

June 2022



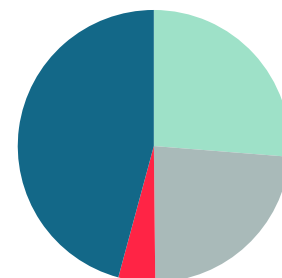
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	57	78	36.84%
Pending Listings	65	70	7.69%
New Listings	96	93	-3.13%
Average List Price	162,581	175,184	7.75%
Average Sale Price	162,508	172,111	5.91%
Average Percent of Selling Price to List Price	98.95%	97.48%	-1.49%
Average Days on Market to Sale	31.53	24.24	-23.10%
End of Month Inventory	106	136	28.30%
Months Supply of Inventory	1.79	2.27	27.05%



■ Closed (26.26%)
■ Pending (23.57%)
■ Other OffMarket (4.38%)
■ Active (45.79%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of June 30, 2022 = **136**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **28.30%** to 136 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 **2.27** 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 **5.91%** in June 2022 to \$172,111 versus the previous year at \$162,508.

Average Days on Market Shortens

The average number of **24.24** days that homes spent on the market before selling decreased by 7.28 days or **23.10%** in June 2022 compared to last year's same month at **31.53** DOM.

Sales Success for June 2022 is Positive

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

There were 93 New Listings in June 2022, down **3.13%** from last year at 96. Furthermore, there were 78 Closed Listings this month versus last year at 57, a **36.84%** increase.

Closed versus Listed trends yielded a **83.9%** ratio, up from previous year's, June 2021, at **59.4%**, a **41.26%** upswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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

June 2022



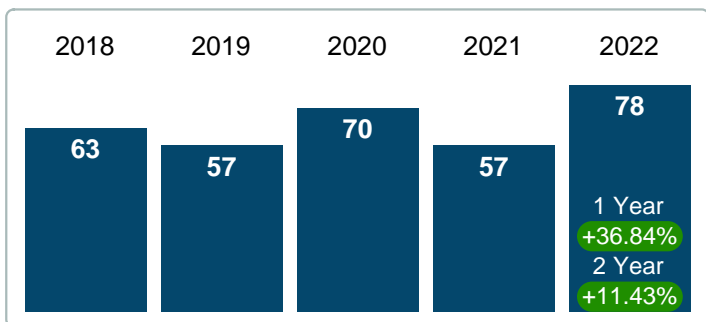
Area Delimited by County Of Muskogee - Residential Property Type



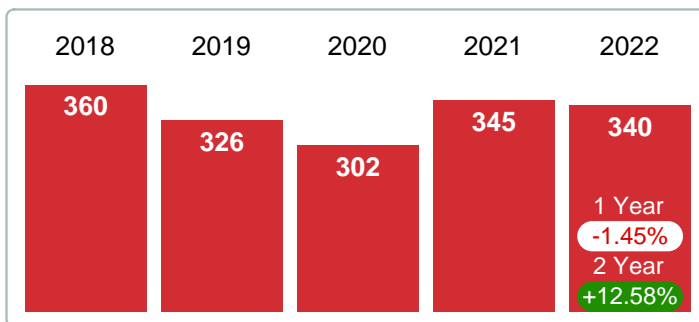
CLOSED LISTINGS

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

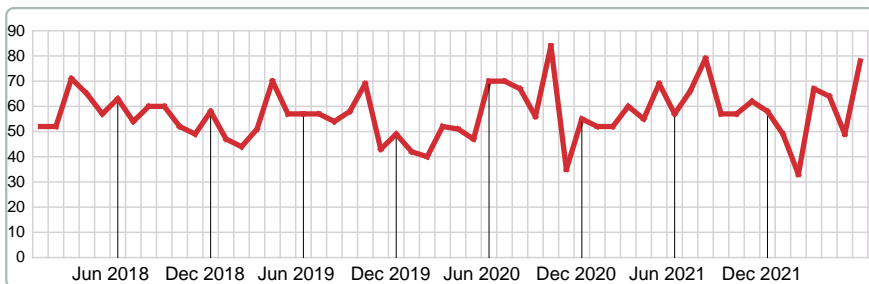
JUNE



YEAR TO DATE (YTD)

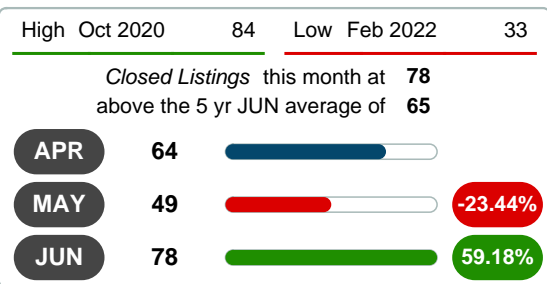


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 65



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	5.13%	30.8	1	2	1	0
\$25,001 - \$75,000	14	17.95%	24.4	8	4	2	0
\$75,001 - \$100,000	9	11.54%	20.4	3	6	0	0
\$100,001 - \$175,000	17	21.79%	22.8	0	13	3	1
\$175,001 - \$250,000	16	20.51%	18.0	2	10	3	1
\$250,001 - \$325,000	10	12.82%	31.6	1	3	5	1
\$325,001 and up	8	10.26%	31.4	0	4	3	1
Total Closed Units	78			15	42	17	4
Total Closed Volume	13,424,655	100%	24.2	1.31M	7.11M	4.00M	1.01M
Average Closed Price	\$172,111			\$87,007	\$169,373	\$235,228	\$251,750

