

December 2023



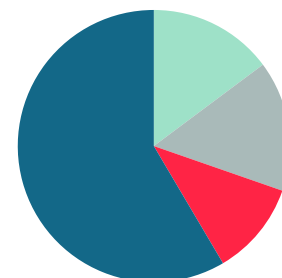
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	155,000	145,000	-6.45%
Median Sale Price	150,000	140,000	-6.67%
Median Percent of Selling Price to List Price	99.41%	97.94%	-1.48%
Median Days on Market to Sale	23.00	32.00	39.13%
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.

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 **6.67%** in December 2023 to \$140,000 versus the previous year at \$150,000.

Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 9.00 days or **39.13%** in December 2023 compared to last year's same month at **23.00** DOM.

Sales Success for December 2023 is Positive

Overall, with Median 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.

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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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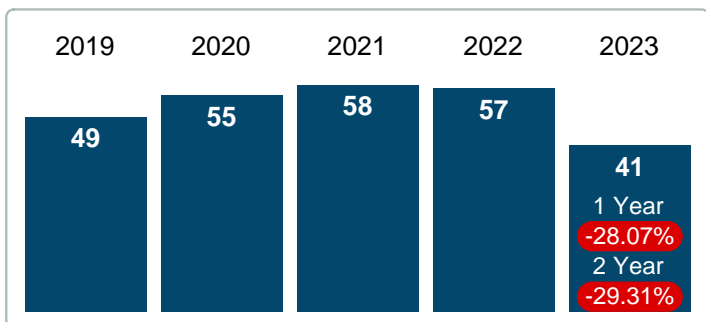
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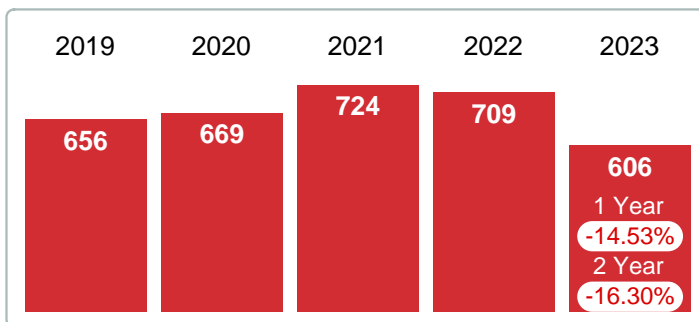
CLOSED LISTINGS

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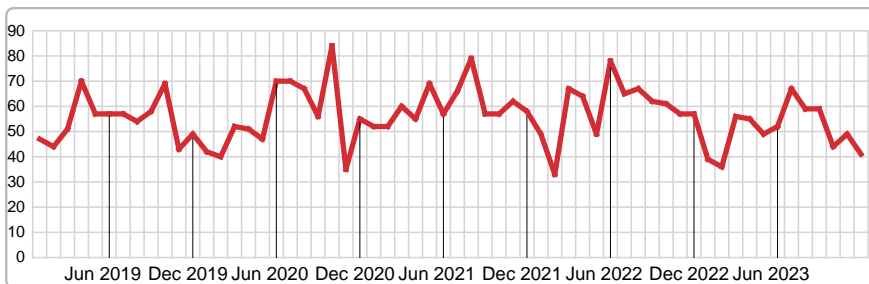
DECEMBER



YEAR TO DATE (YTD)

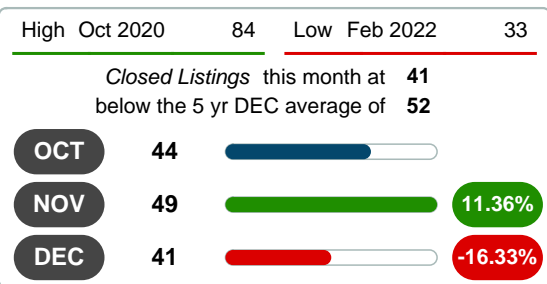


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 52



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	3	7.32%	9.0	1	1	1	0
\$30,001 - \$90,000	7	17.07%	32.0	1	6	0	0
\$90,001 - \$120,000	6	14.63%	35.5	4	2	0	0
\$120,001 - \$160,000	9	21.95%	18.0	1	8	0	0
\$160,001 - \$200,000	6	14.63%	95.0	0	6	0	0
\$200,001 - \$260,000	5	12.20%	13.0	0	3	2	0
\$260,001 and up	5	12.20%	50.0	0	2	2	1
Total Closed Units	41			7	28	5	1
Total Closed Volume	6,585,740	100%	32.0	673.00K	4.24M	1.33M	335.00K
Median Closed Price	\$140,000			\$100,600	\$141,000	\$235,000	\$335,000

