

April 2022



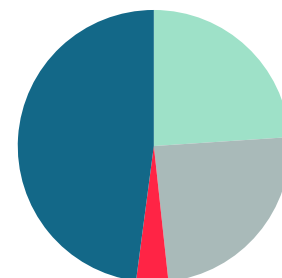
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	55	63	14.55%
Pending Listings	71	64	-9.86%
New Listings	67	86	28.36%
Average List Price	172,313	162,016	-5.98%
Average Sale Price	168,585	160,724	-4.66%
Average Percent of Selling Price to List Price	96.59%	98.61%	2.10%
Average Days on Market to Sale	39.67	24.21	-38.98%
End of Month Inventory	169	126	-25.44%
Months Supply of Inventory	2.88	2.11	-26.90%



■ Closed (23.95%)
■ Pending (24.33%)
■ Other OffMarket (3.80%)
■ Active (47.91%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of April 30, 2022 = **126**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **25.44%** to 126 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **2.11** 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 **4.66%** in April 2022 to \$160,724 versus the previous year at \$168,585.

Average Days on Market Shortens

The average number of **24.21** days that homes spent on the market before selling decreased by 15.47 days or **38.98%** in April 2022 compared to last year's same month at **39.67** DOM.

Sales Success for April 2022 is Positive

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

There were 86 New Listings in April 2022, up **28.36%** from last year at 67. Furthermore, there were 63 Closed Listings this month versus last year at 55, a **14.55%** increase.

Closed versus Listed trends yielded a **73.3%** ratio, down from previous year's, April 2021, at **82.1%**, a **10.76%** downswing. This will certainly create pressure on a decreasing 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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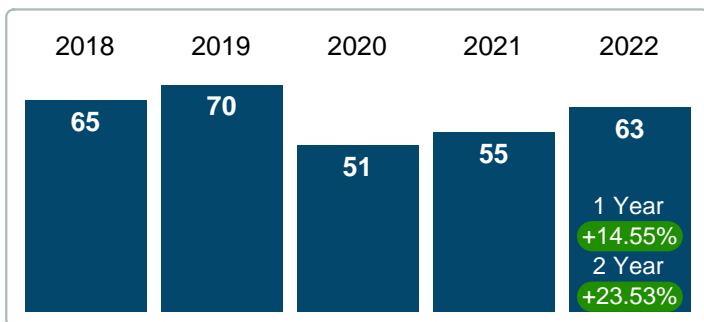
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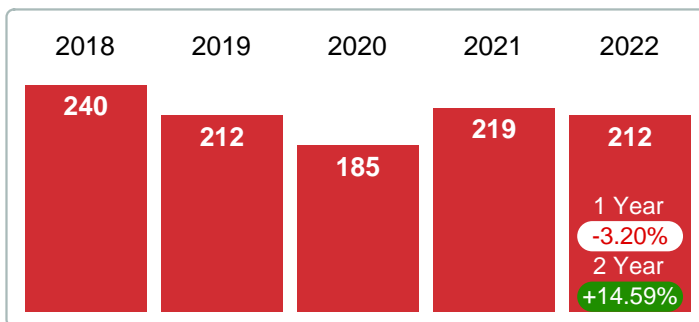
CLOSED LISTINGS

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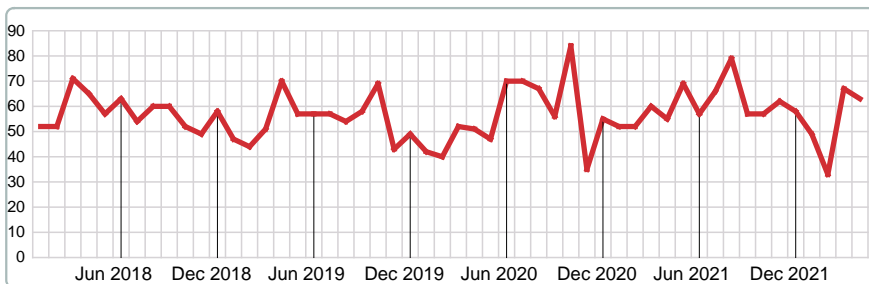
APRIL



YEAR TO DATE (YTD)

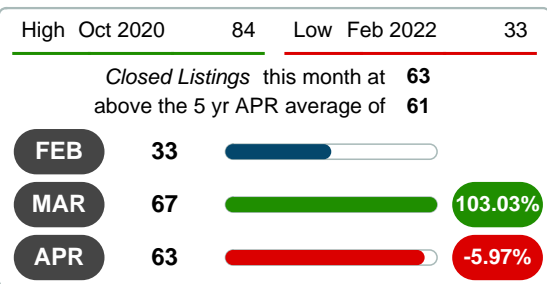


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 61



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	6.35%	58.5	3	0	1	0
\$50,001 - \$75,000	10	15.87%	45.9	5	5	0	0
\$75,001 - \$100,000	5	7.94%	25.8	0	5	0	0
\$100,001 - \$150,000	14	22.22%	15.8	0	14	0	0
\$150,001 - \$225,000	15	23.81%	9.3	2	12	1	0
\$225,001 - \$275,000	5	7.94%	15.4	0	2	3	0
\$275,001 and up	10	15.87%	26.5	0	4	5	1
Total Closed Units	63			10	42	10	1
Total Closed Volume	10,125,625	100%	24.2	736.15K	6.51M	2.56M	315.00K
Average Closed Price	\$160,724			\$73,615	\$155,004	\$256,430	\$315,000

