

October 2023



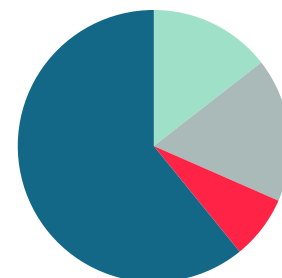
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	October 2023	+/-%
Closed Listings	61	44	-27.87%
Pending Listings	58	52	-10.34%
New Listings	77	91	18.18%
Average List Price	180,808	173,197	-4.21%
Average Sale Price	177,413	161,945	-8.72%
Average Percent of Selling Price to List Price	97.63%	92.58%	-5.18%
Average Days on Market to Sale	27.11	36.68	35.28%
End of Month Inventory	169	185	9.47%
Months Supply of Inventory	2.84	3.52	24.24%



Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of October 31, 2023 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2023 rose **9.47%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **3.52** 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 **8.72%** in October 2023 to \$161,945 versus the previous year at \$177,413.

Average Days on Market Lengthens

The average number of **36.68** days that homes spent on the market before selling increased by 9.57 days or **35.28%** in October 2023 compared to last year's same month at **27.11** DOM.

Sales Success for October 2023 is Positive

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

There were 91 New Listings in October 2023, up **18.18%** from last year at 77. Furthermore, there were 44 Closed Listings this month versus last year at 61, a **-27.87%** decrease.

Closed versus Listed trends yielded a **48.4%** ratio, down from previous year's, October 2022, at **79.2%**, a **38.97%** downswing. This will certainly create pressure on an increasing 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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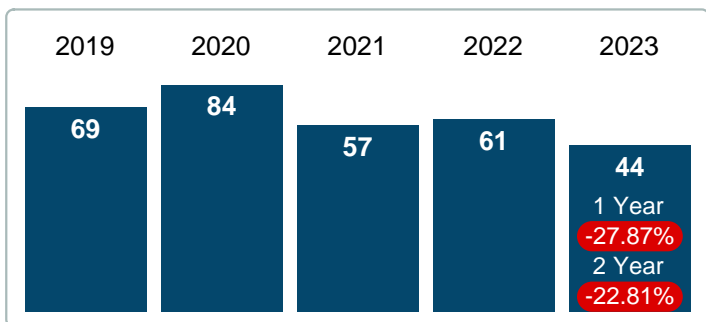
Area Delimited by County Of Muskogee - Residential Property Type



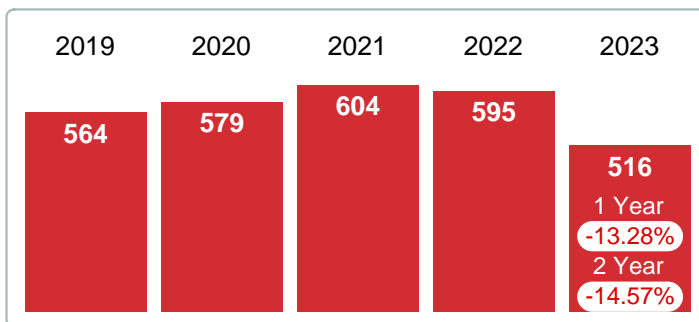
CLOSED LISTINGS

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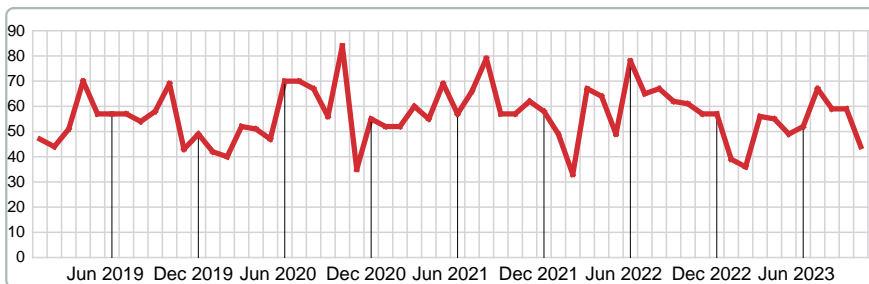
OCTOBER



YEAR TO DATE (YTD)

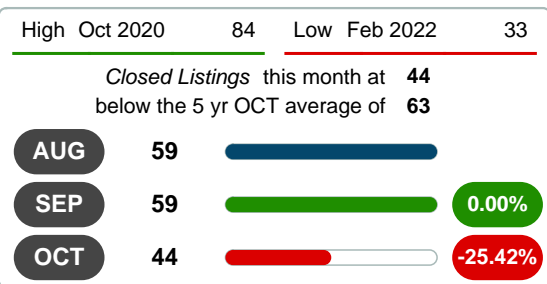


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 63



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	2	4.55%	30.0	0	1	1	0
\$25,001 - \$50,000	4	9.09%	24.5	1	3	0	0
\$50,001 - \$100,000	9	20.45%	32.7	5	4	0	0
\$100,001 - \$175,000	12	27.27%	28.5	2	10	0	0
\$175,001 - \$200,000	6	13.64%	27.3	0	4	2	0
\$200,001 - \$325,000	8	18.18%	40.1	1	5	2	0
\$325,001 and up	3	6.82%	111.7	0	0	3	0
Total Closed Units	44			9	27	8	0
Total Closed Volume	7,125,568	100%	36.7	900.90K	3.89M	2.34M	0.00B
Average Closed Price	\$161,945			\$100,100	\$143,924	\$292,340	\$0