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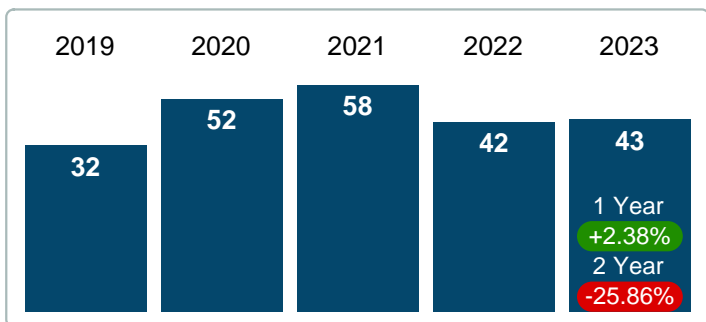
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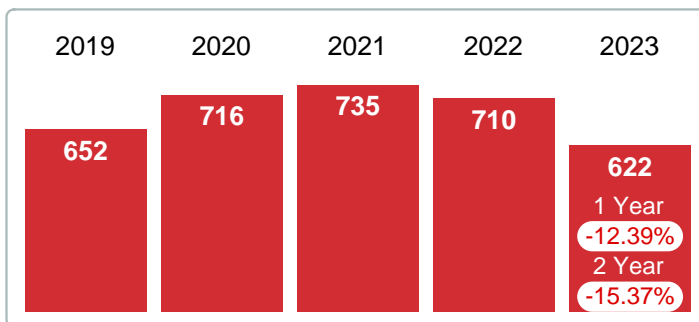
PENDING LISTINGS

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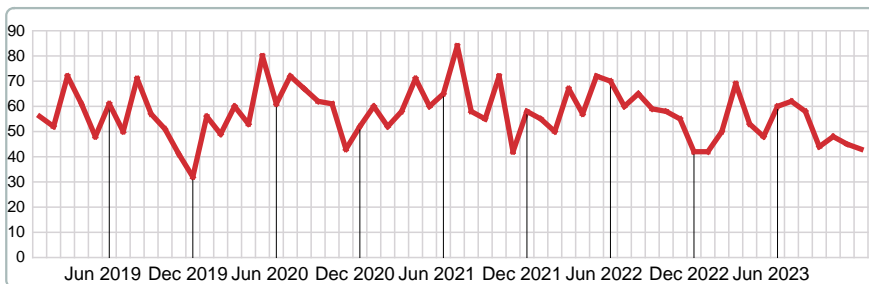
DECEMBER



YEAR TO DATE (YTD)

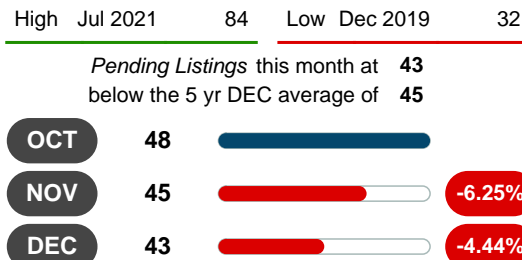


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 45



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.63%	48.0	1	4	0	0
\$50,001 - \$100,000	4	9.30%	64.5	2	2	0	0
\$100,001 - \$125,000	4	9.30%	6.0	2	2	0	0
\$125,001 - \$175,000	11	25.58%	29.0	1	10	0	0
\$175,001 - \$225,000	6	13.95%	36.0	0	4	2	0
\$225,001 - \$275,000	6	13.95%	39.0	0	4	2	0
\$275,001 and up	7	16.28%	85.0	0	3	4	0
Total Pending Units	43			6	29	8	0
Total Pending Volume	8,256,700	100%	53.0	574.30K	4.65M	3.03M	0.00B
Median Listing Price	\$162,500			\$103,250	\$159,900	\$284,700	\$0

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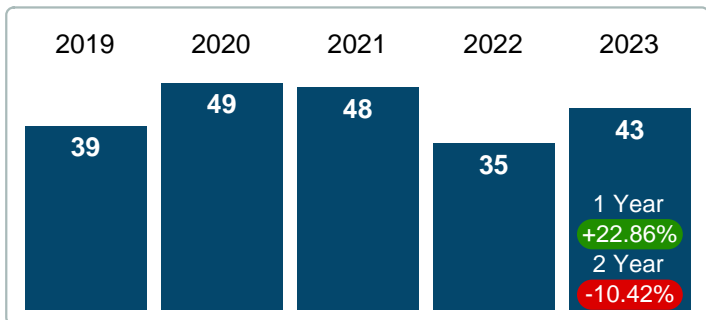
Area Delimited by County Of Muskogee - Residential Property Type



