

# November 2022



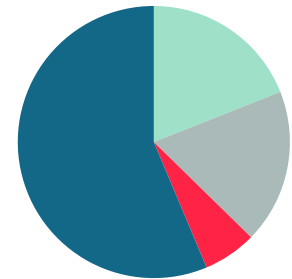
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	62	57	-8.06%
Pending Listings	42	55	30.95%
New Listings	61	70	14.75%
Average List Price	167,687	170,775	1.84%
Average Sale Price	163,148	166,952	2.33%
Average Percent of Selling Price to List Price	96.00%	96.12%	0.13%
Average Days on Market to Sale	23.16	42.49	83.46%
End of Month Inventory	132	169	28.03%
Months Supply of Inventory	2.20	2.86	30.01%



■ Closed (19.00%)  
■ Pending (18.33%)  
■ Other OffMarket (6.33%)  
■ Active (56.33%)

**Absorption:** Last 12 months, an Average of **59** Sales/Month  
**Active Inventory** as of November 30, 2022 = **169**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **28.03%** to 169 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **2.86** 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 **2.33%** in November 2022 to \$166,952 versus the previous year at \$163,148.

#### Average Days on Market Lengthens

The average number of **42.49** days that homes spent on the market before selling increased by 19.33 days or **83.46%** in November 2022 compared to last year's same month at **23.16** DOM.

#### Sales Success for November 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 70 New Listings in November 2022, up **14.75%** from last year at 61. Furthermore, there were 57 Closed Listings this month versus last year at 62, a **-8.06%** decrease.

Closed versus Listed trends yielded a **81.4%** ratio, down from previous year's, November 2021, at **101.6%**, a **19.88%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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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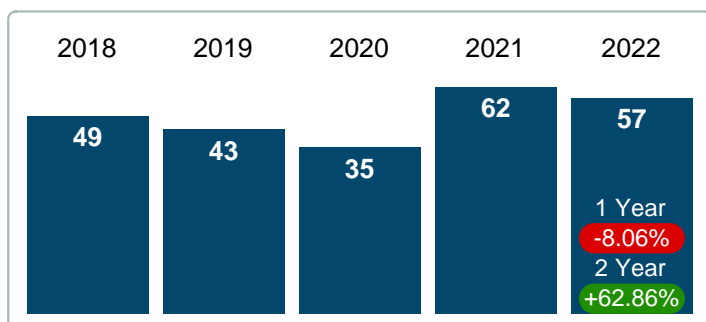
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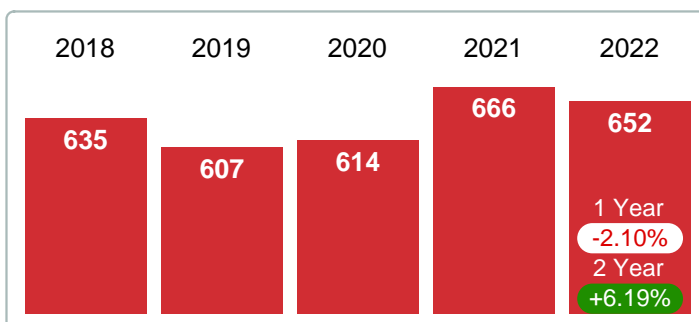
## CLOSED LISTINGS

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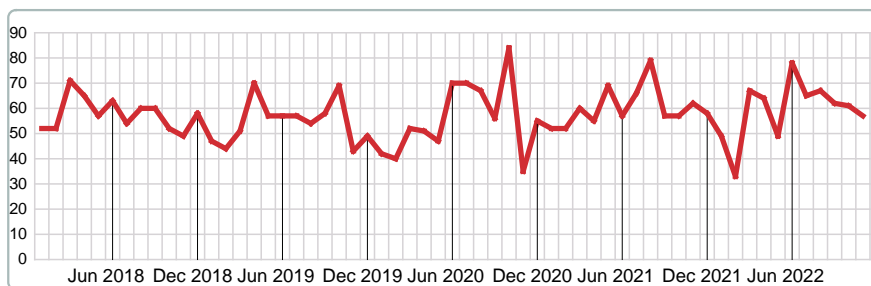
### NOVEMBER



### YEAR TO DATE (YTD)

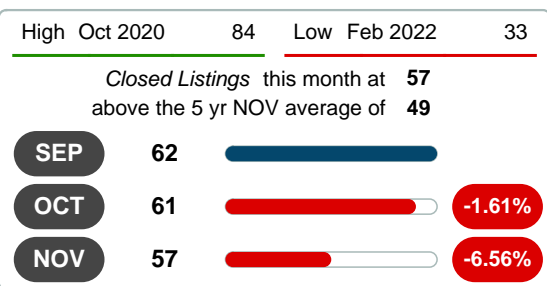


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.53%	55.8	5	1	0	0
\$50,001 - \$75,000	5	8.77%	47.0	1	2	1	1
\$75,001 - \$125,000	9	15.79%	54.0	2	7	0	0
\$125,001 - \$175,000	14	24.56%	48.1	6	6	2	0
\$175,001 - \$225,000	11	19.30%	45.1	1	8	2	0
\$225,001 - \$300,000	7	12.28%	17.4	0	4	2	1
\$300,001 and up	5	8.77%	15.0	0	3	2	0
<b>Total Closed Units</b>	<b>57</b>			<b>15</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>9,516,240</b>	<b>100%</b>	<b>42.5</b>	<b>1.51M</b>	<b>5.62M</b>	<b>2.05M</b>	<b>337.00K</b>
<b>Average Closed Price</b>	<b>\$166,952</b>			<b>\$100,980</b>	<b>\$181,164</b>	<b>\$227,606</b>	<b>\$168,500</b>

