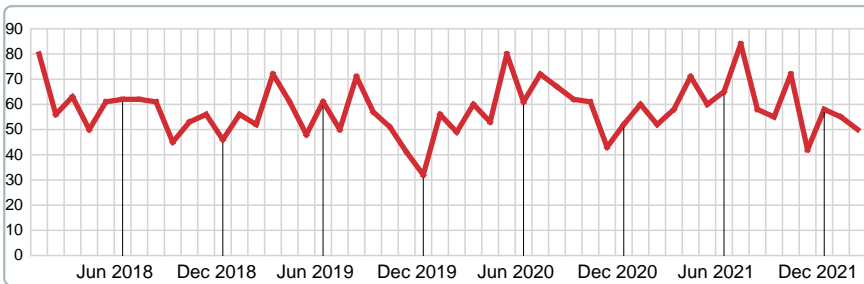
### FEBRUARY



### YEAR TO DATE (YTD)

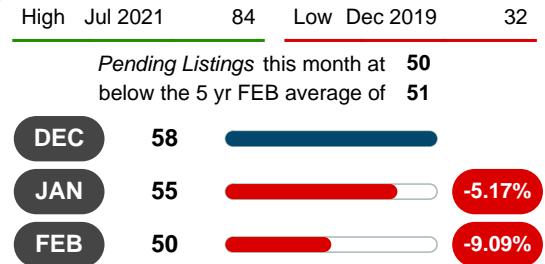


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 51



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.00%	3.0	3	1	0	0
\$50,001 - \$75,000	7	14.00%	86.0	3	4	0	0
\$75,001 - \$100,000	5	10.00%	28.0	2	2	1	0
\$100,001 - \$150,000	9	18.00%	4.0	0	7	2	0
\$150,001 - \$200,000	10	20.00%	10.0	0	10	0	0
\$200,001 - \$325,000	11	22.00%	12.0	0	6	3	2
\$325,001 and up	4	8.00%	19.5	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>11.0</b>	<b>444.30K</b>	<b>4.98M</b>	<b>2.20M</b>	<b>534.00K</b>
<b>Median Listing Price</b>	<b>\$151,000</b>			<b>\$54,500</b>	<b>\$157,000</b>	<b>\$283,000</b>	<b>\$267,000</b>

# February 2022



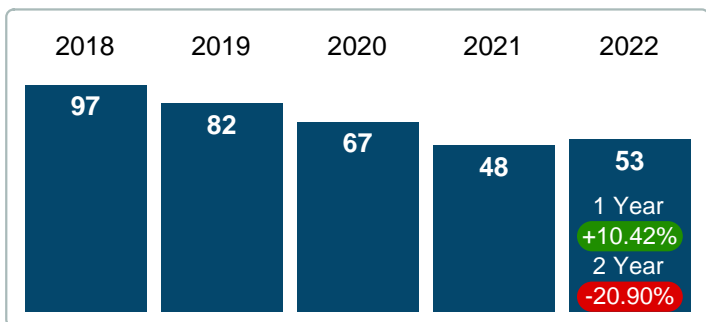
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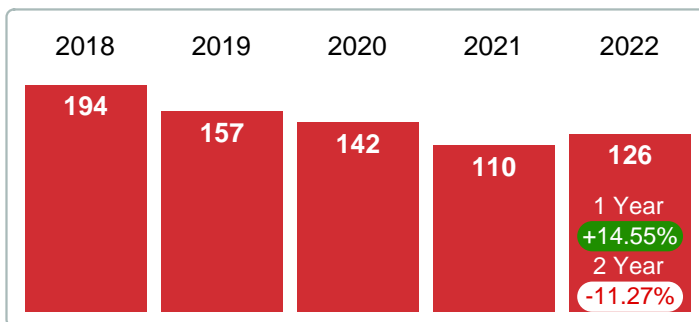
## NEW LISTINGS

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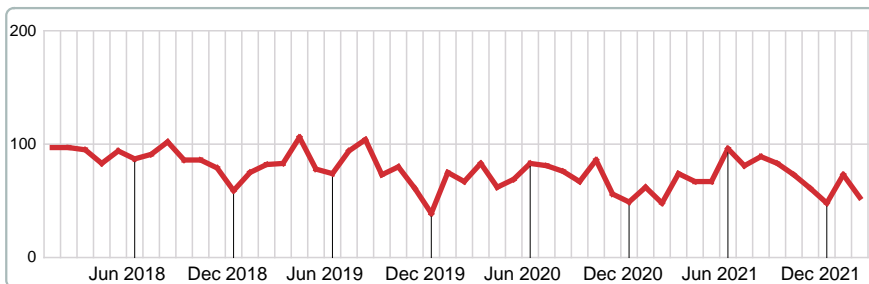
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

