



December 2021

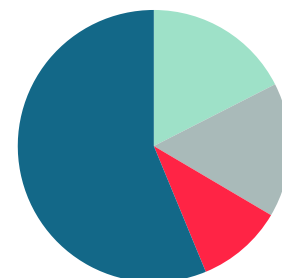
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2022 for MLS Technology Inc.

Compared Metrics	December		
	2020	2021	+/-%
Closed Listings	68	80	17.65%
Pending Listings	63	73	15.87%
New Listings	78	70	-10.26%
Median List Price	149,500	133,950	-10.40%
Median Sale Price	147,500	126,750	-14.07%
Median Percent of Selling Price to List Price	97.89%	98.48%	0.61%
Median Days on Market to Sale	13.50	19.50	44.44%
End of Month Inventory	347	257	-25.94%
Months Supply of Inventory	5.33	3.55	-33.36%



■ Closed (17.51%)
■ Pending (15.97%)
■ Other OffMarket (10.28%)
■ Active (56.24%)

Absorption: Last 12 months, an Average of **72** Sales/Month
Active Inventory as of December 31, 2021 = **257**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2021 decreased **25.94%** to 257 existing homes available for sale. Over the last 12 months this area has had an average of 72 closed sales per month. This represents an unsold inventory index of **3.55** 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 **14.07%** in December 2021 to \$126,750 versus the previous year at \$147,500.

Median Days on Market Lengthens

The median number of **19.50** days that homes spent on the market before selling increased by 6.00 days or **44.44%** in December 2021 compared to last year's same month at **13.50** DOM.

Sales Success for December 2021 is Positive

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

There were 70 New Listings in December 2021, down **10.26%** from last year at 78. Furthermore, there were 80 Closed Listings this month versus last year at 68, a **17.65%** increase.

Closed versus Listed trends yielded a **114.3%** ratio, up from previous year's, December 2020, at **87.2%**, a **31.09%** upswing. This will certainly create pressure on a decreasing Month's 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

December 2021



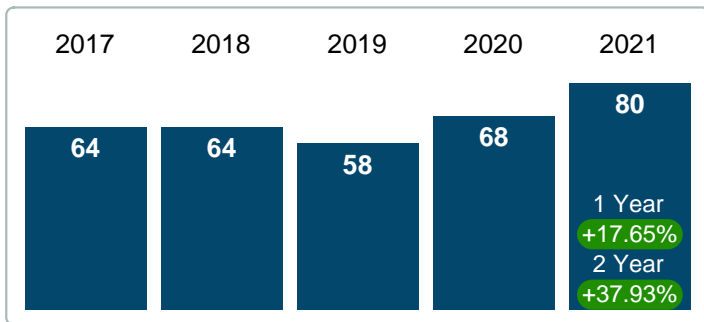
Area Delimited by County Of Muskogee



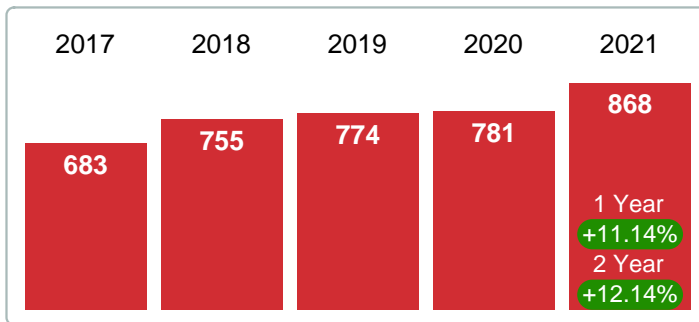
CLOSED LISTINGS

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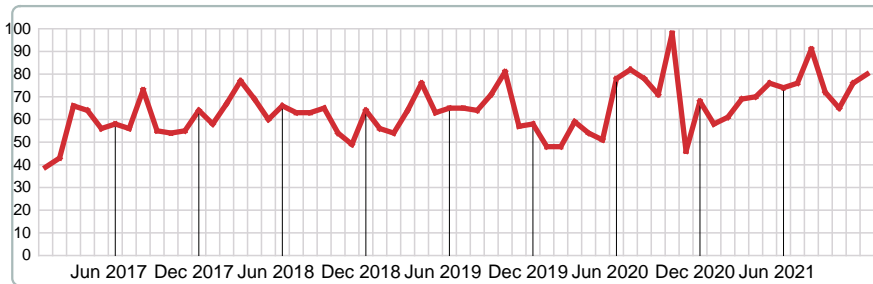
DECEMBER



YEAR TO DATE (YTD)

