



# November 2021

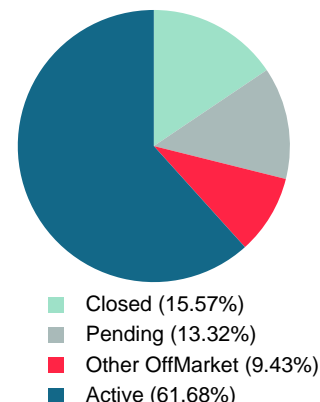
Area Delimited by County Of Muskogee



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 13, 2021 for MLS Technology Inc.

Compared Metrics	2020	November 2021	+/-%
Closed Listings	46	76	65.22%
Pending Listings	52	65	25.00%
New Listings	71	85	19.72%
Median List Price	98,950	137,000	38.45%
Median Sale Price	98,450	136,000	38.14%
Median Percent of Selling Price to List Price	98.68%	98.43%	-0.26%
Median Days on Market to Sale	11.50	13.50	17.39%
End of Month Inventory	362	301	-16.85%
Months Supply of Inventory	5.63	4.22	-25.11%



**Absorption:** Last 12 months, an Average of **71** Sales/Month  
**Active Inventory** as of November 30, 2021 = **301**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2021 decreased **16.85%** to 301 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **4.22** MSI for this period.

#### Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **38.14%** in November 2021 to \$136,000 versus the previous year at \$98,450.

#### Median Days on Market Lengthens

The median number of **13.50** days that homes spent on the market before selling increased by 2.00 days or **17.39%** in November 2021 compared to last year's same month at **11.50** DOM.

#### Sales Success for November 2021 is Positive

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

There were 85 New Listings in November 2021, up **19.72%** from last year at 71. Furthermore, there were 76 Closed Listings this month versus last year at 46, a **65.22%** increase.

Closed versus Listed trends yielded a **89.4%** ratio, up from previous year's, November 2020, at **64.8%**, a **38.01%** 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

<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<sup>®</sup>

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<sup>®</sup> 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<sup>®</sup>

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com



# November 2021

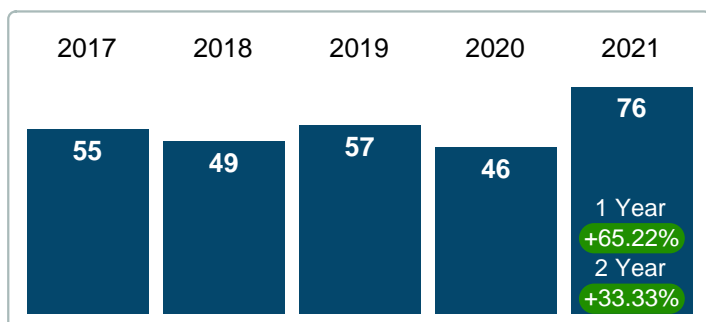
Area Delimited by County Of Muskogee



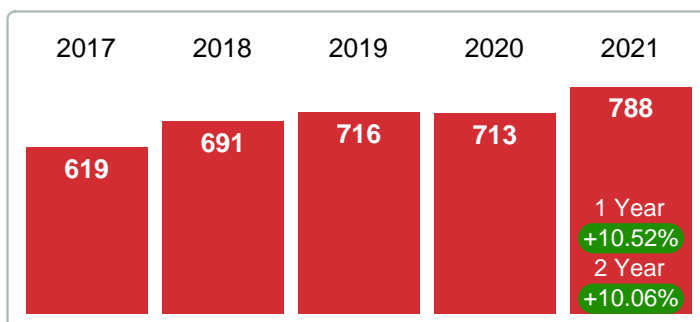
## CLOSED LISTINGS

Report produced on Dec 13, 2021 for MLS Technology Inc.

