

June 2023



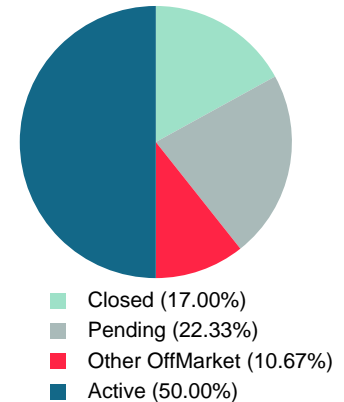
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	June 2023	+/-%
Closed Listings	78	51	-34.62%
Pending Listings	70	67	-4.29%
New Listings	93	93	0.00%
Average List Price	175,184	179,551	2.49%
Average Sale Price	172,111	171,952	-0.09%
Average Percent of Selling Price to List Price	97.48%	94.40%	-3.16%
Average Days on Market to Sale	24.24	41.10	69.52%
End of Month Inventory	136	150	10.29%
Months Supply of Inventory	2.27	2.75	21.07%



Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of June 30, 2023 = **150**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2023 rose **10.29%** to 150 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 **2.75** 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 **0.09%** in June 2023 to \$171,952 versus the previous year at \$172,111.

Average Days on Market Lengthens

The average number of **41.10** days that homes spent on the market before selling increased by 16.85 days or **69.52%** in June 2023 compared to last year's same month at **24.24** DOM.

Sales Success for June 2023 is Positive

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

There were 93 New Listings in June 2023, down **0.00%** from last year at 93. Furthermore, there were 51 Closed Listings this month versus last year at 78, a **-34.62%** decrease.

Closed versus Listed trends yielded a **54.8%** ratio, down from previous year's, June 2022, at **83.9%**, a **34.62%** downswing. This will certainly create pressure on an increasing Monthly 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

June 2023



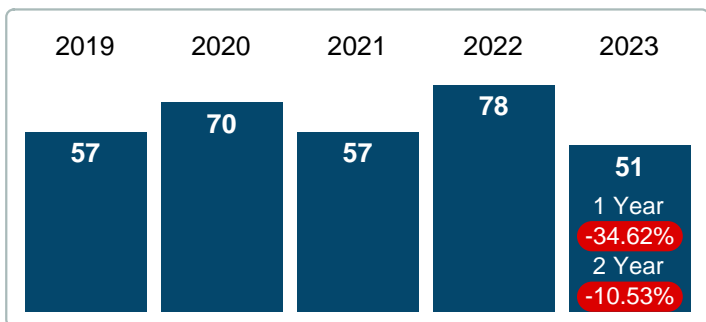
Area Delimited by County Of Muskogee - Residential Property Type



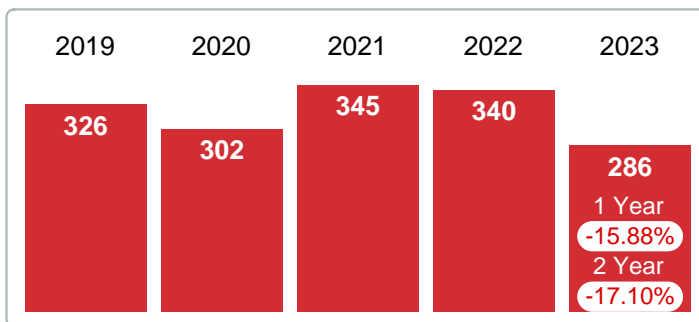
CLOSED LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

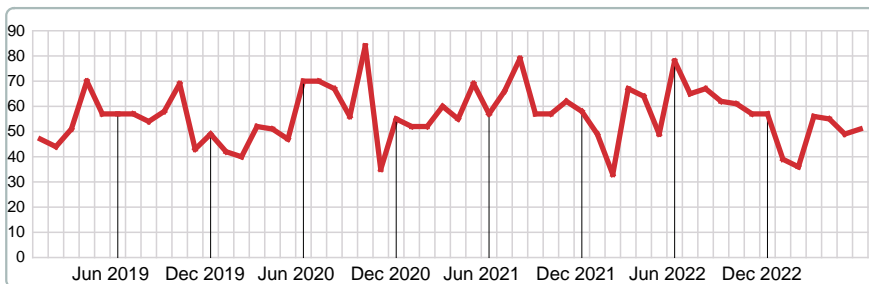
JUNE



YEAR TO DATE (YTD)

