

July 2024



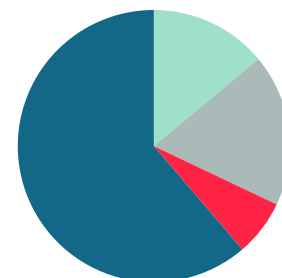
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	July 2024	+/-%
Closed Listings	67	44	-34.33%
Pending Listings	62	57	-8.06%
New Listings	62	90	45.16%
Average List Price	178,471	219,337	22.90%
Average Sale Price	172,059	214,235	24.51%
Average Percent of Selling Price to List Price	95.84%	98.15%	2.41%
Average Days on Market to Sale	28.39	43.23	52.27%
End of Month Inventory	140	193	37.86%
Months Supply of Inventory	2.55	3.95	54.53%



■ Closed (13.97%)
■ Pending (18.10%)
■ Other OffMarket (6.67%)
■ Active (61.27%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of July 31, 2024 = **193**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2024 rose **37.86%** to 193 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **3.95** 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 **24.51%** in July 2024 to \$214,235 versus the previous year at \$172,059.

Average Days on Market Lengthens

The average number of **43.23** days that homes spent on the market before selling increased by 14.84 days or **52.27%** in July 2024 compared to last year's same month at **28.39** DOM.

Sales Success for July 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 90 New Listings in July 2024, up **45.16%** from last year at 62. Furthermore, there were 44 Closed Listings this month versus last year at 67, a **-34.33%** decrease.

Closed versus Listed trends yielded a **48.9%** ratio, down from previous year's, July 2023, at **108.1%**, a **54.76%** 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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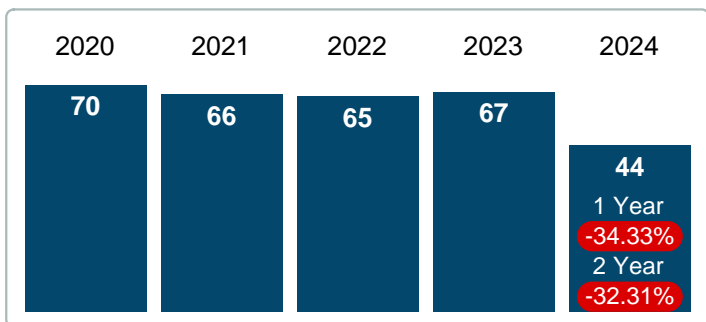
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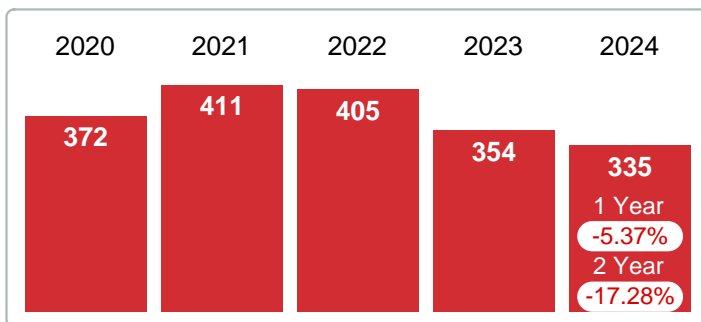
CLOSED LISTINGS

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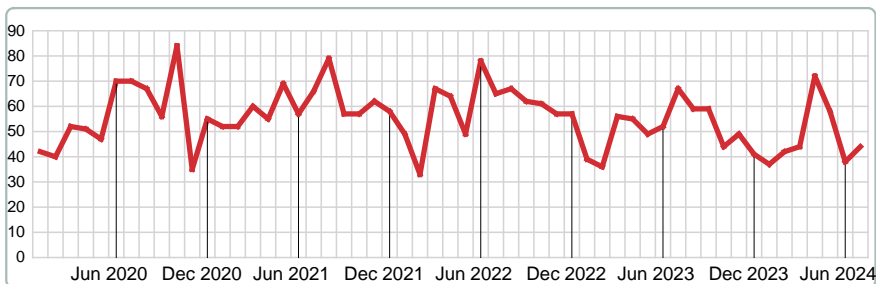
JULY



YEAR TO DATE (YTD)

