

January 2024



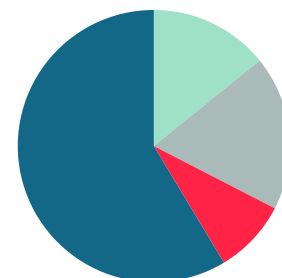
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	39	37	-5.13%
Pending Listings	42	48	14.29%
New Listings	58	61	5.17%
Median List Price	145,000	162,500	12.07%
Median Sale Price	145,000	159,900	10.28%
Median Percent of Selling Price to List Price	98.84%	99.33%	0.50%
Median Days on Market to Sale	26.00	30.00	15.38%
End of Month Inventory	147	153	4.08%
Months Supply of Inventory	2.52	3.04	20.45%



■ Closed (14.18%)
■ Pending (18.39%)
■ Other OffMarket (8.81%)
■ Active (58.62%)

Absorption: Last 12 months, an Average of **50** Sales/Month
Active Inventory as of January 31, 2024 = **153**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **4.08%** to 153 existing homes available for sale. Over the last 12 months this area has had an average of 50 closed sales per month. This represents an unsold inventory index of **3.04** 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 **10.28%** in January 2024 to \$159,900 versus the previous year at \$145,000.

Median Days on Market Lengthens

The median number of **30.00** days that homes spent on the market before selling increased by 4.00 days or **15.38%** in January 2024 compared to last year's same month at **26.00** DOM.

Sales Success for January 2024 is Positive

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

There were 61 New Listings in January 2024, up **5.17%** from last year at 58. Furthermore, there were 37 Closed Listings this month versus last year at 39, a **-5.13%** decrease.

Closed versus Listed trends yielded a **60.7%** ratio, down from previous year's, January 2023, at **67.2%**, a **9.79%** 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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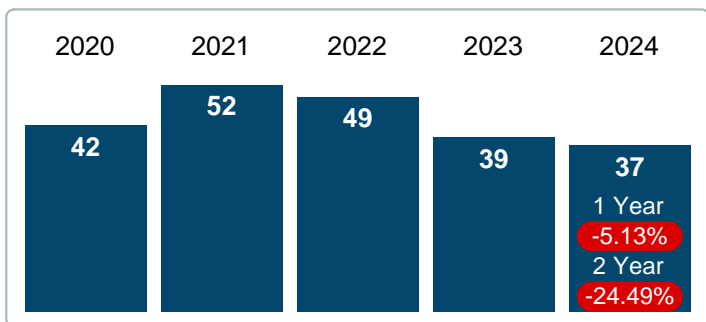
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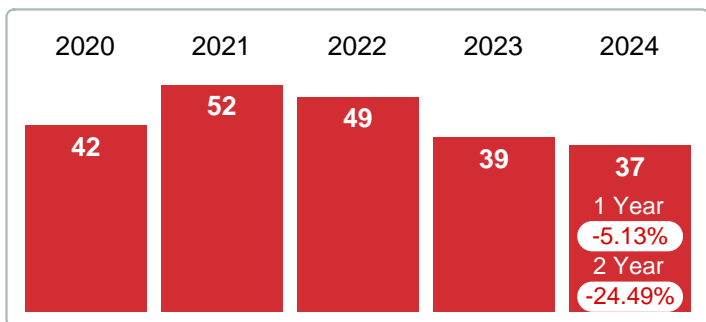
CLOSED LISTINGS

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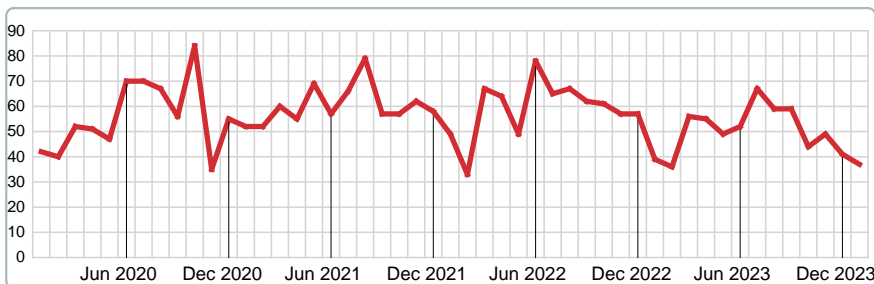
JANUARY



YEAR TO DATE (YTD)

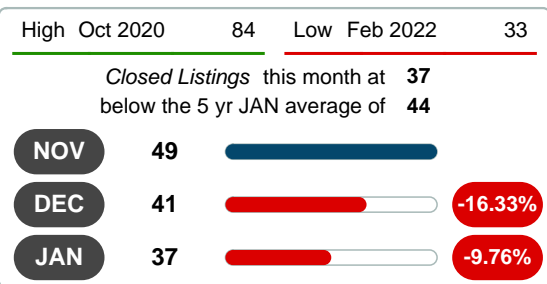


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 44



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	3	8.11%	73.0	1	2	0	0
\$25,001 - \$50,000	4	10.81%	36.0	3	1	0	0
\$50,001 - \$125,000	6	16.22%	34.0	1	4	1	0
\$125,001 - \$200,000	12	32.43%	14.5	1	9	2	0
\$200,001 - \$225,000	3	8.11%	30.0	0	3	0	0
\$225,001 - \$350,000	6	16.22%	38.0	0	1	4	1
\$350,001 and up	3	8.11%	73.0	0	0	3	0
Total Closed Units	37			6	20	10	1
Total Closed Volume	6,740,800	100%	30.0	306.90K	2.81M	3.28M	350.00K
Median Closed Price	\$159,900			\$29,000	\$141,500	\$245,000	\$350,000

