

October 2022



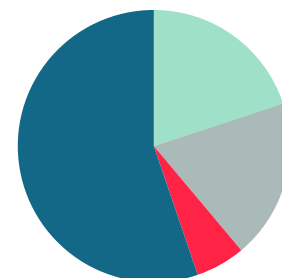
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	57	61	7.02%
Pending Listings	72	58	-19.44%
New Listings	73	77	5.48%
Median List Price	139,000	155,000	11.51%
Median Sale Price	135,000	159,000	17.78%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%
Median Days on Market to Sale	10.00	13.00	30.00%
End of Month Inventory	126	169	34.13%
Months Supply of Inventory	2.18	2.84	30.19%



■ Closed (19.93%)
■ Pending (18.95%)
■ Other OffMarket (5.88%)
■ Active (55.23%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of October 31, 2022 = **169**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **34.13%** to 169 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.84** 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 **17.78%** in October 2022 to \$159,000 versus the previous year at \$135,000.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 3.00 days or **30.00%** in October 2022 compared to last year's same month at **10.00** DOM.

Sales Success for October 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 77 New Listings in October 2022, up **5.48%** from last year at 73. Furthermore, there were 61 Closed Listings this month versus last year at 57, a **7.02%** increase.

Closed versus Listed trends yielded a **79.2%** ratio, up from previous year's, October 2021, at **78.1%**, a **1.46%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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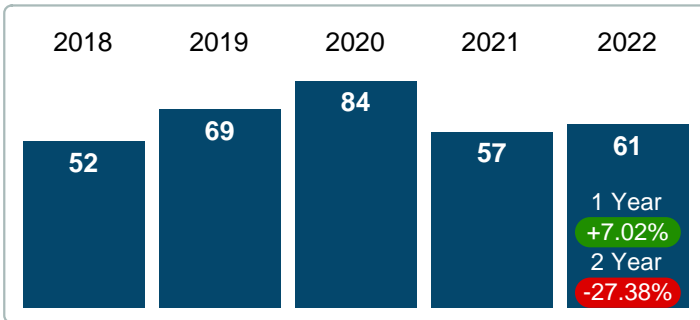
Area Delimited by County Of Muskogee - Residential Property Type



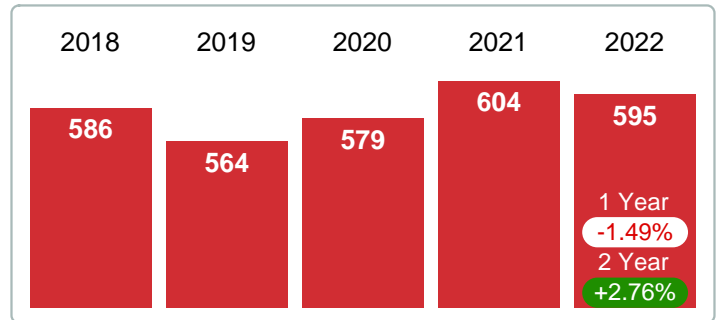
CLOSED LISTINGS

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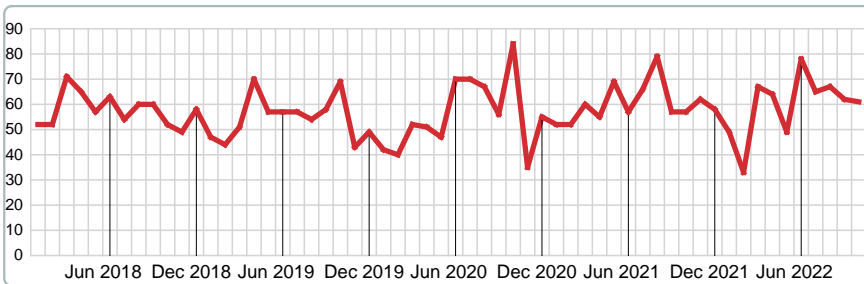
OCTOBER



YEAR TO DATE (YTD)

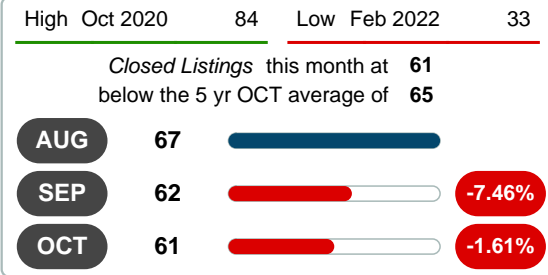


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 65



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.56%	13.0	1	1	2	0
\$50,001 - \$75,000	6	9.84%	10.0	2	4	0	0
\$75,001 - \$125,000	12	19.67%	11.0	6	6	0	0
\$125,001 - \$175,000	13	21.31%	7.0	0	11	2	0
\$175,001 - \$225,000	11	18.03%	15.0	0	10	1	0
\$225,001 - \$325,000	9	14.75%	13.0	0	5	4	0
\$325,001 and up	6	9.84%	24.0	0	3	3	0
Total Closed Units	61			9	40	12	0
Total Closed Volume	10,822,181	100%	13.0	715.10K	7.26M	2.85M	0.00B
Median Closed Price	\$159,000			\$85,000	\$165,950	\$280,700	\$0

