

May 2022



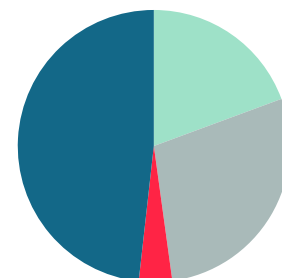
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	114,900	172,900	50.48%
Median Sale Price	115,000	175,000	52.17%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	11.00	57.14%
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.

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 **52.17%** in May 2022 to \$175,000 versus the previous year at \$115,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 4.00 days or **57.14%** in May 2022 compared to last year's same month at **7.00** DOM.

Sales Success for May 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 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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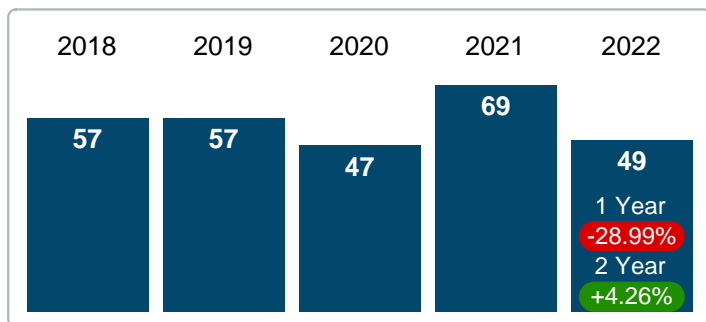
Area Delimited by County Of Muskogee - Residential Property Type



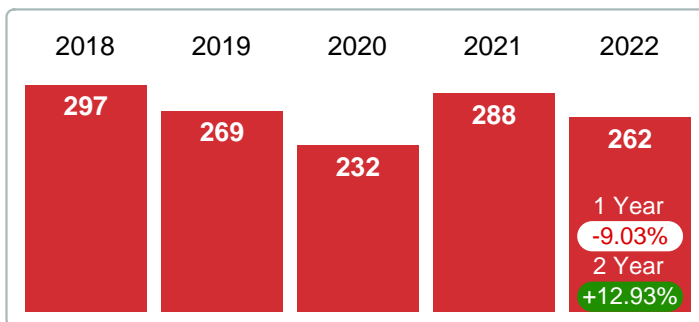
CLOSED LISTINGS

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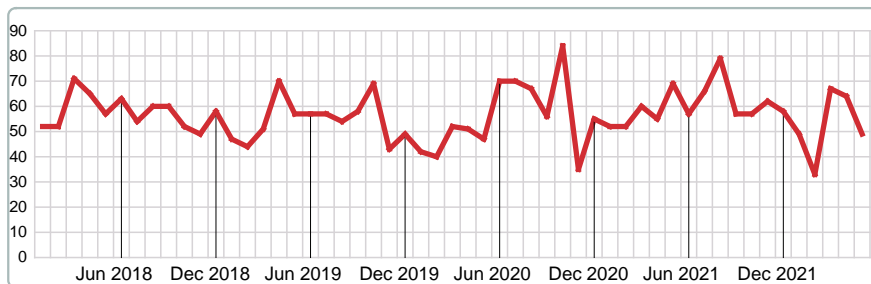
MAY



YEAR TO DATE (YTD)

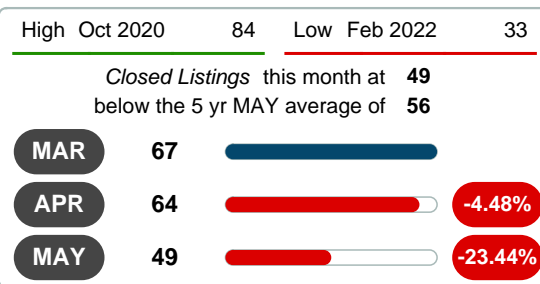


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 56



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	6.12%	25.0	2	1	0	0
\$25,001 - \$100,000	7	14.29%	18.0	4	2	1	0
\$100,001 - \$150,000	6	12.24%	2.5	0	6	0	0
\$150,001 - \$200,000	14	28.57%	15.0	3	10	1	0
\$200,001 - \$250,000	8	16.33%	10.0	0	4	4	0
\$250,001 - \$350,000	6	12.24%	3.0	0	2	3	1
\$350,001 and up	5	10.20%	25.0	0	2	2	1
Total Closed Units	49			9	27	11	2
Total Closed Volume	9,704,200	100%	11.0	759.90K	5.12M	2.85M	974.00K
Median Closed Price	\$175,000			\$65,000	\$171,000	\$240,000	\$487,000

