

# August 2022



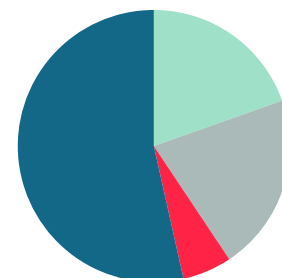
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	79	67	-15.19%
Pending Listings	58	72	24.14%
New Listings	89	89	0.00%
Average List Price	183,253	191,971	4.76%
Average Sale Price	181,908	188,394	3.57%
Average Percent of Selling Price to List Price	99.21%	97.45%	-1.77%
Average Days on Market to Sale	18.01	22.13	22.88%
End of Month Inventory	199	183	-8.04%
Months Supply of Inventory	3.32	3.11	-6.22%



■ Closed (19.59%)  
■ Pending (21.05%)  
■ Other OffMarket (5.85%)  
■ Active (53.51%)

**Absorption:** Last 12 months, an Average of **59** Sales/Month  
**Active Inventory** as of August 31, 2022 = **183**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2022 decreased **8.04%** to 183 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.11** MSI for this period.

#### Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **3.57%** in August 2022 to \$188,394 versus the previous year at \$181,908.

#### Average Days on Market Lengthens

The average number of **22.13** days that homes spent on the market before selling increased by 4.12 days or **22.88%** in August 2022 compared to last year's same month at **18.01** DOM.

#### Sales Success for August 2022 is Positive

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

There were 89 New Listings in August 2022, down **0.00%** from last year at 89. Furthermore, there were 67 Closed Listings this month versus last year at 79, a **-15.19%** decrease.

Closed versus Listed trends yielded a **75.3%** ratio, down from previous year's, August 2021, at **88.8%**, a **15.19%** downswing. 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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

# August 2022



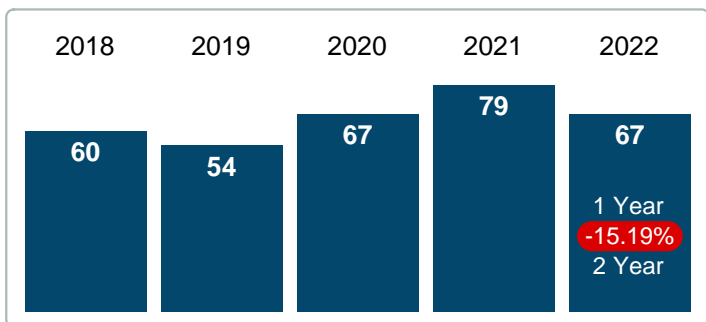
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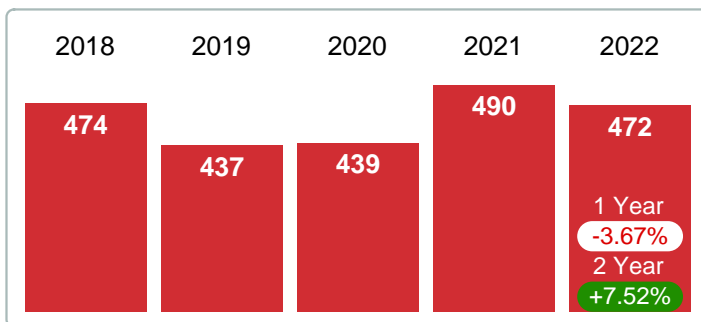
## CLOSED LISTINGS

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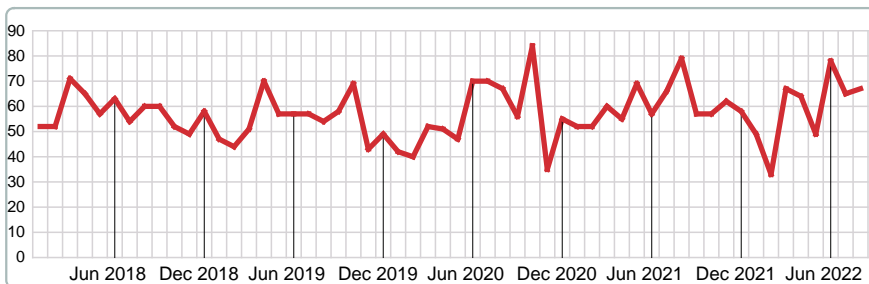
### AUGUST



### YEAR TO DATE (YTD)

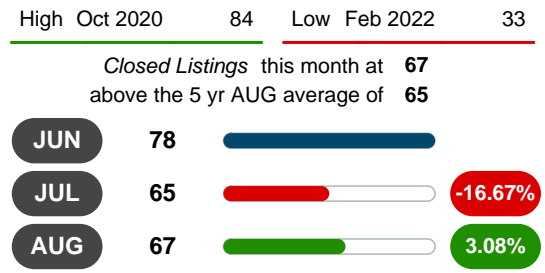


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 65



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	7.46%	37.2	4	1	0	0
\$25,001 - \$100,000	10	14.93%	21.7	3	6	1	0
\$100,001 - \$125,000	5	7.46%	12.4	1	3	1	0
\$125,001 - \$175,000	15	22.39%	20.9	0	14	1	0
\$175,001 - \$250,000	17	25.37%	21.9	2	12	3	0
\$250,001 - \$325,000	6	8.96%	29.2	0	2	4	0
\$325,001 and up	9	13.43%	17.4	0	3	5	1
<b>Total Closed Units</b>	<b>67</b>			<b>10</b>	<b>41</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>12,622,400</b>	<b>100%</b>	<b>22.1</b>	<b>785.50K</b>	<b>7.02M</b>	<b>4.45M</b>	<b>369.00K</b>
<b>Average Closed Price</b>	<b>\$188,394</b>			<b>\$78,550</b>	<b>\$171,202</b>	<b>\$296,573</b>	<b>\$369,000</b>