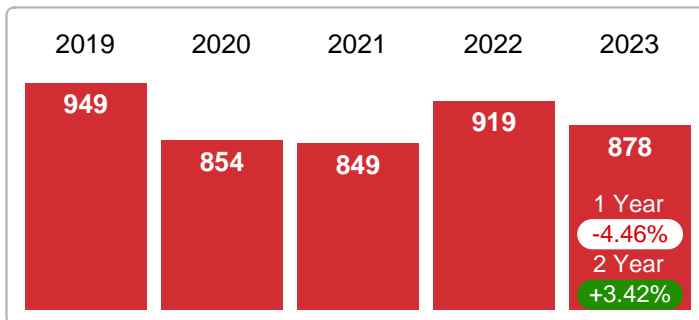
NEW LISTINGS

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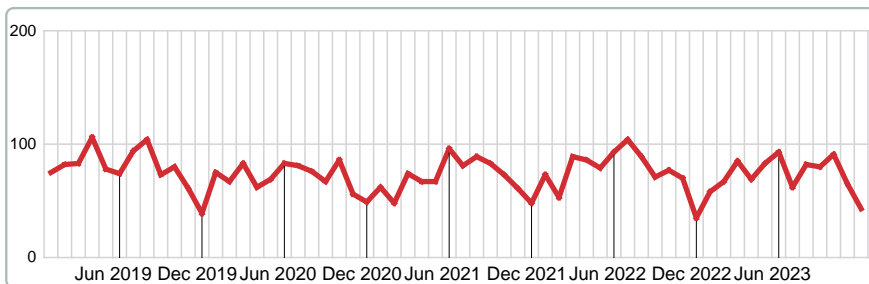
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 43

High Apr 2019 106 Low Dec 2022 35

New Listings this month at 43
equal to 5 yr DEC average of 43



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	2	4.65%	2	0	0	0
\$75,001 - \$100,000	6	13.95%	3	2	1	0
\$100,001 - \$125,000	3	6.98%	1	2	0	0
\$125,001 - \$175,000	10	23.26%	3	7	0	0
\$175,001 - \$250,000	14	32.56%	1	11	2	0
\$250,001 - \$350,000	1	2.33%	0	1	0	0
\$350,001 and up	7	16.28%	0	2	4	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
Median New Listed Listing Price	\$179,000		\$107,400	\$179,900	\$354,000	\$675,000

December 2023



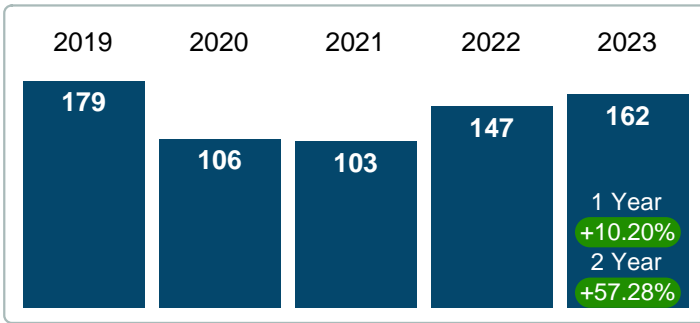
Area Delimited by County Of Muskogee - Residential Property Type



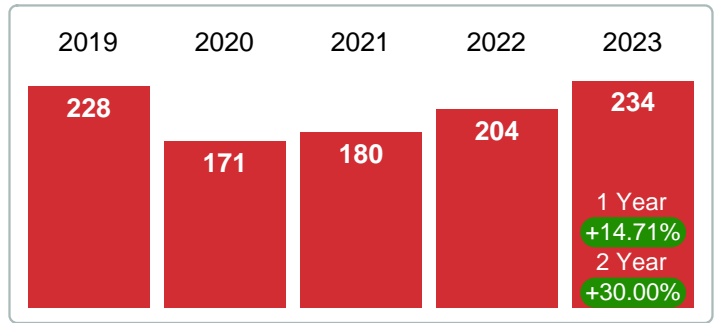
ACTIVE INVENTORY

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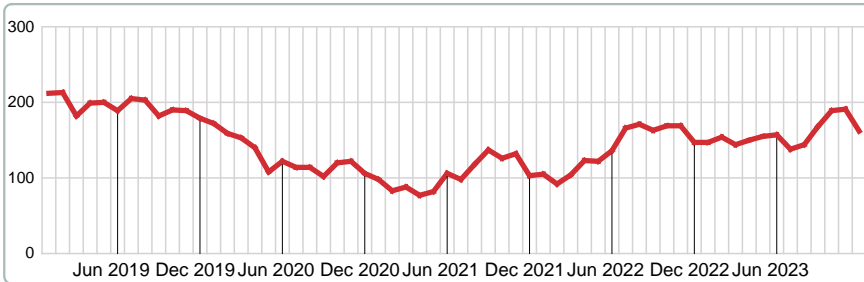
END OF DECEMBER



