

December 2023



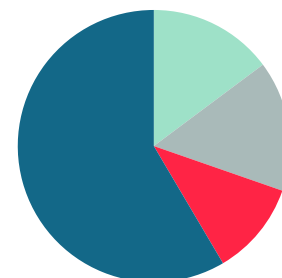
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	57	41	-28.07%
Pending Listings	42	43	2.38%
New Listings	35	43	22.86%
Average List Price	196,473	164,013	-16.52%
Average Sale Price	190,423	160,628	-15.65%
Average Percent of Selling Price to List Price	95.24%	100.18%	5.18%
Average Days on Market to Sale	44.35	44.61	0.58%
End of Month Inventory	147	162	10.20%
Months Supply of Inventory	2.49	3.21	28.94%



■ Closed (14.80%)
■ Pending (15.52%)
■ Other OffMarket (11.19%)
■ Active (58.48%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of December 31, 2023 = **162**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2023 rose **10.20%** to 162 existing homes available for sale. Over the last 12 months this area has had an average of 51 closed sales per month. This represents an unsold inventory index of **3.21** 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 **15.65%** in December 2023 to \$160,628 versus the previous year at \$190,423.

Average Days on Market Lengthens

The average number of **44.61** days that homes spent on the market before selling increased by 0.26 days or **0.58%** in December 2023 compared to last year's same month at **44.35** DOM.

Sales Success for December 2023 is Positive

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

There were 43 New Listings in December 2023, up **22.86%** from last year at 35. Furthermore, there were 41 Closed Listings this month versus last year at 57, a **-28.07%** decrease.

Closed versus Listed trends yielded a **95.3%** ratio, down from previous year's, December 2022, at **162.9%**, a **41.45%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

December 2023



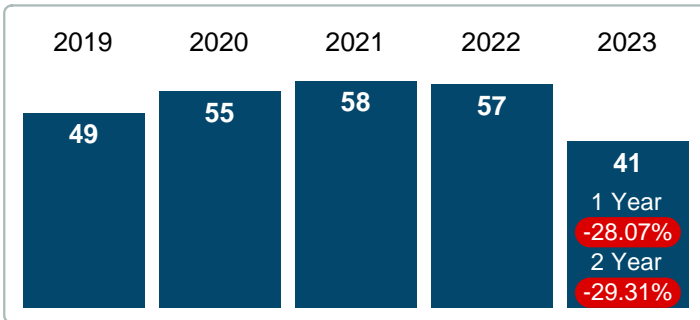
Area Delimited by County Of Muskogee - Residential Property Type



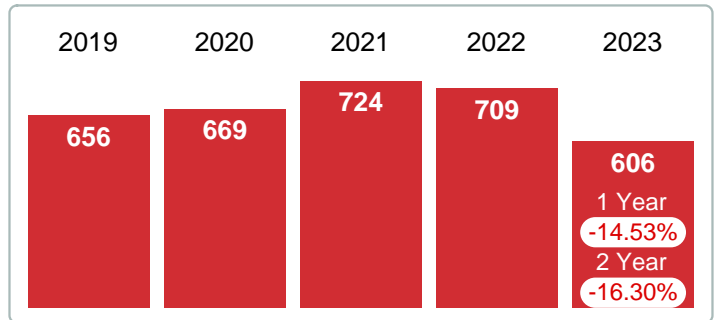
CLOSED LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

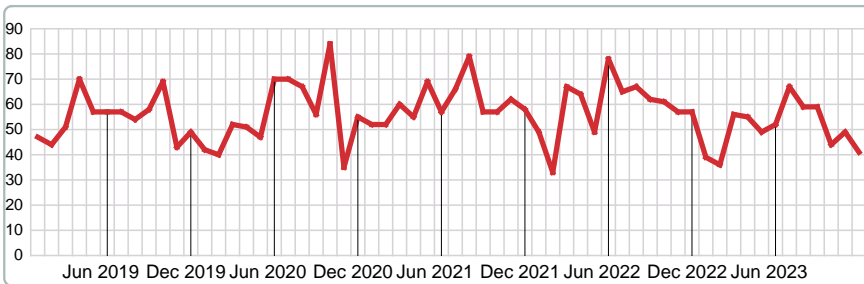
DECEMBER



YEAR TO DATE (YTD)

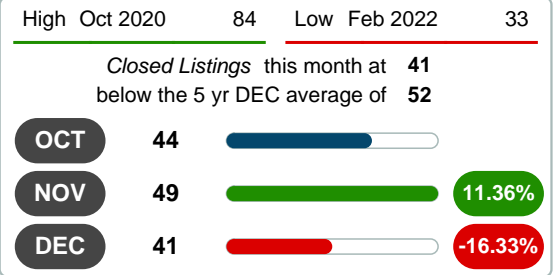


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 52



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	4.88%	7.5	1	1	0	0
\$25,001 - \$75,000	5	12.20%	38.4	1	3	1	0
\$75,001 - \$100,000	5	12.20%	58.6	1	4	0	0
\$100,001 - \$150,000	13	31.71%	24.2	4	9	0	0
\$150,001 - \$200,000	6	14.63%	89.5	0	6	0	0
\$200,001 - \$250,000	4	9.76%	16.0	0	2	2	0
\$250,001 and up	6	14.63%	69.0	0	3	2	1
Total Closed Units	41			7	28	5	1
Total Closed Volume	6,585,740	100%	44.6	673.00K	4.24M	1.33M	335.00K
Average Closed Price	\$160,628			\$96,143	\$151,598	\$266,600	\$335,000

