

March 2024



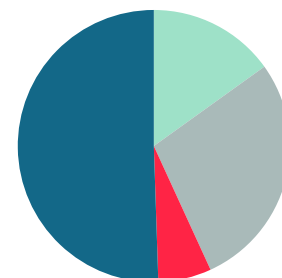
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	March 2024	+/-%
Closed Listings	56	43	-23.21%
Pending Listings	69	80	15.94%
New Listings	85	82	-3.53%
Median List Price	169,700	153,500	-9.55%
Median Sale Price	167,450	153,500	-8.33%
Median Percent of Selling Price to List Price	99.91%	100.00%	0.09%
Median Days on Market to Sale	31.50	37.00	17.46%
End of Month Inventory	145	144	-0.69%
Months Supply of Inventory	2.52	2.89	14.95%



■ Closed (15.09%)
■ Pending (28.07%)
■ Other OffMarket (6.32%)
■ Active (50.53%)

Absorption: Last 12 months, an Average of **50** Sales/Month
Active Inventory as of March 31, 2024 = **144**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2024 decreased **0.69%** to 144 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 **2.89** 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 **8.33%** in March 2024 to \$153,500 versus the previous year at \$167,450.

Median Days on Market Lengthens

The median number of **37.00** days that homes spent on the market before selling increased by 5.50 days or **17.46%** in March 2024 compared to last year's same month at **31.50** DOM.

Sales Success for March 2024 is Positive

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

There were 82 New Listings in March 2024, down **3.53%** from last year at 85. Furthermore, there were 43 Closed Listings this month versus last year at 56, a **-23.21%** decrease.

Closed versus Listed trends yielded a **52.4%** ratio, down from previous year's, March 2023, at **65.9%**, a **20.41%** downswing. This will certainly create pressure on a decreasing 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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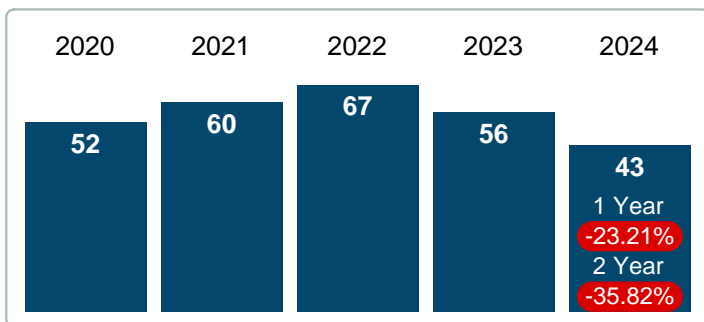
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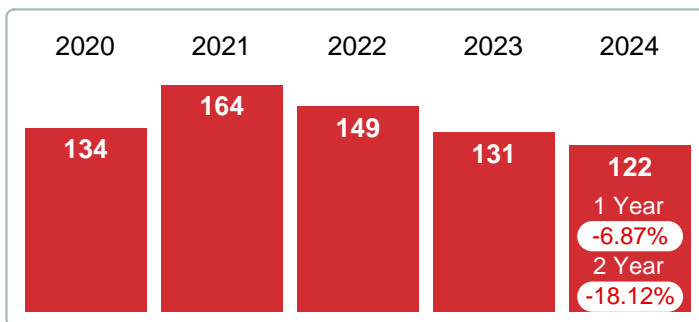
CLOSED LISTINGS

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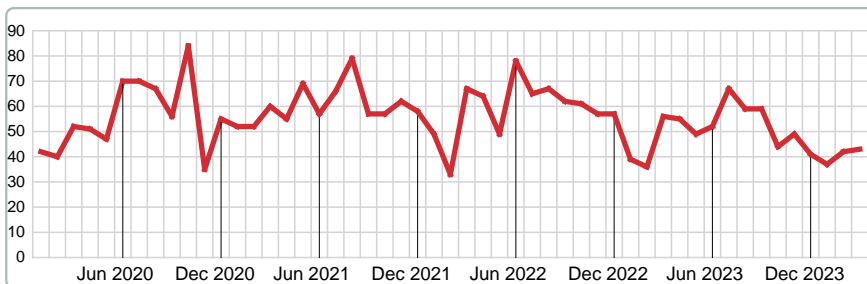
MARCH



YEAR TO DATE (YTD)

