

October 2022



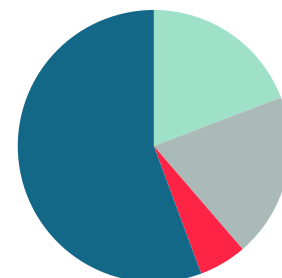
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	57	61	7.02%
Pending Listings	72	62	-13.89%
New Listings	73	77	5.48%
Average List Price	163,868	180,808	10.34%
Average Sale Price	164,144	177,413	8.08%
Average Percent of Selling Price to List Price	101.65%	97.63%	-3.95%
Average Days on Market to Sale	22.02	27.11	23.15%
End of Month Inventory	216	177	-18.06%
Months Supply of Inventory	3.73	2.97	-20.46%



■ Closed (19.18%)
■ Pending (19.50%)
■ Other OffMarket (5.66%)
■ Active (55.66%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of October 31, 2022 = **177**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2022 decreased **18.06%** to 177 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 **2.97** 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 **8.08%** in October 2022 to \$177,413 versus the previous year at \$164,144.

Average Days on Market Lengthens

The average number of **27.11** days that homes spent on the market before selling increased by 5.10 days or **23.15%** in October 2022 compared to last year's same month at **22.02** DOM.

Sales Success for October 2022 is Positive

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

There were 77 New Listings in October 2022, up **5.48%** from last year at 73. Furthermore, there were 61 Closed Listings this month versus last year at 57, a **7.02%** increase.

Closed versus Listed trends yielded a **79.2%** ratio, up from previous year's, October 2021, at **78.1%**, a **1.46%** upswing. 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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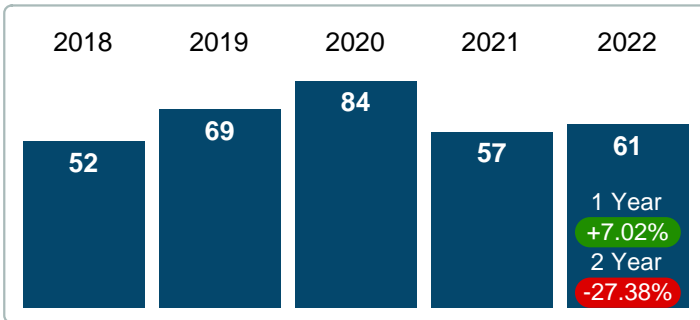
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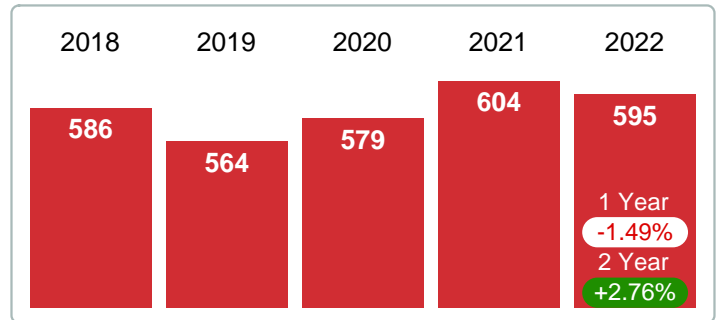
CLOSED LISTINGS

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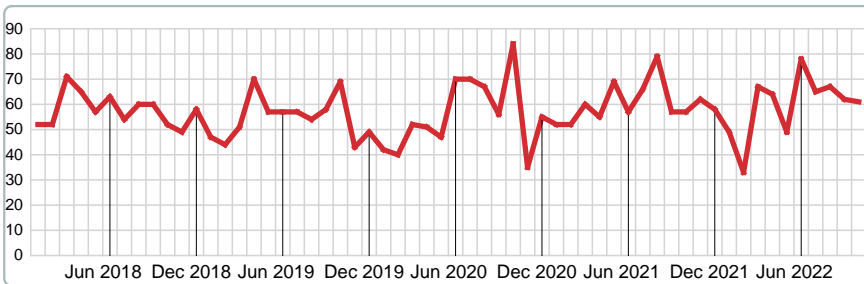
OCTOBER



YEAR TO DATE (YTD)

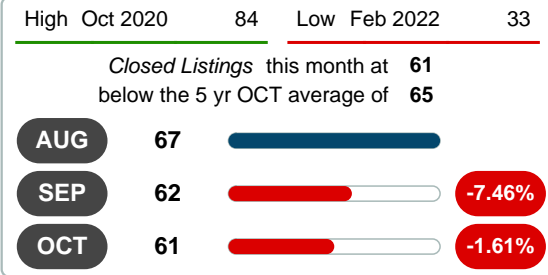


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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
\$50,000 and less	4	6.56%	15.0	1	1	2	0
\$50,001 - \$75,000	6	9.84%	28.3	2	4	0	0
\$75,001 - \$125,000	12	19.67%	23.5	6	6	0	0
\$125,001 - \$175,000	13	21.31%	20.8	0	11	2	0
\$175,001 - \$225,000	11	18.03%	32.0	0	10	1	0
\$225,001 - \$325,000	9	14.75%	35.2	0	5	4	0
\$325,001 and up	6	9.84%	33.7	0	3	3	0
Total Closed Units	61			9	40	12	0
Total Closed Volume	10,822,181	100%	27.1	715.10K	7.26M	2.85M	0.00B
Average Closed Price	\$177,413			\$79,456	\$181,410	\$237,557	\$0