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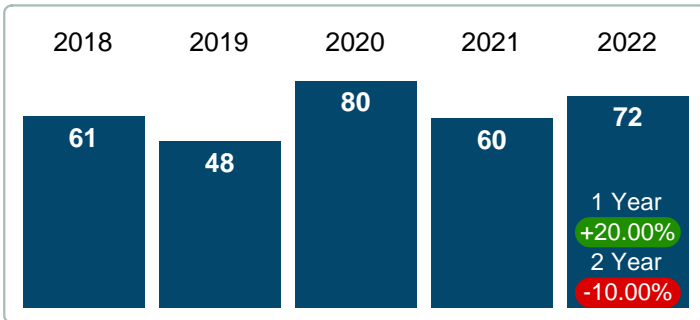
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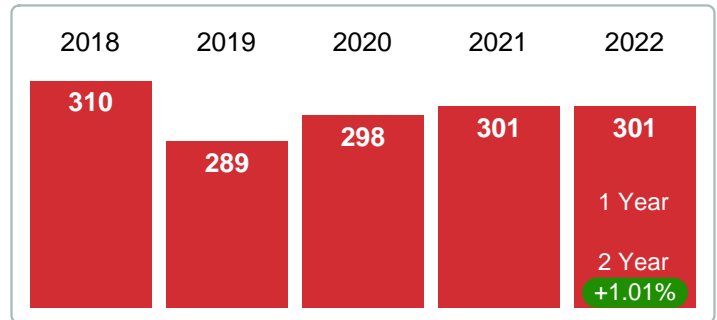
PENDING LISTINGS

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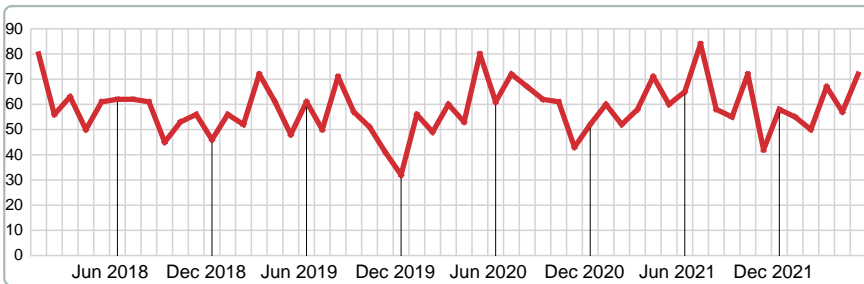
MAY



YEAR TO DATE (YTD)

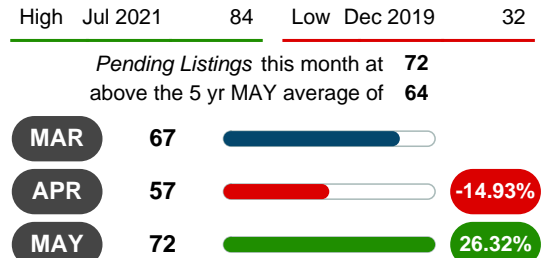


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	9.72%	35.0	3	2	2	0
\$50,001 - \$75,000	7	9.72%	13.0	5	1	1	0
\$75,001 - \$125,000	11	15.28%	27.0	2	7	1	1
\$125,001 - \$175,000	13	18.06%	17.0	2	10	1	0
\$175,001 - \$275,000	17	23.61%	9.0	1	11	5	0
\$275,001 - \$350,000	11	15.28%	35.0	0	5	5	1
\$350,001 and up	6	8.33%	22.5	0	2	3	1
Total Pending Units	72			13	38	18	3
Total Pending Volume	14,172,449	100%	17.0	1.20M	7.27M	4.91M	795.00K
Median Listing Price	\$170,500			\$72,900	\$171,500	\$244,950	\$285,000

