



September 2024

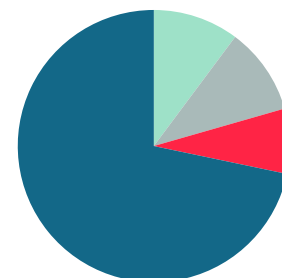
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | September | | |
|--|-----------|---------|---------|
| | 2023 | 2024 | +/-% |
| Closed Listings | 69 | 62 | -10.14% |
| Pending Listings | 53 | 63 | 18.87% |
| New Listings | 109 | 107 | -1.83% |
| Average List Price | 182,727 | 160,982 | -11.90% |
| Average Sale Price | 180,607 | 152,612 | -15.50% |
| Average Percent of Selling Price to List Price | 98.81% | 93.49% | -5.39% |
| Average Days on Market to Sale | 42.10 | 59.55 | 41.44% |
| End of Month Inventory | 369 | 436 | 18.16% |
| Months Supply of Inventory | 5.63 | 7.15 | 26.87% |



Absorption: Last 12 months, an Average of **61** Sales/Month
Active Inventory as of September 30, 2024 = **436**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2024 rose **18.16%** to 436 existing homes available for sale. Over the last 12 months this area has had an average of 61 closed sales per month. This represents an unsold inventory index of **7.15** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **15.50%** in September 2024 to \$152,612 versus the previous year at \$180,607.

Average Days on Market Lengthens

The average number of **59.55** days that homes spent on the market before selling increased by 17.45 days or **41.44%** in September 2024 compared to last year's same month at **42.10** DOM.

Sales Success for September 2024 is Positive

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

There were 107 New Listings in September 2024, down **1.83%** from last year at 109. Furthermore, there were 62 Closed Listings this month versus last year at 69, a **-10.14%** decrease.

Closed versus Listed trends yielded a **57.9%** ratio, down from previous year's, September 2023, at **63.3%**, a **8.47%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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| Market Summary | 11 |

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



September 2024

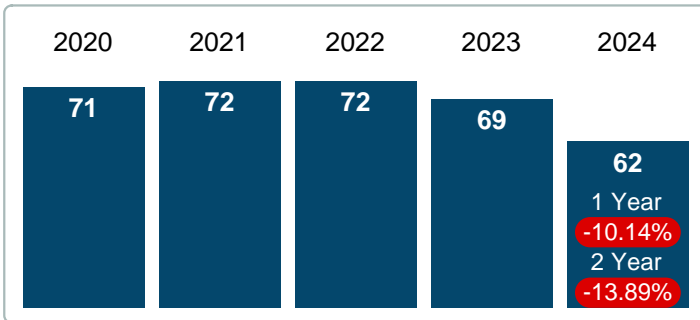
Area Delimited by County Of Muskogee



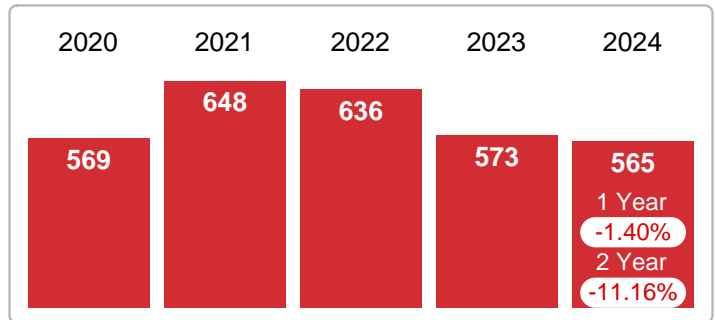
CLOSED LISTINGS

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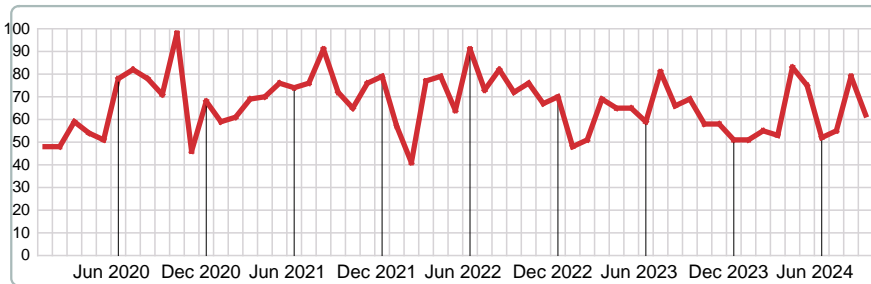
SEPTEMBER



YEAR TO DATE (YTD)

