

January 2023



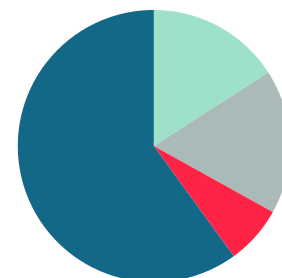
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	January 2023	+/-%
Closed Listings	49	39	-20.41%
Pending Listings	55	42	-23.64%
New Listings	73	58	-20.55%
Average List Price	150,653	178,020	18.17%
Average Sale Price	146,854	171,874	17.04%
Average Percent of Selling Price to List Price	96.05%	95.34%	-0.74%
Average Days on Market to Sale	29.10	39.64	36.21%
End of Month Inventory	106	147	38.68%
Months Supply of Inventory	1.76	2.52	43.04%



■ Closed (15.92%)
■ Pending (17.14%)
■ Other OffMarket (6.94%)
■ Active (60.00%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of January 31, 2023 = **147**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2023 rose **38.68%** to 147 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **2.52** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **17.04%** in January 2023 to \$171,874 versus the previous year at \$146,854.

Average Days on Market Lengthens

The average number of **39.64** days that homes spent on the market before selling increased by 10.54 days or **36.21%** in January 2023 compared to last year's same month at **29.10** DOM.

Sales Success for January 2023 is Positive

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

There were 58 New Listings in January 2023, down **20.55%** from last year at 73. Furthermore, there were 39 Closed Listings this month versus last year at 49, a **-20.41%** decrease.

Closed versus Listed trends yielded a **67.2%** ratio, up from previous year's, January 2022, at **67.1%**, a **0.18%** upswing. This will certainly create pressure on an increasing Monthly Months 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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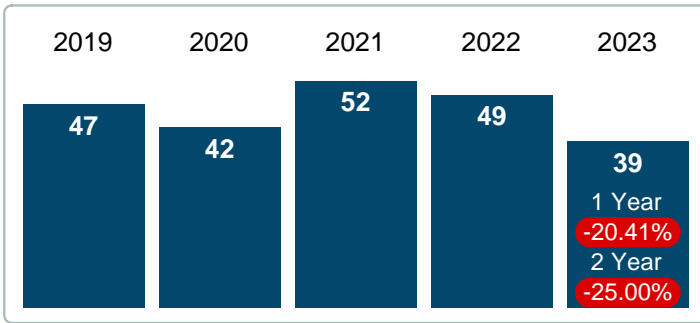
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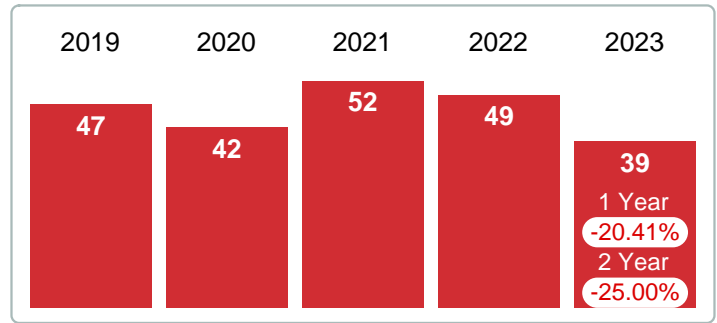
CLOSED LISTINGS

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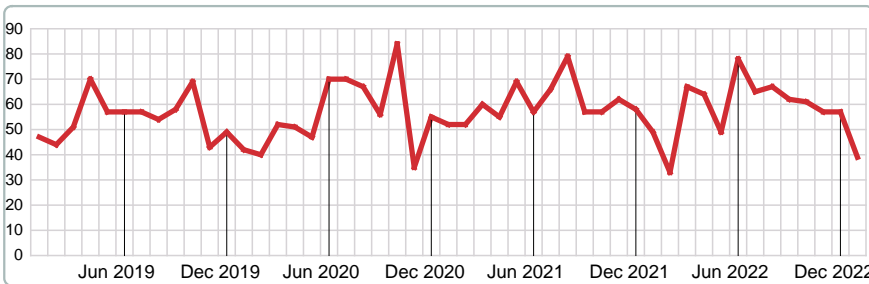
JANUARY



YEAR TO DATE (YTD)

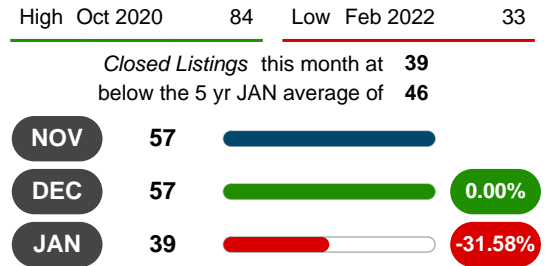


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	2.56%	13.0	0	1	0	0
\$25,001 - \$75,000	7	17.95%	51.1	1	5	1	0
\$75,001 - \$125,000	6	15.38%	43.7	2	3	1	0
\$125,001 - \$175,000	10	25.64%	29.3	0	8	2	0
\$175,001 - \$250,000	5	12.82%	30.0	0	4	1	0
\$250,001 - \$375,000	6	15.38%	41.8	0	4	2	0
\$375,001 and up	4	10.26%	54.8	0	1	2	1
Total Closed Units	39			3	26	9	1
Total Closed Volume	6,703,100	100%	39.6	274.00K	3.98M	2.06M	390.00K
Average Closed Price	\$171,874			\$91,333	\$153,100	\$228,722	\$390,000

