

June 2022



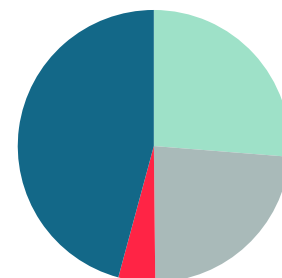
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	146,900	156,500	6.54%
Median Sale Price	146,000	159,000	8.90%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	8.00	14.29%
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.

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 **8.90%** in June 2022 to \$159,000 versus the previous year at \$146,000.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 1.00 days or **14.29%** in June 2022 compared to last year's same month at **7.00** DOM.

Sales Success for June 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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 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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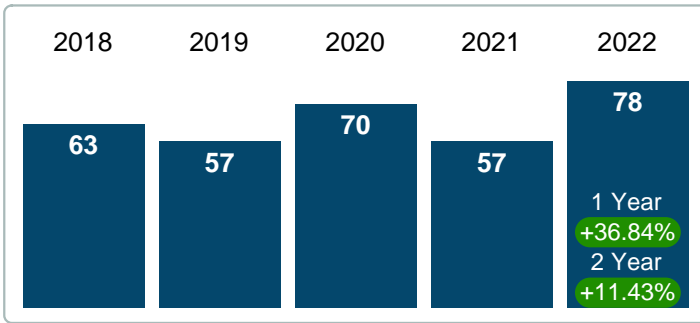
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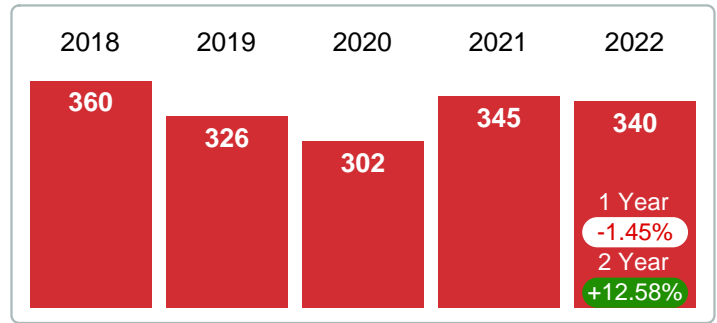
CLOSED LISTINGS

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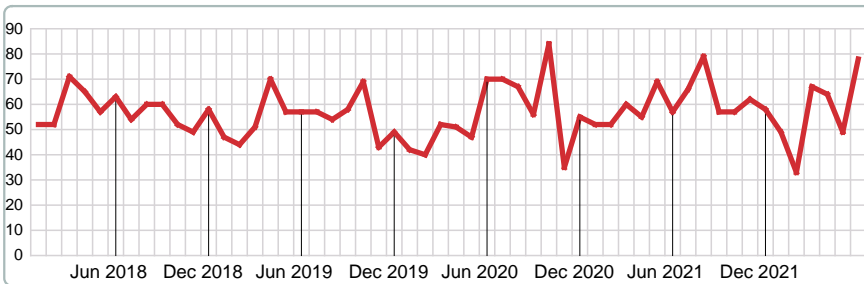
JUNE



YEAR TO DATE (YTD)

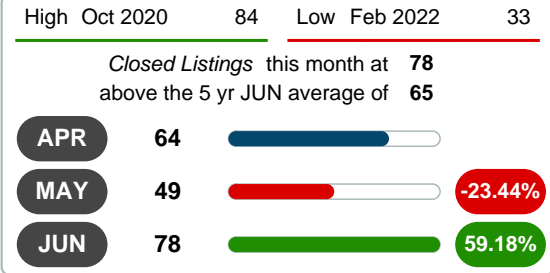


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	5.13%	24.5	1	2	1	0
\$25,001 - \$75,000	14	17.95%	10.0	8	4	2	0
\$75,001 - \$100,000	9	11.54%	8.0	3	6	0	0
\$100,001 - \$175,000	17	21.79%	6.0	0	13	3	1
\$175,001 - \$250,000	16	20.51%	5.0	2	10	3	1
\$250,001 - \$325,000	10	12.82%	15.0	1	3	5	1
\$325,001 and up	8	10.26%	33.5	0	4	3	1
Total Closed Units	78			15	42	17	4
Total Closed Volume	13,424,655	100%	8.0	1.31M	7.11M	4.00M	1.01M
Median Closed Price	\$159,000			\$60,000	\$159,000	\$241,000	\$248,500

