

August 2024



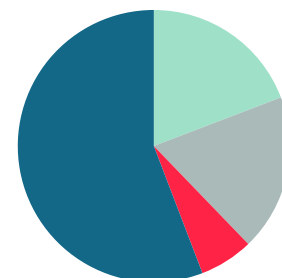
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	August 2024	+/-%
Closed Listings	59	66	11.86%
Pending Listings	58	64	10.34%
New Listings	82	77	-6.10%
Median List Price	162,900	182,200	11.85%
Median Sale Price	160,000	178,500	11.56%
Median Percent of Selling Price to List Price	99.60%	98.41%	-1.19%
Median Days on Market to Sale	21.00	18.00	-14.29%
End of Month Inventory	146	192	31.51%
Months Supply of Inventory	2.70	3.88	43.90%



■ Closed (19.19%)
■ Pending (18.60%)
■ Other OffMarket (6.40%)
■ Active (55.81%)

Absorption: Last 12 months, an Average of **50** Sales/Month
Active Inventory as of August 31, 2024 = **192**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2024 rose **31.51%** to 192 existing homes available for sale. Over the last 12 months this area has had an average of 50 closed sales per month. This represents an unsold inventory index of **3.88** 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 **11.56%** in August 2024 to \$178,500 versus the previous year at \$160,000.

Median Days on Market Shortens

The median number of **18.00** days that homes spent on the market before selling decreased by 3.00 days or **14.29%** in August 2024 compared to last year's same month at **21.00** DOM.

Sales Success for August 2024 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 77 New Listings in August 2024, down **6.10%** from last year at 82. Furthermore, there were 66 Closed Listings this month versus last year at 59, a **11.86%** increase.

Closed versus Listed trends yielded a **85.7%** ratio, up from previous year's, August 2023, at **72.0%**, a **19.13%** upswing. This will certainly create pressure on an increasing 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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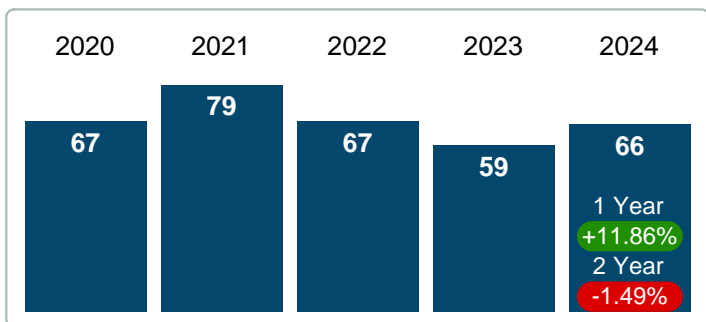
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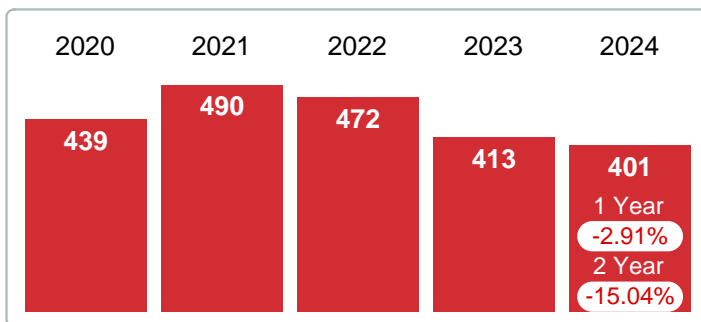
CLOSED LISTINGS

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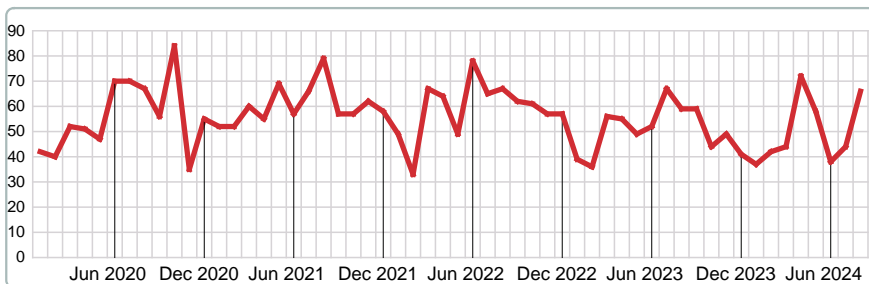
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 68

