

February 2024



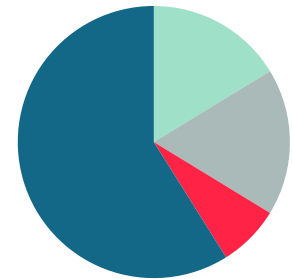
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2023	2024	+/-%
Closed Listings	36	42	16.67%
Pending Listings	50	45	-10.00%
New Listings	67	56	-16.42%
Average List Price	154,175	204,821	32.85%
Average Sale Price	147,069	198,524	34.99%
Average Percent of Selling Price to List Price	94.99%	96.83%	1.94%
Average Days on Market to Sale	45.08	62.88	39.48%
End of Month Inventory	154	152	-1.30%
Months Supply of Inventory	2.63	2.99	13.59%



■ Closed (16.28%)
■ Pending (17.44%)
■ Other OffMarket (7.36%)
■ Active (58.91%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of February 29, 2024 = **152**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2024 decreased **1.30%** to 152 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 **2.99** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **34.99%** in February 2024 to \$198,524 versus the previous year at \$147,069.

Average Days on Market Lengthens

The average number of **62.88** days that homes spent on the market before selling increased by 17.80 days or **39.48%** in February 2024 compared to last year's same month at **45.08** DOM.

Sales Success for February 2024 is Positive

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

There were 56 New Listings in February 2024, down **16.42%** from last year at 67. Furthermore, there were 42 Closed Listings this month versus last year at 36, a **16.67%** increase.

Closed versus Listed trends yielded a **75.0%** ratio, up from previous year's, February 2023, at **53.7%**, a **39.58%** upswing. This will certainly create pressure on a decreasing 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

February 2024



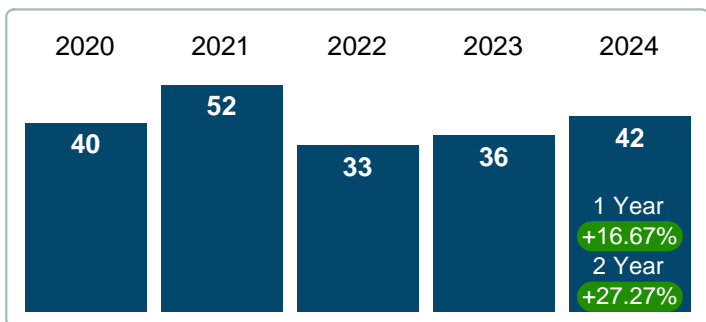
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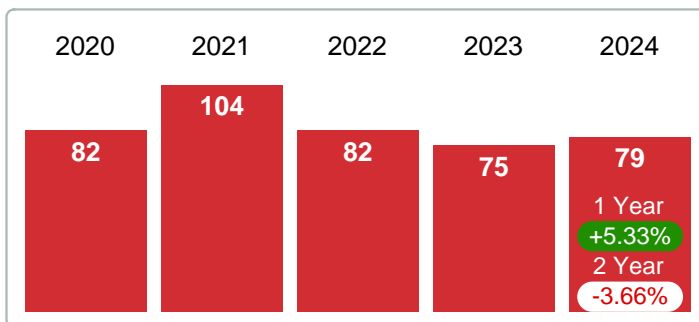
CLOSED LISTINGS

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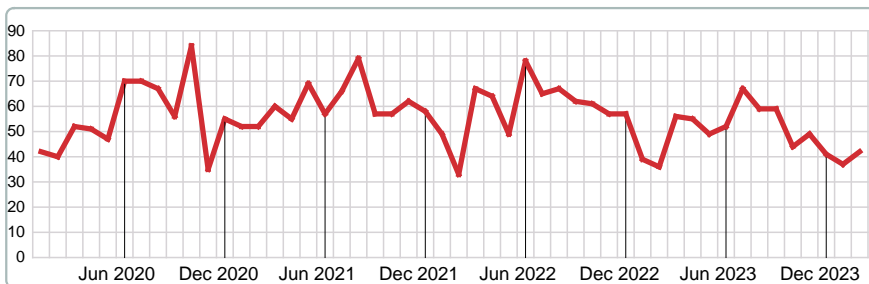
FEBRUARY



YEAR TO DATE (YTD)

