

November 2023



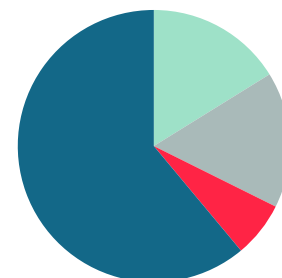
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2023 for MLS Technology Inc.

Compared Metrics	November		
	2022	2023	+/-%
Closed Listings	57	49	-14.04%
Pending Listings	55	49	-10.91%
New Listings	70	65	-7.14%
Median List Price	150,000	199,350	32.90%
Median Sale Price	165,000	199,000	20.61%
Median Percent of Selling Price to List Price	98.13%	97.55%	-0.59%
Median Days on Market to Sale	24.00	22.00	-8.33%
End of Month Inventory	169	185	9.47%
Months Supply of Inventory	2.86	3.57	24.95%



■ Closed (16.17%)
■ Pending (16.17%)
■ Other OffMarket (6.60%)
■ Active (61.06%)

Absorption: Last 12 months, an Average of **52 Sales/Month**
Active Inventory as of November 30, 2023 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2023 rose **9.47%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 52 closed sales per month. This represents an unsold inventory index of **3.57** 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 **20.61%** in November 2023 to \$199,000 versus the previous year at \$165,000.

Median Days on Market Shortens

The median number of **22.00** days that homes spent on the market before selling decreased by 2.00 days or **8.33%** in November 2023 compared to last year's same month at **24.00** DOM.

Sales Success for November 2023 is Positive

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

There were 65 New Listings in November 2023, down **7.14%** from last year at 70. Furthermore, there were 49 Closed Listings this month versus last year at 57, a **-14.04%** decrease.

Closed versus Listed trends yielded a **75.4%** ratio, down from previous year's, November 2022, at **81.4%**, a **7.42%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

November 2023



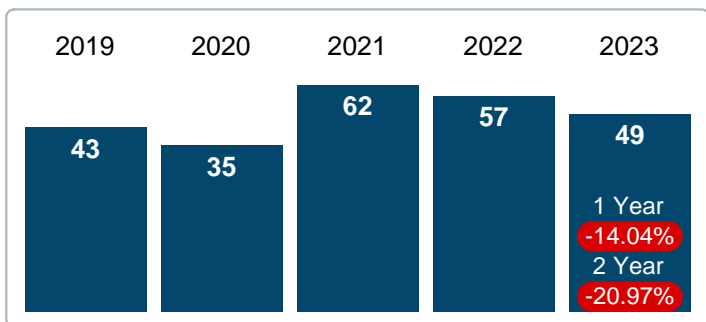
Area Delimited by County Of Muskogee - Residential Property Type



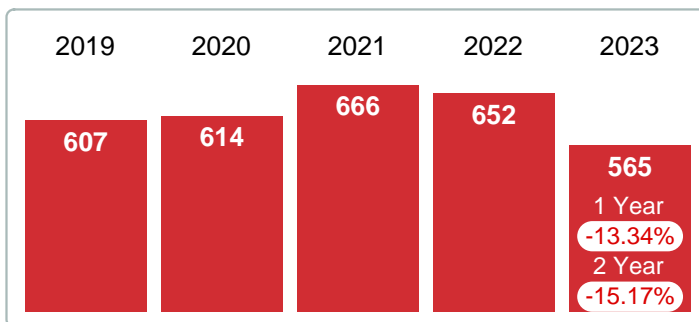
CLOSED LISTINGS

Report produced on Dec 11, 2023 for MLS Technology Inc.

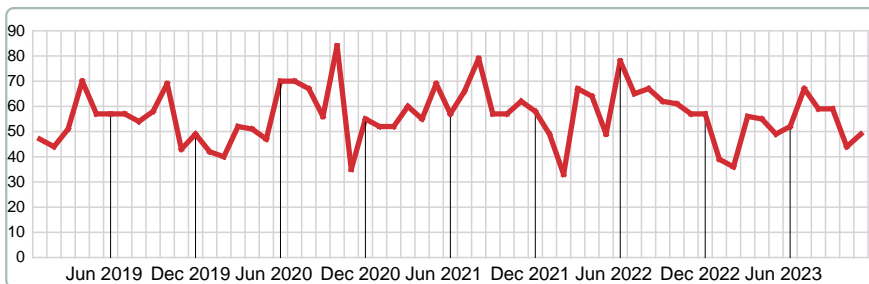
NOVEMBER



YEAR TO DATE (YTD)

