

January 2022



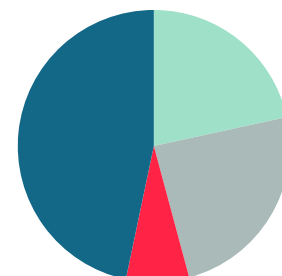
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	52	49	-5.77%
Pending Listings	60	55	-8.33%
New Listings	62	73	17.74%
Average List Price	172,466	150,653	-12.65%
Average Sale Price	174,008	146,854	-15.61%
Average Percent of Selling Price to List Price	103.23%	96.05%	-6.96%
Average Days on Market to Sale	33.63	29.10	-13.48%
End of Month Inventory	98	106	8.16%
Months Supply of Inventory	1.73	1.76	1.86%



■ Closed (21.59%)
■ Pending (24.23%)
■ Other OffMarket (7.49%)
■ Active (46.70%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of January 31, 2022 = **106**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2022 rose **8.16%** to 106 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.76** 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 **15.61%** in January 2022 to \$146,854 versus the previous year at \$174,008.

Average Days on Market Shortens

The average number of **29.10** days that homes spent on the market before selling decreased by 4.53 days or **13.48%** in January 2022 compared to last year's same month at **33.63** DOM.

Sales Success for January 2022 is Positive

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

There were 73 New Listings in January 2022, up **17.74%** from last year at 62. Furthermore, there were 49 Closed Listings this month versus last year at 52, a **-5.77%** decrease.

Closed versus Listed trends yielded a **67.1%** ratio, down from previous year's, January 2021, at **83.9%**, a **19.97%** 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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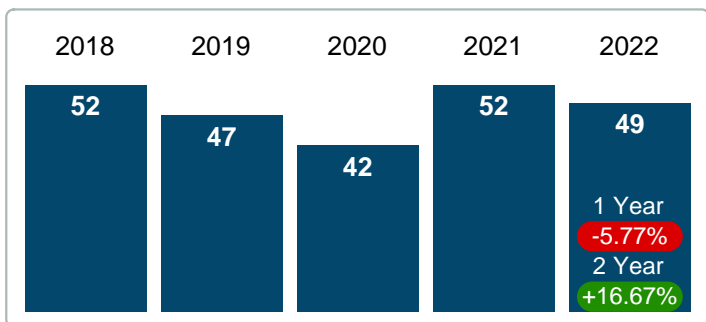
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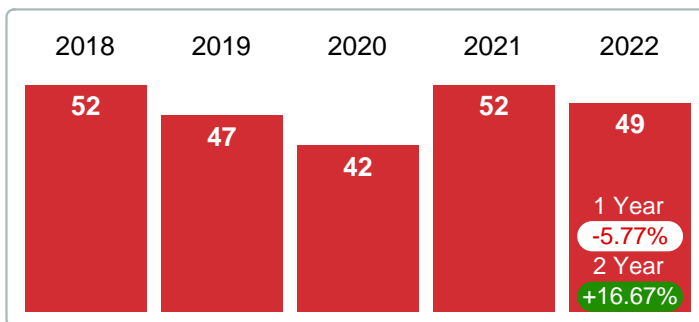
CLOSED LISTINGS

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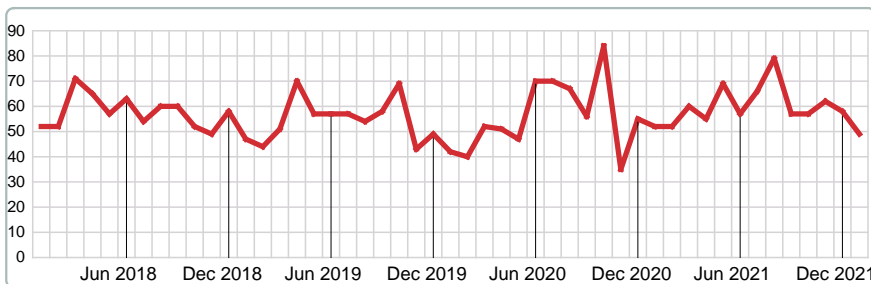
JANUARY



YEAR TO DATE (YTD)

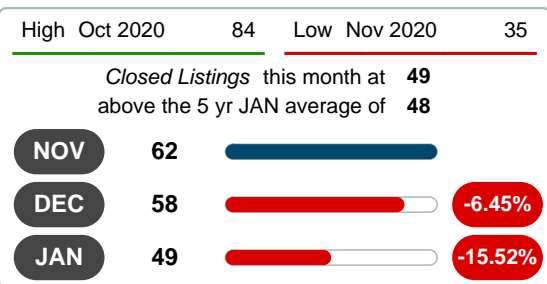


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 48



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	4	8.16%	29.8	1	2	1	0
\$30,001 - \$70,000	7	14.29%	48.7	3	2	2	0
\$70,001 - \$110,000	9	18.37%	45.9	0	5	4	0
\$110,001 - \$170,000	10	20.41%	15.0	0	8	2	0
\$170,001 - \$200,000	6	12.24%	13.5	0	3	3	0
\$200,001 - \$270,000	8	16.33%	8.8	1	6	1	0
\$270,001 and up	5	10.20%	50.4	0	2	3	0
Total Closed Units	49			5	28	16	0
Total Closed Volume	7,195,850	100%	29.1	372.05K	4.30M	2.53M	0.00B
Average Closed Price	\$146,854			\$74,410	\$153,471	\$157,913	\$0

