

July 2023



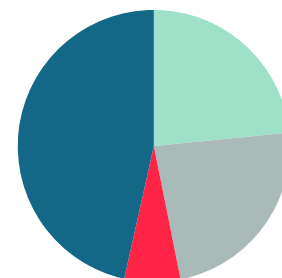
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	July 2023	+/-%
Closed Listings	65	67	3.08%
Pending Listings	60	67	11.67%
New Listings	104	62	-40.38%
Median List Price	154,900	163,000	5.23%
Median Sale Price	154,900	162,000	4.58%
Median Percent of Selling Price to List Price	100.00%	98.27%	-1.73%
Median Days on Market to Sale	12.00	13.00	8.33%
End of Month Inventory	166	133	-19.88%
Months Supply of Inventory	2.77	2.43	-12.57%



■ Closed (23.43%)
■ Pending (23.43%)
■ Other OffMarket (6.64%)
■ Active (46.50%)

Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of July 31, 2023 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2023 decreased **19.88%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **2.43** 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 **4.58%** in July 2023 to \$162,000 versus the previous year at \$154,900.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 1.00 days or **8.33%** in July 2023 compared to last year's same month at **12.00** DOM.

Sales Success for July 2023 is Positive

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

There were 62 New Listings in July 2023, down **40.38%** from last year at 104. Furthermore, there were 67 Closed Listings this month versus last year at 65, a **3.08%** increase.

Closed versus Listed trends yielded a **108.1%** ratio, up from previous year's, July 2022, at **62.5%**, a **72.90%** upswing. This will certainly create pressure on a decreasing Month's 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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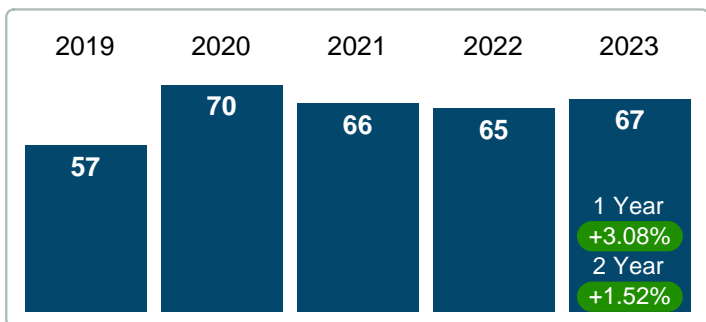
Area Delimited by County Of Muskogee - Residential Property Type



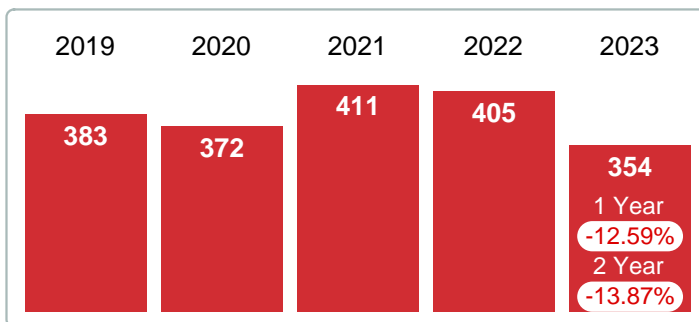
CLOSED LISTINGS

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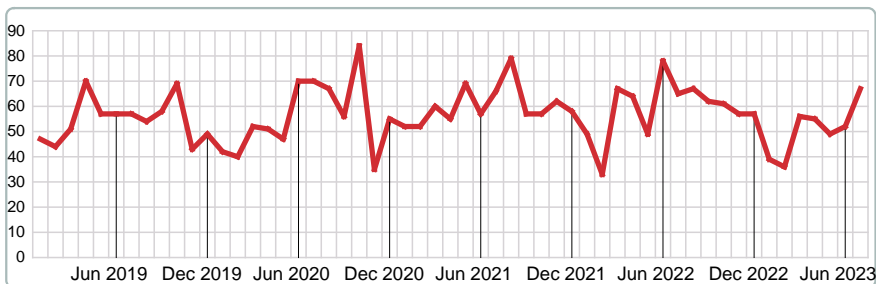
JULY



YEAR TO DATE (YTD)

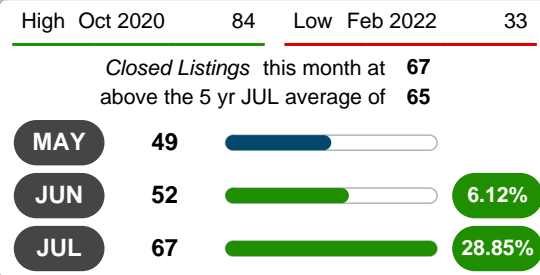


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 65



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	5	7.46%	25.0	3	1	1	0
\$25,001 - \$100,000	9	13.43%	37.0	3	6	0	0
\$100,001 - \$125,000	7	10.45%	12.0	4	3	0	0
\$125,001 - \$175,000	18	26.87%	6.0	2	15	1	0
\$175,001 - \$225,000	11	16.42%	15.0	0	10	1	0
\$225,001 - \$275,000	7	10.45%	17.0	0	4	2	1
\$275,001 and up	10	14.93%	11.5	1	6	2	1
Total Closed Units	67			13	45	7	2
Total Closed Volume	11,527,930	100%	13.0	1.43M	8.11M	1.40M	589.50K
Median Closed Price	\$162,000			\$105,000	\$170,000	\$233,000	\$294,750

