

February 2023



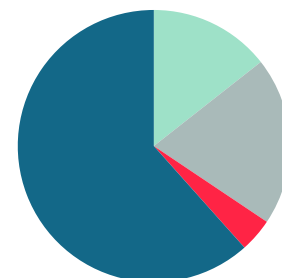
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2022	2023	
Closed Listings	33	36	9.09%
Pending Listings	50	50	0.00%
New Listings	53	67	26.42%
Average List Price	190,791	154,175	-19.19%
Average Sale Price	183,500	147,069	-19.85%
Average Percent of Selling Price to List Price	96.20%	94.99%	-1.26%
Average Days on Market to Sale	32.45	45.08	38.91%
End of Month Inventory	92	154	67.39%
Months Supply of Inventory	1.57	2.63	67.39%



■ Closed (14.40%)
■ Pending (20.00%)
■ Other OffMarket (4.00%)
■ Active (61.60%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of February 28, 2023 = **154**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **67.39%** to 154 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 **2.63** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **19.85%** in February 2023 to \$147,069 versus the previous year at \$183,500.

Average Days on Market Lengthens

The average number of **45.08** days that homes spent on the market before selling increased by 12.63 days or **38.91%** in February 2023 compared to last year's same month at **32.45** DOM.

Sales Success for February 2023 is Positive

Overall, with Average Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 67 New Listings in February 2023, up **26.42%** from last year at 53. Furthermore, there were 36 Closed Listings this month versus last year at 33, a **9.09%** increase.

Closed versus Listed trends yielded a **53.7%** ratio, down from previous year's, February 2022, at **62.3%**, a **13.70%** 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

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

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

February 2023



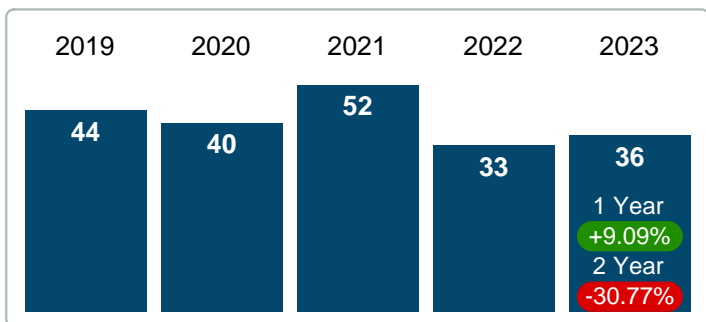
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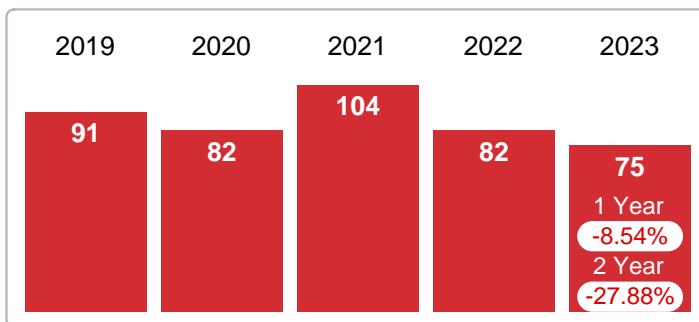
CLOSED LISTINGS

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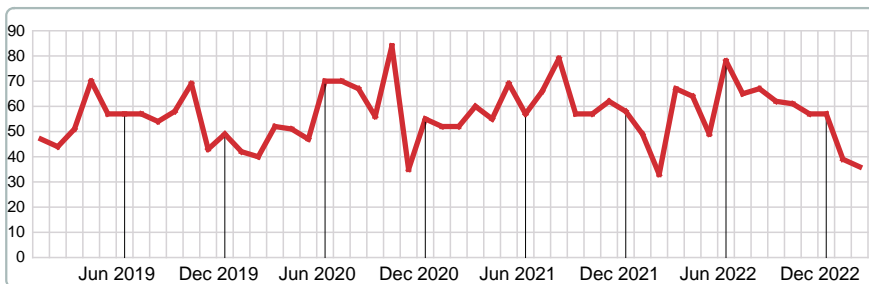
FEBRUARY



YEAR TO DATE (YTD)

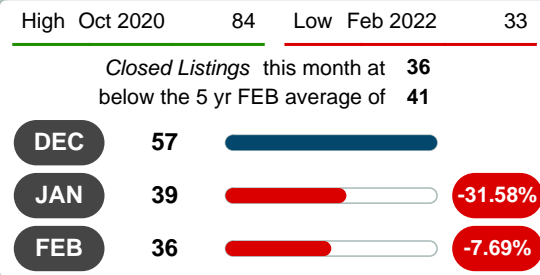


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	11.11%	26.3	3	1	0	0
\$40,001 - \$80,000	3	8.33%	25.7	1	2	0	0
\$80,001 - \$110,000	6	16.67%	32.2	3	3	0	0
\$110,001 - \$180,000	9	25.00%	22.6	0	8	1	0
\$180,001 - \$200,000	6	16.67%	65.2	0	5	1	0
\$200,001 - \$250,000	5	13.89%	96.2	1	3	1	0
\$250,001 and up	3	8.33%	57.7	0	1	2	0
Total Closed Units	36			8	23	5	0
Total Closed Volume	5,294,490	100%	45.1	645.20K	3.56M	1.09M	0.00B
Average Closed Price	\$147,069			\$80,650	\$154,673	\$218,360	\$0