High Oct 2020 84 Low Feb 2022 33

Closed Listings this month at **66**
below the 5 yr AUG average of **68**

Month	Closed Listings	% of 5-yr Avg
JUN	38	
JUL	44	15.79%
AUG	66	50.00%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.09%	25.0	5	1	0	0
\$75,001 - \$100,000	5	7.58%	32.0	2	3	0	0
\$100,001 - \$150,000	13	19.70%	8.0	4	7	2	0
\$150,001 - \$200,000	13	19.70%	32.0	1	11	0	1
\$200,001 - \$250,000	13	19.70%	6.0	0	9	4	0
\$250,001 - \$325,000	8	12.12%	12.5	0	6	2	0
\$325,001 and up	8	12.12%	28.0	2	5	1	0
Total Closed Units	66			14	42	9	1
Total Closed Volume	13,064,124	100%	18.0	1.83M	8.65M	2.41M	180.00K
Median Closed Price	\$178,500			\$107,500	\$194,250	\$245,000	\$180,000

August 2024



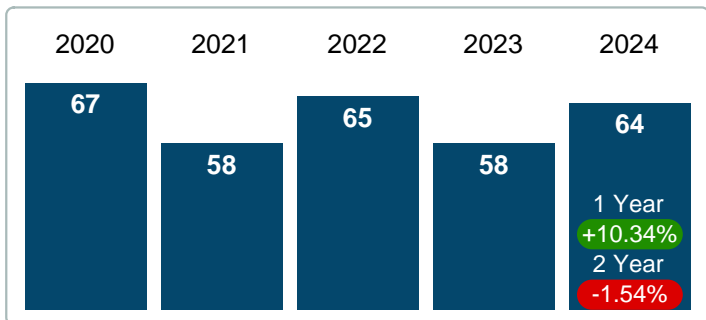
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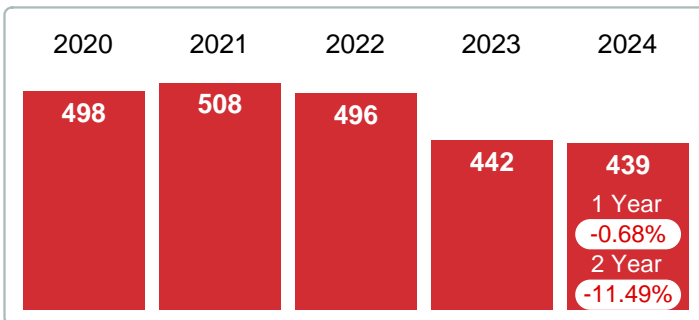
PENDING LISTINGS

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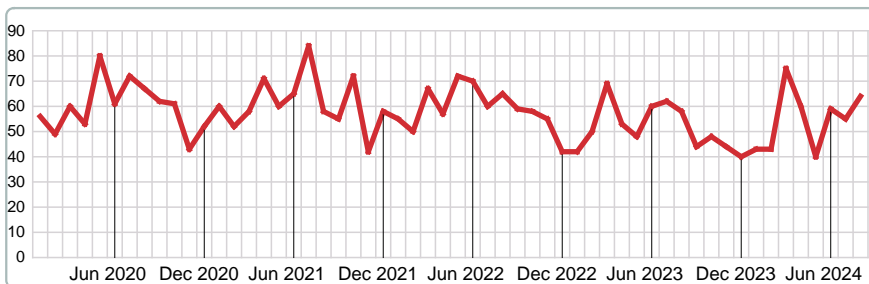
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 62

High Jul 2021 84 Low May 2024 40

Pending Listings this month at **64**
above the 5 yr AUG average of **62**

- JUN 59
- JUL 55 (-6.78%)
- AUG 64 (16.36%)

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	2	3.13%	20.0	0	2	0	0
\$50,001 - \$100,000	11	17.19%	47.0	7	1	2	1
\$100,001 - \$150,000	12	18.75%	58.0	3	7	2	0
\$150,001 - \$200,000	13	20.31%	22.0	0	10	3	0
\$200,001 - \$250,000	10	15.63%	29.5	0	8	2	0
\$250,001 - \$275,000	8	12.50%	42.0	0	8	0	0
\$275,001 and up	8	12.50%	64.5	0	4	4	0
Total Pending Units	64			10	40	13	1
Total Pending Volume	11,851,427	100%	43.0	878.40K	8.03M	2.88M	60.00K
Median Listing Price	\$184,950			\$81,500	\$207,450	\$199,900	\$60,000

August 2024



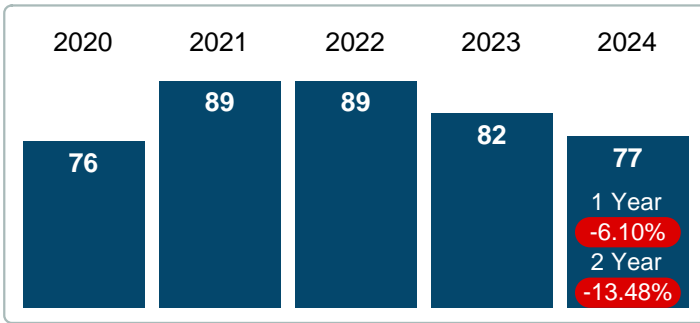
Area Delimited by County Of Muskogee - Residential Property Type