June 2022



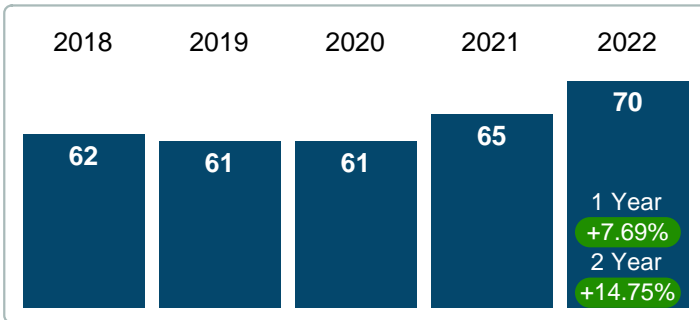
Area Delimited by County Of Muskogee - Residential Property Type



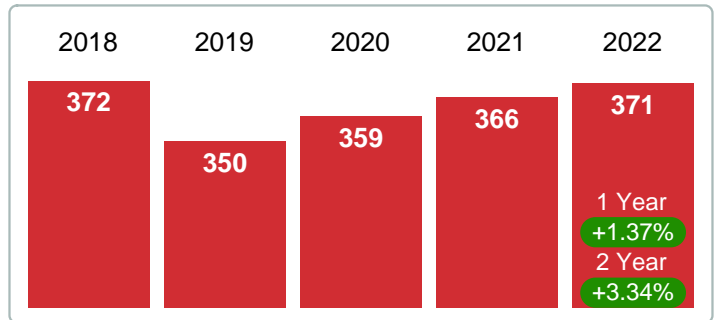
PENDING LISTINGS

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

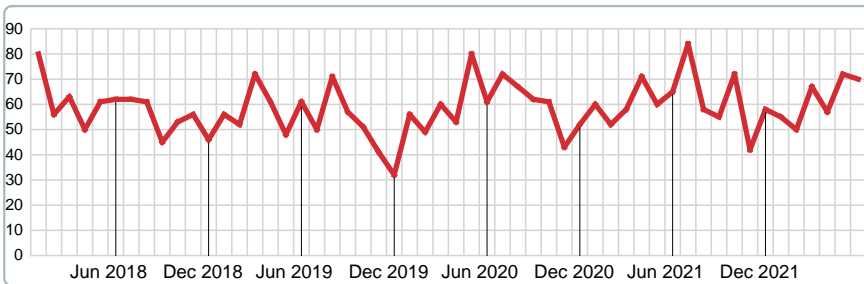
JUNE



YEAR TO DATE (YTD)

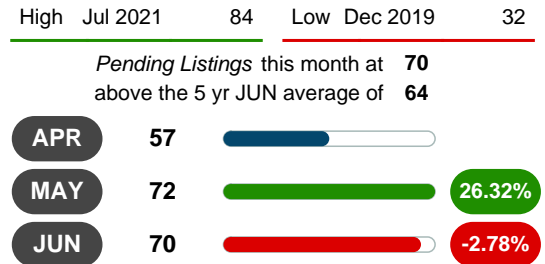


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 64



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	7	10.00%	67.3	2	4	1	0
\$50,001 - \$75,000	7	10.00%	30.7	3	3	1	0
\$75,001 - \$125,000	10	14.29%	16.6	3	6	1	0
\$125,001 - \$175,000	16	22.86%	23.0	0	13	3	0
\$175,001 - \$275,000	12	17.14%	18.2	1	7	4	0
\$275,001 - \$350,000	13	18.57%	24.2	0	5	7	1
\$350,001 and up	5	7.14%	18.2	0	2	2	1
Total Pending Units	70			9	40	19	2
Total Pending Volume	13,031,149	100%	23.0	698.00K	6.67M	4.96M	704.00K
Average Listing Price	\$195,199			\$77,556	\$166,721	\$261,068	\$352,000