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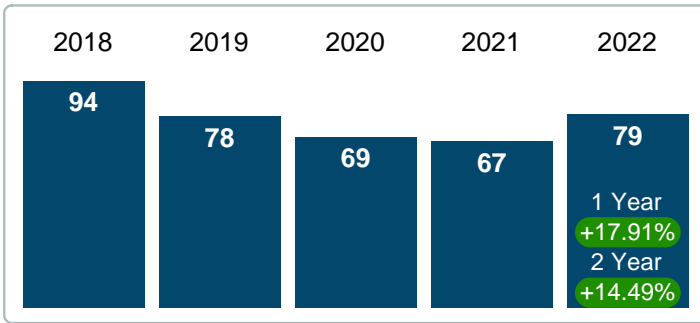
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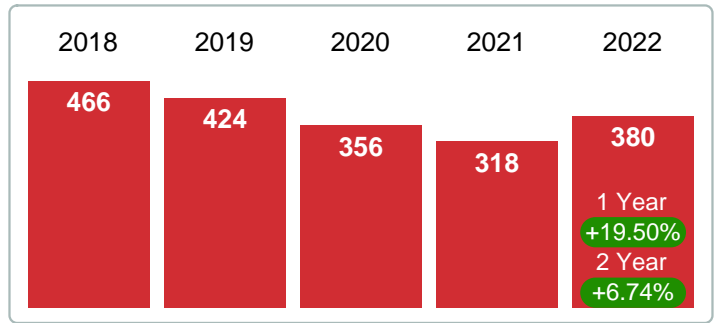
NEW LISTINGS

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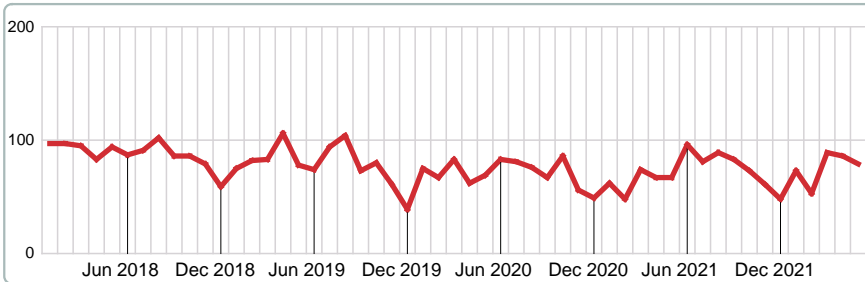
MAY



YEAR TO DATE (YTD)

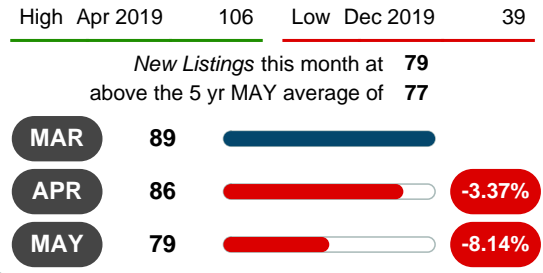


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$190,000		\$65,000	\$194,990	\$289,900	\$0

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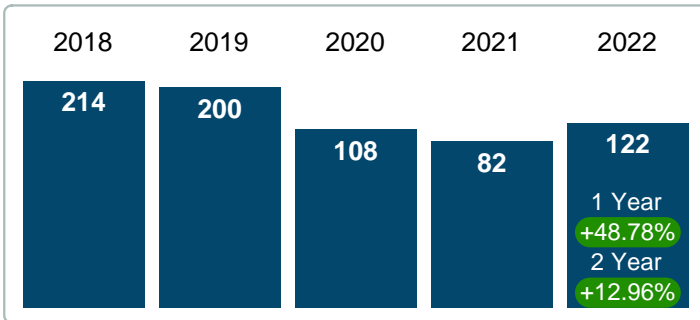
Area Delimited by County Of Muskogee - Residential Property Type