January 2024



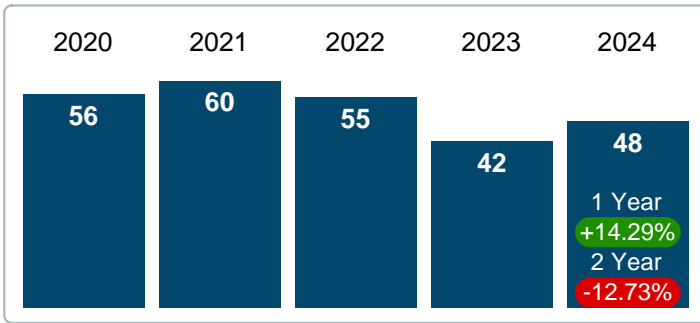
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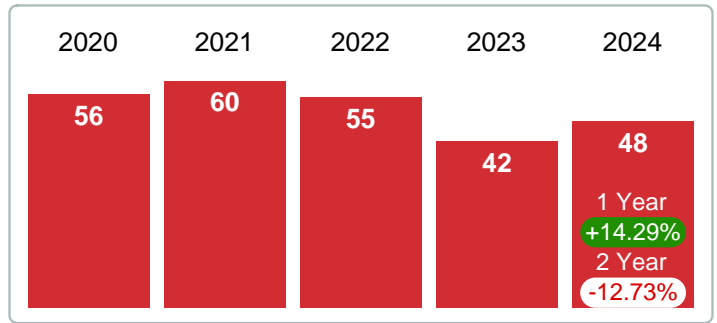
PENDING LISTINGS

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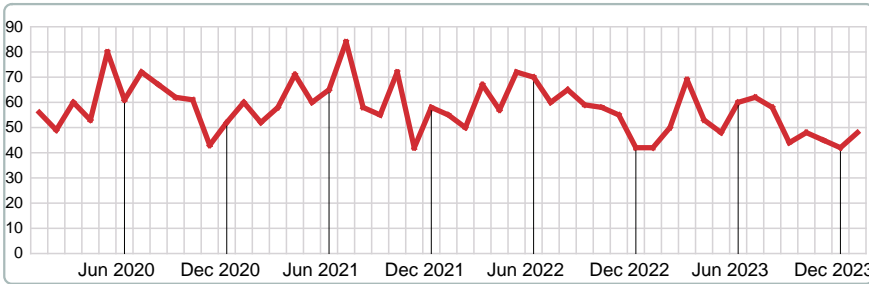
JANUARY



YEAR TO DATE (YTD)

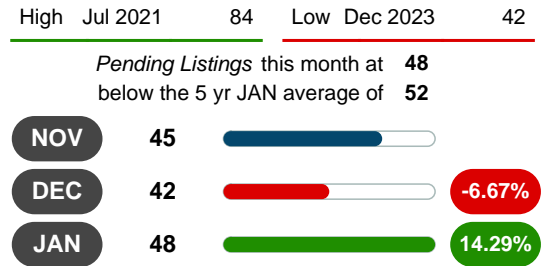


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 52



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	3	6.25%	33.0	1	2	0	0
\$50,001 - \$100,000	6	12.50%	20.0	2	3	1	0
\$100,001 - \$150,000	10	20.83%	94.0	1	9	0	0
\$150,001 - \$175,000	8	16.67%	48.5	0	7	1	0
\$175,001 - \$250,000	11	22.92%	61.0	1	6	4	0
\$250,001 - \$325,000	5	10.42%	56.0	0	3	2	0
\$325,001 and up	5	10.42%	32.0	0	1	4	0
Total Pending Units	48			5	31	12	0
Total Pending Volume	8,874,828	100%	54.0	596.00K	5.05M	3.23M	0.00B
Median Listing Price	\$160,000			\$99,900	\$159,000	\$272,500	\$0

January 2024



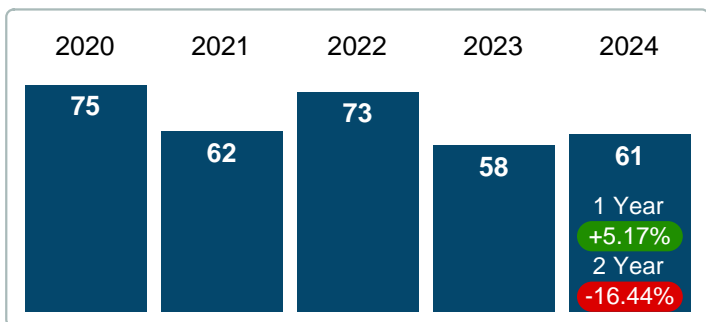
Area Delimited by County Of Muskogee - Residential Property Type



