

# November 2022



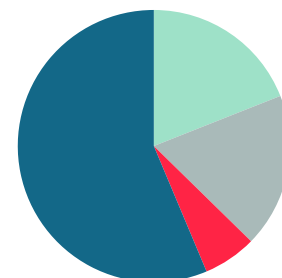
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	November 2022	+/-%
Closed Listings	62	57	-8.06%
Pending Listings	42	55	30.95%
New Listings	61	70	14.75%
Median List Price	145,200	150,000	3.31%
Median Sale Price	149,000	165,000	10.74%
Median Percent of Selling Price to List Price	98.43%	98.13%	-0.30%
Median Days on Market to Sale	12.00	24.00	100.00%
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.

#### 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 **10.74%** in November 2022 to \$165,000 versus the previous year at \$149,000.

#### Median Days on Market Lengthens

The median number of **24.00** days that homes spent on the market before selling increased by 12.00 days or **100.00%** in November 2022 compared to last year's same month at **12.00** DOM.

#### Sales Success for November 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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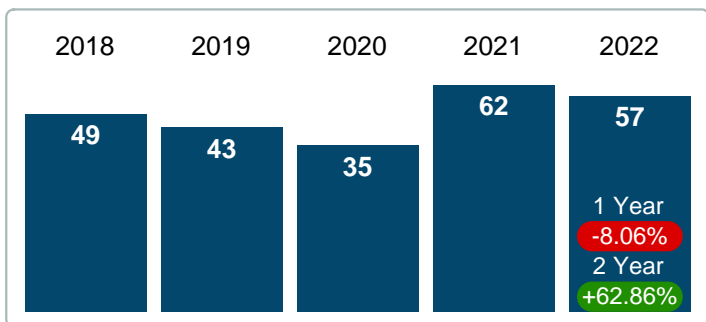
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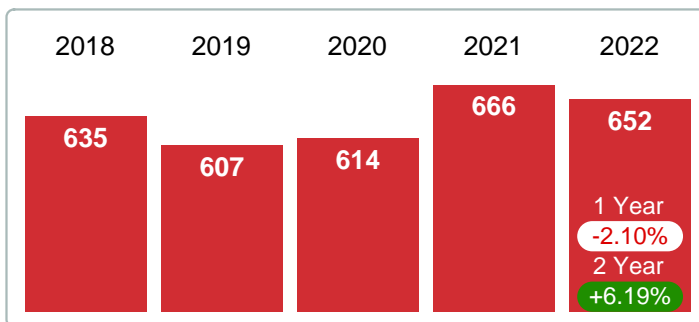
## CLOSED LISTINGS

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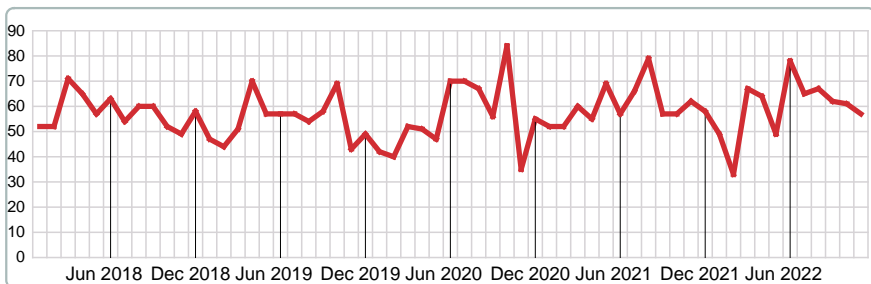
### NOVEMBER



### YEAR TO DATE (YTD)

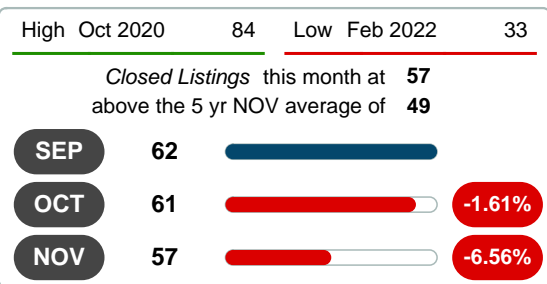


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 49



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.53%	45.0	5	1	0	0
\$50,001 - \$75,000	5	8.77%	22.0	1	2	1	1
\$75,001 - \$125,000	9	15.79%	22.0	2	7	0	0
\$125,001 - \$175,000	14	24.56%	33.5	6	6	2	0
\$175,001 - \$225,000	11	19.30%	27.0	1	8	2	0
\$225,001 - \$300,000	7	12.28%	22.0	0	4	2	1
\$300,001 and up	5	8.77%	4.0	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>24.0</b>	<b>1.51M</b>	<b>5.62M</b>	<b>2.05M</b>	<b>337.00K</b>
<b>Median Closed Price</b>	<b>\$165,000</b>			<b>\$89,200</b>	<b>\$175,000</b>	<b>\$217,000</b>	<b>\$168,500</b>

