

June 2023



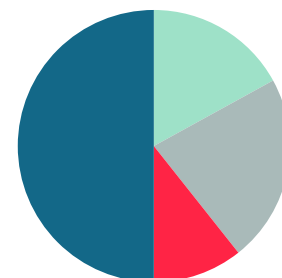
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	156,500	157,500	0.64%
Median Sale Price	159,000	155,000	-2.52%
Median Percent of Selling Price to List Price	100.00%	99.50%	-0.50%
Median Days on Market to Sale	8.00	15.00	87.50%
End of Month Inventory	136	150	10.29%
Months Supply of Inventory	2.27	2.75	21.07%



■ Closed (17.00%)
■ Pending (22.33%)
■ Other OffMarket (10.67%)
■ Active (50.00%)

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.

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 **2.52%** in June 2023 to \$155,000 versus the previous year at \$159,000.

Median Days on Market Lengthens

The median number of **15.00** days that homes spent on the market before selling increased by 7.00 days or **87.50%** in June 2023 compared to last year's same month at **8.00** DOM.

Sales Success for June 2023 is Positive

Overall, with Median 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.

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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

June 2023



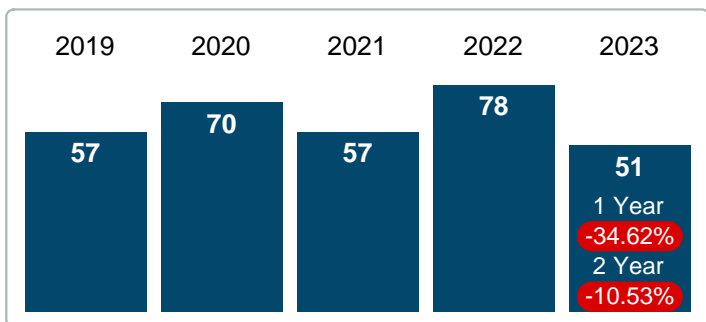
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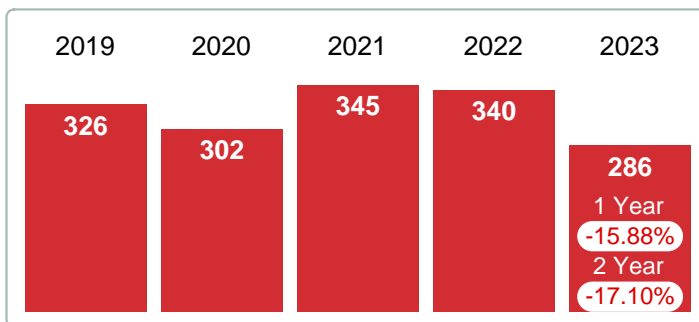
CLOSED LISTINGS

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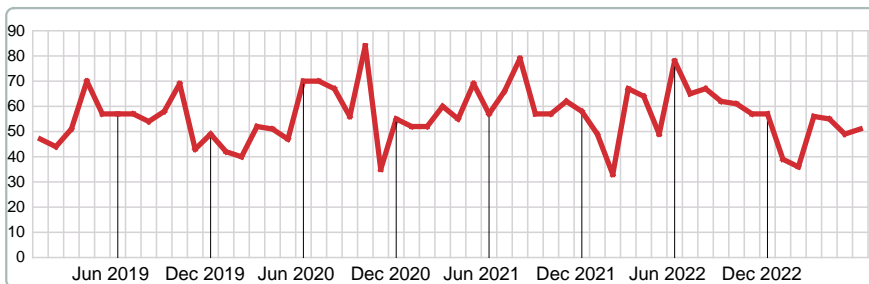
JUNE



YEAR TO DATE (YTD)

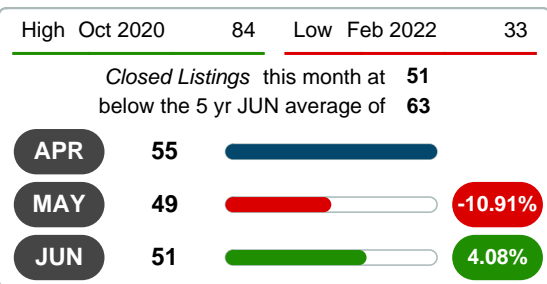


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	12.0	5	4	0	0
\$75,001 - \$125,000	9	17.65%	15.0	1	6	2	0
\$125,001 - \$175,000	7	13.73%	9.0	0	7	0	0
\$175,001 - \$250,000	12	23.53%	23.5	0	11	1	0
\$250,001 - \$275,000	4	7.84%	26.0	0	2	2	0
\$275,001 and up	8	15.69%	23.5	0	3	1	4
Total Closed Units	51			6	34	7	4
Total Closed Volume	8,769,569	100%	15.0	311.10K	5.49M	1.27M	1.70M
Median Closed Price	\$155,000			\$35,050	\$160,000	\$178,000	\$425,000