February 2023



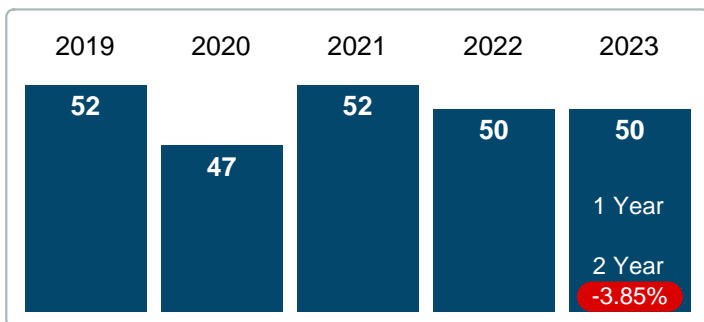
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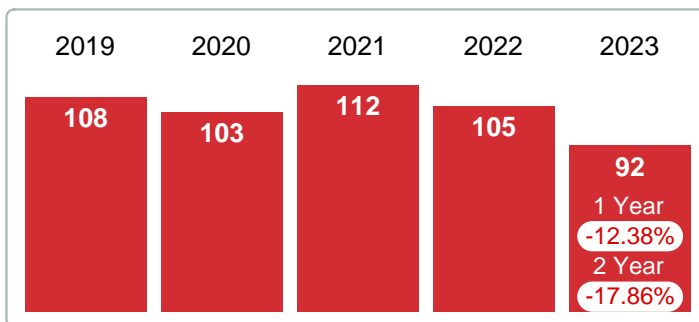
PENDING LISTINGS

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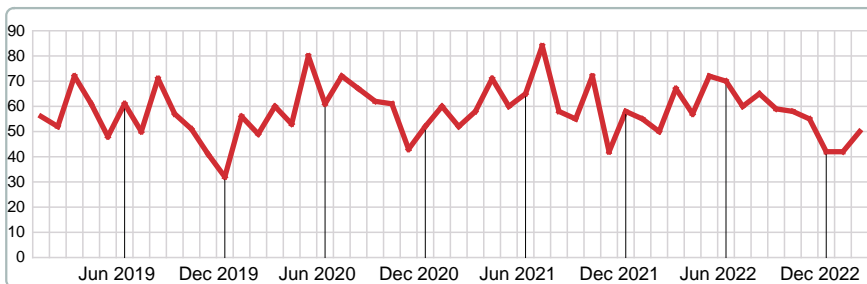
FEBRUARY



YEAR TO DATE (YTD)

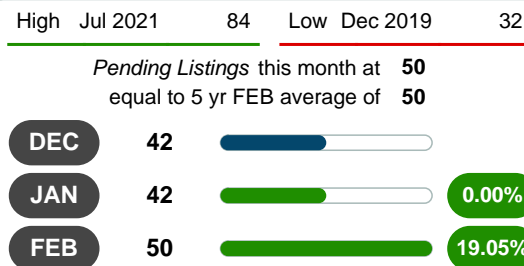


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 50



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	10.00%	45.6	0	4	1	0
\$75,001 - \$125,000	5	10.00%	88.2	0	4	1	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$175,000	18	36.00%	29.4	4	13	1	0
\$175,001 - \$200,000	6	12.00%	135.3	0	6	0	0
\$200,001 - \$275,000	9	18.00%	36.7	0	7	2	0
\$275,001 and up	7	14.00%	51.1	0	4	3	0
Total Pending Units	50			4	38	8	0
Total Pending Volume	8,959,929	100%	54.0	540.00K	6.54M	1.88M	0.00B
Average Listing Price	\$179,199			\$135,000	\$172,194	\$234,569	\$0

