

## February 2023



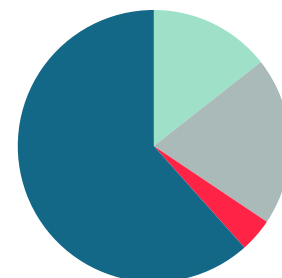
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	159,900	151,750	-5.10%
Median Sale Price	162,400	151,250	-6.87%
Median Percent of Selling Price to List Price	100.00%	98.11%	-1.89%
Median Days on Market to Sale	14.00	25.00	78.57%
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.

## Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **6.87%** in February 2023 to \$151,250 versus the previous year at \$162,400.

## Median Days on Market Lengthens

The median number of **25.00** days that homes spent on the market before selling increased by 11.00 days or **78.57%** in February 2023 compared to last year's same month at **14.00** DOM.

## Sales Success for February 2023 is Positive

Overall, with Median 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

<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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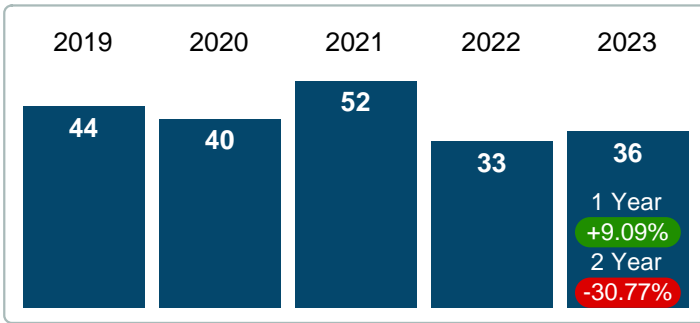
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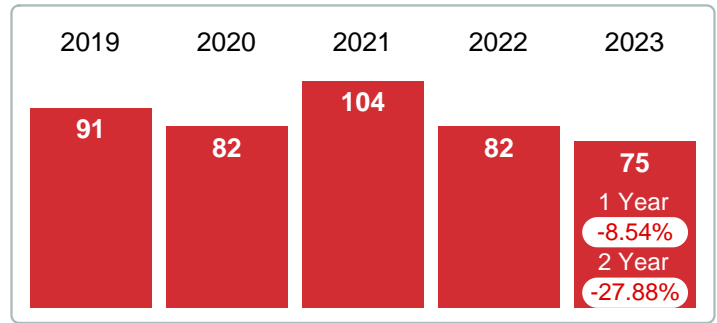
## CLOSED LISTINGS

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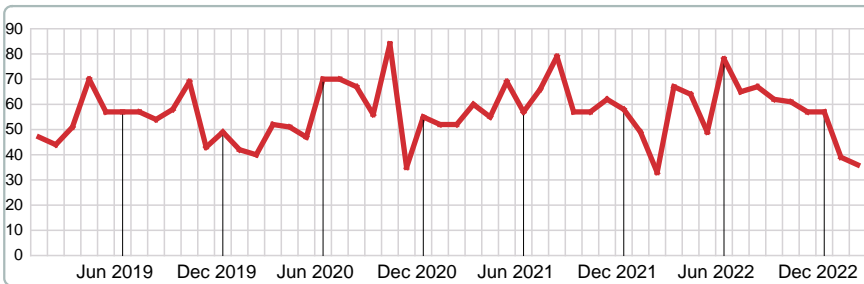
### FEBRUARY



### YEAR TO DATE (YTD)

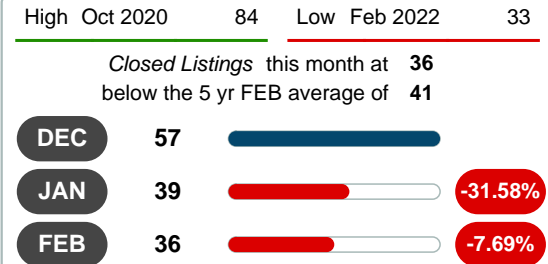


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 41



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	5.56%	22.5	2	0	0	0
\$25,001 - \$75,000	4	11.11%	32.0	1	3	0	0
\$75,001 - \$100,000	6	16.67%	12.5	3	3	0	0
\$100,001 - \$175,000	10	27.78%	14.0	1	8	1	0
\$175,001 - \$200,000	6	16.67%	45.0	0	5	1	0
\$200,001 - \$250,000	5	13.89%	96.0	1	3	1	0
\$250,001 and up	3	8.33%	41.0	0	1	2	0
<b>Total Closed Units</b>	<b>36</b>			<b>8</b>	<b>23</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>5,294,490</b>	<b>100%</b>	<b>25.0</b>	<b>645.20K</b>	<b>3.56M</b>	<b>1.09M</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$151,250</b>			<b>\$80,500</b>	<b>\$153,000</b>	<b>\$210,000</b>	<b>\$0</b>