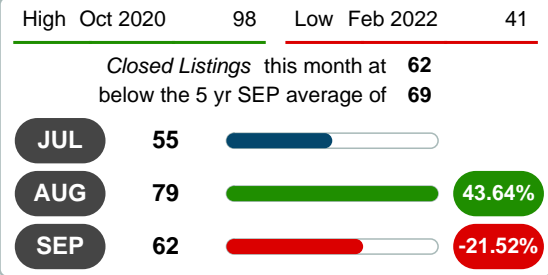


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 69



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$0 and less | 0 | 0.00% | 0.0 | 0 | 0 | 0 | 0 |
| \$1-\$50,000 | 11 | 17.74% | 93.7 | 8 | 2 | 1 | 0 |
| \$50,001-\$125,000 | 12 | 19.35% | 80.8 | 9 | 2 | 0 | 1 |
| \$125,001-\$175,000 | 11 | 17.74% | 43.3 | 2 | 5 | 3 | 1 |
| \$175,001-\$225,000 | 14 | 22.58% | 46.6 | 0 | 13 | 1 | 0 |
| \$225,001-\$250,000 | 5 | 8.06% | 29.0 | 0 | 4 | 0 | 1 |
| \$250,001 and up | 9 | 14.52% | 46.3 | 2 | 5 | 2 | 0 |
| Total Closed Units | 62 | | | 21 | 31 | 7 | 3 |
| Total Closed Volume | 9,461,930 | 100% | 59.5 | 1.72M | 5.91M | 1.38M | 452.50K |
| Average Closed Price | \$152,612 | | | \$81,797 | \$190,652 | \$197,357 | \$150,833 |



September 2024

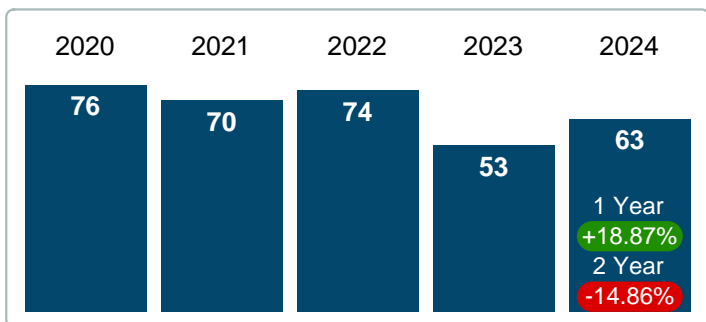
Area Delimited by County Of Muskogee



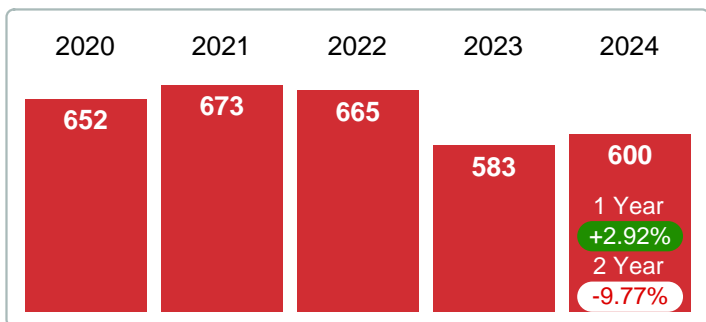
PENDING LISTINGS

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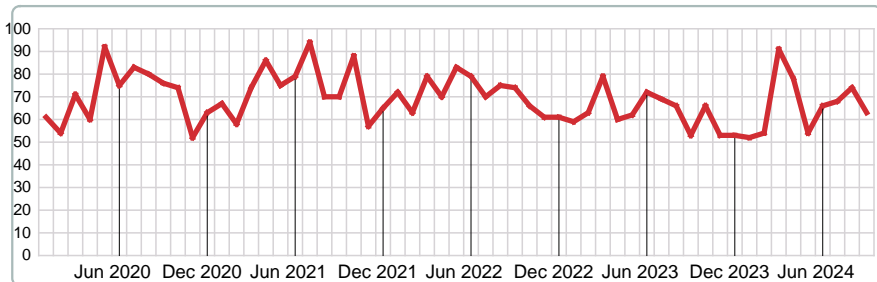
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 67

High Jul 2021 94 Low Jan 2024 52

Pending Listings this month at **63**
below the 5 yr SEP average of **67**

- JUL: 68
- AUG: 74 (+8.82%)
- SEP: 63 (-14.86%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$25,000 and less | 3 | 4.76% | 92.3 | 2 | 0 | 1 | 0 |
| \$25,001 - \$75,000 | 11 | 17.46% | 26.5 | 5 | 3 | 3 | 0 |
| \$75,001 - \$125,000 | 8 | 12.70% | 75.4 | 4 | 4 | 0 | 0 |
| \$125,001 - \$175,000 | 12 | 19.05% | 25.8 | 3 | 8 | 1 | 0 |
| \$175,001 - \$250,000 | 14 | 22.22% | 69.6 | 2 | 9 | 3 | 0 |
| \$250,001 - \$375,000 | 7 | 11.11% | 10.3 | 0 | 4 | 3 | 0 |
| \$375,001 and up | 8 | 12.70% | 86.5 | 3 | 0 | 3 | 2 |
| Total Pending Units | 63 | | | 19 | 28 | 14 | 2 |
| Total Pending Volume | 12,064,599 | 100% | 70.7 | 2.80M | 4.74M | 3.11M | 1.43M |
| Average Listing Price | \$156,733 | | | \$147,111 | \$169,129 | \$222,064 | \$712,500 |