October 2023



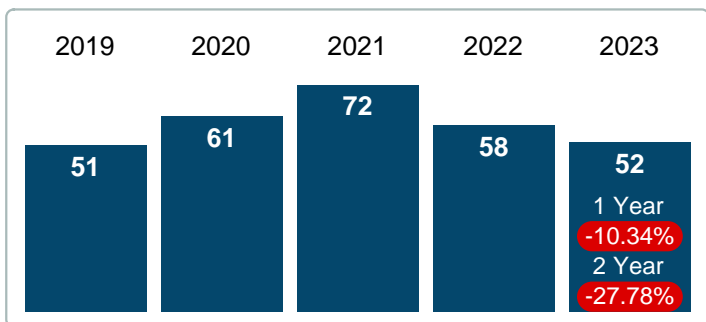
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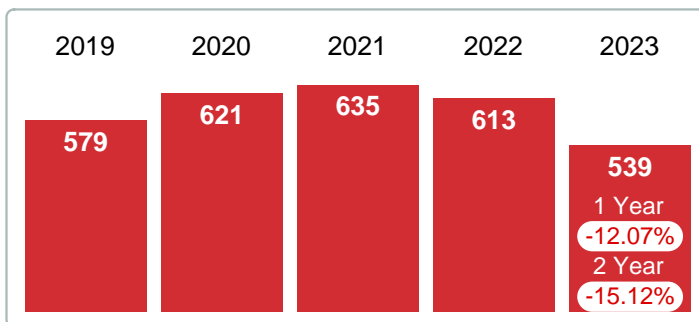
PENDING LISTINGS

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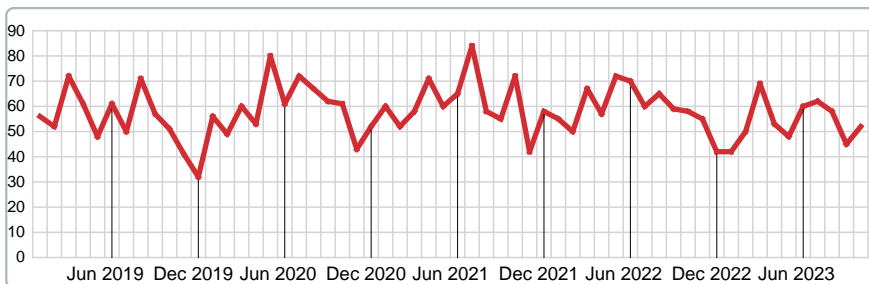
OCTOBER



YEAR TO DATE (YTD)

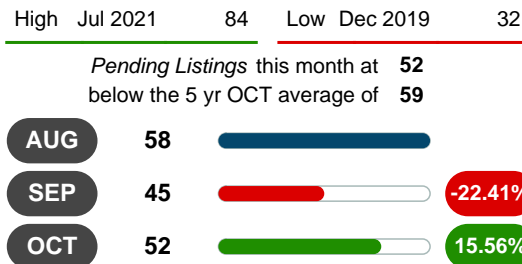


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	4	7.69%	45.0	0	3	1	0
\$60,001 - \$90,000	5	9.62%	108.0	2	3	0	0
\$90,001 - \$150,000	10	19.23%	67.4	1	8	1	0
\$150,001 - \$190,000	10	19.23%	35.1	1	8	1	0
\$190,001 - \$260,000	11	21.15%	30.1	0	8	3	0
\$260,001 - \$320,000	6	11.54%	38.5	0	5	1	0
\$320,001 and up	6	11.54%	52.3	0	1	4	1
Total Pending Units	52			4	36	11	1
Total Pending Volume	9,683,389	100%	65.2	440.00K	6.09M	2.79M	355.00K
Average Listing Price	\$95,733			\$110,000	\$169,275	\$254,045	\$355,000

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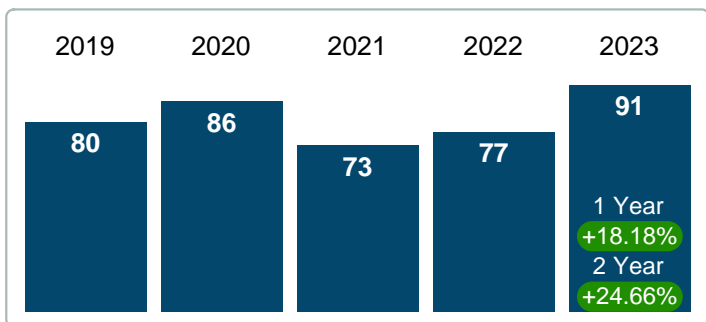
Area Delimited by County Of Muskogee - Residential Property Type