June 2023



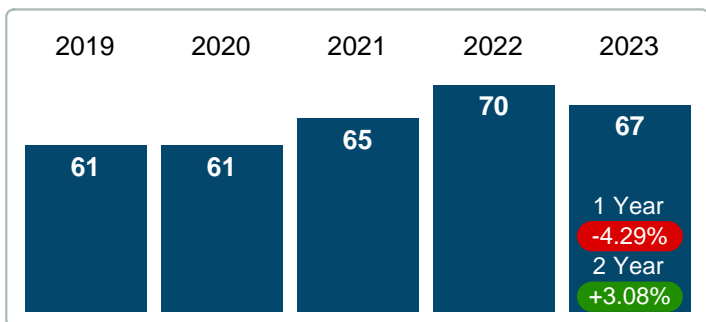
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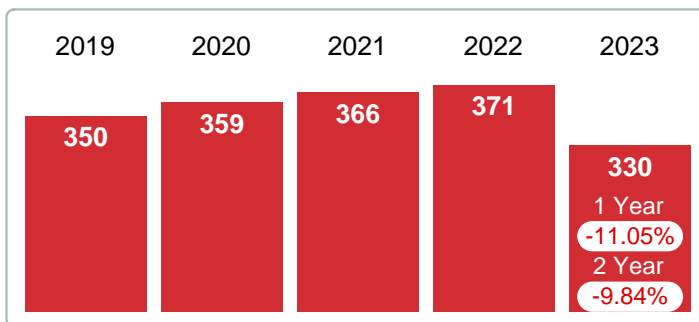
PENDING LISTINGS

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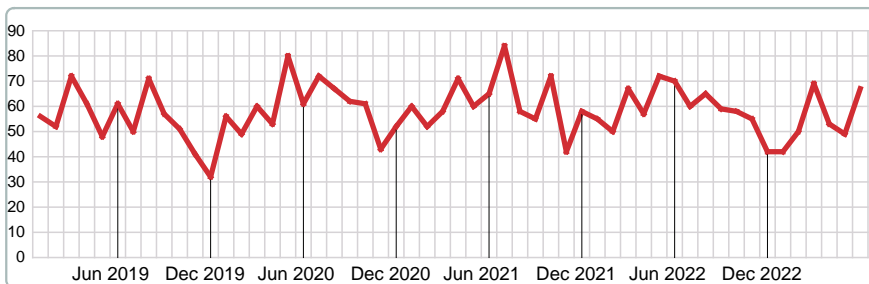
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 65

High Jul 2021 84 Low Dec 2019 32

Pending Listings this month at 67 above the 5 yr JUN average of 65



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%	15.0	1	1	1	0
\$25,001 - \$100,000	10	14.93%	12.0	2	7	1	0
\$100,001 - \$125,000	4	5.97%	9.0	1	2	1	0
\$125,001 - \$175,000	17	25.37%	9.0	3	12	2	0
\$175,001 - \$225,000	16	23.88%	17.0	1	11	4	0
\$225,001 - \$275,000	10	14.93%	32.5	1	7	2	0
\$275,001 and up	7	10.45%	10.0	0	5	1	1
Total Pending Units	67			9	45	12	1
Total Pending Volume	11,513,203	100%	13.0	1.10M	8.03M	2.08M	299.90K
Median Listing Price	\$169,900			\$129,000	\$179,000	\$179,900	\$299,900

June 2023



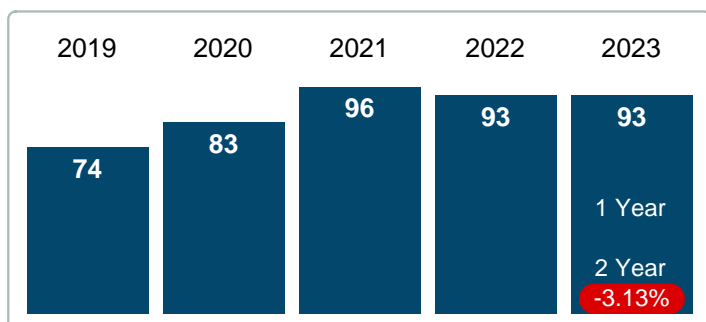
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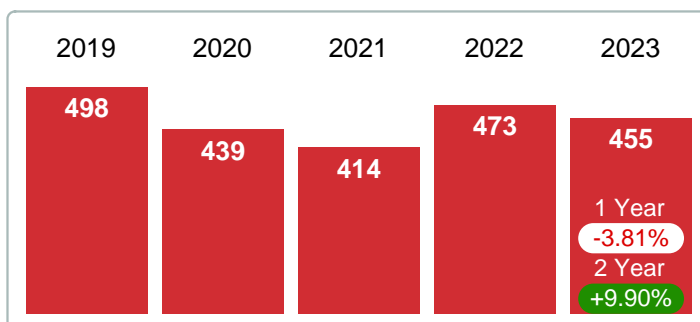
NEW LISTINGS