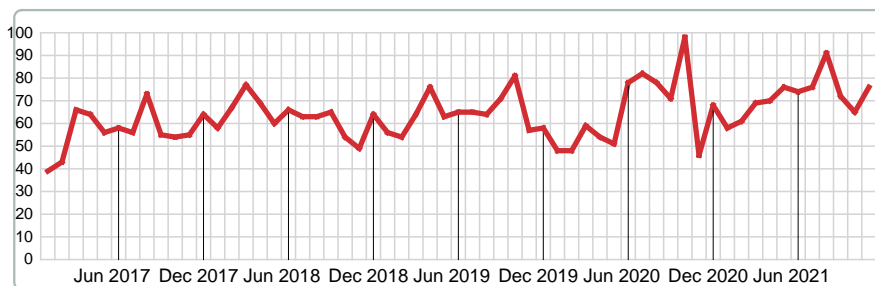
### NOVEMBER



### YEAR TO DATE (YTD)

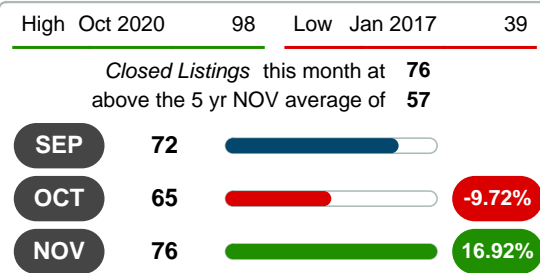


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 57



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	7.89%	14.5	4	2	0	0
\$30,001 - \$60,000	10	13.16%	15.0	7	2	1	0
\$60,001 - \$110,000	11	14.47%	9.0	5	6	0	0
\$110,001 - \$160,000	18	23.68%	10.0	2	15	1	0
\$160,001 - \$200,000	14	18.42%	16.0	2	8	3	1
\$200,001 - \$300,000	10	13.16%	15.0	0	5	5	0
\$300,001 and up	7	9.21%	3.0	2	0	5	0
<b>Total Closed Units</b>	<b>76</b>			<b>22</b>	<b>38</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>11,952,599</b>	<b>100%</b>	<b>13.5</b>	<b>2.44M</b>	<b>5.32M</b>	<b>4.01M</b>	<b>185.00K</b>
<b>Median Closed Price</b>	<b>\$136,000</b>			<b>\$61,000</b>	<b>\$136,000</b>	<b>\$270,000</b>	<b>\$185,000</b>



# November 2021

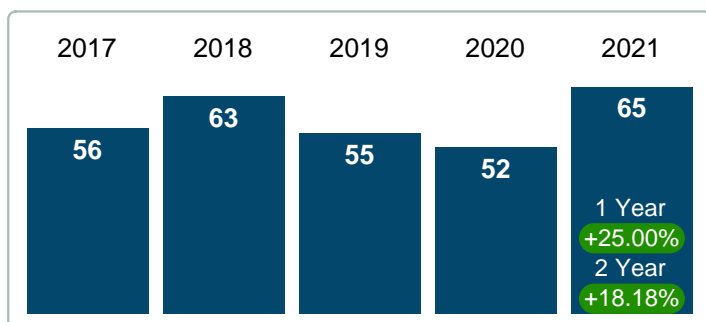
Area Delimited by County Of Muskogee



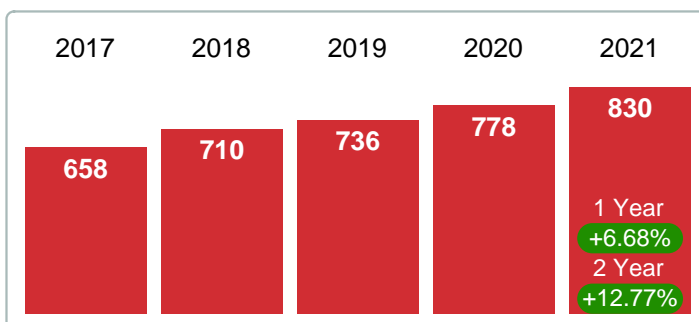
## PENDING LISTINGS

Report produced on Dec 13, 2021 for MLS Technology Inc.

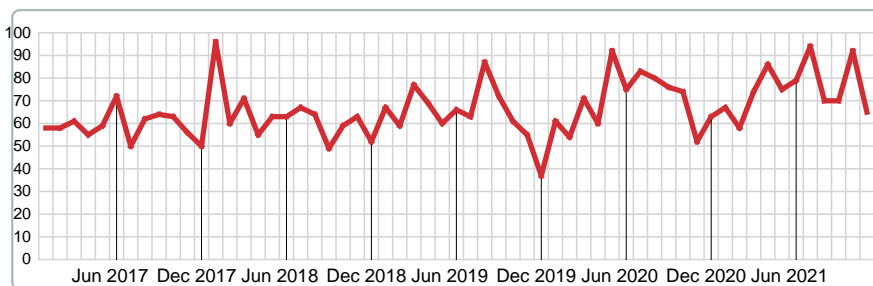
### NOVEMBER



### YEAR TO DATE (YTD)

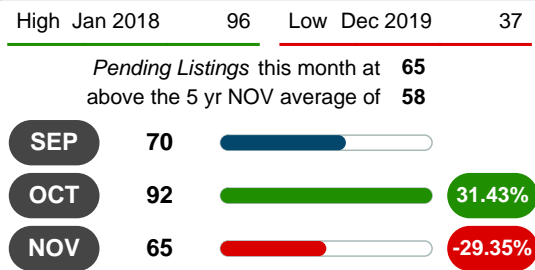


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 58



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	6.15%	65.0	4	0	0	0
\$20,001 - \$40,000	10	15.38%	34.0	8	1	1	0
\$40,001 - \$100,000	10	15.38%	36.5	5	4	1	0
\$100,001 - \$180,000	15	23.08%	32.0	4	10	1	0
\$180,001 - \$250,000	11	16.92%	13.0	1	6	2	2
\$250,001 - \$330,000	8	12.31%	19.0	3	4	1	0
\$330,001 and up	7	10.77%	40.0	2	1	2	2
<b>Total Pending Units</b>	<b>65</b>			<b>27</b>	<b>26</b>	<b>8</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>12,814,500</b>	<b>100%</b>	<b>28.0</b>	<b>5.18M</b>	<b>4.48M</b>	<b>1.73M</b>	<b>1.42M</b>
<b>Median Listing Price</b>	<b>\$139,500</b>			<b>\$50,000</b>	<b>\$162,450</b>	<b>\$237,900</b>	<b>\$339,750</b>



