

May 2024

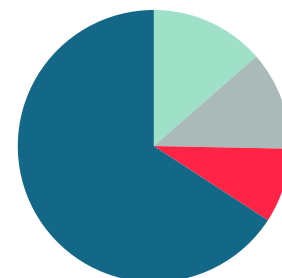
Area Delimited by County Of Muskogee



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%
Median List Price	140,000	149,500	6.79%
Median Sale Price	143,500	145,500	1.39%
Median Percent of Selling Price to List Price	98.63%	98.11%	-0.52%
Median Days on Market to Sale	18.00	33.00	83.33%
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.

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 **1.39%** in May 2024 to \$145,500 versus the previous year at \$143,500.

Median Days on Market Lengthens

The median number of **33.00** days that homes spent on the market before selling increased by 15.00 days or **83.33%** in May 2024 compared to last year's same month at **18.00** DOM.

Sales Success for May 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 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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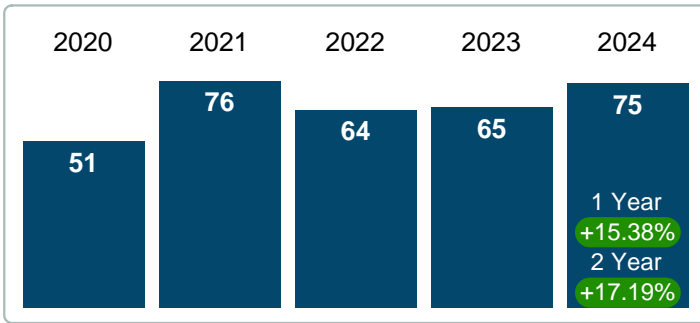
Area Delimited by County Of Muskogee



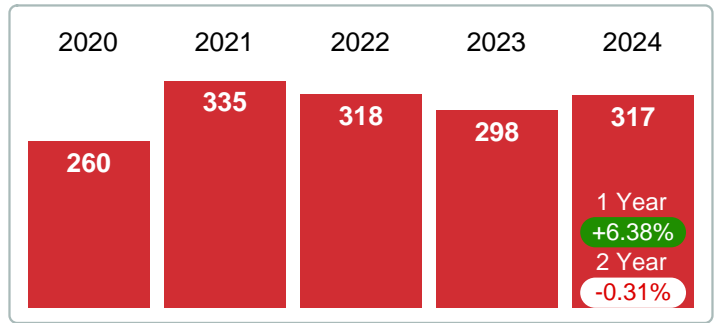
CLOSED LISTINGS

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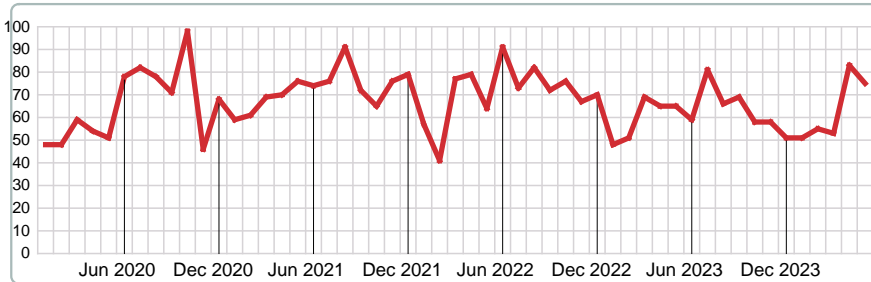
MAY



YEAR TO DATE (YTD)

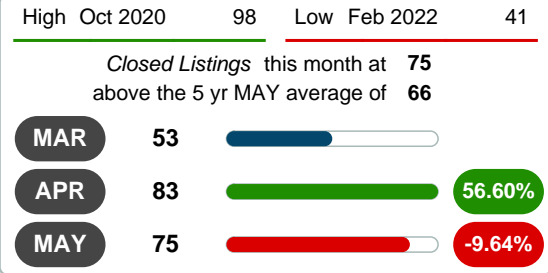


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	2.67%	97.0	2	0	0	0
\$10,001 - \$50,000	12	16.00%	101.5	10	2	0	0
\$50,001 - \$110,000	13	17.33%	10.0	5	7	1	0
\$110,001 - \$170,000	18	24.00%	8.0	4	11	3	0
\$170,001 - \$230,000	13	17.33%	15.0	1	12	0	0
\$230,001 - \$360,000	9	12.00%	50.0	1	5	1	2
\$360,001 and up	8	10.67%	183.0	1	3	4	0
Total Closed Units	75			24	40	9	2
Total Closed Volume	12,480,515	100%	33.0	2.06M	7.48M	2.37M	575.00K
Median Closed Price	\$145,500			\$41,500	\$170,700	\$315,000	\$287,500