October 2022



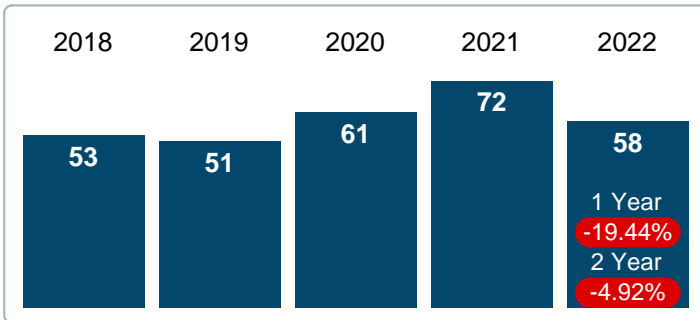
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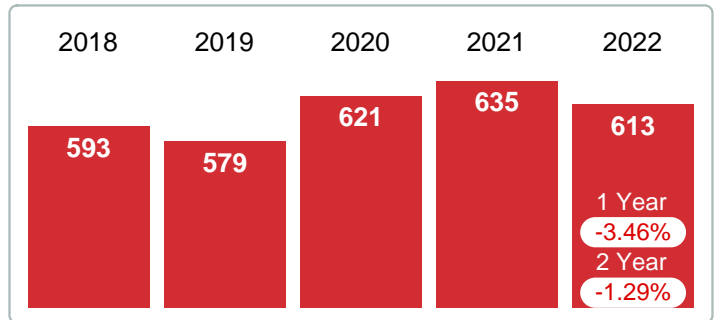
PENDING LISTINGS

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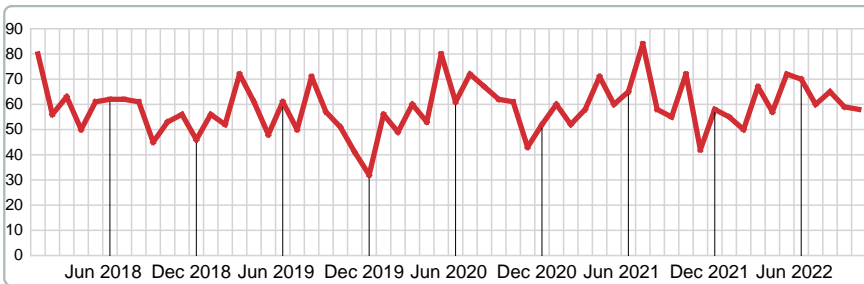
OCTOBER



YEAR TO DATE (YTD)

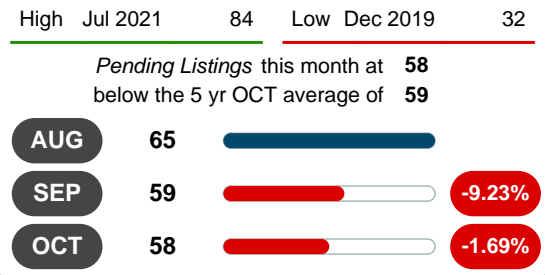


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	10.34%	38.0	3	2	1	0
\$40,001 - \$80,000	8	13.79%	40.0	4	3	1	0
\$80,001 - \$90,000	7	12.07%	25.0	2	4	0	1
\$90,001 - \$150,000	14	24.14%	15.5	2	9	1	2
\$150,001 - \$210,000	9	15.52%	10.0	1	6	2	0
\$210,001 - \$340,000	8	13.79%	25.0	0	7	1	0
\$340,001 and up	6	10.34%	4.0	1	2	2	1
Total Pending Units	58			13	33	8	4
Total Pending Volume	9,351,368	100%	20.0	1.54M	5.52M	1.60M	688.40K
Median Listing Price	\$135,000			\$79,999	\$149,000	\$184,950	\$99,500

October 2022



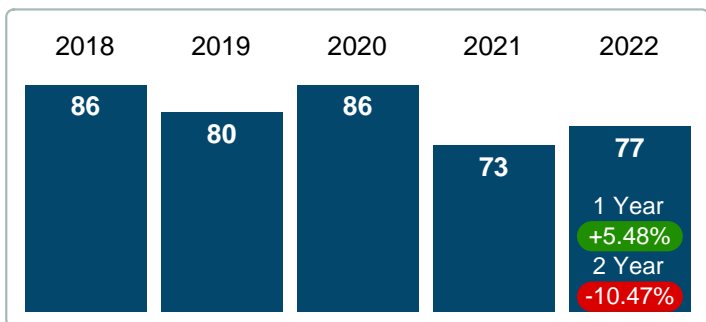
Area Delimited by County Of Muskogee - Residential Property Type