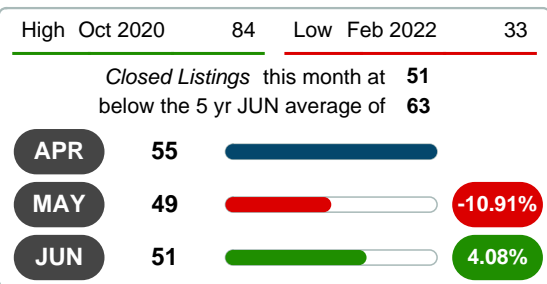


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 63



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	2	3.92%	116.5	0	1	1	0
\$25,001 - \$75,000	9	17.65%	31.4	5	4	0	0
\$75,001 - \$125,000	9	17.65%	40.0	1	6	2	0
\$125,001 - \$175,000	7	13.73%	15.9	0	7	0	0
\$175,001 - \$250,000	12	23.53%	57.9	0	11	1	0
\$250,001 - \$275,000	4	7.84%	30.5	0	2	2	0
\$275,001 and up	8	15.69%	36.5	0	3	1	4
Total Closed Units	51			6	34	7	4
Total Closed Volume	8,769,569	100%	41.1	311.10K	5.49M	1.27M	1.70M
Average Closed Price	\$171,952			\$51,850	\$161,499	\$181,571	\$424,125

June 2023



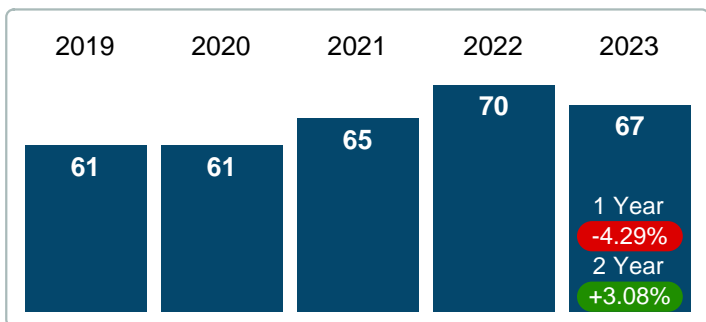
Area Delimited by County Of Muskogee - Residential Property Type



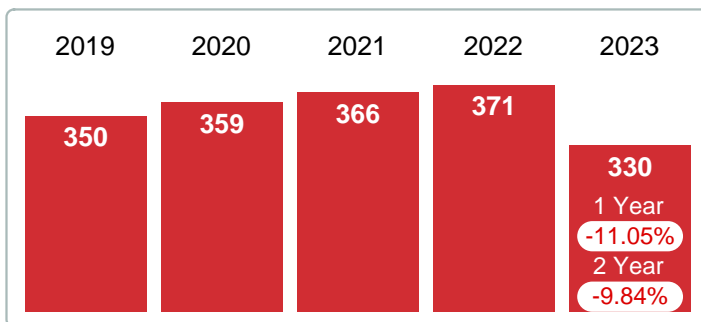
PENDING LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

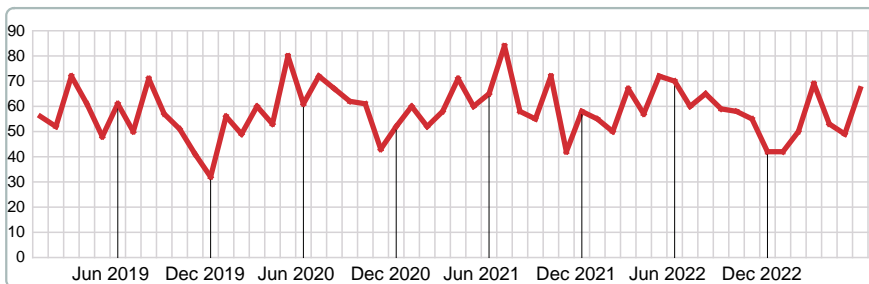
JUNE



YEAR TO DATE (YTD)

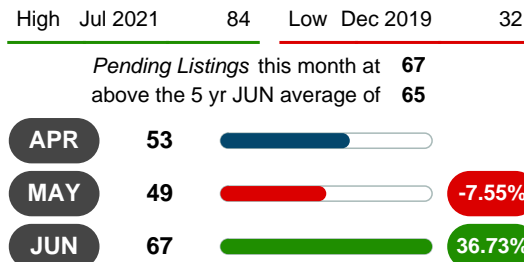


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 65



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	8.96%	67.3	2	2	2	0
\$40,001 - \$120,000	9	13.43%	12.0	1	7	1	0
\$120,001 - \$140,000	6	8.96%	23.8	4	2	0	0
\$140,001 - \$190,000	19	28.36%	22.7	0	14	5	0
\$190,001 - \$230,000	12	17.91%	33.0	1	10	1	0
\$230,001 - \$280,000	8	11.94%	28.0	1	5	2	0
\$280,001 and up	7	10.45%	29.6	0	5	1	1
Total Pending Units	67			9	45	12	1
Total Pending Volume	11,513,203	100%	64.6	1.10M	8.03M	2.08M	299.90K
Average Listing Price	\$93,580			\$122,544	\$178,378	\$173,617	\$299,900

June 2023



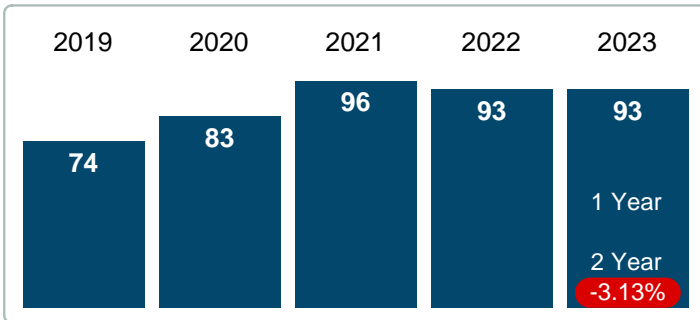
Area Delimited by County Of Muskogee - Residential Property Type



