

# July 2022



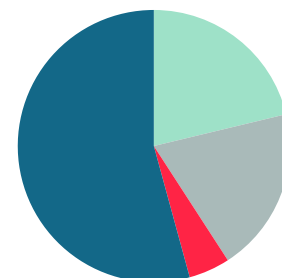
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	66	65	-1.52%
Pending Listings	84	60	-28.57%
New Listings	81	104	28.40%
Average List Price	167,641	190,699	13.75%
Average Sale Price	164,856	187,531	13.75%
Average Percent of Selling Price to List Price	96.36%	96.42%	0.06%
Average Days on Market to Sale	17.26	25.20	46.02%
End of Month Inventory	98	166	69.39%
Months Supply of Inventory	1.66	2.77	67.03%



■ Closed (21.24%)  
■ Pending (19.61%)  
■ Other OffMarket (4.90%)  
■ Active (54.25%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of July 31, 2022 = **166**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **69.39%** to 166 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 **2.77** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **13.75%** in July 2022 to \$187,531 versus the previous year at \$164,856.

#### Average Days on Market Lengthens

The average number of **25.20** days that homes spent on the market before selling increased by 7.94 days or **46.02%** in July 2022 compared to last year's same month at **17.26** DOM.

#### Sales Success for July 2022 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 104 New Listings in July 2022, up **28.40%** from last year at 81. Furthermore, there were 65 Closed Listings this month versus last year at 66, a **-1.52%** decrease.

Closed versus Listed trends yielded a **62.5%** ratio, down from previous year's, July 2021, at **81.5%**, a **23.30%** downswing. This will certainly create pressure on an increasing Monthly 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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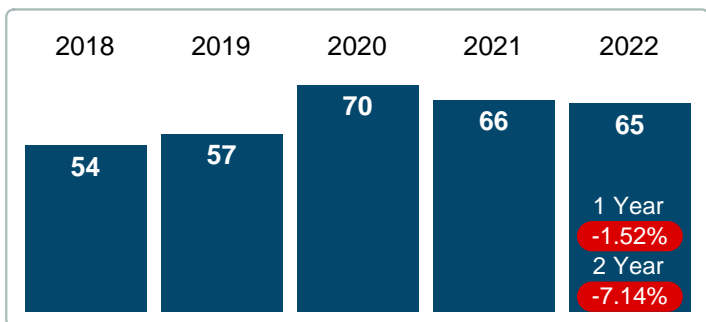
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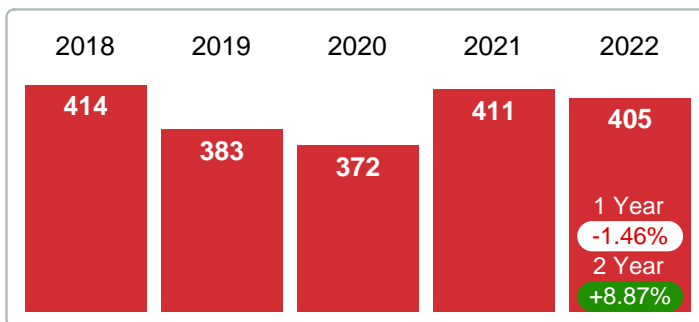
## CLOSED LISTINGS

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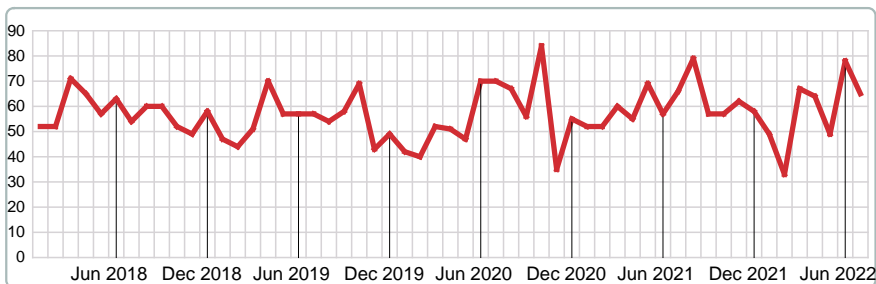
### JULY



### YEAR TO DATE (YTD)

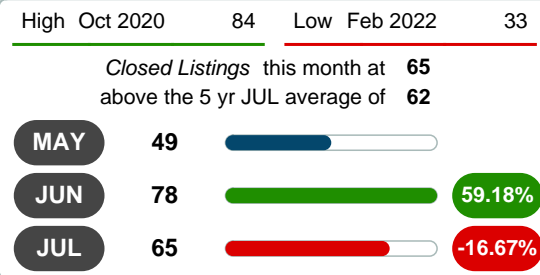


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 62



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.15%	28.8	3	1	0	0
\$25,001 - \$50,000	7	10.77%	30.7	2	3	2	0
\$50,001 - \$100,000	9	13.85%	40.6	4	3	2	0
\$100,001 - \$175,000	18	27.69%	15.1	1	16	1	0
\$175,001 - \$275,000	10	15.38%	11.3	0	7	3	0
\$275,001 - \$325,000	6	9.23%	10.2	0	3	3	0
\$325,001 and up	11	16.92%	45.2	0	6	4	1
<b>Total Closed Units</b>	<b>65</b>			<b>10</b>	<b>39</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,189,500</b>	<b>100%</b>	<b>25.2</b>	<b>575.95K</b>	<b>7.67M</b>	<b>3.61M</b>	<b>335.00K</b>
<b>Average Closed Price</b>	<b>\$187,531</b>			<b>\$57,595</b>	<b>\$196,698</b>	<b>\$240,488</b>	<b>\$335,000</b>