# November 2021

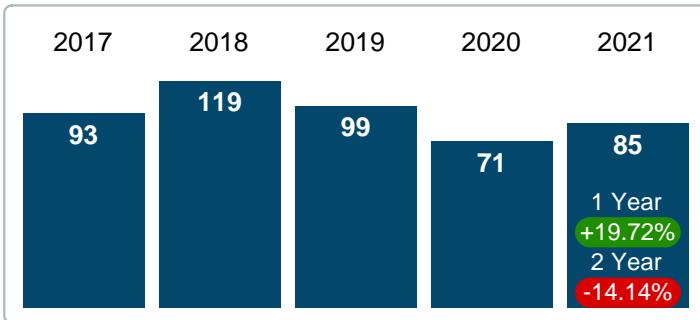
Area Delimited by County Of Muskogee



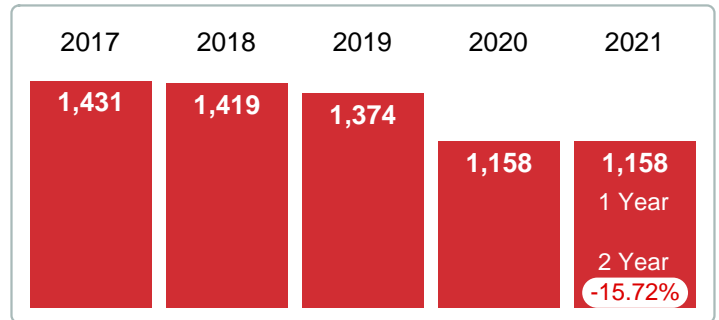
## NEW LISTINGS

Report produced on Dec 13, 2021 for MLS Technology Inc.

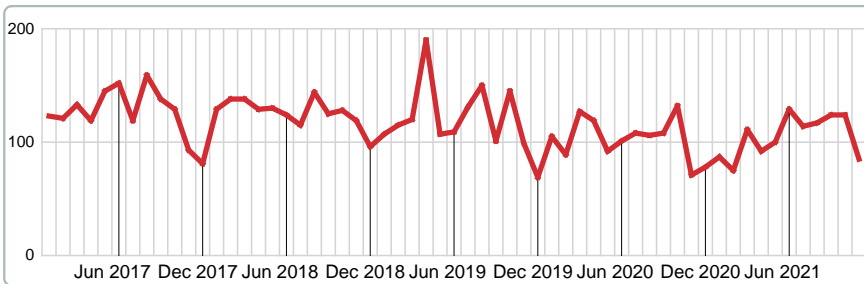
### NOVEMBER



### YEAR TO DATE (YTD)

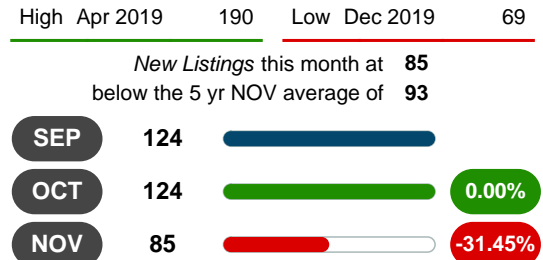


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 93



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	5	5.88%	4	1	0	0
\$20,001 - \$40,000	11	12.94%	8	2	1	0
\$40,001 - \$80,000	15	17.65%	7	7	1	0
\$80,001 - \$160,000	20	23.53%	8	7	5	0
\$160,001 - \$210,000	12	14.12%	2	9	1	0
\$210,001 - \$300,000	14	16.47%	4	5	5	0
\$300,001 and up	8	9.41%	2	2	4	0
<b>Total New Listed Units</b>	<b>85</b>		<b>35</b>	<b>33</b>	<b>17</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>12,990,149</b>	<b>100%</b>	<b>4.50M</b>	<b>4.99M</b>	<b>3.50M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$119,000</b>		<b>\$72,000</b>	<b>\$138,000</b>	<b>\$215,000</b>	<b>\$0</b>



# November 2021

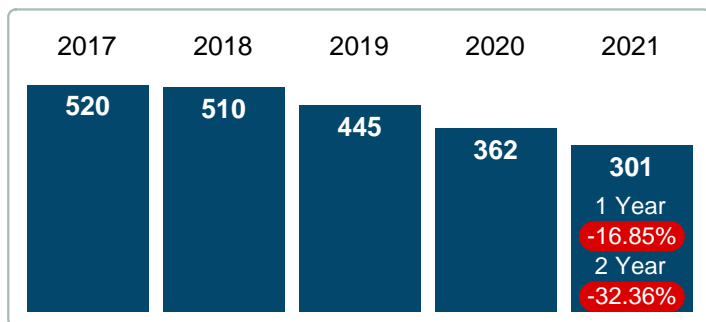
Area Delimited by County Of Muskogee



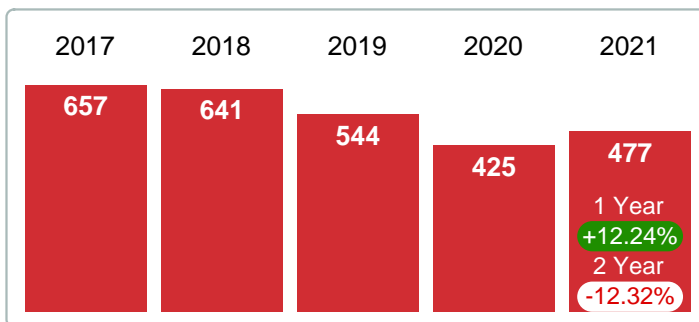
## ACTIVE INVENTORY

Report produced on Dec 13, 2021 for MLS Technology Inc.

