

July 2022



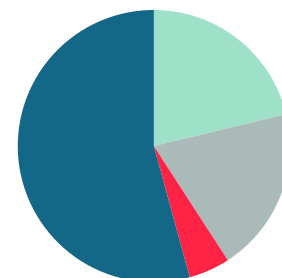
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	144,250	154,900	7.38%
Median Sale Price	139,000	154,900	11.44%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.50	12.00	41.18%
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.

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 **11.44%** in July 2022 to \$154,900 versus the previous year at \$139,000.

Median Days on Market Lengthens

The median number of **12.00** days that homes spent on the market before selling increased by 3.50 days or **41.18%** in July 2022 compared to last year's same month at **8.50** DOM.

Sales Success for July 2022 is Positive

Overall, with Median 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.

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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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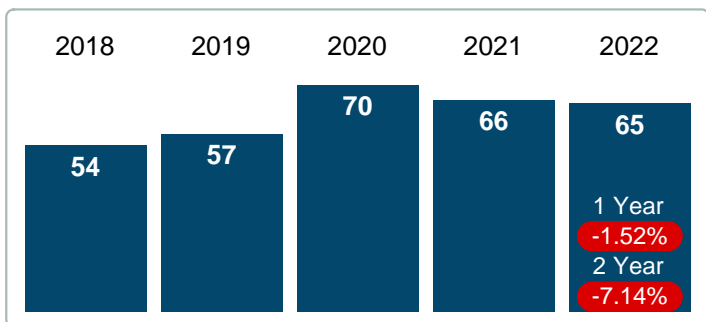
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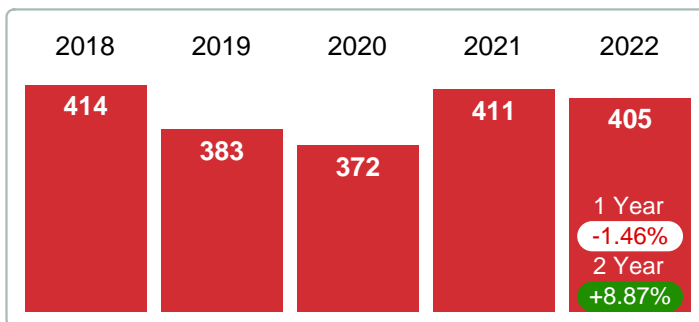
CLOSED LISTINGS

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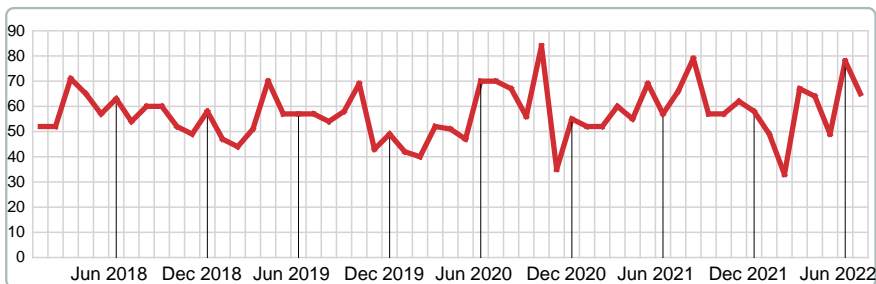
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62

High Oct 2020 84 Low Feb 2022 33

Closed Listings this month at **65**
above the 5 yr JUL average of **62**

- MAY 49
- JUN 78 (59.18%)
- JUL 65 (-16.67%)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.15%	11.5	3	1	0	0
\$25,001 - \$50,000	7	10.77%	22.0	2	3	2	0
\$50,001 - \$100,000	9	13.85%	14.0	4	3	2	0
\$100,001 - \$175,000	18	27.69%	8.0	1	16	1	0
\$175,001 - \$275,000	10	15.38%	9.0	0	7	3	0
\$275,001 - \$325,000	6	9.23%	6.0	0	3	3	0
\$325,001 and up	11	16.92%	37.0	0	6	4	1
Total Closed Units	65			10	39	15	1
Total Closed Volume	12,189,500	100%	12.0	575.95K	7.67M	3.61M	335.00K
Median Closed Price	\$154,900			\$55,625	\$159,900	\$225,000	\$335,000