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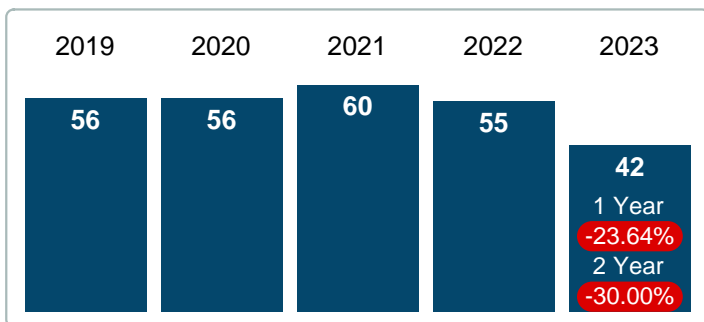
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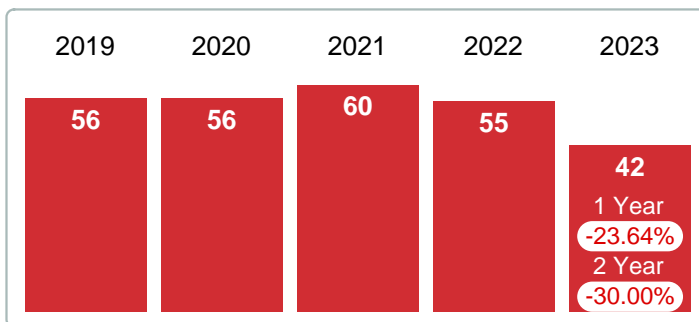
PENDING LISTINGS

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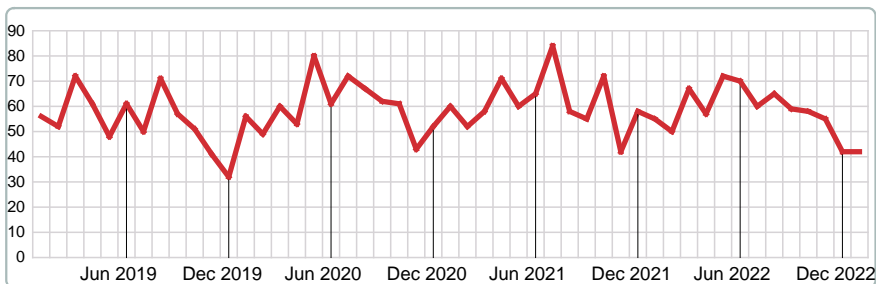
JANUARY



YEAR TO DATE (YTD)

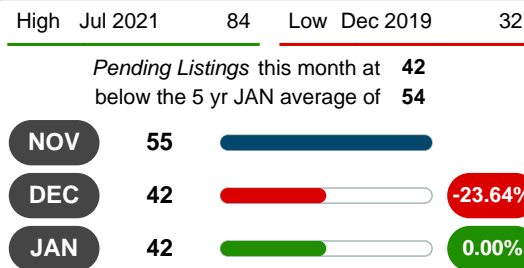


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 54



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.90%	18.2	1	3	1	0
\$50,001 - \$75,000	4	9.52%	127.5	1	3	0	0
\$75,001 - \$100,000	4	9.52%	74.0	1	2	1	0
\$100,001 - \$175,000	11	26.19%	51.9	1	9	1	0
\$175,001 - \$225,000	8	19.05%	66.3	0	7	1	0
\$225,001 - \$275,000	4	9.52%	72.3	0	1	3	0
\$275,001 and up	6	14.29%	73.8	1	1	4	0
Total Pending Units	42			5	26	11	0
Total Pending Volume	7,000,040	100%	66.3	558.90K	3.71M	2.73M	0.00B
Average Listing Price	\$163,684			\$111,780	\$142,767	\$248,109	\$0

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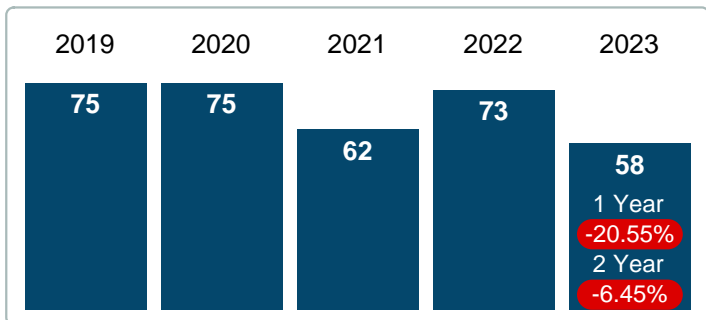
Area Delimited by County Of Muskogee - Residential Property Type



