

June 2024



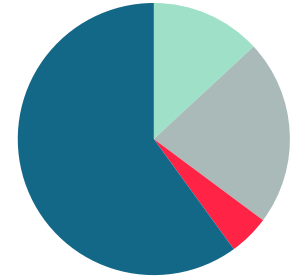
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	June 2024	+/-%
Closed Listings	52	38	-26.92%
Pending Listings	60	64	6.67%
New Listings	93	82	-11.83%
Average List Price	176,548	210,993	19.51%
Average Sale Price	168,742	206,865	22.59%
Average Percent of Selling Price to List Price	92.99%	96.19%	3.44%
Average Days on Market to Sale	40.33	40.71	0.95%
End of Month Inventory	159	174	9.43%
Months Supply of Inventory	2.91	3.42	17.69%



■ Closed (13.10%)
■ Pending (22.07%)
■ Other OffMarket (4.83%)
■ Active (60.00%)

Absorption: Last 12 months, an Average of **51** Sales/Month
Active Inventory as of June 30, 2024 = **174**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2024 rose **9.43%** to 174 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 **3.42** 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 **22.59%** in June 2024 to \$206,865 versus the previous year at \$168,742.

Average Days on Market Lengthens

The average number of **40.71** days that homes spent on the market before selling increased by 0.38 days or **0.95%** in June 2024 compared to last year's same month at **40.33** DOM.

Sales Success for June 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 82 New Listings in June 2024, down **11.83%** from last year at 93. Furthermore, there were 38 Closed Listings this month versus last year at 52, a **-26.92%** decrease.

Closed versus Listed trends yielded a **46.3%** ratio, down from previous year's, June 2023, at **55.9%**, a **17.12%** downswing. This will certainly create pressure on an increasing 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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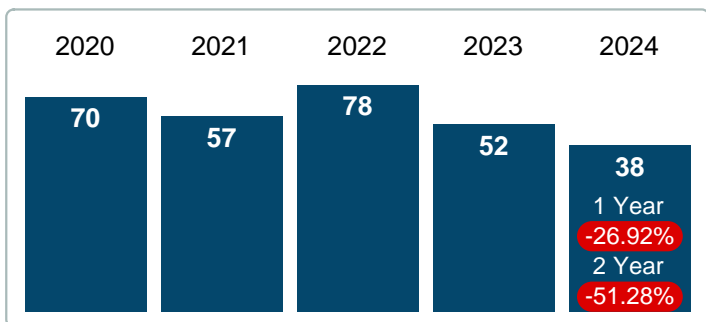
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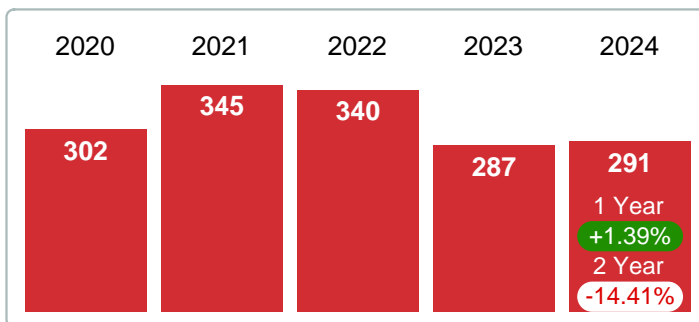
CLOSED LISTINGS

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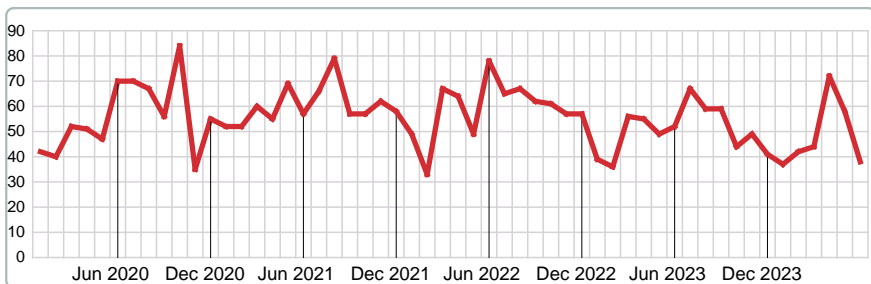
JUNE



YEAR TO DATE (YTD)