July 2022



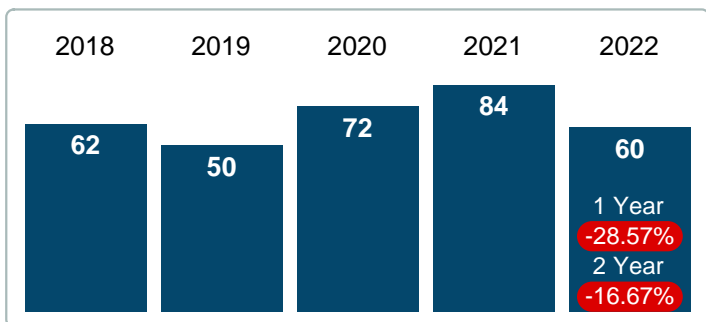
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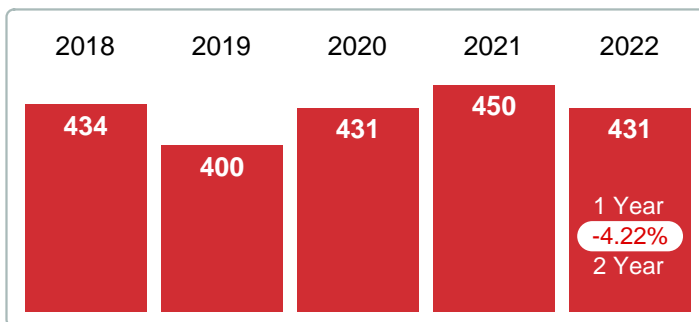
PENDING LISTINGS

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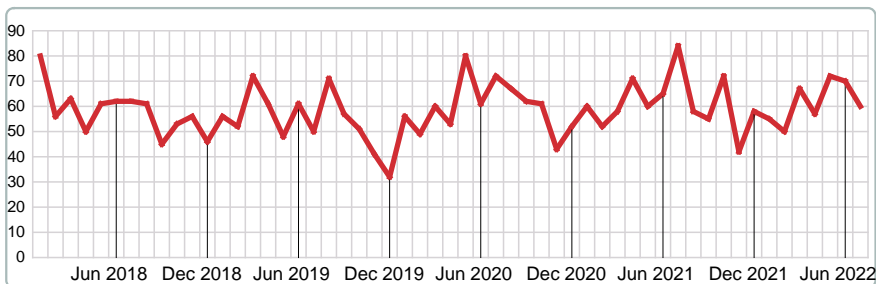
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 66

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 60 below the 5 yr JUL average of 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	8.33%	9.0	5	0	0	0
\$25,001 - \$75,000	7	11.67%	39.0	1	4	2	0
\$75,001 - \$125,000	5	8.33%	18.0	1	3	1	0
\$125,001 - \$175,000	15	25.00%	8.0	0	13	2	0
\$175,001 - \$225,000	13	21.67%	9.0	0	12	1	0
\$225,001 - \$275,000	9	15.00%	4.0	1	5	3	0
\$275,001 and up	6	10.00%	20.0	0	3	3	0
Total Pending Units	60			8	40	12	0
Total Pending Volume	10,357,409	100%	9.0	503.80K	7.23M	2.63M	0.00B
Median Listing Price	\$168,995			\$21,250	\$174,945	\$232,450	\$0

July 2022



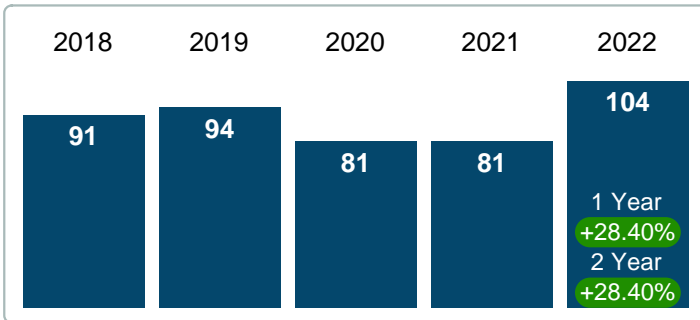
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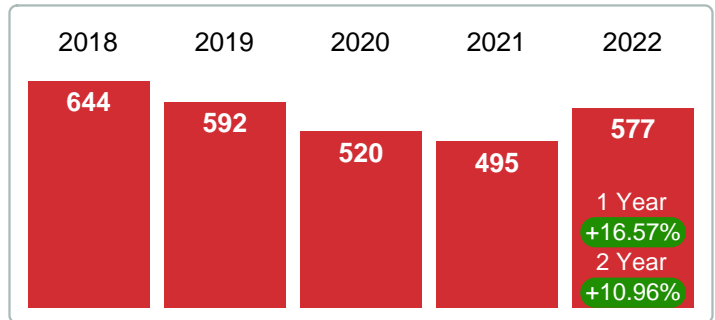
NEW LISTINGS