# November 2022



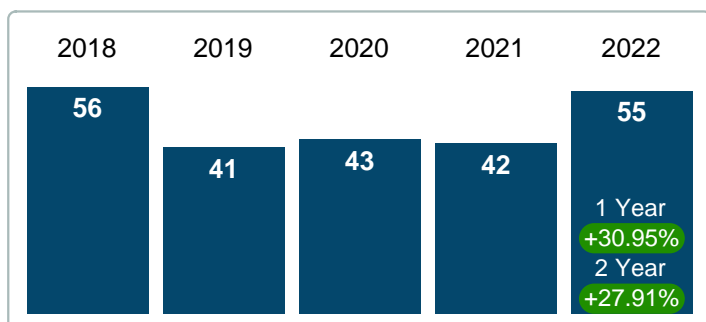
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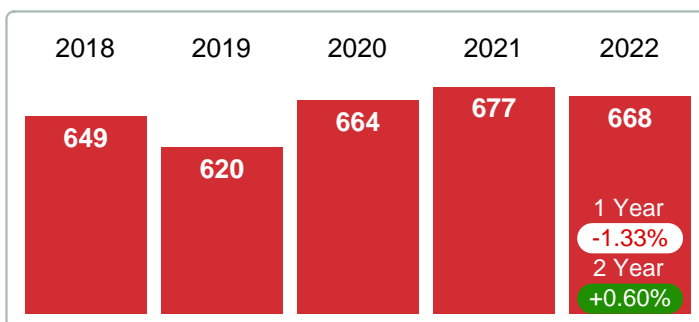
## PENDING LISTINGS

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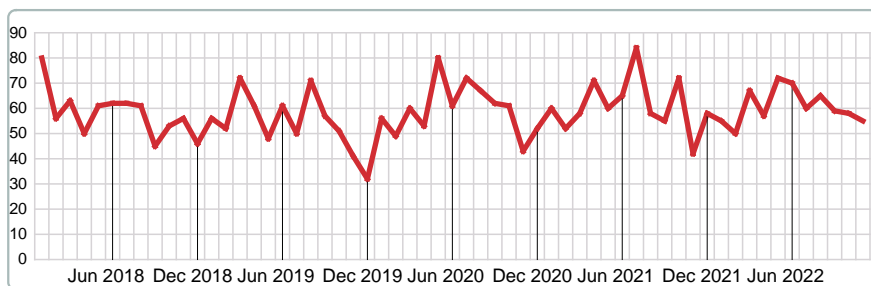
### NOVEMBER



### YEAR TO DATE (YTD)

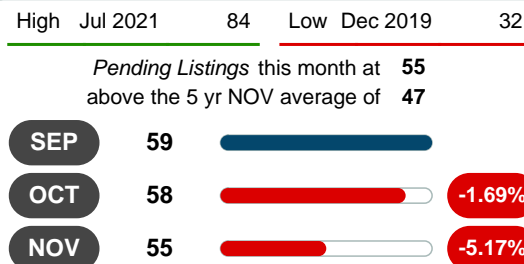


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 47



### 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	4	7.27%	76.0	2	2	0	0
\$50,001 - \$100,000	7	12.73%	55.4	0	6	1	0
\$100,001 - \$125,000	4	7.27%	49.5	1	2	1	0
\$125,001 - \$200,000	17	30.91%	18.1	2	12	3	0
\$200,001 - \$275,000	9	16.36%	44.4	0	6	3	0
\$275,001 - \$325,000	9	16.36%	135.7	2	3	2	2
\$325,001 and up	5	9.09%	52.8	0	3	2	0
<b>Total Pending Units</b>	<b>55</b>			<b>7</b>	<b>34</b>	<b>12</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>10,739,148</b>	<b>100%</b>	<b>56.3</b>	<b>1.03M</b>	<b>6.34M</b>	<b>2.77M</b>	<b>605.00K</b>
<b>Average Listing Price</b>	<b>\$195,103</b>			<b>\$146,714</b>	<b>\$186,454</b>	<b>\$230,642</b>	<b>\$302,500</b>