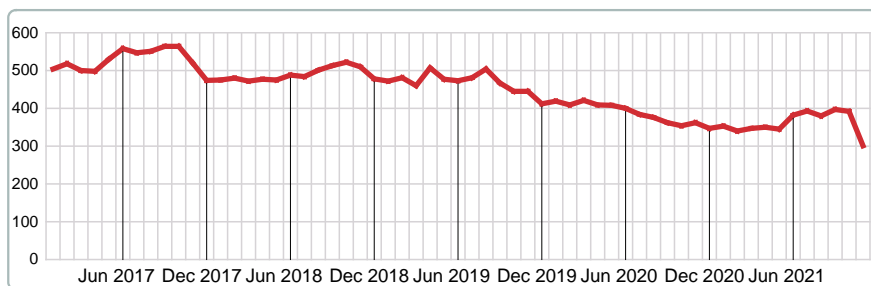
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

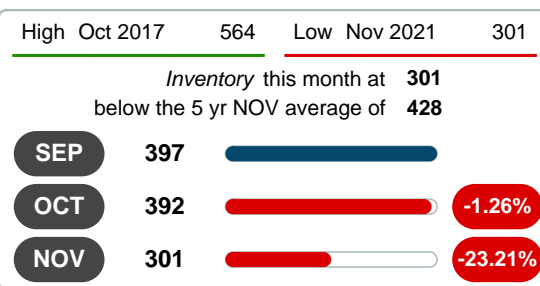


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 428



### 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	2	0.66%	59.5	2	0	0	0
\$10,001 - \$30,000	69	22.92%	57.0	61	7	1	0
\$30,001 - \$50,000	37	12.29%	57.0	27	8	1	1
\$50,001 - \$120,000	74	24.58%	79.5	44	25	5	0
\$120,001 - \$200,000	50	16.61%	65.5	21	21	8	0
\$200,001 - \$390,000	36	11.96%	53.0	21	7	6	2
\$390,001 and up	33	10.96%	98.0	24	4	5	0
<b>Total Active Inventory by Units</b>	<b>301</b>			<b>200</b>	<b>72</b>	<b>26</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>56,030,845</b>	<b>100%</b>	<b>69.0</b>	<b>36.20M</b>	<b>12.23M</b>	<b>6.89M</b>	<b>700.40K</b>
<b>Median Active Inventory Listing Price</b>	<b>\$85,000</b>			<b>\$62,750</b>	<b>\$109,900</b>	<b>\$182,250</b>	<b>\$329,900</b>



# November 2021

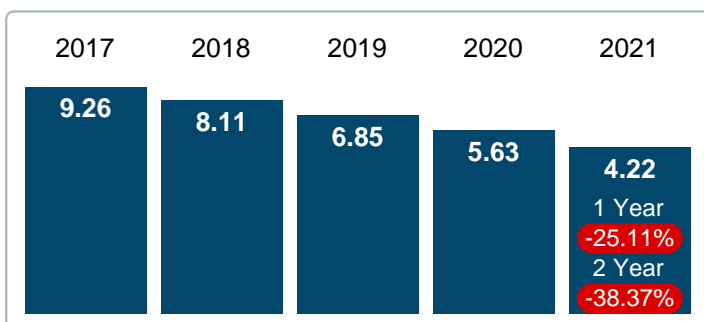
Area Delimited by County Of Muskogee



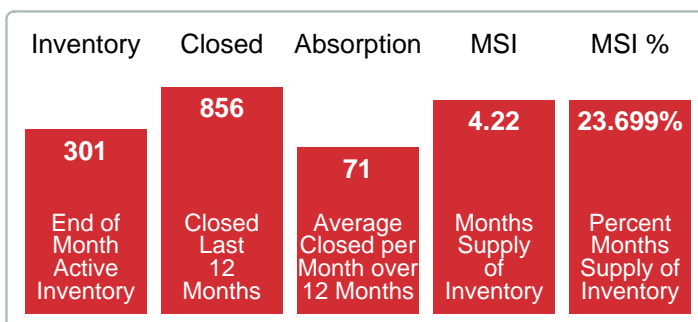
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 13, 2021 for MLS Technology Inc.

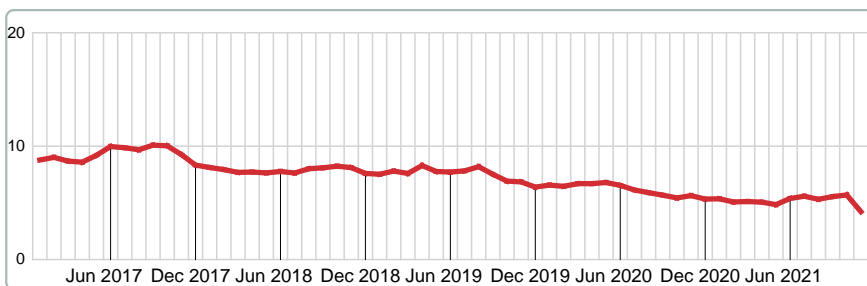
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2021