July 2023



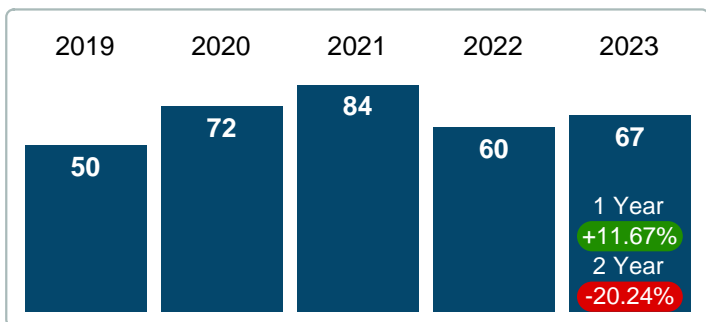
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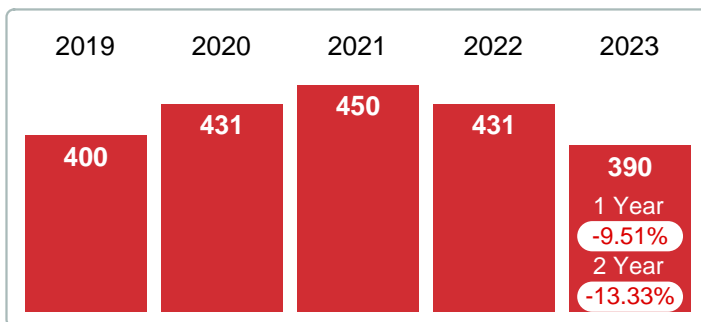
PENDING LISTINGS

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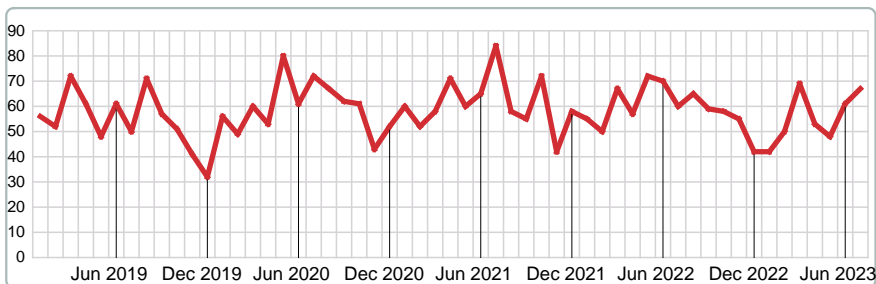
JULY



YEAR TO DATE (YTD)

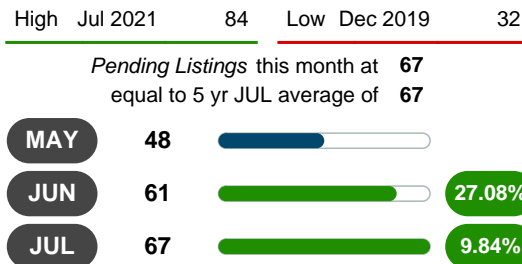


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 67



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	4.48%	77.0	2	0	1	0
\$25,001 - \$75,000	8	11.94%	12.0	1	7	0	0
\$75,001 - \$125,000	12	17.91%	12.0	2	10	0	0
\$125,001 - \$225,000	18	26.87%	31.5	2	12	4	0
\$225,001 - \$250,000	6	8.96%	34.5	1	1	4	0
\$250,001 - \$375,000	13	19.40%	32.0	0	9	3	1
\$375,001 and up	7	10.45%	70.0	0	2	2	3
Total Pending Units	67			8	41	14	4
Total Pending Volume	15,577,100	100%	29.0	844.30K	9.10M	3.50M	2.13M
Median Listing Price	\$179,000			\$96,250	\$159,900	\$237,000	\$537,000