May 2024



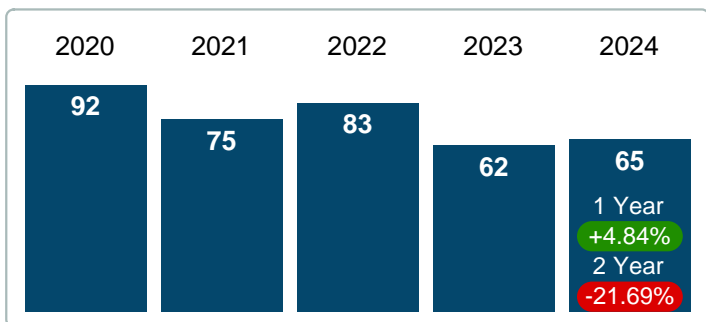
Area Delimited by County Of Muskogee



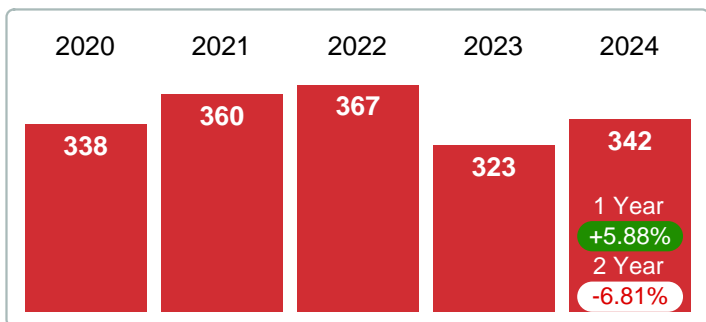
PENDING LISTINGS

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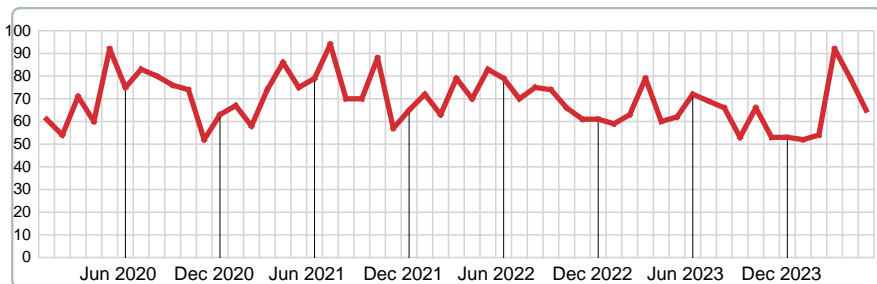
MAY



YEAR TO DATE (YTD)

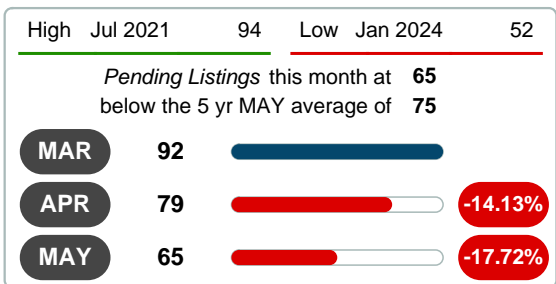


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 75



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	7.69%	165.0	5	0	0	0
\$50,001 - \$75,000	5	7.69%	8.0	4	1	0	0
\$75,001 - \$150,000	13	20.00%	50.0	7	6	0	0
\$150,001 - \$250,000	17	26.15%	43.0	3	12	2	0
\$250,001 - \$325,000	9	13.85%	26.0	1	5	2	1
\$325,001 - \$375,000	9	13.85%	93.0	1	3	5	0
\$375,001 and up	7	10.77%	24.0	2	0	5	0
Total Pending Units	65			23	27	14	1
Total Pending Volume	15,490,529	100%	38.0	4.18M	5.66M	5.39M	260.00K
Median Listing Price	\$200,000			\$80,000	\$194,500	\$359,450	\$260,000