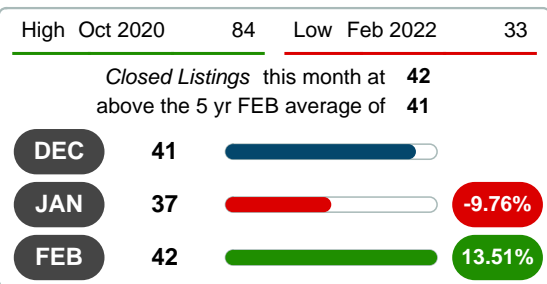


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.52%	41.3	1	2	1	0
\$100,001 - \$125,000	4	9.52%	76.5	2	2	0	0
\$125,001 - \$125,000	0	0.00%	0.0	0	0	0	0
\$125,001 - \$200,000	17	40.48%	69.8	2	14	1	0
\$200,001 - \$250,000	6	14.29%	82.5	0	6	0	0
\$250,001 - \$350,000	6	14.29%	45.5	0	4	2	0
\$350,001 and up	5	11.90%	43.0	0	0	5	0
Total Closed Units	42			5	28	9	0
Total Closed Volume	8,337,994	100%	62.9	653.40K	4.94M	2.75M	0.00B
Average Closed Price	\$198,524			\$130,680	\$176,371	\$305,133	\$0

February 2024



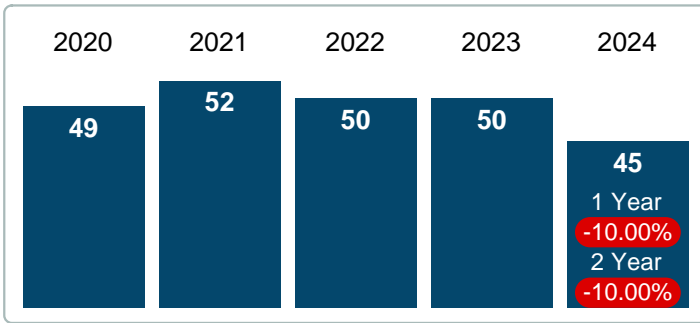
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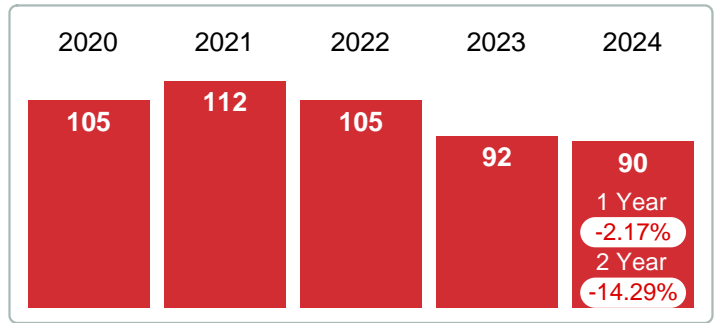
PENDING LISTINGS

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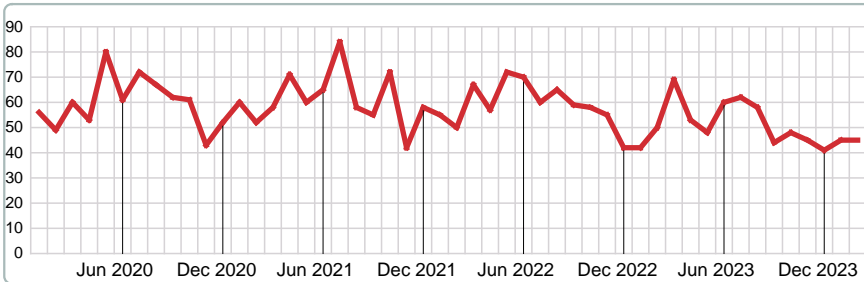
FEBRUARY



YEAR TO DATE (YTD)

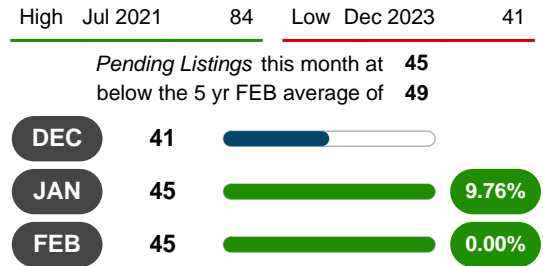


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



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	1	2.22%	13.0	0	1	0	0
\$50,001 - \$100,000	9	20.00%	39.8	5	2	2	0
\$100,001 - \$125,000	2	4.44%	26.5	1	1	0	0
\$125,001 - \$175,000	15	33.33%	42.4	3	10	2	0
\$175,001 - \$200,000	6	13.33%	28.7	1	4	1	0
\$200,001 - \$350,000	7	15.56%	74.0	0	5	2	0
\$350,001 and up	5	11.11%	69.6	0	1	2	2
Total Pending Units	45			10	24	9	2
Total Pending Volume	8,643,722	100%	1.0	1.11M	4.40M	2.07M	1.07M
Average Listing Price	\$359,900			\$110,999	\$183,189	\$229,466	\$536,000