# November 2022



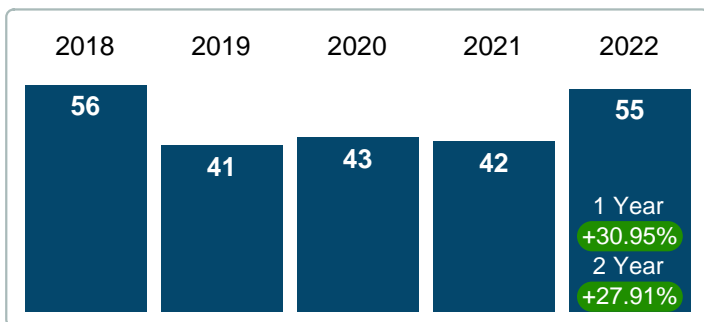
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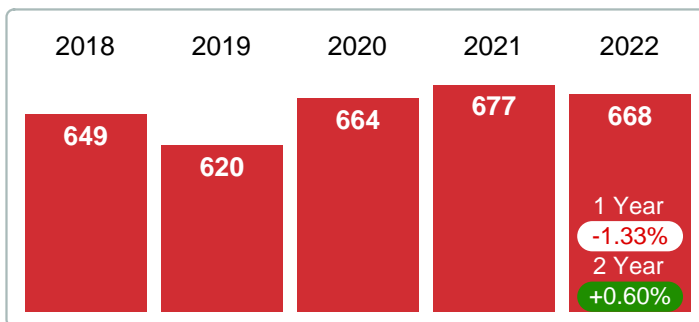
## PENDING LISTINGS

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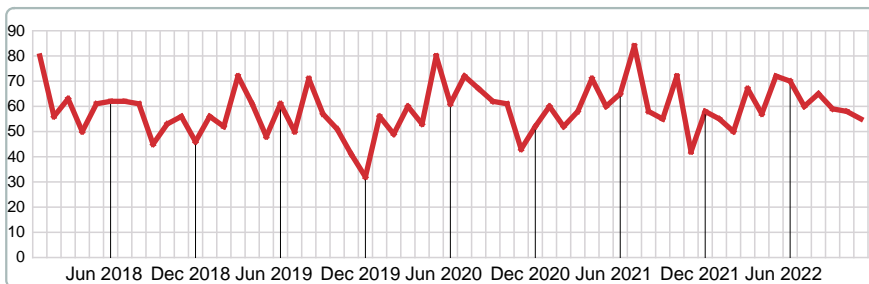
### NOVEMBER



### YEAR TO DATE (YTD)

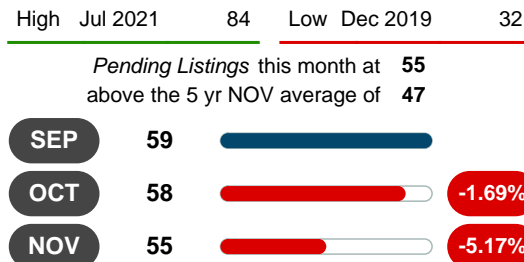


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 47



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.27%	67.5	2	2	0	0
\$50,001 - \$100,000	7	12.73%	29.0	0	6	1	0
\$100,001 - \$125,000	4	7.27%	38.0	1	2	1	0
\$125,001 - \$200,000	17	30.91%	14.0	2	12	3	0
\$200,001 - \$275,000	9	16.36%	41.0	0	6	3	0
\$275,001 - \$325,000	9	16.36%	126.0	2	3	2	2
\$325,001 and up	5	9.09%	36.0	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>29.0</b>	<b>1.03M</b>	<b>6.34M</b>	<b>2.77M</b>	<b>605.00K</b>
<b>Median Listing Price</b>	<b>\$185,000</b>			<b>\$135,000</b>	<b>\$167,450</b>	<b>\$215,000</b>	<b>\$302,500</b>

# November 2022



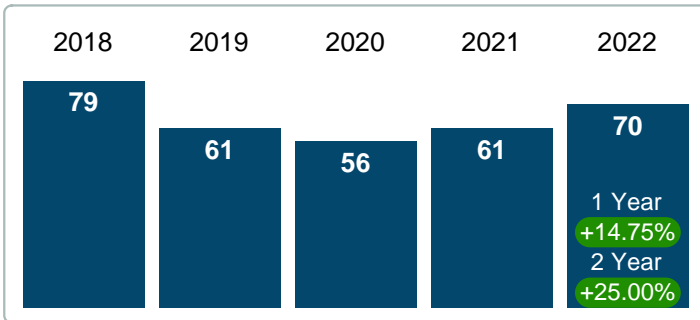
Area Delimited by County Of Muskogee - Residential Property Type