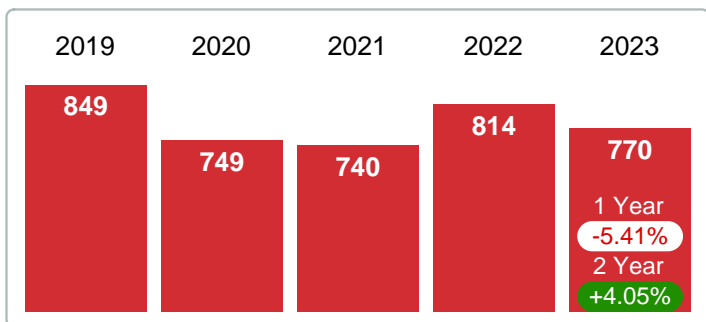
NEW LISTINGS

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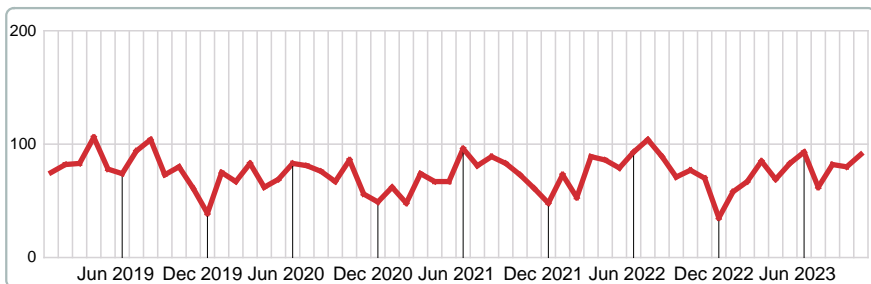
OCTOBER



YEAR TO DATE (YTD)

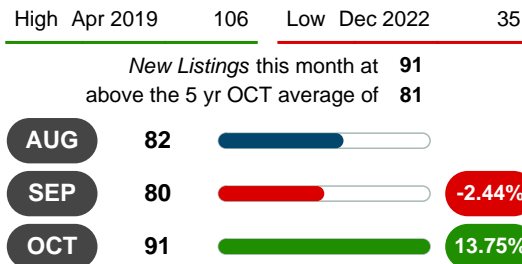


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 81



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	10	10.99%	1	7	2	0
\$50,001 - \$70,000	9	9.89%	4	5	0	0
\$70,001 - \$120,000	14	15.38%	6	6	1	1
\$120,001 - \$190,000	20	21.98%	3	15	2	0
\$190,001 - \$280,000	17	18.68%	1	8	8	0
\$280,001 - \$400,000	12	13.19%	0	4	7	1
\$400,001 and up	9	9.89%	1	2	4	2
Total New Listed Units	91		16	47	24	4
Total New Listed Volume	19,405,417	100%	3.08M	7.31M	7.67M	1.34M
Average New Listed Listing Price	\$65,000		\$192,425	\$155,565	\$319,590	\$336,225

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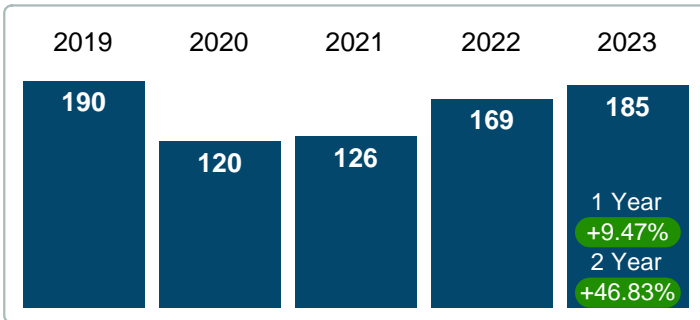
Area Delimited by County Of Muskogee - Residential Property Type



