

# June 2024



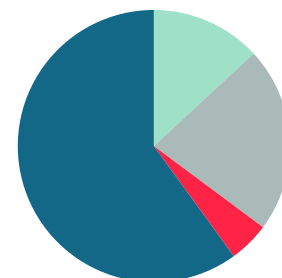
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	155,500	207,404	33.38%
Median Sale Price	154,250	207,354	34.43%
Median Percent of Selling Price to List Price	98.81%	99.24%	0.44%
Median Days on Market to Sale	15.00	19.00	26.67%
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.

#### 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 **34.43%** in June 2024 to \$207,354 versus the previous year at \$154,250.

#### Median Days on Market Lengthens

The median number of **19.00** days that homes spent on the market before selling increased by 4.00 days or **26.67%** in June 2024 compared to last year's same month at **15.00** DOM.

#### Sales Success for June 2024 is Positive

Overall, with Median 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.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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

# June 2024



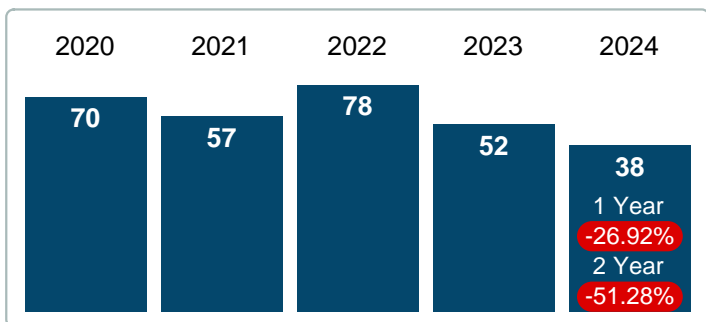
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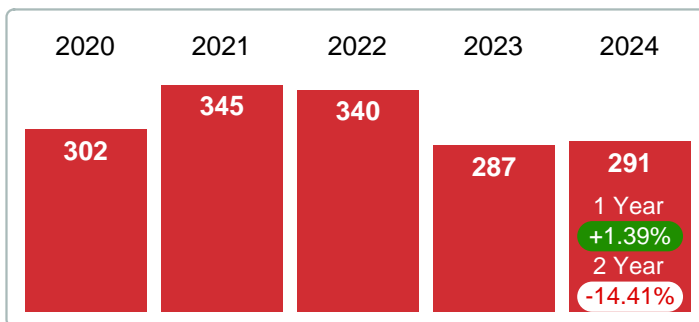
## CLOSED LISTINGS

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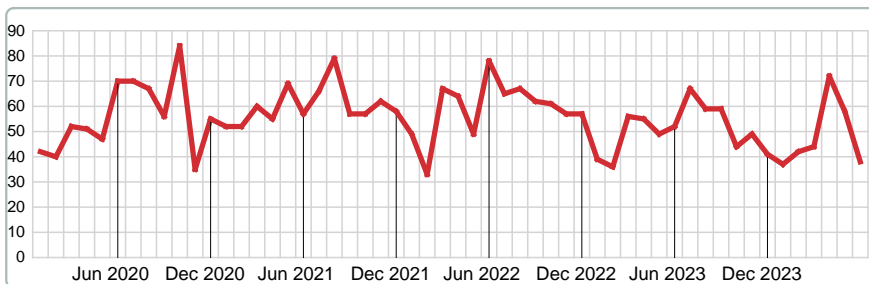
### JUNE



### YEAR TO DATE (YTD)

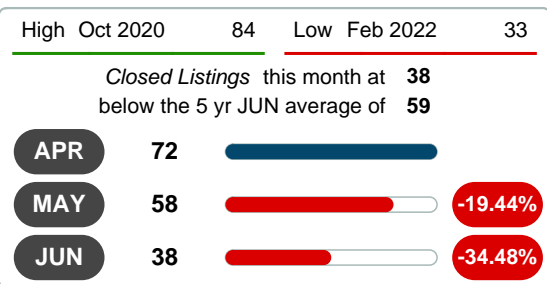


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 59



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	24.0	5	0	0	0
\$100,001 - \$175,000	8	21.05%	31.5	0	8	0	0
\$175,001 - \$225,000	8	21.05%	15.0	1	5	1	1
\$225,001 - \$275,000	6	15.79%	3.0	0	5	1	0
\$275,001 - \$350,000	4	10.53%	19.5	0	2	2	0
\$350,001 and up	5	13.16%	24.0	0	0	4	1
<b>Total Closed Units</b>	<b>38</b>			<b>8</b>	<b>20</b>	<b>8</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>7,860,884</b>	<b>100%</b>	<b>19.0</b>	<b>546.00K</b>	<b>3.92M</b>	<b>2.73M</b>	<b>665.00K</b>
<b>Median Closed Price</b>	<b>\$207,354</b>			<b>\$44,500</b>	<b>\$191,750</b>	<b>\$345,000</b>	<b>\$332,500</b>