February 2024



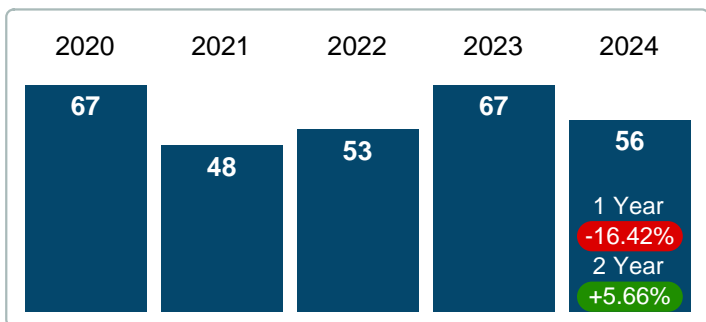
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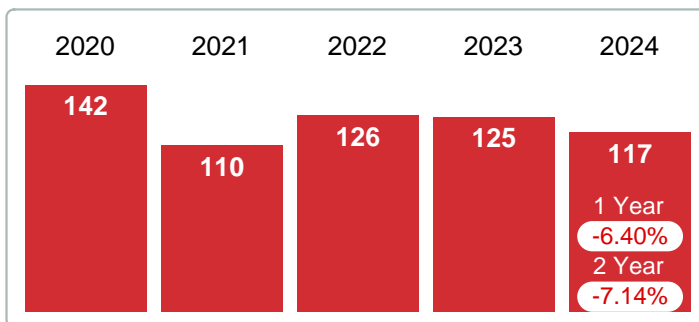
NEW LISTINGS

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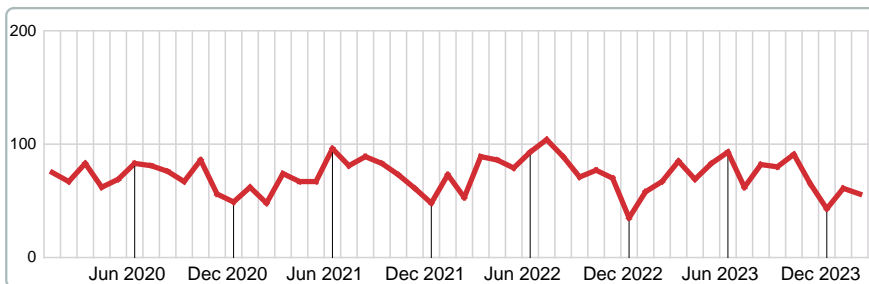
FEBRUARY



YEAR TO DATE (YTD)

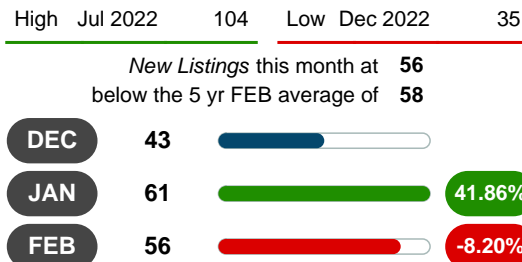


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 58



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	4	7.14%	2	2	0	0
\$50,001 - \$75,000	4	7.14%	1	2	1	0
\$75,001 - \$125,000	7	12.50%	5	2	0	0
\$125,001 - \$225,000	17	30.36%	3	12	2	0
\$225,001 - \$325,000	9	16.07%	0	8	1	0
\$325,001 - \$425,000	9	16.07%	0	5	4	0
\$425,001 and up	6	10.71%	0	4	2	0
Total New Listed Units	56		11	35	10	0
Total New Listed Volume	13,103,950	100%	1.07M	8.83M	3.20M	0.00B
Average New Listed Listing Price	\$359,900		\$97,655	\$252,150	\$320,450	\$0

February 2024



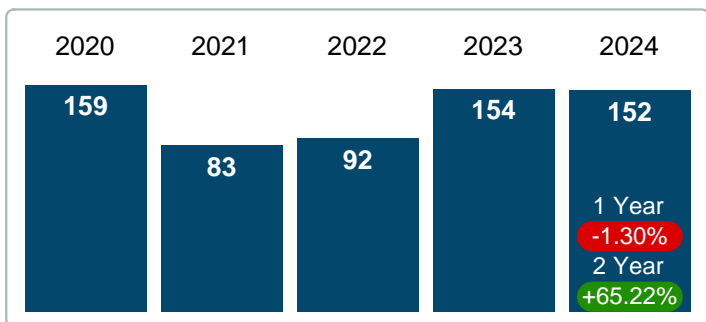
Area Delimited by County Of Muskogee - Residential Property Type