April 2022



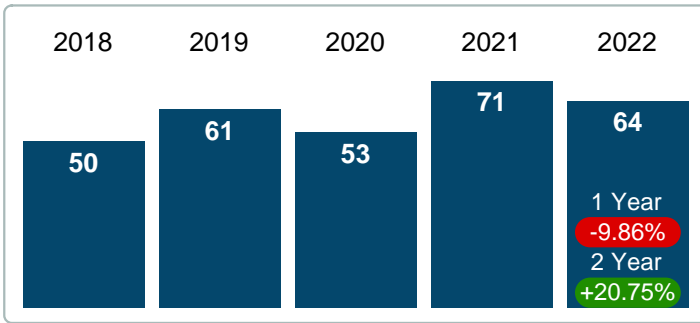
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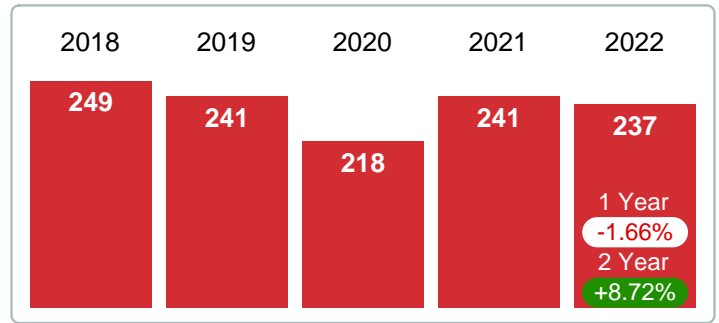
PENDING LISTINGS

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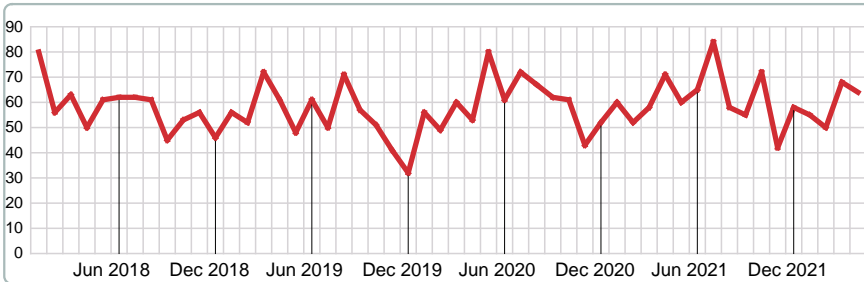
APRIL



YEAR TO DATE (YTD)

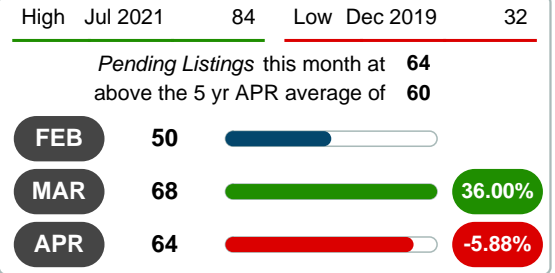


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 60



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	7.81%	36.8	2	3	0	0
\$50,001 - \$70,000	7	10.94%	57.4	4	2	1	0
\$70,001 - \$120,000	13	20.31%	33.7	1	12	0	0
\$120,001 - \$180,000	14	21.88%	11.0	1	12	1	0
\$180,001 - \$220,000	9	14.06%	17.4	1	6	2	0
\$220,001 - \$290,000	9	14.06%	16.3	0	4	5	0
\$290,001 and up	7	10.94%	49.6	0	5	2	0
Total Pending Units	64			9	44	11	0
Total Pending Volume	10,995,599	100%	103.0	760.70K	7.71M	2.53M	0.00B
Average Listing Price	\$81,250			\$84,522	\$175,200	\$229,645	\$0