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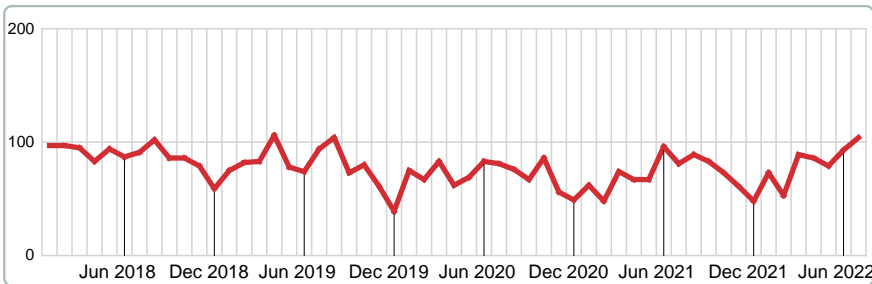
JULY



YEAR TO DATE (YTD)

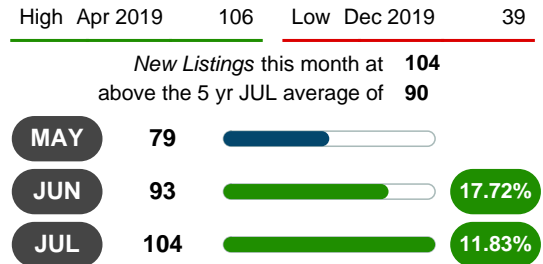


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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
Total New Listed Units	104		11	68	21	4
Total New Listed Volume	22,218,799	100%	1.36M	13.91M	5.08M	1.87M
Median New Listed Listing Price	\$199,500		\$110,000	\$189,950	\$239,900	\$419,700

July 2022



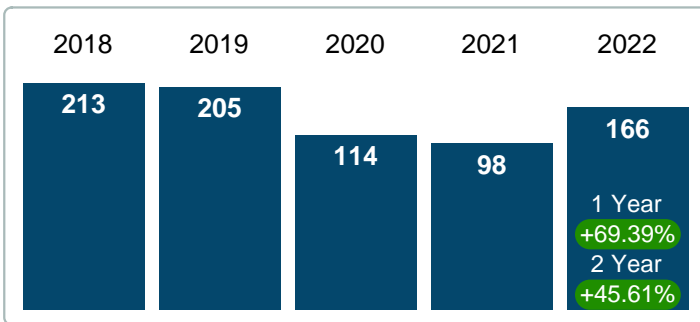
Area Delimited by County Of Muskogee - Residential Property Type



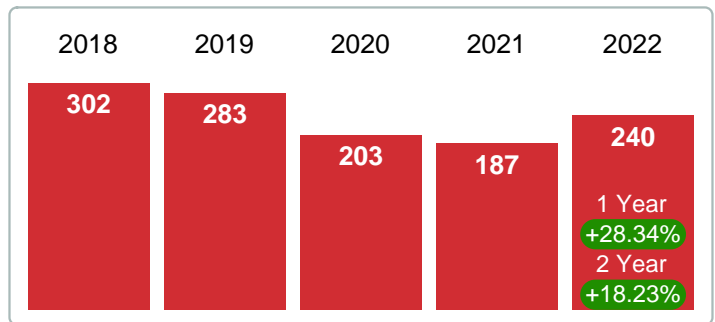
ACTIVE INVENTORY

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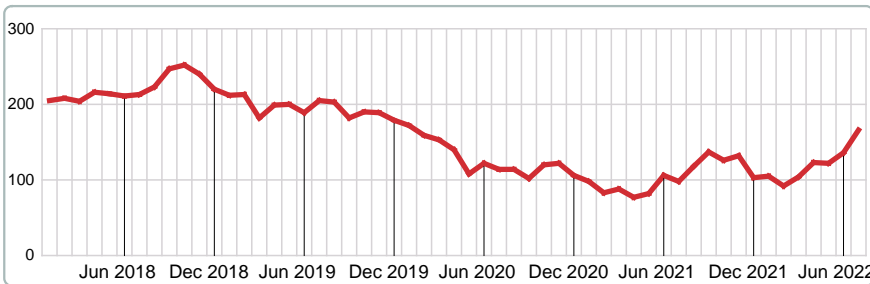
END OF JULY