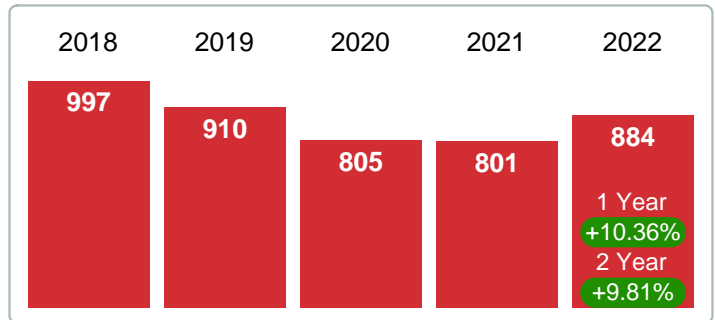
## NEW LISTINGS

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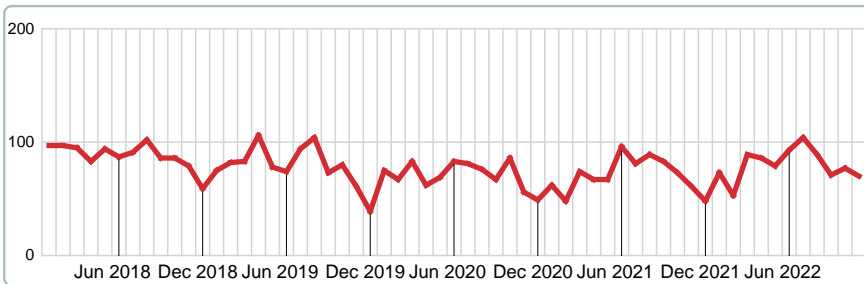
### NOVEMBER



### YEAR TO DATE (YTD)

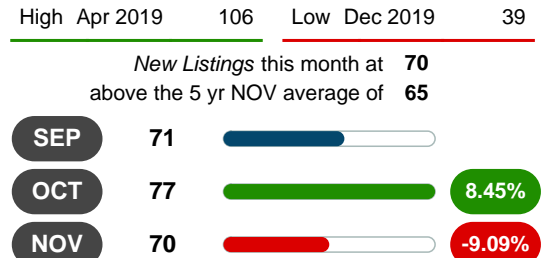


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$164,750</b>		<b>\$72,000</b>	<b>\$175,000</b>	<b>\$245,000</b>	<b>\$562,000</b>



Area Delimited by County Of Muskogee - Residential Property Type

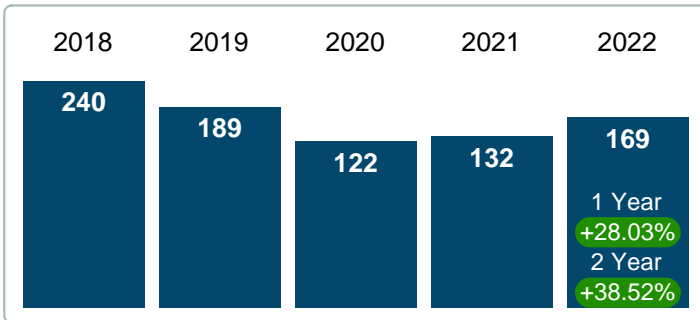


# November 2022

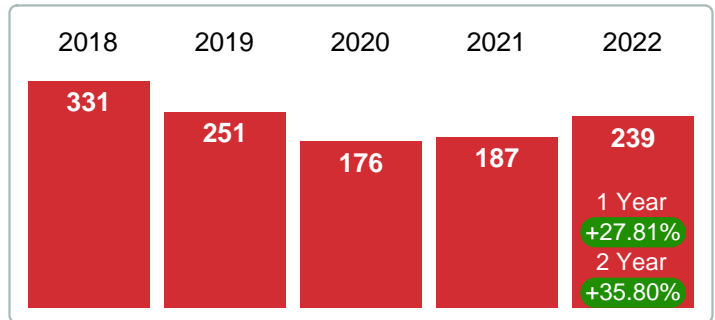
## ACTIVE INVENTORY

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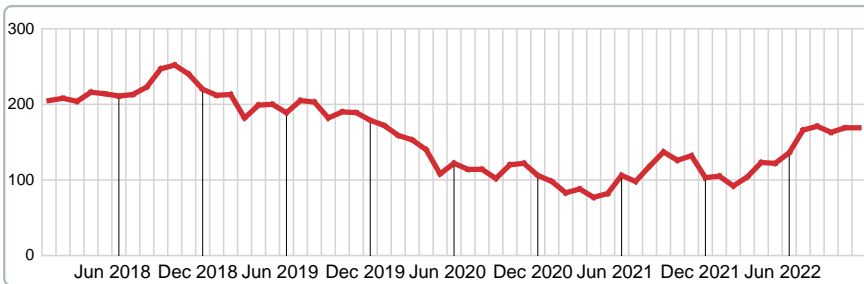
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