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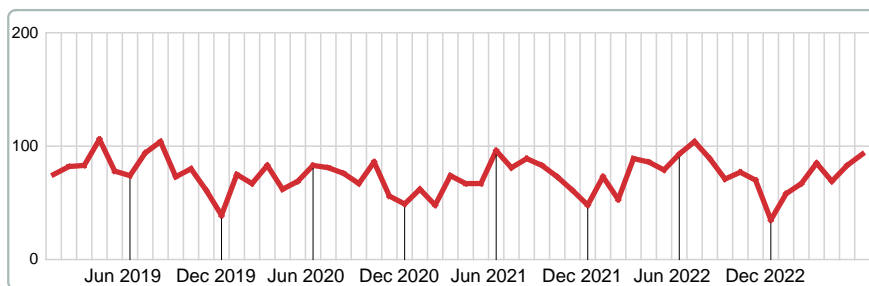
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

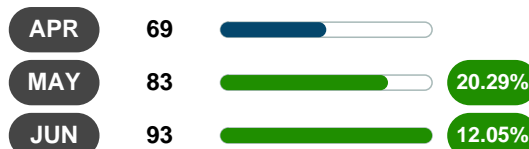


3 MONTHS

5 year JUN AVG = 88

High Apr 2019 106 Low Dec 2022 35

New Listings this month at 93
above the 5 yr JUN average of 88



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	6	6.45%	0	4	2	0
\$50,001 - \$100,000	11	11.83%	1	10	0	0
\$100,001 - \$150,000	13	13.98%	2	10	1	0
\$150,001 - \$200,000	26	27.96%	2	21	3	0
\$200,001 - \$250,000	16	17.20%	1	14	1	0
\$250,001 - \$300,000	10	10.75%	0	6	3	1
\$300,001 and up	11	11.83%	0	5	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
Median New Listed Listing Price	\$189,000		\$145,950	\$187,990	\$241,950	\$649,000

June 2023



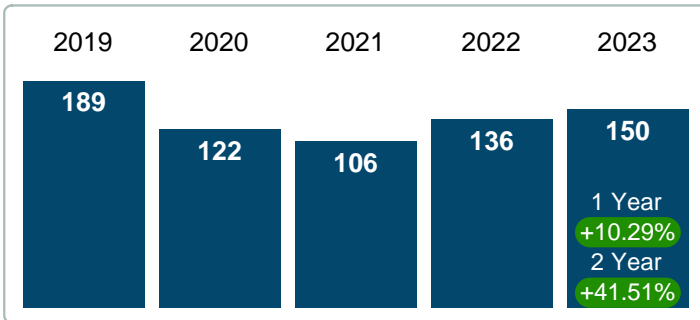
Area Delimited by County Of Muskogee - Residential Property Type



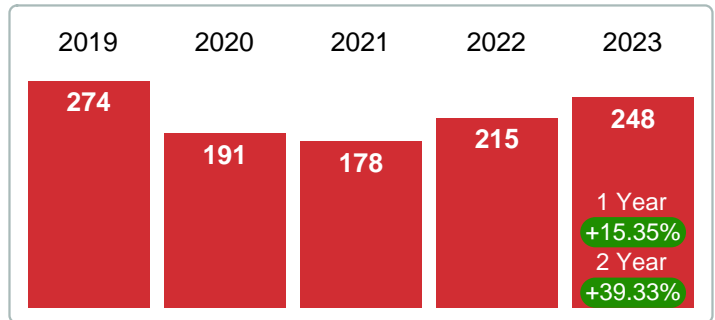
ACTIVE INVENTORY

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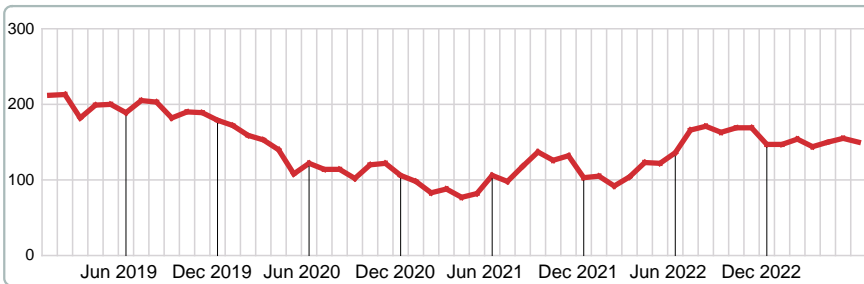
END OF JUNE



