

May 2022



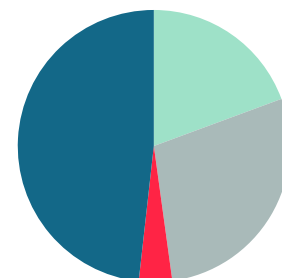
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	69	49	-28.99%
Pending Listings	60	72	20.00%
New Listings	67	79	17.91%
Average List Price	140,150	197,912	41.21%
Average Sale Price	137,824	198,045	43.69%
Average Percent of Selling Price to List Price	96.34%	98.52%	2.26%
Average Days on Market to Sale	18.64	20.02	7.42%
End of Month Inventory	82	122	48.78%
Months Supply of Inventory	1.36	2.10	54.54%



■ Closed (19.37%)
■ Pending (28.46%)
■ Other OffMarket (3.95%)
■ Active (48.22%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of May 31, 2022 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **48.78%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **2.10** 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 **43.69%** in May 2022 to \$198,045 versus the previous year at \$137,824.

Average Days on Market Lengthens

The average number of **20.02** days that homes spent on the market before selling increased by 1.38 days or **7.42%** in May 2022 compared to last year's same month at **18.64** DOM.

Sales Success for May 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 79 New Listings in May 2022, up **17.91%** from last year at 67. Furthermore, there were 49 Closed Listings this month versus last year at 69, a **-28.99%** decrease.

Closed versus Listed trends yielded a **62.0%** ratio, down from previous year's, May 2021, at **103.0%**, a **39.77%** 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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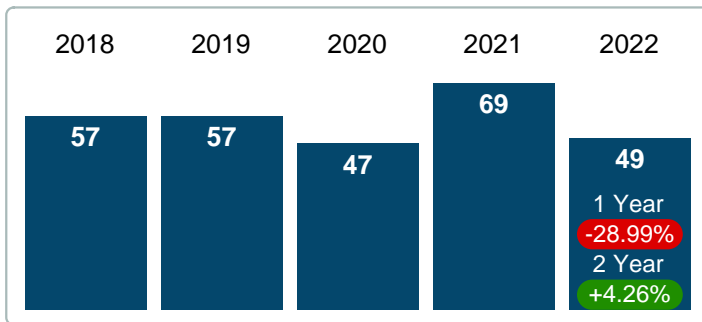
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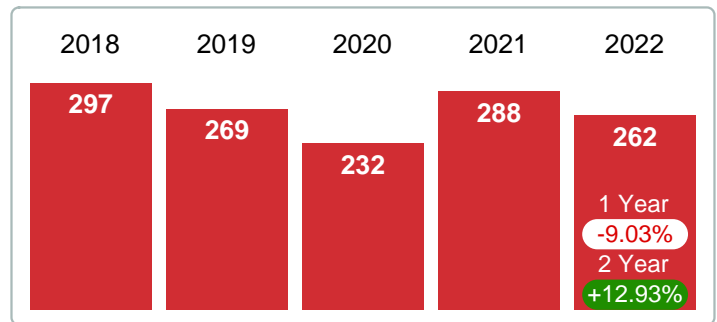
CLOSED LISTINGS

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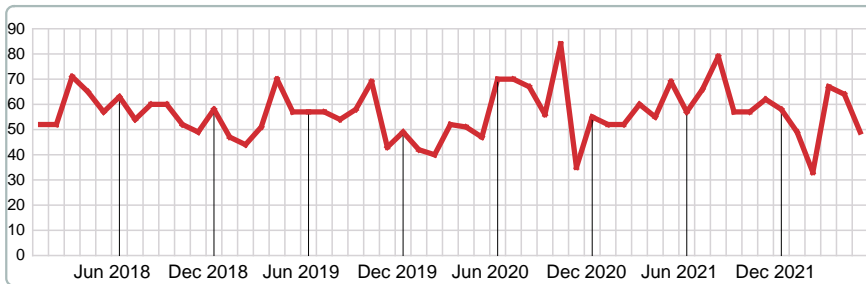
MAY



YEAR TO DATE (YTD)

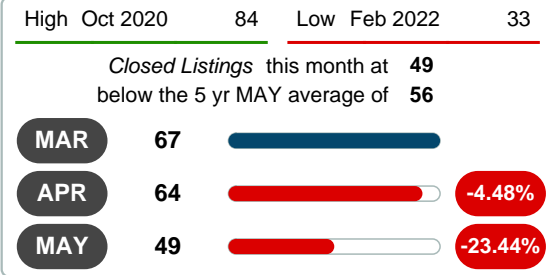


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 56



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	3	6.12%	38.3	2	1	0	0
\$25,001 - \$100,000	7	14.29%	23.3	4	2	1	0
\$100,001 - \$150,000	6	12.24%	3.7	0	6	0	0
\$150,001 - \$200,000	14	28.57%	26.4	3	10	1	0
\$200,001 - \$250,000	8	16.33%	17.0	0	4	4	0
\$250,001 - \$350,000	6	12.24%	9.7	0	2	3	1
\$350,001 and up	5	10.20%	23.6	0	2	2	1
Total Closed Units	49			9	27	11	2
Total Closed Volume	9,704,200	100%	20.0	759.90K	5.12M	2.85M	974.00K
Average Closed Price	\$198,045			\$84,433	\$189,737	\$258,855	\$487,000

