

May 2024



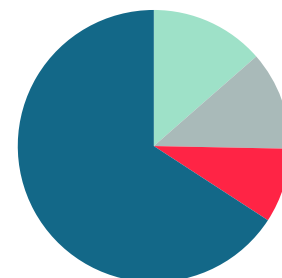
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	65	75	15.38%
Pending Listings	62	65	4.84%
New Listings	134	104	-22.39%
Average List Price	160,303	172,538	7.63%
Average Sale Price	158,492	166,407	4.99%
Average Percent of Selling Price to List Price	103.35%	94.90%	-8.18%
Average Days on Market to Sale	42.45	67.37	58.73%
End of Month Inventory	373	364	-2.41%
Months Supply of Inventory	5.40	5.75	6.59%



■ Closed (13.56%)
■ Pending (11.75%)
■ Other OffMarket (8.86%)
■ Active (65.82%)

Absorption: Last 12 months, an Average of **63** Sales/Month
Active Inventory as of May 31, 2024 = **364**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2024 decreased **2.41%** to 364 existing homes available for sale. Over the last 12 months this area has had an average of 63 closed sales per month. This represents an unsold inventory index of **5.75** 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 **4.99%** in May 2024 to \$166,407 versus the previous year at \$158,492.

Average Days on Market Lengthens

The average number of **67.37** days that homes spent on the market before selling increased by 24.93 days or **58.73%** in May 2024 compared to last year's same month at **42.45** DOM.

Sales Success for May 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 104 New Listings in May 2024, down **22.39%** from last year at 134. Furthermore, there were 75 Closed Listings this month versus last year at 65, a **15.38%** increase.

Closed versus Listed trends yielded a **72.1%** ratio, up from previous year's, May 2023, at **48.5%**, a **48.67%** 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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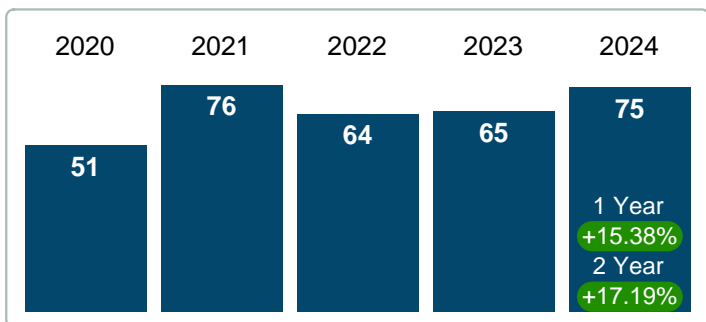
Area Delimited by County Of Muskogee



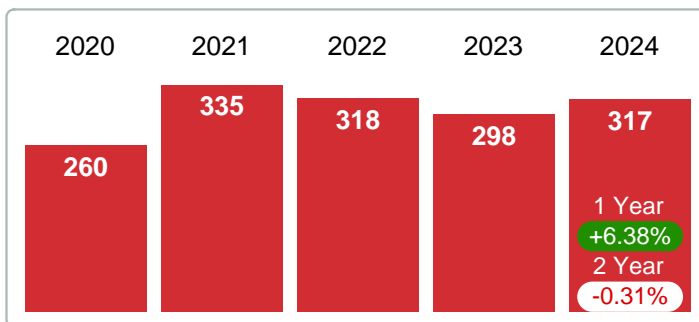
CLOSED LISTINGS

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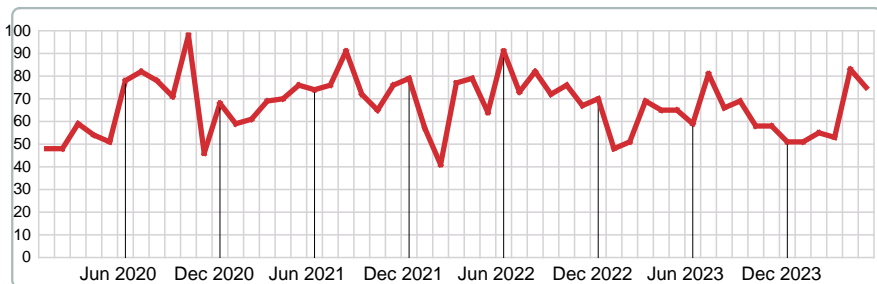
MAY



YEAR TO DATE (YTD)

