

April 2024



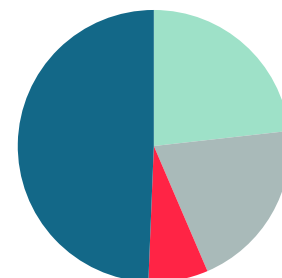
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	55	72	30.91%
Pending Listings	53	63	18.87%
New Listings	69	84	21.74%
Average List Price	166,486	180,828	8.61%
Average Sale Price	162,439	177,028	8.98%
Average Percent of Selling Price to List Price	95.93%	97.86%	2.01%
Average Days on Market to Sale	41.60	44.69	7.44%
End of Month Inventory	152	153	0.66%
Months Supply of Inventory	2.67	2.99	11.62%



■ Closed (23.23%)
■ Pending (20.32%)
■ Other OffMarket (7.10%)
■ Active (49.35%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of April 30, 2024 = **153**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **0.66%** to 153 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 **8.98%** in April 2024 to \$177,028 versus the previous year at \$162,439.

Average Days on Market Lengthens

The average number of **44.69** days that homes spent on the market before selling increased by 3.09 days or **7.44%** in April 2024 compared to last year's same month at **41.60** DOM.

Sales Success for April 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 84 New Listings in April 2024, up **21.74%** from last year at 69. Furthermore, there were 72 Closed Listings this month versus last year at 55, a **30.91%** increase.

Closed versus Listed trends yielded a **85.7%** ratio, up from previous year's, April 2023, at **79.7%**, a **7.53%** upswing. 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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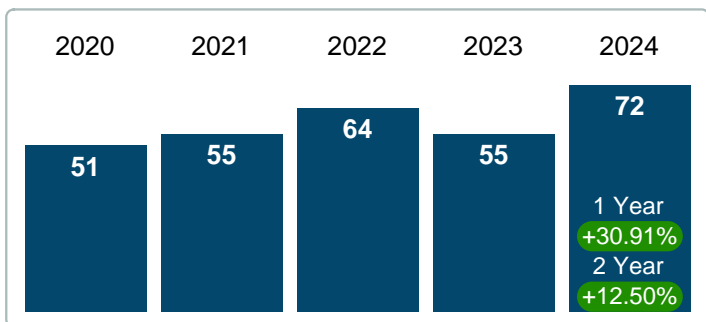
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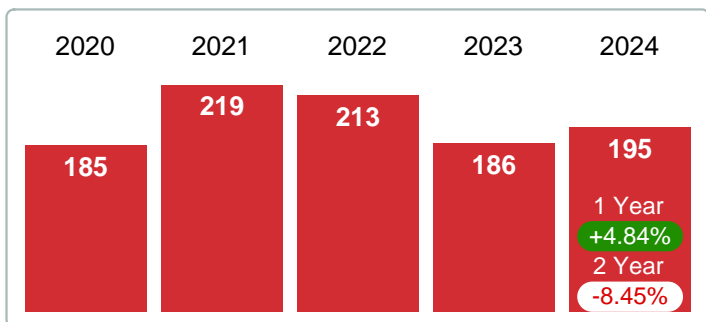
CLOSED LISTINGS

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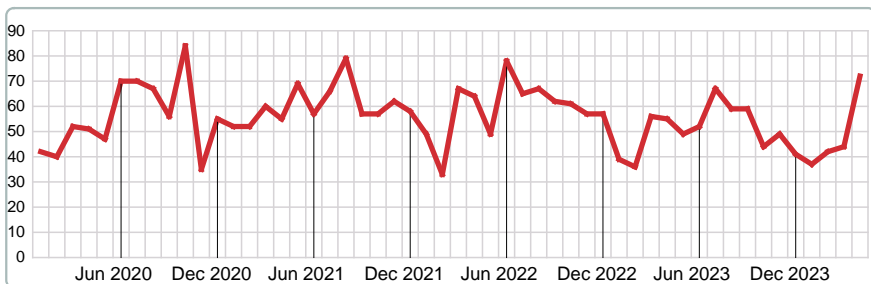
APRIL



YEAR TO DATE (YTD)

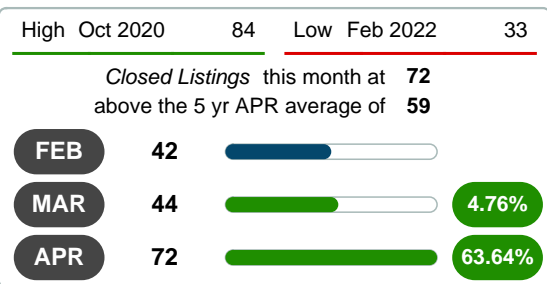


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 59



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	7	9.72%	19.9	6	1	0	0
\$50,001 - \$75,000	5	6.94%	25.2	3	1	1	0
\$75,001 - \$125,000	16	22.22%	25.3	5	10	1	0
\$125,001 - \$175,000	15	20.83%	28.5	3	9	3	0
\$175,001 - \$225,000	12	16.67%	74.1	0	11	1	0
\$225,001 - \$325,000	10	13.89%	80.2	0	7	3	0
\$325,001 and up	7	9.72%	61.3	0	4	1	2
Total Closed Units	72			17	43	10	2
Total Closed Volume	12,746,028	100%	44.7	1.28M	8.31M	2.06M	1.10M
Average Closed Price	\$177,028			\$75,182	\$193,306	\$205,579	\$550,000