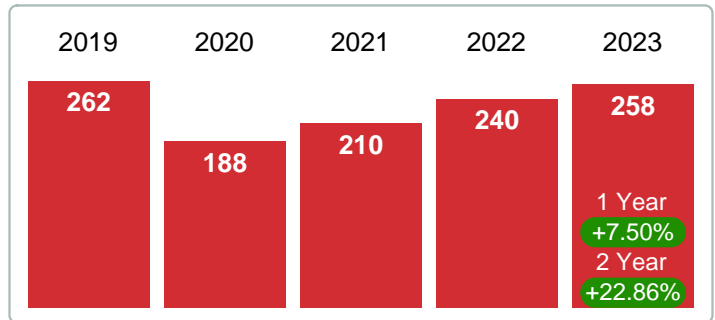
ACTIVE INVENTORY

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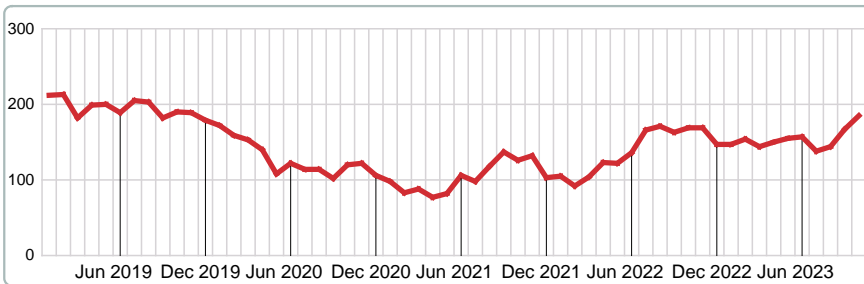
END OF OCTOBER



ACTIVE DURING OCTOBER

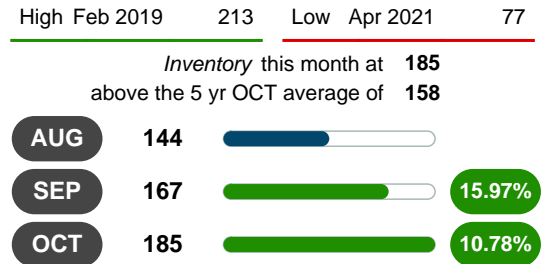


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 158



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	7.57%	26.1	2	10	2	0
\$50,001 - \$100,000	22	11.89%	37.5	8	13	0	1
\$100,001 - \$125,000	15	8.11%	54.1	5	7	2	1
\$125,001 - \$200,000	54	29.19%	58.6	5	41	8	0
\$200,001 - \$300,000	36	19.46%	69.9	4	21	10	1
\$300,001 - \$425,000	23	12.43%	71.5	0	6	13	4
\$425,001 and up	21	11.35%	74.4	1	8	9	3
Total Active Inventory by Units	185			25	106	44	10
Total Active Inventory by Volume	43,613,416	100%	58.9	4.41M	20.20M	14.56M	4.44M
Average Active Inventory Listing Price	\$235,748			\$176,536	\$190,561	\$330,816	\$444,470

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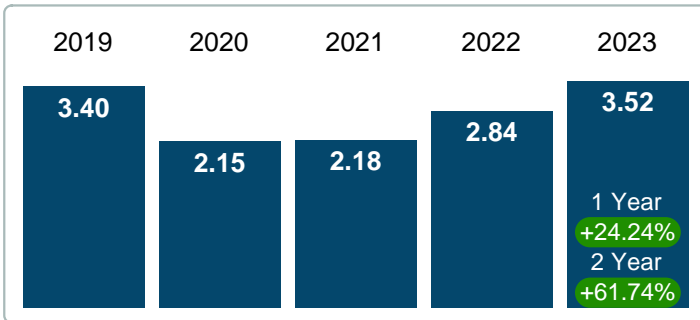
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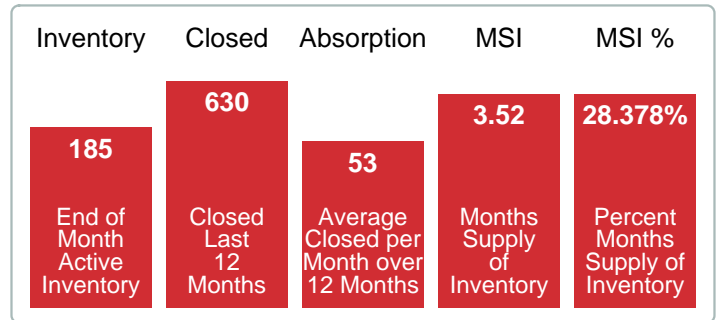
MONTHS SUPPLY of INVENTORY (MSI)

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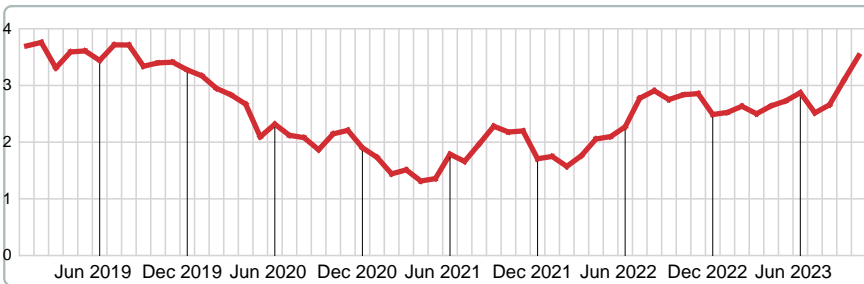
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2023