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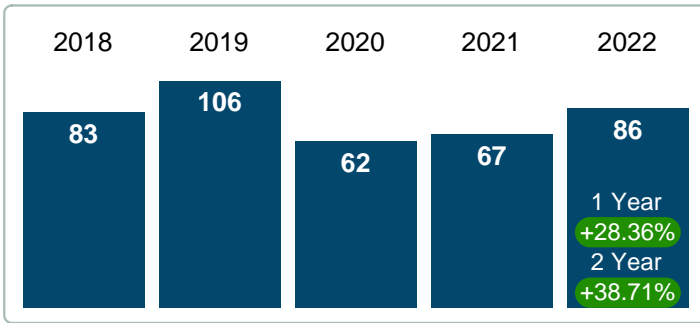
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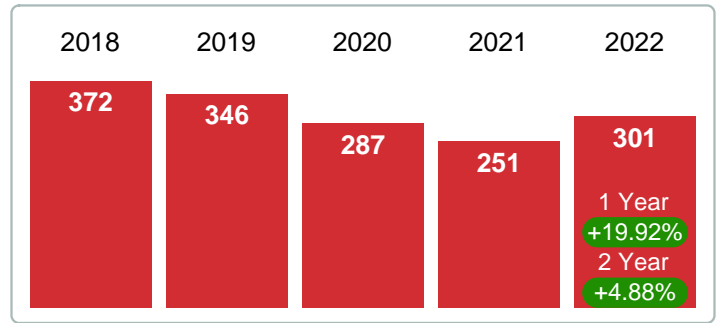
NEW LISTINGS

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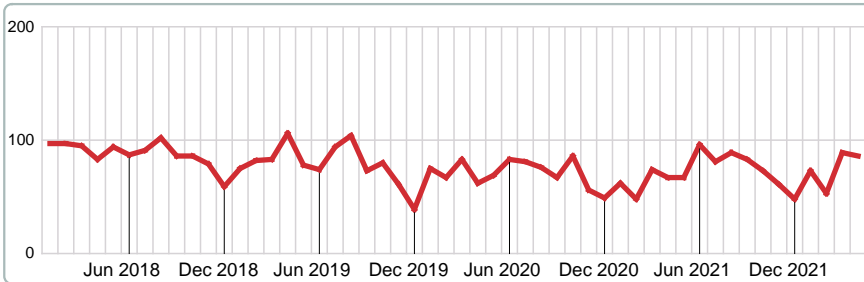
APRIL



YEAR TO DATE (YTD)

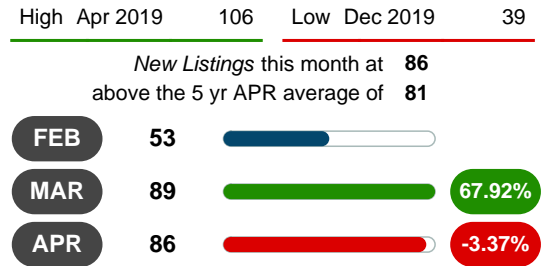


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 81



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	5	5.81%	2	2	1	0
\$30,001 - \$70,000	10	11.63%	7	3	0	0
\$70,001 - \$120,000	15	17.44%	4	10	0	1
\$120,001 - \$180,000	20	23.26%	1	15	4	0
\$180,001 - \$230,000	16	18.60%	1	12	3	0
\$230,001 - \$350,000	11	12.79%	0	3	7	1
\$350,001 and up	9	10.47%	0	4	2	3
Total New Listed Units	86		15	49	17	5
Total New Listed Volume	16,525,699	100%	1.10M	8.68M	4.07M	2.68M
Average New Listed Listing Price	\$0		\$73,060	\$177,220	\$239,471	\$535,000

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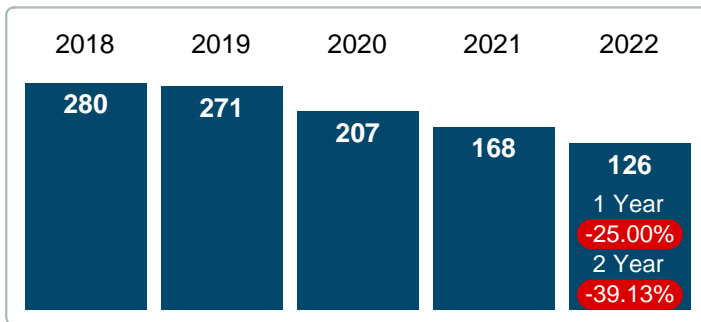
Area Delimited by County Of Muskogee - Residential Property Type



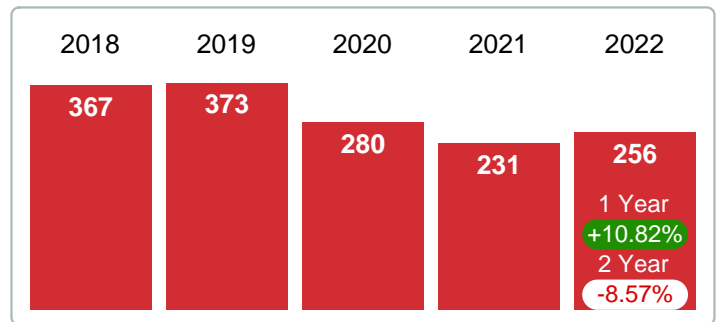
ACTIVE INVENTORY

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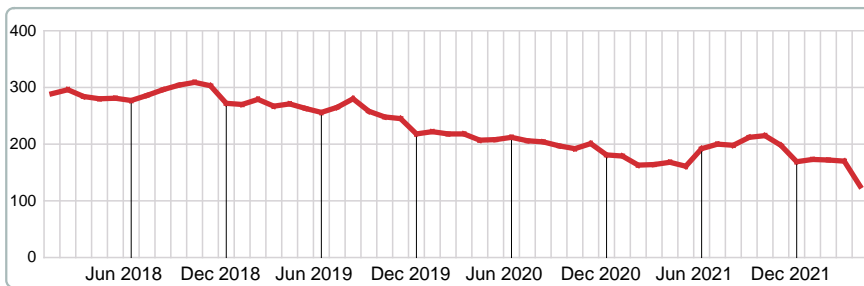
END OF APRIL