July 2023



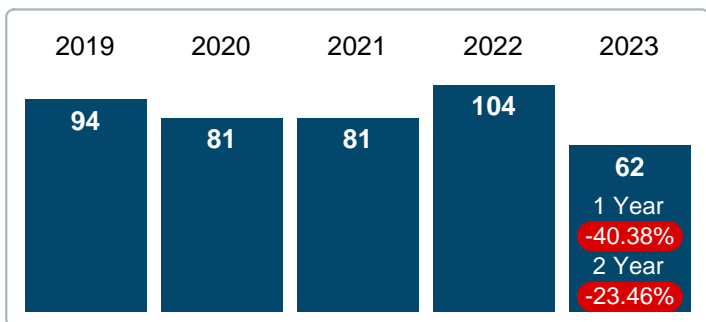
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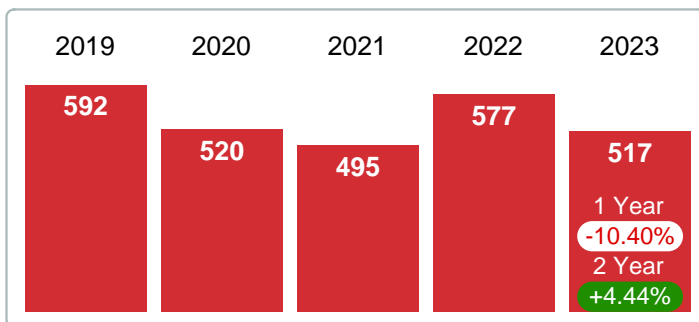
NEW LISTINGS

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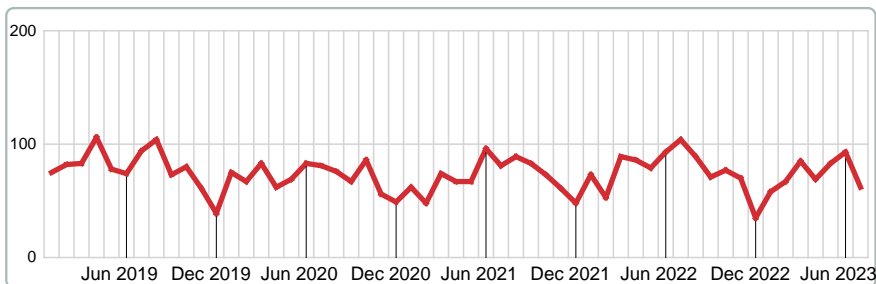
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

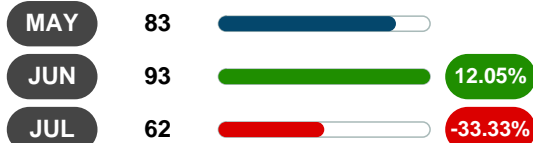


3 MONTHS

5 year JUL AVG = 84

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **62**
 below the 5 yr JUL average of **84**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	7	11.29%	1	6	0	0
\$80,001 - \$90,000	2	3.23%	1	1	0	0
\$90,001 - \$120,000	12	19.35%	5	7	0	0
\$120,001 - \$180,000	16	25.81%	2	14	0	0
\$180,001 - \$230,000	9	14.52%	0	6	3	0
\$230,001 - \$320,000	8	12.90%	1	5	2	0
\$320,001 and up	8	12.90%	0	4	3	1
Total New Listed Units	62		10	43	8	1
Total New Listed Volume	11,274,140	100%	1.22M	7.04M	2.68M	324.50K
Median New Listed Listing Price	\$149,000		\$106,125	\$147,500	\$259,500	\$324,500

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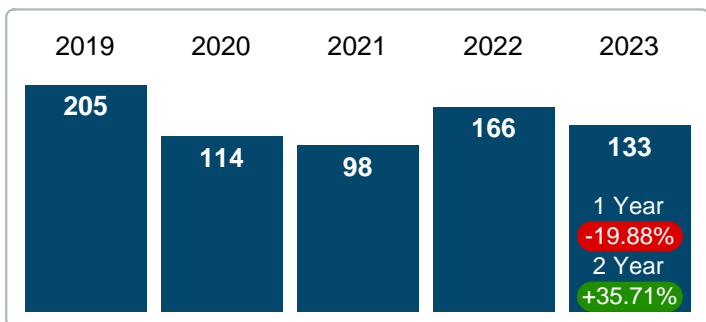
Area Delimited by County Of Muskogee - Residential Property Type