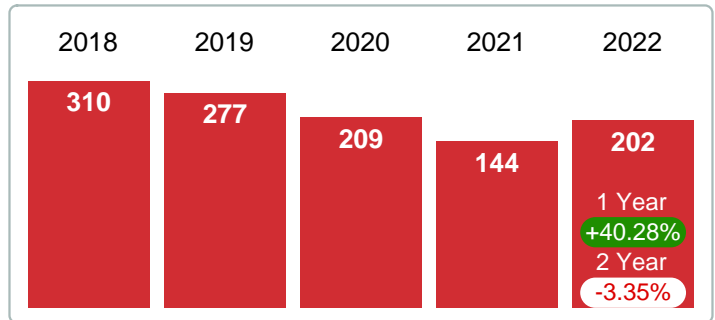
ACTIVE INVENTORY

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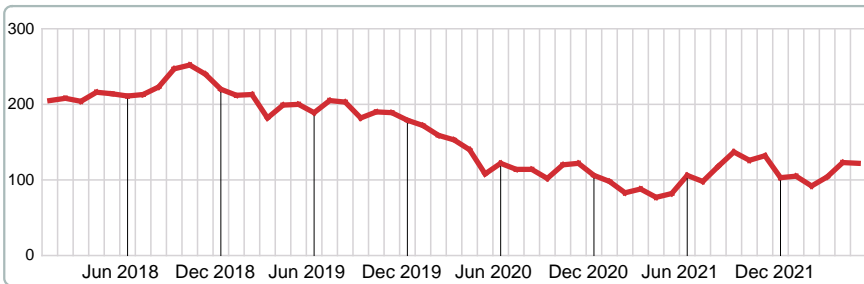
END OF MAY



ACTIVE DURING MAY

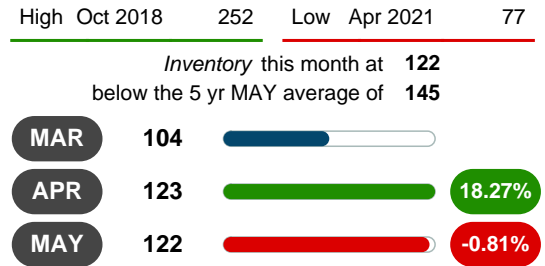


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 145



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	5	4.10%	28.0	3	1	1	0
\$25,001 - \$75,000	23	18.85%	39.0	10	11	2	0
\$75,001 - \$125,000	10	8.20%	42.0	3	6	1	0
\$125,001 - \$200,000	38	31.15%	23.0	4	29	5	0
\$200,001 - \$275,000	16	13.11%	56.0	3	11	2	0
\$275,001 - \$375,000	16	13.11%	31.0	1	7	6	2
\$375,001 and up	14	11.48%	67.5	0	8	4	2
Total Active Inventory by Units	122			24	73	21	4
Total Active Inventory by Volume	26,650,265	100%	37.5	2.34M	15.63M	6.07M	2.60M
Median Active Inventory Listing Price	\$184,990			\$64,900	\$189,990	\$264,900	\$440,000

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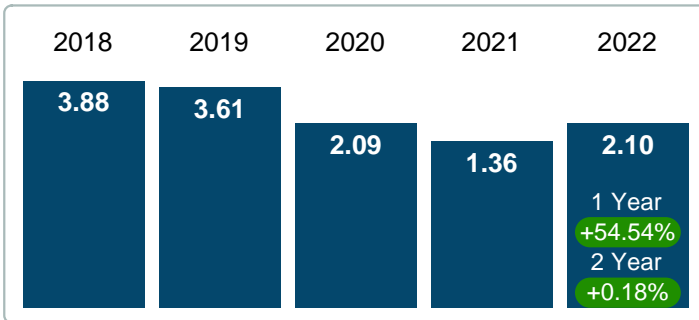
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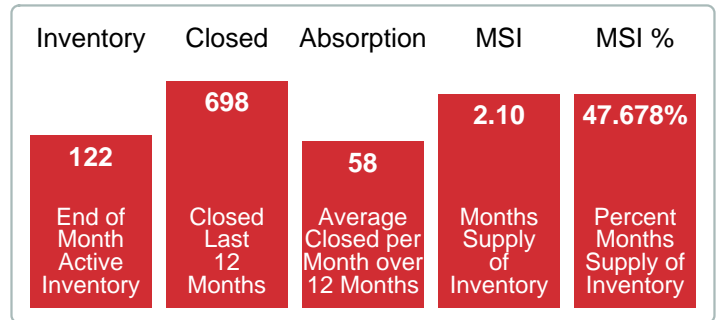
MONTHS SUPPLY of INVENTORY (MSI)

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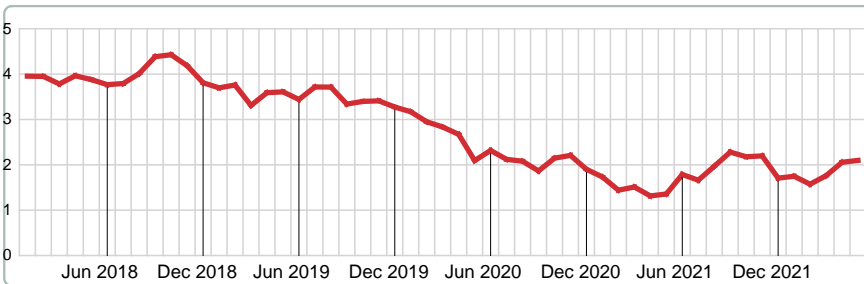
MSI FOR MAY