# November 2022



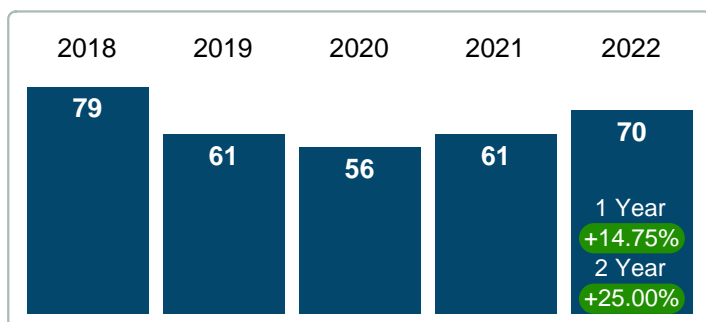
Area Delimited by County Of Muskogee - Residential Property Type



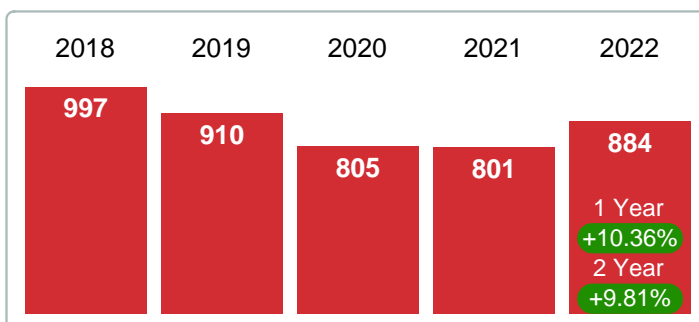
## NEW LISTINGS

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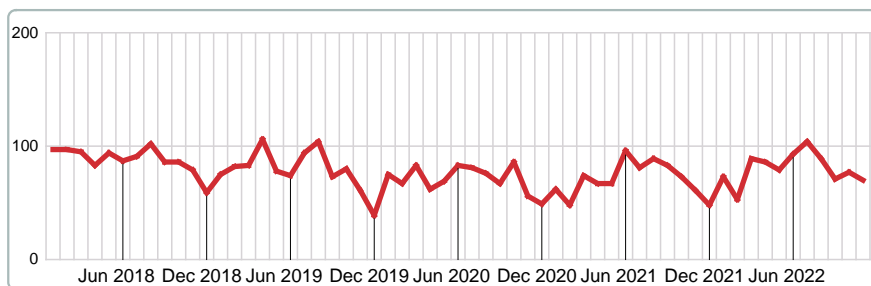
### NOVEMBER



### YEAR TO DATE (YTD)

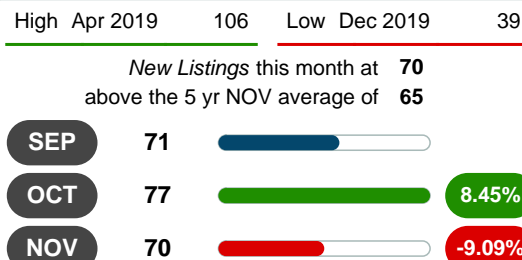


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 65



### 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	6	8.57%	4	2	0	0
\$50,001 - \$75,000	6	8.57%	3	2	1	0
\$75,001 - \$125,000	7	10.00%	4	3	0	0
\$125,001 - \$175,000	19	27.14%	2	14	3	0
\$175,001 - \$225,000	16	22.86%	0	14	2	0
\$225,001 - \$350,000	9	12.86%	0	3	6	0
\$350,001 and up	7	10.00%	0	2	3	2
<b>Total New Listed Units</b>	<b>70</b>		<b>13</b>	<b>40</b>	<b>15</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>13,333,816</b>	<b>100%</b>	<b>1.01M</b>	<b>7.47M</b>	<b>3.73M</b>	<b>1.12M</b>
<b>Average New Listed Listing Price</b>	<b>\$164,533</b>		<b>\$77,869</b>	<b>\$186,658</b>	<b>\$248,746</b>	<b>\$562,000</b>