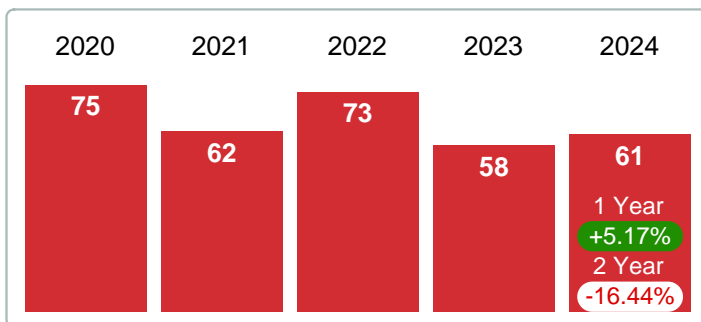
NEW LISTINGS

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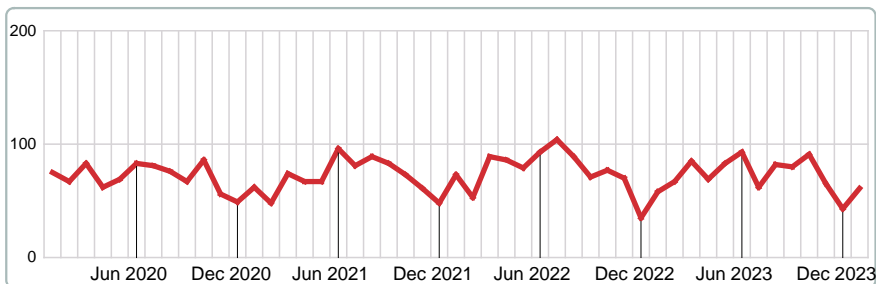
JANUARY



YEAR TO DATE (YTD)

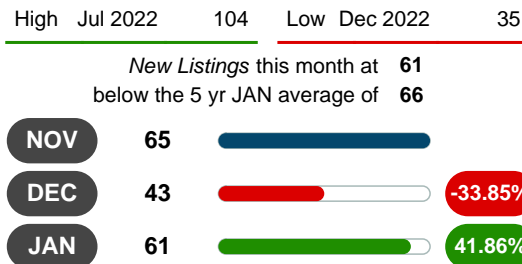


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 66



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	2	3.28%	0	2	0	0
\$50,001 - \$100,000	11	18.03%	4	3	4	0
\$100,001 - \$125,000	8	13.11%	1	6	0	1
\$125,001 - \$175,000	16	26.23%	2	13	1	0
\$175,001 - \$250,000	11	18.03%	0	6	5	0
\$250,001 - \$350,000	5	8.20%	0	1	4	0
\$350,001 and up	8	13.11%	0	5	2	1
Total New Listed Units	61		7	36	16	2
Total New Listed Volume	12,040,120	100%	652.79K	6.74M	3.83M	822.00K
Median New Listed Listing Price	\$159,000		\$86,000	\$158,000	\$234,950	\$411,000

January 2024



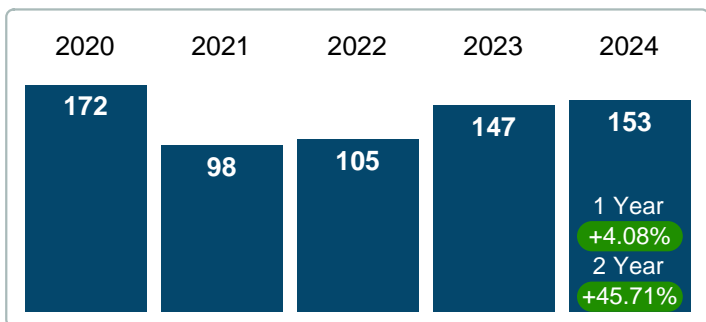
Area Delimited by County Of Muskogee - Residential Property Type



