

May 2022



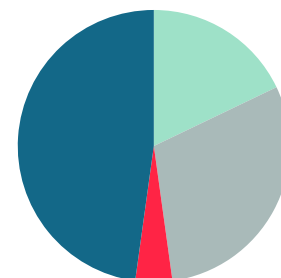
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	69	49	-28.99%
Pending Listings	60	82	36.67%
New Listings	67	79	17.91%
Median List Price	114,900	172,900	50.48%
Median Sale Price	115,000	175,000	52.17%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	11.00	57.14%
End of Month Inventory	162	131	-19.14%
Months Supply of Inventory	2.68	2.25	-16.01%



■ Closed (17.88%)
■ Pending (29.93%)
■ Other OffMarket (4.38%)
■ Active (47.81%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of May 31, 2022 = **131**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **19.14%** to 131 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **2.25** 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 **52.17%** in May 2022 to \$175,000 versus the previous year at \$115,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 4.00 days or **57.14%** in May 2022 compared to last year's same month at **7.00** DOM.

Sales Success for May 2022 is Positive

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

There were 79 New Listings in May 2022, up **17.91%** from last year at 67. Furthermore, there were 49 Closed Listings this month versus last year at 69, a **-28.99%** decrease.

Closed versus Listed trends yielded a **62.0%** ratio, down from previous year's, May 2021, at **103.0%**, a **39.77%** 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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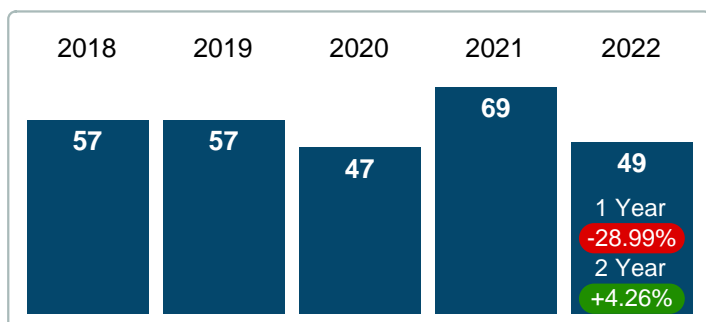
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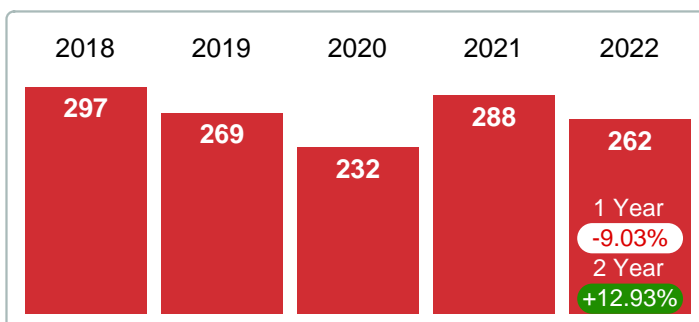
CLOSED LISTINGS

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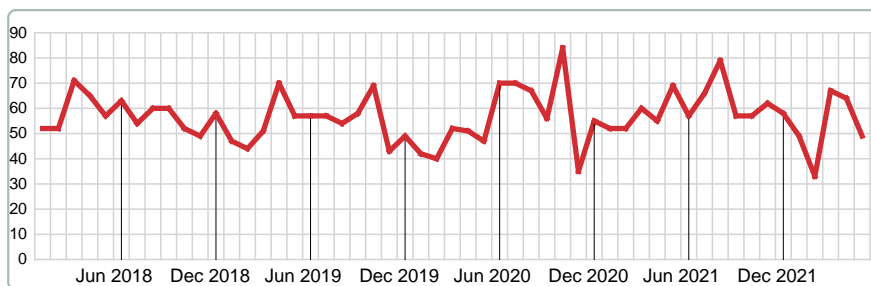
MAY



YEAR TO DATE (YTD)

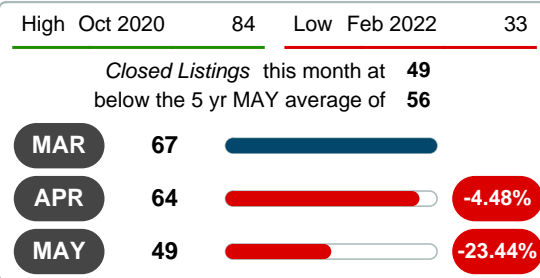


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 56



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	6.12%	25.0	2	1	0	0
\$25,001 - \$100,000	7	14.29%	18.0	4	2	1	0
\$100,001 - \$150,000	6	12.24%	2.5	0	6	0	0
\$150,001 - \$200,000	14	28.57%	15.0	3	10	1	0
\$200,001 - \$250,000	8	16.33%	10.0	0	4	4	0
\$250,001 - \$350,000	6	12.24%	3.0	0	2	3	1
\$350,001 and up	5	10.20%	25.0	0	2	2	1
Total Closed Units	49			9	27	11	2
Total Closed Volume	9,704,200	100%	11.0	759.90K	5.12M	2.85M	974.00K
Median Closed Price	\$175,000			\$65,000	\$171,000	\$240,000	\$487,000