ACTIVE DURING APRIL

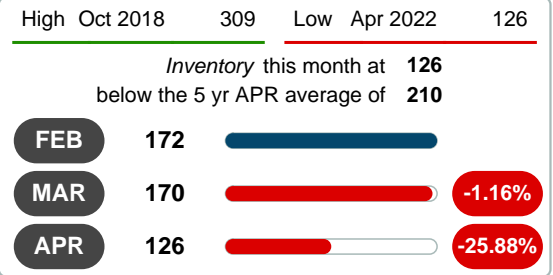


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 210



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	6	4.76%	84.5	4	2	0	0
\$25,001 - \$75,000	21	16.67%	48.0	10	5	6	0
\$75,001 - \$125,000	15	11.90%	60.5	5	9	0	1
\$125,001 - \$225,000	38	30.16%	38.4	5	25	8	0
\$225,001 - \$300,000	16	12.70%	50.1	1	8	6	1
\$300,001 - \$425,000	17	13.49%	58.1	1	10	2	4
\$425,001 and up	13	10.32%	86.8	0	4	6	3
Total Active Inventory by Units	126			26	63	28	9
Total Active Inventory by Volume	29,117,108	100%	54.0	2.60M	14.01M	7.95M	4.56M
Average Active Inventory Listing Price	\$231,088			\$99,958	\$222,348	\$283,939	\$506,667

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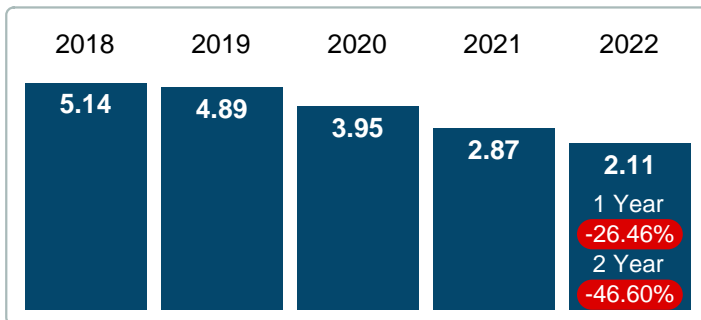
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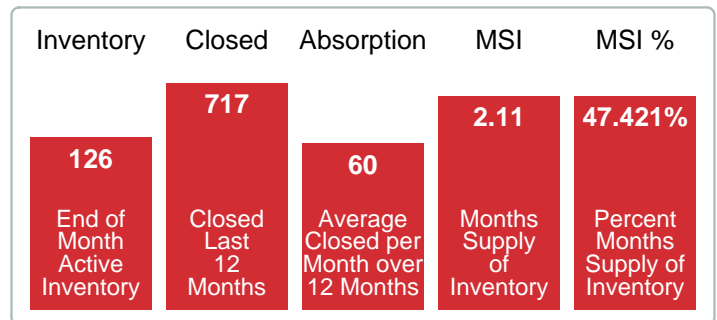
MONTHS SUPPLY of INVENTORY (MSI)

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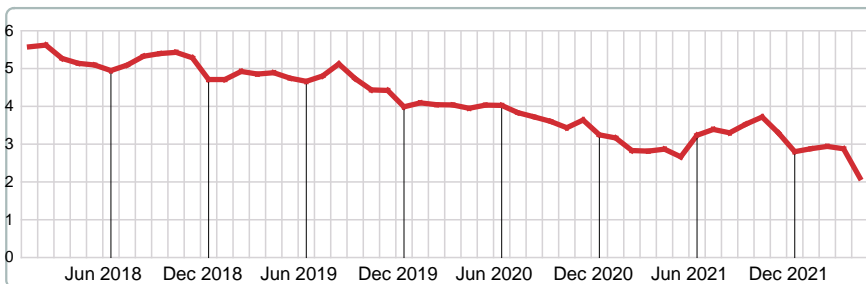
MSI FOR APRIL