May 2024



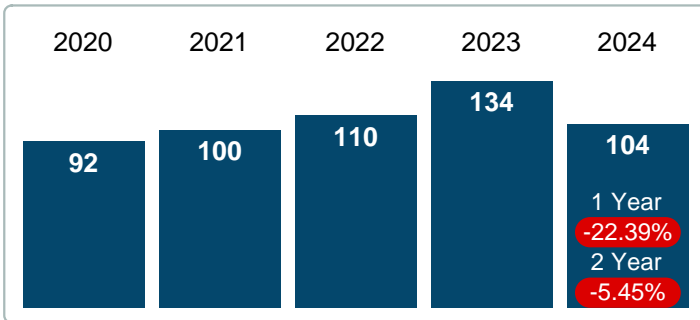
Area Delimited by County Of Muskogee



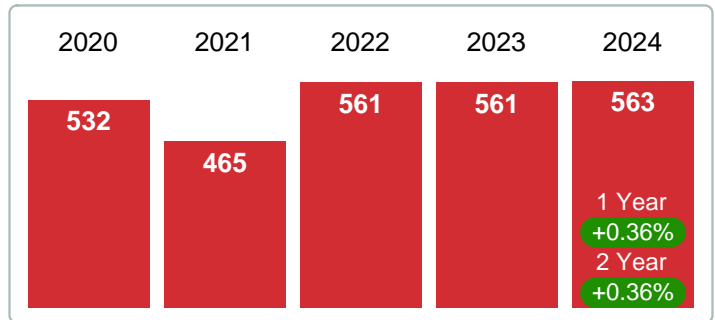
NEW LISTINGS

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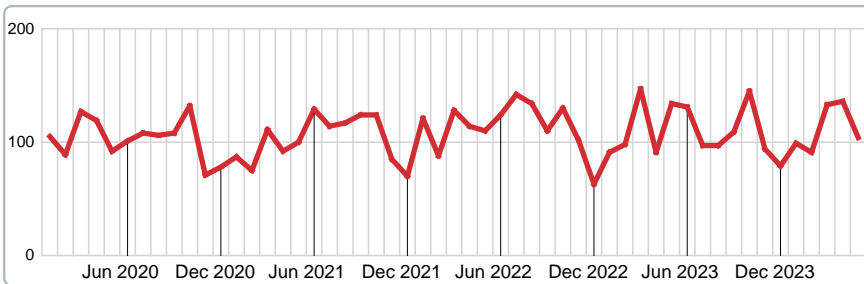
MAY



YEAR TO DATE (YTD)

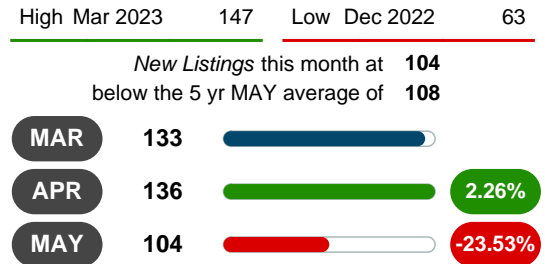


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 108



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	10.58%	10	1	0	0
\$75,001 - \$100,000	10	9.62%	7	2	1	0
\$100,001 - \$150,000	16	15.38%	5	10	1	0
\$150,001 - \$225,000	24	23.08%	8	15	1	0
\$225,001 - \$300,000	17	16.35%	1	11	4	1
\$300,001 - \$475,000	16	15.38%	7	4	5	0
\$475,001 and up	10	9.62%	6	1	2	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
Median New Listed Listing Price	\$199,700		\$154,950	\$197,000	\$304,700	\$417,450

