

May 2023



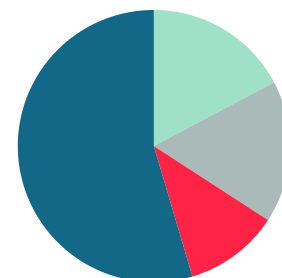
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	May 2023	+/-%
Closed Listings	49	49	0.00%
Pending Listings	72	48	-33.33%
New Listings	79	83	5.06%
Average List Price	197,912	187,263	-5.38%
Average Sale Price	198,045	183,610	-7.29%
Average Percent of Selling Price to List Price	98.52%	99.89%	1.39%
Average Days on Market to Sale	20.02	34.51	72.38%
End of Month Inventory	122	155	27.05%
Months Supply of Inventory	2.10	2.73	30.03%



■ Closed (17.25%)
■ Pending (16.90%)
■ Other OffMarket (11.27%)
■ Active (54.58%)

Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of May 31, 2023 = **155**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2023 rose **27.05%** to 155 existing homes available for sale. Over the last 12 months this area has had an average of 57 closed sales per month. This represents an unsold inventory index of **2.73** 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 **7.29%** in May 2023 to \$183,610 versus the previous year at \$198,045.

Average Days on Market Lengthens

The average number of **34.51** days that homes spent on the market before selling increased by 14.49 days or **72.38%** in May 2023 compared to last year's same month at **20.02** DOM.

Sales Success for May 2023 is Positive

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

There were 83 New Listings in May 2023, up **5.06%** from last year at 79. Furthermore, there were 49 Closed Listings this month versus last year at 49, a **0.00%** decrease.

Closed versus Listed trends yielded a **59.0%** ratio, down from previous year's, May 2022, at **62.0%**, a **4.82%** 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

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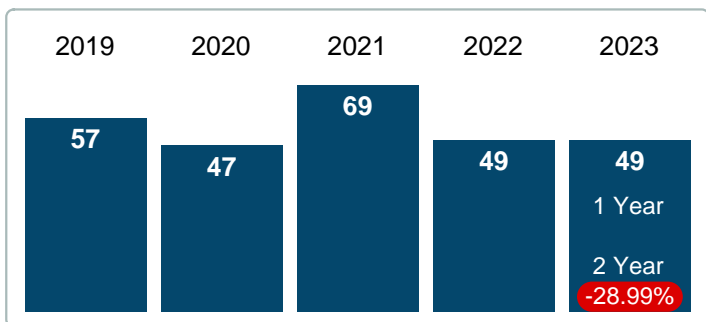
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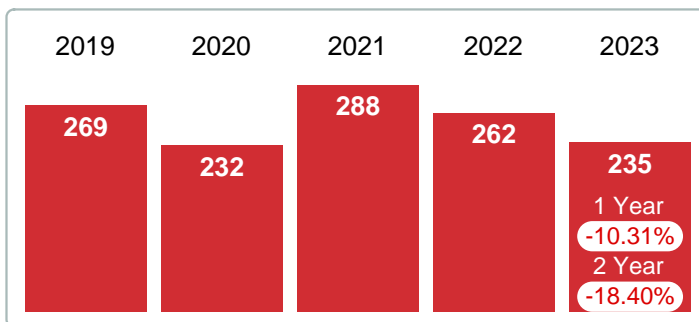
CLOSED LISTINGS

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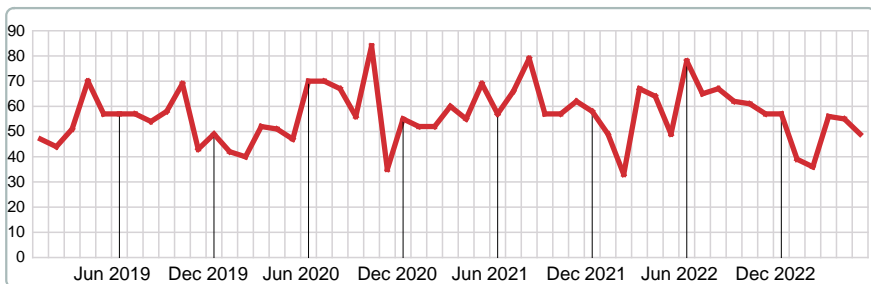
MAY



YEAR TO DATE (YTD)