May 2022



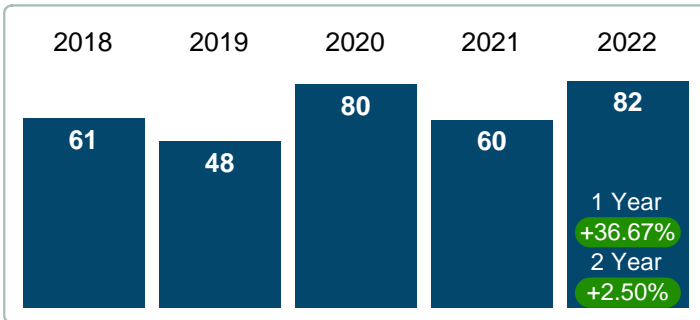
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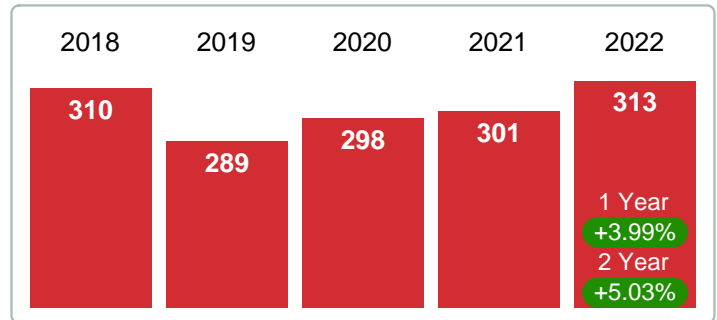
PENDING LISTINGS

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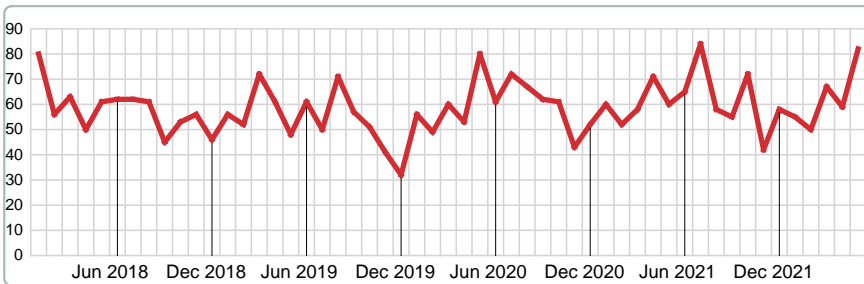
MAY



YEAR TO DATE (YTD)

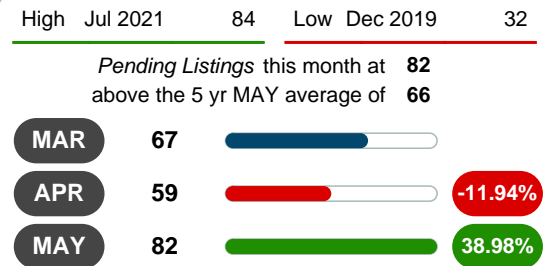


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 66



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	8.54%	35.0	3	2	2	0
\$50,001 - \$100,000	13	15.85%	23.0	7	5	1	0
\$100,001 - \$150,000	10	12.20%	10.0	2	6	1	1
\$150,001 - \$200,000	20	24.39%	16.0	1	16	3	0
\$200,001 - \$250,000	11	13.41%	12.0	1	8	2	0
\$250,001 - \$350,000	15	18.29%	35.0	1	6	7	1
\$350,001 and up	6	7.32%	22.5	0	2	3	1
Total Pending Units	82			15	45	19	3
Total Pending Volume	16,109,809	100%	19.0	1.46M	8.65M	5.20M	795.00K
Median Listing Price	\$182,400			\$72,900	\$184,900	\$254,900	\$285,000