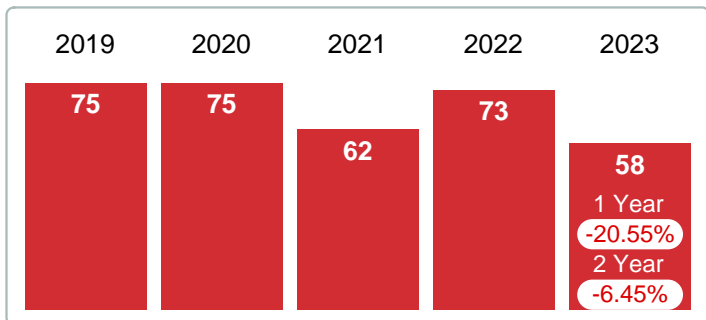
NEW LISTINGS

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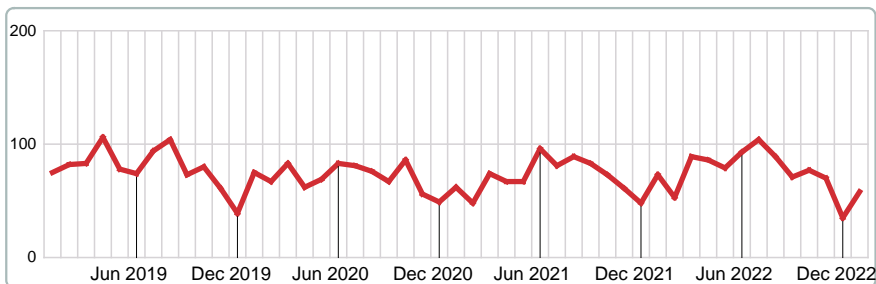
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

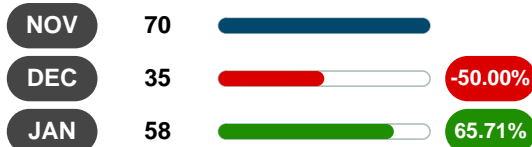


3 MONTHS

5 year JAN AVG = 69

High Apr 2019 106 Low Dec 2022 35

New Listings this month at 58
below the 5 yr JAN average of 69



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	4	6.90%	0	3	1	0
\$50,001 - \$100,000	8	13.79%	3	4	1	0
\$100,001 - \$125,000	2	3.45%	0	2	0	0
\$125,001 - \$200,000	19	32.76%	2	16	1	0
\$200,001 - \$250,000	11	18.97%	1	8	2	0
\$250,001 - \$375,000	7	12.07%	0	4	3	0
\$375,001 and up	7	12.07%	0	2	3	2
Total New Listed Units	58		6	39	11	2
Total New Listed Volume	11,968,350	100%	754.30K	6.94M	2.94M	1.33M
Average New Listed Listing Price	\$169,137		\$125,717	\$178,004	\$267,082	\$667,000

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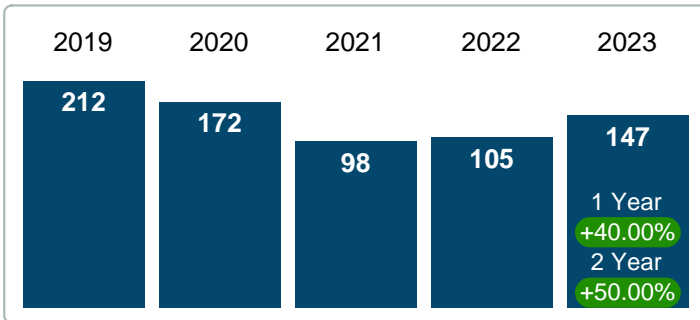
Area Delimited by County Of Muskogee - Residential Property Type



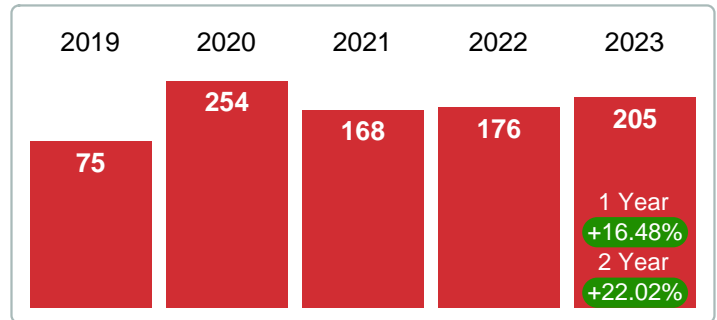
ACTIVE INVENTORY

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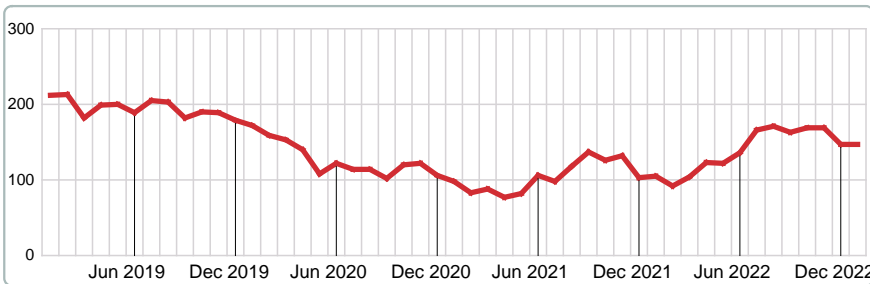
END OF JANUARY