# February 2023



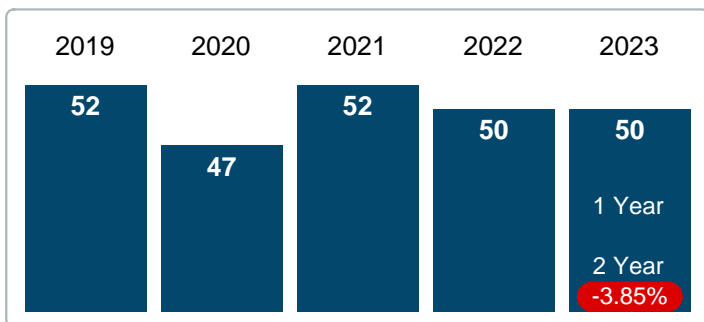
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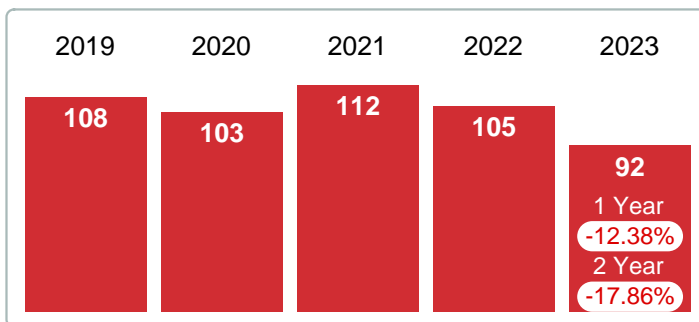
## PENDING LISTINGS

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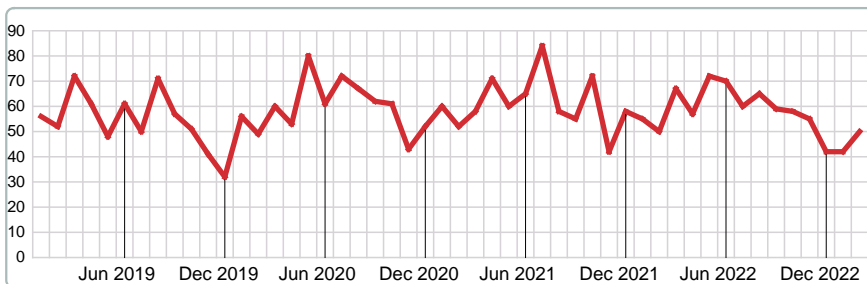
### FEBRUARY



### YEAR TO DATE (YTD)

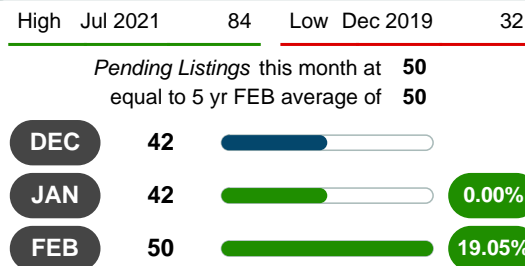


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 50



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	10.00%	14.0	0	4	1	0
\$75,001 - \$125,000	5	10.00%	128.0	0	4	1	0
\$125,001 - \$125,000	0	0.00%	128.0	0	0	0	0
\$125,001 - \$175,000	18	36.00%	17.0	4	13	1	0
\$175,001 - \$200,000	6	12.00%	101.0	0	6	0	0
\$200,001 - \$275,000	9	18.00%	22.0	0	7	2	0
\$275,001 and up	7	14.00%	21.0	0	4	3	0
<b>Total Pending Units</b>	<b>50</b>			<b>4</b>	<b>38</b>	<b>8</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>8,959,929</b>	<b>100%</b>	<b>21.0</b>	<b>540.00K</b>	<b>6.54M</b>	<b>1.88M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$166,700</b>			<b>\$135,300</b>	<b>\$169,700</b>	<b>\$239,450</b>	<b>\$0</b>

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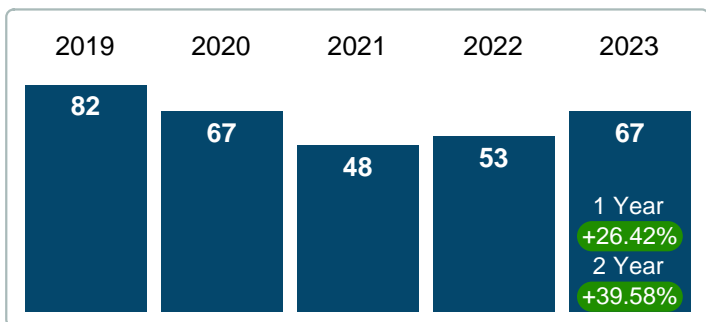
Area Delimited by County Of Muskogee - Residential Property Type