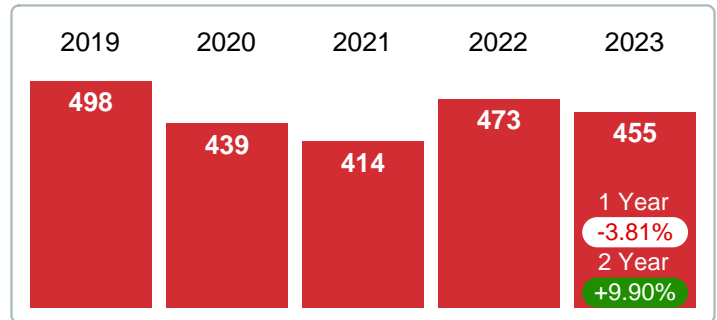
NEW LISTINGS

Report produced on Jul 13, 2023 for MLS Technology Inc.

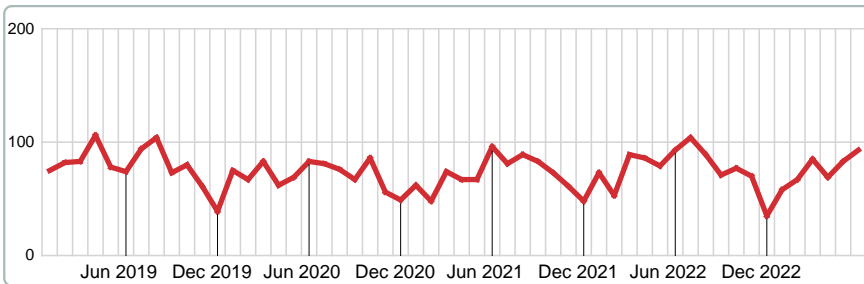
JUNE



YEAR TO DATE (YTD)

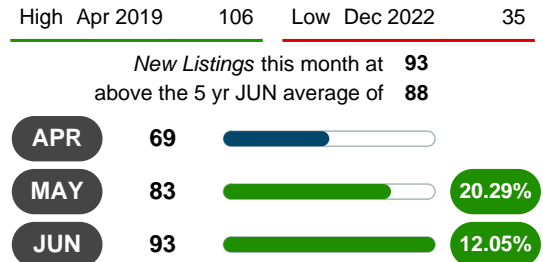


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 88



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	9	9.68%	0	7	2	0
\$60,001 - \$120,000	11	11.83%	1	10	0	0
\$120,001 - \$160,000	16	17.20%	4	11	1	0
\$160,001 - \$200,000	20	21.51%	0	17	3	0
\$200,001 - \$260,000	16	17.20%	1	14	1	0
\$260,001 - \$310,000	11	11.83%	0	7	3	1
\$310,001 and up	10	10.75%	0	4	4	2
Total New Listed Units	93		6	70	14	3
Total New Listed Volume	19,175,840	100%	864.90K	13.00M	3.31M	2.00M
Average New Listed Listing Price	\$97,450		\$144,150	\$185,775	\$236,271	\$666,300

June 2023



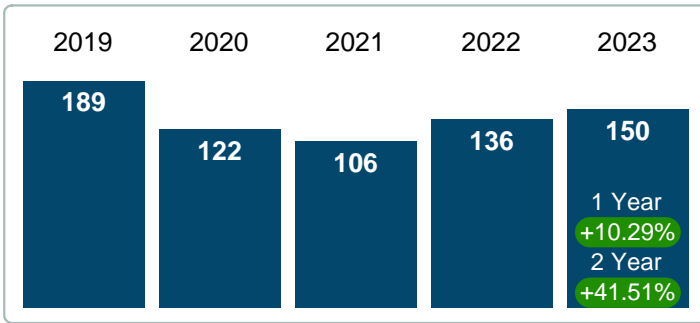
Area Delimited by County Of Muskogee - Residential Property Type



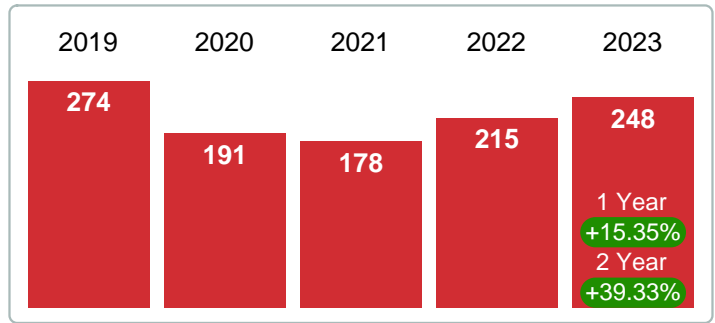
ACTIVE INVENTORY

Report produced on Jul 13, 2023 for MLS Technology Inc.