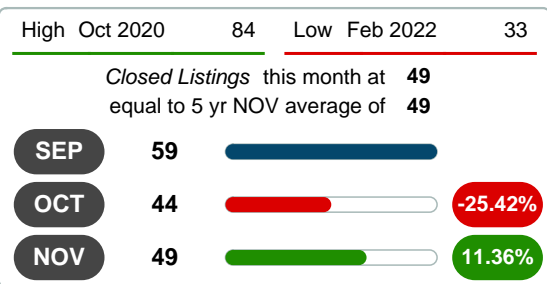


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	6.12%	31.0	1	2	0	0
\$50,001 - \$100,000	6	12.24%	20.0	0	5	1	0
\$100,001 - \$150,000	6	12.24%	24.0	1	4	1	0
\$150,001 - \$200,000	13	26.53%	18.0	1	10	2	0
\$200,001 - \$275,000	10	20.41%	14.0	0	6	4	0
\$275,001 - \$425,000	6	12.24%	26.5	0	3	2	1
\$425,001 and up	5	10.20%	66.0	0	0	2	3
Total Closed Units	49			3	30	12	4
Total Closed Volume	10,654,040	100%	22.0	310.00K	5.00M	3.41M	1.93M
Median Closed Price	\$199,000			\$115,000	\$169,000	\$259,425	\$495,000

November 2023



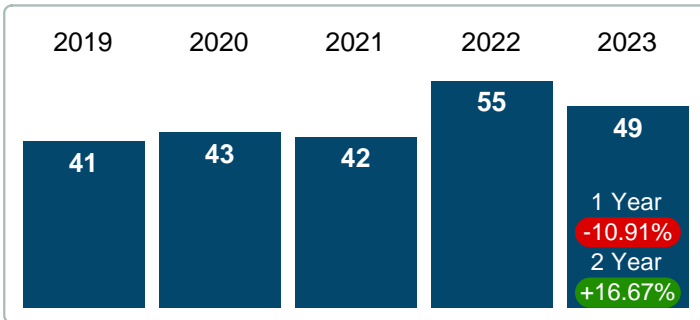
Area Delimited by County Of Muskogee - Residential Property Type



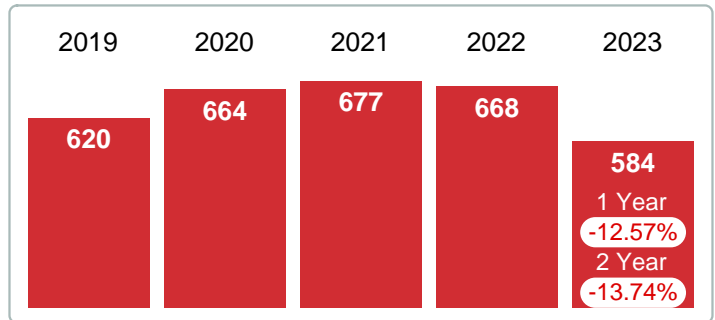
PENDING LISTINGS

Report produced on Dec 11, 2023 for MLS Technology Inc.

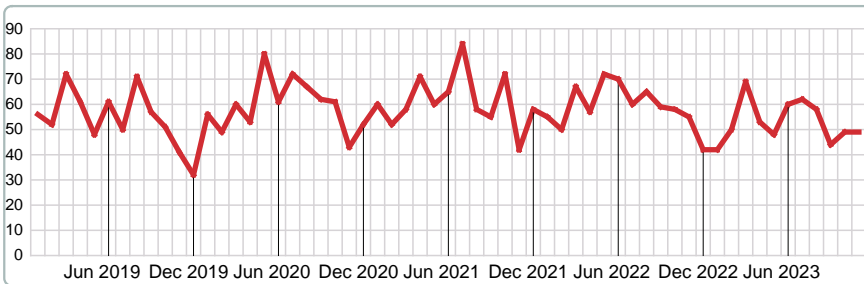
NOVEMBER



YEAR TO DATE (YTD)

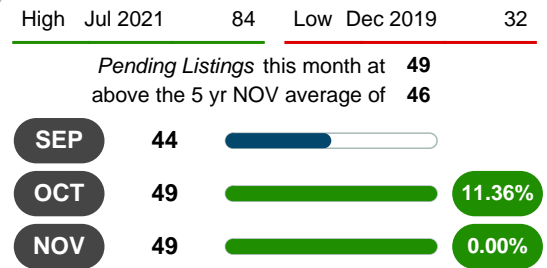


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 46



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	6.12%	8.0	2	1	0	0
\$30,001 - \$70,000	5	10.20%	43.0	1	2	2	0
\$70,001 - \$120,000	9	18.37%	33.0	4	5	0	0
\$120,001 - \$180,000	12	24.49%	32.5	3	8	1	0
\$180,001 - \$230,000	6	12.24%	38.5	0	5	1	0
\$230,001 - \$350,000	9	18.37%	13.0	0	4	4	1
\$350,001 and up	5	10.20%	32.0	0	2	3	0
Total Pending Units	49			10	27	11	1
Total Pending Volume	8,759,839	100%	31.0	907.90K	4.67M	2.83M	349.90K
Median Listing Price	\$149,900			\$89,750	\$150,000	\$265,000	\$349,900