# August 2022



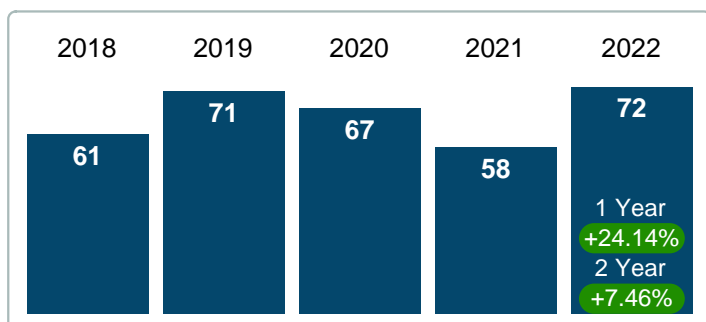
Area Delimited by County Of Muskogee - Residential Property Type



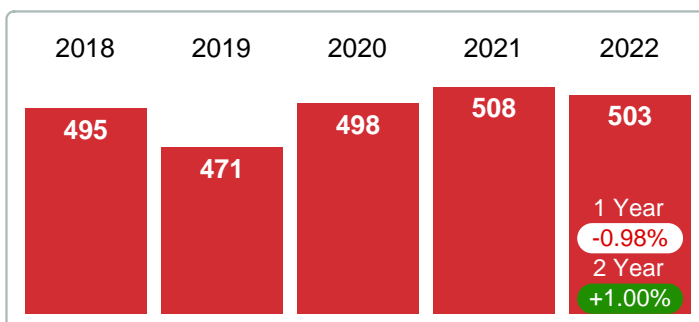
## PENDING LISTINGS

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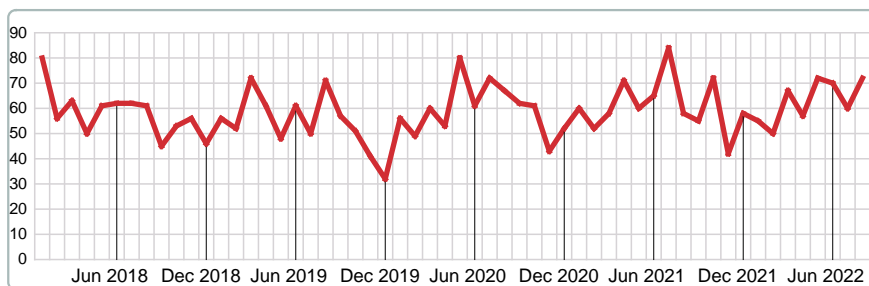
### AUGUST



### YEAR TO DATE (YTD)

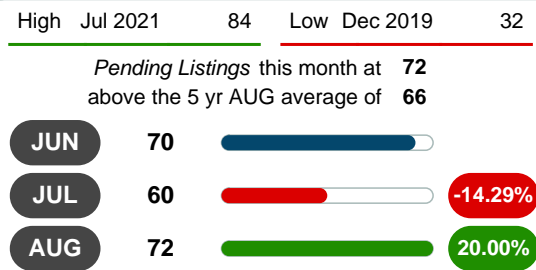


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 66



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	7	9.72%	82.3	4	3	0	0
\$40,001 - \$90,000	8	11.11%	21.9	5	3	0	0
\$90,001 - \$120,000	11	15.28%	34.1	3	7	1	0
\$120,001 - \$210,000	20	27.78%	29.2	1	16	3	0
\$210,001 - \$270,000	9	12.50%	32.6	0	9	0	0
\$270,001 - \$370,000	9	12.50%	14.2	0	3	6	0
\$370,001 and up	8	11.11%	29.4	0	5	2	1
<b>Total Pending Units</b>	<b>72</b>			<b>13</b>	<b>46</b>	<b>12</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>14,611,290</b>	<b>100%</b>	<b>55.2</b>	<b>990.85K</b>	<b>8.93M</b>	<b>3.29M</b>	<b>1.40M</b>
<b>Average Listing Price</b>	<b>\$136,692</b>			<b>\$76,219</b>	<b>\$194,210</b>	<b>\$273,983</b>	<b>\$1,399,000</b>