ACTIVE DURING JULY

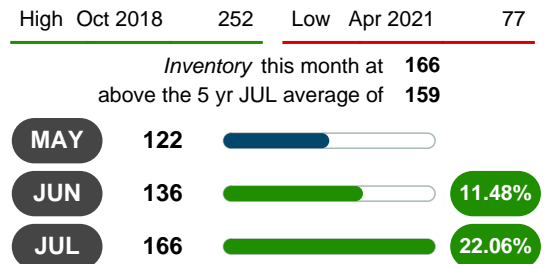


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 159



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	8.43%	66.5	8	5	1	0
\$50,001 - \$75,000	8	4.82%	38.5	2	6	0	0
\$75,001 - \$150,000	39	23.49%	26.0	11	24	4	0
\$150,001 - \$200,000	36	21.69%	81.0	3	29	4	0
\$200,001 - \$275,000	23	13.86%	21.0	4	18	1	0
\$275,001 - \$375,000	28	16.87%	28.0	3	11	10	4
\$375,001 and up	18	10.84%	34.0	0	9	4	5
Total Active Inventory by Units	166			31	102	24	9
Total Active Inventory by Volume	37,116,076	100%	39.5	3.79M	21.58M	6.64M	5.10M
Median Active Inventory Listing Price	\$189,995			\$100,000	\$189,995	\$280,500	\$399,500

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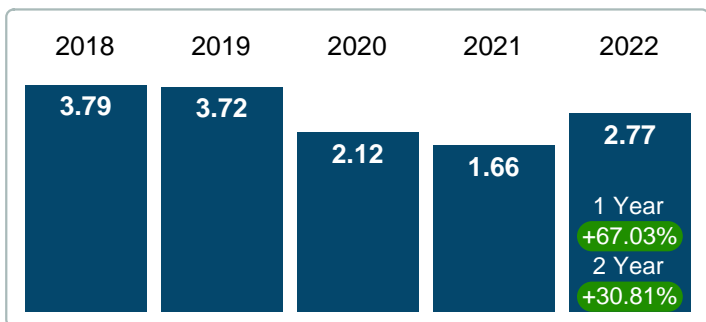
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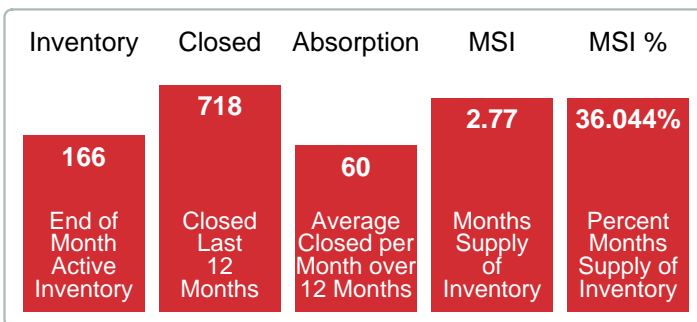
MONTHS SUPPLY of INVENTORY (MSI)

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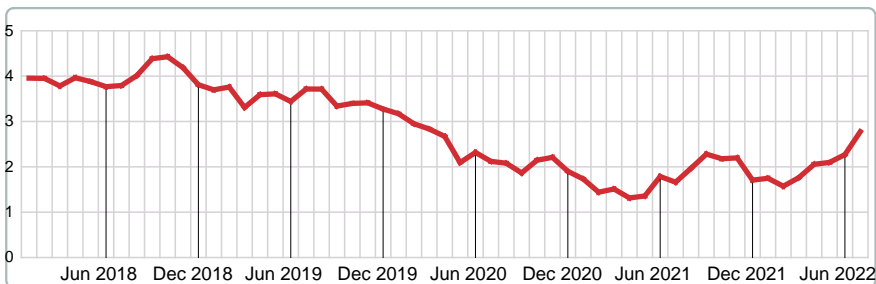
MSI FOR JULY