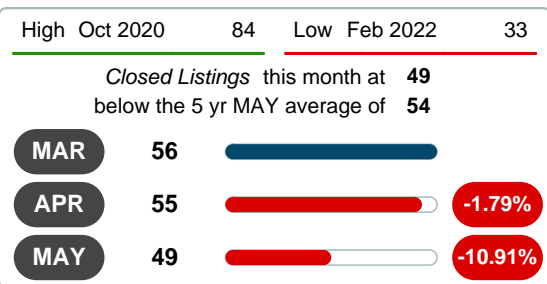


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 54



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.16%	26.0	0	4	0	0
\$50,001 - \$100,000	4	8.16%	29.3	1	0	3	0
\$100,001 - \$125,000	4	8.16%	36.5	2	1	1	0
\$125,001 - \$175,000	15	30.61%	28.4	0	13	2	0
\$175,001 - \$225,000	11	22.45%	43.5	0	8	3	0
\$225,001 - \$300,000	6	12.24%	29.3	0	5	1	0
\$300,001 and up	5	10.20%	48.8	0	2	2	1
Total Closed Units	49			3	33	12	1
Total Closed Volume	8,996,890	100%	34.5	309.40K	5.74M	2.58M	370.00K
Average Closed Price	\$183,610			\$103,133	\$174,015	\$214,583	\$370,000

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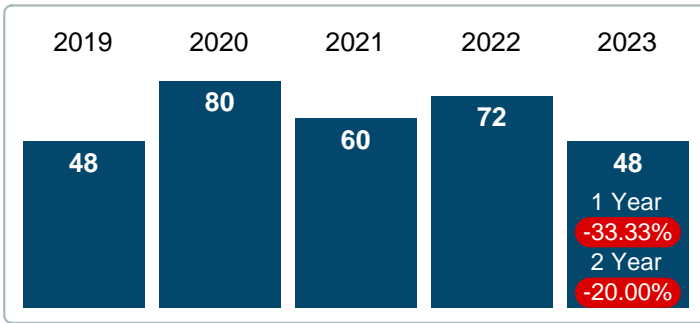
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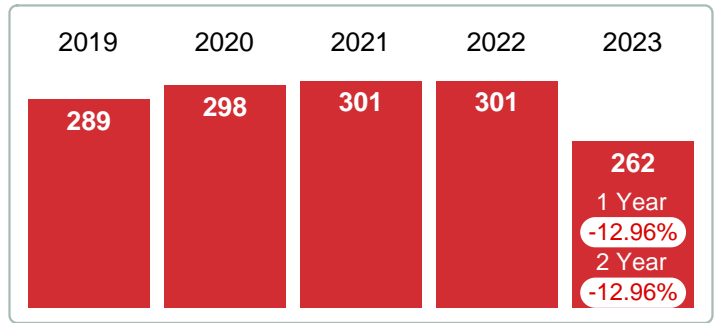
PENDING LISTINGS

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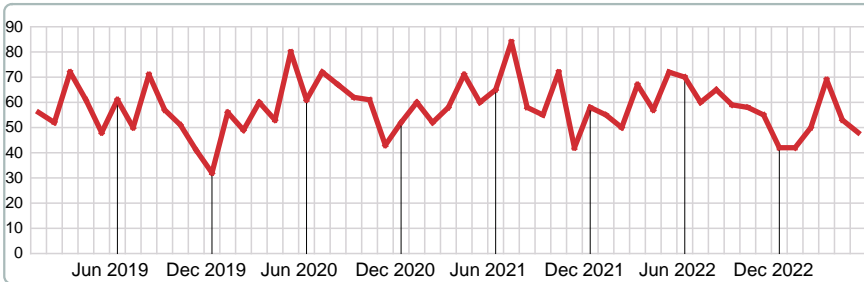
MAY



YEAR TO DATE (YTD)

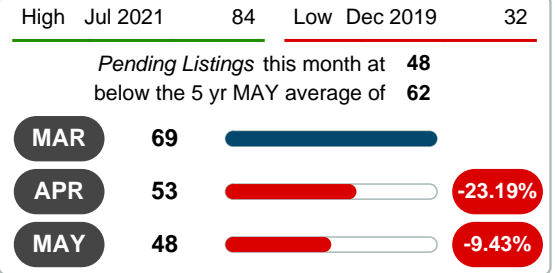


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 62



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	2.08%	37.0	1	0	0	0
\$25,001 - \$100,000	8	16.67%	16.5	4	4	0	0
\$100,001 - \$125,000	8	16.67%	29.1	2	5	1	0
\$125,001 - \$175,000	11	22.92%	24.5	0	10	1	0
\$175,001 - \$250,000	9	18.75%	84.6	0	9	0	0
\$250,001 - \$300,000	5	10.42%	22.6	0	3	2	0
\$300,001 and up	6	12.50%	39.5	0	3	3	0
Total Pending Units	48			7	34	7	0
Total Pending Volume	8,453,128	100%	36.8	433.70K	6.24M	1.78M	0.00B
Average Listing Price	\$173,003			\$61,957	\$183,410	\$254,786	\$0