January 2022



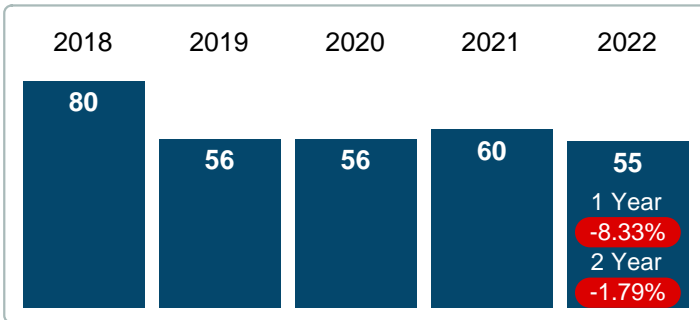
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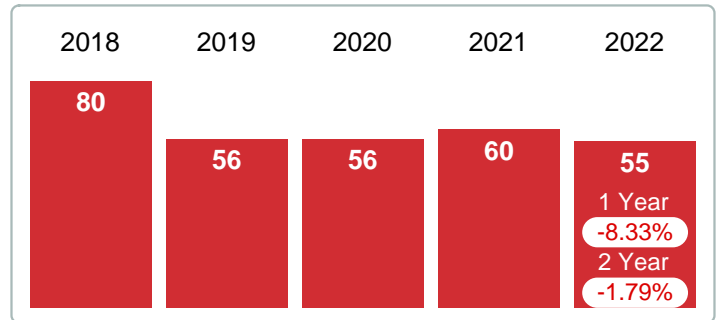
PENDING LISTINGS

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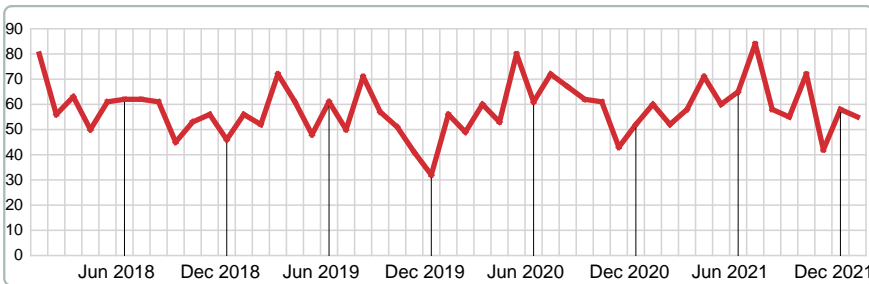
JANUARY



YEAR TO DATE (YTD)

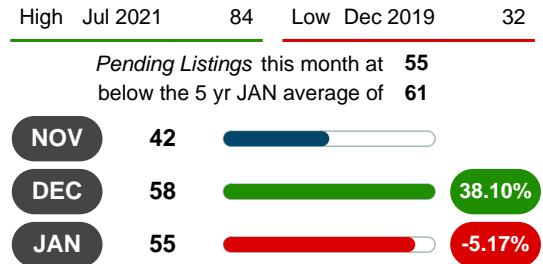


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 61



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	5	9.09%	49.2	1	2	1	1
\$50,001 - \$75,000	5	9.09%	32.2	2	3	0	0
\$75,001 - \$75,000	0	0.00%	0.0	0	0	0	0
\$75,001 - \$125,000	16	29.09%	37.8	5	11	0	0
\$125,001 - \$200,000	17	30.91%	14.4	1	14	1	1
\$200,001 - \$275,000	5	9.09%	10.2	1	2	2	0
\$275,001 and up	7	12.73%	44.6	0	1	5	1
Total Pending Units	55			10	33	9	3
Total Pending Volume	8,893,923	100%	30.0	1.00M	4.25M	3.09M	549.00K
Average Listing Price	\$159,610			\$100,100	\$128,855	\$343,522	\$183,000