# June 2024



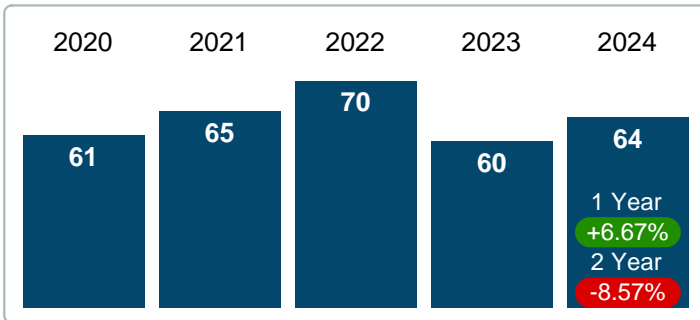
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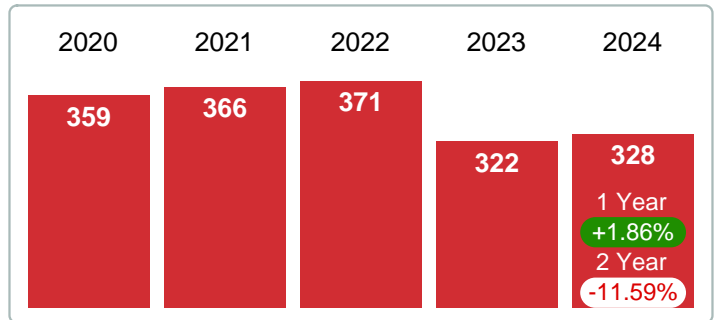
## PENDING LISTINGS

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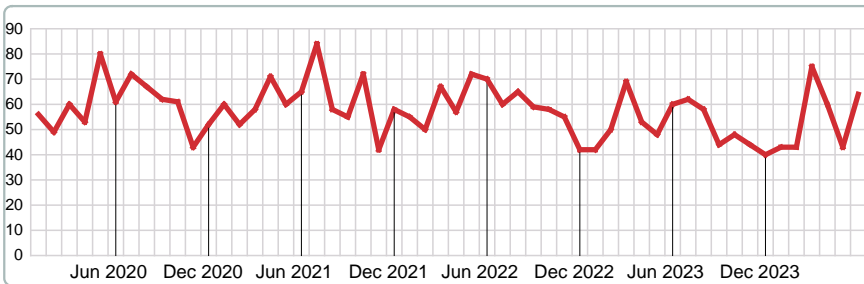
### JUNE



### YEAR TO DATE (YTD)

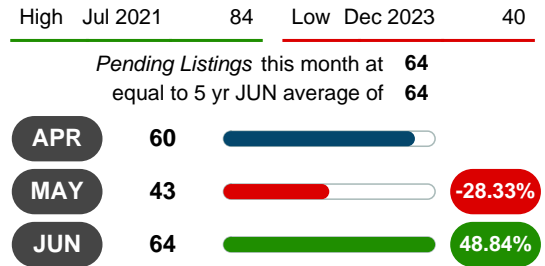


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 64



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	7.81%	27.0	3	2	0	0
\$100,001 - \$125,000	5	7.81%	46.0	3	2	0	0
\$125,001 - \$150,000	10	15.63%	15.5	2	8	0	0
\$150,001 - \$200,000	17	26.56%	15.0	2	11	2	2
\$200,001 - \$225,000	7	10.94%	34.0	1	6	0	0
\$225,001 - \$375,000	13	20.31%	18.0	0	9	4	0
\$375,001 and up	7	10.94%	39.0	2	4	1	0
<b>Total Pending Units</b>	<b>64</b>			<b>13</b>	<b>42</b>	<b>7</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>13,715,280</b>	<b>100%</b>	<b>25.5</b>	<b>2.27M</b>	<b>8.98M</b>	<b>2.08M</b>	<b>384.40K</b>
<b>Median Listing Price</b>	<b>\$190,000</b>			<b>\$129,900</b>	<b>\$195,000</b>	<b>\$249,500</b>	<b>\$192,200</b>