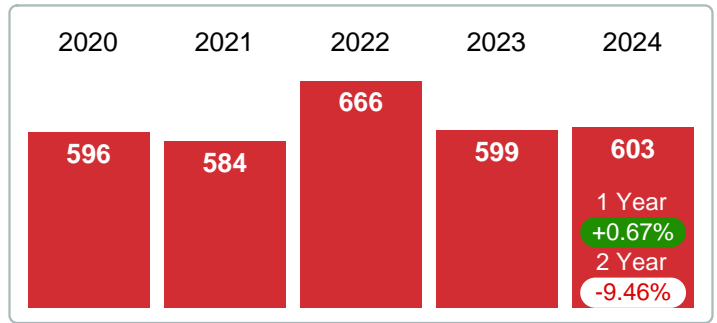
NEW LISTINGS

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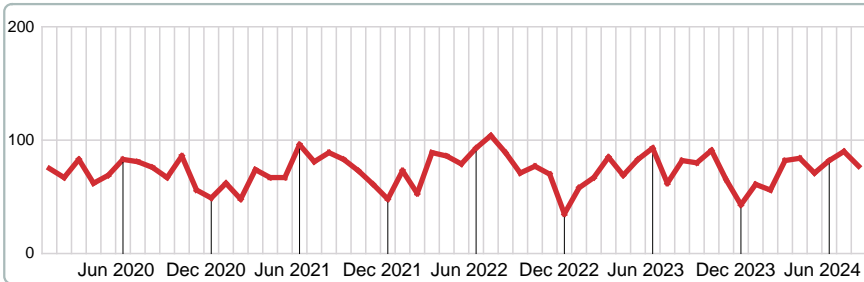
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

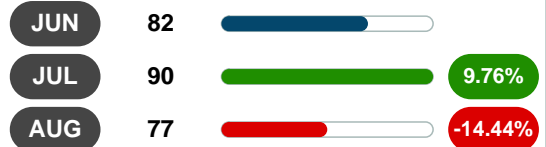


3 MONTHS

5 year AUG AVG = 83

High Jul 2022 104 Low Dec 2022 35

New Listings this month at 77
below the 5 yr AUG average of 83



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	4	5.19%	0	3	1	0
\$50,001 - \$75,000	8	10.39%	3	4	1	0
\$75,001 - \$125,000	11	14.29%	4	7	0	0
\$125,001 - \$200,000	23	29.87%	5	16	2	0
\$200,001 - \$275,000	11	14.29%	0	8	3	0
\$275,001 - \$425,000	13	16.88%	0	6	5	2
\$425,001 and up	7	9.09%	1	4	1	1
Total New Listed Units	77		13	48	13	3
Total New Listed Volume	18,392,670	100%	2.13M	11.54M	3.63M	1.10M
Median New Listed Listing Price	\$175,000		\$125,000	\$169,950	\$240,000	\$315,000

August 2024



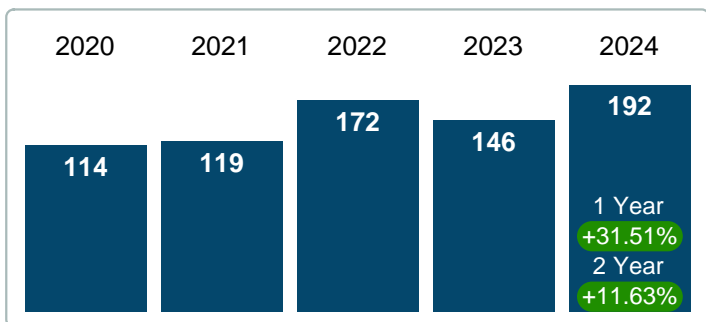
Area Delimited by County Of Muskogee - Residential Property Type



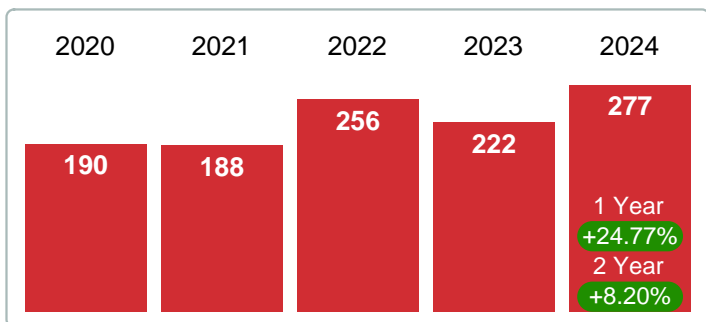
ACTIVE INVENTORY

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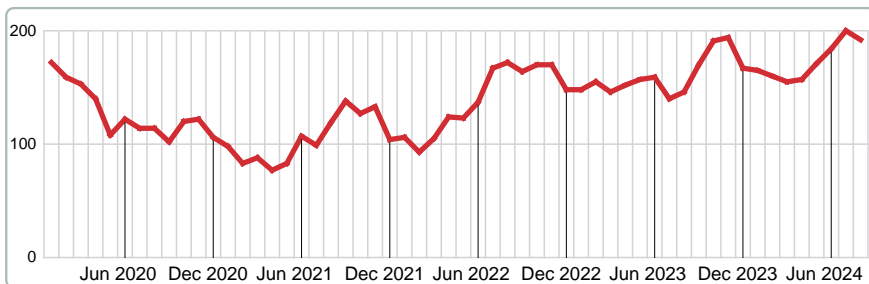
END OF AUGUST