November 2023



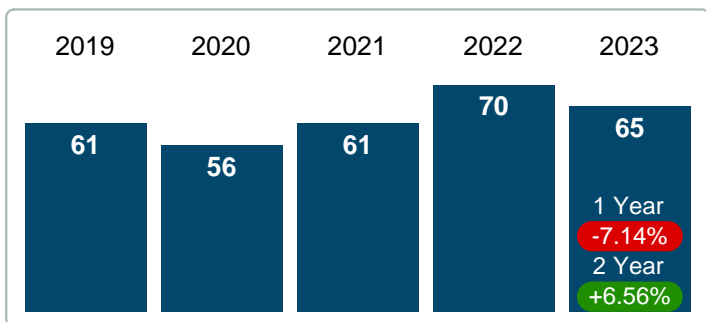
Area Delimited by County Of Muskogee - Residential Property Type



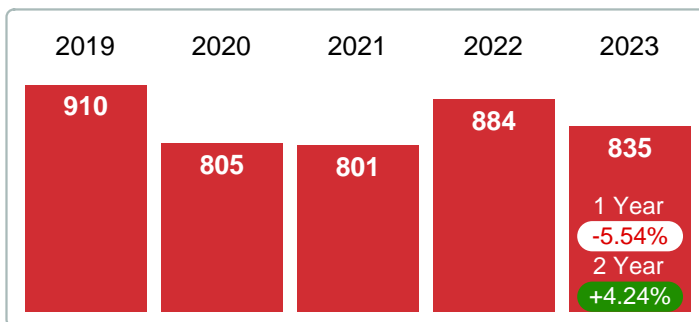
NEW LISTINGS

Report produced on Dec 11, 2023 for MLS Technology Inc.

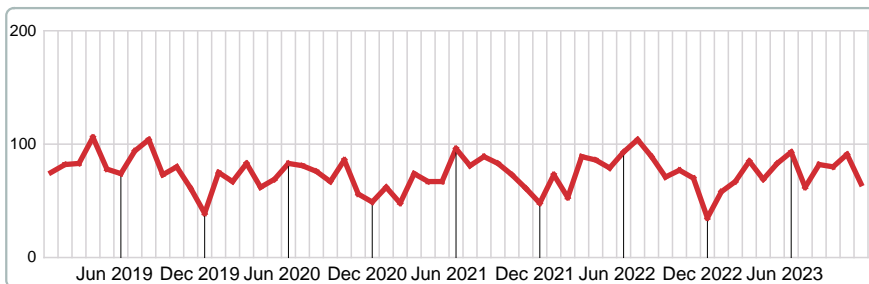
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 63

High Apr 2019 106 Low Dec 2022 35

New Listings this month at **65**
above the 5 yr NOV average of **63**



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	5	7.69%	3	2	0	0
\$50,001 - \$125,000	8	12.31%	3	4	1	0
\$125,001 - \$150,000	9	13.85%	1	8	0	0
\$150,001 - \$225,000	15	23.08%	0	13	2	0
\$225,001 - \$300,000	12	18.46%	1	7	4	0
\$300,001 - \$400,000	10	15.38%	0	3	7	0
\$400,001 and up	6	9.23%	0	1	4	1
Total New Listed Units	65		8	38	18	1
Total New Listed Volume	15,984,647	100%	711.30K	7.33M	7.00M	950.00K
Median New Listed Listing Price	\$209,380		\$81,500	\$189,450	\$370,000	\$950,000

November 2023



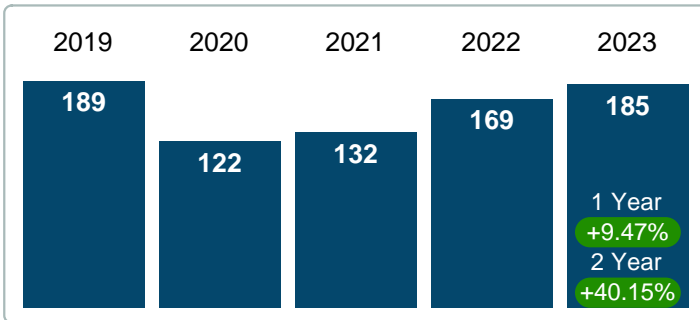
Area Delimited by County Of Muskogee - Residential Property Type



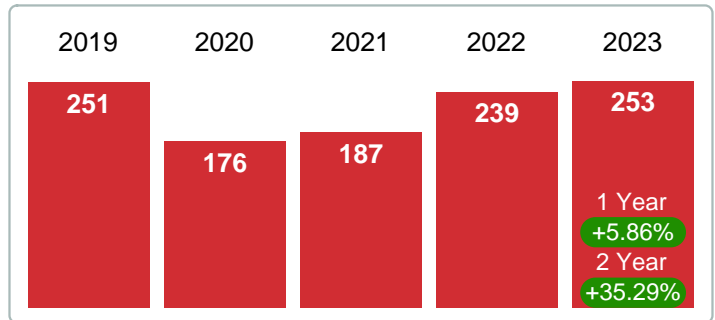
ACTIVE INVENTORY

Report produced on Dec 11, 2023 for MLS Technology Inc.