# June 2024



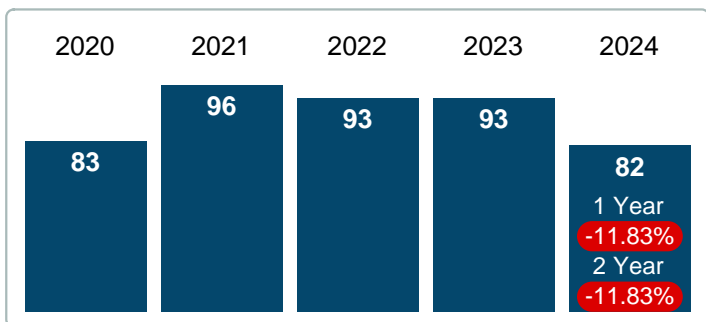
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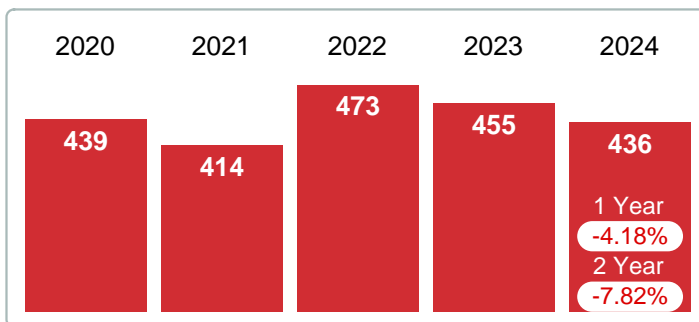
## NEW LISTINGS

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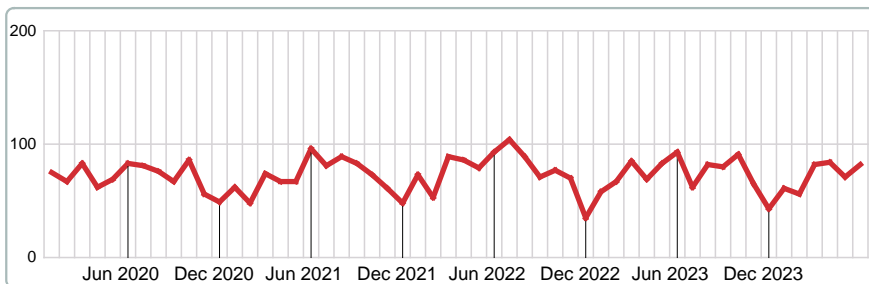
### JUNE



### 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
<b>Total New Listed Units</b>	<b>82</b>		<b>19</b>	<b>50</b>	<b>8</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>14,959,324</b>	<b>100%</b>	<b>2.75M</b>	<b>9.82M</b>	<b>1.55M</b>	<b>839.40K</b>
<b>Median New Listed Listing Price</b>	<b>\$162,500</b>		<b>\$115,000</b>	<b>\$191,500</b>	<b>\$173,600</b>	<b>\$184,900</b>

# June 2024



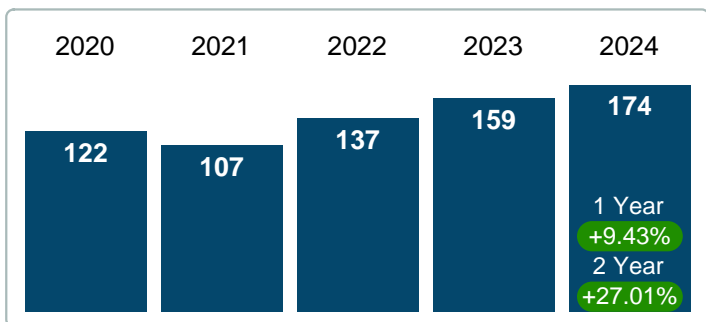
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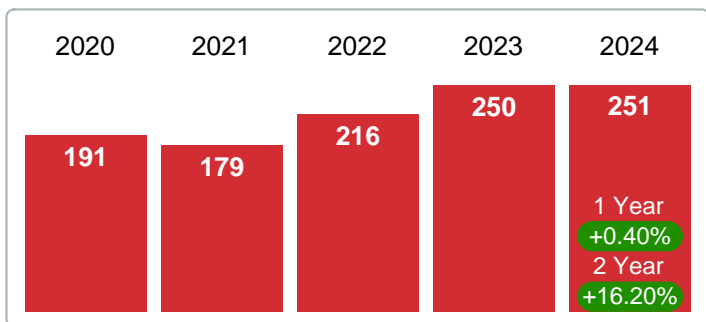
## ACTIVE INVENTORY