May 2022



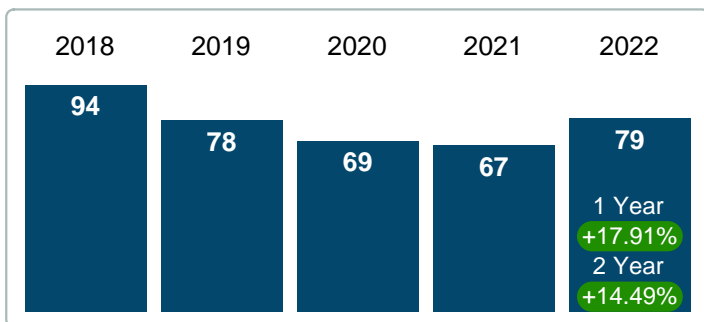
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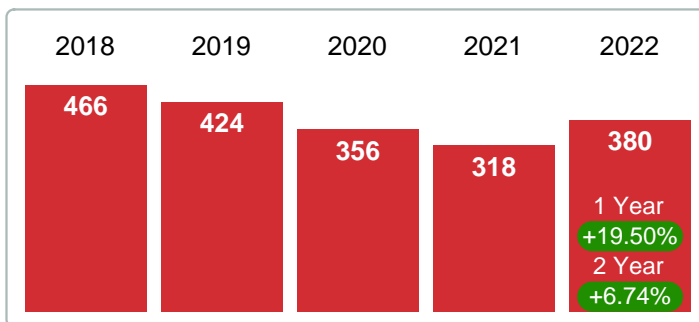
NEW LISTINGS

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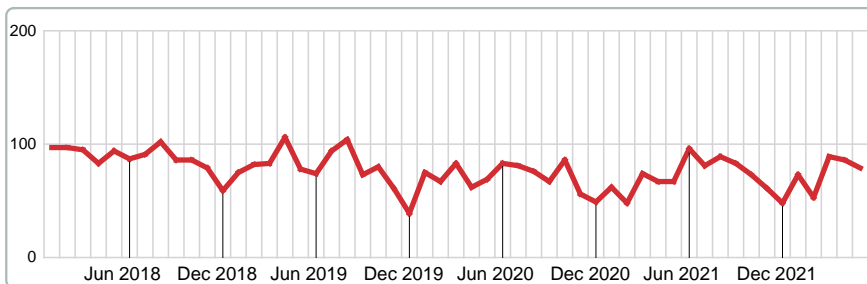
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

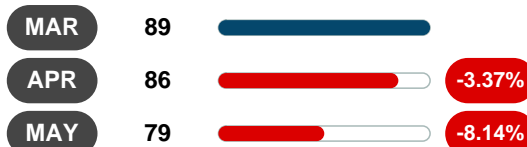


3 MONTHS

5 year MAY AVG = 77

High Apr 2019 106 Low Dec 2019 39

New Listings this month at **79**
above the 5 yr MAY average of **77**



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	8	10.13%	6	1	1	0
\$50,001 - \$75,000	6	7.59%	3	2	1	0
\$75,001 - \$150,000	12	15.19%	3	6	3	0
\$150,001 - \$200,000	13	16.46%	1	12	0	0
\$200,001 - \$275,000	21	26.58%	1	19	1	0
\$275,001 - \$375,000	12	15.19%	1	4	7	0
\$375,001 and up	7	8.86%	0	5	2	0
Total New Listed Units	79		15	49	15	0
Total New Listed Volume	16,475,497	100%	1.43M	11.01M	4.04M	0.00B
Median New Listed Listing Price	\$206,504		\$65,000	\$219,900	\$303,000	\$0

May 2022



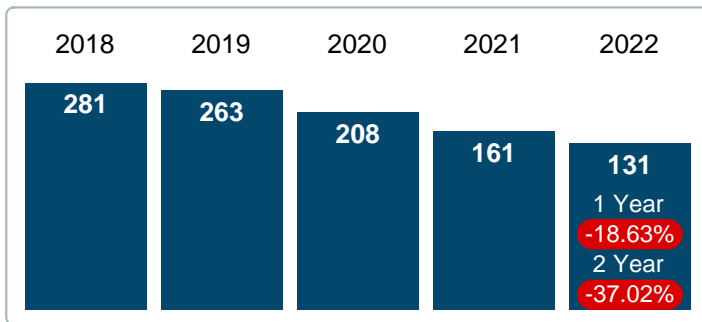
Area Delimited by County Of Muskogee - Residential Property Type