May 2024



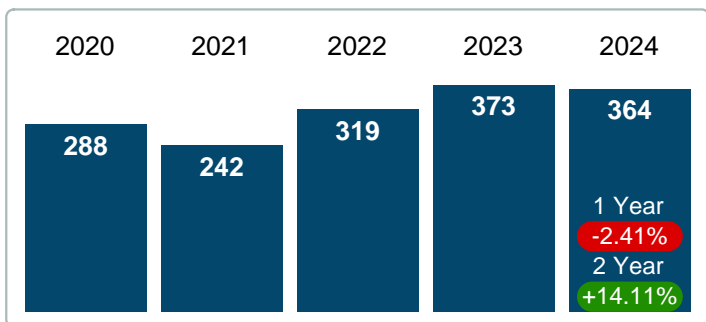
Area Delimited by County Of Muskogee



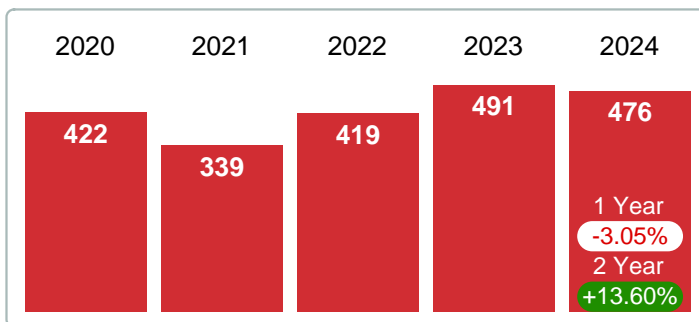
ACTIVE INVENTORY

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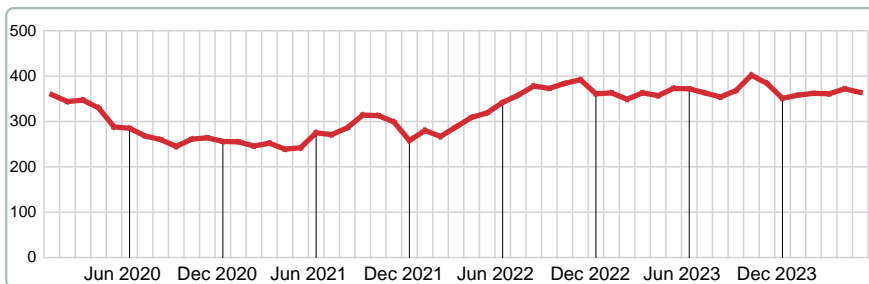
END OF MAY



ACTIVE DURING MAY

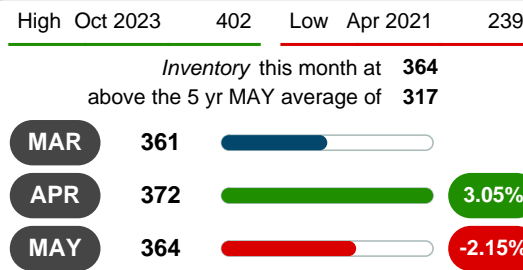


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 317



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	24.0	0	0	0	0
\$1-\$25,000	51	14.01%	102.0	50	1	0	0
\$25,001-\$100,000	83	22.80%	60.0	68	11	2	2
\$100,001-\$200,000	79	21.70%	52.0	38	34	6	1
\$200,001-\$325,000	64	17.58%	50.5	26	29	9	0
\$325,001-\$525,000	47	12.91%	71.0	23	13	10	1
\$525,001 and up	40	10.99%	87.0	24	5	7	4
Total Active Inventory by Units	364			229	93	34	8
Total Active Inventory by Volume	88,224,382	100%	66.5	50.47M	21.39M	12.69M	3.67M
Median Active Inventory Listing Price	\$159,950			\$99,900	\$204,380	\$332,450	\$487,450

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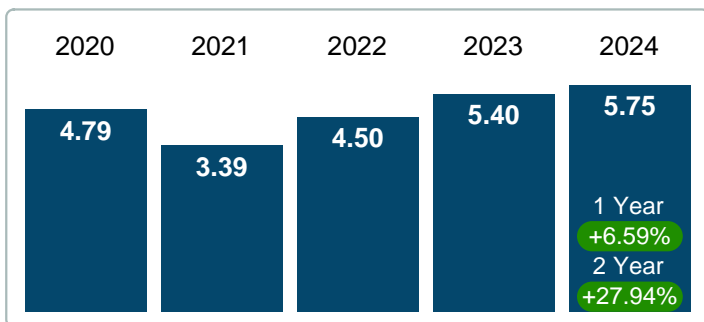
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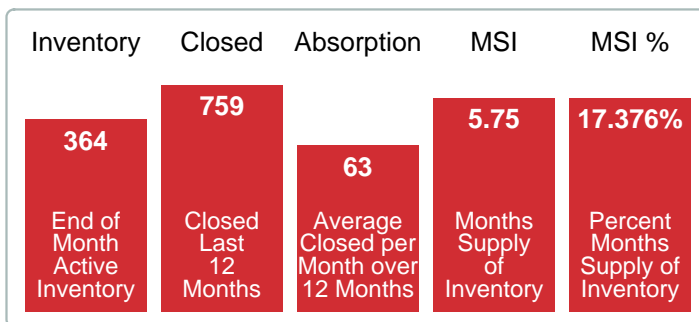
MONTHS SUPPLY of INVENTORY (MSI)

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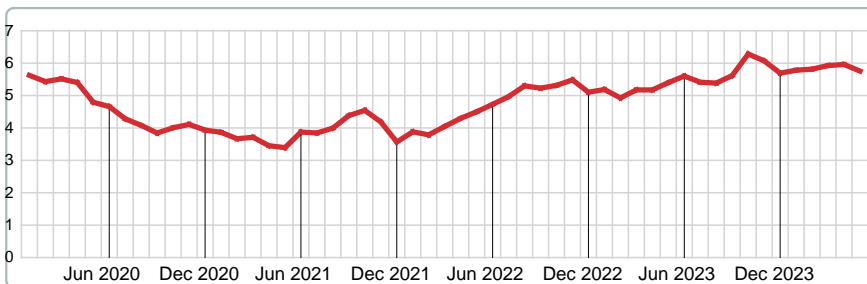
MSI FOR MAY



