

February 2022



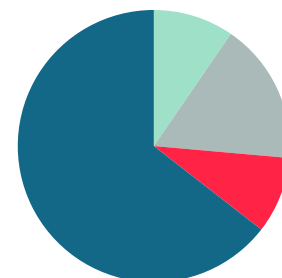
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	61	41	-32.79%
Pending Listings	58	72	24.14%
New Listings	75	88	17.33%
Average List Price	244,670	217,760	-11.00%
Average Sale Price	239,623	206,401	-13.86%
Average Percent of Selling Price to List Price	98.40%	96.03%	-2.40%
Average Days on Market to Sale	38.52	36.68	-4.78%
End of Month Inventory	340	276	-18.82%
Months Supply of Inventory	5.07	3.91	-22.76%



■ Closed (9.58%)
■ Pending (16.82%)
■ Other OffMarket (9.11%)
■ Active (64.49%)

Absorption: Last 12 months, an Average of **71** Sales/Month
Active Inventory as of February 28, 2022 = **276**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **18.82%** to 276 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 **3.91** 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 **13.86%** in February 2022 to \$206,401 versus the previous year at \$239,623.

Average Days on Market Shortens

The average number of **36.68** days that homes spent on the market before selling decreased by 1.84 days or **4.78%** in February 2022 compared to last year's same month at **38.52** DOM.

Sales Success for February 2022 is Positive

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

There were 88 New Listings in February 2022, up **17.33%** from last year at 75. Furthermore, there were 41 Closed Listings this month versus last year at 61, a **-32.79%** decrease.

Closed versus Listed trends yielded a **46.6%** ratio, down from previous year's, February 2021, at **81.3%**, a **42.72%** downswing. This will certainly create pressure on a decreasing Month's 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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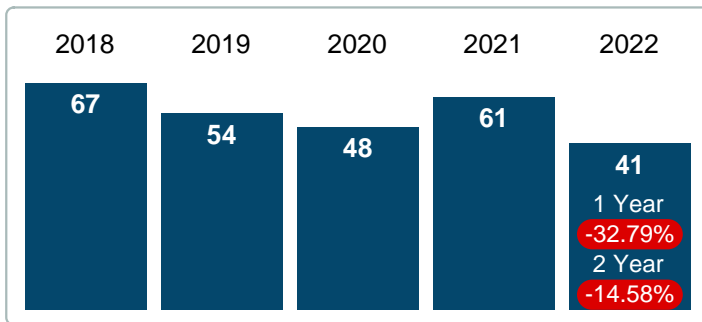
Area Delimited by County Of Muskogee



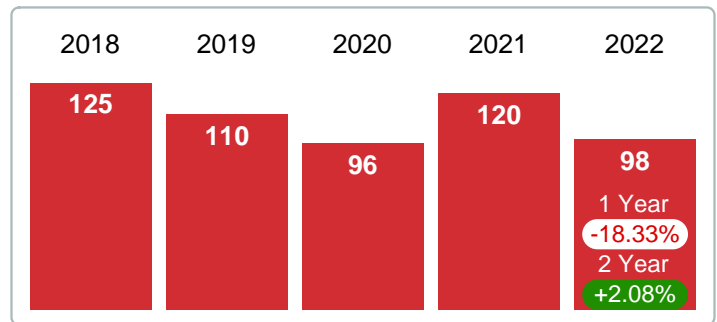
CLOSED LISTINGS

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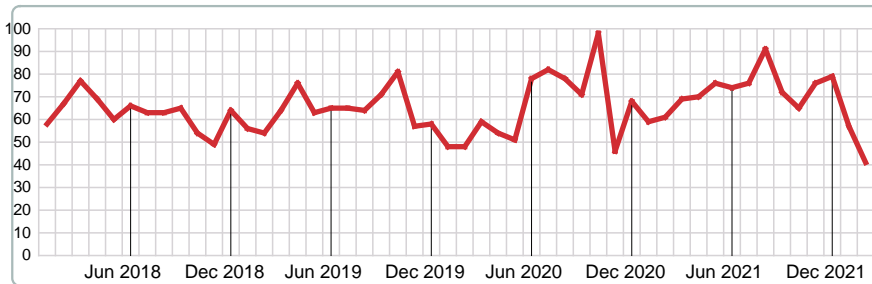
FEBRUARY



YEAR TO DATE (YTD)