December 2023



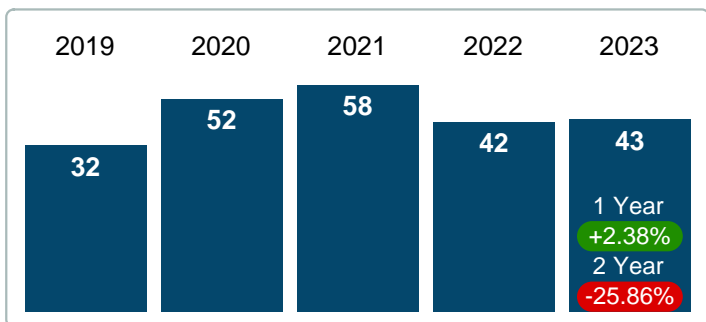
Area Delimited by County Of Muskogee - Residential Property Type



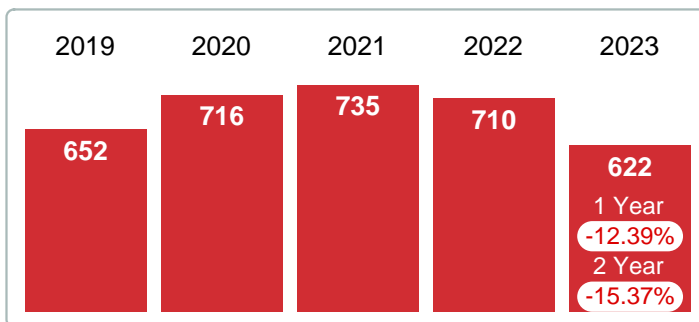
PENDING LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

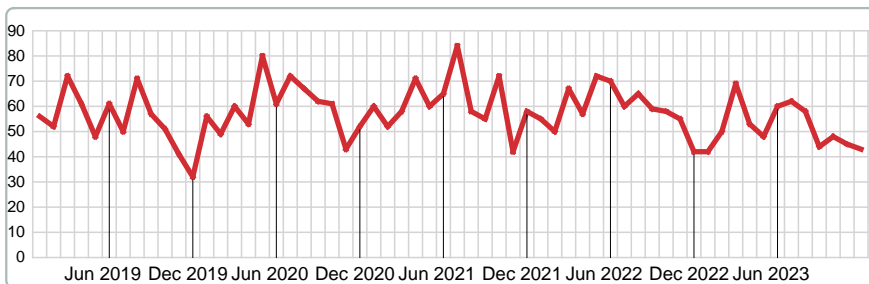
DECEMBER



YEAR TO DATE (YTD)

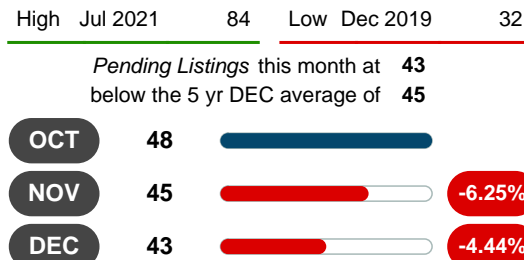


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 45



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.63%	70.8	1	4	0	0
\$50,001 - \$100,000	4	9.30%	63.3	2	2	0	0
\$100,001 - \$130,000	7	16.28%	32.4	2	5	0	0
\$130,001 - \$190,000	10	23.26%	47.6	1	9	0	0
\$190,001 - \$240,000	8	18.60%	56.9	0	4	4	0
\$240,001 - \$290,000	4	9.30%	68.8	0	4	0	0
\$290,001 and up	5	11.63%	79.8	0	1	4	0
Total Pending Units	43			6	29	8	0
Total Pending Volume	8,256,700	100%	31.3	574.30K	4.65M	3.03M	0.00B
Average Listing Price	\$94,567			\$95,717	\$160,262	\$379,350	\$0

December 2023



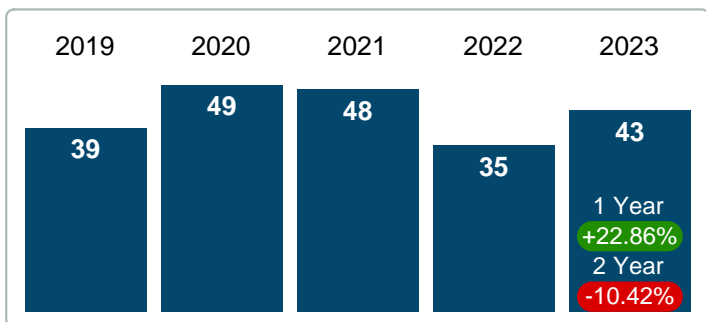
Area Delimited by County Of Muskogee - Residential Property Type