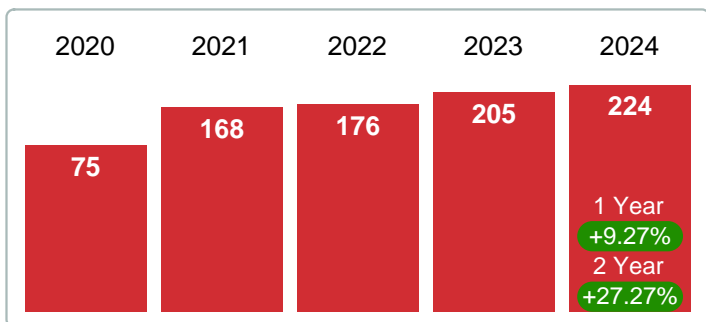
ACTIVE INVENTORY

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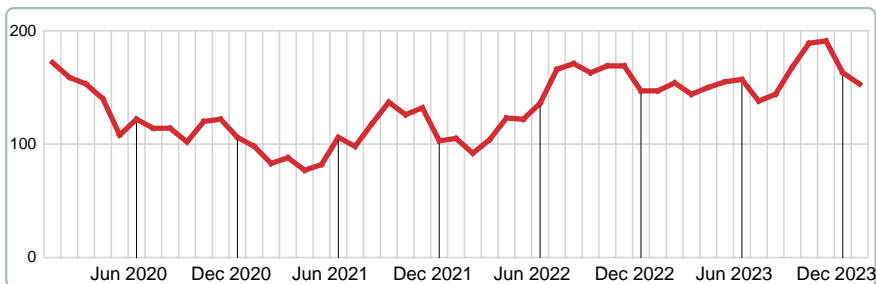
END OF JANUARY



ACTIVE DURING JANUARY

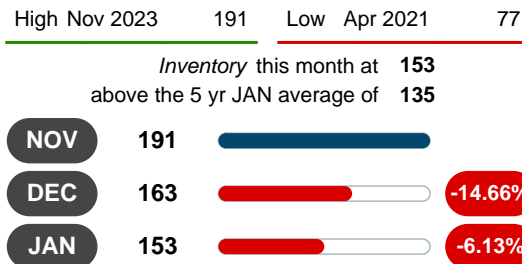


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 135



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	7	4.58%	103.0	2	5	0	0
\$50,001 - \$100,000	21	13.73%	55.0	9	8	3	1
\$100,001 - \$150,000	28	18.30%	73.5	6	17	4	1
\$150,001 - \$200,000	28	18.30%	74.0	2	20	6	0
\$200,001 - \$350,000	36	23.53%	80.5	2	20	13	1
\$350,001 - \$475,000	18	11.76%	98.0	0	6	9	3
\$475,001 and up	15	9.80%	82.0	0	5	7	3
Total Active Inventory by Units	153			21	81	42	9
Total Active Inventory by Volume	37,726,451	100%	84.0	2.26M	16.59M	14.59M	4.29M
Median Active Inventory Listing Price	\$187,990			\$86,000	\$169,900	\$302,500	\$405,000

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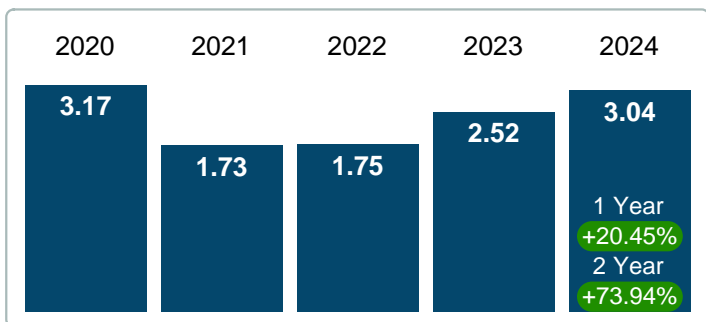
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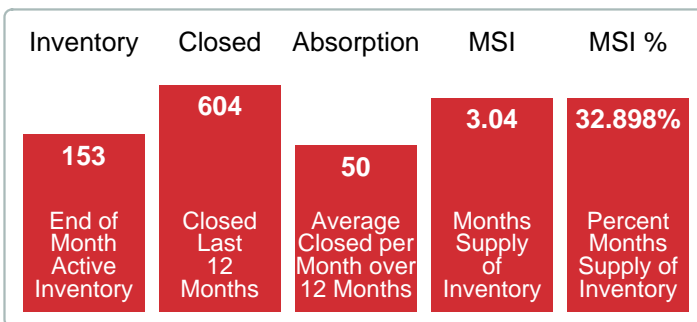
MONTHS SUPPLY of INVENTORY (MSI)

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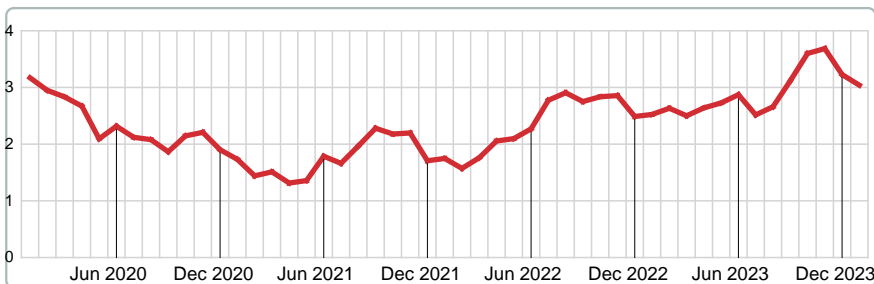
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

