

# January 2023



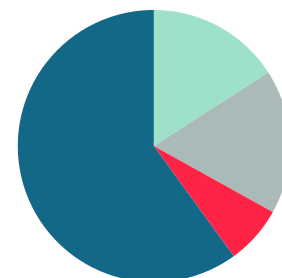
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	145,000	145,000	0.00%
Median Sale Price	150,000	145,000	-3.33%
Median Percent of Selling Price to List Price	100.00%	98.84%	-1.16%
Median Days on Market to Sale	14.00	26.00	85.71%
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.

#### 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 **3.33%** in January 2023 to \$145,000 versus the previous year at \$150,000.

#### Median Days on Market Lengthens

The median number of **26.00** days that homes spent on the market before selling increased by 12.00 days or **85.71%** in January 2023 compared to last year's same month at **14.00** DOM.

#### Sales Success for January 2023 is Positive

Overall, with Median Prices falling 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 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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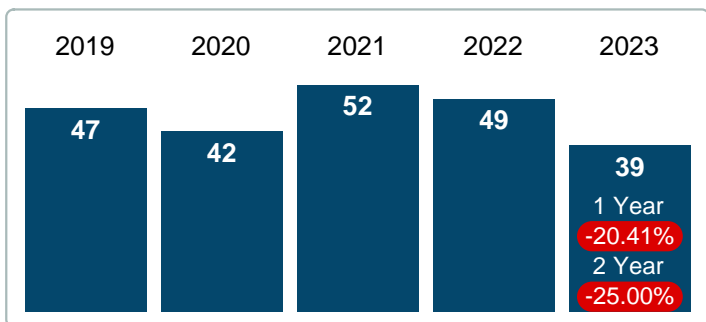
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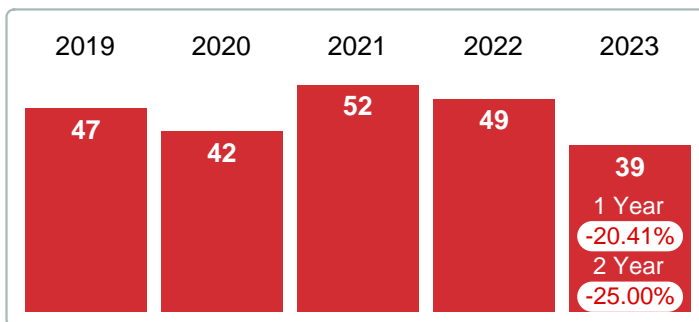
## CLOSED LISTINGS

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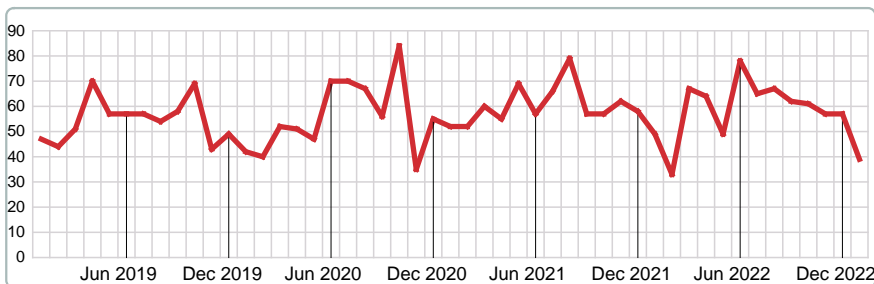
### JANUARY



### YEAR TO DATE (YTD)

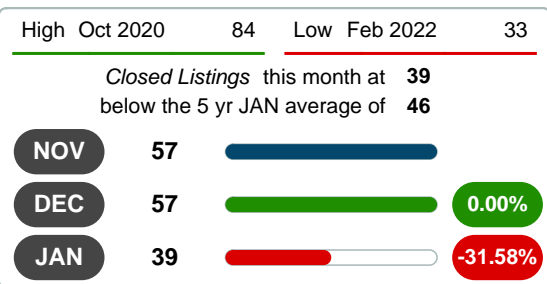


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 46



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	2	5.13%	8.0	0	2	0	0
\$40,001 - \$70,000	6	15.38%	50.5	1	4	1	0
\$70,001 - \$120,000	6	15.38%	34.0	2	3	1	0
\$120,001 - \$170,000	9	23.08%	7.0	0	8	1	0
\$170,001 - \$260,000	7	17.95%	24.0	0	4	3	0
\$260,001 - \$380,000	5	12.82%	51.0	0	4	1	0
\$380,001 and up	4	10.26%	62.0	0	1	2	1
<b>Total Closed Units</b>	<b>39</b>			<b>3</b>	<b>26</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>6,703,100</b>	<b>100%</b>	<b>26.0</b>	<b>274.00K</b>	<b>3.98M</b>	<b>2.06M</b>	<b>390.00K</b>
<b>Median Closed Price</b>	<b>\$145,000</b>			<b>\$93,000</b>	<b>\$141,000</b>	<b>\$245,000</b>	<b>\$390,000</b>

