

# May 2023



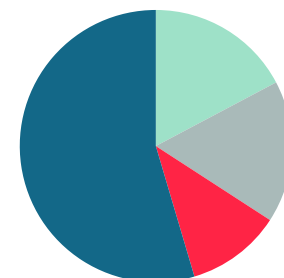
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	172,900	160,000	-7.46%
Median Sale Price	175,000	160,000	-8.57%
Median Percent of Selling Price to List Price	100.00%	99.55%	-0.45%
Median Days on Market to Sale	11.00	17.00	54.55%
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.

#### 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 **8.57%** in May 2023 to \$160,000 versus the previous year at \$175,000.

#### Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 6.00 days or **54.55%** in May 2023 compared to last year's same month at **11.00** DOM.

#### Sales Success for May 2023 is Positive

Overall, with Median 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.

### 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

# May 2023



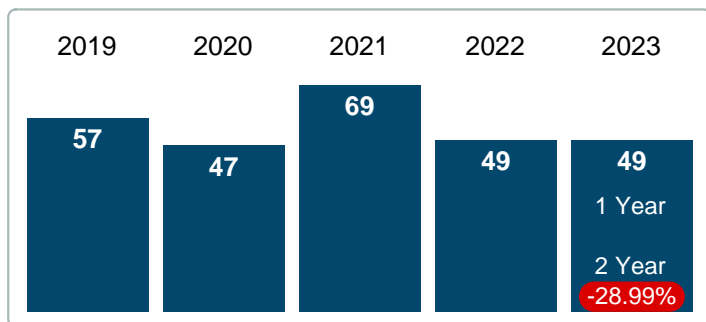
Area Delimited by County Of Muskogee - Residential Property Type



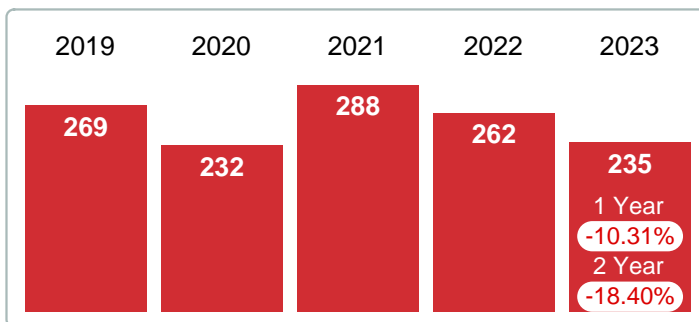
## CLOSED LISTINGS

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

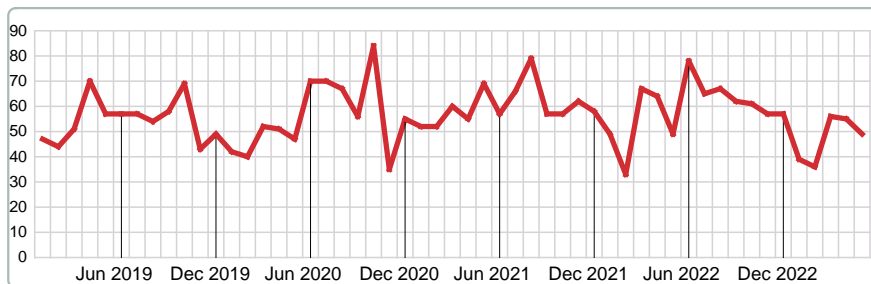
### MAY



### YEAR TO DATE (YTD)

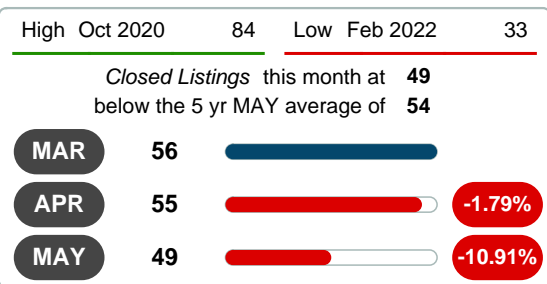


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 54



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.16%	22.0	0	4	0	0
\$50,001 - \$100,000	4	8.16%	27.0	1	0	3	0
\$100,001 - \$125,000	4	8.16%	37.0	2	1	1	0
\$125,001 - \$175,000	15	30.61%	8.0	0	13	2	0
\$175,001 - \$225,000	11	22.45%	14.0	0	8	3	0
\$225,001 - \$300,000	6	12.24%	19.0	0	5	1	0
\$300,001 and up	5	10.20%	20.0	0	2	2	1
<b>Total Closed Units</b>	<b>49</b>			<b>3</b>	<b>33</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,996,890</b>	<b>100%</b>	<b>17.0</b>	<b>309.40K</b>	<b>5.74M</b>	<b>2.58M</b>	<b>370.00K</b>
<b>Median Closed Price</b>	<b>\$160,000</b>			<b>\$116,400</b>	<b>\$166,000</b>	<b>\$168,950</b>	<b>\$370,000</b>