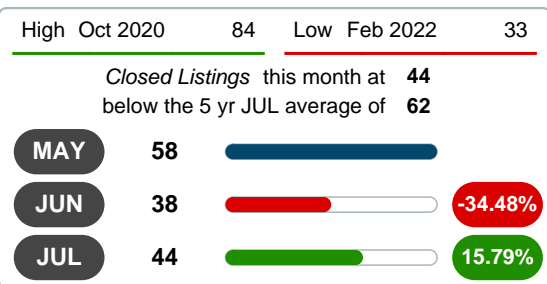


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	2	4.55%	35.5	1	1	0	0
\$100,001 - \$125,000	3	6.82%	80.7	1	2	0	0
\$125,001 - \$150,000	7	15.91%	14.6	2	5	0	0
\$150,001 - \$200,000	14	31.82%	26.8	1	10	2	1
\$200,001 - \$250,000	7	15.91%	84.9	1	4	1	1
\$250,001 - \$325,000	6	13.64%	37.8	0	4	2	0
\$325,001 and up	5	11.36%	58.2	0	3	2	0
Total Closed Units	44			6	29	7	2
Total Closed Volume	9,426,347	100%	43.2	833.90K	6.13M	2.03M	427.50K
Average Closed Price	\$214,235			\$138,983	\$211,509	\$290,171	\$213,750

July 2024



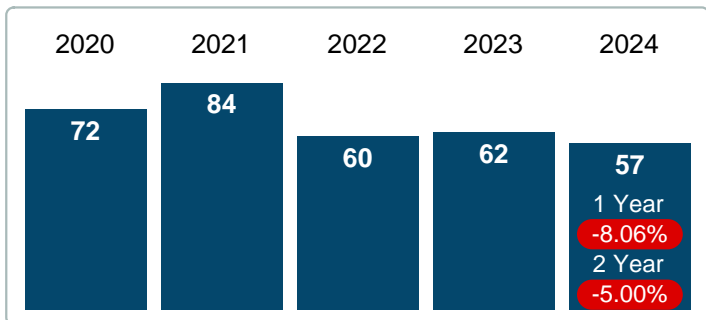
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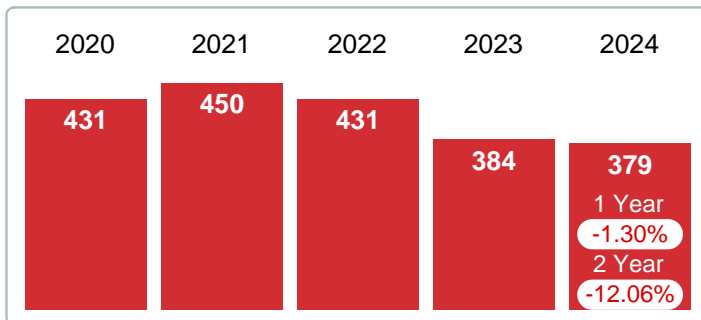
PENDING LISTINGS

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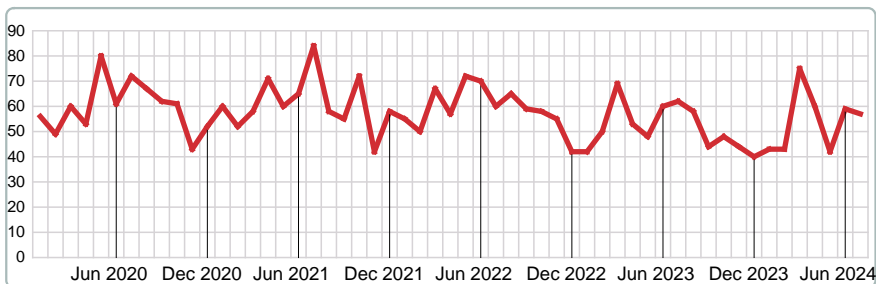
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 67

High Jul 2021 84 Low Dec 2023 40

Pending Listings this month at 57 below the 5 yr JUL average of 67

- MAY: 42
- JUN: 59 (40.48%)
- JUL: 57 (-3.39%)

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	3	5.26%	45.3	3	0	0	0
\$50,001 - \$100,000	9	15.79%	40.7	3	6	0	0
\$100,001 - \$125,000	3	5.26%	11.0	3	0	0	0
\$125,001 - \$175,000	19	33.33%	63.7	2	14	2	1
\$175,001 - \$200,000	6	10.53%	17.3	0	6	0	0
\$200,001 - \$275,000	10	17.54%	51.0	0	8	1	1
\$275,001 and up	7	12.28%	29.6	0	4	2	1
Total Pending Units	57			11	38	5	3
Total Pending Volume	10,076,399	100%	2.3	934.70K	6.84M	1.64M	665.00K
Average Listing Price	\$201,633			\$84,973	\$180,021	\$327,180	\$221,667