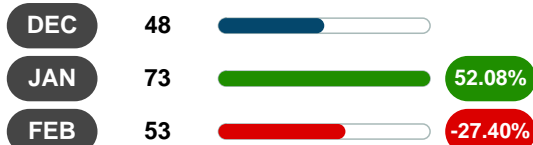


### 3 MONTHS

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 - \$80,000	7	13.21%	3	4	0	0
\$80,001 - \$110,000	8	15.09%	2	5	1	0
\$110,001 - \$170,000	14	26.42%	1	13	0	0
\$170,001 - \$230,000	8	15.09%	0	5	2	1
\$230,001 - \$320,000	6	11.32%	0	2	4	0
\$320,001 and up	6	11.32%	0	3	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>Median New Listed Listing Price</b>	<b>\$149,900</b>		<b>\$69,900</b>	<b>\$149,500</b>	<b>\$275,000</b>	<b>\$209,000</b>

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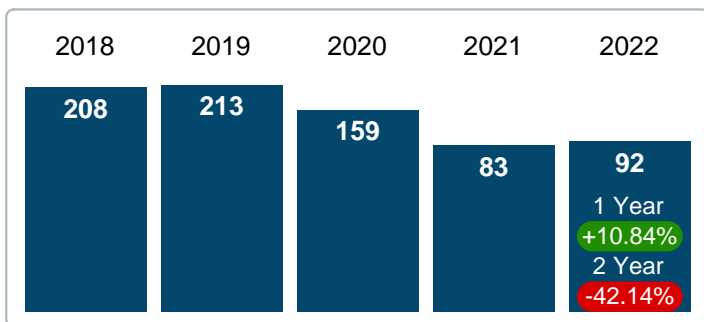
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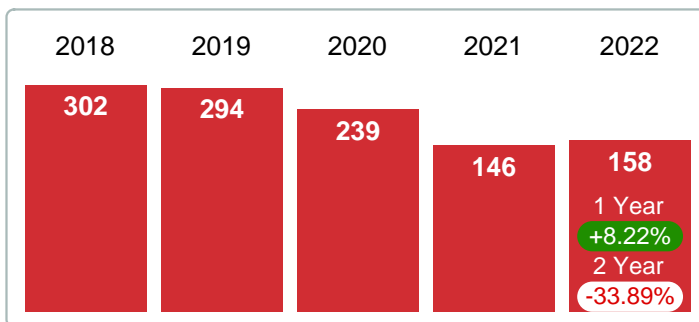
## ACTIVE INVENTORY

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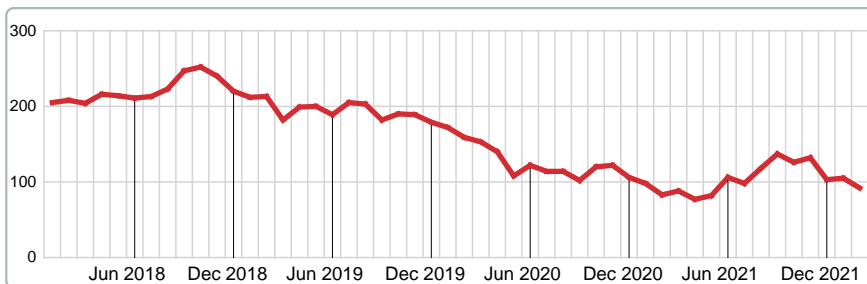
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