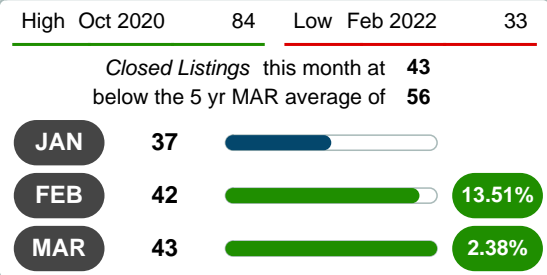


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 56



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.65%	16.5	0	2	0	0
\$50,001 - \$75,000	5	11.63%	43.0	4	1	0	0
\$75,001 - \$125,000	6	13.95%	17.5	3	1	2	0
\$125,001 - \$150,000	8	18.60%	10.5	2	6	0	0
\$150,001 - \$175,000	9	20.93%	37.0	0	8	1	0
\$175,001 - \$275,000	9	20.93%	70.0	1	4	4	0
\$275,001 and up	4	9.30%	52.0	0	2	1	1
Total Closed Units	43			10	24	8	1
Total Closed Volume	6,801,290	100%	37.0	974.90K	3.73M	1.73M	360.00K
Median Closed Price	\$153,500			\$90,500	\$159,950	\$200,500	\$360,000

March 2024



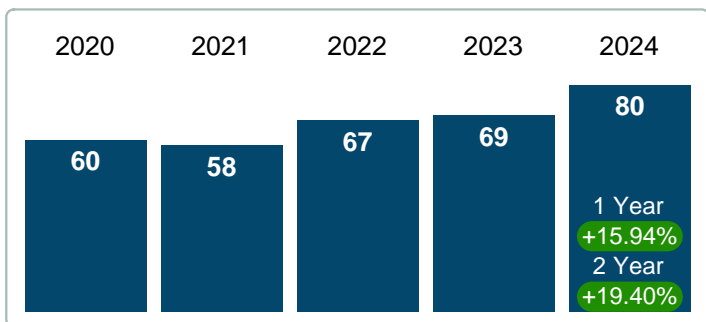
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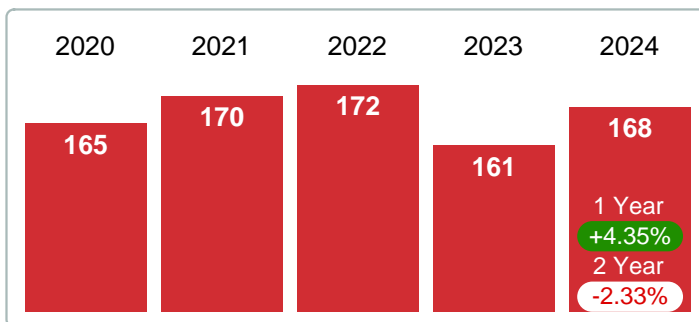
PENDING LISTINGS

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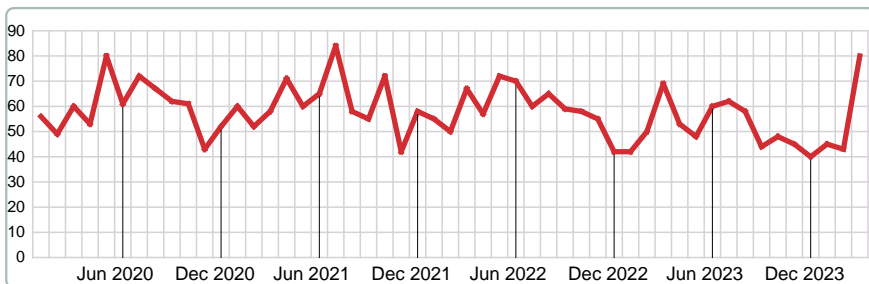
MARCH



YEAR TO DATE (YTD)

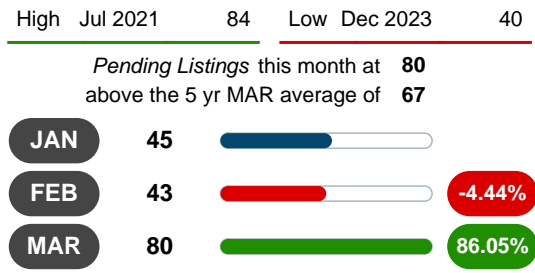


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 67



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	11.25%	16.0	5	4	0	0
\$75,001 - \$100,000	6	7.50%	16.0	4	1	1	0
\$100,001 - \$125,000	8	10.00%	8.0	2	6	0	0
\$125,001 - \$175,000	22	27.50%	24.5	3	16	3	0
\$175,001 - \$250,000	17	21.25%	111.0	0	16	1	0
\$250,001 - \$375,000	9	11.25%	55.0	0	6	3	0
\$375,001 and up	9	11.25%	143.0	0	5	3	1
Total Pending Units	80			14	54	11	1
Total Pending Volume	15,801,079	100%	38.5	1.20M	11.15M	2.97M	475.00K
Median Listing Price	\$158,500			\$82,500	\$174,900	\$299,900	\$475,000