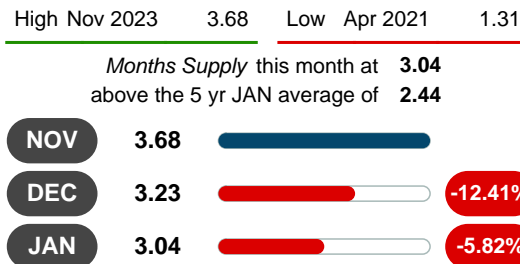


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.44



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	7	4.58%	1.24	0.96	1.67	0.00	0.00
\$50,001 - \$100,000	21	13.73%	2.93	3.48	2.04	4.50	0.00
\$100,001 - \$150,000	28	18.30%	2.69	2.77	2.32	4.36	0.00
\$150,001 - \$200,000	28	18.30%	2.60	8.00	2.29	3.43	0.00
\$200,001 - \$350,000	36	23.53%	2.77	8.00	2.47	3.25	1.50
\$350,001 - \$475,000	18	11.76%	9.00	0.00	10.29	8.31	12.00
\$475,001 and up	15	9.80%	11.25	0.00	20.00	12.00	6.00
Market Supply of Inventory (MSI)			3.04	2.83	2.54	4.38	6.35
Total Active Inventory by Units		100%	3.04	21	81	42	9

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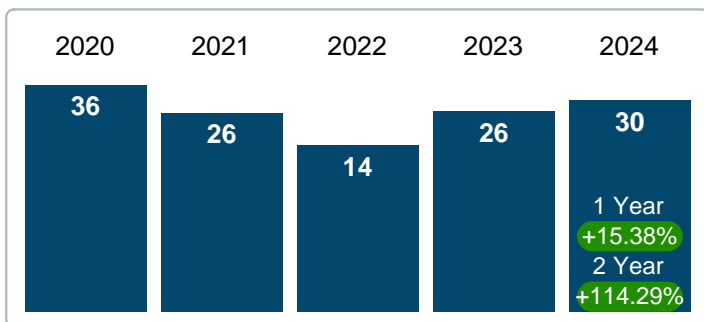
Area Delimited by County Of Muskogee - Residential Property Type



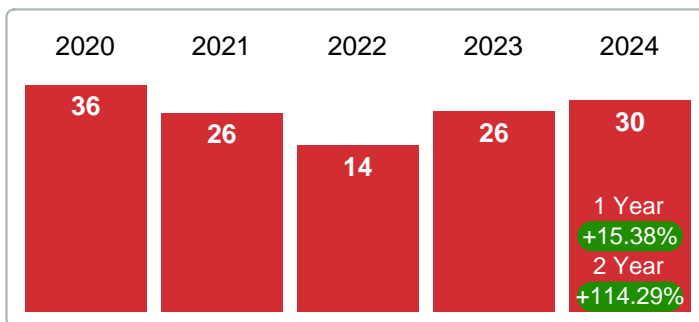
MEDIAN DAYS ON MARKET TO SALE

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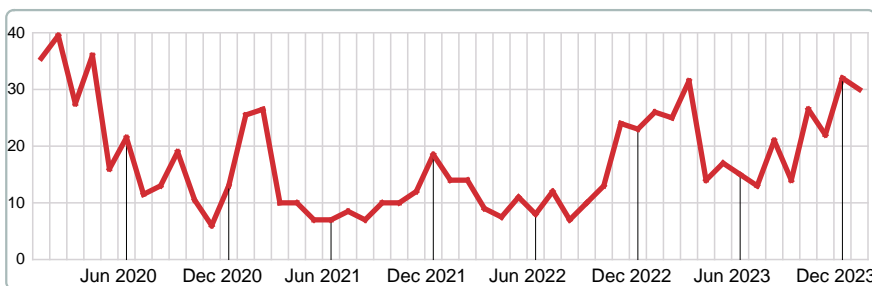
JANUARY



YEAR TO DATE (YTD)

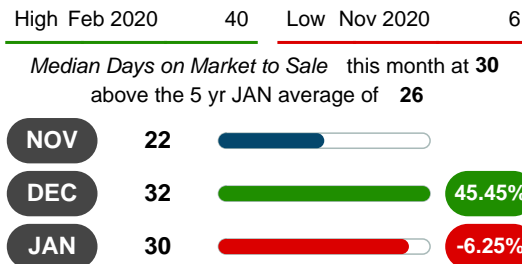


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 26



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	3	8.11%	73	33	118	0	0
\$25,001 - \$50,000	4	10.81%	36	24	48	0	0
\$50,001 - \$125,000	6	16.22%	34	70	34	12	0
\$125,001 - \$200,000	12	32.43%	15	3	15	67	0
\$200,001 - \$225,000	3	8.11%	30	0	30	0	0
\$225,001 - \$350,000	6	16.22%	38	0	10	66	14
\$350,001 and up	3	8.11%	73	0	0	73	0
Median Closed DOM	30			29	29	66	14
Total Closed Units	37			6	20	10	1
Total Closed Volume	6,740,800			306.90K	2.81M	3.28M	350.00K