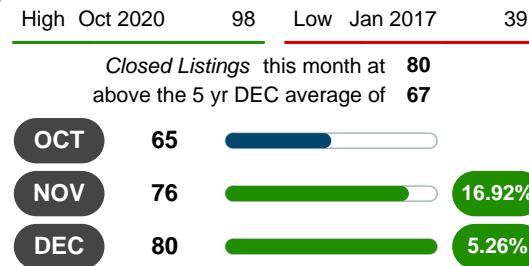


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 67



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	7	8.75%	4.0	5	2	0	0
\$20,001 - \$30,000	8	10.00%	15.0	5	2	1	0
\$30,001 - \$80,000	15	18.75%	21.0	8	7	0	0
\$80,001 - \$150,000	20	25.00%	23.0	9	10	1	0
\$150,001 - \$230,000	11	13.75%	4.0	2	8	1	0
\$230,001 - \$300,000	13	16.25%	25.0	2	6	4	1
\$300,001 and up	6	7.50%	37.0	3	1	1	1
Total Closed Units	80			34	36	8	2
Total Closed Volume	13,398,400	100%	19.5	5.81M	5.10M	1.83M	655.00K
Median Closed Price	\$126,750			\$80,000	\$132,000	\$254,450	\$327,500



December 2021

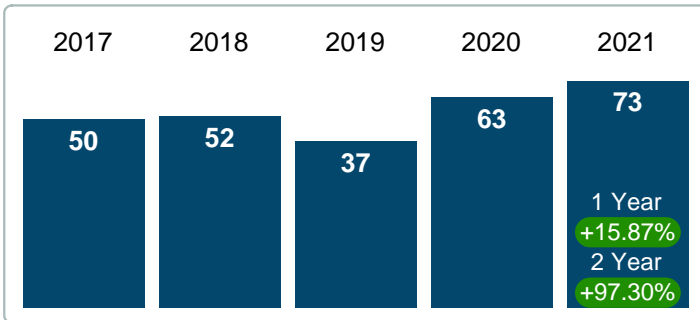
Area Delimited by County Of Muskogee



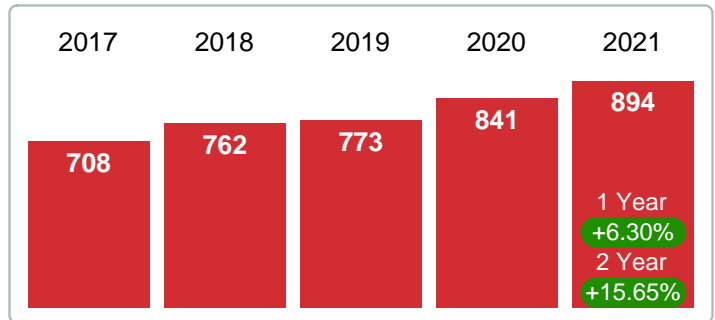
PENDING LISTINGS

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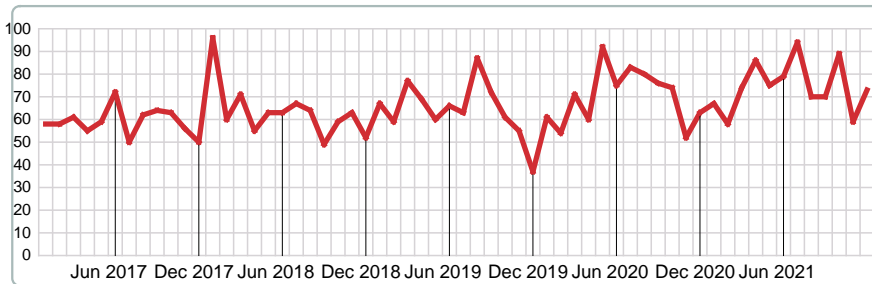
DECEMBER



YEAR TO DATE (YTD)

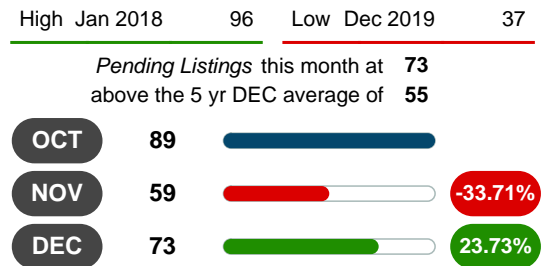


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 55



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	8	10.96%	39.0	3	4	1	0
\$40,001 - \$80,000	9	12.33%	19.0	3	5	1	0
\$80,001 - \$100,000	9	12.33%	39.0	2	6	1	0
\$100,001 - \$170,000	17	23.29%	17.0	1	11	5	0
\$170,001 - \$210,000	12	16.44%	15.5	0	9	3	0
\$210,001 - \$330,000	10	13.70%	4.5	2	6	2	0
\$330,001 and up	8	10.96%	35.0	4	2	2	0
Total Pending Units	73			15	43	15	0
Total Pending Volume	12,345,198	100%	23.0	3.40M	6.29M	2.65M	0.00B
Median Listing Price	\$149,900			\$98,900	\$158,000	\$152,500	\$0