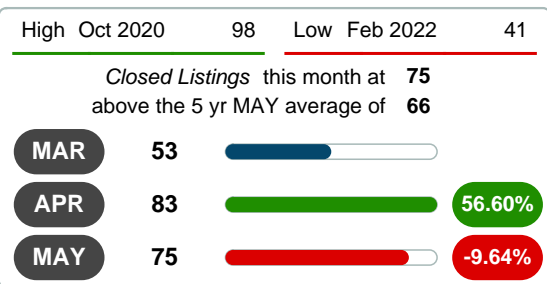


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$50,000	14	18.67%	110.6	12	2	0	0
\$50,001-\$100,000	10	13.33%	28.2	5	5	0	0
\$100,001-\$175,000	22	29.33%	24.0	4	14	4	0
\$175,001-\$225,000	11	14.67%	88.0	1	10	0	0
\$225,001-\$350,000	10	13.33%	54.3	1	6	1	2
\$350,001 and up	8	10.67%	148.0	1	3	4	0
Total Closed Units	75			24	40	9	2
Total Closed Volume	12,480,515	100%	67.4	2.06M	7.48M	2.37M	575.00K
Average Closed Price	\$166,407			\$85,625	\$186,938	\$263,667	\$287,500

May 2024



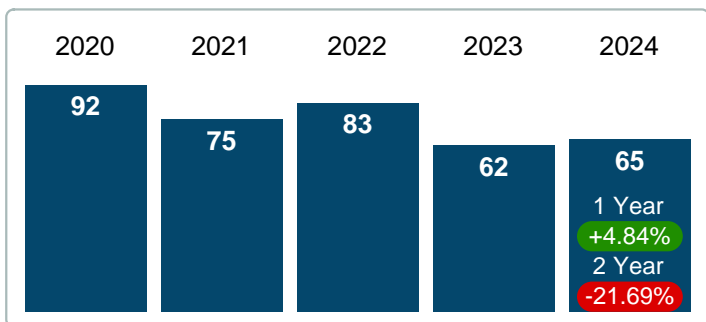
Area Delimited by County Of Muskogee



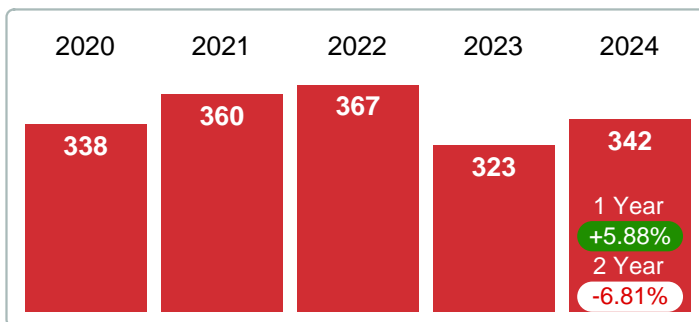
PENDING LISTINGS

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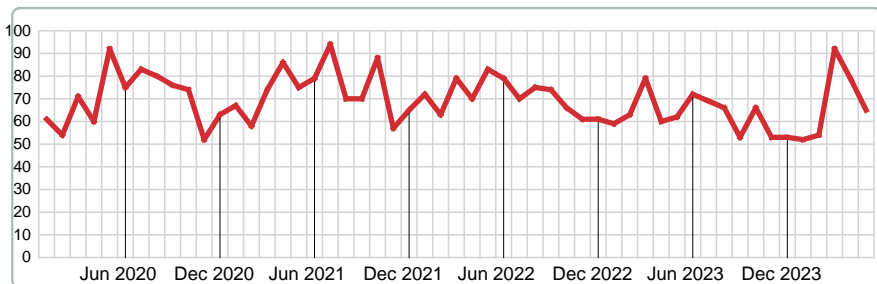
MAY



YEAR TO DATE (YTD)

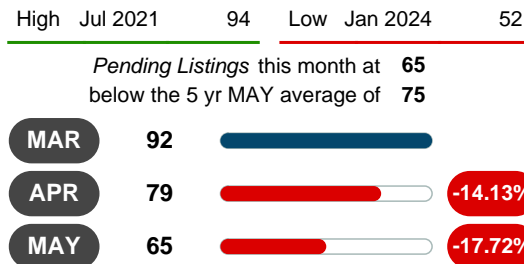


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



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	5	7.69%	160.0	5	0	0	0
\$50,001 - \$90,000	10	15.38%	62.1	9	1	0	0
\$90,001 - \$160,000	9	13.85%	74.8	2	7	0	0
\$160,001 - \$250,000	16	24.62%	87.9	3	11	2	0
\$250,001 - \$330,000	10	15.38%	36.6	1	6	2	1
\$330,001 - \$380,000	8	12.31%	71.9	1	2	5	0
\$380,001 and up	7	10.77%	51.6	2	0	5	0
Total Pending Units	65			23	27	14	1
Total Pending Volume	15,490,529	100%	101.4	4.18M	5.66M	5.39M	260.00K
Average Listing Price	\$81,256			\$181,678	\$209,734	\$384,936	\$260,000