January 2024



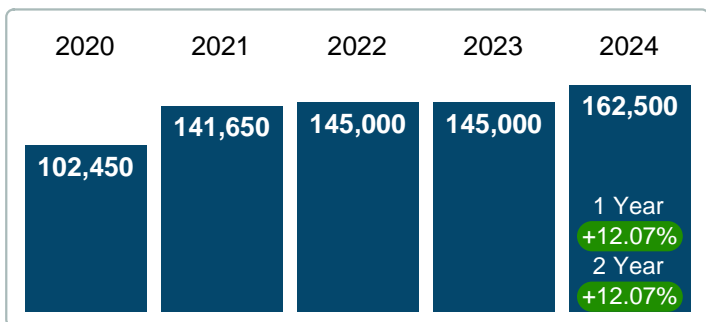
Area Delimited by County Of Muskogee - Residential Property Type



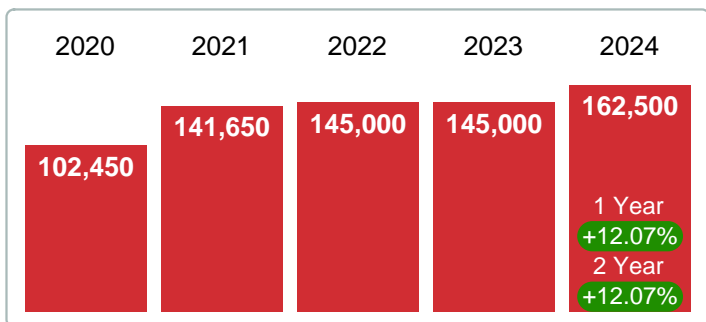
MEDIAN LIST PRICE AT CLOSING

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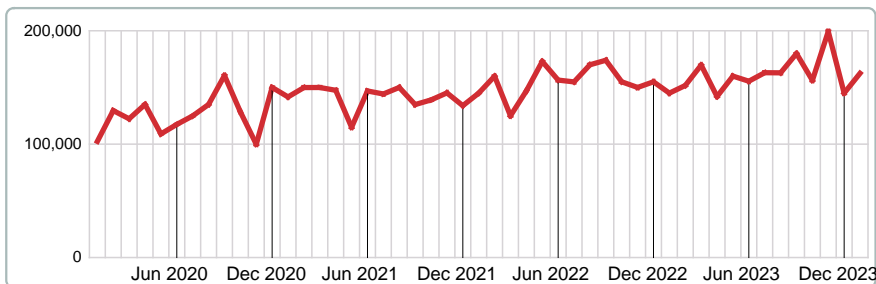
JANUARY



YEAR TO DATE (YTD)

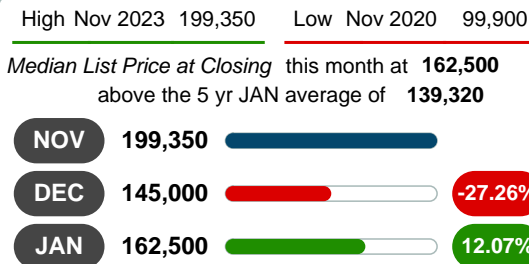


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 139,320



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	2.70%	23,700	23,700	0	0	0
\$25,001 - \$50,000	18.92%	35,000	35,000	32,500	49,000	0
\$50,001 - \$125,000	18.92%	100,000	95,400	100,000	0	0
\$125,001 - \$200,000	21.62%	168,750	0	162,500	196,000	0
\$200,001 - \$225,000	8.11%	209,000	0	214,000	205,000	0
\$225,001 - \$350,000	21.62%	245,000	0	235,000	245,000	349,900
\$350,001 and up	8.11%	699,900	0	0	699,900	0
Median List Price		162,500	37,500	147,900	245,000	349,900
Total Closed Units	100%	162,500	6	20	10	1
Total Closed Volume		6,937,599	317.50K	2.87M	3.40M	349.90K

January 2024



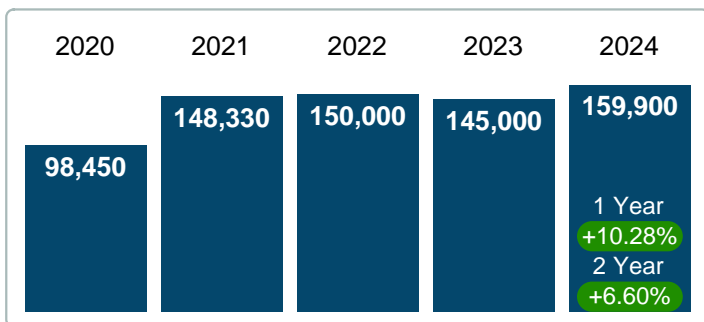
Area Delimited by County Of Muskogee - Residential Property Type