# July 2022



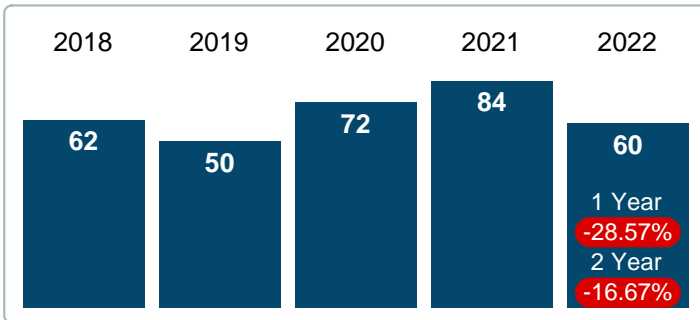
Area Delimited by County Of Muskogee - Residential Property Type



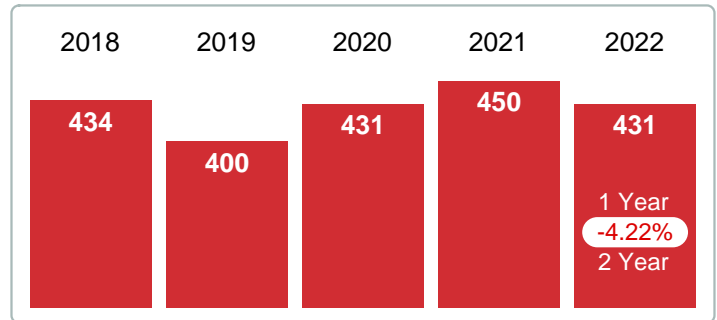
## PENDING LISTINGS

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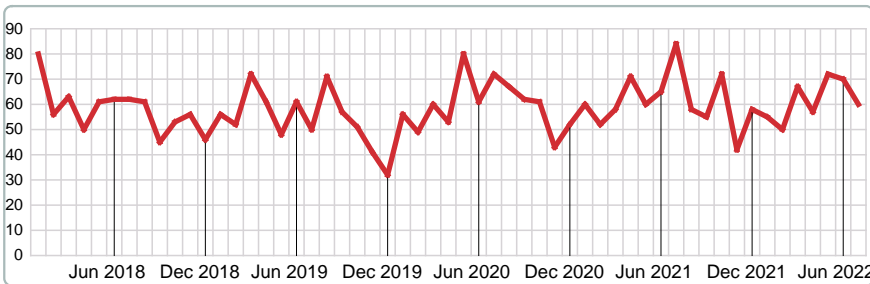
### JULY



### YEAR TO DATE (YTD)

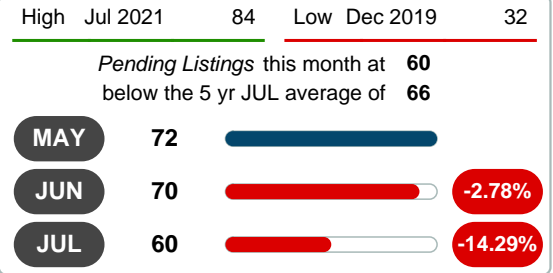


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 66



## PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	8.33%	20.4	5	0	0	0
\$25,001 - \$75,000	7	11.67%	60.3	1	4	2	0
\$75,001 - \$125,000	5	8.33%	21.4	1	3	1	0
\$125,001 - \$175,000	15	25.00%	16.2	0	13	2	0
\$175,001 - \$225,000	13	21.67%	27.3	0	12	1	0
\$225,001 - \$275,000	9	15.00%	28.6	1	5	3	0
\$275,001 and up	6	10.00%	20.3	0	3	3	0
<b>Total Pending Units</b>	<b>60</b>			<b>8</b>	<b>40</b>	<b>12</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>10,357,409</b>	<b>100%</b>	<b>25.6</b>	<b>503.80K</b>	<b>7.23M</b>	<b>2.63M</b>	<b>0.00B</b>
<b>Average Listing Price</b>	<b>\$174,744</b>			<b>\$62,975</b>	<b>\$180,688</b>	<b>\$218,842</b>	<b>\$0</b>

