

February 2024



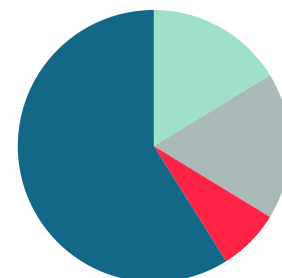
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	151,750	177,500	16.97%
Median Sale Price	151,250	172,500	14.05%
Median Percent of Selling Price to List Price	98.11%	98.04%	-0.08%
Median Days on Market to Sale	25.00	58.00	132.00%
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.

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 **14.05%** in February 2024 to \$172,500 versus the previous year at \$151,250.

Median Days on Market Lengthens

The median number of **58.00** days that homes spent on the market before selling increased by 33.00 days or **132.00%** in February 2024 compared to last year's same month at **25.00** DOM.

Sales Success for February 2024 is Positive

Overall, with Median 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.

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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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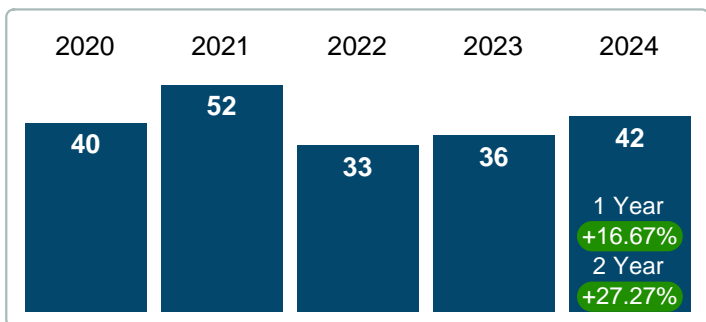
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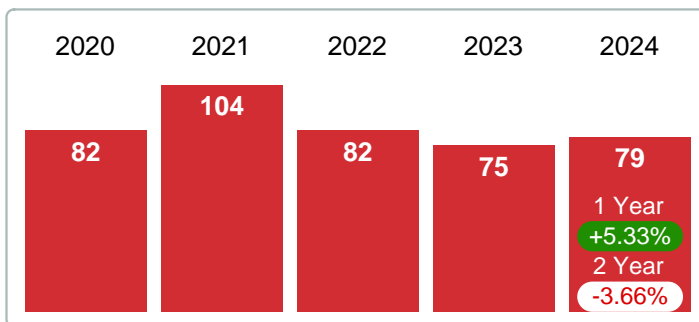
CLOSED LISTINGS

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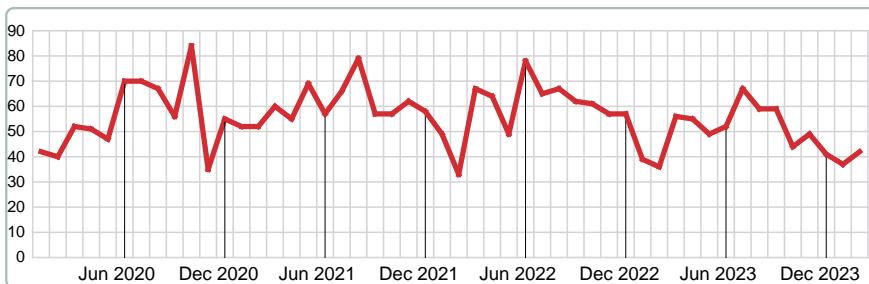
FEBRUARY



YEAR TO DATE (YTD)

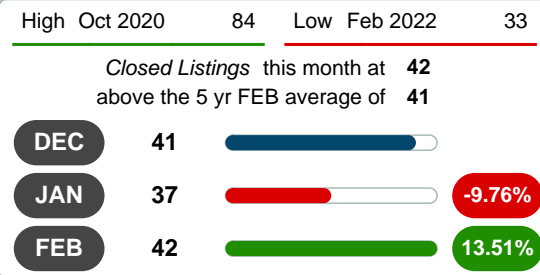


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 41



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	9.52%	41.5	1	2	1	0
\$100,001 - \$125,000	4	9.52%	86.0	2	2	0	0
\$125,001 - \$125,000	0	0.00%	86.0	0	0	0	0
\$125,001 - \$200,000	17	40.48%	70.0	2	14	1	0
\$200,001 - \$250,000	6	14.29%	54.0	0	6	0	0
\$250,001 - \$350,000	6	14.29%	39.0	0	4	2	0
\$350,001 and up	5	11.90%	26.0	0	0	5	0
Total Closed Units	42			5	28	9	0
Total Closed Volume	8,337,994	100%	58.0	653.40K	4.94M	2.75M	0.00B
Median Closed Price	\$172,500			\$125,000	\$163,500	\$358,900	\$0