ACTIVE DURING DECEMBER

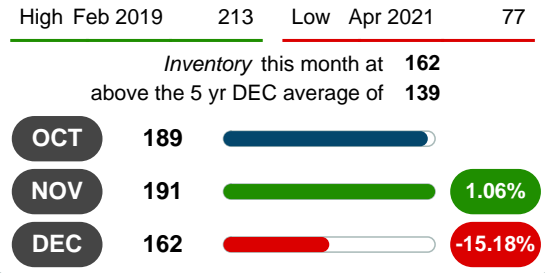


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 139



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	16	9.88%	72.5	8	7	1	0
\$75,001 - \$125,000	20	12.35%	71.5	4	12	3	1
\$125,001 - \$150,000	18	11.11%	98.5	4	12	2	0
\$150,001 - \$200,000	31	19.14%	69.0	2	23	6	0
\$200,001 - \$350,000	42	25.93%	79.0	3	26	12	1
\$350,001 - \$425,000	17	10.49%	86.0	0	3	12	2
\$425,001 and up	18	11.11%	76.5	0	6	8	4
Total Active Inventory by Units	162			21	89	44	8
Total Active Inventory by Volume	39,966,387	100%	77.0	2.43M	18.09M	15.30M	4.15M
Median Active Inventory Listing Price	\$198,495			\$99,900	\$184,990	\$330,000	\$440,000

December 2023



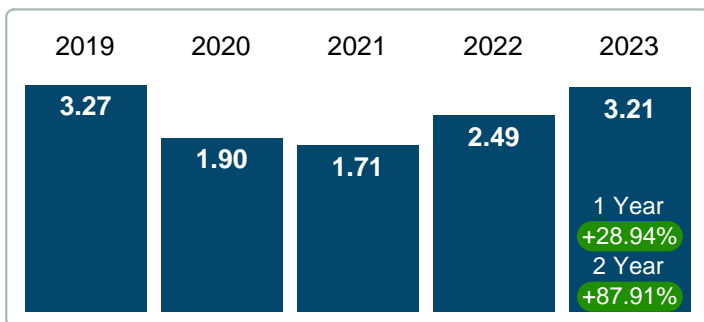
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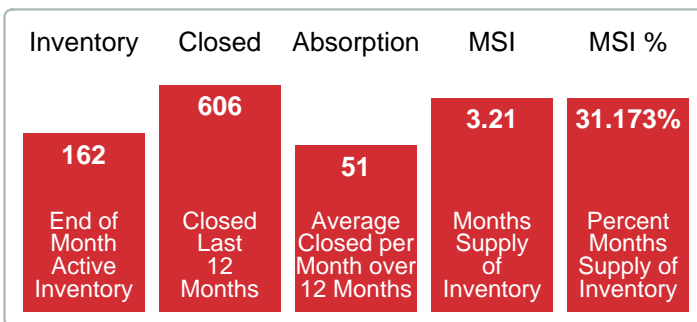
MONTHS SUPPLY of INVENTORY (MSI)

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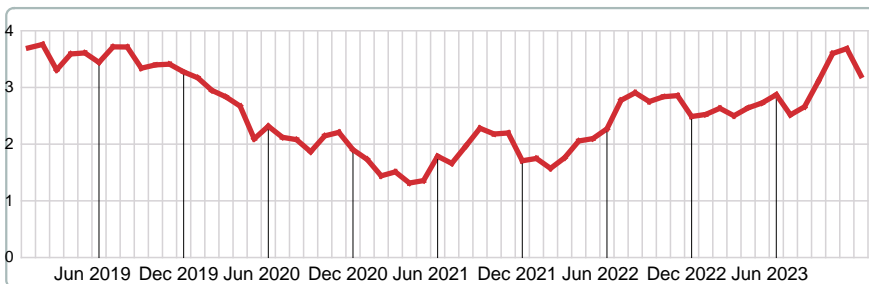
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023