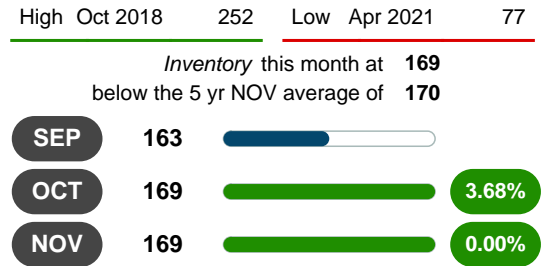


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 170



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	5.92%	33.5	6	3	1	0
\$50,001 - \$75,000	13	7.69%	43.0	5	6	2	0
\$75,001 - \$150,000	41	24.26%	59.0	14	21	5	1
\$150,001 - \$200,000	41	24.26%	94.0	1	32	8	0
\$200,001 - \$275,000	20	11.83%	43.0	0	14	6	0
\$275,001 - \$375,000	23	13.61%	47.0	1	11	9	2
\$375,001 and up	21	12.43%	90.0	0	5	9	7
<b>Total Active Inventory by Units</b>	<b>169</b>			<b>27</b>	<b>92</b>	<b>40</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>36,177,844</b>	<b>100%</b>	<b>59.0</b>	<b>2.51M</b>	<b>18.25M</b>	<b>10.35M</b>	<b>5.07M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$184,990</b>			<b>\$89,000</b>	<b>\$187,450</b>	<b>\$252,450</b>	<b>\$432,450</b>

# November 2022



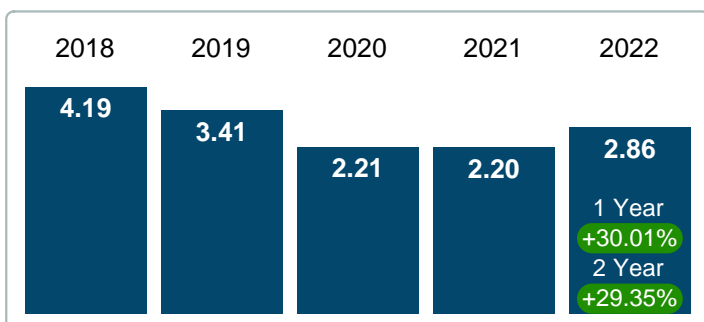
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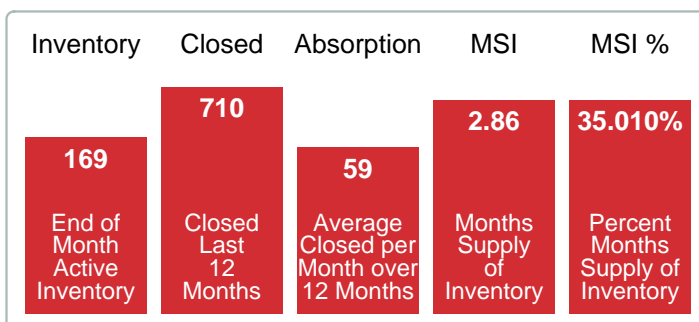
## MONTHS SUPPLY of INVENTORY (MSI)

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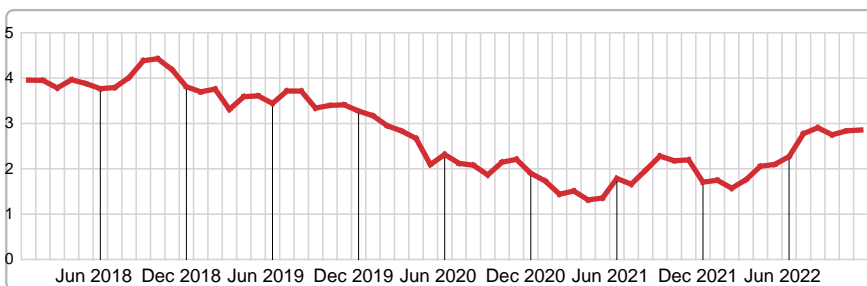
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2022

