

October 2023



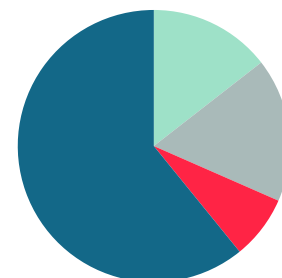
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	155,000	156,250	0.81%
Median Sale Price	159,000	154,500	-2.83%
Median Percent of Selling Price to List Price	100.00%	97.49%	-2.51%
Median Days on Market to Sale	13.00	26.50	103.85%
End of Month Inventory	169	185	9.47%
Months Supply of Inventory	2.84	3.52	24.24%



■ Closed (14.47%)
■ Pending (17.11%)
■ Other OffMarket (7.57%)
■ Active (60.86%)

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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.83%** in October 2023 to \$154,500 versus the previous year at \$159,000.

Median Days on Market Lengthens

The median number of **26.50** days that homes spent on the market before selling increased by 13.50 days or **103.85%** in October 2023 compared to last year's same month at **13.00** DOM.

Sales Success for October 2023 is Positive

Overall, with Median 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 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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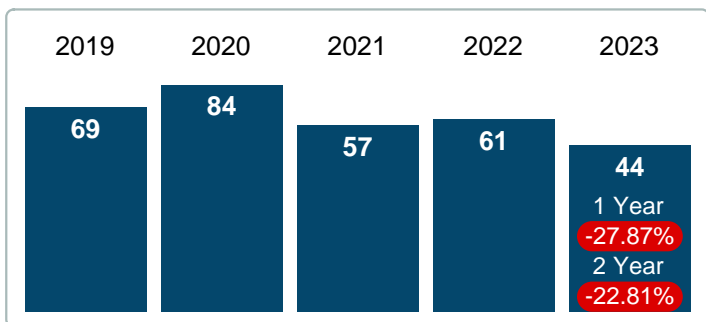
Area Delimited by County Of Muskogee - Residential Property Type



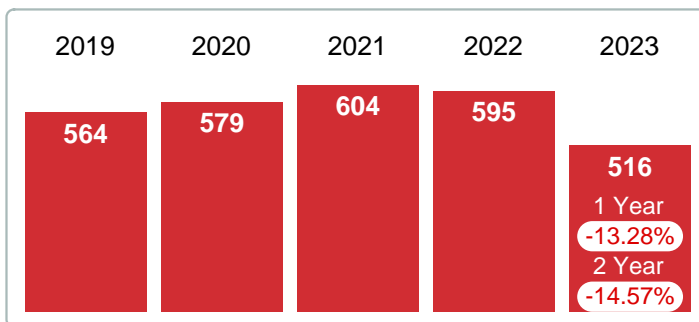
CLOSED LISTINGS

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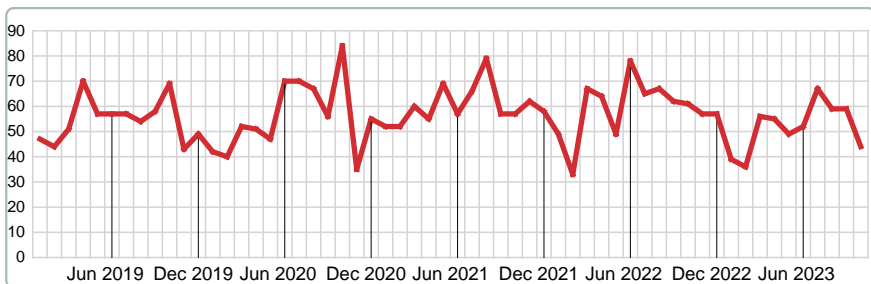
OCTOBER



YEAR TO DATE (YTD)

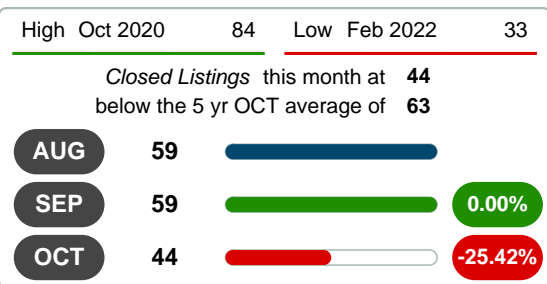


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	22.5	1	3	0	0
\$50,001 - \$100,000	9	20.45%	13.0	5	4	0	0
\$100,001 - \$175,000	12	27.27%	31.5	2	10	0	0
\$175,001 - \$200,000	6	13.64%	27.5	0	4	2	0
\$200,001 - \$325,000	8	18.18%	29.5	1	5	2	0
\$325,001 and up	3	6.82%	120.0	0	0	3	0
Total Closed Units	44			9	27	8	0
Total Closed Volume	7,125,568	100%	26.5	900.90K	3.89M	2.34M	0.00B
Median Closed Price	\$154,500			\$65,000	\$159,000	\$265,000	\$0