July 2024



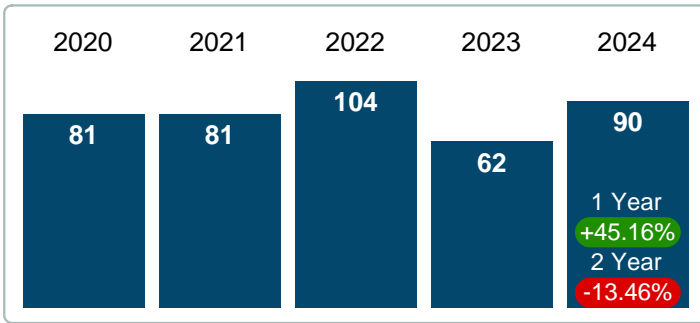
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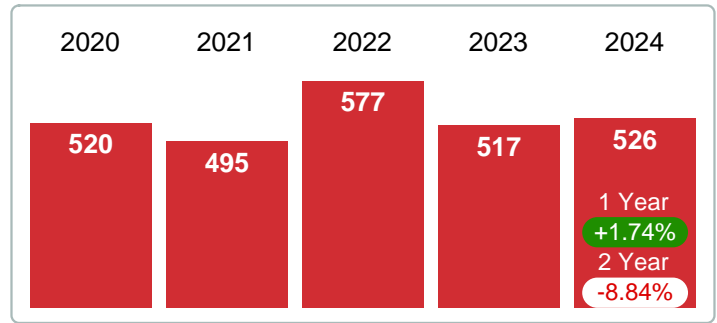
NEW LISTINGS

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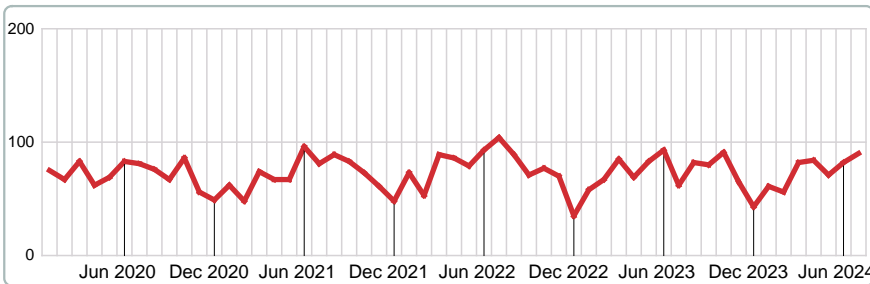
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

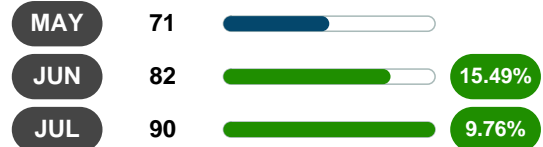


3 MONTHS

5 year JUL AVG = 84

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **90**
above the 5 yr JUL average of **84**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	5.56%	1	2	1	1
\$50,001 - \$125,000	14	15.56%	8	6	0	0
\$125,001 - \$150,000	14	15.56%	5	9	0	0
\$150,001 - \$200,000	19	21.11%	1	15	3	0
\$200,001 - \$250,000	13	14.44%	0	10	3	0
\$250,001 - \$375,000	16	17.78%	0	9	5	2
\$375,001 and up	9	10.00%	1	4	3	1
Total New Listed Units	90		16	55	15	4
Total New Listed Volume	18,964,897	100%	2.37M	11.39M	4.06M	1.15M
Average New Listed Listing Price	\$187,450		\$148,094	\$207,011	\$270,987	\$286,250

July 2024



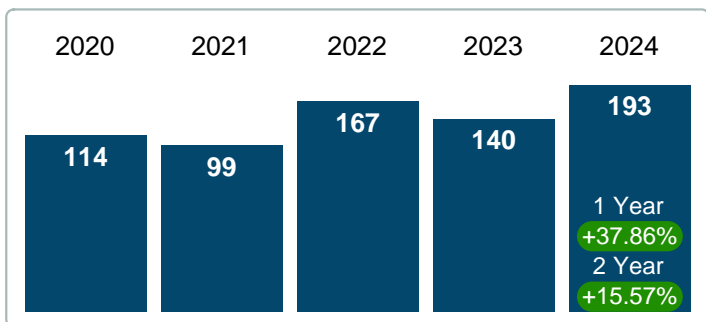
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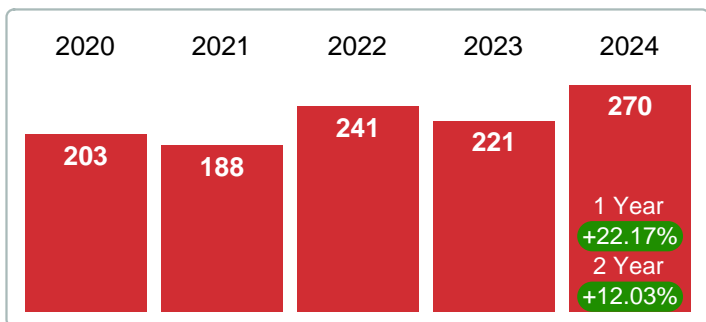
ACTIVE INVENTORY