December 2021

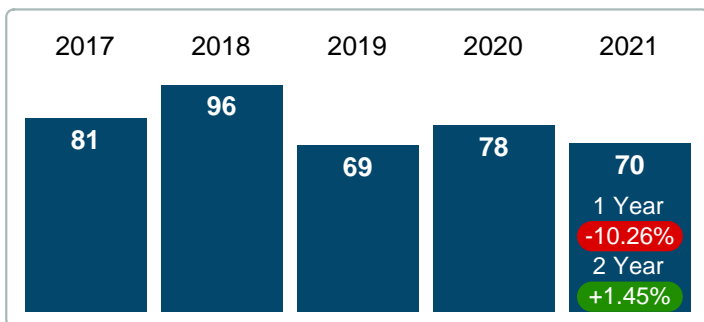
Area Delimited by County Of Muskogee



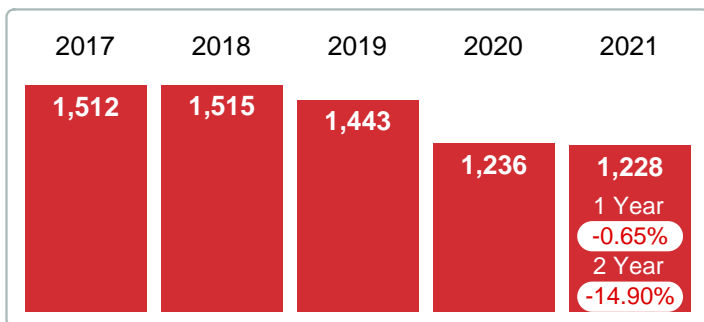
NEW LISTINGS

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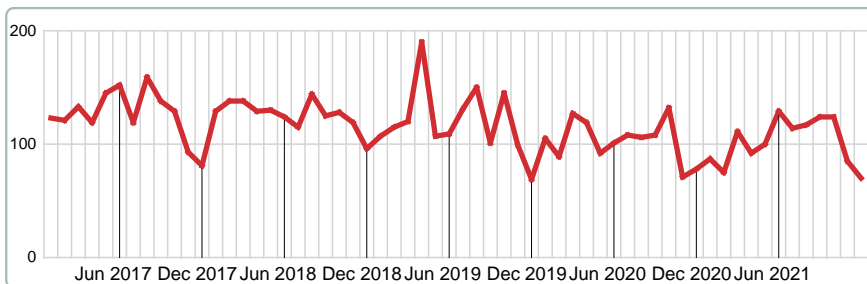
DECEMBER



YEAR TO DATE (YTD)

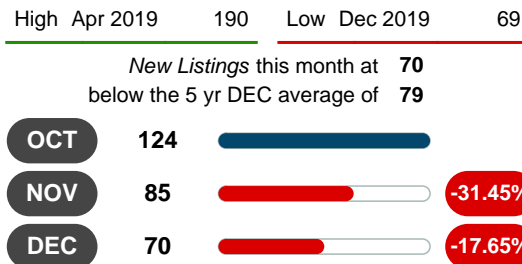


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 79



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	4	5.71%	3	1	0	0
\$25,001 - \$50,000	12	17.14%	8	3	1	0
\$50,001 - \$75,000	6	8.57%	4	2	0	0
\$75,001 - \$175,000	21	30.00%	6	12	3	0
\$175,001 - \$225,000	12	17.14%	2	9	1	0
\$225,001 - \$325,000	9	12.86%	3	6	0	0
\$325,001 and up	6	8.57%	3	1	2	0
Total New Listed Units	70		29	34	7	0
Total New Listed Volume	11,430,697	100%	4.08M	5.91M	1.44M	0.00B
Median New Listed Listing Price	\$159,700		\$58,600	\$174,750	\$152,500	\$0