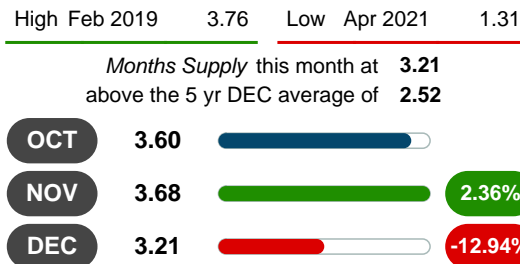


5 YEAR MARKET ACTIVITY TRENDS



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



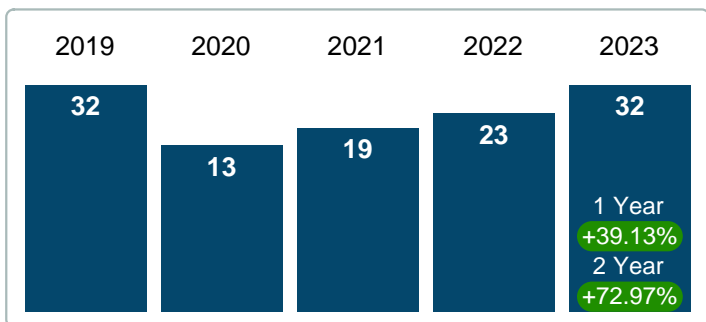
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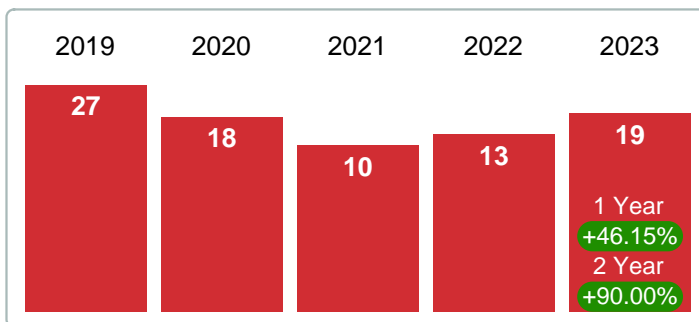
MEDIAN DAYS ON MARKET TO SALE

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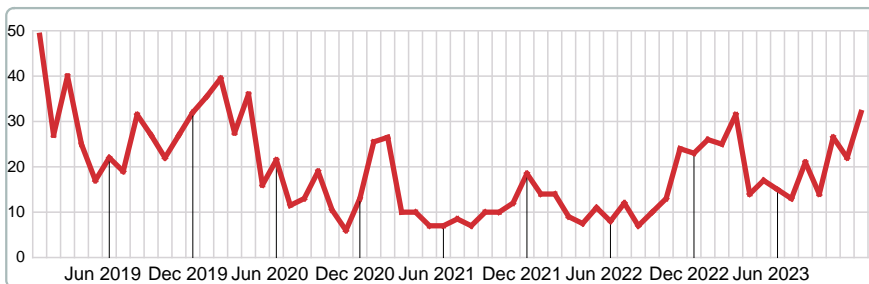
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 24

High Jan 2019 49 Low Nov 2020 6

Median Days on Market to Sale this month at 32 above the 5 yr DEC average of 24

- OCT 27 ▬
- NOV 22 ▬ -16.98%
- DEC 32 ▬ 45.45%

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
\$30,000 and less	7.32%	9	9	6	43	0
\$30,001 - \$90,000	17.07%	32	10	36	0	0
\$90,001 - \$120,000	14.63%	36	36	95	0	0
\$120,001 - \$160,000	21.95%	18	18	16	0	0
\$160,001 - \$200,000	14.63%	95	0	95	0	0
\$200,001 - \$260,000	12.20%	13	0	13	22	0
\$260,001 and up	12.20%	50	0	18	78	146
Median Closed DOM		32	18	31	43	146
Total Closed Units	100%	41	7	28	5	1
Total Closed Volume		6,585,740	673.00K	4.24M	1.33M	335.00K

December 2023



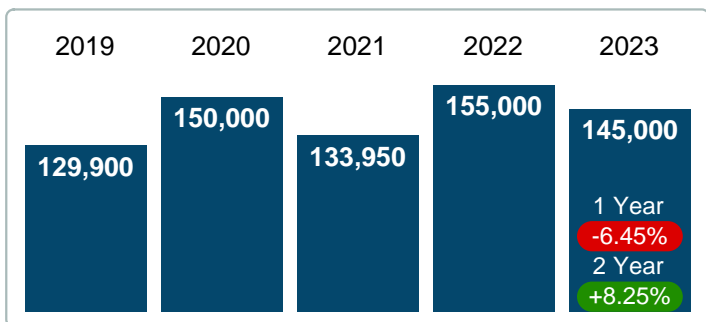
Area Delimited by County Of Muskogee - Residential Property Type