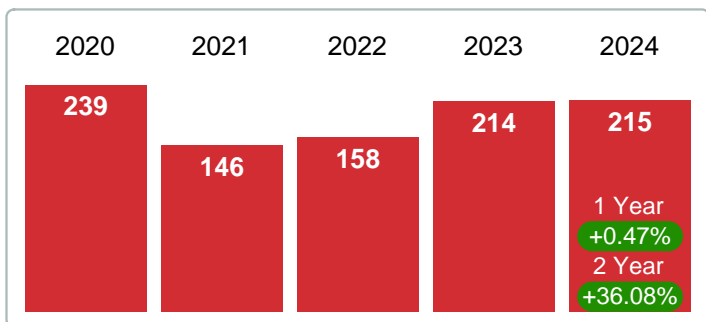
ACTIVE INVENTORY

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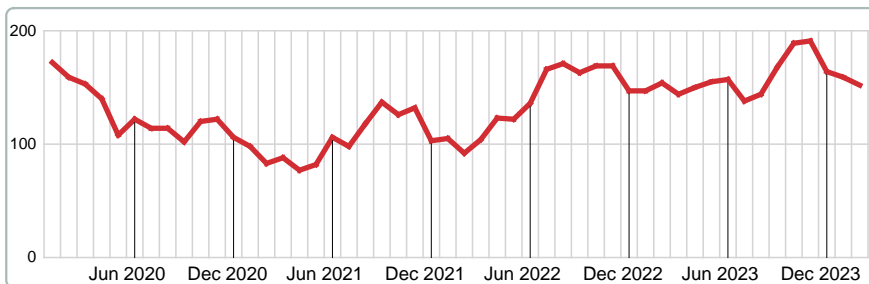
END OF FEBRUARY



ACTIVE DURING FEBRUARY

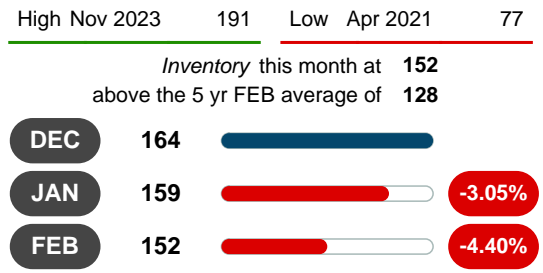


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 128



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	6.58%	75.0	4	6	0	0
\$50,001 - \$100,000	19	12.50%	67.7	8	8	2	1
\$100,001 - \$150,000	26	17.11%	104.2	5	16	4	1
\$150,001 - \$225,000	35	23.03%	98.3	2	26	7	0
\$225,001 - \$350,000	26	17.11%	64.7	1	16	8	1
\$350,001 - \$475,000	20	13.16%	92.0	0	8	10	2
\$475,001 and up	16	10.53%	97.7	0	7	7	2
Total Active Inventory by Units	152			20	87	38	7
Total Active Inventory by Volume	38,709,706	100%	87.3	2.02M	19.93M	13.57M	3.19M
Average Active Inventory Listing Price	\$254,669			\$101,115	\$229,061	\$357,002	\$456,143

February 2024



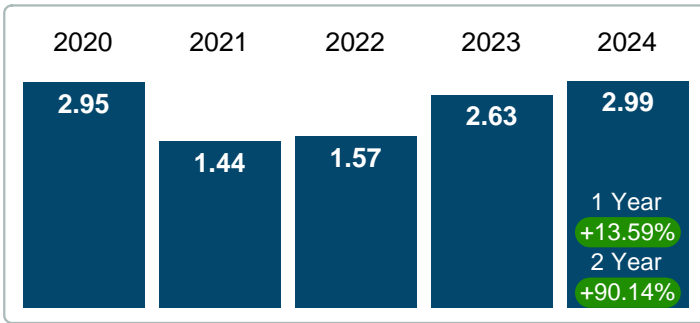
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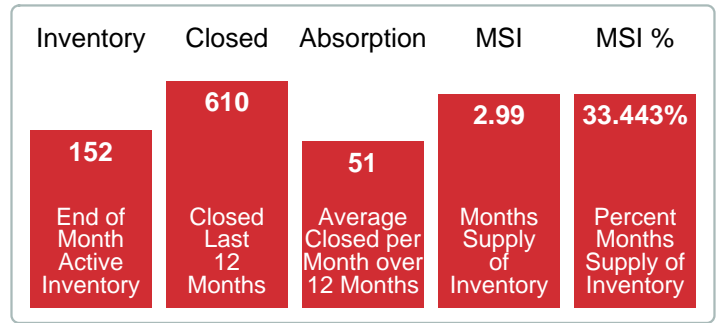
MONTHS SUPPLY of INVENTORY (MSI)