INDICATORS FOR APRIL 2022

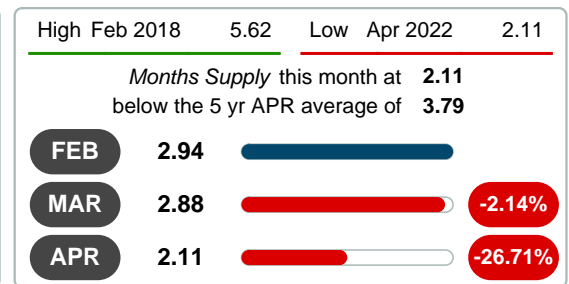


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.79



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
\$25,000 and less	6	4.76%	2.40	3.69	1.71	0.00	0.00
\$25,001 - \$75,000	21	16.67%	1.98	2.22	0.95	8.00	0.00
\$75,001 - \$125,000	15	11.90%	1.19	2.31	0.98	0.00	12.00
\$125,001 - \$225,000	38	30.16%	1.79	4.62	1.50	2.40	0.00
\$225,001 - \$300,000	16	12.70%	2.23	4.00	2.04	2.18	4.00
\$300,001 - \$425,000	17	13.49%	4.16	0.00	7.50	1.00	5.33
\$425,001 and up	13	10.32%	8.21	0.00	9.60	6.55	12.00
Market Supply of Inventory (MSI)			2.11	2.86	1.66	2.55	5.14
Total Active Inventory by Units		100%	2.11	26	63	28	9

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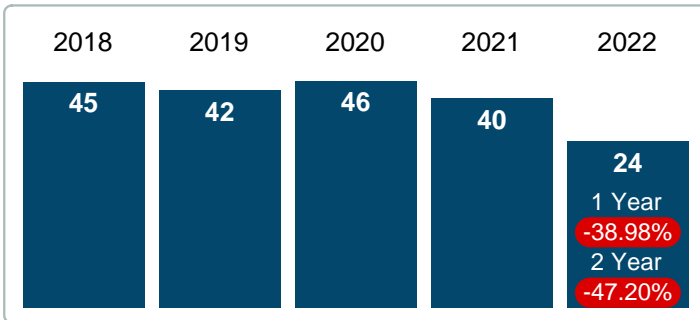
Area Delimited by County Of Muskogee - Residential Property Type



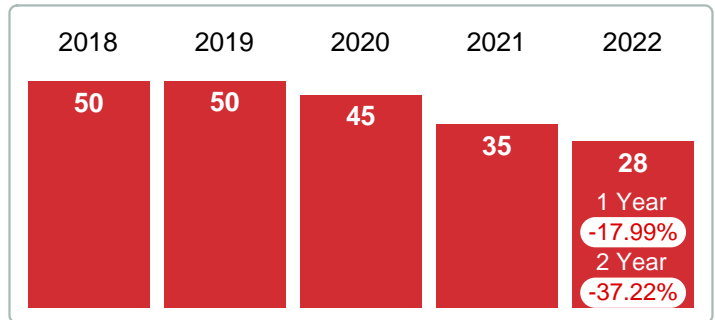
AVERAGE DAYS ON MARKET TO SALE

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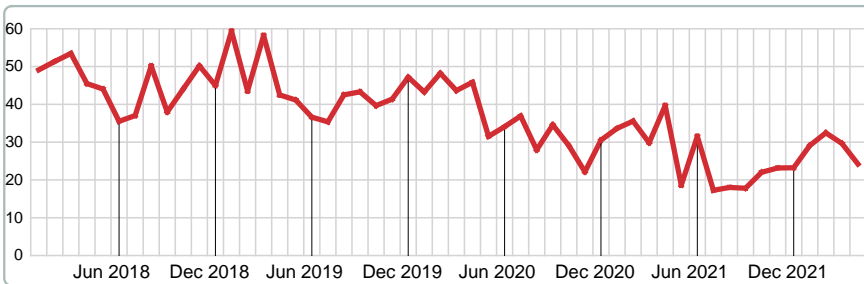
APRIL



YEAR TO DATE (YTD)

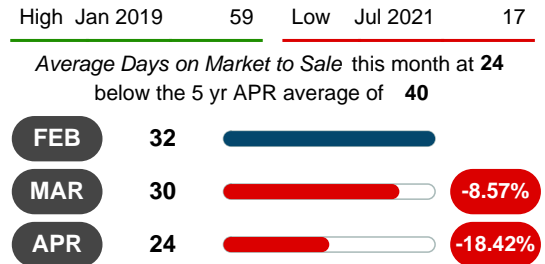


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 40



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	6.35%	59	75	0	9	0
\$50,001 - \$75,000	15.87%	46	10	82	0	0
\$75,001 - \$100,000	7.94%	26	0	26	0	0
\$100,001 - \$150,000	22.22%	16	0	16	0	0
\$150,001 - \$225,000	23.81%	9	16	8	15	0
\$225,001 - \$275,000	7.94%	15	0	18	14	0
\$275,001 and up	15.87%	27	0	20	11	133
Average Closed DOM		24	30	23	12	133
Total Closed Units	100%	63	10	42	10	1
Total Closed Volume		10,125,625	736.15K	6.51M	2.56M	315.00K