# August 2022



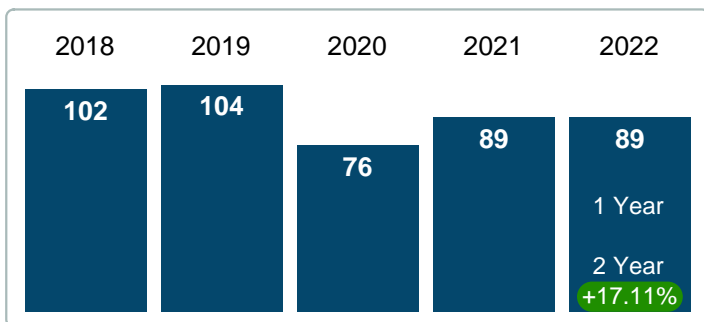
Area Delimited by County Of Muskogee - Residential Property Type



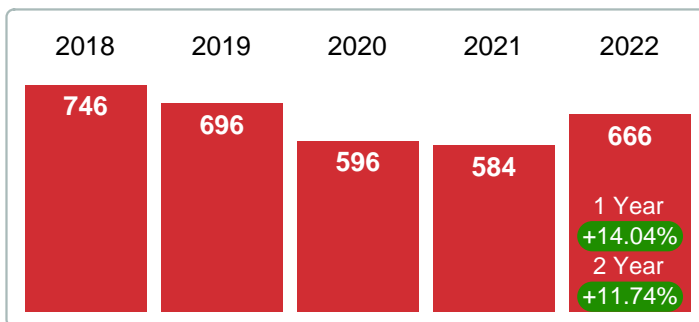
## NEW LISTINGS

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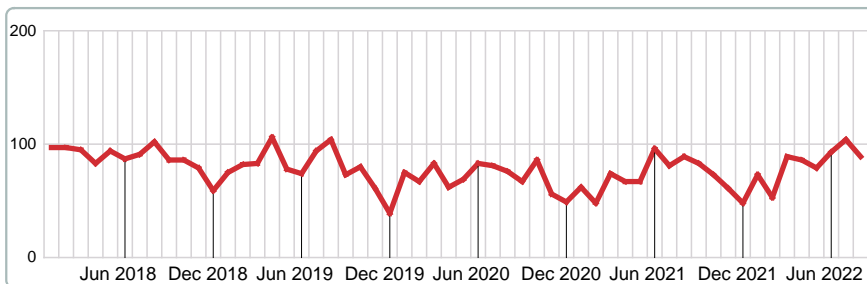
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

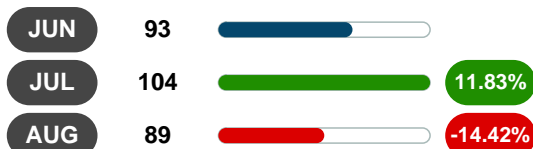


### 3 MONTHS

5 year AUG AVG = 92

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **89**  
below the 5 yr AUG average of **92**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	6.74%	3	0	3	0
\$50,001 - \$100,000	13	14.61%	7	5	0	1
\$100,001 - \$125,000	5	5.62%	3	2	0	0
\$125,001 - \$200,000	28	31.46%	2	21	4	1
\$200,001 - \$275,000	14	15.73%	0	11	3	0
\$275,001 - \$400,000	13	14.61%	0	7	5	1
\$400,001 and up	10	11.24%	0	6	4	0
<b>Total New Listed Units</b>	<b>89</b>		<b>15</b>	<b>52</b>	<b>19</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>18,909,347</b>	<b>100%</b>	<b>1.28M</b>	<b>12.11M</b>	<b>4.99M</b>	<b>532.50K</b>
<b>Average New Listed Listing Price</b>	<b>\$273,000</b>		<b>\$85,107</b>	<b>\$232,941</b>	<b>\$262,489</b>	<b>\$177,500</b>

# August 2022



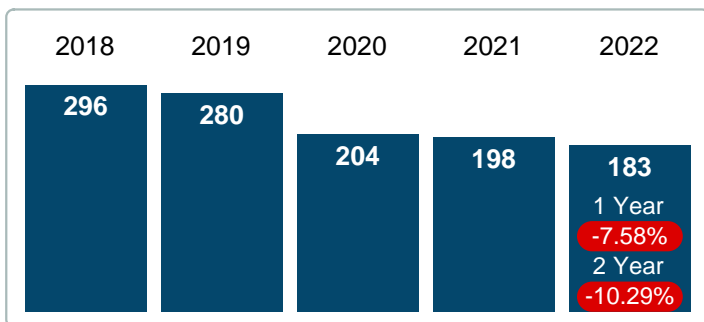
Area Delimited by County Of Muskogee - Residential Property Type