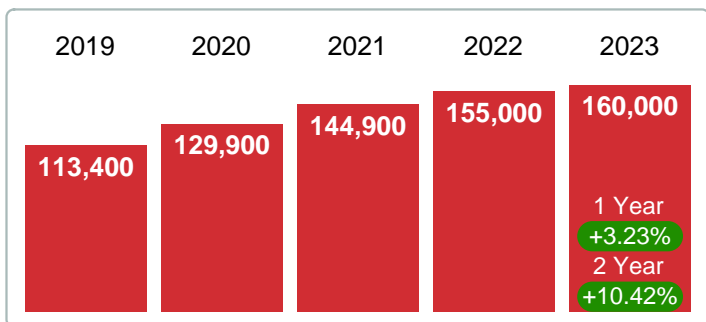
MEDIAN LIST PRICE AT CLOSING

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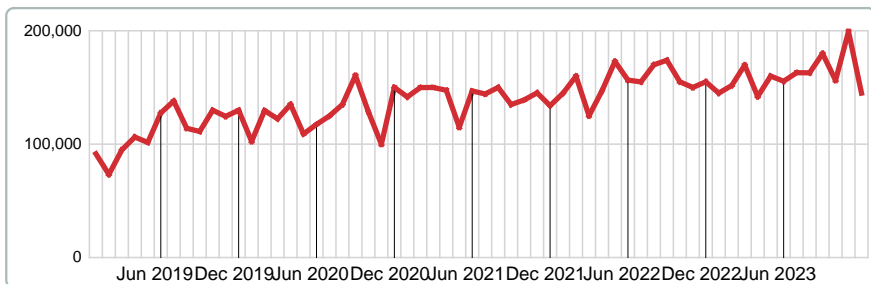
DECEMBER



YEAR TO DATE (YTD)

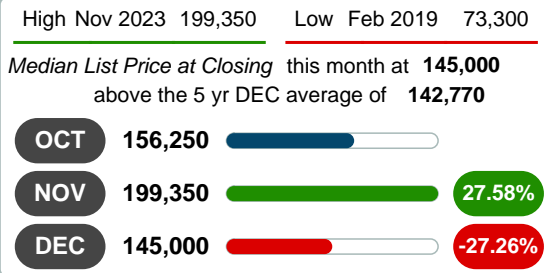


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 142,770



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
\$30,000 and less	4.88%	18,700	19,900	17,500	0	0
\$30,001 - \$90,000	17.07%	55,000	79,000	55,000	35,000	0
\$90,001 - \$120,000	14.63%	101,500	98,000	105,000	0	0
\$120,001 - \$160,000	24.39%	141,500	136,250	146,500	0	0
\$160,001 - \$200,000	14.63%	186,995	0	186,995	0	0
\$200,001 - \$260,000	9.76%	229,950	0	227,000	229,950	0
\$260,001 and up	14.63%	347,250	0	269,900	434,250	355,000
Median List Price		145,000	98,000	148,950	234,900	355,000
Total Closed Units	100%	145,000	7	28	5	1
Total Closed Volume		6,724,530	679.40K	4.33M	1.36M	355.00K

December 2023



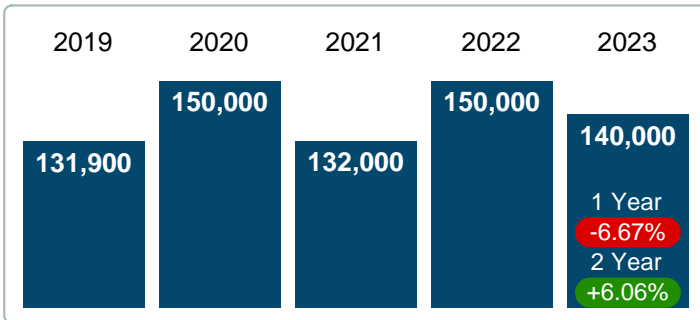
Area Delimited by County Of Muskogee - Residential Property Type