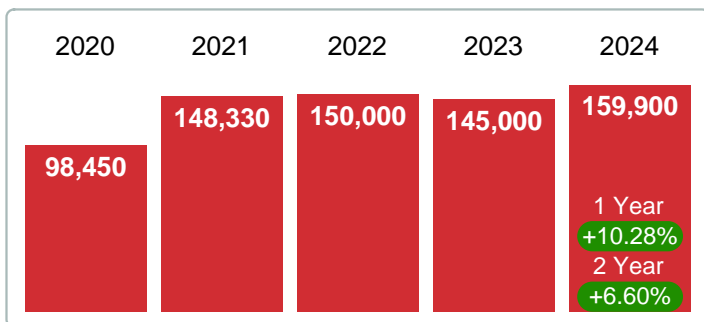
MEDIAN SOLD PRICE AT CLOSING

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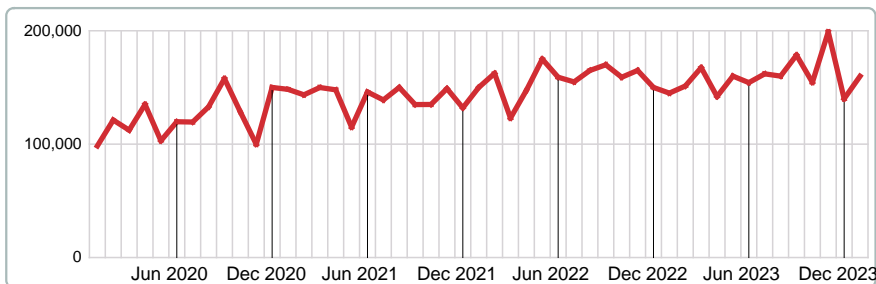
JANUARY



YEAR TO DATE (YTD)

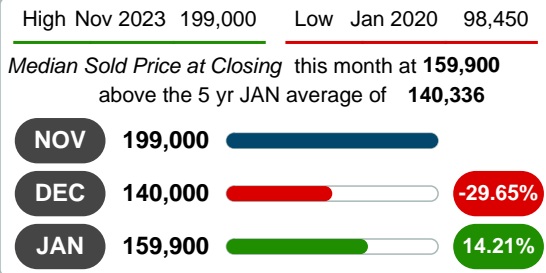


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 140,336



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	8.11%	19,500	19,500	21,250	0	0
\$25,001 - \$50,000	10.81%	29,000	28,000	46,000	0	0
\$50,001 - \$125,000	16.22%	77,500	75,000	86,000	60,500	0
\$125,001 - \$200,000	32.43%	169,950	126,900	159,900	194,000	0
\$200,001 - \$225,000	8.11%	220,000	0	220,000	0	0
\$225,001 - \$350,000	16.22%	250,000	0	250,000	245,000	350,000
\$350,001 and up	8.11%	650,000	0	0	650,000	0
Median Sold Price		159,900	29,000	141,500	245,000	350,000
Total Closed Units	100%	159,900	6	20	10	1
Total Closed Volume		6,740,800	306.90K	2.81M	3.28M	350.00K

January 2024



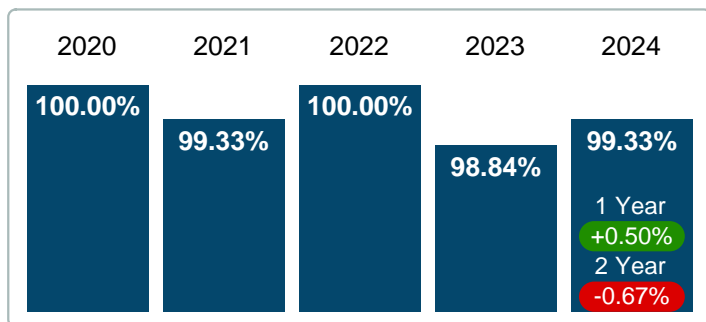
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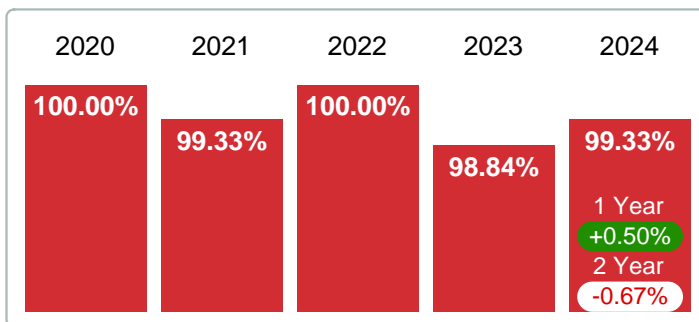
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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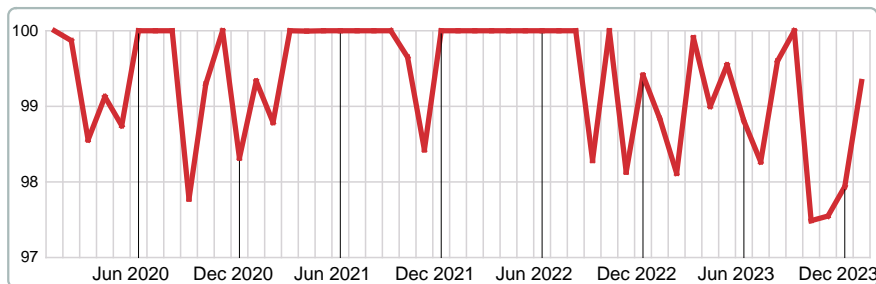
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