Area Delimited by County Of Muskogee - Residential Property Type

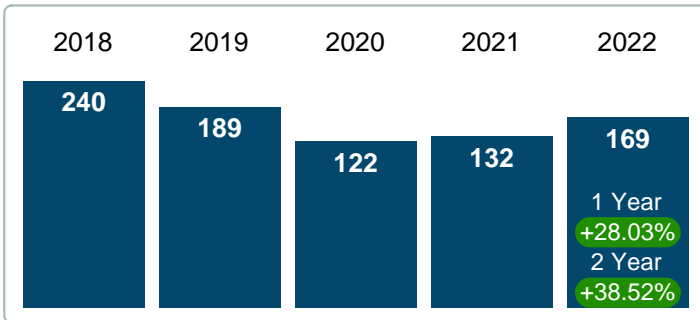


# November 2022

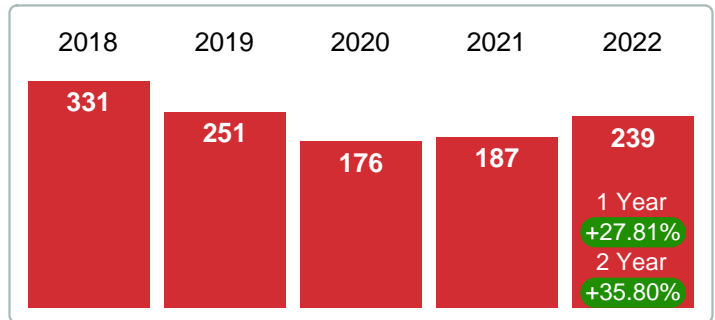
## ACTIVE INVENTORY

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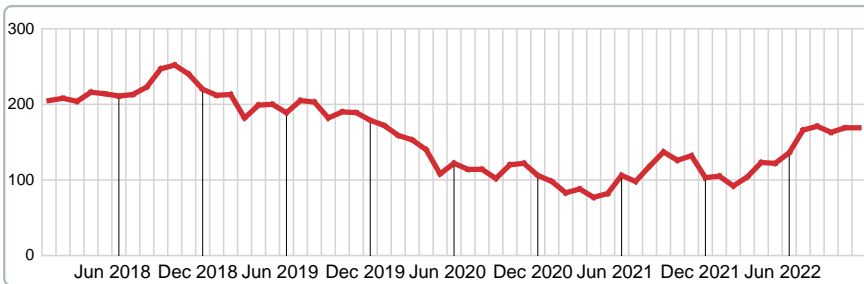
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

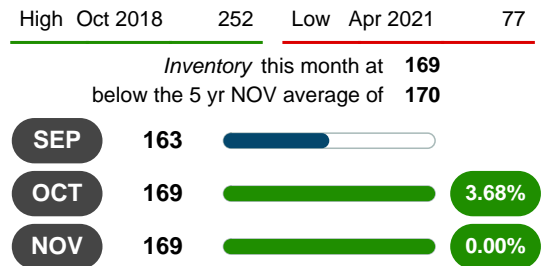


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 170



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	5.92%	37.1	6	3	1	0
\$50,001 - \$75,000	13	7.69%	74.4	5	6	2	0
\$75,001 - \$150,000	41	24.26%	64.7	14	21	5	1
\$150,001 - \$200,000	41	24.26%	109.9	1	32	8	0
\$200,001 - \$275,000	20	11.83%	61.7	0	14	6	0
\$275,001 - \$375,000	23	13.61%	76.8	1	11	9	2
\$375,001 and up	21	12.43%	85.0	0	5	9	7
Total Active Inventory by Units			169	27	92	40	10
Total Active Inventory by Volume			36,177,844	2.51M	18.25M	10.35M	5.07M
Average Active Inventory Listing Price			\$214,070	\$93,100	\$198,359	\$258,643	\$506,940

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

# November 2022



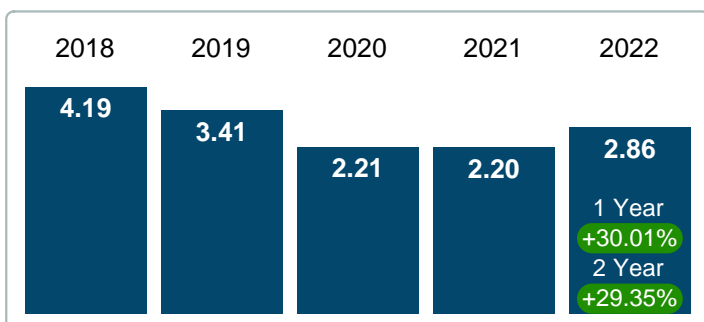
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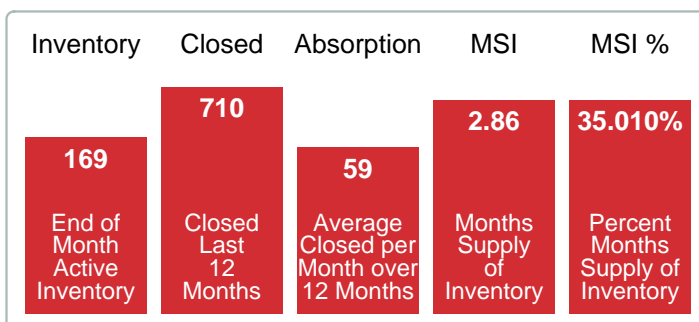
## MONTHS SUPPLY of INVENTORY (MSI)

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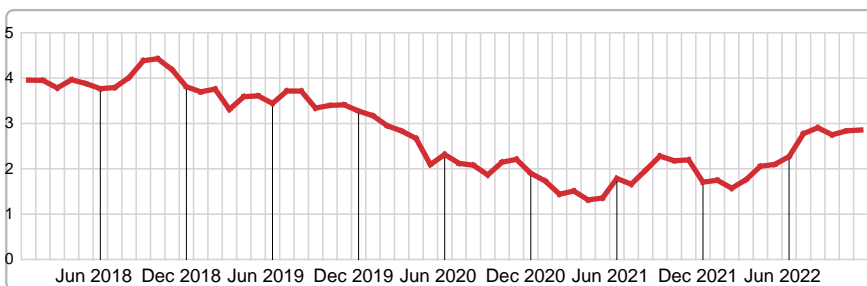
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