September 2024

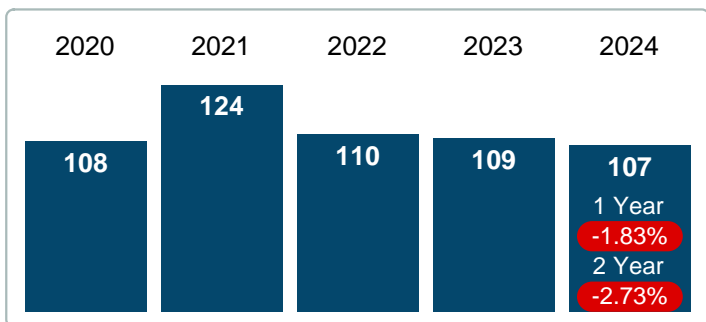
Area Delimited by County Of Muskogee



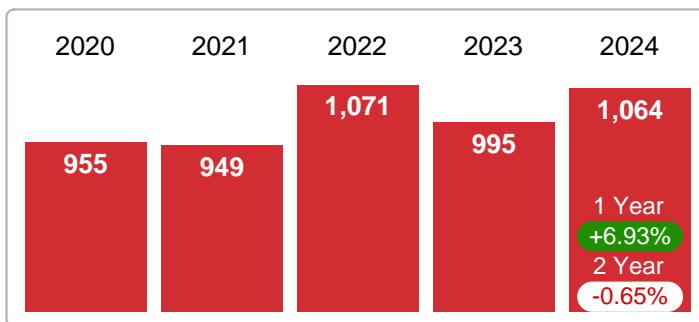
NEW LISTINGS

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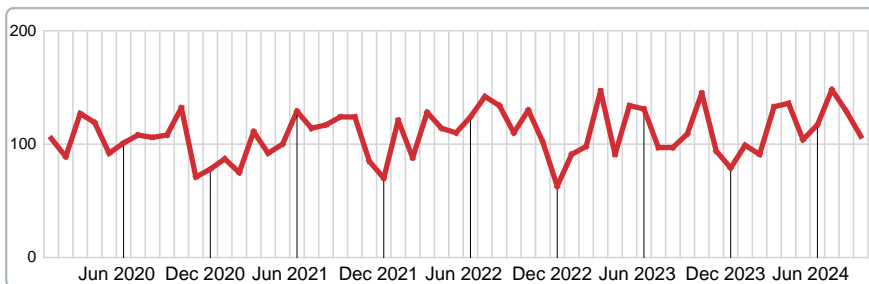
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 112

High Jul 2024 148 Low Dec 2022 63

New Listings this month at 107 below the 5 yr SEP average of 112



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 | 8 | 7.48% | 6 | 1 | 1 | 0 |
| \$50,001 - \$75,000 | 9 | 8.41% | 7 | 1 | 1 | 0 |
| \$75,001 - \$125,000 | 21 | 19.63% | 12 | 7 | 2 | 0 |
| \$125,001 - \$175,000 | 23 | 21.50% | 7 | 15 | 1 | 0 |
| \$175,001 - \$300,000 | 21 | 19.63% | 2 | 14 | 4 | 1 |
| \$300,001 - \$475,000 | 14 | 13.08% | 5 | 3 | 6 | 0 |
| \$475,001 and up | 11 | 10.28% | 6 | 1 | 2 | 2 |
| Total New Listed Units | 107 | | 45 | 42 | 17 | 3 |
| Total New Listed Volume | 24,078,374 | 100% | 9.86M | 7.61M | 4.97M | 1.64M |
| Average New Listed Listing Price | \$304,000 | | \$219,093 | \$181,176 | \$292,347 | \$546,633 |



September 2024

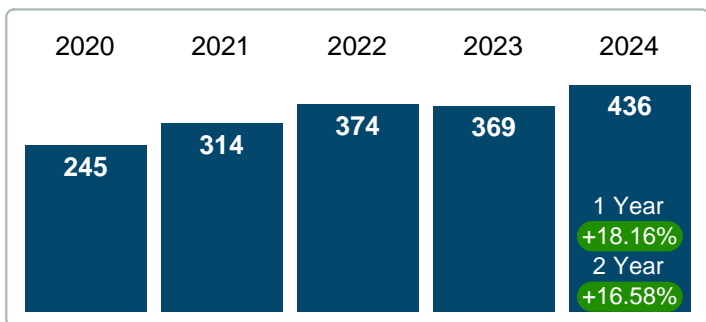
Area Delimited by County Of Muskogee



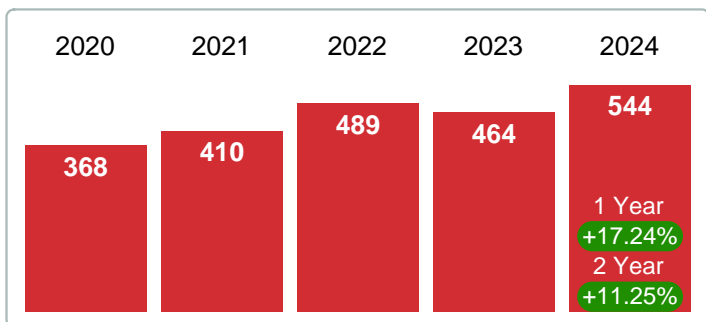
ACTIVE INVENTORY

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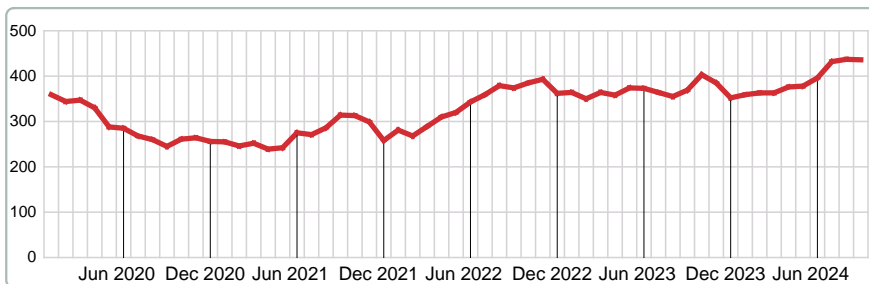
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 348