February 2023



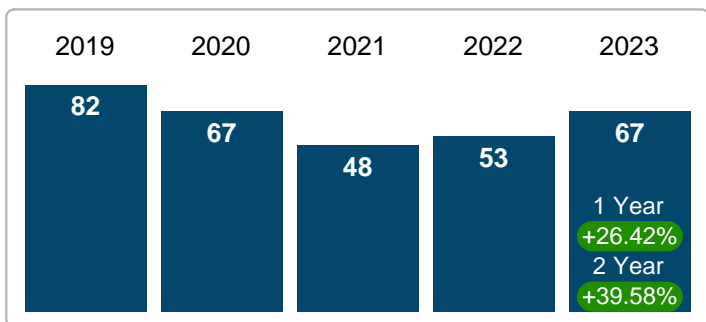
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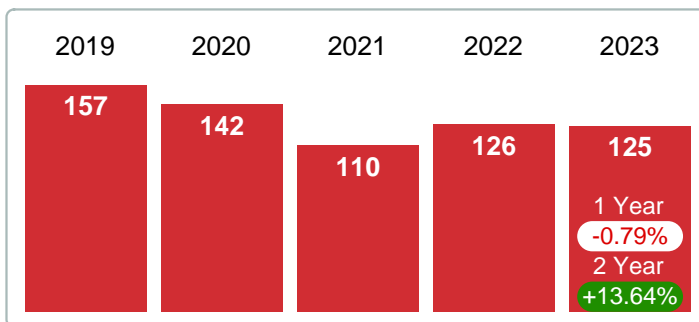
NEW LISTINGS

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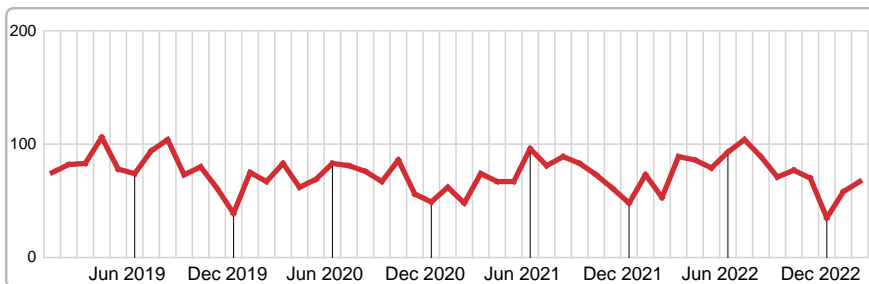
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

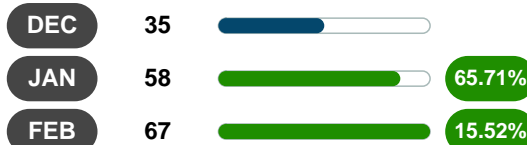


3 MONTHS

5 year FEB AVG = 63

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **67**
above the 5 yr FEB average of **63**



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	1.49%	0	1	0	0
\$25,001 - \$100,000	14	20.90%	7	6	1	0
\$100,001 - \$125,000	4	5.97%	0	3	1	0
\$125,001 - \$175,000	15	22.39%	2	10	3	0
\$175,001 - \$275,000	15	22.39%	0	13	2	0
\$275,001 - \$375,000	11	16.42%	0	4	6	1
\$375,001 and up	7	10.45%	0	1	2	4
Total New Listed Units	67		9	38	15	5
Total New Listed Volume	13,669,999	100%	687.40K	6.43M	3.92M	2.64M
Average New Listed Listing Price	\$179,230		\$76,378	\$169,176	\$261,207	\$527,160

February 2023



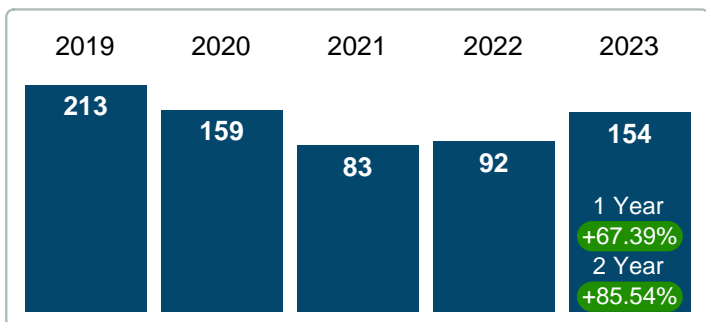
Area Delimited by County Of Muskogee - Residential Property Type



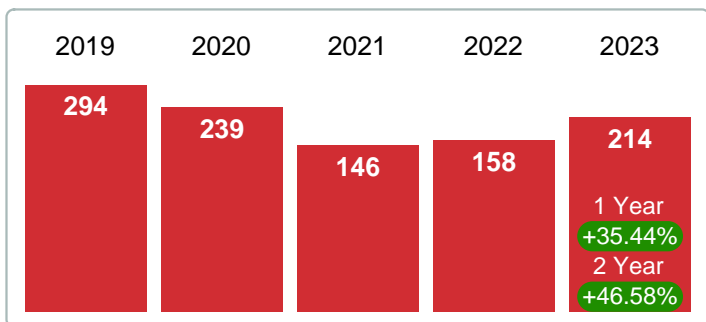
ACTIVE INVENTORY

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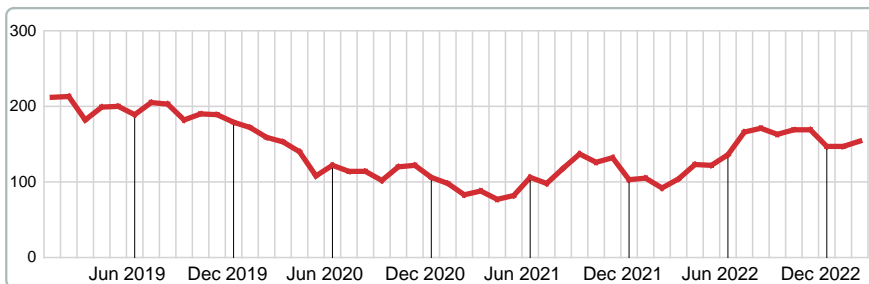
END OF FEBRUARY