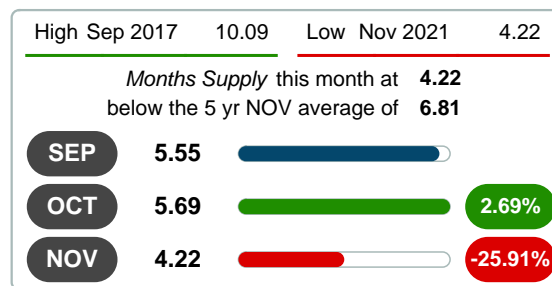


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 6.81



### 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	2	0.66%	2.00	2.40	0.00	0.00	0.00
\$10,001 - \$30,000	69	22.92%	12.55	19.26	3.50	6.00	0.00
\$30,001 - \$50,000	37	12.29%	7.40	7.90	6.00	6.00	12.00
\$50,001 - \$120,000	74	24.58%	3.81	5.93	2.36	3.75	0.00
\$120,001 - \$200,000	50	16.61%	2.24	8.40	1.29	2.59	0.00
\$200,001 - \$390,000	36	11.96%	2.51	13.26	1.12	1.04	2.67
\$390,001 and up	33	10.96%	8.80	26.18	3.43	3.75	0.00
Market Supply of Inventory (MSI)			4.22	10.08	1.92	2.17	1.57
Total Active Inventory by Units		100%	4.22	200	72	26	3



# November 2021

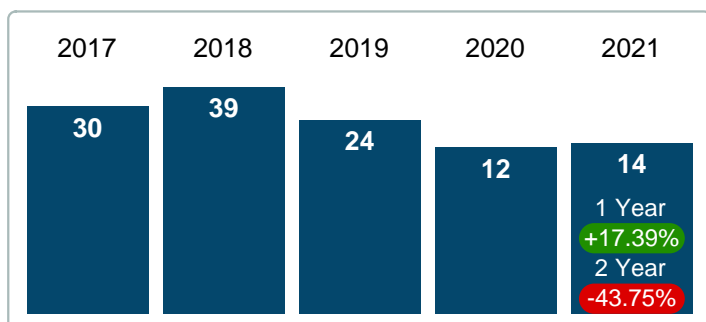
Area Delimited by County Of Muskogee



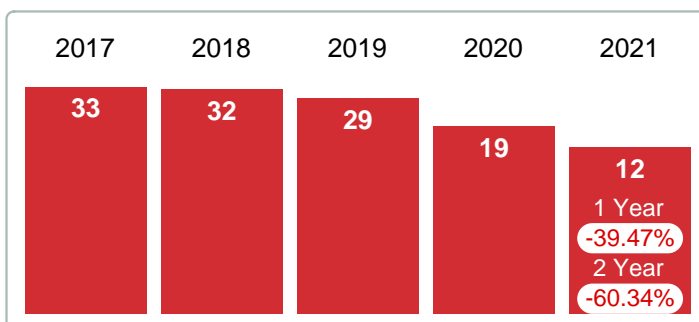
## MEDIAN DAYS ON MARKET TO SALE

Report produced on Dec 13, 2021 for MLS Technology Inc.

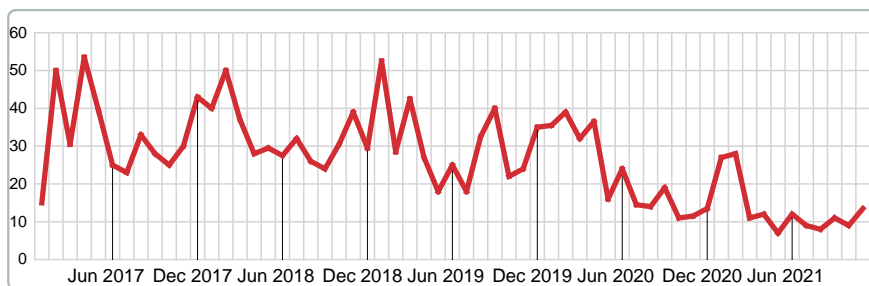
### NOVEMBER



### YEAR TO DATE (YTD)

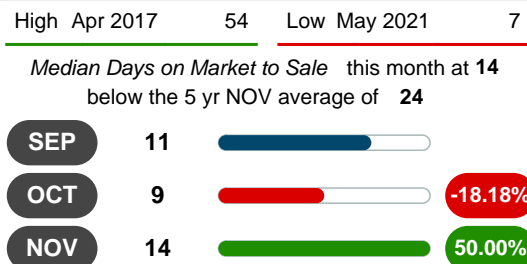


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 24



### 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
\$30,000 and less	7.89%	15	12	26	0	0
\$30,001 - \$60,000	13.16%	15	28	2	15	0
\$60,001 - \$110,000	14.47%	9	10	7	0	0
\$110,001 - \$160,000	23.68%	10	6	11	15	0
\$160,001 - \$200,000	18.42%	16	90	9	24	17
\$200,001 - \$300,000	13.16%	15	0	13	57	0
\$300,001 and up	9.21%	3	13	0	3	0
<b>Median Closed DOM</b>		<b>14</b>	<b>18</b>	<b>9</b>	<b>15</b>	<b>17</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>13.5</b>	<b>22</b>	<b>38</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,952,599</b>	<b>2.44M</b>	<b>5.32M</b>	<b>4.01M</b>	<b>185.00K</b>