# July 2022



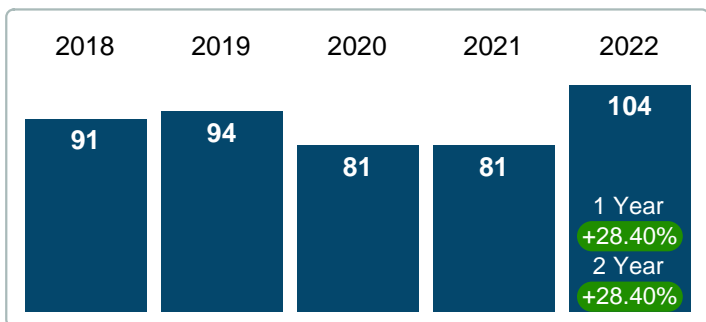
Area Delimited by County Of Muskogee - Residential Property Type



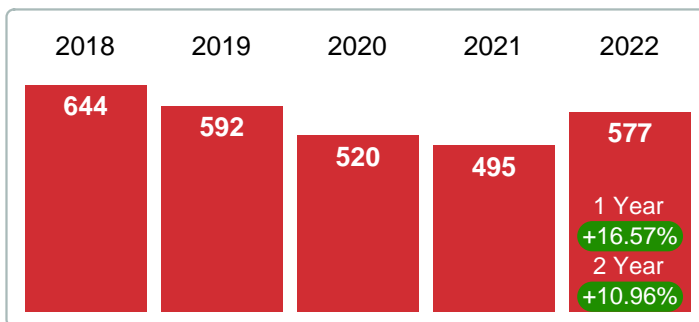
## NEW LISTINGS

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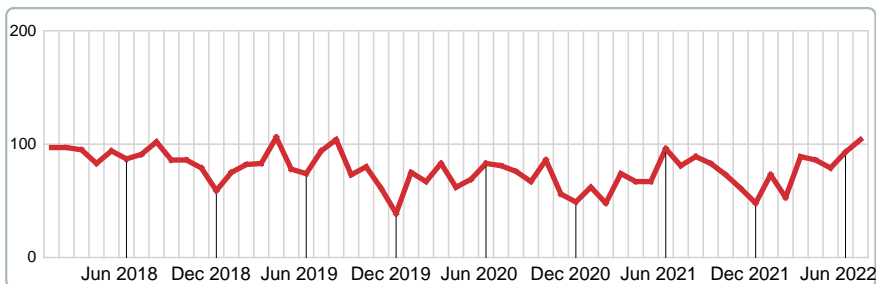
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

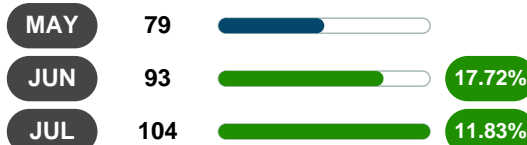


### 3 MONTHS

5 year JUL AVG = 90

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **104**  
above the 5 yr JUL average of **90**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	9.62%	4	5	1	0
\$75,001 - \$100,000	11	10.58%	1	7	3	0
\$100,001 - \$150,000	14	13.46%	3	11	0	0
\$150,001 - \$225,000	28	26.92%	0	23	5	0
\$225,001 - \$275,000	14	13.46%	1	10	3	0
\$275,001 - \$350,000	14	13.46%	2	5	6	1
\$350,001 and up	13	12.50%	0	7	3	3
<b>Total New Listed Units</b>	<b>104</b>		<b>11</b>	<b>68</b>	<b>21</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>22,218,799</b>	<b>100%</b>	<b>1.36M</b>	<b>13.91M</b>	<b>5.08M</b>	<b>1.87M</b>
<b>Average New Listed Listing Price</b>	<b>\$197,641</b>		<b>\$123,627</b>	<b>\$204,616</b>	<b>\$241,719</b>	<b>\$467,225</b>

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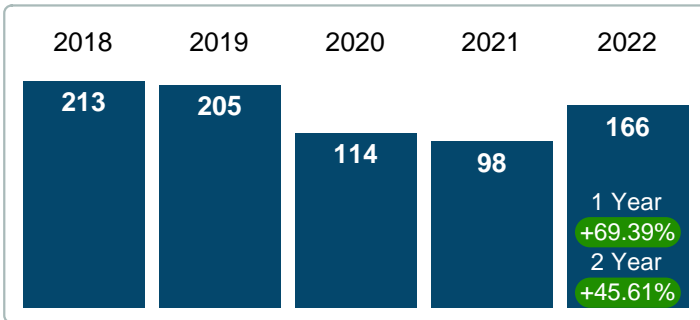
Area Delimited by County Of Muskogee - Residential Property Type