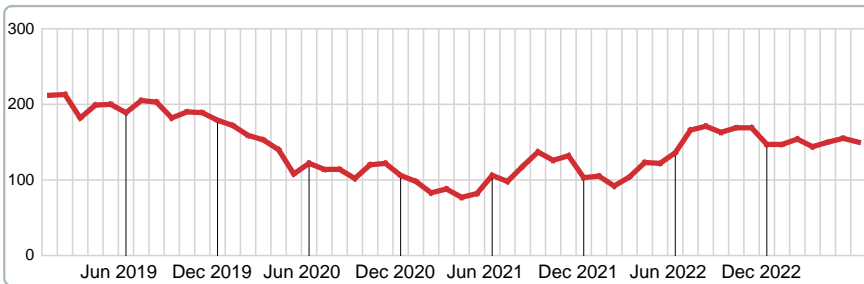
END OF JUNE



ACTIVE DURING JUNE

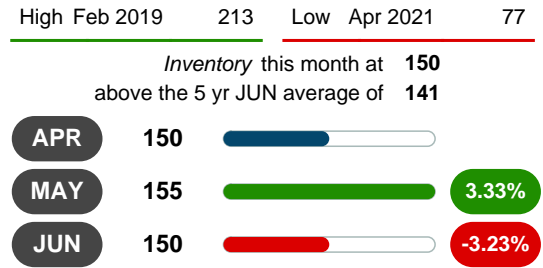


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 141



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	10.00%	67.3	5	8	2	0
\$75,001 - \$125,000	16	10.67%	61.8	2	13	1	0
\$125,001 - \$175,000	18	12.00%	60.2	3	13	2	0
\$175,001 - \$250,000	40	26.67%	47.6	2	31	7	0
\$250,001 - \$325,000	20	13.33%	58.6	1	13	6	0
\$325,001 - \$475,000	22	14.67%	81.7	0	4	12	6
\$475,001 and up	19	12.67%	82.9	0	7	5	7
Total Active Inventory by Units	150			13	89	35	13
Total Active Inventory by Volume	41,793,013	100%	63.5	1.58M	21.94M	11.19M	7.08M
Average Active Inventory Listing Price	\$278,620			\$121,192	\$246,564	\$319,774	\$544,708

June 2023



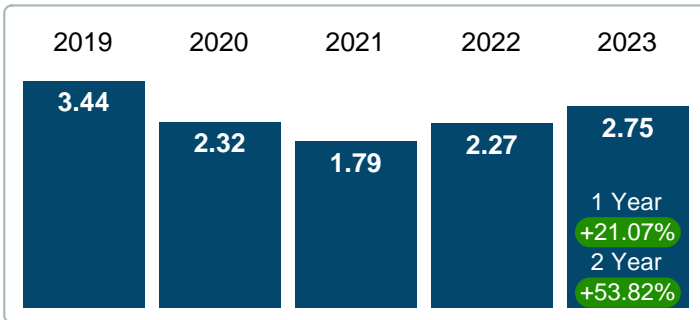
Area Delimited by County Of Muskogee - Residential Property Type



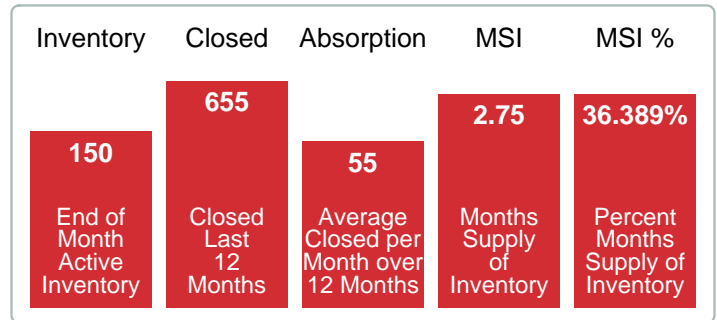
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jul 13, 2023 for MLS Technology Inc.

