

July 2022



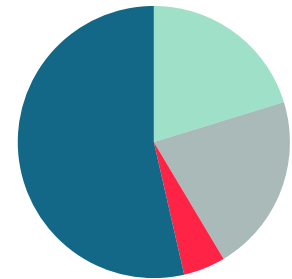
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	66	65	-1.52%
Pending Listings	84	68	-19.05%
New Listings	81	104	28.40%
Average List Price	167,641	190,699	13.75%
Average Sale Price	164,856	187,531	13.75%
Average Percent of Selling Price to List Price	96.36%	96.42%	0.06%
Average Days on Market to Sale	17.26	25.20	46.02%
End of Month Inventory	201	172	-14.43%
Months Supply of Inventory	3.41	2.87	-15.62%



■ Closed (20.25%)
■ Pending (21.18%)
■ Other OffMarket (4.98%)
■ Active (53.58%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of July 31, 2022 = **172**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **14.43%** to 172 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 **2.87** 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 **13.75%** in July 2022 to \$187,531 versus the previous year at \$164,856.

Average Days on Market Lengthens

The average number of **25.20** days that homes spent on the market before selling increased by 7.94 days or **46.02%** in July 2022 compared to last year's same month at **17.26** DOM.

Sales Success for July 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 104 New Listings in July 2022, up **28.40%** from last year at 81. Furthermore, there were 65 Closed Listings this month versus last year at 66, a **-1.52%** decrease.

Closed versus Listed trends yielded a **62.5%** ratio, down from previous year's, July 2021, at **81.5%**, a **23.30%** 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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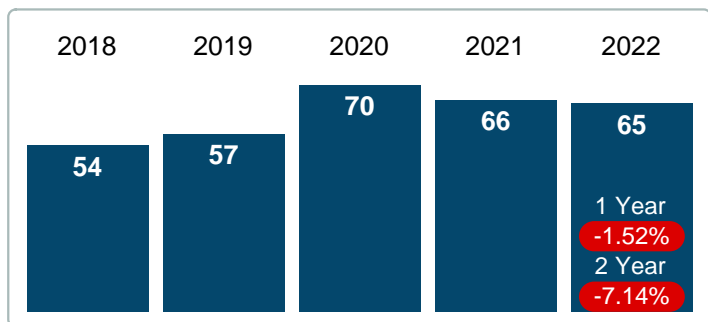
Area Delimited by County Of Muskogee - Residential Property Type



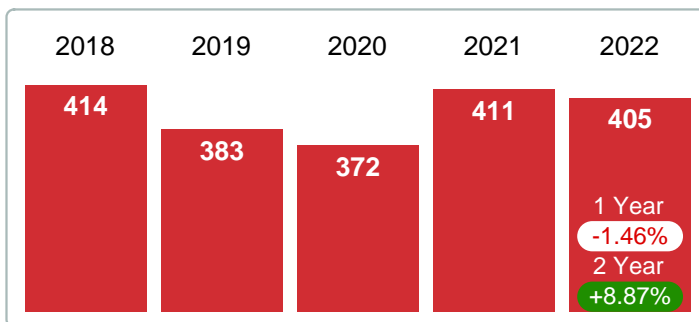
CLOSED LISTINGS

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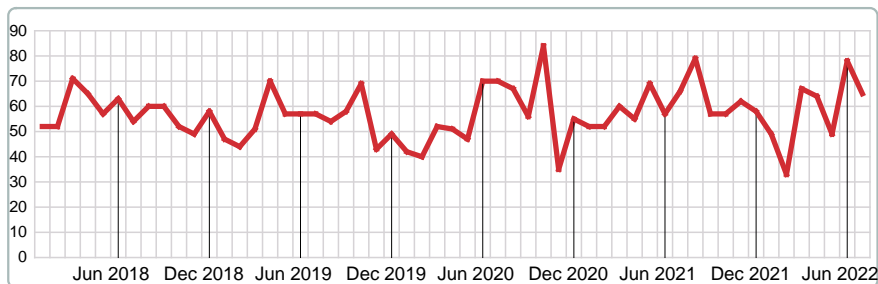
JULY



YEAR TO DATE (YTD)

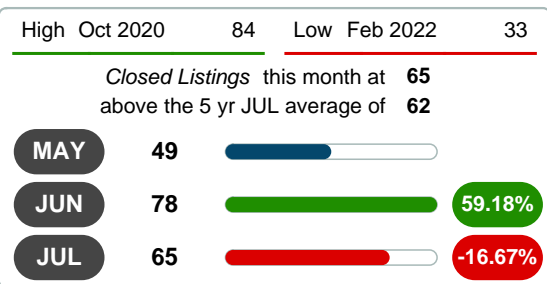


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



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	4	6.15%	28.8	3	1	0	0
\$25,001 - \$50,000	7	10.77%	30.7	2	3	2	0
\$50,001 - \$100,000	9	13.85%	40.6	4	3	2	0
\$100,001 - \$175,000	18	27.69%	15.1	1	16	1	0
\$175,001 - \$275,000	10	15.38%	11.3	0	7	3	0
\$275,001 - \$325,000	6	9.23%	10.2	0	3	3	0
\$325,001 and up	11	16.92%	45.2	0	6	4	1
Total Closed Units	65			10	39	15	1
Total Closed Volume	12,189,500	100%	25.2	575.95K	7.67M	3.61M	335.00K
Average Closed Price	\$187,531			\$57,595	\$196,698	\$240,488	\$335,000