# January 2023



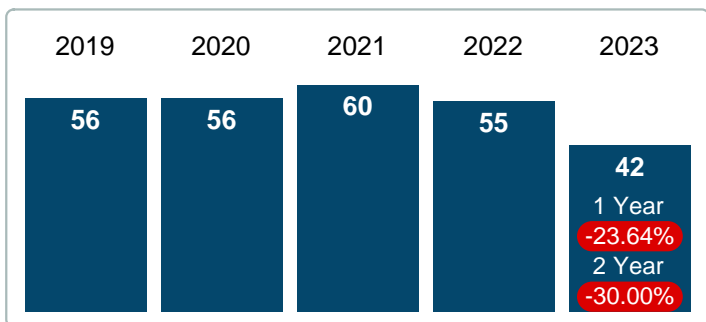
Area Delimited by County Of Muskogee - Residential Property Type



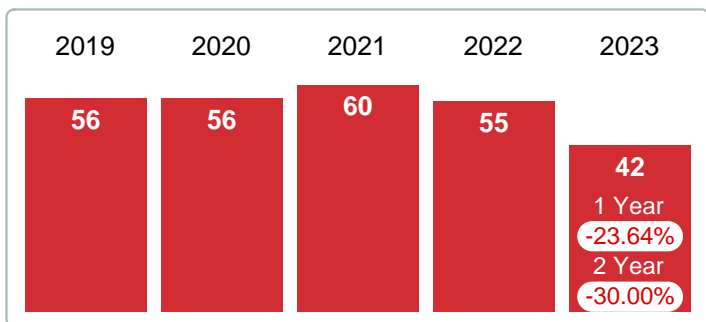
## PENDING LISTINGS

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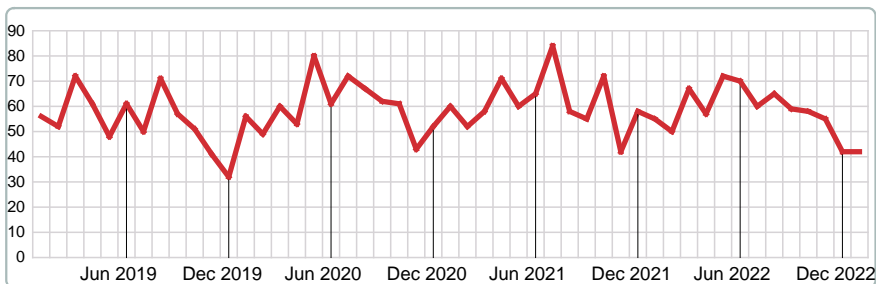
### JANUARY



### YEAR TO DATE (YTD)

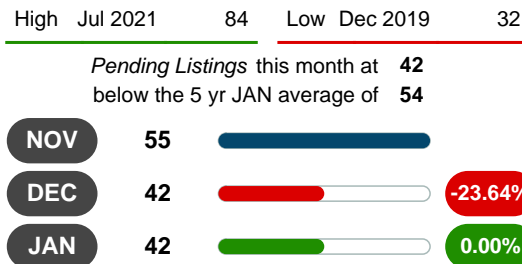


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 54



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.90%	6.0	1	3	1	0
\$50,001 - \$75,000	4	9.52%	108.0	1	3	0	0
\$75,001 - \$100,000	4	9.52%	49.5	1	2	1	0
\$100,001 - \$175,000	11	26.19%	37.0	1	9	1	0
\$175,001 - \$225,000	8	19.05%	52.0	0	7	1	0
\$225,001 - \$275,000	4	9.52%	66.0	0	1	3	0
\$275,001 and up	6	14.29%	26.0	1	1	4	0
<b>Total Pending Units</b>	<b>42</b>			<b>5</b>	<b>26</b>	<b>11</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>7,000,040</b>	<b>100%</b>	<b>41.0</b>	<b>558.90K</b>	<b>3.71M</b>	<b>2.73M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$157,000</b>			<b>\$92,900</b>	<b>\$147,500</b>	<b>\$258,000</b>	<b>\$0</b>

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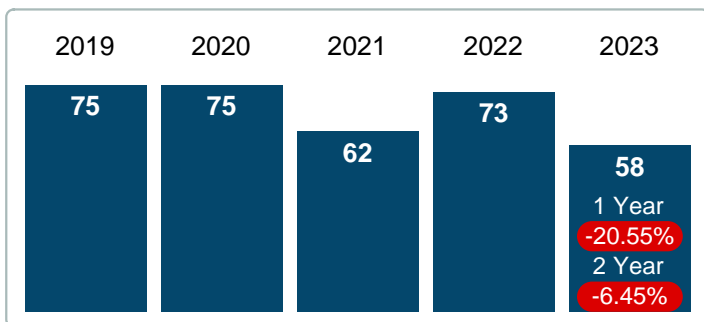
Area Delimited by County Of Muskogee - Residential Property Type