April 2024



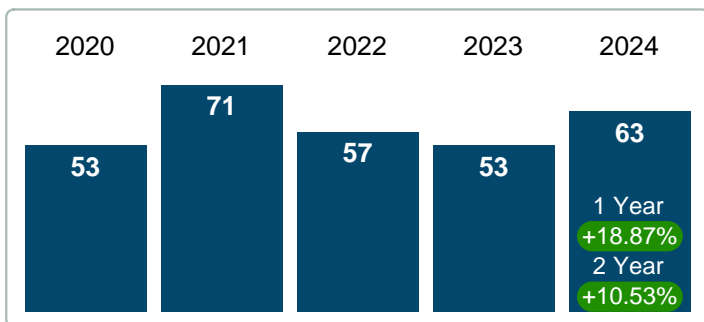
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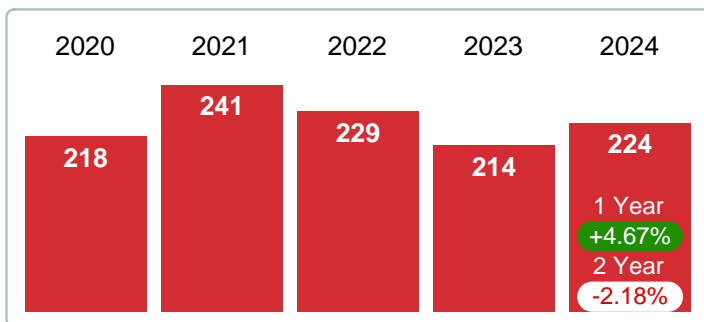
PENDING LISTINGS

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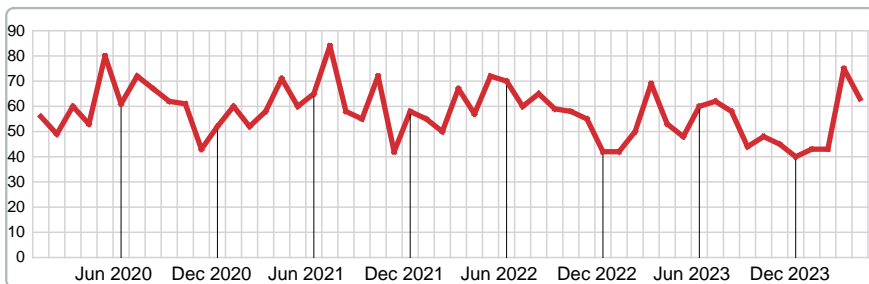
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 59

High Jul 2021 84 Low Dec 2023 40

Pending Listings this month at **63**
above the 5 yr APR average of **59**

- FEB 43
- MAR 75 +74.42%
- APR 63 -16.00%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	5	7.94%	50.4	4	1	0	0
\$40,001 - \$100,000	11	17.46%	26.5	5	5	1	0
\$100,001 - \$110,000	5	7.94%	22.8	1	3	1	0
\$110,001 - \$180,000	16	25.40%	48.3	1	13	2	0
\$180,001 - \$230,000	8	12.70%	26.4	0	7	1	0
\$230,001 - \$340,000	11	17.46%	35.3	0	9	0	2
\$340,001 and up	7	11.11%	69.0	0	3	3	1
Total Pending Units	63			11	41	8	3
Total Pending Volume	11,086,440	100%	40.2	735.70K	7.50M	1.79M	1.06M
Average Listing Price	\$115,854			\$66,882	\$182,811	\$223,825	\$354,967

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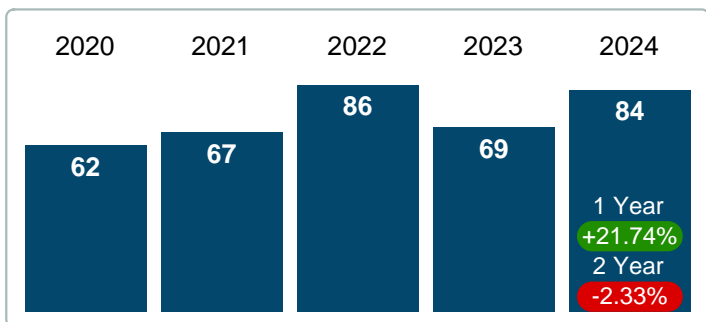
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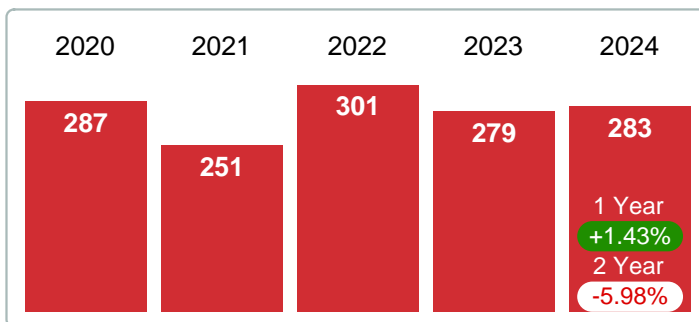
NEW LISTINGS

