

# January 2022



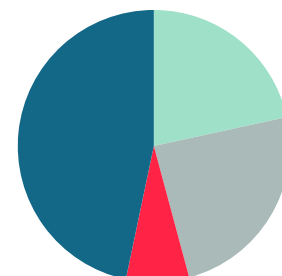
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	141,650	145,000	2.36%
Median Sale Price	148,330	150,000	1.13%
Median Percent of Selling Price to List Price	99.33%	100.00%	0.67%
Median Days on Market to Sale	25.50	14.00	-45.10%
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.

#### 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 **1.13%** in January 2022 to \$150,000 versus the previous year at \$148,330.

#### Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 11.50 days or **45.10%** in January 2022 compared to last year's same month at **25.50** DOM.

#### Sales Success for January 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 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.

### 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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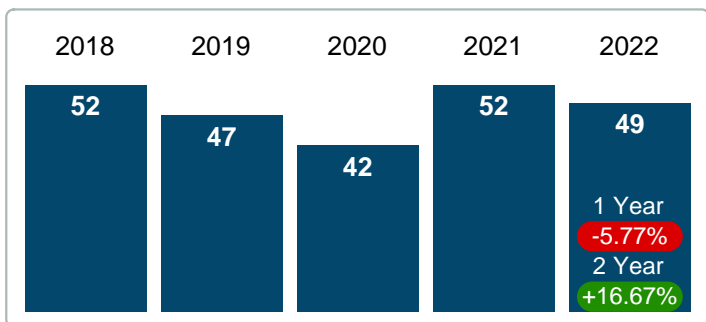
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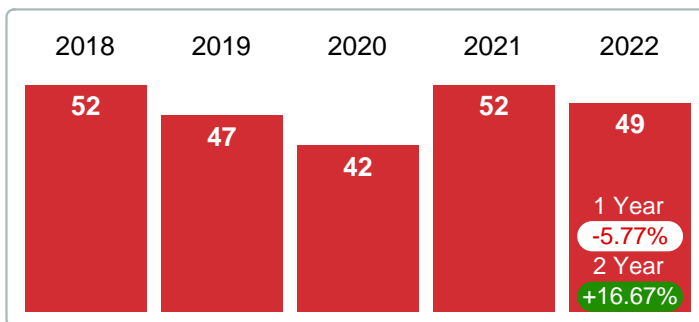
## CLOSED LISTINGS

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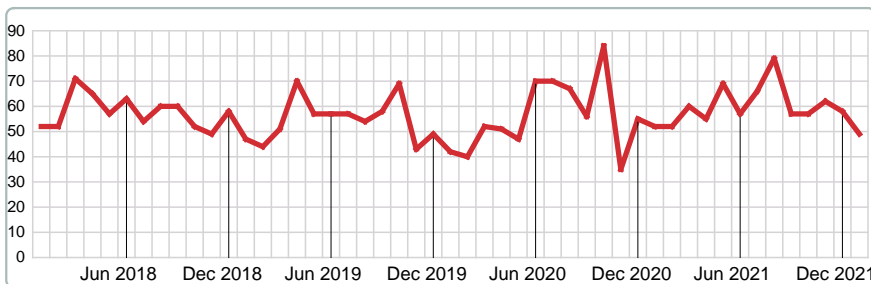
### JANUARY



### YEAR TO DATE (YTD)

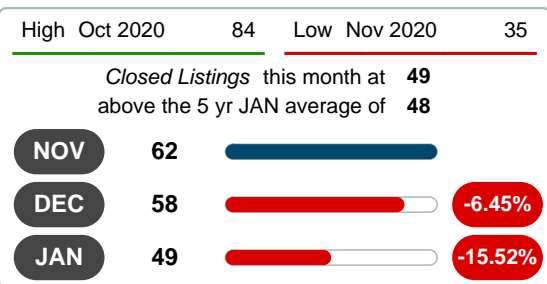


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 48



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	4	8.16%	19.5	1	2	1	0
\$30,001 - \$70,000	7	14.29%	19.0	3	2	2	0
\$70,001 - \$110,000	9	18.37%	17.0	0	5	4	0
\$110,001 - \$170,000	10	20.41%	6.0	0	8	2	0
\$170,001 - \$200,000	6	12.24%	10.5	0	3	3	0
\$200,001 - \$270,000	8	16.33%	4.0	1	6	1	0
\$270,001 and up	5	10.20%	14.0	0	2	3	0
<b>Total Closed Units</b>	<b>49</b>			<b>5</b>	<b>28</b>	<b>16</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>7,195,850</b>	<b>100%</b>	<b>14.0</b>	<b>372.05K</b>	<b>4.30M</b>	<b>2.53M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$150,000</b>			<b>\$43,600</b>	<b>\$162,250</b>	<b>\$147,950</b>	<b>\$0</b>