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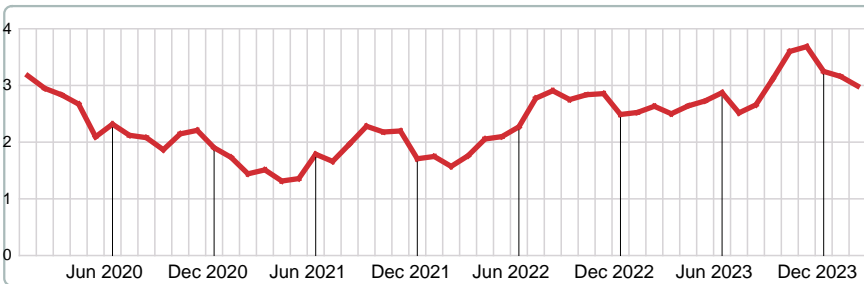
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

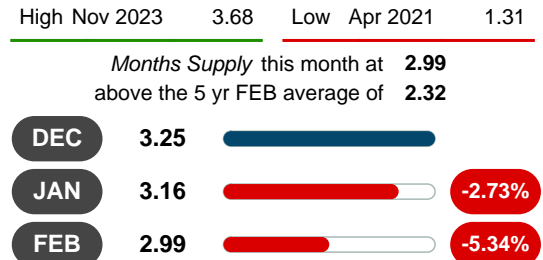


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.32



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	10	6.58%	1.85	2.18	2.00	0.00	0.00
\$50,001 - \$100,000	19	12.50%	2.81	3.31	2.23	2.67	0.00
\$100,001 - \$150,000	26	17.11%	2.36	2.14	2.06	4.36	0.00
\$150,001 - \$225,000	35	23.03%	2.40	4.80	2.23	2.80	0.00
\$225,001 - \$350,000	26	17.11%	2.79	12.00	2.91	2.59	1.50
\$350,001 - \$475,000	20	13.16%	8.28	0.00	13.71	6.67	8.00
\$475,001 and up	16	10.53%	12.00	0.00	28.00	12.00	4.00
Market Supply of Inventory (MSI)			2.99	2.79	2.69	3.83	4.94
Total Active Inventory by Units		100%	2.99	20	87	38	7

February 2024



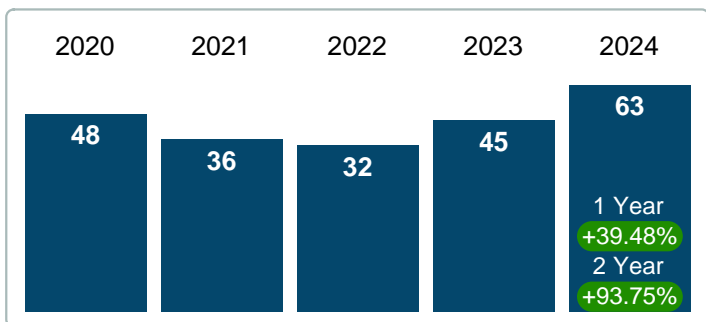
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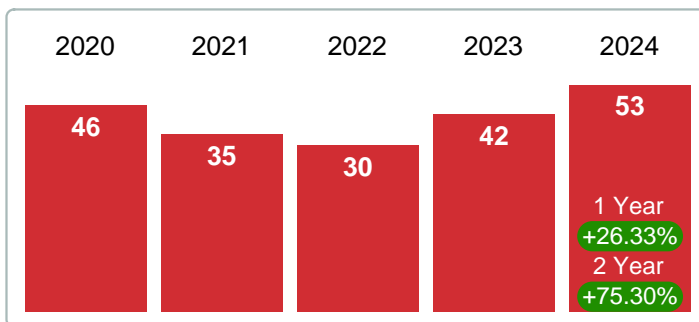
AVERAGE DAYS ON MARKET TO SALE

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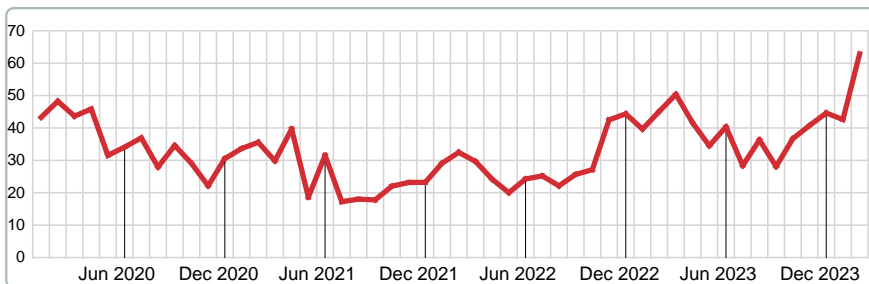
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 45

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 63 above the 5 yr FEB average of 45