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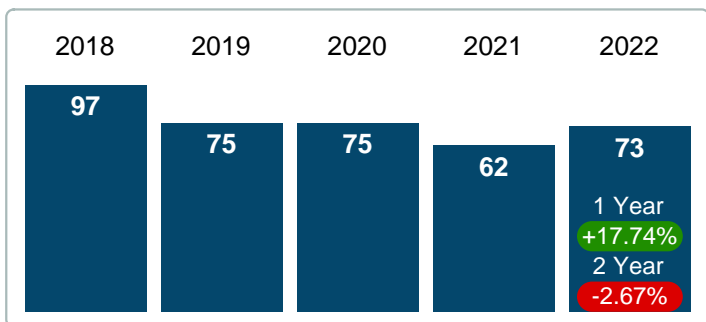
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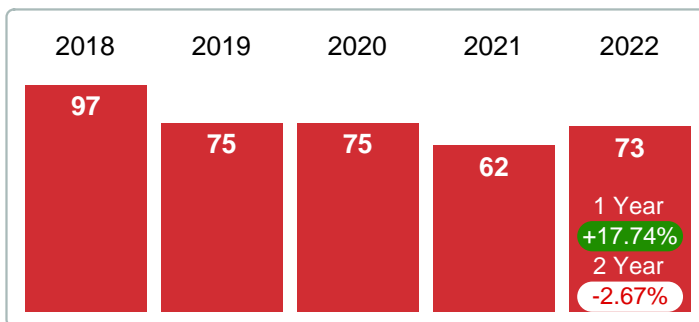
NEW LISTINGS

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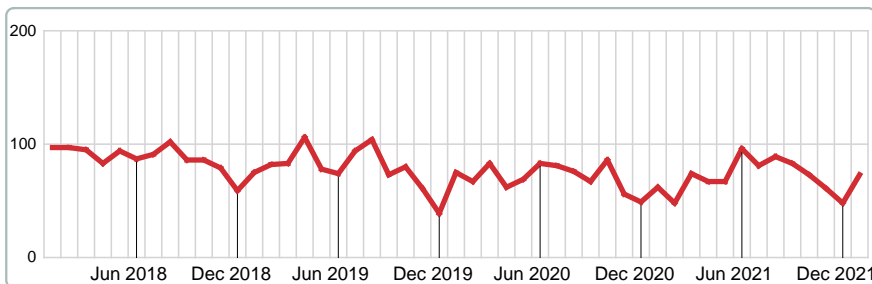
JANUARY



YEAR TO DATE (YTD)

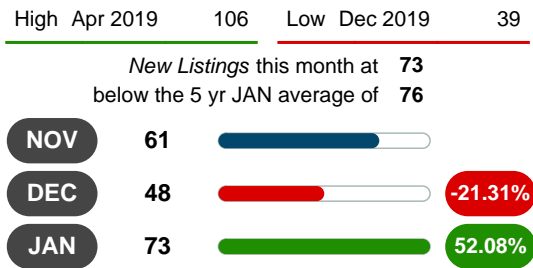


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 76



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	5.48%	3	1	0	0
\$50,001 - \$75,000	7	9.59%	3	4	0	0
\$75,001 - \$100,000	13	17.81%	3	10	0	0
\$100,001 - \$175,000	20	27.40%	1	16	2	1
\$175,001 - \$250,000	12	16.44%	1	9	2	0
\$250,001 - \$325,000	8	10.96%	0	4	3	1
\$325,001 and up	9	12.33%	0	3	4	2
Total New Listed Units	73		11	47	11	4
Total New Listed Volume	13,359,323	100%	968.80K	7.63M	3.58M	1.18M
Average New Listed Listing Price	\$167,302		\$88,073	\$162,420	\$325,264	\$294,725

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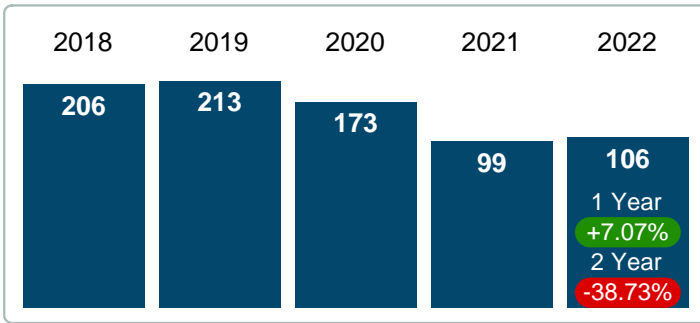
Area Delimited by County Of Muskogee - Residential Property Type



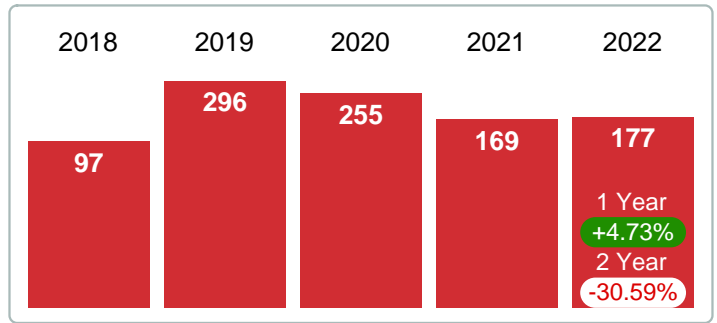
ACTIVE INVENTORY

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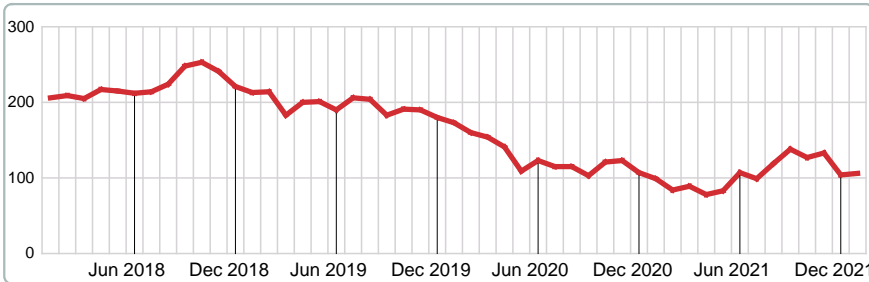
END OF JANUARY