October 2022



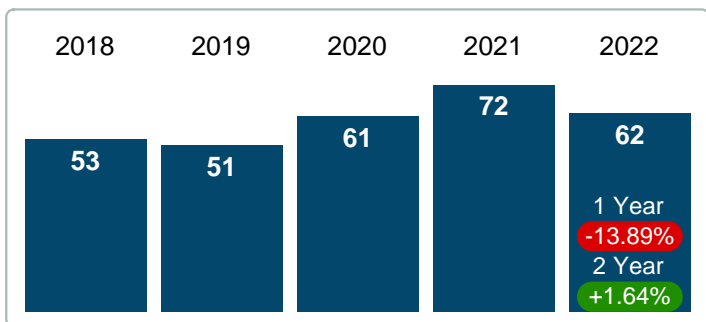
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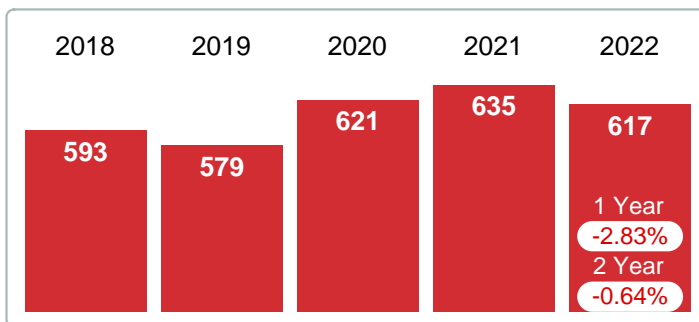
PENDING LISTINGS

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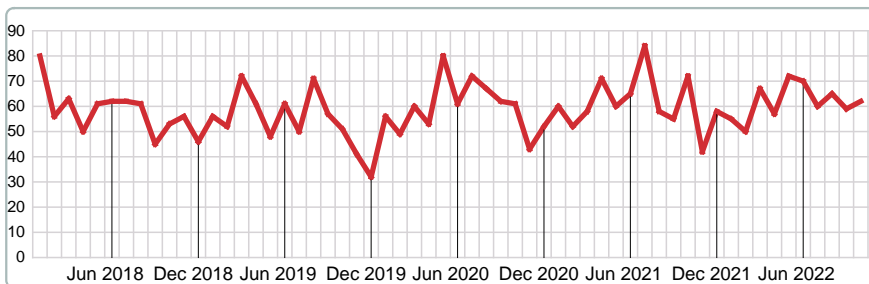
OCTOBER



YEAR TO DATE (YTD)

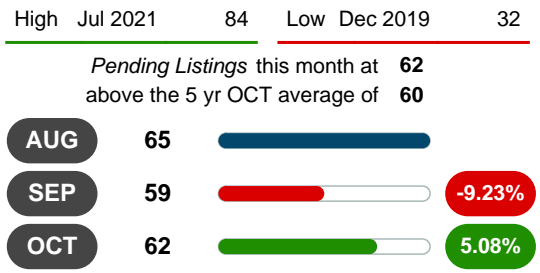


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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
\$40,000 and less	6	9.68%	40.2	3	2	1	0
\$40,001 - \$70,000	5	8.06%	46.8	1	2	2	0
\$70,001 - \$100,000	13	20.97%	38.8	5	5	0	3
\$100,001 - \$150,000	12	19.35%	23.1	2	9	1	0
\$150,001 - \$220,000	12	19.35%	30.1	1	7	3	1
\$220,001 - \$340,000	7	11.29%	39.0	0	6	1	0
\$340,001 and up	7	11.29%	40.1	1	2	3	1
Total Pending Units	62			13	33	11	5
Total Pending Volume	10,155,367	100%	37.0	1.54M	5.52M	2.25M	847.40K
Average Listing Price	\$145,698			\$118,269	\$167,318	\$204,453	\$169,480