December 2021

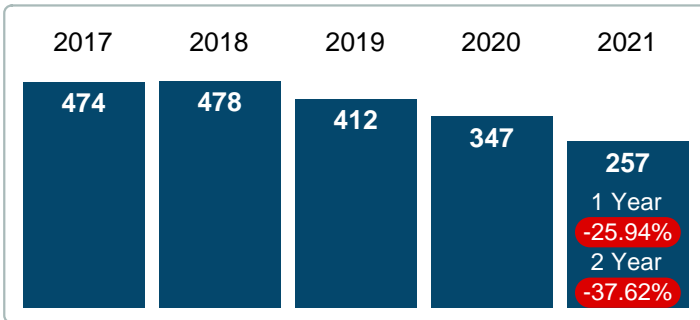
Area Delimited by County Of Muskogee



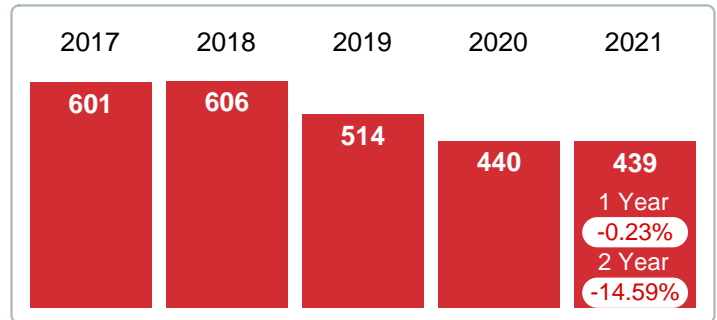
ACTIVE INVENTORY

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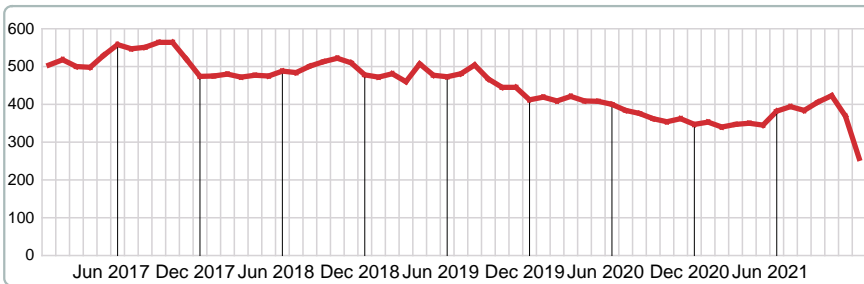
END OF DECEMBER



ACTIVE DURING DECEMBER

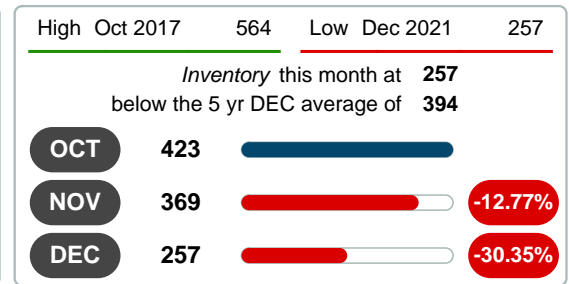


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 394



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$10,000 and less	3	1.17%	135.0	2	1	0	0	
\$10,001 - \$30,000	46	17.90%	88.0	43	2	1	0	
\$30,001 - \$60,000	46	17.90%	87.5	38	5	2	1	
\$60,001 - \$130,000	64	24.90%	98.5	38	21	5	0	
\$130,001 - \$210,000	41	15.95%	56.0	20	15	5	1	
\$210,001 - \$390,000	30	11.67%	61.5	16	7	6	1	
\$390,001 and up	27	10.51%	114.0	18	4	4	1	
Total Active Inventory by Units		257		175	55	23	4	
Total Active Inventory by Volume		46,817,797	100%	88.0	30.52M	9.76M	5.46M	1.08M
Median Active Inventory Listing Price		\$95,000			\$63,000	\$129,500	\$179,500	\$262,250

December 2021



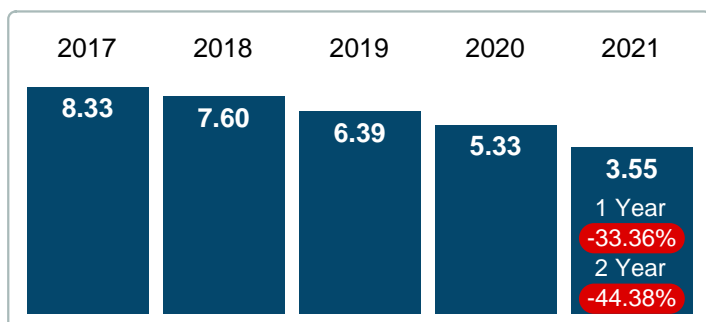
Area Delimited by County Of Muskogee



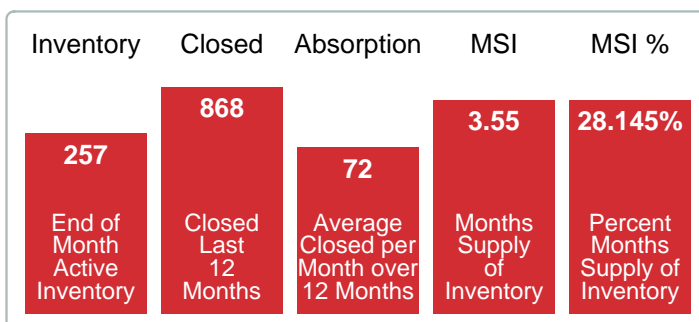
MONTHS SUPPLY of INVENTORY (MSI)

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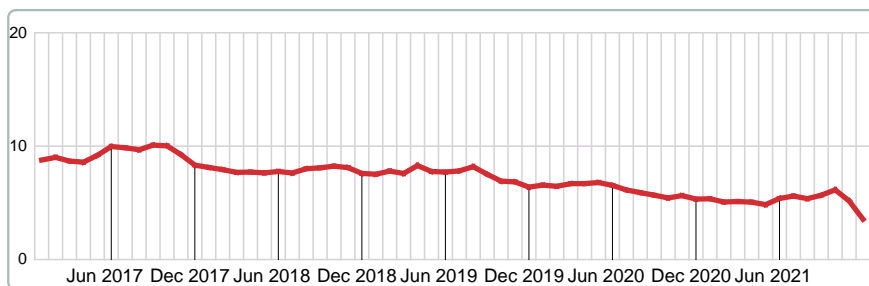
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