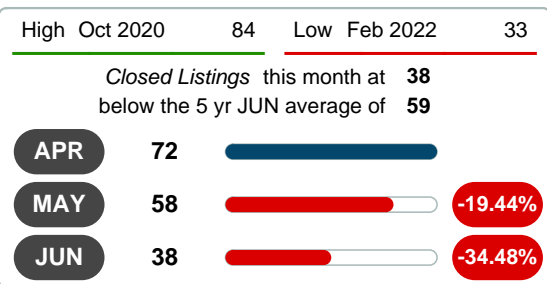


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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
\$25,000 and less	2	5.26%	67.0	2	0	0	0
\$25,001 - \$100,000	5	13.16%	18.8	5	0	0	0
\$100,001 - \$175,000	8	21.05%	52.8	0	8	0	0
\$175,001 - \$225,000	8	21.05%	52.3	1	5	1	1
\$225,001 - \$275,000	6	15.79%	9.5	0	5	1	0
\$275,001 - \$350,000	4	10.53%	33.0	0	2	2	0
\$350,001 and up	5	13.16%	58.0	0	0	4	1
Total Closed Units	38			8	20	8	2
Total Closed Volume	7,860,884	100%	40.7	546.00K	3.92M	2.73M	665.00K
Average Closed Price	\$206,865			\$68,250	\$196,124	\$340,925	\$332,500

June 2024



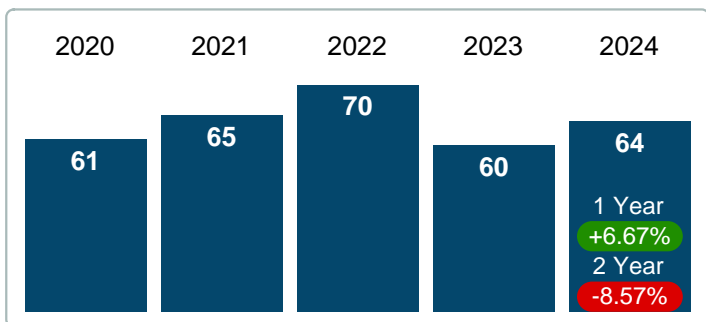
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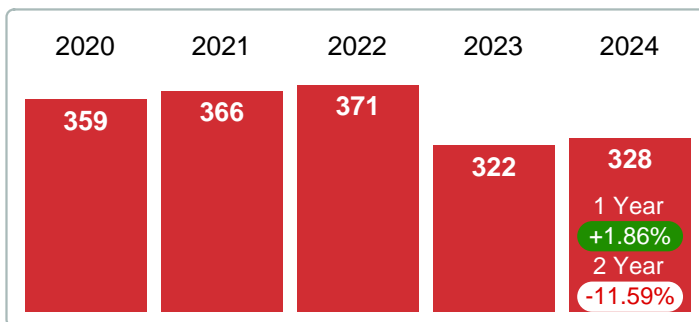
PENDING LISTINGS

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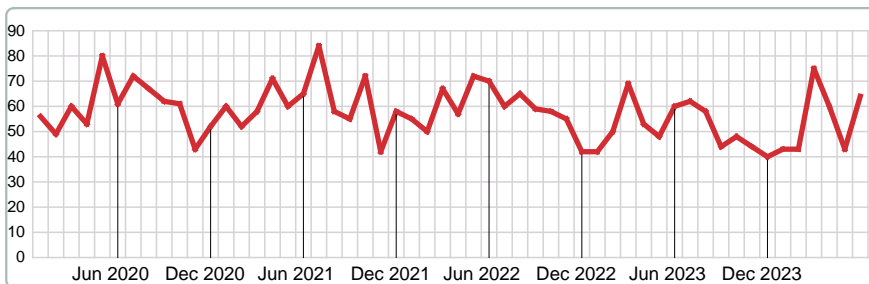
JUNE



YEAR TO DATE (YTD)

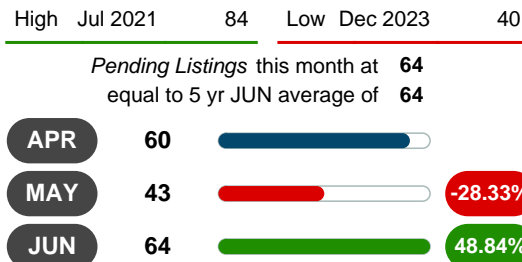


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.81%	36.6	3	2	0	0
\$100,001 - \$125,000	5	7.81%	57.2	3	2	0	0
\$125,001 - \$150,000	10	15.63%	26.5	2	8	0	0
\$150,001 - \$200,000	17	26.56%	32.4	2	11	2	2
\$200,001 - \$225,000	7	10.94%	90.9	1	6	0	0
\$225,001 - \$375,000	13	20.31%	37.4	0	9	4	0
\$375,001 and up	7	10.94%	46.9	2	4	1	0
Total Pending Units	64			13	42	7	2
Total Pending Volume	13,715,280	100%	21.4	2.27M	8.98M	2.08M	384.40K
Average Listing Price	\$159,180			\$174,469	\$213,828	\$297,429	\$192,200