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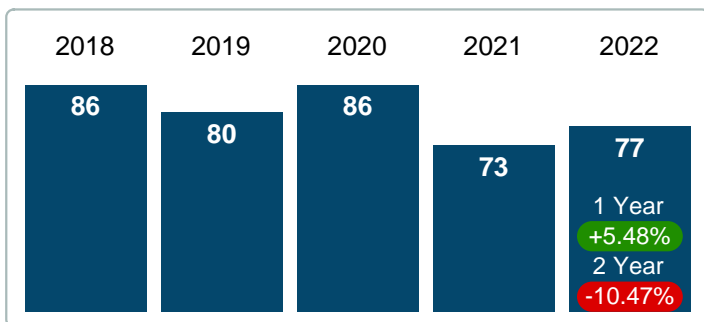
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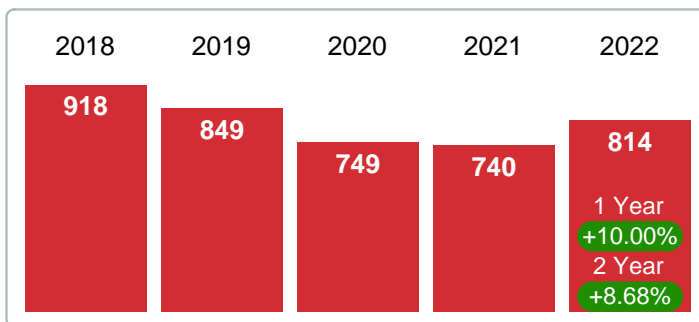
NEW LISTINGS

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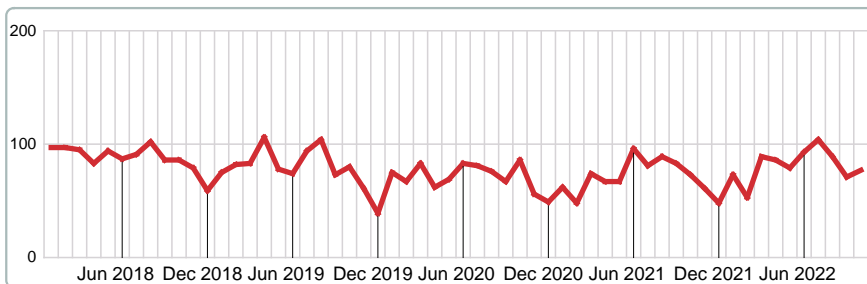
OCTOBER



YEAR TO DATE (YTD)

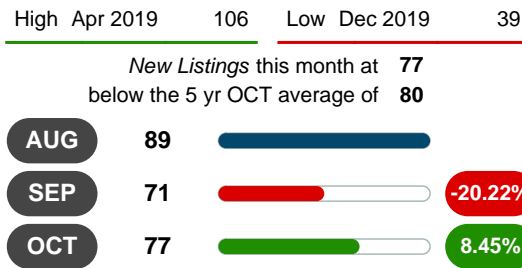


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 80



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	7	9.09%	2	4	1	0
\$50,001 - \$75,000	4	5.19%	2	1	1	0
\$75,001 - \$100,000	11	14.29%	3	7	1	0
\$100,001 - \$200,000	25	32.47%	6	15	4	0
\$200,001 - \$275,000	10	12.99%	0	7	3	0
\$275,001 - \$375,000	11	14.29%	0	7	4	0
\$375,001 and up	9	11.69%	1	2	4	2
Total New Listed Units	77		14	43	18	2
Total New Listed Volume	15,439,338	100%	1.82M	7.64M	4.38M	1.60M
Average New Listed Listing Price	\$150,395		\$130,007	\$177,611	\$243,554	\$799,000

October 2022



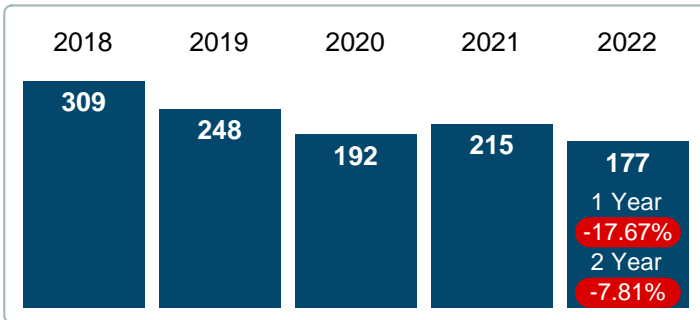
Area Delimited by County Of Muskogee - Residential Property Type