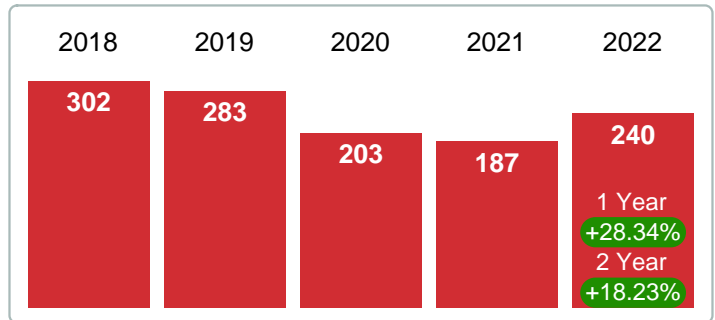
## ACTIVE INVENTORY

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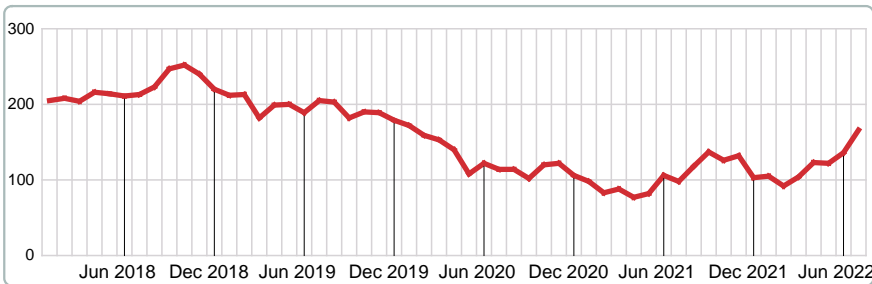
### END OF JULY



### ACTIVE DURING JULY

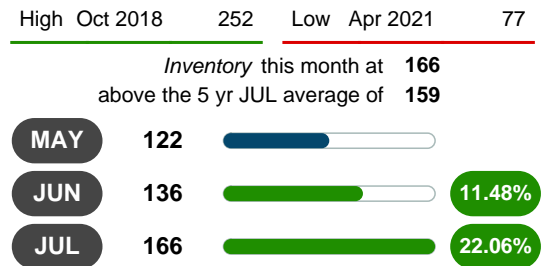


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 159



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	8.43%	86.4	8	5	1	0
\$50,001 - \$75,000	8	4.82%	38.1	2	6	0	0
\$75,001 - \$150,000	39	23.49%	40.7	11	24	4	0
\$150,001 - \$200,000	36	21.69%	68.2	3	29	4	0
\$200,001 - \$275,000	23	13.86%	48.3	4	18	1	0
\$275,001 - \$375,000	28	16.87%	46.6	3	11	10	4
\$375,001 and up	18	10.84%	65.8	0	9	4	5
<b>Total Active Inventory by Units</b>	<b>166</b>			<b>31</b>	<b>102</b>	<b>24</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>37,116,076</b>	<b>100%</b>	<b>55.2</b>	<b>3.79M</b>	<b>21.58M</b>	<b>6.64M</b>	<b>5.10M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$223,591</b>			<b>\$122,411</b>	<b>\$211,586</b>	<b>\$276,571</b>	<b>\$566,878</b>

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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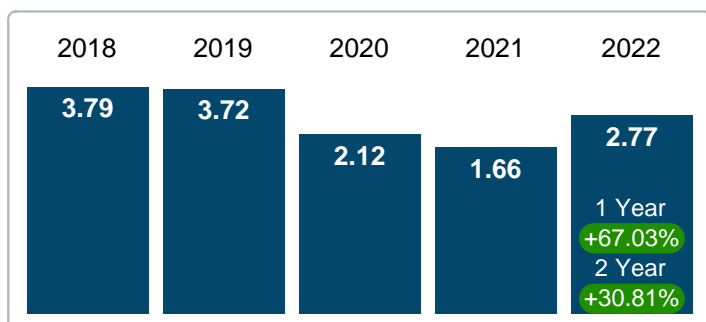
Area Delimited by County Of Muskogee - Residential Property Type



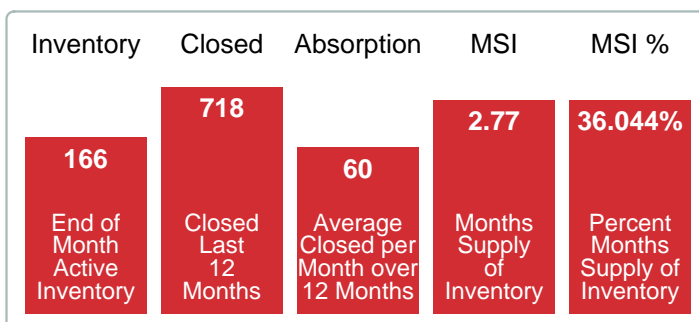
## MONTHS SUPPLY of INVENTORY (MSI)