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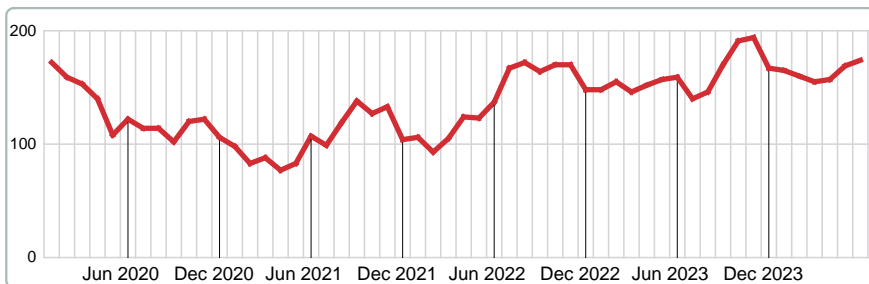
### END OF JUNE



### ACTIVE DURING JUNE

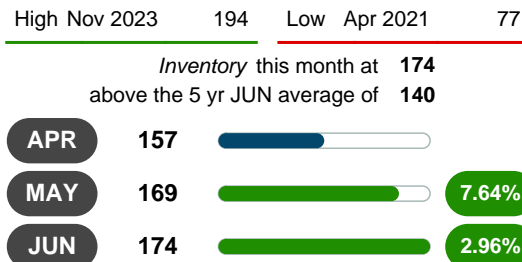


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 140



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	9	5.17%	31.0	4	4	1	0
\$50,001 - \$100,000	31	17.82%	45.0	16	11	2	2
\$100,001 - \$125,000	11	6.32%	41.0	4	7	0	0
\$125,001 - \$225,000	56	32.18%	33.0	5	41	8	2
\$225,001 - \$325,000	26	14.94%	39.5	0	18	7	1
\$325,001 - \$475,000	23	13.22%	79.0	1	12	9	1
\$475,001 and up	18	10.34%	101.0	2	5	7	4
<b>Total Active Inventory by Units</b>	<b>174</b>			<b>32</b>	<b>98</b>	<b>34</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>42,138,569</b>	<b>100%</b>	<b>53.0</b>	<b>4.44M</b>	<b>21.69M</b>	<b>12.00M</b>	<b>4.00M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$194,000</b>			<b>\$89,500</b>	<b>\$198,613</b>	<b>\$320,000</b>	<b>\$310,000</b>

# June 2024



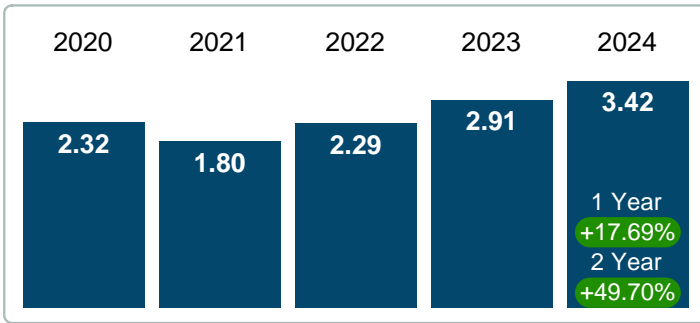
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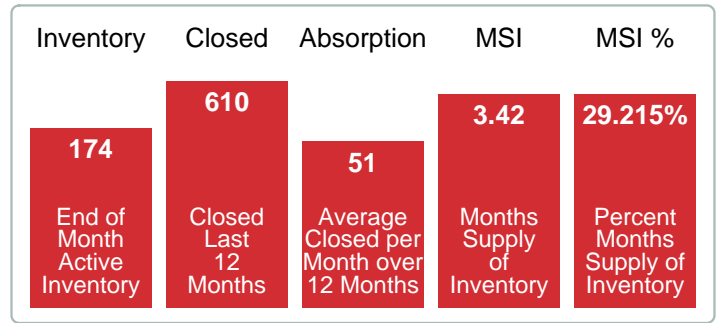
## MONTHS SUPPLY of INVENTORY (MSI)

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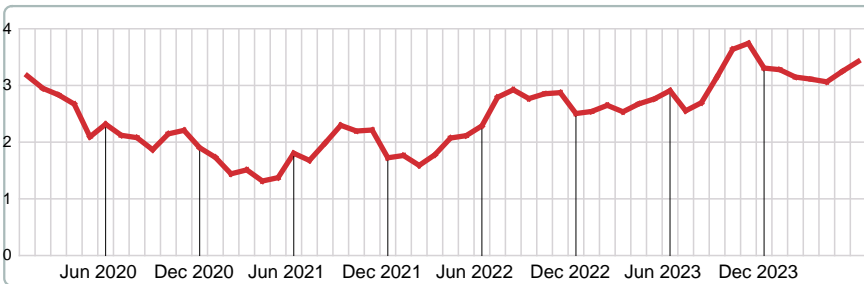
### MSI FOR JUNE