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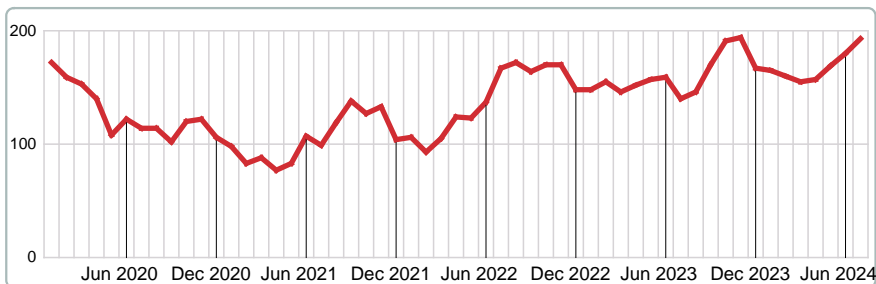
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 143

High Nov 2023 194 Low Apr 2021 77

Inventory this month at 193 above the 5 yr JUL average of 143

- MAY 169
- JUN 180 (6.51%)
- JUL 193 (7.22%)

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	4.66%	44.4	2	4	2	1
\$50,001 - \$75,000	20	10.36%	99.3	11	6	2	1
\$75,001 - \$150,000	41	21.24%	61.3	16	22	2	1
\$150,001 - \$225,000	46	23.83%	52.2	4	32	9	1
\$225,001 - \$325,000	34	17.62%	53.1	0	24	9	1
\$325,001 - \$425,000	22	11.40%	113.8	1	10	11	0
\$425,001 and up	21	10.88%	114.9	3	7	8	3
Total Active Inventory by Units	193			37	105	43	8
Total Active Inventory by Volume	46,672,589	100%	72.7	5.71M	23.67M	14.63M	2.66M
Average Active Inventory Listing Price	\$241,827			\$154,332	\$225,441	\$340,163	\$333,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

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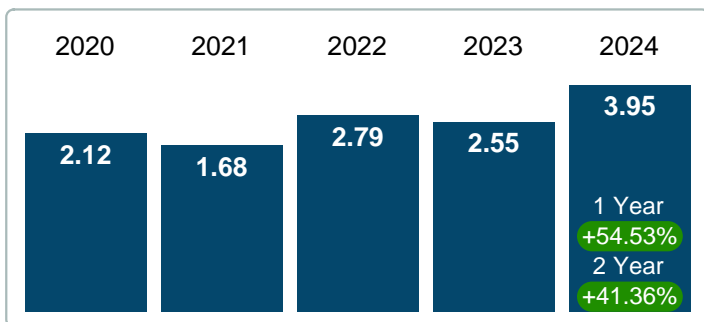
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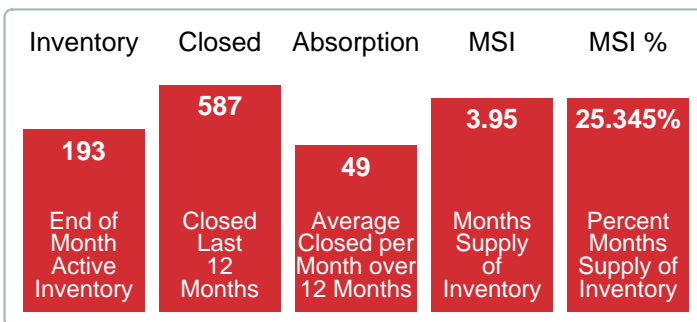
MONTHS SUPPLY of INVENTORY (MSI)

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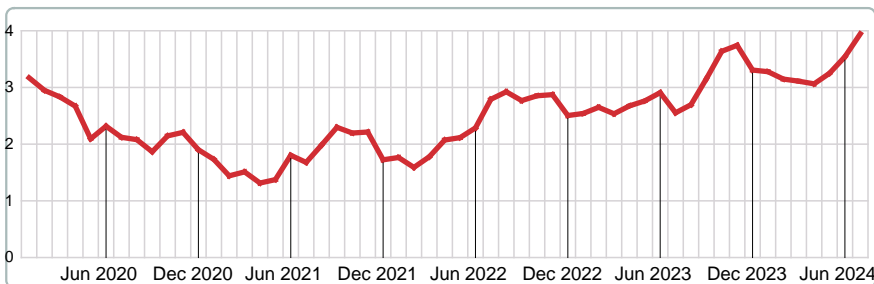
MSI FOR JULY