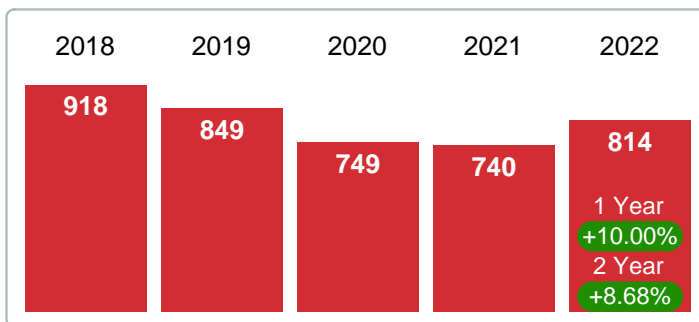
NEW LISTINGS

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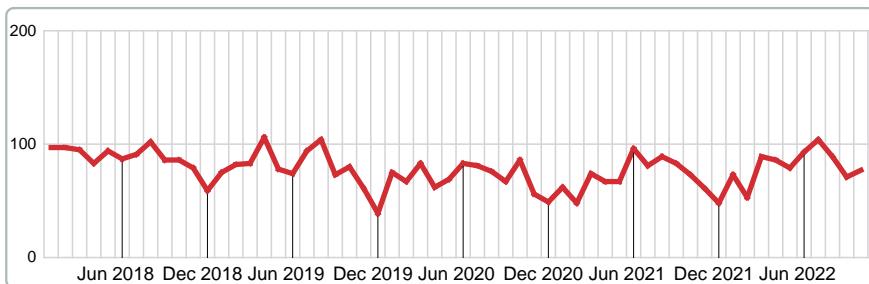
OCTOBER



YEAR TO DATE (YTD)

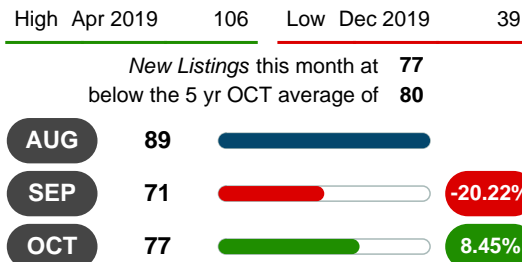


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 80



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	1	1.30%	1	0	0	0
\$25,001 - \$75,000	13	16.88%	3	7	3	0
\$75,001 - \$100,000	8	10.39%	3	5	0	0
\$100,001 - \$175,000	22	28.57%	6	14	2	0
\$175,001 - \$275,000	14	18.18%	0	9	5	0
\$275,001 - \$375,000	10	12.99%	0	6	4	0
\$375,001 and up	9	11.69%	1	2	4	2
Total New Listed Units	77		14	43	18	2
Total New Listed Volume	14,723,637	100%	1.79M	7.50M	4.24M	1.19M
Median New Listed Listing Price	\$155,000		\$102,950	\$155,000	\$242,450	\$596,500

October 2022



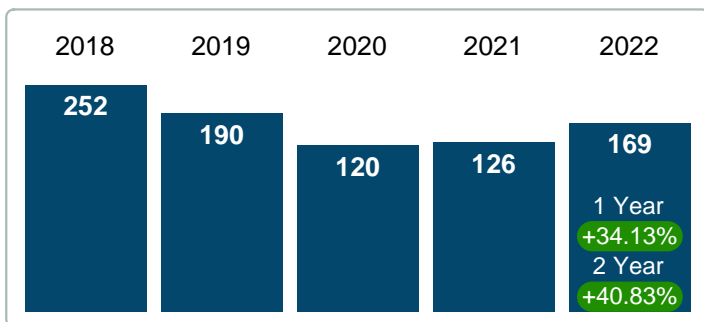
Area Delimited by County Of Muskogee - Residential Property Type



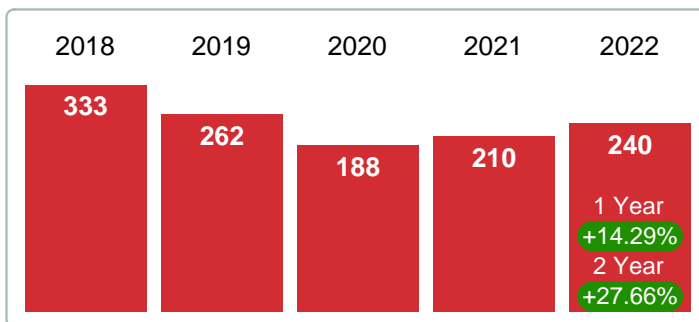
ACTIVE INVENTORY

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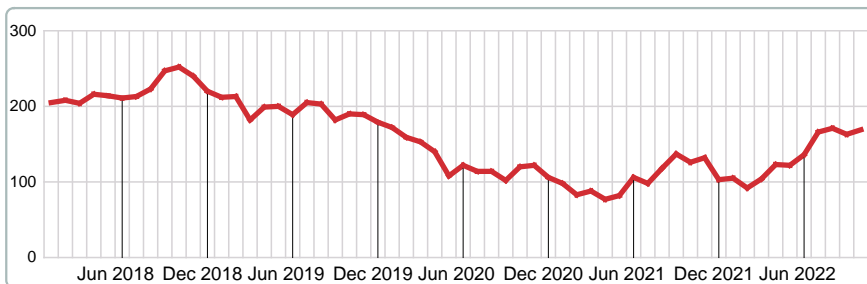
END OF OCTOBER