October 2023



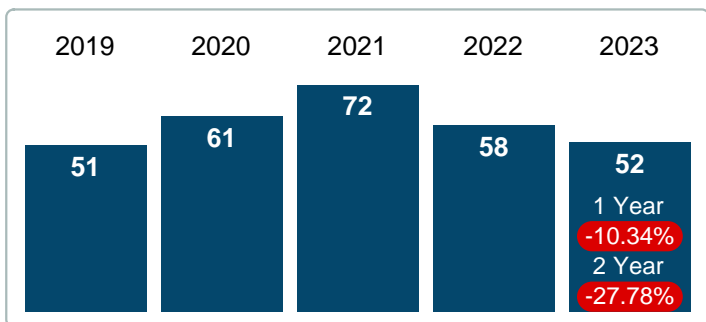
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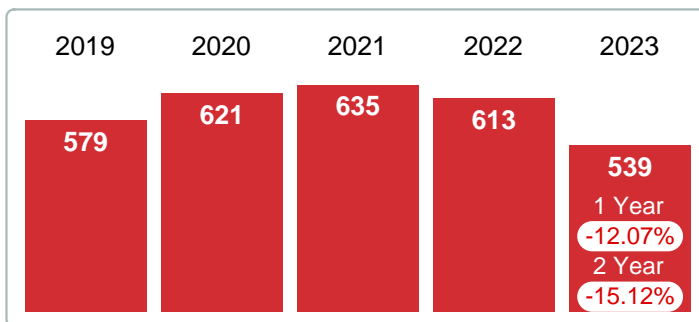
PENDING LISTINGS

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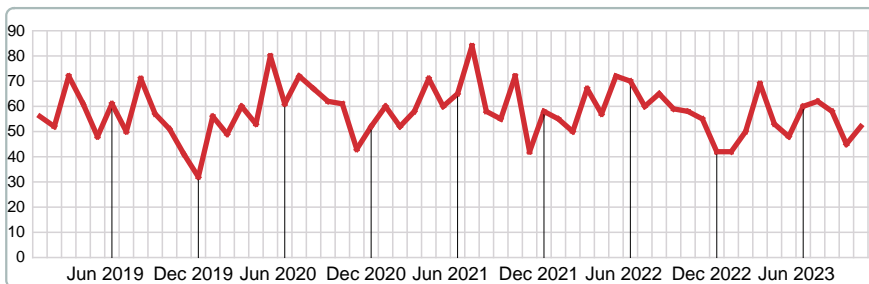
OCTOBER



YEAR TO DATE (YTD)

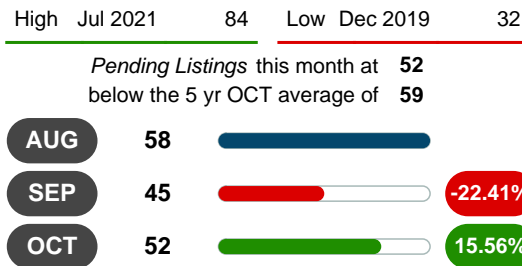


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	7.69%	48.5	0	3	1	0
\$50,001 - \$75,000	4	7.69%	66.5	2	2	0	0
\$75,001 - \$150,000	11	21.15%	60.0	1	9	1	0
\$150,001 - \$175,000	7	13.46%	30.0	0	6	1	0
\$175,001 - \$250,000	13	25.00%	16.0	1	9	3	0
\$250,001 - \$325,000	8	15.38%	29.0	0	7	1	0
\$325,001 and up	5	9.62%	70.0	0	0	4	1
Total Pending Units	52			4	36	11	1
Total Pending Volume	9,683,389	100%	30.0	440.00K	6.09M	2.79M	355.00K
Median Listing Price	\$177,000			\$97,750	\$167,000	\$209,750	\$355,000