June 2024



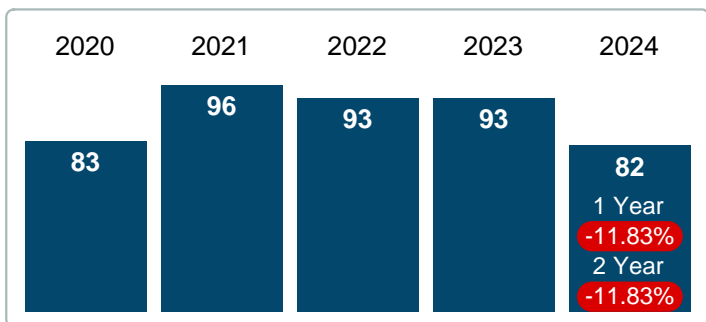
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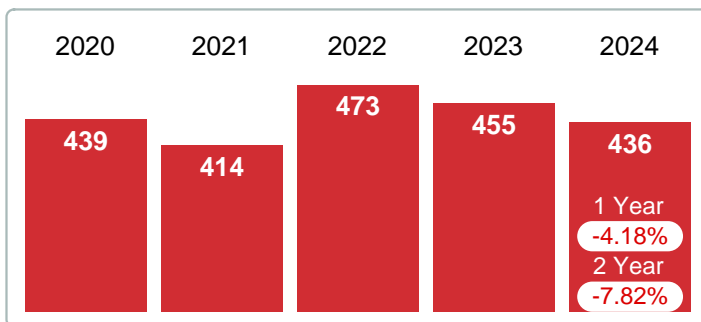
NEW LISTINGS

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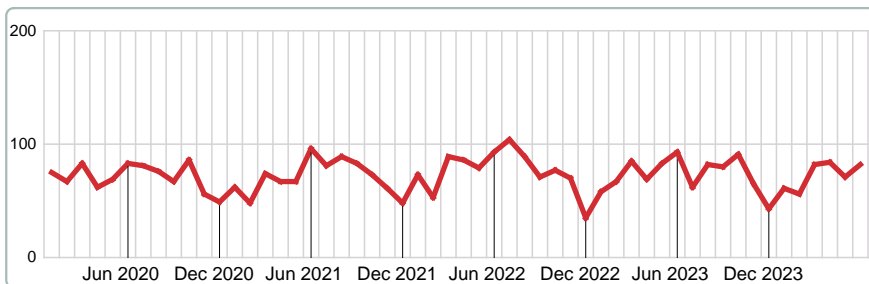
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 89

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **82**
below the 5 yr JUN average of **89**



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	9	10.98%	3	4	1	1
\$75,001 - \$100,000	8	9.76%	5	3	0	0
\$100,001 - \$125,000	7	8.54%	5	2	0	0
\$125,001 - \$175,000	20	24.39%	3	13	3	1
\$175,001 - \$225,000	17	20.73%	1	12	2	2
\$225,001 - \$300,000	11	13.41%	0	9	1	1
\$300,001 and up	10	12.20%	2	7	1	0
Total New Listed Units	82		19	50	8	5
Total New Listed Volume	14,959,324	100%	2.75M	9.82M	1.55M	839.40K
Average New Listed Listing Price	\$219,750		\$144,568	\$196,420	\$194,013	\$167,880

June 2024



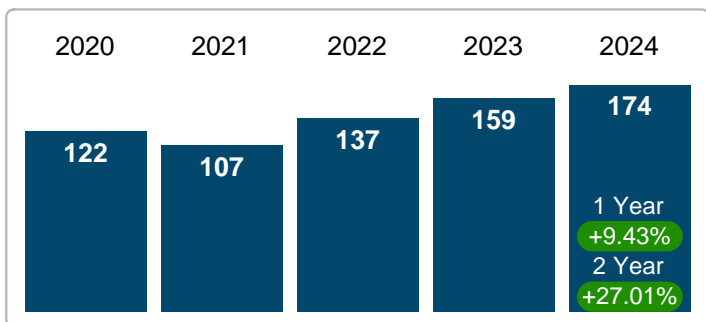
Area Delimited by County Of Muskogee - Residential Property Type



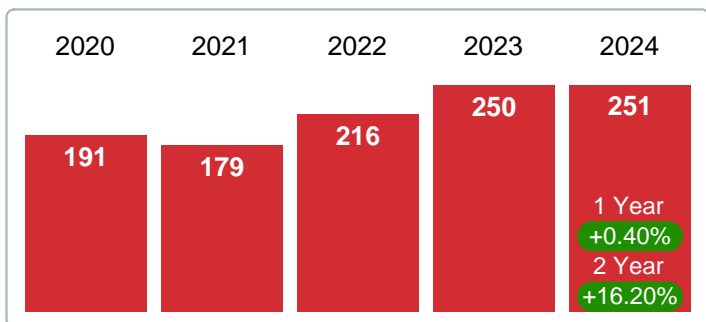
ACTIVE INVENTORY

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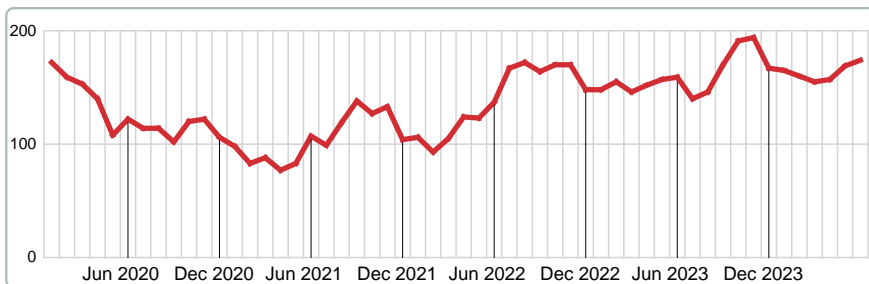
END OF JUNE