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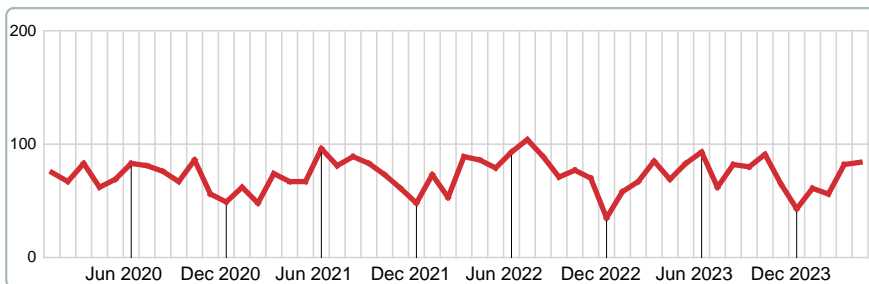
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

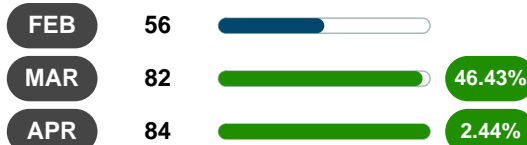


3 MONTHS

5 year APR AVG = 74

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **84**
above the 5 yr APR average of **74**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	9	10.71%	7	1	1	0
\$60,001 - \$100,000	10	11.90%	5	5	0	0
\$100,001 - \$130,000	9	10.71%	3	5	1	0
\$130,001 - \$220,000	22	26.19%	1	17	4	0
\$220,001 - \$320,000	15	17.86%	0	10	4	1
\$320,001 - \$430,000	10	11.90%	1	6	3	0
\$430,001 and up	9	10.71%	1	3	4	1
Total New Listed Units	84		18	47	17	2
Total New Listed Volume	19,461,290	100%	2.58M	10.27M	5.73M	874.00K
Average New Listed Listing Price	\$117,000		\$143,511	\$218,560	\$337,164	\$437,000

April 2024



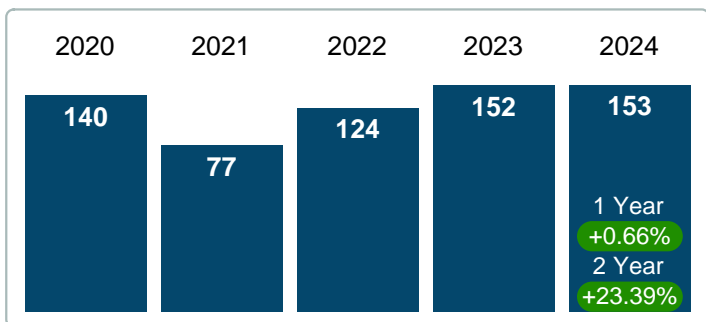
Area Delimited by County Of Muskogee - Residential Property Type



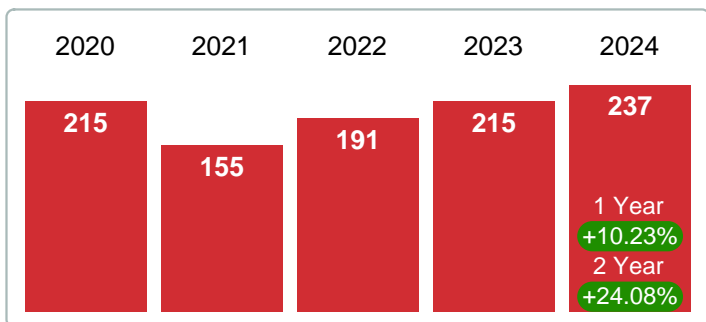
ACTIVE INVENTORY

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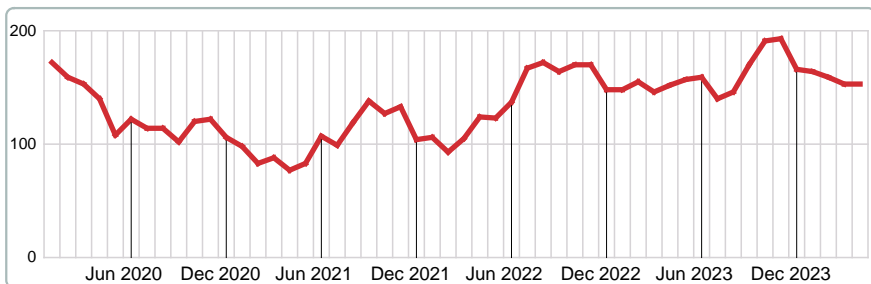
END OF APRIL