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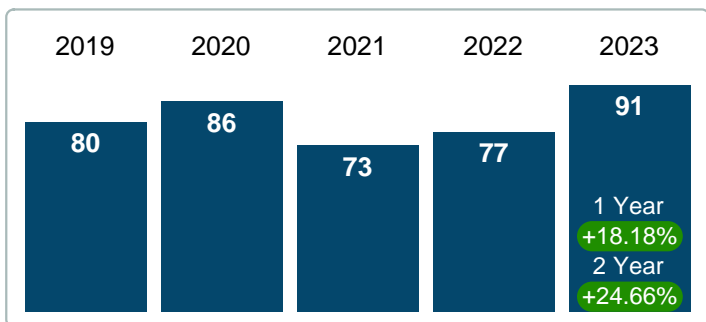
Area Delimited by County Of Muskogee - Residential Property Type



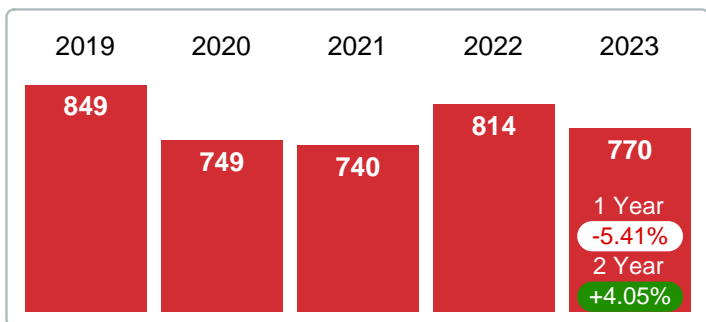
NEW LISTINGS

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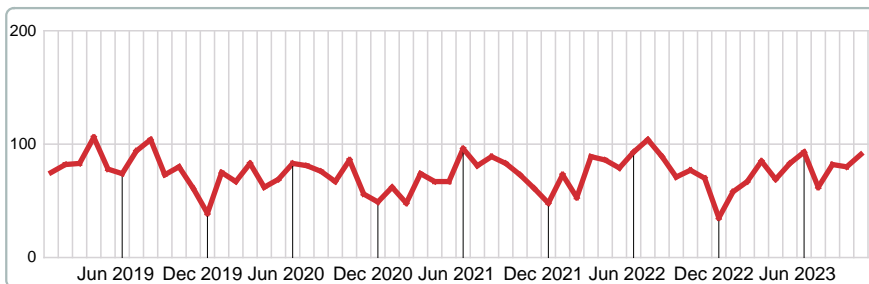
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 81

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **91**
above the 5 yr OCT average of **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 - \$75,000	10	10.99%	4	6	0	0
\$75,001 - \$125,000	14	15.38%	6	6	1	1
\$125,001 - \$175,000	13	14.29%	1	11	1	0
\$175,001 - \$275,000	23	25.27%	3	11	9	0
\$275,001 - \$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
Median New Listed Listing Price	\$165,000		\$91,250	\$143,000	\$262,000	\$382,450

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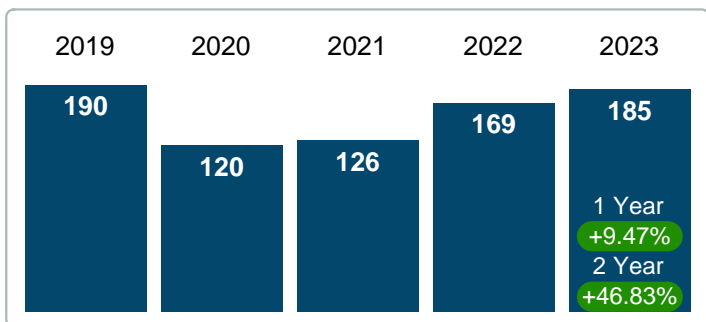
Area Delimited by County Of Muskogee - Residential Property Type