ACTIVE DURING JUNE

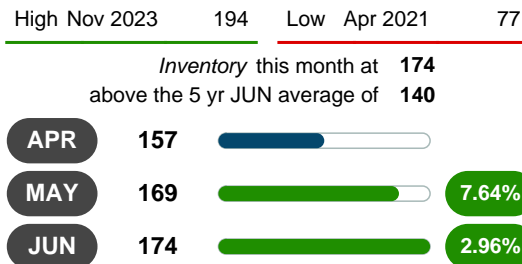


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 140



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	9	5.17%	66.1	4	4	1	0
\$50,001 - \$100,000	31	17.82%	70.6	16	11	2	2
\$100,001 - \$125,000	11	6.32%	47.6	4	7	0	0
\$125,001 - \$225,000	56	32.18%	67.0	5	41	8	2
\$225,001 - \$325,000	26	14.94%	47.2	0	18	7	1
\$325,001 - \$475,000	23	13.22%	110.6	1	12	9	1
\$475,001 and up	18	10.34%	117.3	2	5	7	4
Total Active Inventory by Units	174			32	98	34	10
Total Active Inventory by Volume	42,138,569	100%	74.4	4.44M	21.69M	12.00M	4.00M
Average Active Inventory Listing Price	\$242,176			\$138,847	\$221,307	\$353,077	\$400,280

June 2024



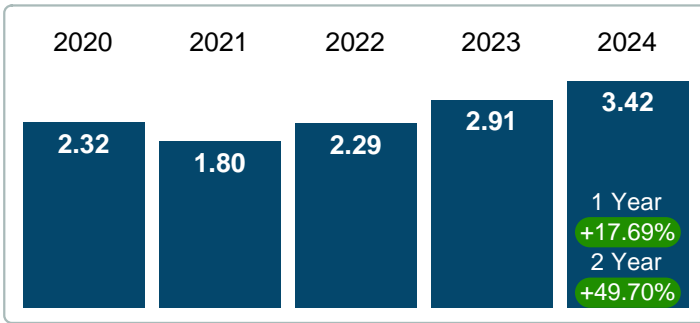
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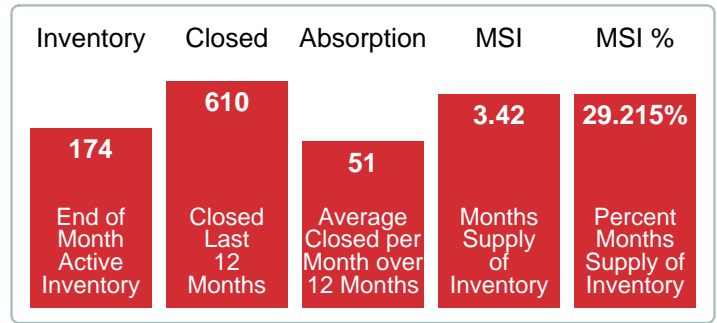
MONTHS SUPPLY of INVENTORY (MSI)

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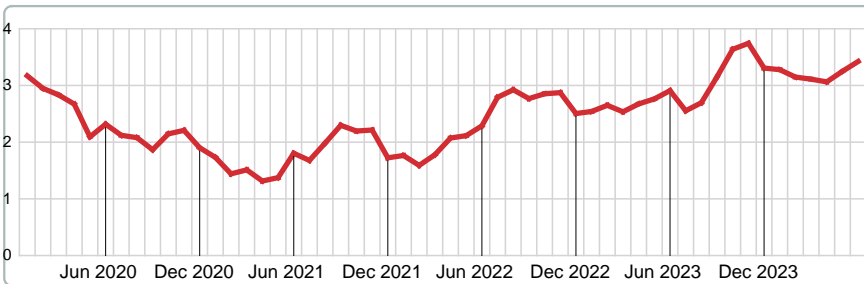
MSI FOR JUNE