ACTIVE DURING OCTOBER

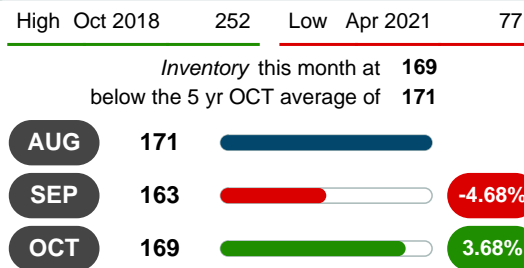


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 171



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%	38.5	6	3	1	0
\$50,001 - \$100,000	28	16.57%	49.0	7	18	3	0
\$100,001 - \$150,000	27	15.98%	32.0	7	15	4	1
\$150,001 - \$200,000	32	18.93%	107.5	1	24	7	0
\$200,001 - \$275,000	21	12.43%	45.0	2	13	6	0
\$275,001 - \$375,000	28	16.57%	118.0	3	13	8	4
\$375,001 and up	23	13.61%	73.0	0	9	9	5
Total Active Inventory by Units	169			26	95	38	10
Total Active Inventory by Volume	37,084,824	100%	62.0	3.19M	19.70M	9.64M	4.55M
Median Active Inventory Listing Price	\$192,490			\$104,450	\$189,990	\$244,500	\$371,500

October 2022



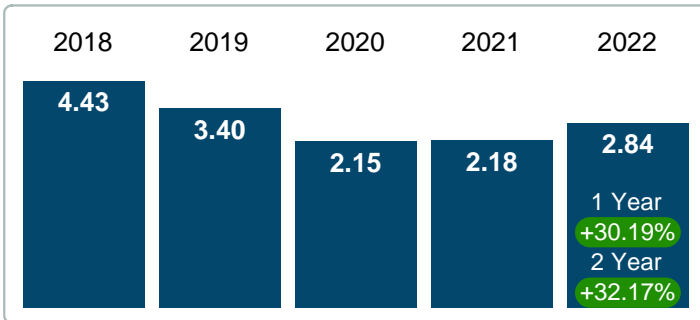
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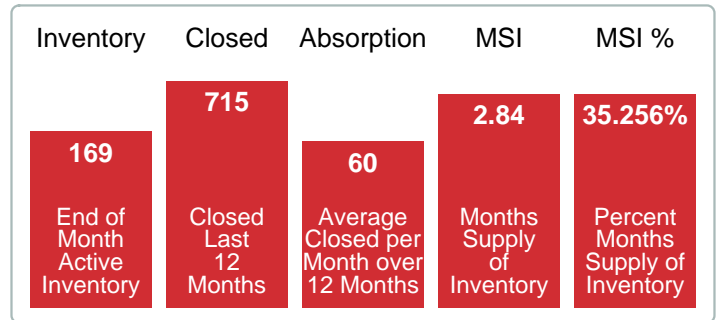
MONTHS SUPPLY of INVENTORY (MSI)

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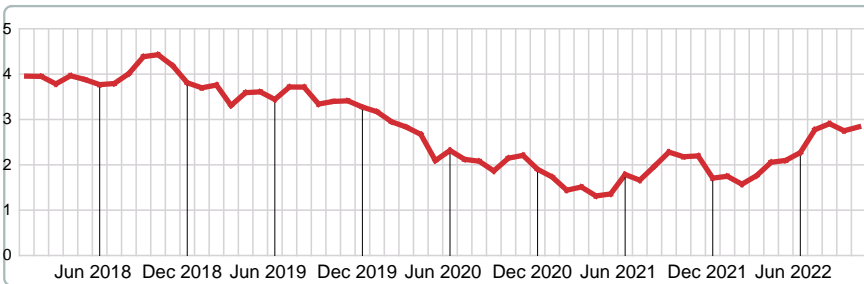
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