# November 2021

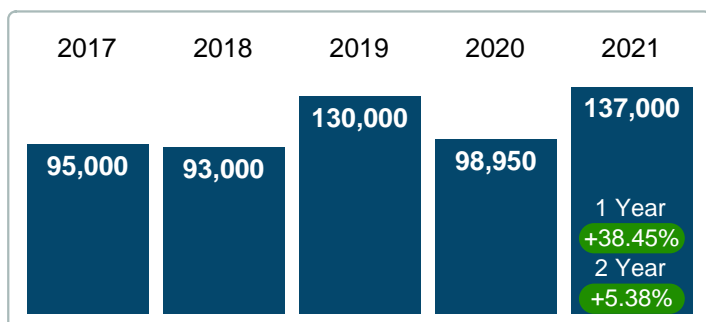
Area Delimited by County Of Muskogee



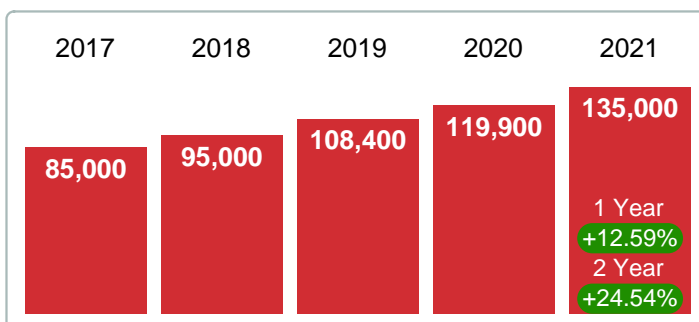
## MEDIAN LIST PRICE AT CLOSING

Report produced on Dec 13, 2021 for MLS Technology Inc.

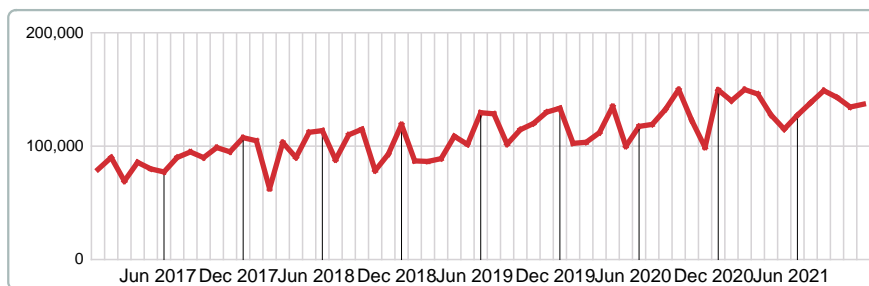
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

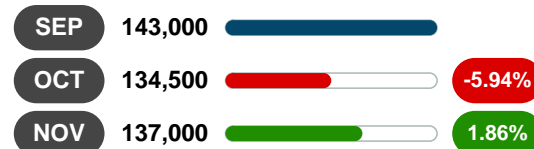


### 3 MONTHS

5 year NOV AVG = 110,790

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

Median List Price at Closing this month at **137,000**  
above the 5 yr NOV average of **110,790**



### 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
\$30,000 and less	4	5.26%	22,000	22,000	0	0	0
\$30,001 - \$60,000	10	13.16%	44,450	44,950	39,900	54,000	0
\$60,001 - \$110,000	13	17.11%	89,500	87,000	89,500	0	0
\$110,001 - \$160,000	16	21.05%	132,450	125,500	129,900	144,900	0
\$160,001 - \$200,000	15	19.74%	175,000	165,900	169,950	190,000	185,000
\$200,001 - \$300,000	8	10.53%	249,700	249,500	234,900	253,900	0
\$300,001 and up	10	13.16%	369,500	518,500	309,000	364,000	0
Median List Price			137,000	67,500	135,000	290,000	185,000
Total Closed Units		100%	137,000	22	38	15	1
Total Closed Volume			12,316,848	2.57M	5.45M	4.11M	185.00K





# November 2021

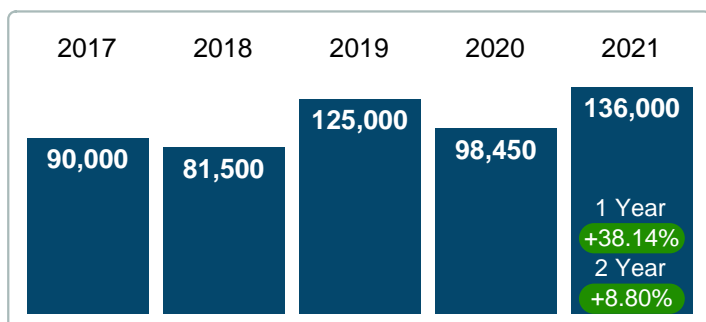
Area Delimited by County Of Muskogee



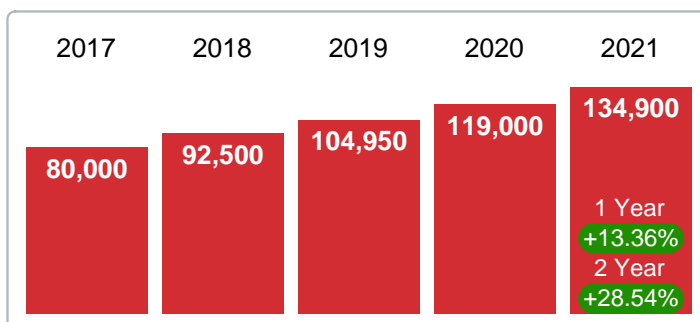
## MEDIAN SOLD PRICE AT CLOSING

Report produced on Dec 13, 2021 for MLS Technology Inc.