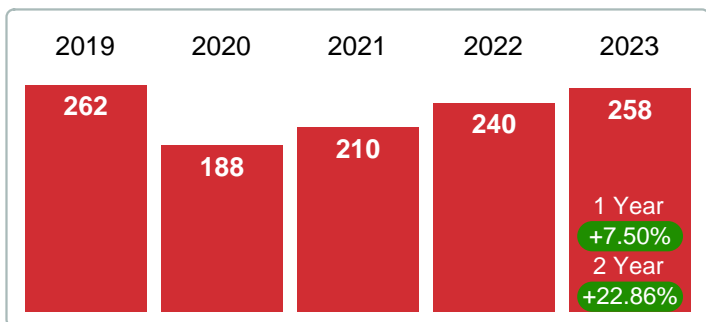
ACTIVE INVENTORY

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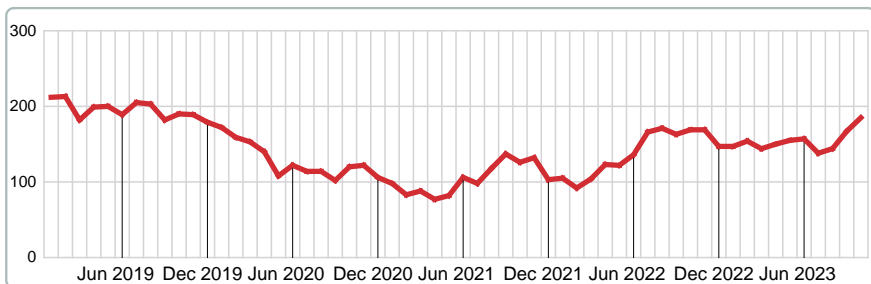
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 158

High Feb 2019 213 Low Apr 2021 77

Inventory this month at **185**
above the 5 yr OCT average of **158**

- AUG** 144
- SEP** 167 **15.97%**
- OCT** 185 **10.78%**

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	7.57%	24.5	2	10	2	0
\$50,001 - \$100,000	22	11.89%	22.0	8	13	0	1
\$100,001 - \$125,000	15	8.11%	44.0	5	7	2	1
\$125,001 - \$200,000	54	29.19%	41.0	5	41	8	0
\$200,001 - \$300,000	36	19.46%	41.5	4	21	10	1
\$300,001 - \$425,000	23	12.43%	67.0	0	6	13	4
\$425,001 and up	21	11.35%	55.0	1	8	9	3
Total Active Inventory by Units	185			25	106	44	10
Total Active Inventory by Volume	43,613,416	100%	41.0	4.41M	20.20M	14.56M	4.44M
Median Active Inventory Listing Price	\$184,990			\$115,000	\$164,950	\$302,500	\$372,500

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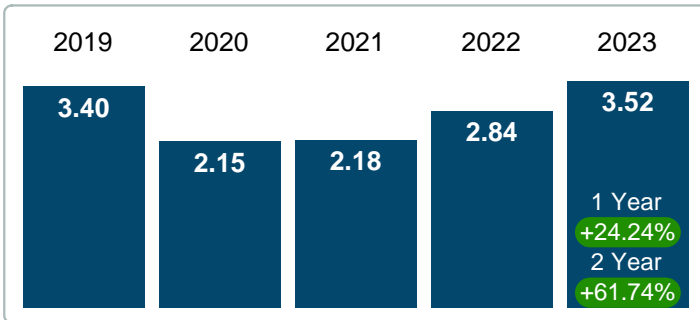
Area Delimited by County Of Muskogee - Residential Property Type



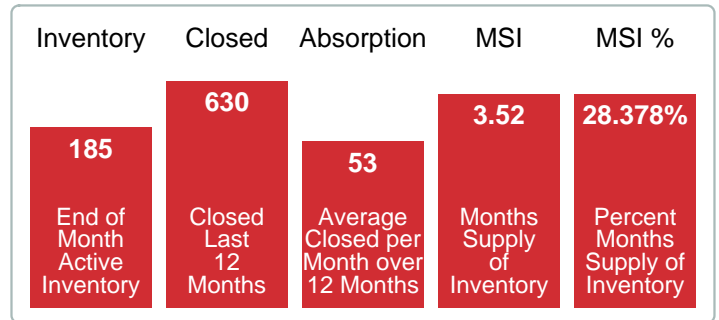
MONTHS SUPPLY of INVENTORY (MSI)

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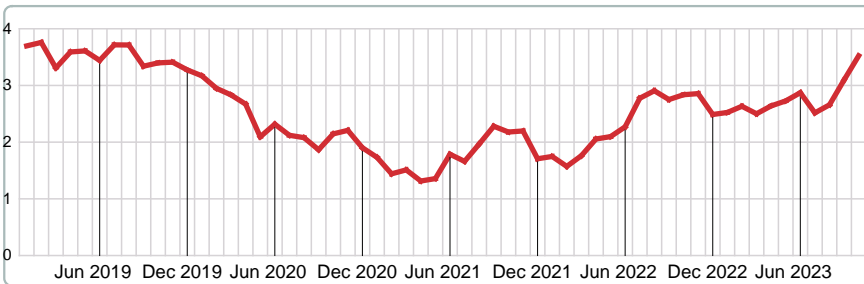
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2023