INDICATORS FOR JULY 2024

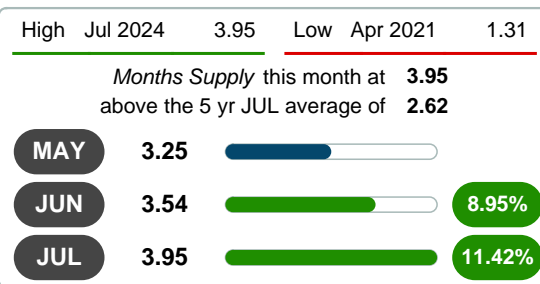


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.62



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	4.66%	2.20	1.14	1.92	8.00	0.00
\$50,001 - \$75,000	20	10.36%	6.49	6.95	5.14	6.00	0.00
\$75,001 - \$150,000	41	21.24%	2.89	4.47	2.24	2.67	0.00
\$150,001 - \$225,000	46	23.83%	3.21	4.80	3.00	3.38	6.00
\$225,001 - \$325,000	34	17.62%	4.39	0.00	4.72	3.86	4.00
\$325,001 - \$425,000	22	11.40%	7.14	0.00	17.14	5.28	0.00
\$425,001 and up	21	10.88%	8.69	0.00	7.64	9.60	4.50
Market Supply of Inventory (MSI)	3.95			4.72	3.46	4.65	5.33
Total Active Inventory by Units	193	100%	3.95	37	105	43	8

July 2024



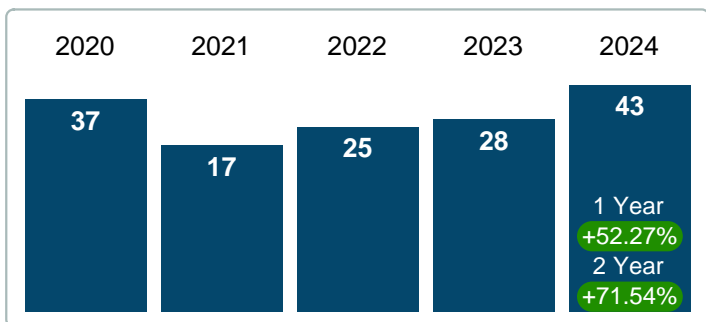
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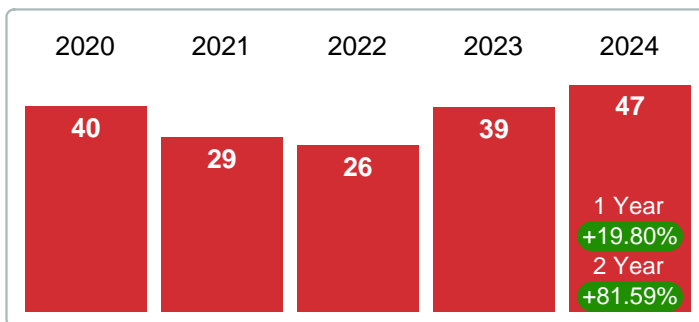
AVERAGE DAYS ON MARKET TO SALE

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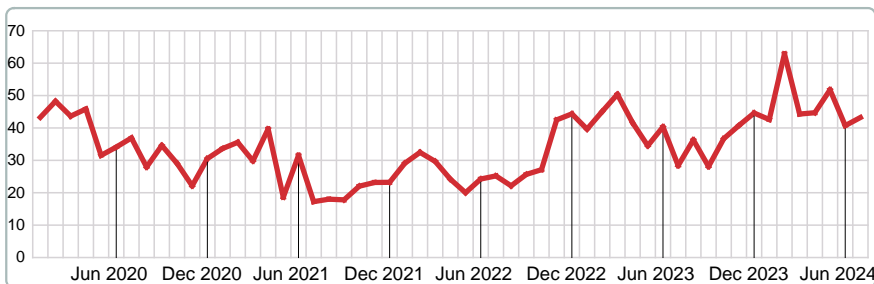
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 30

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 43 above the 5 yr JUL average of 30



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
\$100,000 and less	4.55%	36	2	69	0	0
\$100,001 - \$125,000	6.82%	81	176	33	0	0
\$125,001 - \$150,000	15.91%	15	9	17	0	0
\$150,001 - \$200,000	31.82%	27	47	31	11	1
\$200,001 - \$250,000	15.91%	85	220	86	26	6
\$250,001 - \$325,000	13.64%	38	0	23	68	0
\$325,001 and up	11.36%	58	0	68	44	0
Average Closed DOM		43	77	40	39	4
Total Closed Units	100%	44	6	29	7	2
Total Closed Volume		9,426,347	833.90K	6.13M	2.03M	427.50K