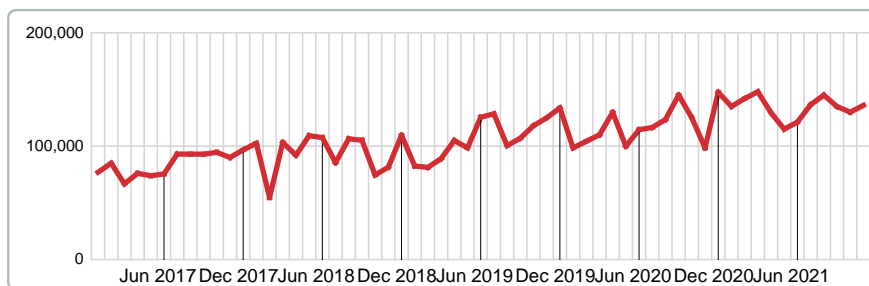
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

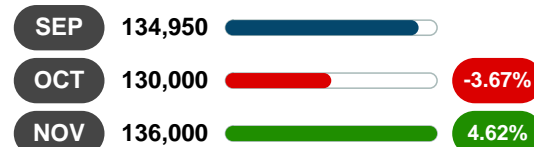


### 3 MONTHS

5 year NOV AVG = 106,190

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

Median Sold Price at Closing this month at **136,000** above the 5 yr NOV average of **106,190**



### 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
\$30,000 and less	7.89%	24,250	21,250	27,500	0	0
\$30,001 - \$60,000	13.16%	44,200	43,400	47,000	45,000	0
\$60,001 - \$110,000	14.47%	82,500	80,000	91,500	0	0
\$110,001 - \$160,000	23.68%	132,500	123,500	130,000	151,000	0
\$160,001 - \$200,000	18.42%	182,450	181,000	174,900	190,000	185,000
\$200,001 - \$300,000	13.16%	255,000	0	245,000	270,000	0
\$300,001 and up	9.21%	380,000	518,500	0	375,000	0
<b>Median Sold Price</b>		<b>136,000</b>	<b>61,000</b>	<b>136,000</b>	<b>270,000</b>	<b>185,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>136,000</b>	<b>22</b>	<b>38</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>11,952,599</b>	<b>2.44M</b>	<b>5.32M</b>	<b>4.01M</b>	<b>185.00K</b>

# November 2021



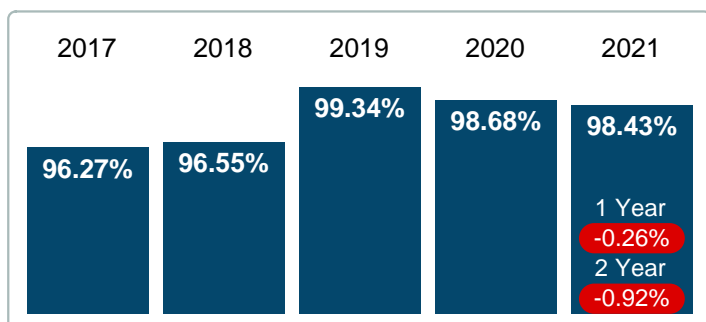
Area Delimited by County Of Muskogee



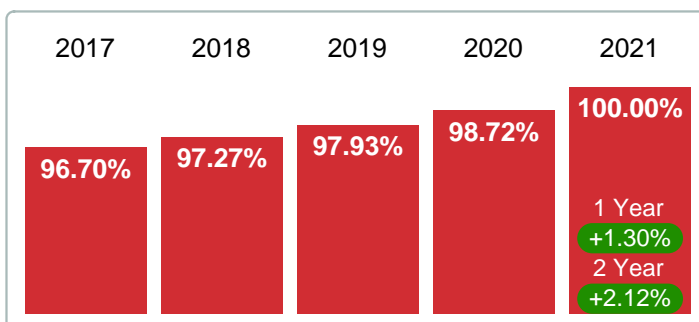
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 13, 2021 for MLS Technology Inc.