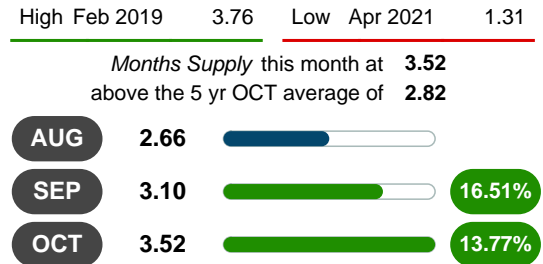


5 YEAR MARKET ACTIVITY TRENDS



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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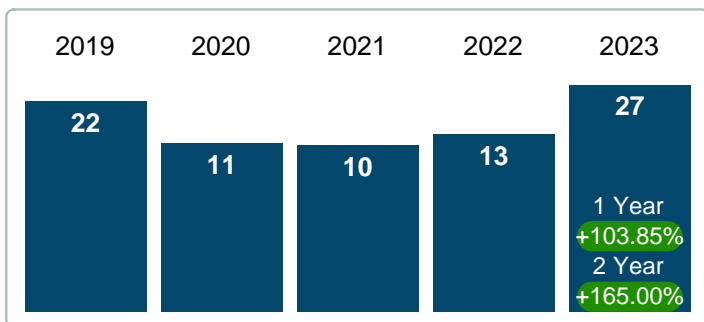
Area Delimited by County Of Muskogee - Residential Property Type



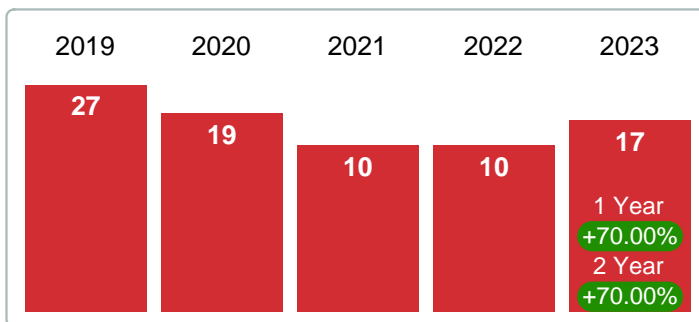
MEDIAN DAYS ON MARKET TO SALE

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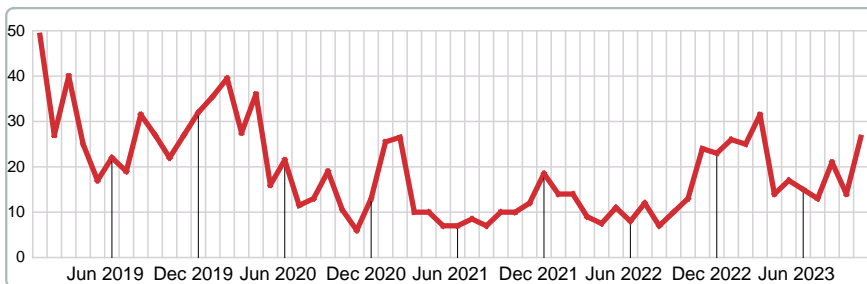
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 16

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 27 above the 5 yr OCT average of 16

- AUG 21
- SEP 14 -33.33%
- OCT 27 89.29%

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	2	4.55%	30	0	15	45	0
\$25,001 - \$50,000	4	9.09%	23	37	8	0	0
\$50,001 - \$100,000	9	20.45%	13	14	12	0	0
\$100,001 - \$175,000	12	27.27%	32	15	38	0	0
\$175,001 - \$200,000	6	13.64%	28	0	31	20	0
\$200,001 - \$325,000	8	18.18%	30	86	17	59	0
\$325,001 and up	3	6.82%	120	0	0	120	0
Median Closed DOM			27	23	17	57	0
Total Closed Units		100%	26.5	9	27	8	
Total Closed Volume			7,125,568	900.90K	3.89M	2.34M	0.00B

October 2023



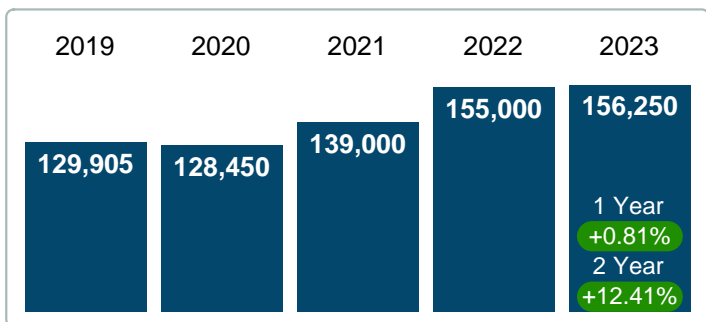
Area Delimited by County Of Muskogee - Residential Property Type