ACTIVE DURING JANUARY

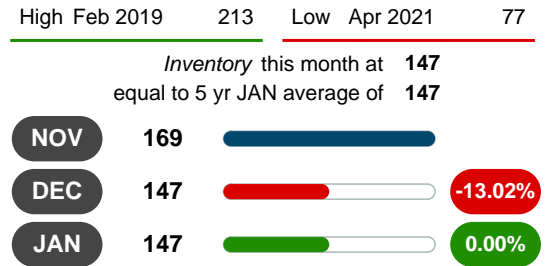


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 147



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	7	4.76%	55.7	4	2	1	0
\$50,001 - \$100,000	22	14.97%	81.5	8	12	2	0
\$100,001 - \$150,000	23	15.65%	61.9	8	12	3	0
\$150,001 - \$200,000	33	22.45%	155.6	0	29	4	0
\$200,001 - \$300,000	28	19.05%	59.4	1	20	6	1
\$300,001 - \$375,000	16	10.88%	98.4	0	7	7	2
\$375,001 and up	18	12.24%	75.8	0	5	7	6
Total Active Inventory by Units	147			21	87	30	9
Total Active Inventory by Volume	31,928,166	100%	90.8	2.05M	17.31M	7.93M	4.63M
Average Active Inventory Listing Price	\$217,198			\$97,800	\$198,976	\$264,498	\$514,278

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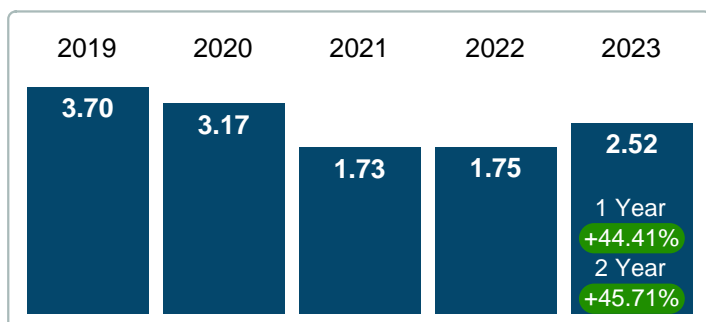
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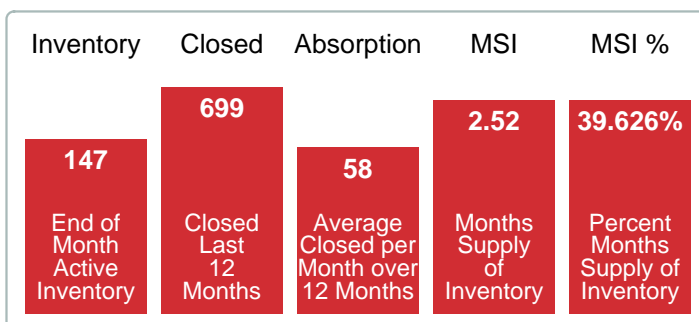
MONTHS SUPPLY of INVENTORY (MSI)

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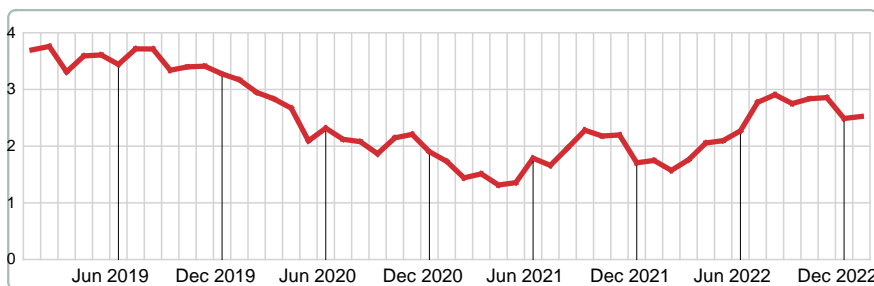
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