February 2024



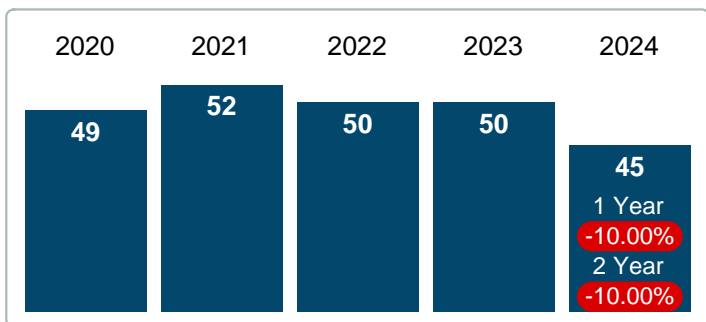
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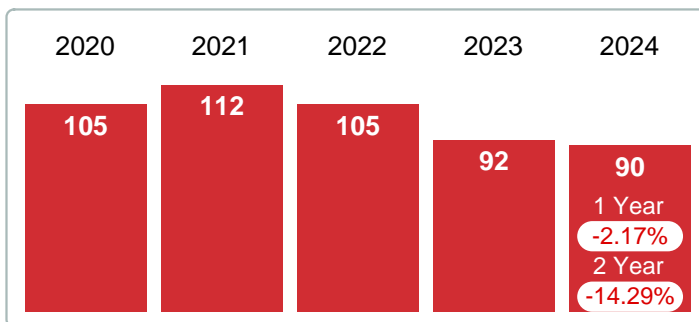
PENDING LISTINGS

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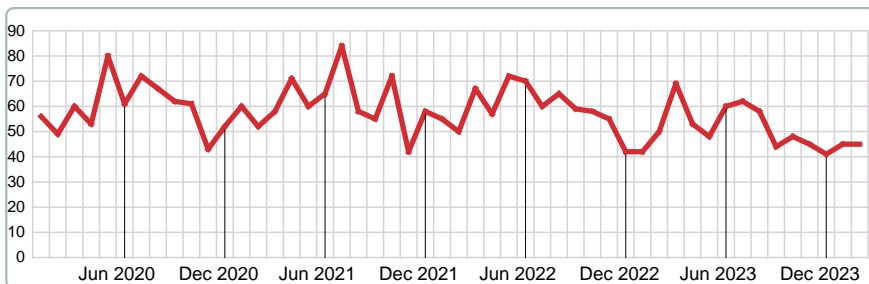
FEBRUARY



YEAR TO DATE (YTD)

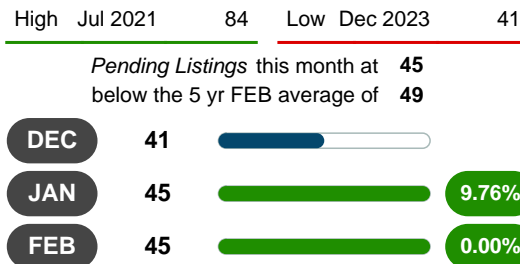


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 49



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	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%	25.0	5	2	2	0
\$100,001 - \$125,000	2	4.44%	26.5	1	1	0	0
\$125,001 - \$175,000	15	33.33%	30.0	3	10	2	0
\$175,001 - \$200,000	6	13.33%	6.5	1	4	1	0
\$200,001 - \$350,000	7	15.56%	55.0	0	5	2	0
\$350,001 and up	5	11.11%	21.0	0	1	2	2
Total Pending Units	45			10	24	9	2
Total Pending Volume	8,643,722	100%	25.0	1.11M	4.40M	2.07M	1.07M
Median Listing Price	\$164,900			\$102,500	\$164,500	\$195,000	\$536,000