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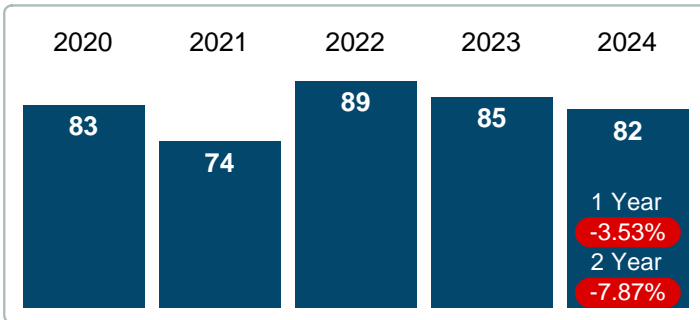
Area Delimited by County Of Muskogee - Residential Property Type



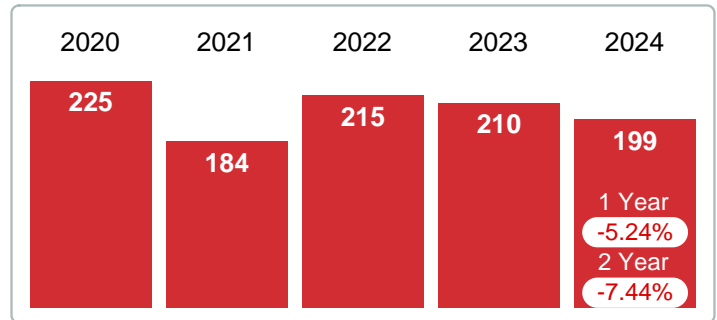
NEW LISTINGS

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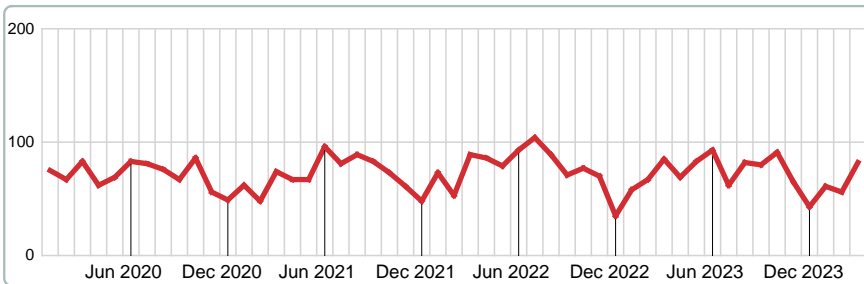
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 83

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **82**
below the 5 yr MAR average of **83**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	3.66%	2	1	0	0
\$25,001 - \$75,000	10	12.20%	7	2	0	1
\$75,001 - \$125,000	18	21.95%	8	10	0	0
\$125,001 - \$200,000	20	24.39%	1	16	2	1
\$200,001 - \$275,000	12	14.63%	1	11	0	0
\$275,001 - \$375,000	9	10.98%	0	7	1	1
\$375,001 and up	10	12.20%	0	2	5	3
Total New Listed Units	82		19	49	8	6
Total New Listed Volume	17,507,930	100%	1.49M	9.73M	3.54M	2.75M
Median New Listed Listing Price	\$159,450		\$79,000	\$179,000	\$402,450	\$399,950

March 2024



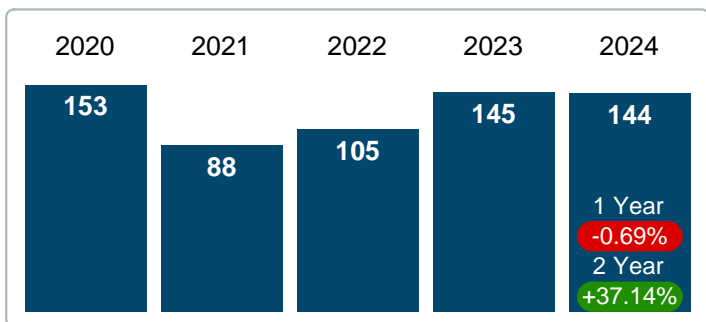
Area Delimited by County Of Muskogee - Residential Property Type