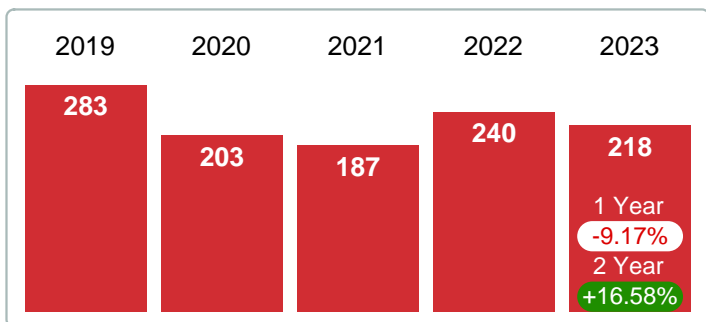
ACTIVE INVENTORY

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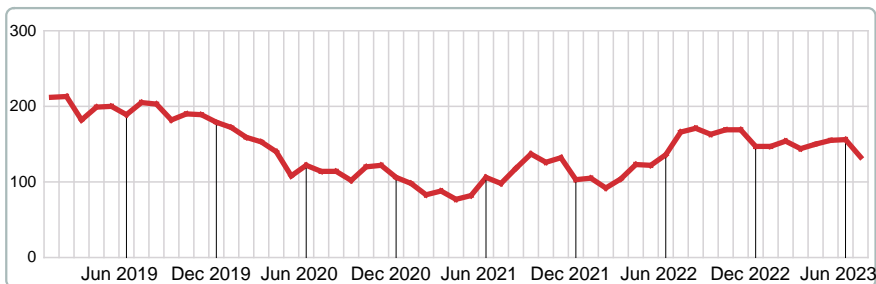
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 143

High Feb 2019 213 Low Apr 2021 77

Inventory this month at 133
below the 5 yr JUL average of 143



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	8	6.02%	78.5	3	5	0	0
\$75,001 - \$125,000	20	15.04%	32.0	6	13	1	0
\$125,001 - \$175,000	15	11.28%	32.0	1	13	1	0
\$175,001 - \$250,000	38	28.57%	48.0	2	31	5	0
\$250,001 - \$325,000	17	12.78%	53.0	1	10	6	0
\$325,001 - \$450,000	21	15.79%	62.0	0	7	9	5
\$450,001 and up	14	10.53%	98.5	0	4	6	4
Total Active Inventory by Units	133			13	83	28	9
Total Active Inventory by Volume	34,653,628	100%	49.0	1.62M	18.56M	10.03M	4.44M
Median Active Inventory Listing Price	\$199,900			\$112,750	\$189,900	\$339,950	\$439,900

July 2023



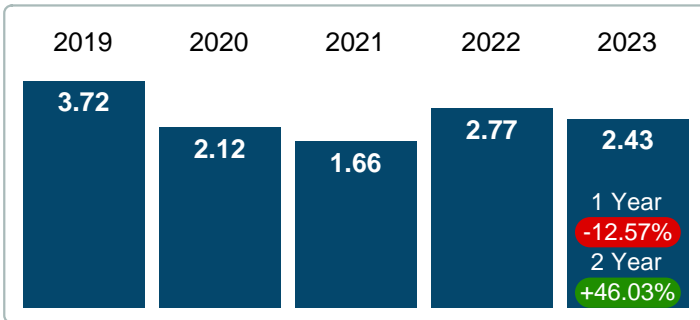
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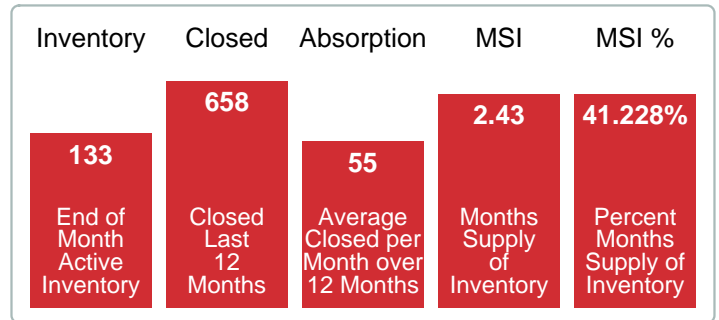
MONTHS SUPPLY of INVENTORY (MSI)

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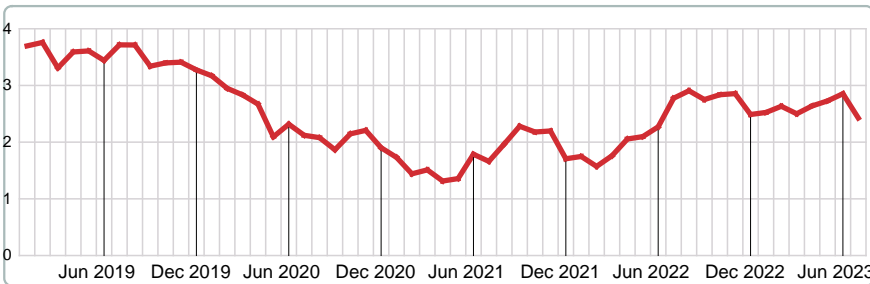
MSI FOR JULY