June 2022



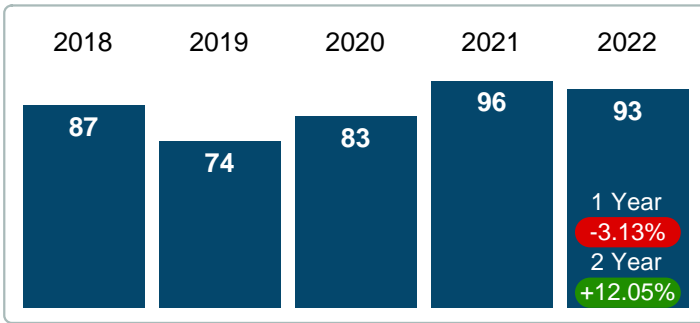
Area Delimited by County Of Muskogee - Residential Property Type



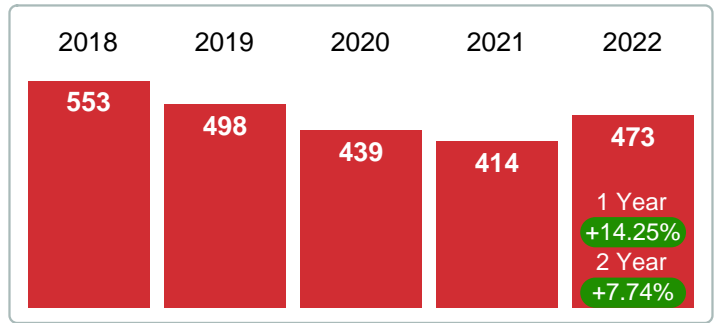
NEW LISTINGS

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

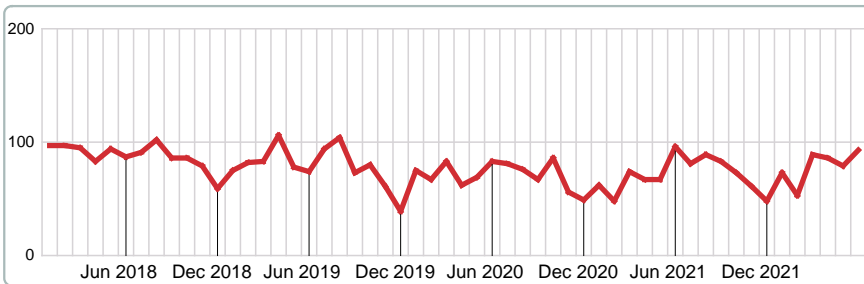
JUNE



YEAR TO DATE (YTD)

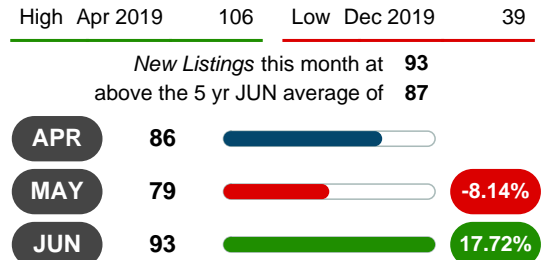


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 87



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	8	8.60%	5	2	1	0
\$50,001 - \$75,000	7	7.53%	2	4	1	0
\$75,001 - \$125,000	18	19.35%	8	9	1	0
\$125,001 - \$175,000	22	23.66%	1	20	1	0
\$175,001 - \$275,000	17	18.28%	2	11	4	0
\$275,001 - \$325,000	6	6.45%	0	2	4	0
\$325,001 and up	15	16.13%	0	5	6	4
Total New Listed Units	93		18	53	18	4
Total New Listed Volume	17,781,770	100%	1.60M	9.37M	4.98M	1.84M
Average New Listed Listing Price	\$173,005		\$88,881	\$176,768	\$276,400	\$459,500

June 2022



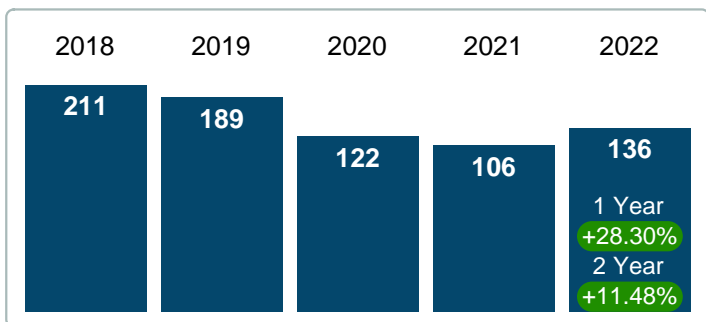
Area Delimited by County Of Muskogee - Residential Property Type