ACTIVE DURING AUGUST

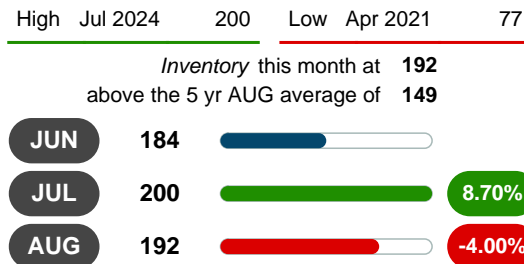


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 149



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	4.69%	32.0	1	4	3	1
\$50,001 - \$75,000	23	11.98%	67.0	12	10	1	0
\$75,001 - \$125,000	30	15.63%	59.5	9	19	1	1
\$125,001 - \$225,000	55	28.65%	44.0	10	37	7	1
\$225,001 - \$325,000	27	14.06%	45.0	0	16	8	3
\$325,001 - \$475,000	27	14.06%	94.0	1	14	12	0
\$475,001 and up	21	10.94%	103.0	3	6	8	4
Total Active Inventory by Units			192	36	106	40	10
Total Active Inventory by Volume			47,552,220	5.76M	24.30M	13.83M	3.66M
Median Active Inventory Listing Price			\$182,400	\$94,000	\$176,000	\$321,450	\$302,250

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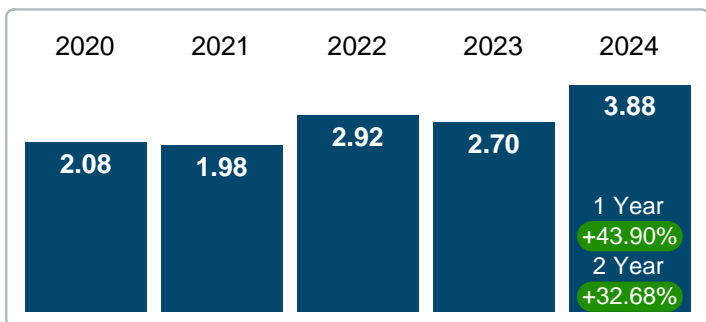
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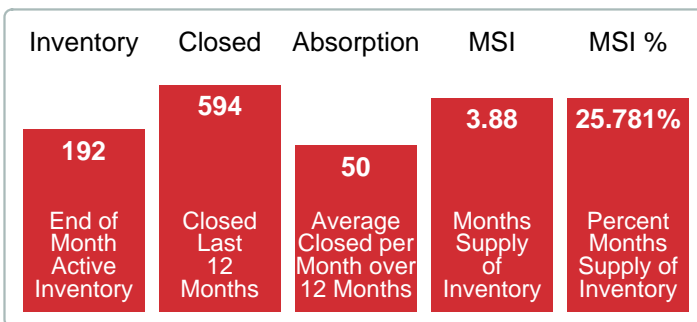
MONTHS SUPPLY of INVENTORY (MSI)

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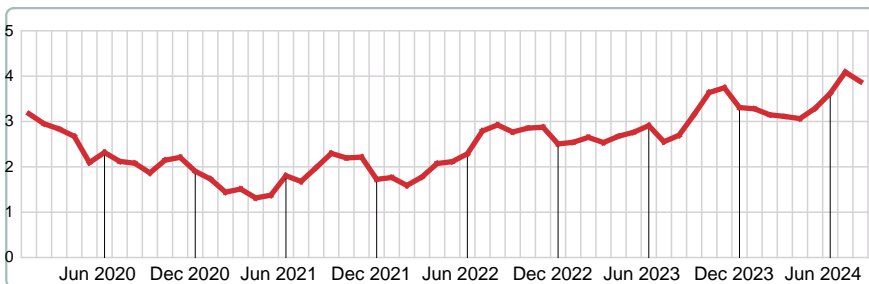
MSI FOR AUGUST