# May 2023



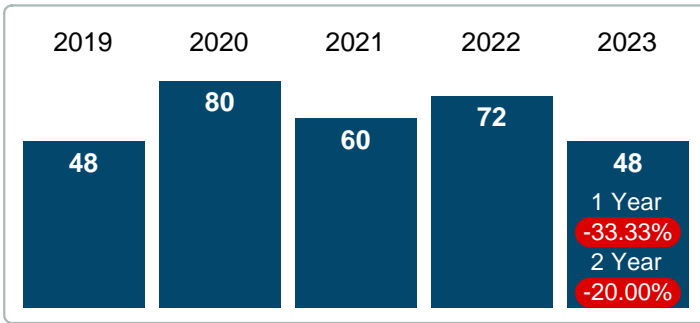
Area Delimited by County Of Muskogee - Residential Property Type



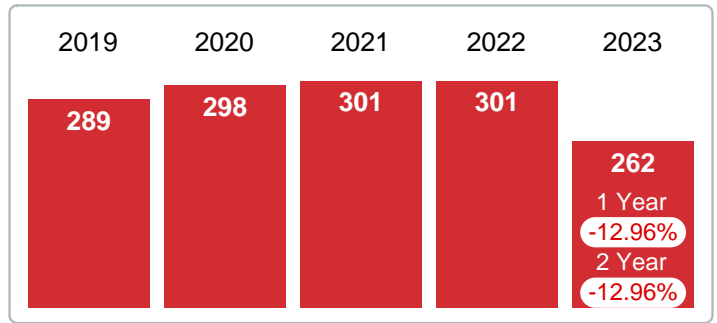
## PENDING LISTINGS

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

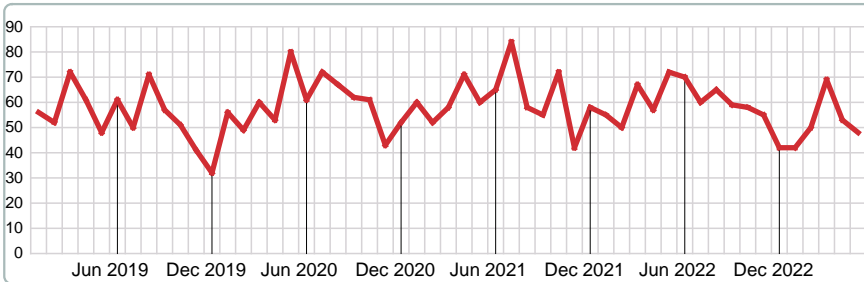
### MAY



### YEAR TO DATE (YTD)

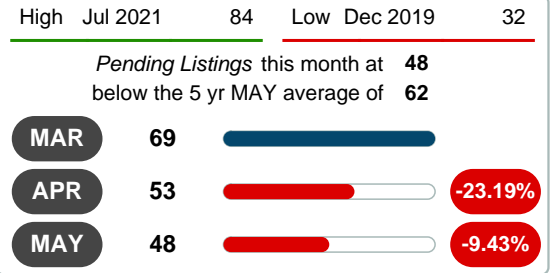


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 62



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	16.0	4	4	0	0
\$100,001 - \$125,000	8	16.67%	13.5	2	5	1	0
\$125,001 - \$175,000	11	22.92%	9.0	0	10	1	0
\$175,001 - \$250,000	9	18.75%	41.0	0	9	0	0
\$250,001 - \$300,000	5	10.42%	13.0	0	3	2	0
\$300,001 and up	6	12.50%	47.5	0	3	3	0
<b>Total Pending Units</b>	<b>48</b>			<b>7</b>	<b>34</b>	<b>7</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>8,453,128</b>	<b>100%</b>	<b>15.0</b>	<b>433.70K</b>	<b>6.24M</b>	<b>1.78M</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$154,250</b>			<b>\$35,900</b>	<b>\$165,250</b>	<b>\$279,000</b>	<b>\$0</b>