July 2022



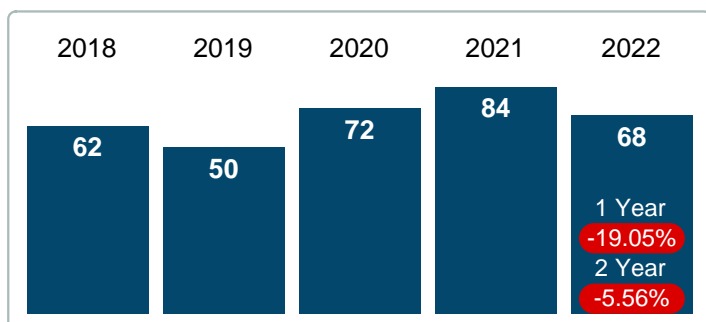
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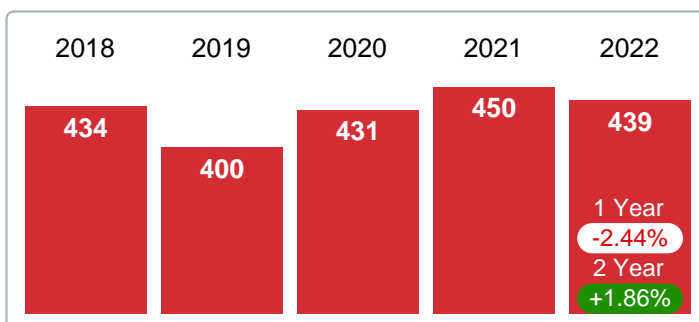
PENDING LISTINGS

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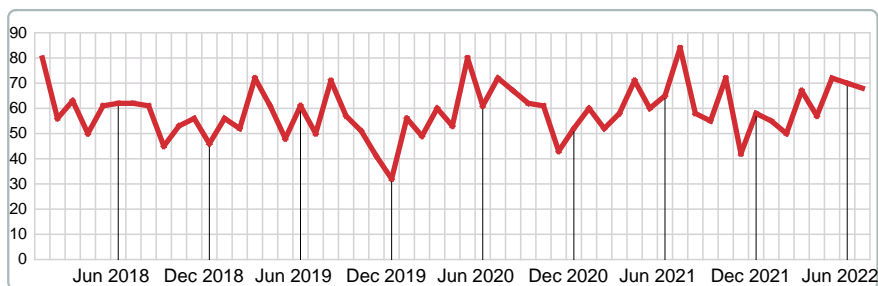
JULY



YEAR TO DATE (YTD)

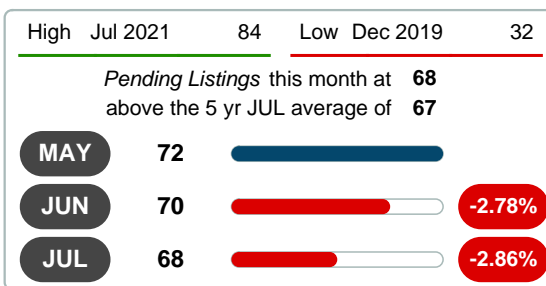


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 67



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	4.41%	29.0	3	0	0	0
\$20,001 - \$90,000	12	17.65%	42.8	4	5	3	0
\$90,001 - \$140,000	11	16.18%	17.9	1	7	3	0
\$140,001 - \$190,000	16	23.53%	27.1	0	15	1	0
\$190,001 - \$230,000	9	13.24%	25.1	0	8	1	0
\$230,001 - \$310,000	10	14.71%	28.8	1	5	4	0
\$310,001 and up	7	10.29%	23.4	0	3	4	0
Total Pending Units	68			9	43	16	0
Total Pending Volume	11,684,309	100%	16.8	533.30K	7.69M	3.46M	0.00B
Average Listing Price	\$58,860			\$59,256	\$178,768	\$216,500	\$0