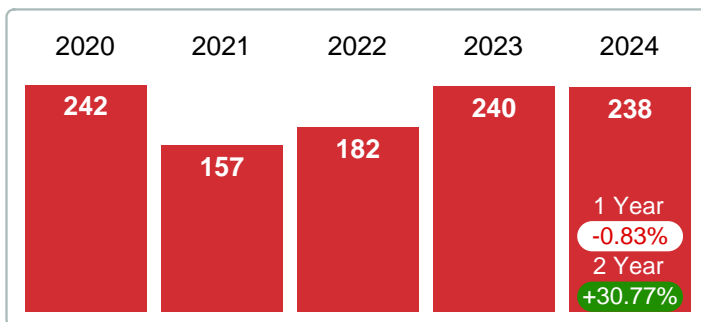
ACTIVE INVENTORY

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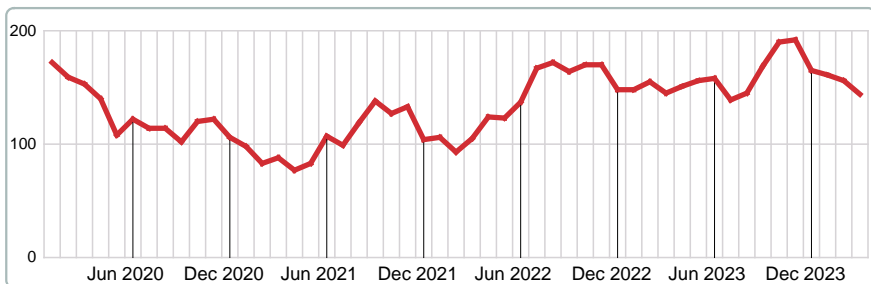
END OF MARCH



ACTIVE DURING MARCH

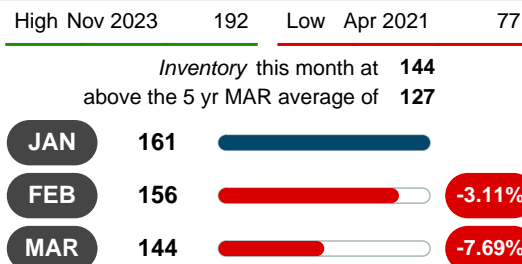


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 127



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	12	8.33%	30.0	7	4	1	0
\$50,001 - \$75,000	11	7.64%	60.0	5	5	0	1
\$75,001 - \$150,000	28	19.44%	62.0	6	18	2	2
\$150,001 - \$250,000	39	27.08%	42.0	4	28	6	1
\$250,001 - \$350,000	22	15.28%	39.5	0	14	7	1
\$350,001 - \$500,000	17	11.81%	55.0	0	7	8	2
\$500,001 and up	15	10.42%	61.0	0	4	8	3
Total Active Inventory by Units	144			22	80	32	10
Total Active Inventory by Volume	37,313,368	100%	52.0	1.93M	18.19M	12.98M	4.22M
Median Active Inventory Listing Price	\$207,094			\$62,200	\$202,175	\$359,500	\$362,500

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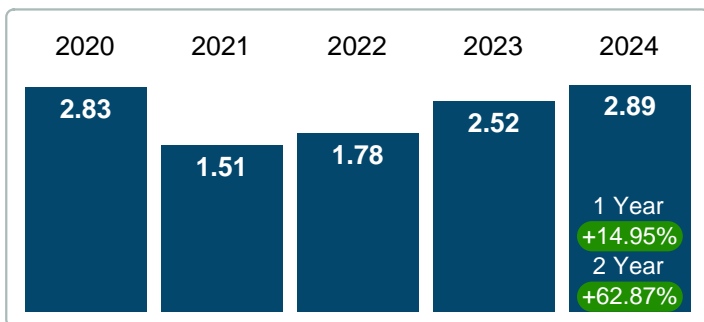
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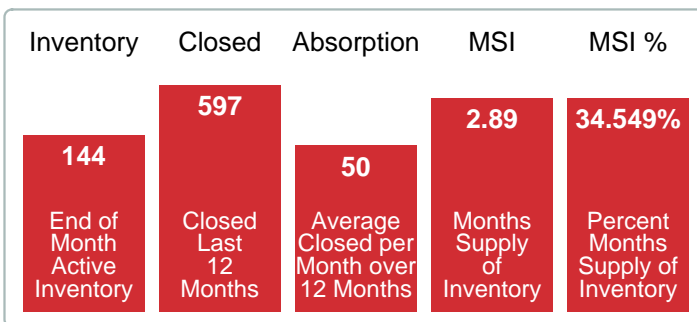
MONTHS SUPPLY of INVENTORY (MSI)

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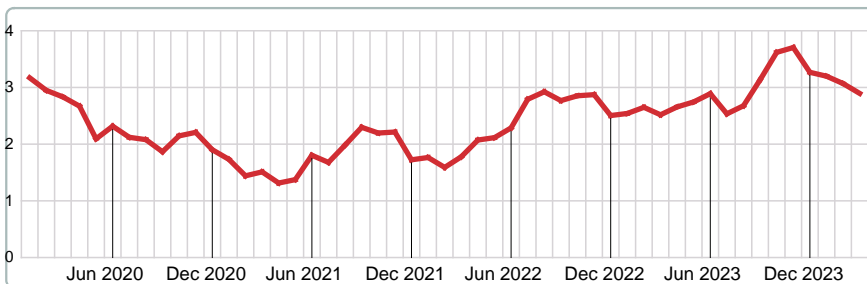
MSI FOR MARCH