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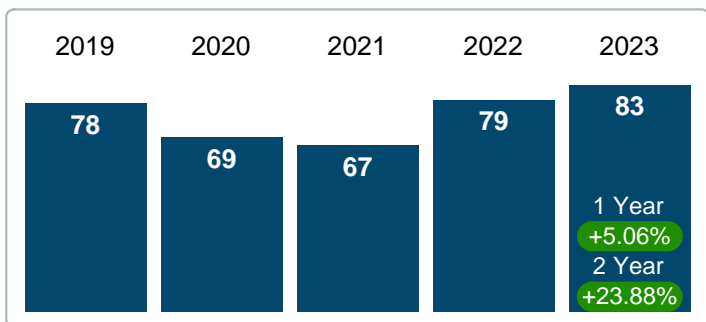
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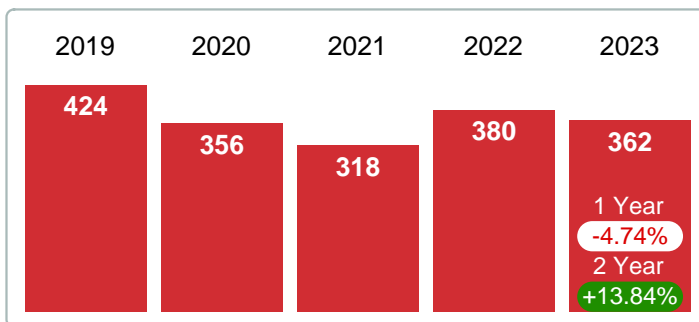
NEW LISTINGS

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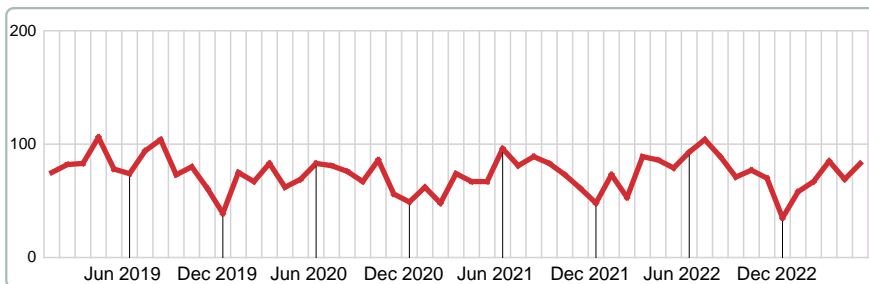
MAY



YEAR TO DATE (YTD)

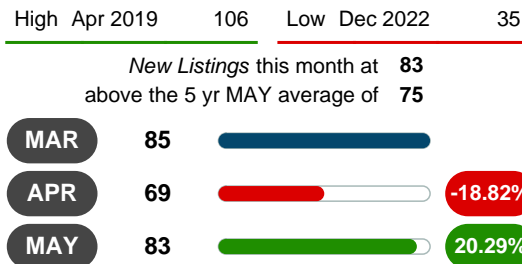


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$40,000 and less	7	8.43%
\$40,001 - \$120,000	9	10.84%
\$120,001 - \$160,000	15	18.07%
\$160,001 - \$200,000	19	22.89%
\$200,001 - \$290,000	13	15.66%
\$290,001 - \$420,000	11	13.25%
\$420,001 and up	9	10.84%
Total New Listed Units	83	
Total New Listed Volume	18,439,417	100%
Average New Listed Listing Price	\$149,815	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	3	0	0
\$40,001 - \$120,000	2	6	1	0
\$120,001 - \$160,000	2	13	0	0
\$160,001 - \$200,000	2	14	3	0
\$200,001 - \$290,000	0	9	4	0
\$290,001 - \$420,000	1	5	3	2
\$420,001 and up	0	4	2	3
Total	11	54	13	5
Total New Listed Volume	1.25M	11.30M	3.78M	2.11M
Average New Listed Listing Price	\$113,209	\$209,186	\$291,054	\$422,880

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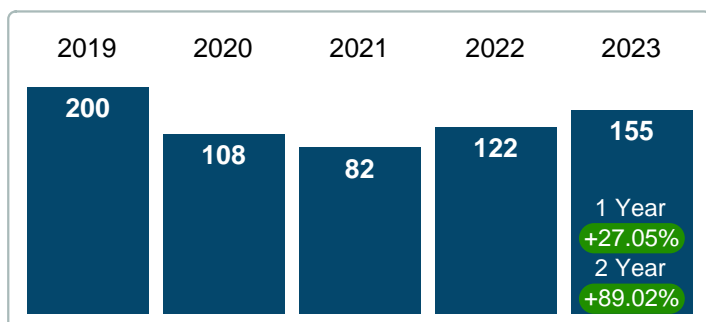
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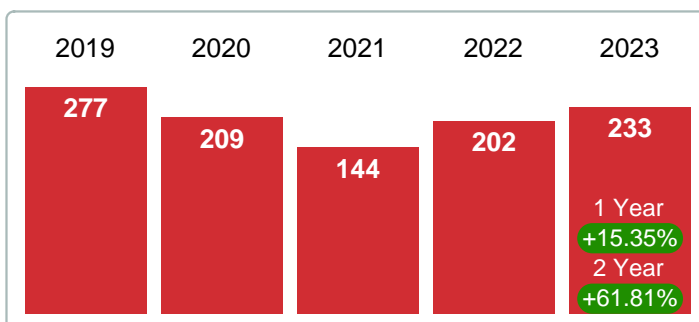
ACTIVE INVENTORY