INDICATORS FOR JULY 2023

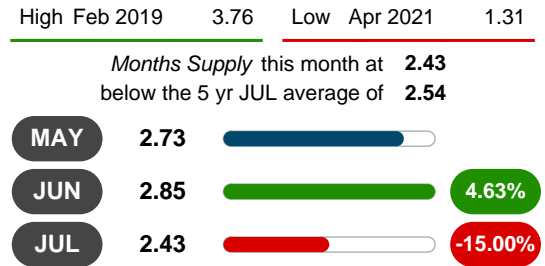


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.54



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
\$75,000 and less	8	6.02%	0.84	0.90	1.05	0.00	0.00
\$75,001 - \$125,000	20	15.04%	2.35	1.95	3.00	1.00	0.00
\$125,001 - \$175,000	15	11.28%	1.13	1.09	1.21	0.67	0.00
\$175,001 - \$250,000	38	28.57%	3.10	6.00	3.07	2.73	0.00
\$250,001 - \$325,000	17	12.78%	2.62	6.00	3.16	2.40	0.00
\$325,001 - \$450,000	21	15.79%	5.73	0.00	4.42	5.14	20.00
\$450,001 and up	14	10.53%	12.00	0.00	8.00	18.00	16.00
Market Supply of Inventory (MSI)			2.43	1.63	2.36	2.73	6.35
Total Active Inventory by Units		100%	2.43	13	83	28	9

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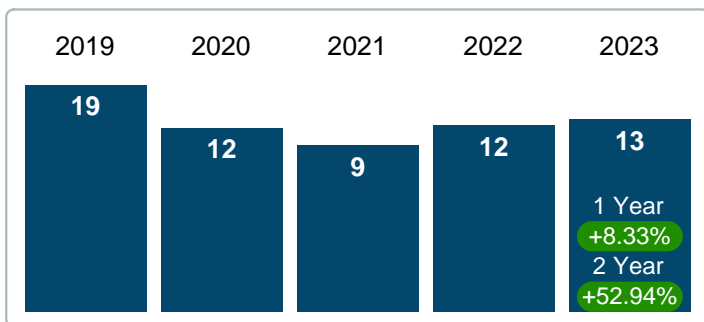
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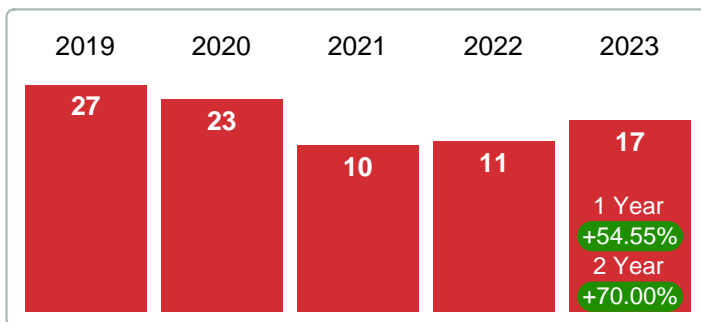
MEDIAN DAYS ON MARKET TO SALE

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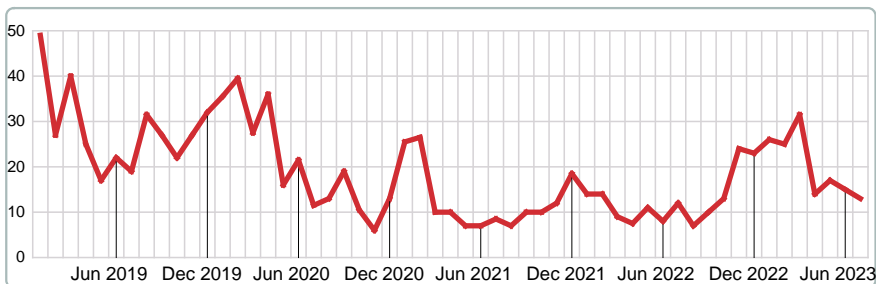
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 13

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 13 equal to 5 yr JUL average of 13



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	7.46%	25	25	11	16	0
\$25,001 - \$100,000	13.43%	37	30	39	0	0
\$100,001 - \$125,000	10.45%	12	7	13	0	0
\$125,001 - \$175,000	26.87%	6	8	6	6	0
\$175,001 - \$225,000	16.42%	15	0	13	16	0
\$225,001 - \$275,000	10.45%	17	0	12	46	7
\$275,001 and up	14.93%	12	13	19	31	1
Median Closed DOM		13	13	11	16	4
Total Closed Units	100%	67	13	45	7	2
Total Closed Volume		11,527,930	1.43M	8.11M	1.40M	589.50K

July 2023



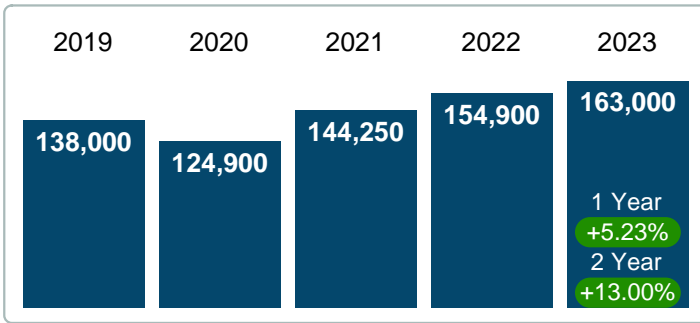
Area Delimited by County Of Muskogee - Residential Property Type