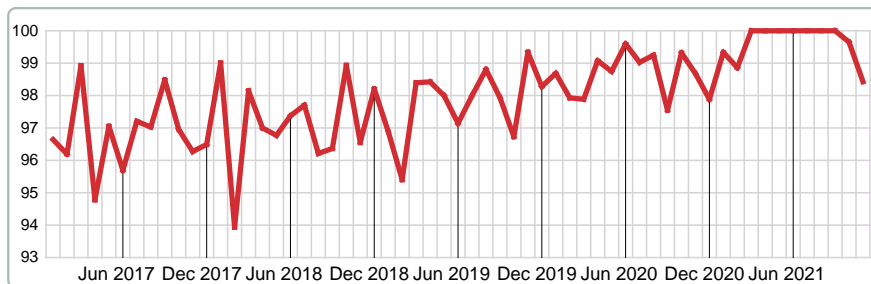
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

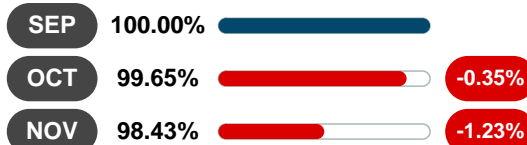


### 3 MONTHS

5 year NOV AVG = 97.85%

High Sep 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **98.43%**  
equal to 5 yr NOV average of **97.85%**



## 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
\$30,000 and less	6	7.89%	91.44%	96.25%	71.27%	0.00%	0.00%
\$30,001 - \$60,000	10	13.16%	88.30%	96.44%	87.31%	83.33%	0.00%
\$60,001 - \$110,000	11	14.47%	95.33%	91.85%	97.77%	0.00%	0.00%
\$110,001 - \$160,000	18	23.68%	100.00%	98.56%	100.00%	104.21%	0.00%
\$160,001 - \$200,000	14	18.42%	100.00%	88.90%	100.00%	100.00%	100.00%
\$200,001 - \$300,000	10	13.16%	97.65%	0.00%	98.04%	93.10%	0.00%
\$300,001 and up	7	9.21%	100.00%	100.00%	0.00%	99.92%	0.00%
Median Sold/List Ratio		98.43%		96.78%	98.25%	99.92%	100.00%
Total Closed Units		76	100%	22	38	15	1
Total Closed Volume		11,952,599		2.44M	5.32M	4.01M	185.00K



# November 2021

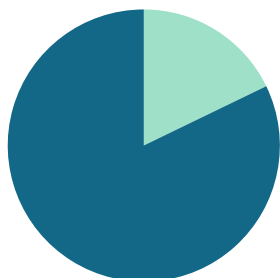
Area Delimited by County Of Muskogee



## MARKET SUMMARY

Report produced on Dec 13, 2021 for MLS Technology Inc.

### INVENTORY



**Inventory**

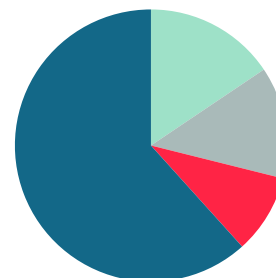
- New Listings **85 = 17.82%**
- Start Inventory **392**
- Total Inventory Units **477**
- Volume **\$88,005,443**

### Market Activity

**Market Activity**

- Closed Sales **76 = 15.57%**
- Pending Sales **65 = 13.32%**
- Other Off Market **46 = 9.43%**
- Active Inventory **301 = 61.68%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	46	76	65.22%	713	788	10.52%
Pending Sales	52	65	25.00%	778	830	6.68%
New Listings	71	85	19.72%	1,158	1,158	0.00%
Median List Price	98,950	137,000	38.45%	119,900	135,000	12.59%
Median Sale Price	98,450	136,000	38.14%	119,000	134,900	13.36%
Median Percent of Selling Price to List Price	98.68%	98.43%	-0.26%	98.72%	100.00%	1.30%
Median Days on Market to Sale	11.50	13.50	17.39%	19.00	11.50	-39.47%
Monthly Inventory	362	301	-16.85%	362	301	-16.85%
Months Supply of Inventory	5.63	4.22	-25.11%	5.63	4.22	-25.11%

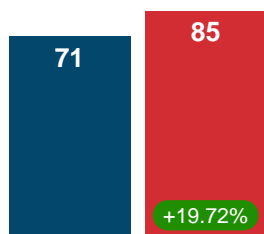
**Absorption:** Last 12 months, an Average of **71** Sales/Month

**Inventory** on November 30, 2021 = **301** 2020 2021

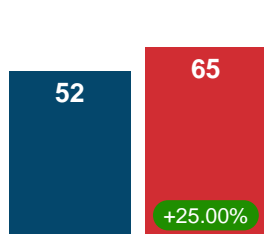
### NOVEMBER MARKET

### MEDIAN PRICES

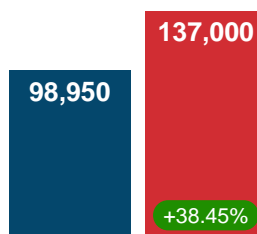
#### New Listings



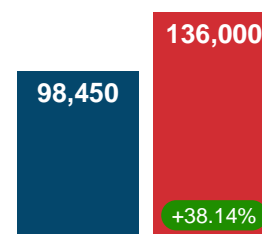
#### Pending Listings



#### List Price



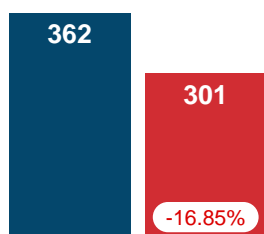
#### Sale Price



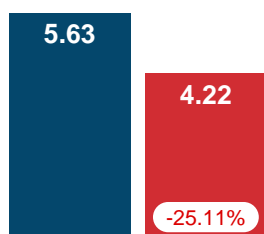
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

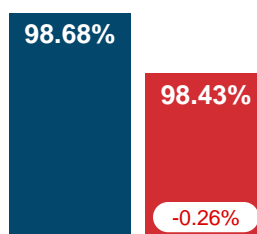
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

