

# September 2022



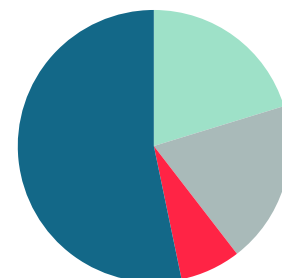
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	57	62	8.77%
Pending Listings	55	59	7.27%
New Listings	83	71	-14.46%
Median List Price	134,900	174,000	28.98%
Median Sale Price	134,900	170,000	26.02%
Median Percent of Selling Price to List Price	100.00%	98.28%	-1.72%
Median Days on Market to Sale	10.00	10.00	0.00%
End of Month Inventory	137	163	18.98%
Months Supply of Inventory	2.28	2.75	20.65%



■ Closed (20.26%)  
■ Pending (19.28%)  
■ Other OffMarket (7.19%)  
■ Active (53.27%)

**Absorption:** Last 12 months, an Average of **59** Sales/Month  
**Active Inventory** as of September 30, 2022 = **163**

### Analysis Wrap-Up

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

The total housing inventory at the end of September 2022 rose **18.98%** to 163 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 **2.75** 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 **26.02%** in September 2022 to \$170,000 versus the previous year at \$134,900.

#### Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in September 2022 compared to last year's same month at **10.00** DOM.

#### Sales Success for September 2022 is Positive

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

There were 71 New Listings in September 2022, down **14.46%** from last year at 83. Furthermore, there were 62 Closed Listings this month versus last year at 57, a **8.77%** increase.

Closed versus Listed trends yielded a **87.3%** ratio, up from previous year's, September 2021, at **68.7%**, a **27.16%** upswing. 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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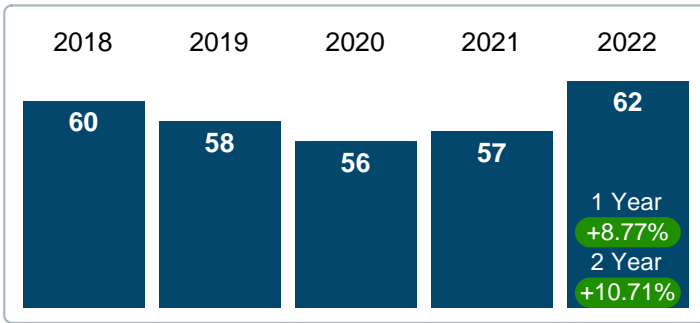
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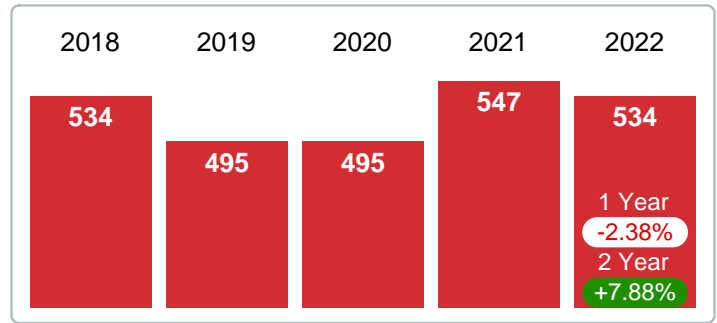
## CLOSED LISTINGS

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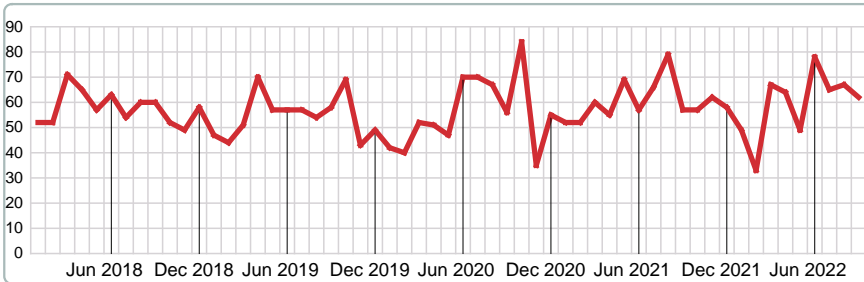
### SEPTEMBER



### YEAR TO DATE (YTD)

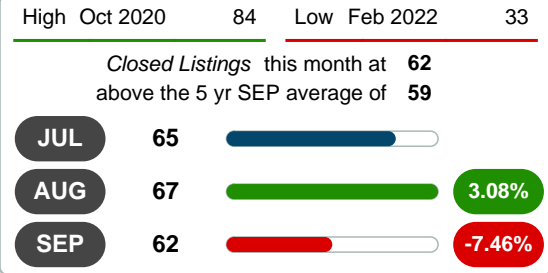


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 59



### 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	5	8.06%	28.0	1	3	1	0
\$50,001 - \$100,000	5	8.06%	14.0	1	3	1	0
\$100,001 - \$125,000	5	8.06%	9.0	2	3	0	0
\$125,001 - \$200,000	24	38.71%	12.0	0	21	3	0
\$200,001 - \$225,000	4	6.45%	6.0	0	4	0	0
\$225,001 - \$350,000	12	19.35%	10.5	0	9	3	0
\$350,001 and up	7	11.29%	6.0	0	4	2	1
<b>Total Closed Units</b>	<b>62</b>			<b>4</b>	<b>47</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,640,284</b>	<b>100%</b>	<b>10.0</b>	<b>357.90K</b>	<b>8.80M</b>	<b>2.20M</b>	<b>1.29M</b>
<b>Median Closed Price</b>	<b>\$170,000</b>			<b>\$97,950</b>	<b>\$170,000</b>	<b>\$205,000</b>	<b>\$1,285,000</b>