# May 2023



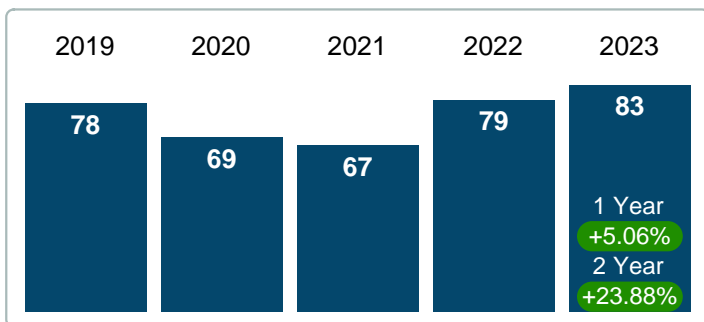
Area Delimited by County Of Muskogee - Residential Property Type



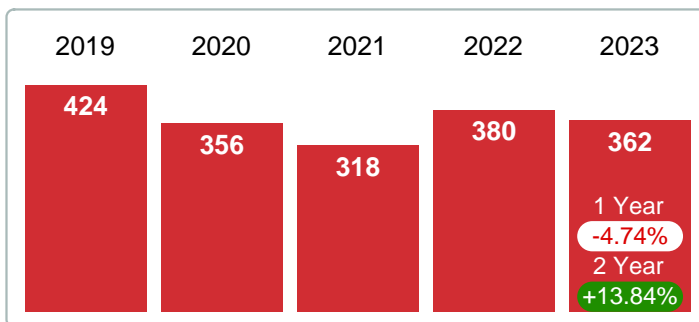
## NEW LISTINGS

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

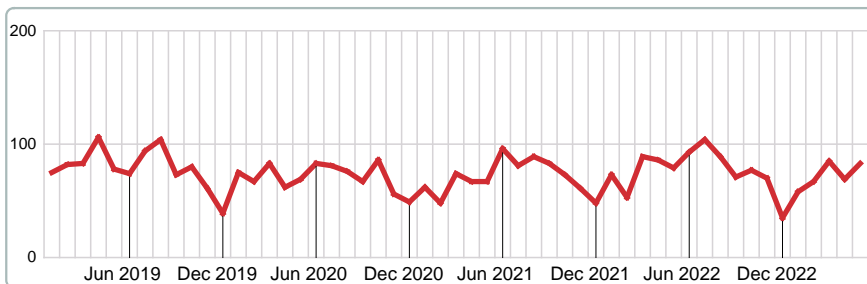
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **83**  
above the 5 yr MAY average of **75**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	1.20%	1	0	0	0
\$25,001 - \$125,000	21	25.30%	7	13	1	0
\$125,001 - \$150,000	4	4.82%	0	4	0	0
\$150,001 - \$200,000	24	28.92%	2	19	3	0
\$200,001 - \$275,000	11	13.25%	0	8	3	0
\$275,001 - \$425,000	14	16.87%	1	6	4	3
\$425,001 and up	8	9.64%	0	4	2	2
<b>Total New Listed Units</b>	<b>83</b>		<b>11</b>	<b>54</b>	<b>13</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>18,439,417</b>	<b>100%</b>	<b>1.25M</b>	<b>11.30M</b>	<b>3.78M</b>	<b>2.11M</b>
<b>Median New Listed Listing Price</b>	<b>\$190,000</b>		<b>\$109,000</b>	<b>\$184,990</b>	<b>\$236,500</b>	<b>\$425,000</b>

# May 2023



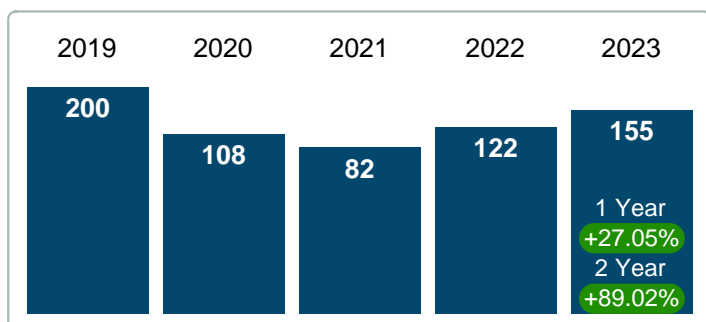
Area Delimited by County Of Muskogee - Residential Property Type