INDICATORS FOR AUGUST 2024

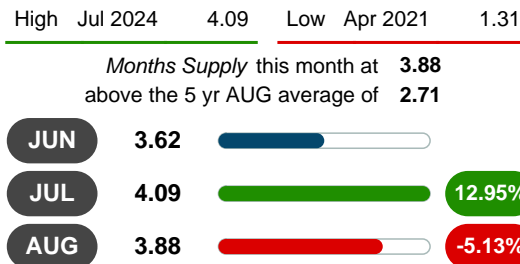


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.71



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	4.69%	2.25	0.52	2.18	12.00	0.00
\$50,001 - \$75,000	23	11.98%	7.46	7.58	8.57	3.00	0.00
\$75,001 - \$125,000	30	15.63%	3.67	3.18	3.86	2.40	0.00
\$125,001 - \$225,000	55	28.65%	2.67	5.45	2.35	2.55	4.00
\$225,001 - \$325,000	27	14.06%	3.34	0.00	3.05	3.20	12.00
\$325,001 - \$475,000	27	14.06%	6.48	6.00	11.20	5.54	0.00
\$475,001 and up	21	10.94%	14.82	0.00	14.40	10.67	16.00
Market Supply of Inventory (MSI)			3.88	4.28	3.47	4.36	7.50
Total Active Inventory by Units		100%	3.88	36	106	40	10

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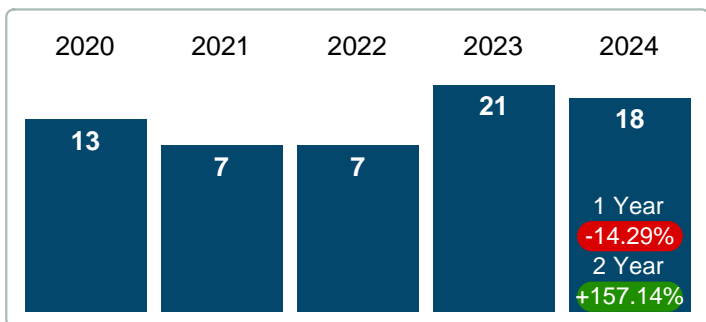
Area Delimited by County Of Muskogee - Residential Property Type



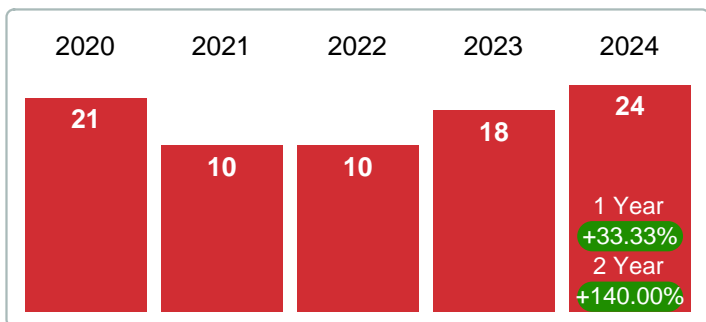
MEDIAN DAYS ON MARKET TO SALE

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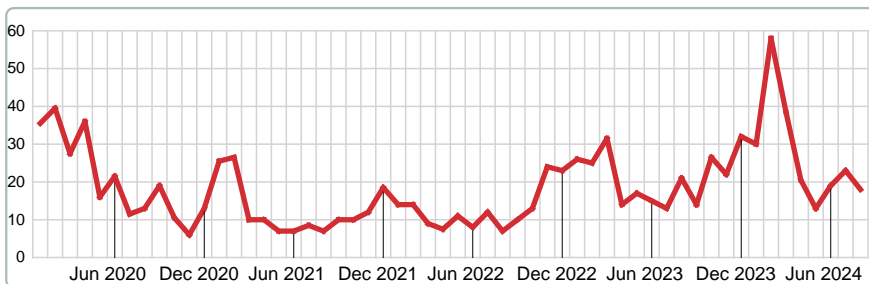
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 13

High Feb 2024: 58 | Low Nov 2020: 6

Median Days on Market to Sale this month at 18 above the 5 yr AUG average of 13



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
\$75,000 and less	9.09%	25	20	74	0	0
\$75,001 - \$100,000	7.58%	32	27	32	0	0
\$100,001 - \$150,000	19.70%	8	5	17	148	0
\$150,001 - \$200,000	19.70%	32	44	32	0	6
\$200,001 - \$250,000	19.70%	6	0	4	43	0
\$250,001 - \$325,000	12.12%	13	0	25	1	0
\$325,001 and up	12.12%	28	13	35	39	0
Median Closed DOM		18	15	25	18	6
Total Closed Units	100%	66	14	42	9	1
Total Closed Volume		13,064,124	1.83M	8.65M	2.41M	180.00K