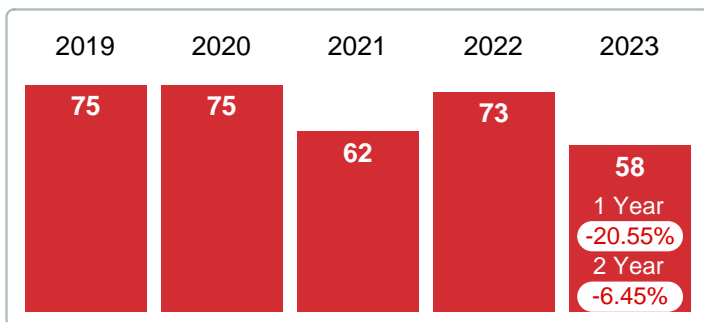
## NEW LISTINGS

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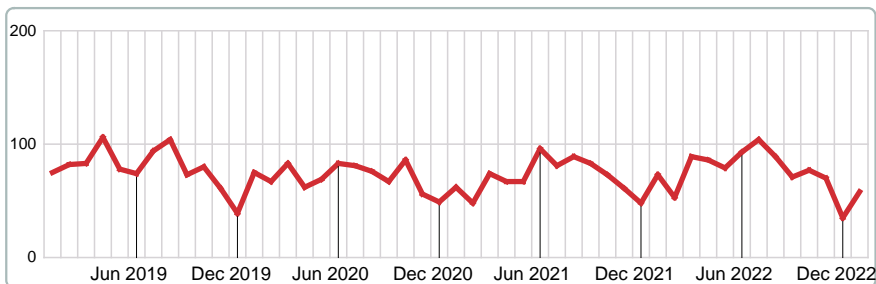
### JANUARY



### YEAR TO DATE (YTD)

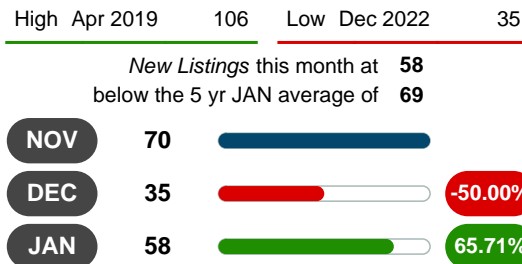


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 69



### 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
<b>Total New Listed Units</b>	<b>58</b>		<b>6</b>	<b>39</b>	<b>11</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>11,968,350</b>	<b>100%</b>	<b>754.30K</b>	<b>6.94M</b>	<b>2.94M</b>	<b>1.33M</b>
<b>Median New Listed Listing Price</b>	<b>\$168,750</b>		<b>\$114,750</b>	<b>\$159,900</b>	<b>\$258,000</b>	<b>\$667,000</b>

# January 2023



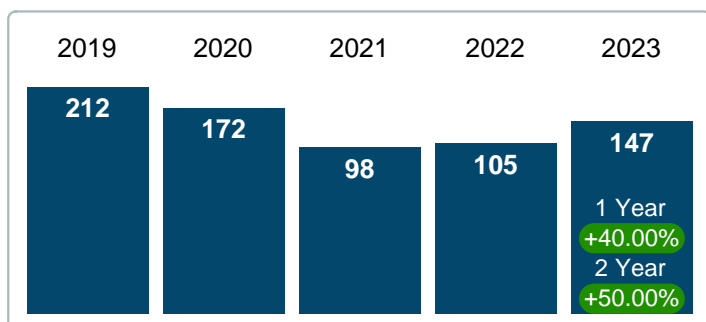
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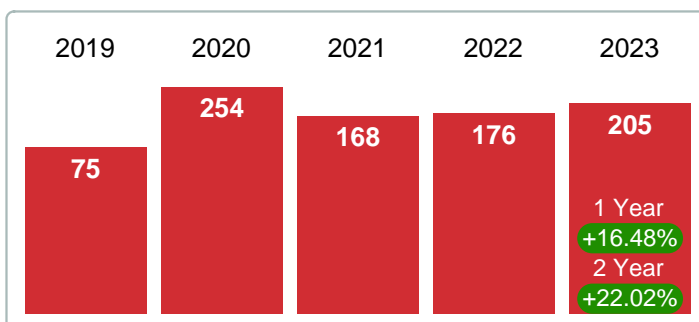
## ACTIVE INVENTORY