INDICATORS FOR JUNE 2024

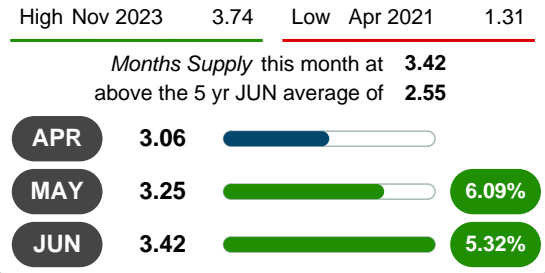


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.55



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	9	5.17%	1.93	1.92	1.78	3.00	0.00
\$50,001 - \$100,000	31	17.82%	4.28	5.33	2.93	4.00	0.00
\$100,001 - \$125,000	11	6.32%	2.28	2.67	2.27	0.00	0.00
\$125,001 - \$225,000	56	32.18%	2.72	3.00	2.59	2.67	24.00
\$225,001 - \$325,000	26	14.94%	3.22	0.00	3.43	2.90	3.00
\$325,001 - \$475,000	23	13.22%	5.87	12.00	12.00	4.15	1.50
\$475,001 and up	18	10.34%	12.00	0.00	10.00	12.00	9.60
Market Supply of Inventory (MSI)			3.42	3.80	3.09	3.68	6.67
Total Active Inventory by Units		100%	3.42	32	98	34	10

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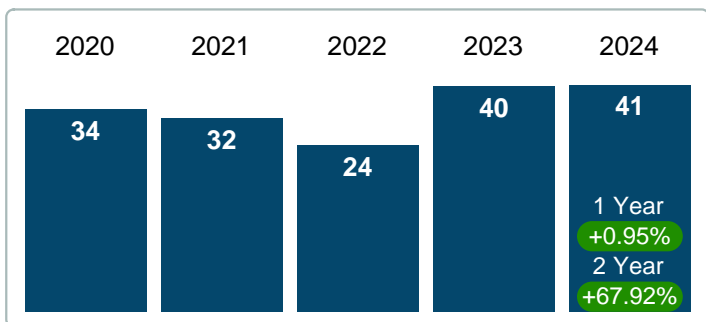
Area Delimited by County Of Muskogee - Residential Property Type



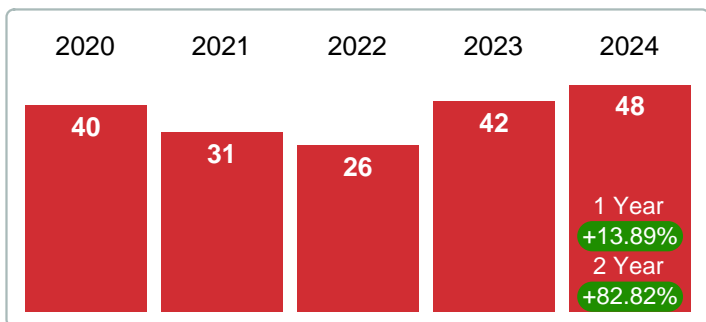
AVERAGE DAYS ON MARKET TO SALE

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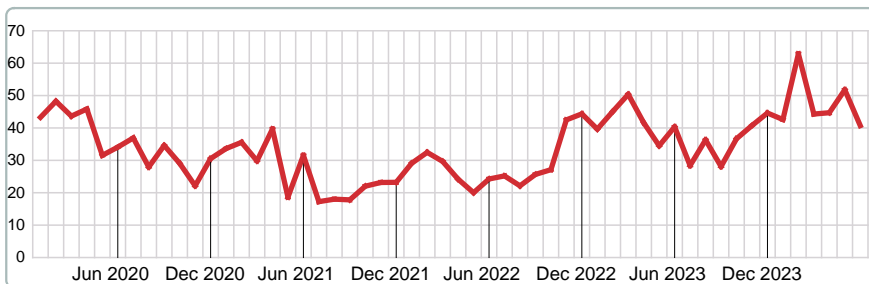
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 34

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 41 above the 5 yr JUN average of 34



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
\$25,000 and less	5.26%	67	67	0	0	0
\$25,001 - \$100,000	13.16%	19	19	0	0	0
\$100,001 - \$175,000	21.05%	53	0	53	0	0
\$175,001 - \$225,000	21.05%	52	46	71	7	9
\$225,001 - \$275,000	15.79%	10	0	3	43	0
\$275,001 - \$350,000	10.53%	33	0	2	64	0
\$350,001 and up	13.16%	58	0	0	69	16
Average Closed DOM		41	34	40	57	13
Total Closed Units	100%	41	8	20	8	2
Total Closed Volume		7,860,884	546.00K	3.92M	2.73M	665.00K