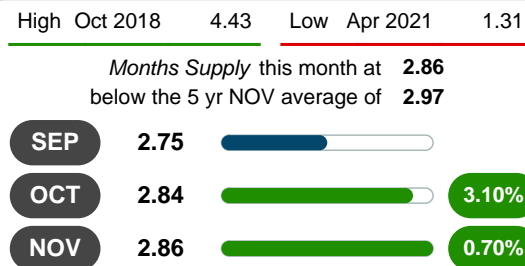


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



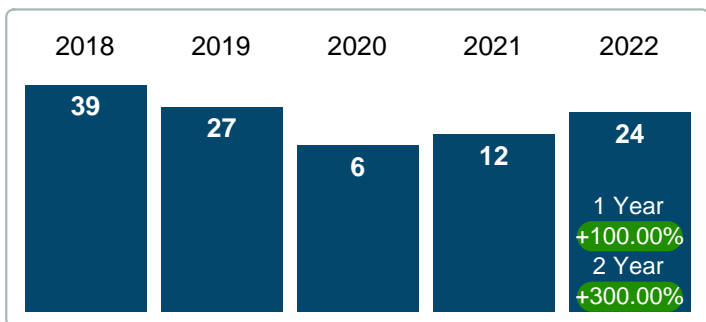
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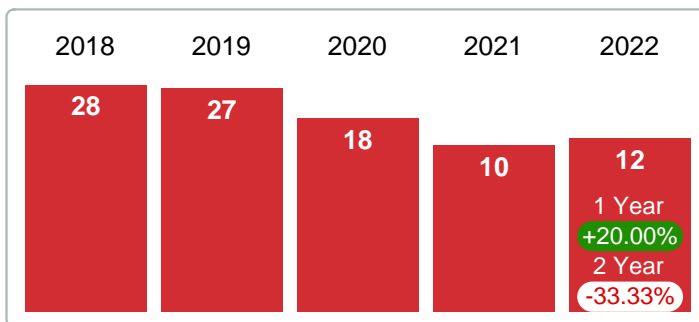
## MEDIAN DAYS ON MARKET TO SALE

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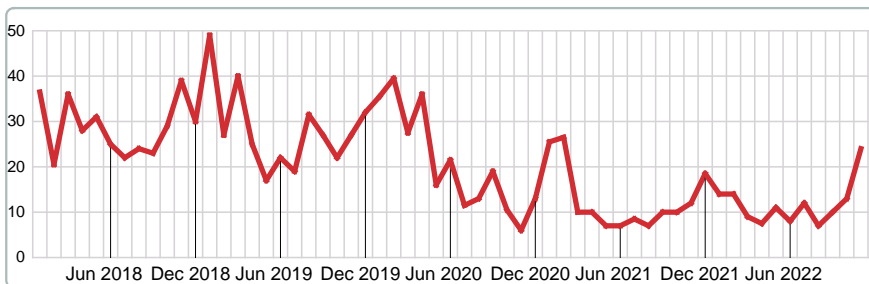
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

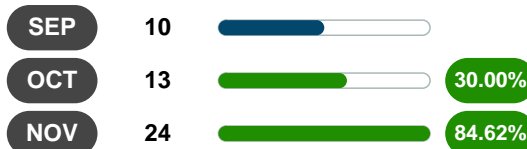


### 3 MONTHS

5 year NOV AVG = 22

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 24 above the 5 yr NOV average of 22



### 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
\$50,000 and less	10.53%	45	58	3	0	0
\$50,001 - \$75,000	8.77%	22	10	99	5	22
\$75,001 - \$125,000	15.79%	22	36	22	0	0
\$125,001 - \$175,000	24.56%	34	44	19	48	0
\$175,001 - \$225,000	19.30%	27	129	27	16	0
\$225,001 - \$300,000	12.28%	22	0	5	30	30
\$300,001 and up	8.77%	4	0	3	12	0
<b>Median Closed DOM</b>		<b>24</b>	<b>49</b>	<b>20</b>	<b>20</b>	<b>26</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>24.0</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