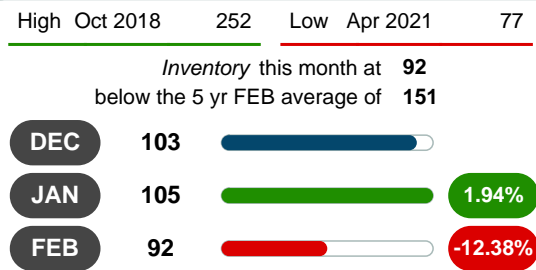


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 151



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	10	10.87%	89.5	3	4	3	0
\$40,001 - \$70,000	10	10.87%	31.0	4	6	0	0
\$70,001 - \$100,000	14	15.22%	38.5	4	10	0	0
\$100,001 - \$180,000	22	23.91%	42.0	5	15	2	0
\$180,001 - \$270,000	15	16.30%	28.0	0	10	5	0
\$270,001 - \$370,000	11	11.96%	61.0	1	7	1	2
\$370,001 and up	10	10.87%	55.0	0	4	5	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>46.0</b>	<b>1.79M</b>	<b>10.63M</b>	<b>4.32M</b>	<b>1.18M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$149,950</b>			<b>\$84,900</b>	<b>\$146,000</b>	<b>\$222,500</b>	<b>\$339,900</b>

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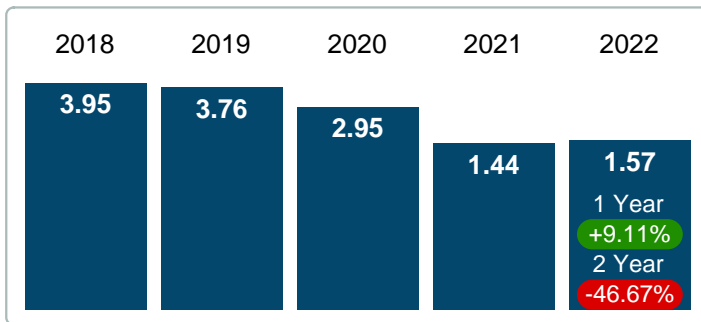
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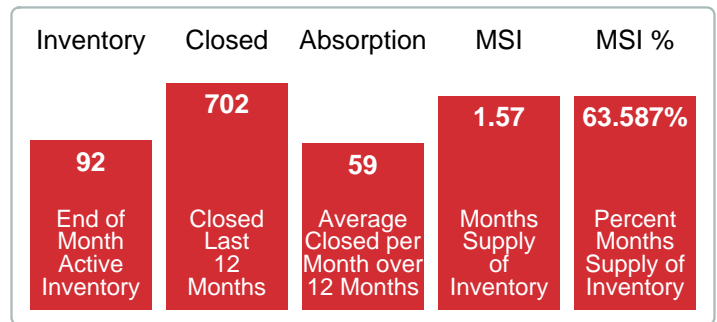
## MONTHS SUPPLY of INVENTORY (MSI)

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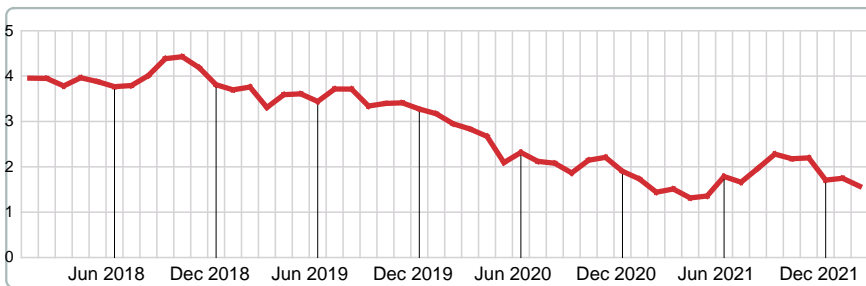
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