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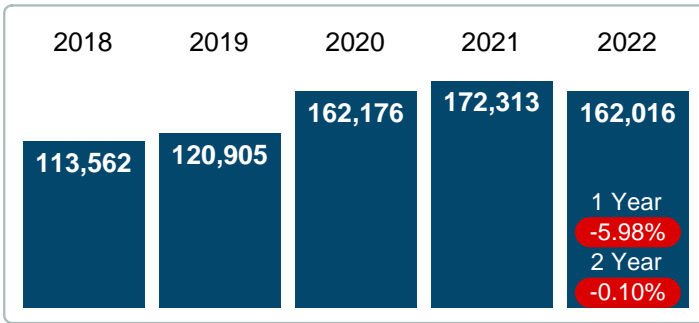
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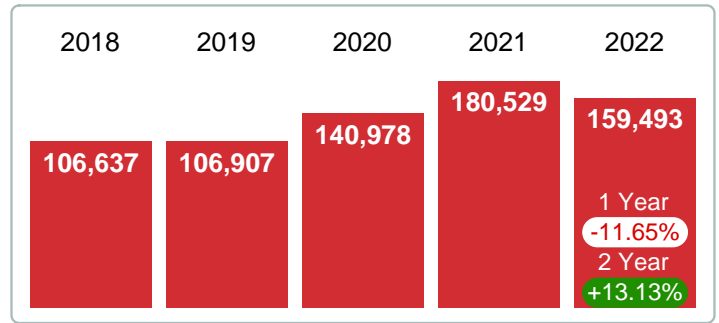
AVERAGE LIST PRICE AT CLOSING

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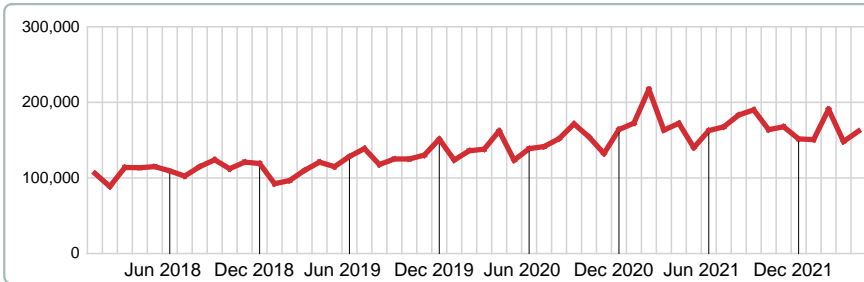
APRIL



YEAR TO DATE (YTD)

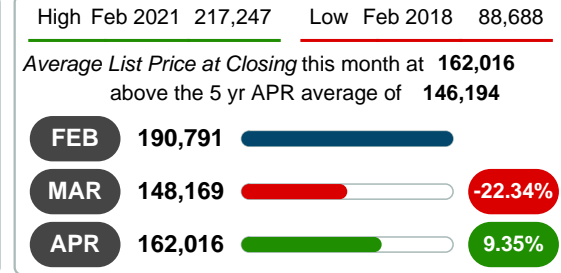


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 146,194



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	3	4.76%	36,667	45,000	0	37,500	0
\$50,001 - \$75,000	11	17.46%	64,409	61,460	67,740	0	0
\$75,001 - \$100,000	6	9.52%	90,983	0	89,180	0	0
\$100,001 - \$150,000	14	22.22%	130,228	0	130,228	0	0
\$150,001 - \$225,000	14	22.22%	178,371	129,950	177,283	240,000	0
\$225,001 - \$275,000	4	6.35%	253,975	0	250,450	255,633	0
\$275,001 and up	11	17.46%	318,755	0	333,750	310,760	335,500
Average List Price			162,016	70,220	156,455	259,820	335,500
Total Closed Units		100%	162,016	10	42	10	1
Total Closed Volume			10,206,998	702.20K	6.57M	2.60M	335.50K

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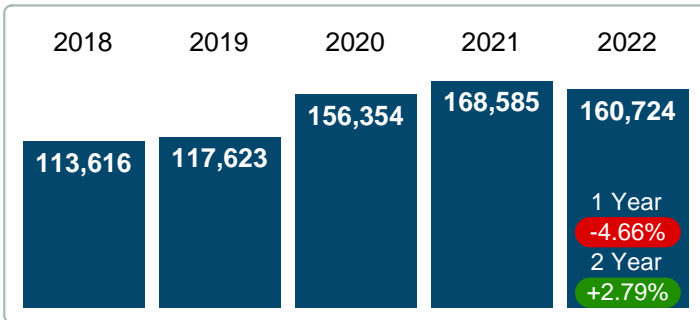
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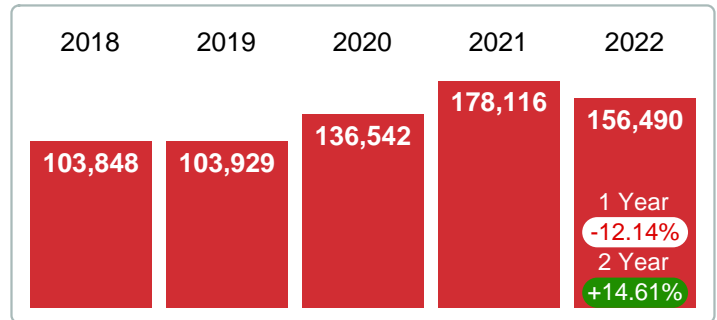
AVERAGE SOLD PRICE AT CLOSING