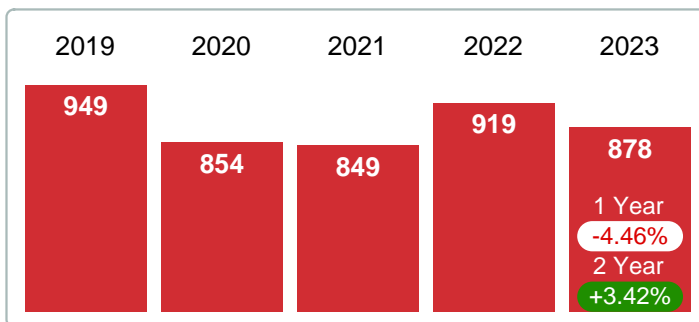
NEW LISTINGS

Report produced on Jan 11, 2024 for MLS Technology Inc.

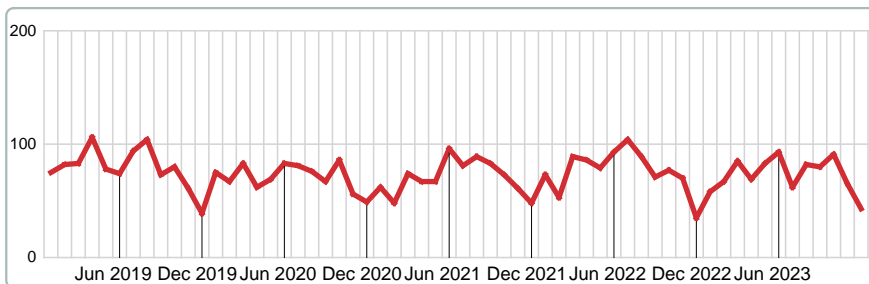
DECEMBER



YEAR TO DATE (YTD)

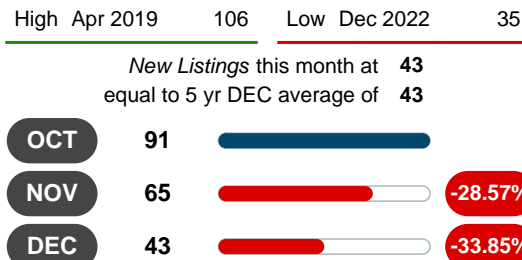


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 43



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$90,000 and less	5	11.63%	3	1	1	0
\$90,001 - \$110,000	4	9.30%	2	2	0	0
\$110,001 - \$140,000	5	11.63%	2	3	0	0
\$140,001 - \$190,000	10	23.26%	2	8	0	0
\$190,001 - \$250,000	11	25.58%	1	8	2	0
\$250,001 - \$370,000	3	6.98%	0	1	2	0
\$370,001 and up	5	11.63%	0	2	2	1
Total New Listed Units	43		10	25	7	1
Total New Listed Volume	9,049,422	100%	1.10M	5.31M	1.97M	675.00K
Average New Listed Listing Price	\$112,500		\$109,770	\$212,329	\$281,214	\$675,000

December 2023



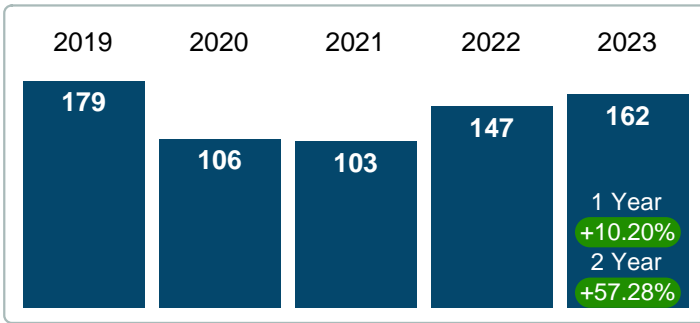
Area Delimited by County Of Muskogee - Residential Property Type



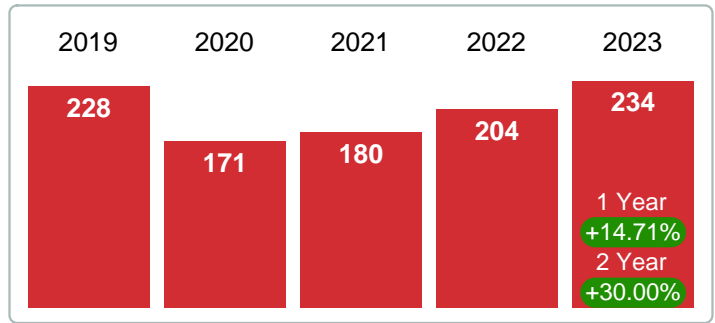
ACTIVE INVENTORY

Report produced on Jan 11, 2024 for MLS Technology Inc.