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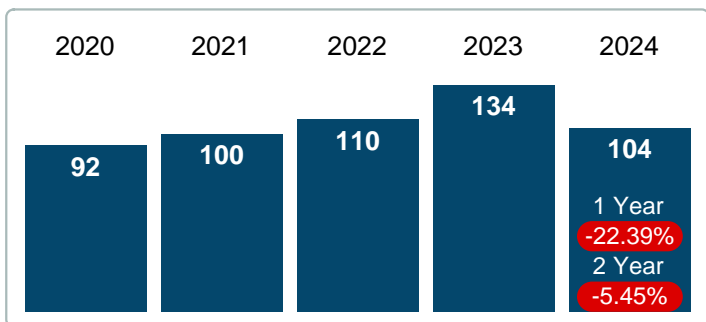
Area Delimited by County Of Muskogee



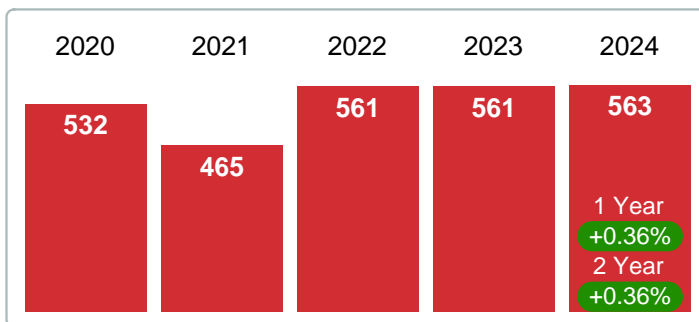
NEW LISTINGS

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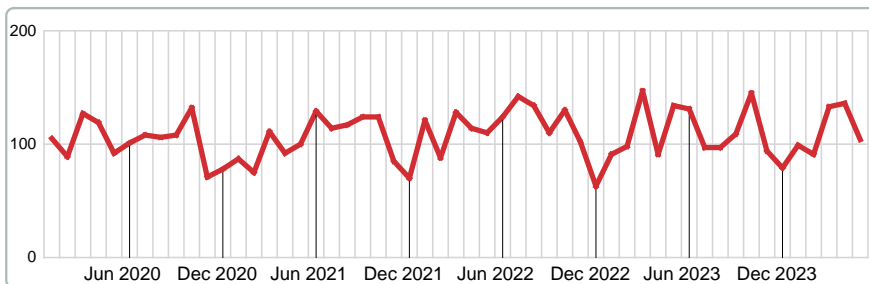
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 108

High Mar 2023 147 Low Dec 2022 63

New Listings this month at 104 below the 5 yr MAY average of 108



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$70,000 and less	10	9.62%	9	1	0	0
\$70,001 - \$120,000	13	12.50%	8	4	1	0
\$120,001 - \$160,000	17	16.35%	6	10	1	0
\$160,001 - \$240,000	24	23.08%	7	16	1	0
\$240,001 - \$320,000	16	15.38%	1	10	4	1
\$320,001 - \$470,000	13	12.50%	7	2	4	0
\$470,001 and up	11	10.58%	6	1	3	1
Total New Listed Units	104		44	44	14	2
Total New Listed Volume	26,349,227	100%	11.50M	9.13M	4.88M	834.90K
Average New Listed Listing Price	\$129,750		\$261,447	\$207,444	\$348,796	\$417,450

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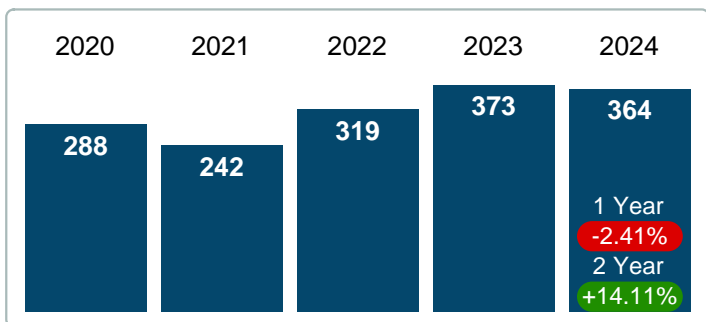
Area Delimited by County Of Muskogee