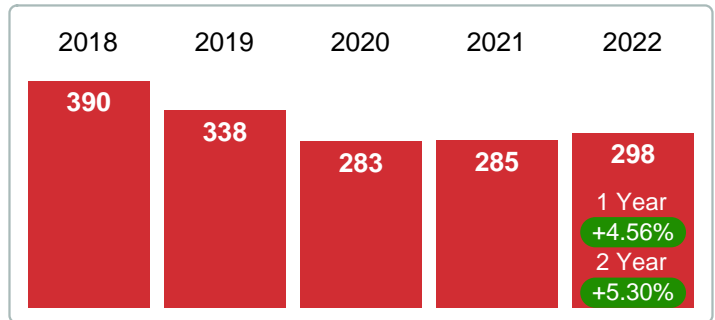
ACTIVE INVENTORY

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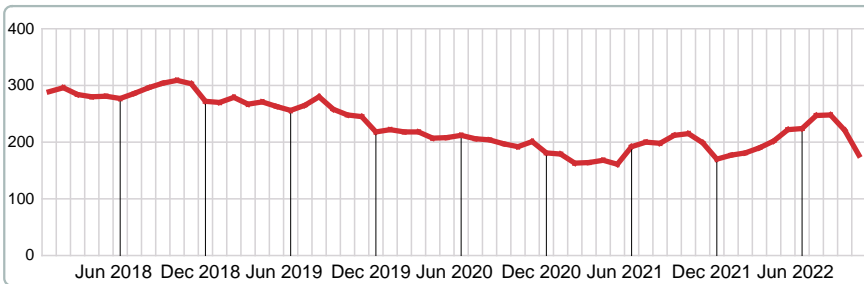
END OF OCTOBER



ACTIVE DURING OCTOBER

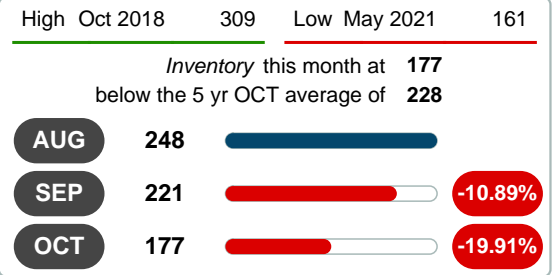


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 228



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	16	9.04%	70.5	7	8	1	0
\$75,001 - \$100,000	19	10.73%	55.1	8	10	1	0
\$100,001 - \$150,000	32	18.08%	51.5	7	20	5	0
\$150,001 - \$200,000	22	12.43%	99.6	4	13	5	0
\$200,001 - \$300,000	47	26.55%	95.5	5	29	12	1
\$300,001 - \$400,000	24	13.56%	68.2	0	14	6	4
\$400,001 and up	17	9.60%	76.6	0	6	7	4
Total Active Inventory by Units	177			31	100	37	9
Total Active Inventory by Volume	40,447,677	100%	75.9	3.92M	21.51M	10.07M	4.95M
Average Active Inventory Listing Price	\$228,518			\$126,310	\$215,143	\$272,092	\$550,044

October 2022



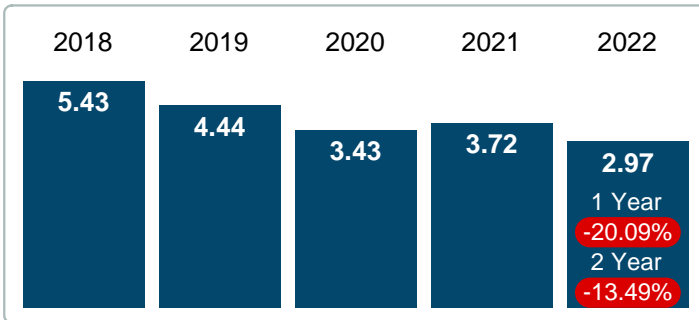
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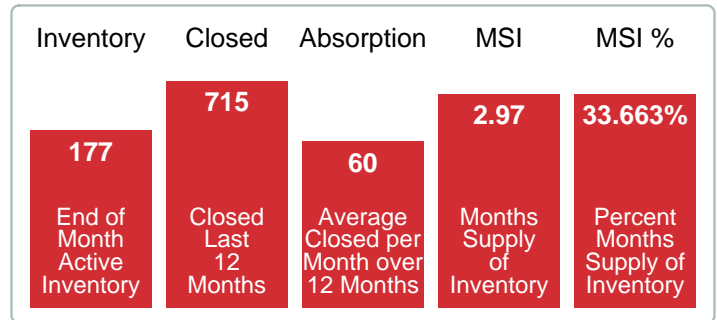
MONTHS SUPPLY of INVENTORY (MSI)

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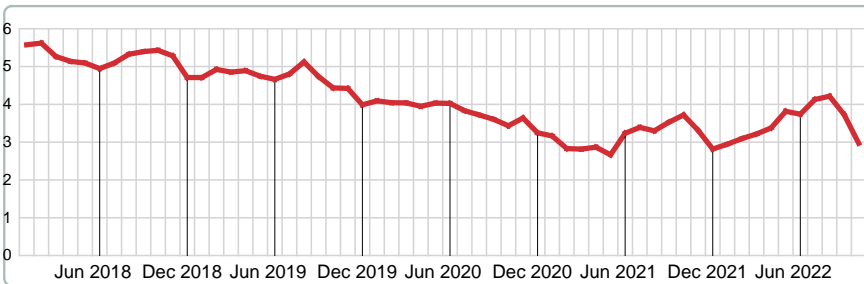
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