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

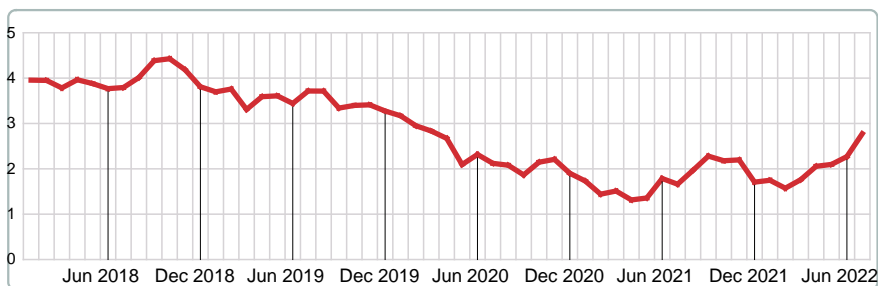
### MSI FOR JULY



### INDICATORS FOR JULY 2022

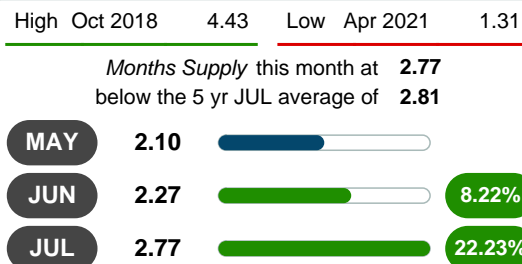


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUL AVG = 2.81



### 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	14	8.43%	2.10	2.53	2.07	1.09	0.00
\$50,001 - \$75,000	8	4.82%	1.52	0.92	2.25	0.00	0.00
\$75,001 - \$150,000	39	23.49%	2.06	4.40	1.62	2.67	0.00
\$150,001 - \$200,000	36	21.69%	3.00	3.60	3.22	2.00	0.00
\$200,001 - \$275,000	23	13.86%	3.00	12.00	3.72	0.43	0.00
\$275,001 - \$375,000	28	16.87%	4.80	36.00	4.55	3.75	6.00
\$375,001 and up	18	10.84%	5.14	0.00	7.71	2.09	12.00
Market Supply of Inventory (MSI)			2.77	3.41	2.73	2.04	5.40
Total Active Inventory by Units		100%	2.77	31	102	24	9

# July 2022



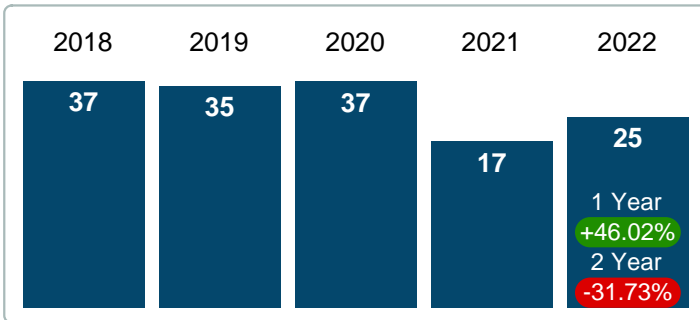
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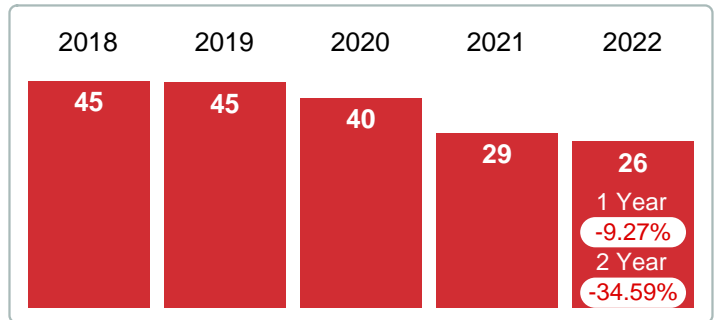
## AVERAGE DAYS ON MARKET TO SALE

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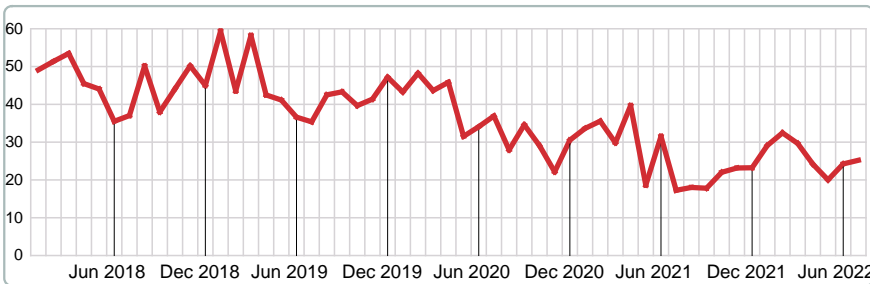
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

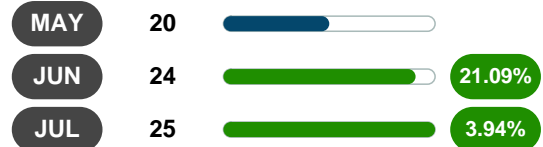


### 3 MONTHS

5 year JUL AVG = 30

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 25 below the 5 yr JUL average of 30



### 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
\$25,000 and less	6.15%	29	8	91	0	0
\$25,001 - \$50,000	10.77%	31	6	50	28	0
\$50,001 - \$100,000	13.85%	41	66	24	15	0
\$100,001 - \$175,000	27.69%	15	28	15	11	0
\$175,001 - \$275,000	15.38%	11	0	6	23	0
\$275,001 - \$325,000	9.23%	10	0	15	5	0
\$325,001 and up	16.92%	45	0	70	18	2
<b>Average Closed DOM</b>		<b>25</b>				
<b>Total Closed Units</b>	<b>100%</b>	<b>25</b>	<b>10</b>	<b>39</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,189,500</b>	<b>575.95K</b>	<b>7.67M</b>	<b>3.61M</b>	<b>335.00K</b>