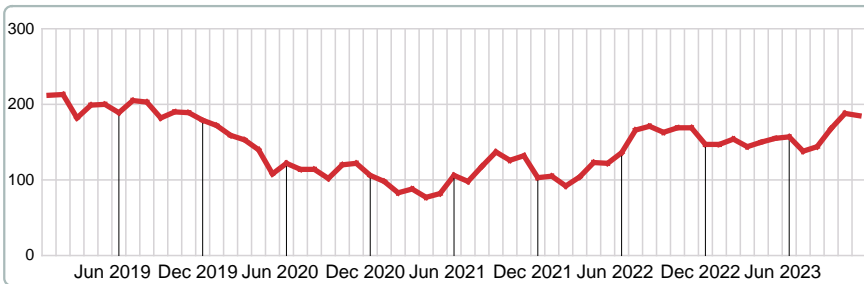
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 159

High Feb 2019 213 Low Apr 2021 77

Inventory this month at **185**
above the 5 yr NOV average of **159**

SEP	168	<div style="width: 80%;"></div>
OCT	188	<div style="width: 100%;"></div> 11.90%
NOV	185	<div style="width: 100%;"></div> -1.60%

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	11	5.95%	43.0	2	9	0	0	
\$50,001 - \$125,000	32	17.30%	48.5	11	17	2	2	
\$125,001 - \$150,000	26	14.05%	65.0	3	21	2	0	
\$150,001 - \$225,000	46	24.86%	71.0	2	36	8	0	
\$225,001 - \$325,000	28	15.14%	63.5	2	15	10	1	
\$325,001 - \$425,000	23	12.43%	56.0	0	5	16	2	
\$425,001 and up	19	10.27%	66.0	0	5	11	3	
Total Active Inventory by Units		185		20	108	49	8	
Total Active Inventory by Volume		44,684,677	100%	56.0	2.30M	20.33M	18.42M	3.63M
Median Active Inventory Listing Price		\$190,000			\$103,250	\$167,000	\$350,000	\$400,000

November 2023



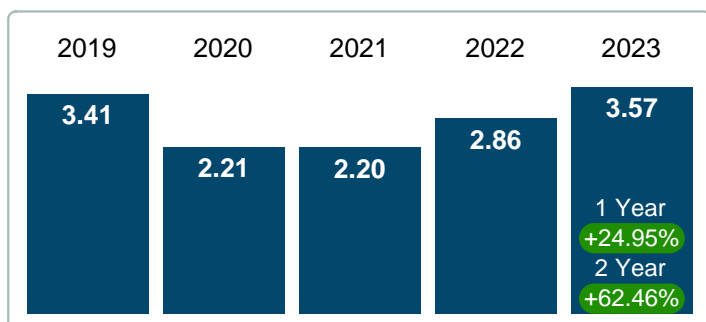
Area Delimited by County Of Muskogee - Residential Property Type



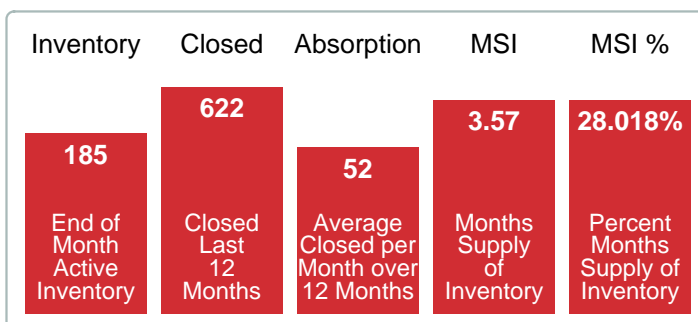
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 11, 2023 for MLS Technology Inc.

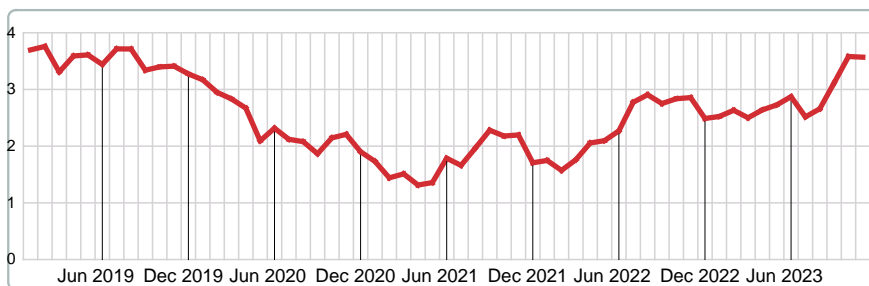
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2023