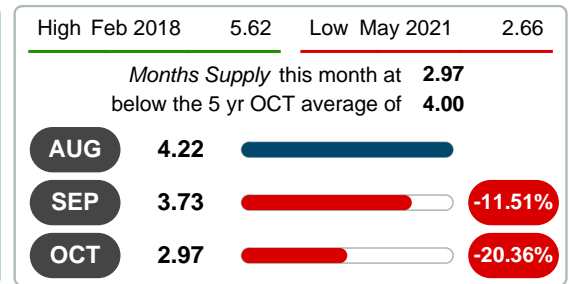


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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	16	9.04%	1.36	1.35	1.60	0.67	0.00
\$75,001 - \$100,000	19	10.73%	3.40	4.36	3.00	2.40	0.00
\$100,001 - \$150,000	32	18.08%	2.72	8.40	2.09	4.00	0.00
\$150,001 - \$200,000	22	12.43%	1.80	4.80	1.37	2.86	0.00
\$200,001 - \$300,000	47	26.55%	4.21	15.00	4.35	3.06	4.00
\$300,001 - \$400,000	24	13.56%	4.65	0.00	6.00	2.67	6.86
\$400,001 and up	17	9.60%	8.87	0.00	10.29	6.46	16.00
Market Supply of Inventory (MSI)			2.97	3.44	2.70	3.04	6.35
Total Active Inventory by Units		100%	2.97	31	100	37	9

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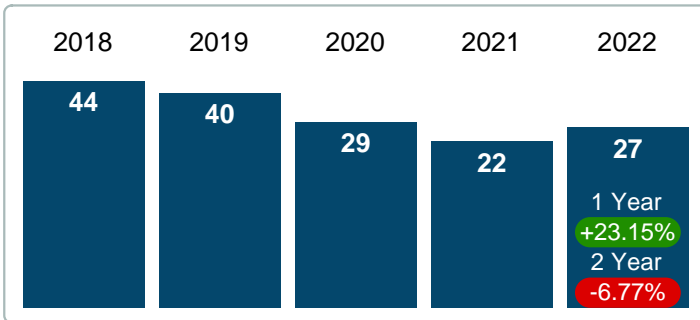
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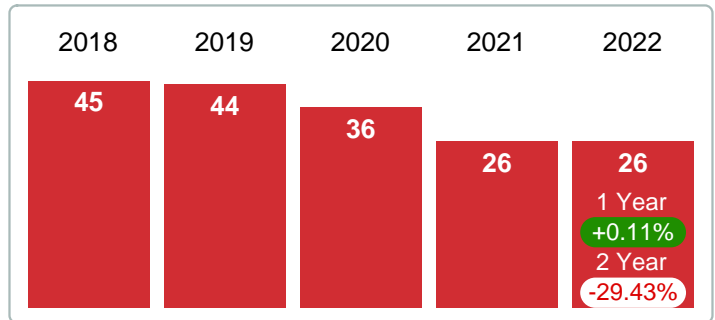
AVERAGE DAYS ON MARKET TO SALE

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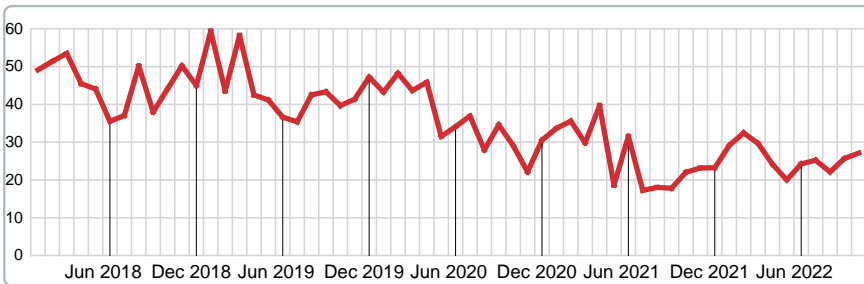
OCTOBER



YEAR TO DATE (YTD)

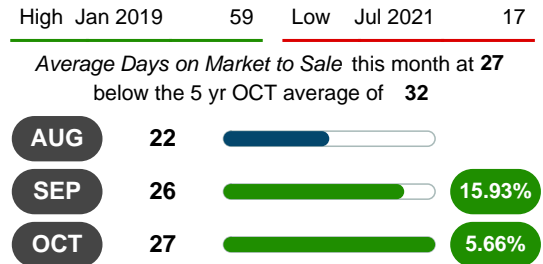


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 32



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	6.56%	15	33	14	7	0
\$50,001 - \$75,000	9.84%	28	4	41	0	0
\$75,001 - \$125,000	19.67%	24	27	20	0	0
\$125,001 - \$175,000	21.31%	21	0	23	7	0
\$175,001 - \$225,000	18.03%	32	0	29	63	0
\$225,001 - \$325,000	14.75%	35	0	50	17	0
\$325,001 and up	9.84%	34	0	60	7	0
Average Closed DOM		27	23	32	15	0
Total Closed Units	100%	27	9	40	12	
Total Closed Volume		10,822,181	715.10K	7.26M	2.85M	0.00B