### INDICATORS FOR JUNE 2024

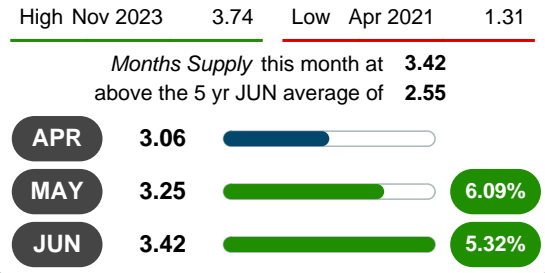


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# June 2024



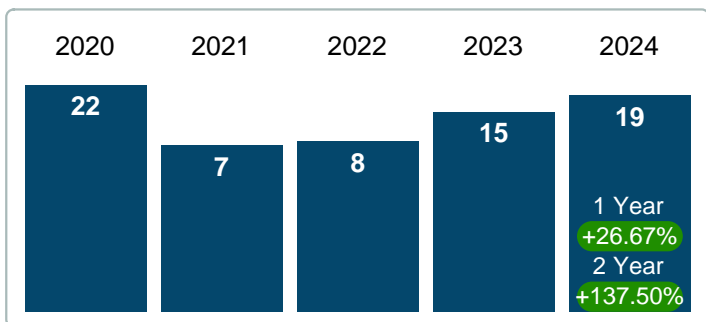
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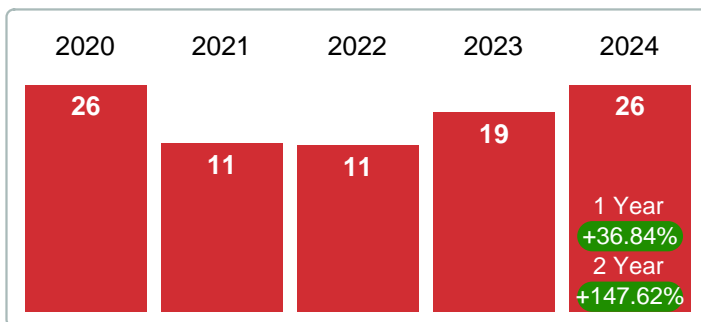
## MEDIAN DAYS ON MARKET TO SALE

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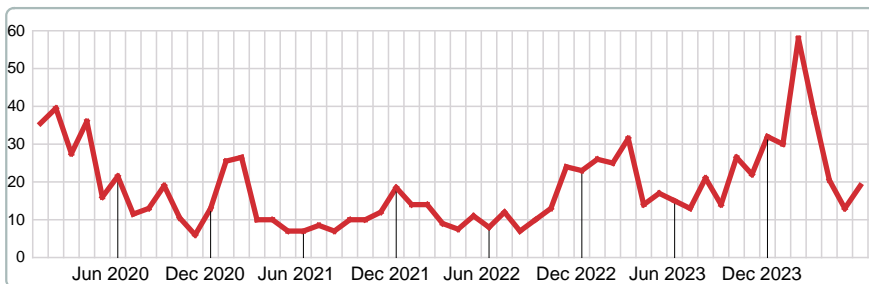
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 14

High Feb 2024 58 Low Nov 2020 6

Median Days on Market to Sale this month at 19 above the 5 yr JUN average of 14



### 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
\$25,000 and less	5.26%	67	67	0	0	0
\$25,001 - \$100,000	13.16%	24	24	0	0	0
\$100,001 - \$175,000	21.05%	32	0	32	0	0
\$175,001 - \$225,000	21.05%	15	46	18	7	9
\$225,001 - \$275,000	15.79%	3	0	3	43	0
\$275,001 - \$350,000	10.53%	20	0	2	64	0
\$350,001 and up	13.16%	24	0	0	61	16
Median Closed DOM		19	30	8	40	13
Total Closed Units	100%	38	8	20	8	2
Total Closed Volume		7,860,884	546.00K	3.92M	2.73M	665.00K