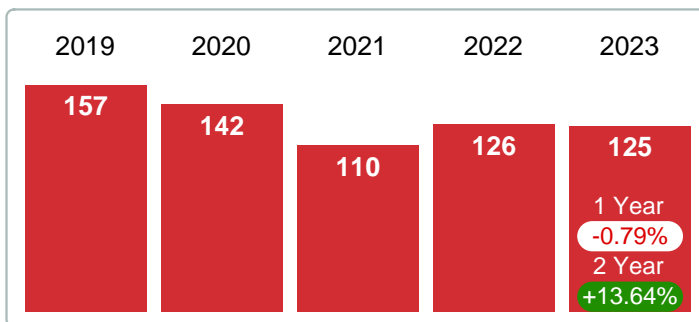
## NEW LISTINGS

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

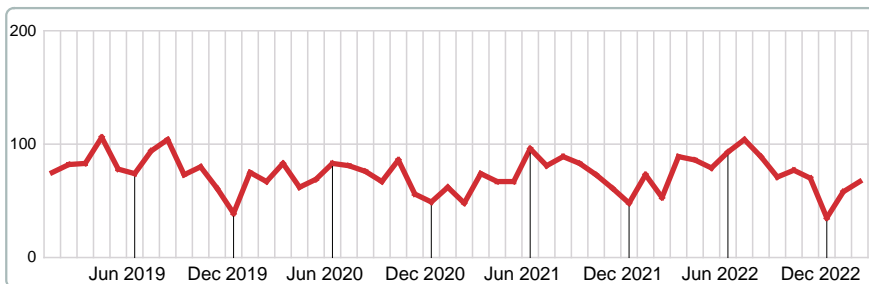
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

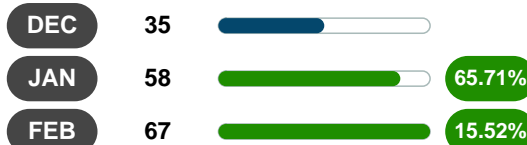


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>67</b>		<b>9</b>	<b>38</b>	<b>15</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>13,669,999</b>	<b>100%</b>	<b>687.40K</b>	<b>6.43M</b>	<b>3.92M</b>	<b>2.64M</b>
<b>Median New Listed Listing Price</b>	<b>\$175,000</b>		<b>\$60,000</b>	<b>\$169,950</b>	<b>\$299,900</b>	<b>\$439,900</b>

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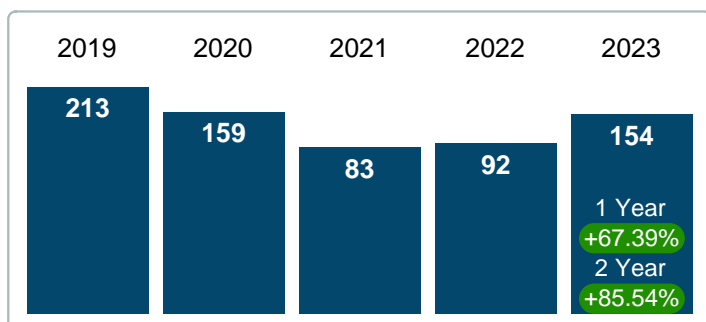
Area Delimited by County Of Muskogee - Residential Property Type



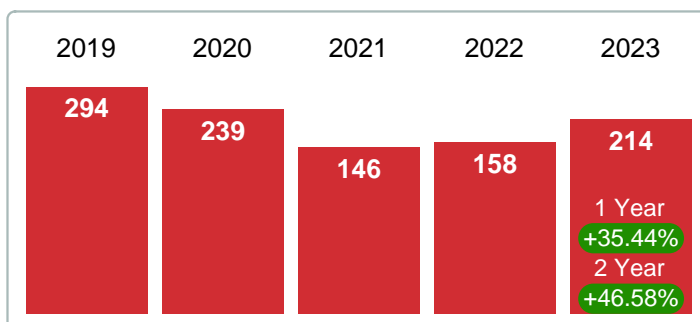
## ACTIVE INVENTORY

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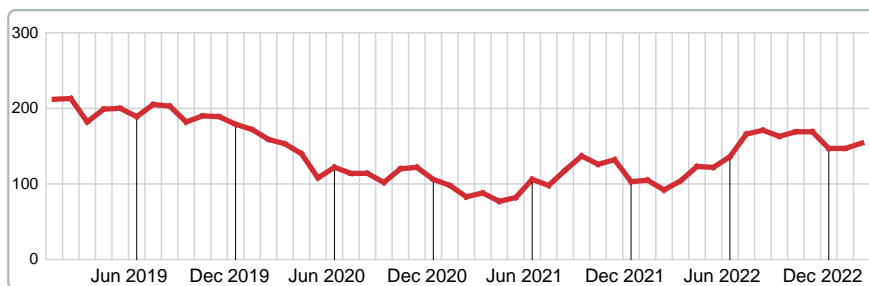
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