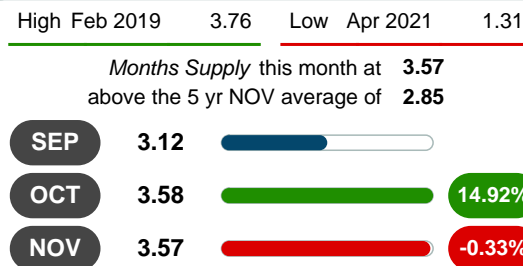


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.85



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	11	5.95%	1.83	1.09	2.70	0.00	0.00
\$50,001 - \$125,000	32	17.30%	2.80	2.87	2.68	1.71	24.00
\$125,001 - \$150,000	26	14.05%	4.11	4.50	4.27	3.00	0.00
\$150,001 - \$225,000	46	24.86%	3.08	4.80	3.09	2.82	0.00
\$225,001 - \$325,000	28	15.14%	3.29	8.00	2.95	3.87	1.71
\$325,001 - \$425,000	23	12.43%	7.89	0.00	4.62	10.67	6.00
\$425,001 and up	19	10.27%	10.86	0.00	12.00	18.86	5.14
Market Supply of Inventory (MSI)			3.57	2.79	3.29	4.82	4.80
Total Active Inventory by Units		100%	3.57	20	108	49	8

November 2023



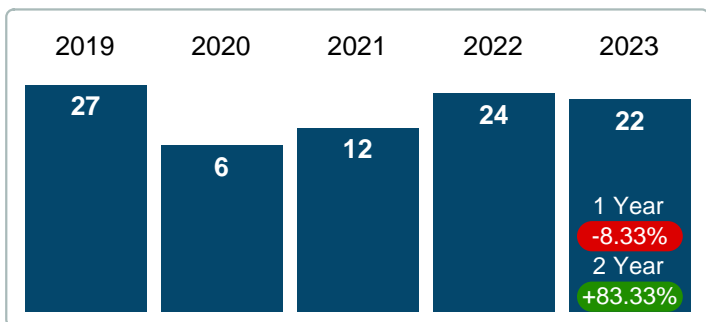
Area Delimited by County Of Muskogee - Residential Property Type



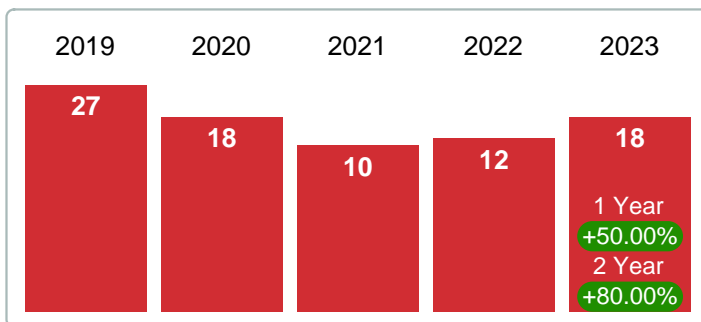
MEDIAN DAYS ON MARKET TO SALE

Report produced on Dec 11, 2023 for MLS Technology Inc.

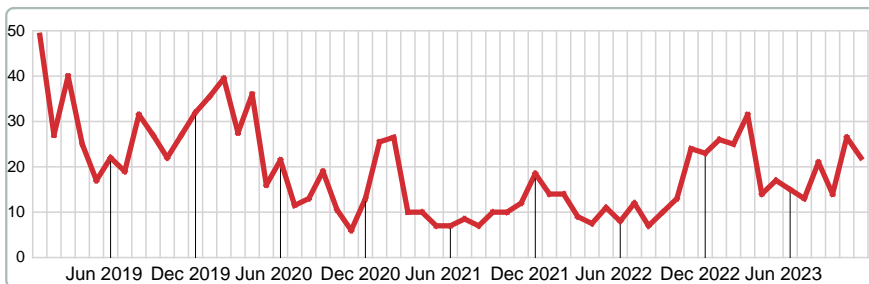
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 18

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 22 above the 5 yr NOV average of 18



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
\$50,000 and less	6.12%	31	104	27	0	0
\$50,001 - \$100,000	12.24%	20	0	21	11	0
\$100,001 - \$150,000	12.24%	24	1	37	34	0
\$150,001 - \$200,000	26.53%	18	1	23	9	0
\$200,001 - \$275,000	20.41%	14	0	14	18	0
\$275,001 - \$425,000	12.24%	27	0	45	2	135
\$425,001 and up	10.20%	66	0	0	36	66
Median Closed DOM		22	1	23	8	101
Total Closed Units	100%	49	3	30	12	4
Total Closed Volume		10,654,040	310.00K	5.00M	3.41M	1.93M

November 2023



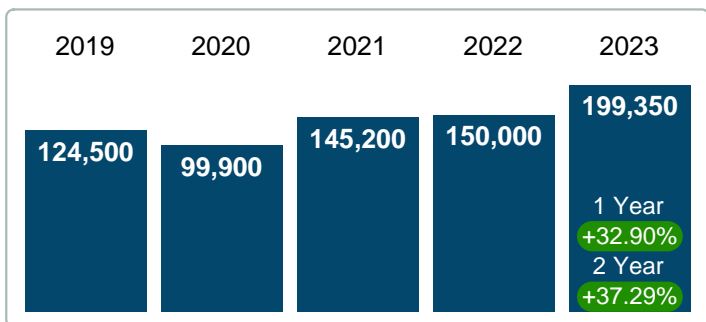
Area Delimited by County Of Muskogee - Residential Property Type