February 2024



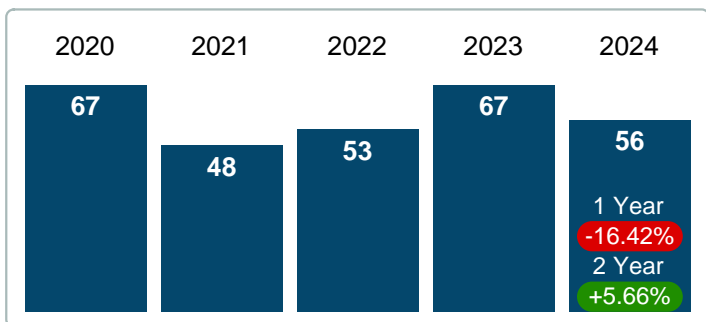
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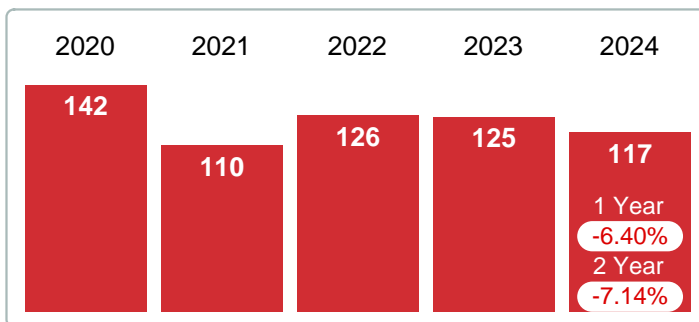
NEW LISTINGS

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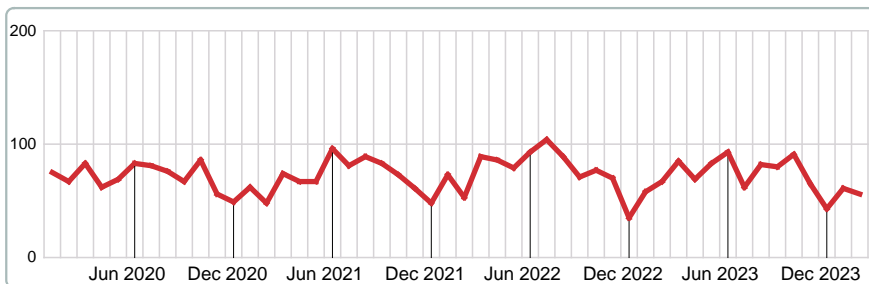
FEBRUARY



YEAR TO DATE (YTD)

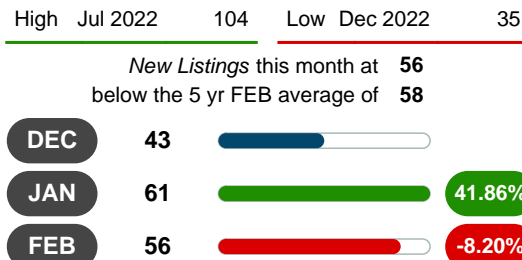


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$187,000		\$95,000	\$223,000	\$349,450	\$0

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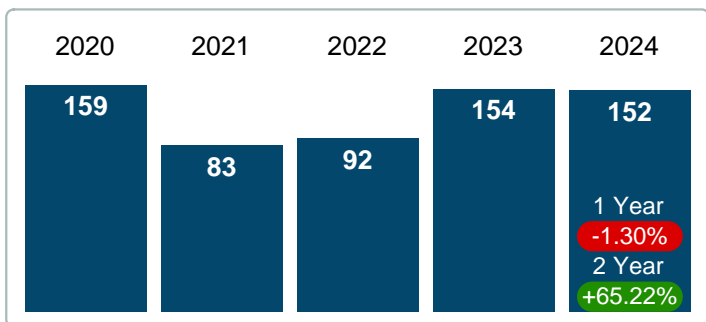
Area Delimited by County Of Muskogee - Residential Property Type



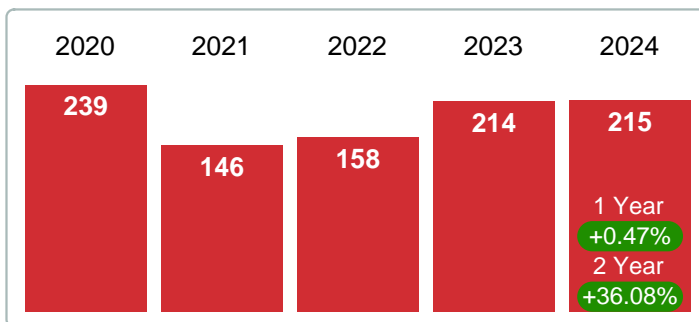
ACTIVE INVENTORY

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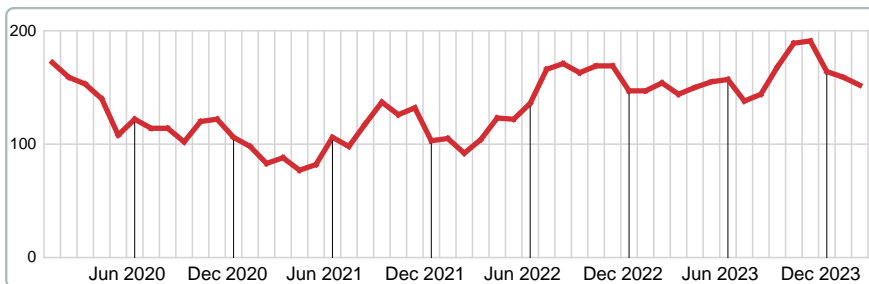
END OF FEBRUARY