July 2022



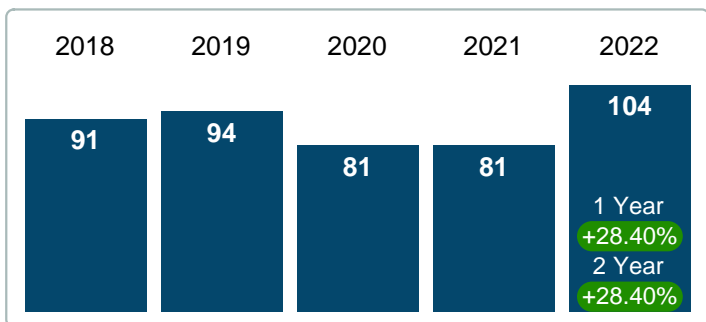
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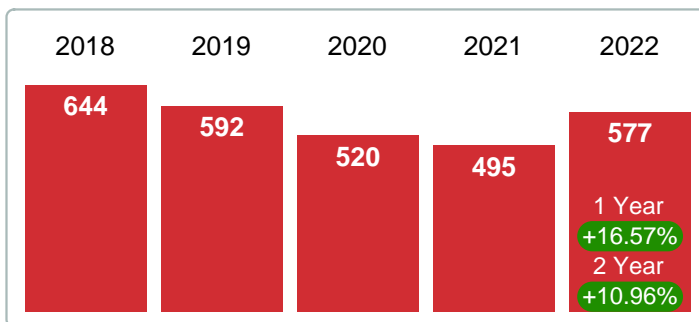
NEW LISTINGS

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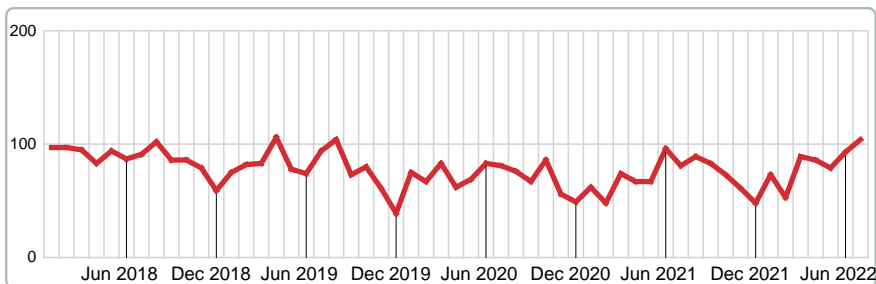
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

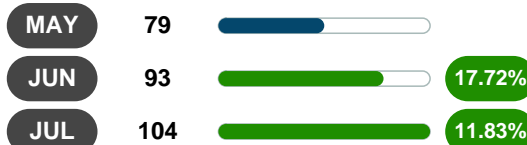


3 MONTHS

5 year JUL AVG = 90

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **104**
above the 5 yr JUL average of **90**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$80,000 and less	9	8.65%	2	6	1	0
\$80,001 - \$110,000	12	11.54%	3	6	3	0
\$110,001 - \$170,000	18	17.31%	2	16	0	0
\$170,001 - \$230,000	25	24.04%	1	18	6	0
\$230,001 - \$280,000	21	20.19%	2	14	4	1
\$280,001 - \$360,000	8	7.69%	0	3	5	0
\$360,001 and up	11	10.58%	0	6	2	3
Total New Listed Units	104		10	69	21	4
Total New Listed Volume	22,950,997	100%	1.37M	14.41M	5.23M	1.94M
Average New Listed Listing Price	\$34,250		\$136,590	\$208,870	\$248,986	\$486,100

July 2022



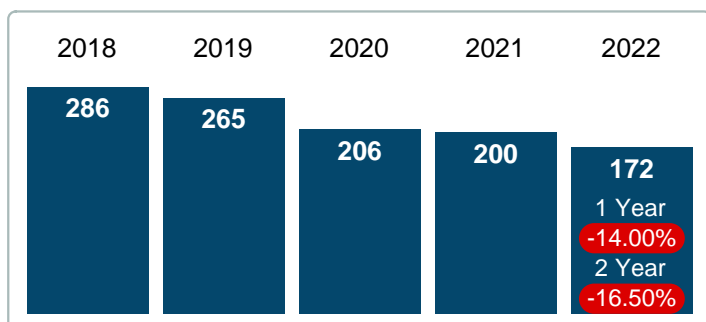
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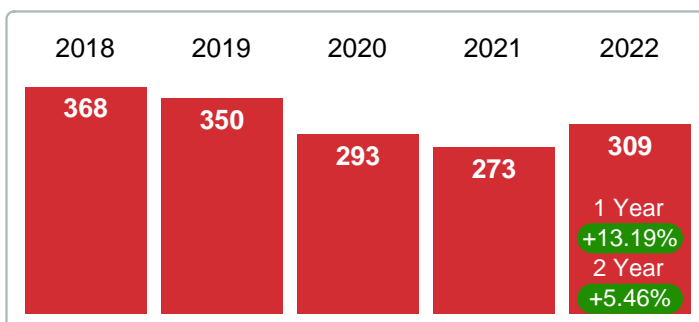
ACTIVE INVENTORY