INDICATORS FOR JULY 2022

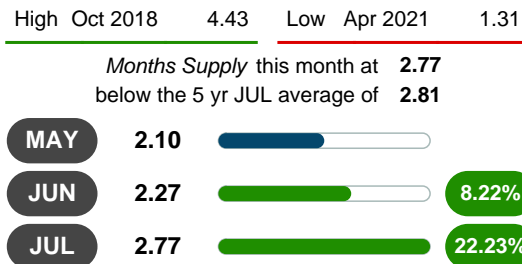


5 YEAR MARKET ACTIVITY TRENDS



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

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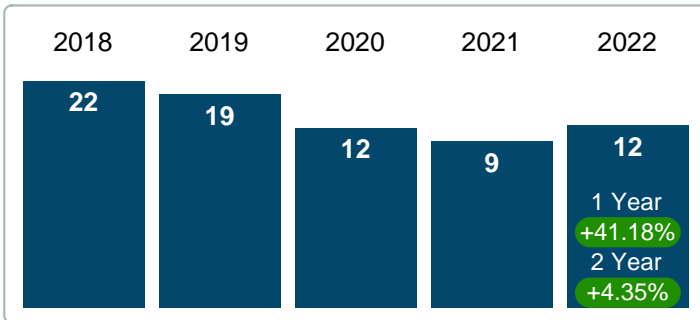
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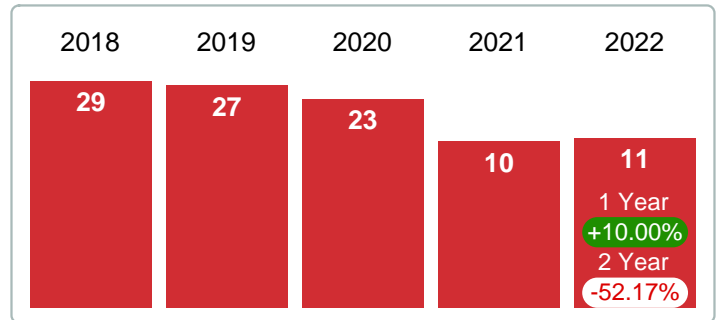
MEDIAN DAYS ON MARKET TO SALE

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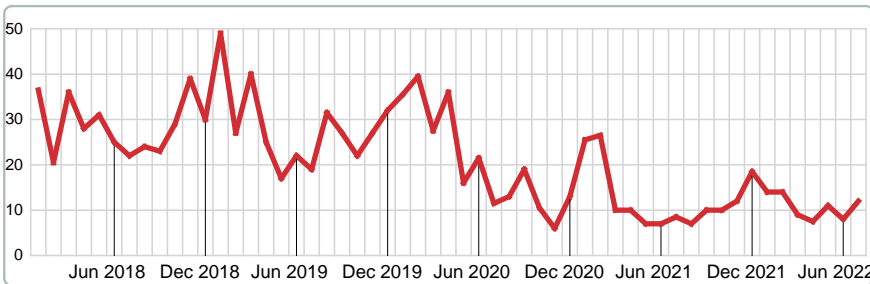
JULY



YEAR TO DATE (YTD)

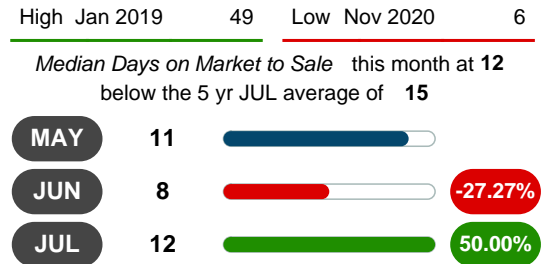


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 15



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
\$25,000 and less	6.15%	12	9	91	0	0
\$25,001 - \$50,000	10.77%	22	6	34	28	0
\$50,001 - \$100,000	13.85%	14	17	14	15	0
\$100,001 - \$175,000	27.69%	8	28	6	11	0
\$175,001 - \$275,000	15.38%	9	0	9	12	0
\$275,001 - \$325,000	9.23%	6	0	13	5	0
\$325,001 and up	16.92%	37	0	54	12	2
Median Closed DOM		12	12	13	11	2
Total Closed Units	100%	65	10	39	15	1
Total Closed Volume		12,189,500	575.95K	7.67M	3.61M	335.00K