# January 2022



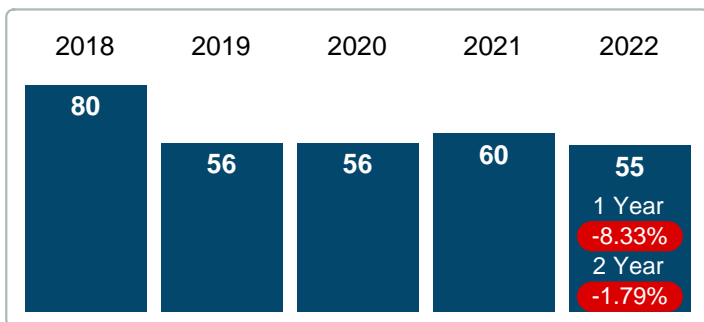
Area Delimited by County Of Muskogee - Residential Property Type



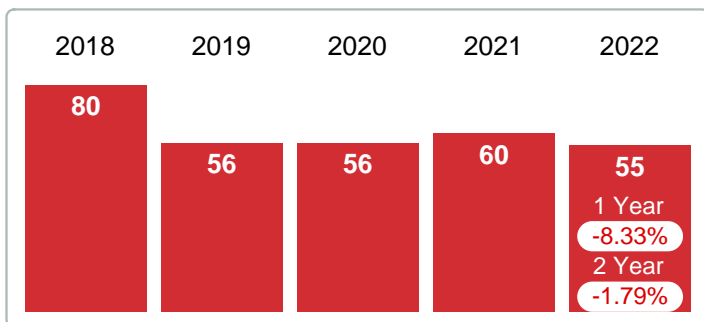
## PENDING LISTINGS

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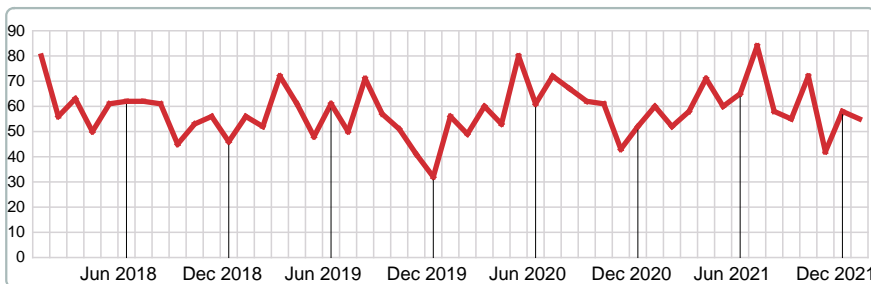
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 61

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 55 below the 5 yr JAN average of 61



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	5	9.09%	32.0	1	2	1	1
\$60,001 - \$80,000	8	14.55%	11.0	3	5	0	0
\$80,001 - \$80,000	0	0.00%	11.0	0	0	0	0
\$80,001 - \$140,000	20	36.36%	5.5	4	15	1	0
\$140,001 - \$200,000	10	18.18%	6.0	1	8	0	1
\$200,001 - \$290,000	6	10.91%	11.0	1	2	3	0
\$290,001 and up	6	10.91%	43.5	0	1	4	1
<b>Total Pending Units</b>	<b>55</b>			<b>10</b>	<b>33</b>	<b>9</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>8,893,923</b>	<b>100%</b>	<b>10.0</b>	<b>1.00M</b>	<b>4.25M</b>	<b>3.09M</b>	<b>549.00K</b>
<b>Median Listing Price</b>	<b>\$129,900</b>			<b>\$83,200</b>	<b>\$129,000</b>	<b>\$282,000</b>	<b>\$164,500</b>

# January 2022



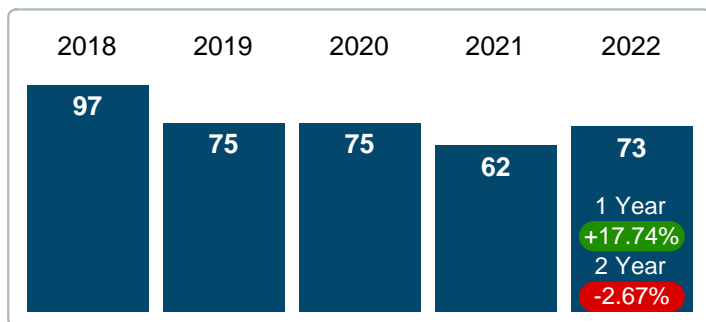
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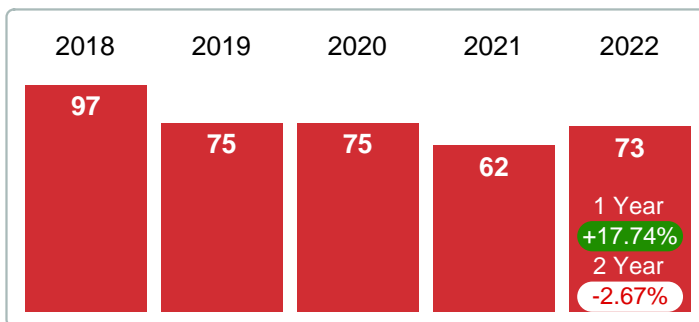
## NEW LISTINGS