ACTIVE DURING JANUARY

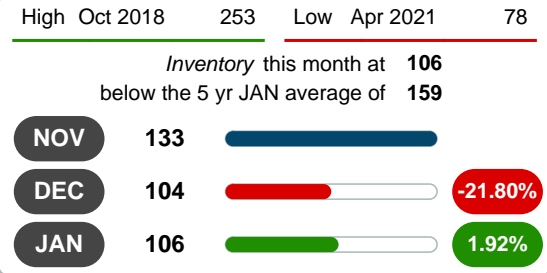


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 159



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	5	4.72%	84.0	4	0	1	0
\$25,001 - \$50,000	8	7.55%	50.5	3	4	1	0
\$50,001 - \$75,000	16	15.09%	102.9	8	8	0	0
\$75,001 - \$175,000	37	34.91%	68.7	8	24	5	0
\$175,001 - \$275,000	16	15.09%	37.8	1	12	3	0
\$275,001 - \$375,000	13	12.26%	51.5	1	6	3	3
\$375,001 and up	11	10.38%	84.4	0	6	4	1
Total Active Inventory by Units	106			25	60	17	4
Total Active Inventory by Volume	21,141,297	100%	68.0	2.25M	12.97M	4.42M	1.51M
Average Active Inventory Listing Price	\$199,446			\$89,832	\$216,097	\$260,253	\$376,350

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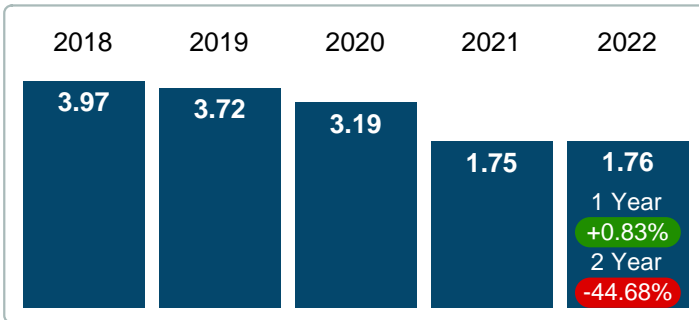
Area Delimited by County Of Muskogee - Residential Property Type



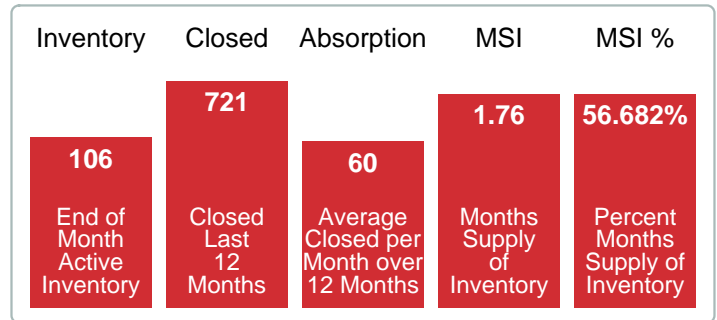
MONTHS SUPPLY of INVENTORY (MSI)

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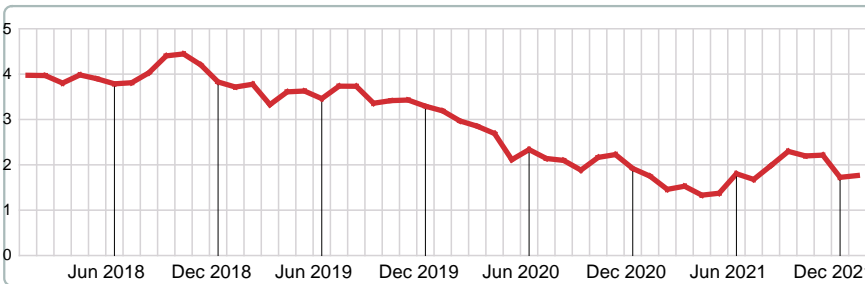
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