# September 2022



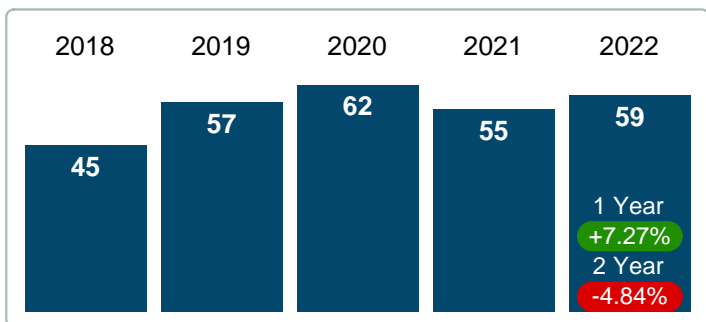
Area Delimited by County Of Muskogee - Residential Property Type



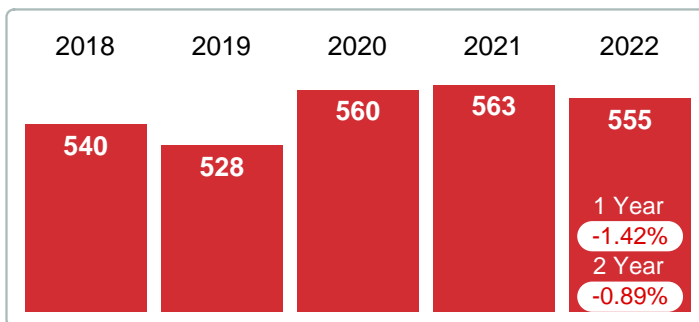
## PENDING LISTINGS

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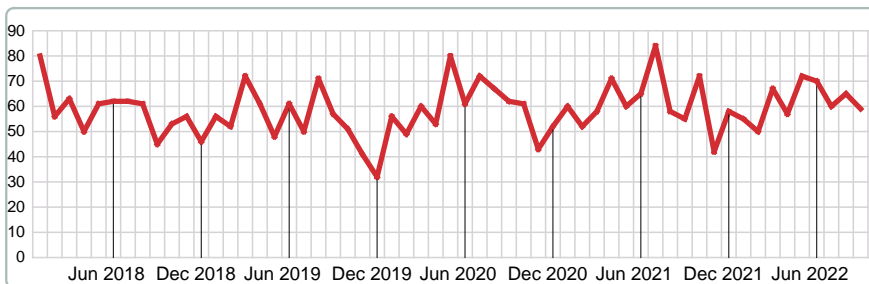
### SEPTEMBER



### YEAR TO DATE (YTD)

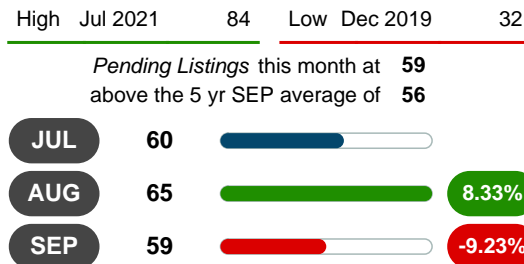


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 56



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	8.47%	14.0	1	3	1	0
\$75,001 - \$100,000	6	10.17%	7.0	2	4	0	0
\$100,001 - \$125,000	3	5.08%	66.0	2	1	0	0
\$125,001 - \$200,000	24	40.68%	43.0	3	17	4	0
\$200,001 - \$225,000	7	11.86%	26.0	1	6	0	0
\$225,001 - \$275,000	6	10.17%	11.0	0	5	1	0
\$275,001 and up	8	13.56%	45.0	0	5	3	0
<b>Total Pending Units</b>	<b>59</b>			<b>9</b>	<b>41</b>	<b>9</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>10,877,999</b>	<b>100%</b>	<b>24.0</b>	<b>1.13M</b>	<b>7.93M</b>	<b>1.82M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$161,500</b>			<b>\$109,900</b>	<b>\$175,000</b>	<b>\$200,000</b>	<b>\$0</b>