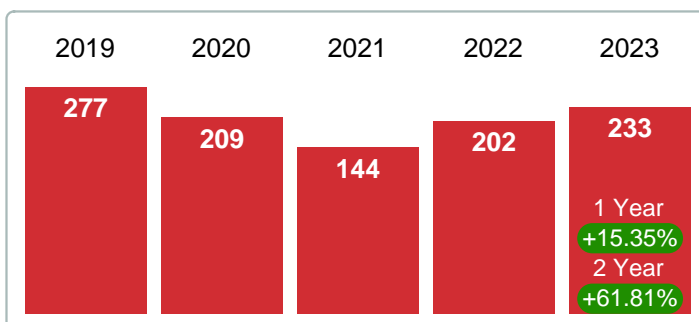
## ACTIVE INVENTORY

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

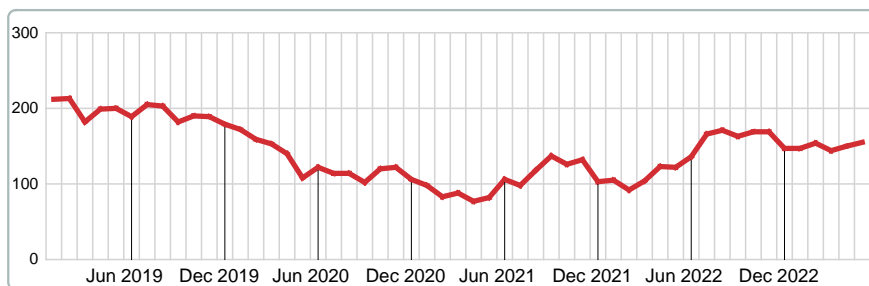
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 133

High Feb 2019 213 Low Apr 2021 77

Inventory this month at 155 above the 5 yr MAY average of 133

- MAR 144
- APR 150 (4.17%)
- MAY 155 (3.33%)

### 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	13	8.39%	41.0	5	6	2	0
\$50,001 - \$125,000	20	12.90%	44.0	5	13	2	0
\$125,001 - \$175,000	18	11.61%	34.0	3	13	2	0
\$175,001 - \$250,000	47	30.32%	33.0	3	33	11	0
\$250,001 - \$325,000	18	11.61%	56.5	2	11	5	0
\$325,001 - \$475,000	22	14.19%	72.5	0	4	12	6
\$475,001 and up	17	10.97%	57.0	0	6	5	6
<b>Total Active Inventory by Units</b>	<b>155</b>			<b>18</b>	<b>86</b>	<b>39</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>40,846,971</b>	<b>100%</b>	<b>47.0</b>	<b>2.25M</b>	<b>20.67M</b>	<b>11.88M</b>	<b>6.05M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$199,999</b>			<b>\$108,500</b>	<b>\$194,945</b>	<b>\$275,000</b>	<b>\$464,450</b>

# May 2023



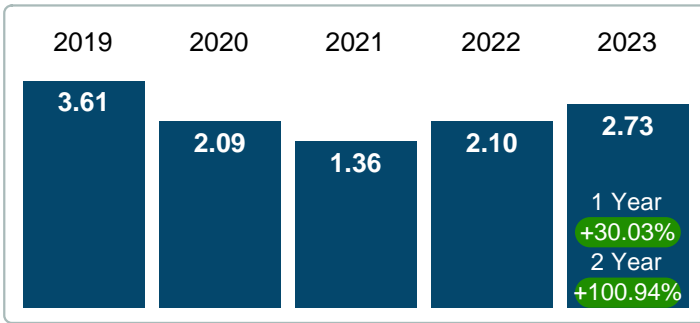
Area Delimited by County Of Muskogee - Residential Property Type



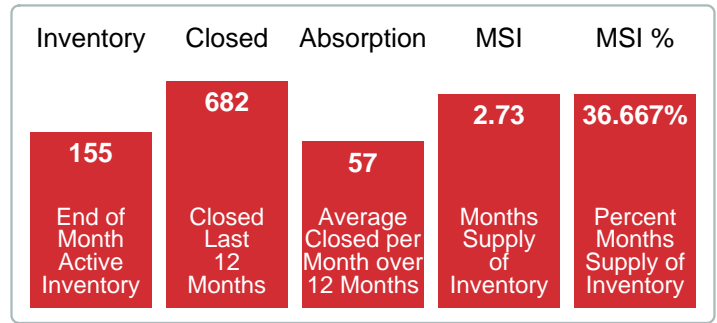
## MONTHS SUPPLY of INVENTORY (MSI)