June 2022



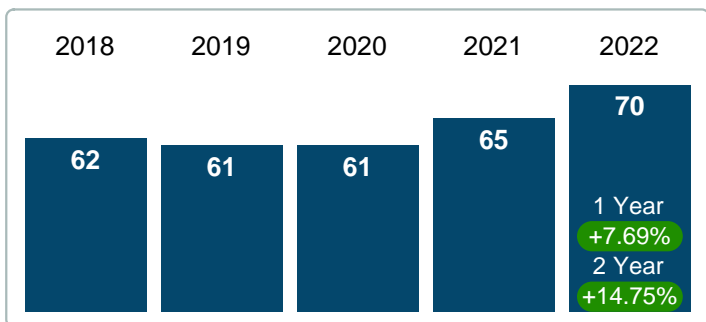
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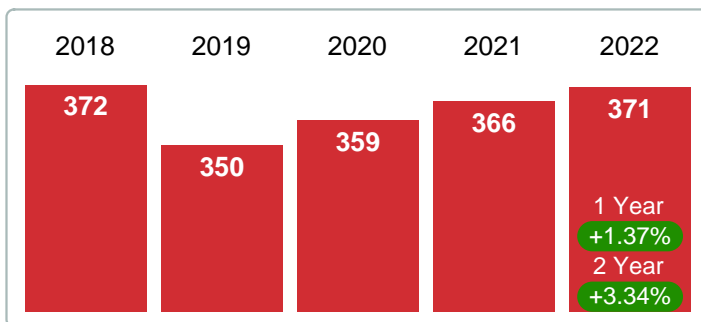
PENDING LISTINGS

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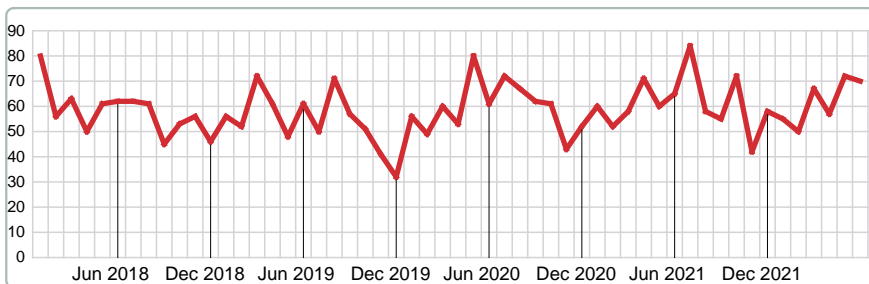
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 64

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 70 above the 5 yr JUN average of 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	10.00%	40.0	2	4	1	0
\$50,001 - \$75,000	7	10.00%	20.0	3	3	1	0
\$75,001 - \$125,000	10	14.29%	11.0	3	6	1	0
\$125,001 - \$175,000	16	22.86%	5.5	0	13	3	0
\$175,001 - \$275,000	12	17.14%	7.5	1	7	4	0
\$275,001 - \$350,000	13	18.57%	13.0	0	5	7	1
\$350,001 and up	5	7.14%	11.0	0	2	2	1
Total Pending Units	70			9	40	19	2
Total Pending Volume	13,031,149	100%	13.0	698.00K	6.67M	4.96M	704.00K
Median Listing Price	\$154,900			\$69,900	\$144,950	\$275,000	\$352,000

June 2022



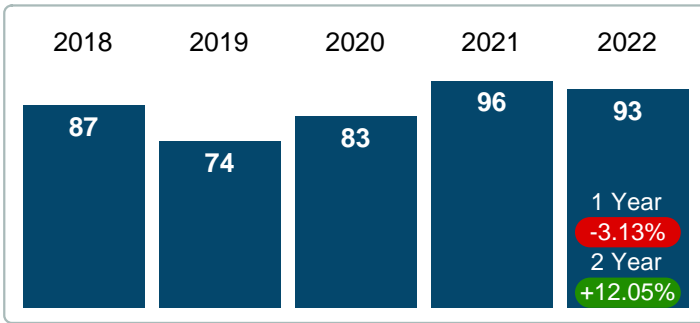
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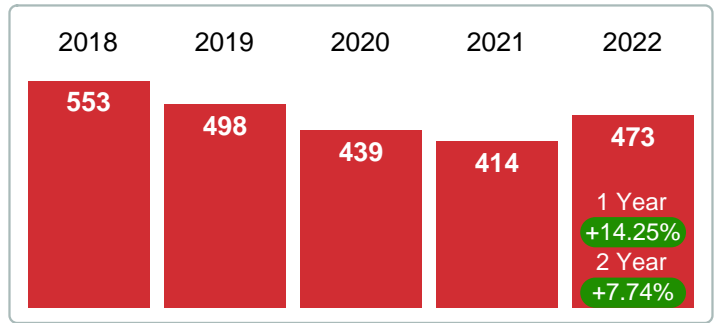
NEW LISTINGS