ACTIVE DURING APRIL

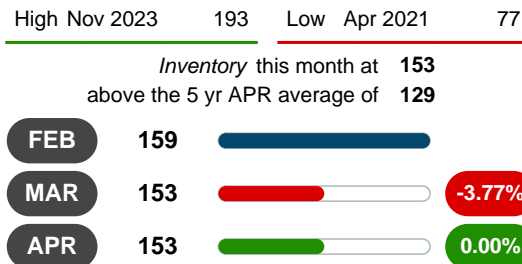


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 129



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	7	4.58%	49.7	4	2	1	0
\$50,001 - \$100,000	24	15.69%	73.6	13	10	0	1
\$100,001 - \$150,000	19	12.42%	95.7	3	15	0	1
\$150,001 - \$275,000	45	29.41%	64.8	5	29	10	1
\$275,001 - \$375,000	23	15.03%	61.5	0	13	10	0
\$375,001 - \$525,000	17	11.11%	94.2	1	8	7	1
\$525,001 and up	18	11.76%	62.8	1	5	8	4
Total Active Inventory by Units	153			27	82	36	8
Total Active Inventory by Volume	41,653,907	100%	71.9	3.75M	19.79M	14.20M	3.91M
Average Active Inventory Listing Price	\$272,248			\$138,941	\$241,369	\$394,437	\$488,812

April 2024



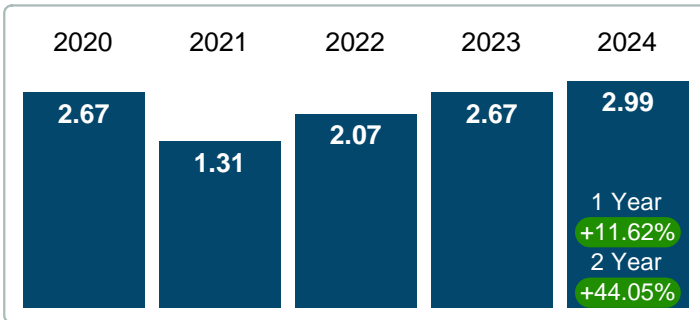
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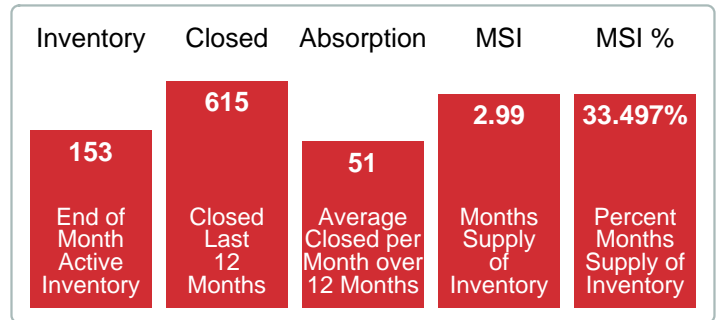
MONTHS SUPPLY of INVENTORY (MSI)

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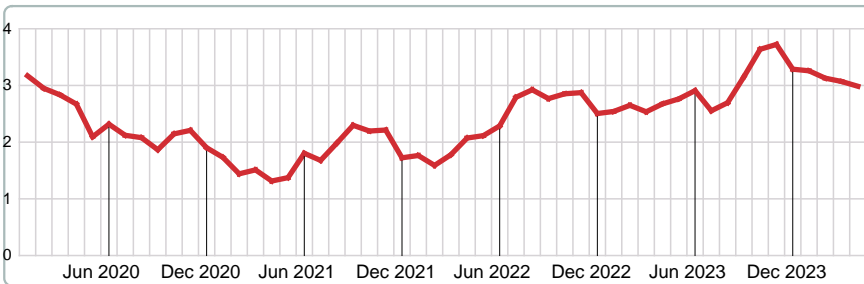
MSI FOR APRIL