ACTIVE DURING FEBRUARY

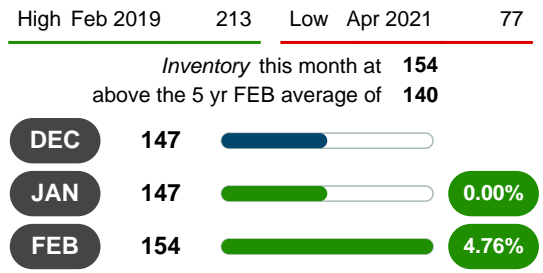


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 140



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	12	7.79%	50.9	7	3	2	0
\$50,001 - \$100,000	22	14.29%	70.8	12	9	1	0
\$100,001 - \$150,000	23	14.94%	56.3	6	13	4	0
\$150,001 - \$200,000	32	20.78%	146.3	0	25	7	0
\$200,001 - \$325,000	31	20.13%	84.7	1	21	8	1
\$325,001 - \$400,000	19	12.34%	109.2	0	3	11	5
\$400,001 and up	15	9.74%	63.6	0	4	4	7
Total Active Inventory by Units	154			26	78	37	13
Total Active Inventory by Volume	34,443,436	100%	89.6	2.20M	15.75M	9.98M	6.51M
Average Active Inventory Listing Price	\$223,659			\$84,662	\$201,935	\$269,635	\$501,138

February 2023



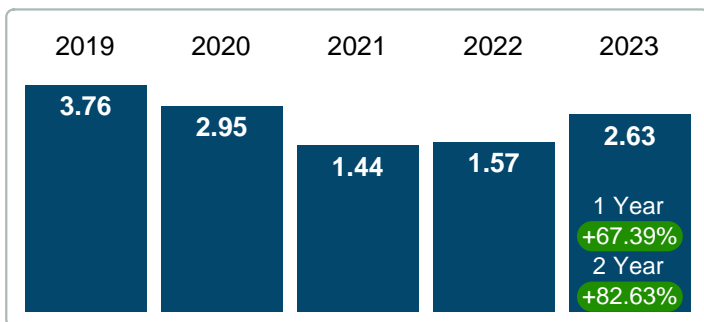
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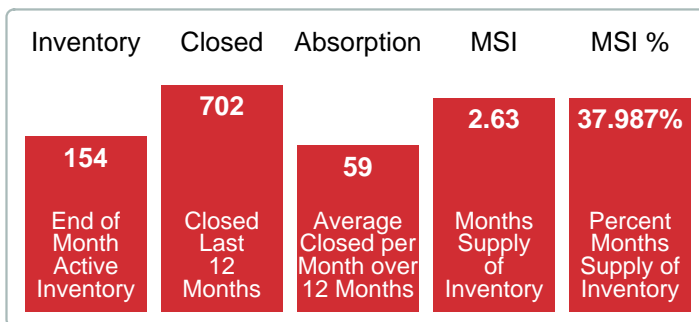
MONTHS SUPPLY of INVENTORY (MSI)

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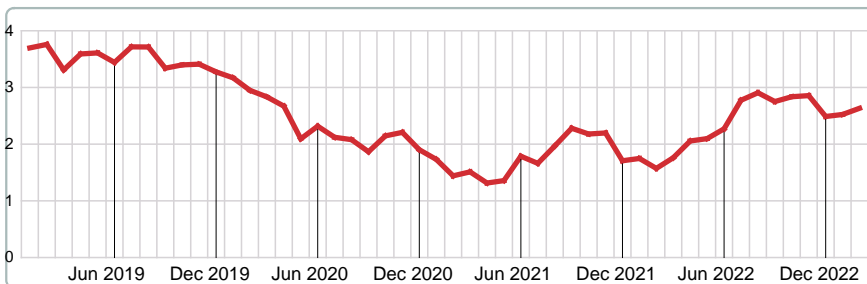
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