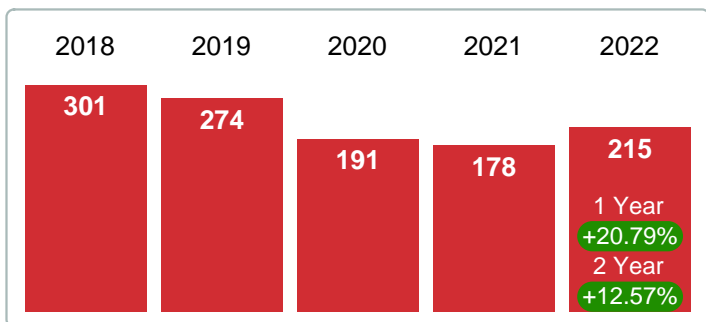
ACTIVE INVENTORY

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

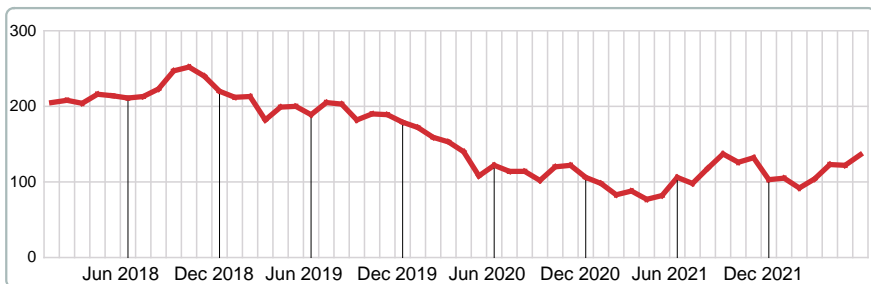
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 153

High Oct 2018 252 Low Apr 2021 77

Inventory this month at 136
below the 5 yr JUN average of 153

APR	123	<div style="width: 80%;"></div>
MAY	122	<div style="width: 80%; background-color: red;"></div> -0.81%
JUN	136	<div style="width: 89%; background-color: green;"></div> 11.48%

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	7	5.15%	36.4	6	1	0	0
\$25,001 - \$75,000	20	14.71%	63.4	8	9	3	0
\$75,001 - \$125,000	17	12.50%	52.1	7	9	1	0
\$125,001 - \$175,000	22	16.18%	41.8	3	16	3	0
\$175,001 - \$250,000	39	28.68%	57.7	6	31	2	0
\$250,001 - \$375,000	17	12.50%	48.3	1	7	6	3
\$375,001 and up	14	10.29%	87.3	0	8	4	2
Total Active Inventory by Units	136			31	81	19	5
Total Active Inventory by Volume	29,099,786	100%	56.0	3.13M	17.38M	5.36M	3.23M
Average Active Inventory Listing Price	\$213,969			\$101,034	\$214,515	\$282,053	\$646,600

June 2022



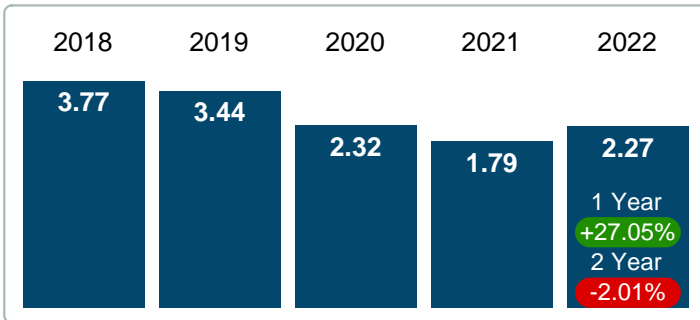
Area Delimited by County Of Muskogee - Residential Property Type



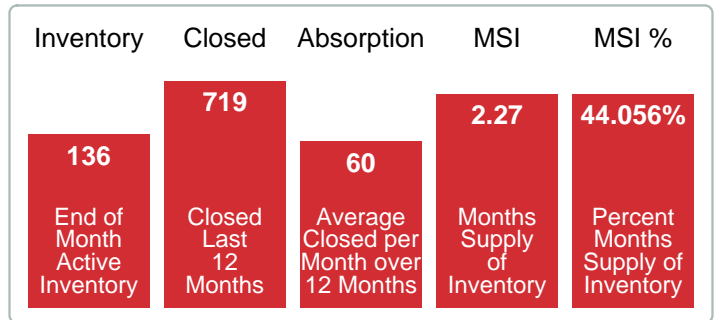
MONTHS SUPPLY of INVENTORY (MSI)