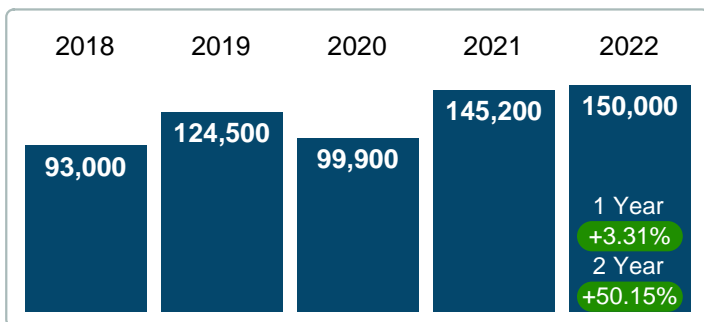
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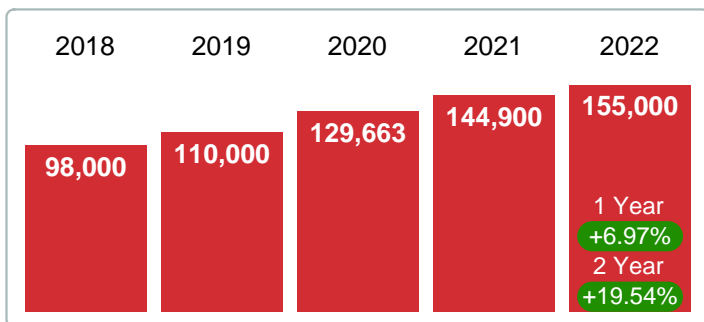
## MEDIAN LIST PRICE AT CLOSING

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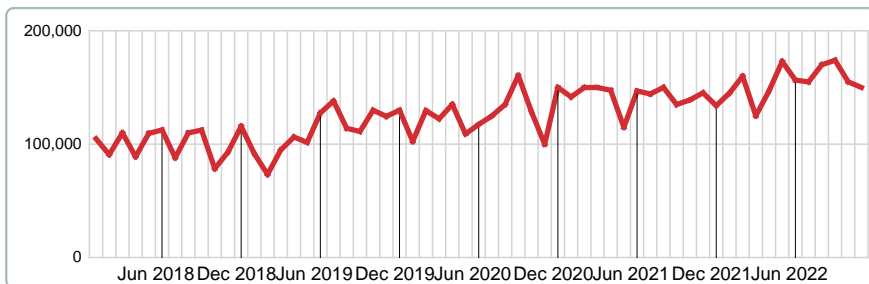
### NOVEMBER



### YEAR TO DATE (YTD)

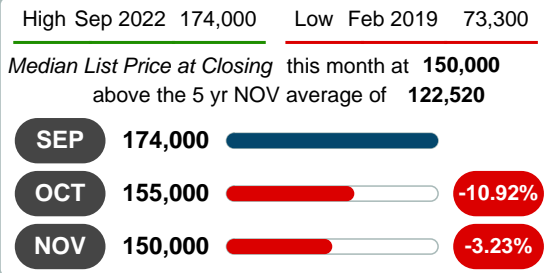


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 122,520



### 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
\$50,000 and less	7.02%	37,450	37,450	0	0	0
\$50,001 - \$80,000	12.28%	77,000	78,000	71,250	69,900	0
\$80,001 - \$130,000	21.05%	99,500	89,200	99,500	128,000	99,500
\$130,001 - \$190,000	21.05%	154,950	169,000	149,950	170,000	0
\$190,001 - \$220,000	14.04%	211,995	219,900	209,990	207,450	0
\$220,001 - \$300,000	12.28%	250,000	0	248,250	259,900	0
\$300,001 and up	12.28%	349,900	0	349,950	329,900	0
<b>Median List Price</b>		<b>150,000</b>	<b>89,200</b>	<b>175,000</b>	<b>215,000</b>	<b>99,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>150,000</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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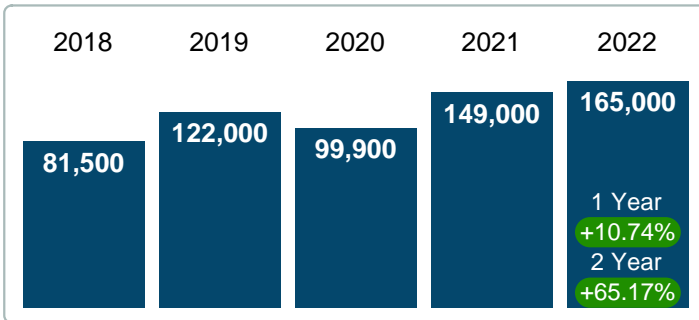
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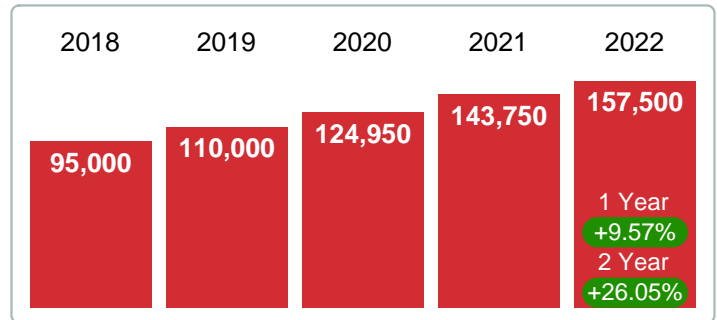
## MEDIAN SOLD PRICE AT CLOSING