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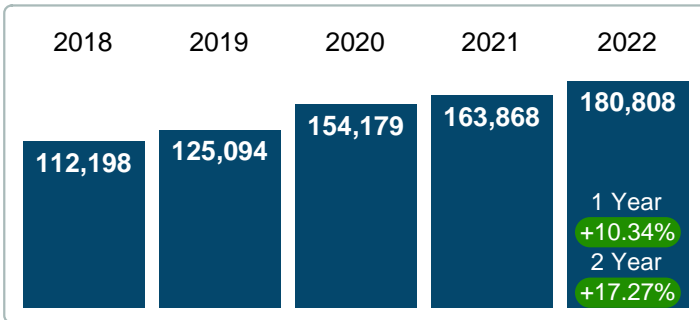
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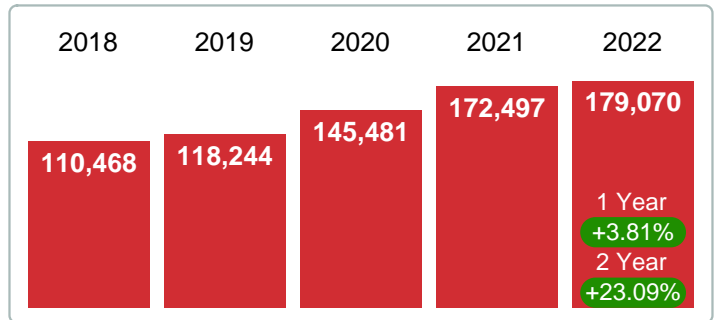
AVERAGE LIST PRICE AT CLOSING

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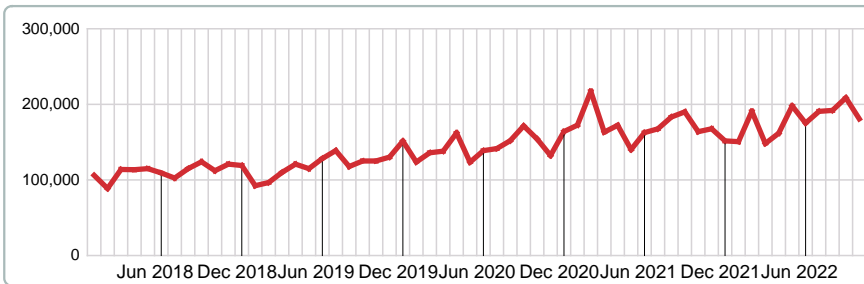
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

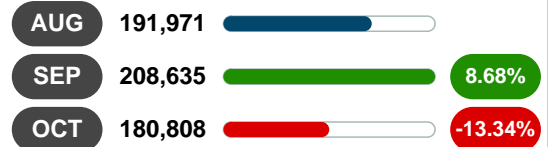


3 MONTHS

5 year OCT AVG = 147,230

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

Average List Price at Closing this month at **180,808** above the 5 yr OCT average of **147,230**



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	6.56%	33,075	35,000	27,500	34,900	0
\$50,001 - \$75,000	6.56%	65,000	56,500	79,250	0	0
\$75,001 - \$125,000	22.95%	99,614	98,650	106,133	0	0
\$125,001 - \$175,000	21.31%	147,531	0	148,091	142,400	0
\$175,001 - \$225,000	18.03%	206,563	0	207,220	200,000	0
\$225,001 - \$325,000	14.75%	286,622	0	275,680	300,300	0
\$325,001 and up	9.84%	412,114	0	434,633	389,594	0
Average List Price		180,808	82,211	184,120	243,715	0
Total Closed Units	100%	180,808	9	40	12	0
Total Closed Volume		11,029,279	739.90K	7.36M	2.92M	0.00B

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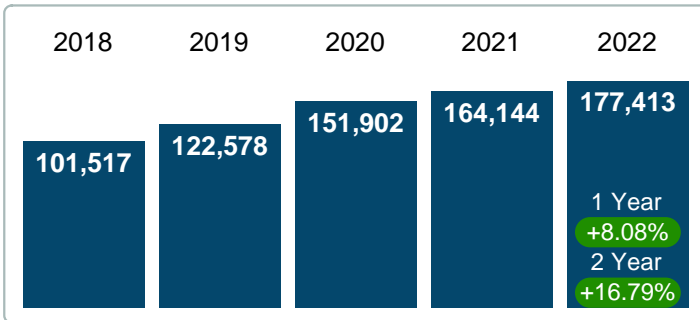
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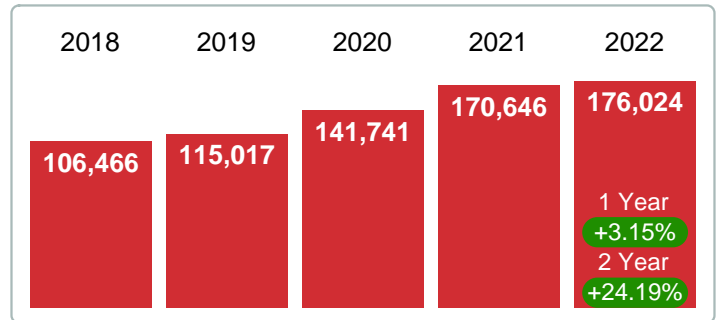
AVERAGE SOLD PRICE AT CLOSING