ACTIVE DURING FEBRUARY

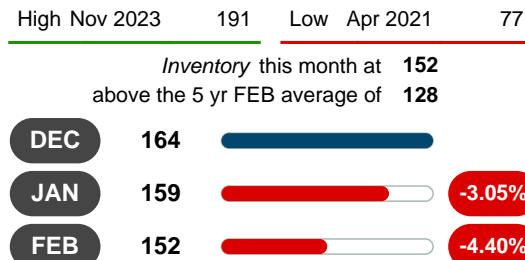


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 128



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	6.58%	60.5	4	6	0	0
\$50,001 - \$100,000	19	12.50%	35.0	8	8	2	1
\$100,001 - \$150,000	26	17.11%	74.0	5	16	4	1
\$150,001 - \$225,000	35	23.03%	78.0	2	26	7	0
\$225,001 - \$350,000	26	17.11%	35.0	1	16	8	1
\$350,001 - \$475,000	20	13.16%	90.0	0	8	10	2
\$475,001 and up	16	10.53%	103.5	0	7	7	2
Total Active Inventory by Units	152			20	87	38	7
Total Active Inventory by Volume	38,709,706	100%	72.0	2.02M	19.93M	13.57M	3.19M
Median Active Inventory Listing Price	\$199,500			\$82,450	\$189,990	\$348,850	\$399,999

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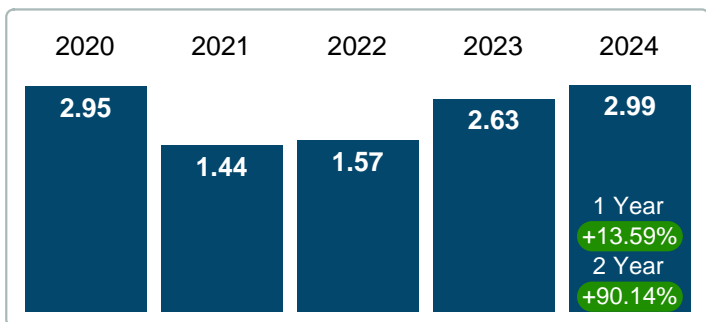
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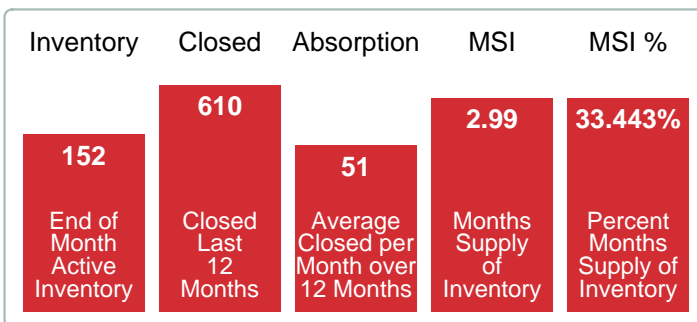
MONTHS SUPPLY of INVENTORY (MSI)

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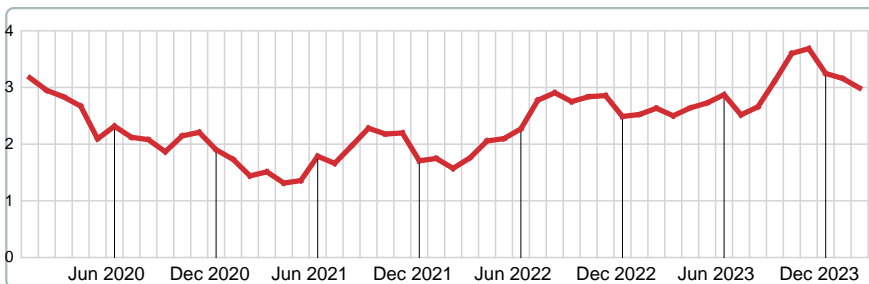
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