INDICATORS FOR MARCH 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.31

High Nov 2023 3.70 Low Apr 2021 1.31

Months Supply this month at **2.89**
above the 5 yr MAR average of **2.31**



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	12	8.33%	2.25	3.82	1.33	2.00	0.00
\$50,001 - \$75,000	11	7.64%	3.22	3.53	3.53	0.00	0.00
\$75,001 - \$150,000	28	19.44%	1.96	1.71	1.85	2.00	0.00
\$150,001 - \$250,000	39	27.08%	2.34	6.86	2.18	1.85	0.00
\$250,001 - \$350,000	22	15.28%	3.30	0.00	3.91	2.90	1.50
\$350,001 - \$500,000	17	11.81%	7.85	0.00	12.00	6.86	6.00
\$500,001 and up	15	10.42%	12.00	0.00	16.00	16.00	6.00
Market Supply of Inventory (MSI)			2.89	2.97	2.55	3.40	6.67
Total Active Inventory by Units		100%	2.89	22	80	32	10

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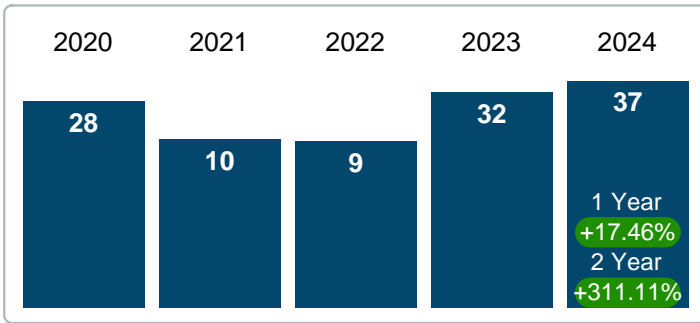
Area Delimited by County Of Muskogee - Residential Property Type



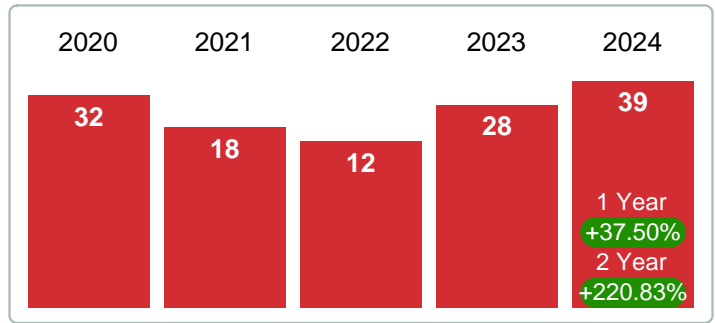
MEDIAN DAYS ON MARKET TO SALE

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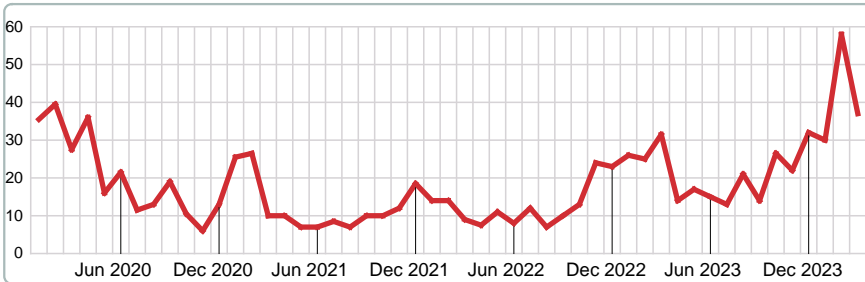
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

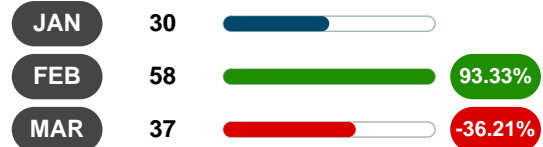


3 MONTHS

5 year MAR AVG = 23

High Feb 2024 58 Low Nov 2020 6

Median Days on Market to Sale this month at 37 above the 5 yr MAR average of 23



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
\$50,000 and less	4.65%	17	0	17	0	0
\$50,001 - \$75,000	11.63%	43	31	43	0	0
\$75,001 - \$125,000	13.95%	18	6	87	18	0
\$125,001 - \$150,000	18.60%	11	45	9	0	0
\$150,001 - \$175,000	20.93%	37	0	43	37	0
\$175,001 - \$275,000	20.93%	70	7	41	79	0
\$275,001 and up	9.30%	52	0	52	2	143
Median Closed DOM		37	13	35	49	143
Total Closed Units	100%	43	10	24	8	1
Total Closed Volume		6,801,290	974.90K	3.73M	1.73M	360.00K