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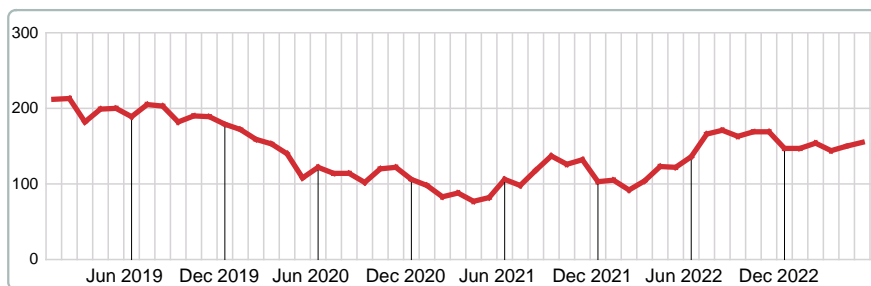
END OF MAY



ACTIVE DURING MAY

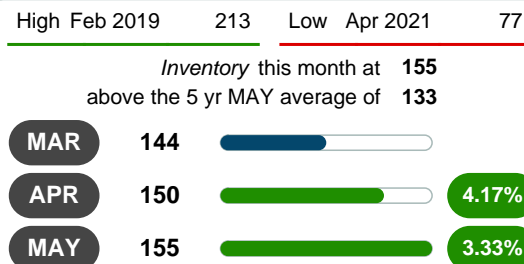


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 133



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	13	8.39%	71.5	5	6	2	0
\$50,001 - \$125,000	20	12.90%	49.2	5	13	2	0
\$125,001 - \$175,000	18	11.61%	48.7	3	13	2	0
\$175,001 - \$250,000	47	30.32%	59.7	3	33	11	0
\$250,001 - \$325,000	18	11.61%	75.4	2	11	5	0
\$325,001 - \$475,000	22	14.19%	80.7	0	4	12	6
\$475,001 and up	17	10.97%	69.0	0	6	5	6
Total Active Inventory by Units	155			18	86	39	12
Total Active Inventory by Volume	40,846,971	100%	63.9	2.25M	20.67M	11.88M	6.05M
Average Active Inventory Listing Price	\$263,529			\$124,733	\$240,363	\$304,621	\$504,192

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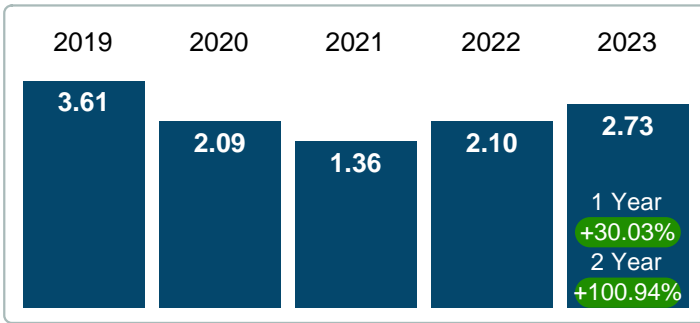
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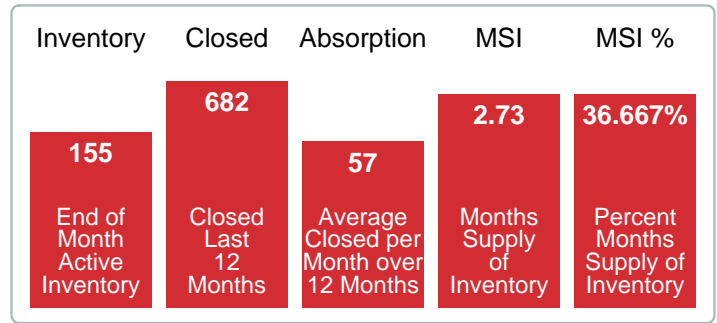
MONTHS SUPPLY of INVENTORY (MSI)

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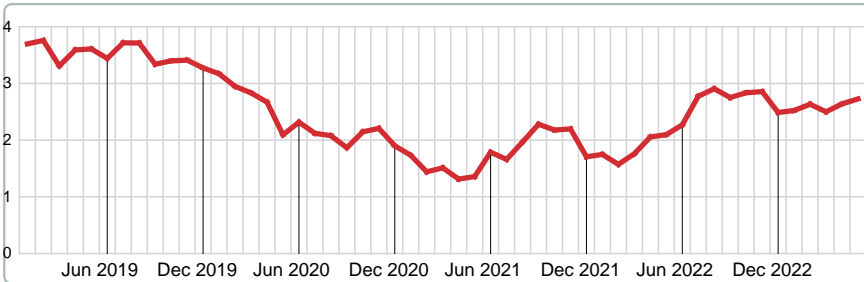
MSI FOR MAY