INDICATORS FOR MAY 2022

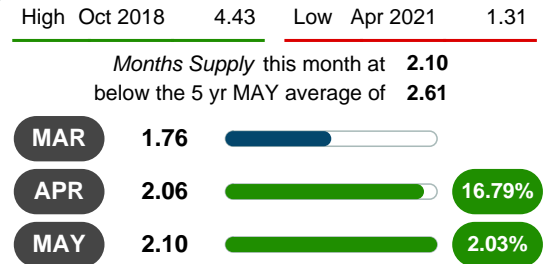


5 YEAR MARKET ACTIVITY TRENDS



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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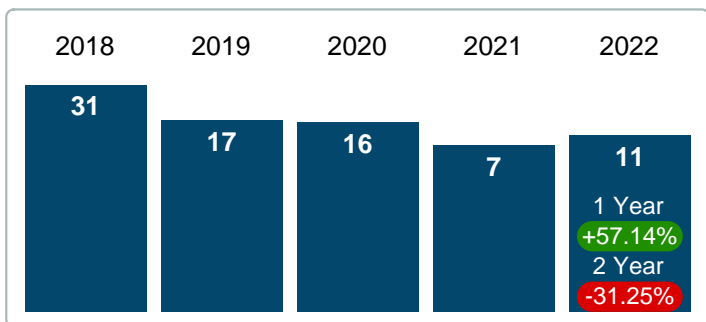
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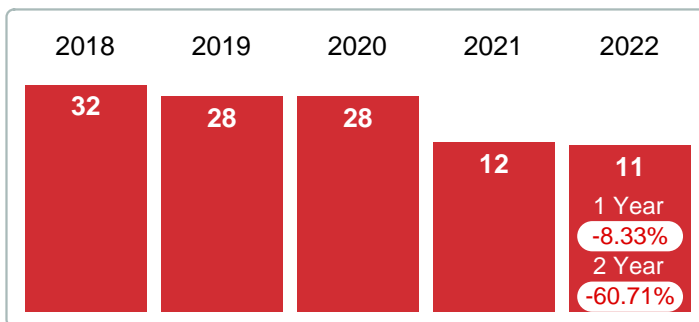
MEDIAN DAYS ON MARKET TO SALE

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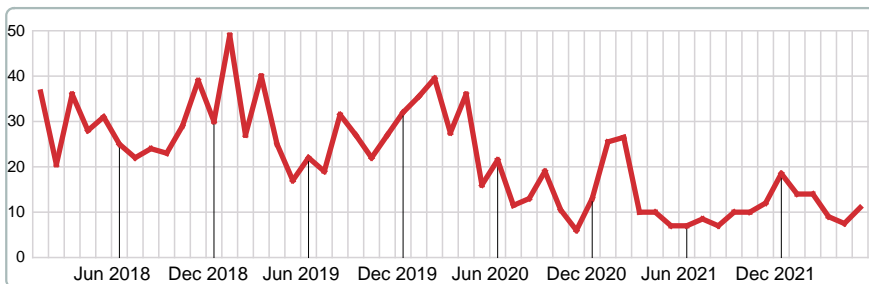
MAY



YEAR TO DATE (YTD)

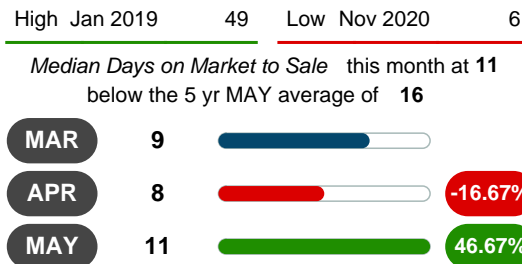


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 16



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	3	6.12%	25	47	22	0	0
\$25,001 - \$100,000	7	14.29%	18	16	25	19	0
\$100,001 - \$150,000	6	12.24%	3	0	3	0	0
\$150,001 - \$200,000	14	28.57%	15	36	8	22	0
\$200,001 - \$250,000	8	16.33%	10	0	3	20	0
\$250,001 - \$350,000	6	12.24%	3	0	24	3	3
\$350,001 and up	5	10.20%	25	0	22	28	19
Median Closed DOM	11			25	6	19	11
Total Closed Units	49	100%	11.0	9	27	11	2
Total Closed Volume	9,704,200			759.90K	5.12M	2.85M	974.00K