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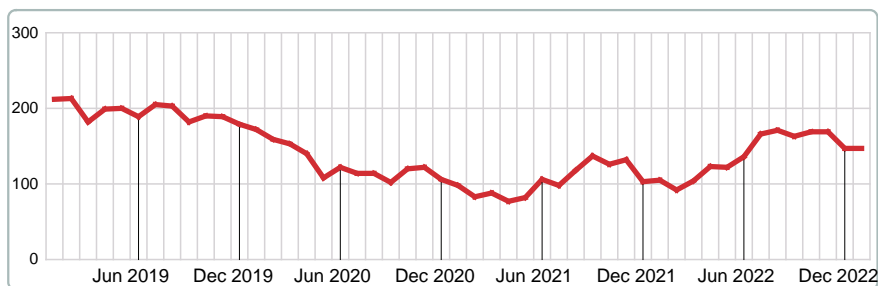
### END OF JANUARY



### ACTIVE DURING JANUARY

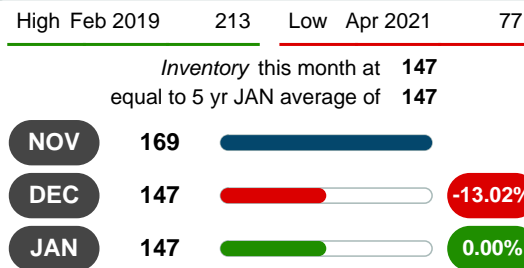


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 147



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	4.76%	63.0	4	2	1	0
\$50,001 - \$100,000	22	14.97%	85.0	8	12	2	0
\$100,001 - \$150,000	23	15.65%	40.0	8	12	3	0
\$150,001 - \$200,000	33	22.45%	154.0	0	29	4	0
\$200,001 - \$300,000	28	19.05%	41.0	1	20	6	1
\$300,001 - \$375,000	16	10.88%	85.5	0	7	7	2
\$375,001 and up	18	12.24%	78.0	0	5	7	6
<b>Total Active Inventory by Units</b>	<b>147</b>			<b>21</b>	<b>87</b>	<b>30</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>31,928,166</b>	<b>100%</b>	<b>77.0</b>	<b>2.05M</b>	<b>17.31M</b>	<b>7.93M</b>	<b>4.63M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$194,990</b>			<b>\$95,900</b>	<b>\$189,990</b>	<b>\$274,000</b>	<b>\$425,000</b>

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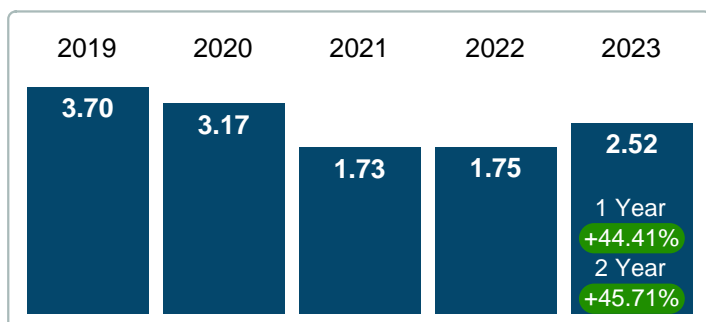
Area Delimited by County Of Muskogee - Residential Property Type



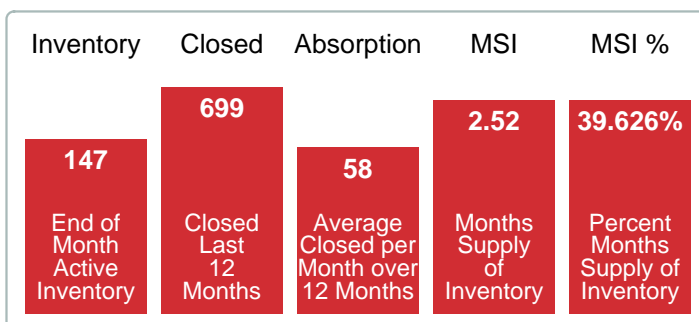
## MONTHS SUPPLY of INVENTORY (MSI)

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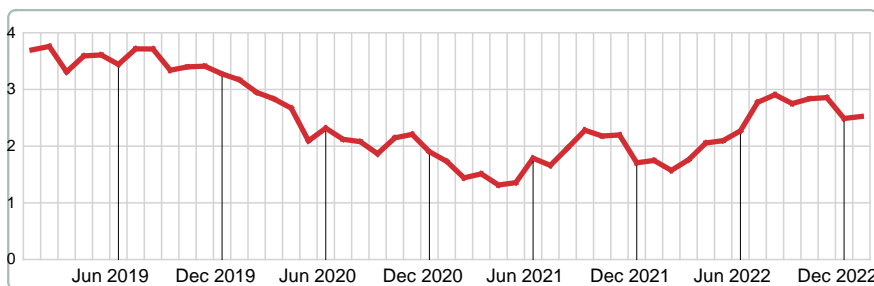
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2023