March 2024



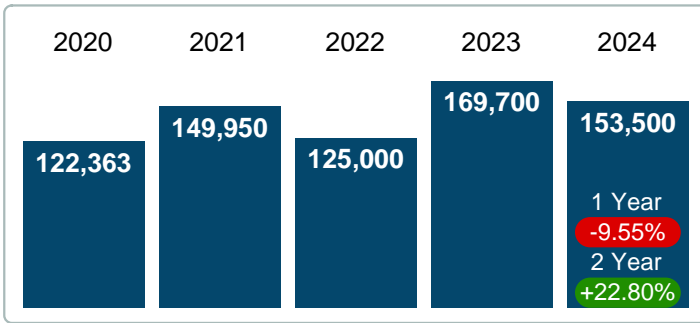
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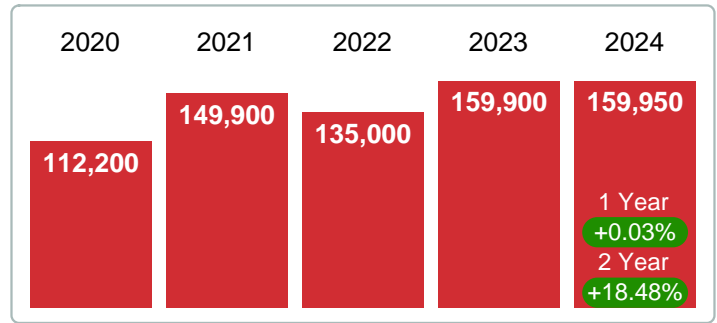
MEDIAN LIST PRICE AT CLOSING

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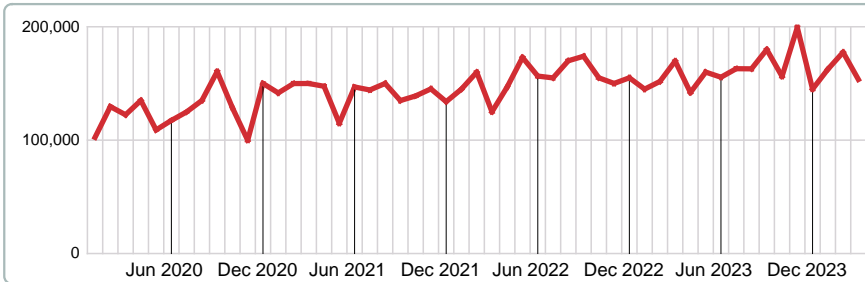
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

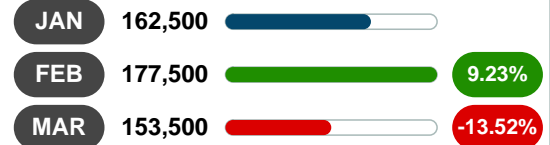


3 MONTHS

5 year MAR AVG = 144,103

High Nov 2023 199,350 Low Nov 2020 99,900

Median List Price at Closing this month at **153,500**
above the 5 yr MAR average of **144,103**



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
\$50,000 and less	2	4.65%	37,450	0	37,450	0	0
\$50,001 - \$75,000	2	4.65%	55,948	56,995	54,900	0	0
\$75,001 - \$125,000	9	20.93%	95,000	95,000	89,900	94,450	0
\$125,001 - \$150,000	8	18.60%	136,500	134,950	136,500	0	0
\$150,001 - \$175,000	9	20.93%	160,000	0	160,000	169,500	0
\$175,001 - \$275,000	8	18.60%	198,945	182,500	198,945	210,000	0
\$275,001 and up	5	11.63%	308,448	0	304,174	355,000	375,000
Median List Price			153,500	97,000	159,450	202,500	375,000
Total Closed Units		100%	153,500	10	24	8	1
Total Closed Volume			6,914,432	1.07M	3.75M	1.72M	375.00K

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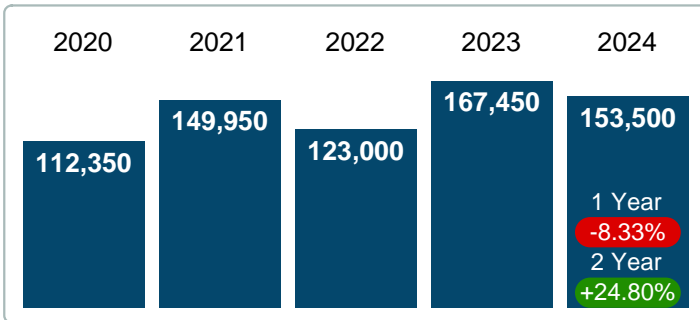
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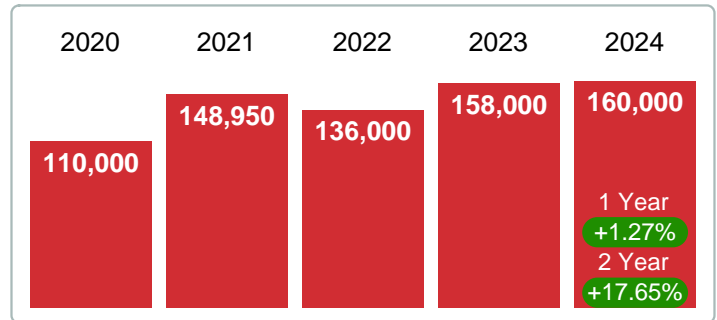
MEDIAN SOLD PRICE AT CLOSING