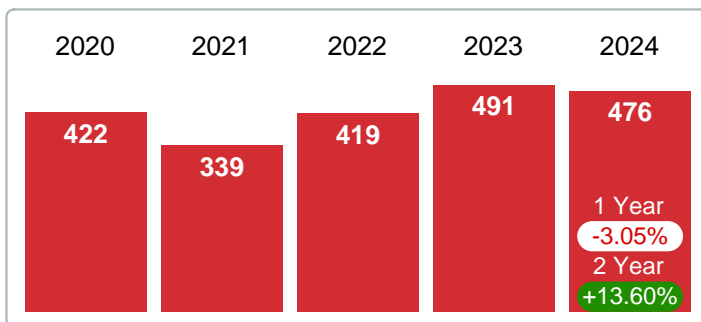
ACTIVE INVENTORY

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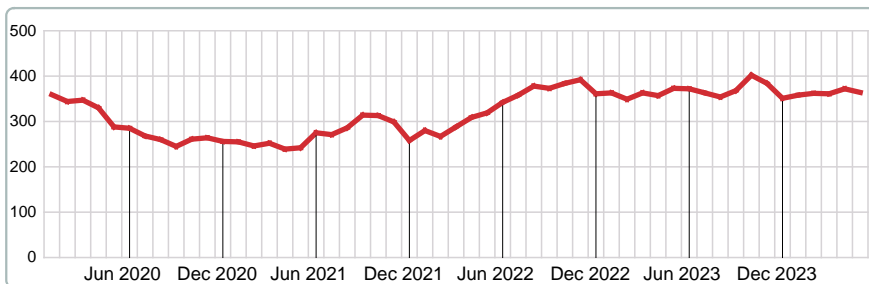
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 317

High Oct 2023 402 Low Apr 2021 239

Inventory this month at **364**
above the 5 yr MAY average of **317**

- MAR 361
- APR 372 +3.05%
- MAY 364 -2.15%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$25,000	51	14.01%	119.7	50	1	0	0
\$25,001-\$100,000	83	22.80%	88.6	68	11	2	2
\$100,001-\$200,000	79	21.70%	77.8	38	34	6	1
\$200,001-\$325,000	64	17.58%	72.2	26	29	9	0
\$325,001-\$525,000	47	12.91%	93.1	23	13	10	1
\$525,001 and up	40	10.99%	115.4	24	5	7	4
Total Active Inventory by Units	364			229	93	34	8
Total Active Inventory by Volume	88,224,382	100%	91.3	50.47M	21.39M	12.69M	3.67M
Average Active Inventory Listing Price	\$242,375			\$220,397	\$230,025	\$373,193	\$459,087

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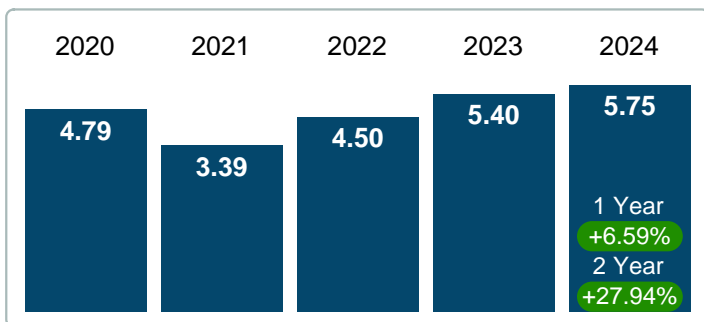
Area Delimited by County Of Muskogee



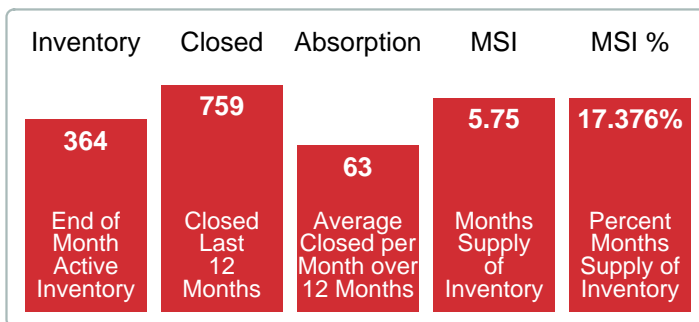
MONTHS SUPPLY of INVENTORY (MSI)

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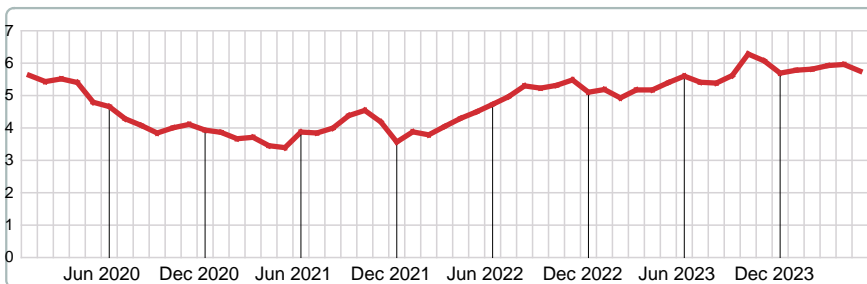
MSI FOR MAY