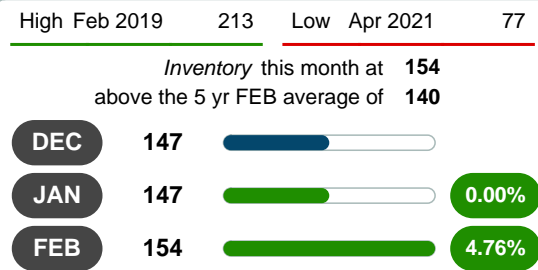


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 140



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	12	7.79%	34.0	7	3	2	0
\$50,001 - \$100,000	22	14.29%	49.0	12	9	1	0
\$100,001 - \$150,000	23	14.94%	33.0	6	13	4	0
\$150,001 - \$200,000	32	20.78%	118.0	0	25	7	0
\$200,001 - \$325,000	31	20.13%	76.0	1	21	8	1
\$325,001 - \$400,000	19	12.34%	110.0	0	3	11	5
\$400,001 and up	15	9.74%	33.0	0	4	4	7
<b>Total Active Inventory by Units</b>	<b>154</b>			<b>26</b>	<b>78</b>	<b>37</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>34,443,436</b>	<b>100%</b>	<b>58.5</b>	<b>2.20M</b>	<b>15.75M</b>	<b>9.98M</b>	<b>6.51M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$194,990</b>			<b>\$75,000</b>	<b>\$194,990</b>	<b>\$305,000</b>	<b>\$425,000</b>

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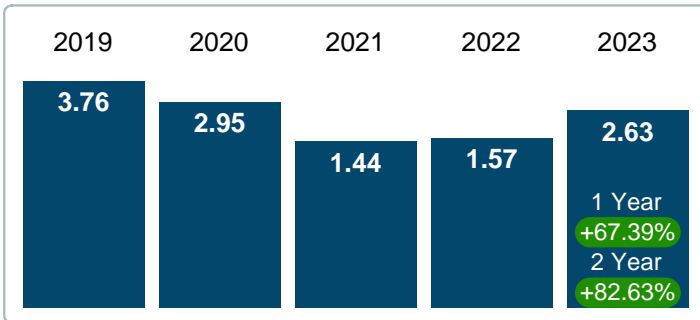
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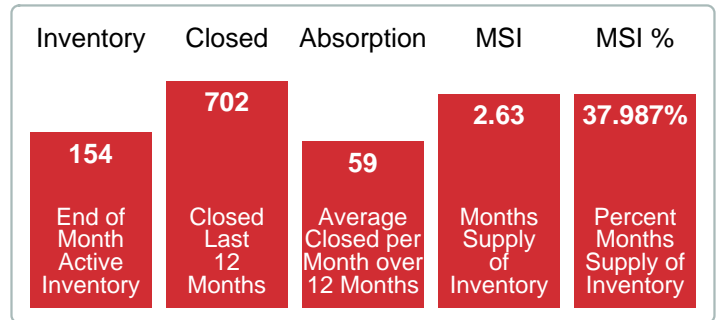
## MONTHS SUPPLY of INVENTORY (MSI)

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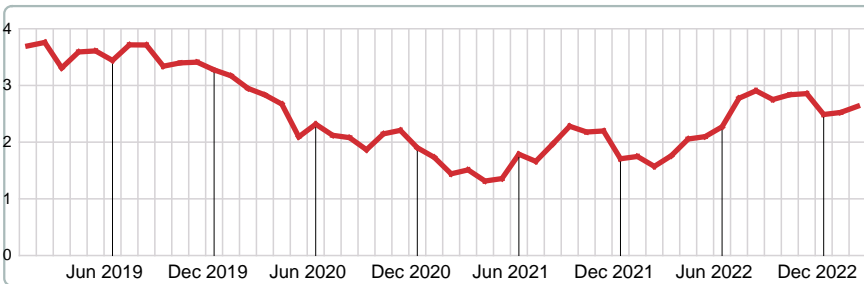
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023