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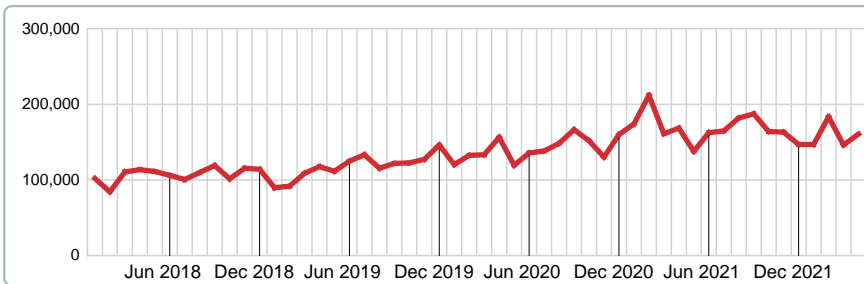
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

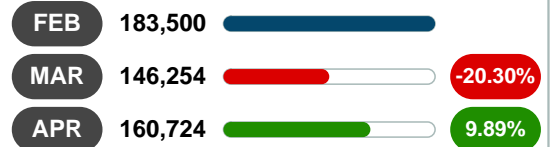


3 MONTHS

5 year APR AVG = 143,380

High Feb 2021 211,913 Low Feb 2018 84,328

Average Sold Price at Closing this month at **160,724**
above the 5 yr APR average of **143,380**



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	4	6.35%	33,625	34,833	0	30,000	
\$50,001 - \$75,000	10	15.87%	63,813	61,350	66,275	0	
\$75,001 - \$100,000	5	7.94%	90,100	0	90,100	0	
\$100,001 - \$150,000	14	22.22%	126,529	0	126,529	0	
\$150,001 - \$225,000	15	23.81%	176,953	162,450	177,033	205,000	
\$225,001 - \$275,000	5	7.94%	258,500	0	248,750	265,000	
\$275,001 and up	10	15.87%	318,430	0	333,750	306,860	
Average Sold Price		160,724		73,615	155,004	256,430	315,000
Total Closed Units		63		10	42	10	1
Total Closed Volume		10,125,625		736.15K	6.51M	2.56M	315.00K

April 2022



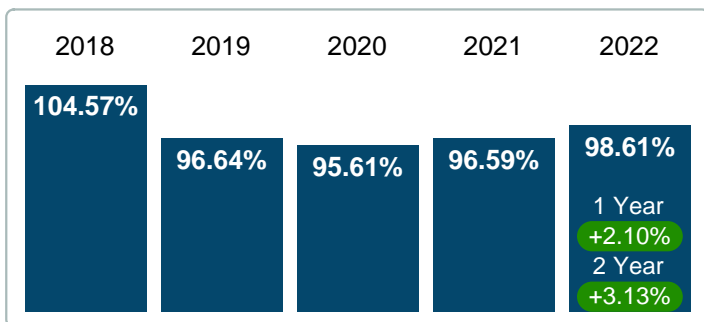
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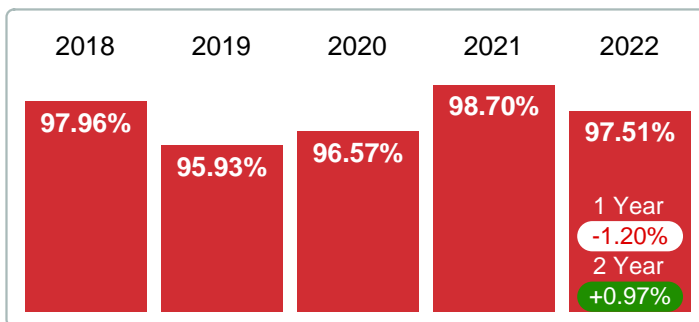
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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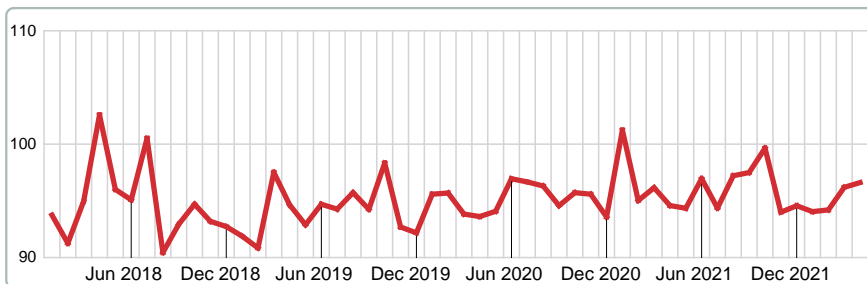
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