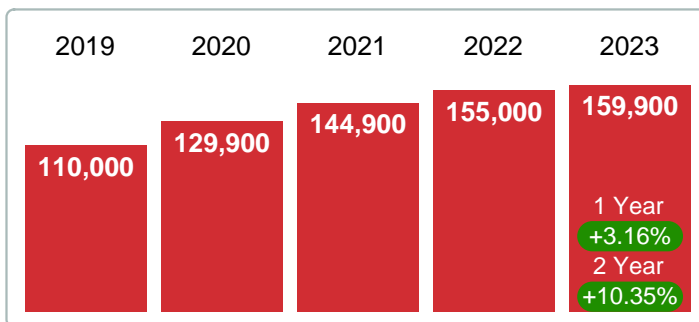
MEDIAN LIST PRICE AT CLOSING

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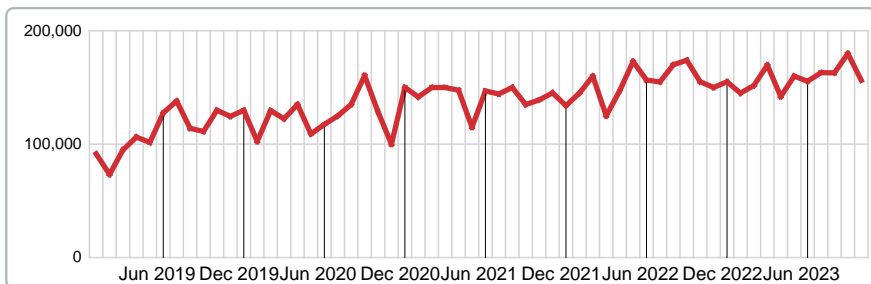
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 141,721

High Sep 2023 179,900 Low Feb 2019 73,300

Median List Price at Closing this month at **156,250**
 above the 5 yr OCT average of **141,721**

AUG	162,900	<div style="width: 80%;"></div>
SEP	179,900	<div style="width: 100%;"></div> 10.44%
OCT	156,250	<div style="width: 80%;"></div> -13.15%

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	2.27%	22,000	0	22,000	0	0
\$25,001 - \$50,000 4	9.09%	38,450	0	39,900	37,000	0
\$50,001 - \$100,000 10	22.73%	65,000	62,000	70,000	0	0
\$100,001 - \$175,000 8	18.18%	133,700	139,200	131,250	0	0
\$175,001 - \$200,000 9	20.45%	185,000	0	194,900	181,450	0
\$200,001 - \$325,000 7	15.91%	255,000	255,000	239,900	280,000	0
\$325,001 and up 5	11.36%	349,900	0	329,900	424,925	0
Median List Price		156,250	66,500	159,000	305,000	0
Total Closed Units	100%	156,250	9	27	8	
Total Closed Volume		7,620,650	937.30K	4.21M	2.47M	0.00B

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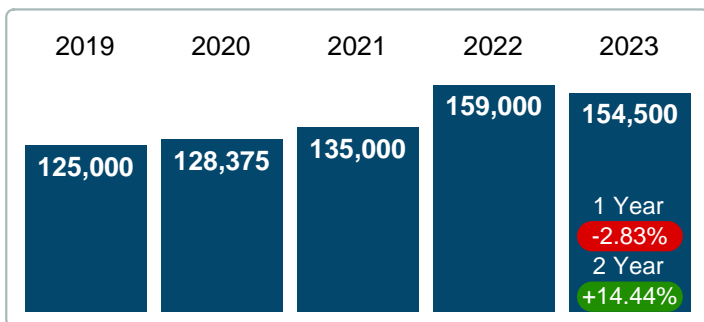
Area Delimited by County Of Muskogee - Residential Property Type