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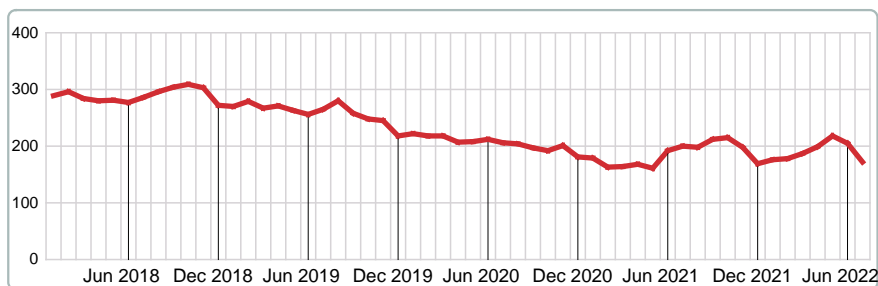
END OF JULY



ACTIVE DURING JULY

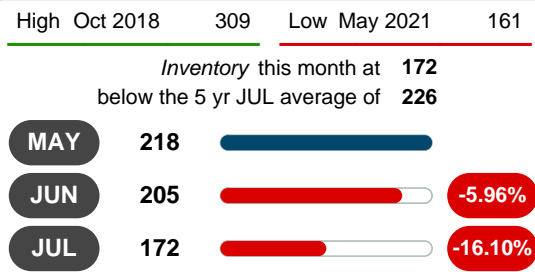


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 226



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	8.72%	62.6	6	8	1	0
\$75,001 - \$100,000	18	10.47%	36.8	9	8	1	0
\$100,001 - \$150,000	26	15.12%	49.8	5	19	2	0
\$150,001 - \$225,000	43	25.00%	58.7	6	33	4	0
\$225,001 - \$275,000	22	12.79%	54.6	2	18	2	0
\$275,001 - \$425,000	31	18.02%	58.9	3	13	10	5
\$425,001 and up	17	9.88%	55.1	0	8	5	4
Total Active Inventory by Units	172			31	107	25	9
Total Active Inventory by Volume	41,284,764	100%	54.6	4.20M	23.82M	7.93M	5.34M
Average Active Inventory Listing Price	\$240,028			\$135,437	\$222,618	\$317,232	\$592,811

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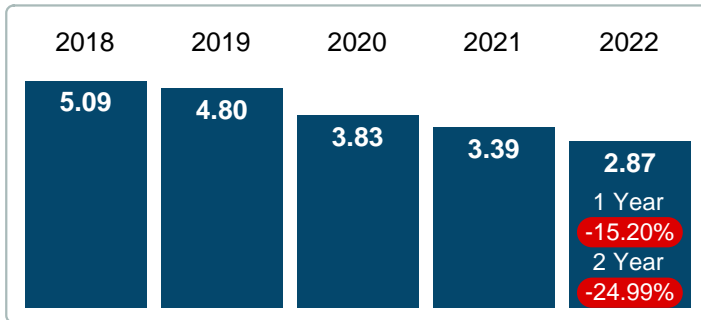
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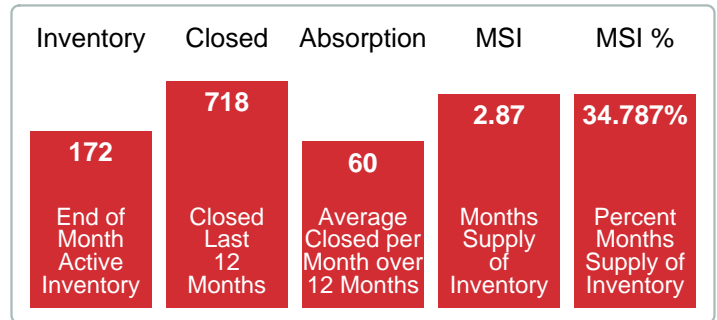
MONTHS SUPPLY of INVENTORY (MSI)

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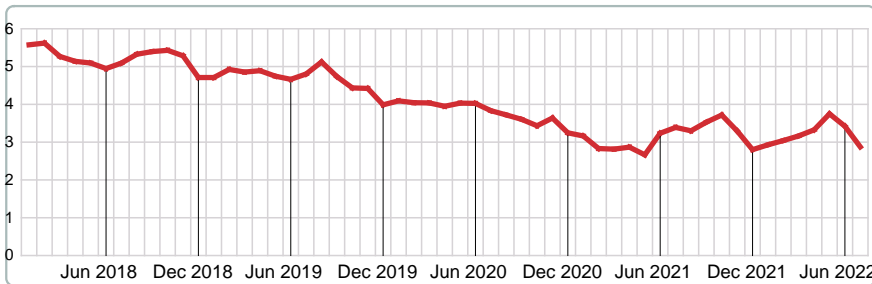
MSI FOR JULY