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

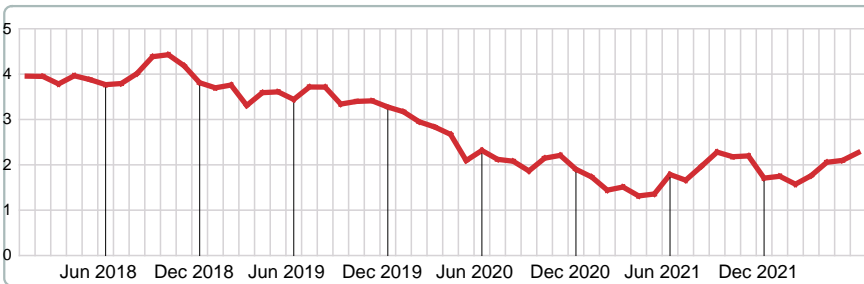
MSI FOR JUNE



INDICATORS FOR JUNE 2022

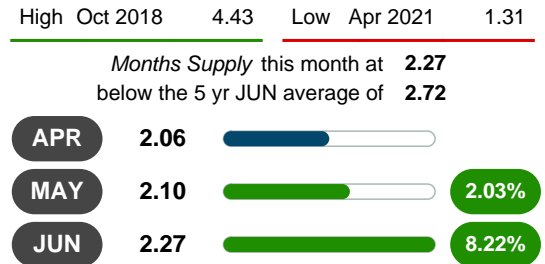


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.72



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
\$25,000 and less	7	5.15%	2.90	5.54	0.92	0.00	0.00
\$25,001 - \$75,000	20	14.71%	2.09	1.81	2.16	3.27	0.00
\$75,001 - \$125,000	17	12.50%	1.43	3.50	1.02	1.00	0.00
\$125,001 - \$175,000	22	16.18%	1.55	2.77	1.41	1.80	0.00
\$175,001 - \$250,000	39	28.68%	3.44	14.40	3.92	0.73	0.00
\$250,001 - \$375,000	17	12.50%	2.37	6.00	2.33	1.85	4.00
\$375,001 and up	14	10.29%	4.20	0.00	8.73	2.18	3.43
Market Supply of Inventory (MSI)			2.27	3.38	2.17	1.64	2.61
Total Active Inventory by Units		100%	2.27	31	81	19	5

June 2022



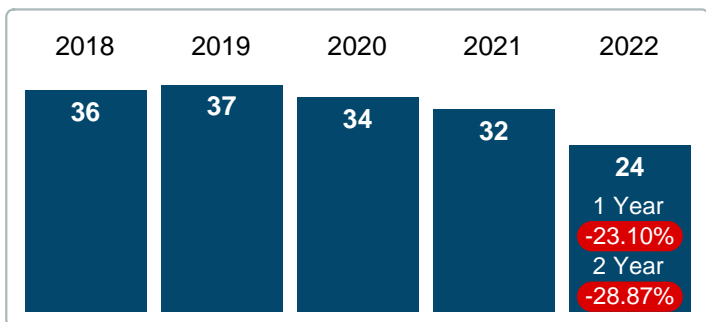
Area Delimited by County Of Muskogee - Residential Property Type



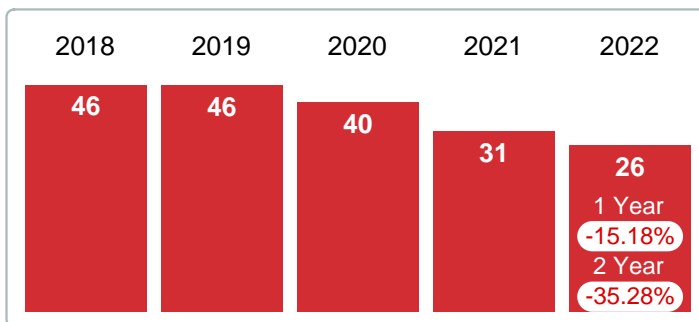
AVERAGE DAYS ON MARKET TO SALE

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

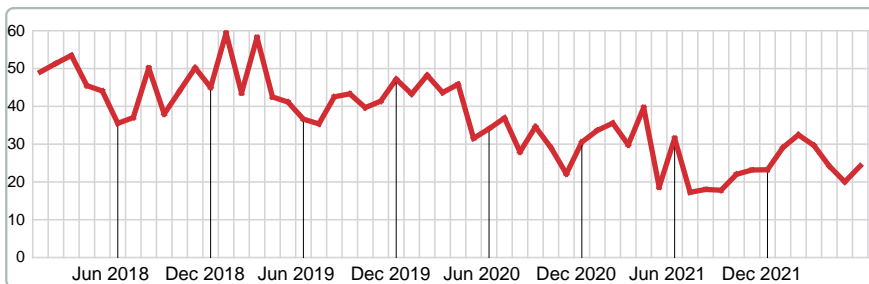
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 32

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 24 below the 5 yr JUN average of 32



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	5.13%	31	8	40	35	0
\$25,001 - \$75,000	17.95%	24	30	17	18	0
\$75,001 - \$100,000	11.54%	20	11	25	0	0
\$100,001 - \$175,000	21.79%	23	0	14	67	1
\$175,001 - \$250,000	20.51%	18	17	11	47	1
\$250,001 - \$325,000	12.82%	32	81	51	9	36
\$325,001 and up	10.26%	31	0	34	23	46
Average Closed DOM		24	26	21	31	21
Total Closed Units	100%	78	15	42	17	4
Total Closed Volume		13,424,655	1.31M	7.11M	4.00M	1.01M