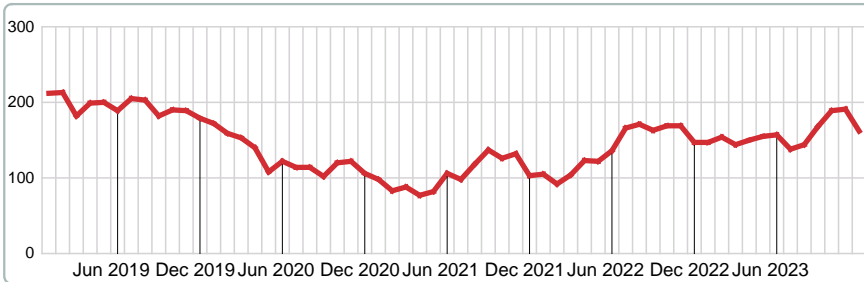
END OF DECEMBER



ACTIVE DURING DECEMBER

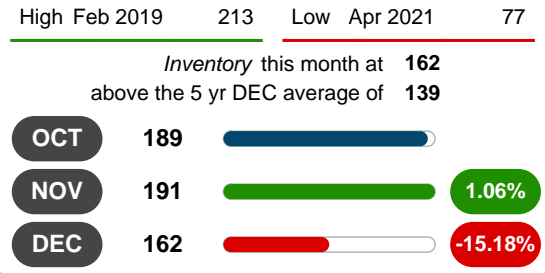


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 139



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	9.88%	66.1	8	7	1	0
\$75,001 - \$125,000	20	12.35%	88.3	4	12	3	1
\$125,001 - \$150,000	18	11.11%	111.7	4	12	2	0
\$150,001 - \$200,000	31	19.14%	76.2	2	23	6	0
\$200,001 - \$350,000	42	25.93%	79.0	3	26	12	1
\$350,001 - \$425,000	17	10.49%	80.6	0	3	12	2
\$425,001 and up	18	11.11%	76.1	0	6	8	4
Total Active Inventory by Units	162			21	89	44	8
Total Active Inventory by Volume	39,966,387	100%	81.8	2.43M	18.09M	15.30M	4.15M
Average Active Inventory Listing Price	\$246,706			\$115,557	\$203,211	\$347,819	\$518,738

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2023



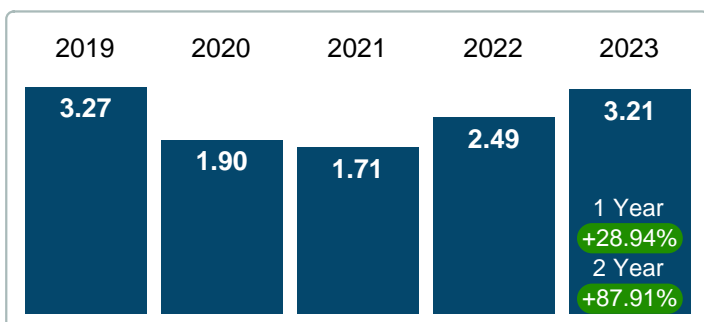
Area Delimited by County Of Muskogee - Residential Property Type



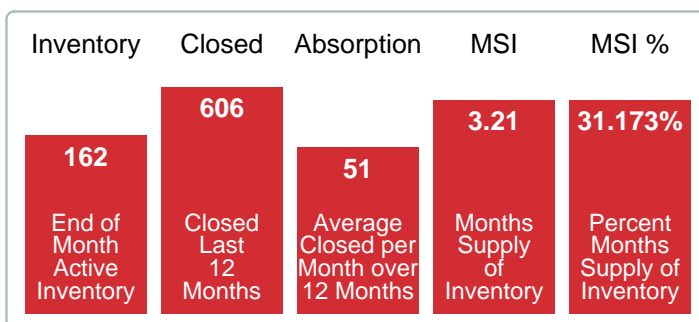
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 11, 2024 for MLS Technology Inc.

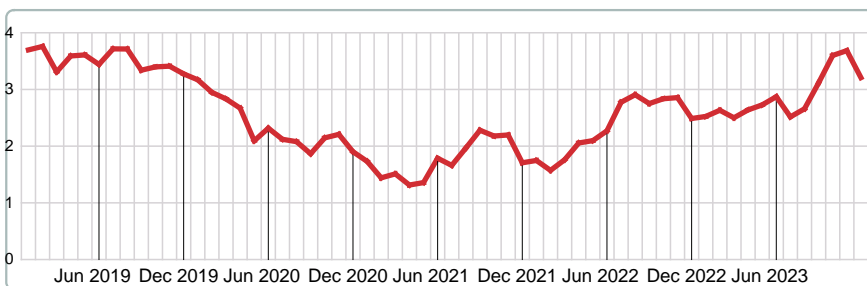
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023