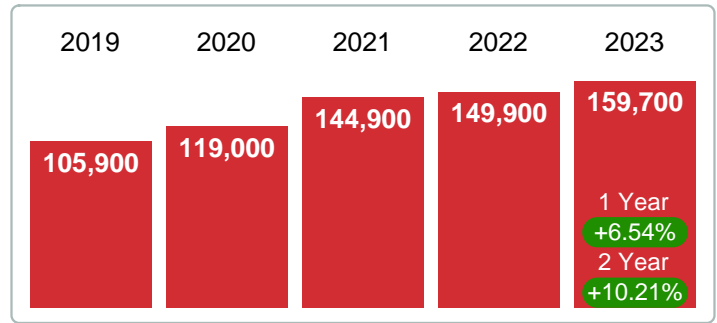
MEDIAN LIST PRICE AT CLOSING

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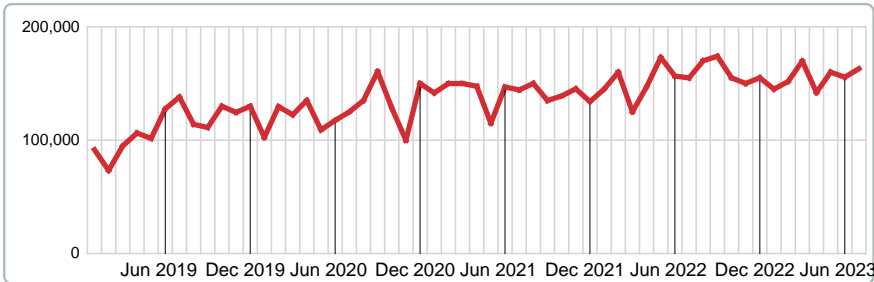
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

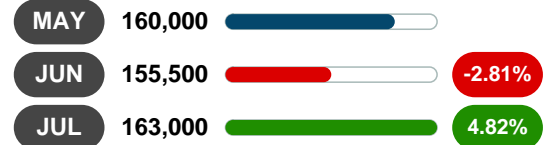


3 MONTHS

5 year JUL AVG = 145,010

High Sep 2022 174,000 Low Feb 2019 73,300

Median List Price at Closing this month at **163,000**
above the 5 yr JUL average of **145,010**



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	5.97%	14,750	14,750	9,900	20,000	0
\$25,001 - \$100,000	14.93%	74,500	55,500	82,250	0	0
\$100,001 - \$125,000	8.96%	124,250	125,000	123,500	115,000	0
\$125,001 - \$175,000	22.39%	145,000	134,700	149,900	0	0
\$175,001 - \$225,000	19.40%	194,990	0	196,995	179,900	0
\$225,001 - \$275,000	10.45%	240,000	0	240,000	255,750	0
\$275,001 and up	17.91%	317,000	450,000	315,000	317,000	312,200
Median List Price		163,000	125,000	184,900	236,500	312,200
Total Closed Units	100%	67	13	45	7	2
Total Closed Volume		11,957,578	1.50M	8.38M	1.46M	624.40K

July 2023



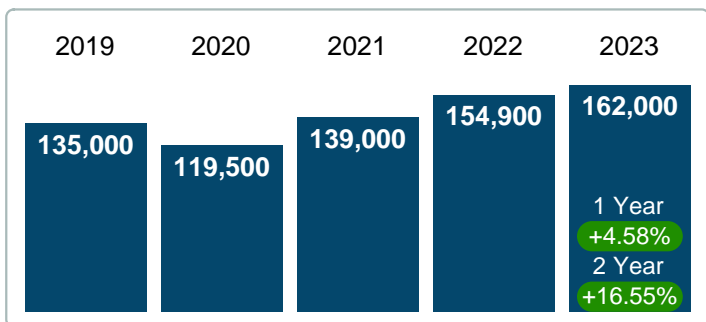
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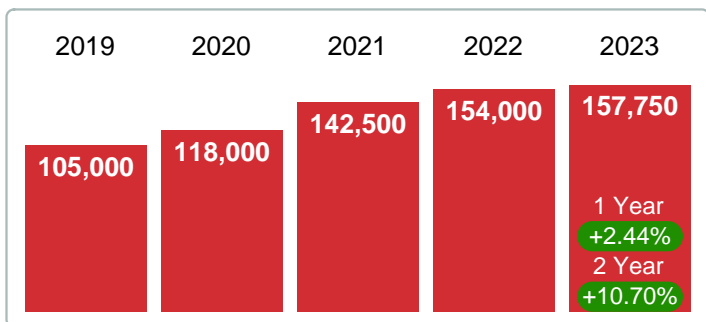
MEDIAN SOLD PRICE AT CLOSING