June 2022



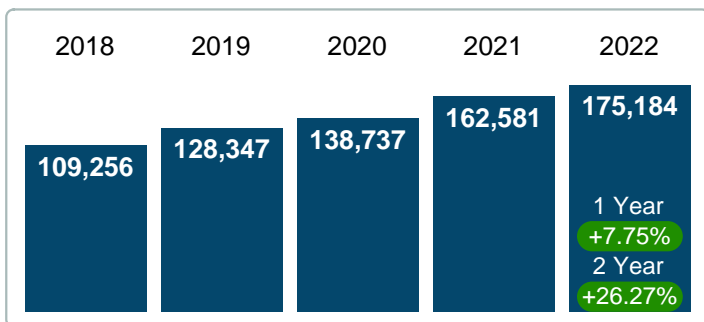
Area Delimited by County Of Muskogee - Residential Property Type



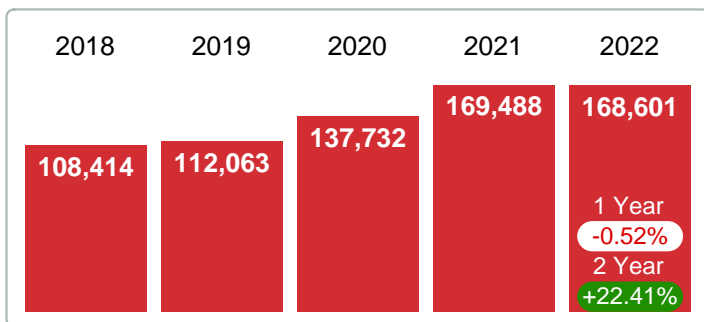
AVERAGE LIST PRICE AT CLOSING

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

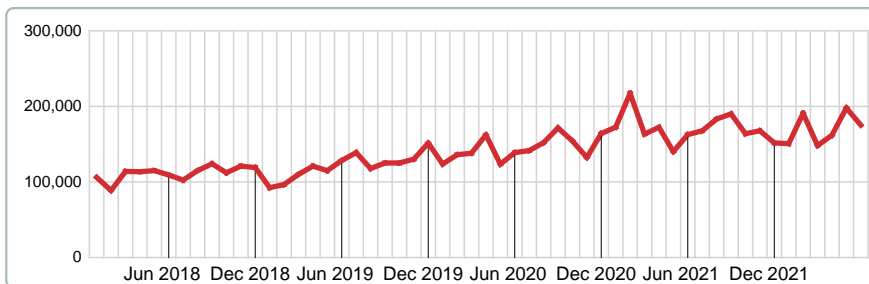
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

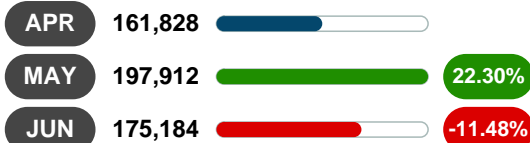


3 MONTHS

5 year JUN AVG = 142,821

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

Average List Price at Closing this month at **175,184**
above the 5 yr JUN average of **142,821**



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	2.56%	23,950	29,850	23,950	28,000	0
\$25,001 - \$75,000	21.79%	52,644	52,538	57,350	57,450	0
\$75,001 - \$100,000	8.97%	89,557	90,300	89,583	0	0
\$100,001 - \$175,000	21.79%	140,712	0	147,161	151,333	115,000
\$175,001 - \$250,000	21.79%	204,912	182,400	203,570	225,000	209,000
\$250,001 - \$325,000	12.82%	294,910	272,500	301,633	297,340	285,000
\$325,001 and up	10.26%	408,738	0	392,500	434,967	395,000
Average List Price		175,184	90,557	172,345	239,029	251,000
Total Closed Units	100%	175,184	15	42	17	4
Total Closed Volume		13,664,348	1.36M	7.24M	4.06M	1.00M

June 2022



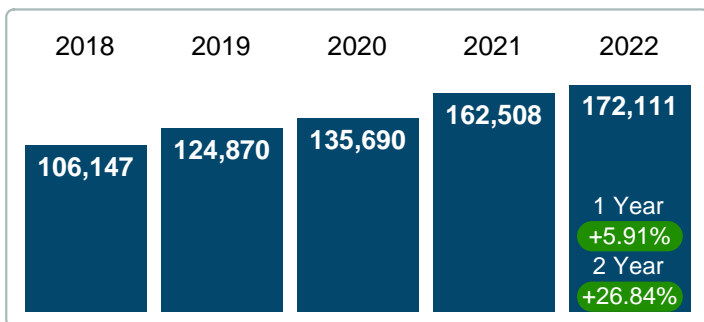
Area Delimited by County Of Muskogee - Residential Property Type