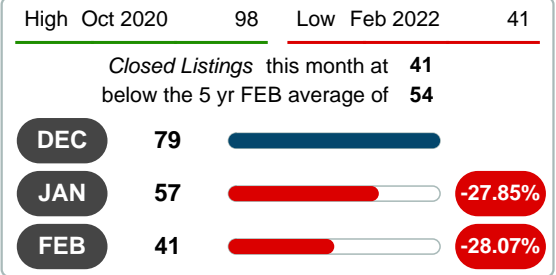


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 54



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	9.76%	99.5	2	1	0	1
\$50,001 - \$75,000	3	7.32%	59.3	3	0	0	0
\$75,001 - \$125,000	8	19.51%	27.5	2	5	1	0
\$125,001 - \$175,000	7	17.07%	20.7	0	6	1	0
\$175,001 - \$225,000	8	19.51%	19.1	1	6	1	0
\$225,001 - \$450,000	6	14.63%	18.3	1	4	1	0
\$450,001 and up	5	12.20%	60.0	3	0	2	0
Total Closed Units	41			12	22	6	1
Total Closed Volume	8,462,424	100%	36.7	2.74M	3.56M	2.13M	35.00K
Average Closed Price	\$206,401			\$228,494	\$161,773	\$354,417	\$35,000

February 2022



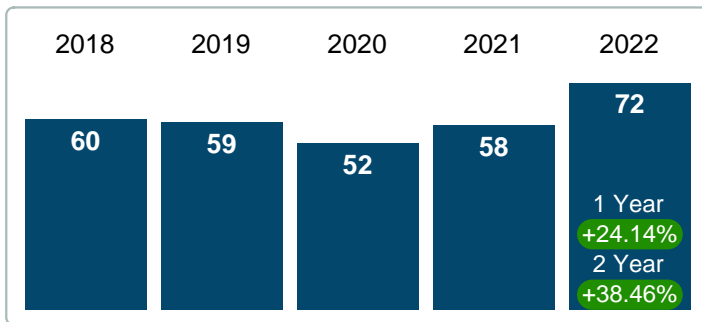
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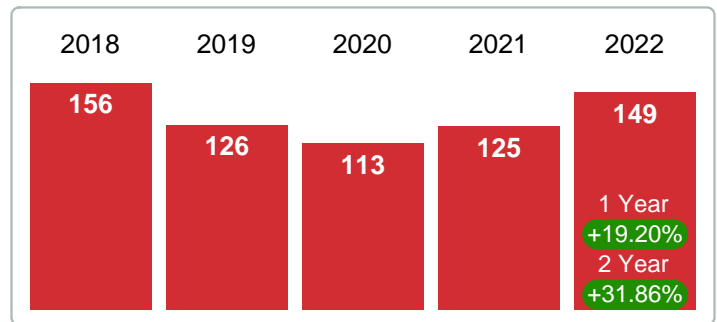
PENDING LISTINGS

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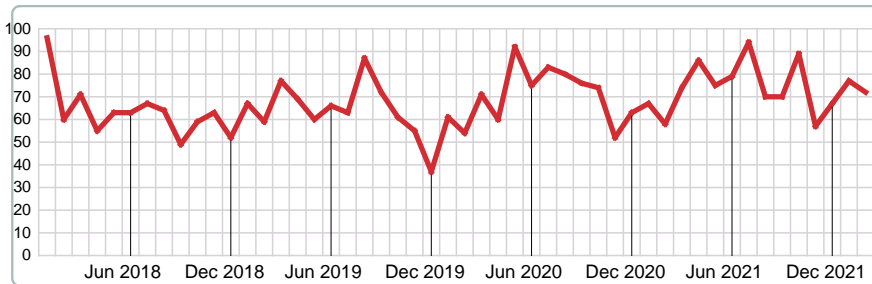
FEBRUARY



YEAR TO DATE (YTD)

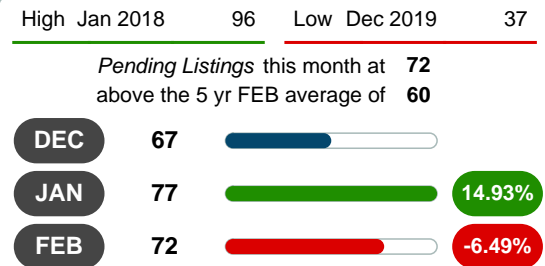


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$25,000 and less	4	5.56%	27.5	3	1	0	0
\$25,001 - \$50,000	6	8.33%	49.8	5	1	0	0
\$50,001 - \$100,000	15	20.83%	76.8	8	6	1	0
\$100,001 - \$175,000	22	30.56%	31.4	2	17	3	0
\$175,001 - \$275,000	9	12.50%	31.1	1	6	1	1
\$275,001 - \$325,000	7	9.72%	32.4	1	3	2	1
\$325,001 and up	9	12.50%	27.7	4	1	4	0
Total Pending Units	72			24	35	11	2
Total Pending Volume	13,470,752	100%	4.3	4.13M	5.72M	3.09M	534.00K
Average Listing Price	\$396,000			\$172,123	\$163,389	\$280,655	\$267,000

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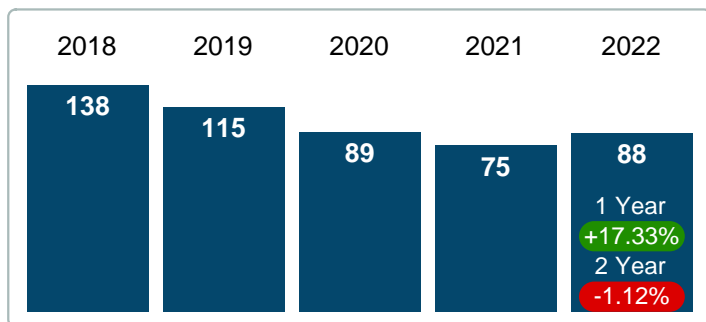
Area Delimited by County Of Muskogee