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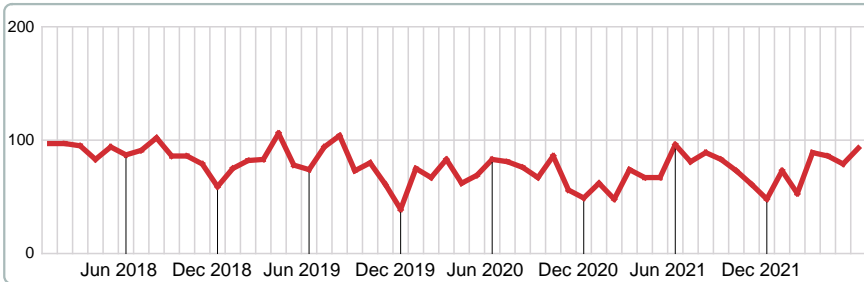
JUNE



YEAR TO DATE (YTD)

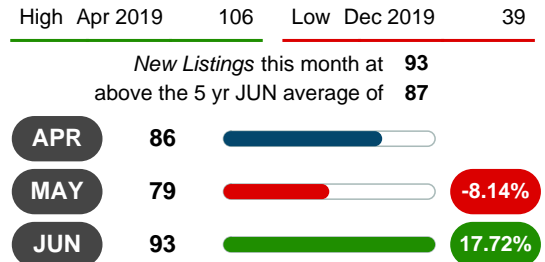


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$157,070		\$89,500	\$145,000	\$294,450	\$359,000

June 2022



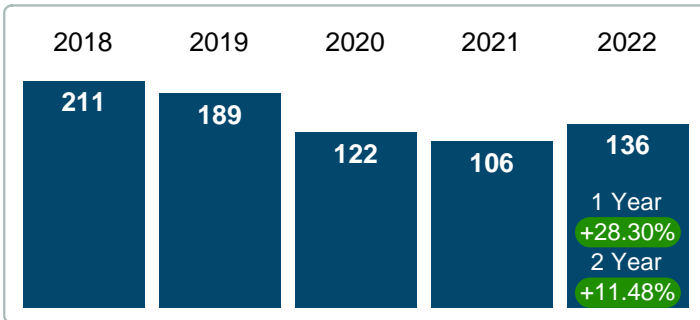
Area Delimited by County Of Muskogee - Residential Property Type



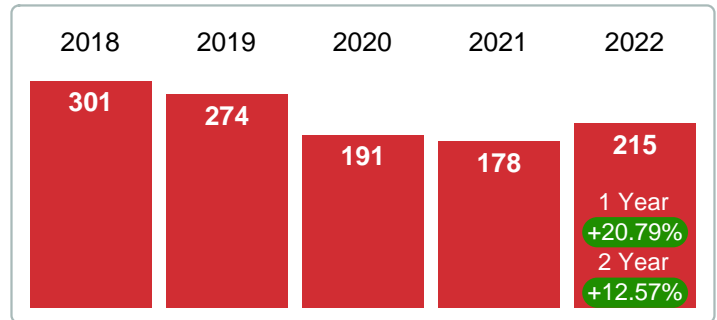
ACTIVE INVENTORY

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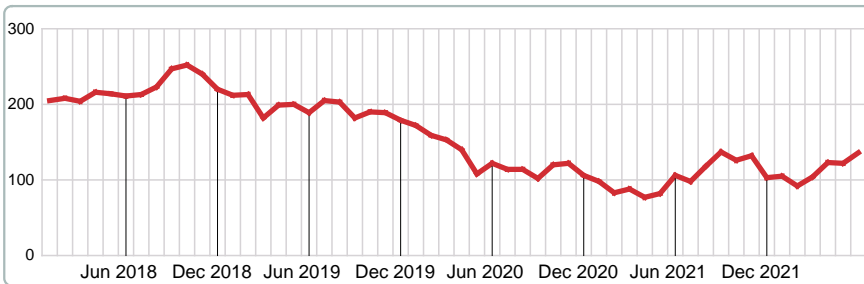
END OF JUNE