INDICATORS FOR MAY 2024

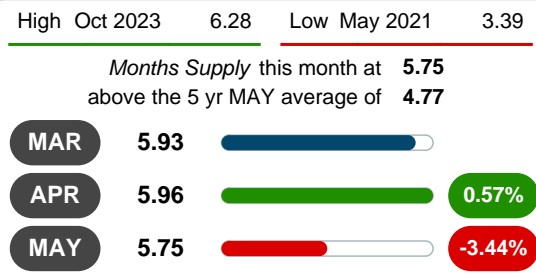


5 YEAR MARKET ACTIVITY TRENDS



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

May 2024



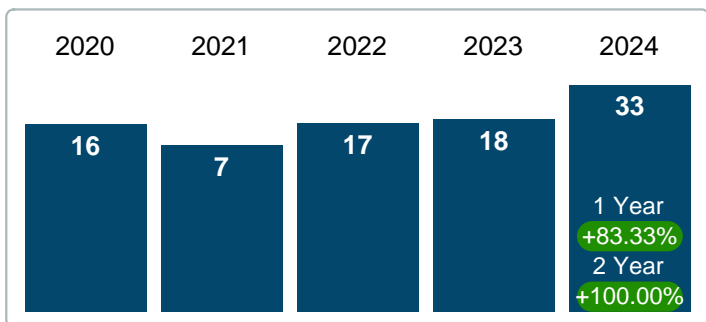
Area Delimited by County Of Muskogee



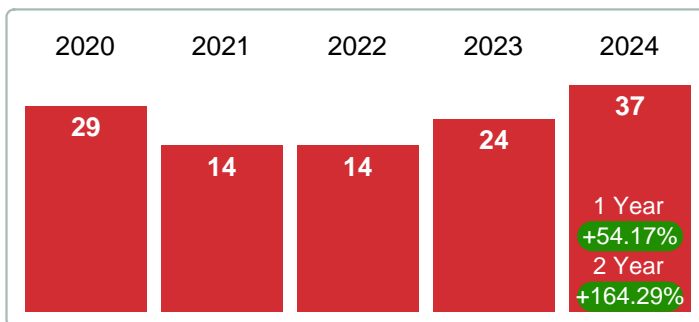
MEDIAN DAYS ON MARKET TO SALE

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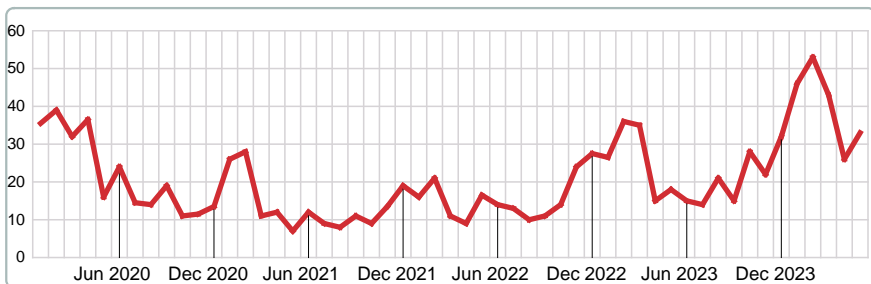
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 18

High Feb 2024 53 Low May 2021 7

Median Days on Market to Sale this month at 33
above the 5 yr MAY average of 18

- MAR 43
- APR 26 (-39.53%)
- MAY 33 (26.92%)

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
\$10,000 and less	2.67%	97	97	0	0	0
\$10,001 - \$50,000	16.00%	102	102	112	0	0
\$50,001 - \$110,000	17.33%	10	26	4	137	0
\$110,001 - \$170,000	24.00%	8	9	8	30	0
\$170,001 - \$230,000	17.33%	15	336	14	0	0
\$230,001 - \$360,000	12.00%	50	77	50	195	23
\$360,001 and up	10.67%	183	113	208	185	0
Median Closed DOM		33	77	13	137	23
Total Closed Units	100%	75	24	40	9	2
Total Closed Volume		12,480,515	2.06M	7.48M	2.37M	575.00K