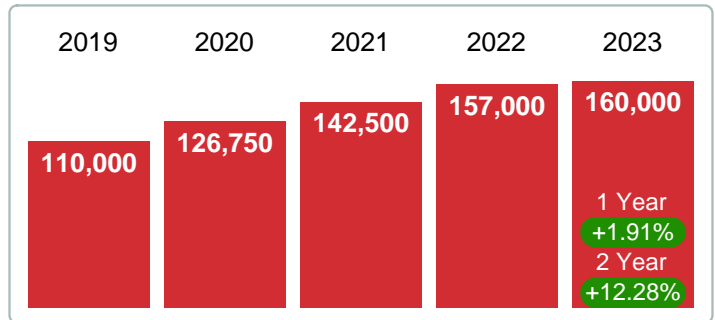
MEDIAN SOLD PRICE AT CLOSING

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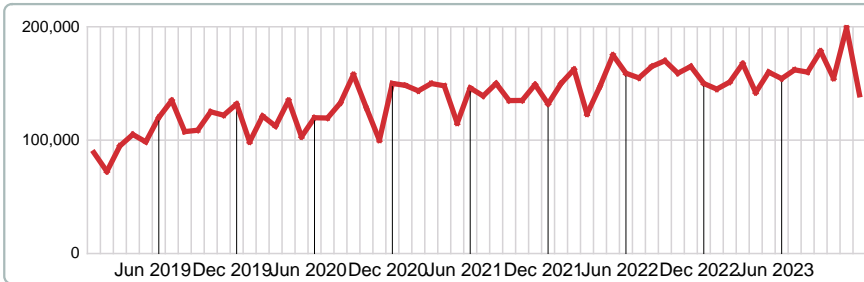
DECEMBER



YEAR TO DATE (YTD)

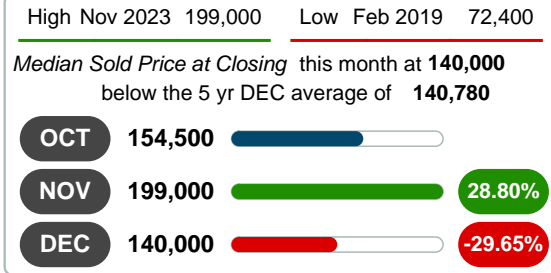


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 140,780



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
\$30,000 and less	7.32%	22,000	19,900	22,000	30,000	0
\$30,001 - \$90,000	17.07%	75,000	75,000	66,250	0	0
\$90,001 - \$120,000	14.63%	107,800	107,800	106,500	0	0
\$120,001 - \$160,000	21.95%	140,000	142,500	138,500	0	0
\$160,001 - \$200,000	14.63%	188,245	0	188,245	0	0
\$200,001 - \$260,000	12.20%	235,000	0	239,000	225,000	0
\$260,001 and up	12.20%	335,000	0	349,750	426,500	335,000
Median Sold Price		140,000	100,600	141,000	235,000	335,000
Total Closed Units	100%	140,000	7	28	5	1
Total Closed Volume		6,585,740	673.00K	4.24M	1.33M	335.00K

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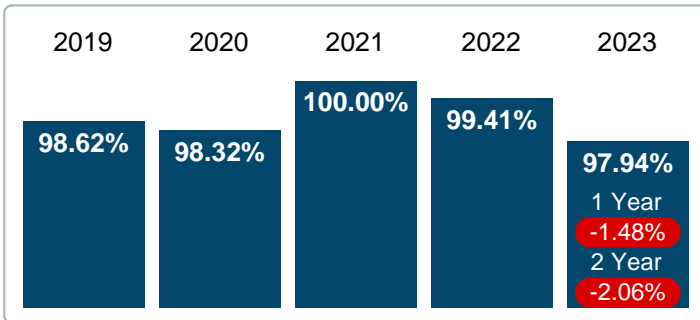
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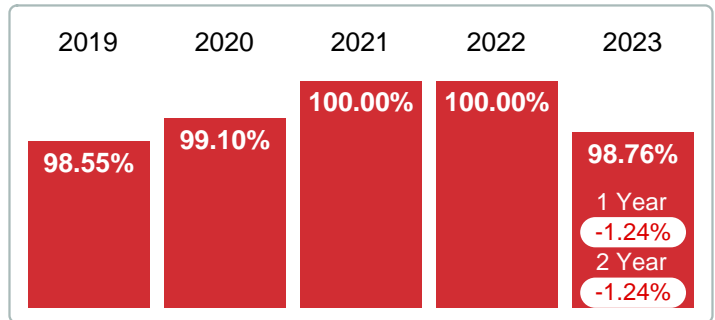
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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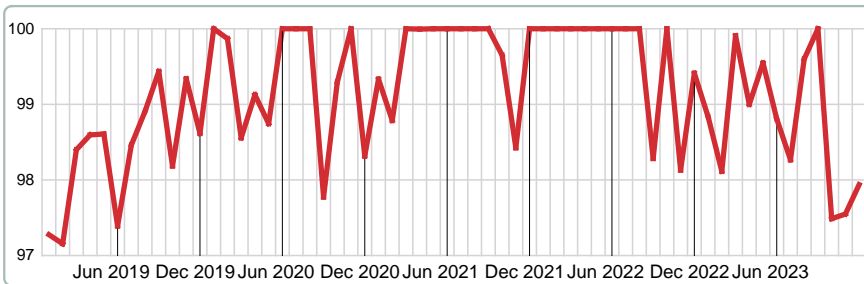
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