June 2024



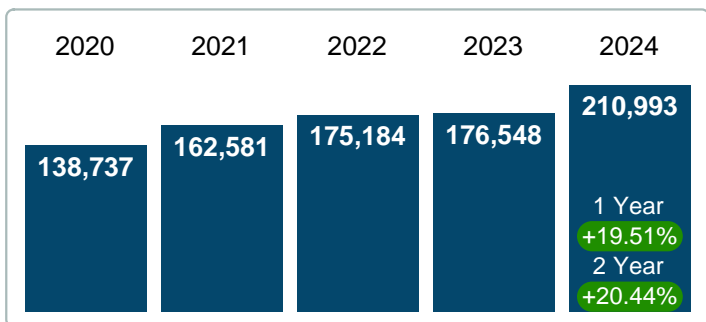
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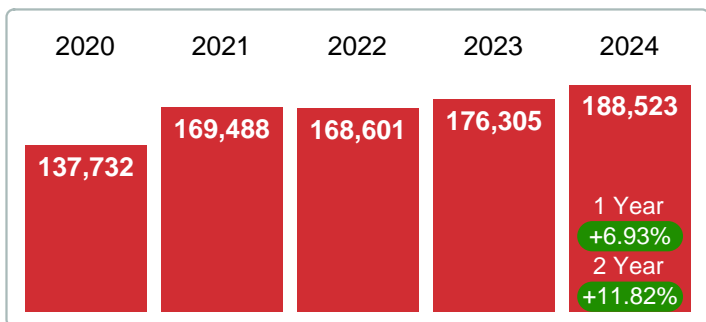
AVERAGE LIST PRICE AT CLOSING

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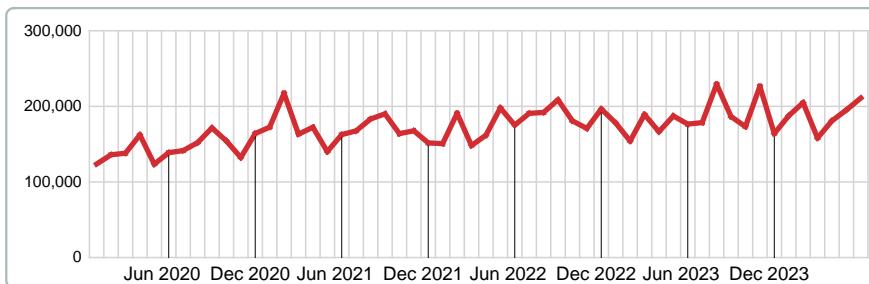
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

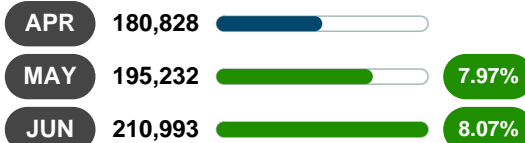


3 MONTHS

5 year JUN AVG = 172,809

High Aug 2023 229,242 Low May 2020 123,461

Average List Price at Closing this month at **210,993**
above the 5 yr JUN average of **172,809**



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
\$25,000 and less	2.63%	24,000	30,750	0	0	0
\$25,001 - \$100,000	15.79%	59,400	63,780	0	0	0
\$100,001 - \$175,000	18.42%	127,900	0	134,413	0	0
\$175,001 - \$225,000	18.42%	195,650	210,000	202,890	205,000	260,000
\$225,001 - \$275,000	21.05%	244,150	0	242,680	239,900	0
\$275,001 - \$350,000	10.53%	315,975	0	317,450	314,500	0
\$350,001 and up	13.16%	431,080	0	0	420,125	474,900
Average List Price		210,993	73,800	196,903	344,300	367,450
Total Closed Units	100%	210,993	8	20	8	2
Total Closed Volume		8,017,752	590.40K	3.94M	2.75M	734.90K

June 2024



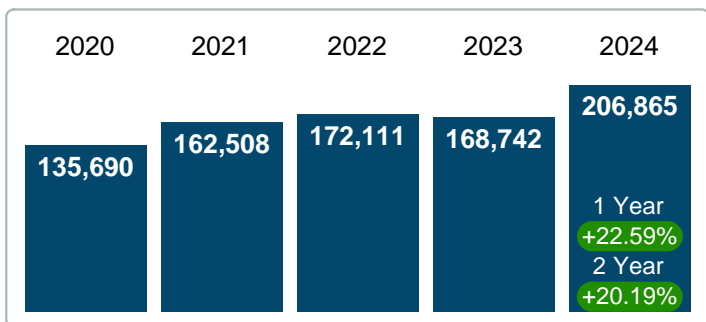
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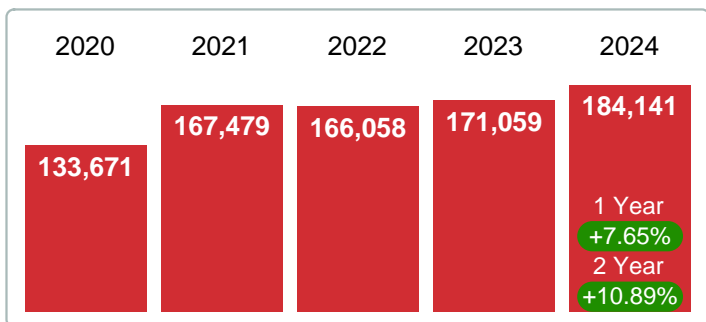
AVERAGE SOLD PRICE AT CLOSING