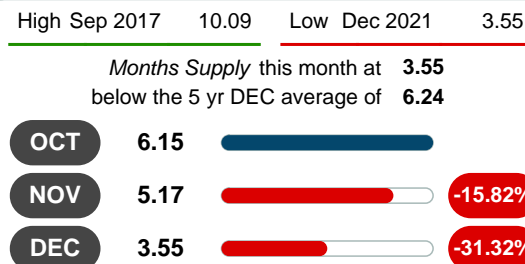


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 6.24



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
\$10,000 and less	3	1.17%	3.27	2.67	0.00	0.00	0.00
\$10,001 - \$30,000	46	17.90%	7.26	11.47	0.89	6.00	0.00
\$30,001 - \$60,000	46	17.90%	5.63	7.86	1.82	3.43	0.00
\$60,001 - \$130,000	64	24.90%	3.20	5.77	1.75	3.75	0.00
\$130,001 - \$210,000	41	15.95%	2.09	8.00	1.07	1.82	3.00
\$210,001 - \$390,000	30	11.67%	2.17	9.60	1.20	1.06	1.50
\$390,001 and up	27	10.51%	7.71	21.60	4.00	3.20	2.40
Market Supply of Inventory (MSI)			3.55	8.37	1.45	1.93	2.40
Total Active Inventory by Units		100%	3.55	175	55	23	4

December 2021



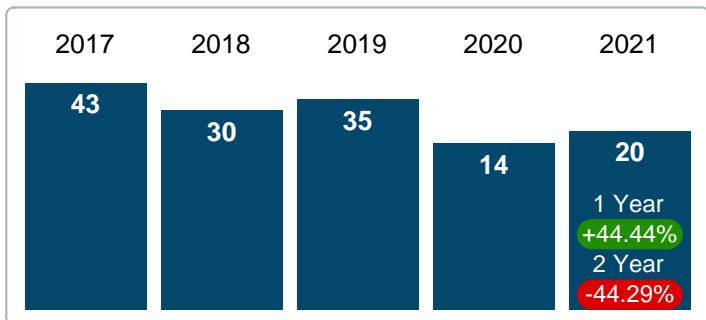
Area Delimited by County Of Muskogee



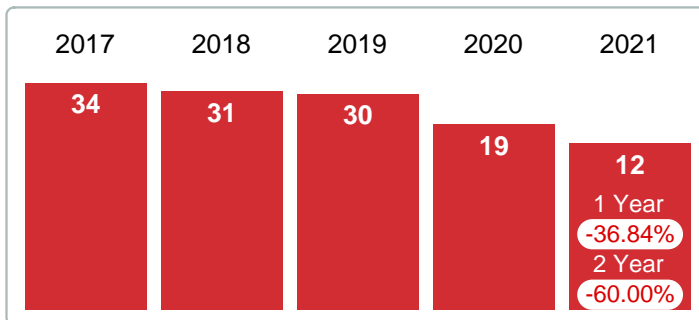
MEDIAN DAYS ON MARKET TO SALE

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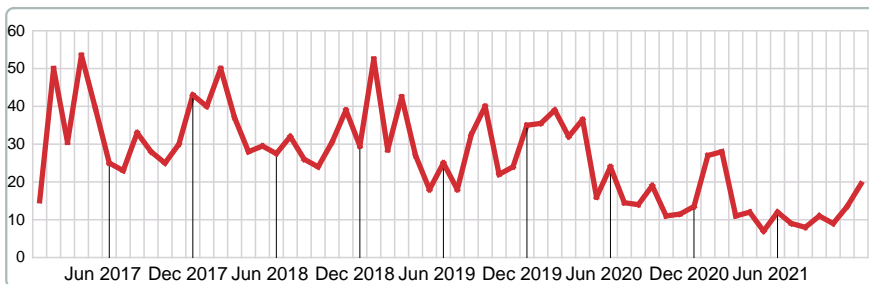
DECEMBER



YEAR TO DATE (YTD)

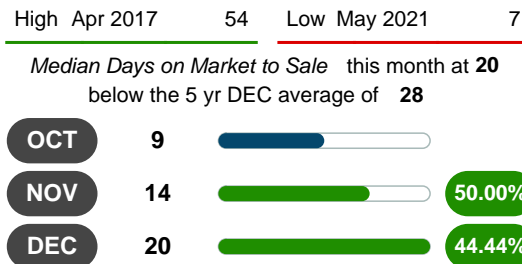


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 28



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
\$20,000 and less	8.75%	4	4	37	0	0
\$20,001 - \$30,000	10.00%	15	12	36	56	0
\$30,001 - \$80,000	18.75%	21	21	21	0	0
\$80,001 - \$150,000	25.00%	23	19	23	36	0
\$150,001 - \$230,000	13.75%	4	2	5	78	0
\$230,001 - \$300,000	16.25%	25	121	15	17	39
\$300,001 and up	7.50%	37	34	23	45	40
Median Closed DOM		20	14	19	41	40
Total Closed Units	100%	80	34	36	8	2
Total Closed Volume		13,398,400	5.81M	5.10M	1.83M	655.00K