July 2022



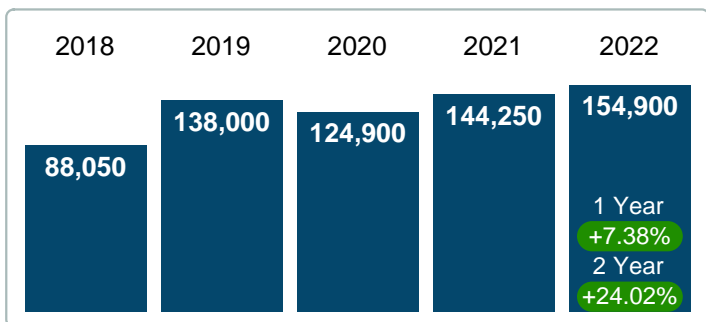
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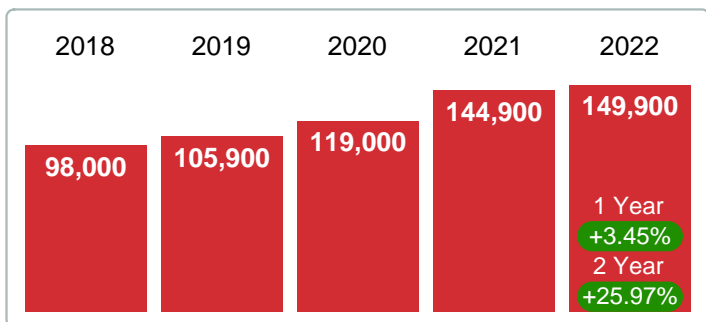
MEDIAN LIST PRICE AT CLOSING

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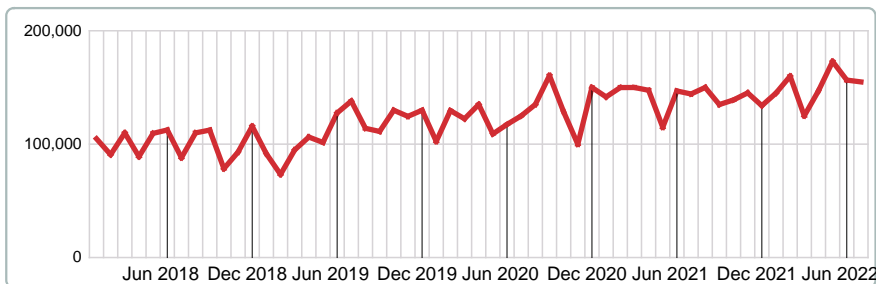
JULY



YEAR TO DATE (YTD)

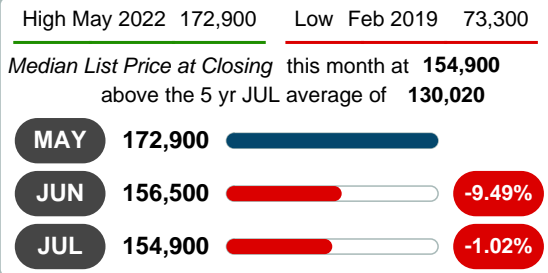


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 130,020



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
\$25,000 and less	3	4.62%	21,000	21,000	0	0	0
\$25,001 - \$50,000	7	10.77%	39,900	43,700	39,850	43,450	0
\$50,001 - \$100,000	11	16.92%	79,500	76,400	79,500	81,250	0
\$100,001 - \$175,000	16	24.62%	135,400	145,000	131,450	154,900	0
\$175,001 - \$275,000	12	18.46%	219,950	0	219,950	224,450	0
\$275,001 - \$325,000	5	7.69%	303,000	0	299,000	314,000	0
\$325,001 and up	11	16.92%	379,900	0	382,450	429,000	335,000
Median List Price			154,900	59,900	159,900	249,000	335,000
Total Closed Units		100%	154,900	10	39	15	1
Total Closed Volume			12,395,450	603.80K	7.71M	3.74M	335.00K