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

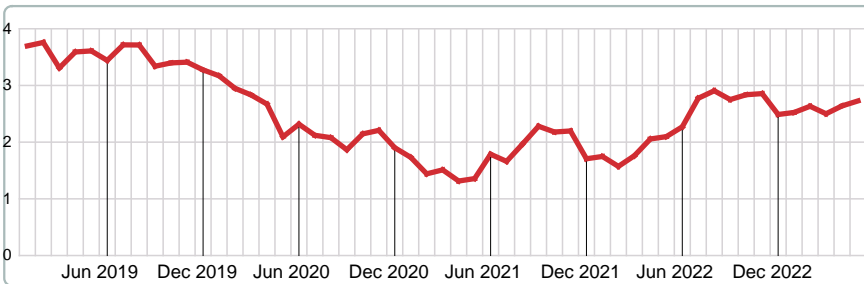
### MSI FOR MAY



### INDICATORS FOR MAY 2023

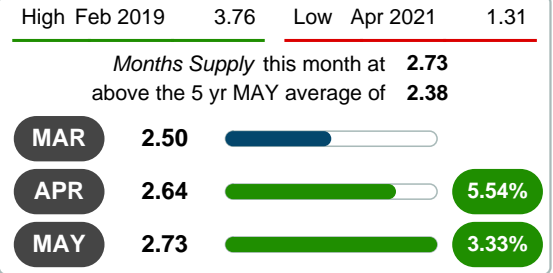


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2023



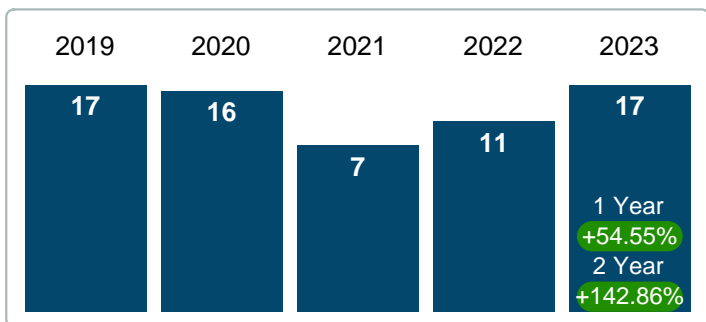
Area Delimited by County Of Muskogee - Residential Property Type



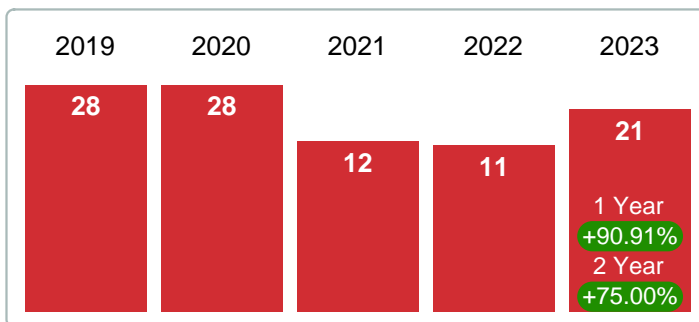
## MEDIAN DAYS ON MARKET TO SALE

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

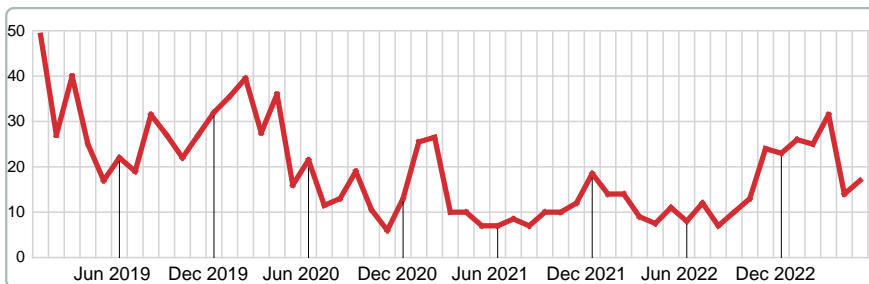
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 14

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 17 above the 5 yr MAY average of 14



### 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
\$50,000 and less	8.16%	22	0	22	0	0
\$50,001 - \$100,000	8.16%	27	24	0	30	0
\$100,001 - \$125,000	8.16%	37	37	69	3	0
\$125,001 - \$175,000	30.61%	8	0	7	40	0
\$175,001 - \$225,000	22.45%	14	0	8	24	0
\$225,001 - \$300,000	12.24%	19	0	18	34	0
\$300,001 and up	10.20%	20	0	82	14	52
<b>Median Closed DOM</b>		17				
<b>Total Closed Units</b>	100%	49	3	33	12	1
<b>Total Closed Volume</b>		8,996,890	309.40K	5.74M	2.58M	370.00K

# May 2023



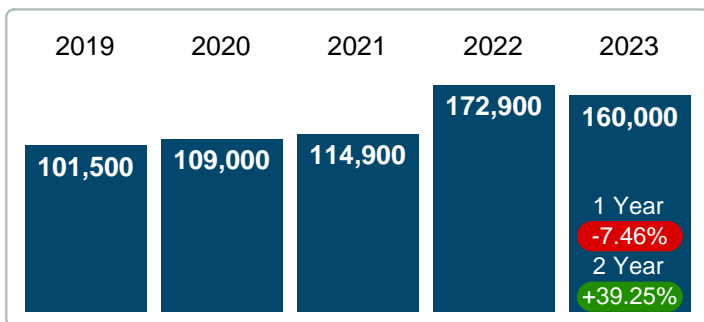
Area Delimited by County Of Muskogee - Residential Property Type