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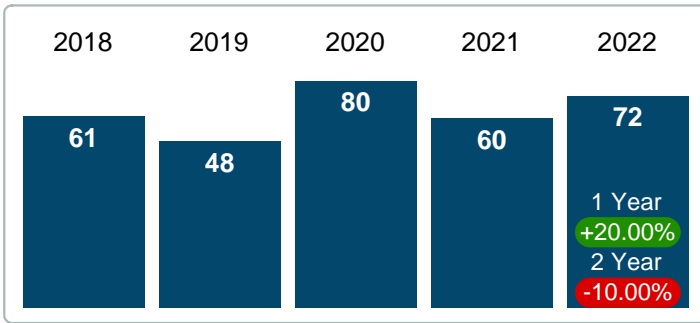
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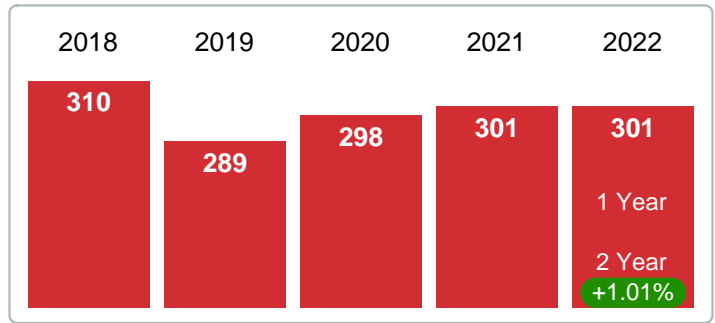
PENDING LISTINGS

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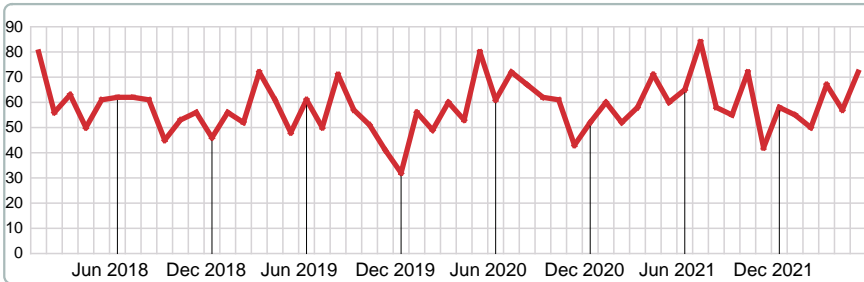
MAY



YEAR TO DATE (YTD)

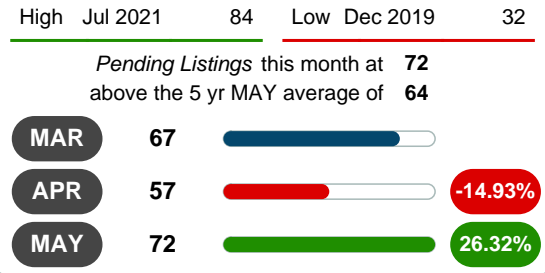


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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	9.72%	49.7	3	2	2	0
\$50,001 - \$75,000	7	9.72%	42.1	5	1	1	0
\$75,001 - \$125,000	11	15.28%	33.1	2	7	1	1
\$125,001 - \$175,000	13	18.06%	39.2	2	10	1	0
\$175,001 - \$275,000	17	23.61%	31.7	1	11	5	0
\$275,001 - \$350,000	11	15.28%	40.0	0	5	5	1
\$350,001 and up	6	8.33%	30.5	0	2	3	1
Total Pending Units	72			13	38	18	3
Total Pending Volume	14,172,449	100%	37.2	1.20M	7.27M	4.91M	795.00K
Average Listing Price	\$198,206			\$92,419	\$191,282	\$272,628	\$265,000