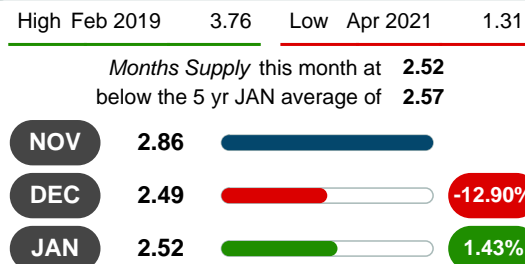


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.57



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	7	4.76%	1.06	1.41	0.80	0.86	0.00
\$50,001 - \$100,000	22	14.97%	2.16	2.23	2.09	3.00	0.00
\$100,001 - \$150,000	23	15.65%	2.09	8.00	1.40	2.40	0.00
\$150,001 - \$200,000	33	22.45%	2.89	0.00	3.31	2.67	0.00
\$200,001 - \$300,000	28	19.05%	2.49	2.40	2.89	1.64	4.00
\$300,001 - \$375,000	16	10.88%	3.84	0.00	3.50	4.67	3.00
\$375,001 and up	18	12.24%	4.91	0.00	3.33	4.00	18.00
Market Supply of Inventory (MSI)			2.52	2.33	2.42	2.61	5.14
Total Active Inventory by Units		100%	2.52	21	87	30	9

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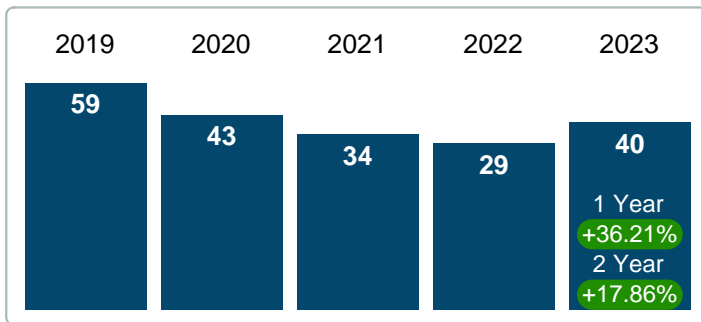
Area Delimited by County Of Muskogee - Residential Property Type



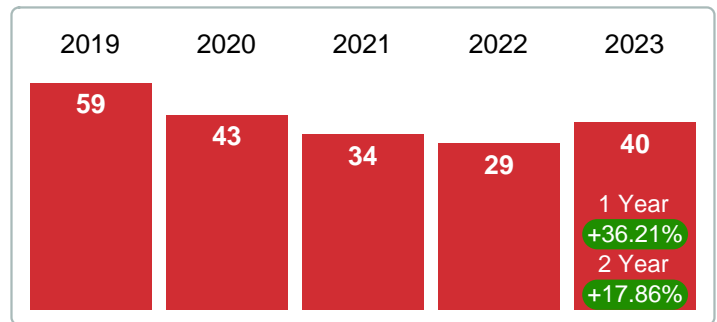
AVERAGE DAYS ON MARKET TO SALE

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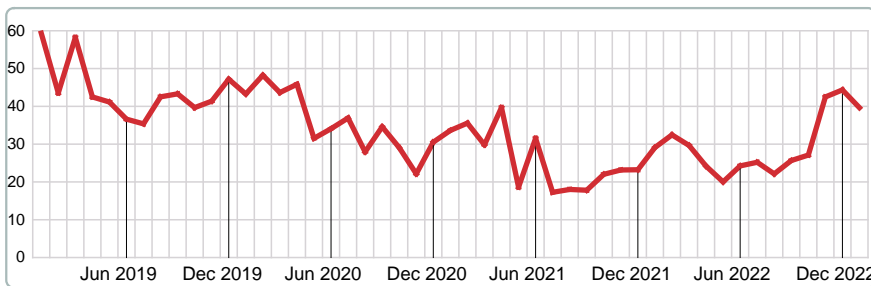
JANUARY



YEAR TO DATE (YTD)

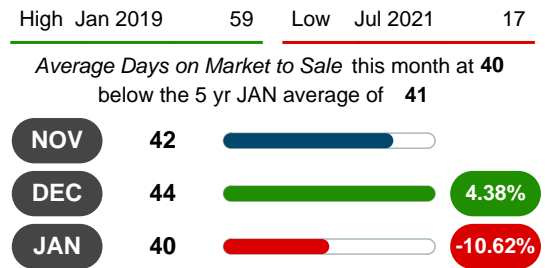


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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
\$25,000 and less	2.56%	13	0	13	0	0
\$25,001 - \$75,000	17.95%	51	8	64	32	0
\$75,001 - \$125,000	15.38%	44	34	57	22	0
\$125,001 - \$175,000	25.64%	29	0	31	21	0
\$175,001 - \$250,000	12.82%	30	0	28	40	0
\$250,001 - \$375,000	15.38%	42	0	61	3	0
\$375,001 and up	10.26%	55	0	92	19	90
Average Closed DOM		40	25	46	20	90
Total Closed Units	100%	39	3	26	9	1
Total Closed Volume		6,703,100	274.00K	3.98M	2.06M	390.00K