# September 2022



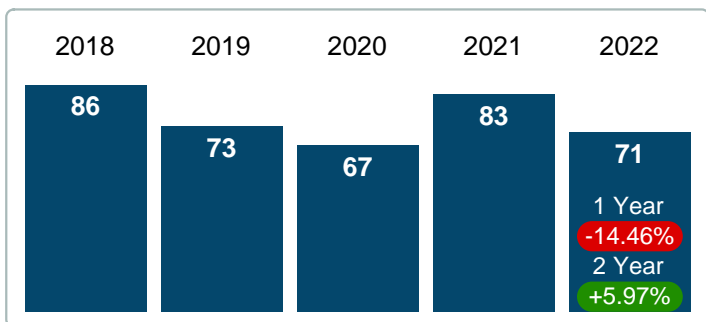
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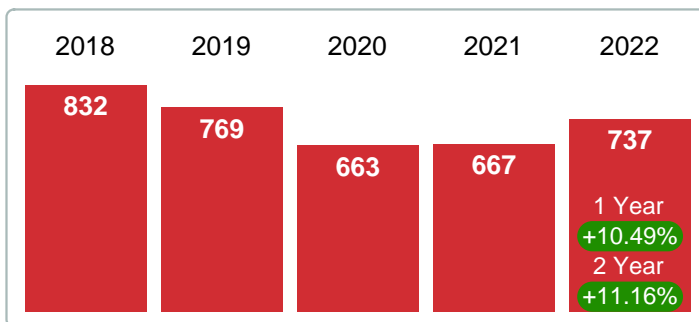
## NEW LISTINGS

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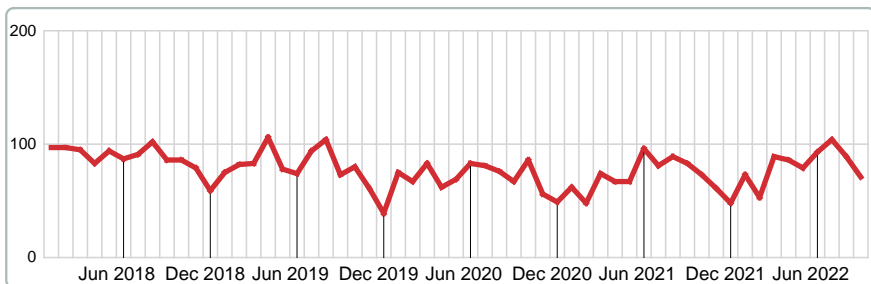
### SEPTEMBER



### YEAR TO DATE (YTD)

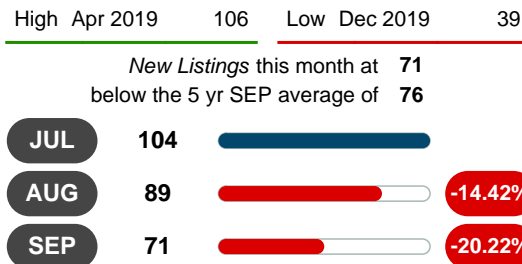


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 76



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	6	8.45%	2	2	2	0
\$70,001 - \$90,000	11	15.49%	4	6	0	1
\$90,001 - \$120,000	9	12.68%	2	3	2	2
\$120,001 - \$200,000	18	25.35%	1	12	5	0
\$200,001 - \$250,000	11	15.49%	0	10	1	0
\$250,001 - \$320,000	8	11.27%	0	3	4	1
\$320,001 and up	8	11.27%	0	4	4	0
<b>Total New Listed Units</b>	<b>71</b>		<b>9</b>	<b>40</b>	<b>18</b>	<b>4</b>
<b>Total New Listed Volume</b>	<b>12,723,449</b>	<b>100%</b>	<b>796.50K</b>	<b>7.25M</b>	<b>4.10M</b>	<b>578.90K</b>
<b>Median New Listed Listing Price</b>	<b>\$149,900</b>		<b>\$89,200</b>	<b>\$180,500</b>	<b>\$225,000</b>	<b>\$99,500</b>

# September 2022



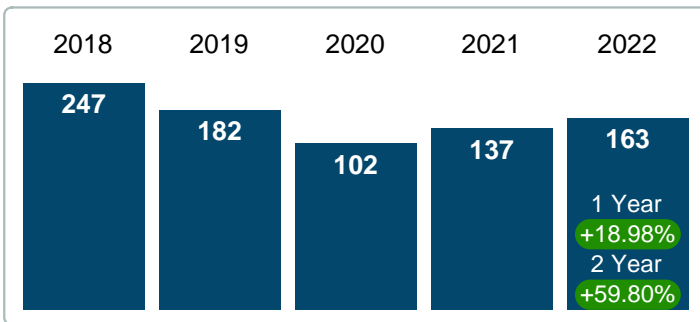
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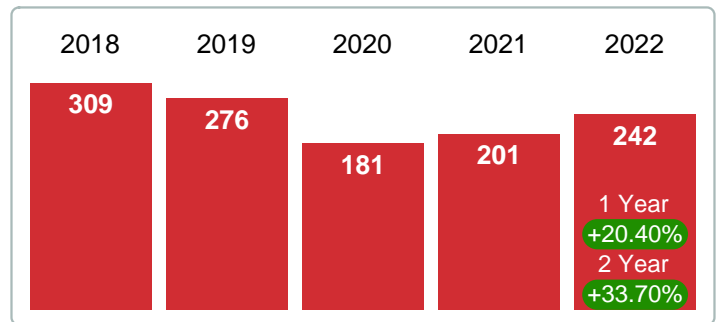
## ACTIVE INVENTORY