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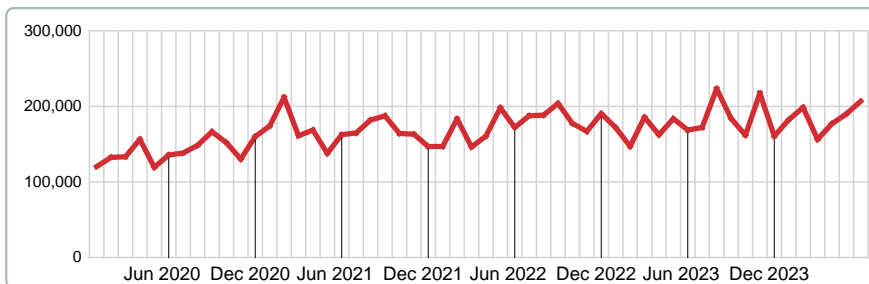
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

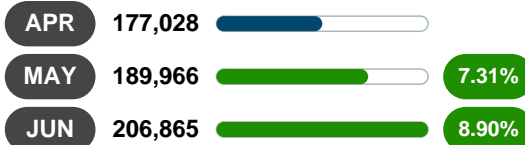


3 MONTHS

5 year JUN AVG = 169,183

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

Average Sold Price at Closing this month at **206,865** above the 5 yr JUN average of **169,183**



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
\$25,000 and less	5.26%	19,250	19,250	0	0	0
\$25,001 - \$100,000	13.16%	58,500	58,500	0	0	0
\$100,001 - \$175,000	21.05%	134,347	0	134,347	0	0
\$175,001 - \$225,000	21.05%	206,638	215,000	201,621	205,000	225,000
\$225,001 - \$275,000	15.79%	243,250	0	243,920	239,900	0
\$275,001 - \$350,000	10.53%	312,500	0	310,000	315,000	0
\$350,001 and up	13.16%	418,500	0	0	413,125	440,000
Average Sold Price		206,865	68,250	196,124	340,925	332,500
Total Closed Units	100%	206,865	8	20	8	2
Total Closed Volume		7,860,884	546.00K	3.92M	2.73M	665.00K

June 2024



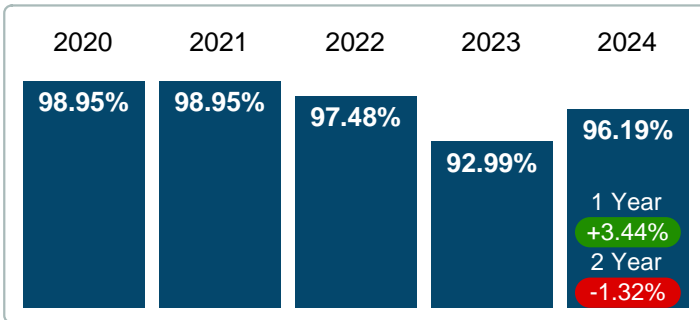
Area Delimited by County Of Muskogee - Residential Property Type



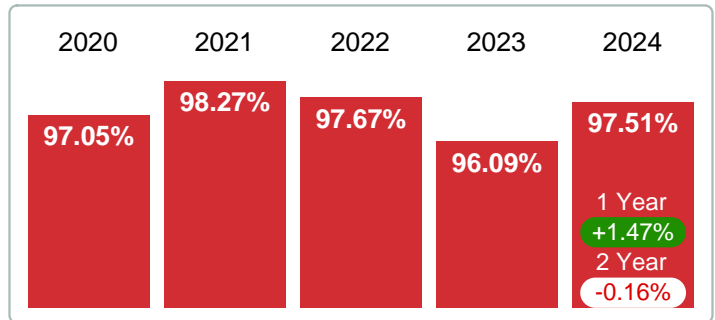
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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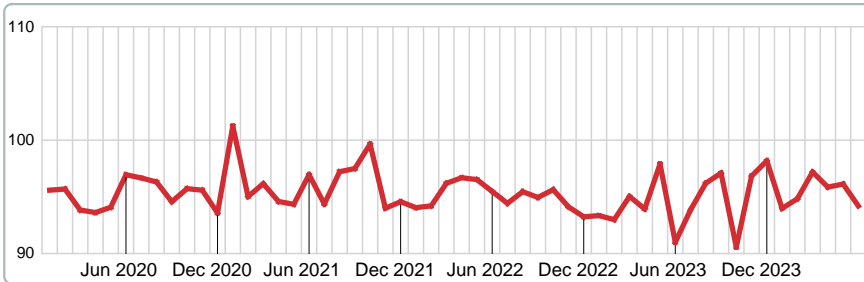
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