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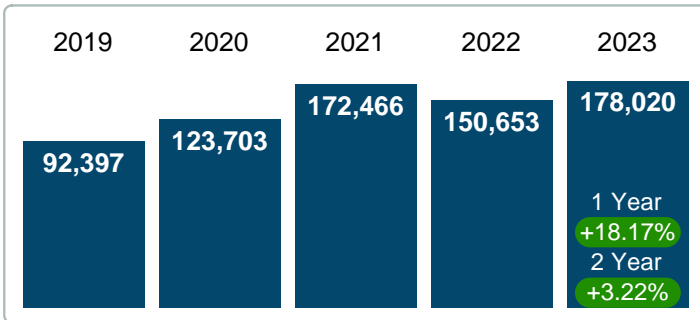
Area Delimited by County Of Muskogee - Residential Property Type



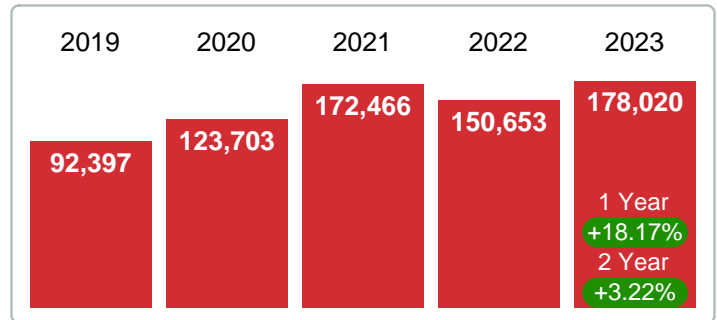
AVERAGE LIST PRICE AT CLOSING

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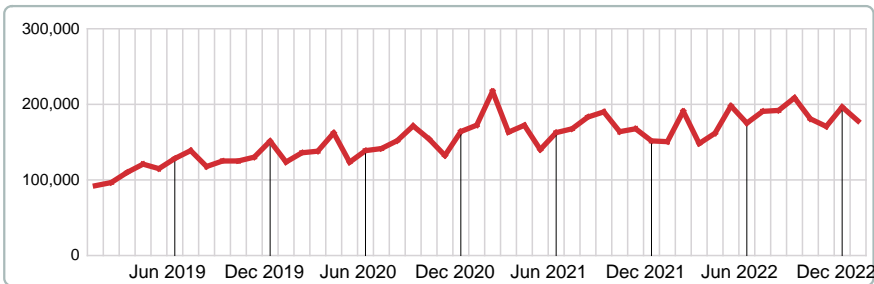
JANUARY



YEAR TO DATE (YTD)

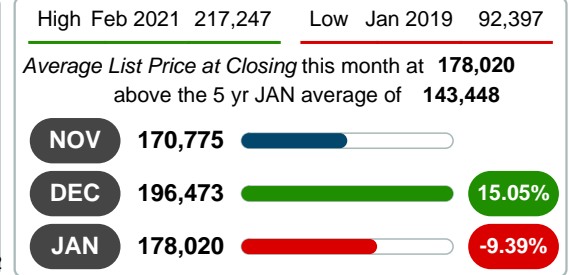


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 143,448



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	0	0.00%	0	27,900	0	0	
\$25,001 - \$75,000	7	17.95%	49,114	67,000	54,780	55,000	
\$75,001 - \$125,000	6	15.38%	97,283	108,950	96,300	130,000	
\$125,001 - \$175,000	11	28.21%	144,773	0	142,613	164,250	
\$175,001 - \$250,000	5	12.82%	211,998	0	201,248	245,000	
\$250,001 - \$375,000	6	15.38%	288,067	0	300,225	263,750	
\$375,001 and up	4	10.26%	408,600	0	385,000	424,950	
Average List Price		178,020		94,967	158,557	237,322	399,500
Total Closed Units		39	100%	178,020	3	26	9
Total Closed Volume		6,942,789			284.90K	4.12M	2.14M

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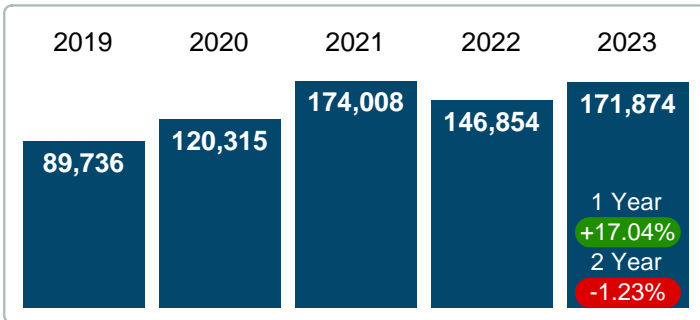
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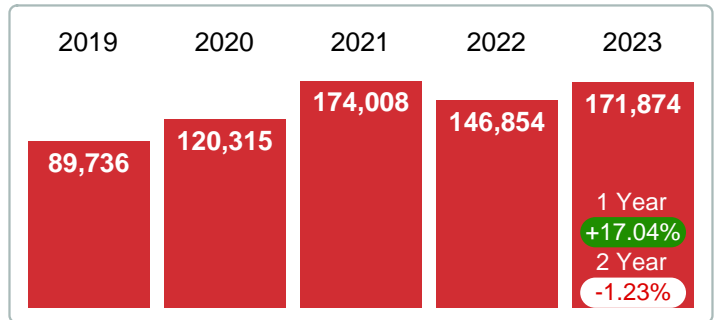
AVERAGE SOLD PRICE AT CLOSING