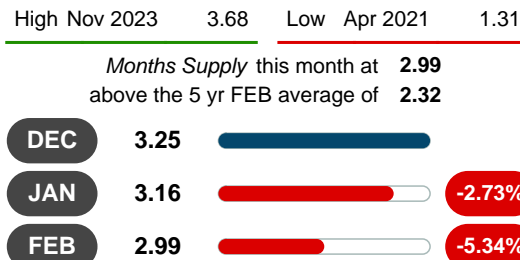


5 YEAR MARKET ACTIVITY TRENDS



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



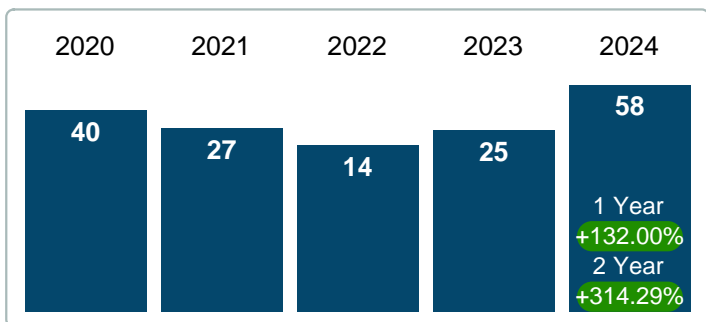
Area Delimited by County Of Muskogee - Residential Property Type



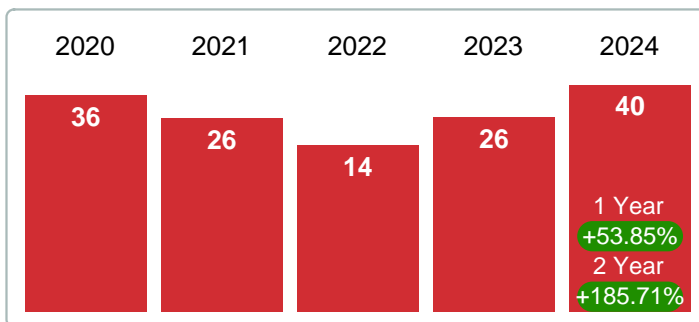
MEDIAN DAYS ON MARKET TO SALE

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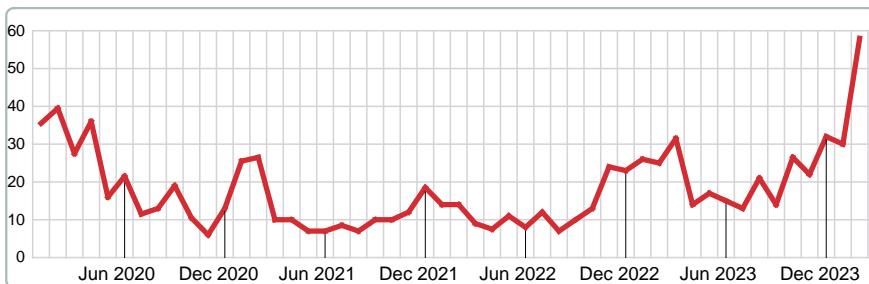
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 33

High Feb 2024 58 Low Nov 2020 6

Median Days on Market to Sale this month at 58 above the 5 yr FEB average of 33

- DEC 32
- JAN 30 (-6.25%)
- FEB 58 (93.33%)

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
\$100,000 and less	9.52%	42	15	41	68	0
\$100,001 - \$125,000	9.52%	86	129	24	0	0
\$125,001 - \$125,000	0.00%	86	0	0	0	0
\$125,001 - \$200,000	40.48%	70	39	68	77	0
\$200,001 - \$250,000	14.29%	54	0	54	0	0
\$250,001 - \$350,000	14.29%	39	0	39	55	0
\$350,001 and up	11.90%	26	0	0	26	0
Median Closed DOM		58	74	49	68	0
Total Closed Units	100%	58.0	5	28	9	
Total Closed Volume		8,337,994	653.40K	4.94M	2.75M	0.00B

February 2024



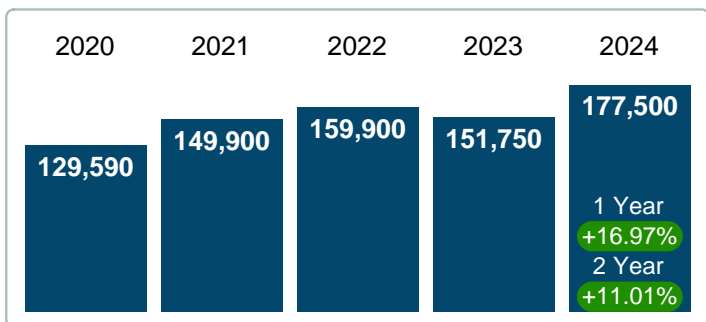
Area Delimited by County Of Muskogee - Residential Property Type