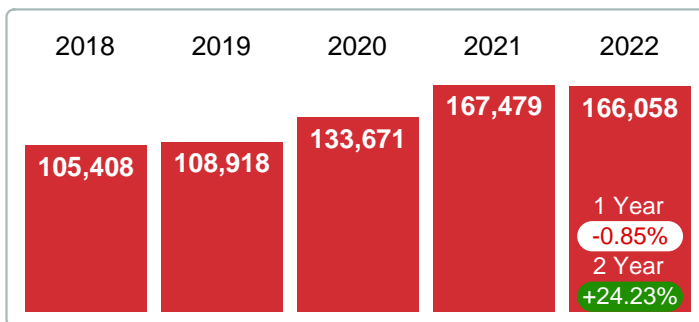
AVERAGE SOLD PRICE AT CLOSING

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

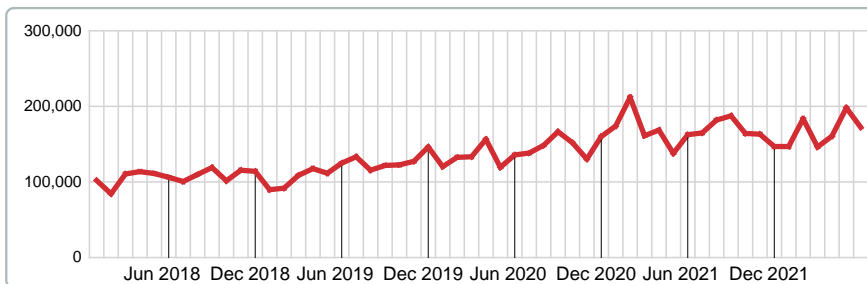
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

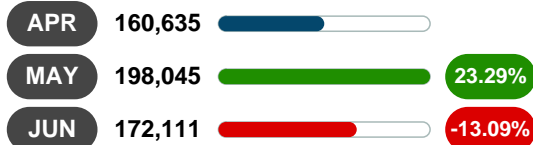


3 MONTHS

5 year JUN AVG = 140,265

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

Average Sold Price at Closing this month at 172,111 above the 5 yr JUN average of 140,265



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	4	5.13%	21,250	25,000	17,500	25,000	0	
\$25,001 - \$75,000	14	17.95%	52,368	49,588	55,919	56,390	0	
\$75,001 - \$100,000	9	11.54%	87,056	84,833	88,167	0	0	
\$100,001 - \$175,000	17	21.79%	146,641	0	148,785	147,900	115,000	
\$175,001 - \$250,000	16	20.51%	203,675	181,950	203,490	217,000	209,000	
\$250,001 - \$325,000	10	12.82%	292,430	265,000	288,300	301,280	288,000	
\$325,001 and up	8	10.26%	393,375	0	373,000	420,000	395,000	
Average Sold Price		172,111		87,007	169,373	235,228	251,750	
Total Closed Units		78	100%	172,111	15	42	17	4
Total Closed Volume		13,424,655		1.31M	7.11M	4.00M	1.01M	

June 2022



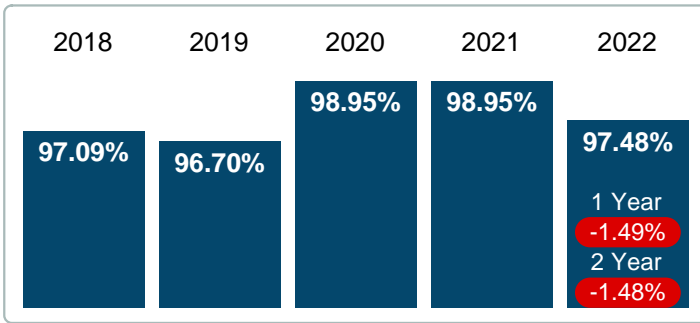
Area Delimited by County Of Muskogee - Residential Property Type



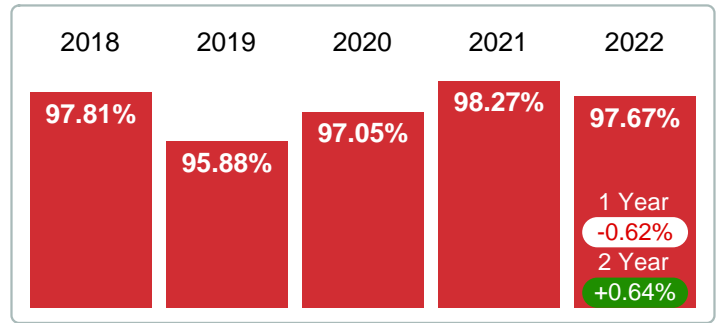
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

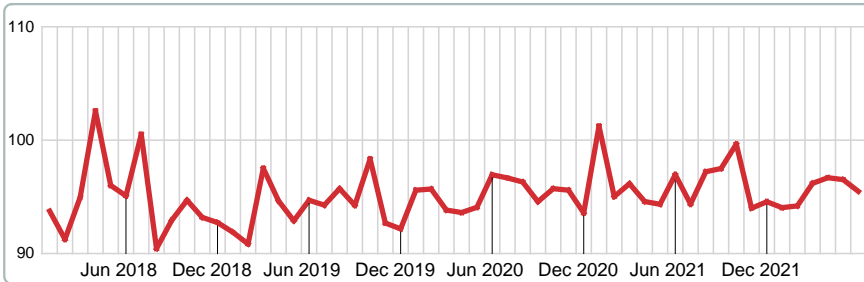
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