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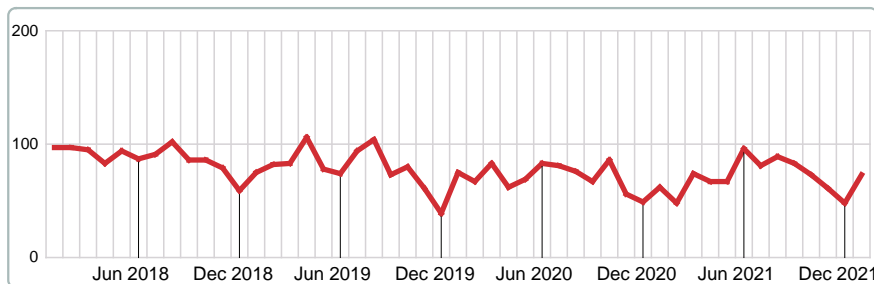
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

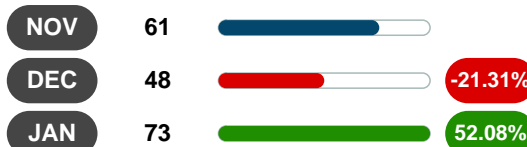


### 3 MONTHS

5 year JAN AVG = 76

High Apr 2019 106 Low Dec 2019 39

New Listings this month at 73  
below the 5 yr JAN average of 76



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	5	6.85%	4	1	0	0
\$60,001 - \$80,000	9	12.33%	3	6	0	0
\$80,001 - \$120,000	15	20.55%	2	12	1	0
\$120,001 - \$180,000	15	20.55%	1	12	1	1
\$180,001 - \$260,000	12	16.44%	1	9	2	0
\$260,001 - \$330,000	8	10.96%	0	4	3	1
\$330,001 and up	9	12.33%	0	3	4	2
<b>Total New Listed Units</b>	<b>73</b>		<b>11</b>	<b>47</b>	<b>11</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>13,359,323</b>	<b>100%</b>	<b>968.80K</b>	<b>7.63M</b>	<b>3.58M</b>	<b>1.18M</b>
<b>Median New Listed Listing Price</b>	<b>\$145,000</b>		<b>\$69,900</b>	<b>\$135,000</b>	<b>\$282,000</b>	<b>\$332,450</b>

# January 2022



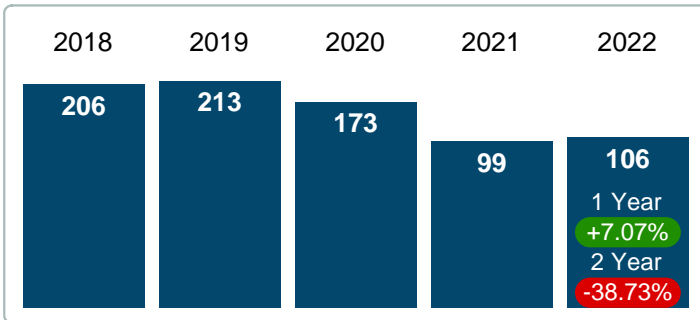
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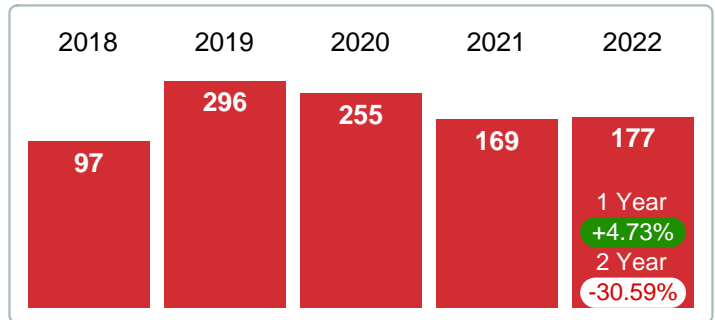
## ACTIVE INVENTORY