ACTIVE DURING JUNE

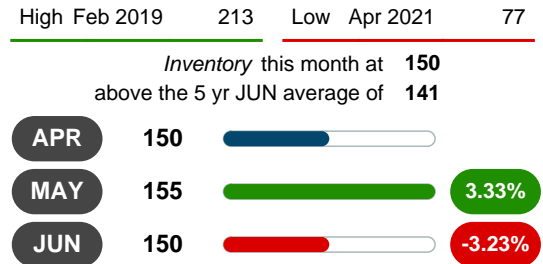


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 141



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	10.00%	53.0	5	8	2	0
\$75,001 - \$125,000	16	10.67%	58.0	2	13	1	0
\$125,001 - \$175,000	18	12.00%	38.5	3	13	2	0
\$175,001 - \$250,000	40	26.67%	26.5	2	31	7	0
\$250,001 - \$325,000	20	13.33%	42.5	1	13	6	0
\$325,001 - \$475,000	22	14.67%	49.0	0	4	12	6
\$475,001 and up	19	12.67%	81.0	0	7	5	7
Total Active Inventory by Units	150			13	89	35	13
Total Active Inventory by Volume	41,793,013	100%	48.0	1.58M	21.94M	11.19M	7.08M
Median Active Inventory Listing Price	\$217,000			\$92,000	\$194,900	\$315,000	\$499,900

June 2023



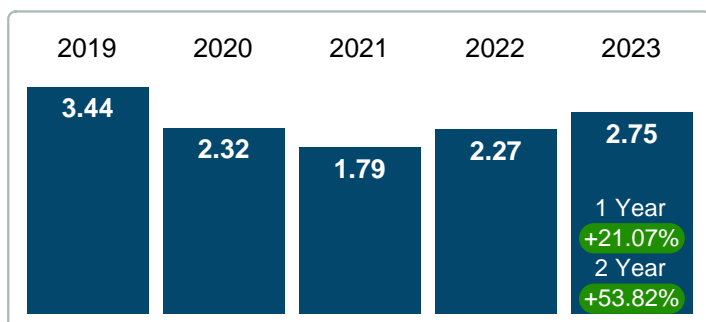
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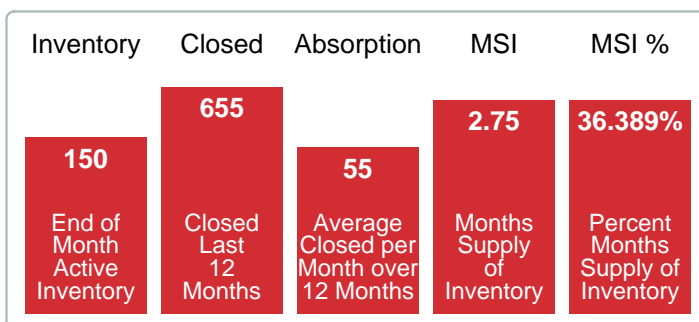
MONTHS SUPPLY of INVENTORY (MSI)

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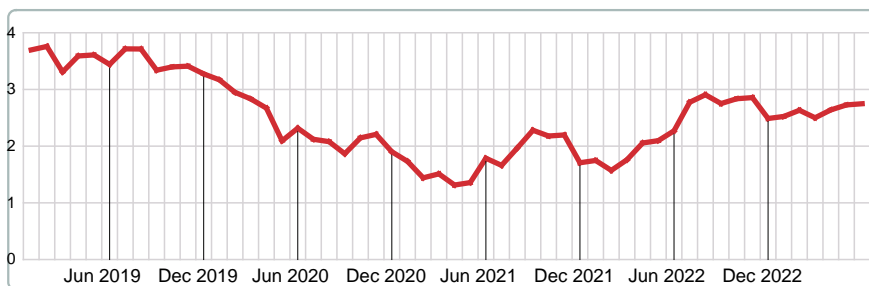
MSI FOR JUNE