May 2024



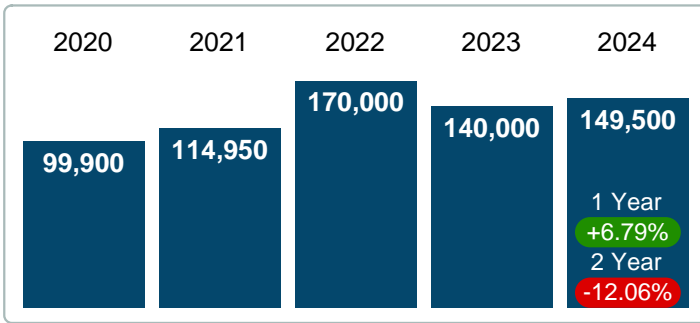
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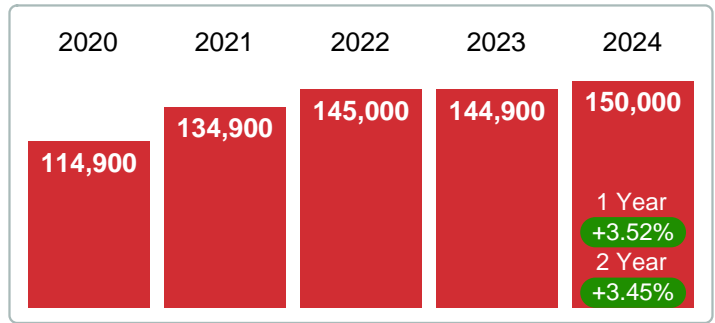
MEDIAN LIST PRICE AT CLOSING

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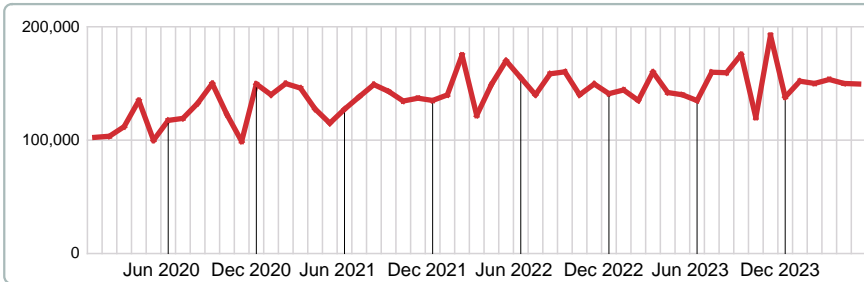
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

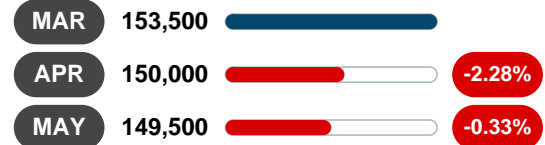


3 MONTHS

5 year MAY AVG = 134,870

High Nov 2023 192,500 Low Nov 2020 98,950

Median List Price at Closing this month at **149,500**
above the 5 yr MAY average of **134,870**



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
\$10,000 and less	0	0.00%	183	0	0	0	0
\$10,001 - \$50,000	14	18.67%	22,450	20,000	44,500	0	0
\$50,001 - \$110,000	12	16.00%	84,500	79,000	90,500	108,000	0
\$110,001 - \$170,000	19	25.33%	139,000	125,000	143,000	150,000	0
\$170,001 - \$230,000	11	14.67%	194,500	0	194,500	0	0
\$230,001 - \$360,000	10	13.33%	257,250	259,700	238,000	350,000	295,000
\$360,001 and up	9	12.00%	425,000	499,900	492,500	387,450	0
Median List Price			149,500	52,000	172,450	350,000	295,000
Total Closed Units		100%	149,500	24	40	9	2
Total Closed Volume			12,940,380	2.23M	7.66M	2.46M	590.00K

May 2024



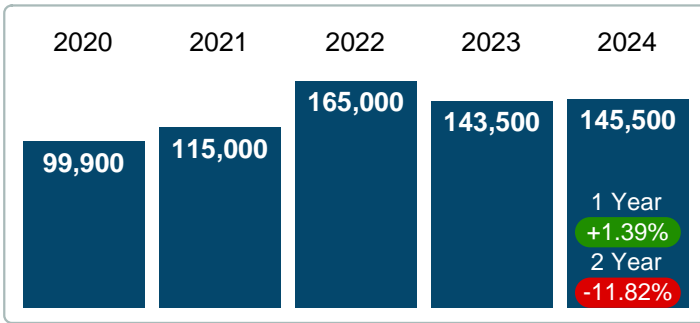
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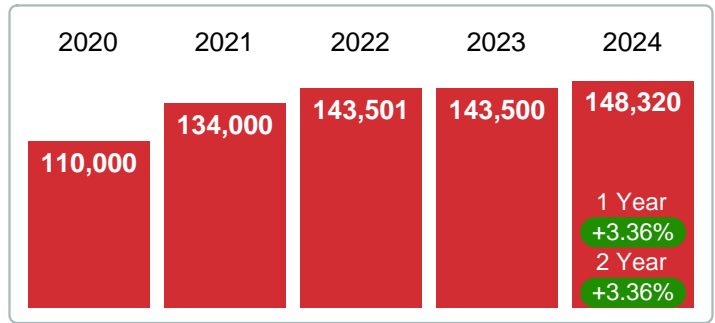
MEDIAN SOLD PRICE AT CLOSING