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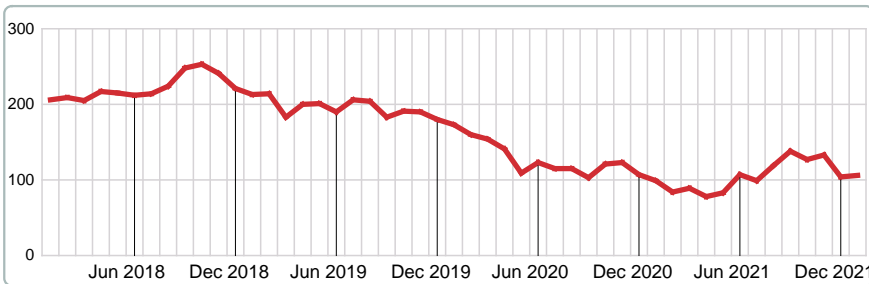
### END OF JANUARY



### ACTIVE DURING JANUARY

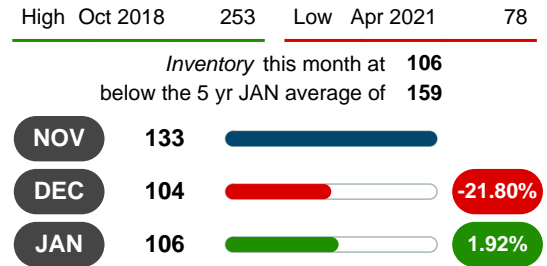


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 159



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	7	6.60%	69.0	5	0	2	0
\$30,001 - \$60,000	12	11.32%	69.0	5	7	0	0
\$60,001 - \$90,000	18	16.98%	135.0	10	8	0	0
\$90,001 - \$170,000	25	23.58%	49.0	2	18	5	0
\$170,001 - \$280,000	21	19.81%	12.0	2	16	3	0
\$280,001 - \$390,000	12	11.32%	41.0	1	5	3	3
\$390,001 and up	11	10.38%	32.0	0	6	4	1
<b>Total Active Inventory by Units</b>	<b>106</b>			<b>25</b>	<b>60</b>	<b>17</b>	<b>4</b>
<b>Total Active Inventory by Volume</b>	<b>21,141,297</b>	<b>100%</b>	<b>55.0</b>	<b>2.25M</b>	<b>12.97M</b>	<b>4.42M</b>	<b>1.51M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$122,500</b>			<b>\$68,500</b>	<b>\$156,200</b>	<b>\$215,000</b>	<b>\$337,700</b>

# January 2022



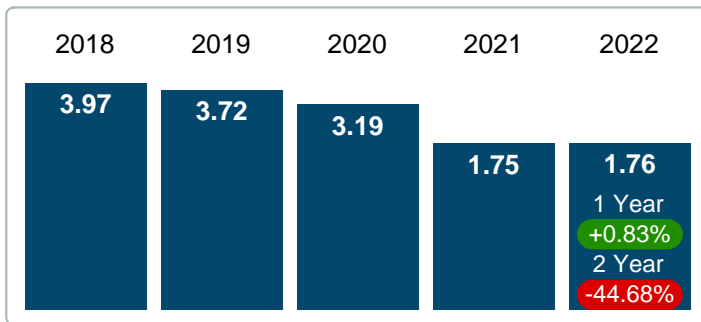
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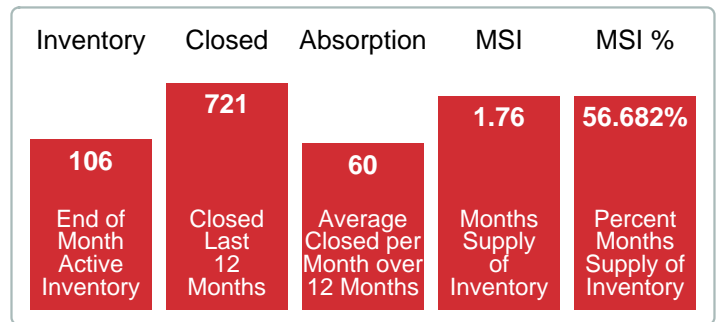
## MONTHS SUPPLY of INVENTORY (MSI)

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

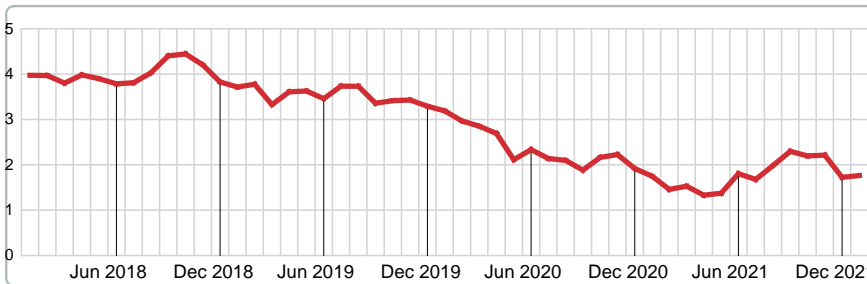
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2022