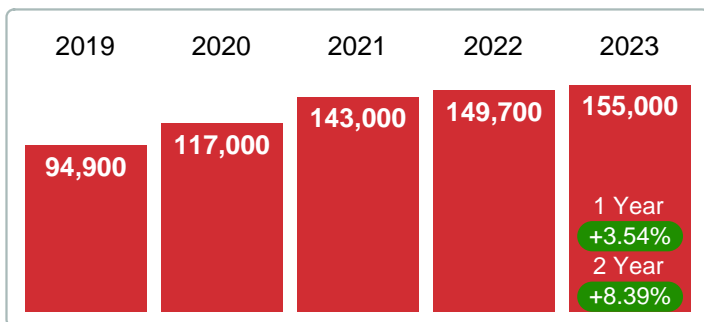
## MEDIAN LIST PRICE AT CLOSING

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

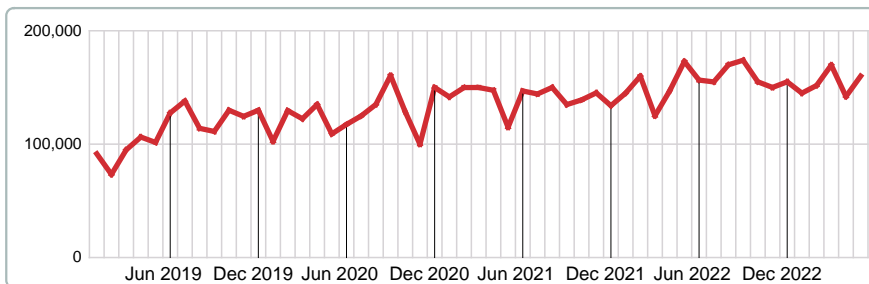
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 131,660

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

Median List Price at Closing this month at **160,000**  
 above the 5 yr MAY average of **131,660**

MAR	169,700	Progress bar
APR	142,000	Progress bar (-16.32%)
MAY	160,000	Progress bar (12.68%)

### 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
\$50,000 and less	6.12%	45,000	0	47,500	25,000	0
\$50,001 - \$100,000	12.24%	75,950	79,900	71,250	72,000	0
\$100,001 - \$125,000	6.12%	116,400	118,200	110,900	0	0
\$125,001 - \$175,000	32.65%	144,950	0	145,250	142,450	0
\$175,001 - \$225,000	16.33%	199,450	0	199,000	199,900	0
\$225,001 - \$300,000	14.29%	240,000	0	250,000	240,000	0
\$300,001 and up	12.24%	359,850	0	359,850	325,000	397,900
<b>Median List Price</b>		<b>160,000</b>	<b>116,400</b>	<b>169,500</b>	<b>172,400</b>	<b>397,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>160,000</b>	<b>3</b>	<b>33</b>	<b>12</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>9,175,888</b>	<b>316.30K</b>	<b>5.84M</b>	<b>2.62M</b>	<b>397.90K</b>



# May 2023



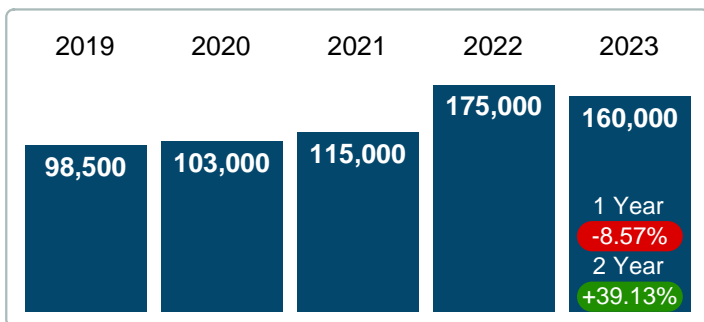
Area Delimited by County Of Muskogee - Residential Property Type