INDICATORS FOR MAY 2024

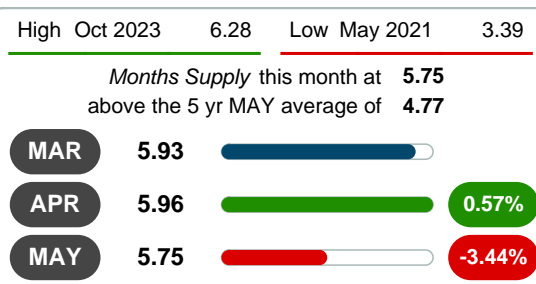


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.77



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
\$0 and less	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$25,000	51	14.01%	9.71	12.50	1.20	0.00	0.00
\$25,001-\$100,000	83	22.80%	5.56	8.41	1.81	2.67	0.00
\$100,001-\$200,000	79	21.70%	3.30	7.86	2.06	2.32	0.00
\$200,001-\$325,000	64	17.58%	4.89	19.50	3.59	2.84	0.00
\$325,001-\$525,000	47	12.91%	10.64	39.43	11.14	4.80	1.71
\$525,001 and up	40	10.99%	24.00	72.00	12.00	21.00	6.86
Market Supply of Inventory (MSI)	5.75			11.95	2.81	3.64	4.80
Total Active Inventory by Units	364	100%	5.75	229	93	34	8

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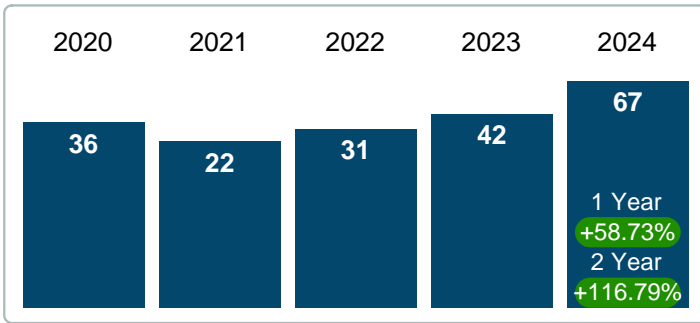
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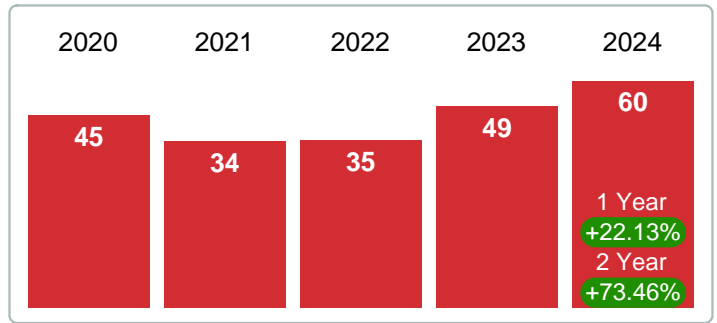
AVERAGE DAYS ON MARKET TO SALE

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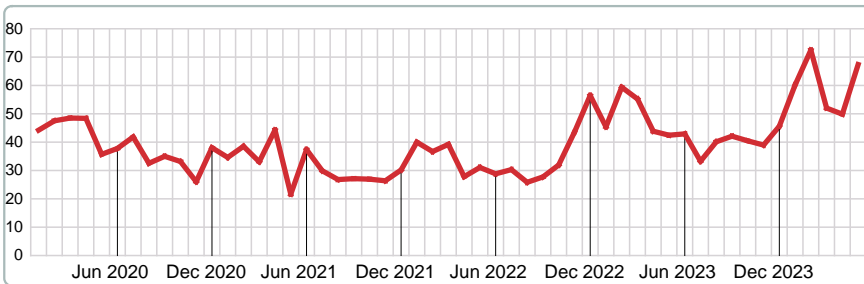
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 40

High Feb 2024 72 Low May 2021 22

Average Days on Market to Sale this month at 67 above the 5 yr MAY average of 40



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$50,000	14	18.67%	111	110	112	0	0
\$50,001-\$100,000	10	13.33%	28	41	15	0	0
\$100,001-\$175,000	22	29.33%	24	17	17	54	0
\$175,001-\$225,000	11	14.67%	88	336	63	0	0
\$225,001-\$350,000	10	13.33%	54	77	38	195	23
\$350,001 and up	8	10.67%	148	113	145	159	0
Average Closed DOM			67	88	46	116	23
Total Closed Units		100%	67	24	40	9	2
Total Closed Volume			12,480,515	2.06M	7.48M	2.37M	575.00K