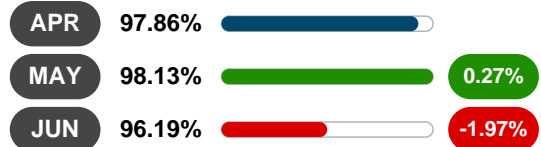


3 MONTHS

5 year JUN AVG = 96.91%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **96.19%**
below the 5 yr JUN average of **96.91%**



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	
\$25,000 and less	2	5.26%	63.33%	63.33%	0.00%	0.00%	0.00%	
\$25,001 - \$100,000	5	13.16%	90.74%	90.74%	0.00%	0.00%	0.00%	
\$100,001 - \$175,000	8	21.05%	100.35%	0.00%	100.35%	0.00%	0.00%	
\$175,001 - \$225,000	8	21.05%	98.46%	102.38%	99.75%	100.00%	86.54%	
\$225,001 - \$275,000	6	15.79%	100.51%	0.00%	100.61%	100.00%	0.00%	
\$275,001 - \$350,000	4	10.53%	99.08%	0.00%	97.87%	100.30%	0.00%	
\$350,001 and up	5	13.16%	97.03%	0.00%	0.00%	98.12%	92.65%	
Average Sold/List Ratio		96.20%		85.34%	100.02%	99.13%	89.59%	
Total Closed Units		38	100%	96.20%	8	20	8	2
Total Closed Volume		7,860,884			546.00K	3.92M	2.73M	665.00K

June 2024



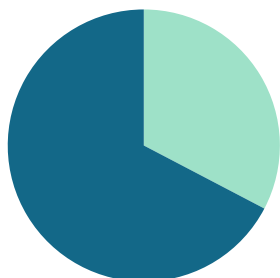
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

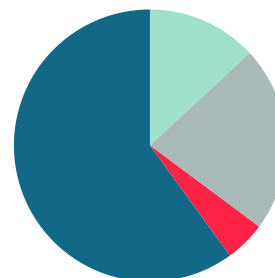


Inventory
 New Listings
82 = 32.67%
 Start Inventory
169
 Total Inventory Units
251
 Volume
\$58,245,949

Market Activity

Closed Sales
38 = 13.10%
 Pending Sales
64 = 22.07%
 Other Off Market
14 = 4.83%
 Active Inventory
174 = 60.00%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	52	38	-26.92%	287	291	1.39%
Pending Sales	60	64	6.67%	322	328	1.86%
New Listings	93	82	-11.83%	455	436	-4.18%
Average List Price	176,548	210,993	19.51%	176,305	188,523	6.93%
Average Sale Price	168,742	206,865	22.59%	171,059	184,141	7.65%
Average Percent of Selling Price to List Price	92.99%	96.19%	3.44%	96.09%	97.51%	1.47%
Average Days on Market to Sale	40.33	40.71	0.95%	42.04	47.88	13.89%
Monthly Inventory	159	174	9.43%	159	174	9.43%
Months Supply of Inventory	2.91	3.42	17.69%	2.91	3.42	17.69%

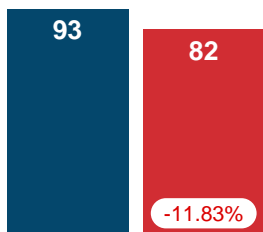
Absorption: Last 12 months, an Average of **51** Sales/Month

Inventory on June 30, 2024 = 174 2023 2024

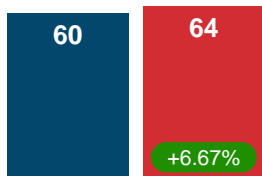
JUNE MARKET

AVERAGE PRICES

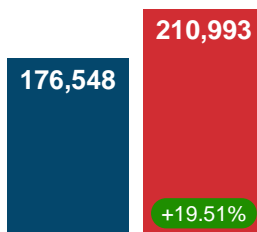
New Listings



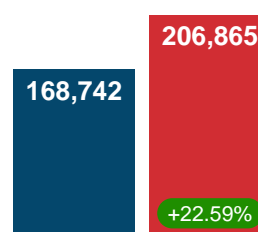
Pending Listings



List Price



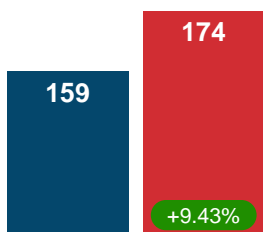
Sale Price



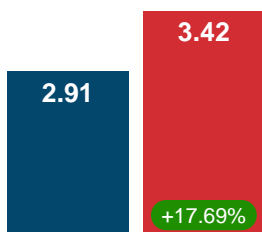
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

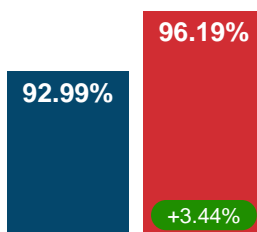
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