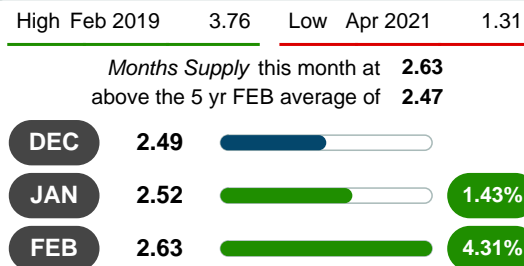


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.47



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	12	7.79%	1.78	2.27	1.20	1.71	0.00
\$50,001 - \$100,000	22	14.29%	2.15	3.35	1.54	1.50	0.00
\$100,001 - \$150,000	23	14.94%	2.11	6.00	1.50	3.69	0.00
\$150,001 - \$200,000	32	20.78%	2.78	0.00	2.86	4.42	0.00
\$200,001 - \$325,000	31	20.13%	2.28	2.00	2.71	1.75	1.33
\$325,001 - \$400,000	19	12.34%	5.70	0.00	1.71	8.80	15.00
\$400,001 and up	15	9.74%	6.92	0.00	4.80	3.69	42.00
Market Supply of Inventory (MSI)			2.63	2.79	2.16	3.24	7.80
Total Active Inventory by Units		100%	2.63	26	78	37	13

February 2023



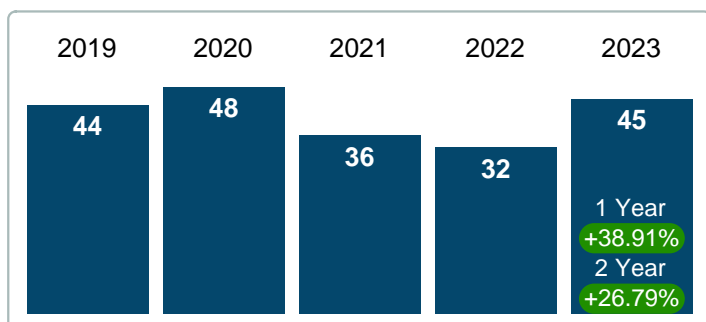
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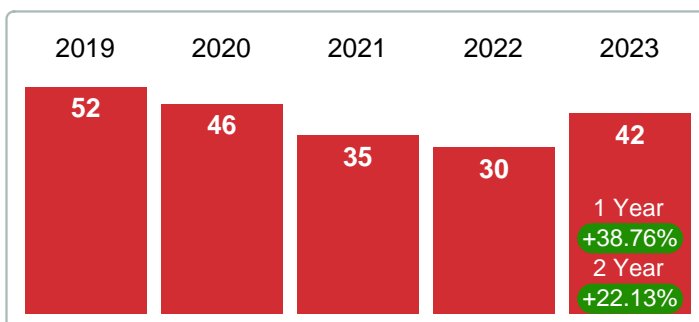
AVERAGE DAYS ON MARKET TO SALE

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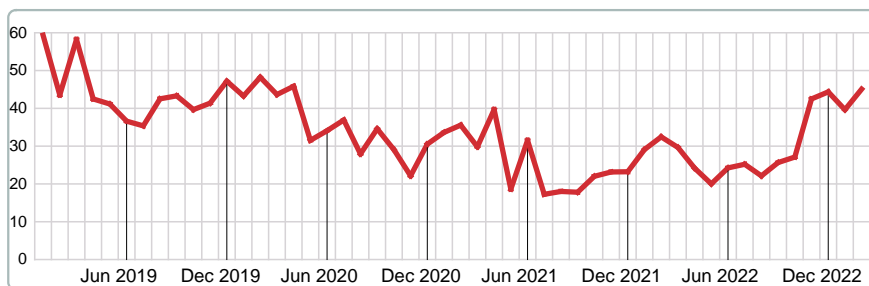
FEBRUARY



YEAR TO DATE (YTD)

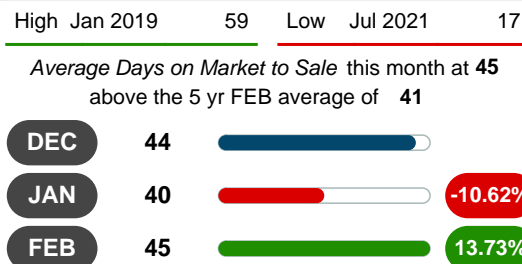


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



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
\$40,000 and less	11.11%	26	31	11	0	0
\$40,001 - \$80,000	8.33%	26	13	32	0	0
\$80,001 - \$110,000	16.67%	32	16	48	0	0
\$110,001 - \$180,000	25.00%	23	0	23	18	0
\$180,001 - \$200,000	16.67%	65	0	74	23	0
\$200,001 - \$250,000	13.89%	96	239	38	127	0
\$250,001 and up	8.33%	58	0	3	85	0
Average Closed DOM		45	49	39	68	0
Total Closed Units	100%	45	8	23	5	0
Total Closed Volume		5,294,490	645.20K	3.56M	1.09M	0.00B