August 2024



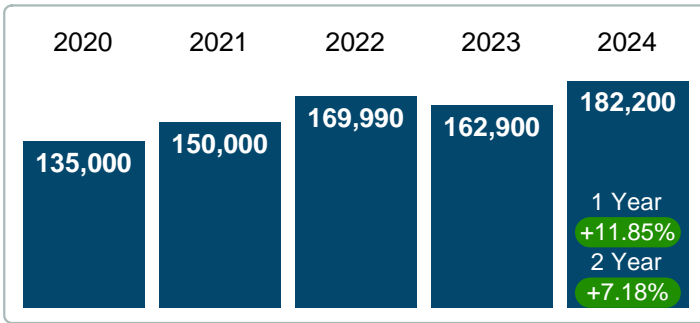
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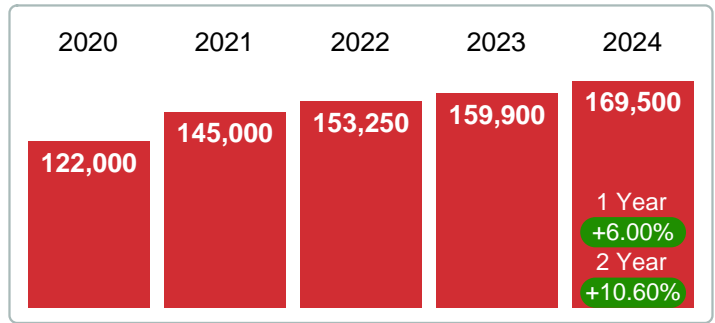
MEDIAN LIST PRICE AT CLOSING

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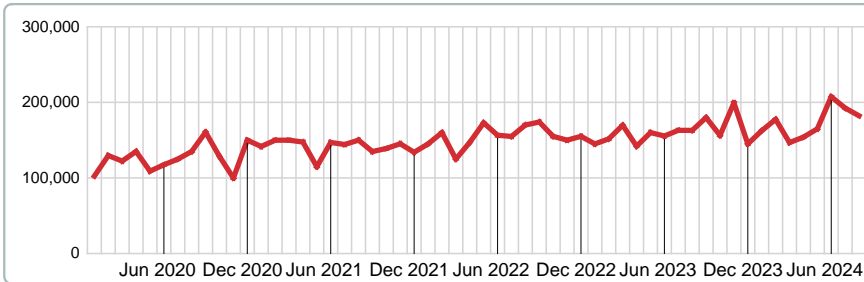
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

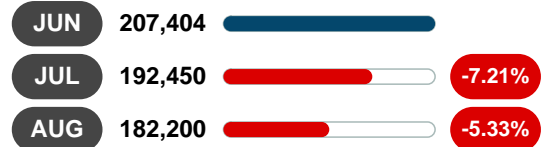


3 MONTHS

5 year AUG AVG = 160,018

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

Median List Price at Closing this month at **182,200** above the 5 yr AUG average of **160,018**



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
\$75,000 and less	7.58%	39,000	39,000	0	0	0
\$75,001 - \$100,000	7.58%	90,000	95,000	87,450	0	0
\$100,001 - \$150,000	19.70%	130,000	120,000	132,000	149,000	0
\$150,001 - \$200,000	19.70%	169,900	169,900	167,450	152,000	184,900
\$200,001 - \$250,000	24.24%	229,305	0	221,755	242,000	0
\$250,001 - \$325,000	9.09%	291,200	0	291,200	284,950	0
\$325,001 and up	12.12%	405,000	447,500	385,000	650,000	0
Median List Price		182,200	110,000	198,200	249,000	184,900
Total Closed Units	100%	182,200	14	42	9	1
Total Closed Volume		13,427,036	1.99M	8.78M	2.46M	184.90K

August 2024



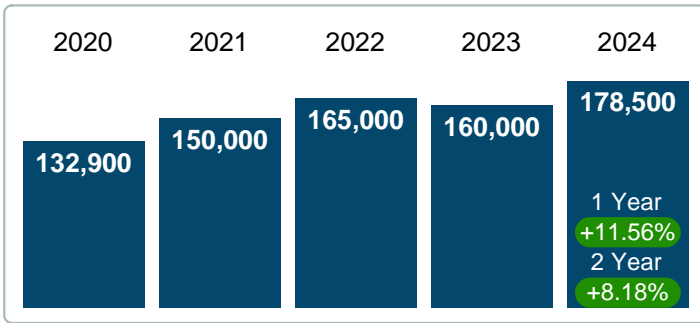
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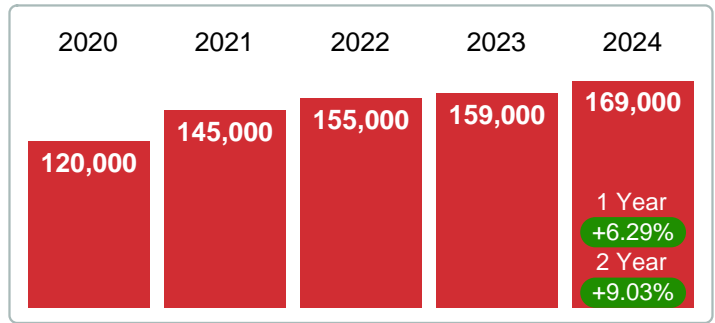
MEDIAN SOLD PRICE AT CLOSING