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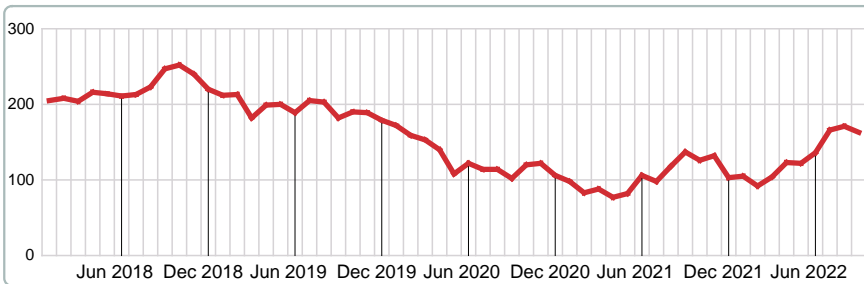
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER

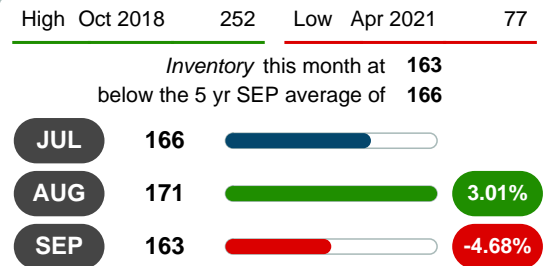


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 166



### 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	6.13%	44.0	7	2	1	0
\$50,001 - \$75,000	9	5.52%	70.0	2	6	1	0
\$75,001 - \$125,000	30	18.40%	44.0	9	14	4	3
\$125,001 - \$200,000	49	30.06%	85.0	5	36	7	1
\$200,001 - \$275,000	21	12.88%	20.0	2	13	6	0
\$275,001 - \$375,000	23	14.11%	87.0	3	11	5	4
\$375,001 and up	21	12.88%	59.0	0	9	8	4
<b>Total Active Inventory by Units</b>	<b>163</b>			<b>28</b>	<b>91</b>	<b>32</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>34,661,556</b>	<b>100%</b>	<b>62.0</b>	<b>3.24M</b>	<b>19.33M</b>	<b>8.05M</b>	<b>4.05M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$185,000</b>			<b>\$89,100</b>	<b>\$189,990</b>	<b>\$237,000</b>	<b>\$307,500</b>

# September 2022



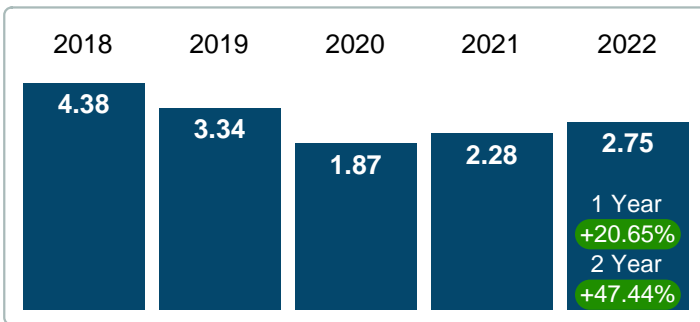
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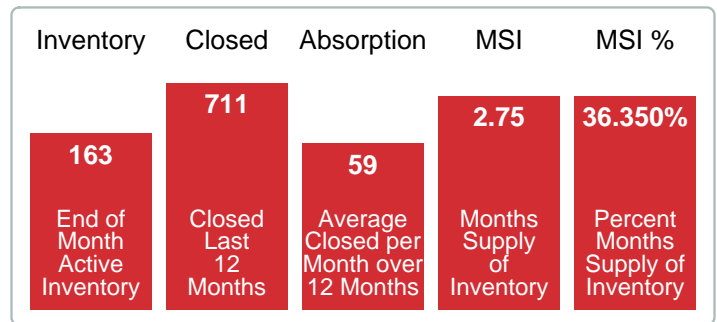
## MONTHS SUPPLY of INVENTORY (MSI)

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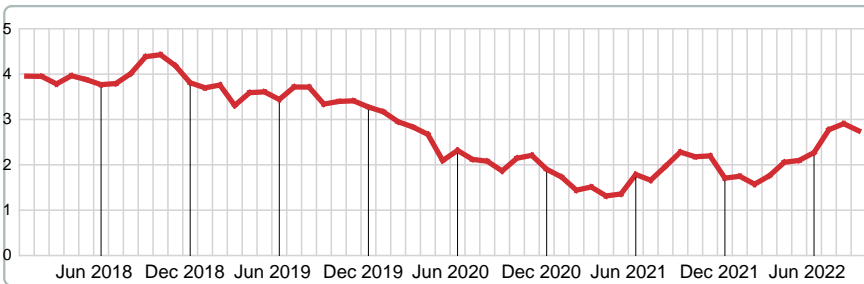
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2022