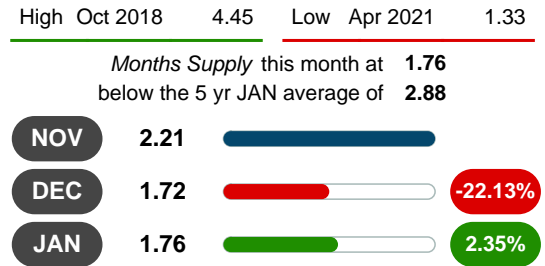


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.88



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
\$30,000 and less	7	6.60%	1.71	4.29	0.00	6.00	0.00
\$30,001 - \$60,000	12	11.32%	2.03	1.88	2.63	0.00	0.00
\$60,001 - \$90,000	18	16.98%	2.81	4.14	2.18	0.00	0.00
\$90,001 - \$170,000	25	23.58%	1.16	1.00	1.07	1.88	0.00
\$170,001 - \$280,000	21	19.81%	1.41	3.43	1.70	0.68	0.00
\$280,001 - \$390,000	12	11.32%	2.57	12.00	2.86	1.24	7.20
\$390,001 and up	11	10.38%	4.26	0.00	6.55	3.43	2.40
Market Supply of Inventory (MSI)			1.76	2.78	1.59	1.44	2.53
Total Active Inventory by Units		100%	1.76	25	60	17	4

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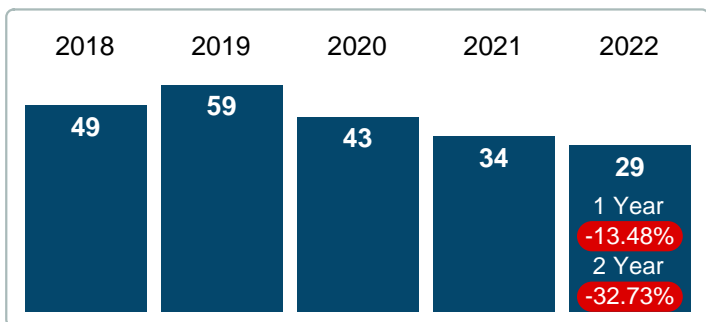
Area Delimited by County Of Muskogee - Residential Property Type



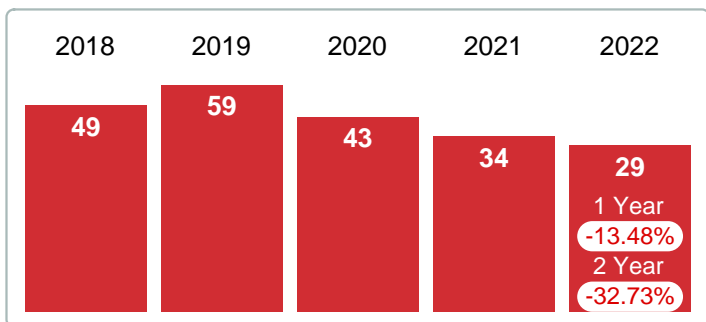
AVERAGE DAYS ON MARKET TO SALE

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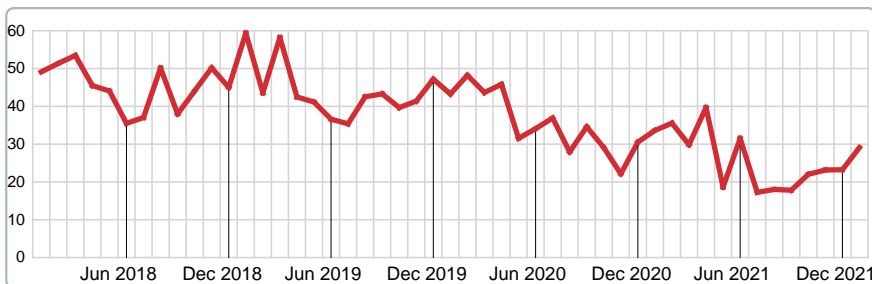
JANUARY



YEAR TO DATE (YTD)

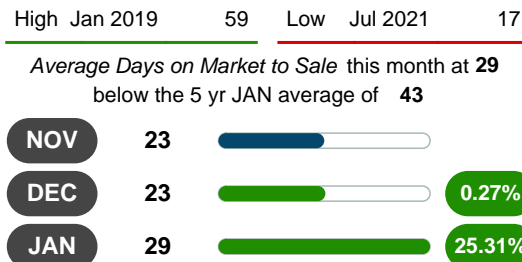


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 43



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
\$30,000 and less	8.16%	30	16	17	70	0
\$30,001 - \$70,000	14.29%	49	46	12	90	0
\$70,001 - \$110,000	18.37%	46	0	36	59	0
\$110,001 - \$170,000	20.41%	15	0	16	11	0
\$170,001 - \$200,000	12.24%	14	0	19	8	0
\$200,001 - \$270,000	16.33%	9	4	6	33	0
\$270,001 and up	10.20%	50	0	38	59	0
Average Closed DOM		29	32	19	46	0
Total Closed Units	100%	29	5	28	16	0
Total Closed Volume		7,195,850	372.05K	4.30M	2.53M	0.00B