May 2022



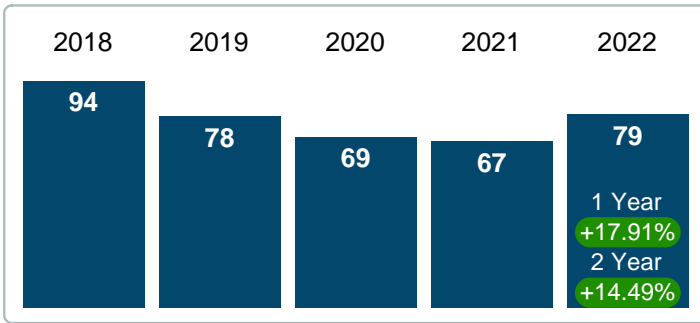
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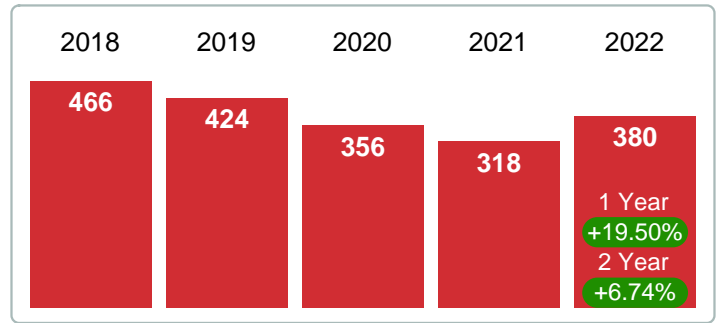
NEW LISTINGS

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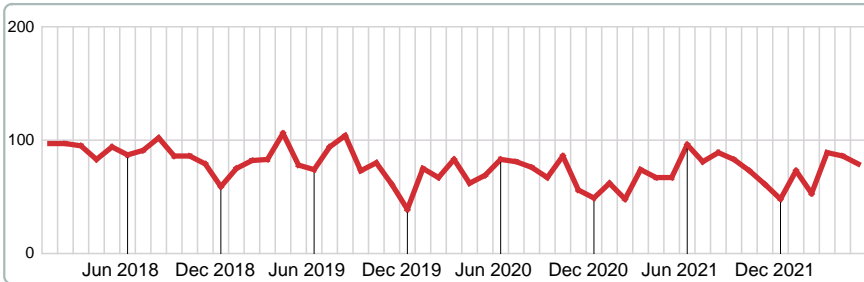
MAY



YEAR TO DATE (YTD)

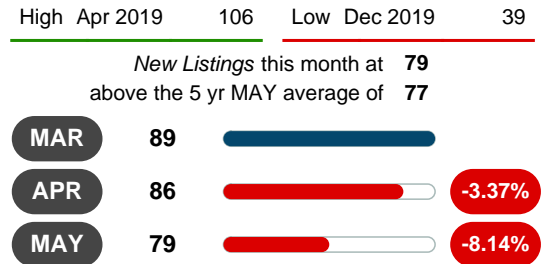


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 77



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	3.80%	2	0	1	0
\$25,001 - \$75,000	11	13.92%	7	3	1	0
\$75,001 - \$150,000	13	16.46%	3	7	3	0
\$150,001 - \$175,000	6	7.59%	0	6	0	0
\$175,001 - \$275,000	27	34.18%	2	24	1	0
\$275,001 - \$325,000	11	13.92%	1	4	6	0
\$325,001 and up	8	10.13%	0	5	3	0
Total New Listed Units	79		15	49	15	0
Total New Listed Volume	15,866,817	100%	1.36M	10.55M	3.96M	0.00B
Average New Listed Listing Price	\$201,423		\$90,550	\$215,273	\$264,013	\$0

May 2022



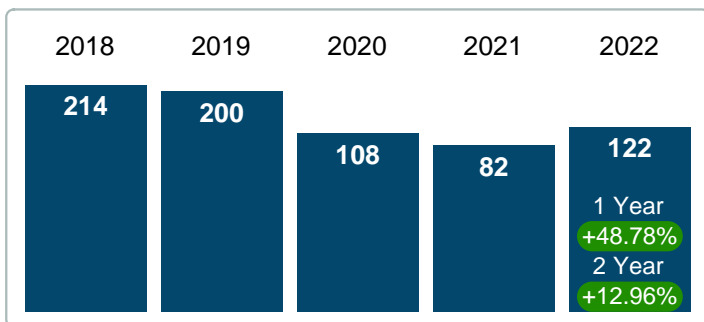
Area Delimited by County Of Muskogee - Residential Property Type