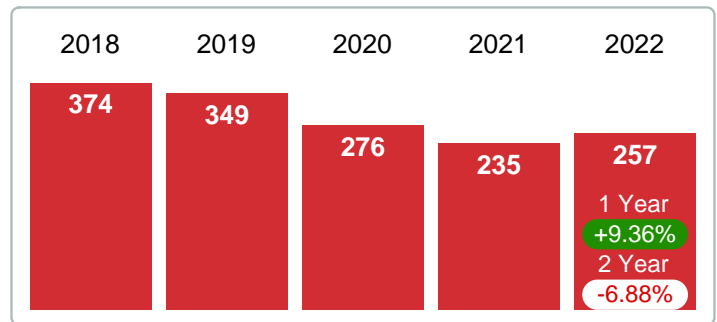
ACTIVE INVENTORY

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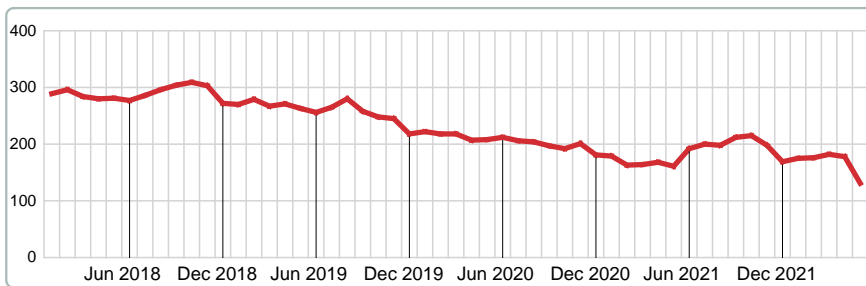
END OF MAY



ACTIVE DURING MAY

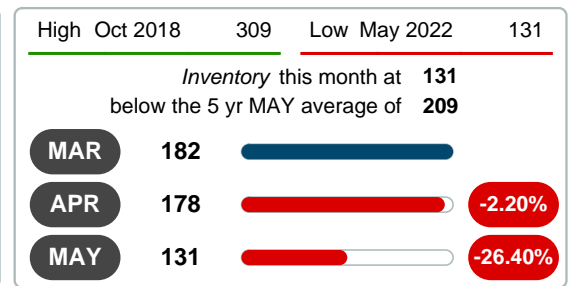


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 209



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	10.69%	35.5	8	4	2	0
\$50,001 - \$50,000	0	0.00%	35.5	0	0	0	0
\$50,001 - \$125,000	31	23.66%	39.0	13	15	2	1
\$125,001 - \$200,000	27	20.61%	47.0	4	17	6	0
\$200,001 - \$275,000	27	20.61%	21.0	2	21	3	1
\$275,001 - \$375,000	16	12.21%	28.5	1	9	6	0
\$375,001 and up	16	12.21%	72.0	0	9	4	3
Total Active Inventory by Units	131			28	75	23	5
Total Active Inventory by Volume	28,931,145	100%	41.0	2.58M	16.94M	6.68M	2.72M
Median Active Inventory Listing Price	\$175,000			\$66,200	\$208,662	\$235,000	\$395,000

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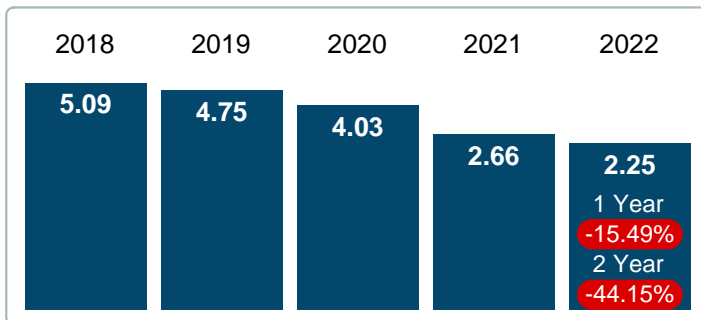
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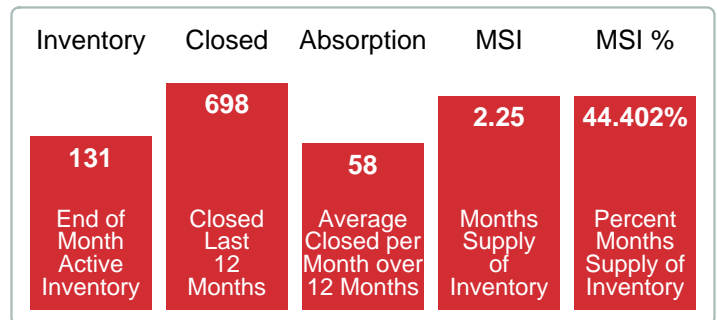
MONTHS SUPPLY of INVENTORY (MSI)

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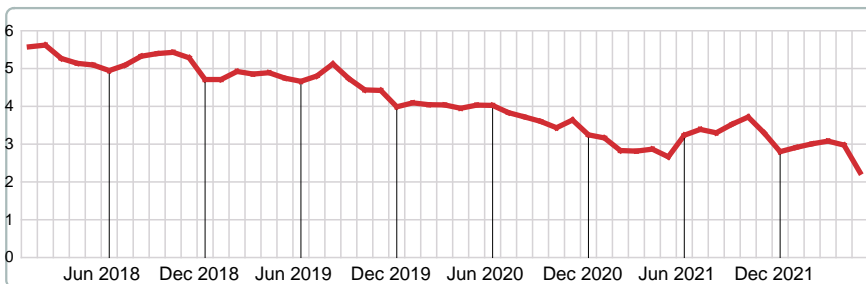
MSI FOR MAY