High Aug 2024 437 Low Apr 2021 239

Inventory this month at **436**
above the 5 yr SEP average of **348**

- JUL** 432
- AUG** 437 **+1.16%**
- SEP** 436 **-0.23%**

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|--------------|------------------|------------------|------------------|------------------|
| \$0 and less | 0 | 0.00% | 0.0 | 0 | 0 | 0 | 0 |
| \$1-\$25,000 | 80 | 18.35% | 125.3 | 79 | 1 | 0 | 0 |
| \$25,001-\$75,000 | 81 | 18.58% | 116.0 | 67 | 11 | 2 | 1 |
| \$75,001-\$175,000 | 113 | 25.92% | 81.1 | 61 | 46 | 5 | 1 |
| \$175,001-\$300,000 | 64 | 14.68% | 83.3 | 20 | 30 | 11 | 3 |
| \$300,001-\$450,000 | 53 | 12.16% | 108.5 | 24 | 14 | 14 | 1 |
| \$450,001 and up | 45 | 10.32% | 99.3 | 28 | 6 | 7 | 4 |
| Total Active Inventory by Units | 436 | | | 279 | 108 | 39 | 10 |
| Total Active Inventory by Volume | 90,563,460 | 100% | 101.2 | 50.92M | 22.65M | 13.29M | 3.71M |
| Average Active Inventory Listing Price | \$207,714 | | | \$182,506 | \$209,677 | \$340,843 | \$370,640 |



September 2024

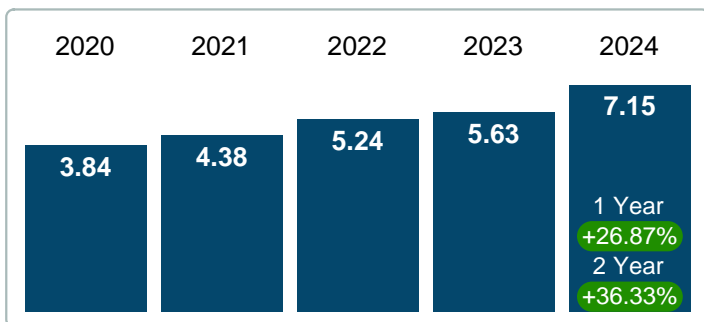
Area Delimited by County Of Muskogee



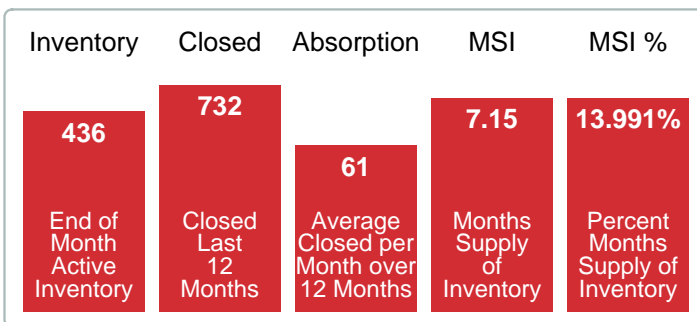
MONTHS SUPPLY of INVENTORY (MSI)

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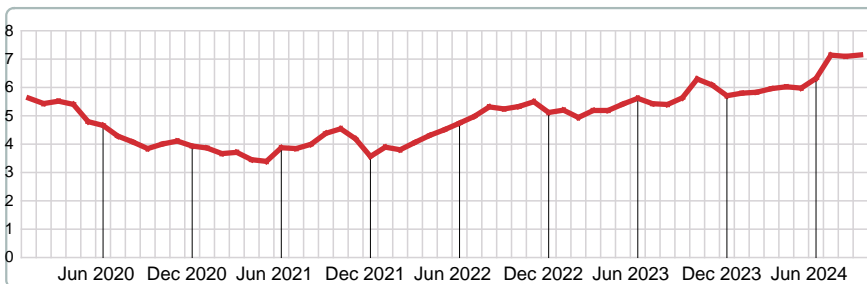
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2024

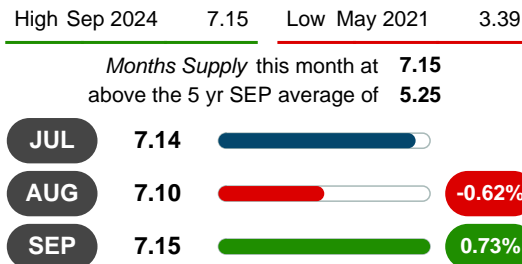


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 5.25



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 |
|---|-----|--------|-------|----------|--------|--------|---------|
| \$10,000 and less | 50 | 11.47% | 46.15 | 53.45 | 12.00 | 0.00 | 0.00 |
| \$10,001 - \$30,000 | 37 | 8.49% | 7.16 | 8.08 | 1.50 | 6.00 | 0.00 |
| \$30,001 - \$70,000 | 69 | 15.83% | 9.52 | 12.64 | 3.84 | 2.40 | 12.00 |
| \$70,001 - \$170,000 | 110 | 25.23% | 5.32 | 8.14 | 3.78 | 3.53 | 12.00 |
| \$170,001 - \$300,000 | 72 | 16.51% | 3.74 | 12.00 | 2.46 | 3.38 | 6.00 |
| \$300,001 - \$460,000 | 56 | 12.84% | 10.34 | 52.00 | 8.00 | 6.00 | 1.50 |
| \$460,001 and up | 42 | 9.63% | 19.38 | 31.20 | 18.00 | 8.00 | 16.00 |
| Market Supply of Inventory (MSI) | | | 7.15 | 13.55 | 3.57 | 4.54 | 6.32 |
| Total Active Inventory by Units | | 100% | 7.15 | 279 | 108 | 39 | 10 |