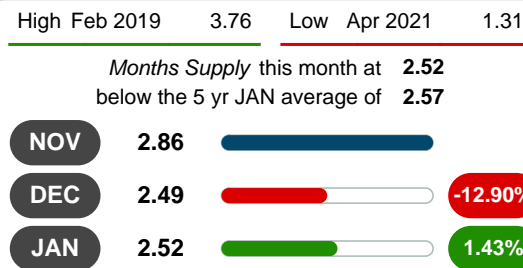


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# January 2023



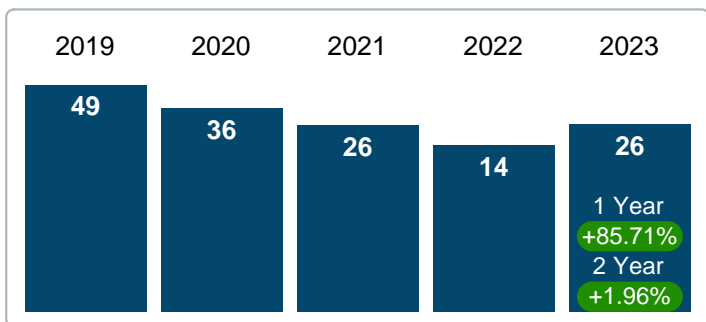
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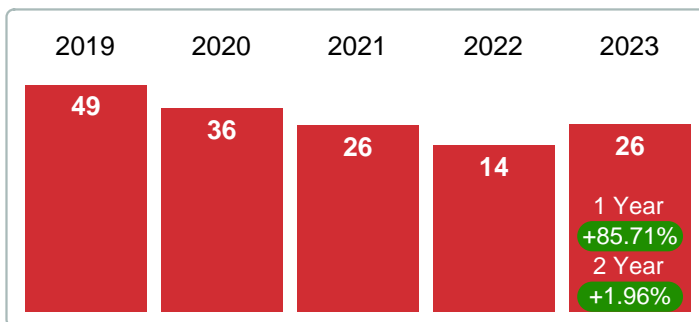
## MEDIAN DAYS ON MARKET TO SALE

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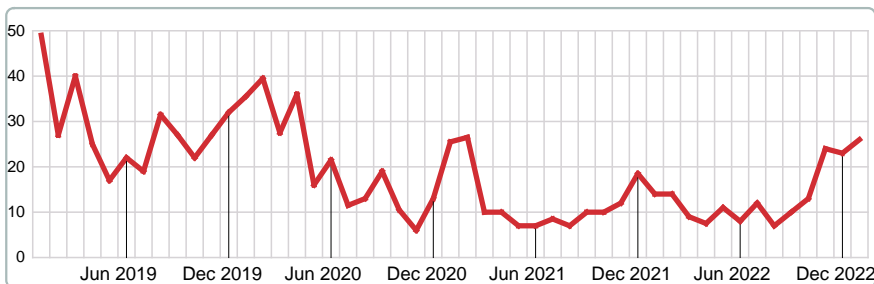
### JANUARY



### YEAR TO DATE (YTD)

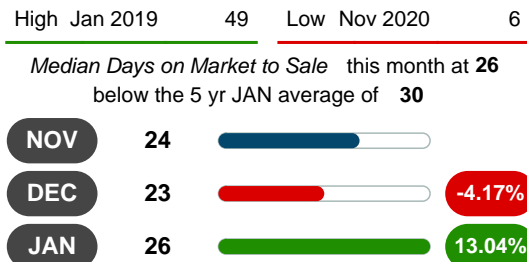


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 30



### 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
\$40,000 and less	5.13%	8	0	8	0	0
\$40,001 - \$70,000	15.38%	51	8	70	32	0
\$70,001 - \$120,000	15.38%	34	34	53	22	0
\$120,001 - \$170,000	23.08%	7	0	7	7	0
\$170,001 - \$260,000	17.95%	24	0	23	35	0
\$260,001 - \$380,000	12.82%	51	0	55	5	0
\$380,001 and up	10.26%	62	0	92	19	90
Median Closed DOM		26	26	29	22	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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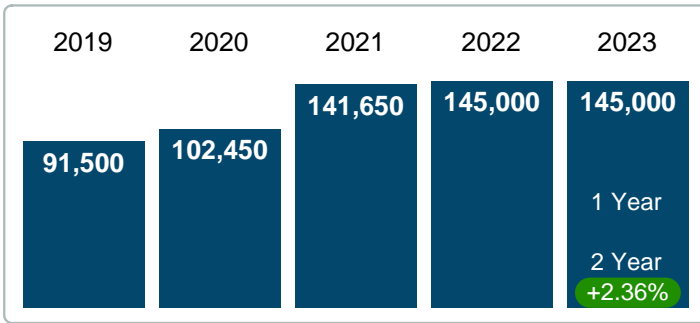
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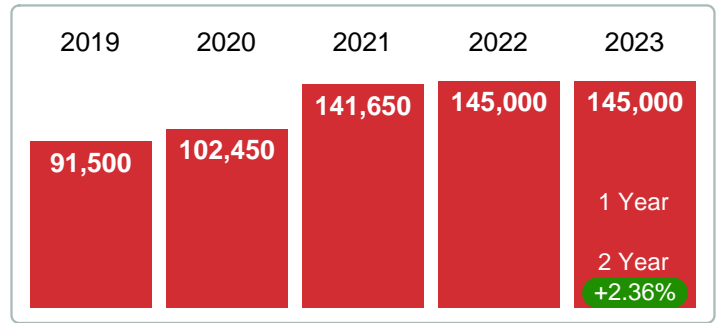
## MEDIAN LIST PRICE AT CLOSING