# June 2024



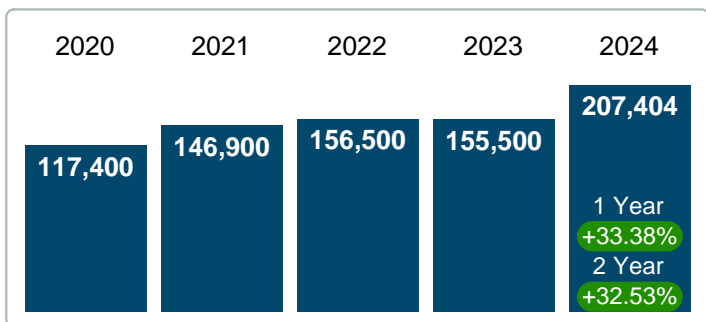
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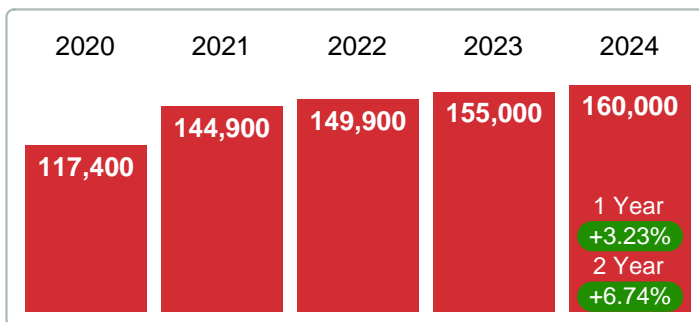
## MEDIAN LIST PRICE AT CLOSING

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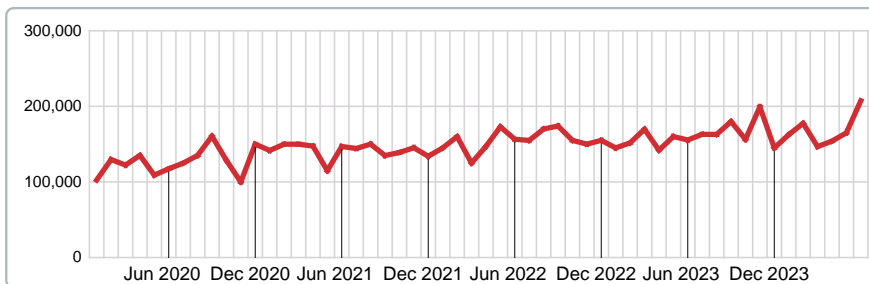
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 156,741

High Jun 2024 207,404    Low Nov 2020 99,900

Median List Price at Closing this month at **207,404**  
above the 5 yr JUN average of **156,741**

- APR 154,000
- MAY 164,950 7.11%
- JUN 207,404 25.74%

### 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
\$25,000 and less	1	2.63%	24,000	24,000	0	0	0
\$25,001 - \$100,000	6	15.79%	50,000	50,000	0	0	0
\$100,001 - \$175,000	7	18.42%	126,000	0	126,000	0	0
\$175,001 - \$225,000	7	18.42%	194,845	210,000	190,000	205,000	0
\$225,001 - \$275,000	8	21.05%	242,450	0	242,450	239,900	260,000
\$275,001 - \$350,000	4	10.53%	314,500	0	317,450	314,500	0
\$350,001 and up	5	13.16%	387,000	0	0	381,000	474,900
Median List Price			207,404	50,000	192,423	354,000	367,450
Total Closed Units		100%	207,404	8	20	8	2
Total Closed Volume			8,017,752	590.40K	3.94M	2.75M	734.90K



# June 2024



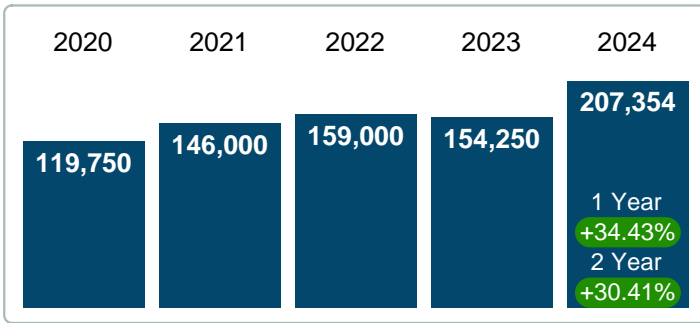
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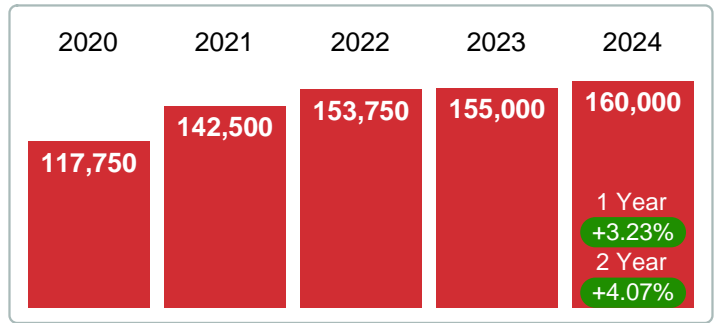
## MEDIAN SOLD PRICE AT CLOSING