INDICATORS FOR JULY 2022

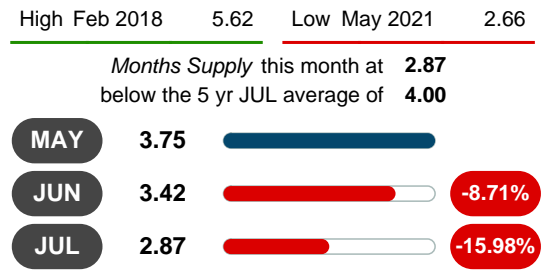


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.00



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	8.72%	1.26	1.13	1.57	0.75	0.00
\$75,001 - \$100,000	18	10.47%	3.13	5.40	2.09	4.00	0.00
\$100,001 - \$150,000	26	15.12%	1.97	6.00	1.73	1.60	0.00
\$150,001 - \$225,000	43	25.00%	2.95	6.55	3.05	1.55	0.00
\$225,001 - \$275,000	22	12.79%	4.33	8.00	6.00	1.14	0.00
\$275,001 - \$425,000	31	18.02%	4.23	36.00	4.59	2.93	5.00
\$425,001 and up	17	9.88%	8.50	0.00	10.67	4.29	48.00
Market Supply of Inventory (MSI)			2.87	3.41	2.87	2.13	5.40
Total Active Inventory by Units		100%	2.87	31	107	25	9

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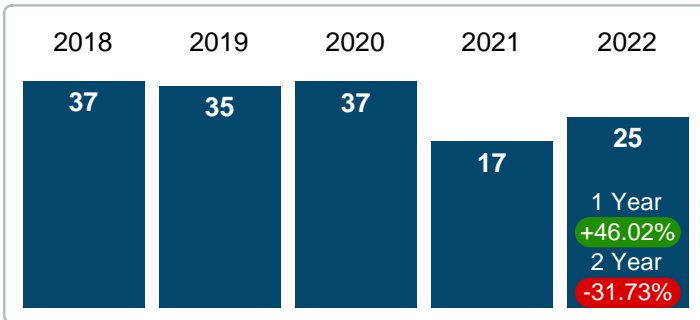
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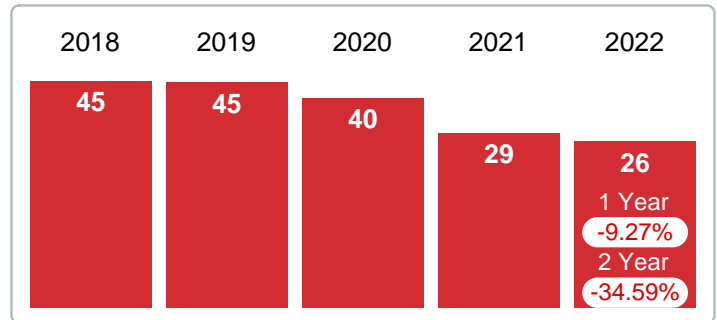
AVERAGE DAYS ON MARKET TO SALE

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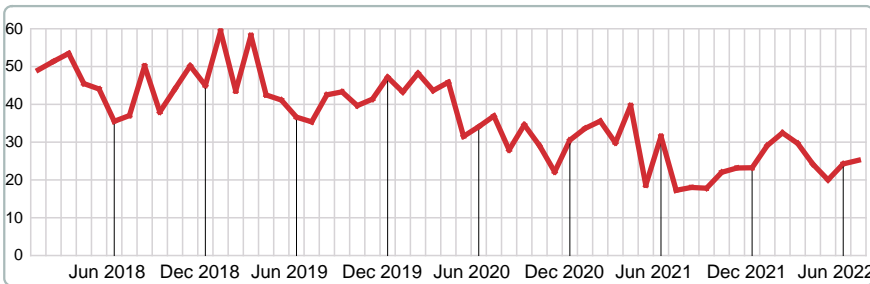
JULY



YEAR TO DATE (YTD)

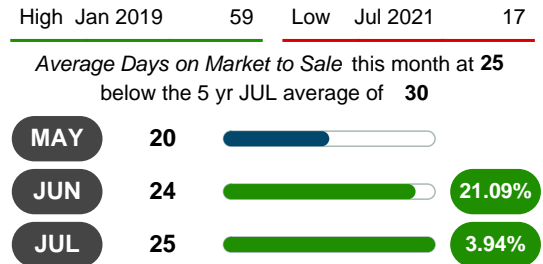


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 30



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	6.15%	29	8	91	0	0	
\$25,001 - \$50,000	10.77%	31	6	50	28	0	
\$50,001 - \$100,000	13.85%	41	66	24	15	0	
\$100,001 - \$175,000	27.69%	15	28	15	11	0	
\$175,001 - \$275,000	15.38%	11	0	6	23	0	
\$275,001 - \$325,000	9.23%	10	0	15	5	0	
\$325,001 and up	16.92%	45	0	70	18	2	
Average Closed DOM		25					
Total Closed Units		65					
Total Closed Volume		12,189,500					
			33	27	17	2	
		100%	25	10	39	15	1
				575.95K	7.67M	3.61M	335.00K