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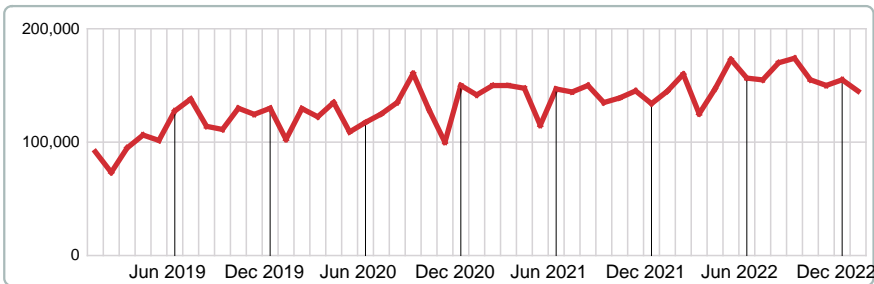
### JANUARY



### YEAR TO DATE (YTD)

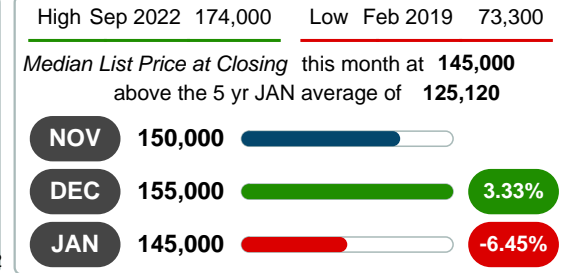


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 125,120



### 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
\$40,000 and less	2	5.13%	28,450	0	28,450	0	0
\$40,001 - \$70,000	5	12.82%	55,000	67,000	55,000	55,000	0
\$70,001 - \$120,000	5	12.82%	89,000	89,900	87,000	0	0
\$120,001 - \$170,000	11	28.21%	134,000	128,000	139,500	136,750	0
\$170,001 - \$260,000	7	17.95%	210,000	0	207,495	245,000	0
\$260,001 - \$380,000	5	12.82%	289,000	0	289,450	269,500	0
\$380,001 and up	4	10.26%	409,750	0	385,000	424,950	399,500
Median List Price			145,000	89,900	139,500	245,000	399,500
Total Closed Units		100%	145,000	3	26	9	1
Total Closed Volume			6,942,789	284.90K	4.12M	2.14M	399.50K



# January 2023



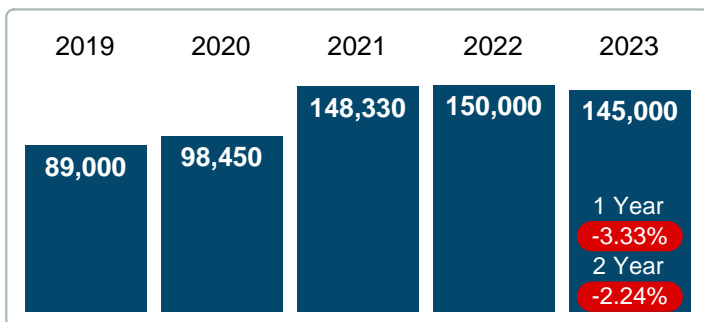
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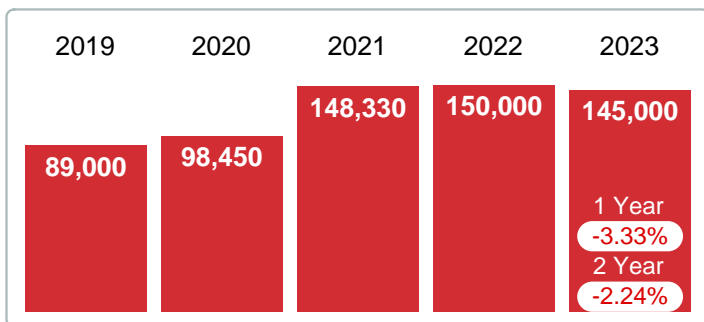
## MEDIAN SOLD PRICE AT CLOSING