January 2022



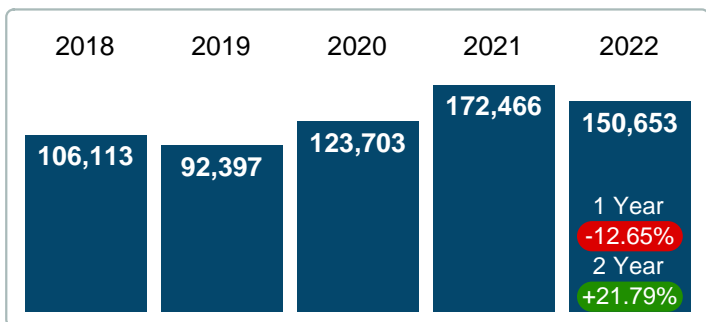
Area Delimited by County Of Muskogee - Residential Property Type



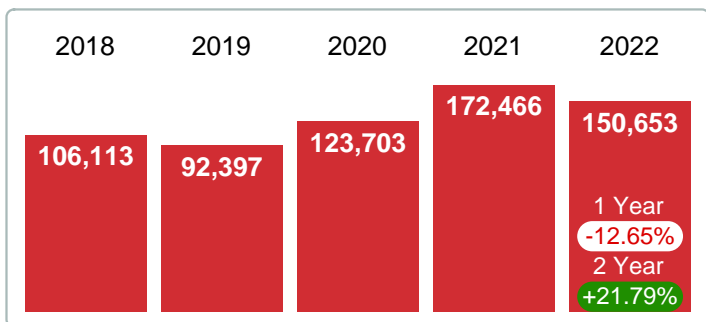
AVERAGE LIST PRICE AT CLOSING

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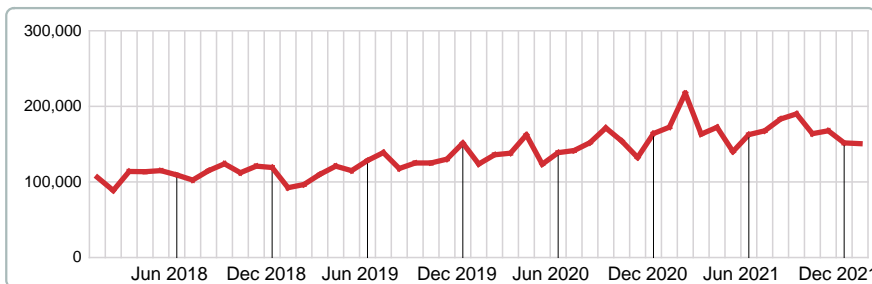
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

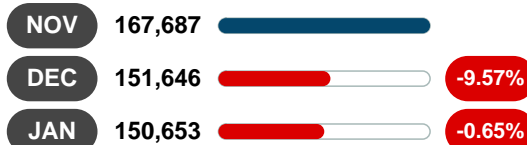


3 MONTHS

5 year JAN AVG = 129,067

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

Average List Price at Closing this month at **150,653**
above the 5 yr JAN average of **129,067**



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	2.04%	10,000	32,000	10,000	0	0
\$25,001 - \$50,000	16.33%	39,300	38,750	37,500	41,950	0
\$50,001 - \$100,000	12.24%	82,283	55,900	84,760	93,300	0
\$100,001 - \$175,000	34.69%	139,671	0	146,344	132,480	0
\$175,001 - \$200,000	6.12%	184,433	0	194,133	182,450	0
\$200,001 - \$275,000	20.41%	226,320	212,500	221,133	252,450	0
\$275,001 and up	8.16%	343,250	0	349,000	337,500	0
Average List Price		150,653	75,580	158,325	160,688	0
Total Closed Units	100%	150,653	5	28	16	0
Total Closed Volume		7,382,000	377.90K	4.43M	2.57M	0.00B

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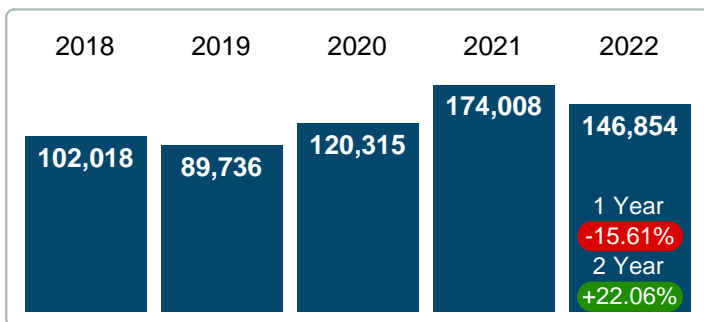
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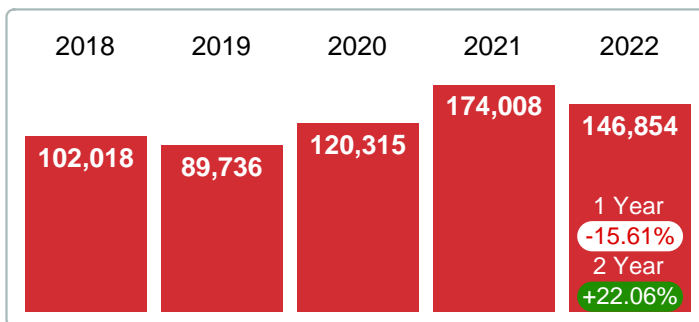
AVERAGE SOLD PRICE AT CLOSING