INDICATORS FOR JUNE 2023

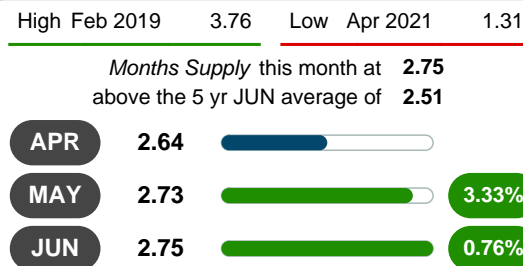


5 YEAR MARKET ACTIVITY TRENDS



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



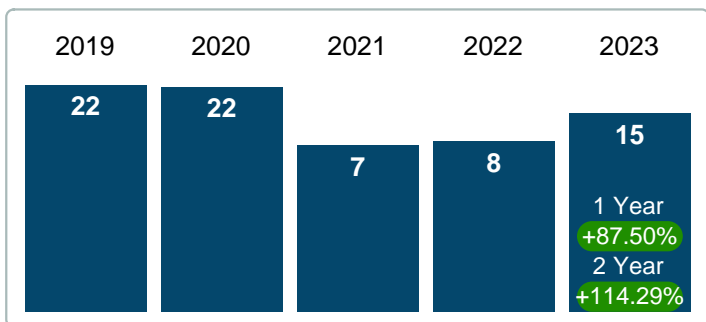
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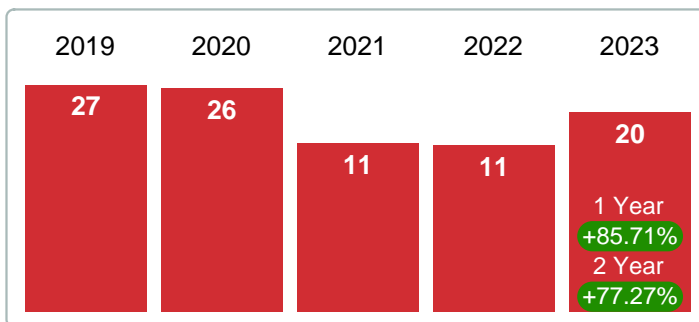
MEDIAN DAYS ON MARKET TO SALE

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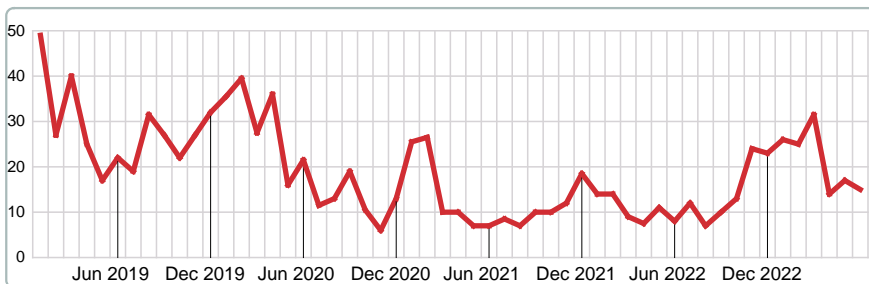
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

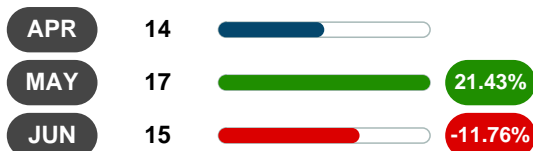


3 MONTHS

5 year JUN AVG = 15

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 15 equal to 5 yr JUN average of 15



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	3.92%	117	0	15	218	0
\$25,001 - \$75,000	17.65%	12	1	29	0	0
\$75,001 - \$125,000	17.65%	15	10	25	9	0
\$125,001 - \$175,000	13.73%	9	0	9	0	0
\$175,001 - \$250,000	23.53%	24	0	19	48	0
\$250,001 - \$275,000	7.84%	26	0	40	21	0
\$275,001 and up	15.69%	24	0	4	44	24
Median Closed DOM		15	6	15	29	24
Total Closed Units	100%	51	6	34	7	4
Total Closed Volume		8,769,569	311.10K	5.49M	1.27M	1.70M