July 2024



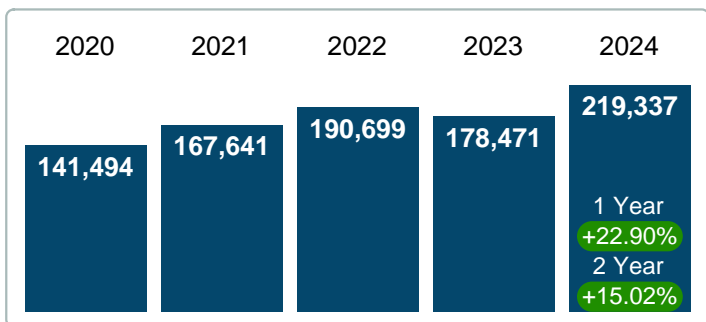
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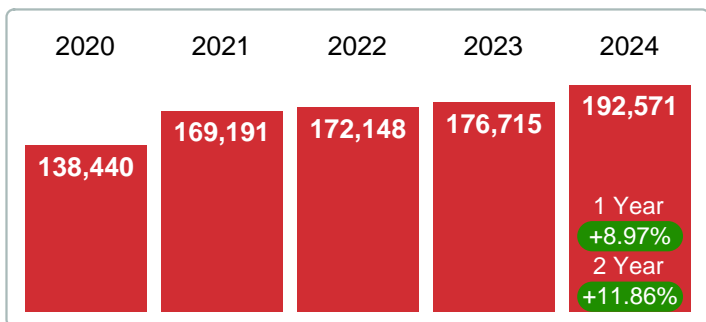
AVERAGE LIST PRICE AT CLOSING

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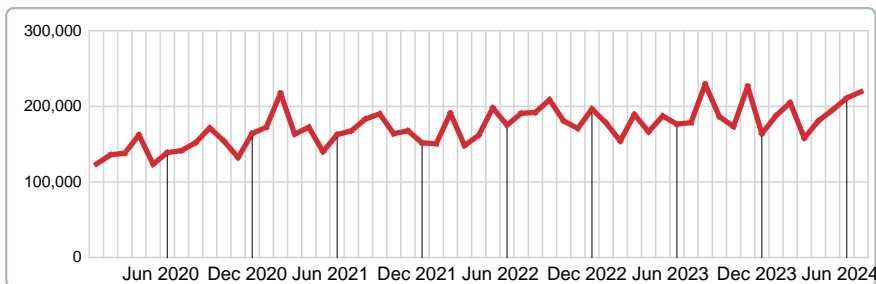
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

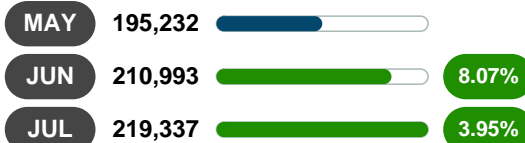


3 MONTHS

5 year JUL AVG = 179,528

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

Average List Price at Closing this month at **219,337** above the 5 yr JUL average of **179,528**



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
\$100,000 and less	4.55%	80,950	82,000	79,900	0	0
\$100,001 - \$125,000	4.55%	119,000	120,000	123,950	0	0
\$125,001 - \$150,000	18.18%	137,600	137,450	139,200	0	0
\$150,001 - \$200,000	31.82%	180,476	154,900	182,857	171,850	199,500
\$200,001 - \$250,000	15.91%	227,629	215,000	224,725	249,500	230,000
\$250,001 - \$325,000	11.36%	282,595	0	288,244	297,400	0
\$325,001 and up	13.64%	436,183	0	467,467	439,950	0
Average List Price		219,337	141,133	217,471	295,414	214,750
Total Closed Units	100%	219,337	6	29	7	2
Total Closed Volume		9,650,847	846.80K	6.31M	2.07M	429.50K

July 2024



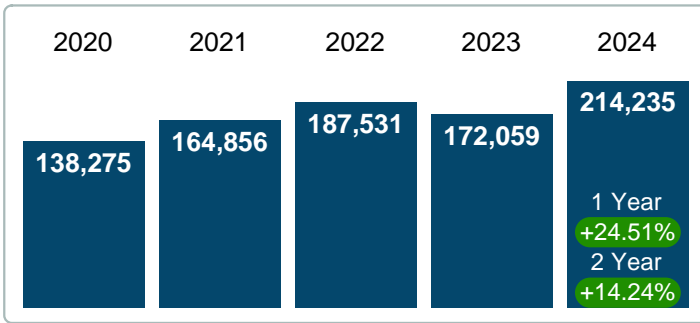
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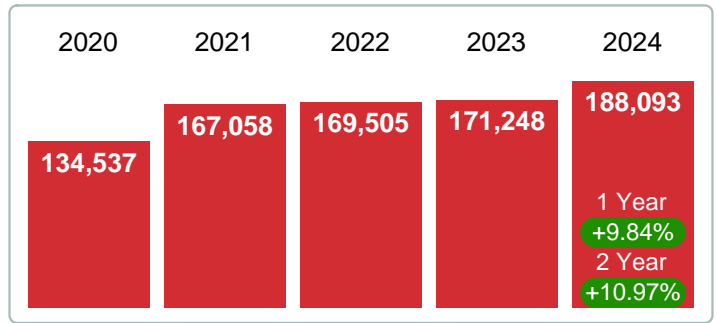
AVERAGE SOLD PRICE AT CLOSING