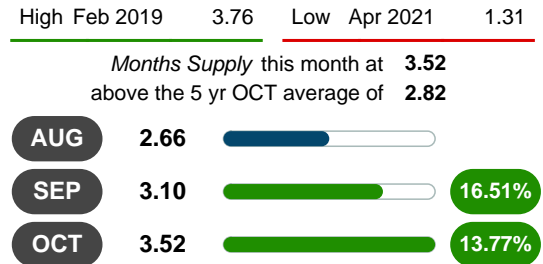


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.82



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	7.57%	2.24	0.92	3.08	2.40	0.00
\$50,001 - \$100,000	22	11.89%	2.84	2.91	3.12	0.00	6.00
\$100,001 - \$125,000	15	8.11%	3.75	4.00	3.11	4.00	0.00
\$125,001 - \$200,000	54	29.19%	3.15	3.53	3.11	3.20	0.00
\$200,001 - \$300,000	36	19.46%	3.11	9.60	2.74	3.24	2.40
\$300,001 - \$425,000	23	12.43%	5.31	0.00	3.13	6.78	8.00
\$425,001 and up	21	11.35%	14.82	6.00	16.00	21.60	9.00
Market Supply of Inventory (MSI)			3.52	3.06	3.22	4.44	6.67
Total Active Inventory by Units		100%	3.52	25	106	44	10

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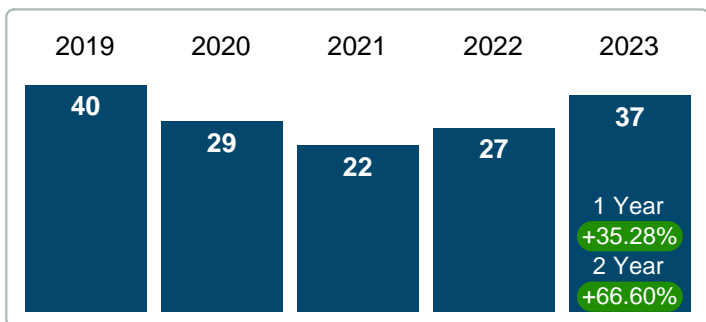
Area Delimited by County Of Muskogee - Residential Property Type



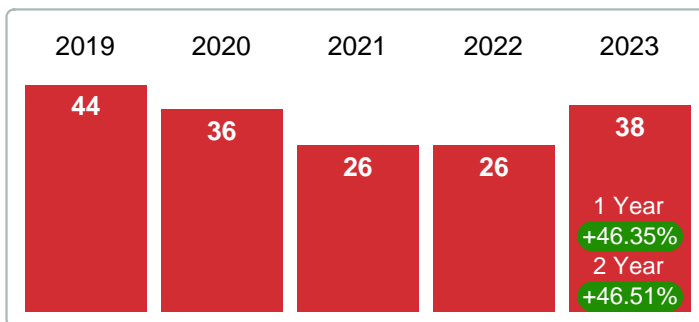
AVERAGE DAYS ON MARKET TO SALE

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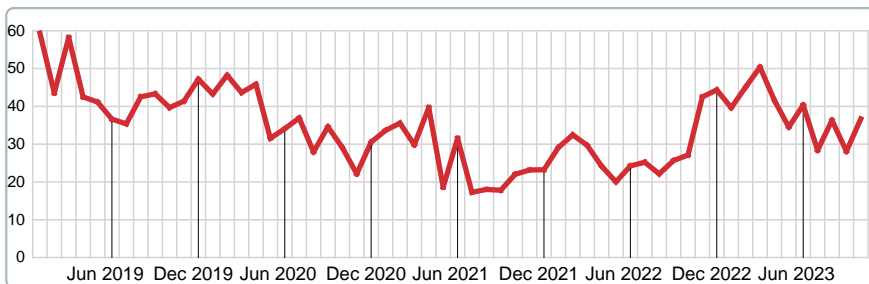
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

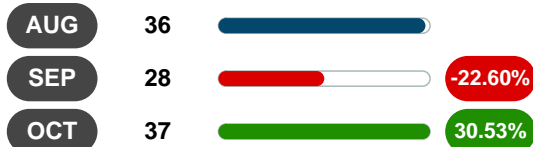


3 MONTHS

5 year OCT AVG = 31

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 37 above the 5 yr OCT average of 31



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 2	4.55%	30	0	15	45	0
\$25,001 - \$50,000 4	9.09%	25	37	20	0	0
\$50,001 - \$100,000 9	20.45%	33	45	17	0	0
\$100,001 - \$175,000 12	27.27%	29	15	31	0	0
\$175,001 - \$200,000 6	13.64%	27	0	31	20	0
\$200,001 - \$325,000 8	18.18%	40	86	23	59	0
\$325,001 and up 3	6.82%	112	0	0	112	0
Average Closed DOM		37	42	26	67	0
Total Closed Units		44	9	27	8	
Total Closed Volume		7,125,568	900.90K	3.89M	2.34M	0.00B