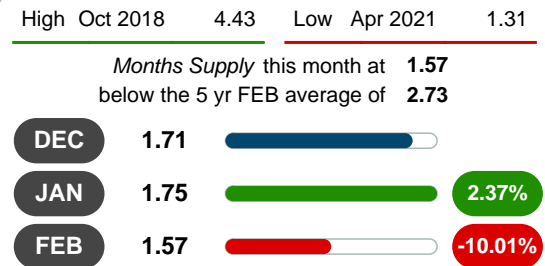


### 5 YEAR MARKET ACTIVITY TRENDS



### 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%	1.57	17	56	16	3

# February 2022



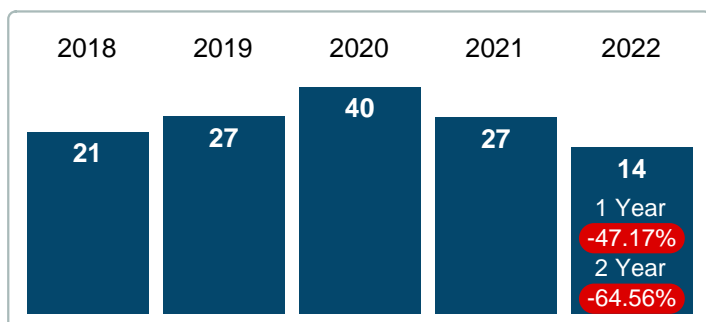
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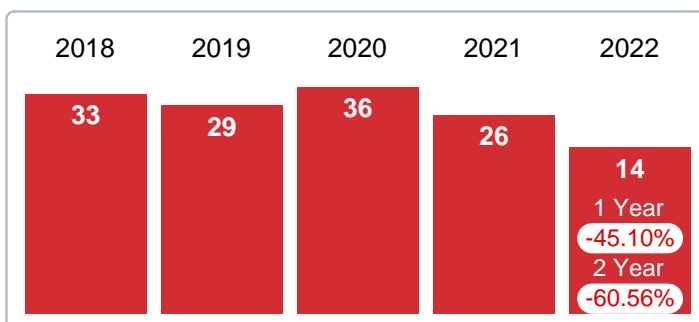
## MEDIAN DAYS ON MARKET TO SALE

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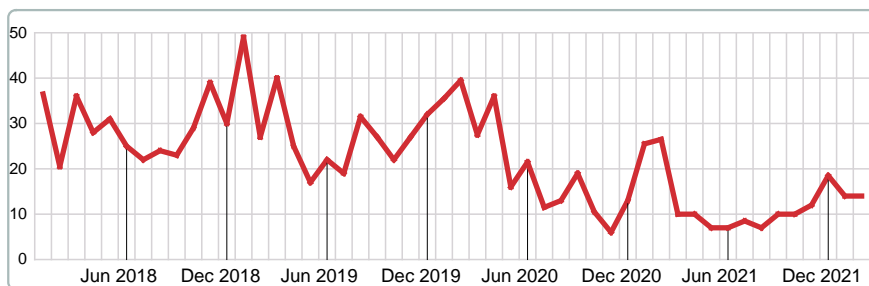
### FEBRUARY



### YEAR TO DATE (YTD)

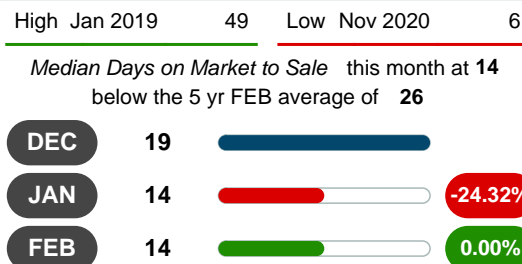


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 26



### 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
\$75,000 and less	4	12.12%	96	54	150	0	100
\$75,001 - \$75,000	0	0.00%	96	0	0	0	0
\$75,001 - \$125,000	8	24.24%	8	75	5	10	0
\$125,001 - \$175,000	7	21.21%	5	0	4	36	0
\$175,001 - \$200,000	6	18.18%	10	0	6	14	0
\$200,001 - \$250,000	4	12.12%	12	0	12	0	0
\$250,001 and up	4	12.12%	57	0	24	89	0
Median Closed DOM	14			75	6	25	100
Total Closed Units	33	100%	14.0	4	22	6	1
Total Closed Volume	6,055,500			335.00K	3.56M	2.13M	35.00K



# February 2022



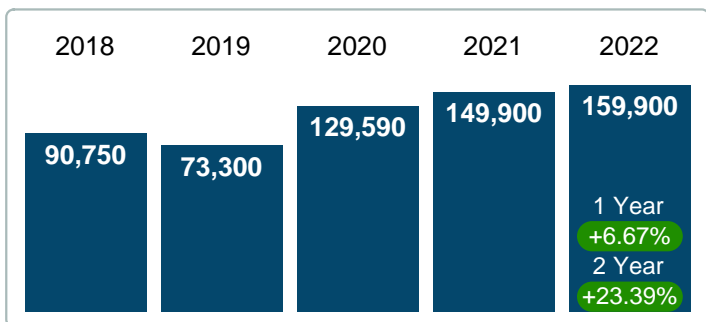
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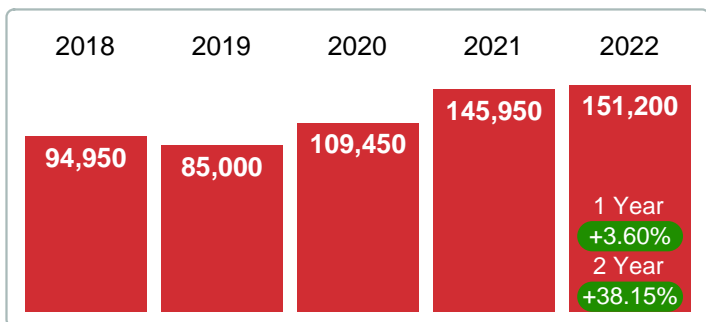
## MEDIAN LIST PRICE AT CLOSING