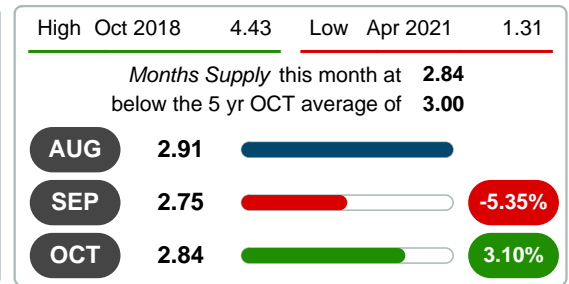


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3.00



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%	1.45	1.95	1.16	0.86	0.00
\$50,001 - \$100,000	28	16.57%	2.69	1.79	3.13	4.00	0.00
\$100,001 - \$150,000	27	15.98%	2.30	8.40	1.57	3.20	12.00
\$150,001 - \$200,000	32	18.93%	2.61	1.20	2.53	4.00	0.00
\$200,001 - \$275,000	21	12.43%	2.50	6.00	2.23	2.88	0.00
\$275,001 - \$375,000	28	16.57%	4.10	0.00	4.88	2.23	6.86
\$375,001 and up	23	13.61%	7.67	0.00	8.31	5.68	15.00
Market Supply of Inventory (MSI)			2.84	2.89	2.57	3.12	7.06
Total Active Inventory by Units		100%	2.84	26	95	38	10

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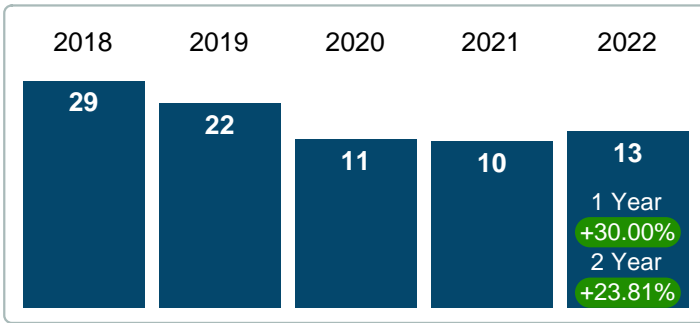
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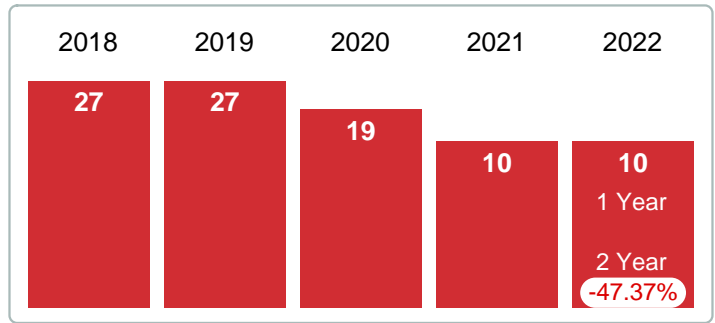
MEDIAN DAYS ON MARKET TO SALE

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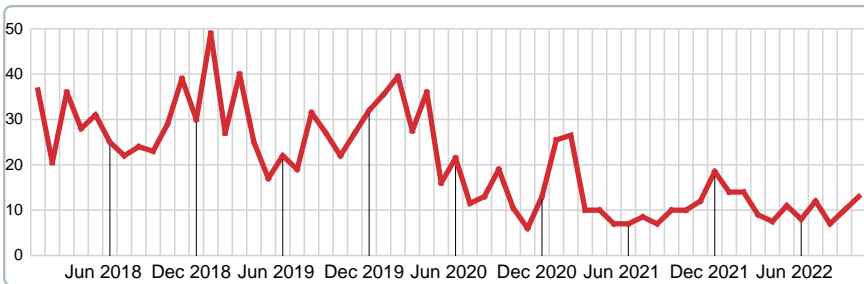
OCTOBER



YEAR TO DATE (YTD)

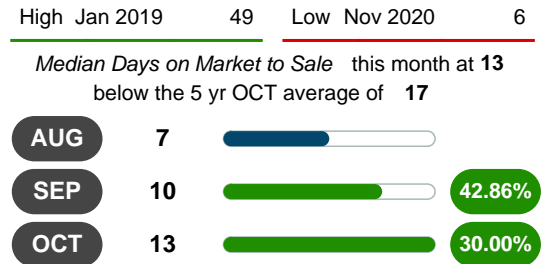


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 17



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	6.56%	13	33	14	7	0
\$50,001 - \$75,000	6	9.84%	10	4	37	0	0
\$75,001 - \$125,000	12	19.67%	11	18	9	0	0
\$125,001 - \$175,000	13	21.31%	7	0	11	7	0
\$175,001 - \$225,000	11	18.03%	15	0	15	63	0
\$225,001 - \$325,000	9	14.75%	13	0	13	12	0
\$325,001 and up	6	9.84%	24	0	47	8	0
Median Closed DOM			13	13	14	9	0
Total Closed Units		100%	61	9	40	12	
Total Closed Volume			10,822,181	715.10K	7.26M	2.85M	0.00B