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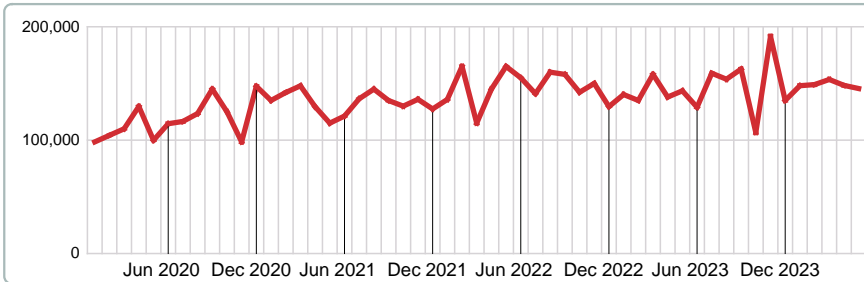
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

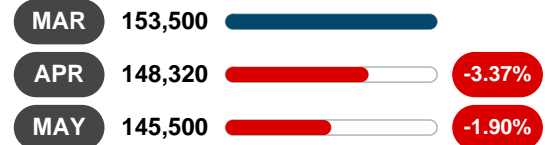


3 MONTHS

5 year MAY AVG = 133,780

High Nov 2023 191,495 Low Nov 2020 98,450

Median Sold Price at Closing this month at **145,500** above the 5 yr MAY average of **133,780**



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
\$10,000 and less	2	2.67%	10,000	10,000	0	0	0
\$10,001 - \$50,000	12	16.00%	21,000	17,750	41,000	0	0
\$50,001 - \$110,000	13	17.33%	81,035	72,500	92,000	110,000	0
\$110,001 - \$170,000	18	24.00%	139,950	122,000	143,000	155,000	0
\$170,001 - \$230,000	13	17.33%	205,000	225,000	199,500	0	0
\$230,001 - \$360,000	9	12.00%	260,000	275,000	239,000	315,000	287,500
\$360,001 and up	8	10.67%	430,000	464,000	480,000	375,000	0
Median Sold Price			145,500	41,500	170,700	315,000	287,500
Total Closed Units		100%	145,500	24	40	9	2
Total Closed Volume			12,480,515	2.06M	7.48M	2.37M	575.00K

May 2024



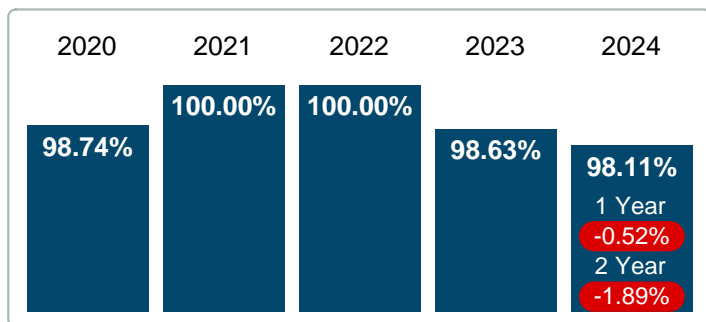
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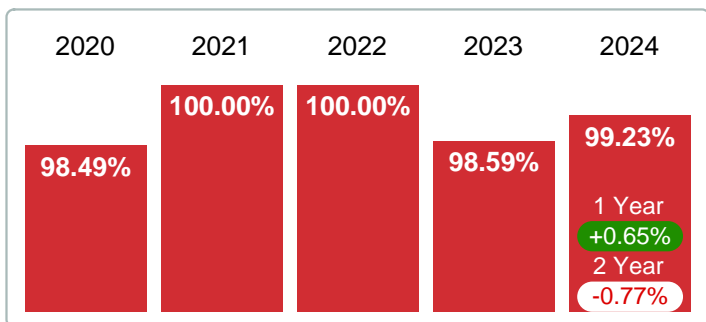
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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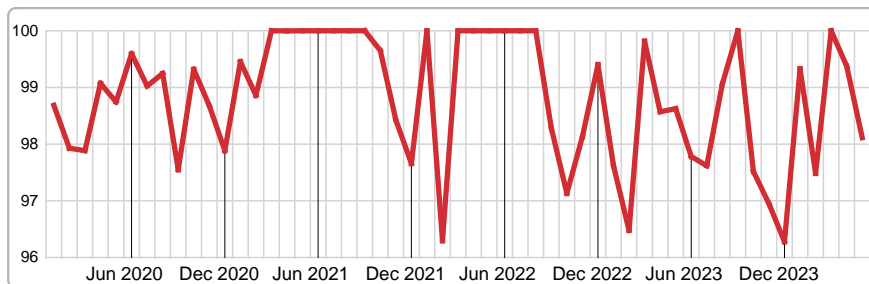
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