June 2023



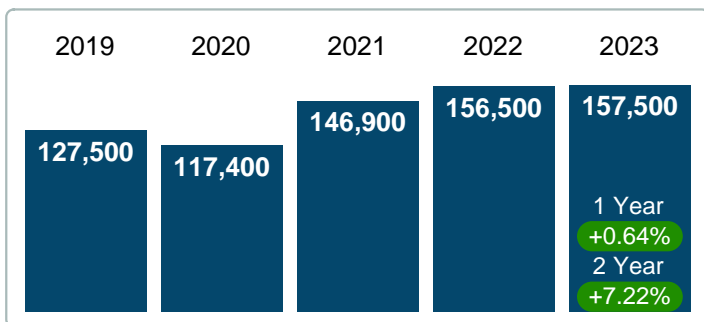
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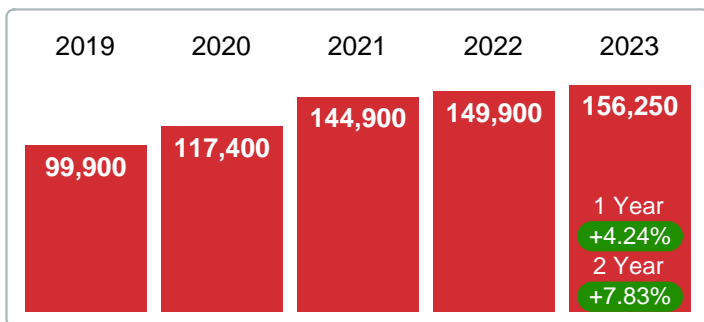
MEDIAN LIST PRICE AT CLOSING

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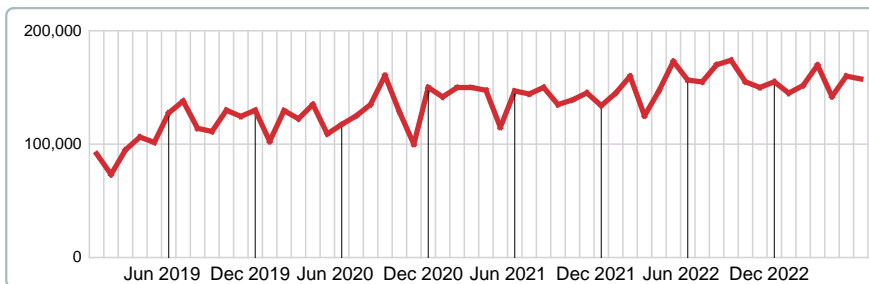
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

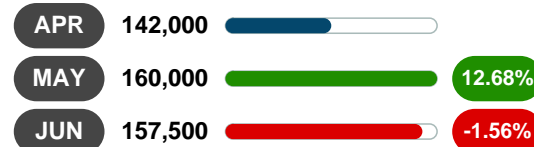


3 MONTHS

5 year JUN AVG = 141,160

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

Median List Price at Closing this month at **157,500**
 above the 5 yr JUN average of **141,160**



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	0	0.00%	24	0	0	0		
\$25,001 - \$75,000	10	19.61%	37,450	35,450	49,000	39,000		
\$75,001 - \$125,000	10	19.61%	109,450	94,450	109,950	105,950		
\$125,001 - \$175,000	7	13.73%	152,000	0	152,000	0		
\$175,001 - \$250,000	12	23.53%	198,450	0	199,900	185,000		
\$250,001 - \$275,000	3	5.88%	264,500	0	262,200	270,000		
\$275,001 and up	9	17.65%	299,999	0	299,000	314,000		
Median List Price		157,500		37,950	161,250	185,000	449,500	
Total Closed Units		51	100%	157,500	6	34	7	4
Total Closed Volume		9,157,119			329.30K	5.60M	1.33M	1.89M

June 2023



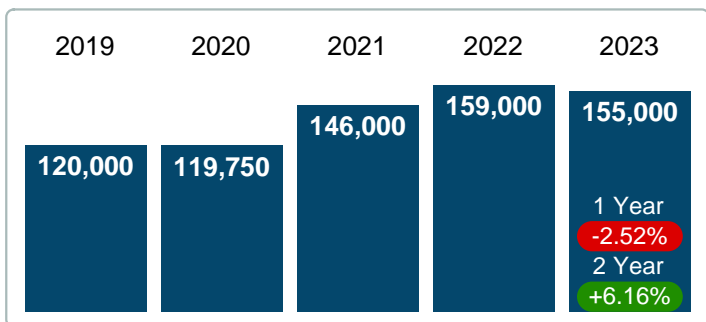
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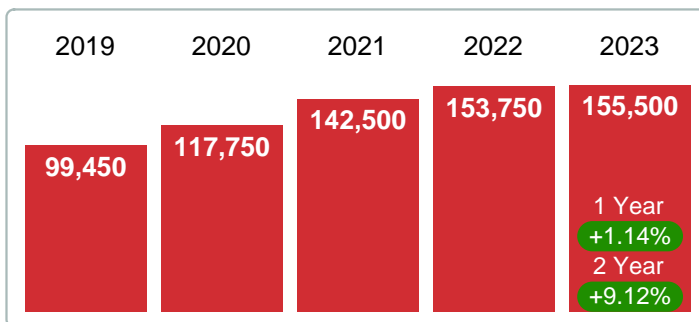
MEDIAN SOLD PRICE AT CLOSING