INDICATORS FOR MAY 2022

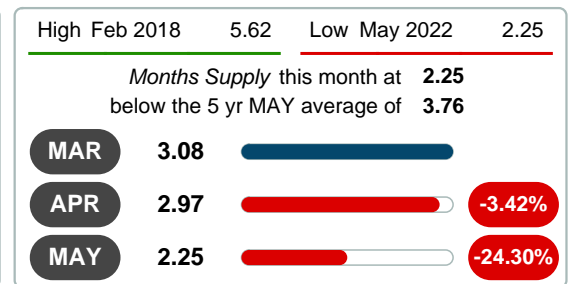


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.76



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
\$50,000 and less	14	10.69%	2.13	2.67	1.41	3.43	0.00
\$50,001 - \$50,000	0	0.00%	nan	0.00	0.00	0.00	0.00
\$50,001 - \$125,000	31	23.66%	1.85	3.18	1.32	1.50	0.00
\$125,001 - \$200,000	27	20.61%	1.44	3.20	1.15	2.40	0.00
\$200,001 - \$275,000	27	20.61%	3.41	8.00	4.27	1.20	4.00
\$275,001 - \$375,000	16	12.21%	3.31	12.00	4.70	2.57	0.00
\$375,001 and up	16	12.21%	4.80	0.00	10.80	2.09	5.14
Market Supply of Inventory (MSI)			2.25	3.23	2.05	2.06	3.00
Total Active Inventory by Units		100%	2.25	28	75	23	5

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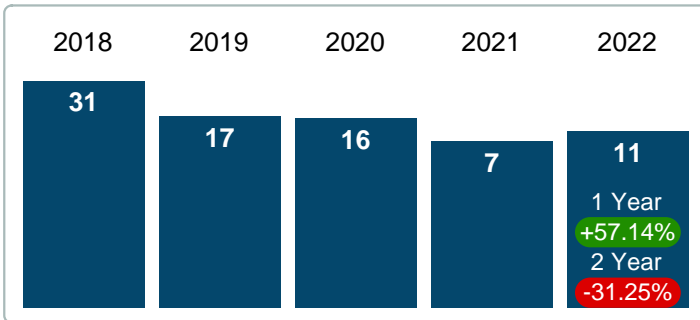
Area Delimited by County Of Muskogee - Residential Property Type



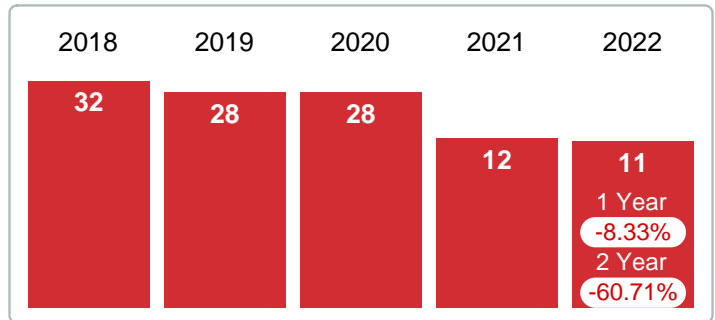
MEDIAN DAYS ON MARKET TO SALE

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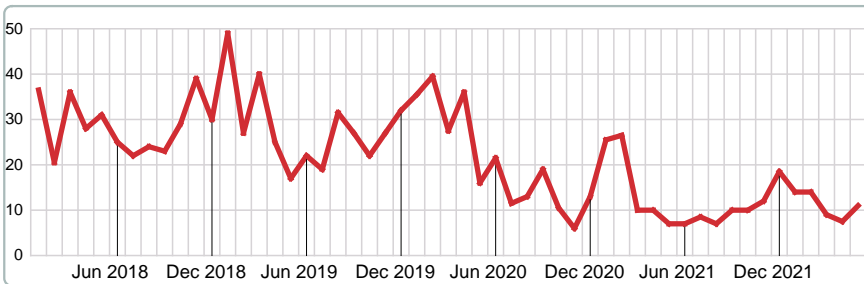
MAY



YEAR TO DATE (YTD)