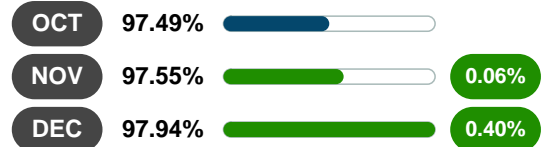


3 MONTHS

5 year DEC AVG = 98.86%

High Sep 2023 100.00% Low Feb 2019 97.16%

Median Sold/List Ratio this month at **97.94%**
below the 5 yr DEC average of **98.86%**



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
\$30,000 and less	3	7.32%	100.00%	100.00%	125.71%	85.71%	0.00%
\$30,001 - \$90,000	7	17.07%	85.71%	94.94%	84.11%	0.00%	0.00%
\$90,001 - \$120,000	6	14.63%	98.97%	101.02%	96.36%	0.00%	0.00%
\$120,001 - \$160,000	9	21.95%	100.00%	103.26%	99.03%	0.00%	0.00%
\$160,001 - \$200,000	6	14.63%	100.00%	0.00%	100.00%	0.00%	0.00%
\$200,001 - \$260,000	5	12.20%	96.33%	0.00%	96.33%	97.80%	0.00%
\$260,001 and up	5	12.20%	96.61%	0.00%	97.29%	97.93%	94.37%
Median Sold/List Ratio		97.94%		100.00%	97.14%	96.61%	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



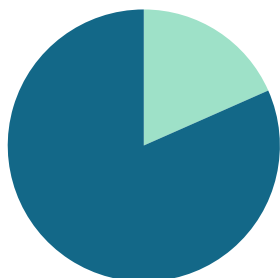
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

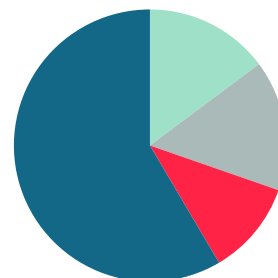


Inventory
 New Listings
43 = 18.38%
 Start Inventory
191
 Total Inventory Units
234
 Volume
\$53,923,999

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%
Median List Price	155,000	145,000	-6.45%	155,000	160,000	3.23%
Median Sale Price	150,000	140,000	-6.67%	157,000	160,000	1.91%
Median Percent of Selling Price to List Price	99.41%	97.94%	-1.48%	100.00%	98.76%	-1.24%
Median Days on Market to Sale	23.00	32.00	39.13%	13.00	19.00	46.15%
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

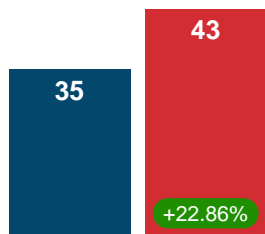
Inventory on December 31, 2023 = **162**

2022 **2023**

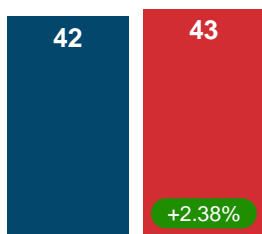
DECEMBER MARKET

MEDIAN PRICES

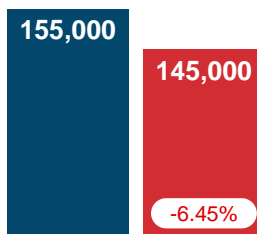
New Listings



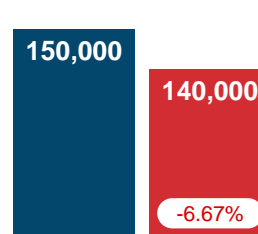
Pending Listings



List Price



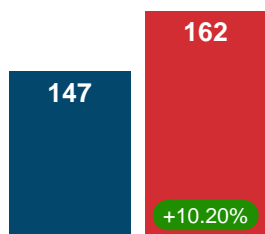
Sale Price



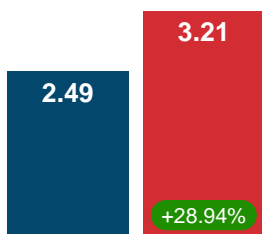
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

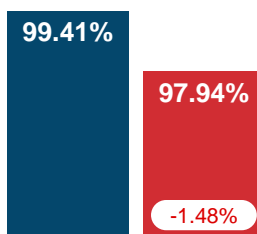
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