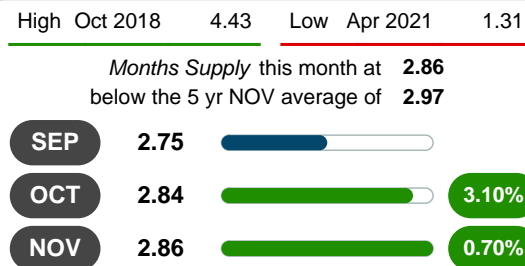


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 2.97



### 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	10	5.92%	1.46	1.85	1.24	0.92	0.00
\$50,001 - \$75,000	13	7.69%	2.64	2.40	2.57	4.80	0.00
\$75,001 - \$150,000	41	24.26%	2.44	5.09	1.71	2.86	12.00
\$150,001 - \$200,000	41	24.26%	3.44	0.86	3.52	5.05	0.00
\$200,001 - \$275,000	20	11.83%	2.24	0.00	2.21	3.00	0.00
\$275,001 - \$375,000	23	13.61%	3.41	0.00	3.88	2.70	3.43
\$375,001 and up	21	12.43%	7.00	0.00	4.29	6.00	21.00
Market Supply of Inventory (MSI)			2.86	2.82	2.53	3.43	6.67
Total Active Inventory by Units		100%	2.86	27	92	40	10

# November 2022



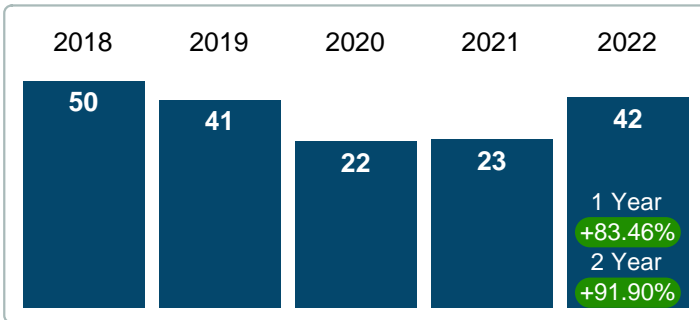
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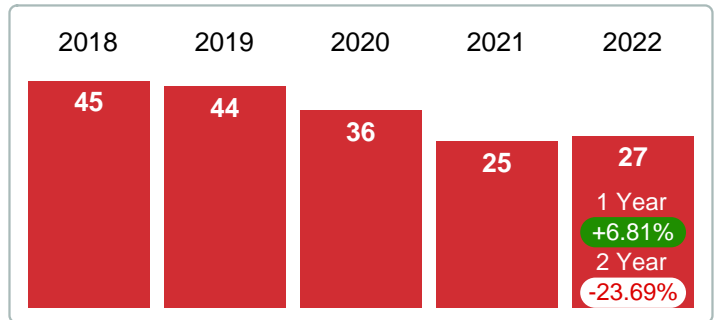
## AVERAGE DAYS ON MARKET TO SALE

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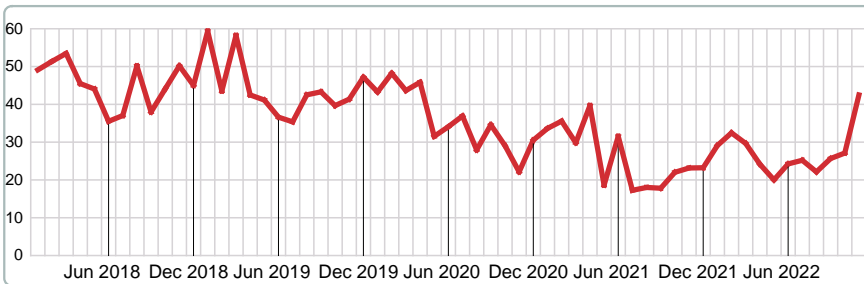
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

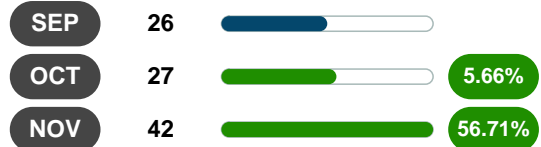


### 3 MONTHS

5 year NOV AVG = 36

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 42 above the 5 yr NOV average of 36



### 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
\$50,000 and less	10.53%	56	66	3	0	0
\$50,001 - \$75,000	8.77%	47	10	99	5	22
\$75,001 - \$125,000	15.79%	54	36	59	0	0
\$125,001 - \$175,000	24.56%	48	73	23	48	0
\$175,001 - \$225,000	19.30%	45	129	42	16	0
\$225,001 - \$300,000	12.28%	17	0	8	30	30
\$300,001 and up	8.77%	15	0	17	12	0
<b>Average Closed DOM</b>		<b>42</b>	<b>65</b>	<b>38</b>	<b>24</b>	<b>26</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>42</b>	<b>15</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>9,516,240</b>	<b>1.51M</b>	<b>5.62M</b>	<b>2.05M</b>	<b>337.00K</b>