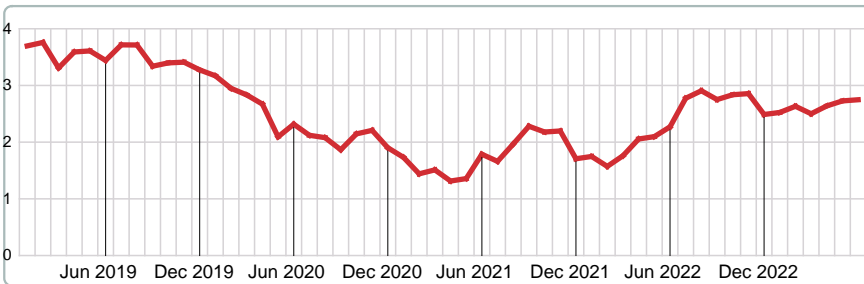
MSI FOR JUNE



INDICATORS FOR JUNE 2023

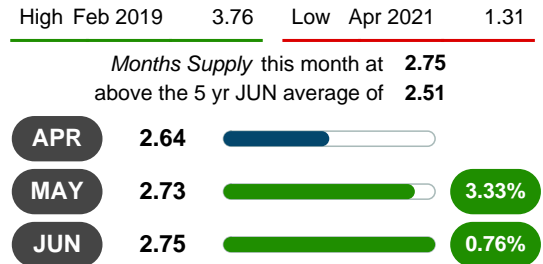


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.51



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	15	10.00%	1.50	1.40	1.63	1.41	0.00
\$75,001 - \$125,000	16	10.67%	1.90	0.73	2.89	0.92	0.00
\$125,001 - \$175,000	18	12.00%	1.42	3.60	1.27	1.33	0.00
\$175,001 - \$250,000	40	26.67%	3.43	6.00	3.29	3.65	0.00
\$250,001 - \$325,000	20	13.33%	3.12	6.00	4.00	2.40	0.00
\$325,001 - \$475,000	22	14.67%	5.39	0.00	2.18	6.26	18.00
\$475,001 and up	19	12.67%	14.25	0.00	14.00	10.00	28.00
Market Supply of Inventory (MSI)			2.75	1.68	2.57	3.23	9.75
Total Active Inventory by Units		100%	2.75	13	89	35	13

June 2023



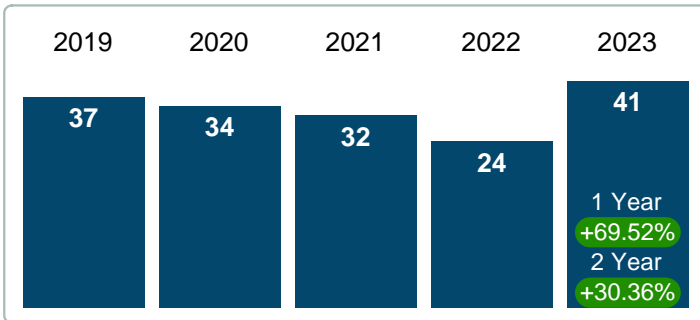
Area Delimited by County Of Muskogee - Residential Property Type



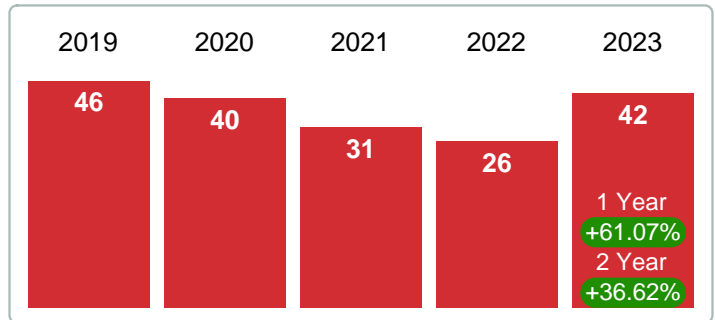
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jul 13, 2023 for MLS Technology Inc.

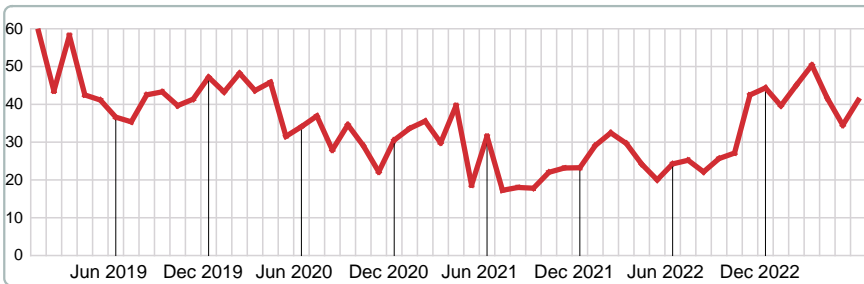
JUNE



YEAR TO DATE (YTD)

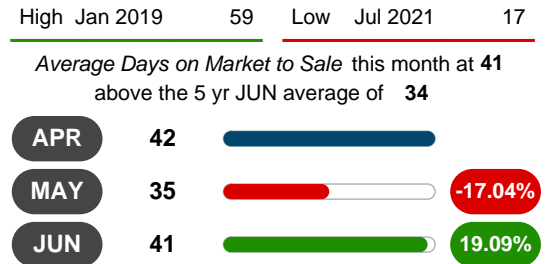


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 34



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	3.92%	117	0	15	218	0
\$25,001 - \$75,000	17.65%	31	29	34	0	0
\$75,001 - \$125,000	17.65%	40	10	56	9	0
\$125,001 - \$175,000	13.73%	16	0	16	0	0
\$175,001 - \$250,000	23.53%	58	0	59	48	0
\$250,001 - \$275,000	7.84%	31	0	40	21	0
\$275,001 and up	15.69%	37	0	16	44	50
Average Closed DOM		41	26	40	53	50
Total Closed Units	100%	41	6	34	7	4
Total Closed Volume		8,769,569	311.10K	5.49M	1.27M	1.70M