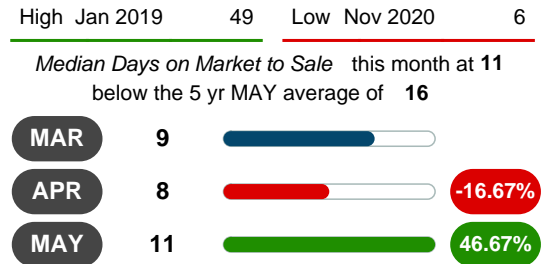


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 16



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
\$25,000 and less	6.12%	25	47	22	0	0
\$25,001 - \$100,000	14.29%	18	16	25	19	0
\$100,001 - \$150,000	12.24%	3	0	3	0	0
\$150,001 - \$200,000	28.57%	15	36	8	22	0
\$200,001 - \$250,000	16.33%	10	0	3	20	0
\$250,001 - \$350,000	12.24%	3	0	24	3	3
\$350,001 and up	10.20%	25	0	22	28	19
Median Closed DOM		11	25	6	19	11
Total Closed Units	100%	49	9	27	11	2
Total Closed Volume		9,704,200	759.90K	5.12M	2.85M	974.00K

May 2022



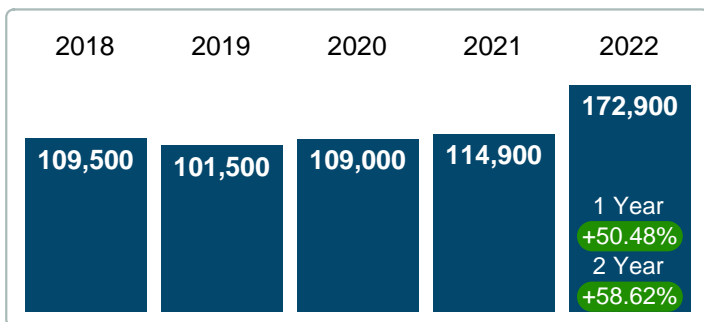
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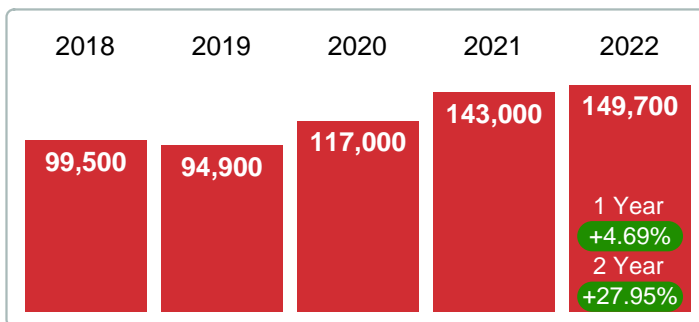
MEDIAN LIST PRICE AT CLOSING

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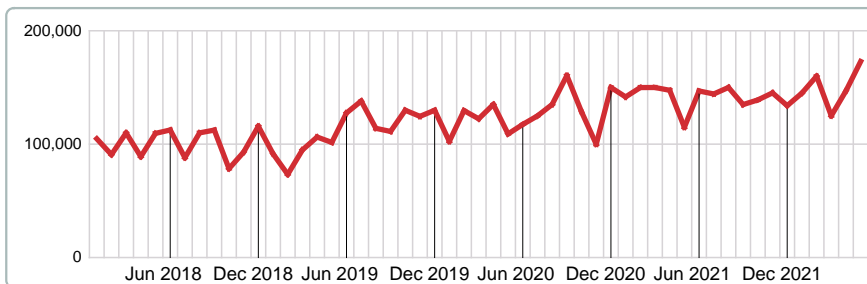
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 121,560

High May 2022 172,900 Low Feb 2019 73,300

Median List Price at Closing this month at **172,900**
above the 5 yr MAY average of **121,560**

MAR	125,000	<div style="width: 50%;"></div>
APR	147,000	<div style="width: 75%;"></div> 17.60%
MAY	172,900	<div style="width: 90%;"></div> 17.62%

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
\$25,000 and less 1	2.04%	24,900	24,900	0	0	0
\$25,001 - \$100,000 10	20.41%	61,250	57,500	82,500	53,000	0
\$100,001 - \$150,000 7	14.29%	127,900	0	127,900	0	0
\$150,001 - \$200,000 14	28.57%	173,950	170,000	179,250	184,900	0
\$200,001 - \$250,000 5	10.20%	230,000	0	239,900	230,000	0
\$250,001 - \$350,000 7	14.29%	283,600	0	306,000	279,300	315,000
\$350,001 and up 5	10.20%	444,000	0	474,500	406,950	650,000
Median List Price		172,900	65,000	172,000	259,000	482,500
Total Closed Units		49	9	27	11	2
Total Closed Volume		9,697,700	811.80K	5.05M	2.87M	965.00K