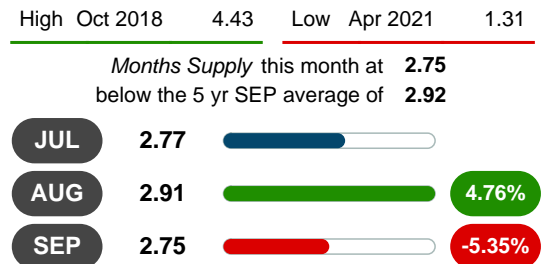


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 2.92



### 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	6.13%	1.45	2.15	0.77	1.00	0.00
\$50,001 - \$75,000	9	5.52%	1.93	1.00	2.57	3.00	0.00
\$75,001 - \$125,000	30	18.40%	2.75	4.32	1.85	3.43	36.00
\$125,001 - \$200,000	49	30.06%	2.51	4.29	2.30	2.80	6.00
\$200,001 - \$275,000	21	12.88%	2.68	6.00	2.48	2.88	0.00
\$275,001 - \$375,000	23	14.11%	3.68	0.00	4.55	1.58	6.00
\$375,001 and up	21	12.88%	6.63	0.00	7.71	5.05	9.60
Market Supply of Inventory (MSI)	2.75	100%	2.75	3.17	2.46	2.70	7.58
Total Active Inventory by Units	163			28	91	32	12

# September 2022



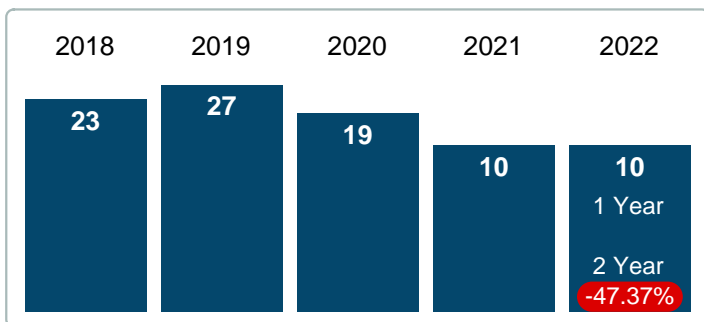
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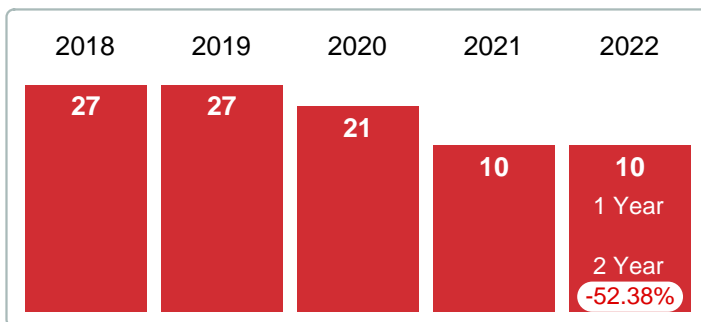
## MEDIAN DAYS ON MARKET TO SALE

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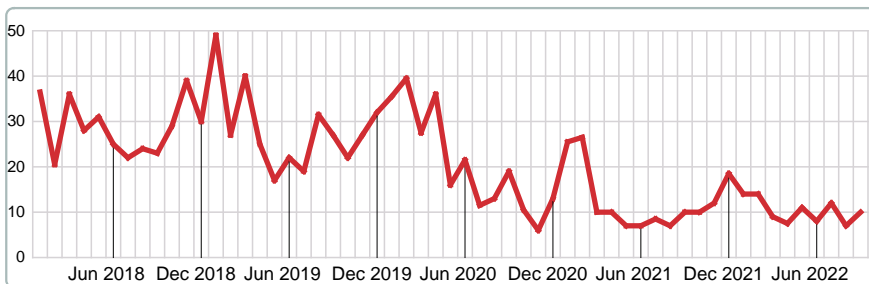
### SEPTEMBER



### YEAR TO DATE (YTD)

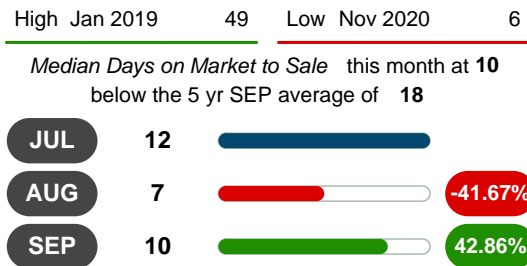


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 18



### 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	5	8.06%	28	3	28	143	0
\$50,001 - \$100,000	5	8.06%	14	9	18	14	0
\$100,001 - \$125,000	5	8.06%	9	6	14	0	0
\$125,001 - \$200,000	24	38.71%	12	0	15	4	0
\$200,001 - \$225,000	4	6.45%	6	0	6	0	0
\$225,001 - \$350,000	12	19.35%	11	0	4	21	0
\$350,001 and up	7	11.29%	6	0	7	2	132
Median Closed DOM			10	6	11	11	132
Total Closed Units		100%	62	4	47	10	1
Total Closed Volume			12,640,284	357.90K	8.80M	2.20M	1.29M