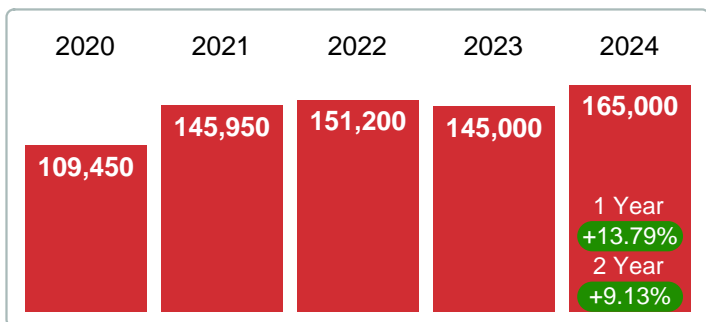
MEDIAN LIST PRICE AT CLOSING

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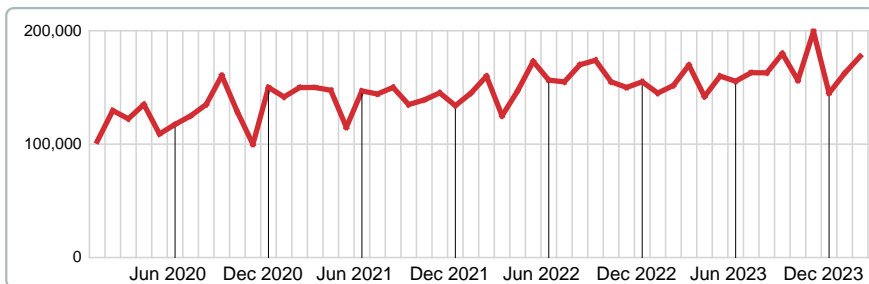
FEBRUARY



YEAR TO DATE (YTD)

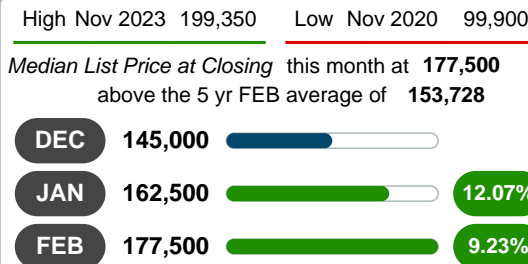


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 153,728



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
\$100,000 and less	9.52%	56,200	99,900	44,900	52,500	0
\$100,001 - \$125,000	7.14%	115,000	108,500	117,450	0	0
\$125,001 - \$125,000	0.00%	115,000	0	0	0	0
\$125,001 - \$200,000	38.10%	145,750	142,250	149,000	190,000	0
\$200,001 - \$250,000	14.29%	224,945	234,900	214,990	0	0
\$250,001 - \$350,000	19.05%	296,950	0	286,950	322,500	0
\$350,001 and up	11.90%	368,000	0	0	368,000	0
Median List Price		177,500	142,000	159,500	359,000	0
Total Closed Units	100%	177,500	5	28	9	
Total Closed Volume		8,602,480	727.80K	5.11M	2.77M	0.00B

February 2024



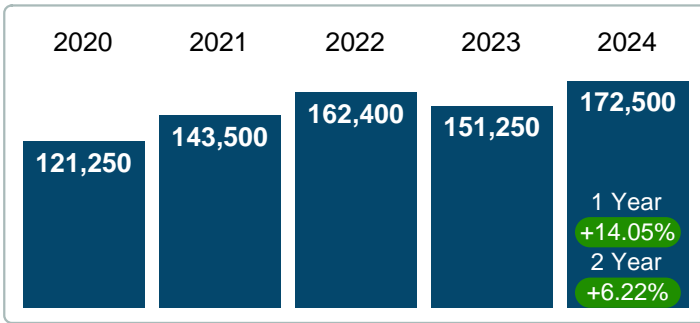
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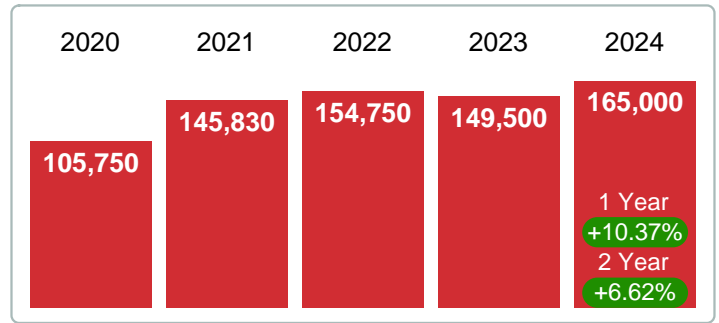
MEDIAN SOLD PRICE AT CLOSING