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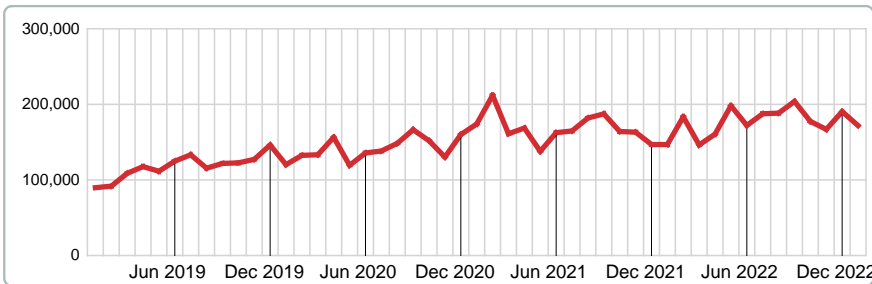
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

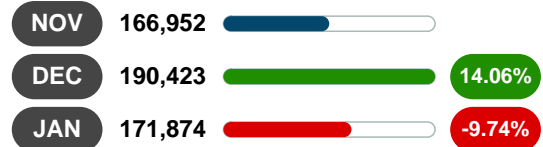


3 MONTHS

5 year JAN AVG = 140,558

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

Average Sold Price at Closing this month at **171,874** above the 5 yr JAN average of **140,558**



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
\$25,000 and less	2.56%	24,700	0	24,700	0	0
\$25,001 - \$75,000	17.95%	48,214	65,000	46,100	42,000	0
\$75,001 - \$125,000	15.38%	94,583	104,500	87,833	95,000	0
\$125,001 - \$175,000	25.64%	146,550	0	143,375	159,250	0
\$175,001 - \$250,000	12.82%	209,480	0	200,600	245,000	0
\$250,001 - \$375,000	15.38%	275,333	0	281,875	262,250	0
\$375,001 and up	10.26%	402,125	0	385,000	416,750	390,000
Average Sold Price		171,874	91,333	153,100	228,722	390,000
Total Closed Units	100%	171,874	3	26	9	1
Total Closed Volume		6,703,100	274.00K	3.98M	2.06M	390.00K

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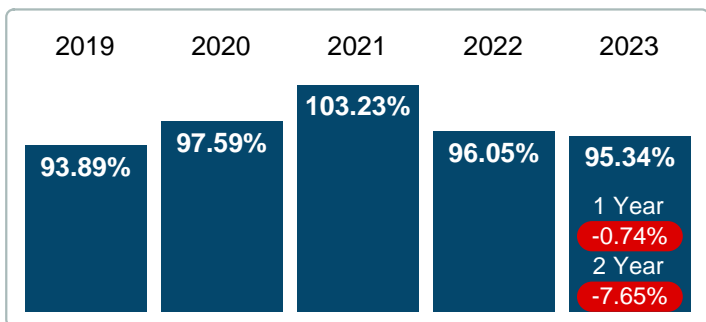
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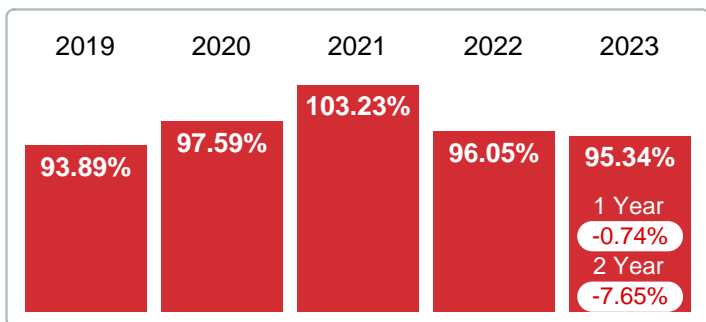
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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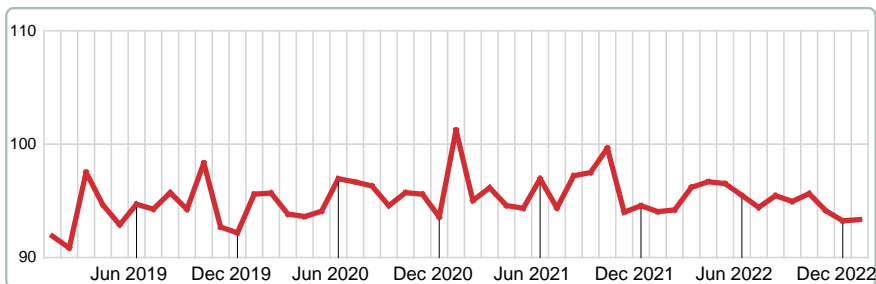
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