February 2023



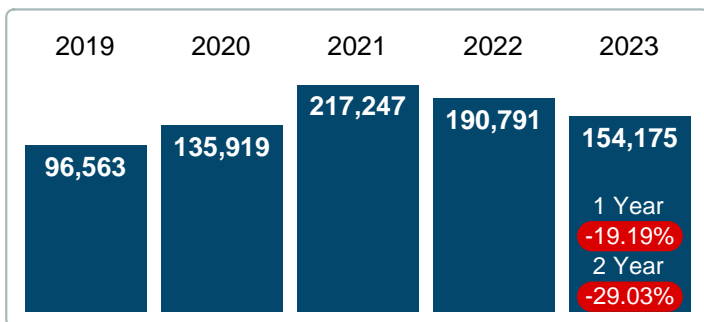
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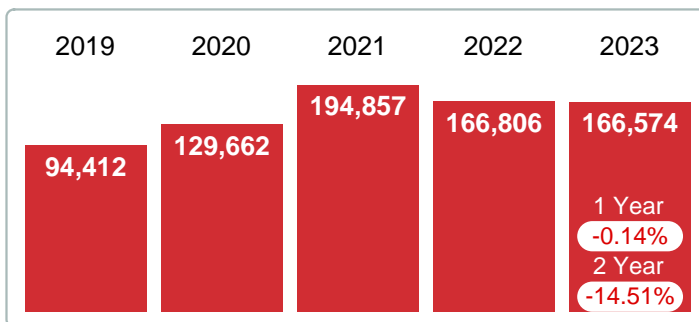
AVERAGE LIST PRICE AT CLOSING

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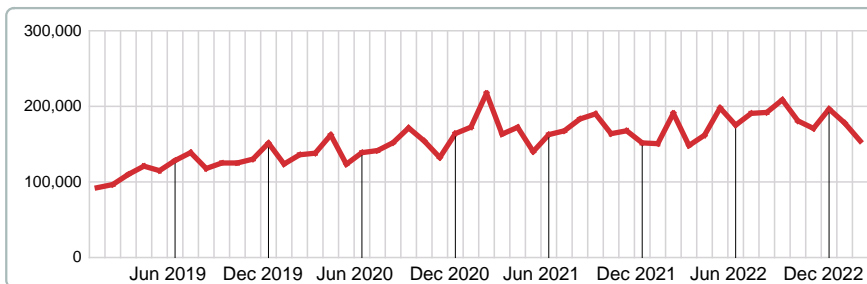
FEBRUARY



YEAR TO DATE (YTD)

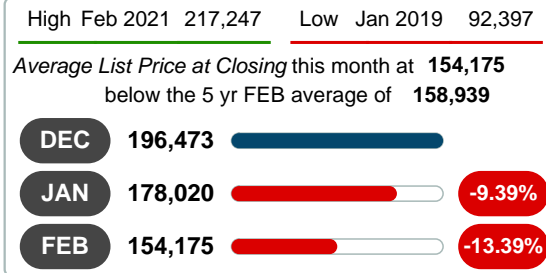


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 158,939



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
\$25,000 and less	2.78%	18,000	23,250	0	0	0
\$25,001 - \$75,000	11.11%	50,475	54,000	66,467	0	0
\$75,001 - \$100,000	16.67%	86,733	87,633	95,833	0	0
\$100,001 - \$175,000	30.56%	141,391	110,000	146,288	165,000	0
\$175,001 - \$200,000	13.89%	193,178	0	202,778	177,000	0
\$200,001 - \$250,000	11.11%	229,250	284,000	239,000	235,000	0
\$250,001 and up	13.89%	274,360	0	268,000	279,900	0
Average List Price		154,175	94,675	158,960	227,360	0
Total Closed Units	100%	154,175	8	23	5	0
Total Closed Volume		5,550,289	757.40K	3.66M	1.14M	0.00B

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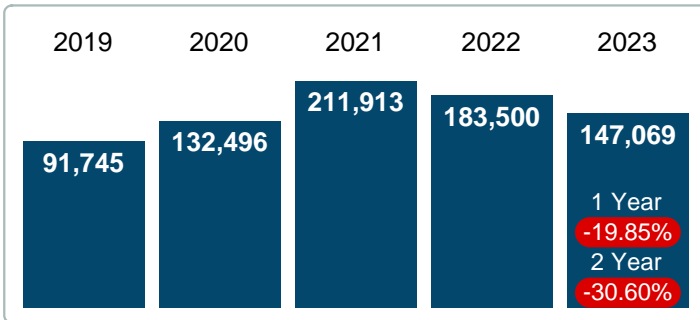
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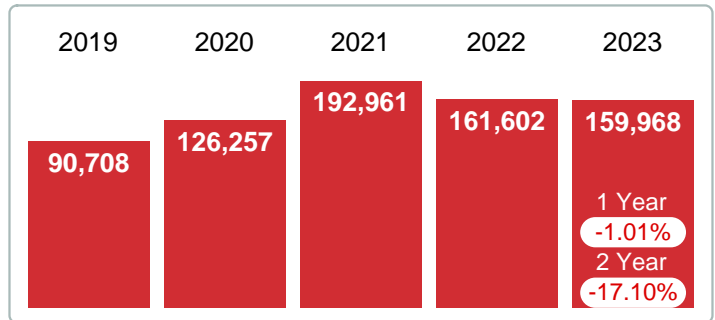
AVERAGE SOLD PRICE AT CLOSING