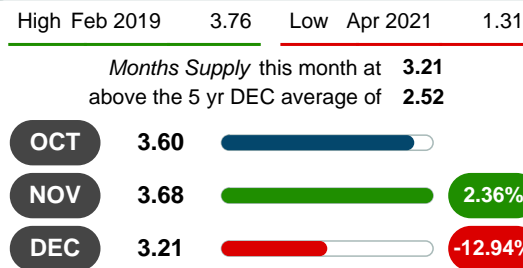


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.52



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	9.88%	1.85	2.74	1.50	0.92	0.00
\$75,001 - \$125,000	20	12.35%	2.38	1.33	2.48	5.14	0.00
\$125,001 - \$150,000	18	11.11%	2.84	6.00	2.40	3.00	0.00
\$150,001 - \$200,000	31	19.14%	2.93	8.00	2.65	3.60	0.00
\$200,001 - \$350,000	42	25.93%	3.21	12.00	3.12	3.06	1.71
\$350,001 - \$425,000	17	10.49%	9.27	0.00	5.14	12.00	8.00
\$425,001 and up	18	11.11%	11.37	0.00	18.00	13.71	6.86
Market Supply of Inventory (MSI)	3.21			2.93	2.75	4.63	5.65
Total Active Inventory by Units	162	100%	3.21	21	89	44	8

December 2023



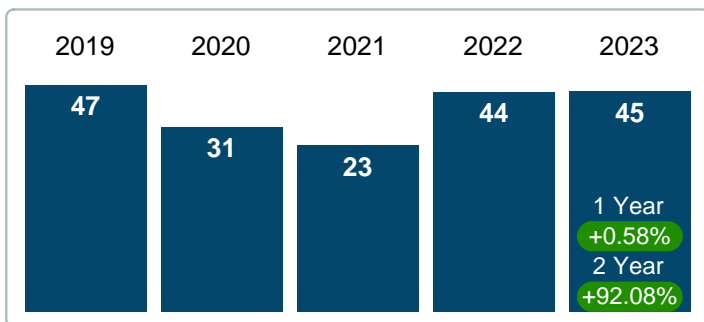
Area Delimited by County Of Muskogee - Residential Property Type



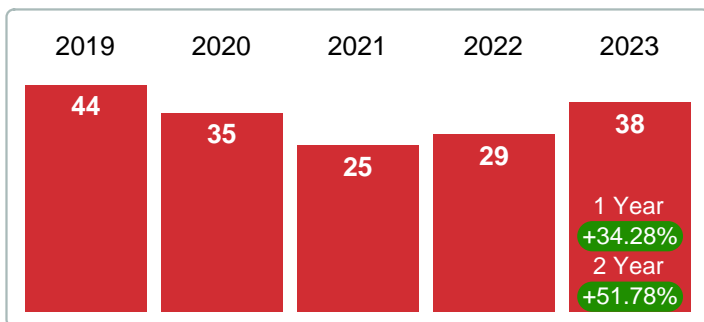
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jan 11, 2024 for MLS Technology Inc.

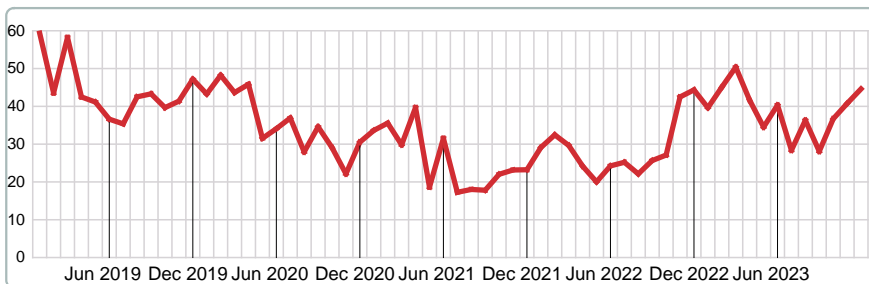
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

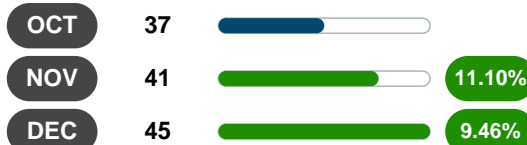


3 MONTHS

5 year DEC AVG = 38

High Jan 2019 59 Low Jul 2021 17

Average Days on Market to Sale this month at 45 above the 5 yr DEC average of 38



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	4.88%	8	9	6	0	0
\$25,001 - \$75,000	12.20%	38	10	46	43	0
\$75,001 - \$100,000	12.20%	59	71	56	0	0
\$100,001 - \$150,000	31.71%	24	24	24	0	0
\$150,001 - \$200,000	14.63%	90	0	90	0	0
\$200,001 - \$250,000	9.76%	16	0	11	22	0
\$250,001 and up	14.63%	69	0	38	78	146
Average Closed DOM		45	26	45	48	146
Total Closed Units	100%	45	7	28	5	1
Total Closed Volume		6,585,740	673.00K	4.24M	1.33M	335.00K