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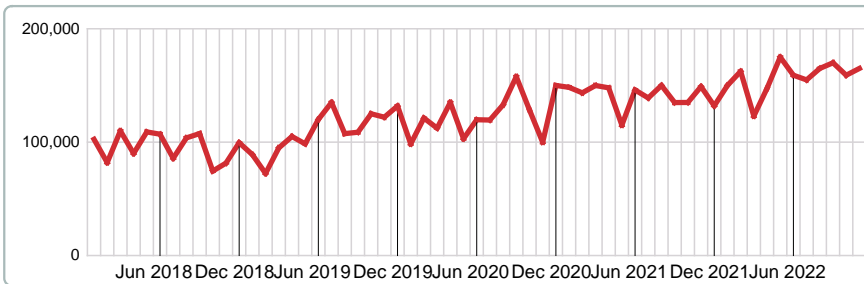
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

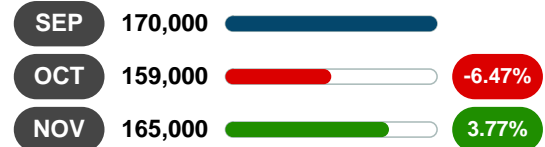


### 3 MONTHS

5 year NOV AVG = 123,480

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

Median Sold Price at Closing this month at **165,000** above the 5 yr NOV average of **123,480**



### 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
\$50,000 and less	10.53%	28,250	26,500	36,000	0	0
\$50,001 - \$75,000	8.77%	61,000	70,000	54,000	61,000	75,000
\$75,001 - \$125,000	15.79%	89,200	87,100	90,000	0	0
\$125,001 - \$175,000	24.56%	159,150	165,000	151,700	150,775	0
\$175,001 - \$225,000	19.30%	210,000	190,000	210,000	208,450	0
\$225,001 - \$300,000	12.28%	262,000	0	255,000	282,000	262,000
\$300,001 and up	8.77%	349,400	0	349,400	352,500	0
<b>Median Sold Price</b>		<b>165,000</b>	<b>89,200</b>	<b>175,000</b>	<b>217,000</b>	<b>168,500</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>165,000</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



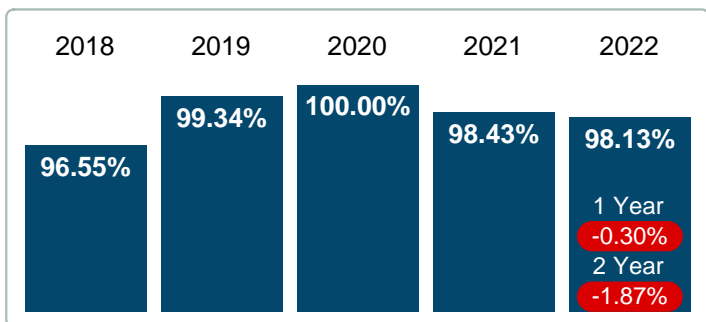
Area Delimited by County Of Muskogee - Residential Property Type



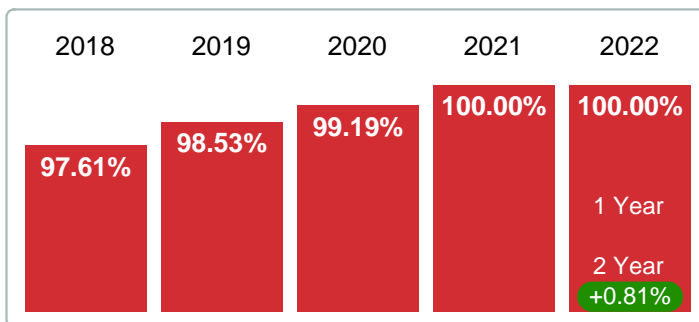
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

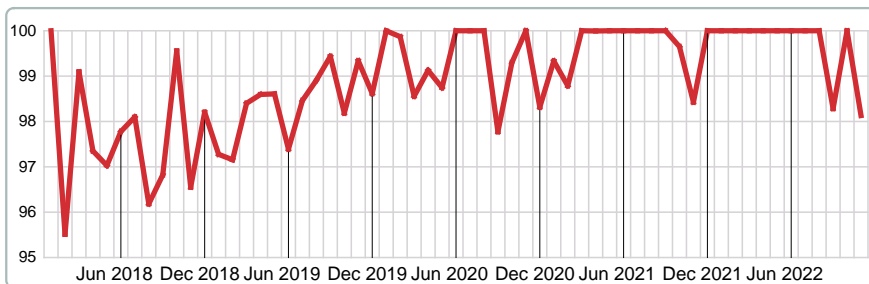
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