INDICATORS FOR MAY 2023

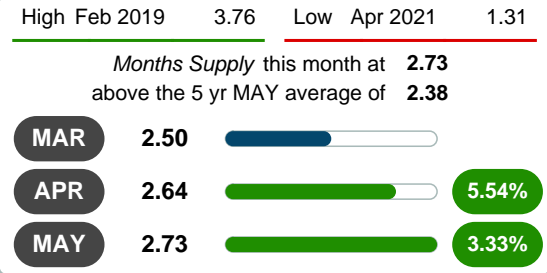


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.38



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	13	8.39%	1.90	1.88	1.89	2.00	0.00
\$50,001 - \$125,000	20	12.90%	1.60	1.20	2.00	1.26	0.00
\$125,001 - \$175,000	18	11.61%	1.37	3.60	1.23	1.20	0.00
\$175,001 - \$250,000	47	30.32%	3.92	6.00	3.54	5.28	0.00
\$250,001 - \$325,000	18	11.61%	2.70	8.00	3.38	1.82	0.00
\$325,001 - \$475,000	22	14.19%	5.08	0.00	2.09	6.00	14.40
\$475,001 and up	17	10.97%	12.75	0.00	10.29	8.57	72.00
Market Supply of Inventory (MSI)			2.73	2.12	2.43	3.34	9.00
Total Active Inventory by Units		100%	2.73	18	86	39	12

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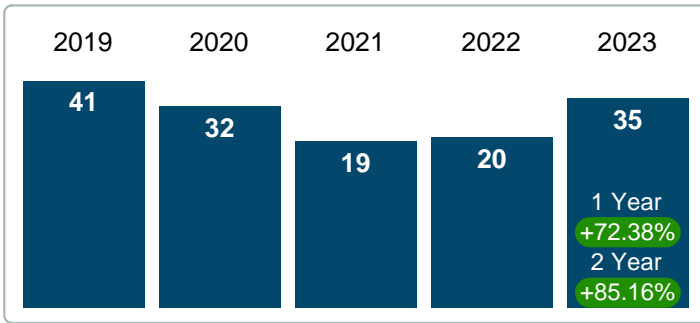
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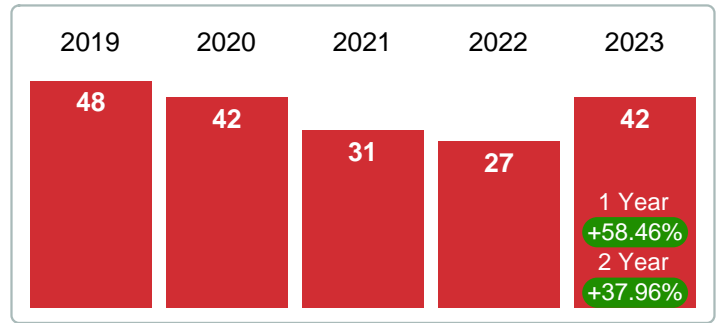
AVERAGE DAYS ON MARKET TO SALE

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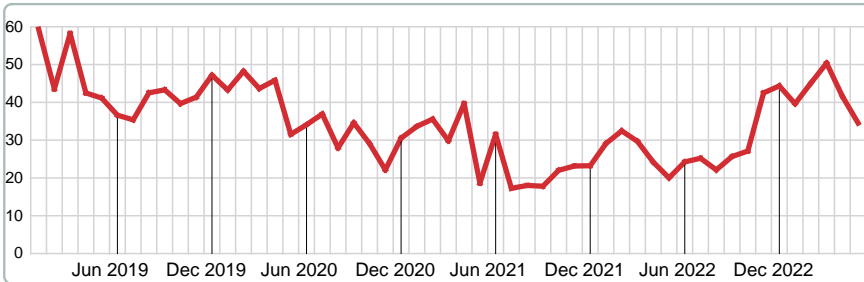
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

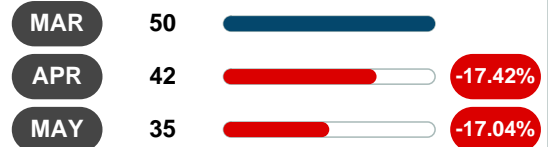


3 MONTHS

5 year MAY AVG = 29

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 35 above the 5 yr MAY average of 29



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
\$50,000 and less	8.16%	26	0	26	0	0
\$50,001 - \$100,000	8.16%	29	24	0	31	0
\$100,001 - \$125,000	8.16%	37	37	69	3	0
\$125,001 - \$175,000	30.61%	28	0	27	40	0
\$175,001 - \$225,000	22.45%	43	0	49	30	0
\$225,001 - \$300,000	12.24%	29	0	28	34	0
\$300,001 and up	10.20%	49	0	82	14	52
Average Closed DOM		35				
Total Closed Units	100%	35	3	33	12	1
Total Closed Volume		8,996,890	309.40K	5.74M	2.58M	370.00K