May 2024



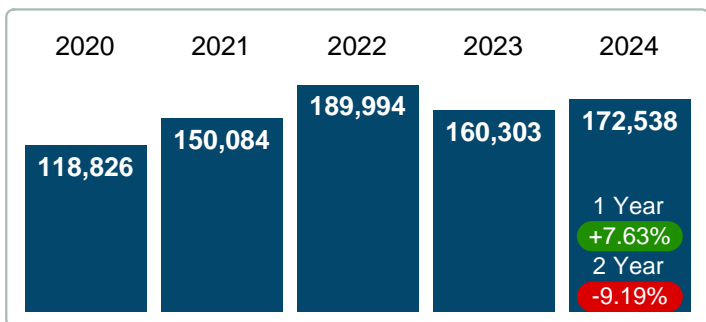
Area Delimited by County Of Muskogee



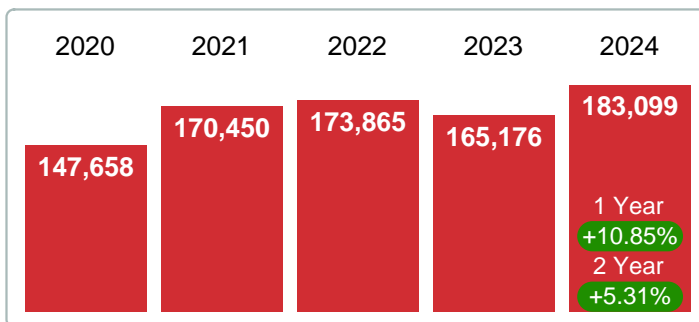
AVERAGE LIST PRICE AT CLOSING

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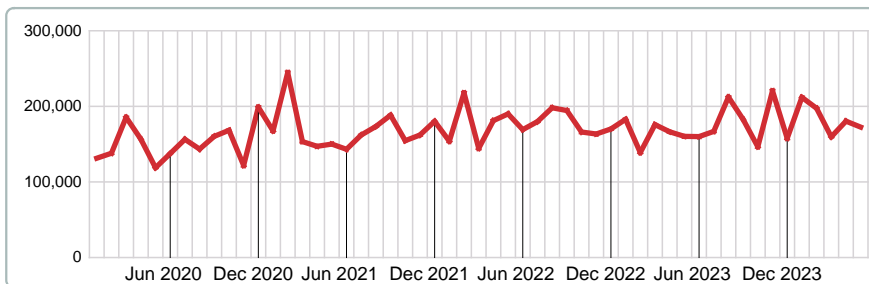
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 158,349

High Feb 2021 244,670 Low May 2020 118,826

Average List Price at Closing this month at **172,538**
above the 5 yr MAY average of **158,349**

- MAR: 159,684
- APR: 180,399 (+12.97%)
- MAY: 172,538 (-4.36%)

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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$50,000	14	18.67%	24,407	21,058	44,500	0	0
\$50,001-\$100,000	9	12.00%	79,711	85,300	86,940	0	0
\$100,001-\$175,000	23	30.67%	139,083	132,225	141,729	135,500	0
\$175,001-\$225,000	10	13.33%	198,648	249,500	198,648	0	0
\$225,001-\$350,000	10	13.33%	267,720	269,900	263,800	350,000	295,000
\$350,001 and up	9	12.00%	446,522	499,900	528,000	392,450	0
Average List Price			172,538	92,808	191,530	273,533	295,000
Total Closed Units		100%	172,538	24	40	9	2
Total Closed Volume			12,940,380	2.23M	7.66M	2.46M	590.00K

May 2024



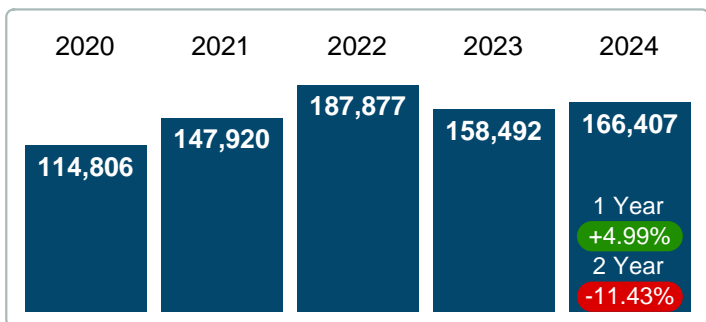
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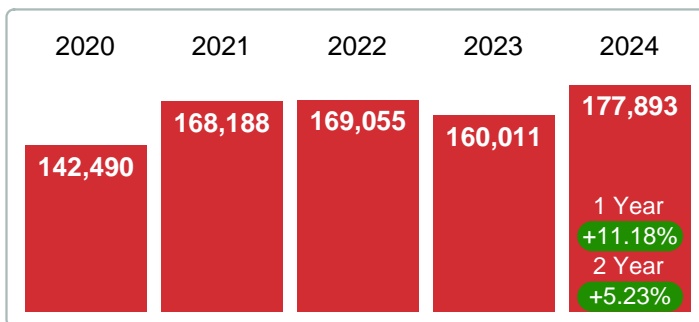
AVERAGE SOLD PRICE AT CLOSING