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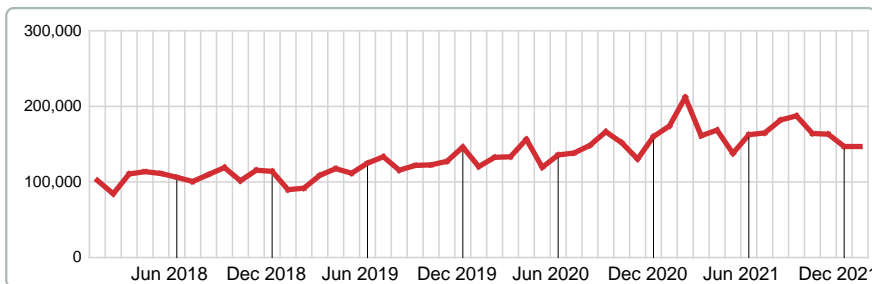
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

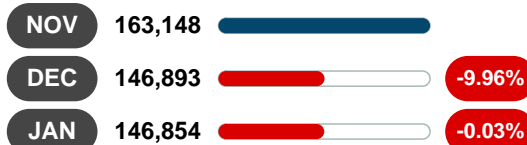


3 MONTHS

5 year JAN AVG = 126,586

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

Average Sold Price at Closing this month at **146,854**
above the 5 yr JAN average of **126,586**



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
\$30,000 and less	8.16%	22,375	25,000	19,000	26,500	0
\$30,001 - \$70,000	14.29%	46,029	42,700	49,800	47,250	0
\$70,001 - \$110,000	18.37%	93,744	0	92,400	95,425	0
\$110,001 - \$170,000	20.41%	149,110	0	149,400	147,950	0
\$170,001 - \$200,000	12.24%	181,817	0	181,800	181,833	0
\$200,001 - \$270,000	16.33%	219,119	218,950	217,333	230,000	0
\$270,001 and up	10.20%	321,100	0	326,500	317,500	0
Average Sold Price		146,854	74,410	153,471	157,913	0
Total Closed Units	100%	146,854	5	28	16	0
Total Closed Volume		7,195,850	372.05K	4.30M	2.53M	0.00B

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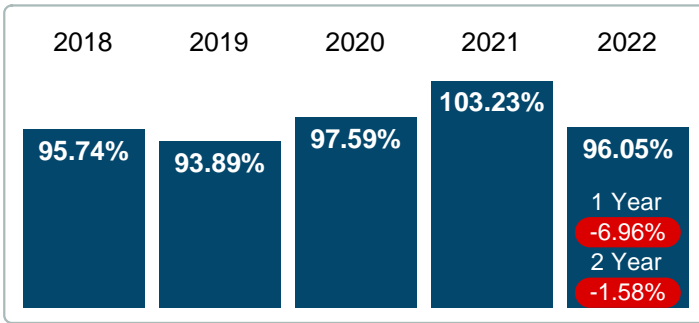
Area Delimited by County Of Muskogee - Residential Property Type



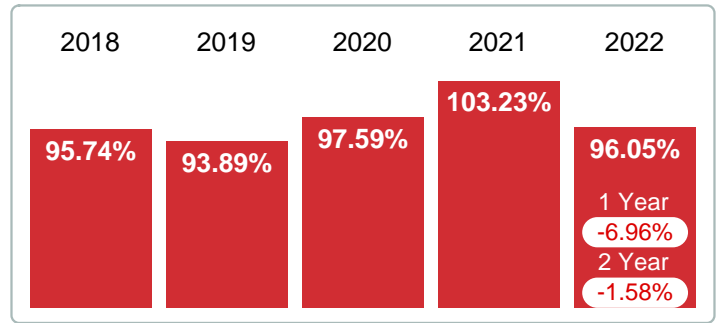
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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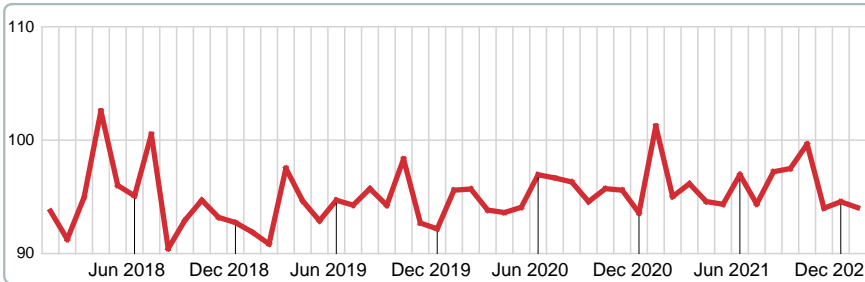
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