# September 2022



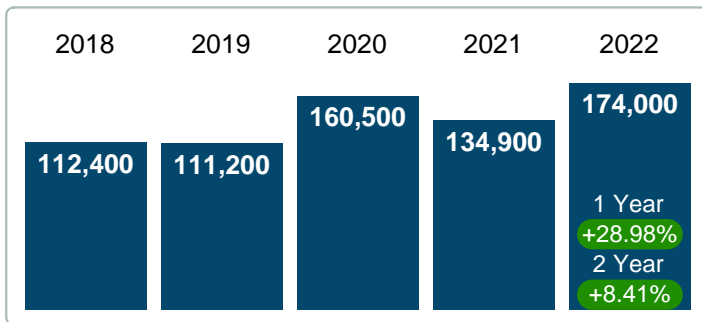
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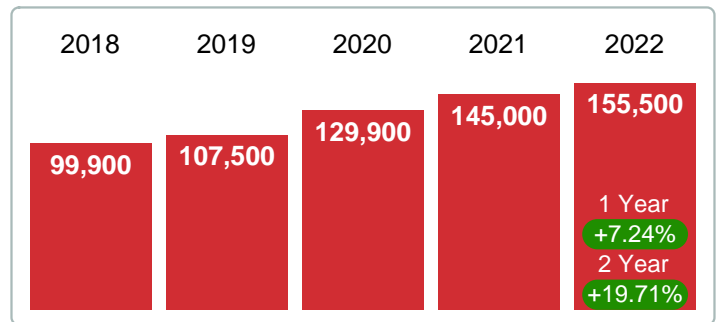
## MEDIAN LIST PRICE AT CLOSING

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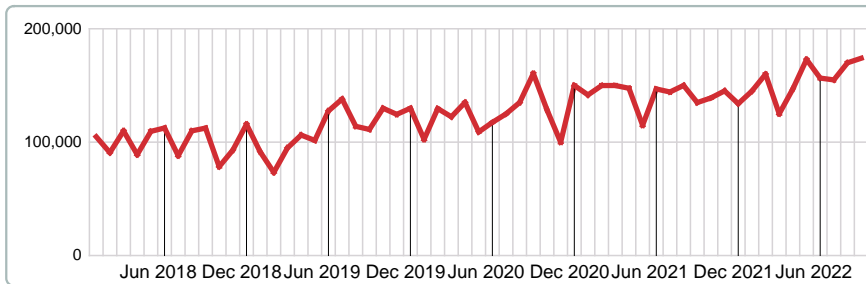
### SEPTEMBER



### YEAR TO DATE (YTD)

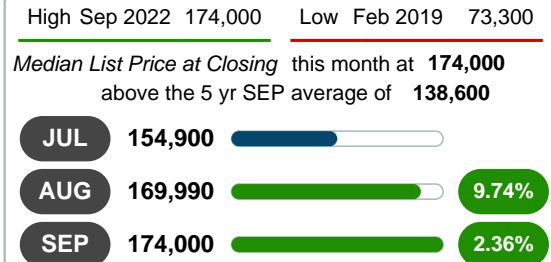


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 138,600



### 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	6.45%	28,200	49,900	23,950	27,500	0
\$50,001 - \$100,000	9.68%	80,950	91,900	69,750	99,900	0
\$100,001 - \$125,000	6.45%	113,500	106,950	120,750	0	0
\$125,001 - \$200,000	38.71%	158,000	0	160,000	144,500	0
\$200,001 - \$225,000	8.06%	215,000	0	215,000	0	0
\$225,001 - \$350,000	20.97%	259,000	0	252,000	299,900	0
\$350,001 and up	9.68%	393,950	0	376,500	409,900	1,399,000
<b>Median List Price</b>		<b>174,000</b>	<b>97,900</b>	<b>180,000</b>	<b>199,950</b>	<b>1,399,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>174,000</b>	<b>4</b>	<b>47</b>	<b>10</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,935,390</b>	<b>355.70K</b>	<b>9.01M</b>	<b>2.17M</b>	<b>1.40M</b>



# September 2022



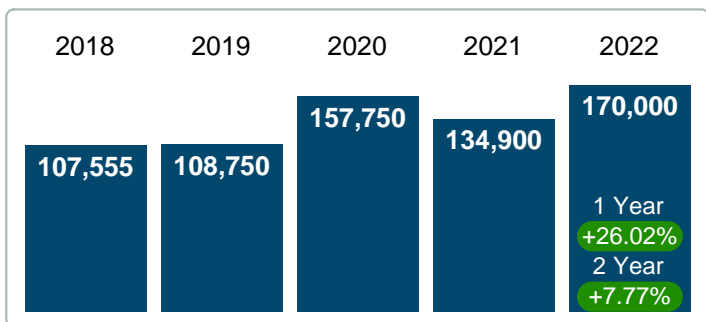
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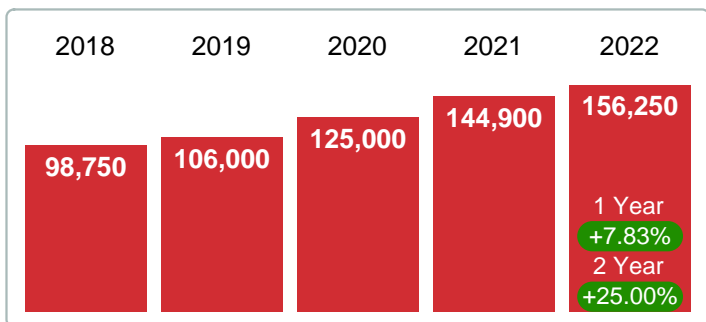
## MEDIAN SOLD PRICE AT CLOSING