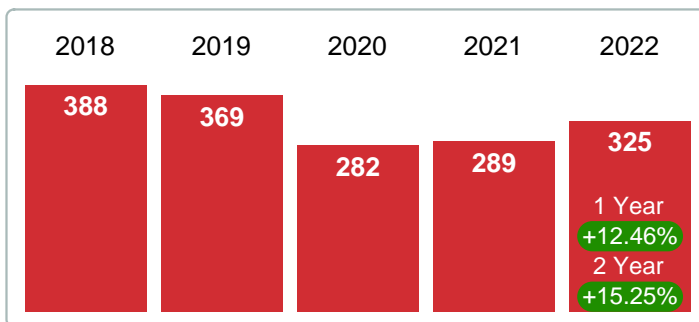
## ACTIVE INVENTORY

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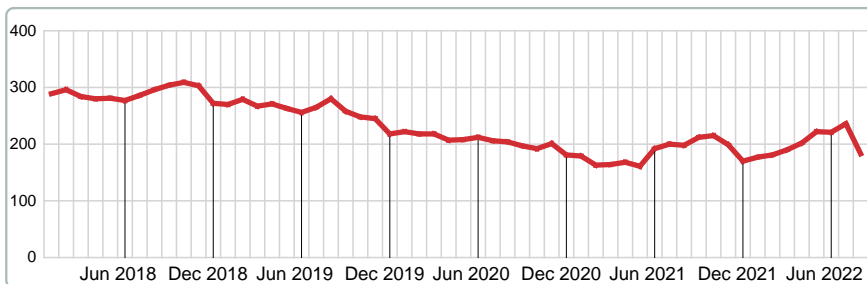
### END OF AUGUST



### ACTIVE DURING AUGUST

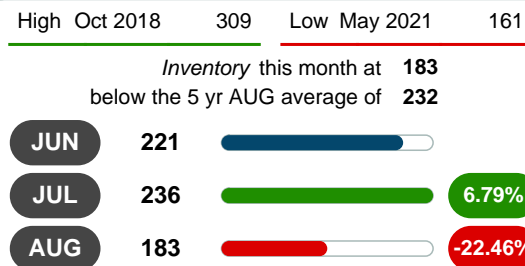


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 232



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	8.20%	61.7	4	6	4	1
\$75,001 - \$125,000	21	11.48%	47.8	8	11	2	0
\$125,001 - \$150,000	21	11.48%	46.7	3	16	2	0
\$150,001 - \$225,000	54	29.51%	71.4	6	42	5	1
\$225,001 - \$275,000	21	11.48%	67.9	1	15	5	0
\$275,001 - \$375,000	33	18.03%	71.3	3	16	9	5
\$375,001 and up	18	9.84%	44.3	0	10	4	4
<b>Total Active Inventory by Units</b>	<b>183</b>			<b>25</b>	<b>116</b>	<b>31</b>	<b>11</b>
<b>Total Active Inventory by Volume</b>	<b>41,735,329</b>	<b>100%</b>	<b>62.0</b>	<b>3.60M</b>	<b>26.24M</b>	<b>7.49M</b>	<b>4.40M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$228,062</b>			<b>\$144,156</b>	<b>\$226,219</b>	<b>\$241,503</b>	<b>\$400,309</b>

# August 2022



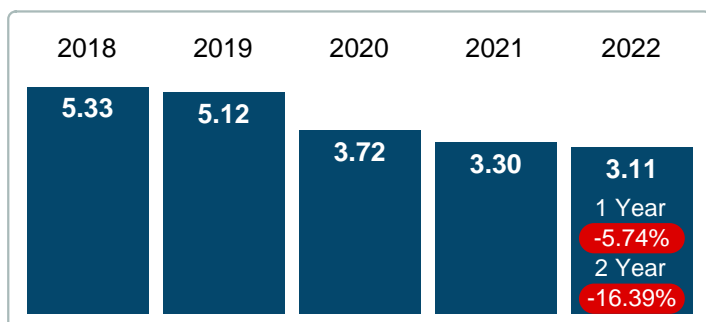
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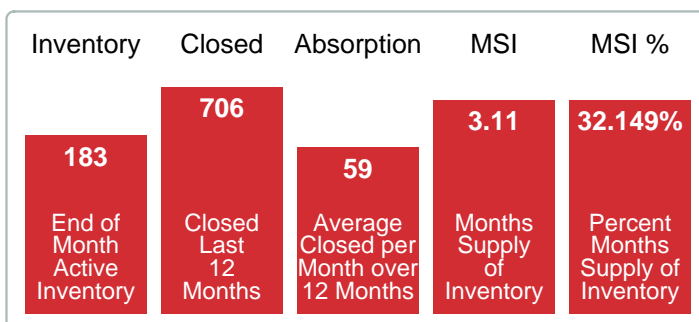
## MONTHS SUPPLY of INVENTORY (MSI)

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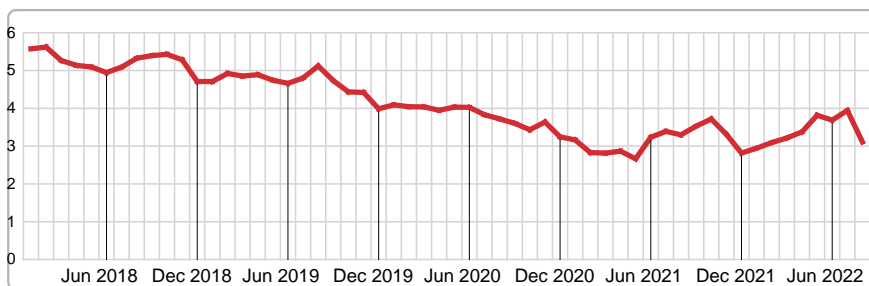
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022