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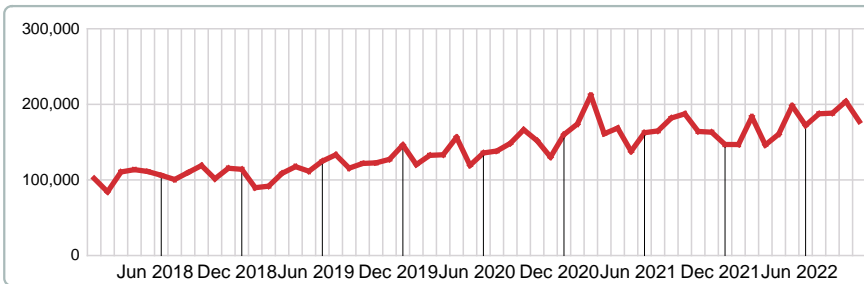
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

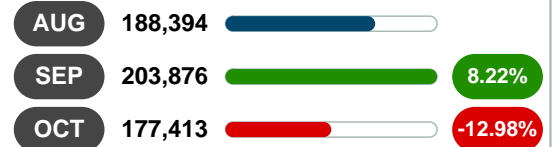


3 MONTHS

5 year OCT AVG = 143,511

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

Average Sold Price at Closing this month at 177,413 above the 5 yr OCT average of 143,511



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	6.56%	30,375	27,500	25,500	34,250	0
\$50,001 - \$75,000	9.84%	66,750	59,500	70,375	0	0
\$75,001 - \$125,000	19.67%	96,008	94,767	97,250	0	0
\$125,001 - \$175,000	21.31%	148,369	0	149,073	144,500	0
\$175,001 - \$225,000	18.03%	205,418	0	207,960	180,000	0
\$225,001 - \$325,000	14.75%	281,211	0	268,500	297,100	0
\$325,001 and up	9.84%	404,797	0	434,667	374,927	0
Average Sold Price		177,413	79,456	181,410	237,557	0
Total Closed Units	100%	177,413	9	40	12	0
Total Closed Volume		10,822,181	715.10K	7.26M	2.85M	0.00B

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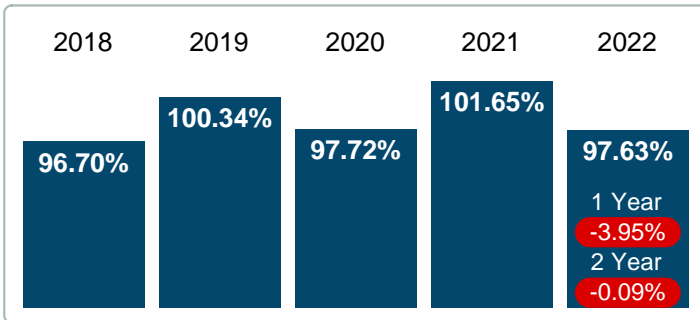
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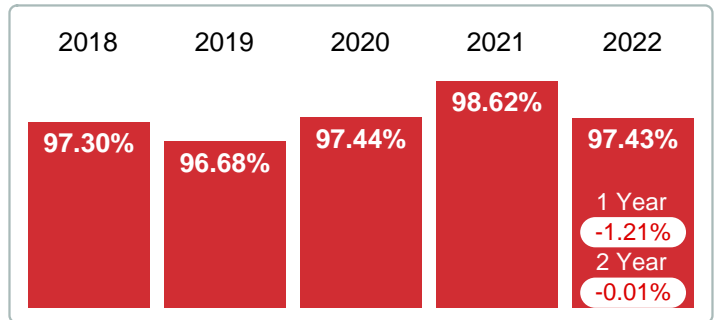
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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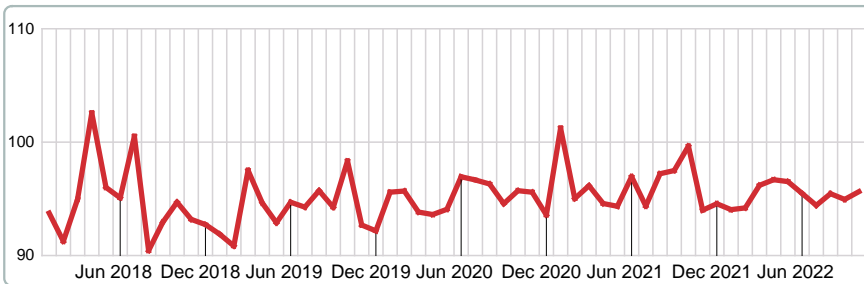
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