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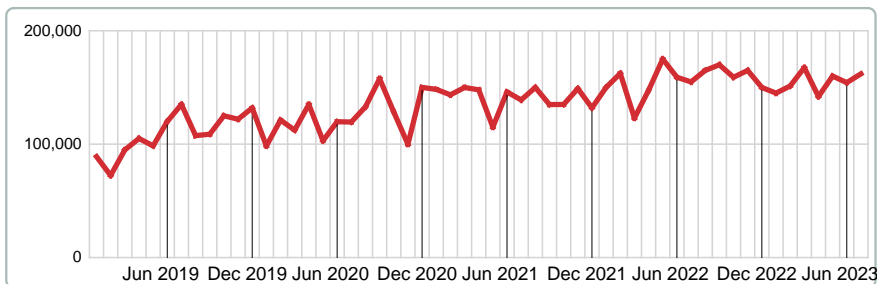
JULY



YEAR TO DATE (YTD)

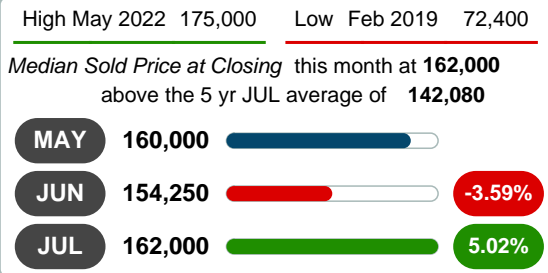


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 142,080



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	7.46%	14,000	12,000	15,100	14,000	0
\$25,001 - \$100,000	9	13.43%	80,000	80,000	75,500	0	0
\$100,001 - \$125,000	7	10.45%	123,000	124,000	115,000	0	0
\$125,001 - \$175,000	18	26.87%	155,500	134,700	159,900	127,500	0
\$175,001 - \$225,000	11	16.42%	201,500	0	203,000	179,900	0
\$225,001 - \$275,000	7	10.45%	250,000	0	246,750	250,250	265,000
\$275,001 and up	10	14.93%	319,750	450,000	322,000	288,250	324,500
Median Sold Price			162,000	105,000	170,000	233,000	294,750
Total Closed Units		100%	162,000	13	45	7	2
Total Closed Volume			11,527,930	1.43M	8.11M	1.40M	589.50K

July 2023



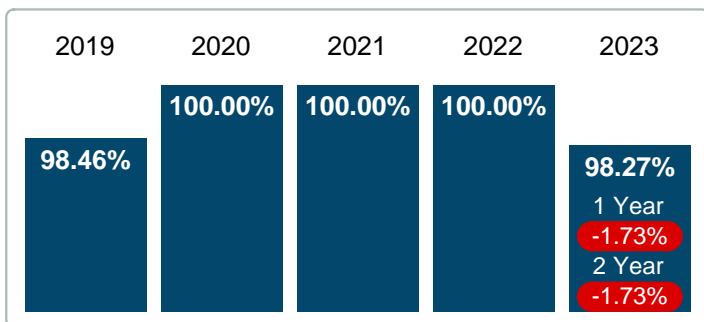
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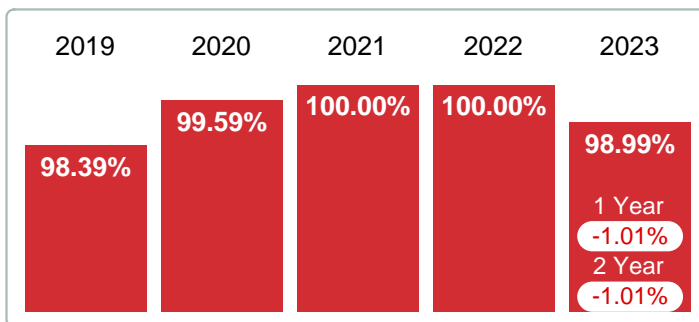
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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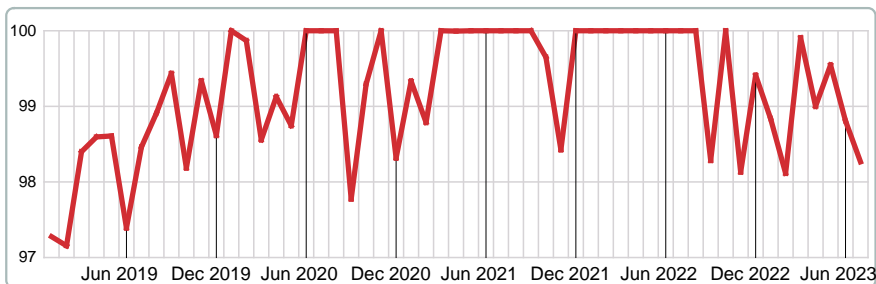
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