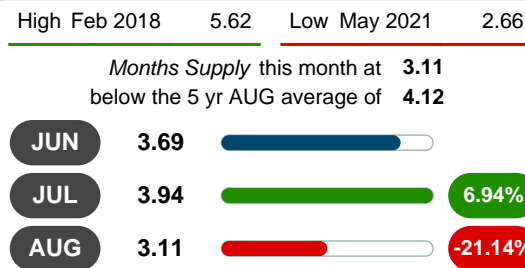


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 4.12



### 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
\$75,000 and less	15	8.20%	1.26	0.74	1.20	3.00	6.00
\$75,001 - \$125,000	21	11.48%	1.83	3.84	1.33	1.85	0.00
\$125,001 - \$150,000	21	11.48%	3.23	7.20	2.87	4.00	0.00
\$150,001 - \$225,000	54	29.51%	3.72	6.55	3.88	2.00	4.00
\$225,001 - \$275,000	21	11.48%	4.13	4.00	4.86	3.00	0.00
\$275,001 - \$375,000	33	18.03%	5.50	36.00	7.38	3.00	6.67
\$375,001 and up	18	9.84%	5.40	0.00	8.00	2.40	9.60
Market Supply of Inventory (MSI)			3.11	2.73	3.21	2.64	6.29
Total Active Inventory by Units		100%	3.11	25	116	31	11

# August 2022



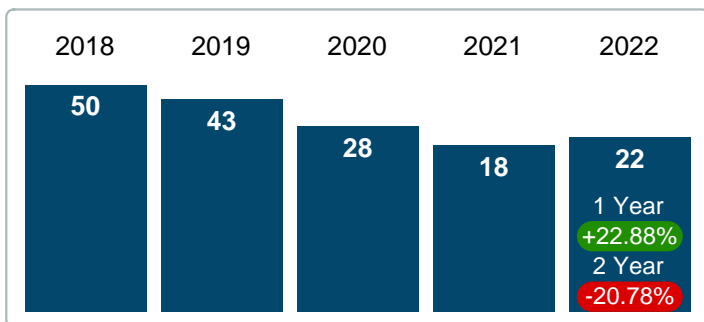
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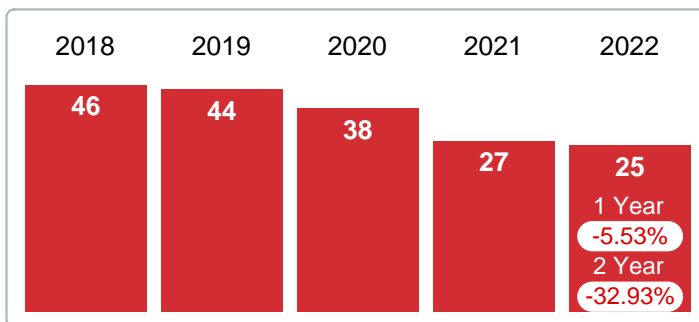
## AVERAGE DAYS ON MARKET TO SALE

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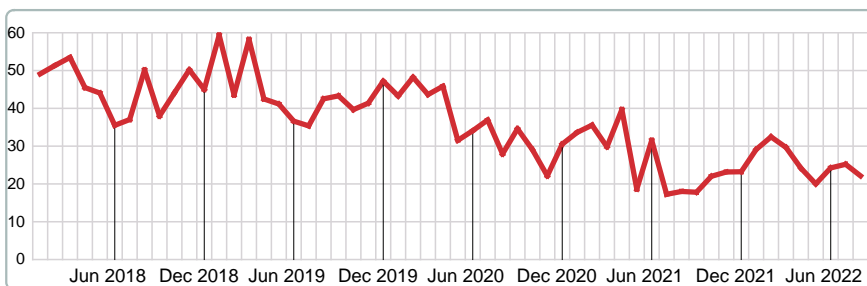
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 32

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 22 below the 5 yr AUG average of 32

Month	Days	% Change
JUN	24	
JUL	25	3.94%
AUG	22	-12.17%

### 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
\$25,000 and less	7.46%	37	46	3	0	0
\$25,001 - \$100,000	14.93%	22	19	24	18	0
\$100,001 - \$125,000	7.46%	12	2	6	42	0
\$125,001 - \$175,000	22.39%	21	0	18	68	0
\$175,001 - \$250,000	25.37%	22	34	24	6	0
\$250,001 - \$325,000	8.96%	29	0	47	20	0
\$325,001 and up	13.43%	17	0	11	24	3
<b>Average Closed DOM</b>		<b>22</b>	<b>31</b>	<b>20</b>	<b>23</b>	<b>3</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>22</b>	<b>10</b>	<b>41</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,622,400</b>	<b>785.50K</b>	<b>7.02M</b>	<b>4.45M</b>	<b>369.00K</b>