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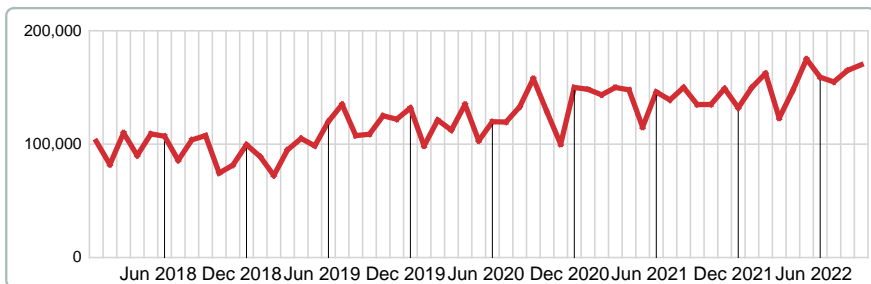
### SEPTEMBER



### YEAR TO DATE (YTD)

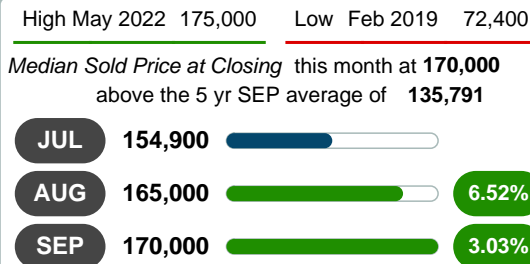


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 135,791



### 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	8.06%	25,000	47,000	22,000	25,000	0
\$50,001 - \$100,000	8.06%	92,000	92,000	69,500	99,000	0
\$100,001 - \$125,000	8.06%	112,000	109,450	112,000	0	0
\$125,001 - \$200,000	38.71%	154,500	0	156,000	144,500	0
\$200,001 - \$225,000	6.45%	215,000	0	215,000	0	0
\$225,001 - \$350,000	19.35%	246,750	0	243,500	282,500	0
\$350,001 and up	11.29%	400,000	0	373,875	410,000	1,285,000
Median Sold Price		170,000	97,950	170,000	205,000	1,285,000
Total Closed Units	100%	170,000	4	47	10	1
Total Closed Volume		12,640,284	357.90K	8.80M	2.20M	1.29M

# September 2022



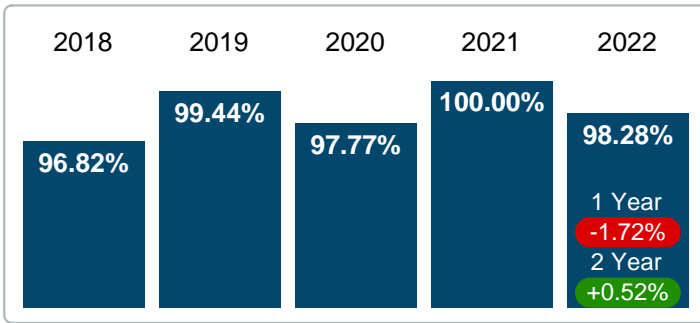
Area Delimited by County Of Muskogee - Residential Property Type



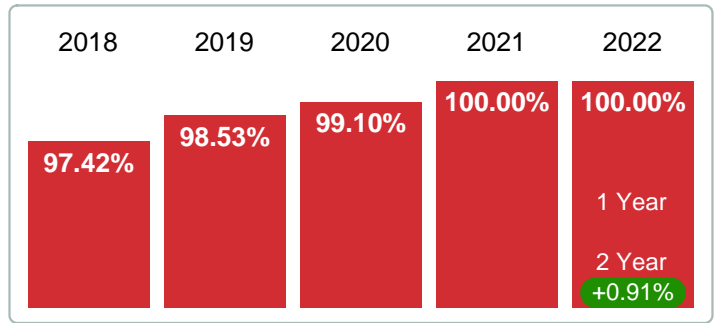
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

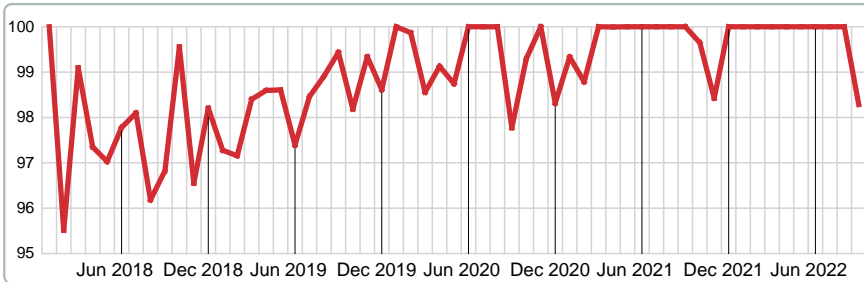
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