May 2022



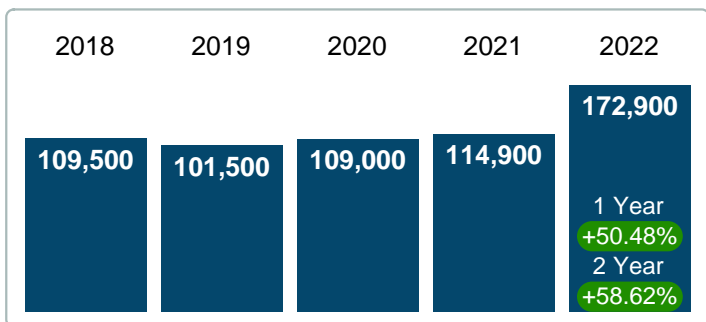
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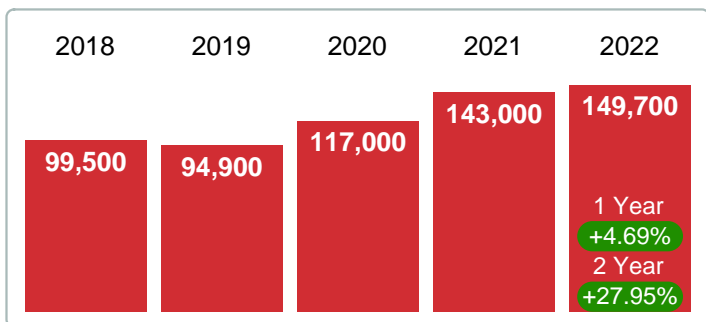
MEDIAN LIST PRICE AT CLOSING

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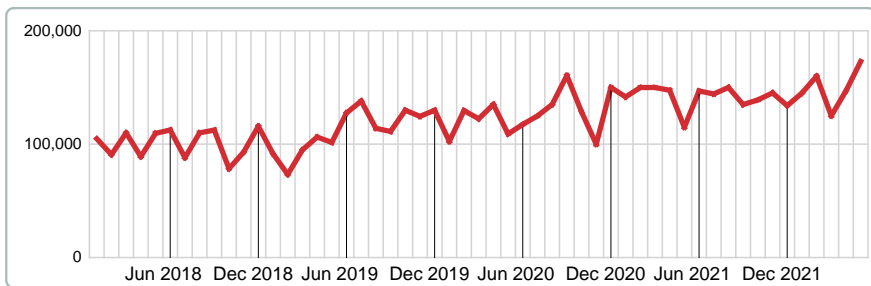
MAY



YEAR TO DATE (YTD)

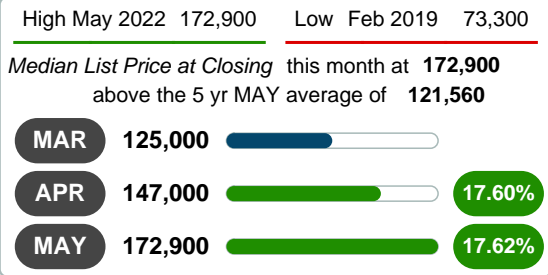


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 121,560



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	2.04%	24,900	24,900	0	0	0
\$25,001 - \$100,000	20.41%	61,250	57,500	82,500	53,000	0
\$100,001 - \$150,000	14.29%	127,900	0	127,900	0	0
\$150,001 - \$200,000	28.57%	173,950	170,000	179,250	184,900	0
\$200,001 - \$250,000	10.20%	230,000	0	239,900	230,000	0
\$250,001 - \$350,000	14.29%	283,600	0	306,000	279,300	315,000
\$350,001 and up	10.20%	444,000	0	474,500	406,950	650,000
Median List Price		172,900	65,000	172,000	259,000	482,500
Total Closed Units	100%	172,900	9	27	11	2
Total Closed Volume		9,697,700	811.80K	5.05M	2.87M	965.00K