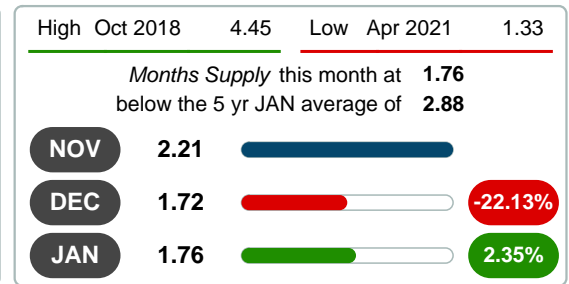


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# January 2022



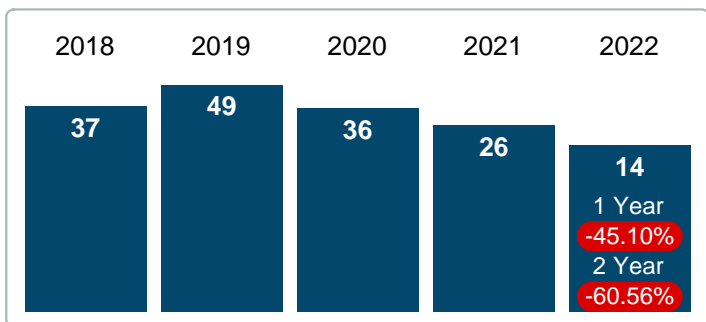
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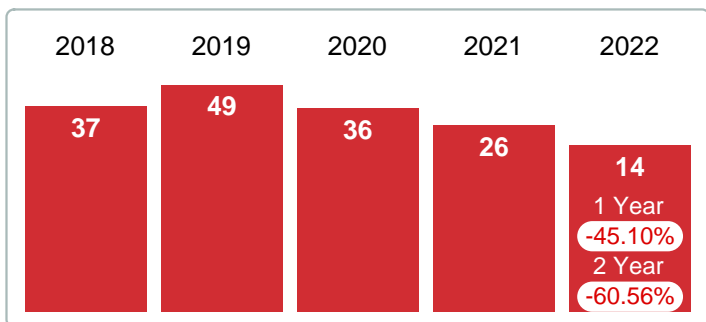
## MEDIAN DAYS ON MARKET TO SALE

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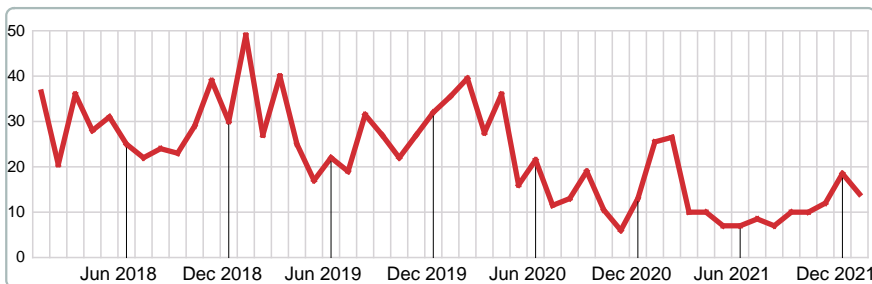
### JANUARY



### YEAR TO DATE (YTD)

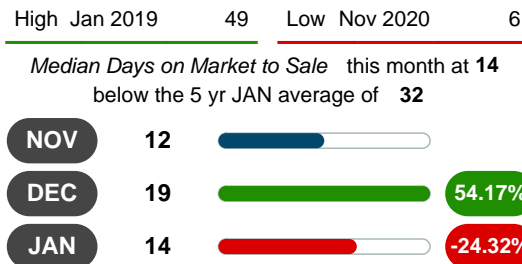


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 32



### 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	8.16%	20	16	17	70	0
\$30,001 - \$70,000	14.29%	19	25	12	90	0
\$70,001 - \$110,000	18.37%	17	0	17	52	0
\$110,001 - \$170,000	20.41%	6	0	5	11	0
\$170,001 - \$200,000	12.24%	11	0	14	8	0
\$200,001 - \$270,000	16.33%	4	4	4	33	0
\$270,001 and up	10.20%	14	0	38	14	0
Median Closed DOM		14	19	12	14	0
Total Closed Units	100%	14.0	5	28	16	
Total Closed Volume		7,195,850	372.05K	4.30M	2.53M	0.00B