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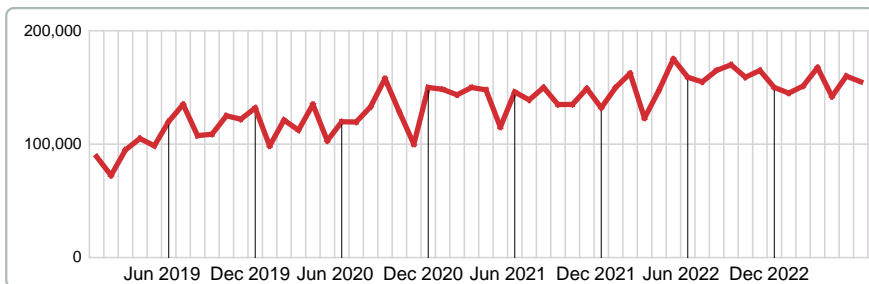
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

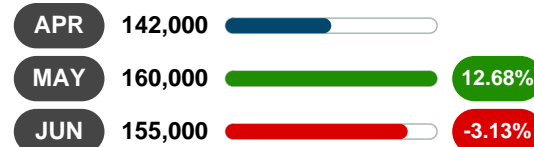


3 MONTHS

5 year JUN AVG = 139,950

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **155,000**
 above the 5 yr JUN average of **139,950**



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	2	3.92%	20,250	0	20,500	20,000	0
\$25,001 - \$75,000	9	17.65%	33,000	30,000	44,000	0	0
\$75,001 - \$125,000	9	17.65%	109,900	115,000	104,450	99,750	0
\$125,001 - \$175,000	7	13.73%	150,000	0	150,000	0	0
\$175,001 - \$250,000	12	23.53%	194,950	0	199,900	178,000	0
\$250,001 - \$275,000	4	7.84%	262,500	0	260,000	265,750	0
\$275,001 and up	8	15.69%	346,000	0	350,000	342,000	425,000
Median Sold Price			155,000	35,050	160,000	178,000	425,000
Total Closed Units		100%	155,000	6	34	7	4
Total Closed Volume			8,769,569	311.10K	5.49M	1.27M	1.70M

June 2023



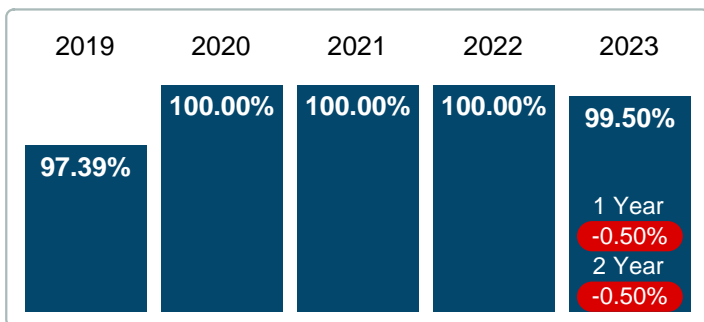
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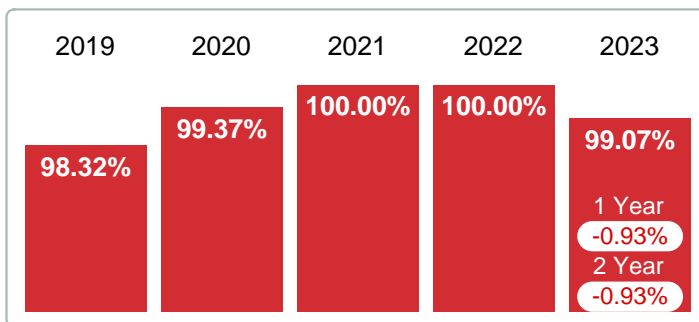
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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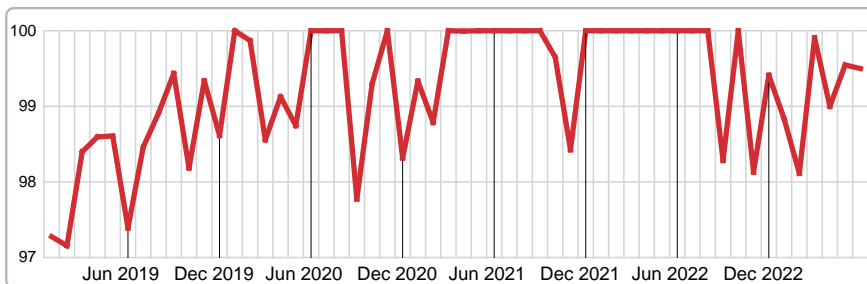
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