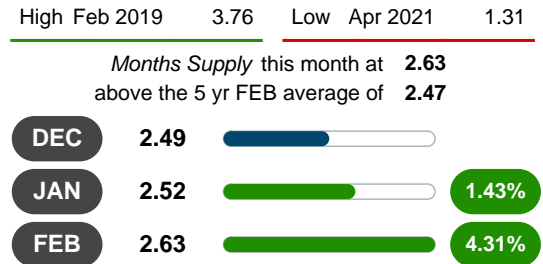


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



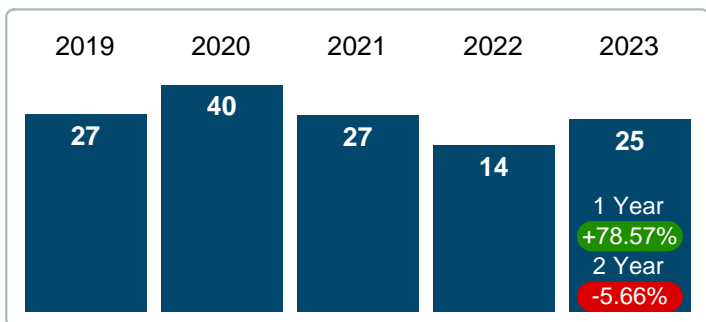
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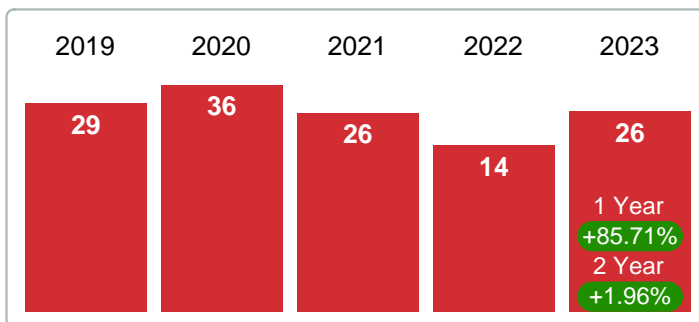
## MEDIAN DAYS ON MARKET TO SALE

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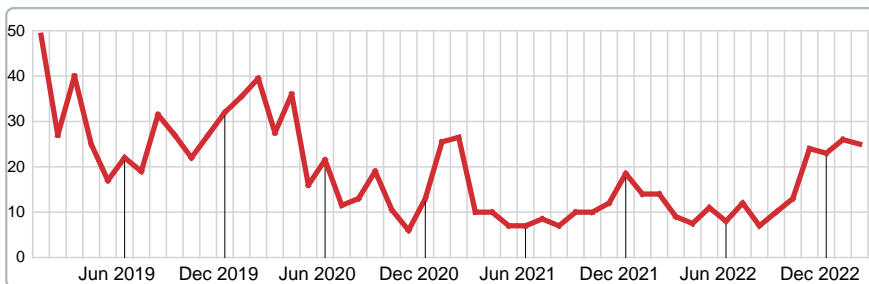
### FEBRUARY



### YEAR TO DATE (YTD)

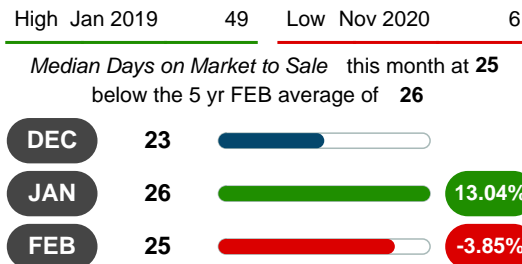


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 26



### 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
\$25,000 and less	5.56%	23	23	0	0	0
\$25,001 - \$75,000	11.11%	32	49	28	0	0
\$75,001 - \$100,000	16.67%	13	12	28	0	0
\$100,001 - \$175,000	27.78%	14	27	10	18	0
\$175,001 - \$200,000	16.67%	45	0	49	23	0
\$200,001 - \$250,000	13.89%	96	239	11	127	0
\$250,001 and up	8.33%	41	0	3	85	0
Median Closed DOM		25	20	21	41	0
Total Closed Units	100%	25.0	8	23	5	
Total Closed Volume		5,294,490	645.20K	3.56M	1.09M	0.00B