INDICATORS FOR APRIL 2024

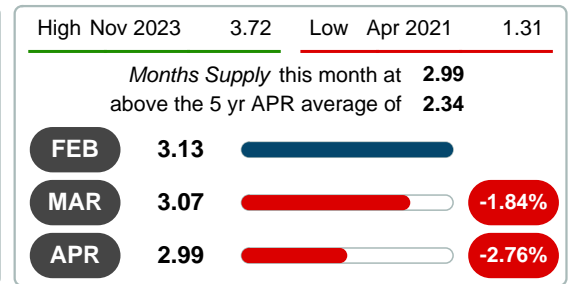


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.34



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%	1.38	2.09	0.75	2.00	0.00
\$50,001 - \$100,000	24	15.69%	3.27	4.73	2.67	0.00	0.00
\$100,001 - \$150,000	19	12.42%	1.70	1.20	1.91	0.00	0.00
\$150,001 - \$275,000	45	29.41%	2.28	7.50	1.96	2.40	12.00
\$275,001 - \$375,000	23	15.03%	4.45	0.00	5.20	5.00	0.00
\$375,001 - \$525,000	17	11.11%	12.00	12.00	24.00	9.33	4.00
\$525,001 and up	18	11.76%	13.50	0.00	15.00	19.20	6.86
Market Supply of Inventory (MSI)			2.99	3.41	2.54	3.79	5.05
Total Active Inventory by Units		100%	2.99	27	82	36	8

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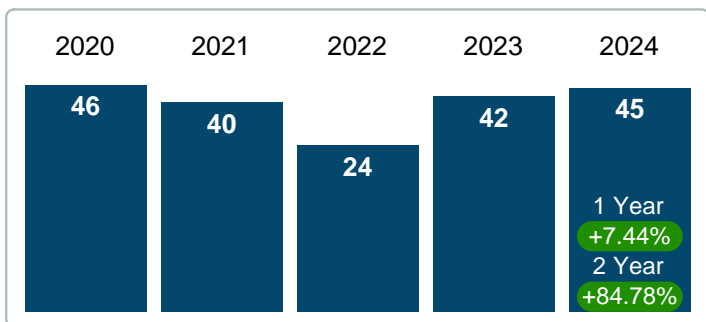
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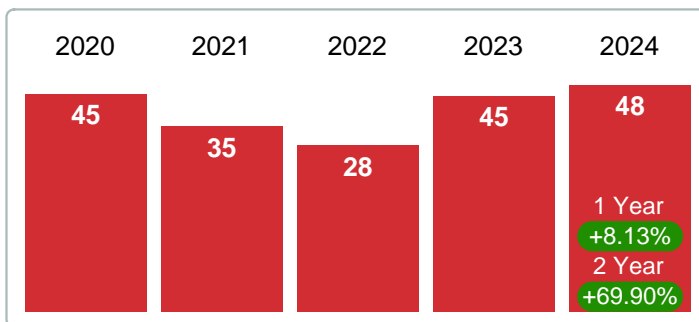
AVERAGE DAYS ON MARKET TO SALE

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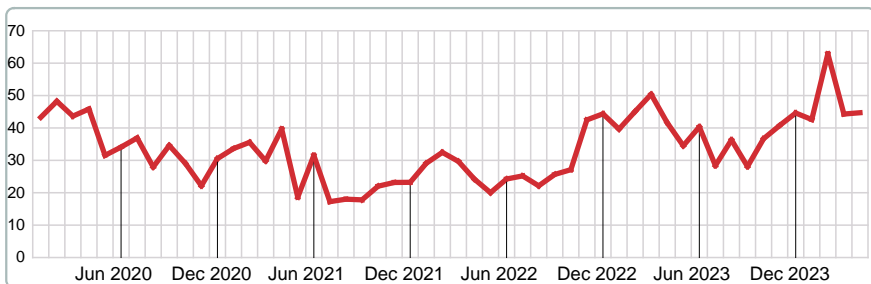
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

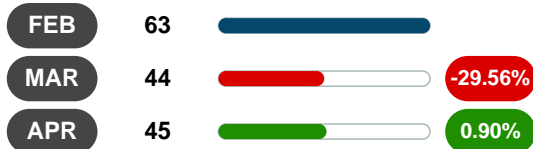


3 MONTHS

5 year APR AVG = 39

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 45 above the 5 yr APR average of 39



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
\$50,000 and less	9.72%	20	21	11	0	0
\$50,001 - \$75,000	6.94%	25	29	13	26	0
\$75,001 - \$125,000	22.22%	25	3	37	19	0
\$125,001 - \$175,000	20.83%	29	59	18	31	0
\$175,001 - \$225,000	16.67%	74	0	76	50	0
\$225,001 - \$325,000	13.89%	80	0	46	159	0
\$325,001 and up	9.72%	61	0	66	11	78
Average Closed DOM		45	24	46	68	78
Total Closed Units	100%	45	17	43	10	2
Total Closed Volume		12,746,028	1.28M	8.31M	2.06M	1.10M