July 2022



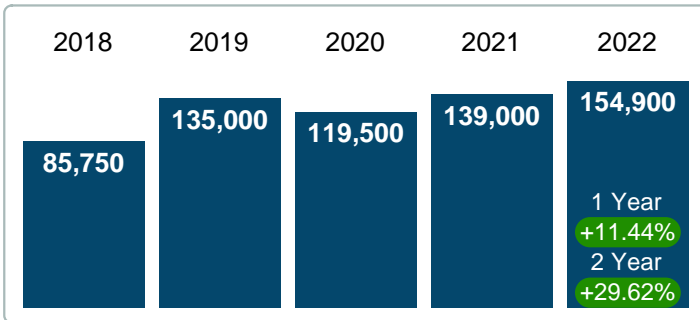
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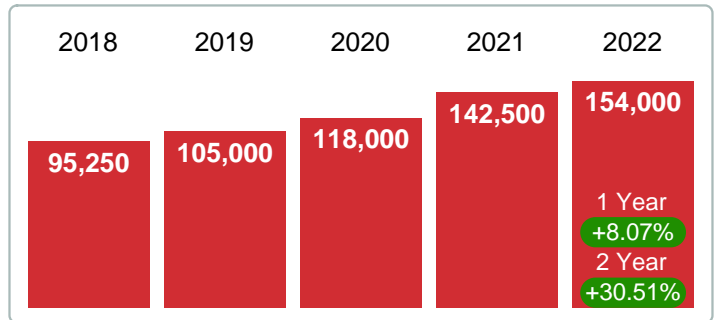
MEDIAN SOLD PRICE AT CLOSING

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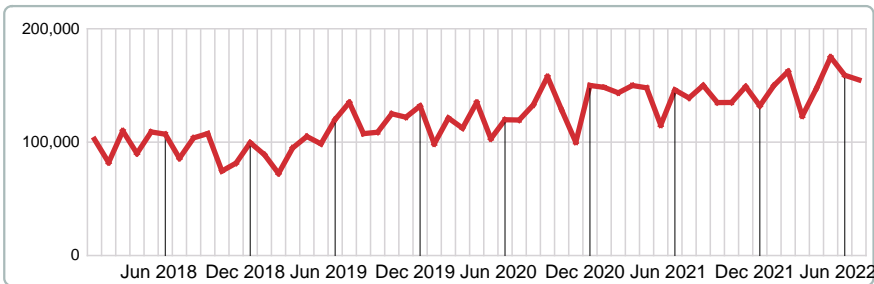
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

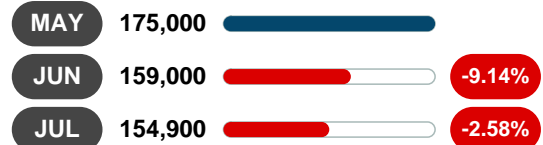


3 MONTHS

5 year JUL AVG = 126,830

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **154,900** above the 5 yr JUL average of **126,830**



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
\$25,000 and less	4	6.15%	20,700	19,900	25,000	0	0
\$25,001 - \$50,000	7	10.77%	39,850	41,875	39,850	39,500	0
\$50,001 - \$100,000	9	13.85%	75,000	73,950	75,000	76,713	0
\$100,001 - \$175,000	18	27.69%	136,788	145,000	131,288	154,900	0
\$175,001 - \$275,000	10	15.38%	210,000	0	227,400	195,000	0
\$275,001 - \$325,000	6	9.23%	299,500	0	299,000	300,000	0
\$325,001 and up	11	16.92%	379,900	0	382,450	419,500	335,000
Median Sold Price			154,900	55,625	159,900	225,000	335,000
Total Closed Units		100%	154,900	10	39	15	1
Total Closed Volume			12,189,500	575.95K	7.67M	3.61M	335.00K

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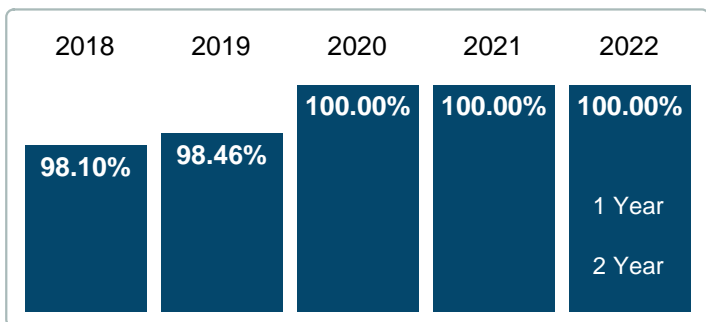
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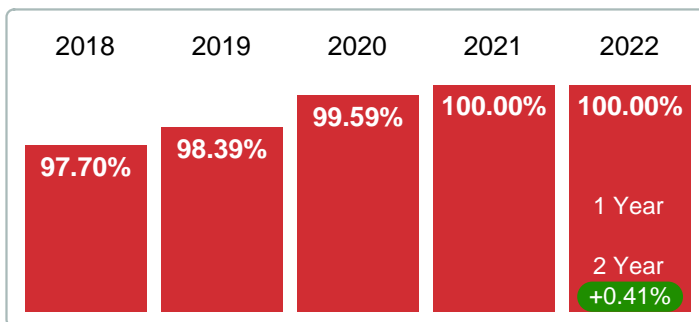
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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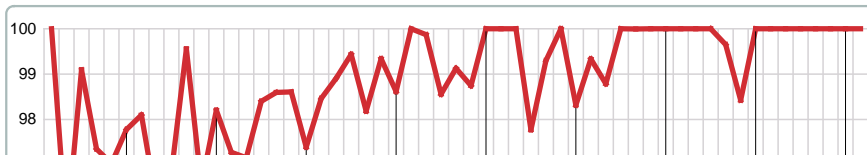
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.31%