July 2022



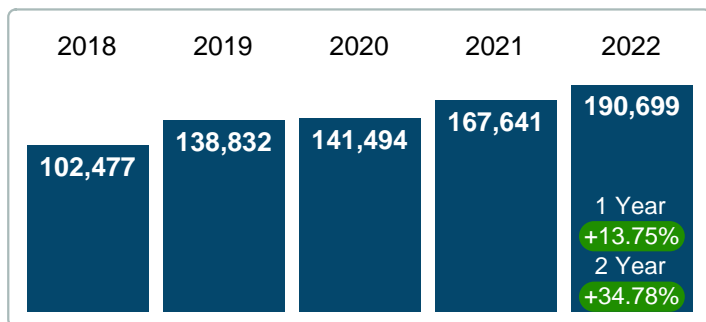
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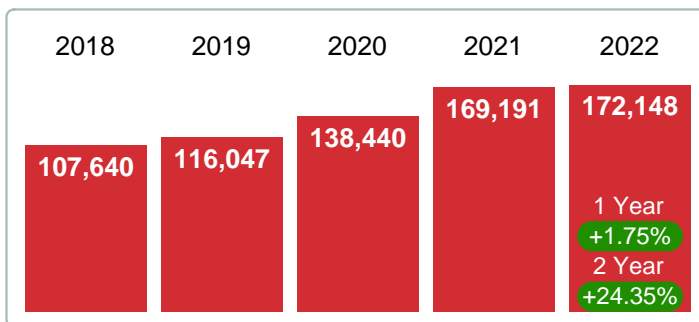
AVERAGE LIST PRICE AT CLOSING

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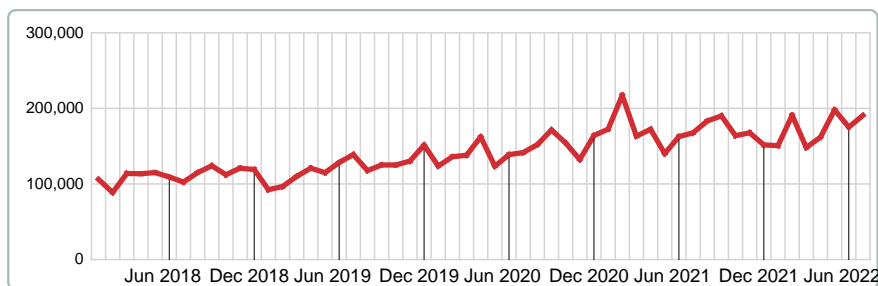
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

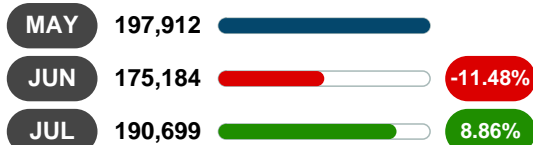


3 MONTHS

5 year JUL AVG = 148,228

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

Average List Price at Closing this month at **190,699**
above the 5 yr JUL average of **148,228**



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	3	4.62%	20,800	20,800	39,000	0	0
\$25,001 - \$50,000	7	10.77%	42,879	43,700	46,283	43,450	0
\$50,001 - \$100,000	11	16.92%	79,218	77,250	82,633	81,250	0
\$100,001 - \$175,000	16	24.62%	137,338	145,000	138,594	154,900	0
\$175,001 - \$275,000	12	18.46%	221,783	0	218,229	212,933	0
\$275,001 - \$325,000	5	7.69%	306,280	0	301,133	301,000	0
\$325,001 and up	11	16.92%	433,755	0	439,817	449,350	335,000
Average List Price			190,699	60,380	197,773	249,567	335,000
Total Closed Units		100%	190,699	10	39	15	1
Total Closed Volume			12,395,450	603.80K	7.71M	3.74M	335.00K

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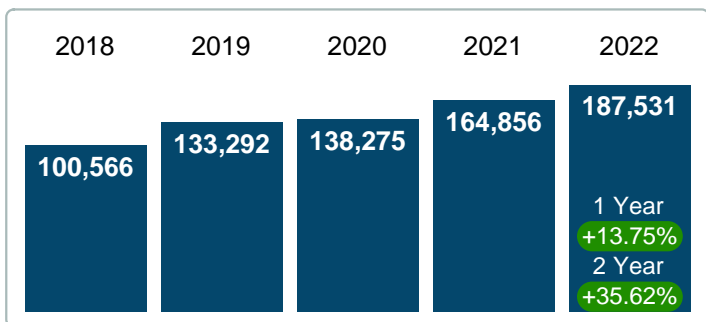
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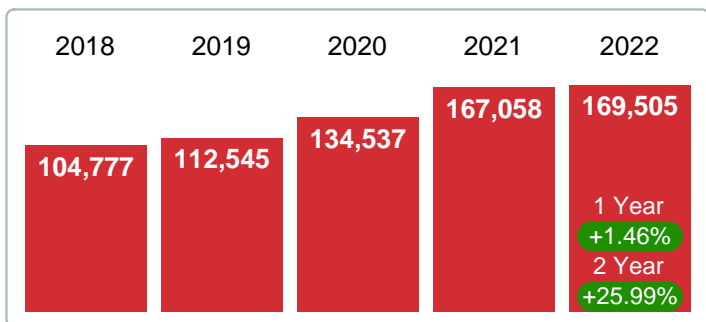
AVERAGE SOLD PRICE AT CLOSING