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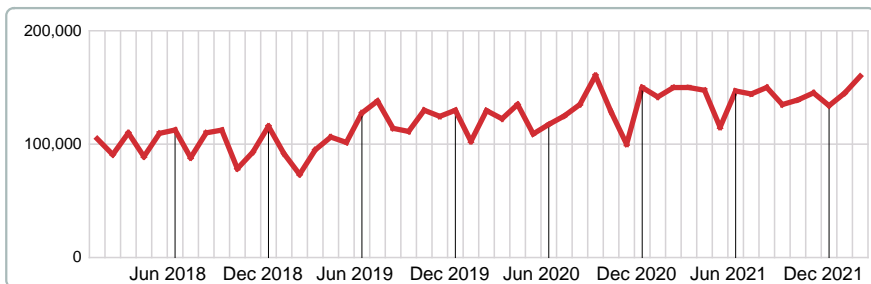
### FEBRUARY



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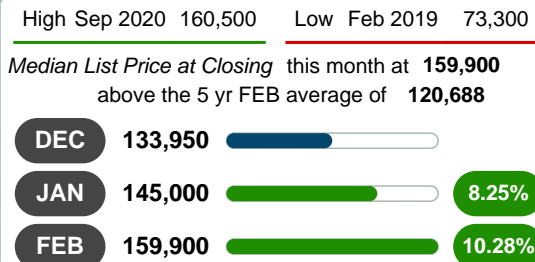


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 120,688



### 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
\$75,000 and less	3	9.09%	53,000	72,000	53,000	0	35,000
\$75,001 - \$75,000	0	0.00%	53,000	0	0	0	0
\$75,001 - \$125,000	8	24.24%	93,450	98,900	86,500	118,000	0
\$125,001 - \$175,000	7	21.21%	135,000	0	135,000	149,900	0
\$175,001 - \$200,000	6	18.18%	192,200	0	192,200	0	0
\$200,001 - \$250,000	4	12.12%	222,500	0	225,000	220,000	0
\$250,001 and up	5	15.15%	345,000	0	274,000	650,000	0
Median List Price			159,900	90,450	176,500	282,500	35,000
Total Closed Units		100%	159,900	4	22	6	1
Total Closed Volume			6,296,100	377.90K	3.65M	2.23M	35.00K



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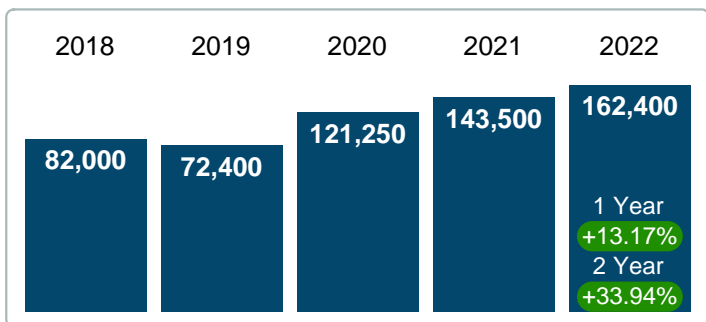
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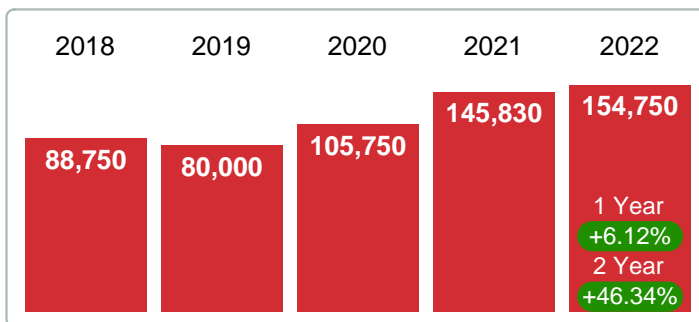
## MEDIAN SOLD PRICE AT CLOSING