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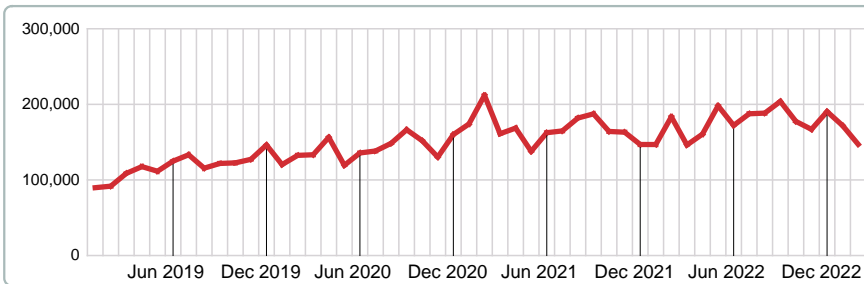
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

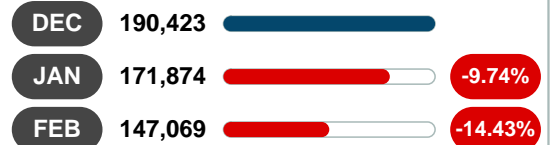


3 MONTHS

5 year FEB AVG = 153,345

High Feb 2021 211,913 Low Jan 2019 89,736

Average Sold Price at Closing this month at 147,069 below the 5 yr FEB average of 153,345



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
\$40,000 and less	11.11%	29,800	27,067	38,000	0	0
\$40,001 - \$80,000	8.33%	71,500	77,000	68,750	0	0
\$80,001 - \$110,000	16.67%	91,583	94,000	89,167	0	0
\$110,001 - \$180,000	25.00%	146,611	0	144,313	165,000	0
\$180,001 - \$200,000	16.67%	194,715	0	197,398	181,300	0
\$200,001 - \$250,000	13.89%	224,000	205,000	235,000	210,000	0
\$250,001 and up	8.33%	267,833	0	268,000	267,750	0
Average Sold Price		147,069	80,650	154,673	218,360	0
Total Closed Units	100%	147,069	8	23	5	0
Total Closed Volume		5,294,490	645.20K	3.56M	1.09M	0.00B

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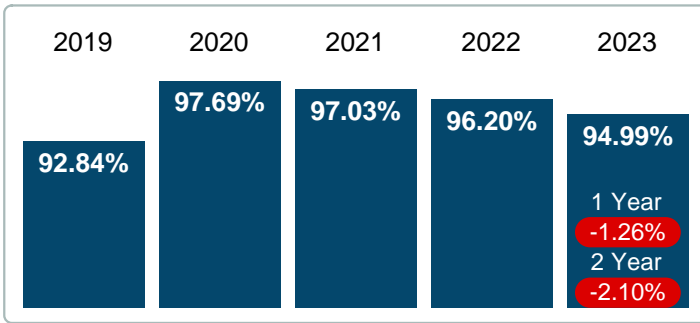
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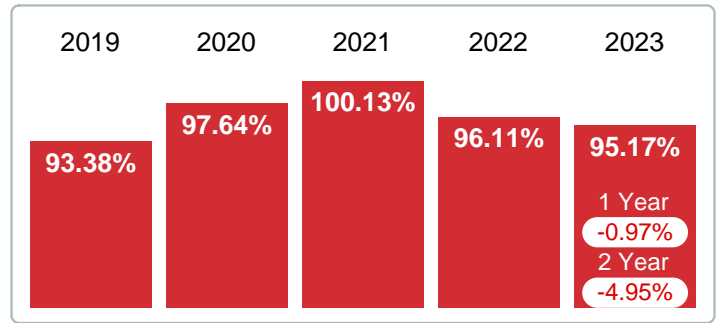
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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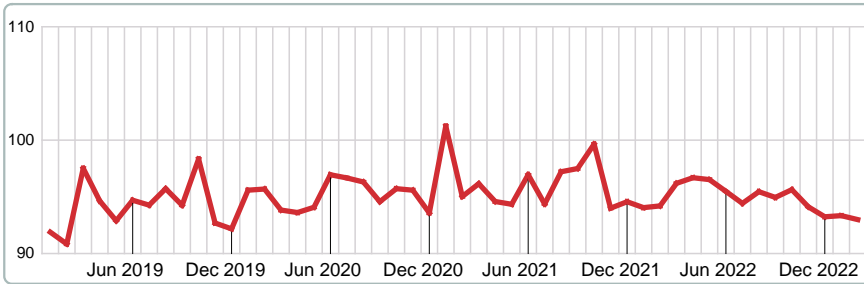
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