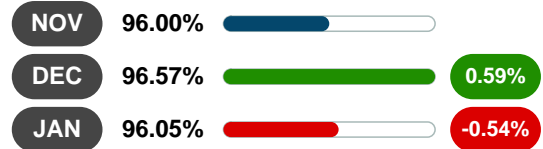


3 MONTHS

5 year JAN AVG = 97.30%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.05%**
below the 5 yr JAN average of **97.30%**



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
\$30,000 and less	<div style="width: 8.16%;"></div> 4	8.16%	81.56%	78.13%	90.00%	68.12%	0.00%
\$30,001 - \$70,000	<div style="width: 14.29%;"></div> 7	14.29%	94.61%	95.62%	109.38%	78.31%	0.00%
\$70,001 - \$110,000	<div style="width: 18.37%;"></div> 9	18.37%	91.92%	0.00%	92.10%	91.69%	0.00%
\$110,001 - \$170,000	<div style="width: 20.41%;"></div> 10	20.41%	102.37%	0.00%	100.68%	109.13%	0.00%
\$170,001 - \$200,000	<div style="width: 12.24%;"></div> 6	12.24%	97.74%	0.00%	94.44%	101.04%	0.00%
\$200,001 - \$270,000	<div style="width: 16.33%;"></div> 8	16.33%	98.96%	103.04%	98.46%	97.87%	0.00%
\$270,001 and up	<div style="width: 10.20%;"></div> 5	10.20%	97.74%	0.00%	93.75%	100.41%	0.00%
Average Sold/List Ratio		96.00%		93.61%	97.37%	94.50%	0.00%
Total Closed Units		49	100%	5	28	16	
Total Closed Volume		7,195,850		372.05K	4.30M	2.53M	0.00B

January 2022



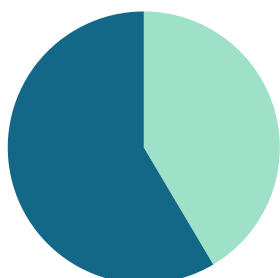
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

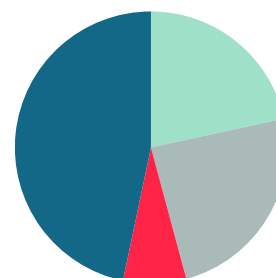


Inventory
 New Listings
73 = 41.48%
 Start Inventory
103
 Total Inventory Units
176
 Volume
\$31,834,720

Market Activity

Closed Sales
49 = 21.59%
 Pending Sales
55 = 24.23%
 Other Off Market
17 = 7.49%
 Active Inventory
106 = 46.70%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	52	49	-5.77%	52	49	-5.77%
Pending Sales	60	55	-8.33%	60	55	-8.33%
New Listings	62	73	17.74%	62	73	17.74%
Average List Price	172,466	150,653	-12.65%	172,466	150,653	-12.65%
Average Sale Price	174,008	146,854	-15.61%	174,008	146,854	-15.61%
Average Percent of Selling Price to List Price	103.23%	96.05%	-6.96%	103.23%	96.05%	-6.96%
Average Days on Market to Sale	33.63	29.10	-13.48%	33.63	29.10	-13.48%
Monthly Inventory	98	106	8.16%	98	106	8.16%
Months Supply of Inventory	1.73	1.76	1.86%	1.73	1.76	1.86%

Absorption: Last 12 months, an Average of **60** Sales/Month

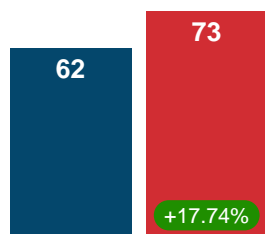
Inventory on January 31, 2022 = **106**

2021 2022

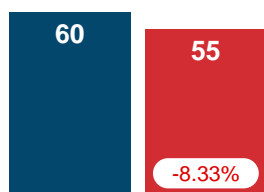
JANUARY MARKET

AVERAGE PRICES

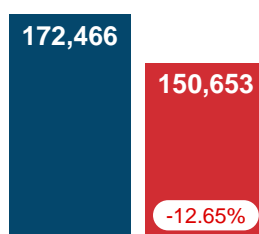
New Listings



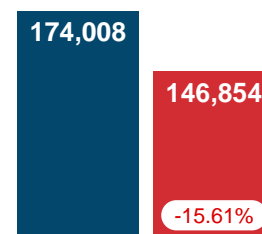
Pending Listings



List Price



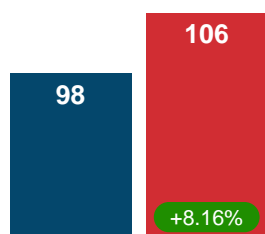
Sale Price



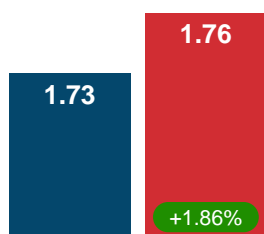
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

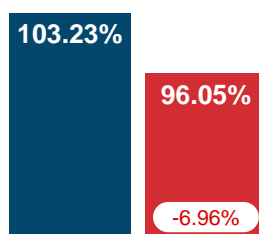
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