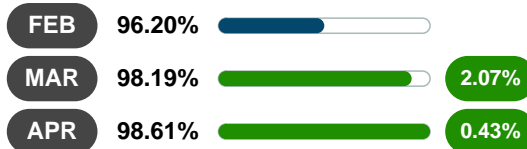


3 MONTHS

5 year APR AVG = 98.41%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **98.61%**
above the 5 yr APR average of **98.41%**



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	6.35%	77.40%	76.53%	0.00%	80.00%	0.00%
\$50,001 - \$75,000	10	15.87%	98.77%	99.76%	97.77%	0.00%	0.00%
\$75,001 - \$100,000	5	7.94%	101.00%	0.00%	101.00%	0.00%	0.00%
\$100,001 - \$150,000	14	22.22%	97.18%	0.00%	97.18%	0.00%	0.00%
\$150,001 - \$225,000	15	23.81%	103.40%	132.50%	100.04%	85.42%	0.00%
\$225,001 - \$275,000	5	7.94%	102.56%	0.00%	99.28%	104.75%	0.00%
\$275,001 and up	10	15.87%	98.60%	0.00%	99.88%	98.52%	93.89%
Average Sold/List Ratio		98.60%		99.34%	98.88%	97.22%	93.89%
Total Closed Units		63	100%	10	42	10	1
Total Closed Volume		10,125,625		736.15K	6.51M	2.56M	315.00K

April 2022



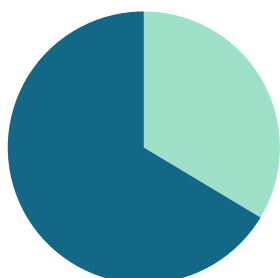
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

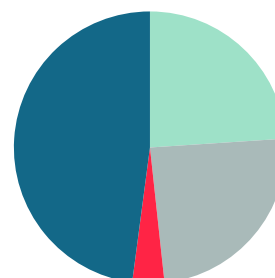


Inventory
 New Listings **86 = 33.59%**
 Start Inventory **170**
 Total Inventory Units **256**
 Volume **\$50,585,905**

Market Activity

Closed Sales **63 = 23.95%**
 Pending Sales **64 = 24.33%**
 Other Off Market **10 = 3.80%**
 Active Inventory **126 = 47.91%**

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	55	63	14.55%	219	212	-3.20%
Pending Sales	71	64	-9.86%	241	237	-1.66%
New Listings	67	86	28.36%	251	301	19.92%
Average List Price	172,313	162,016	-5.98%	180,529	159,493	-11.65%
Average Sale Price	168,585	160,724	-4.66%	178,116	156,490	-12.14%
Average Percent of Selling Price to List Price	96.59%	98.61%	2.10%	98.70%	97.51%	-1.20%
Average Days on Market to Sale	39.67	24.21	-38.98%	34.57	28.35	-17.99%
Monthly Inventory	169	126	-25.44%	169	126	-25.44%
Months Supply of Inventory	2.88	2.11	-26.90%	2.88	2.11	-26.90%

Absorption: Last 12 months, an Average of **60** Sales/Month

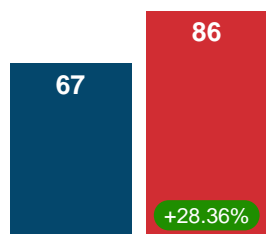
Inventory on April 30, 2022 = **126**

2021 **2022**

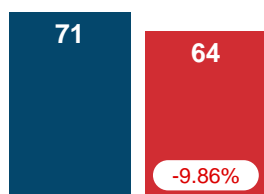
APRIL MARKET

AVERAGE PRICES

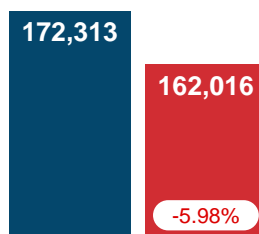
New Listings



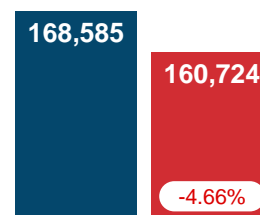
Pending Listings



List Price



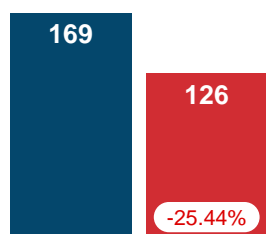
Sale Price



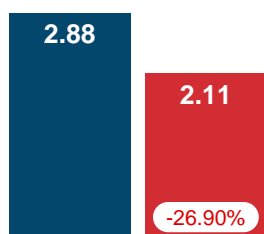
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

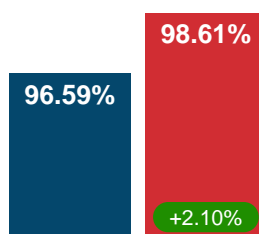
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