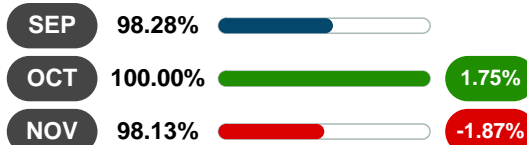


### 3 MONTHS

5 year NOV AVG = 98.49%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **98.13%**  
equal to 5 yr NOV average of **98.49%**



### MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	<div style="width: 10.53%;"></div> 6	10.53%	61.22%	64.94%	46.45%	0.00%	0.00%
\$50,001 - \$75,000	<div style="width: 8.77%;"></div> 5	8.77%	87.27%	88.61%	87.30%	87.27%	75.76%
\$75,001 - \$125,000	<div style="width: 15.79%;"></div> 9	15.79%	100.00%	100.06%	96.49%	0.00%	0.00%
\$125,001 - \$175,000	<div style="width: 24.56%;"></div> 14	24.56%	100.93%	98.62%	102.09%	101.39%	0.00%
\$175,001 - \$225,000	<div style="width: 19.30%;"></div> 11	19.30%	98.60%	86.40%	98.37%	100.47%	0.00%
\$225,001 - \$300,000	<div style="width: 12.28%;"></div> 7	12.28%	97.01%	0.00%	94.59%	99.22%	262.00%
\$300,001 and up	<div style="width: 8.77%;"></div> 5	8.77%	98.78%	0.00%	98.78%	98.50%	0.00%
Median Sold/List Ratio		98.13%		93.75%	98.60%	100.00%	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



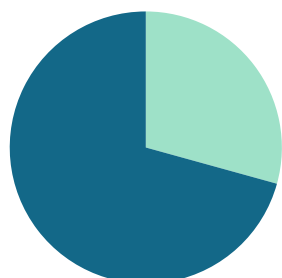
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

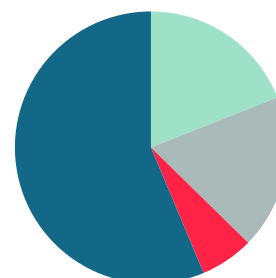


**Inventory**  
 New Listings  
**70 = 29.29%**  
 Start Inventory  
**169**  
 Total Inventory Units  
**239**  
 Volume  
**\$50,418,640**

### 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%
Median List Price	145,200	150,000	3.31%	144,900	155,000	6.97%
Median Sale Price	149,000	165,000	10.74%	143,750	157,500	9.57%
Median Percent of Selling Price to List Price	98.43%	98.13%	-0.30%	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	24.00	100.00%	10.00	12.00	20.00%
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

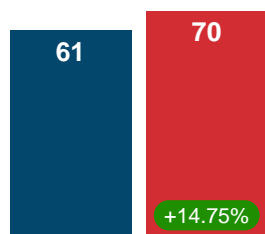
**Inventory** on November 30, 2022 = **169**

2021 2022

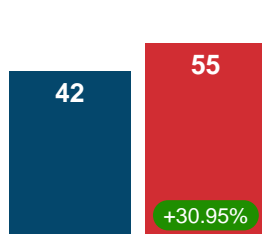
### NOVEMBER MARKET

### MEDIAN PRICES

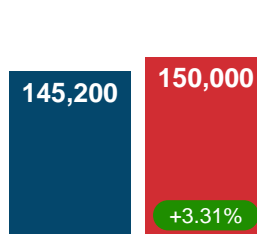
#### New Listings



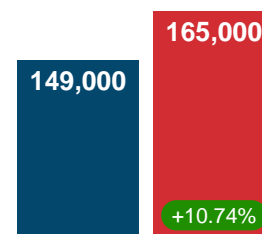
#### Pending Listings



#### List Price



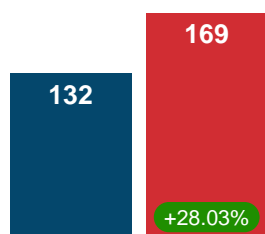
#### Sale Price



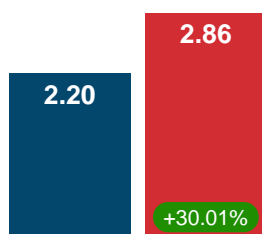
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

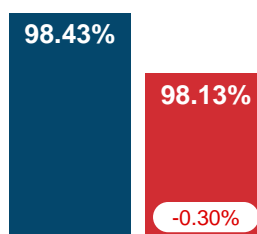
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