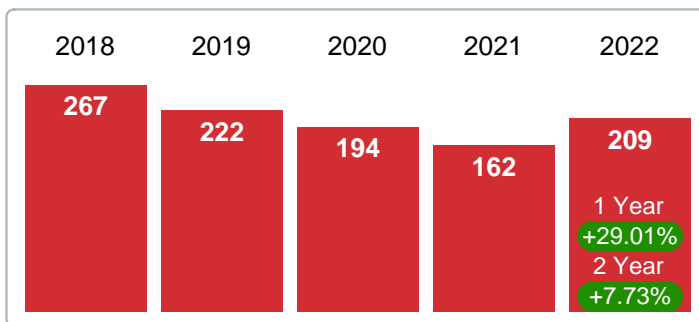
NEW LISTINGS

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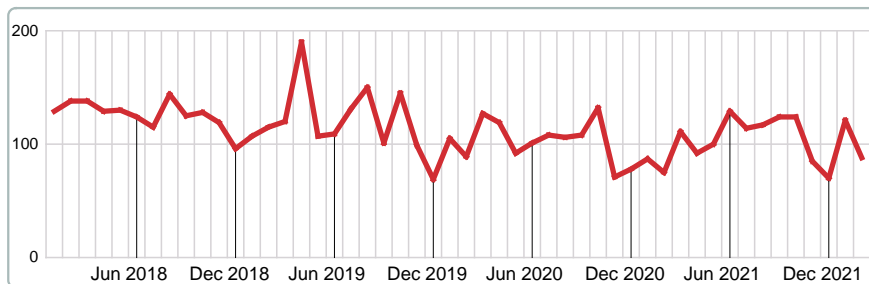
FEBRUARY



YEAR TO DATE (YTD)

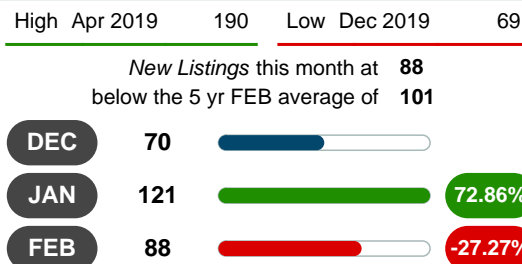


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 101



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1-\$50,000	18	20.45%	15	2	1	0
\$50,001-\$75,000	8	9.09%	5	3	0	0
\$75,001-\$150,000	26	29.55%	11	14	1	0
\$150,001-\$225,000	14	15.91%	2	10	1	1
\$225,001-\$475,000	13	14.77%	2	4	7	0
\$475,001 and up	9	10.23%	7	1	1	0
Total New Listed Units	88		42	34	11	1
Total New Listed Volume	18,719,051	100%	9.80M	5.83M	2.88M	209.00K
Average New Listed Listing Price	\$386,000		\$233,430	\$171,376	\$261,745	\$209,000

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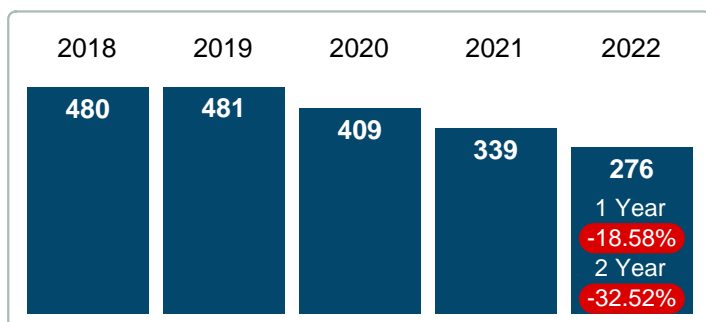
Area Delimited by County Of Muskogee