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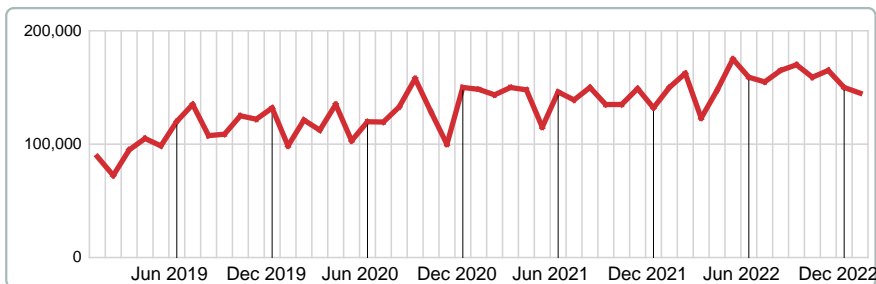
### JANUARY



### YEAR TO DATE (YTD)

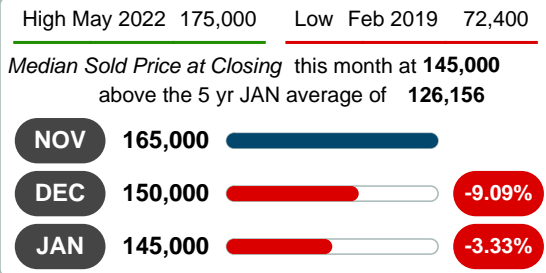


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 126,156



### 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
\$40,000 and less	5.13%	28,350	0	28,350	0	0
\$40,001 - \$70,000	15.38%	49,500	65,000	49,500	42,000	0
\$70,001 - \$120,000	15.38%	94,000	104,500	85,000	95,000	0
\$120,001 - \$170,000	23.08%	143,500	0	141,000	143,500	0
\$170,001 - \$260,000	17.95%	205,000	0	204,950	245,000	0
\$260,001 - \$380,000	12.82%	275,000	0	281,750	269,500	0
\$380,001 and up	10.26%	401,750	0	385,000	416,750	390,000
<b>Median Sold Price</b>		<b>145,000</b>	<b>93,000</b>	<b>141,000</b>	<b>245,000</b>	<b>390,000</b>
<b>Total Closed Units</b>		<b>39</b>	<b>3</b>	<b>26</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>6,703,100</b>	<b>274.00K</b>	<b>3.98M</b>	<b>2.06M</b>	<b>390.00K</b>

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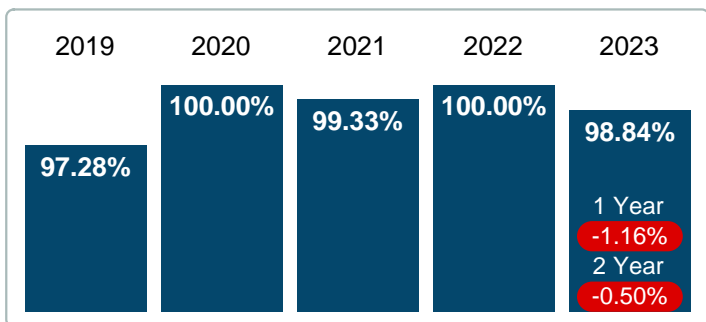
Area Delimited by County Of Muskogee - Residential Property Type



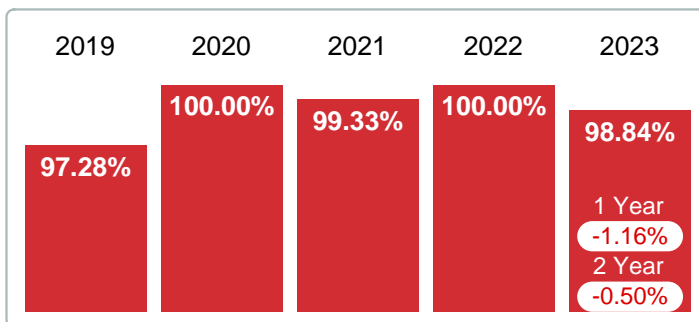
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

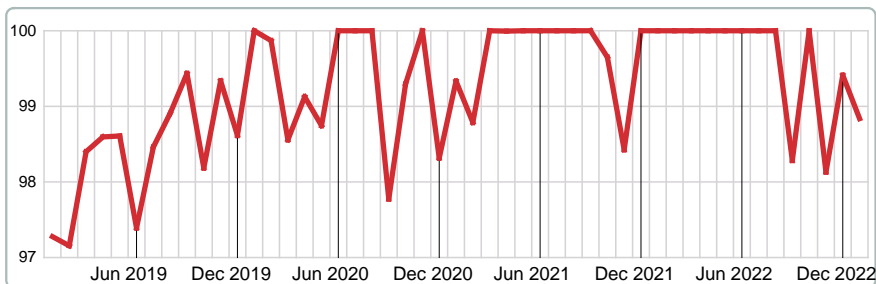
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