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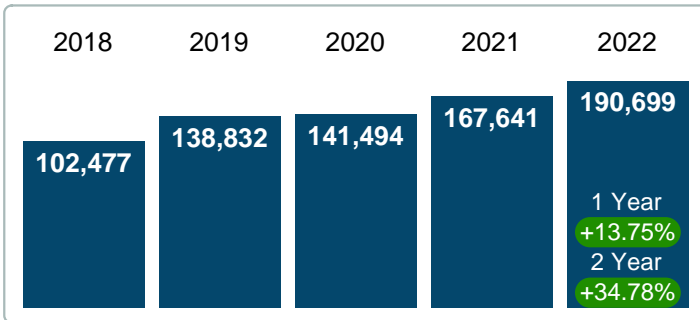
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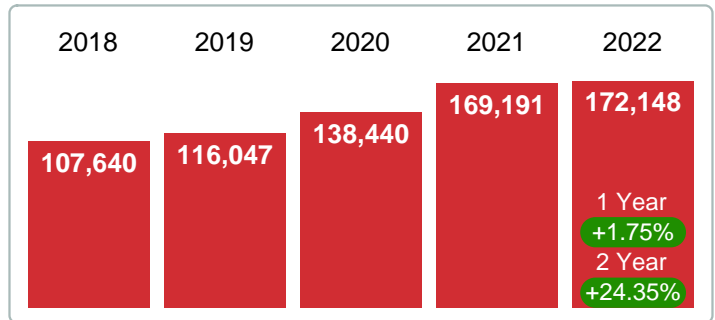
## AVERAGE LIST PRICE AT CLOSING

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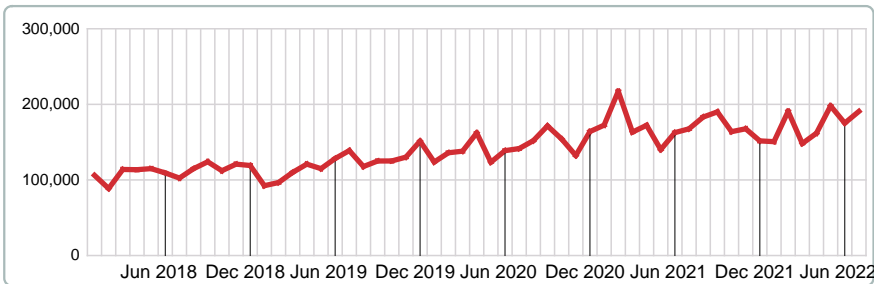
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

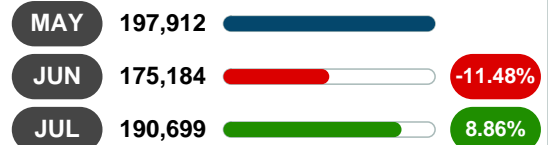


### 3 MONTHS

5 year JUL AVG = 148,228

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

Average List Price at Closing this month at **190,699**  
above the 5 yr JUL average of **148,228**



### 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	3	4.62%	20,800	20,800	39,000	0	0
\$25,001 - \$50,000	7	10.77%	42,879	43,700	46,283	43,450	0
\$50,001 - \$100,000	11	16.92%	79,218	77,250	82,633	81,250	0
\$100,001 - \$175,000	16	24.62%	137,338	145,000	138,594	154,900	0
\$175,001 - \$275,000	12	18.46%	221,783	0	218,229	212,933	0
\$275,001 - \$325,000	5	7.69%	306,280	0	301,133	301,000	0
\$325,001 and up	11	16.92%	433,755	0	439,817	449,350	335,000
Average List Price			190,699	60,380	197,773	249,567	335,000
Total Closed Units		100%	190,699	10	39	15	1
Total Closed Volume			12,395,450	603.80K	7.71M	3.74M	335.00K



# July 2022



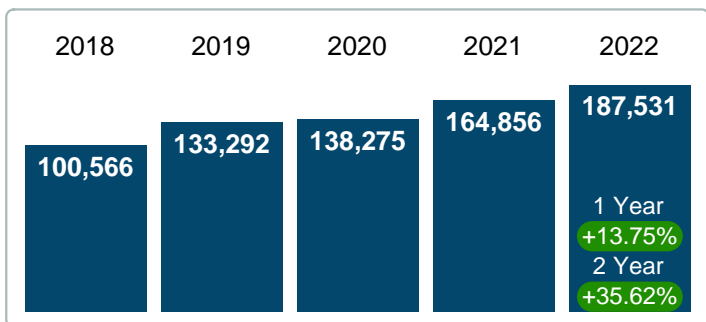
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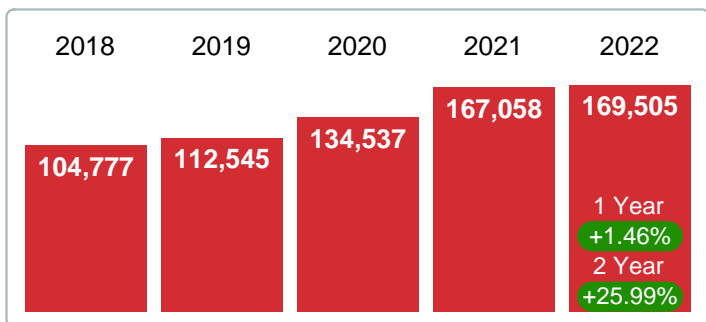
## AVERAGE SOLD PRICE AT CLOSING