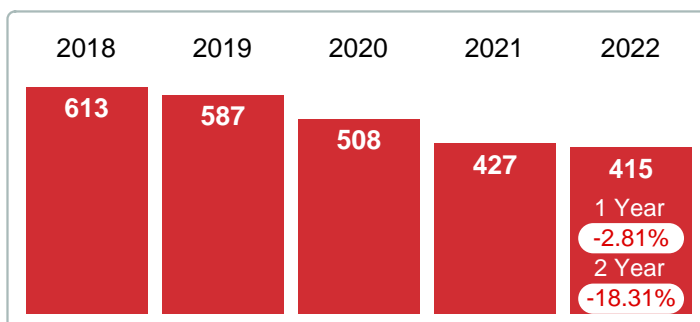
ACTIVE INVENTORY

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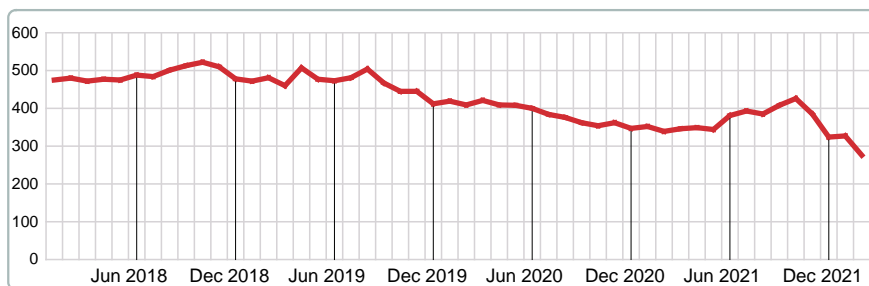
END OF FEBRUARY



ACTIVE DURING FEBRUARY

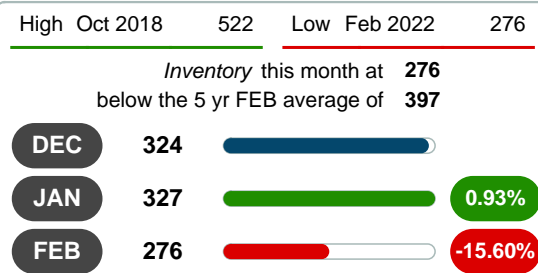


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 397



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$25,000	55	19.93%	89.7	54	1	0	0
\$25,001-\$50,000	38	13.77%	120.5	34	2	2	0
\$50,001-\$125,000	72	26.09%	76.9	43	28	1	0
\$125,001-\$225,000	45	16.30%	68.8	24	17	3	1
\$225,001-\$425,000	38	13.77%	81.5	18	12	5	3
\$425,001 and up	28	10.14%	110.1	19	5	3	1
Total Active Inventory by Units	276			192	65	14	5
Total Active Inventory by Volume	54,060,447	100%	88.1	36.20M	12.41M	3.73M	1.71M
Average Active Inventory Listing Price	\$195,871			\$188,556	\$190,988	\$266,729	\$341,860

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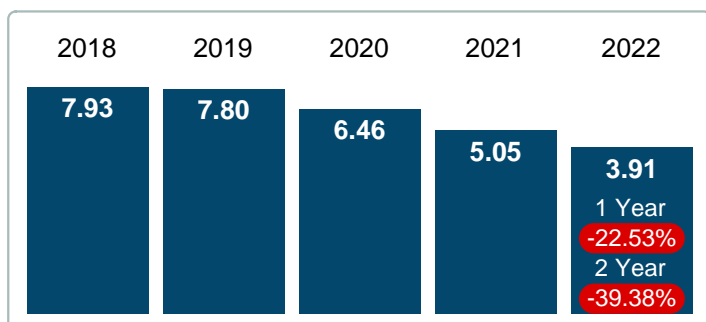
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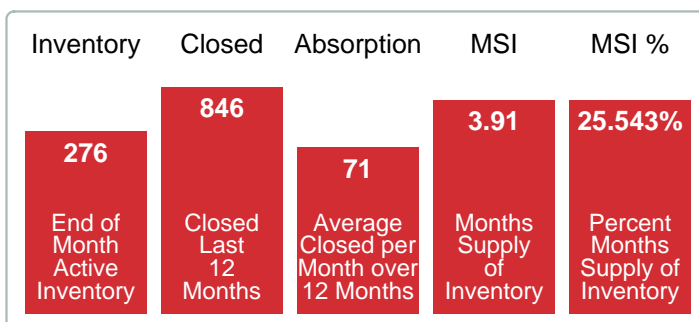
MONTHS SUPPLY of INVENTORY (MSI)

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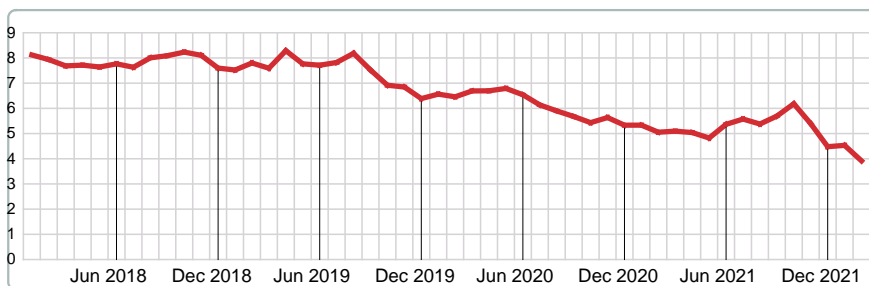
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