April 2024



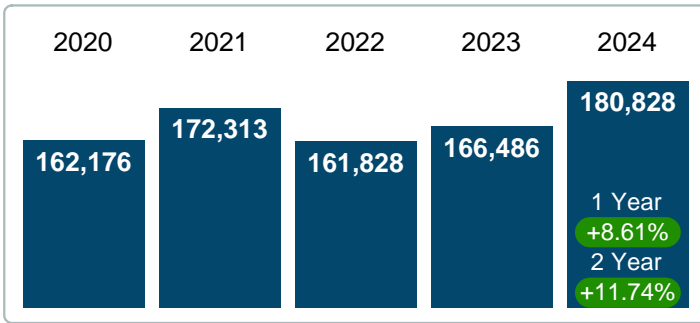
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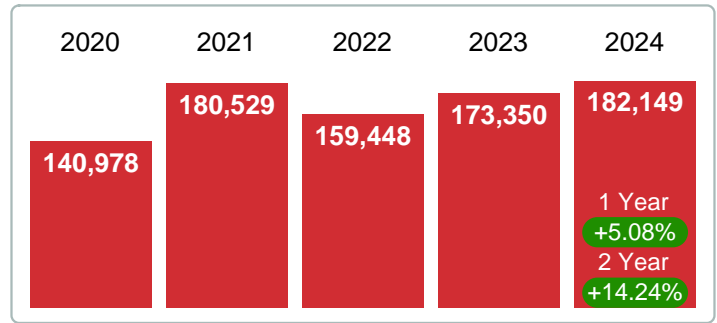
AVERAGE LIST PRICE AT CLOSING

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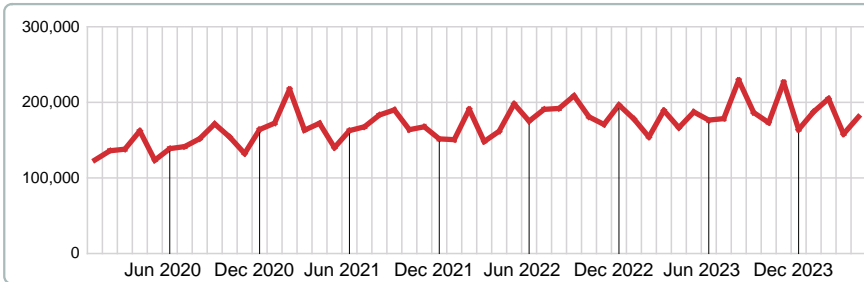
APRIL



YEAR TO DATE (YTD)

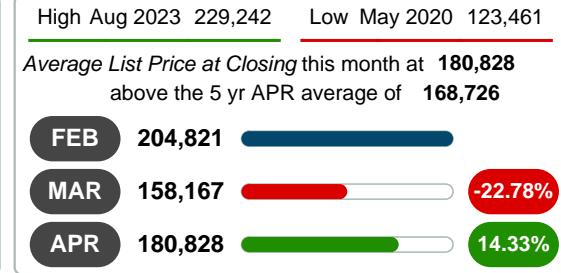


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 168,726



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
\$50,000 and less	12.50%	37,389	34,950	32,000	0	0
\$50,001 - \$75,000	2.78%	71,500	75,967	44,900	49,900	0
\$75,001 - \$125,000	22.22%	100,666	96,700	113,980	77,450	0
\$125,001 - \$175,000	20.83%	148,693	148,500	148,667	152,300	0
\$175,001 - \$225,000	18.06%	198,272	0	197,504	220,000	0
\$225,001 - \$325,000	11.11%	270,218	0	280,836	301,630	0
\$325,001 and up	12.50%	439,978	0	424,725	379,900	586,000
Average List Price		180,828	80,388	195,163	208,904	586,000
Total Closed Units	100%	180,828	17	43	10	2
Total Closed Volume		13,019,629	1.37M	8.39M	2.09M	1.17M

April 2024



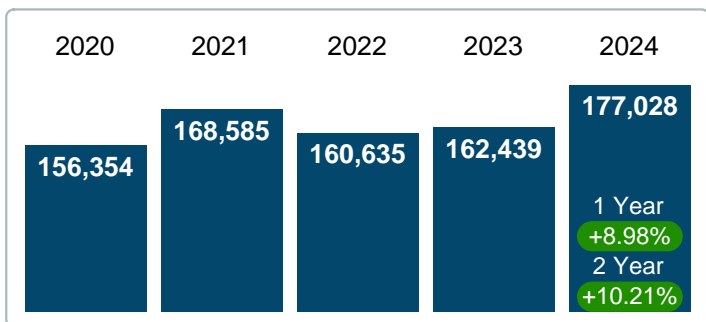
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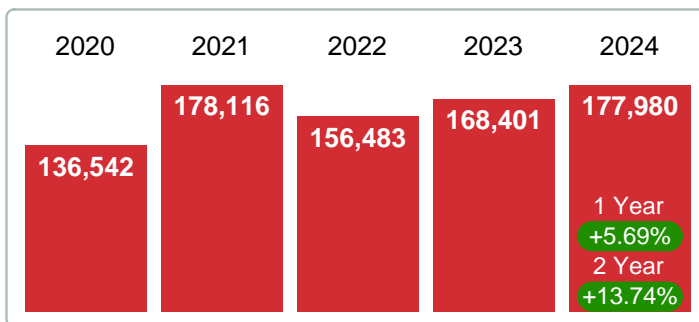
AVERAGE SOLD PRICE AT CLOSING