October 2022



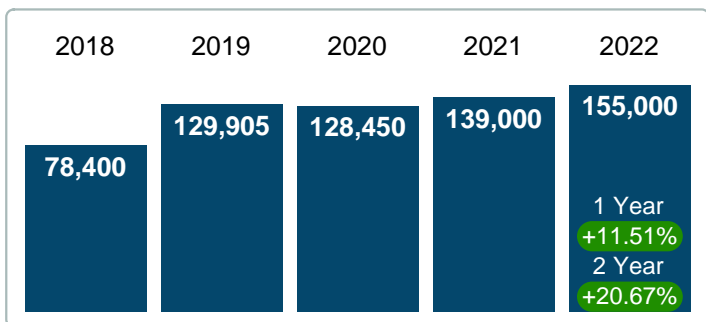
Area Delimited by County Of Muskogee - Residential Property Type



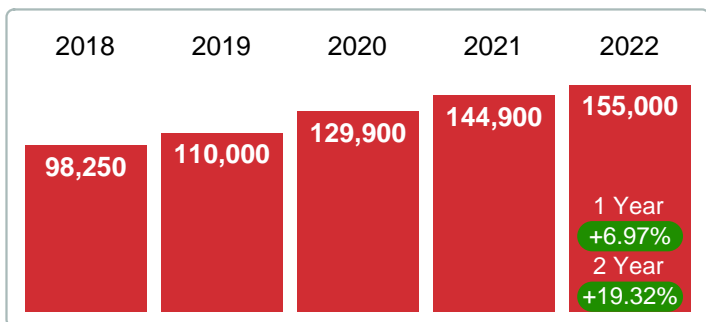
MEDIAN LIST PRICE AT CLOSING

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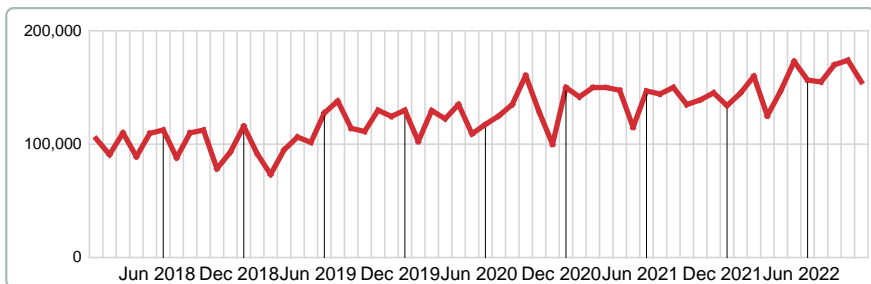
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

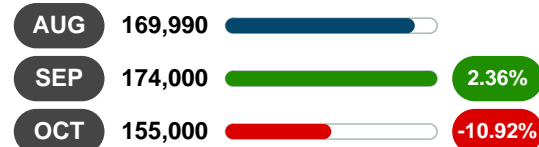


3 MONTHS

5 year OCT AVG = 126,151

High Sep 2022 174,000 Low Feb 2019 73,300

Median List Price at Closing this month at **155,000**
above the 5 yr OCT average of **126,151**



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	4	31,250	35,000	27,500	34,900	0
\$50,001 - \$75,000	4	65,500	56,500	73,500	0	0
\$75,001 - \$125,000	14	98,950	97,500	98,950	0	0
\$125,001 - \$175,000	13	145,000	0	145,000	142,400	0
\$175,001 - \$225,000	11	204,900	0	209,900	200,000	0
\$225,001 - \$325,000	9	289,900	0	284,900	297,400	0
\$325,001 and up	6	409,391	0	475,000	379,781	0
Median List Price		155,000	88,500	164,950	285,650	0
Total Closed Units		61	9	40	12	0
Total Closed Volume		11,029,279	739.90K	7.36M	2.92M	0.00B

October 2022



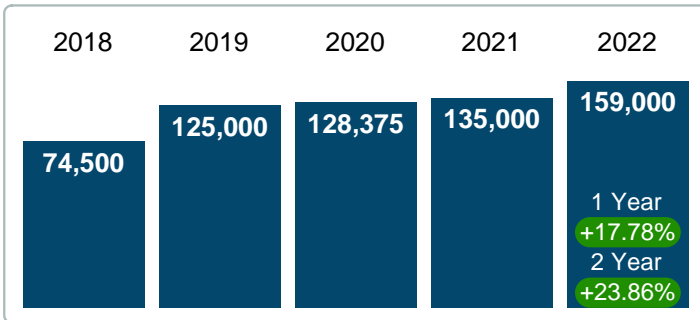
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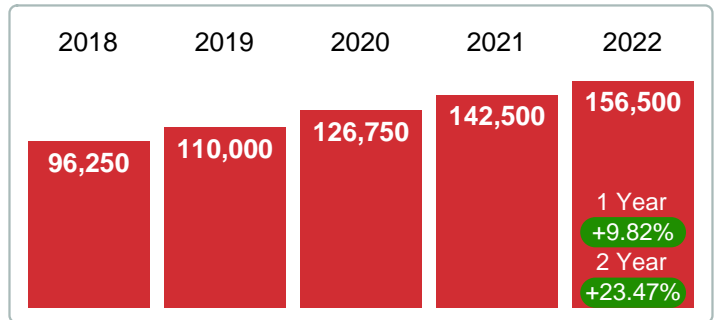
MEDIAN SOLD PRICE AT CLOSING