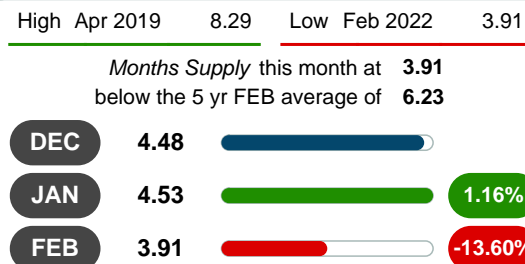


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 6.23



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	4	1.45%	3.43	3.27	12.00	0.00	0.00
\$10,001 - \$30,000	58	21.01%	9.67	15.20	0.00	4.00	0.00
\$30,001 - \$50,000	31	11.23%	6.31	9.33	1.26	4.00	0.00
\$50,001 - \$140,000	80	28.99%	3.15	5.76	1.99	0.89	0.00
\$140,001 - \$240,000	41	14.86%	1.98	9.60	1.10	1.07	3.00
\$240,001 - \$430,000	34	12.32%	3.49	10.67	3.27	0.78	4.00
\$430,001 and up	28	10.14%	11.20	25.33	10.00	3.00	4.00
Market Supply of Inventory (MSI)			3.91	9.37	1.76	1.22	3.00
Total Active Inventory by Units		100%	3.91	192	65	14	5

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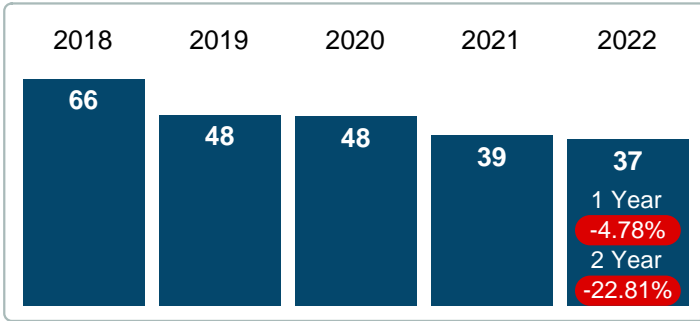
Area Delimited by County Of Muskogee



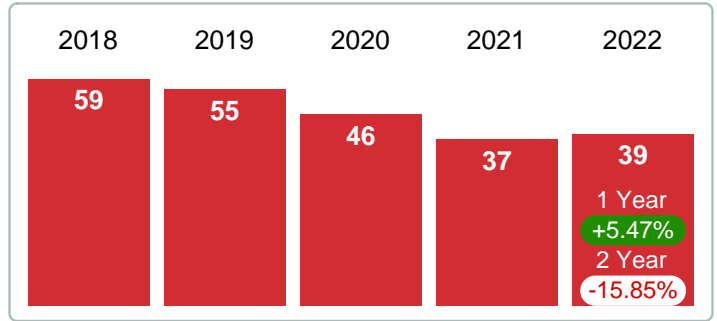
AVERAGE DAYS ON MARKET TO SALE

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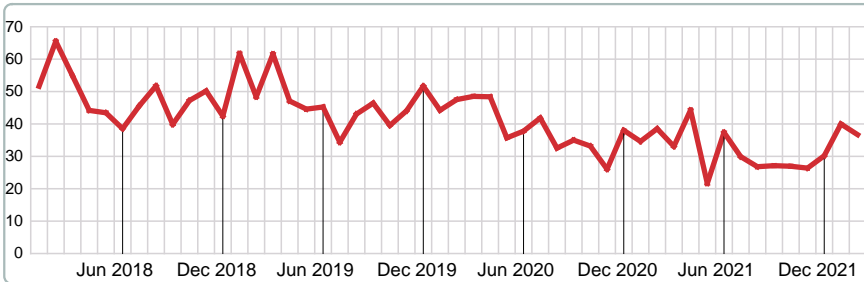
FEBRUARY



YEAR TO DATE (YTD)

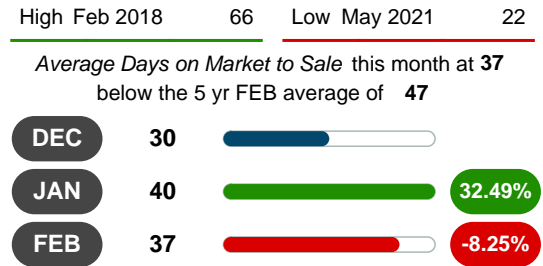


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 47



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	9.76%	100	74	150	0	100
\$50,001 - \$75,000	7.32%	59	59	0	0	0
\$75,001 - \$125,000	19.51%	28	75	12	10	0
\$125,001 - \$175,000	17.07%	21	0	18	36	0
\$175,001 - \$225,000	19.51%	19	71	11	14	0
\$225,001 - \$450,000	14.63%	18	36	18	2	0
\$450,001 and up	12.20%	60	36	0	97	0
Average Closed DOM		37	58	21	43	100
Total Closed Units	100%	37	12	22	6	1
Total Closed Volume		8,462,424	2.74M	3.56M	2.13M	35.00K