# November 2022



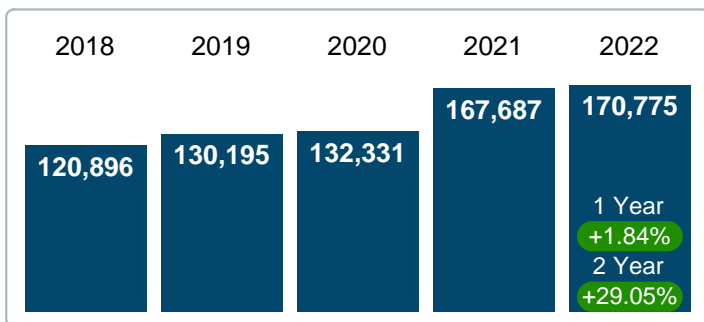
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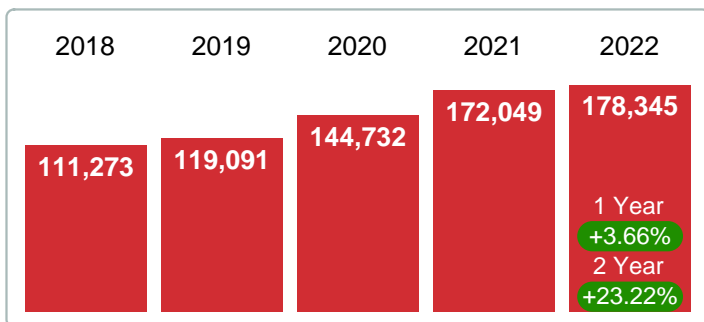
## AVERAGE LIST PRICE AT CLOSING

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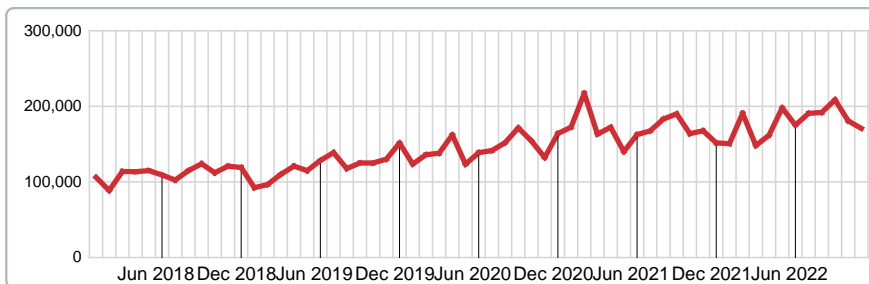
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

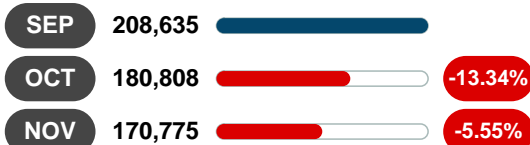


### 3 MONTHS

5 year NOV AVG = 144,377

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

Average List Price at Closing this month at **170,775**  
above the 5 yr NOV average of **144,377**



### 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
\$50,000 and less	7.02%	35,475	43,780	77,500	0	0
\$50,001 - \$75,000	5.26%	64,633	79,000	62,000	69,900	99,000
\$75,001 - \$125,000	22.81%	89,838	87,050	98,757	0	0
\$125,001 - \$175,000	22.81%	147,792	155,750	151,800	149,000	0
\$175,001 - \$225,000	19.30%	205,972	219,900	218,986	207,450	0
\$225,001 - \$300,000	10.53%	250,983	0	280,750	284,900	100,000
\$300,001 and up	12.28%	362,514	0	387,600	357,450	0
<b>Average List Price</b>		<b>170,775</b>	<b>108,427</b>	<b>188,429</b>	<b>229,722</b>	<b>99,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>170,775</b>	<b>15</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>9,734,189</b>	<b>1.63M</b>	<b>5.84M</b>	<b>2.07M</b>	<b>199.00K</b>



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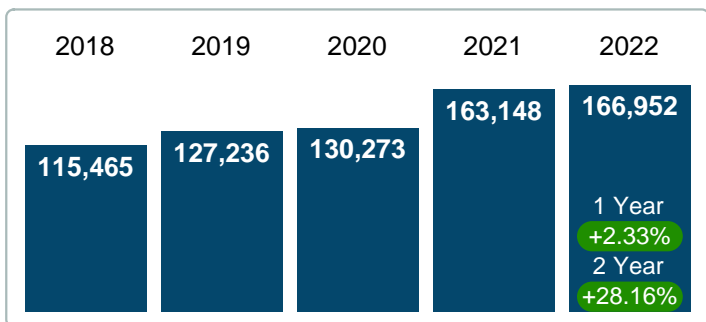
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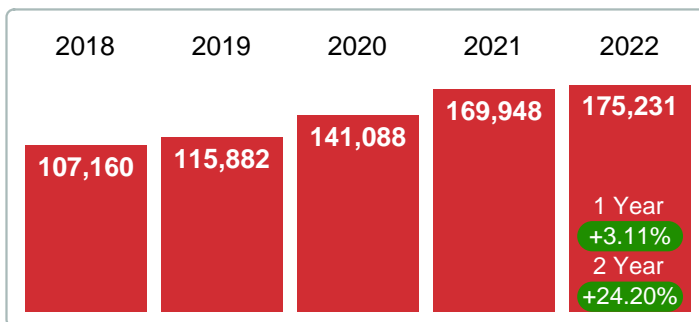
## AVERAGE SOLD PRICE AT CLOSING