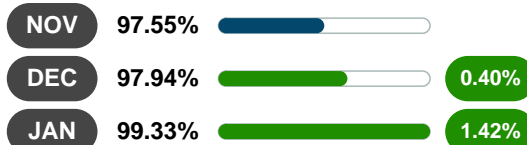


3 MONTHS

5 year JAN AVG = 99.50%

High Sep 2023 100.00% Low Oct 2023 97.49%

Median Sold/List Ratio this month at **99.33%**
equal to 5 yr JAN average of **99.50%**



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	3	8.11%	82.28%	82.28%	70.03%	0.00%	0.00%	
\$25,001 \$50,000	4	10.81%	86.32%	78.57%	94.07%	0.00%	0.00%	
\$50,001 \$125,000	6	16.22%	100.06%	98.81%	100.06%	123.47%	0.00%	
\$125,001 \$200,000	12	32.43%	99.67%	110.44%	100.00%	96.74%	0.00%	
\$200,001 \$225,000	3	8.11%	100.00%	0.00%	100.00%	0.00%	0.00%	
\$225,001 \$350,000	6	16.22%	100.00%	0.00%	100.00%	99.47%	100.03%	
\$350,001 and up	3	8.11%	97.32%	0.00%	0.00%	97.32%	0.00%	
Median Sold/List Ratio		99.33%		90.55%	100.00%	98.25%	100.03%	
Total Closed Units		37	100%	99.33%	6	20	10	1
Total Closed Volume		6,740,800			306.90K	2.81M	3.28M	350.00K

January 2024



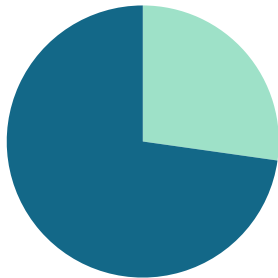
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

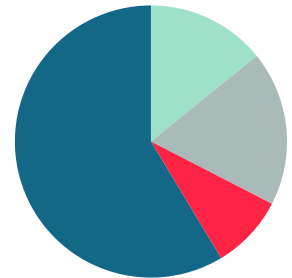


Inventory
 New Listings
61 = 27.23%
 Start Inventory
163
 Total Inventory Units
224
 Volume
\$51,626,406

Market Activity

Closed Sales
37 = 14.18%
 Pending Sales
48 = 18.39%
 Other Off Market
23 = 8.81%
 Active Inventory
153 = 58.62%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	39	37	-5.13%	39	37	-5.13%
Pending Sales	42	48	14.29%	42	48	14.29%
New Listings	58	61	5.17%	58	61	5.17%
Median List Price	145,000	162,500	12.07%	145,000	162,500	12.07%
Median Sale Price	145,000	159,900	10.28%	145,000	159,900	10.28%
Median Percent of Selling Price to List Price	98.84%	99.33%	0.50%	98.84%	99.33%	0.50%
Median Days on Market to Sale	26.00	30.00	15.38%	26.00	30.00	15.38%
Monthly Inventory	147	153	4.08%	147	153	4.08%
Months Supply of Inventory	2.52	3.04	20.45%	2.52	3.04	20.45%

Absorption: Last 12 months, an Average of **50** Sales/Month

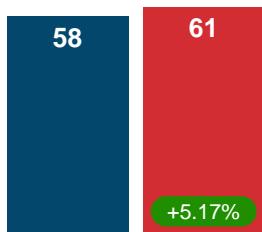
Inventory on January 31, 2024 = **153**

2023 **2024**

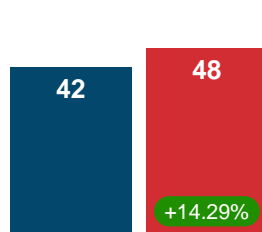
JANUARY MARKET

MEDIAN PRICES

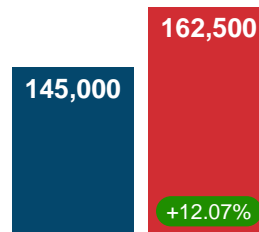
New Listings



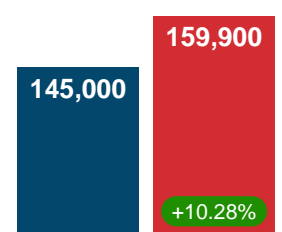
Pending Listings



List Price



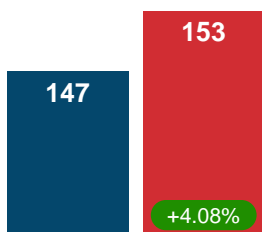
Sale Price



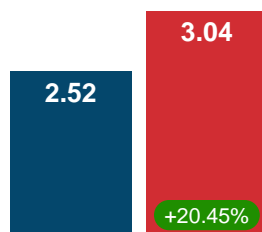
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

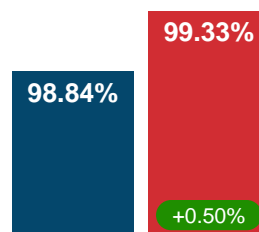
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