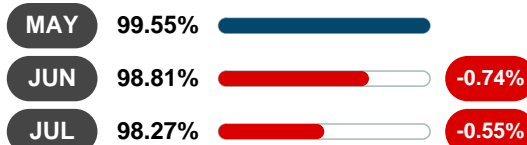


3 MONTHS

5 year JUL AVG = 99.35%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **98.27%**
below the 5 yr JUL average of **99.35%**



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	5	7.46%	72.73%	72.73%	152.53%	70.00%	0.00%
\$25,001 - \$100,000	9	13.43%	91.01%	91.01%	90.98%	0.00%	0.00%
\$100,001 - \$125,000	7	10.45%	98.40%	93.84%	100.00%	0.00%	0.00%
\$125,001 - \$175,000	18	26.87%	99.72%	100.00%	99.39%	110.87%	0.00%
\$175,001 - \$225,000	11	16.42%	97.82%	0.00%	97.72%	100.00%	0.00%
\$225,001 - \$275,000	7	10.45%	97.40%	0.00%	98.70%	97.90%	88.36%
\$275,001 and up	10	14.93%	98.93%	100.00%	98.93%	90.95%	100.00%
Median Sold/List Ratio		98.27%		92.31%	98.99%	97.27%	94.18%
Total Closed Units		67	100%	13	45	7	2
Total Closed Volume		11,527,930		1.43M	8.11M	1.40M	589.50K

July 2023



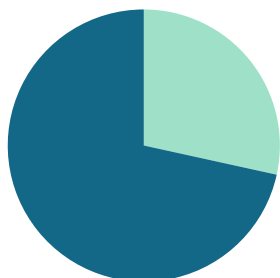
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 11, 2023 for MLS Technology Inc.

INVENTORY

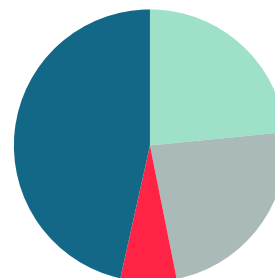


Inventory
 New Listings
62 = 28.44%
 Start Inventory
156
 Total Inventory Units
218
 Volume
\$53,981,943

Market Activity

Closed Sales
67 = 23.43%
 Pending Sales
67 = 23.43%
 Other Off Market
19 = 6.64%
 Active Inventory
133 = 46.50%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	65	67	3.08%	405	354	-12.59%
Pending Sales	60	67	11.67%	431	390	-9.51%
New Listings	104	62	-40.38%	577	517	-10.40%
Median List Price	154,900	163,000	5.23%	149,900	159,700	6.54%
Median Sale Price	154,900	162,000	4.58%	154,000	157,750	2.44%
Median Percent of Selling Price to List Price	100.00%	98.27%	-1.73%	100.00%	98.99%	-1.01%
Median Days on Market to Sale	12.00	13.00	8.33%	11.00	17.00	54.55%
Monthly Inventory	166	133	-19.88%	166	133	-19.88%
Months Supply of Inventory	2.77	2.43	-12.57%	2.77	2.43	-12.57%

Absorption: Last 12 months, an Average of **55** Sales/Month

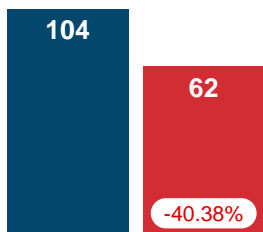
Inventory on July 31, 2023 = **133**

2022 **2023**

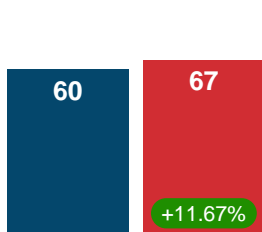
JULY MARKET

MEDIAN PRICES

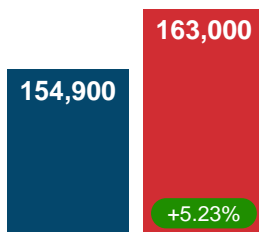
New Listings



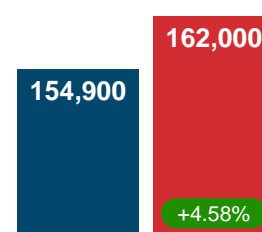
Pending Listings



List Price



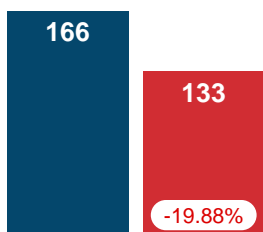
Sale Price



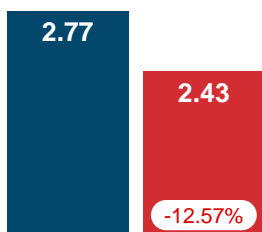
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

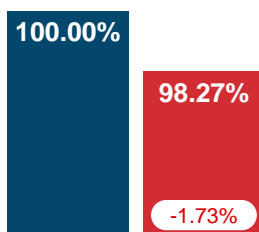
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