December 2021

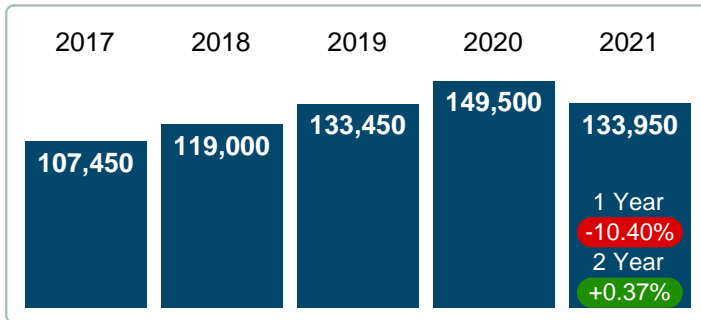
Area Delimited by County Of Muskogee



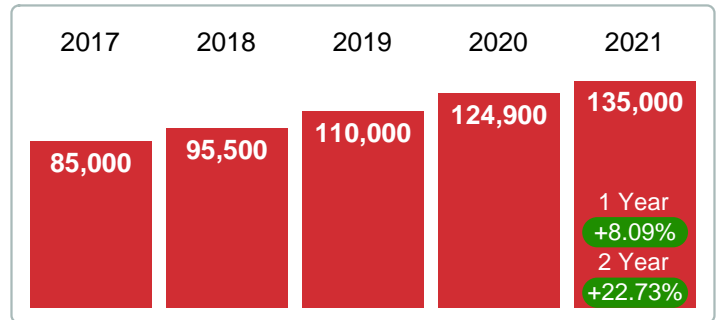
MEDIAN LIST PRICE AT CLOSING

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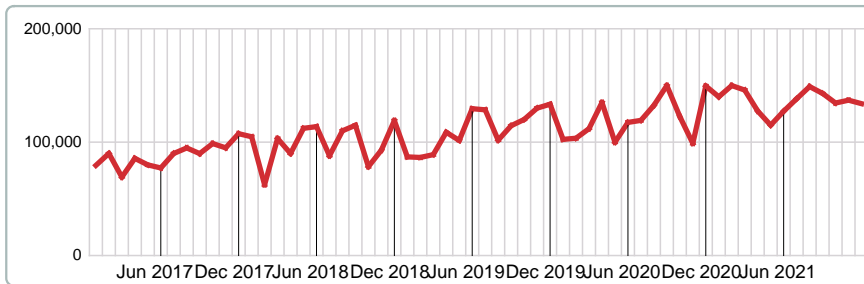
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

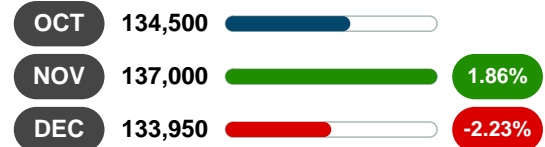


3 MONTHS

5 year DEC AVG = 128,670

High Feb 2021 149,900 Low Feb 2018 62,500

Median List Price at Closing this month at **133,950**
above the 5 yr DEC average of **128,670**



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
\$20,000 and less	6.25%	16,000	16,000	15,300	0	0
\$20,001 - \$30,000	10.00%	25,750	25,750	27,450	0	0
\$30,001 - \$80,000	18.75%	44,900	40,000	49,900	40,000	0
\$80,001 - \$150,000	21.25%	126,000	106,400	127,950	0	0
\$150,001 - \$230,000	17.50%	174,900	164,593	184,700	169,900	230,000
\$230,001 - \$300,000	17.50%	254,500	257,500	254,900	252,450	0
\$300,001 and up	8.75%	399,000	800,000	399,000	335,000	449,500
Median List Price		133,950	84,950	132,400	252,450	339,750
Total Closed Units	100%	133,950	34	36	8	2
Total Closed Volume		14,260,930	6.46M	5.20M	1.92M	679.50K