ACTIVE DURING JUNE

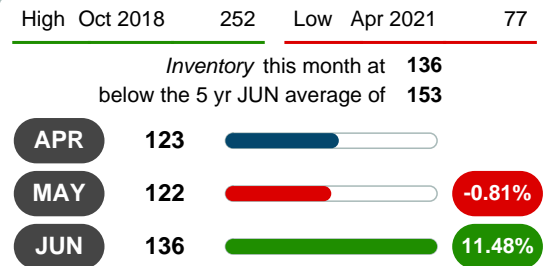


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 153



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	7	5.15%	24.0	6	1	0	0
\$25,001 - \$75,000	20	14.71%	39.0	8	9	3	0
\$75,001 - \$125,000	17	12.50%	9.0	7	9	1	0
\$125,001 - \$175,000	22	16.18%	35.0	3	16	3	0
\$175,001 - \$250,000	39	28.68%	50.0	6	31	2	0
\$250,001 - \$375,000	17	12.50%	38.0	1	7	6	3
\$375,001 and up	14	10.29%	61.0	0	8	4	2
Total Active Inventory by Units	136			31	81	19	5
Total Active Inventory by Volume	29,099,786	100%	43.0	3.13M	17.38M	5.36M	3.23M
Median Active Inventory Listing Price	\$178,000			\$88,500	\$186,000	\$285,000	\$375,000

June 2022



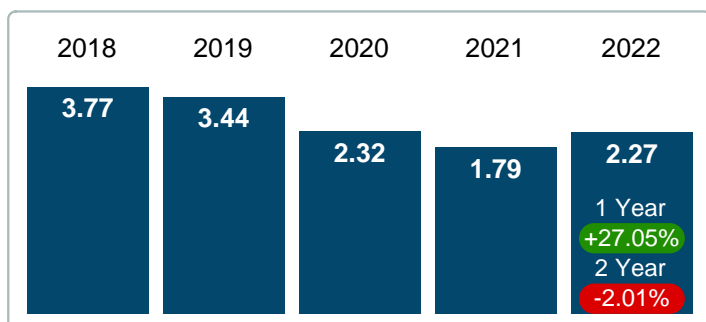
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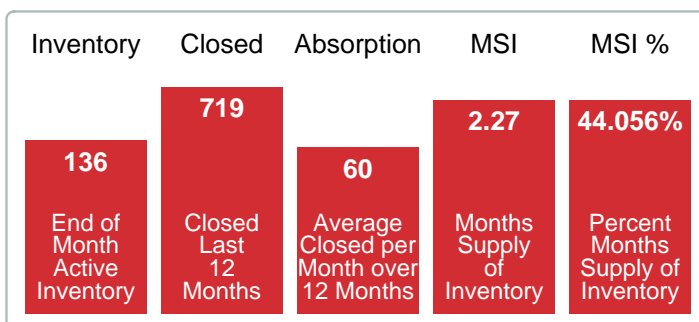
MONTHS SUPPLY of INVENTORY (MSI)

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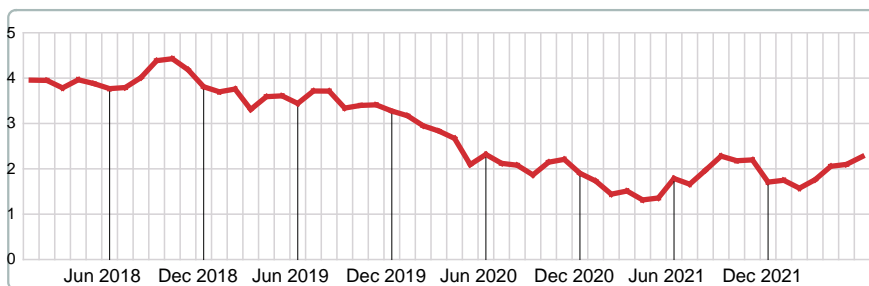
MSI FOR JUNE