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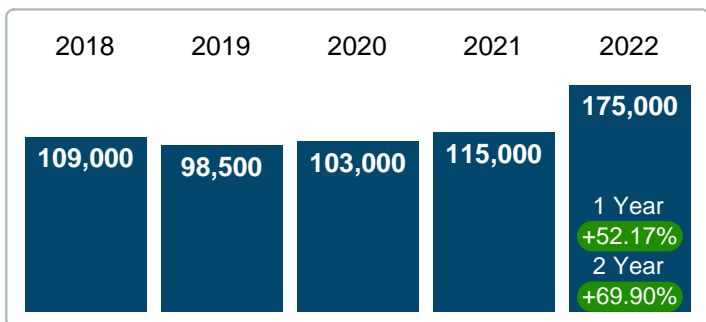
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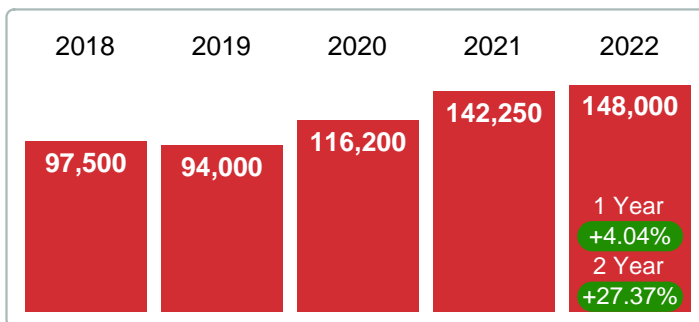
MEDIAN SOLD PRICE AT CLOSING

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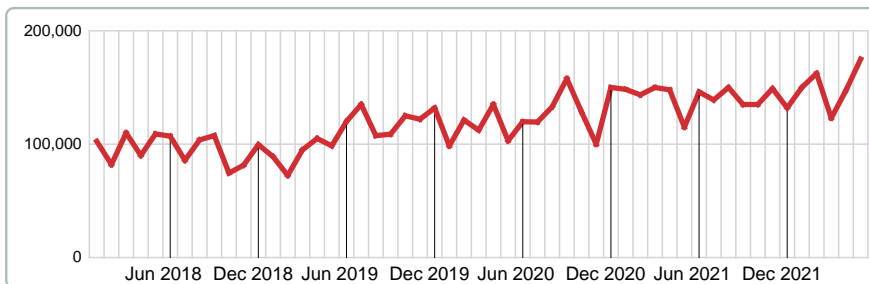
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 120,100

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

Median Sold Price at Closing this month at **175,000**
above the 5 yr MAY average of **120,100**

MAR	123,000	<div style="width: 50%;"></div>
APR	147,450	<div style="width: 80%;"></div> 19.88%
MAY	175,000	<div style="width: 100%;"></div> 18.68%

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	6.12%	20,000	22,250	20,000	0	0
\$25,001 - \$100,000	14.29%	65,000	60,000	80,000	45,000	0
\$100,001 - \$150,000	12.24%	125,000	0	125,000	0	0
\$150,001 - \$200,000	28.57%	169,000	165,000	173,000	176,000	0
\$200,001 - \$250,000	16.33%	229,900	0	222,450	234,900	0
\$250,001 - \$350,000	12.24%	292,500	0	304,000	285,000	324,000
\$350,001 and up	10.20%	450,000	0	469,500	409,500	650,000
Median Sold Price		175,000	65,000	171,000	240,000	487,000
Total Closed Units		49	9	27	11	2
Total Closed Volume		9,704,200	759.90K	5.12M	2.85M	974.00K

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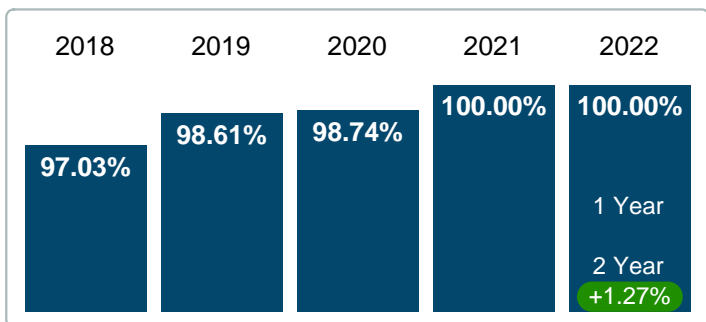
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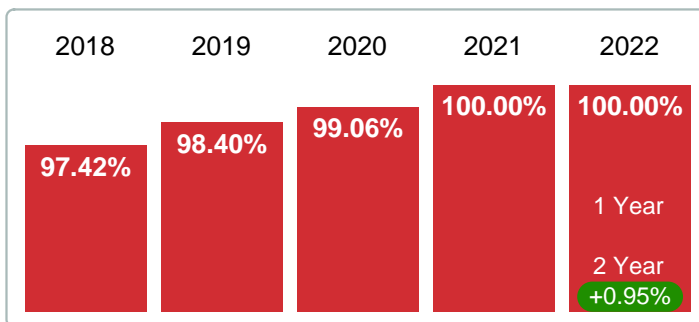
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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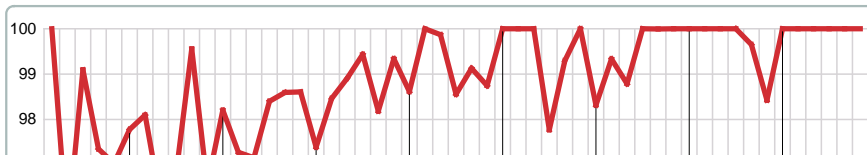
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 98.88%