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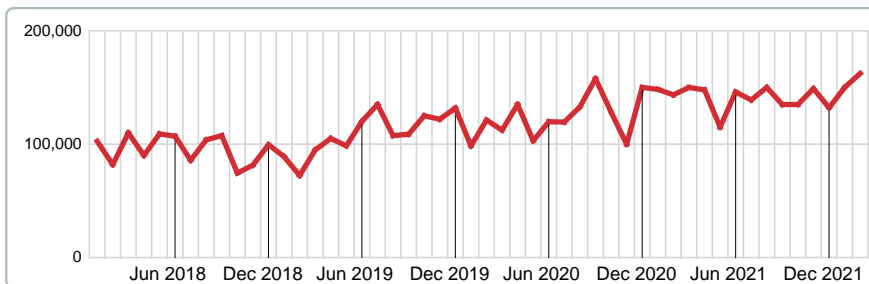
### FEBRUARY



### YEAR TO DATE (YTD)

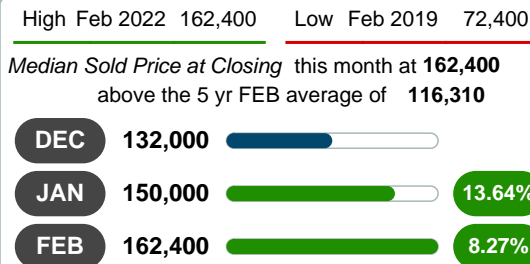


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 116,310



### 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	
\$75,000 and less	4	12.12%	56,750	71,750	45,000	0 35,000	
\$75,001 - \$75,000	0	0.00%	56,750	0	0	0 0	
\$75,001 - \$125,000	8	24.24%	93,750	95,750	88,000	118,000 0	
\$125,001 - \$175,000	7	21.21%	142,900	0	152,650	138,500 0	
\$175,001 - \$200,000	6	18.18%	182,450	0	184,900	180,000 0	
\$200,001 - \$250,000	4	12.12%	236,700	0	236,700	0 0	
\$250,001 and up	4	12.12%	487,500	0	255,000	625,000 0	
Median Sold Price		162,400		80,000	170,000	265,000 35,000	
Total Closed Units		33	100%	162,400	4	22	6 1
Total Closed Volume		6,055,500		335.00K	3.56M	2.13M	35.00K

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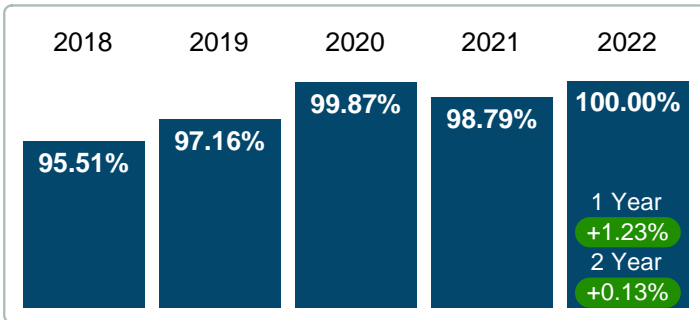
Area Delimited by County Of Muskogee - Residential Property Type



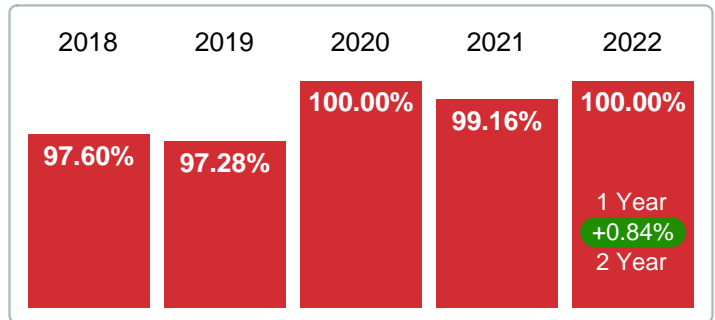
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