INDICATORS FOR JUNE 2022

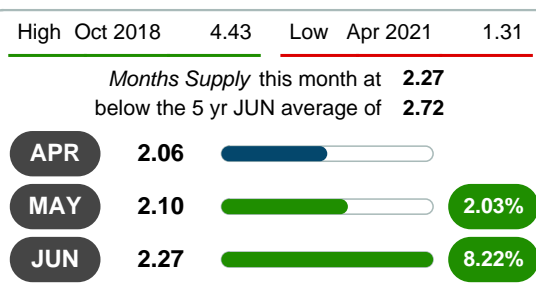


5 YEAR MARKET ACTIVITY TRENDS



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



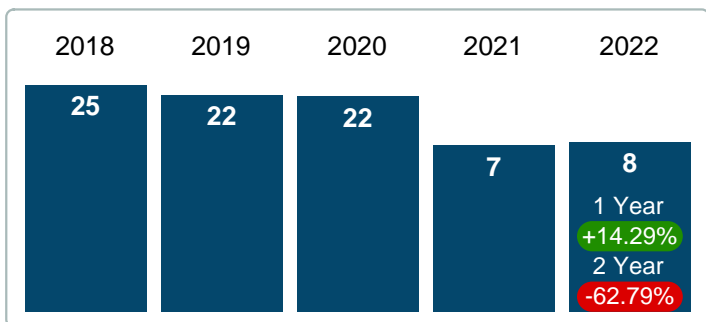
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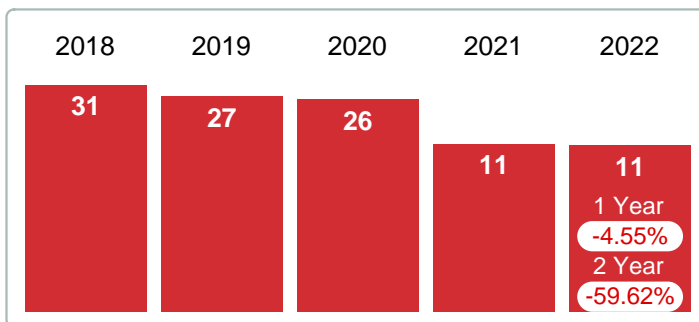
MEDIAN DAYS ON MARKET TO SALE

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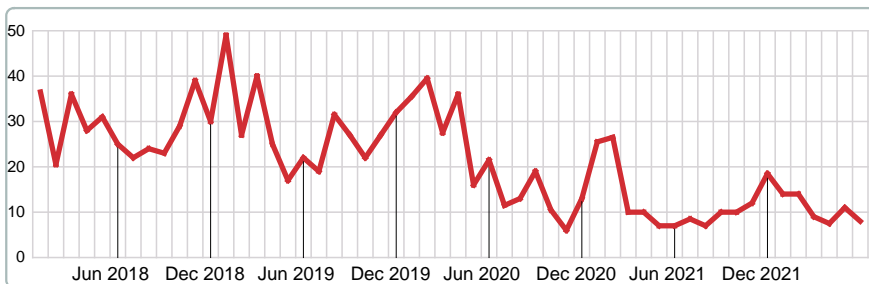
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

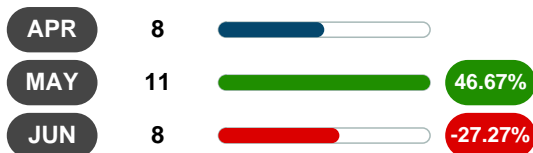


3 MONTHS

5 year JUN AVG = 17

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 8 below the 5 yr JUN average of 17



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	5.13%	25	8	40	35	0
\$25,001 - \$75,000	17.95%	10	19	7	18	0
\$75,001 - \$100,000	11.54%	8	6	8	0	0
\$100,001 - \$175,000	21.79%	6	0	6	30	1
\$175,001 - \$250,000	20.51%	5	17	5	22	1
\$250,001 - \$325,000	12.82%	15	81	24	5	36
\$325,001 and up	10.26%	34	0	36	17	46
Median Closed DOM		8	13	8	17	19
Total Closed Units	100%	8.0	15	42	17	4
Total Closed Volume		13,424,655	1.31M	7.11M	4.00M	1.01M