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
\$100,000 and less	9.52%	41	15	41	68	0
\$100,001 - \$125,000	9.52%	77	129	24	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.48%	70	39	74	77	0
\$200,001 - \$250,000	14.29%	83	0	83	0	0
\$250,001 - \$350,000	14.29%	46	0	41	55	0
\$350,001 and up	11.90%	43	0	0	43	0
Average Closed DOM		63	70	65	52	0
Total Closed Units	100%	63	5	28	9	
Total Closed Volume		8,337,994	653.40K	4.94M	2.75M	0.00B

February 2024



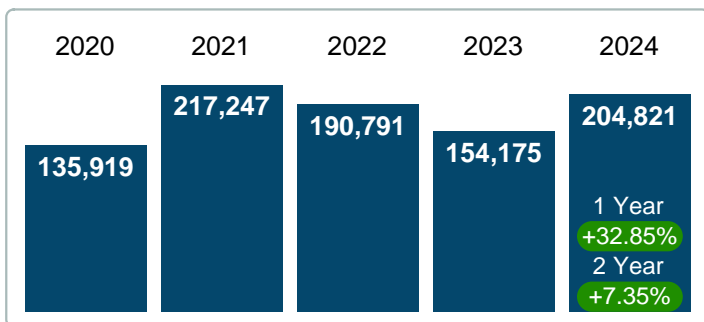
Area Delimited by County Of Muskogee - Residential Property Type



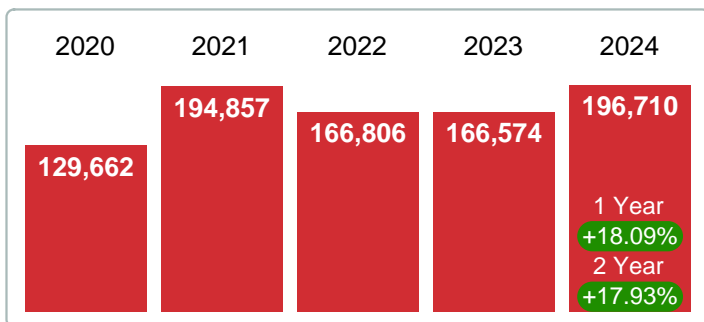
AVERAGE LIST PRICE AT CLOSING

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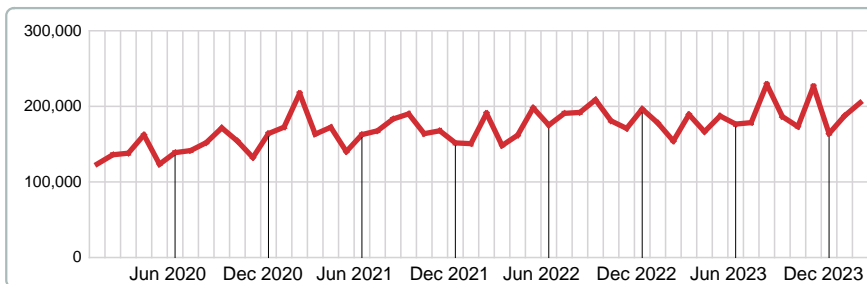
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 180,591

High Aug 2023 229,242 Low May 2020 123,461

Average List Price at Closing this month at **204,821**
above the 5 yr FEB average of **180,591**

- DEC 164,013
- JAN 187,503 (+14.32%)
- FEB 204,821 (+9.24%)

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
\$100,000 and less	9.52%	60,550	99,900	44,900	52,500	0
\$100,001 - \$125,000	7.14%	114,467	125,500	117,450	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	38.10%	151,344	188,450	154,071	190,000	0
\$200,001 - \$250,000	14.29%	225,647	0	237,313	0	0
\$250,001 - \$350,000	19.05%	295,450	0	300,925	337,000	0
\$350,001 and up	11.90%	375,580	0	0	369,780	0
Average List Price		204,821	145,560	182,474	307,267	0
Total Closed Units	100%	204,821	5	28	9	0
Total Closed Volume		8,602,480	727.80K	5.11M	2.77M	0.00B