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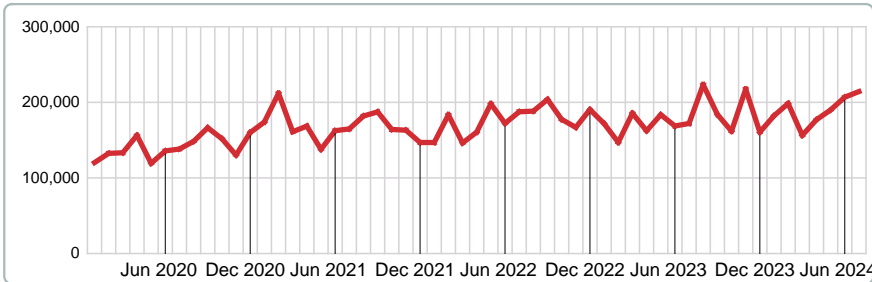
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

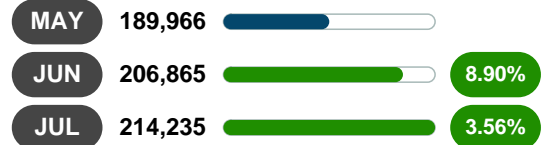


3 MONTHS

5 year JUL AVG = 175,391

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

Average Sold Price at Closing this month at **214,235** above the 5 yr JUL average of **175,391**



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
\$100,000 and less	4.55%	77,000	77,000	77,000	0	0
\$100,001 - \$125,000	6.82%	116,000	110,000	119,000	0	0
\$125,001 - \$150,000	15.91%	139,071	138,500	139,300	0	0
\$150,001 - \$200,000	31.82%	180,026	154,900	181,677	175,600	197,500
\$200,001 - \$250,000	15.91%	225,286	215,000	221,750	245,000	230,000
\$250,001 - \$325,000	13.64%	275,163	0	270,244	285,000	0
\$325,001 and up	11.36%	440,500	0	445,833	432,500	0
Average Sold Price		214,235	138,983	211,509	290,171	213,750
Total Closed Units	100%	214,235	6	29	7	2
Total Closed Volume		9,426,347	833.90K	6.13M	2.03M	427.50K

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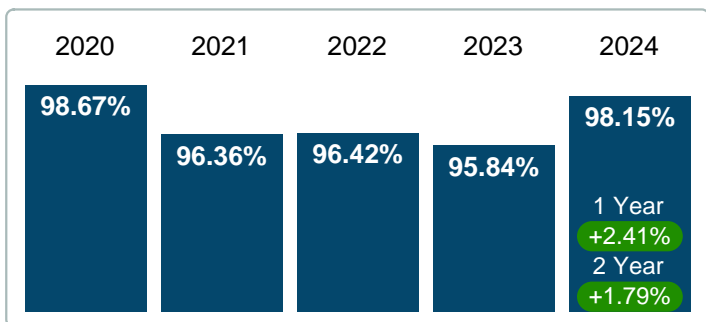
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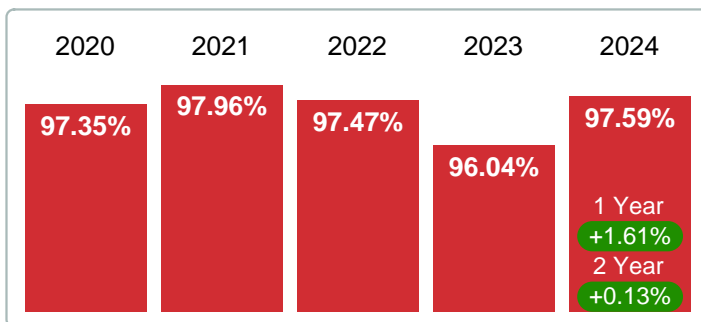
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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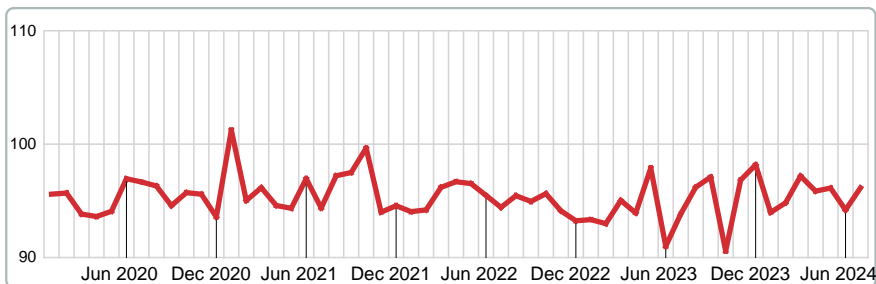
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