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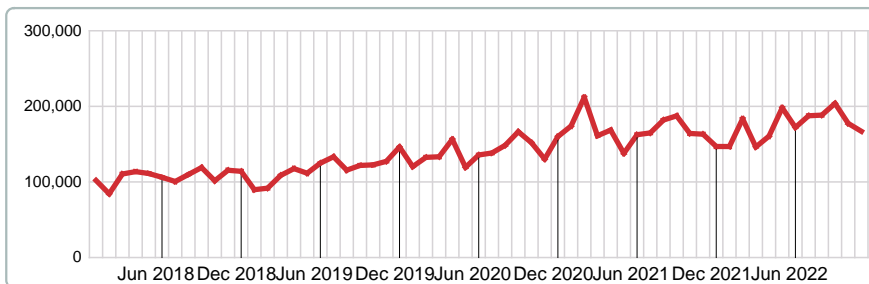
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

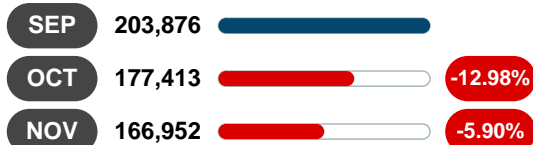


### 3 MONTHS

5 year NOV AVG = 140,615

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

Average Sold Price at Closing this month at **166,952** above the 5 yr NOV average of **140,615**



### 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
\$50,000 and less	10.53%	29,250	27,900	36,000	0	0
\$50,001 - \$75,000	8.77%	62,800	70,000	54,000	61,000	75,000
\$75,001 - \$125,000	15.79%	94,456	87,100	96,557	0	0
\$125,001 - \$175,000	24.56%	154,882	156,833	154,300	150,775	0
\$175,001 - \$225,000	19.30%	209,354	190,000	211,999	208,450	0
\$225,001 - \$300,000	12.28%	267,286	0	261,250	282,000	262,000
\$300,001 and up	8.77%	366,880	0	376,467	352,500	0
<b>Average Sold Price</b>		<b>166,952</b>	<b>100,980</b>	<b>181,164</b>	<b>227,606</b>	<b>168,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>166,952</b>	<b>15</b>	<b>31</b>	<b>9</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>9,516,240</b>	<b>1.51M</b>	<b>5.62M</b>	<b>2.05M</b>	<b>337.00K</b>

# November 2022



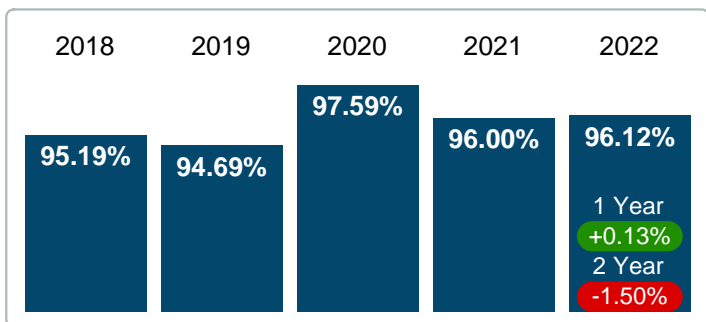
Area Delimited by County Of Muskogee - Residential Property Type



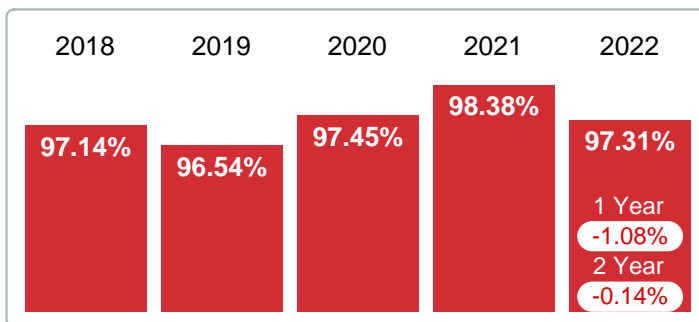
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

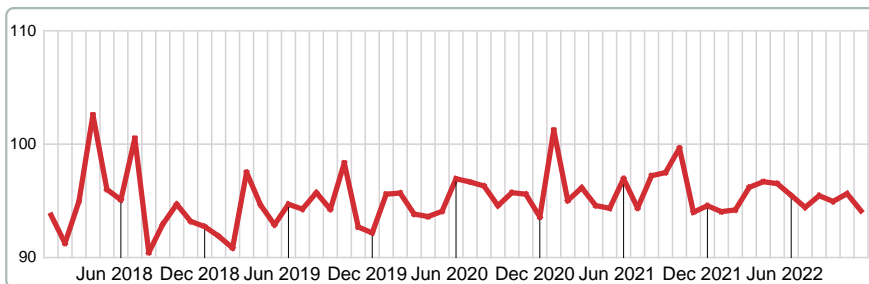
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