February 2024



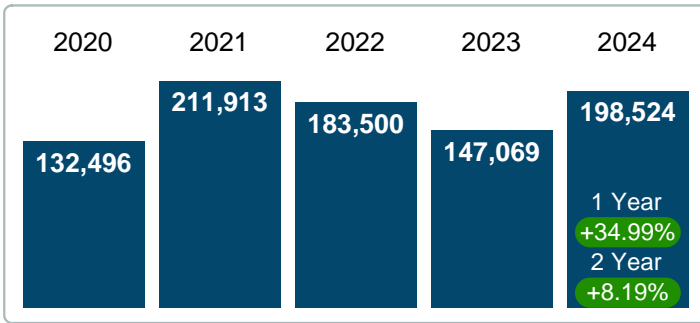
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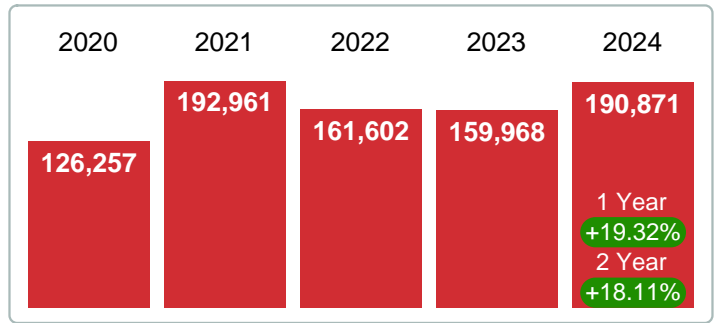
AVERAGE SOLD PRICE AT CLOSING

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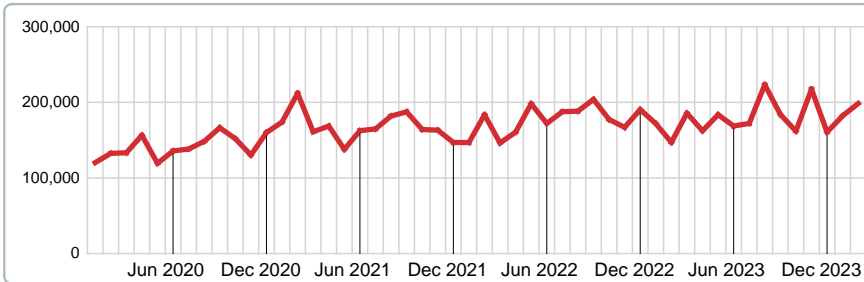
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

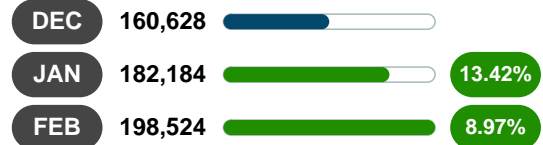


3 MONTHS

5 year FEB AVG = 174,700

High Aug 2023 223,298 Low May 2020 119,364

Average Sold Price at Closing this month at **198,524**
above the 5 yr FEB average of **174,700**



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
\$100,000 and less	9.52%	57,950	99,900	39,000	53,900	0
\$100,001 - \$125,000	9.52%	116,625	116,750	116,500	0	0
\$125,001 - \$125,000	0.00%	0	0	0	0	0
\$125,001 - \$200,000	40.48%	154,029	160,000	151,321	180,000	0
\$200,001 - \$250,000	14.29%	226,500	0	226,500	0	0
\$250,001 - \$350,000	14.29%	301,650	0	287,475	330,000	0
\$350,001 and up	11.90%	370,459	0	0	370,459	0
Average Sold Price		198,524	130,680	176,371	305,133	0
Total Closed Units	100%	198,524	5	28	9	0
Total Closed Volume		8,337,994	653.40K	4.94M	2.75M	0.00B

February 2024



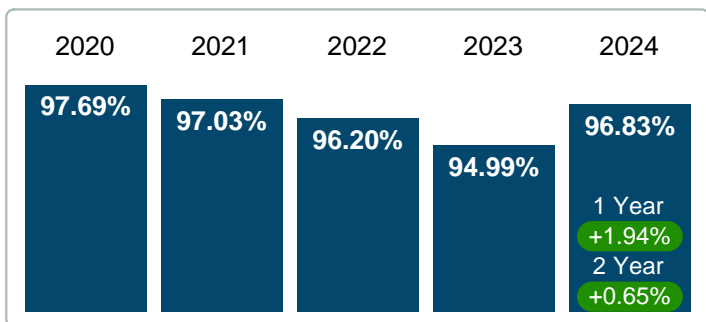
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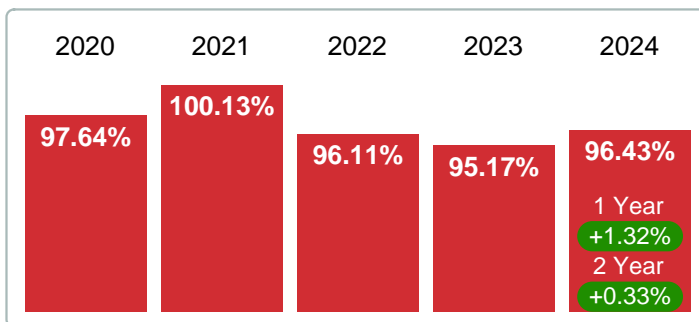
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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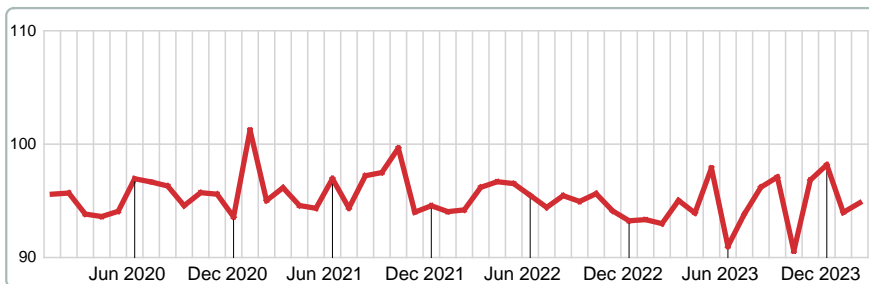
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