June 2023



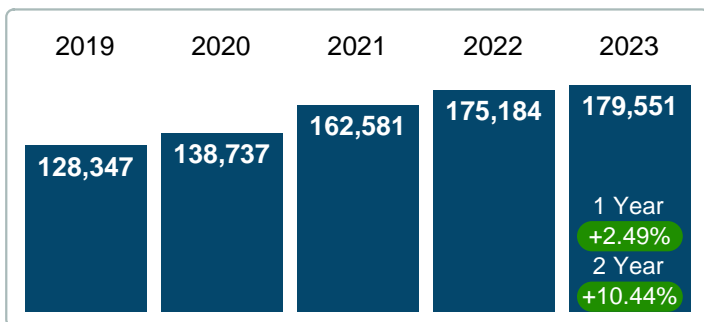
Area Delimited by County Of Muskogee - Residential Property Type



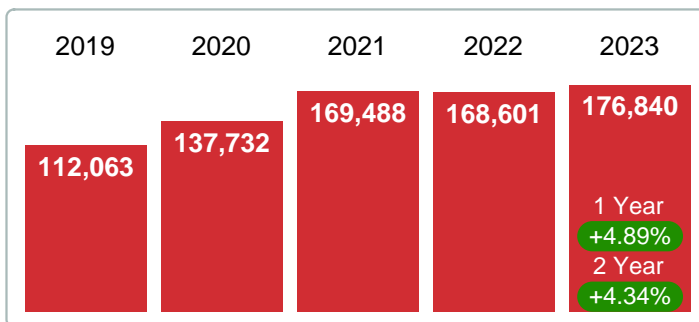
AVERAGE LIST PRICE AT CLOSING

Report produced on Jul 13, 2023 for MLS Technology Inc.

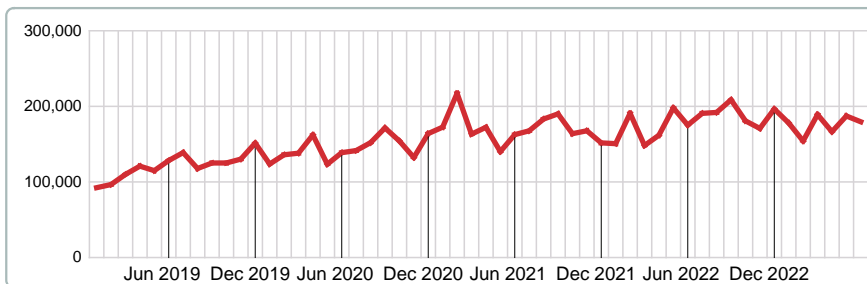
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

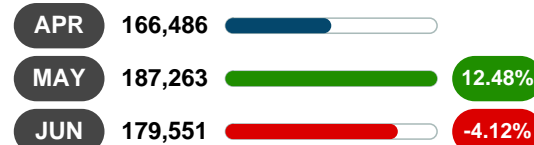


3 MONTHS

5 year JUN AVG = 156,880

High Feb 2021 217,247 Low Jan 2019 92,397

Average List Price at Closing this month at **179,551**
above the 5 yr JUN average of **156,880**



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	26,450	39,000	0
\$25,001 - \$75,000	10	19.61%	44,060	51,475	0	0
\$75,001 - \$125,000	10	19.61%	109,000	118,700	105,950	0
\$125,001 - \$175,000	7	13.73%	0	144,073	0	0
\$175,001 - \$250,000	12	23.53%	0	198,860	185,000	0
\$250,001 - \$275,000	3	5.88%	0	262,200	274,500	0
\$275,001 and up	9	17.65%	0	312,667	349,000	472,750
Average List Price		179,551	54,883	164,792	190,557	472,750
Total Closed Units		51	6	34	7	4
Total Closed Volume		9,157,119	329.30K	5.60M	1.33M	1.89M

June 2023



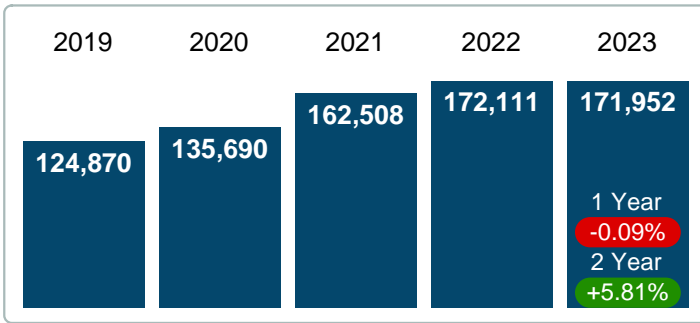
Area Delimited by County Of Muskogee - Residential Property Type



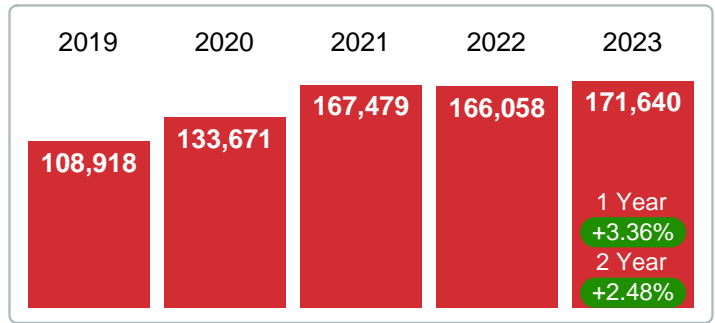
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jul 13, 2023 for MLS Technology Inc.