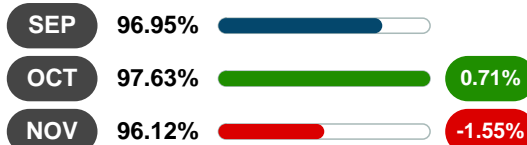


### 3 MONTHS

5 year NOV AVG = 95.92%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.12%** equal to 5 yr NOV average of **95.92%**



### 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
\$50,000 and less	6	10.53%	59.48%	62.08%	46.45%	0.00%	0.00%
\$50,001 - \$75,000	5	8.77%	85.25%	88.61%	87.30%	87.27%	75.76%
\$75,001 - \$125,000	9	15.79%	98.70%	100.06%	98.31%	0.00%	0.00%
\$125,001 - \$175,000	14	24.56%	101.39%	101.08%	101.69%	101.39%	0.00%
\$175,001 - \$225,000	11	19.30%	96.63%	86.40%	96.95%	100.47%	0.00%
\$225,001 - \$300,000	7	12.28%	119.33%	0.00%	93.72%	99.22%	262.00%
\$300,001 and up	5	8.77%	97.93%	0.00%	97.56%	98.50%	0.00%
Average Sold/List Ratio		96.10%		86.14%	95.57%	98.49%	168.88%
Total Closed Units		57	100%	15	31	9	2
Total Closed Volume		9,516,240		1.51M	5.62M	2.05M	337.00K

# November 2022



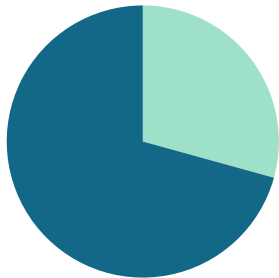
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

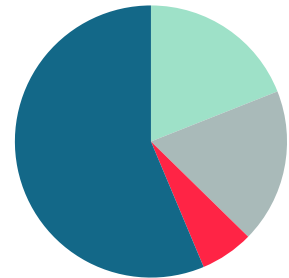


**Inventory**  
 New Listings  
**70 = 29.29%**  
 Start Inventory  
**169**  
 Total Inventory Units  
**239**  
 Volume  
**\$50,418,640**

### Market Activity

Closed Sales  
**57 = 19.00%**  
 Pending Sales  
**55 = 18.33%**  
 Other Off Market  
**19 = 6.33%**  
 Active Inventory  
**169 = 56.33%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	62	57	-8.06%	666	652	-2.10%
Pending Sales	42	55	30.95%	677	668	-1.33%
New Listings	61	70	14.75%	801	884	10.36%
Average List Price	167,687	170,775	1.84%	172,049	178,345	3.66%
Average Sale Price	163,148	166,952	2.33%	169,948	175,231	3.11%
Average Percent of Selling Price to List Price	96.00%	96.12%	0.13%	98.38%	97.31%	-1.08%
Average Days on Market to Sale	23.16	42.49	83.46%	25.41	27.14	6.81%
Monthly Inventory	132	169	28.03%	132	169	28.03%
Months Supply of Inventory	2.20	2.86	30.01%	2.20	2.86	30.01%

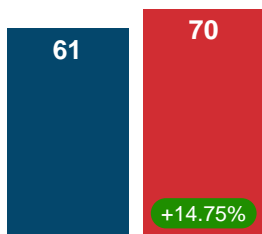
**Absorption:** Last 12 months, an Average of **59** Sales/Month

**Inventory** on November 30, 2022 = **169** 2021 2022

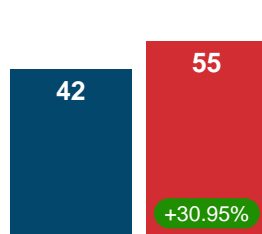
### NOVEMBER MARKET

### AVERAGE PRICES

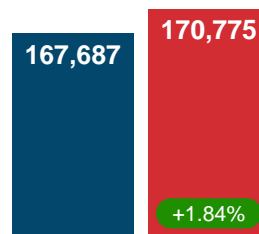
#### New Listings



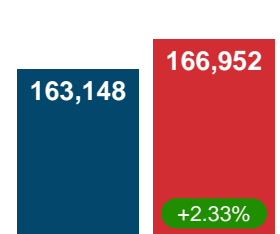
#### Pending Listings



#### List Price



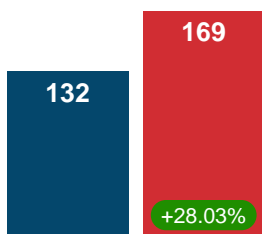
#### Sale Price



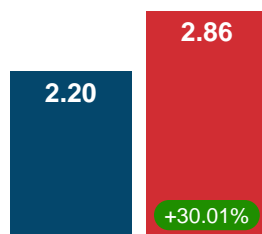
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

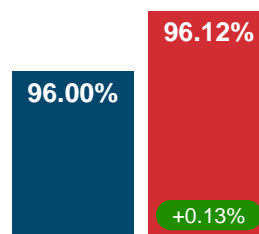
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