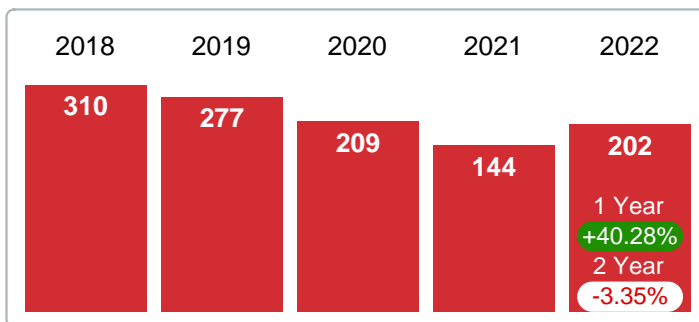
ACTIVE INVENTORY

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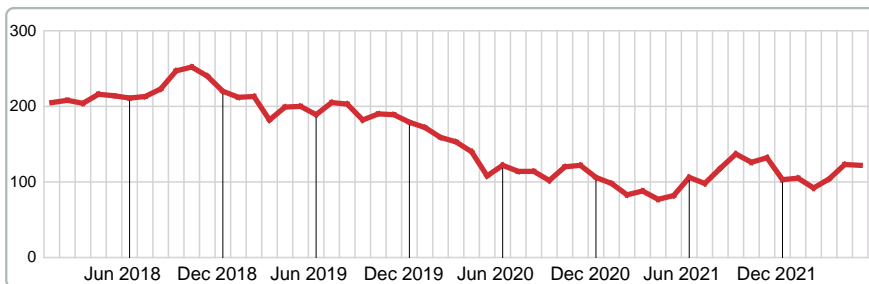
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 145

High Oct 2018 252 Low Apr 2021 77

Inventory this month at 122
below the 5 yr MAY average of 145



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	5	4.10%	31.2	3	1	1	0
\$25,001 - \$75,000	23	18.85%	57.4	10	11	2	0
\$75,001 - \$125,000	10	8.20%	70.5	3	6	1	0
\$125,001 - \$200,000	38	31.15%	39.9	4	29	5	0
\$200,001 - \$275,000	16	13.11%	64.2	3	11	2	0
\$275,001 - \$375,000	16	13.11%	41.5	1	7	6	2
\$375,001 and up	14	11.48%	100.4	0	8	4	2
Total Active Inventory by Units	122			24	73	21	4
Total Active Inventory by Volume	26,650,265	100%	55.7	2.34M	15.63M	6.07M	2.60M
Average Active Inventory Listing Price	\$218,445			\$97,646	\$214,160	\$289,005	\$651,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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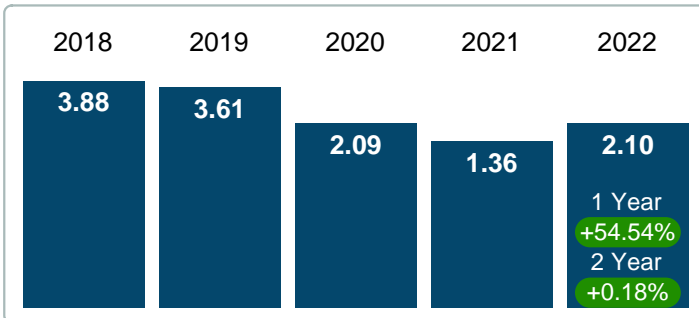
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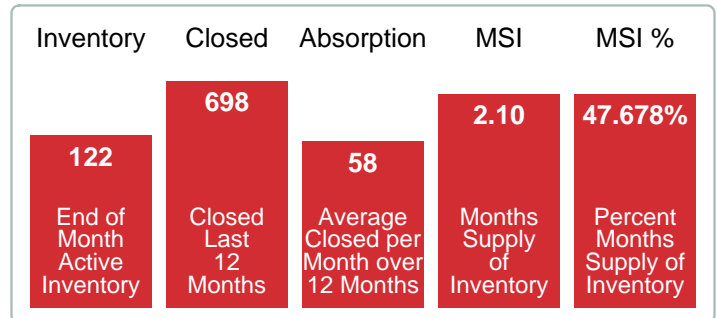
MONTHS SUPPLY of INVENTORY (MSI)

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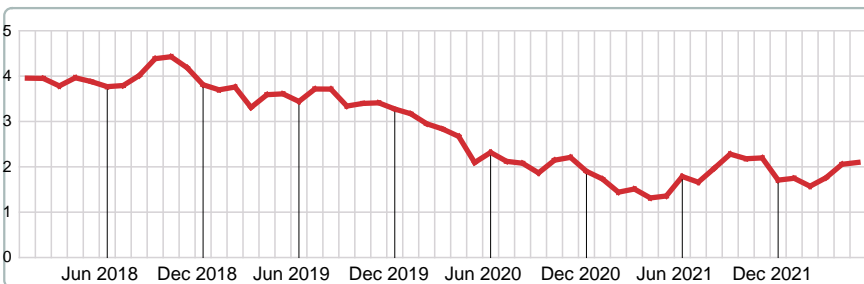
MSI FOR MAY