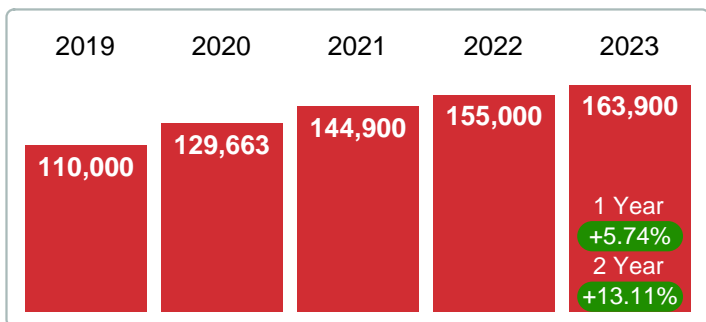
MEDIAN LIST PRICE AT CLOSING

Report produced on Dec 11, 2023 for MLS Technology Inc.

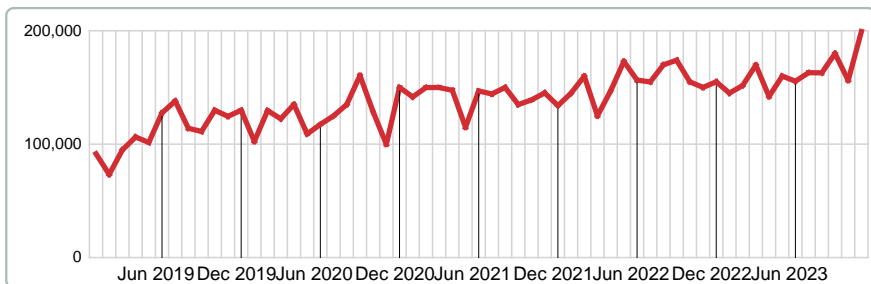
NOVEMBER



YEAR TO DATE (YTD)

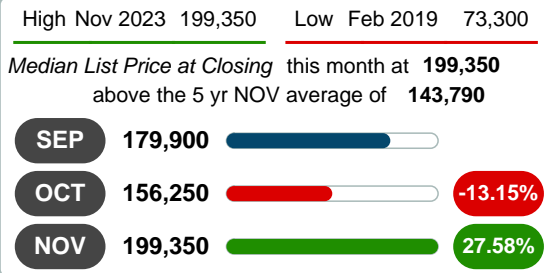


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 143,790



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
\$50,000 and less	8.16%	27,100	18,500	36,500	21,200	0
\$50,001 - \$100,000	10.20%	79,900	0	79,900	0	0
\$100,001 - \$150,000	10.20%	129,000	129,000	123,500	0	0
\$150,001 - \$200,000	26.53%	179,500	179,500	179,000	199,000	0
\$200,001 - \$275,000	20.41%	236,750	0	227,500	265,000	0
\$275,001 - \$425,000	14.29%	299,500	0	289,500	385,000	329,000
\$425,001 and up	10.20%	545,000	0	0	543,500	545,000
Median List Price		199,350	129,000	172,000	270,000	517,000
Total Closed Units	100%	199,350	3	30	12	4
Total Closed Volume		11,096,088	327.00K	5.13M	3.49M	2.15M

November 2023



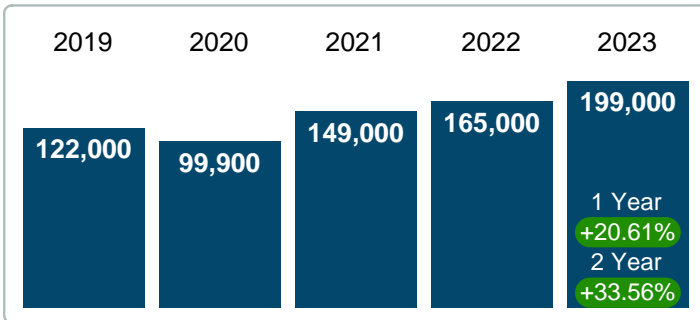
Area Delimited by County Of Muskogee - Residential Property Type



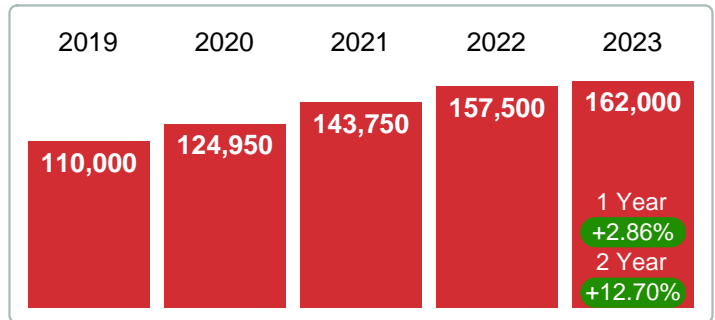
MEDIAN SOLD PRICE AT CLOSING

Report produced on Dec 11, 2023 for MLS Technology Inc.