# January 2022



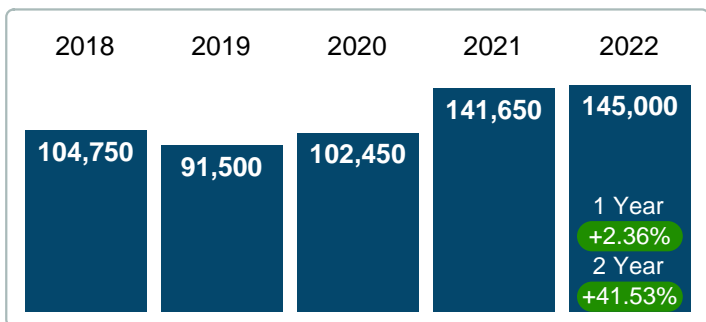
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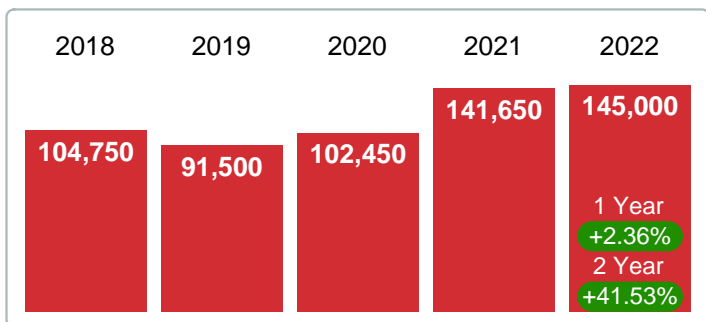
## MEDIAN LIST PRICE AT CLOSING

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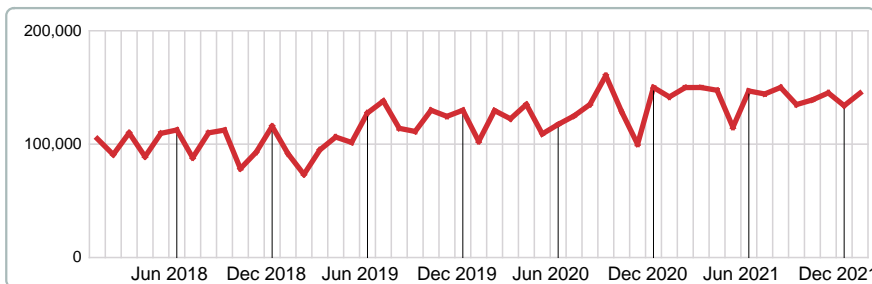
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

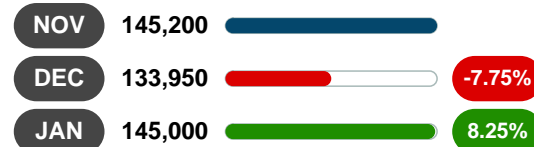


### 3 MONTHS

5 year JAN AVG = 117,070

High Sep 2020 160,500 Low Feb 2019 73,300

Median List Price at Closing this month at **145,000**  
above the 5 yr JAN average of **117,070**



### 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
\$30,000 and less	4.08%	20,000	0	20,000	0	0
\$30,001 - \$70,000	16.33%	43,750	38,750	45,500	41,950	0
\$70,001 - \$110,000	20.41%	100,000	0	95,000	105,000	0
\$110,001 - \$170,000	20.41%	148,750	0	152,250	136,200	0
\$170,001 - \$200,000	10.20%	178,500	0	181,700	175,000	0
\$200,001 - \$270,000	20.41%	216,950	212,500	214,900	252,450	0
\$270,001 and up	8.16%	349,000	0	349,000	337,500	0
<b>Median List Price</b>		<b>145,000</b>	<b>42,500</b>	<b>159,700</b>	<b>136,200</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>145,000</b>	<b>5</b>	<b>28</b>	<b>16</b>	
<b>Total Closed Volume</b>			<b>377.90K</b>	<b>4.43M</b>	<b>2.57M</b>	<b>0.00B</b>



# January 2022



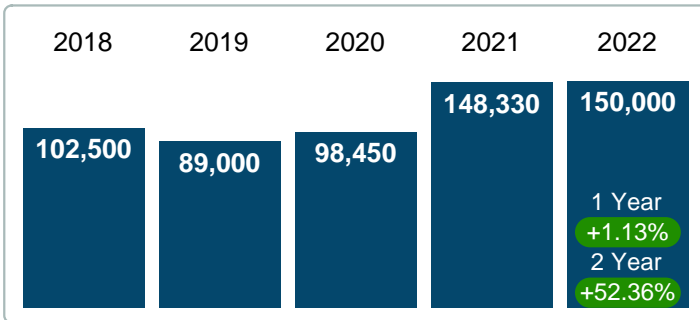
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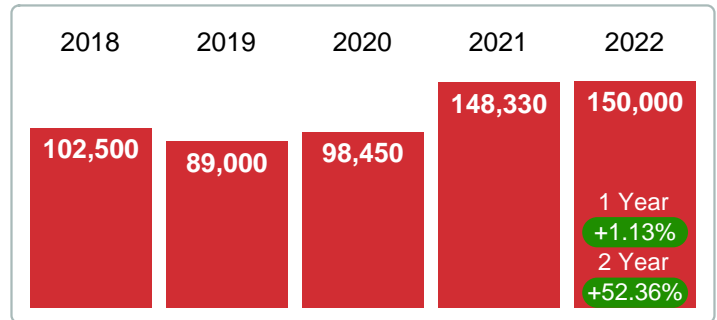
## MEDIAN SOLD PRICE AT CLOSING