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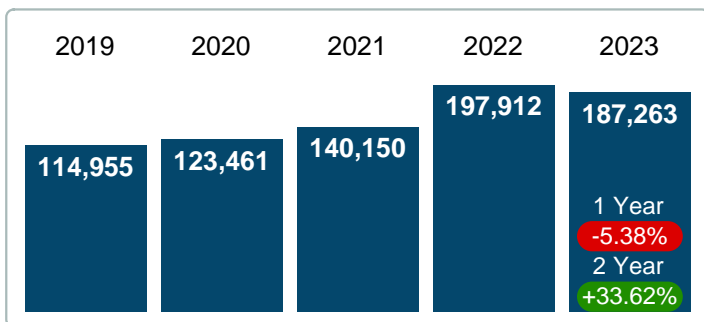
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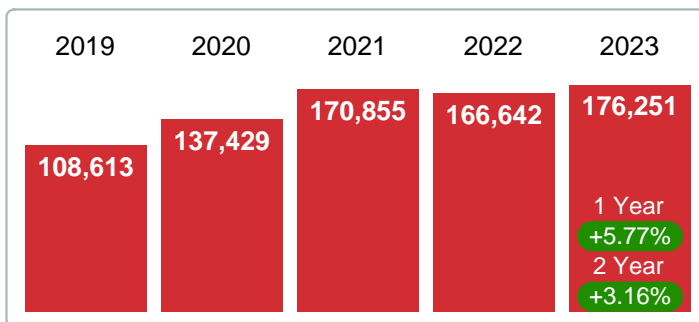
AVERAGE LIST PRICE AT CLOSING

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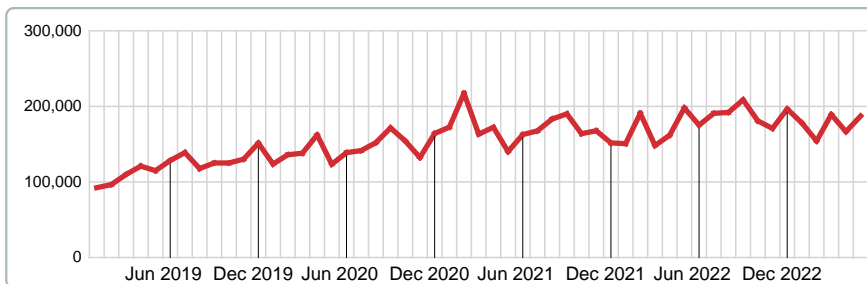
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 152,748

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

Average List Price at Closing this month at **187,263**
above the 5 yr MAY average of **152,748**

- MAR: 189,167
- APR: 166,486 (-11.99%)
- MAY: 187,263 (12.48%)

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
\$50,000 and less	6.12%	40,000	0	59,375	0	0
\$50,001 - \$100,000	12.24%	74,733	79,900	0	50,667	0
\$100,001 - \$125,000	6.12%	115,767	118,200	110,900	99,000	0
\$125,001 - \$175,000	32.65%	147,069	0	145,631	142,450	0
\$175,001 - \$225,000	16.33%	201,211	0	199,349	226,633	0
\$225,001 - \$300,000	14.29%	253,557	0	256,980	325,000	0
\$300,001 and up	12.24%	420,417	0	359,850	539,950	397,900
Average List Price		187,263	105,433	177,000	218,392	397,900
Total Closed Units	100%	187,263	3	33	12	1
Total Closed Volume		9,175,888	316.30K	5.84M	2.62M	397.90K

May 2023



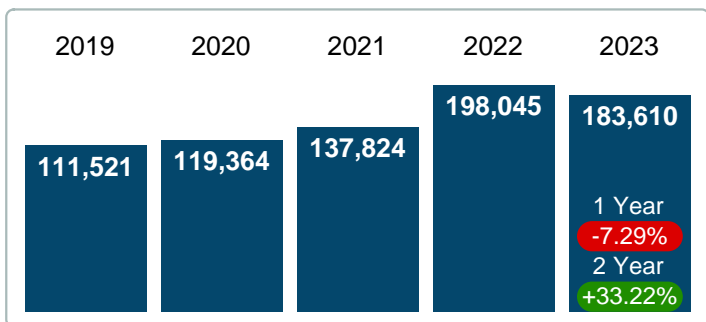
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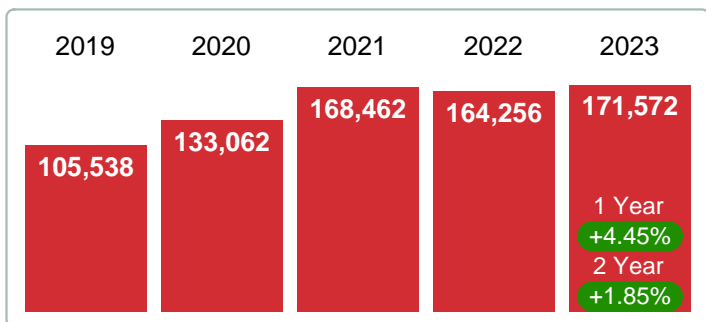
AVERAGE SOLD PRICE AT CLOSING