INDICATORS FOR MAY 2022

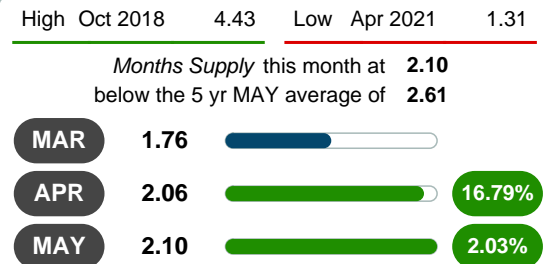


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.61



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	5	4.10%	2.00	2.57	0.86	12.00	0.00
\$25,001 - \$75,000	23	18.85%	2.46	2.40	2.54	2.67	0.00
\$75,001 - \$125,000	10	8.20%	0.87	1.71	0.69	0.92	0.00
\$125,001 - \$200,000	38	31.15%	2.03	3.20	1.96	2.00	0.00
\$200,001 - \$275,000	16	13.11%	2.02	12.00	2.24	0.80	0.00
\$275,001 - \$375,000	16	13.11%	3.31	12.00	3.65	2.57	4.00
\$375,001 and up	14	11.48%	4.20	0.00	9.60	2.09	3.43
Market Supply of Inventory (MSI)			2.10	2.77	1.99	1.88	2.40
Total Active Inventory by Units		100%	2.10	24	73	21	4

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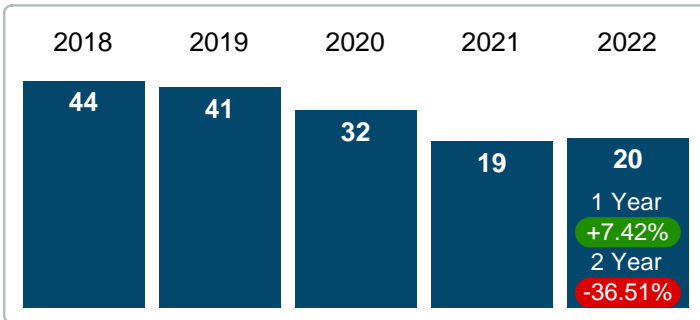
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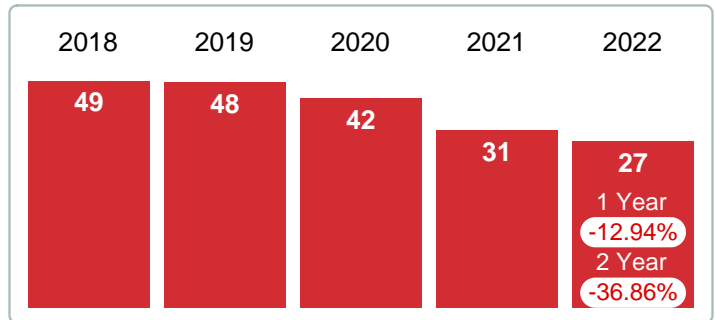
AVERAGE DAYS ON MARKET TO SALE

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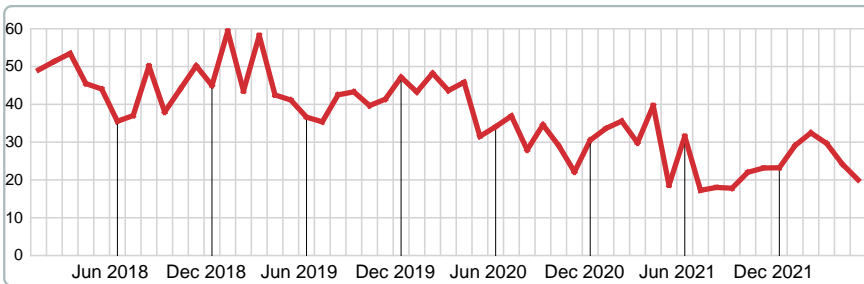
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

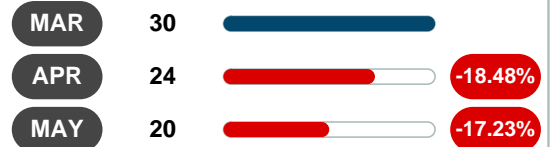


3 MONTHS

5 year MAY AVG = 31

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 20 below the 5 yr MAY average of 31



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	6.12%	38	47	22	0	0
\$25,001 - \$100,000	14.29%	23	24	25	19	0
\$100,001 - \$150,000	12.24%	4	0	4	0	0
\$150,001 - \$200,000	28.57%	26	54	18	22	0
\$200,001 - \$250,000	16.33%	17	0	12	22	0
\$250,001 - \$350,000	12.24%	10	0	24	3	3
\$350,001 and up	10.20%	24	0	22	28	19
Average Closed DOM		20	39	15	17	11
Total Closed Units	100%	20	9	27	11	2
Total Closed Volume		9,704,200	759.90K	5.12M	2.85M	974.00K