High Jul 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUL average of **99.31%**

- MAY 100.00%
- JUN 100.00%
- JUL 100.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$25,000 and less	4	6.15%	82.05%	100.00%	64.10%	0.00%	0.00%	
\$25,001 - \$50,000	7	10.77%	92.69%	96.34%	92.85%	90.76%	0.00%	
\$50,001 - \$100,000	9	13.85%	92.99%	95.12%	87.59%	93.28%	0.00%	
\$100,001 - \$175,000	18	27.69%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$175,001 - \$275,000	10	15.38%	100.00%	0.00%	100.00%	91.30%	0.00%	
\$275,001 - \$325,000	6	9.23%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$325,001 and up	11	16.92%	99.29%	0.00%	100.00%	96.35%	100.00%	
Median Sold/List Ratio		100.00%		98.63%	100.00%	97.00%	100.00%	
Total Closed Units		65	100%	100.00%	10	39	15	1
Total Closed Volume		12,189,500			575.95K	7.67M	3.61M	335.00K

July 2022



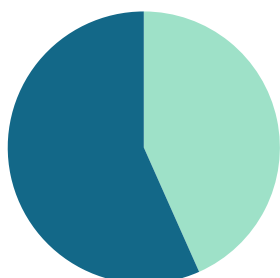
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

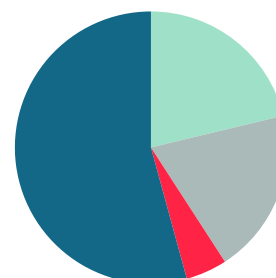


Inventory
 New Listings
104 = 43.33%
 Start Inventory
136
 Total Inventory Units
240
 Volume
\$51,318,585

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%
Median List Price	144,250	154,900	7.38%	144,900	149,900	3.45%
Median Sale Price	139,000	154,900	11.44%	142,500	154,000	8.07%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.50	12.00	41.18%	10.00	11.00	10.00%
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

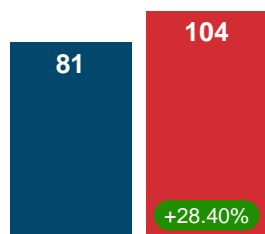
Inventory on July 31, 2022 = **166**

2021 **2022**

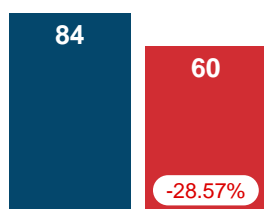
JULY MARKET

MEDIAN PRICES

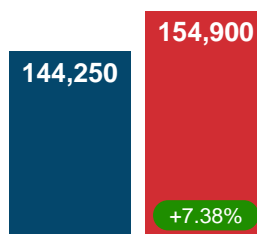
New Listings



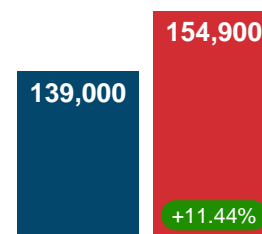
Pending Listings



List Price



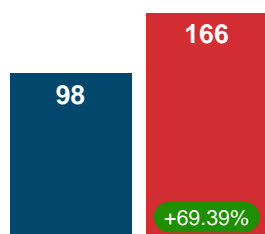
Sale Price



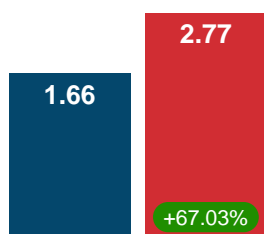
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