September 2024



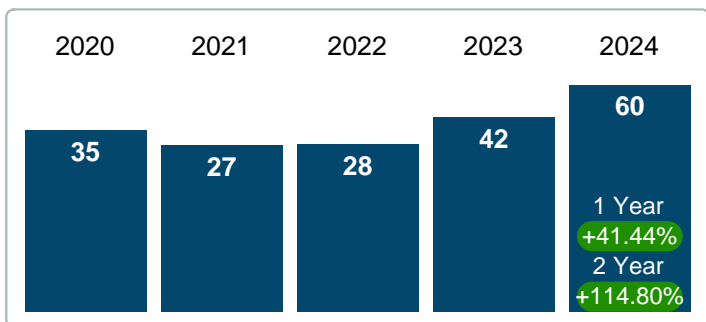
Area Delimited by County Of Muskogee



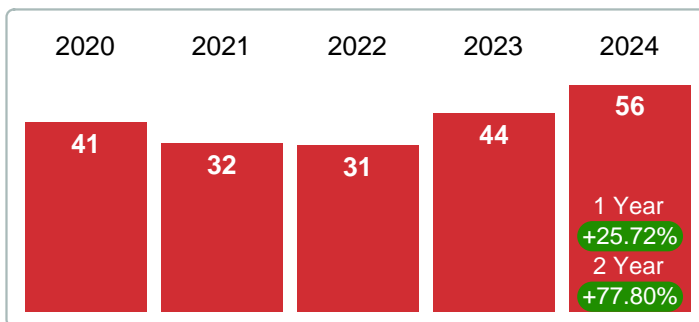
AVERAGE DAYS ON MARKET TO SALE

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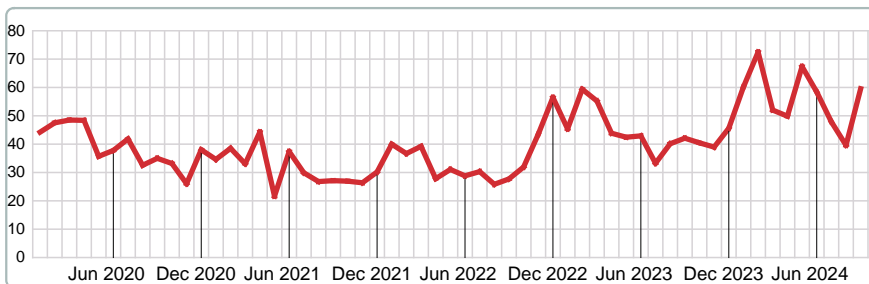
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 38

High Feb 2024 72 Low May 2021 22

Average Days on Market to Sale this month at 60 above the 5 yr SEP average of 38



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 |
|---|-----------|--------|-------|----------|--------|--------|---------|
| \$0 and less | 0 | 0.00% | 0 | 0 | 0 | 0 | 0 |
| \$1 \$50,000 | 11 | 17.74% | 94 | 117 | 9 | 77 | 0 |
| \$50,001 \$125,000 | 12 | 19.35% | 81 | 102 | 2 | 0 | 51 |
| \$125,001 \$175,000 | 11 | 17.74% | 43 | 22 | 50 | 47 | 43 |
| \$175,001 \$225,000 | 14 | 22.58% | 47 | 0 | 50 | 1 | 0 |
| \$225,001 \$250,000 | 5 | 8.06% | 29 | 0 | 36 | 0 | 1 |
| \$250,001 and up | 9 | 14.52% | 46 | 31 | 51 | 49 | 0 |
| Average Closed DOM | 60 | | | 93 | 43 | 45 | 32 |
| Total Closed Units | 62 | 100% | 60 | 21 | 31 | 7 | 3 |
| Total Closed Volume | 9,461,930 | | | 1.72M | 5.91M | 1.38M | 452.50K |