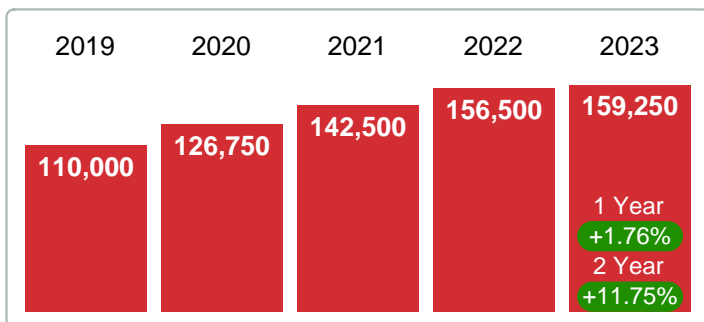
MEDIAN SOLD PRICE AT CLOSING

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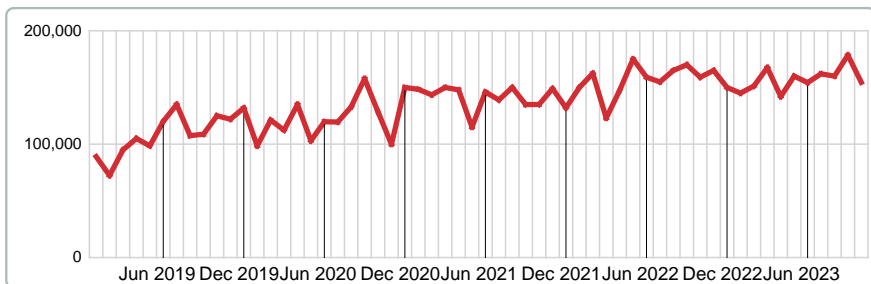
OCTOBER



YEAR TO DATE (YTD)

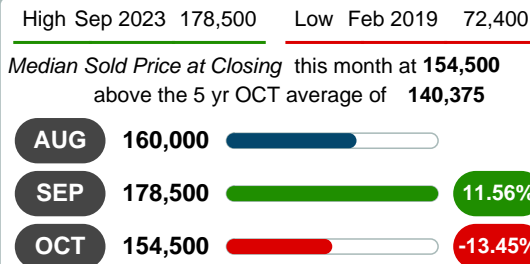


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 140,375



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	2	4.55%	11,000	0	10,000	12,000	0
\$25,001 - \$50,000	4	9.09%	37,450	45,000	35,000	0	0
\$50,001 - \$100,000	9	20.45%	65,000	62,000	73,000	0	0
\$100,001 - \$175,000	12	27.27%	145,000	137,000	149,500	0	0
\$175,001 - \$200,000	6	13.64%	187,500	0	193,500	181,450	0
\$200,001 - \$325,000	8	18.18%	239,000	245,000	233,000	265,000	0
\$325,001 and up	3	6.82%	484,000	0	0	484,000	0
Median Sold Price			154,500	65,000	159,000	265,000	0
Total Closed Units		100%	154,500	9	27	8	
Total Closed Volume			7,125,568	900.90K	3.89M	2.34M	0.00B

October 2023



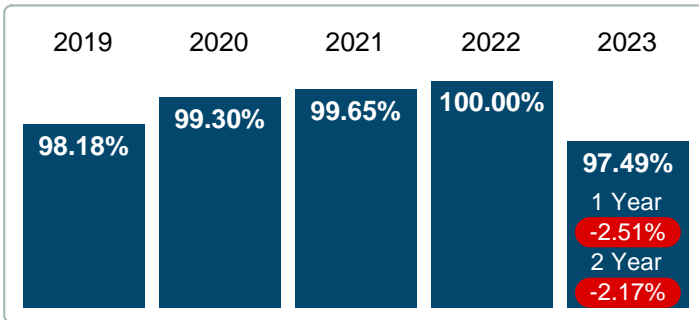
Area Delimited by County Of Muskogee - Residential Property Type



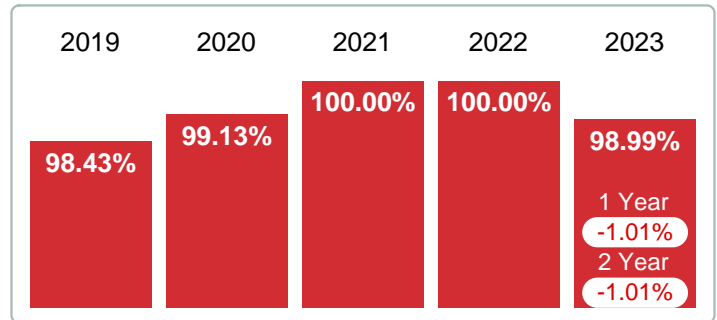
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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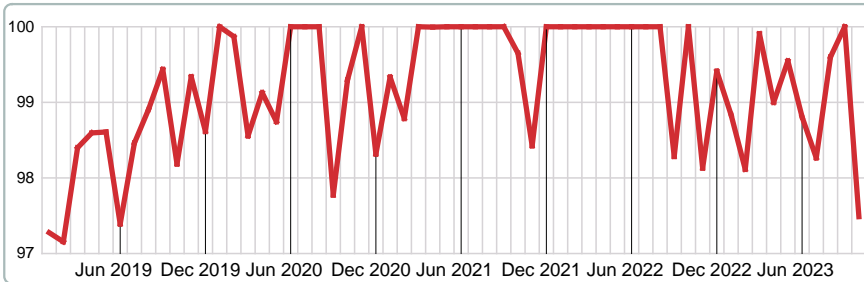
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