# August 2022



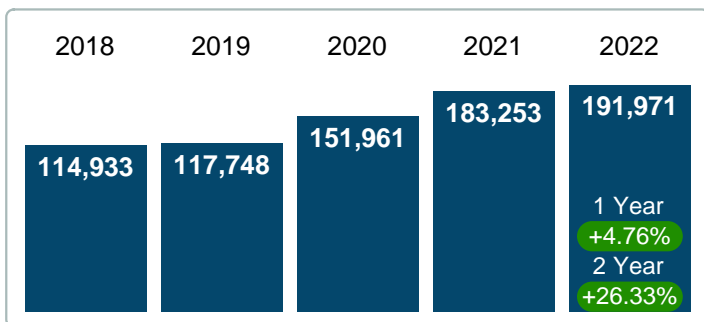
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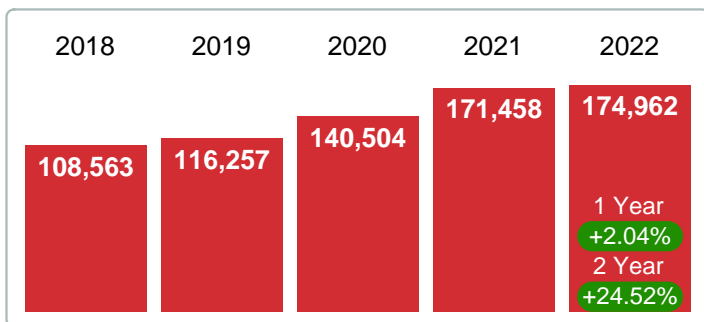
## AVERAGE LIST PRICE AT CLOSING

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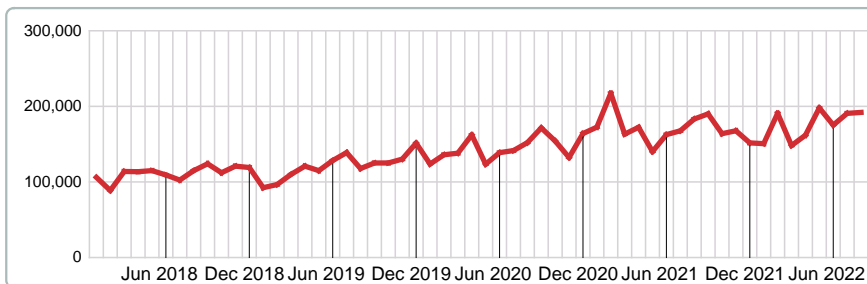
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

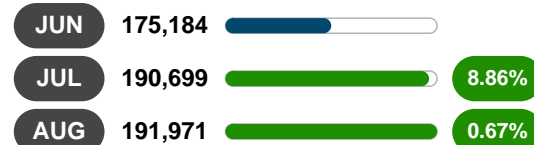


### 3 MONTHS

5 year AUG AVG = 151,973

High Feb 2021 217,247 Low Feb 2018 88,688

Average List Price at Closing this month at **191,971** above the 5 yr AUG average of **151,973**



### 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
\$25,000 and less	7.46%	18,110	17,638	20,000	0	0
\$25,001 - \$100,000	14.93%	64,365	60,800	63,792	78,500	0
\$100,001 - \$125,000	2.99%	118,500	112,000	134,000	140,000	0
\$125,001 - \$175,000	28.36%	148,529	0	149,647	135,000	0
\$175,001 - \$250,000	23.88%	219,819	228,000	216,350	213,300	0
\$250,001 - \$325,000	8.96%	281,567	0	270,500	287,100	0
\$325,001 and up	13.43%	429,144	0	374,633	473,880	369,000
<b>Average List Price</b>		<b>191,971</b>	<b>82,095</b>	<b>174,656</b>	<b>300,747</b>	<b>369,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>191,971</b>	<b>10</b>	<b>41</b>	<b>15</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>12,862,060</b>	<b>820.95K</b>	<b>7.16M</b>	<b>4.51M</b>	<b>369.00K</b>



# August 2022



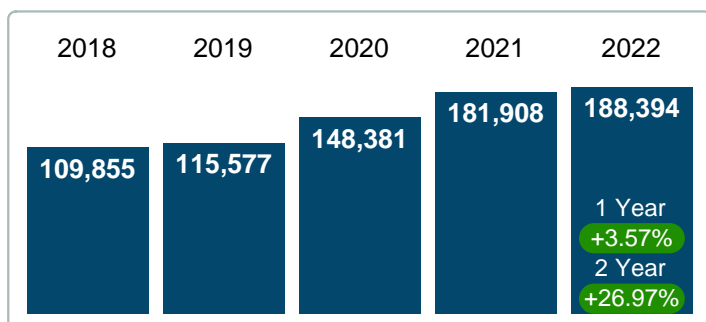
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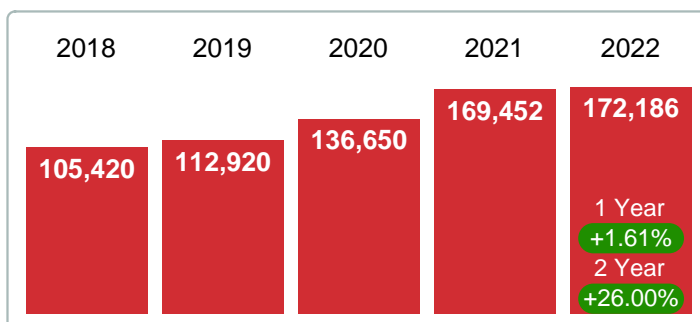
## AVERAGE SOLD PRICE AT CLOSING