September 2024



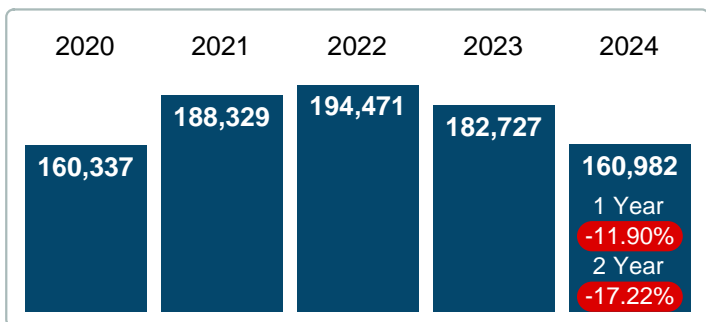
Area Delimited by County Of Muskogee



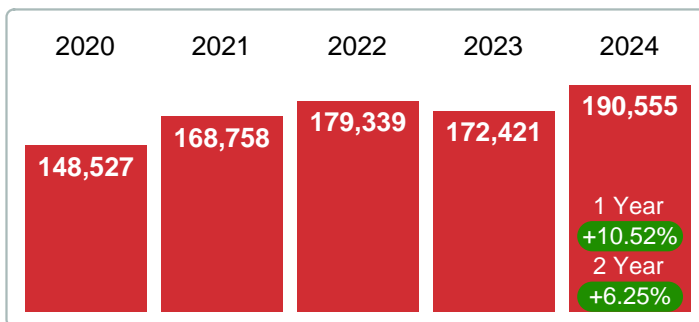
AVERAGE LIST PRICE AT CLOSING

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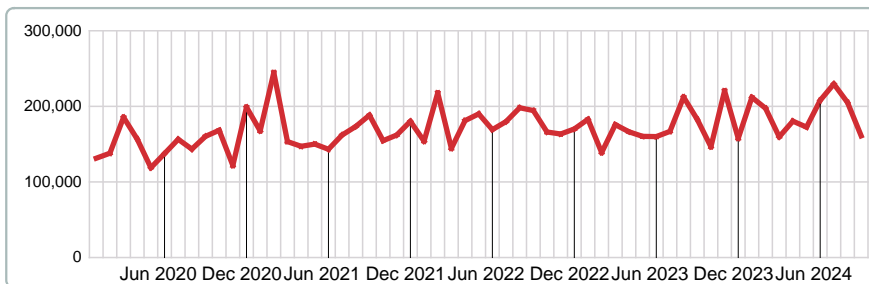
SEPTEMBER



YEAR TO DATE (YTD)

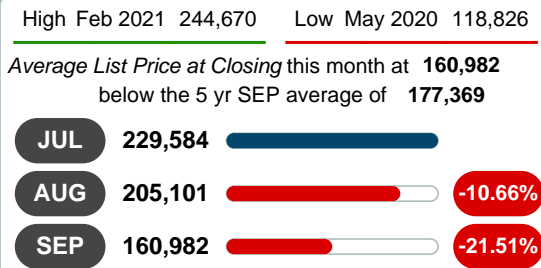


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 177,369



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 |
|--|----|--------|-----------|----------|---------|---------|---------|
| \$0 and less | 0 | 0.00% | 0 | 0 | 0 | 0 | 0 |
| \$1-\$50,000 | 10 | 16.13% | 20,780 | 17,850 | 32,500 | 75,000 | 0 |
| \$50,001-\$125,000 | 12 | 19.35% | 79,183 | 96,200 | 69,700 | 0 | 60,000 |
| \$125,001-\$175,000 | 11 | 17.74% | 148,400 | 137,500 | 138,480 | 174,967 | 150,000 |
| \$175,001-\$225,000 | 14 | 22.58% | 198,871 | 0 | 201,492 | 199,900 | 0 |
| \$225,001-\$250,000 | 1 | 1.61% | 235,000 | 0 | 267,975 | 0 | 285,000 |
| \$250,001 and up | 14 | 22.58% | 297,950 | 325,000 | 294,080 | 347,000 | 0 |
| Average List Price | | | 160,982 | 92,076 | 195,435 | 213,400 | 165,000 |
| Total Closed Units | | 100% | 62 | 21 | 31 | 7 | 3 |
| Total Closed Volume | | | 9,980,900 | 1.93M | 6.06M | 1.49M | 495.00K |



September 2024

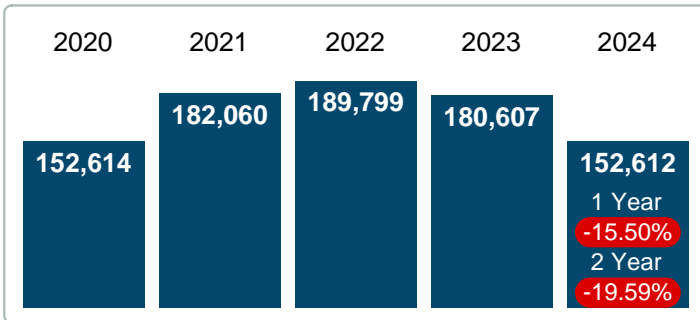
Area Delimited by County Of Muskogee



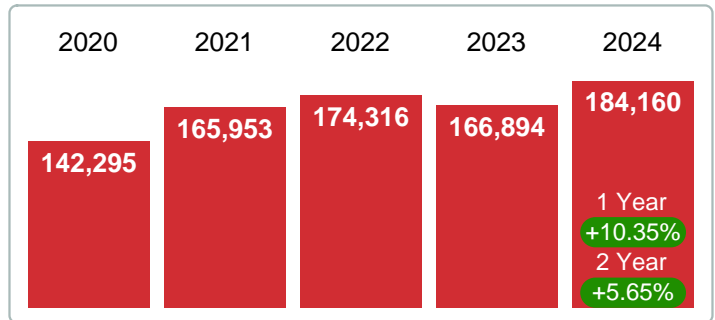
AVERAGE SOLD PRICE AT CLOSING

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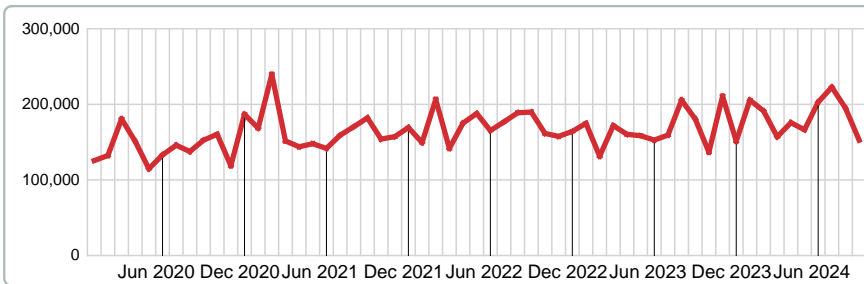
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