December 2021

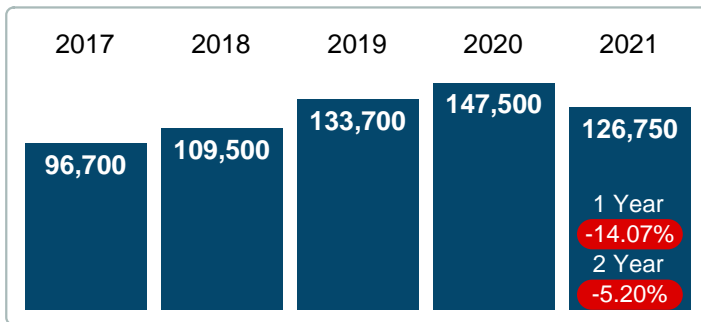
Area Delimited by County Of Muskogee



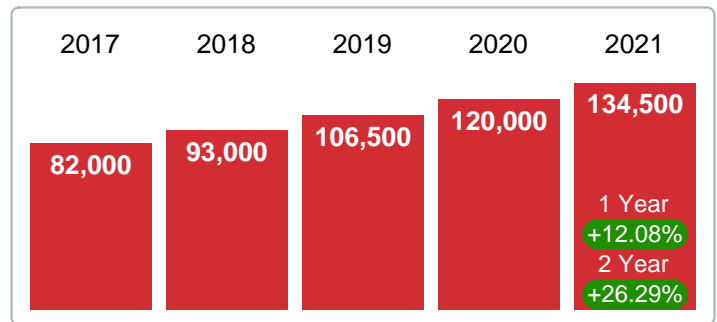
MEDIAN SOLD PRICE AT CLOSING

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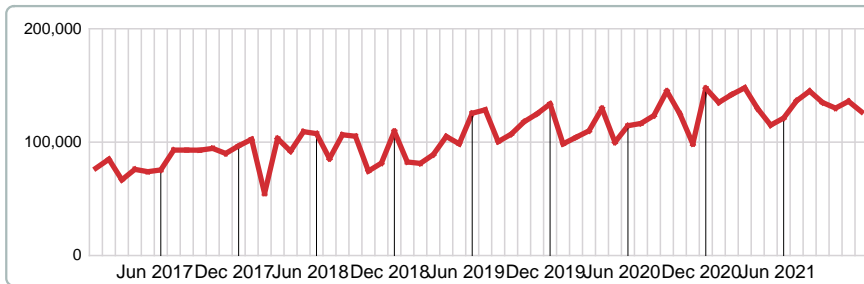
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

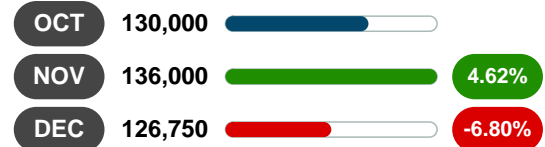


3 MONTHS

5 year DEC AVG = 122,830

High Mar 2021 147,900 Low Feb 2018 54,750

Median Sold Price at Closing this month at **126,750**
 above the 5 yr DEC average of **122,830**



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
\$20,000 and less	7	8.75%	16,000	19,000	13,400	0	0
\$20,001 - \$30,000	8	10.00%	25,000	25,000	25,000	30,000	0
\$30,001 - \$80,000	15	18.75%	53,000	63,250	51,200	0	0
\$80,001 - \$150,000	20	25.00%	126,750	127,500	123,000	150,000	0
\$150,001 - \$230,000	11	13.75%	189,500	187,500	184,750	228,000	0
\$230,001 - \$300,000	13	16.25%	263,000	260,000	252,500	274,000	235,000
\$300,001 and up	6	7.50%	395,000	800,000	370,000	335,000	420,000
Median Sold Price			126,750	80,000	132,000	254,450	327,500
Total Closed Units		100%	126,750	34	36	8	2
Total Closed Volume			13,398,400	5.81M	5.10M	1.83M	655.00K

December 2021



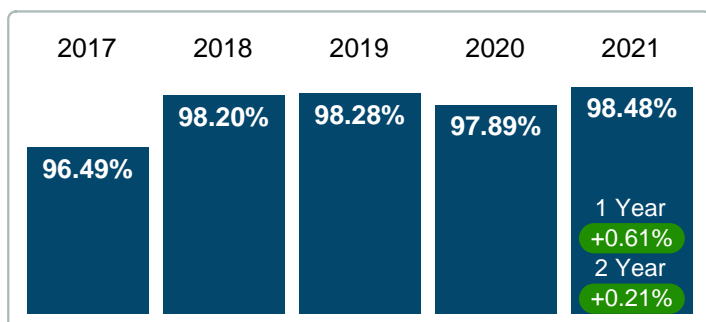
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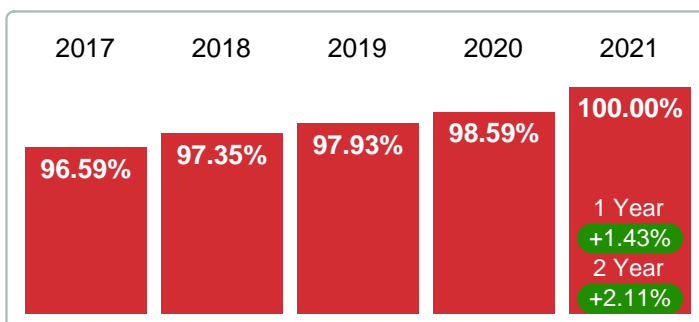
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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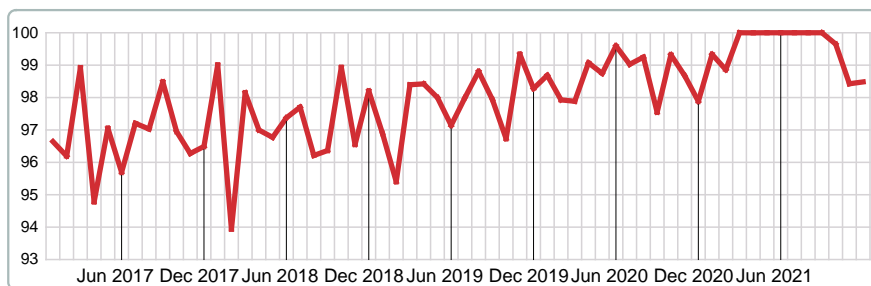
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