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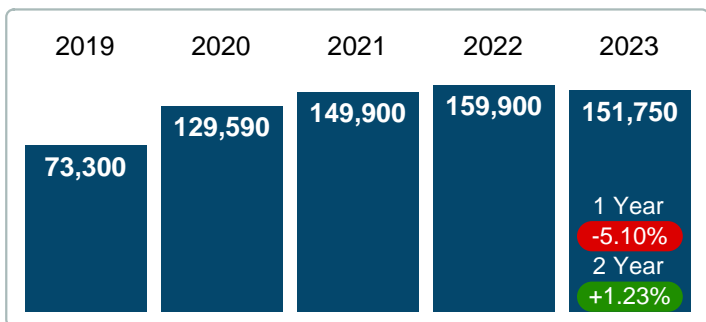
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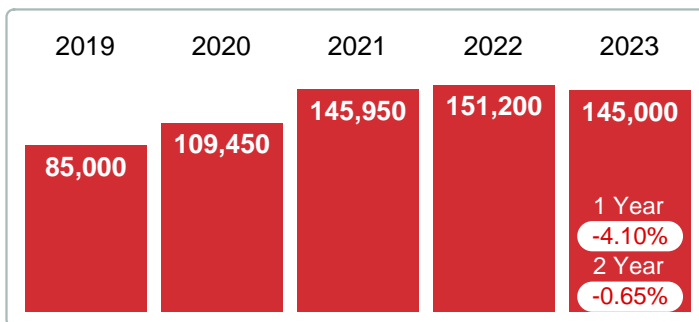
## MEDIAN LIST PRICE AT CLOSING

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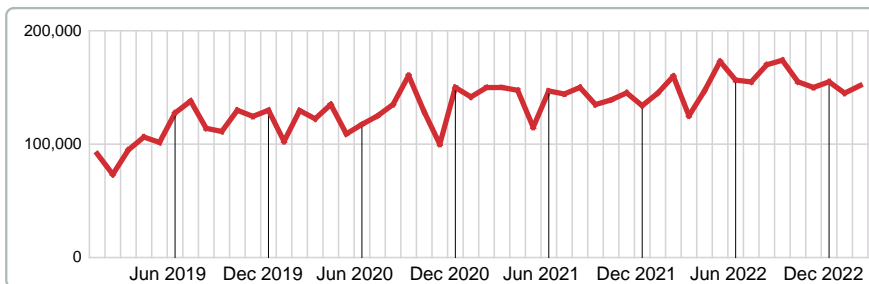
### FEBRUARY



### YEAR TO DATE (YTD)

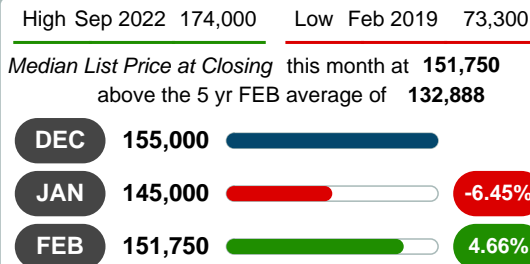


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 132,888



### 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
\$25,000 and less	2.78%	18,000	18,000	0	0	0
\$25,001 - \$75,000	11.11%	49,250	41,250	59,700	0	0
\$75,001 - \$100,000	16.67%	87,500	90,000	85,000	0	0
\$100,001 - \$175,000	30.56%	142,000	110,000	142,000	165,000	0
\$175,001 - \$200,000	13.89%	197,500	0	198,250	177,000	0
\$200,001 - \$250,000	11.11%	230,000	0	225,000	235,000	0
\$250,001 and up	13.89%	268,000	284,000	264,000	279,900	0
<b>Median List Price</b>		<b>151,750</b>	<b>85,000</b>	<b>159,000</b>	<b>235,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>151,750</b>	<b>8</b>	<b>23</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,550,289</b>	<b>757.40K</b>	<b>3.66M</b>	<b>1.14M</b>	<b>0.00B</b>



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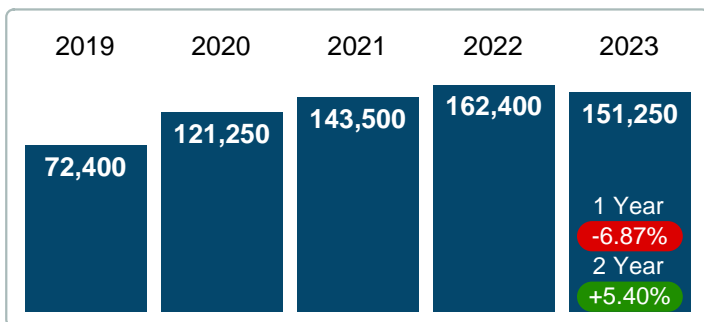
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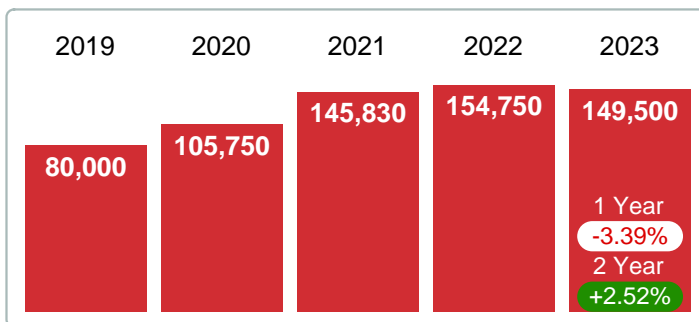
## MEDIAN SOLD PRICE AT CLOSING