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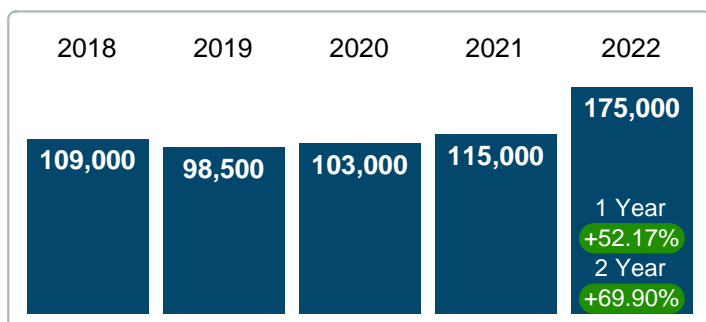
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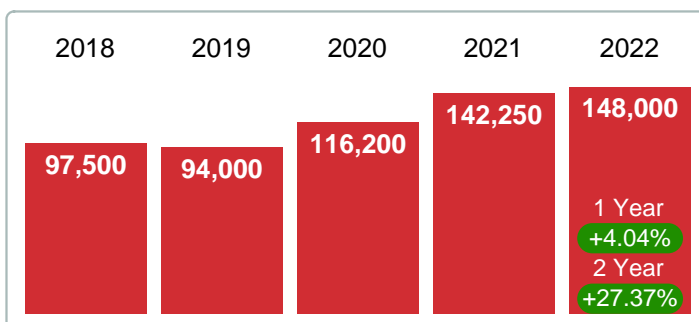
MEDIAN SOLD PRICE AT CLOSING

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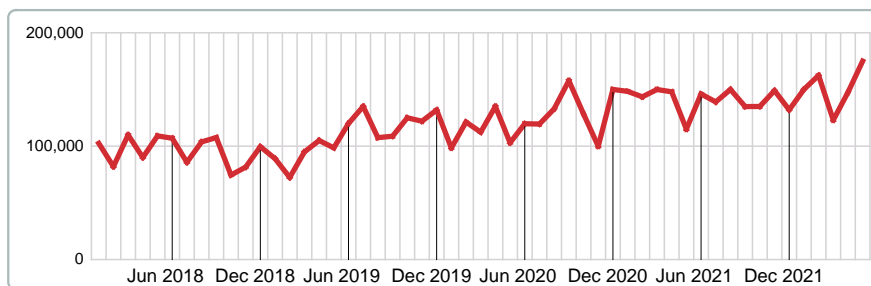
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 120,100

High May 2022 175,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **175,000**
above the 5 yr MAY average of **120,100**

MAR	123,000	<div style="width: 50%;"></div>
APR	147,450	<div style="width: 80%;"></div> 19.88%
MAY	175,000	<div style="width: 100%;"></div> 18.68%

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
\$25,000 and less	3	6.12%	20,000	22,250	20,000	0	0
\$25,001 - \$100,000	7	14.29%	65,000	60,000	80,000	45,000	0
\$100,001 - \$150,000	6	12.24%	125,000	0	125,000	0	0
\$150,001 - \$200,000	14	28.57%	169,000	165,000	173,000	176,000	0
\$200,001 - \$250,000	8	16.33%	229,900	0	222,450	234,900	0
\$250,001 - \$350,000	6	12.24%	292,500	0	304,000	285,000	324,000
\$350,001 and up	5	10.20%	450,000	0	469,500	409,500	650,000
Median Sold Price			175,000	65,000	171,000	240,000	487,000
Total Closed Units		100%	175,000	9	27	11	2
Total Closed Volume			9,704,200	759.90K	5.12M	2.85M	974.00K

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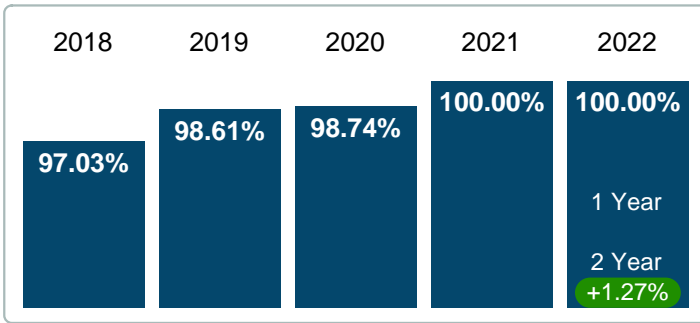
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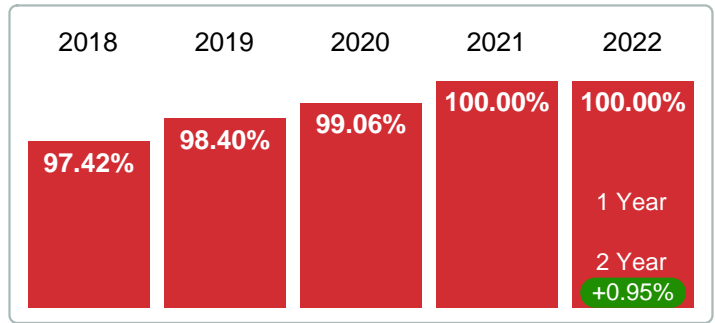
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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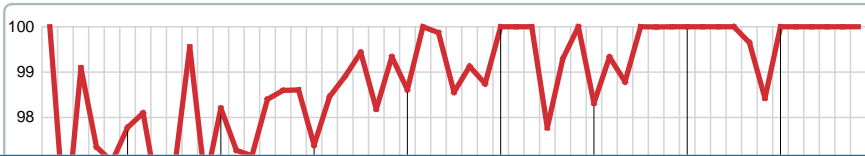
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 98.88%