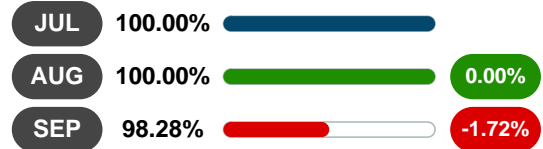


### 3 MONTHS

5 year SEP AVG = 98.46%

High Aug 2022 100.00% Low Feb 2018 95.51%

Median Sold/List Ratio this month at **98.28%**  
equal to 5 yr SEP average of **98.46%**



## 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	5	8.06%	78.95%	94.19%	76.12%	90.91%	0.00%
\$50,001 - \$100,000	5	8.06%	100.00%	100.11%	100.00%	99.10%	0.00%
\$100,001 - \$125,000	5	8.06%	97.70%	102.27%	94.02%	0.00%	0.00%
\$125,001 - \$200,000	24	38.71%	98.46%	0.00%	97.56%	100.00%	0.00%
\$200,001 - \$225,000	4	6.45%	96.90%	0.00%	96.90%	0.00%	0.00%
\$225,001 - \$350,000	12	19.35%	98.58%	0.00%	100.00%	95.03%	0.00%
\$350,001 and up	7	11.29%	98.89%	0.00%	99.45%	108.81%	91.85%
Median Sold/List Ratio		98.28%		100.05%	98.61%	97.77%	91.85%
Total Closed Units		62	100%	4	47	10	1
Total Closed Volume		12,640,284		357.90K	8.80M	2.20M	1.29M

# September 2022



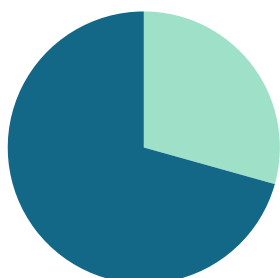
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

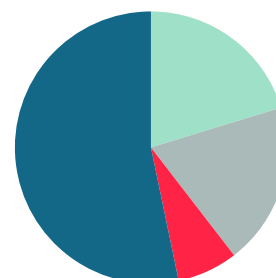


**Inventory**  
 New Listings  
**71 = 29.34%**  
 Start Inventory  
**171**  
 Total Inventory Units  
**242**  
 Volume  
**\$49,072,932**

### Market Activity

Closed Sales  
**62 = 20.26%**  
 Pending Sales  
**59 = 19.28%**  
 Other Off Market  
**22 = 7.19%**  
 Active Inventory  
**163 = 53.27%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	62	8.77%	547	534	-2.38%
Pending Sales	55	59	7.27%	563	555	-1.42%
New Listings	83	71	-14.46%	667	737	10.49%
Median List Price	134,900	174,000	28.98%	145,000	155,500	7.24%
Median Sale Price	134,900	170,000	26.02%	144,900	156,250	7.83%
Median Percent of Selling Price to List Price	100.00%	98.28%	-1.72%	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	10.00	0.00%	10.00	10.00	0.00%
Monthly Inventory	137	163	18.98%	137	163	18.98%
Months Supply of Inventory	2.28	2.75	20.65%	2.28	2.75	20.65%

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

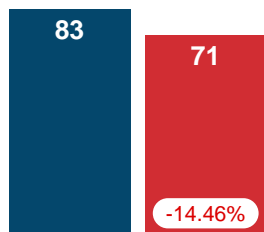
**Inventory** on September 30, 2022 = **163**

**2021** **2022**

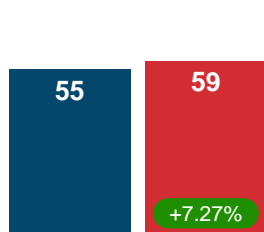
### SEPTEMBER MARKET

### MEDIAN PRICES

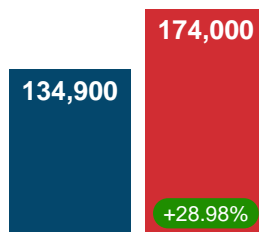
#### New Listings



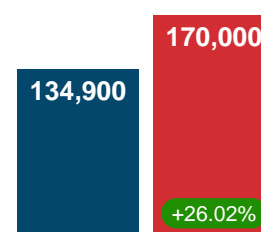
#### Pending Listings



#### List Price



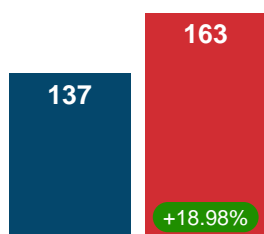
#### Sale Price



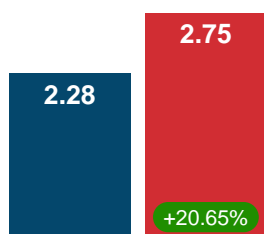
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

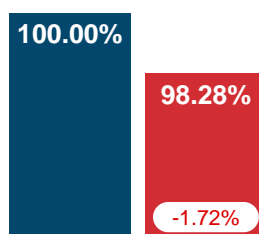
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%