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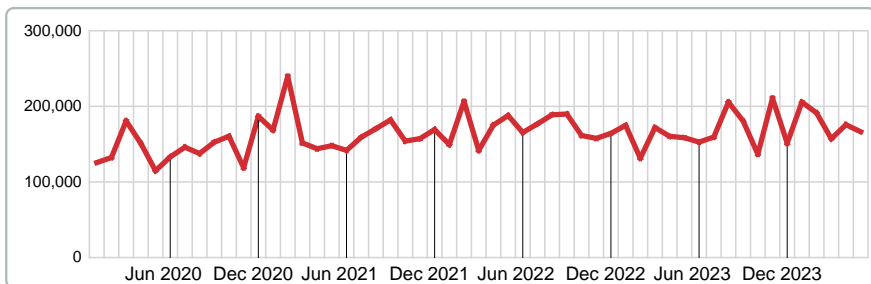
MAY



YEAR TO DATE (YTD)

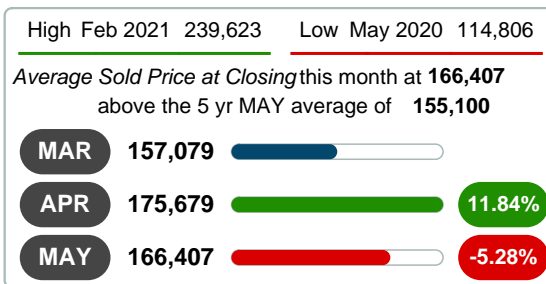


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 155,100



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$50,000	14	18.67%	21,393	18,125	41,000	0	0
\$50,001-\$100,000	10	13.33%	75,294	72,300	78,287	0	0
\$100,001-\$175,000	22	29.33%	137,577	128,000	141,550	133,250	0
\$175,001-\$225,000	11	14.67%	200,498	225,000	198,048	0	0
\$225,001-\$350,000	10	13.33%	267,790	275,000	252,150	315,000	287,500
\$350,001 and up	8	10.67%	439,750	464,000	509,667	381,250	0
Average Sold Price			166,407	85,625	186,938	263,667	287,500
Total Closed Units		100%	166,407	24	40	9	2
Total Closed Volume			12,480,515	2.06M	7.48M	2.37M	575.00K

May 2024



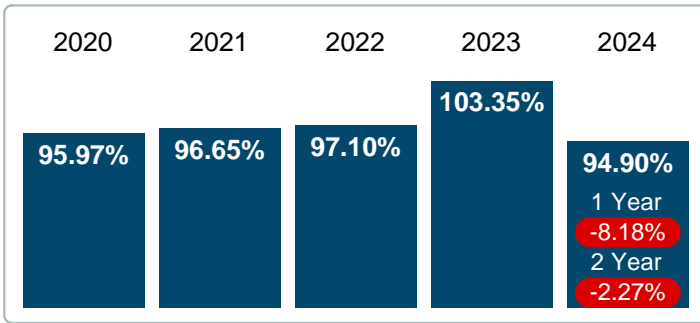
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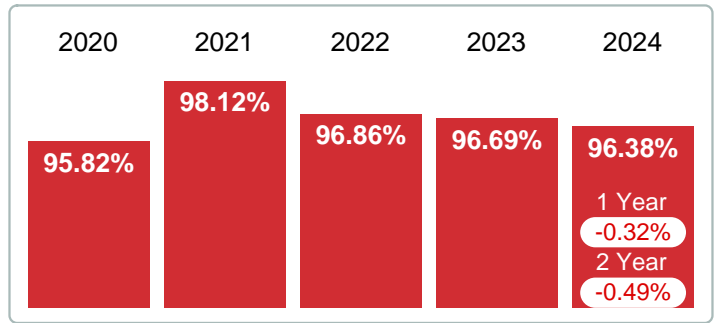
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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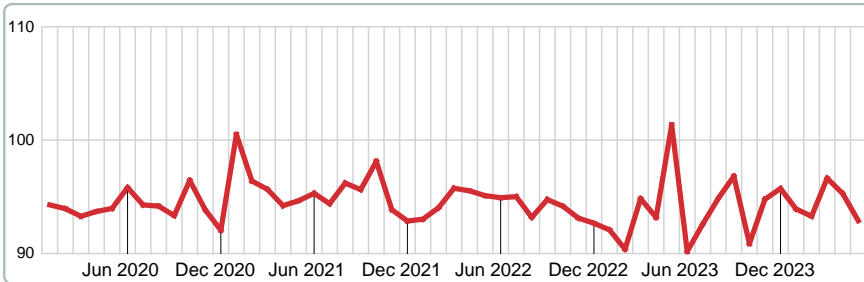
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