May 2022



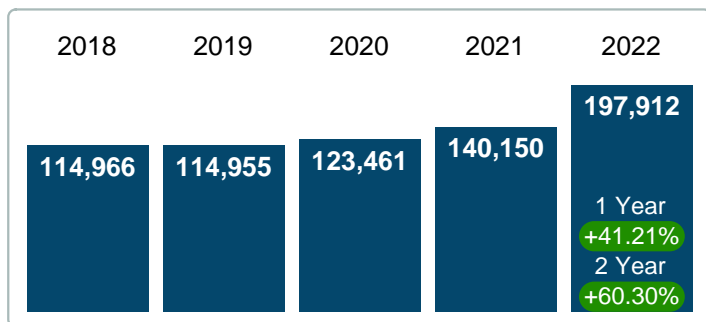
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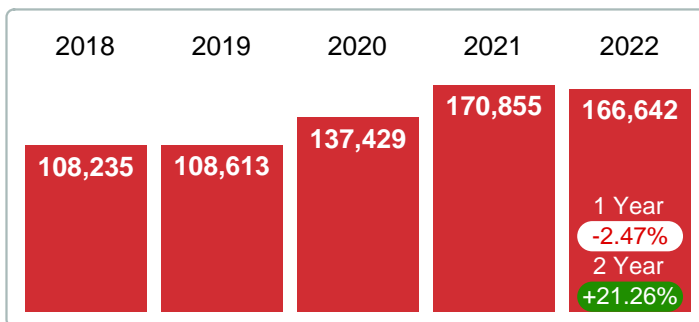
AVERAGE LIST PRICE AT CLOSING

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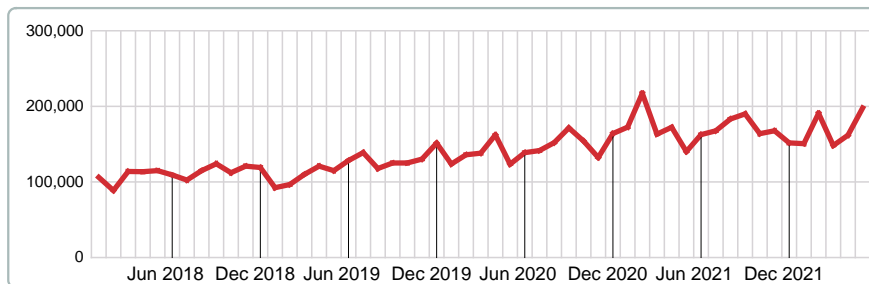
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 138,289

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

Average List Price at Closing this month at **197,912**
above the 5 yr MAY average of **138,289**

- MAR: 148,169
- APR: 161,828 (9.22% increase)
- MAY: 197,912 (22.30% increase)

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	1	2.04%	24,900	31,200	33,500	0	0
\$25,001 - \$100,000	10	20.41%	63,640	61,850	82,500	53,000	0
\$100,001 - \$150,000	7	14.29%	131,671	0	128,633	0	0
\$150,001 - \$200,000	14	28.57%	176,979	167,333	166,670	184,900	0
\$200,001 - \$250,000	5	10.20%	235,920	0	213,450	239,700	0
\$250,001 - \$350,000	7	14.29%	292,071	0	306,000	286,167	315,000
\$350,001 and up	5	10.20%	482,580	0	474,500	406,950	650,000
Average List Price			197,912	90,200	187,104	260,827	482,500
Total Closed Units		100%	197,912	9	27	11	2
Total Closed Volume			9,697,700	811.80K	5.05M	2.87M	965.00K

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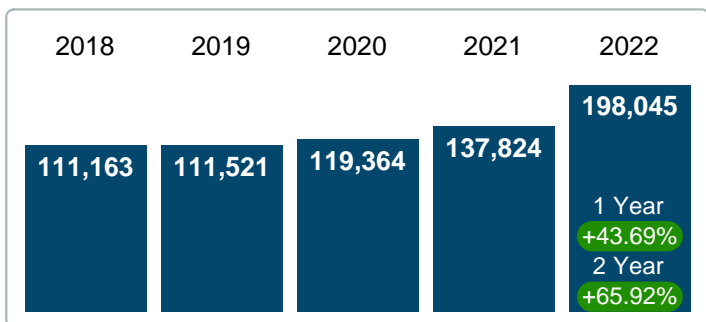
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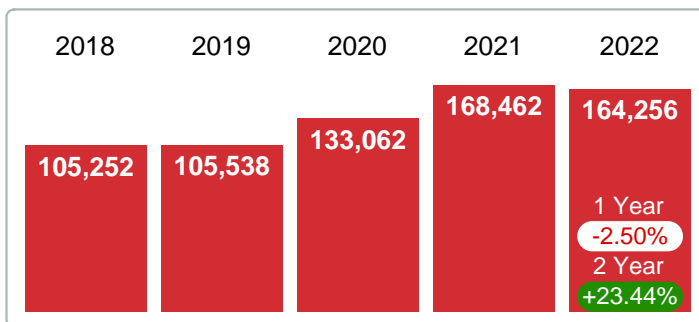
AVERAGE SOLD PRICE AT CLOSING