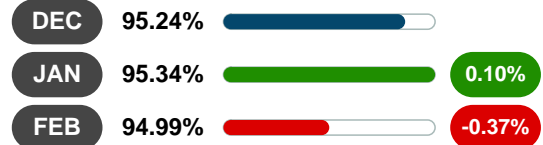


3 MONTHS

5 year FEB AVG = 95.75%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **94.99%**
below the 5 yr FEB average of **95.75%**



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
\$40,000 and less	4	11.11%	86.86%	87.34%	85.39%	0.00%	0.00%
\$40,001 - \$80,000	3	8.33%	91.36%	96.25%	88.92%	0.00%	0.00%
\$80,001 - \$110,000	6	16.67%	94.98%	96.02%	93.94%	0.00%	0.00%
\$110,001 - \$180,000	9	25.00%	98.82%	0.00%	98.68%	100.00%	0.00%
\$180,001 - \$200,000	6	16.67%	98.41%	0.00%	97.61%	102.43%	0.00%
\$200,001 - \$250,000	5	13.89%	91.35%	72.18%	98.40%	89.36%	0.00%
\$250,001 and up	3	8.33%	97.22%	0.00%	100.00%	95.82%	0.00%
Average Sold/List Ratio		95.00%		89.82%	96.42%	96.69%	0.00%
Total Closed Units		36	100%	8	23	5	
Total Closed Volume		5,294,490		645.20K	3.56M	1.09M	0.00B

February 2023



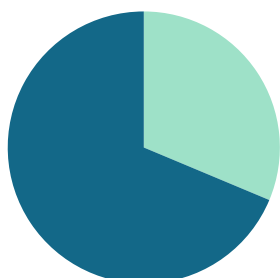
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

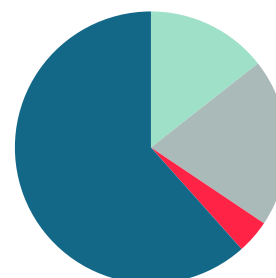


Inventory
 New Listings
67 = 31.31%
 Start Inventory
147
 Total Inventory Units
214
 Volume
\$45,598,165

Market Activity

Closed Sales
36 = 14.40%
 Pending Sales
50 = 20.00%
 Other Off Market
10 = 4.00%
 Active Inventory
154 = 61.60%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	33	36	9.09%	82	75	-8.54%
Pending Sales	50	50	0.00%	105	92	-12.38%
New Listings	53	67	26.42%	126	125	-0.79%
Average List Price	190,791	154,175	-19.19%	166,806	166,574	-0.14%
Average Sale Price	183,500	147,069	-19.85%	161,602	159,968	-1.01%
Average Percent of Selling Price to List Price	96.20%	94.99%	-1.26%	96.11%	95.17%	-0.97%
Average Days on Market to Sale	32.45	45.08	38.91%	30.45	42.25	38.76%
Monthly Inventory	92	154	67.39%	92	154	67.39%
Months Supply of Inventory	1.57	2.63	67.39%	1.57	2.63	67.39%

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

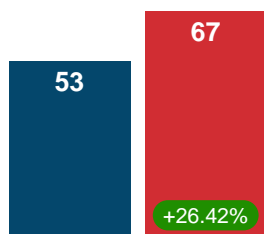
Inventory on February 28, 2023 = **154**

2022 **2023**

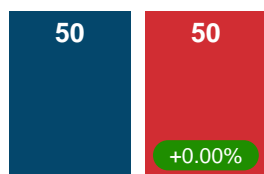
FEBRUARY MARKET

AVERAGE PRICES

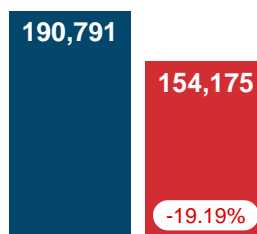
New Listings



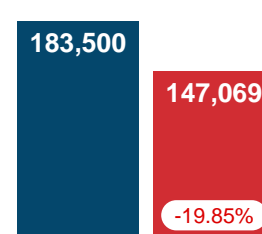
Pending Listings



List Price



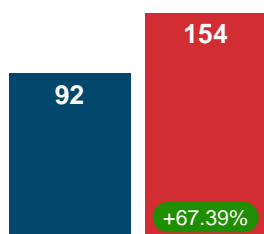
Sale Price



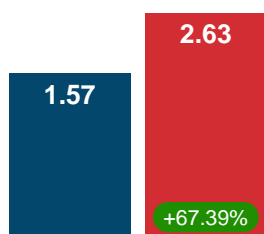
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

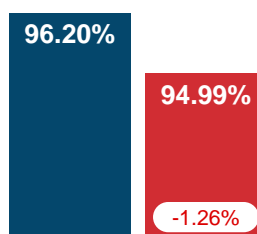
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