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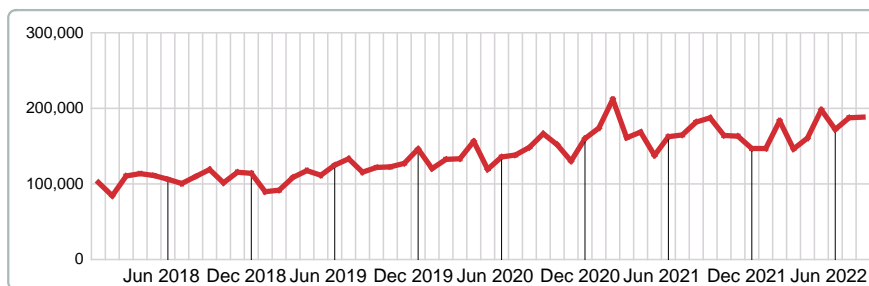
### AUGUST



### YEAR TO DATE (YTD)

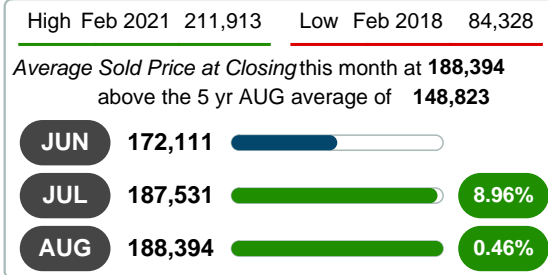


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 148,823



### 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
\$25,000 and less	5	7.46%	15,700	15,625	16,000	0	0
\$25,001 - \$100,000	10	14.93%	63,190	59,167	62,650	78,500	0
\$100,001 - \$125,000	5	7.46%	122,400	112,000	125,000	125,000	0
\$125,001 - \$175,000	15	22.39%	148,873	0	149,821	135,600	0
\$175,001 - \$250,000	17	25.37%	212,276	216,750	210,850	215,000	0
\$250,001 - \$325,000	6	8.96%	277,867	0	264,850	284,375	0
\$325,001 and up	9	13.43%	421,222	0	365,000	465,400	369,000
Average Sold Price			188,394	78,550	171,202	296,573	369,000
Total Closed Units		100%	188,394	10	41	15	1
Total Closed Volume			12,622,400	785.50K	7.02M	4.45M	369.00K

# August 2022



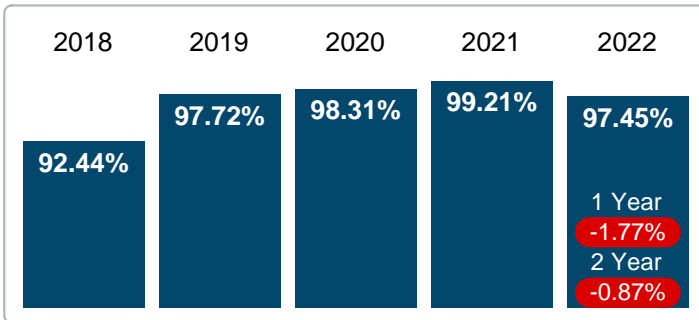
Area Delimited by County Of Muskogee - Residential Property Type



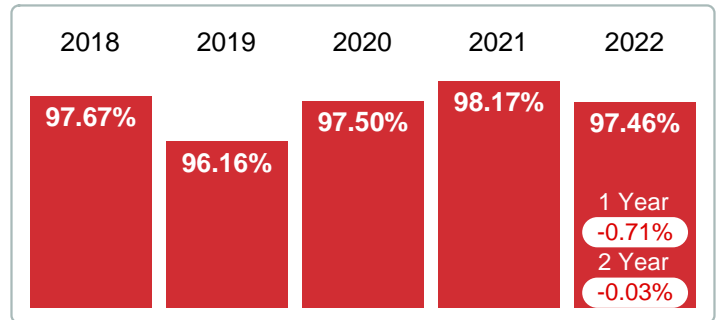
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Sep 12, 2022 for MLS Technology Inc.

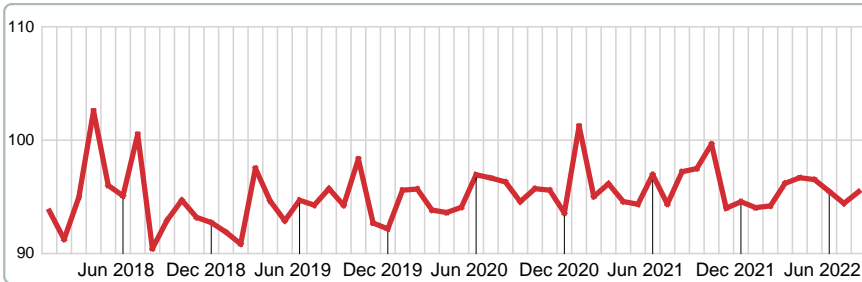
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