February 2022



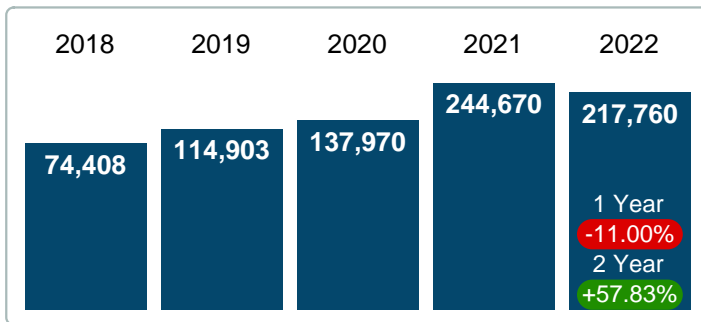
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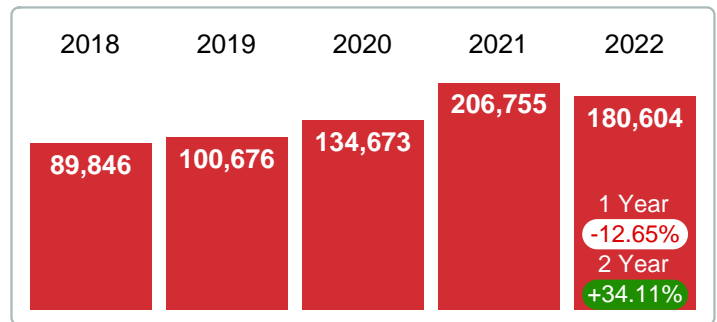
AVERAGE LIST PRICE AT CLOSING

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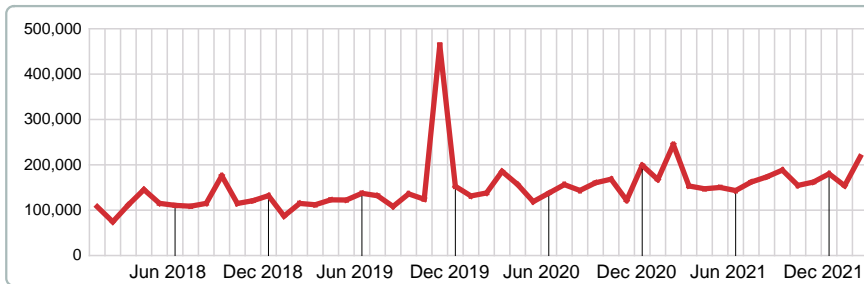
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

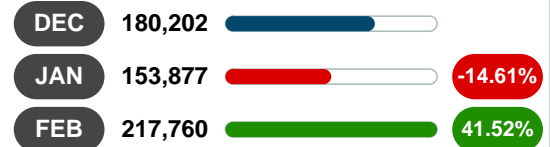


3 MONTHS

5 year FEB AVG = 157,942

High Nov 2019 464,004 Low Feb 2018 74,408

Average List Price at Closing this month at **217,760**
above the 5 yr FEB average of **157,942**



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	7.32%	25,667	21,000	53,000	0	35,000
\$50,001 - \$75,000	7.32%	61,167	70,833	0	0	0
\$75,001 - \$125,000	19.51%	97,050	111,950	97,500	118,000	0
\$125,001 - \$175,000	17.07%	145,371	0	155,433	149,900	0
\$175,001 - \$225,000	24.39%	201,155	206,250	193,400	220,000	0
\$225,001 - \$450,000	14.63%	302,867	275,000	254,225	345,000	0
\$450,001 and up	9.76%	761,225	683,433	0	699,950	0
Average List Price		217,760	250,829	165,927	372,133	35,000
Total Closed Units	100%	217,760	12	22	6	1
Total Closed Volume		8,928,150	3.01M	3.65M	2.23M	35.00K

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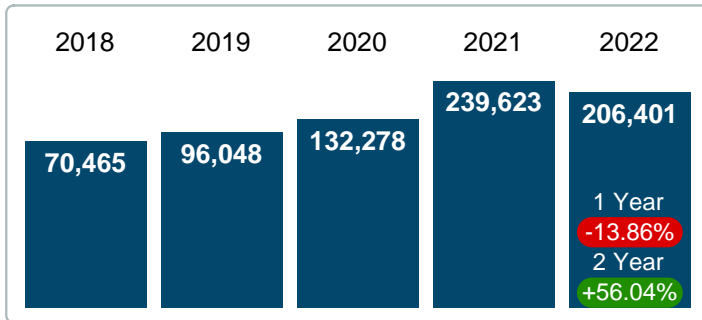
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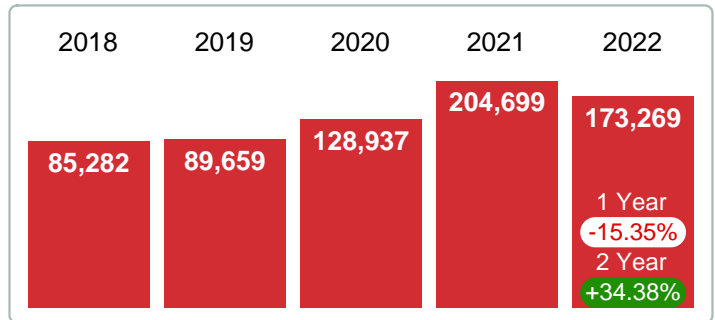
AVERAGE SOLD PRICE AT CLOSING