December 2023



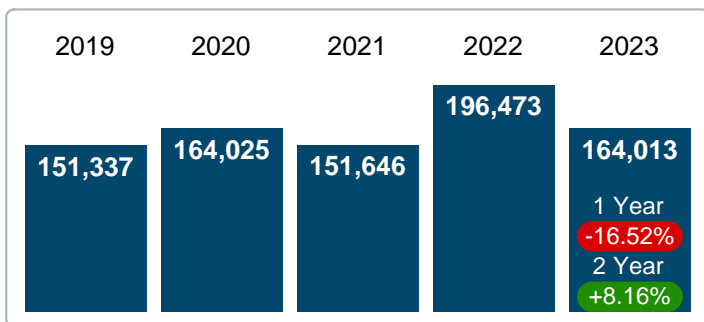
Area Delimited by County Of Muskogee - Residential Property Type



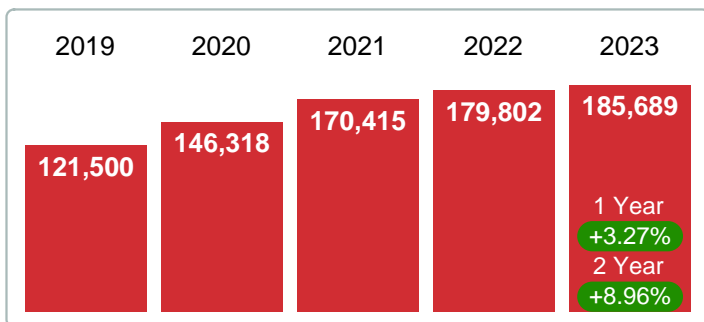
AVERAGE LIST PRICE AT CLOSING

Report produced on Jan 11, 2024 for MLS Technology Inc.

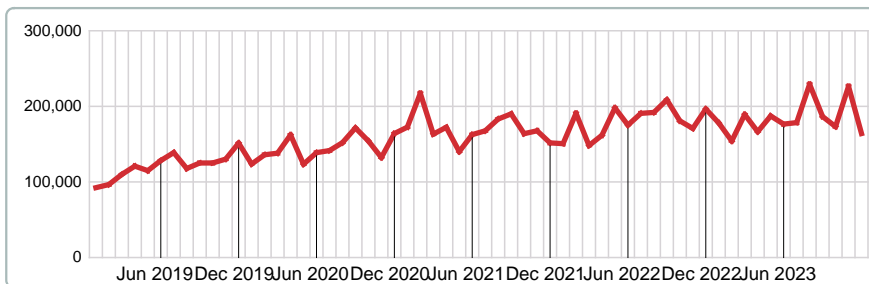
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

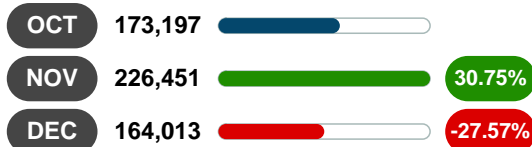


3 MONTHS

5 year DEC AVG = 165,499

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

Average List Price at Closing this month at **164,013** below the 5 yr DEC average of **165,499**



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	4.88%	18,700	19,900	17,500	0	0
\$25,001 - \$75,000	12.20%	48,900	79,000	53,167	35,000	0
\$75,001 - \$100,000	12.20%	89,600	98,000	100,250	0	0
\$100,001 - \$150,000	31.71%	133,823	120,625	130,800	0	0
\$150,001 - \$200,000	14.63%	187,205	0	187,205	0	0
\$200,001 - \$250,000	9.76%	228,475	0	227,000	229,950	0
\$250,001 and up	14.63%	369,633	0	331,433	434,250	355,000
Average List Price		164,013	97,057	154,526	272,680	355,000
Total Closed Units	100%	164,013	7	28	5	1
Total Closed Volume		6,724,530	679.40K	4.33M	1.36M	355.00K

December 2023



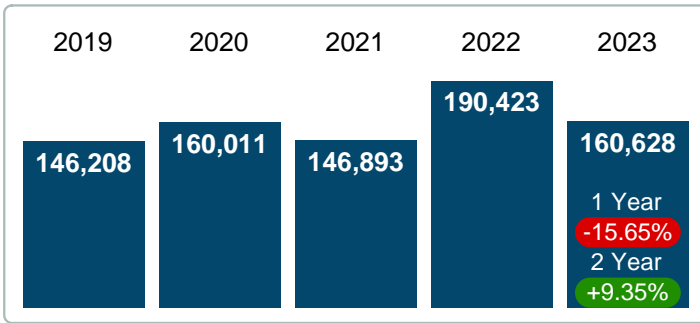
Area Delimited by County Of Muskogee - Residential Property Type



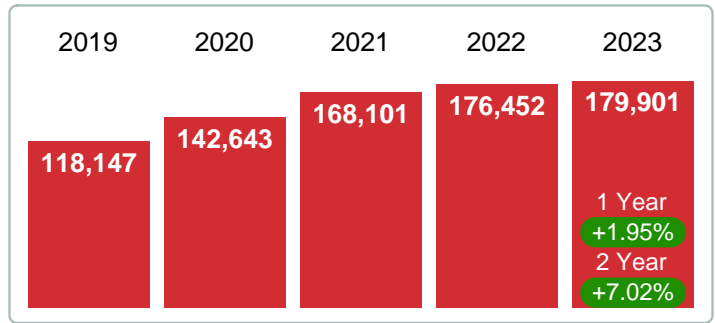
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jan 11, 2024 for MLS Technology Inc.