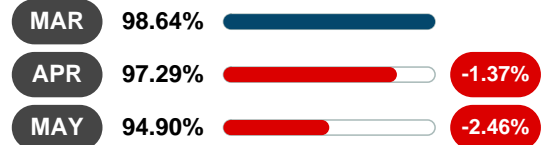


3 MONTHS

5 year MAY AVG = 97.59%

High May 2023 103.35% Low Jun 2023 92.19%

Average Sold/List Ratio this month at **94.90%**
below the 5 yr MAY average of **97.59%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$50,000	14	18.67%	87.43%	86.65%	92.15%	0.00%	0.00%
\$50,001-\$100,000	10	13.33%	88.39%	85.42%	91.37%	0.00%	0.00%
\$100,001-\$175,000	22	29.33%	99.44%	97.49%	100.30%	98.36%	0.00%
\$175,001-\$225,000	11	14.67%	98.80%	90.18%	99.67%	0.00%	0.00%
\$225,001-\$350,000	10	13.33%	96.43%	101.89%	96.22%	90.00%	97.52%
\$350,001 and up	8	10.67%	96.31%	92.82%	96.32%	97.18%	0.00%
Average Sold/List Ratio		94.90%		89.24%	97.71%	96.91%	97.52%
Total Closed Units		75	100%	24	40	9	2
Total Closed Volume		12,480,515		2.06M	7.48M	2.37M	575.00K

May 2024



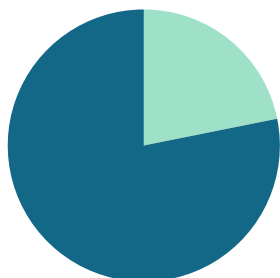
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

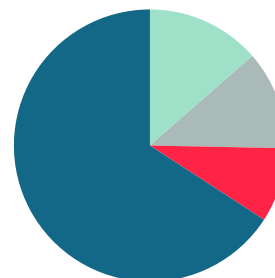


Inventory
 New Listings **104 = 21.85%**
 Start Inventory **372**
 Total Inventory Units **476**
 Volume **\$114,307,674**

Market Activity

Closed Sales **75 = 13.56%**
 Pending Sales **65 = 11.75%**
 Other Off Market **49 = 8.86%**
 Active Inventory **364 = 65.82%**

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	65	75	15.38%	298	317	6.38%
Pending Sales	62	65	4.84%	323	342	5.88%
New Listings	134	104	-22.39%	561	563	0.36%
Average List Price	160,303	172,538	7.63%	165,176	183,099	10.85%
Average Sale Price	158,492	166,407	4.99%	160,011	177,893	11.18%
Average Percent of Selling Price to List Price	103.35%	94.90%	-8.18%	96.69%	96.38%	-0.32%
Average Days on Market to Sale	42.45	67.37	58.73%	49.08	59.95	22.13%
Monthly Inventory	373	364	-2.41%	373	364	-2.41%
Months Supply of Inventory	5.40	5.75	6.59%	5.40	5.75	6.59%

Absorption: Last 12 months, an Average of **63** Sales/Month

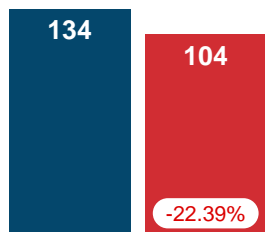
Inventory on May 31, 2024 = **364**

2023 **2024**

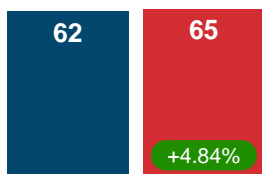
MAY MARKET

AVERAGE PRICES

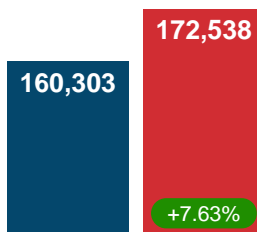
New Listings



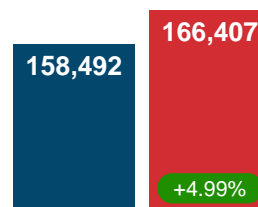
Pending Listings



List Price



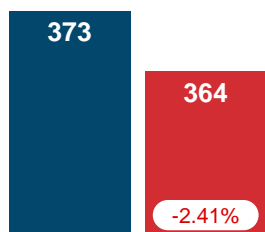
Sale Price



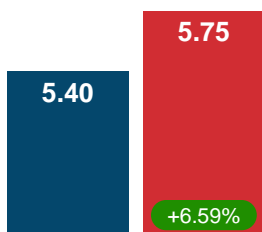
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

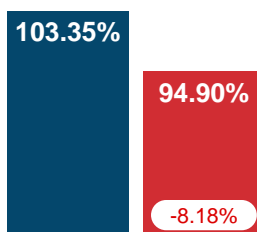
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