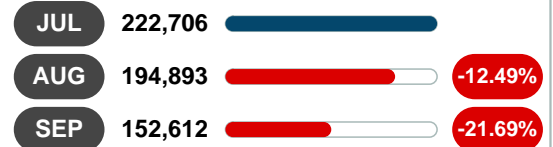


3 MONTHS

5 year SEP AVG = 171,538

High Feb 2021 239,623 Low May 2020 114,806

Average Sold Price at Closing this month at 152,612 below the 5 yr SEP average of 171,538



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 |
|--|----|-------------|------------------|---------------|----------------|----------------|----------------|
| \$0 and less | 0 | 0.00% | 0 | 0 | 0 | 0 | 0 |
| \$1 to \$50,000 | 11 | 17.74% | 20,727 | 15,125 | 28,500 | 50,000 | 0 |
| \$50,001 to \$125,000 | 12 | 19.35% | 81,040 | 85,748 | 69,875 | 0 | 61,000 |
| \$125,001 to \$175,000 | 11 | 17.74% | 143,218 | 130,000 | 142,180 | 154,000 | 142,500 |
| \$175,001 to \$225,000 | 14 | 22.58% | 196,932 | 0 | 196,119 | 207,500 | 0 |
| \$225,001 to \$250,000 | 5 | 8.06% | 246,400 | 0 | 245,750 | 0 | 249,000 |
| \$250,001 and up | 9 | 14.52% | 299,667 | 282,500 | 294,000 | 331,000 | 0 |
| Average Sold Price | | | 152,612 | 81,797 | 190,652 | 197,357 | 150,833 |
| Total Closed Units | | 100% | 152,612 | 21 | 31 | 7 | 3 |
| Total Closed Volume | | | 9,461,930 | 1.72M | 5.91M | 1.38M | 452.50K |

September 2024



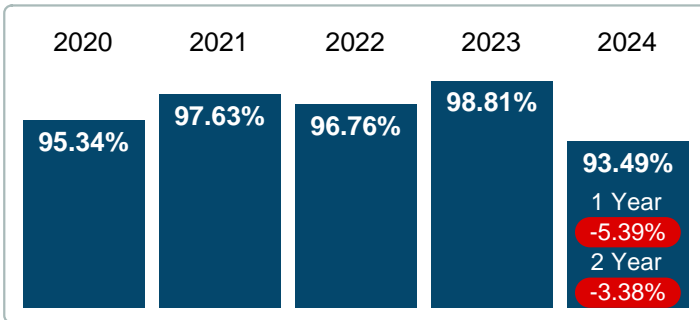
Area Delimited by County Of Muskogee



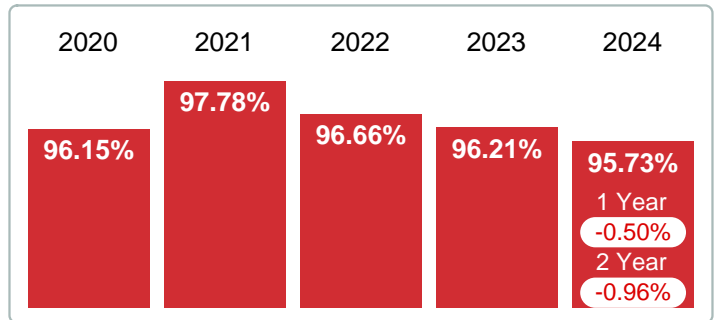
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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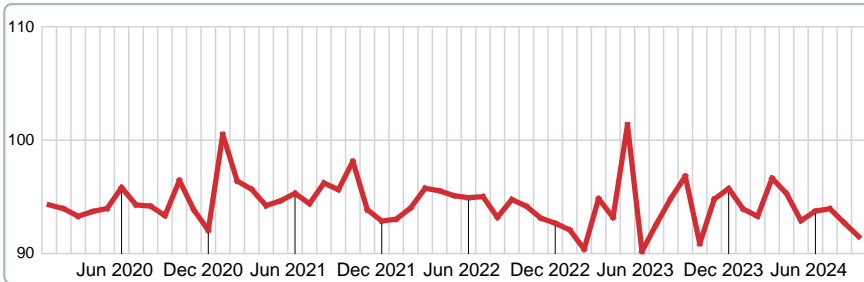
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

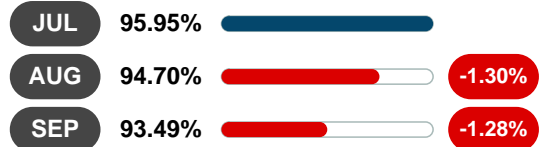


3 MONTHS

5 year SEP AVG = 96.41%

High May 2023 103.35% Low Jun 2023 92.19%

Average Sold/List Ratio this month at **93.49%**
below the 5 yr SEP average of **96.41%**