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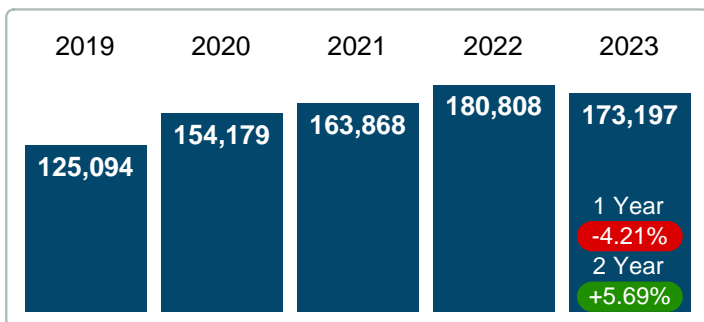
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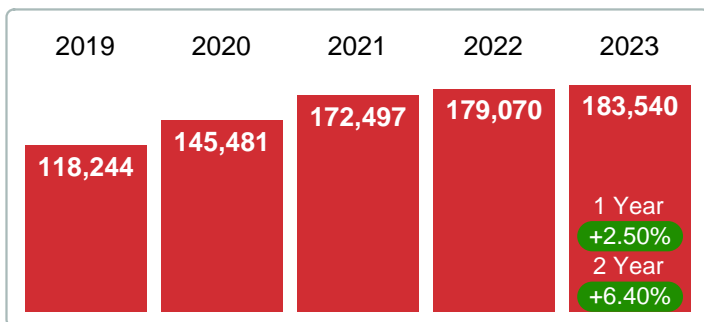
AVERAGE LIST PRICE AT CLOSING

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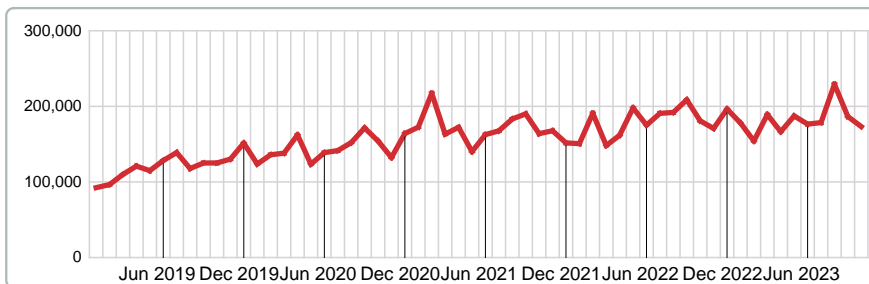
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

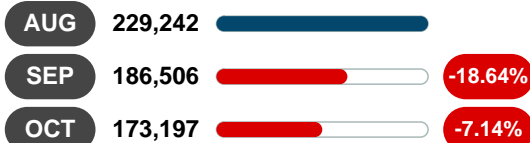


3 MONTHS

5 year OCT AVG = 159,429

High Aug 2023 229,242 Low Jan 2019 92,397

Average List Price at Closing this month at **173,197** above the 5 yr OCT average of **159,429**



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	2.27%	22,000	0	22,000	37,000	0
\$25,001 - \$50,000	9.09%	39,450	55,000	40,267	0	0
\$50,001 - \$100,000	22.73%	69,570	69,780	72,950	0	0
\$100,001 - \$175,000	18.18%	136,475	139,200	168,790	0	0
\$175,001 - \$200,000	20.45%	189,411	0	198,075	181,450	0
\$200,001 - \$325,000	15.91%	260,557	255,000	258,760	305,000	0
\$325,001 and up	11.36%	424,950	0	0	488,283	0
Average List Price		173,197	104,144	155,874	309,344	0
Total Closed Units	100%	173,197	9	27	8	0
Total Closed Volume		7,620,650	937.30K	4.21M	2.47M	0.00B

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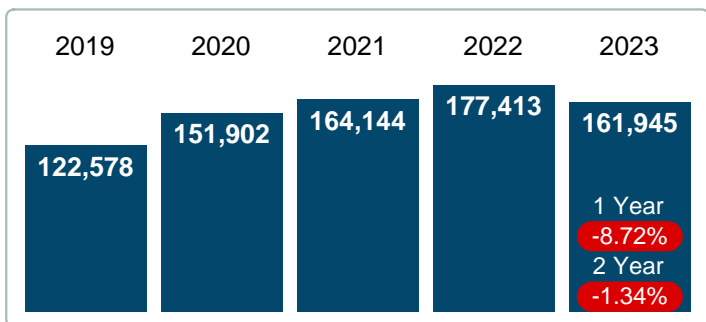
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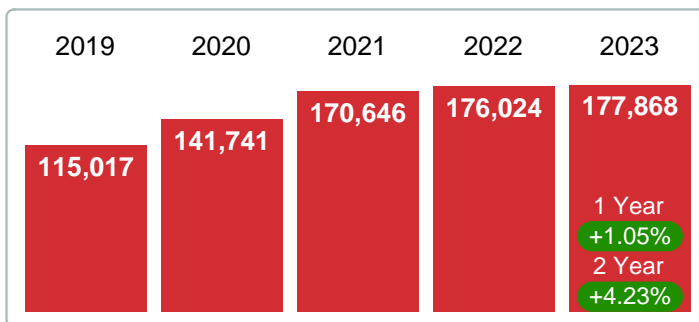
AVERAGE SOLD PRICE AT CLOSING