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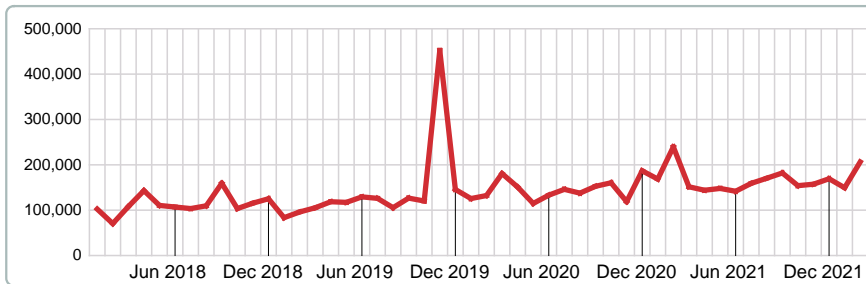
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

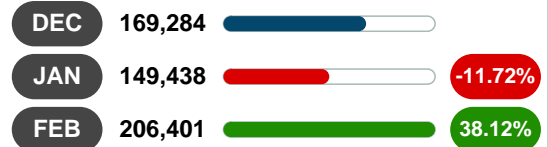


3 MONTHS

5 year FEB AVG = 148,963

High Nov 2019 452,107 Low Feb 2018 70,465

Average Sold Price at Closing this month at **206,401**
above the 5 yr FEB average of **148,963**



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	9.76%	30,500	21,000	45,000	0	35,000
\$50,001 - \$75,000	7.32%	66,241	66,241	0	0	0
\$75,001 - \$125,000	19.51%	98,625	95,750	95,900	118,000	0
\$125,001 - \$175,000	17.07%	149,100	0	150,867	138,500	0
\$175,001 - \$225,000	19.51%	190,700	194,700	191,817	180,000	0
\$225,001 - \$450,000	14.63%	262,233	245,000	244,600	350,000	0
\$450,001 and up	12.20%	642,000	623,333	0	670,000	0
Average Sold Price		206,401	228,494	161,773	354,417	35,000
Total Closed Units	100%	206,401	12	22	6	1
Total Closed Volume		8,462,424	2.74M	3.56M	2.13M	35.00K

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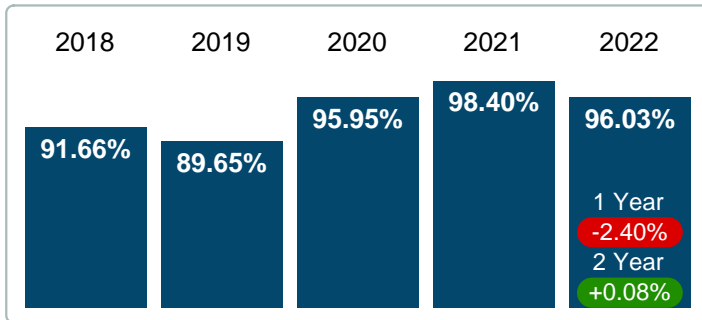
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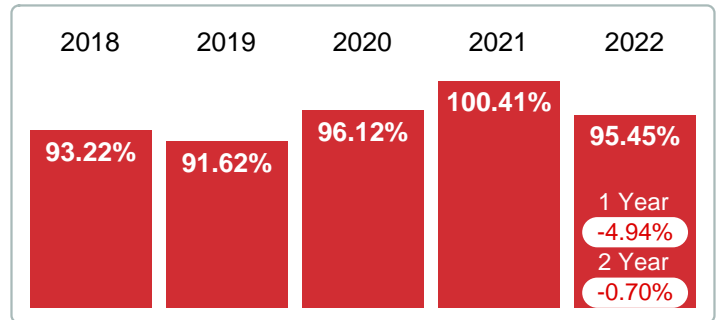
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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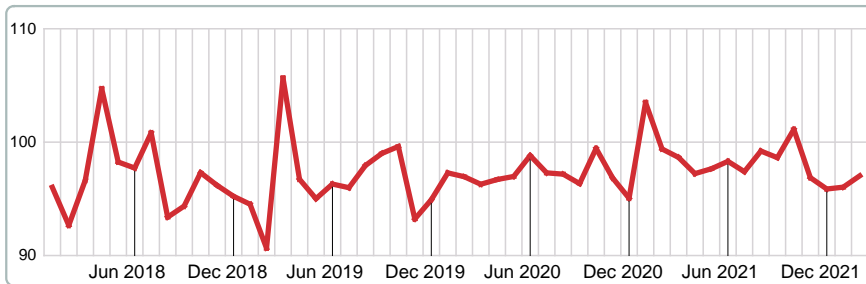
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