High May 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.88%**

MAR 100.00%
APR 100.00%
MAY 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	3	6.12%	66.67%	72.49%	59.70%	0.00%	0.00%
\$25,001 - \$100,000	7	14.29%	100.00%	100.00%	97.44%	84.91%	0.00%
\$100,001 - \$150,000	6	12.24%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	14	28.57%	97.47%	97.06%	100.00%	95.19%	0.00%
\$200,001 - \$250,000	8	16.33%	100.02%	0.00%	104.21%	100.00%	0.00%
\$250,001 - \$350,000	6	12.24%	100.02%	0.00%	99.28%	100.03%	102.86%
\$350,001 and up	5	10.20%	100.00%	0.00%	98.75%	100.55%	100.00%
Median Sold/List Ratio		100.00%		97.06%	100.00%	100.00%	101.43%
Total Closed Units		49	100%	9	27	11	2
Total Closed Volume		9,704,200		759.90K	5.12M	2.85M	974.00K

May 2022



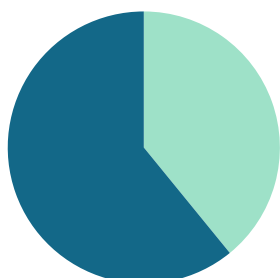
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

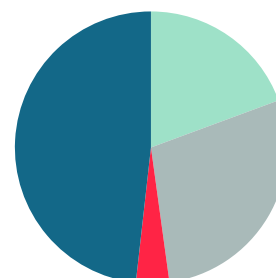


Inventory
 New Listings
79 = 39.11%
 Start Inventory
123
 Total Inventory Units
202
 Volume
\$41,829,514

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%
Median List Price	114,900	172,900	50.48%	143,000	149,700	4.69%
Median Sale Price	115,000	175,000	52.17%	142,250	148,000	4.04%
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	11.00	57.14%	12.00	11.00	-8.33%
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

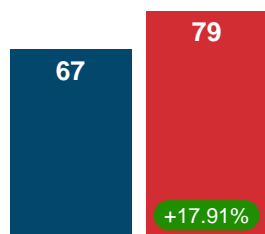
Inventory on May 31, 2022 = **122**

2021 **2022**

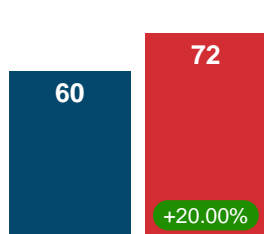
MAY MARKET

MEDIAN PRICES

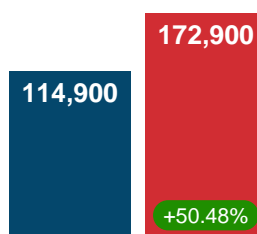
New Listings



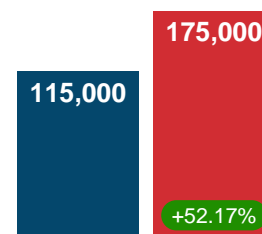
Pending Listings



List Price



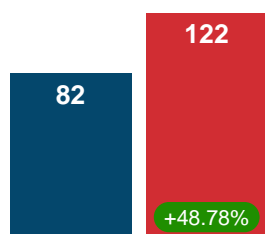
Sale Price



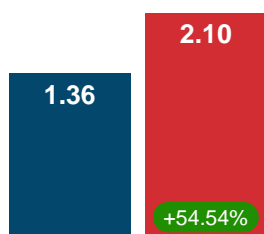
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