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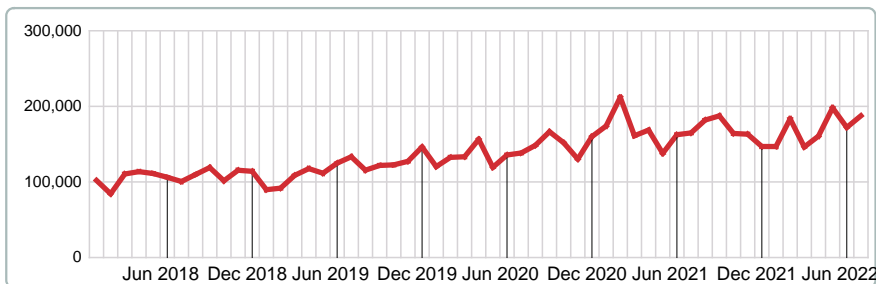
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

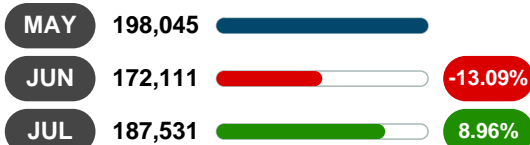


### 3 MONTHS

5 year JUL AVG = 144,904

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

Average Sold Price at Closing this month at **187,531** above the 5 yr JUL average of **144,904**



### 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
\$25,000 and less	6.15%	19,850	18,133	25,000	0	0
\$25,001 - \$50,000	10.77%	40,943	41,875	41,283	39,500	0
\$50,001 - \$100,000	13.85%	73,469	73,200	71,667	76,713	0
\$100,001 - \$175,000	27.69%	136,626	145,000	134,961	154,900	0
\$175,001 - \$275,000	15.38%	213,370	0	218,743	200,833	0
\$275,001 - \$325,000	9.23%	298,817	0	296,467	301,167	0
\$325,001 and up	16.92%	434,218	0	454,567	428,500	335,000
<b>Average Sold Price</b>		<b>187,531</b>	<b>57,595</b>	<b>196,698</b>	<b>240,488</b>	<b>335,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>187,531</b>	<b>10</b>	<b>39</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,189,500</b>	<b>575.95K</b>	<b>7.67M</b>	<b>3.61M</b>	<b>335.00K</b>

# July 2022



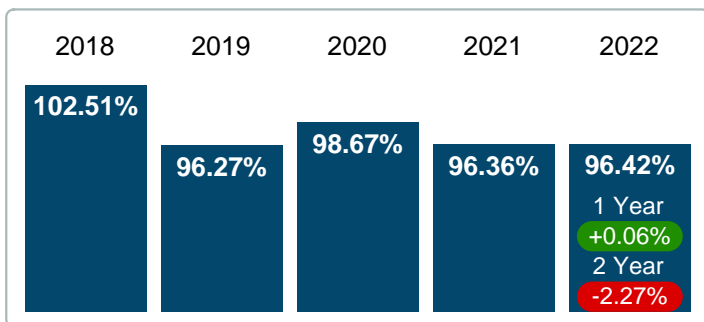
Area Delimited by County Of Muskogee - Residential Property Type



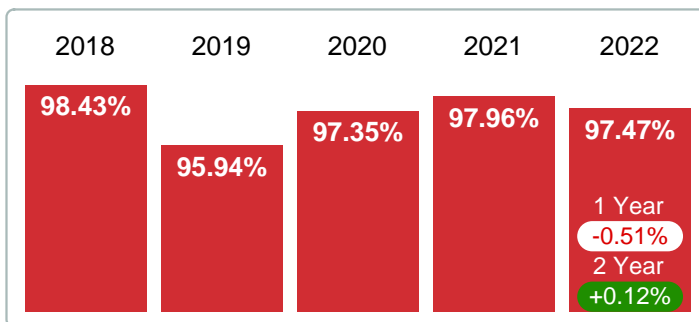
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

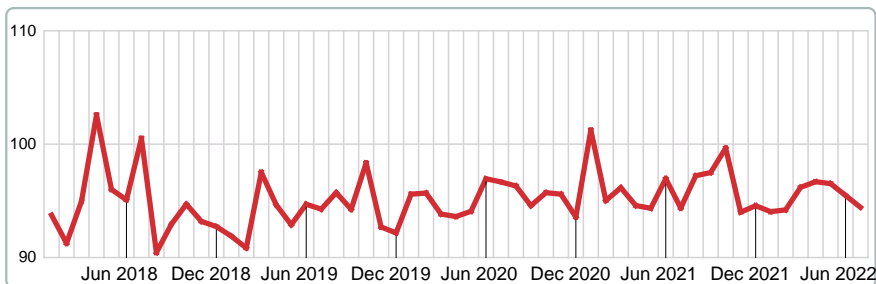
### JULY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