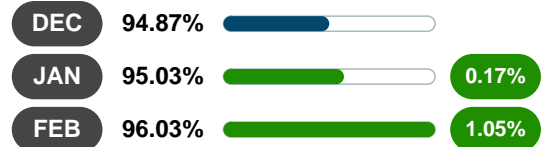


3 MONTHS

5 year FEB AVG = 94.34%

High Mar 2019 104.65% Low Feb 2019 89.65%

Average Sold/List Ratio this month at **96.03%**
above the 5 yr FEB average of **94.34%**



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	9.76%	96.23%	100.00%	84.91%	0.00%	100.00%
\$50,001 - \$75,000	3	7.32%	93.67%	93.67%	0.00%	0.00%	0.00%
\$75,001 - \$125,000	8	19.51%	95.78%	85.57%	99.02%	100.00%	0.00%
\$125,001 - \$175,000	7	17.07%	97.09%	0.00%	97.87%	92.39%	0.00%
\$175,001 - \$225,000	8	19.51%	96.53%	94.40%	99.34%	81.82%	0.00%
\$225,001 - \$450,000	6	14.63%	96.16%	89.09%	96.61%	101.45%	0.00%
\$450,001 and up	5	12.20%	95.26%	94.94%	0.00%	95.75%	0.00%
Average Sold/List Ratio		96.00%		93.37%	97.71%	94.53%	100.00%
Total Closed Units		41	100%	12	22	6	1
Total Closed Volume		8,462,424		2.74M	3.56M	2.13M	35.00K

February 2022

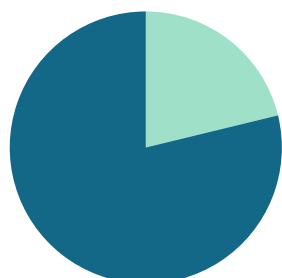
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

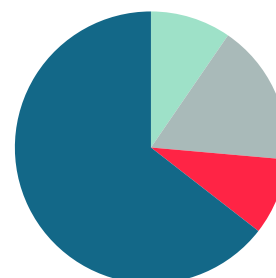


Inventory
 New Listings
88 = 21.20%
 Start Inventory
327
 Total Inventory Units
415
 Volume
\$83,013,349

Market Activity

Closed Sales
41 = 9.58%
 Pending Sales
72 = 16.82%
 Other Off Market
39 = 9.11%
 Active Inventory
276 = 64.49%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	61	41	-32.79%	120	98	-18.33%
Pending Sales	58	72	24.14%	125	149	19.20%
New Listings	75	88	17.33%	162	209	29.01%
Average List Price	244,670	217,760	-11.00%	206,755	180,604	-12.65%
Average Sale Price	239,623	206,401	-13.86%	204,699	173,269	-15.35%
Average Percent of Selling Price to List Price	98.40%	96.03%	-2.40%	100.41%	95.45%	-4.94%
Average Days on Market to Sale	38.52	36.68	-4.78%	36.60	38.60	5.47%
Monthly Inventory	340	276	-18.82%	340	276	-18.82%
Months Supply of Inventory	5.07	3.91	-22.76%	5.07	3.91	-22.76%

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

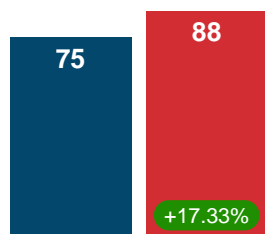
Inventory on February 28, 2022 = 276

2021 2022

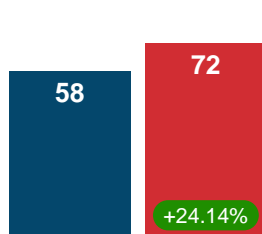
FEBRUARY MARKET

AVERAGE PRICES

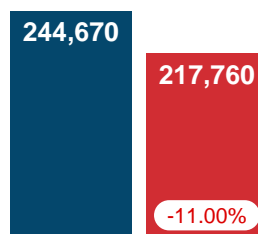
New Listings



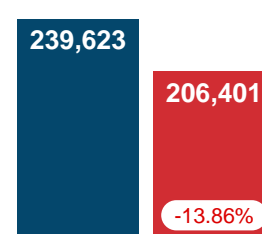
Pending Listings



List Price



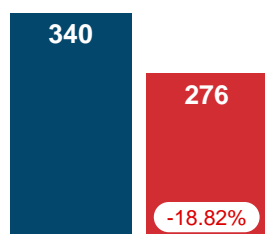
Sale Price



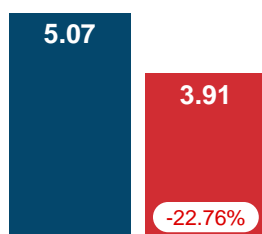
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

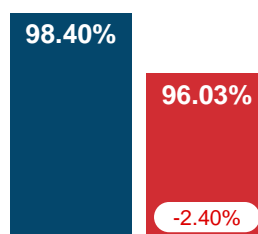
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