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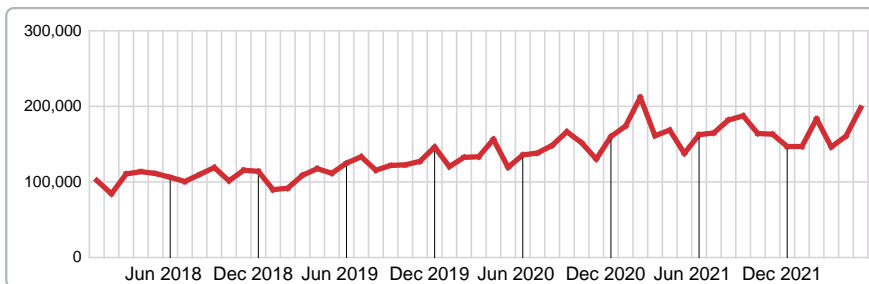
MAY



YEAR TO DATE (YTD)

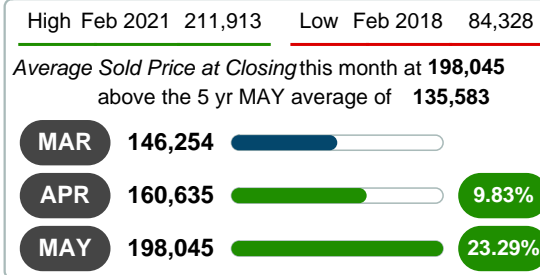


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 135,583



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	6.12%	21,500	22,250	20,000	0	0
\$25,001 - \$100,000	14.29%	61,700	56,725	80,000	45,000	0
\$100,001 - \$150,000	12.24%	126,833	0	126,833	0	0
\$150,001 - \$200,000	28.57%	171,714	162,833	173,950	176,000	0
\$200,001 - \$250,000	16.33%	229,275	0	223,850	234,700	0
\$250,001 - \$350,000	12.24%	300,100	0	304,000	289,533	324,000
\$350,001 and up	10.20%	481,600	0	469,500	409,500	650,000
Average Sold Price		198,045	84,433	189,737	258,855	487,000
Total Closed Units	100%	198,045	9	27	11	2
Total Closed Volume		9,704,200	759.90K	5.12M	2.85M	974.00K

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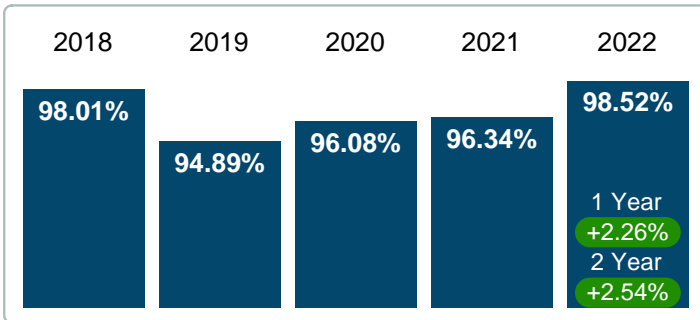
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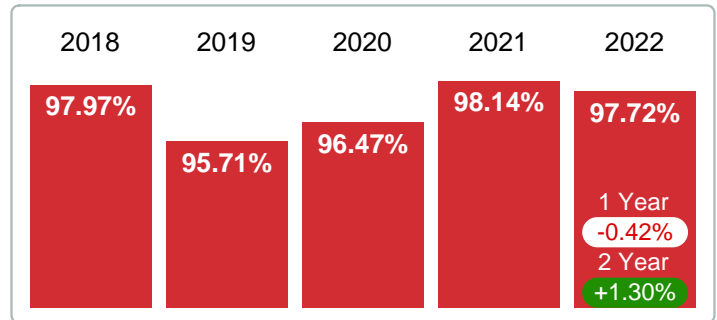
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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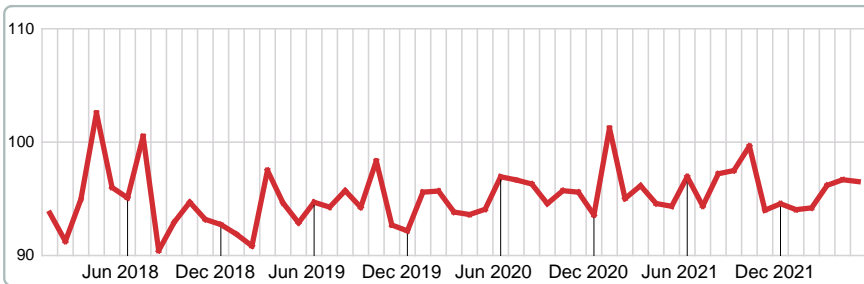
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

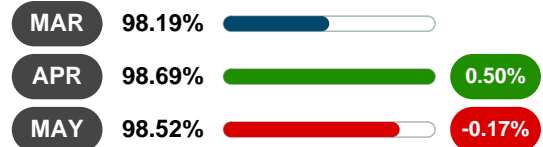


3 MONTHS

5 year MAY AVG = 96.77%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **98.52%** above the 5 yr MAY average of **96.77%**