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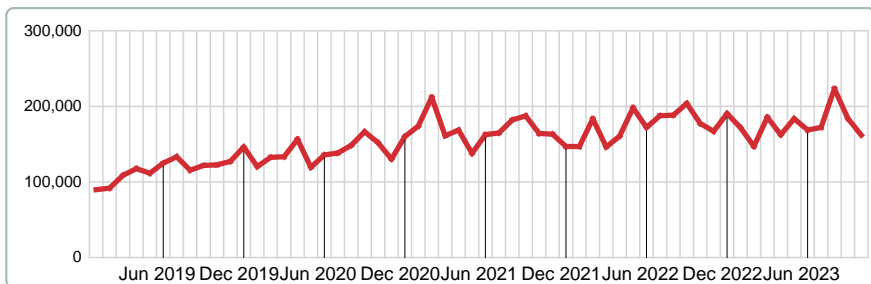
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

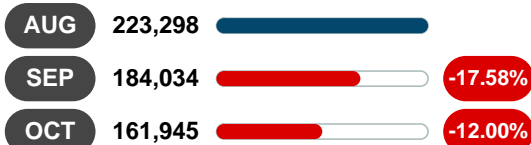


3 MONTHS

5 year OCT AVG = 155,596

High Aug 2023 223,298 Low Jan 2019 89,736

Average Sold Price at Closing this month at **161,945** above the 5 yr OCT average of **155,596**



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	4.55%	11,000	0	10,000	12,000	0
\$25,001 - \$50,000	9.09%	38,100	45,000	35,800	0	0
\$50,001 - \$100,000	20.45%	70,744	67,380	74,950	0	0
\$100,001 - \$175,000	27.27%	141,438	137,000	142,325	0	0
\$175,001 - \$200,000	13.64%	188,817	0	192,500	181,450	0
\$200,001 - \$325,000	18.18%	256,313	245,000	255,100	265,000	0
\$325,001 and up	6.82%	477,939	0	0	477,939	0
Average Sold Price		161,945	100,100	143,924	292,340	0
Total Closed Units	100%	161,945	9	27	8	
Total Closed Volume		7,125,568	900.90K	3.89M	2.34M	0.00B

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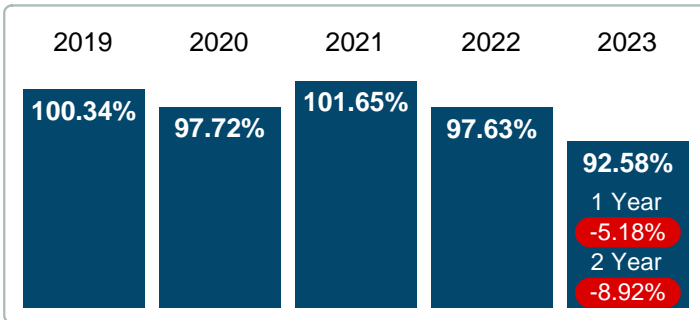
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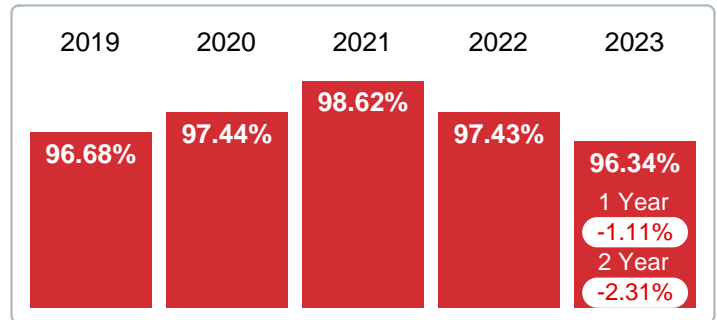
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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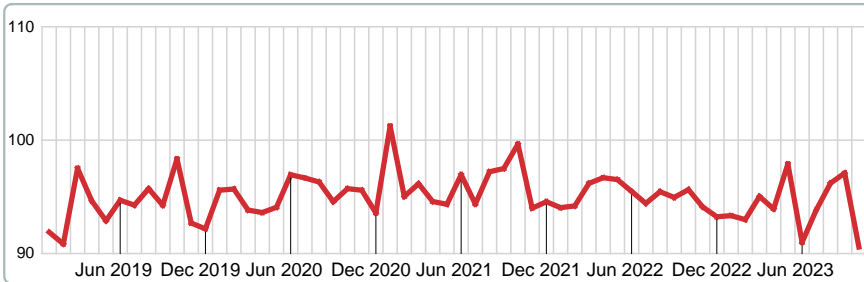
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