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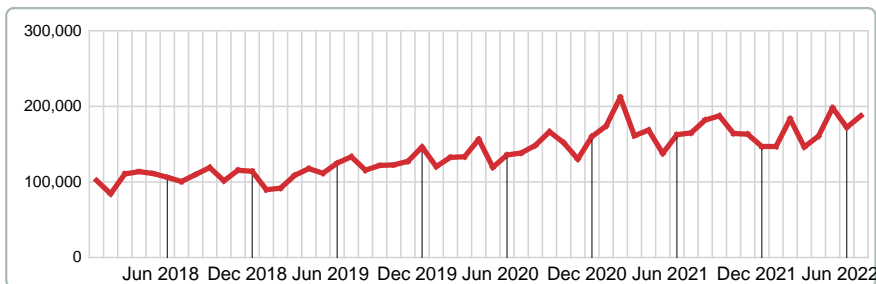
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

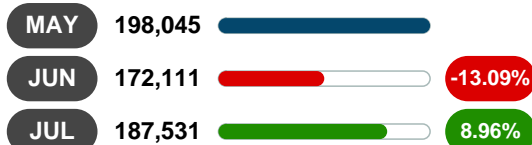


3 MONTHS

5 year JUL AVG = 144,904

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

Average Sold Price at Closing this month at **187,531**
above the 5 yr JUL average of **144,904**



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	6.15%	19,850	18,133	25,000	0	0
\$25,001 - \$50,000	10.77%	40,943	41,875	41,283	39,500	0
\$50,001 - \$100,000	13.85%	73,469	73,200	71,667	76,713	0
\$100,001 - \$175,000	27.69%	136,626	145,000	134,961	154,900	0
\$175,001 - \$275,000	15.38%	213,370	0	218,743	200,833	0
\$275,001 - \$325,000	9.23%	298,817	0	296,467	301,167	0
\$325,001 and up	16.92%	434,218	0	454,567	428,500	335,000
Average Sold Price		187,531	57,595	196,698	240,488	335,000
Total Closed Units	100%	187,531	10	39	15	1
Total Closed Volume		12,189,500	575.95K	7.67M	3.61M	335.00K

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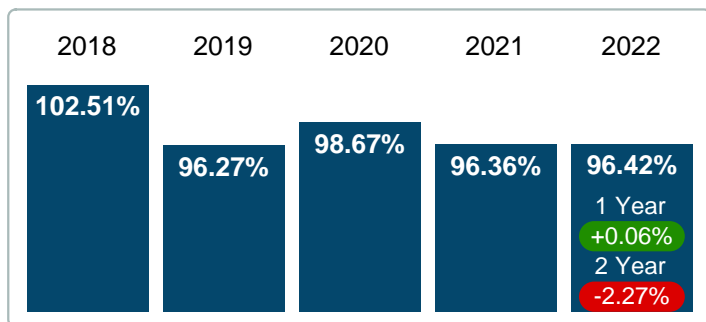
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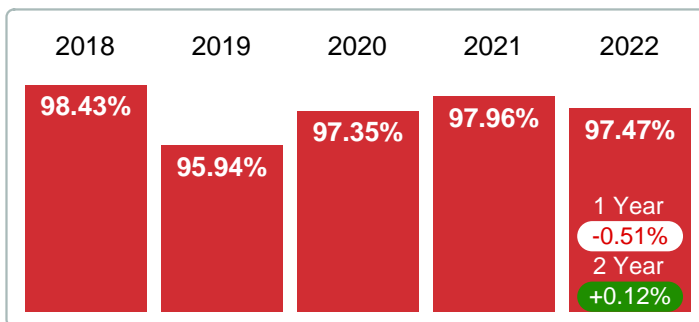
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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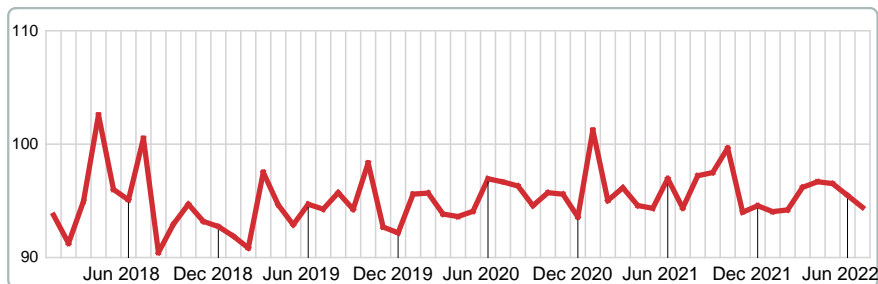
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