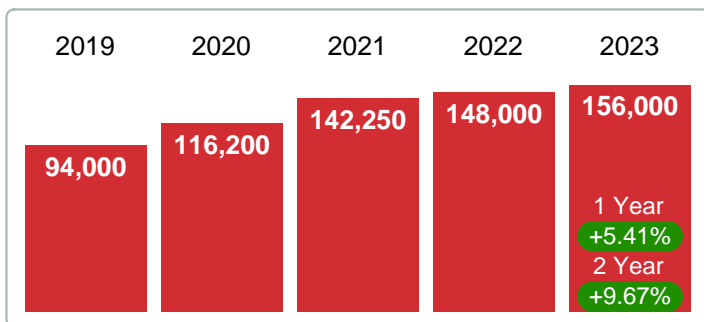
## MEDIAN SOLD PRICE AT CLOSING

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

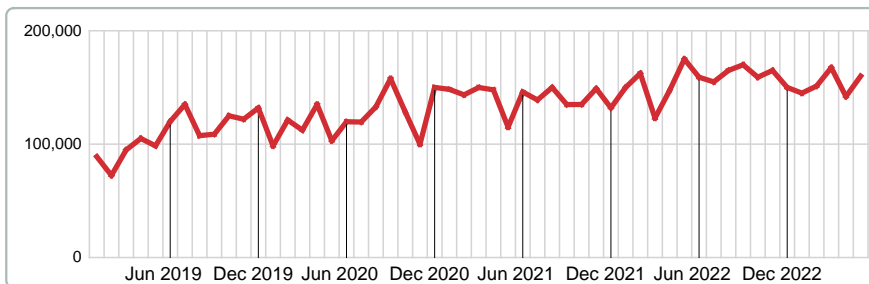
### MAY



### YEAR TO DATE (YTD)

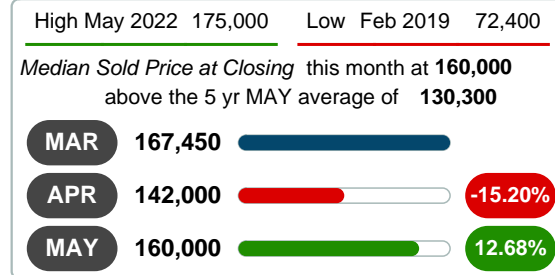


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 130,300



### 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
\$50,000 and less	4	8.16%	42,000	0	42,000	0	0
\$50,001 - \$100,000	4	8.16%	66,000	73,000	0	60,000	0
\$100,001 - \$125,000	4	8.16%	113,650	118,200	110,900	104,900	0
\$125,001 - \$175,000	15	30.61%	145,000	0	145,000	137,850	0
\$175,001 - \$225,000	11	22.45%	199,990	0	199,495	223,500	0
\$225,001 - \$300,000	6	12.24%	252,500	0	235,000	299,000	0
\$300,001 and up	5	10.20%	370,000	0	354,850	532,450	370,000
Median Sold Price			160,000	116,400	166,000	168,950	370,000
Total Closed Units		100%	160,000	3	33	12	1
Total Closed Volume			8,996,890	309.40K	5.74M	2.58M	370.00K

# May 2023



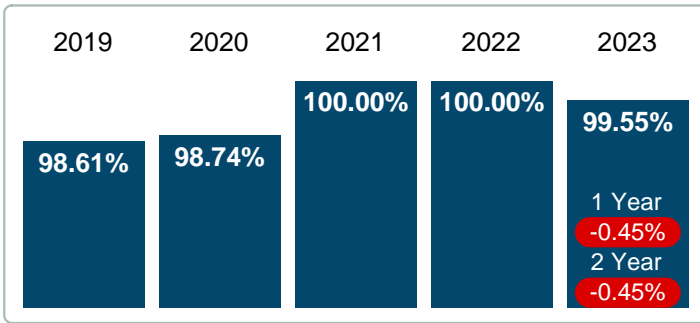
Area Delimited by County Of Muskogee - Residential Property Type



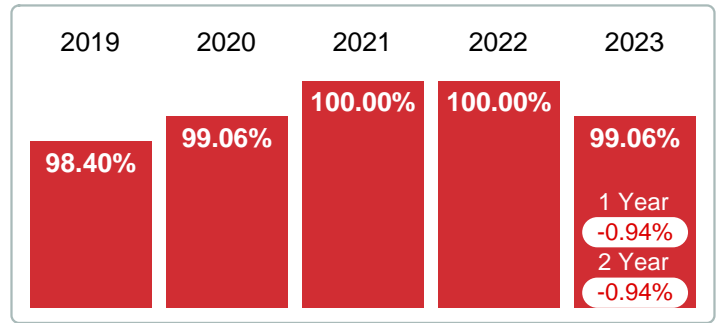
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

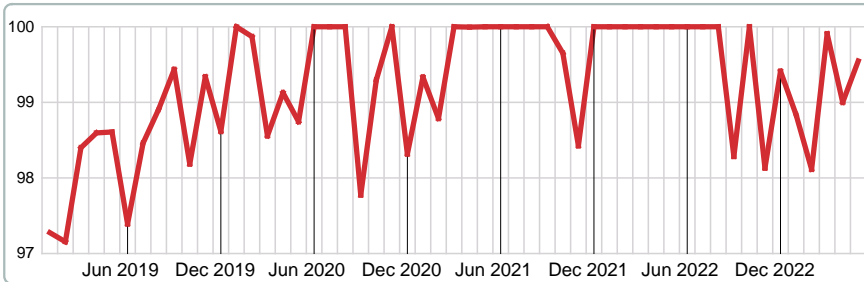
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