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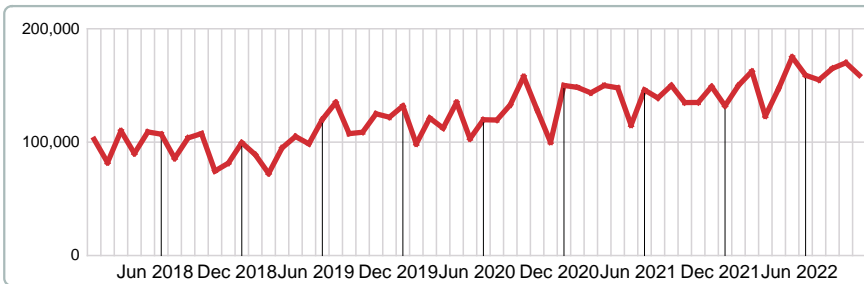
OCTOBER



YEAR TO DATE (YTD)

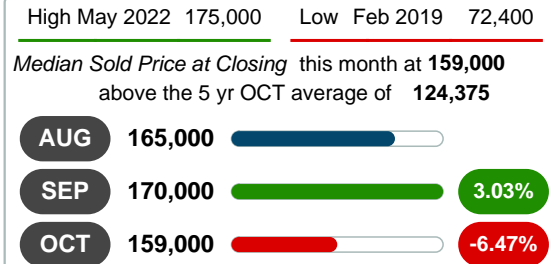


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 124,375



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	4	6.56%	29,750	27,500	25,500	34,250	0
\$50,001 - \$75,000	6	9.84%	67,500	59,500	71,250	0	0
\$75,001 - \$125,000	12	19.67%	90,750	91,500	90,250	0	0
\$125,001 - \$175,000	13	21.31%	149,000	0	149,000	144,500	0
\$175,001 - \$225,000	11	18.03%	205,000	0	209,950	180,000	0
\$225,001 - \$325,000	9	14.75%	281,400	0	267,500	291,700	0
\$325,001 and up	6	9.84%	392,391	0	475,000	379,781	0
Median Sold Price			159,000	85,000	165,950	280,700	0
Total Closed Units			61	9	40	12	
Total Closed Volume			10,822,181	715.10K	7.26M	2.85M	0.00B

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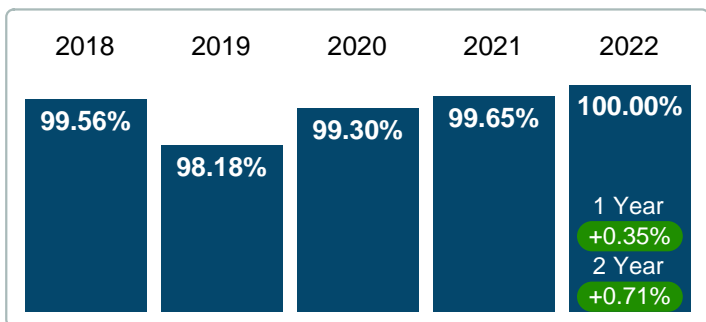
Area Delimited by County Of Muskogee - Residential Property Type



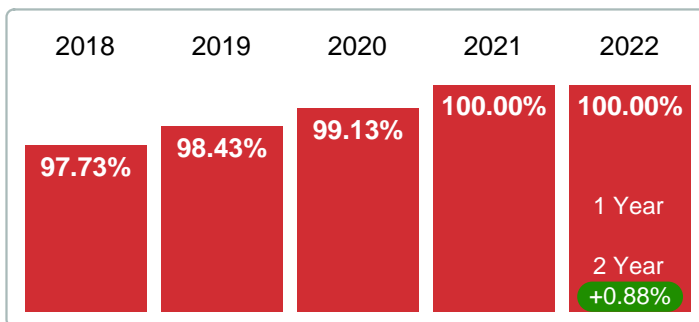
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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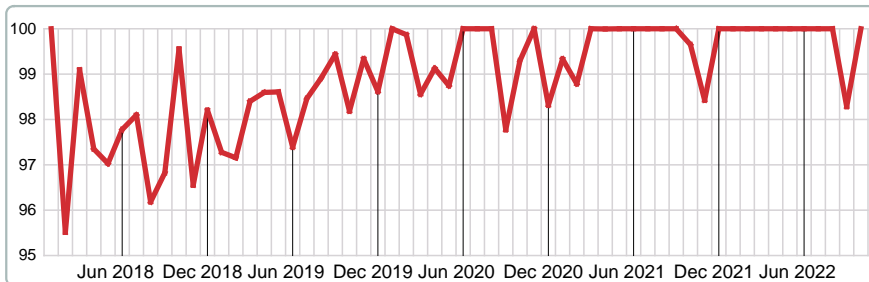
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