High May 2022 100.00% Low Feb 2018 95.51%
Median Sold/List Ratio this month at 100.00%
above the 5 yr MAY average of 98.88%

MAR 100.00%
APR 100.00%
MAY 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	6.12%	66.67%	72.49%	59.70%	0.00%	0.00%
\$25,001 - \$100,000	7	14.29%	100.00%	100.00%	97.44%	84.91%	0.00%
\$100,001 - \$150,000	6	12.24%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	14	28.57%	97.47%	97.06%	100.00%	95.19%	0.00%
\$200,001 - \$250,000	8	16.33%	100.02%	0.00%	104.21%	100.00%	0.00%
\$250,001 - \$350,000	6	12.24%	100.02%	0.00%	99.28%	100.03%	102.86%
\$350,001 and up	5	10.20%	100.00%	0.00%	98.75%	100.55%	100.00%
Median Sold/List Ratio		100.00%		97.06%	100.00%	100.00%	101.43%
Total Closed Units		49	100%	9	27	11	2
Total Closed Volume		9,704,200		759.90K	5.12M	2.85M	974.00K

May 2022



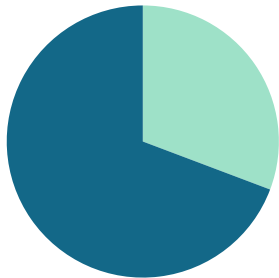
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

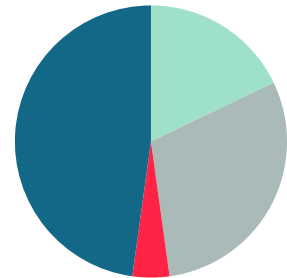


Inventory
 New Listings
79 = 30.74%
 Start Inventory
178
 Total Inventory Units
257
 Volume
\$53,963,754

Market Activity

Closed Sales
49 = 17.88%
 Pending Sales
82 = 29.93%
 Other Off Market
12 = 4.38%
 Active Inventory
131 = 47.81%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	69	49	-28.99%	288	262	-9.03%
Pending Sales	60	82	36.67%	301	313	3.99%
New Listings	67	79	17.91%	318	380	19.50%
Median List Price	114,900	172,900	50.48%	143,000	149,700	4.69%
Median Sale Price	115,000	175,000	52.17%	142,250	148,000	4.04%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	11.00	57.14%	12.00	11.00	-8.33%
Monthly Inventory	162	131	-19.14%	162	131	-19.14%
Months Supply of Inventory	2.68	2.25	-16.01%	2.68	2.25	-16.01%

Absorption: Last 12 months, an Average of **58** Sales/Month

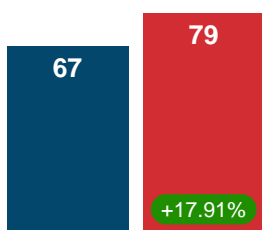
Inventory on May 31, 2022 = **131**

2021 **2022**

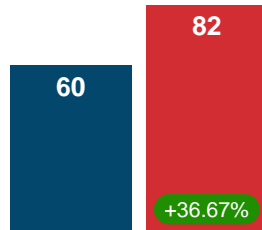
MAY MARKET

MEDIAN PRICES

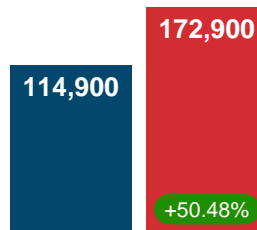
New Listings



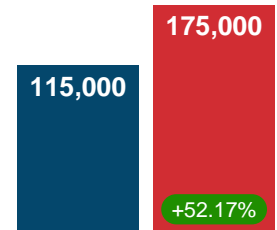
Pending Listings



List Price



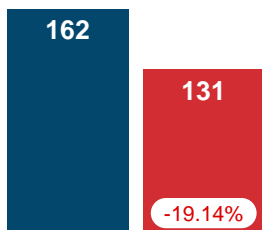
Sale Price



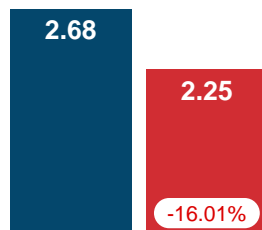
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