June 2022



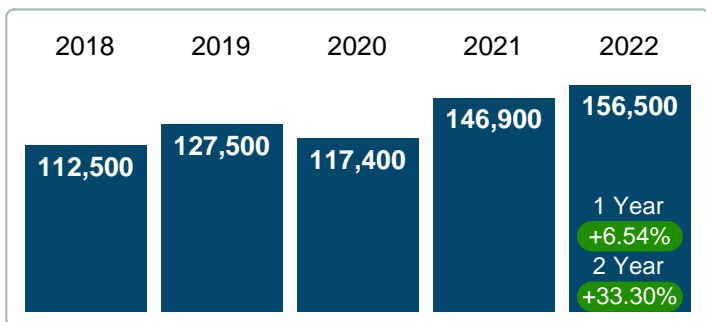
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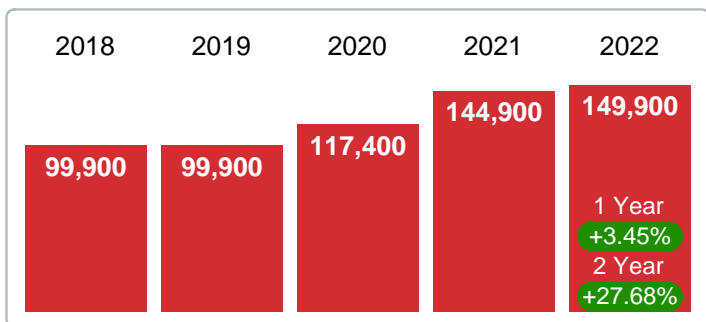
MEDIAN LIST PRICE AT CLOSING

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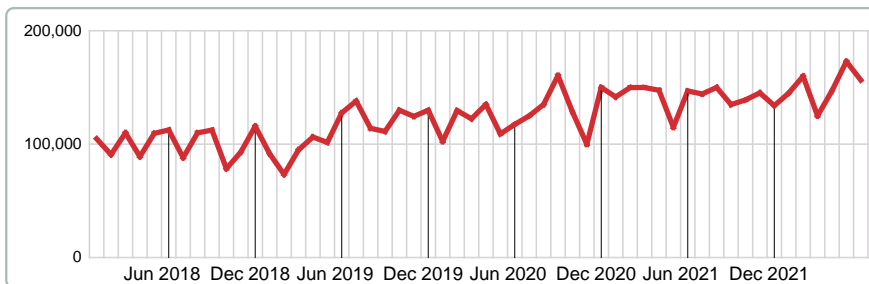
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

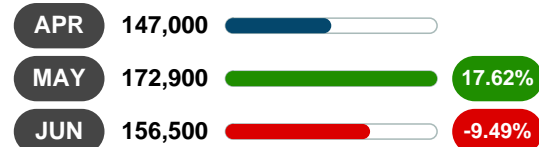


3 MONTHS

5 year JUN AVG = 132,160

High May 2022 172,900 Low Feb 2019 73,300

Median List Price at Closing this month at **156,500**
above the 5 yr JUN average of **132,160**



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	2.56%	23,950	0	23,950	0	0
\$25,001 - \$75,000	21.79%	59,900	54,900	64,900	39,900	0
\$75,001 - \$100,000	8.97%	91,000	91,000	90,000	0	0
\$100,001 - \$175,000	21.79%	146,000	0	149,700	127,500	115,000
\$175,001 - \$250,000	21.79%	199,500	182,400	197,250	220,000	209,000
\$250,001 - \$325,000	12.82%	294,400	272,500	299,999	298,900	285,000
\$325,001 and up	10.26%	385,000	0	362,500	430,000	395,000
Median List Price		156,500	65,000	156,500	235,000	247,000
Total Closed Units	100%	156,500	15	42	17	4
Total Closed Volume		13,664,348	1.36M	7.24M	4.06M	1.00M