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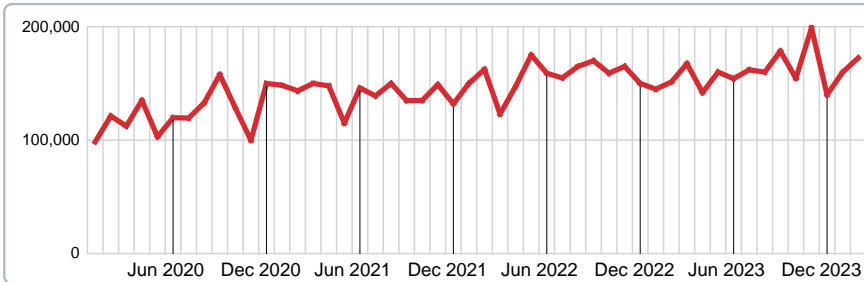
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

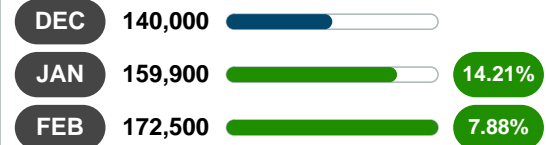


3 MONTHS

5 year FEB AVG = 150,180

High Nov 2023 199,000 Low Jan 2020 98,450

Median Sold Price at Closing this month at **172,500**
above the 5 yr FEB average of **150,180**



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
\$100,000 and less	9.52%	52,450	99,900	39,000	53,900	0
\$100,001 - \$125,000	9.52%	116,500	116,750	116,500	0	0
\$125,001 - \$125,000	0.00%	116,500	0	0	0	0
\$125,001 - \$200,000	40.48%	149,000	160,000	145,750	180,000	0
\$200,001 - \$250,000	14.29%	232,500	0	232,500	0	0
\$250,001 - \$350,000	14.29%	309,950	0	289,950	330,000	0
\$350,001 and up	11.90%	368,000	0	0	368,000	0
Median Sold Price		172,500	125,000	163,500	358,900	0
Total Closed Units	100%	42	5	28	9	
Total Closed Volume		8,337,994	653.40K	4.94M	2.75M	0.00B

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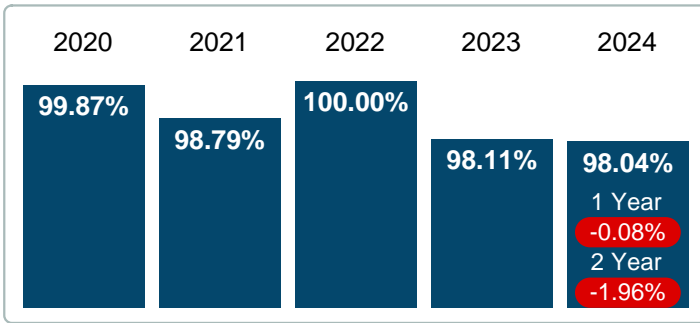
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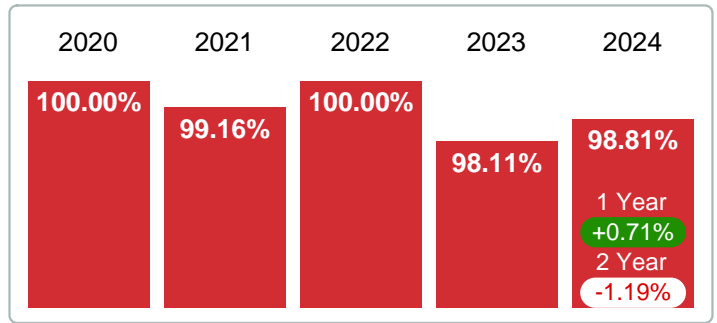
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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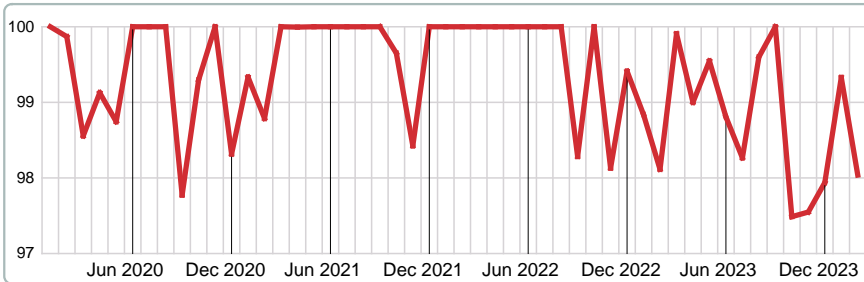
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