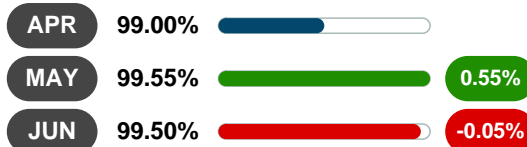


3 MONTHS

5 year JUN AVG = 99.38%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **99.50%**
equal to 5 yr JUN average of **99.38%**



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	3.92%	64.39%	0.00%	77.50%	51.28%	0.00%
\$25,001 - \$75,000	9	17.65%	93.22%	86.36%	96.61%	0.00%	0.00%
\$75,001 - \$125,000	9	17.65%	90.00%	105.50%	84.68%	93.57%	0.00%
\$125,001 - \$175,000	7	13.73%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$250,000	12	23.53%	99.75%	0.00%	100.00%	96.22%	0.00%
\$250,001 - \$275,000	4	7.84%	97.71%	0.00%	99.15%	96.80%	0.00%
\$275,001 and up	8	15.69%	99.00%	0.00%	102.51%	97.99%	95.64%
Median Sold/List Ratio		99.50%		93.18%	100.00%	96.30%	95.64%
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



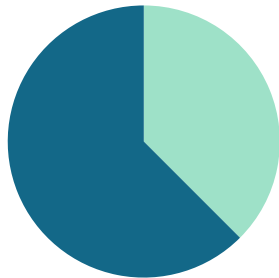
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

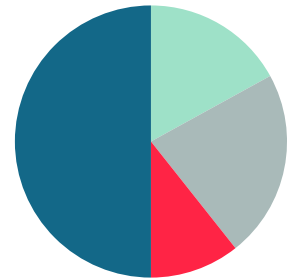


Inventory
 New Listings
93 = 37.50%
 Start Inventory
155
 Total Inventory Units
248
 Volume
\$60,189,536

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%
Median List Price	156,500	157,500	0.64%	149,900	156,250	4.24%
Median Sale Price	159,000	155,000	-2.52%	153,750	155,500	1.14%
Median Percent of Selling Price to List Price	100.00%	99.50%	-0.50%	100.00%	99.07%	-0.93%
Median Days on Market to Sale	8.00	15.00	87.50%	10.50	19.50	85.71%
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

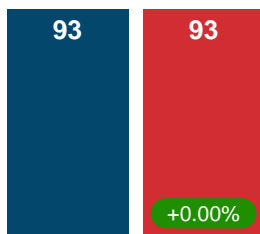
Inventory on June 30, 2023 = **150**

2022 **2023**

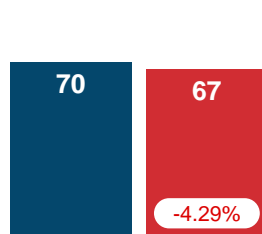
JUNE MARKET

MEDIAN PRICES

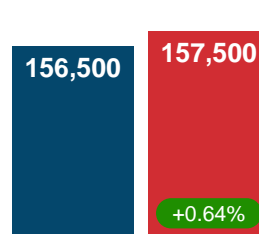
New Listings



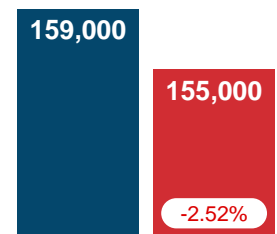
Pending Listings



List Price



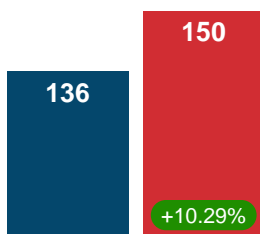
Sale Price



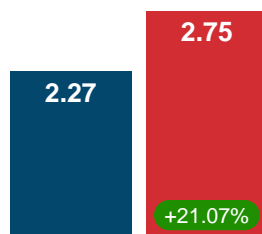
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

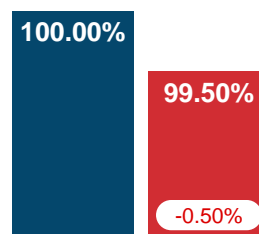
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