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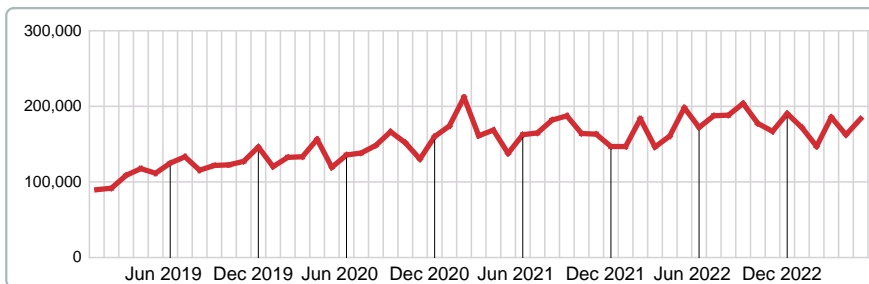
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

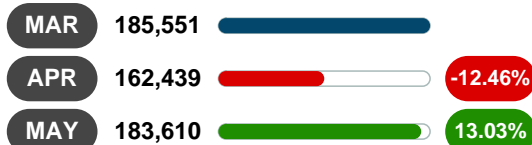


3 MONTHS

5 year MAY AVG = 150,073

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

Average Sold Price at Closing this month at **183,610** above the 5 yr MAY average of **150,073**



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
\$50,000 and less	8.16%	42,500	0	42,500	0	0
\$50,001 - \$100,000	8.16%	66,250	73,000	0	64,000	0
\$100,001 - \$125,000	8.16%	113,050	118,200	110,900	104,900	0
\$125,001 - \$175,000	30.61%	145,640	0	146,838	137,850	0
\$175,001 - \$225,000	22.45%	203,317	0	199,749	212,833	0
\$225,001 - \$300,000	12.24%	257,333	0	249,000	299,000	0
\$300,001 and up	10.20%	428,920	0	354,850	532,450	370,000
Average Sold Price		183,610	103,133	174,015	214,583	370,000
Total Closed Units	100%	183,610	3	33	12	1
Total Closed Volume		8,996,890	309.40K	5.74M	2.58M	370.00K

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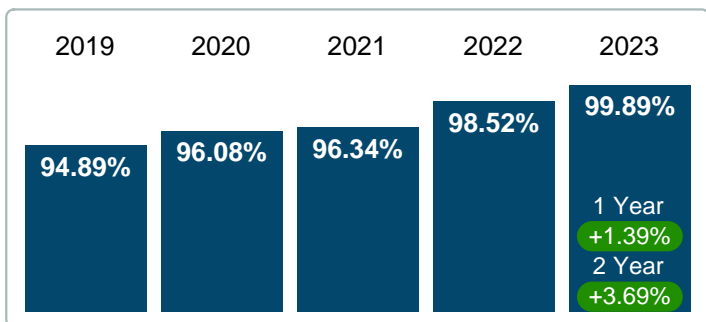
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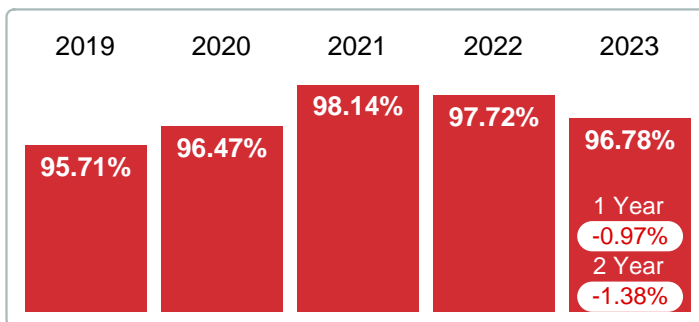
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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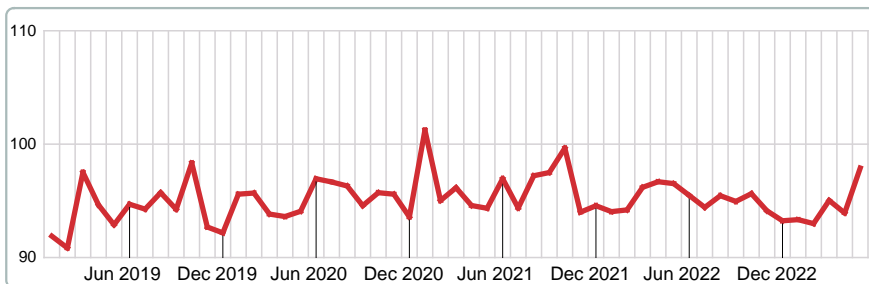
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