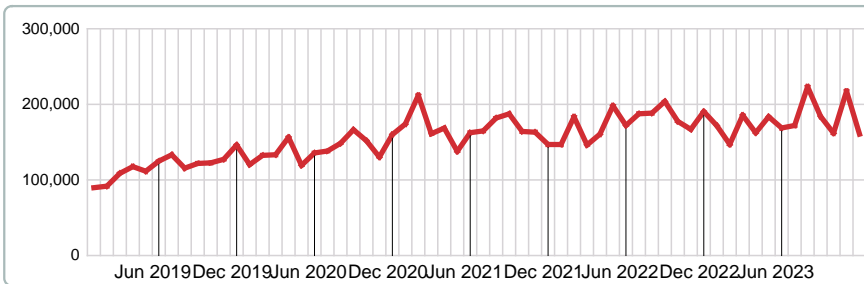
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

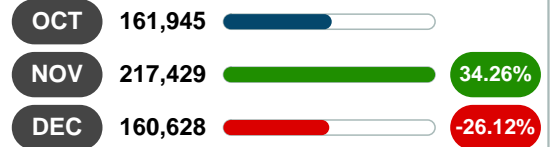


3 MONTHS

5 year DEC AVG = 160,833

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

Average Sold Price at Closing this month at **160,628** below the 5 yr DEC average of **160,833**



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	2	4.88%	20,950	19,900	22,000	0	0
\$25,001 - \$75,000	5	12.20%	44,300	75,000	38,833	30,000	0
\$75,001 - \$100,000	5	12.20%	91,300	100,000	89,125	0	0
\$100,001 - \$150,000	13	31.71%	131,469	119,525	136,778	0	0
\$150,001 - \$200,000	6	14.63%	185,540	0	185,540	0	0
\$200,001 - \$250,000	4	9.76%	224,000	0	223,000	225,000	0
\$250,001 and up	6	14.63%	357,917	0	319,833	426,500	335,000
Average Sold Price			160,628	96,143	151,598	266,600	335,000
Total Closed Units		100%	160,628	7	28	5	1
Total Closed Volume			6,585,740	673.00K	4.24M	1.33M	335.00K

December 2023



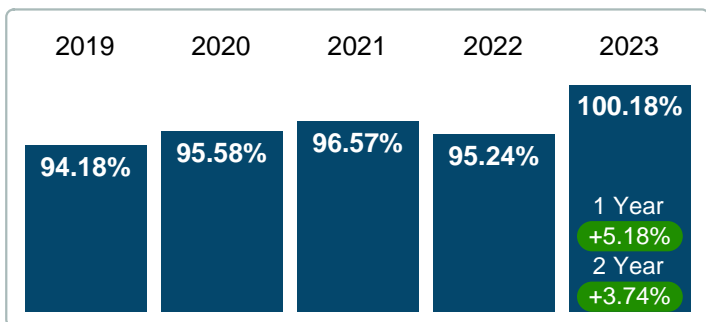
Area Delimited by County Of Muskogee - Residential Property Type



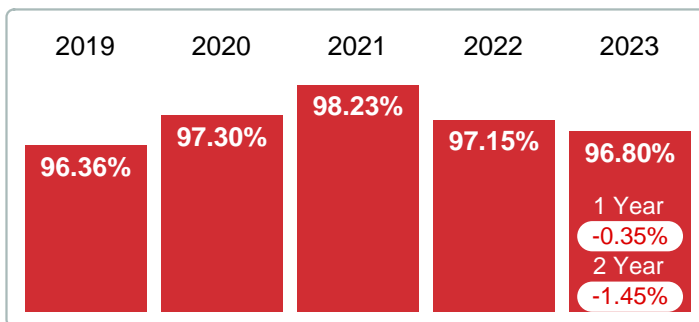
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 11, 2024 for MLS Technology Inc.

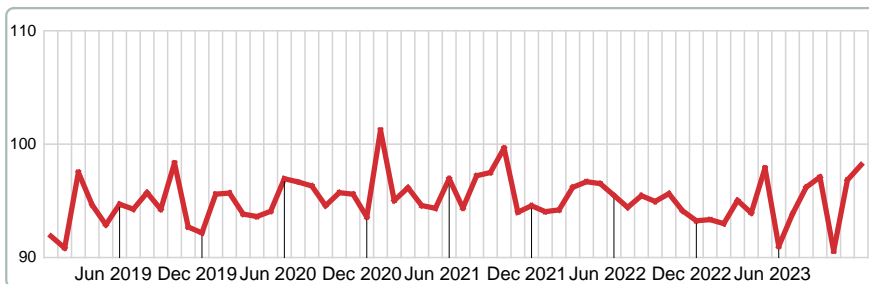
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