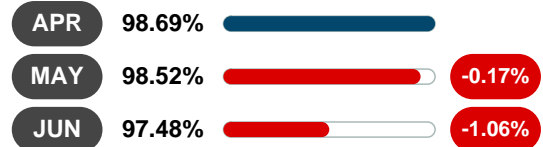


3 MONTHS

5 year JUN AVG = 97.83%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.48%**
below the 5 yr JUN average of **97.83%**



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	5.13%	80.06%	83.75%	73.60%	89.29%	0.00%
\$25,001 - \$75,000	14	17.95%	95.75%	94.36%	97.75%	97.34%	0.00%
\$75,001 - \$100,000	9	11.54%	97.60%	94.34%	99.23%	0.00%	0.00%
\$100,001 - \$175,000	17	21.79%	100.88%	0.00%	101.24%	99.59%	100.00%
\$175,001 - \$250,000	16	20.51%	99.34%	99.76%	100.09%	96.37%	100.00%
\$250,001 - \$325,000	10	12.82%	99.19%	97.25%	95.56%	101.39%	101.05%
\$325,001 and up	8	10.26%	95.98%	0.00%	94.58%	96.51%	100.00%
Average Sold/List Ratio		97.50%		94.56%	97.99%	98.14%	100.26%
Total Closed Units		78	100%	15	42	17	4
Total Closed Volume		13,424,655		1.31M	7.11M	4.00M	1.01M

June 2022



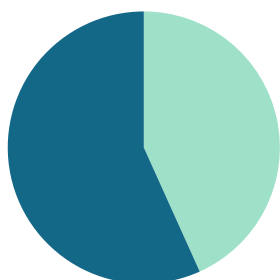
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

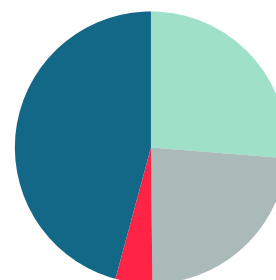


Inventory
 New Listings
93 = 43.26%
 Start Inventory
122
 Total Inventory Units
215
 Volume
\$44,432,035

Market Activity

Closed Sales
78 = 26.26%
 Pending Sales
70 = 23.57%
 Other Off Market
13 = 4.38%
 Active Inventory
136 = 45.79%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	78	36.84%	345	340	-1.45%
Pending Sales	65	70	7.69%	366	371	1.37%
New Listings	96	93	-3.13%	414	473	14.25%
Average List Price	162,581	175,184	7.75%	169,488	168,601	-0.52%
Average Sale Price	162,508	172,111	5.91%	167,479	166,058	-0.85%
Average Percent of Selling Price to List Price	98.95%	97.48%	-1.49%	98.27%	97.67%	-0.62%
Average Days on Market to Sale	31.53	24.24	-23.10%	30.88	26.19	-15.18%
Monthly Inventory	106	136	28.30%	106	136	28.30%
Months Supply of Inventory	1.79	2.27	27.05%	1.79	2.27	27.05%

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

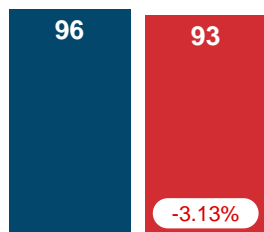
Inventory on June 30, 2022 = **136**

2021 **2022**

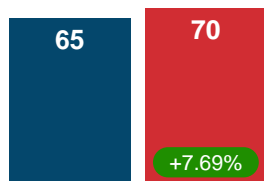
JUNE MARKET

AVERAGE PRICES

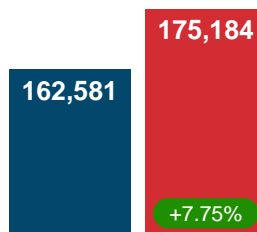
New Listings



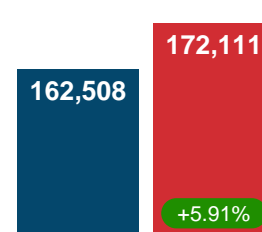
Pending Listings



List Price



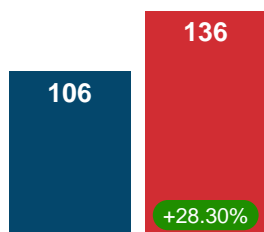
Sale Price



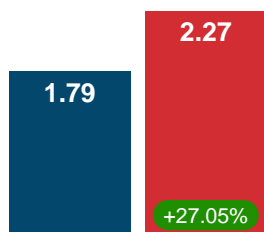
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

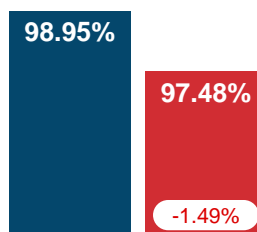
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