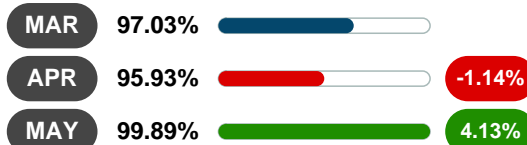


3 MONTHS

5 year MAY AVG = 97.15%

High Jan 2021 103.23% Low Feb 2019 92.84%

Average Sold/List Ratio this month at **99.89%**
above the 5 yr MAY average of **97.15%**



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
\$50,000 and less	4	8.16%	73.40%	0.00%	73.40%	0.00%	0.00%
\$50,001 - \$100,000	4	8.16%	135.11%	91.36%	0.00%	149.70%	0.00%
\$100,001 - \$125,000	4	8.16%	101.49%	100.00%	100.00%	105.96%	0.00%
\$125,001 - \$175,000	15	30.61%	100.47%	0.00%	101.05%	96.68%	0.00%
\$175,001 - \$225,000	11	22.45%	98.62%	0.00%	100.36%	93.97%	0.00%
\$225,001 - \$300,000	6	12.24%	96.27%	0.00%	97.13%	92.00%	0.00%
\$300,001 and up	5	10.20%	97.07%	0.00%	98.48%	97.69%	92.99%
Average Sold/List Ratio		99.90%		97.12%	96.75%	109.81%	92.99%
Total Closed Units		49	100%	3	33	12	1
Total Closed Volume		8,996,890		309.40K	5.74M	2.58M	370.00K

May 2023



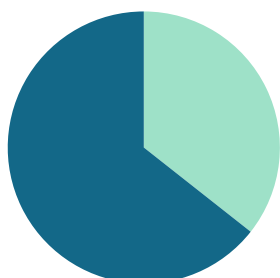
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

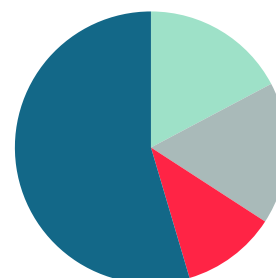


Inventory
 New Listings
83 = 35.62%
 Start Inventory
150
 Total Inventory Units
233
 Volume
\$57,523,747

Market Activity

Closed Sales
49 = 17.25%
 Pending Sales
48 = 16.90%
 Other Off Market
32 = 11.27%
 Active Inventory
155 = 54.58%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	49	49	0.00%	262	235	-10.31%
Pending Sales	72	48	-33.33%	301	262	-12.96%
New Listings	79	83	5.06%	380	362	-4.74%
Average List Price	197,912	187,263	-5.38%	166,642	176,251	5.77%
Average Sale Price	198,045	183,610	-7.29%	164,256	171,572	4.45%
Average Percent of Selling Price to List Price	98.52%	99.89%	1.39%	97.72%	96.78%	-0.97%
Average Days on Market to Sale	20.02	34.51	72.38%	26.77	42.42	58.46%
Monthly Inventory	122	155	27.05%	122	155	27.05%
Months Supply of Inventory	2.10	2.73	30.03%	2.10	2.73	30.03%

Absorption: Last 12 months, an Average of **57** Sales/Month

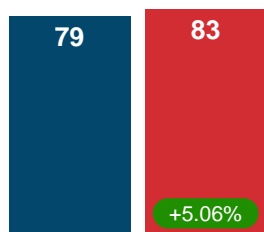
Inventory on May 31, 2023 = **155**

2022 **2023**

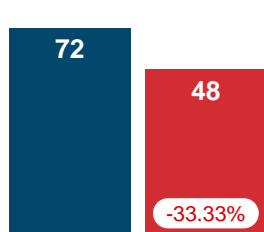
MAY MARKET

AVERAGE PRICES

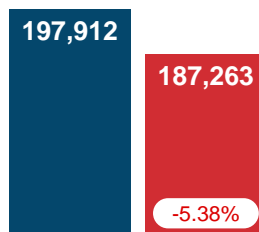
New Listings



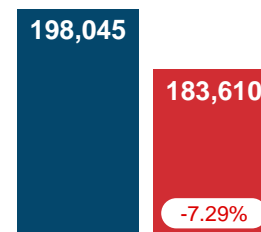
Pending Listings



List Price



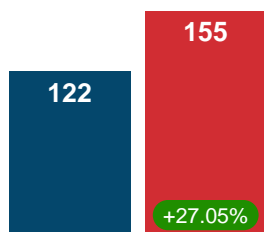
Sale Price



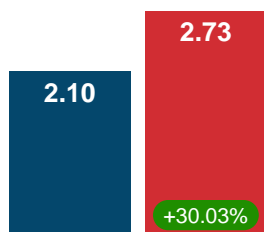
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

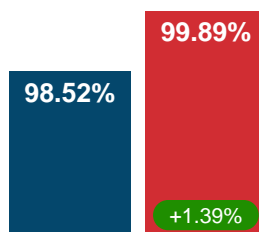
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