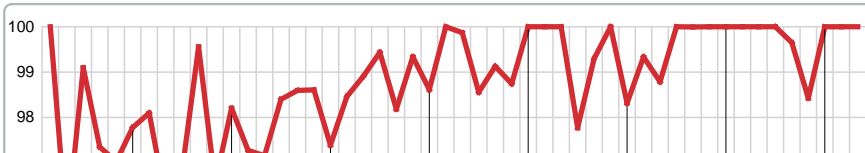
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 98.27%

High Feb 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr FEB average of **98.27%**

DEC 100.00%  
JAN 100.00%  
FEB 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
\$75,000 and less	4	12.12%	93.30%	93.30%	84.91%	0.00%	100.00%
\$75,001 - \$75,000	0	0.00%	93.30%	0.00%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	24.24%	100.00%	85.57%	100.00%	100.00%	0.00%
\$125,001 - \$175,000	7	21.21%	96.30%	0.00%	98.15%	92.39%	0.00%
\$175,001 - \$200,000	6	18.18%	100.00%	0.00%	100.00%	81.82%	0.00%
\$200,001 - \$250,000	4	12.12%	101.00%	0.00%	101.00%	0.00%	0.00%
\$250,001 and up	4	12.12%	95.75%	0.00%	95.15%	96.15%	0.00%
Median Sold/List Ratio		100.00%		88.70%	100.00%	95.75%	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



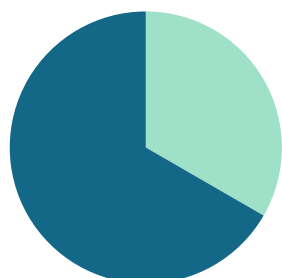
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

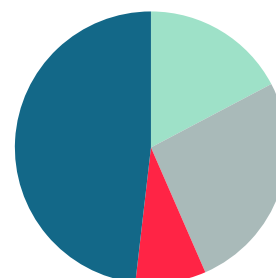


**Inventory**  
 New Listings  
**53 = 33.33%**  
 Start Inventory  
**106**  
 Total Inventory Units  
**159**  
 Volume  
**\$30,590,045**

### 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%
Median List Price	149,900	159,900	6.67%	145,950	151,200	3.60%
Median Sale Price	143,500	162,400	13.17%	145,830	154,750	6.12%
Median Percent of Selling Price to List Price	98.79%	100.00%	1.23%	99.16%	100.00%	0.84%
Median Days on Market to Sale	26.50	14.00	-47.17%	25.50	14.00	-45.10%
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

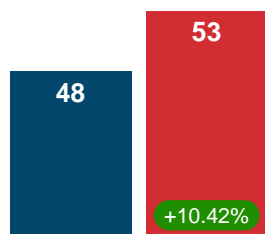
**Inventory** on February 28, 2022 = **92**

**2021** **2022**

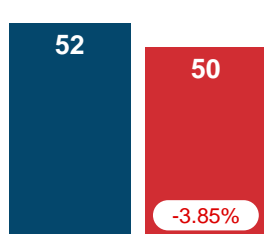
### FEBRUARY MARKET

### MEDIAN PRICES

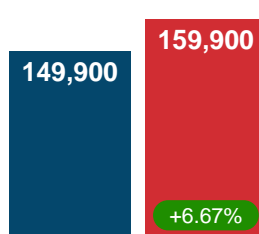
#### New Listings



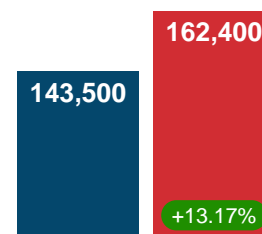
#### Pending Listings



#### List Price



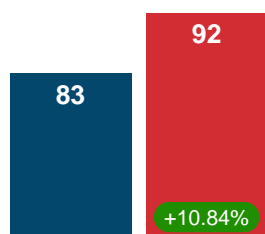
#### Sale Price



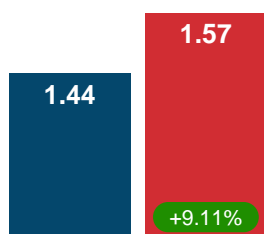
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

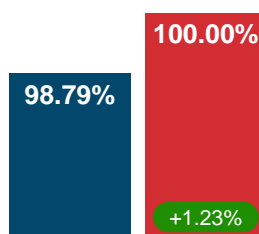
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