June 2022



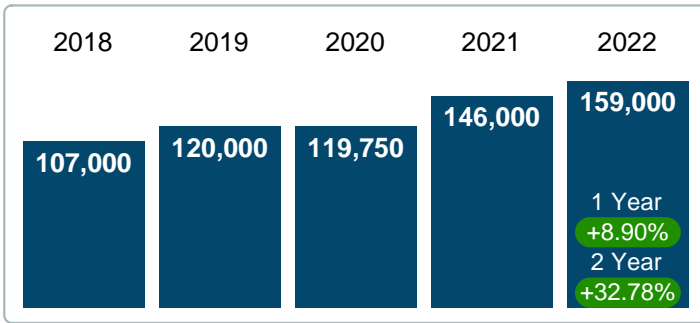
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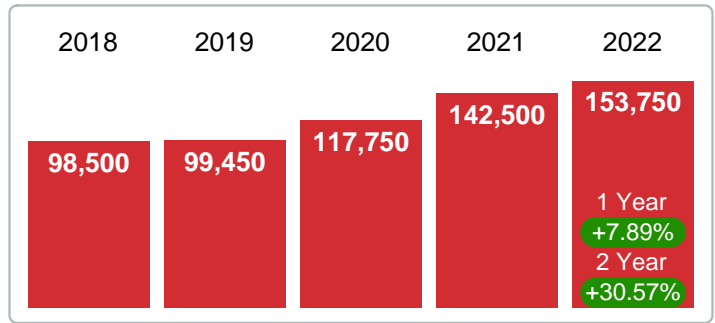
MEDIAN SOLD PRICE AT CLOSING

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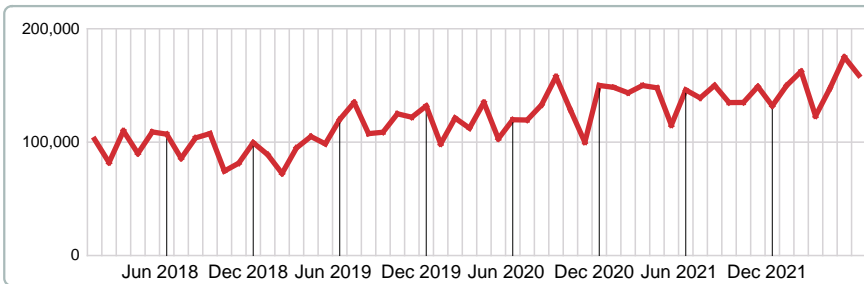
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

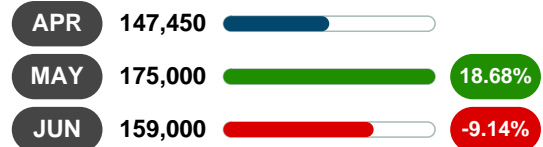


3 MONTHS

5 year JUN AVG = 130,350

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

Median Sold Price at Closing this month at **159,000** above the 5 yr JUN average of **130,350**



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	5.13%	22,500	25,000	17,500	25,000	0
\$25,001 - \$75,000	17.95%	56,588	51,750	60,588	56,390	0
\$75,001 - \$100,000	11.54%	88,000	87,500	89,000	0	0
\$100,001 - \$175,000	21.79%	153,500	0	154,900	153,500	115,000
\$175,001 - \$250,000	20.51%	199,250	181,950	198,000	210,000	209,000
\$250,001 - \$325,000	12.82%	292,450	265,000	289,900	298,900	288,000
\$325,001 and up	10.26%	365,000	0	332,500	430,000	395,000
Median Sold Price		159,000	60,000	159,000	241,000	248,500
Total Closed Units	100%	159,000	15	42	17	4
Total Closed Volume		13,424,655	1.31M	7.11M	4.00M	1.01M

June 2022



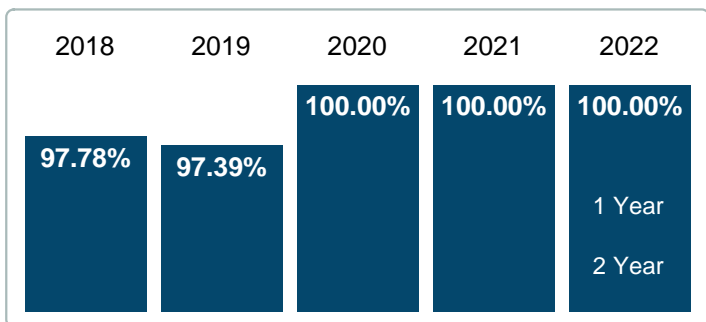
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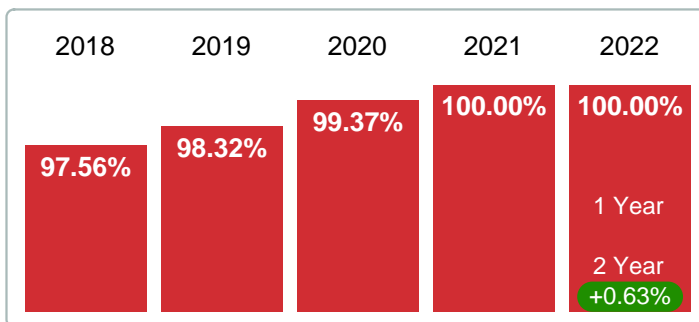
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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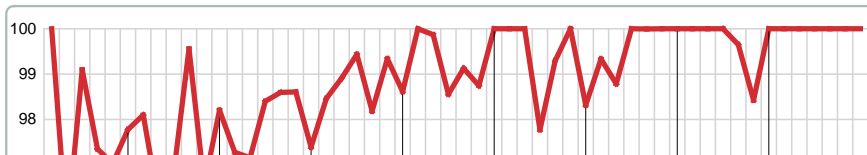
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 99.03%