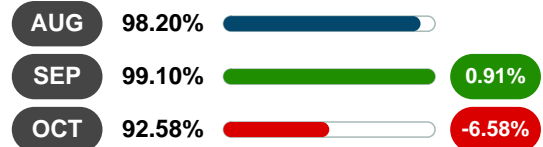


3 MONTHS

5 year OCT AVG = 97.98%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **92.58%**
below the 5 yr OCT average of **97.98%**



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	2	4.55%	38.94%	0.00%	45.45%	32.43%	0.00%
\$25,001 - \$50,000	4	9.09%	87.86%	81.82%	89.87%	0.00%	0.00%
\$50,001 - \$100,000	9	20.45%	100.42%	96.09%	105.82%	0.00%	0.00%
\$100,001 - \$175,000	12	27.27%	91.40%	98.50%	89.99%	0.00%	0.00%
\$175,001 - \$200,000	6	13.64%	98.13%	0.00%	97.19%	100.00%	0.00%
\$200,001 - \$325,000	8	18.18%	95.04%	96.08%	98.51%	85.85%	0.00%
\$325,001 and up	3	6.82%	98.12%	0.00%	0.00%	98.12%	0.00%
Average Sold/List Ratio		92.60%		95.04%	93.32%	87.31%	0.00%
Total Closed Units		44	100%	9	27	8	
Total Closed Volume		7,125,568		900.90K	3.89M	2.34M	0.00B

October 2023



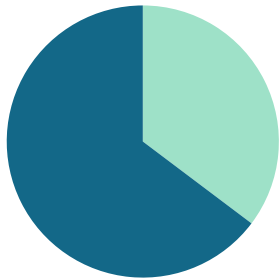
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Nov 13, 2023 for MLS Technology Inc.

INVENTORY

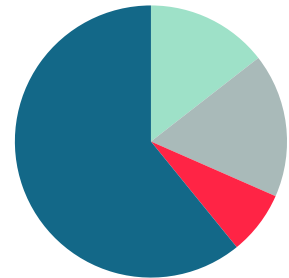


Inventory
 New Listings
91 = 35.27%
 Start Inventory
167
 Total Inventory Units
258
 Volume
\$57,993,465

Market Activity

Closed Sales
44 = 14.47%
 Pending Sales
52 = 17.11%
 Other Off Market
23 = 7.57%
 Active Inventory
185 = 60.86%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	61	44	-27.87%	595	516	-13.28%
Pending Sales	58	52	-10.34%	613	539	-12.07%
New Listings	77	91	18.18%	814	770	-5.41%
Average List Price	180,808	173,197	-4.21%	179,070	183,540	2.50%
Average Sale Price	177,413	161,945	-8.72%	176,024	177,868	1.05%
Average Percent of Selling Price to List Price	97.63%	92.58%	-5.18%	97.43%	96.34%	-1.11%
Average Days on Market to Sale	27.11	36.68	35.28%	25.67	37.56	46.35%
Monthly Inventory	169	185	9.47%	169	185	9.47%
Months Supply of Inventory	2.84	3.52	24.24%	2.84	3.52	24.24%

Absorption: Last 12 months, an Average of **53** Sales/Month

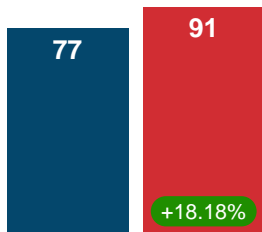
Inventory on October 31, 2023 = **185**

2022 **2023**

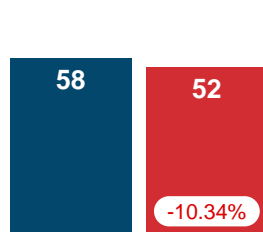
OCTOBER MARKET

AVERAGE PRICES

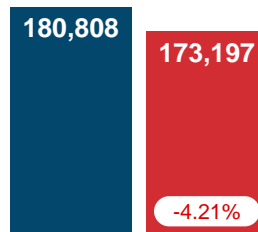
New Listings



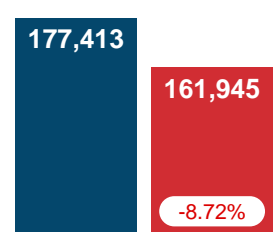
Pending Listings



List Price



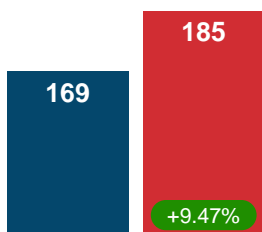
Sale Price



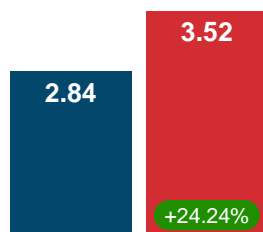
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

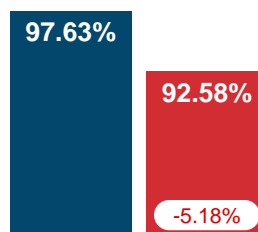
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