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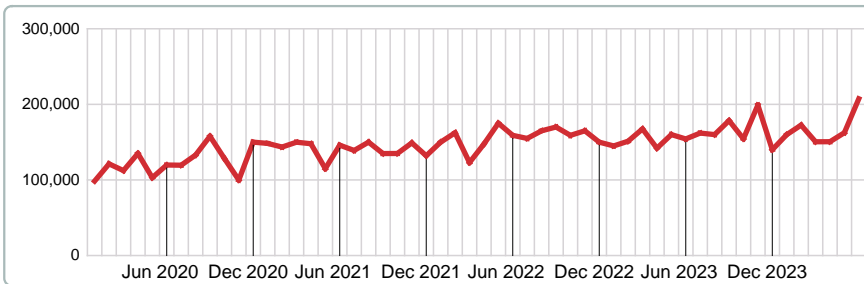
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

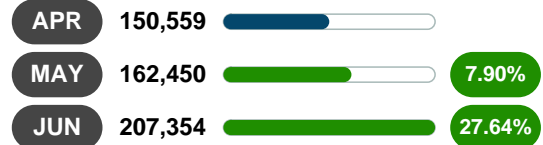


### 3 MONTHS

5 year JUN AVG = 157,271

High Jun 2024 207,354 Low Jan 2020 98,450

Median Sold Price at Closing this month at **207,354** above the 5 yr JUN average of **157,271**



### 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
\$25,000 and less	2	5.26%	19,250	19,250	0	0	0
\$25,001 - \$100,000	5	13.16%	48,000	48,000	0	0	0
\$100,001 - \$175,000	8	21.05%	127,500	0	127,500	0	0
\$175,001 - \$225,000	8	21.05%	207,354	215,000	193,500	205,000	225,000
\$225,001 - \$275,000	6	15.79%	242,500	0	245,000	239,900	0
\$275,001 - \$350,000	4	10.53%	315,000	0	310,000	315,000	0
\$350,001 and up	5	13.16%	387,000	0	0	373,500	440,000
Median Sold Price			207,354	44,500	191,750	345,000	332,500
Total Closed Units		100%	207,354	8	20	8	2
Total Closed Volume			7,860,884	546.00K	3.92M	2.73M	665.00K

# June 2024



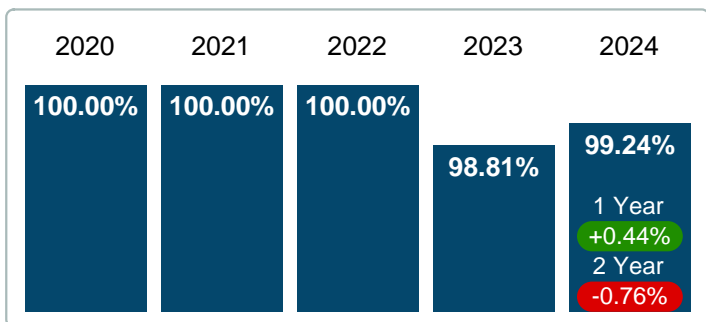
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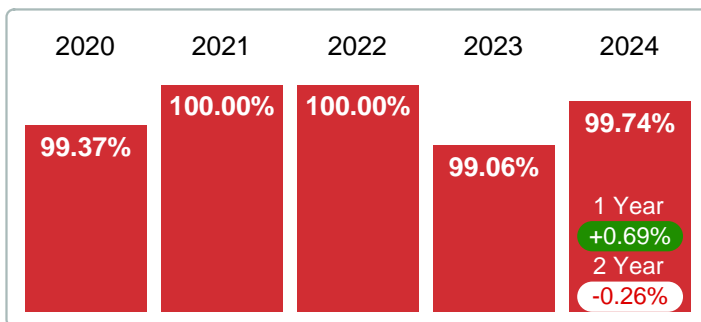
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

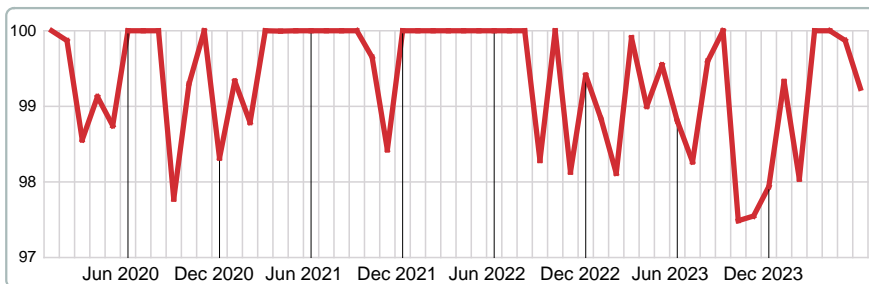
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