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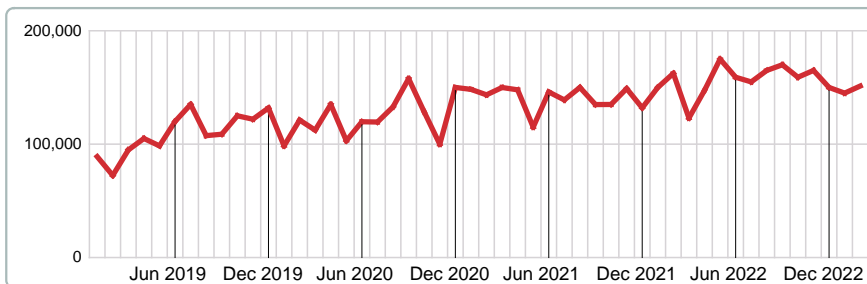
### FEBRUARY



### YEAR TO DATE (YTD)

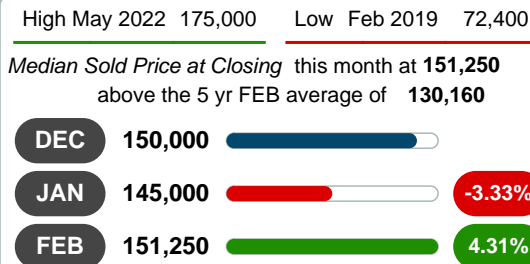


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 130,160



### 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
\$25,000 and less	5.56%	20,600	20,600	0	0	0
\$25,001 - \$75,000	11.11%	53,750	40,000	67,500	0	0
\$75,001 - \$100,000	16.67%	86,500	84,000	90,000	0	0
\$100,001 - \$175,000	27.78%	143,250	110,000	143,250	165,000	0
\$175,001 - \$200,000	16.67%	197,750	0	198,000	181,300	0
\$200,001 - \$250,000	13.89%	210,000	205,000	245,000	210,000	0
\$250,001 and up	8.33%	268,000	0	268,000	267,750	0
<b>Median Sold Price</b>		<b>151,250</b>	<b>80,500</b>	<b>153,000</b>	<b>210,000</b>	<b>0</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>36</b>	<b>8</b>	<b>23</b>	<b>5</b>	<b>0</b>
<b>Total Closed Volume</b>		<b>5,294,490</b>	<b>645.20K</b>	<b>3.56M</b>	<b>1.09M</b>	<b>0.00B</b>

# February 2023



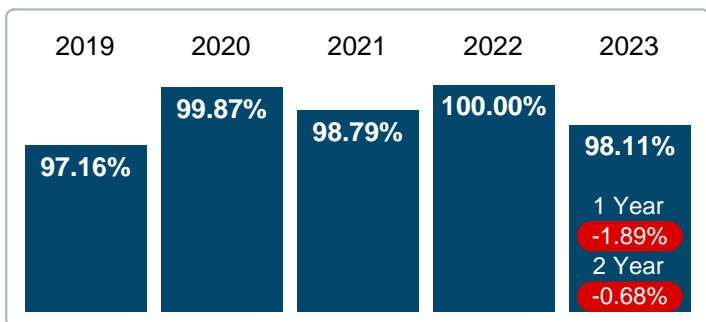
Area Delimited by County Of Muskogee - Residential Property Type



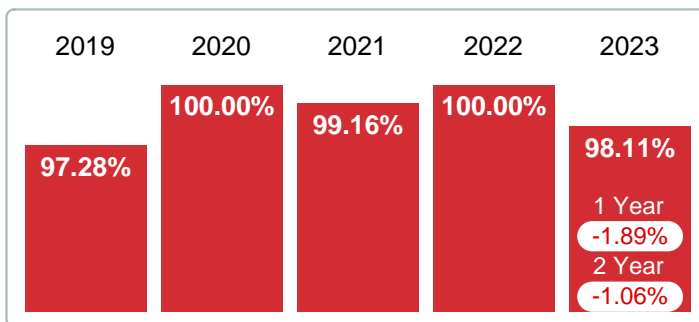
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

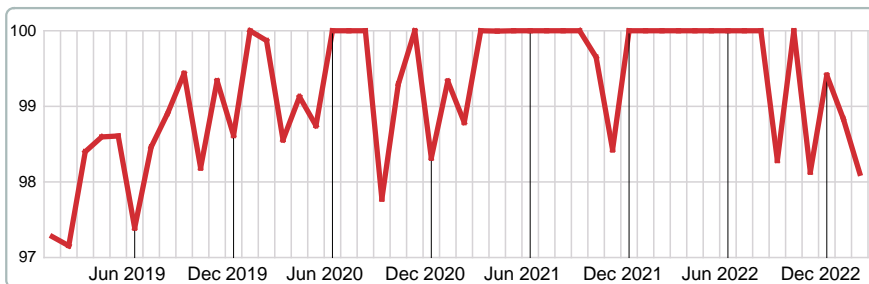
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