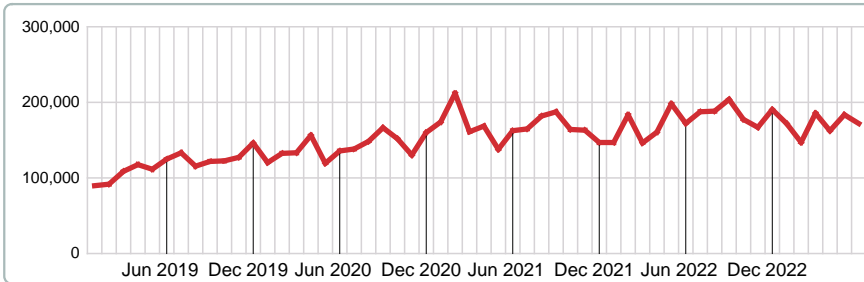
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

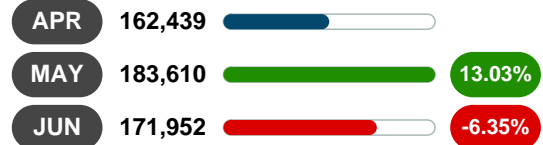


3 MONTHS

5 year JUN AVG = 153,426

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

Average Sold Price at Closing this month at **171,952** above the 5 yr JUN average of **153,426**



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	3.92%	20,250	0	20,500	20,000	0
\$25,001 - \$75,000	17.65%	42,444	39,220	46,475	0	0
\$75,001 - \$125,000	17.65%	103,378	115,000	102,650	99,750	0
\$125,001 - \$175,000	13.73%	144,071	0	144,071	0	0
\$175,001 - \$250,000	23.53%	193,514	0	194,925	178,000	0
\$250,001 - \$275,000	7.84%	262,875	0	260,000	265,750	0
\$275,001 and up	15.69%	379,312	0	332,000	342,000	424,125
Average Sold Price		171,952	51,850	161,499	181,571	424,125
Total Closed Units	100%	171,952	6	34	7	4
Total Closed Volume		8,769,569	311.10K	5.49M	1.27M	1.70M

June 2023



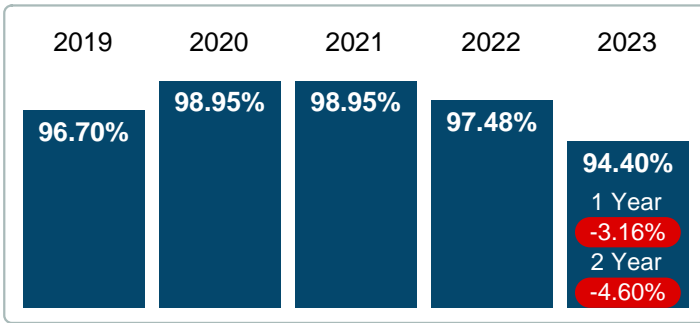
Area Delimited by County Of Muskogee - Residential Property Type



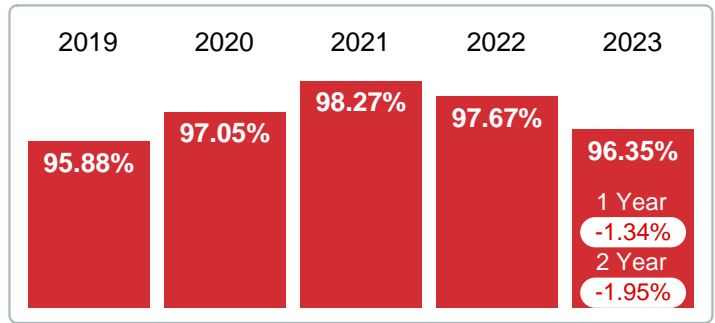
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jul 13, 2023 for MLS Technology Inc.