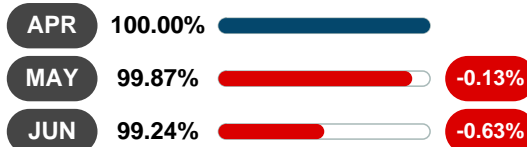


### 3 MONTHS

5 year JUN AVG = 99.61%

High Apr 2024 100.00% Low Oct 2023 97.49%

Median Sold/List Ratio this month at **99.24%**  
 below the 5 yr JUN average of **99.61%**



### 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	
\$25,000 and less	2	5.26%	63.33%	63.33%	0.00%	0.00%	0.00%	
\$25,001 - \$100,000	5	13.16%	94.94%	94.94%	0.00%	0.00%	0.00%	
\$100,001 - \$175,000	8	21.05%	98.61%	0.00%	98.61%	0.00%	0.00%	
\$175,001 - \$225,000	8	21.05%	99.98%	102.38%	99.95%	100.00%	86.54%	
\$225,001 - \$275,000	6	15.79%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$275,001 - \$350,000	4	10.53%	99.26%	0.00%	97.87%	100.30%	0.00%	
\$350,001 and up	5	13.16%	96.48%	0.00%	0.00%	98.24%	92.65%	
Median Sold/List Ratio		99.24%		93.62%	100.00%	100.00%	89.59%	
Total Closed Units		38	100%	99.24%	8	20	8	2
Total Closed Volume		7,860,884			546.00K	3.92M	2.73M	665.00K

# June 2024



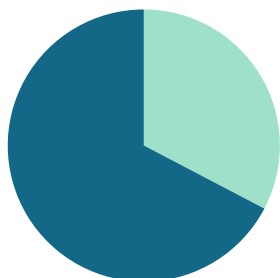
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

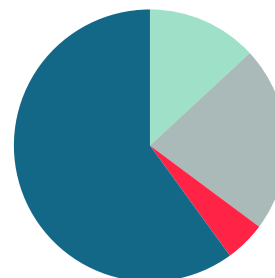


**Inventory**  
 New Listings  
**82 = 32.67%**  
 Start Inventory  
**169**  
 Total Inventory Units  
**251**  
 Volume  
**\$58,245,949**

### 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%
Median List Price	155,500	207,404	33.38%	155,000	160,000	3.23%
Median Sale Price	154,250	207,354	34.43%	155,000	160,000	3.23%
Median Percent of Selling Price to List Price	98.81%	99.24%	0.44%	99.06%	99.74%	0.69%
Median Days on Market to Sale	15.00	19.00	26.67%	19.00	26.00	36.84%
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

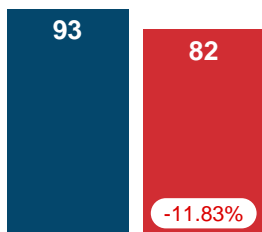
**Inventory** on June 30, 2024 = **174**

**2023** **2024**

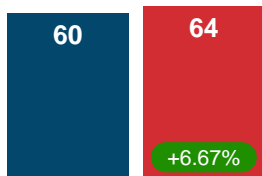
### JUNE MARKET

### MEDIAN PRICES

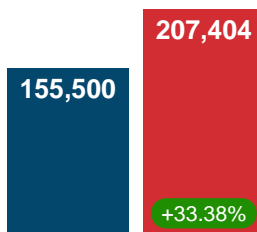
#### New Listings



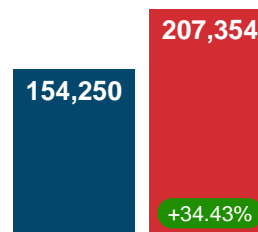
#### Pending Listings



#### List Price



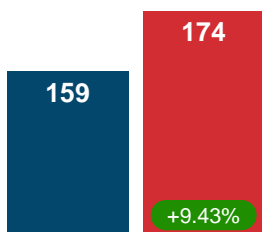
#### Sale Price



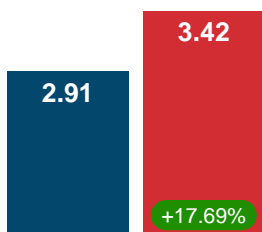
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

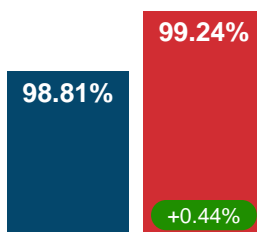
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