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	<div style="width: 6.12%;"></div> 3	6.12%	68.23%	72.49%	59.70%	0.00%	0.00%	
\$25,001 - \$100,000	<div style="width: 14.29%;"></div> 7	14.29%	92.02%	91.09%	97.44%	84.91%	0.00%	
\$100,001 - \$150,000	<div style="width: 12.24%;"></div> 6	12.24%	98.63%	0.00%	98.63%	0.00%	0.00%	
\$150,001 - \$200,000	<div style="width: 28.57%;"></div> 14	28.57%	104.88%	97.32%	108.11%	95.19%	0.00%	
\$200,001 - \$250,000	<div style="width: 16.33%;"></div> 8	16.33%	101.87%	0.00%	105.54%	98.19%	0.00%	
\$250,001 - \$350,000	<div style="width: 12.24%;"></div> 6	12.24%	100.85%	0.00%	99.28%	101.22%	102.86%	
\$350,001 and up	<div style="width: 10.20%;"></div> 5	10.20%	99.72%	0.00%	98.75%	100.55%	100.00%	
Average Sold/List Ratio		98.50%		89.03%	101.69%	97.97%	101.43%	
Total Closed Units		49	100%	98.50%	9	27	11	2
Total Closed Volume		9,704,200			759.90K	5.12M	2.85M	974.00K

May 2022



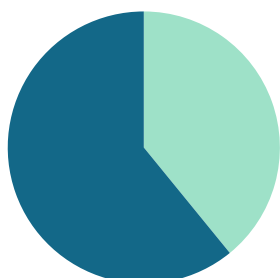
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

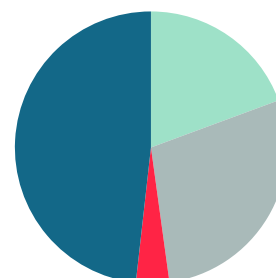


Inventory
 New Listings
79 = 39.11%
 Start Inventory
123
 Total Inventory Units
202
 Volume
\$41,829,514

Market Activity

Closed Sales
49 = 19.37%
 Pending Sales
72 = 28.46%
 Other Off Market
10 = 3.95%
 Active Inventory
122 = 48.22%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	49	-28.99%	288	262	-9.03%
Pending Sales	60	72	20.00%	301	301	0.00%
New Listings	67	79	17.91%	318	380	19.50%
Average List Price	140,150	197,912	41.21%	170,855	166,642	-2.47%
Average Sale Price	137,824	198,045	43.69%	168,462	164,256	-2.50%
Average Percent of Selling Price to List Price	96.34%	98.52%	2.26%	98.14%	97.72%	-0.42%
Average Days on Market to Sale	18.64	20.02	7.42%	30.75	26.77	-12.94%
Monthly Inventory	82	122	48.78%	82	122	48.78%
Months Supply of Inventory	1.36	2.10	54.54%	1.36	2.10	54.54%

Absorption: Last 12 months, an Average of **58** Sales/Month

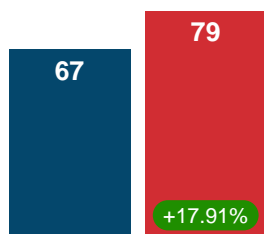
Inventory on May 31, 2022 = **122**

2021 **2022**

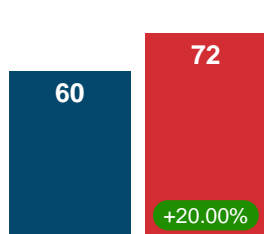
MAY MARKET

AVERAGE PRICES

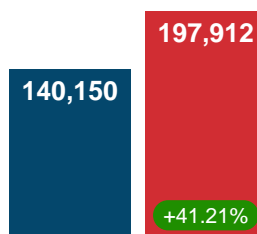
New Listings



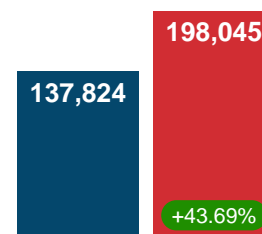
Pending Listings



List Price



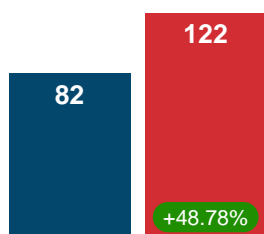
Sale Price



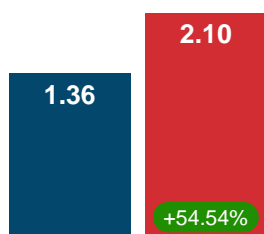
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

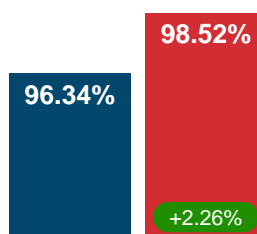
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