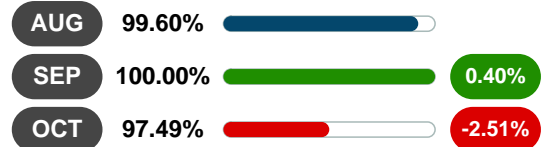


3 MONTHS

5 year OCT AVG = 98.92%

High Sep 2023 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **97.49%**
below the 5 yr OCT average of **98.92%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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	2	4.55%	38.94%	0.00%	45.45%	32.43%	0.00%
\$25,001 - \$50,000	4	9.09%	89.52%	81.82%	97.22%	0.00%	0.00%
\$50,001 - \$100,000	9	20.45%	94.02%	94.02%	96.00%	0.00%	0.00%
\$100,001 - \$175,000	12	27.27%	97.47%	98.50%	95.23%	0.00%	0.00%
\$175,001 - \$200,000	6	13.64%	99.37%	0.00%	98.12%	100.00%	0.00%
\$200,001 - \$325,000	8	18.18%	97.99%	96.08%	98.51%	85.85%	0.00%
\$325,001 and up	3	6.82%	97.55%	0.00%	0.00%	97.55%	0.00%
Median Sold/List Ratio		97.49%		96.08%	97.49%	98.02%	0.00%
Total Closed Units		44	100%	9	27	8	
Total Closed Volume		7,125,568		900.90K	3.89M	2.34M	0.00B

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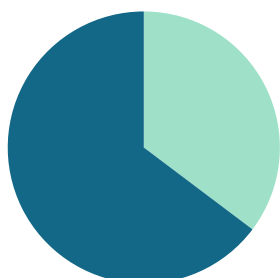
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

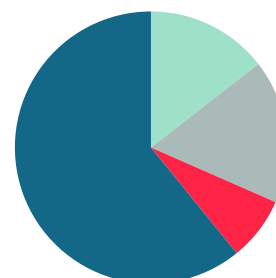


Inventory
 New Listings
91 = 35.27%
 Start Inventory
167
 Total Inventory Units
258
 Volume
\$57,993,465

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%
Median List Price	155,000	156,250	0.81%	155,000	159,900	3.16%
Median Sale Price	159,000	154,500	-2.83%	156,500	159,250	1.76%
Median Percent of Selling Price to List Price	100.00%	97.49%	-2.51%	100.00%	98.99%	-1.01%
Median Days on Market to Sale	13.00	26.50	103.85%	10.00	17.00	70.00%
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

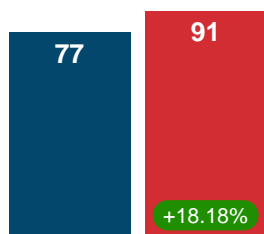
Inventory on October 31, 2023 = **185**

2022 **2023**

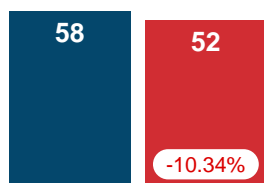
OCTOBER MARKET

MEDIAN PRICES

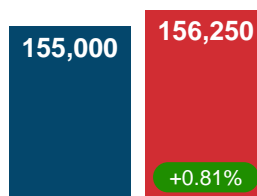
New Listings



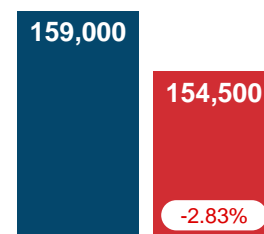
Pending Listings



List Price



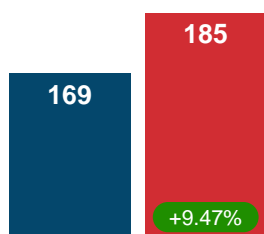
Sale Price



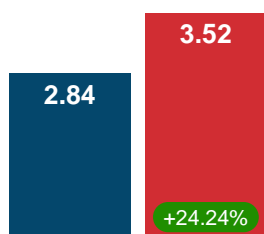
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

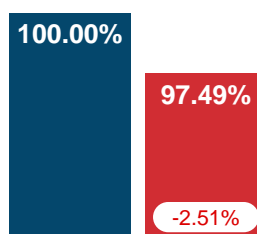
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