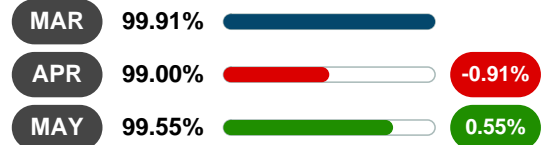


### 3 MONTHS

5 year MAY AVG = 99.38%

High Oct 2022 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **99.55%**  
above the 5 yr MAY 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
\$50,000 and less	4	8.16%	76.50%	0.00%	76.50%	0.00%	0.00%
\$50,001 - \$100,000	4	8.16%	104.55%	91.36%	0.00%	109.09%	0.00%
\$100,001 - \$125,000	4	8.16%	100.00%	100.00%	100.00%	105.96%	0.00%
\$125,001 - \$175,000	15	30.61%	100.00%	0.00%	100.00%	96.68%	0.00%
\$175,001 - \$225,000	11	22.45%	99.55%	0.00%	100.00%	93.75%	0.00%
\$225,001 - \$300,000	6	12.24%	95.94%	0.00%	97.87%	92.00%	0.00%
\$300,001 and up	5	10.20%	96.97%	0.00%	98.48%	97.69%	92.99%
Median Sold/List Ratio		99.55%		100.00%	99.55%	97.69%	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



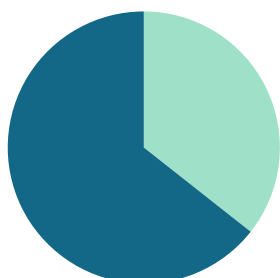
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

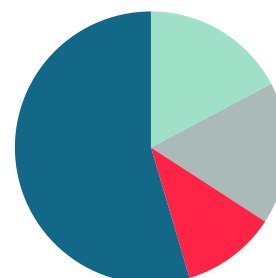


**Inventory**  
 New Listings  
**83 = 35.62%**  
 Start Inventory  
**150**  
 Total Inventory Units  
**233**  
 Volume  
**\$57,523,747**

### 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%
Median List Price	172,900	160,000	-7.46%	149,700	155,000	3.54%
Median Sale Price	175,000	160,000	-8.57%	148,000	156,000	5.41%
Median Percent of Selling Price to List Price	100.00%	99.55%	-0.45%	100.00%	99.06%	-0.94%
Median Days on Market to Sale	11.00	17.00	54.55%	11.00	21.00	90.91%
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

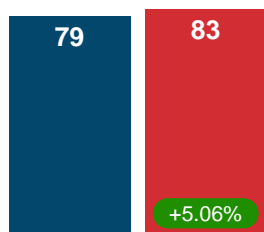
**Inventory** on May 31, 2023 = **155**

**2022** **2023**

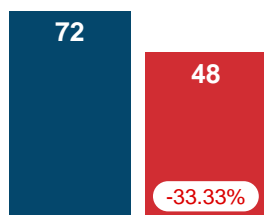
### MAY MARKET

### MEDIAN PRICES

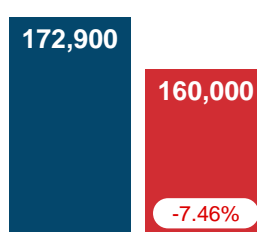
#### New Listings



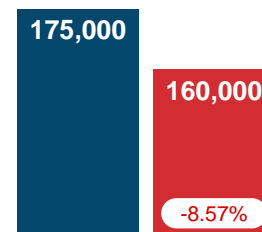
#### Pending Listings



#### List Price



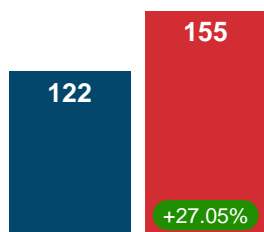
#### Sale Price



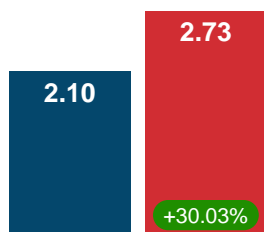
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

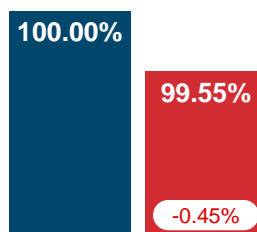
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