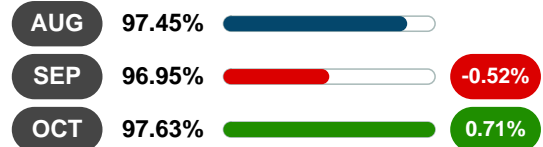


3 MONTHS

5 year OCT AVG = 98.81%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.63%**
below the 5 yr OCT average of **98.81%**



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	6.56%	95.39%	78.57%	92.73%	105.14%	0.00%
\$50,001 - \$75,000	6	9.84%	94.52%	105.08%	89.24%	0.00%	0.00%
\$75,001 - \$125,000	12	19.67%	94.13%	96.17%	92.10%	0.00%	0.00%
\$125,001 - \$175,000	13	21.31%	100.78%	0.00%	100.71%	101.22%	0.00%
\$175,001 - \$225,000	11	18.03%	99.56%	0.00%	100.52%	90.00%	0.00%
\$225,001 - \$325,000	9	14.75%	98.06%	0.00%	97.31%	99.00%	0.00%
\$325,001 and up	6	9.84%	98.24%	0.00%	100.01%	96.47%	0.00%
Average Sold/List Ratio		97.60%		96.20%	97.54%	99.01%	0.00%
Total Closed Units		61	100%	97.60%	9	40	12
Total Closed Volume		10,822,181			715.10K	7.26M	2.85M

October 2022



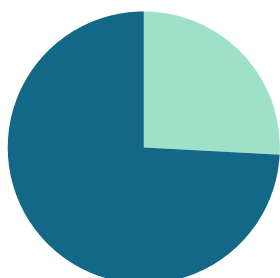
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

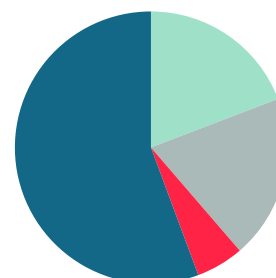


Inventory
 New Listings
77 = 25.84%
 Start Inventory
221
 Total Inventory Units
298
 Volume
\$61,901,742

Market Activity

Closed Sales
61 = 19.18%
 Pending Sales
62 = 19.50%
 Other Off Market
18 = 5.66%
 Active Inventory
177 = 55.66%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	57	61	7.02%	604	595	-1.49%
Pending Sales	72	62	-13.89%	635	617	-2.83%
New Listings	73	77	5.48%	740	814	10.00%
Average List Price	163,868	180,808	10.34%	172,497	179,070	3.81%
Average Sale Price	164,144	177,413	8.08%	170,646	176,024	3.15%
Average Percent of Selling Price to List Price	101.65%	97.63%	-3.95%	98.62%	97.43%	-1.21%
Average Days on Market to Sale	22.02	27.11	23.15%	25.64	25.67	0.11%
Monthly Inventory	216	177	-18.06%	216	177	-18.06%
Months Supply of Inventory	3.73	2.97	-20.46%	3.73	2.97	-20.46%

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

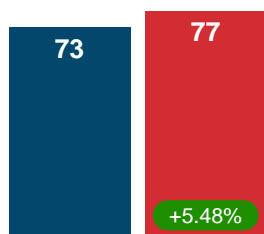
Inventory on October 31, 2022 = **177**

2021 **2022**

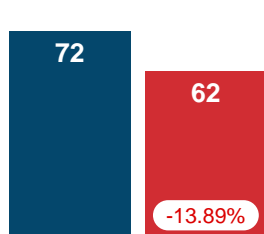
OCTOBER MARKET

AVERAGE PRICES

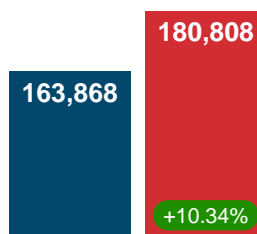
New Listings



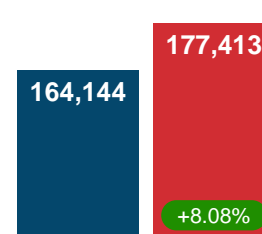
Pending Listings



List Price



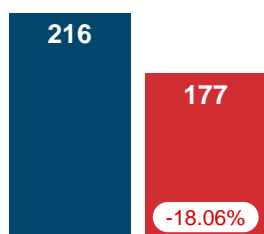
Sale Price



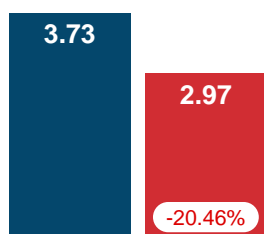
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

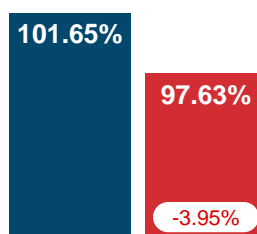
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