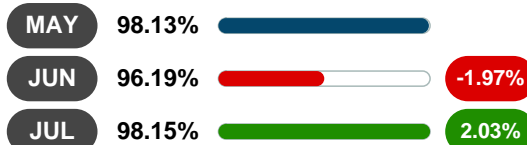


3 MONTHS

5 year JUL AVG = 97.09%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **98.15%** above the 5 yr JUL average of **97.09%**



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
\$100,000 and less	2	4.55%	95.14%	93.90%	96.37%	0.00%	0.00%
\$100,001 - \$125,000	3	6.82%	94.68%	91.67%	96.19%	0.00%	0.00%
\$125,001 - \$150,000	7	15.91%	100.40%	100.81%	100.23%	0.00%	0.00%
\$150,001 - \$200,000	14	31.82%	99.80%	100.00%	99.42%	102.06%	99.00%
\$200,001 - \$250,000	7	15.91%	98.98%	100.00%	98.67%	98.20%	100.00%
\$250,001 - \$325,000	6	13.64%	94.76%	0.00%	93.99%	96.30%	0.00%
\$325,001 and up	5	11.36%	96.56%	0.00%	95.36%	98.35%	0.00%
Average Sold/List Ratio		98.10%		97.86%	97.96%	98.80%	99.50%
Total Closed Units		44	100%	6	29	7	2
Total Closed Volume		9,426,347		833.90K	6.13M	2.03M	427.50K

July 2024



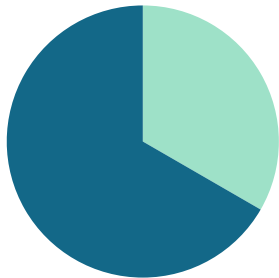
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 12, 2024 for MLS Technology Inc.

INVENTORY

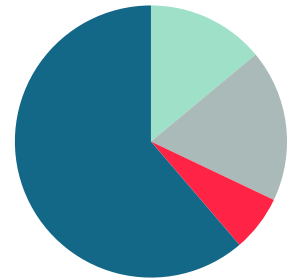


Inventory
 New Listings
90 = 33.33%
 Start Inventory
180
 Total Inventory Units
270
 Volume
\$61,646,967

Market Activity

Closed Sales
44 = 13.97%
 Pending Sales
57 = 18.10%
 Other Off Market
21 = 6.67%
 Active Inventory
193 = 61.27%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	67	44	-34.33%	354	335	-5.37%
Pending Sales	62	57	-8.06%	384	379	-1.30%
New Listings	62	90	45.16%	517	526	1.74%
Average List Price	178,471	219,337	22.90%	176,715	192,571	8.97%
Average Sale Price	172,059	214,235	24.51%	171,248	188,093	9.84%
Average Percent of Selling Price to List Price	95.84%	98.15%	2.41%	96.04%	97.59%	1.61%
Average Days on Market to Sale	28.39	43.23	52.27%	39.46	47.27	19.80%
Monthly Inventory	140	193	37.86%	140	193	37.86%
Months Supply of Inventory	2.55	3.95	54.53%	2.55	3.95	54.53%

Absorption: Last 12 months, an Average of **49** Sales/Month

Inventory on July 31, 2024 = **193**

2023 **2024**

JULY MARKET

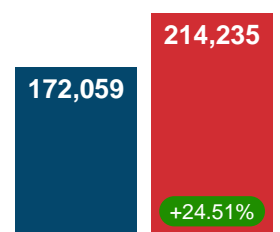
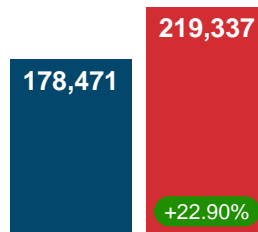
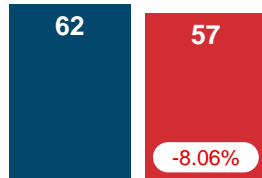
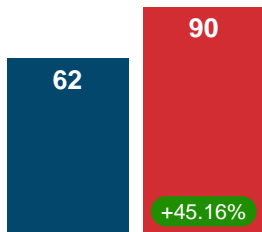
AVERAGE PRICES

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