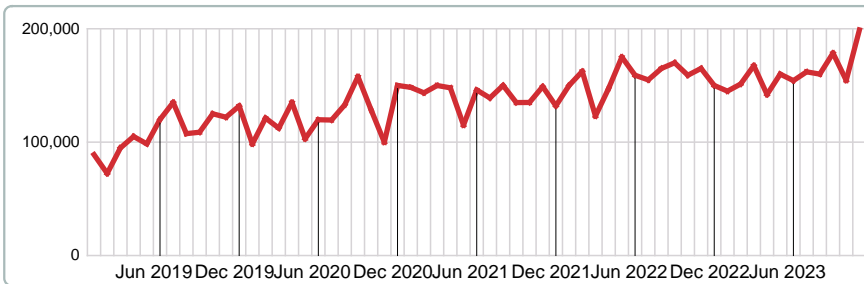
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

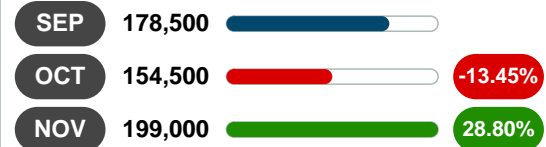


3 MONTHS

5 year NOV AVG = 146,980

High Nov 2023 199,000 Low Feb 2019 72,400

Median Sold Price at Closing this month at **199,000** above the 5 yr NOV average of **146,980**



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
\$50,000 and less	6.12%	29,000	15,500	31,000	0	0
\$50,001 - \$100,000	12.24%	67,000	0	68,000	54,000	0
\$100,001 - \$150,000	12.24%	123,750	115,000	123,750	136,000	0
\$150,001 - \$200,000	26.53%	187,990	179,500	178,995	199,500	0
\$200,001 - \$275,000	20.41%	247,500	0	233,750	259,425	0
\$275,001 - \$425,000	12.24%	318,000	0	280,000	390,000	341,000
\$425,001 and up	10.20%	530,000	0	0	523,250	530,000
Median Sold Price		199,000	115,000	169,000	259,425	495,000
Total Closed Units	100%	199,000	3	30	12	4
Total Closed Volume		10,654,040	310.00K	5.00M	3.41M	1.93M

November 2023



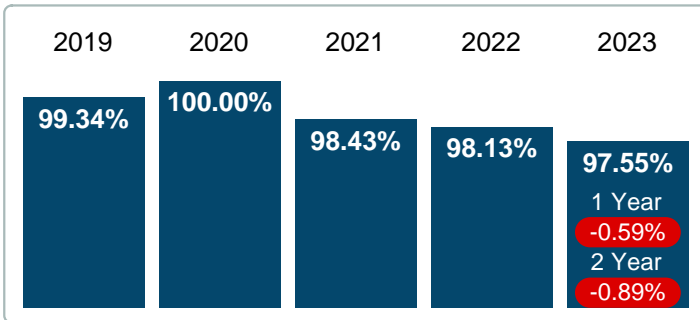
Area Delimited by County Of Muskogee - Residential Property Type



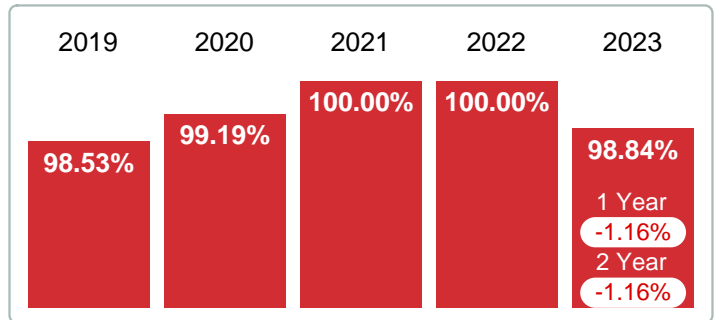
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 11, 2023 for MLS Technology Inc.

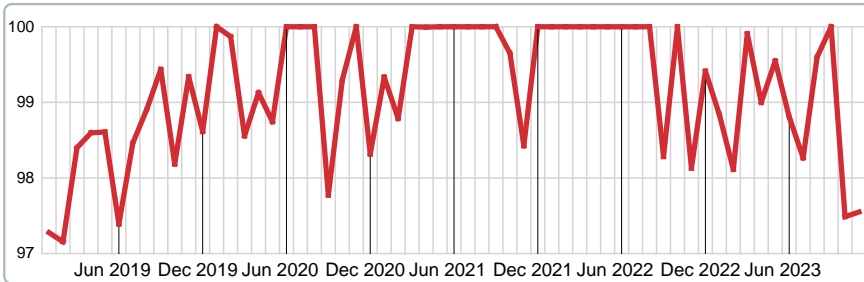
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