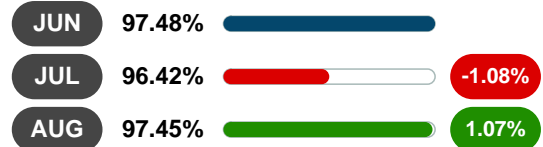


### 3 MONTHS

5 year AUG AVG = 97.03%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.45%**  
equal to 5 yr AUG average of **97.03%**



### 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
\$25,000 and less	5	7.46%	87.80%	89.75%	80.00%	0.00%	0.00%
\$25,001 - \$100,000	10	14.93%	97.26%	95.84%	97.51%	100.00%	0.00%
\$100,001 - \$125,000	5	7.46%	94.04%	100.00%	93.63%	89.29%	0.00%
\$125,001 - \$175,000	15	22.39%	100.24%	0.00%	100.22%	100.44%	0.00%
\$175,001 - \$250,000	17	25.37%	97.82%	94.54%	97.61%	100.86%	0.00%
\$250,001 - \$325,000	6	8.96%	98.88%	0.00%	98.19%	99.23%	0.00%
\$325,001 and up	9	13.43%	98.64%	0.00%	97.69%	98.93%	100.00%
Average Sold/List Ratio		97.50%		93.56%	97.80%	98.93%	100.00%
Total Closed Units		67	100%	10	41	15	1
Total Closed Volume		12,622,400		785.50K	7.02M	4.45M	369.00K

# August 2022



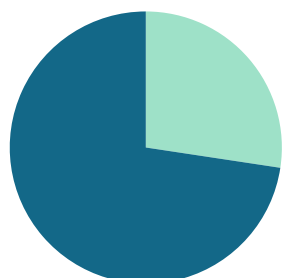
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

### INVENTORY

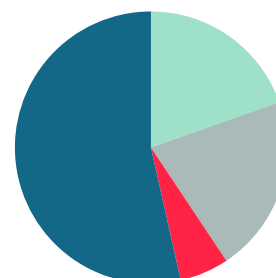


**Inventory**  
 New Listings  
**89 = 27.38%**  
 Start Inventory  
**236**  
 Total Inventory Units  
**325**  
 Volume  
**\$71,192,129**

### Market Activity

Closed Sales  
**67 = 19.59%**  
 Pending Sales  
**72 = 21.05%**  
 Other Off Market  
**20 = 5.85%**  
 Active Inventory  
**183 = 53.51%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	79	67	-15.19%	490	472	-3.67%
Pending Sales	58	72	24.14%	508	503	-0.98%
New Listings	89	89	0.00%	584	666	14.04%
Average List Price	183,253	191,971	4.76%	171,458	174,962	2.04%
Average Sale Price	181,908	188,394	3.57%	169,452	172,186	1.61%
Average Percent of Selling Price to List Price	99.21%	97.45%	-1.77%	98.17%	97.46%	-0.71%
Average Days on Market to Sale	18.01	22.13	22.88%	26.97	25.48	-5.53%
Monthly Inventory	199	183	-8.04%	199	183	-8.04%
Months Supply of Inventory	3.32	3.11	-6.22%	3.32	3.11	-6.22%

**Absorption:** Last 12 months, an Average of **59** Sales/Month

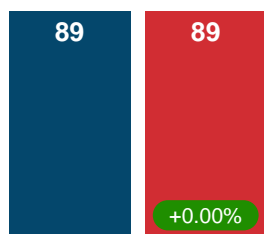
**Inventory** on August 31, 2022 = **183**

**2021** **2022**

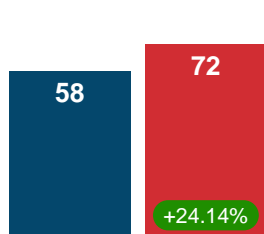
### AUGUST MARKET

### AVERAGE PRICES

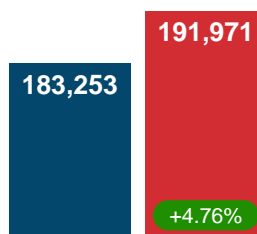
#### New Listings



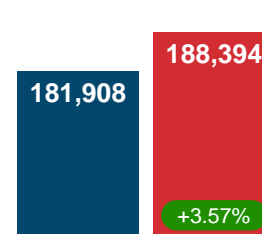
#### Pending Listings



#### List Price



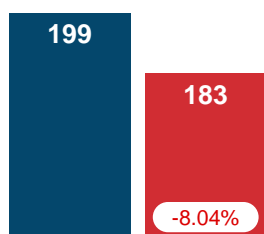
#### Sale Price



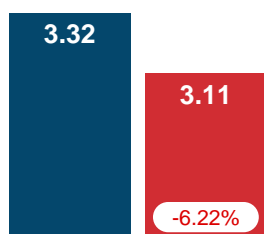
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

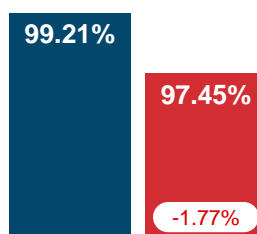
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