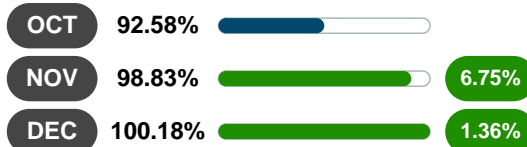


3 MONTHS

5 year DEC AVG = 96.35%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **100.18%** above the 5 yr DEC average of **96.35%**



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	4.88%	112.86%	100.00%	125.71%	0.00%	0.00%
\$25,001 - \$75,000	5	12.20%	81.12%	94.94%	74.98%	85.71%	0.00%
\$75,001 - \$100,000	5	12.20%	92.99%	102.04%	90.72%	0.00%	0.00%
\$100,001 - \$150,000	13	31.71%	111.01%	99.59%	116.08%	0.00%	0.00%
\$150,001 - \$200,000	6	14.63%	99.13%	0.00%	99.13%	0.00%	0.00%
\$200,001 - \$250,000	4	9.76%	97.97%	0.00%	98.14%	97.80%	0.00%
\$250,001 and up	6	14.63%	96.86%	0.00%	96.97%	97.93%	94.37%
Average Sold/List Ratio		100.20%		99.34%	101.44%	95.43%	94.37%
Total Closed Units		41	100%	7	28	5	1
Total Closed Volume		6,585,740		673.00K	4.24M	1.33M	335.00K

December 2023



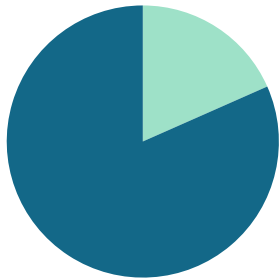
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

INVENTORY

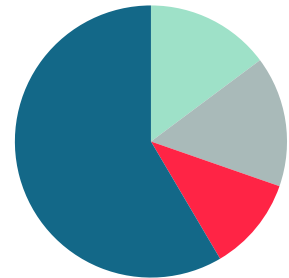


Inventory
 New Listings
43 = 18.38%
 Start Inventory
191
 Total Inventory Units
234
 Volume
\$53,923,999

Market Activity

Closed Sales
41 = 14.80%
 Pending Sales
43 = 15.52%
 Other Off Market
31 = 11.19%
 Active Inventory
162 = 58.48%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	57	41	-28.07%	709	606	-14.53%
Pending Sales	42	43	2.38%	710	622	-12.39%
New Listings	35	43	22.86%	919	878	-4.46%
Average List Price	196,473	164,013	-16.52%	179,802	185,689	3.27%
Average Sale Price	190,423	160,628	-15.65%	176,452	179,901	1.95%
Average Percent of Selling Price to List Price	95.24%	100.18%	5.18%	97.15%	96.80%	-0.35%
Average Days on Market to Sale	44.35	44.61	0.58%	28.52	38.30	34.28%
Monthly Inventory	147	162	10.20%	147	162	10.20%
Months Supply of Inventory	2.49	3.21	28.94%	2.49	3.21	28.94%

Absorption: Last 12 months, an Average of **51** Sales/Month

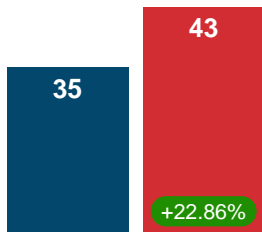
Inventory on December 31, 2023 = **162**

2022 **2023**

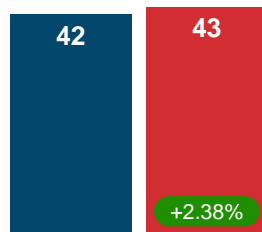
DECEMBER MARKET

AVERAGE PRICES

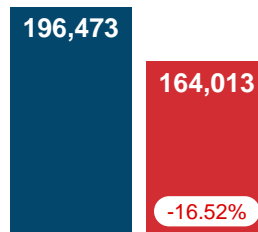
New Listings



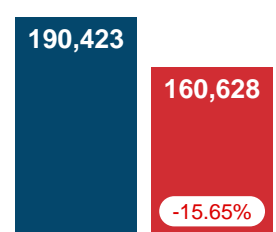
Pending Listings



List Price



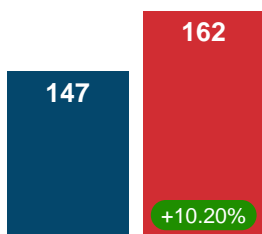
Sale Price



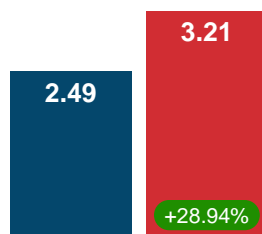
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

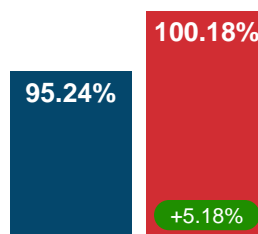
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