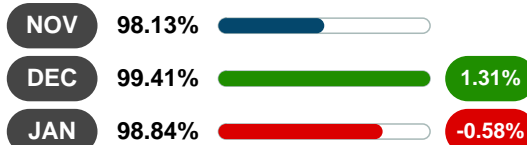


### 3 MONTHS

5 year JAN AVG = 99.09%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **98.84%**  
equal to 5 yr JAN average of **99.09%**



### 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
\$40,000 and less	<div style="width: 5.13%;"></div> 2	5.13%	99.44%	0.00%	99.44%	0.00%	0.00%
\$40,001 - \$70,000	<div style="width: 15.38%;"></div> 6	15.38%	85.90%	97.01%	85.90%	76.36%	0.00%
\$70,001 - \$120,000	<div style="width: 15.38%;"></div> 6	15.38%	91.49%	97.04%	92.35%	73.08%	0.00%
\$120,001 - \$170,000	<div style="width: 23.08%;"></div> 9	23.08%	100.00%	0.00%	100.00%	100.00%	0.00%
\$170,001 - \$260,000	<div style="width: 17.95%;"></div> 7	17.95%	99.96%	0.00%	99.98%	98.84%	0.00%
\$260,001 - \$380,000	<div style="width: 12.82%;"></div> 5	12.82%	99.83%	0.00%	97.34%	100.00%	0.00%
\$380,001 and up	<div style="width: 10.26%;"></div> 4	10.26%	98.81%	0.00%	100.00%	98.09%	97.62%
Median Sold/List Ratio		98.84%		97.01%	99.46%	98.84%	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



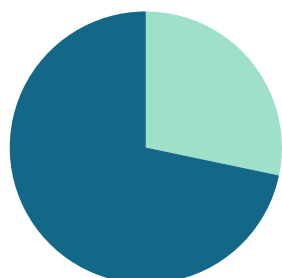
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

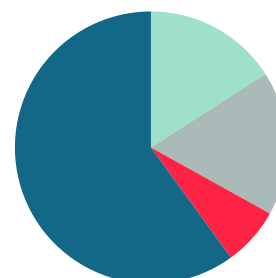


**Inventory**  
 New Listings  
**58 = 28.29%**  
 Start Inventory  
**147**  
 Total Inventory Units  
**205**  
 Volume  
**\$43,682,905**

### 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%
Median List Price	145,000	145,000	0.00%	145,000	145,000	0.00%
Median Sale Price	150,000	145,000	-3.33%	150,000	145,000	-3.33%
Median Percent of Selling Price to List Price	100.00%	98.84%	-1.16%	100.00%	98.84%	-1.16%
Median Days on Market to Sale	14.00	26.00	85.71%	14.00	26.00	85.71%
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

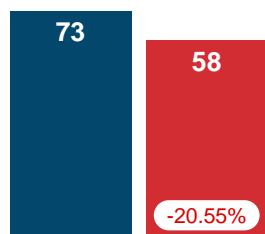
**Inventory** on January 31, 2023 = **147**

**2022** **2023**

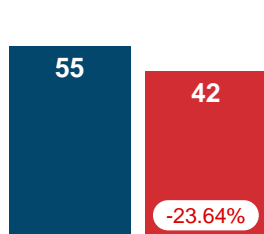
### JANUARY MARKET

### MEDIAN PRICES

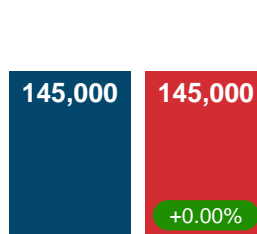
#### New Listings



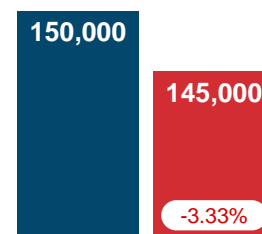
#### Pending Listings



#### List Price



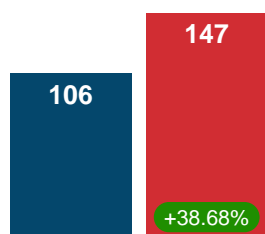
#### Sale Price



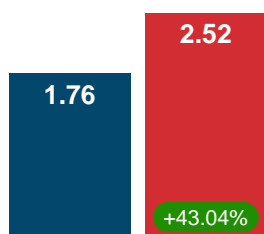
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

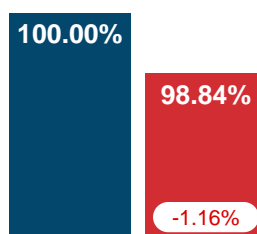
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