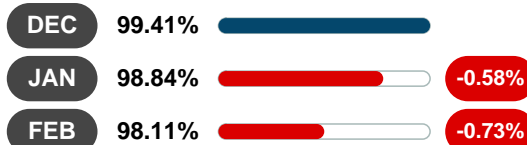


### 3 MONTHS

5 year FEB AVG = 98.79%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **98.11%**  
 below the 5 yr FEB average of **98.79%**



### 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
\$25,000 and less	2	5.56%	93.98%	93.98%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	4	11.11%	84.88%	74.07%	85.39%	0.00%	0.00%
\$75,001 - \$100,000	6	16.67%	95.49%	94.73%	100.00%	0.00%	0.00%
\$100,001 - \$175,000	10	27.78%	99.62%	100.00%	98.68%	100.00%	0.00%
\$175,001 - \$200,000	6	16.67%	100.00%	0.00%	100.00%	102.43%	0.00%
\$200,001 - \$250,000	5	13.89%	96.15%	72.18%	99.06%	89.36%	0.00%
\$250,001 and up	3	8.33%	98.11%	0.00%	100.00%	95.82%	0.00%
Median Sold/List Ratio		98.11%		94.03%	99.25%	98.11%	0.00%
Total Closed Units		36	100%	98.11%	8	23	5
Total Closed Volume		5,294,490			645.20K	3.56M	1.09M

# February 2023



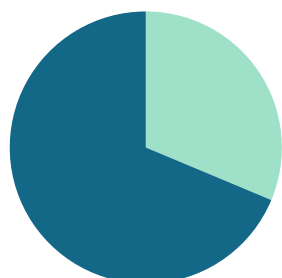
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



**Inventory**

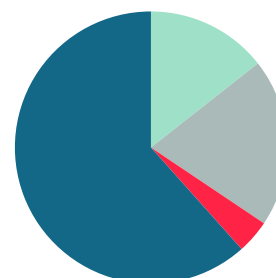
- New Listings **67 = 31.31%**
- Start Inventory **147**
- Total Inventory Units **214**
- Volume **\$45,598,165**

### Market Activity

**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%
Median List Price	159,900	151,750	-5.10%	151,200	145,000	-4.10%
Median Sale Price	162,400	151,250	-6.87%	154,750	149,500	-3.39%
Median Percent of Selling Price to List Price	100.00%	98.11%	-1.89%	100.00%	98.11%	-1.89%
Median Days on Market to Sale	14.00	25.00	78.57%	14.00	26.00	85.71%
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

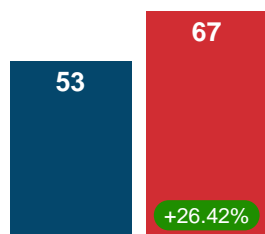
**Inventory** on February 28, 2023 = **154**

**2022** **2023**

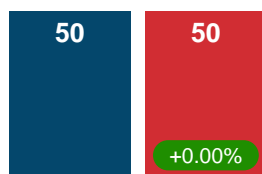
### FEBRUARY MARKET

### MEDIAN PRICES

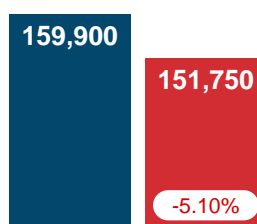
#### New Listings



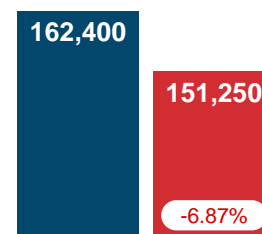
#### Pending Listings



#### List Price



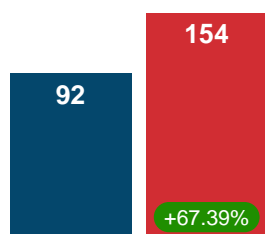
#### Sale Price



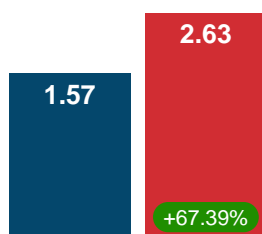
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

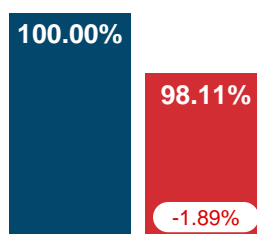
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