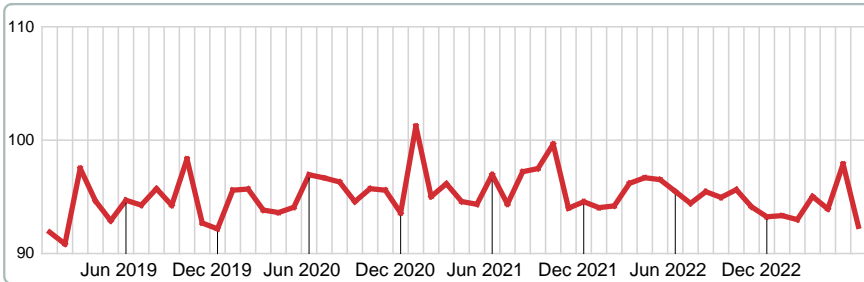
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

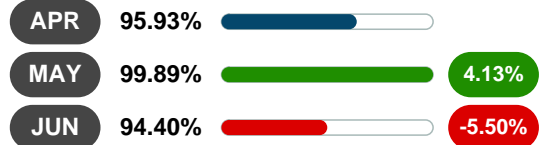


3 MONTHS

5 year JUN AVG = 97.30%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **94.40%**
below the 5 yr JUN average of **97.30%**



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	2	3.92%	64.39%	0.00%	77.50%	51.28%	0.00%
\$25,001 - \$75,000	9	17.65%	90.34%	90.50%	90.14%	0.00%	0.00%
\$75,001 - \$125,000	9	17.65%	90.74%	105.50%	87.34%	93.57%	0.00%
\$125,001 - \$175,000	7	13.73%	100.02%	0.00%	100.02%	0.00%	0.00%
\$175,001 - \$250,000	12	23.53%	98.02%	0.00%	98.19%	96.22%	0.00%
\$250,001 - \$275,000	4	7.84%	97.98%	0.00%	99.15%	96.80%	0.00%
\$275,001 and up	8	15.69%	98.44%	0.00%	106.52%	97.99%	92.49%
Average Sold/List Ratio		94.40%		93.00%	95.89%	89.46%	92.49%
Total Closed Units		51	100%	6	34	7	4
Total Closed Volume		8,769,569		311.10K	5.49M	1.27M	1.70M

June 2023



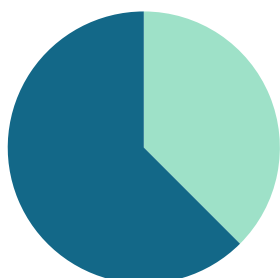
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jul 13, 2023 for MLS Technology Inc.

INVENTORY

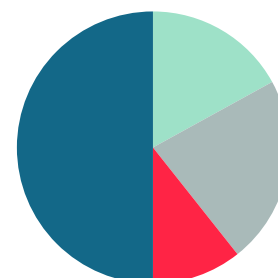


Inventory
 New Listings
93 = 37.50%
 Start Inventory
155
 Total Inventory Units
248
 Volume
\$60,189,536

Market Activity

Closed Sales
51 = 17.00%
 Pending Sales
67 = 22.33%
 Other Off Market
32 = 10.67%
 Active Inventory
150 = 50.00%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	78	51	-34.62%	340	286	-15.88%
Pending Sales	70	67	-4.29%	371	330	-11.05%
New Listings	93	93	0.00%	473	455	-3.81%
Average List Price	175,184	179,551	2.49%	168,601	176,840	4.89%
Average Sale Price	172,111	171,952	-0.09%	166,058	171,640	3.36%
Average Percent of Selling Price to List Price	97.48%	94.40%	-3.16%	97.67%	96.35%	-1.34%
Average Days on Market to Sale	24.24	41.10	69.52%	26.19	42.19	61.07%
Monthly Inventory	136	150	10.29%	136	150	10.29%
Months Supply of Inventory	2.27	2.75	21.07%	2.27	2.75	21.07%

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

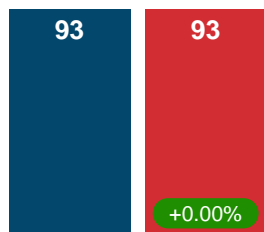
Inventory on June 30, 2023 = **150**

2022 **2023**

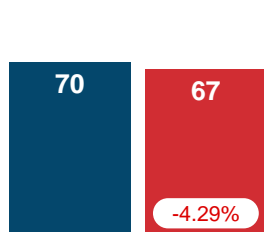
JUNE MARKET

AVERAGE PRICES

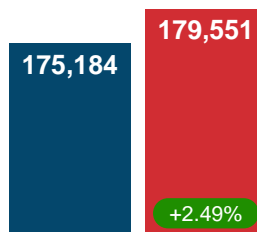
New Listings



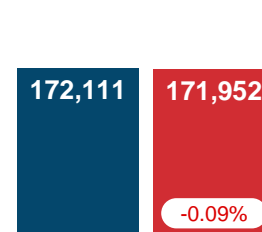
Pending Listings



List Price



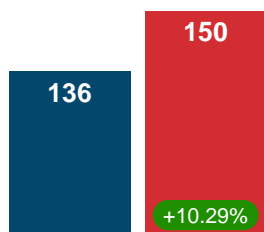
Sale Price



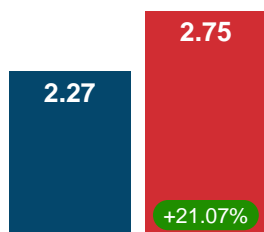
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

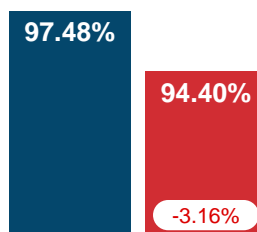
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