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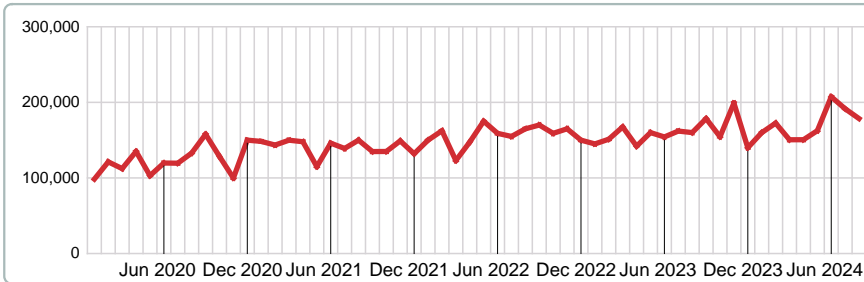
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

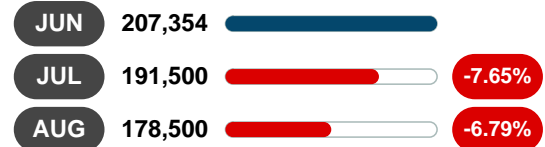


3 MONTHS

5 year AUG AVG = 157,280

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

Median Sold Price at Closing this month at 178,500 above the 5 yr AUG average of 157,280



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
\$75,000 and less	9.09%	44,000	28,000	65,000	0	0
\$75,001 - \$100,000	7.58%	93,000	93,750	93,000	0	0
\$100,001 - \$150,000	19.70%	128,000	120,000	128,000	142,500	0
\$150,001 - \$200,000	19.70%	170,000	158,000	170,000	0	180,000
\$200,001 - \$250,000	19.70%	223,610	0	223,500	240,000	0
\$250,001 - \$325,000	12.12%	277,500	0	277,500	287,450	0
\$325,001 and up	12.12%	390,750	397,500	390,000	610,000	0
Median Sold Price		178,500	107,500	194,250	245,000	180,000
Total Closed Units	100%	178,500	14	42	9	1
Total Closed Volume		13,064,124	1.83M	8.65M	2.41M	180.00K

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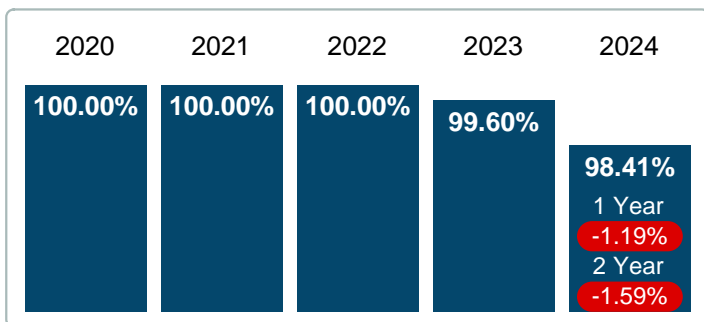
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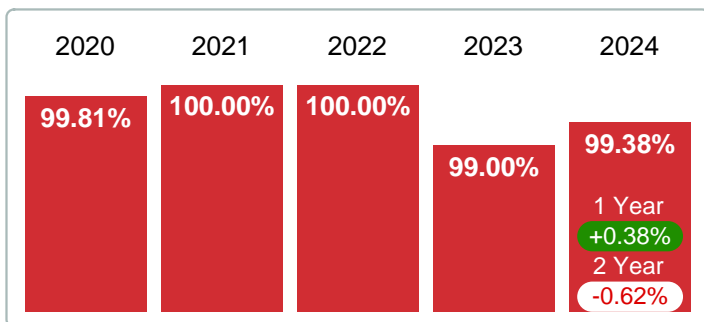
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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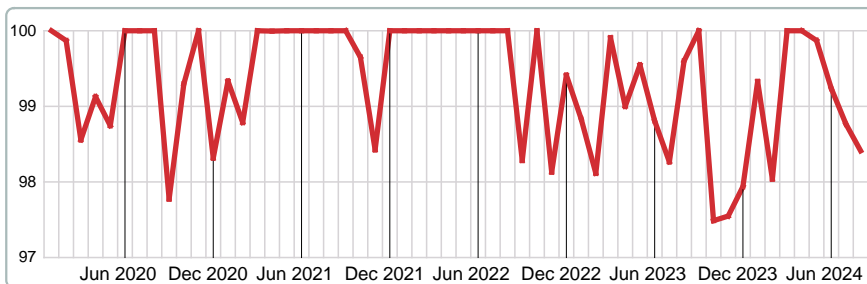
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