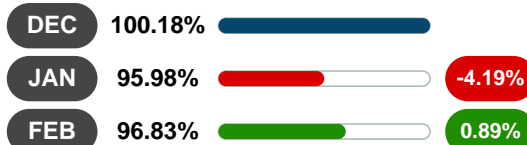


3 MONTHS

5 year FEB AVG = 96.55%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **96.83%**
equal to 5 yr FEB average of **96.55%**



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	
\$100,000 and less	4	9.52%	94.53%	100.00%	87.72%	102.67%	0.00%	
\$100,001 - \$125,000	4	9.52%	96.56%	93.86%	99.26%	0.00%	0.00%	
\$125,001 - \$125,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
\$125,001 - \$200,000	17	40.48%	96.98%	87.61%	98.47%	94.74%	0.00%	
\$200,001 - \$250,000	6	14.29%	95.54%	0.00%	95.54%	0.00%	0.00%	
\$250,001 - \$350,000	6	14.29%	96.33%	0.00%	95.51%	97.97%	0.00%	
\$350,001 and up	5	11.90%	100.53%	0.00%	0.00%	100.53%	0.00%	
Average Sold/List Ratio		96.80%		92.59%	96.71%	99.56%	0.00%	
Total Closed Units		42	100%	96.80%	5	28	9	
Total Closed Volume		8,337,994			653.40K	4.94M	2.75M	0.00B

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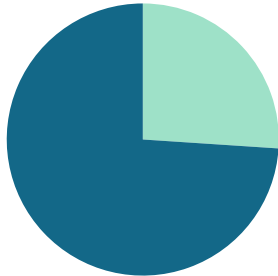
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

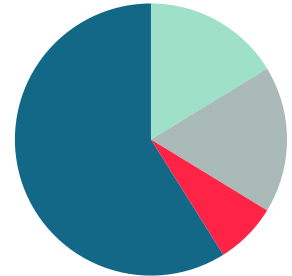


Inventory
 New Listings
56 = 26.05%
 Start Inventory
159
 Total Inventory Units
215
 Volume
\$51,522,198

Market Activity

Closed Sales
42 = 16.28%
 Pending Sales
45 = 17.44%
 Other Off Market
19 = 7.36%
 Active Inventory
152 = 58.91%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	36	42	16.67%	75	79	5.33%
Pending Sales	50	45	-10.00%	92	90	-2.17%
New Listings	67	56	-16.42%	125	117	-6.40%
Average List Price	154,175	204,821	32.85%	166,574	196,710	18.09%
Average Sale Price	147,069	198,524	34.99%	159,968	190,871	19.32%
Average Percent of Selling Price to List Price	94.99%	96.83%	1.94%	95.17%	96.43%	1.32%
Average Days on Market to Sale	45.08	62.88	39.48%	42.25	53.38	26.33%
Monthly Inventory	154	152	-1.30%	154	152	-1.30%
Months Supply of Inventory	2.63	2.99	13.59%	2.63	2.99	13.59%

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

Inventory on February 29, 2024 = **152**

2023 **2024**

FEBRUARY MARKET

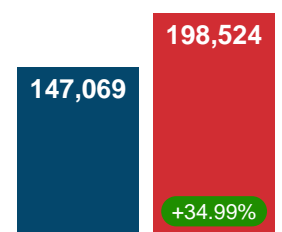
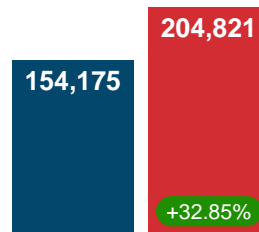
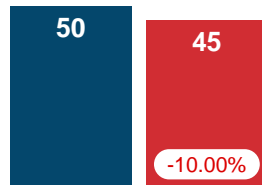
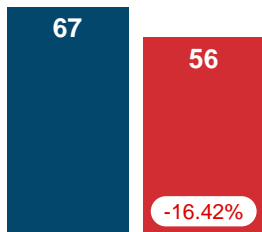
AVERAGE PRICES

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