High Jun 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUN average of **99.03%**

- APR 100.00%
- MAY 100.00%
- JUN 100.00%

0.00%
0.00%

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	5.13%	85.35%	83.75%	73.60%	89.29%	0.00%
\$25,001 - \$75,000	14	17.95%	96.61%	95.58%	98.61%	97.34%	0.00%
\$75,001 - \$100,000	9	11.54%	100.00%	100.00%	97.98%	0.00%	0.00%
\$100,001 - \$175,000	17	21.79%	100.00%	0.00%	100.00%	105.14%	100.00%
\$175,001 - \$250,000	16	20.51%	100.00%	99.76%	100.00%	97.67%	100.00%
\$250,001 - \$325,000	10	12.82%	100.00%	97.25%	100.00%	101.76%	101.05%
\$325,001 and up	8	10.26%	94.77%	0.00%	94.29%	95.26%	100.00%
Median Sold/List Ratio		100.00%		97.25%	100.00%	100.00%	100.00%
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



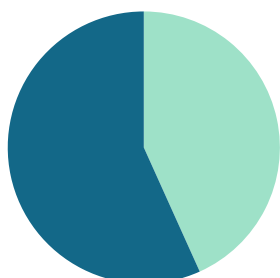
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

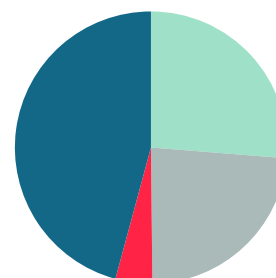


Inventory
 New Listings
93 = 43.26%
 Start Inventory
122
 Total Inventory Units
215
 Volume
\$44,432,035

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%
Median List Price	146,900	156,500	6.54%	144,900	149,900	3.45%
Median Sale Price	146,000	159,000	8.90%	142,500	153,750	7.89%
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	7.00	8.00	14.29%	11.00	10.50	-4.55%
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

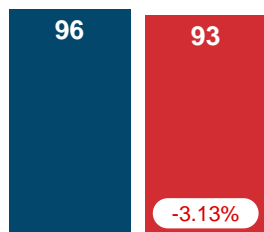
Inventory on June 30, 2022 = **136**

2021 **2022**

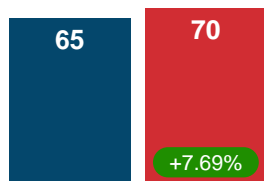
JUNE MARKET

MEDIAN PRICES

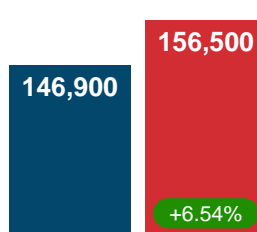
New Listings



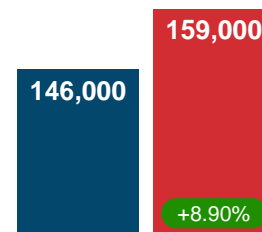
Pending Listings



List Price



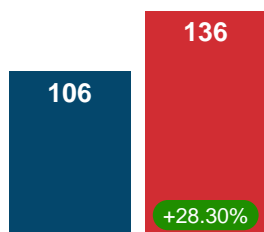
Sale Price



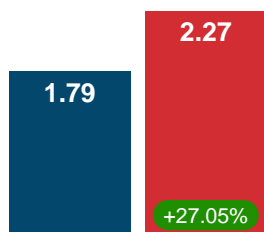
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