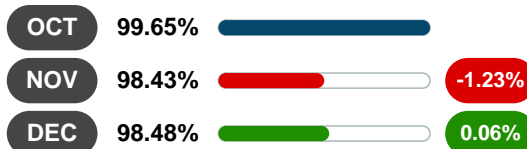


3 MONTHS

5 year DEC AVG = 97.87%

High Sep 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **98.48%**
equal to 5 yr DEC average of **97.87%**



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
\$20,000 and less	7	8.75%	100.00%	100.00%	88.20%	0.00%	0.00%
\$20,001 \$30,000	8	10.00%	81.78%	93.40%	76.90%	75.00%	0.00%
\$30,001 \$80,000	15	18.75%	95.74%	94.17%	100.00%	0.00%	0.00%
\$80,001 \$150,000	20	25.00%	97.90%	91.91%	99.65%	88.29%	0.00%
\$150,001 \$230,000	11	13.75%	100.00%	92.00%	100.00%	97.06%	0.00%
\$230,001 \$300,000	13	16.25%	100.00%	96.55%	100.02%	98.83%	102.17%
\$300,001 and up	6	7.50%	93.08%	88.89%	92.73%	95.71%	93.44%
Median Sold/List Ratio		98.48%		93.40%	100.00%	96.39%	97.81%
Total Closed Units		80	100%	34	36	8	2
Total Closed Volume		13,398,400		5.81M	5.10M	1.83M	655.00K



December 2021

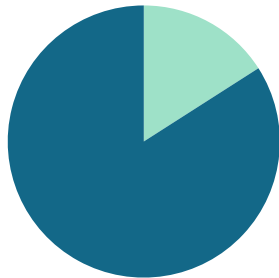
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on Jan 11, 2022 for MLS Technology Inc.

INVENTORY



Inventory

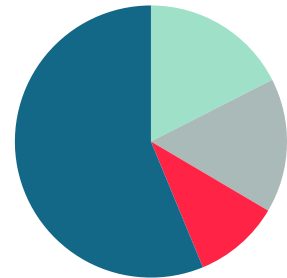
- New Listings **70 = 15.95%**
- Start Inventory **369**
- Total Inventory Units **439**
- Volume **\$81,128,675**

Market Activity

Market Activity

- Closed Sales **80 = 17.51%**
- Pending Sales **73 = 15.97%**
- Other Off Market **47 = 10.28%**
- Active Inventory **257 = 56.24%**

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	68	80	17.65%	781	868	11.14%
Pending Sales	63	73	15.87%	841	894	6.30%
New Listings	78	70	-10.26%	1,236	1,228	-0.65%
Median List Price	149,500	133,950	-10.40%	124,900	135,000	8.09%
Median Sale Price	147,500	126,750	-14.07%	120,000	134,500	12.08%
Median Percent of Selling Price to List Price	97.89%	98.48%	0.61%	98.59%	100.00%	1.43%
Median Days on Market to Sale	13.50	19.50	44.44%	19.00	12.00	-36.84%
Monthly Inventory	347	257	-25.94%	347	257	-25.94%
Months Supply of Inventory	5.33	3.55	-33.36%	5.33	3.55	-33.36%

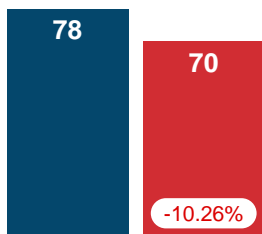
Absorption: Last 12 months, an Average of **72** Sales/Month

Inventory on December 31, 2021 = **257** 2020 2021

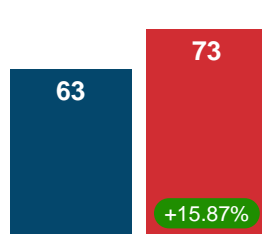
DECEMBER MARKET

MEDIAN PRICES

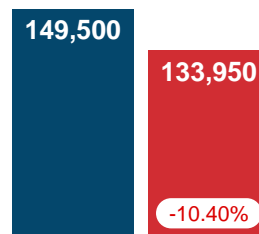
New Listings



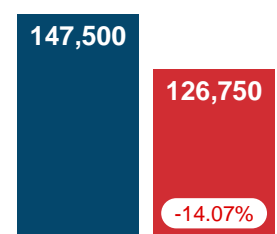
Pending Listings



List Price



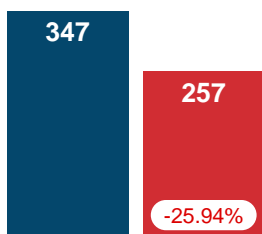
Sale Price



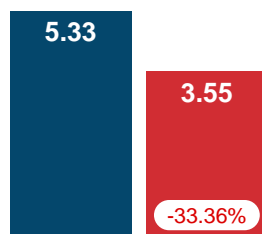
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

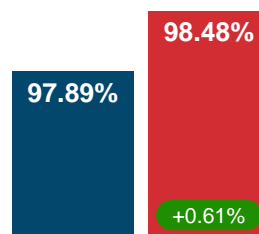
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