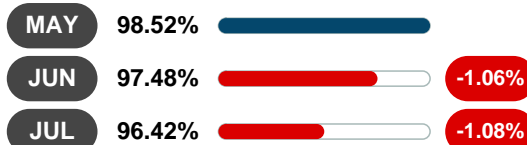


3 MONTHS

5 year JUL AVG = 98.05%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.42%**
below the 5 yr JUL average of **98.05%**



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	4	6.15%	81.50%	87.30%	64.10%	0.00%	0.00%	
\$25,001 - \$50,000	7	10.77%	91.96%	96.34%	89.83%	90.76%	0.00%	
\$50,001 - \$100,000	9	13.85%	92.00%	94.87%	87.34%	93.28%	0.00%	
\$100,001 - \$175,000	18	27.69%	98.78%	100.00%	98.63%	100.00%	0.00%	
\$175,001 - \$275,000	10	15.38%	98.70%	0.00%	100.38%	94.78%	0.00%	
\$275,001 - \$325,000	6	9.23%	99.37%	0.00%	98.65%	100.09%	0.00%	
\$325,001 and up	11	16.92%	100.79%	0.00%	104.33%	95.67%	100.00%	
Average Sold/List Ratio		96.40%		93.41%	97.39%	95.69%	100.00%	
Total Closed Units		65	100%	96.40%	10	39	15	1
Total Closed Volume		12,189,500			575.95K	7.67M	3.61M	335.00K

July 2022



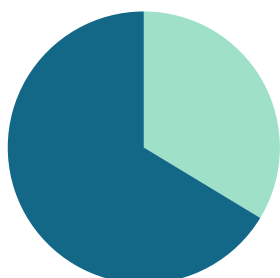
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

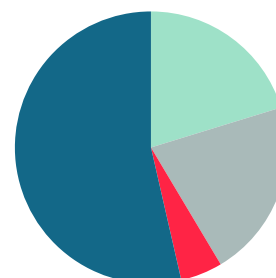


Inventory
 New Listings
104 = 33.66%
 Start Inventory
205
 Total Inventory Units
309
 Volume
\$67,908,023

Market Activity

Closed Sales
65 = 20.25%
 Pending Sales
68 = 21.18%
 Other Off Market
16 = 4.98%
 Active Inventory
172 = 53.58%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	66	65	-1.52%	411	405	-1.46%
Pending Sales	84	68	-19.05%	450	439	-2.44%
New Listings	81	104	28.40%	495	577	16.57%
Average List Price	167,641	190,699	13.75%	169,191	172,148	1.75%
Average Sale Price	164,856	187,531	13.75%	167,058	169,505	1.46%
Average Percent of Selling Price to List Price	96.36%	96.42%	0.06%	97.96%	97.47%	-0.51%
Average Days on Market to Sale	17.26	25.20	46.02%	28.69	26.03	-9.27%
Monthly Inventory	201	172	-14.43%	201	172	-14.43%
Months Supply of Inventory	3.41	2.87	-15.62%	3.41	2.87	-15.62%

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

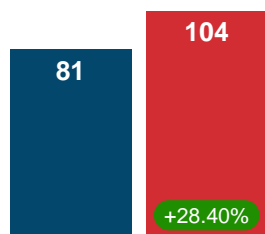
Inventory on July 31, 2022 = **172**

2021 **2022**

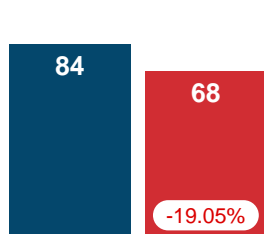
JULY MARKET

AVERAGE PRICES

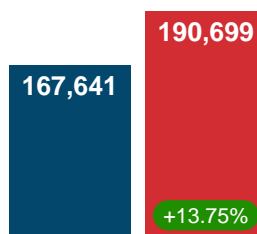
New Listings



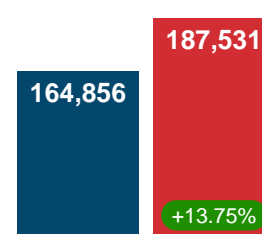
Pending Listings



List Price



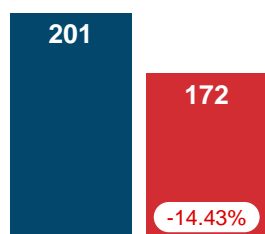
Sale Price



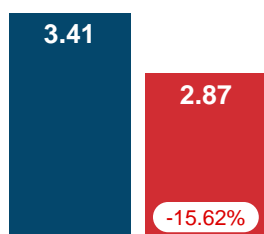
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

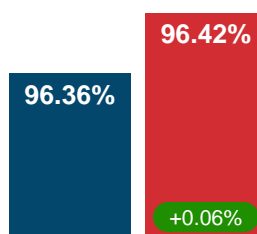
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