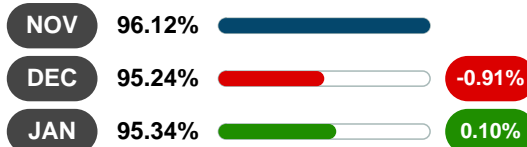


3 MONTHS

5 year JAN AVG = 97.22%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **95.34%**
below the 5 yr JAN average of **97.22%**



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
\$25,000 and less	1	2.56%	88.53%	0.00%	88.53%	0.00%	0.00%
\$25,001 - \$75,000	7	17.95%	88.16%	97.01%	88.75%	76.36%	0.00%
\$75,001 - \$125,000	6	15.38%	90.34%	97.04%	91.63%	73.08%	0.00%
\$125,001 - \$175,000	10	25.64%	100.07%	0.00%	100.76%	97.30%	0.00%
\$175,001 - \$250,000	5	12.82%	99.80%	0.00%	99.75%	100.00%	0.00%
\$250,001 - \$375,000	6	15.38%	96.19%	0.00%	94.57%	99.42%	0.00%
\$375,001 and up	4	10.26%	98.45%	0.00%	100.00%	98.09%	97.62%
Average Sold/List Ratio		95.30%		97.03%	95.79%	93.23%	97.62%
Total Closed Units		39	100%	3	26	9	1
Total Closed Volume		6,703,100		274.00K	3.98M	2.06M	390.00K

January 2023



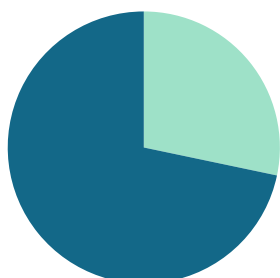
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

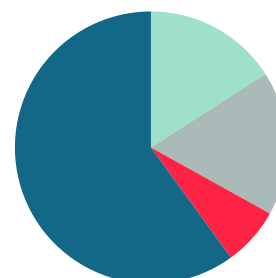


Inventory
 New Listings
58 = 28.29%
 Start Inventory
147
 Total Inventory Units
205
 Volume
\$43,682,905

Market Activity

Closed Sales
39 = 15.92%
 Pending Sales
42 = 17.14%
 Other Off Market
17 = 6.94%
 Active Inventory
147 = 60.00%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	49	39	-20.41%	49	39	-20.41%
Pending Sales	55	42	-23.64%	55	42	-23.64%
New Listings	73	58	-20.55%	73	58	-20.55%
Average List Price	150,653	178,020	18.17%	150,653	178,020	18.17%
Average Sale Price	146,854	171,874	17.04%	146,854	171,874	17.04%
Average Percent of Selling Price to List Price	96.05%	95.34%	-0.74%	96.05%	95.34%	-0.74%
Average Days on Market to Sale	29.10	39.64	36.21%	29.10	39.64	36.21%
Monthly Inventory	106	147	38.68%	106	147	38.68%
Months Supply of Inventory	1.76	2.52	43.04%	1.76	2.52	43.04%

Absorption: Last 12 months, an Average of **58** Sales/Month

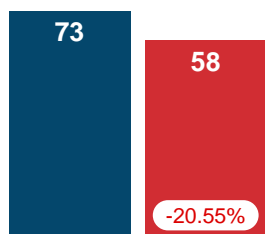
Inventory on January 31, 2023 = **147**

2022 **2023**

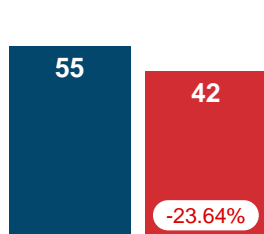
JANUARY MARKET

AVERAGE PRICES

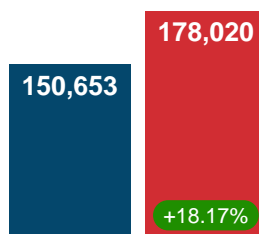
New Listings



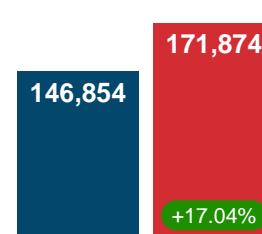
Pending Listings



List Price



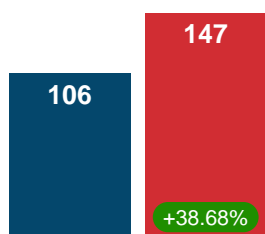
Sale Price



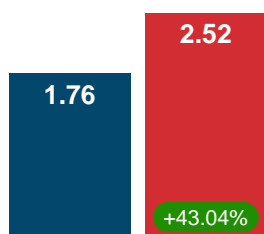
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

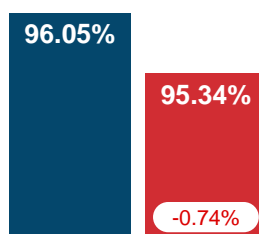
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