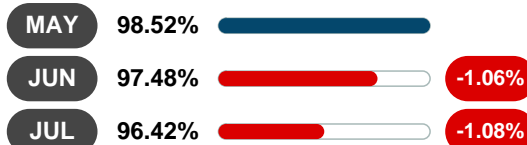


### 3 MONTHS

5 year JUL AVG = 98.05%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.42%**  
below the 5 yr JUL average of **98.05%**



### 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	
\$25,000 and less	4	6.15%	81.50%	87.30%	64.10%	0.00%	0.00%	
\$25,001 - \$50,000	7	10.77%	91.96%	96.34%	89.83%	90.76%	0.00%	
\$50,001 - \$100,000	9	13.85%	92.00%	94.87%	87.34%	93.28%	0.00%	
\$100,001 - \$175,000	18	27.69%	98.78%	100.00%	98.63%	100.00%	0.00%	
\$175,001 - \$275,000	10	15.38%	98.70%	0.00%	100.38%	94.78%	0.00%	
\$275,001 - \$325,000	6	9.23%	99.37%	0.00%	98.65%	100.09%	0.00%	
\$325,001 and up	11	16.92%	100.79%	0.00%	104.33%	95.67%	100.00%	
Average Sold/List Ratio		96.40%		93.41%	97.39%	95.69%	100.00%	
Total Closed Units		65	100%	96.40%	10	39	15	1
Total Closed Volume		12,189,500			575.95K	7.67M	3.61M	335.00K

# July 2022



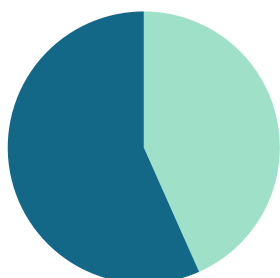
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

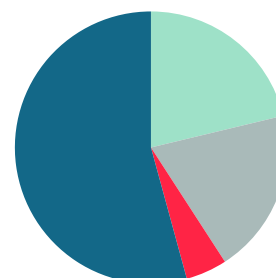


**Inventory**  
 New Listings  
**104 = 43.33%**  
 Start Inventory  
**136**  
 Total Inventory Units  
**240**  
 Volume  
**\$51,318,585**

### Market Activity

Closed Sales  
**65 = 21.24%**  
 Pending Sales  
**60 = 19.61%**  
 Other Off Market  
**15 = 4.90%**  
 Active Inventory  
**166 = 54.25%**

### MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	66	65	-1.52%	411	405	-1.46%
Pending Sales	84	60	-28.57%	450	431	-4.22%
New Listings	81	104	28.40%	495	577	16.57%
Average List Price	167,641	190,699	13.75%	169,191	172,148	1.75%
Average Sale Price	164,856	187,531	13.75%	167,058	169,505	1.46%
Average Percent of Selling Price to List Price	96.36%	96.42%	0.06%	97.96%	97.47%	-0.51%
Average Days on Market to Sale	17.26	25.20	46.02%	28.69	26.03	-9.27%
Monthly Inventory	98	166	69.39%	98	166	69.39%
Months Supply of Inventory	1.66	2.77	67.03%	1.66	2.77	67.03%

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

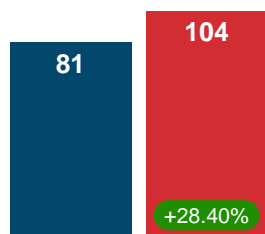
**Inventory** on July 31, 2022 = **166**

**2021** **2022**

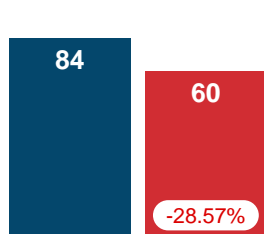
### JULY MARKET

### AVERAGE PRICES

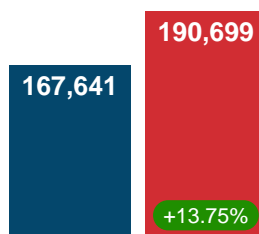
#### New Listings



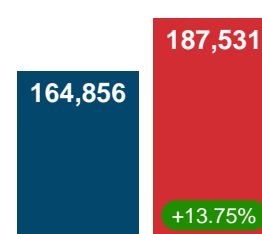
#### Pending Listings



#### List Price



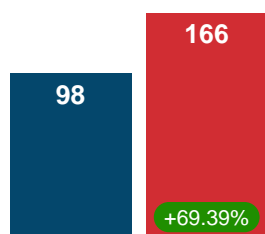
#### Sale Price



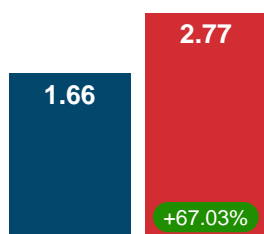
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

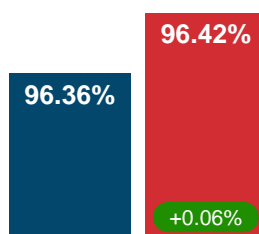
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