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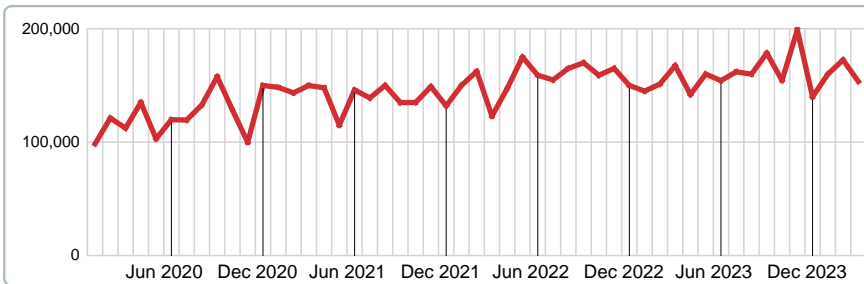
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

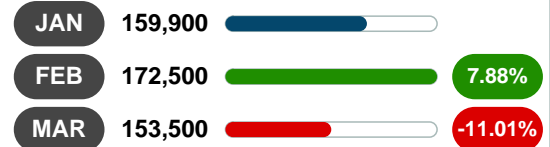


3 MONTHS

5 year MAR AVG = 141,250

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

Median Sold Price at Closing this month at **153,500** above the 5 yr MAR average of **141,250**



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
\$50,000 and less	4.65%	28,750	0	28,750	0	0
\$50,001 - \$75,000	11.63%	64,000	64,500	59,900	0	0
\$75,001 - \$125,000	13.95%	94,950	95,000	94,900	106,250	0
\$125,001 - \$150,000	18.60%	137,950	134,450	138,000	0	0
\$150,001 - \$175,000	20.93%	162,000	0	161,000	167,500	0
\$175,001 - \$275,000	20.93%	199,900	182,500	198,945	236,000	0
\$275,001 and up	9.30%	329,950	0	292,450	410,000	360,000
Median Sold Price		153,500	90,500	159,950	200,500	360,000
Total Closed Units	100%	153,500	10	24	8	1
Total Closed Volume		6,801,290	974.90K	3.73M	1.73M	360.00K

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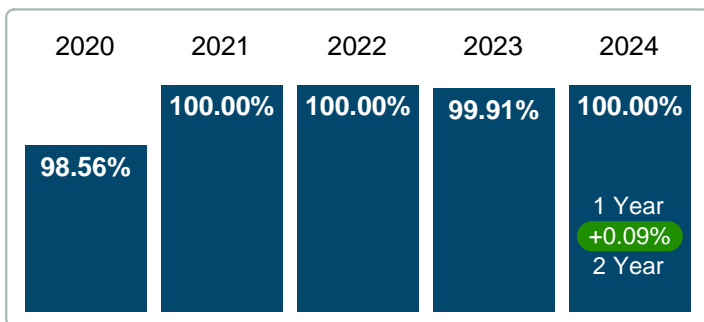
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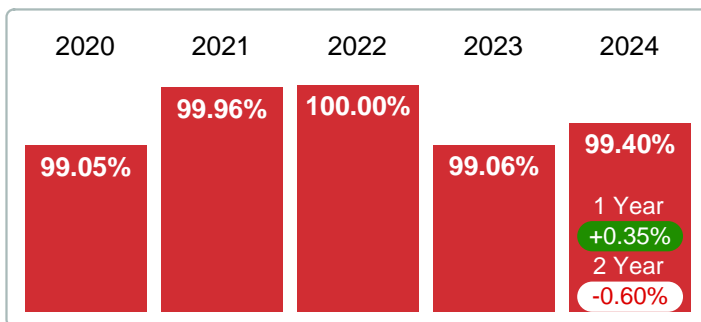
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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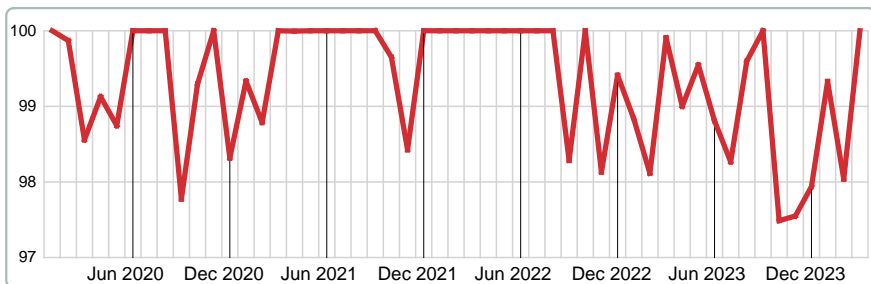
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