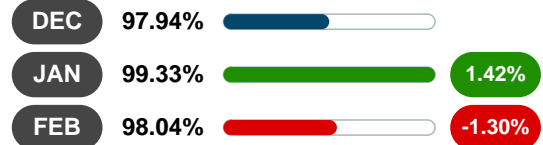


3 MONTHS

5 year FEB AVG = 98.96%

High Sep 2023 100.00% Low Oct 2023 97.49%

Median Sold/List Ratio this month at **98.04%**
 below the 5 yr FEB average of **98.96%**



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
\$100,000 and less	4	9.52%	95.15%	100.00%	87.72%	102.67%	0.00%
\$100,001 - \$125,000	4	9.52%	97.96%	93.86%	99.26%	0.00%	0.00%
\$125,001 - \$125,000	0	0.00%	97.96%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$200,000	17	40.48%	100.00%	87.61%	100.00%	94.74%	0.00%
\$200,001 - \$250,000	6	14.29%	94.79%	0.00%	94.79%	0.00%	0.00%
\$250,001 - \$350,000	6	14.29%	95.59%	0.00%	93.43%	97.97%	0.00%
\$350,001 and up	5	11.90%	99.72%	0.00%	0.00%	99.72%	0.00%
Median Sold/List Ratio		98.04%		98.59%	97.13%	99.46%	0.00%
Total Closed Units		42	100%	5	28	9	
Total Closed Volume		8,337,994		653.40K	4.94M	2.75M	0.00B

February 2024



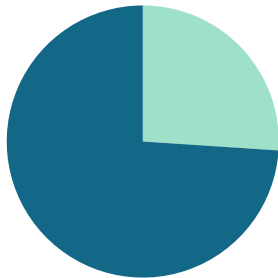
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

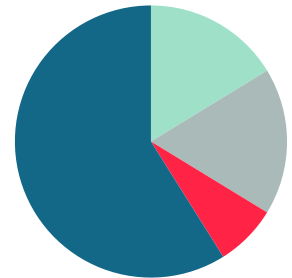


Inventory
 New Listings
56 = 26.05%
 Start Inventory
159
 Total Inventory Units
215
 Volume
\$51,522,198

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%
Median List Price	151,750	177,500	16.97%	145,000	165,000	13.79%
Median Sale Price	151,250	172,500	14.05%	149,500	165,000	10.37%
Median Percent of Selling Price to List Price	98.11%	98.04%	-0.08%	98.11%	98.81%	0.71%
Median Days on Market to Sale	25.00	58.00	132.00%	26.00	40.00	53.85%
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%

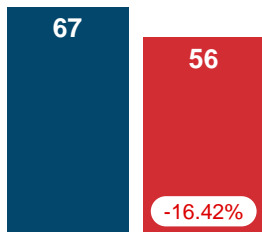
Absorption: Last 12 months, an Average of **51** Sales/Month

Inventory on February 29, 2024 = **152** 2023 2024

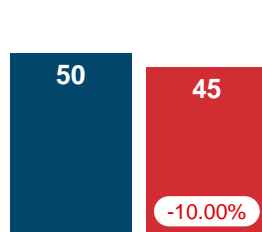
FEBRUARY MARKET

MEDIAN PRICES

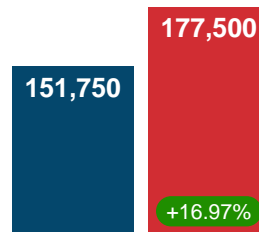
New Listings



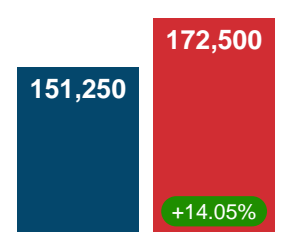
Pending Listings



List Price



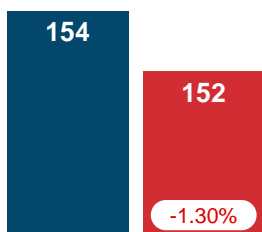
Sale Price



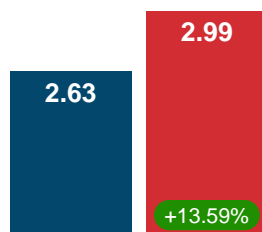
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

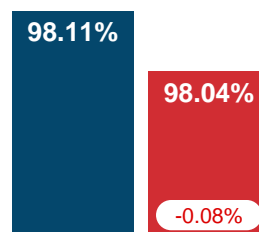
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