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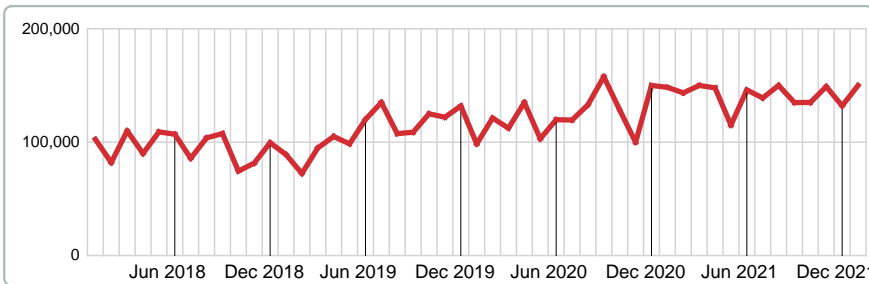
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

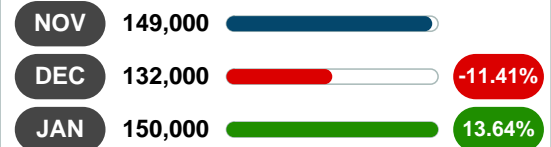


### 3 MONTHS

5 year JAN AVG = 117,656

High Sep 2020 157,750 Low Feb 2019 72,400

Median Sold Price at Closing this month at 150,000 above the 5 yr JAN average of 117,656



### 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	8.16%	25,750	25,000	19,000	26,500	0
\$30,001 - \$70,000	14.29%	46,500	43,600	49,800	47,250	0
\$70,001 - \$110,000	18.37%	95,000	0	95,000	98,750	0
\$110,001 - \$170,000	20.41%	154,750	0	154,750	147,950	0
\$170,001 - \$200,000	12.24%	180,250	0	180,500	178,500	0
\$200,001 - \$270,000	16.33%	216,475	218,950	212,000	230,000	0
\$270,001 and up	10.20%	315,000	0	326,500	280,000	0
Median Sold Price		150,000	43,600	162,250	147,950	0
Total Closed Units	100%	150,000	5	28	16	
Total Closed Volume		7,195,850	372.05K	4.30M	2.53M	0.00B

# January 2022



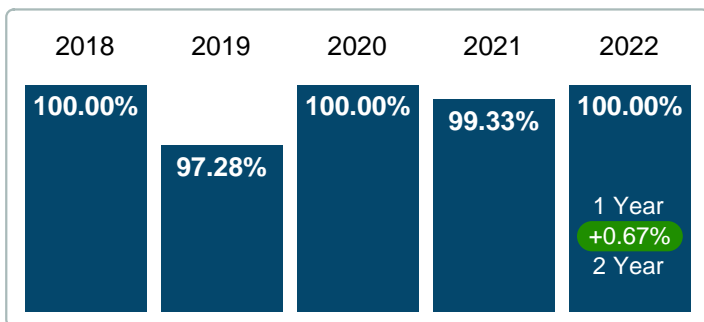
Area Delimited by County Of Muskogee - Residential Property Type



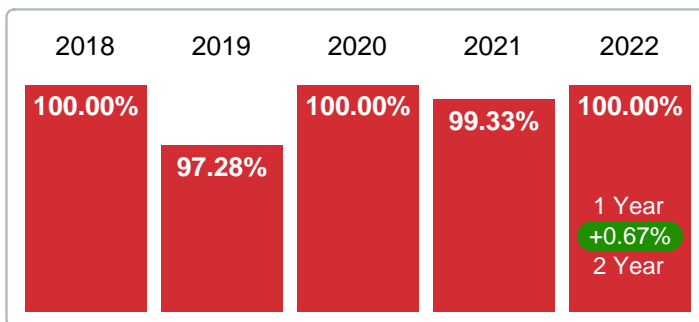
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