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 |
|--|----|-----------|---------|----------|---------|---------|---------|
| \$0 and less | 0 | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% | 0.00% |
| \$1 \$50,000 | 11 | 17.74% | 81.92% | 81.80% | 90.00% | 66.67% | 0.00% |
| \$50,001 \$125,000 | 12 | 19.35% | 94.38% | 91.99% | 101.53% | 0.00% | 101.67% |
| \$125,001 \$175,000 | 11 | 17.74% | 97.21% | 94.55% | 103.76% | 88.79% | 95.00% |
| \$175,001 \$225,000 | 14 | 22.58% | 98.06% | 0.00% | 97.62% | 103.80% | 0.00% |
| \$225,001 \$250,000 | 5 | 8.06% | 91.11% | 0.00% | 92.04% | 0.00% | 87.37% |
| \$250,001 and up | 9 | 14.52% | 96.12% | 87.02% | 100.09% | 95.29% | 0.00% |
| Average Sold/List Ratio | | 93.50% | | 87.88% | 98.05% | 89.63% | 94.68% |
| Total Closed Units | | 62 | 100% | 21 | 31 | 7 | 3 |
| Total Closed Volume | | 9,461,930 | | 1.72M | 5.91M | 1.38M | 452.50K |



September 2024

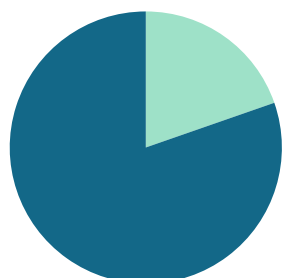
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

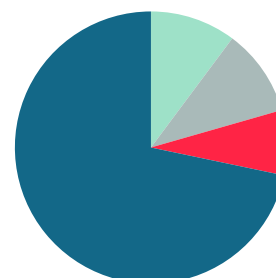


Inventory
 New Listings
107 = 19.67%
 Start Inventory
437
 Total Inventory Units
544
 Volume
\$117,046,959

Market Activity

Closed Sales
62 = 10.20%
 Pending Sales
63 = 10.36%
 Other Off Market
47 = 7.73%
 Active Inventory
436 = 71.71%

MARKET ACTIVITY



| Compared Metrics | September | | | Year to Date | | |
|--|-----------|---------|---------|--------------|---------|--------|
| | 2023 | 2024 | +/-% | 2023 | 2024 | +/-% |
| Closed Sales | 69 | 62 | -10.14% | 573 | 565 | -1.40% |
| Pending Sales | 53 | 63 | 18.87% | 583 | 600 | 2.92% |
| New Listings | 109 | 107 | -1.83% | 995 | 1,064 | 6.93% |
| Average List Price | 182,727 | 160,982 | -11.90% | 172,421 | 190,555 | 10.52% |
| Average Sale Price | 180,607 | 152,612 | -15.50% | 166,894 | 184,160 | 10.35% |
| Average Percent of Selling Price to List Price | 98.81% | 93.49% | -5.39% | 96.21% | 95.73% | -0.50% |
| Average Days on Market to Sale | 42.10 | 59.55 | 41.44% | 44.34 | 55.74 | 25.72% |
| Monthly Inventory | 369 | 436 | 18.16% | 369 | 436 | 18.16% |
| Months Supply of Inventory | 5.63 | 7.15 | 26.87% | 5.63 | 7.15 | 26.87% |

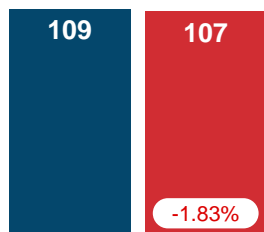
Absorption: Last 12 months, an Average of **61** Sales/Month

Inventory on September 30, 2024 = **436** 2023 2024

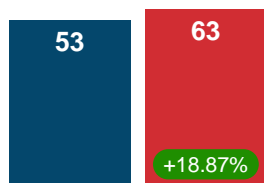
SEPTEMBER MARKET

AVERAGE PRICES

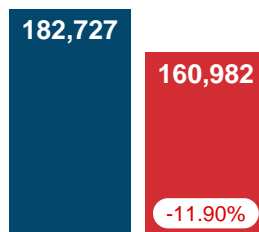
New Listings



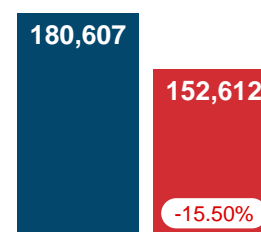
Pending Listings



List Price



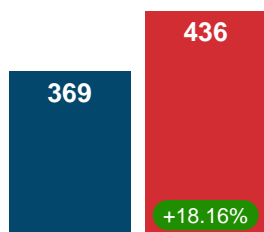
Sale Price



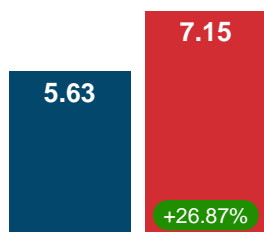
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

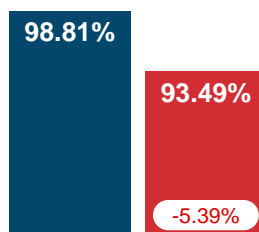
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