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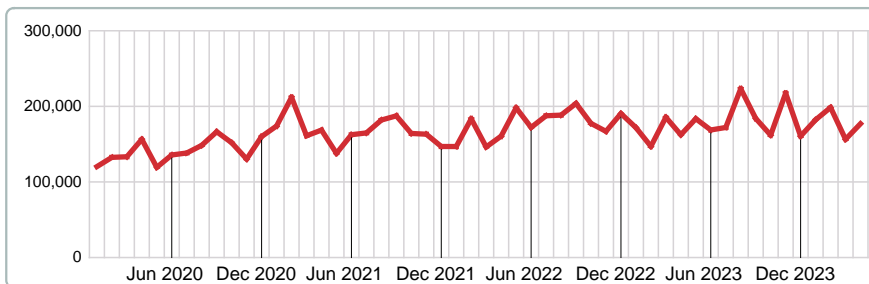
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

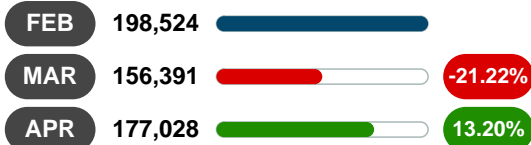


3 MONTHS

5 year APR AVG = 165,008

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

Average Sold Price at Closing this month at 177,028 above the 5 yr APR average of 165,008



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
\$50,000 and less	9.72%	28,714	28,917	27,500	0	0
\$50,001 - \$75,000	6.94%	60,050	61,700	60,150	55,000	0
\$75,001 - \$125,000	22.22%	103,650	96,200	108,240	95,000	0
\$125,001 - \$175,000	20.83%	149,656	146,167	150,049	151,967	0
\$175,001 - \$225,000	16.67%	198,471	0	196,514	220,000	0
\$225,001 - \$325,000	13.89%	280,279	0	277,557	286,630	0
\$325,001 and up	9.72%	451,014	0	421,775	370,000	550,000
Average Sold Price		177,028	75,182	193,306	205,579	550,000
Total Closed Units	100%	177,028	17	43	10	2
Total Closed Volume		12,746,028	1.28M	8.31M	2.06M	1.10M

April 2024



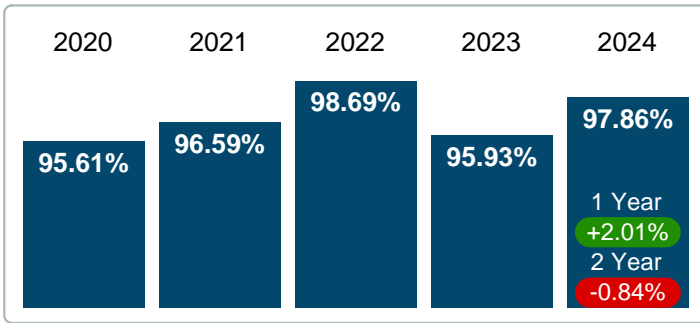
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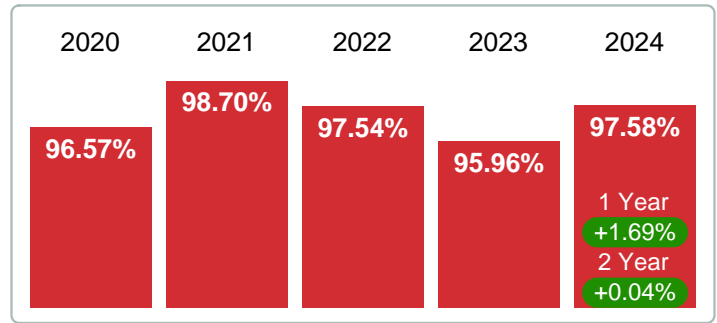
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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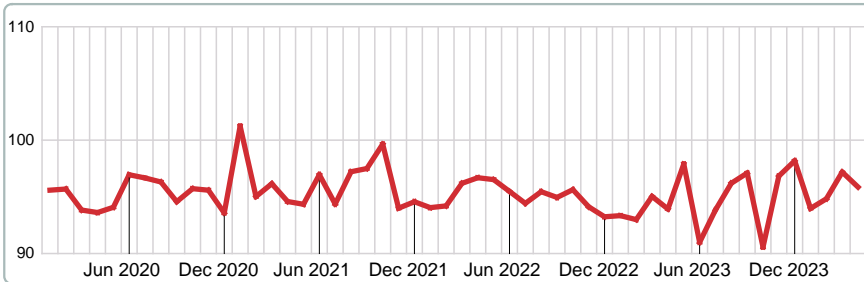
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