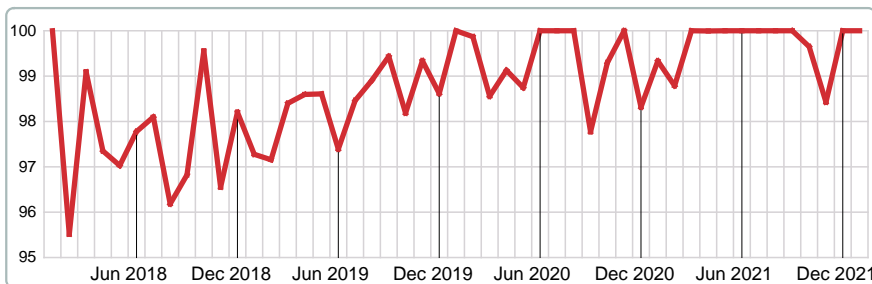
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

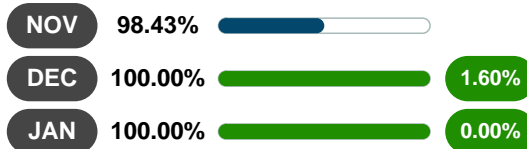


### 3 MONTHS

5 year JAN AVG = 99.32%

High Jan 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JAN average of **99.32%**



### 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	4	8.16%	79.06%	78.13%	90.00%	68.12%	0.00%
\$30,001 - \$70,000	7	14.29%	95.71%	95.71%	109.38%	78.31%	0.00%
\$70,001 - \$110,000	9	18.37%	88.42%	0.00%	88.42%	91.22%	0.00%
\$110,001 - \$170,000	10	20.41%	101.32%	0.00%	100.00%	109.13%	0.00%
\$170,001 - \$200,000	6	12.24%	100.55%	0.00%	100.00%	101.11%	0.00%
\$200,001 - \$270,000	8	16.33%	99.79%	103.04%	99.79%	97.87%	0.00%
\$270,001 and up	5	10.20%	100.00%	0.00%	93.75%	101.89%	0.00%
Median Sold/List Ratio		100.00%		95.71%	100.00%	100.00%	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



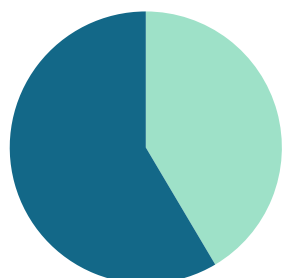
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

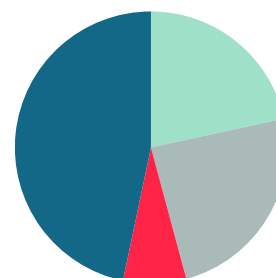


**Inventory**  
 New Listings  
**73 = 41.48%**  
 Start Inventory  
**103**  
 Total Inventory Units  
**176**  
 Volume  
**\$31,834,720**

### 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%
Median List Price	141,650	145,000	2.36%	141,650	145,000	2.36%
Median Sale Price	148,330	150,000	1.13%	148,330	150,000	1.13%
Median Percent of Selling Price to List Price	99.33%	100.00%	0.67%	99.33%	100.00%	0.67%
Median Days on Market to Sale	25.50	14.00	-45.10%	25.50	14.00	-45.10%
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

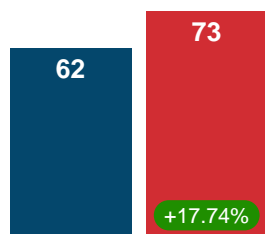
**Inventory** on January 31, 2022 = **106**

**2021** **2022**

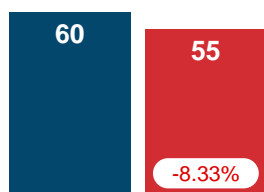
### JANUARY MARKET

### MEDIAN PRICES

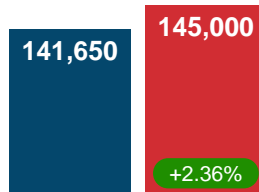
#### New Listings



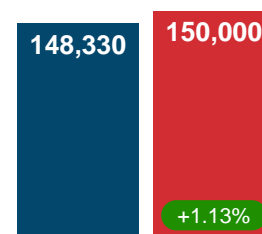
#### Pending Listings



#### List Price



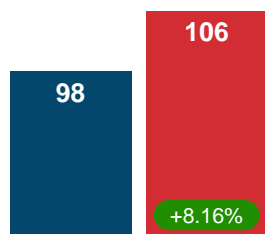
#### Sale Price



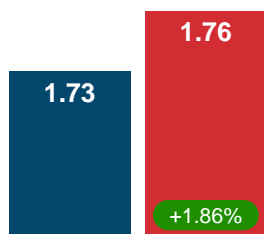
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

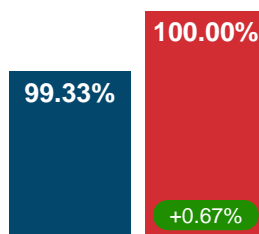
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