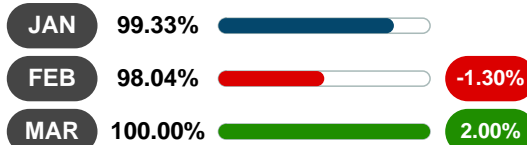


3 MONTHS

5 year MAR AVG = 99.69%

High Mar 2024 100.00% Low Oct 2023 97.49%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAR average of 99.69%



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
\$50,000 and less	2	4.65%	72.59%	0.00%	72.59%	0.00%	0.00%
\$50,001 - \$75,000	5	11.63%	81.01%	74.98%	109.11%	0.00%	0.00%
\$75,001 - \$125,000	6	13.95%	100.00%	100.00%	105.56%	114.02%	0.00%
\$125,001 - \$150,000	8	18.60%	100.00%	99.62%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	9	20.93%	100.00%	0.00%	100.00%	98.82%	0.00%
\$175,001 - \$275,000	9	20.93%	100.00%	100.00%	99.33%	99.05%	0.00%
\$275,001 and up	4	9.30%	97.40%	0.00%	96.20%	98.80%	96.00%
Median Sold/List Ratio		100.00%		97.60%	100.00%	98.81%	96.00%
Total Closed Units		43	100%	10	24	8	1
Total Closed Volume		6,801,290		974.90K	3.73M	1.73M	360.00K

March 2024



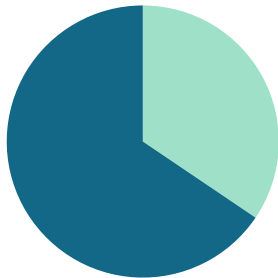
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

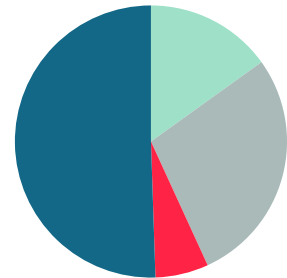


Inventory
 New Listings
82 = 34.45%
 Start Inventory
156
 Total Inventory Units
238
 Volume
\$56,146,137

Market Activity

Closed Sales
43 = 15.09%
 Pending Sales
80 = 28.07%
 Other Off Market
18 = 6.32%
 Active Inventory
144 = 50.53%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	56	43	-23.21%	131	122	-6.87%
Pending Sales	69	80	15.94%	161	168	4.35%
New Listings	85	82	-3.53%	210	199	-5.24%
Median List Price	169,700	153,500	-9.55%	159,900	159,950	0.03%
Median Sale Price	167,450	153,500	-8.33%	158,000	160,000	1.27%
Median Percent of Selling Price to List Price	99.91%	100.00%	0.09%	99.06%	99.40%	0.35%
Median Days on Market to Sale	31.50	37.00	17.46%	28.00	38.50	37.50%
Monthly Inventory	145	144	-0.69%	145	144	-0.69%
Months Supply of Inventory	2.52	2.89	14.95%	2.52	2.89	14.95%

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

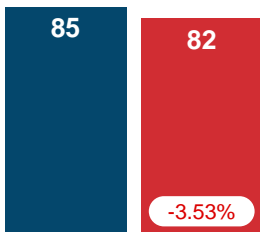
Inventory on March 31, 2024 = **144**

2023 **2024**

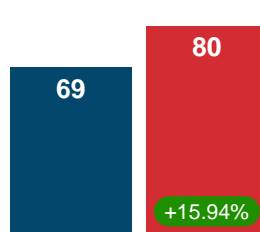
MARCH MARKET

MEDIAN PRICES

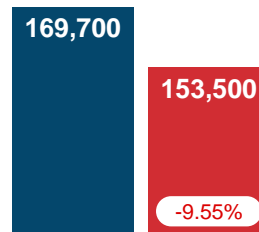
New Listings



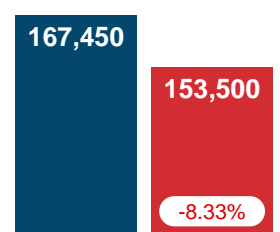
Pending Listings



List Price



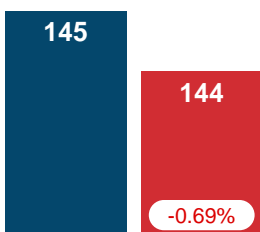
Sale Price



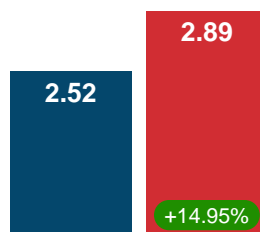
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

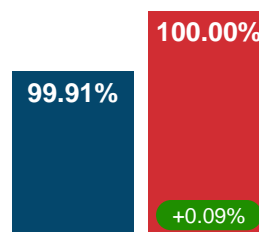
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