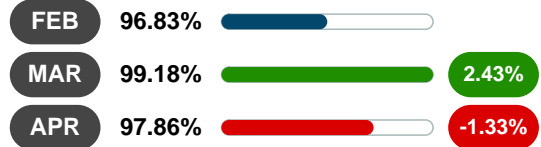


3 MONTHS

5 year APR AVG = 96.94%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **97.86%** above the 5 yr APR average of **96.94%**



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
\$50,000 and less	7	9.72%	85.57%	85.51%	85.94%	0.00%	0.00%
\$50,001 - \$75,000	5	6.94%	97.56%	81.21%	133.96%	110.22%	0.00%
\$75,001 - \$125,000	16	22.22%	98.72%	101.15%	95.11%	122.66%	0.00%
\$125,001 - \$175,000	15	20.83%	101.45%	98.29%	103.07%	99.75%	0.00%
\$175,001 - \$225,000	12	16.67%	99.56%	0.00%	99.52%	100.00%	0.00%
\$225,001 - \$325,000	10	13.89%	98.05%	0.00%	98.95%	95.95%	0.00%
\$325,001 and up	7	9.72%	97.50%	0.00%	99.28%	97.39%	94.00%
Average Sold/List Ratio		97.90%		91.61%	99.61%	101.74%	94.00%
Total Closed Units		72	100%	17	43	10	2
Total Closed Volume		12,746,028		1.28M	8.31M	2.06M	1.10M

April 2024



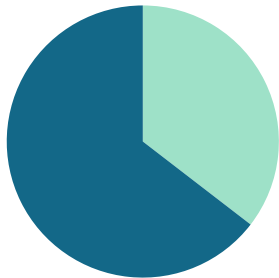
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

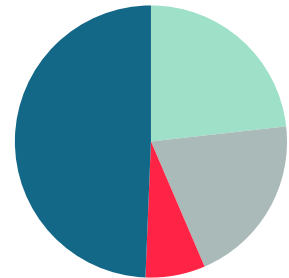


Inventory
 New Listings
84 = 35.44%
 Start Inventory
153
 Total Inventory Units
237
 Volume
\$58,378,947

Market Activity

Closed Sales
72 = 23.23%
 Pending Sales
63 = 20.32%
 Other Off Market
22 = 7.10%
 Active Inventory
153 = 49.35%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	55	72	30.91%	186	195	4.84%
Pending Sales	53	63	18.87%	214	224	4.67%
New Listings	69	84	21.74%	279	283	1.43%
Average List Price	166,486	180,828	8.61%	173,350	182,149	5.08%
Average Sale Price	162,439	177,028	8.98%	168,401	177,980	5.69%
Average Percent of Selling Price to List Price	95.93%	97.86%	2.01%	95.96%	97.58%	1.69%
Average Days on Market to Sale	41.60	44.69	7.44%	44.51	48.12	8.13%
Monthly Inventory	152	153	0.66%	152	153	0.66%
Months Supply of Inventory	2.67	2.99	11.62%	2.67	2.99	11.62%

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

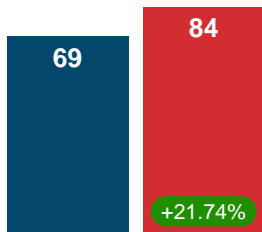
Inventory on April 30, 2024 = **153**

2023 **2024**

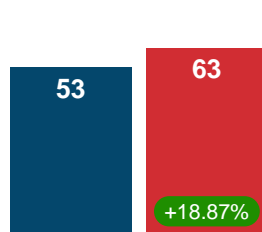
APRIL MARKET

AVERAGE PRICES

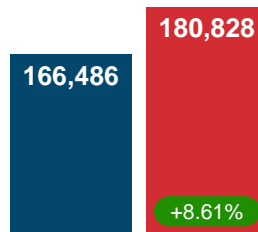
New Listings



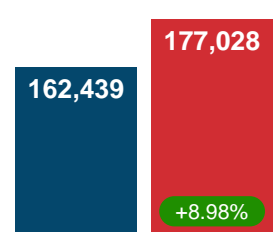
Pending Listings



List Price



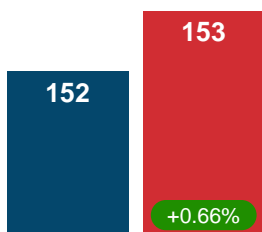
Sale Price



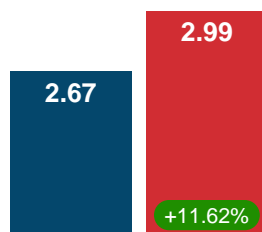
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

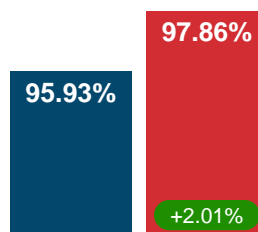
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