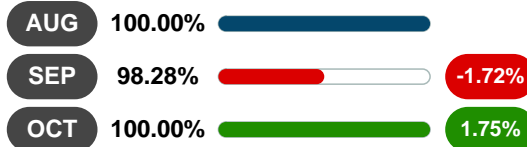


3 MONTHS

5 year OCT AVG = 99.34%

High Oct 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.34%**



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	4	6.56%	85.65%	78.57%	92.73%	105.14%	0.00%
\$50,001 - \$75,000	6	9.84%	94.44%	105.08%	88.19%	0.00%	0.00%
\$75,001 - \$125,000	12	19.67%	95.09%	95.24%	94.38%	0.00%	0.00%
\$125,001 - \$175,000	13	21.31%	100.00%	0.00%	100.00%	101.22%	0.00%
\$175,001 - \$225,000	11	18.03%	100.00%	0.00%	100.00%	90.00%	0.00%
\$225,001 - \$325,000	9	14.75%	98.49%	0.00%	97.08%	100.00%	0.00%
\$325,001 and up	6	9.84%	100.00%	0.00%	100.00%	97.14%	0.00%
Median Sold/List Ratio		100.00%		96.05%	100.00%	98.57%	0.00%
Total Closed Units		61	100%	9	40	12	
Total Closed Volume		10,822,181		715.10K	7.26M	2.85M	0.00B

October 2022



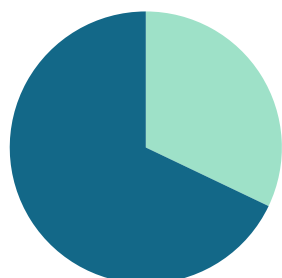
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

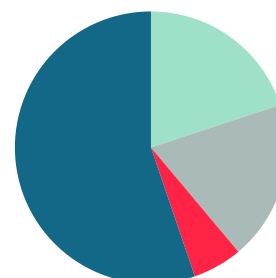


Inventory
 New Listings
77 = 32.08%
 Start Inventory
163
 Total Inventory Units
240
 Volume
\$49,385,193

Market Activity

Closed Sales
61 = 19.93%
 Pending Sales
58 = 18.95%
 Other Off Market
18 = 5.88%
 Active Inventory
169 = 55.23%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	61	7.02%	604	595	-1.49%
Pending Sales	72	58	-19.44%	635	613	-3.46%
New Listings	73	77	5.48%	740	814	10.00%
Median List Price	139,000	155,000	11.51%	144,900	155,000	6.97%
Median Sale Price	135,000	159,000	17.78%	142,500	156,500	9.82%
Median Percent of Selling Price to List Price	99.65%	100.00%	0.35%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	13.00	30.00%	10.00	10.00	0.00%
Monthly Inventory	126	169	34.13%	126	169	34.13%
Months Supply of Inventory	2.18	2.84	30.19%	2.18	2.84	30.19%

Absorption: Last 12 months, an Average of **60** Sales/Month

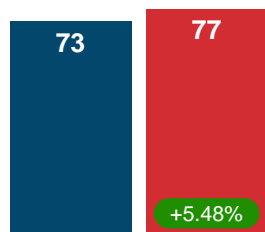
Inventory on October 31, 2022 = **169**

2021 **2022**

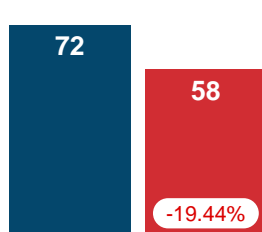
OCTOBER MARKET

MEDIAN PRICES

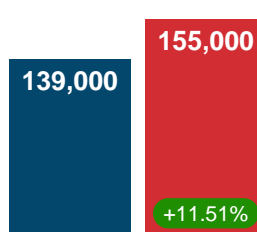
New Listings



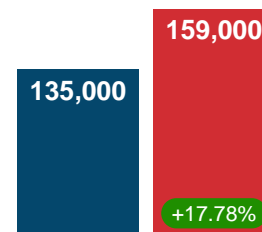
Pending Listings



List Price



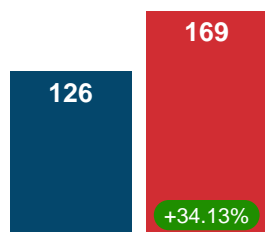
Sale Price



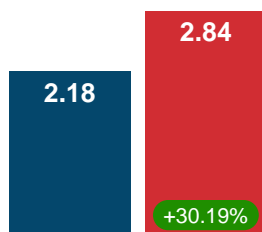
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

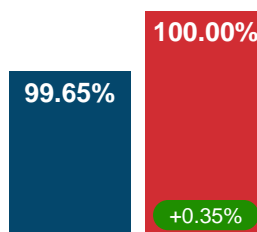
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