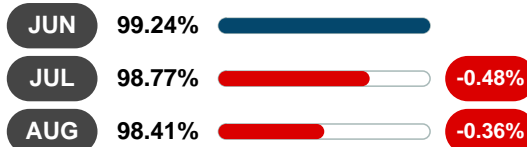


3 MONTHS

5 year AUG AVG = 99.60%

High Apr 2024 100.00% Low Oct 2023 97.49%

Median Sold/List Ratio this month at **98.41%**
below the 5 yr AUG average of **99.60%**



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
\$75,000 and less	6	9.09%	86.07%	90.79%	81.35%	0.00%	0.00%
\$75,001 - \$100,000	5	7.58%	95.24%	93.67%	100.00%	0.00%	0.00%
\$100,001 - \$150,000	13	19.70%	97.12%	98.18%	97.12%	94.71%	0.00%
\$150,001 - \$200,000	13	19.70%	100.00%	93.00%	100.00%	0.00%	97.35%
\$200,001 - \$250,000	13	19.70%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	8	12.12%	100.00%	0.00%	99.17%	100.85%	0.00%
\$325,001 and up	8	12.12%	97.64%	88.35%	99.71%	93.85%	0.00%
Median Sold/List Ratio		98.41%		94.12%	99.85%	100.00%	97.35%
Total Closed Units		66	100%	14	42	9	1
Total Closed Volume		13,064,124		1.83M	8.65M	2.41M	180.00K

August 2024



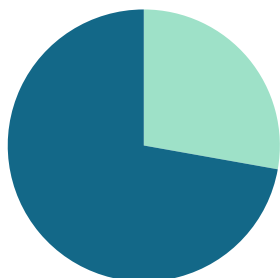
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

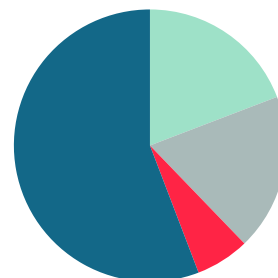


Inventory
 New Listings
77 = 27.80%
 Start Inventory
200
 Total Inventory Units
277
 Volume
\$65,574,147

Market Activity

Closed Sales
66 = 19.19%
 Pending Sales
64 = 18.60%
 Other Off Market
22 = 6.40%
 Active Inventory
192 = 55.81%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	59	66	11.86%	413	401	-2.91%
Pending Sales	58	64	10.34%	442	439	-0.68%
New Listings	82	77	-6.10%	599	603	0.67%
Median List Price	162,900	182,200	11.85%	159,900	169,500	6.00%
Median Sale Price	160,000	178,500	11.56%	159,000	169,000	6.29%
Median Percent of Selling Price to List Price	99.60%	98.41%	-1.19%	99.00%	99.38%	0.38%
Median Days on Market to Sale	21.00	18.00	-14.29%	18.00	24.00	33.33%
Monthly Inventory	146	192	31.51%	146	192	31.51%
Months Supply of Inventory	2.70	3.88	43.90%	2.70	3.88	43.90%

Absorption: Last 12 months, an Average of **50** Sales/Month

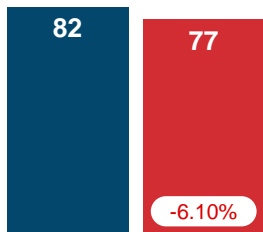
Inventory on August 31, 2024 = **192**

2023 **2024**

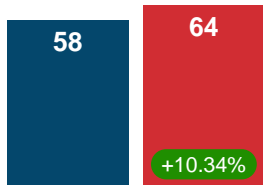
AUGUST MARKET

MEDIAN PRICES

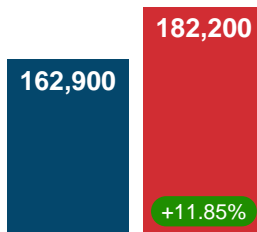
New Listings



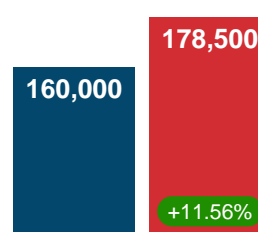
Pending Listings



List Price



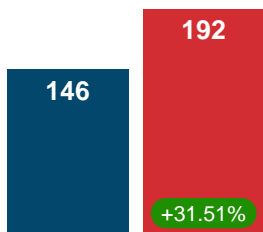
Sale Price



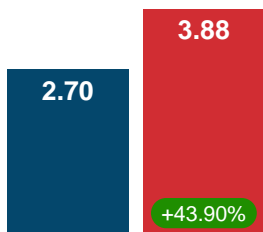
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

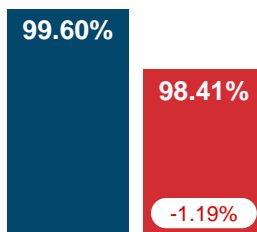
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