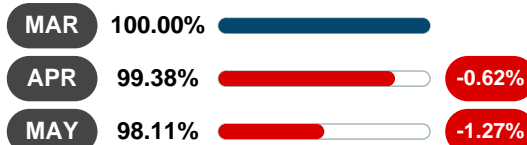


3 MONTHS

5 year MAY AVG = 99.10%

High Mar 2024 100.00% Low Dec 2023 96.28%

Median Sold/List Ratio this month at **98.11%**
 below the 5 yr MAY average of **99.10%**



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
\$10,000 and less	2	2.67%	71.94%	71.94%	0.00%	0.00%	0.00%
\$10,001 - \$50,000	12	16.00%	91.00%	89.12%	92.15%	0.00%	0.00%
\$50,001 - \$110,000	13	17.33%	100.00%	80.00%	100.00%	88.00%	0.00%
\$110,001 - \$170,000	18	24.00%	100.00%	98.00%	100.00%	103.33%	0.00%
\$170,001 - \$230,000	13	17.33%	100.00%	90.18%	100.00%	0.00%	0.00%
\$230,001 - \$360,000	9	12.00%	98.11%	101.89%	99.62%	90.00%	97.52%
\$360,001 and up	8	10.67%	96.97%	92.82%	98.97%	96.97%	0.00%
Median Sold/List Ratio		98.11%		90.71%	100.00%	97.46%	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



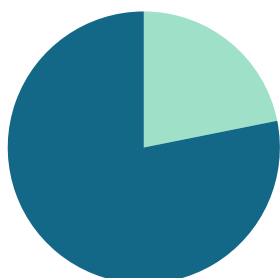
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

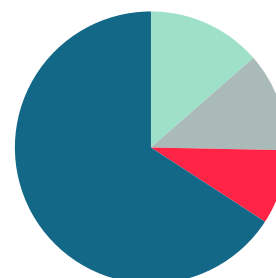


Inventory
 New Listings
104 = 21.85%
 Start Inventory
372
 Total Inventory Units
476
 Volume
\$114,307,674

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%
Median List Price	140,000	149,500	6.79%	144,900	150,000	3.52%
Median Sale Price	143,500	145,500	1.39%	143,500	148,320	3.36%
Median Percent of Selling Price to List Price	98.63%	98.11%	-0.52%	98.59%	99.23%	0.65%
Median Days on Market to Sale	18.00	33.00	83.33%	24.00	37.00	54.17%
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

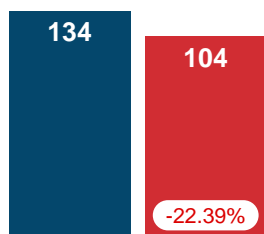
Inventory on May 31, 2024 = **364**

2023 **2024**

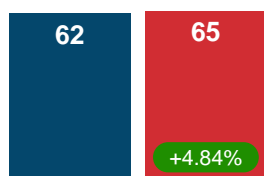
MAY MARKET

MEDIAN PRICES

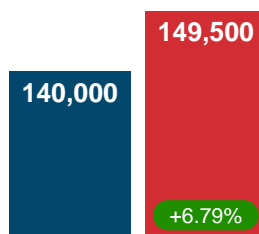
New Listings



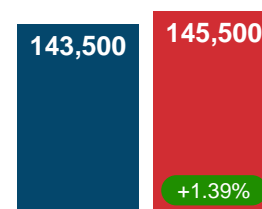
Pending Listings



List Price



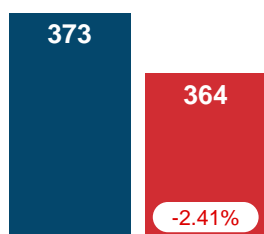
Sale Price



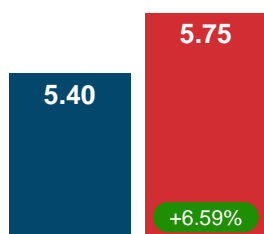
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

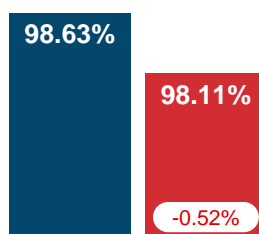
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