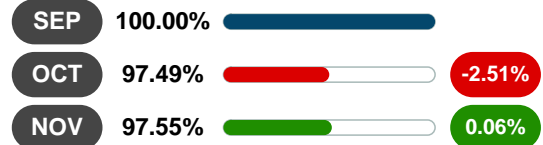


3 MONTHS

5 year NOV AVG = 98.69%

High Sep 2023 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **97.55%**
 below the 5 yr NOV average of **98.69%**



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
\$50,000 and less	3	6.12%	83.78%	83.78%	85.19%	0.00%	0.00%
\$50,001 - \$100,000	6	12.24%	90.14%	0.00%	85.84%	254.72%	0.00%
\$100,001 - \$150,000	6	12.24%	94.13%	89.15%	99.03%	81.44%	0.00%
\$150,001 - \$200,000	13	26.53%	100.00%	100.00%	99.64%	97.68%	0.00%
\$200,001 - \$275,000	10	20.41%	98.78%	0.00%	98.78%	98.11%	0.00%
\$275,001 - \$425,000	6	12.24%	99.38%	0.00%	98.50%	99.38%	103.65%
\$425,001 and up	5	10.20%	94.07%	0.00%	0.00%	96.88%	94.07%
Median Sold/List Ratio		97.55%		89.15%	97.55%	99.38%	95.66%
Total Closed Units		49	100%	3	30	12	4
Total Closed Volume		10,654,040		310.00K	5.00M	3.41M	1.93M

November 2023



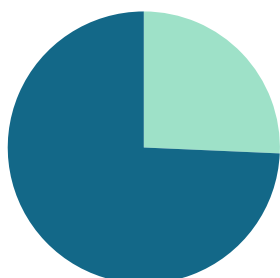
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Dec 11, 2023 for MLS Technology Inc.

INVENTORY



Inventory

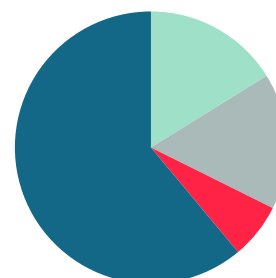
- New Listings **65 = 25.69%**
- Start Inventory **188**
- Total Inventory Units **253**
- Volume **\$60,321,964**

Market Activity

Market Activity

- Closed Sales **49 = 16.17%**
- Pending Sales **49 = 16.17%**
- Other Off Market **20 = 6.60%**
- Active Inventory **185 = 61.06%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	57	49	-14.04%	652	565	-13.34%
Pending Sales	55	49	-10.91%	668	584	-12.57%
New Listings	70	65	-7.14%	884	835	-5.54%
Median List Price	150,000	199,350	32.90%	155,000	163,900	5.74%
Median Sale Price	165,000	199,000	20.61%	157,500	162,000	2.86%
Median Percent of Selling Price to List Price	98.13%	97.55%	-0.59%	100.00%	98.84%	-1.16%
Median Days on Market to Sale	24.00	22.00	-8.33%	12.00	18.00	50.00%
Monthly Inventory	169	185	9.47%	169	185	9.47%
Months Supply of Inventory	2.86	3.57	24.95%	2.86	3.57	24.95%

Absorption: Last 12 months, an Average of **52** Sales/Month

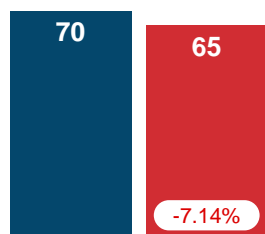
Inventory on November 30, 2023 = **185**

2022 **2023**

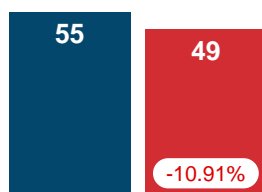
NOVEMBER MARKET

MEDIAN PRICES

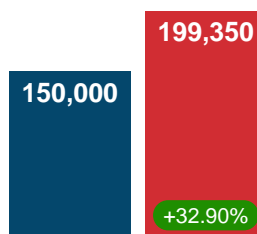
New Listings



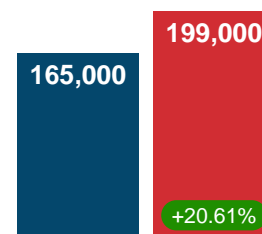
Pending Listings



List Price



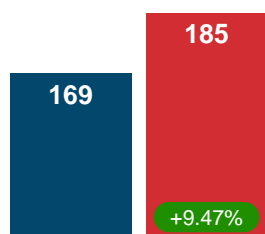
Sale Price



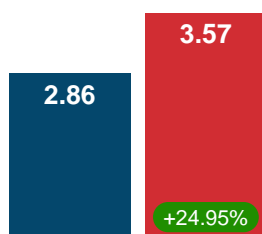
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

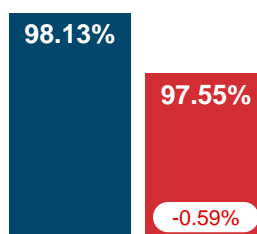
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

