



# September 2024

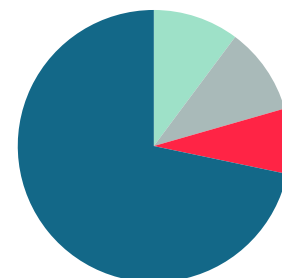
Area Delimited by County Of Muskogee



## 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%
Median List Price	175,500	166,750	-4.99%
Median Sale Price	162,700	147,000	-9.65%
Median Percent of Selling Price to List Price	100.00%	95.40%	-4.60%
Median Days on Market to Sale	15.00	39.00	160.00%
End of Month Inventory	369	436	18.16%
Months Supply of Inventory	5.63	7.15	26.87%



■ Closed (10.20%)  
■ Pending (10.36%)  
■ Other OffMarket (7.73%)  
■ Active (71.71%)

**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.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.65%** in September 2024 to \$147,000 versus the previous year at \$162,700.

#### Median Days on Market Lengthens

The median number of **39.00** days that homes spent on the market before selling increased by 24.00 days or **160.00%** in September 2024 compared to last year's same month at **15.00** DOM.

#### Sales Success for September 2024 is Positive

Overall, with Median 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

<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



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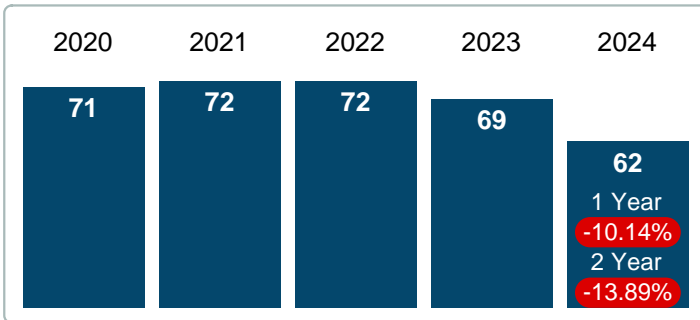
Area Delimited by County Of Muskogee



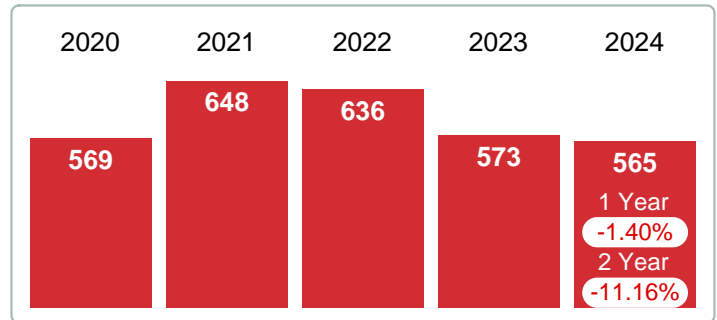
## CLOSED LISTINGS

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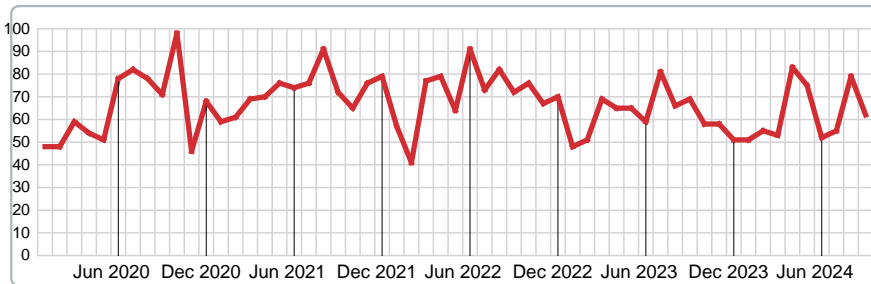
### SEPTEMBER



### YEAR TO DATE (YTD)

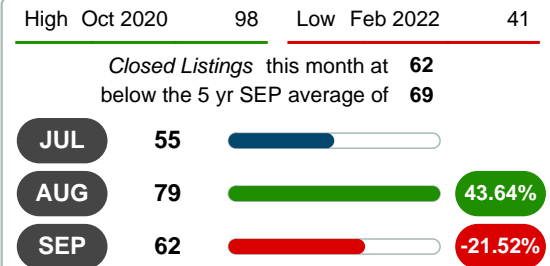


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 69



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	8	12.90%	149.5	8	0	0	0
\$20,001 - \$60,000	3	4.84%	16.0	0	2	1	0
\$60,001 - \$120,000	12	19.35%	33.0	9	2	0	1
\$120,001 - \$180,000	14	22.58%	40.0	2	8	3	1
\$180,001 - \$240,000	12	19.35%	35.0	0	11	1	0
\$240,001 - \$260,000	5	8.06%	34.0	0	4	0	1
\$260,001 and up	8	12.90%	31.5	2	4	2	0
<b>Total Closed Units</b>	<b>62</b>			<b>21</b>	<b>31</b>	<b>7</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>9,461,930</b>	<b>100%</b>	<b>39.0</b>	<b>1.72M</b>	<b>5.91M</b>	<b>1.38M</b>	<b>452.50K</b>
<b>Median Closed Price</b>	<b>\$147,000</b>			<b>\$69,900</b>	<b>\$199,000</b>	<b>\$175,000</b>	<b>\$142,500</b>



# September 2024

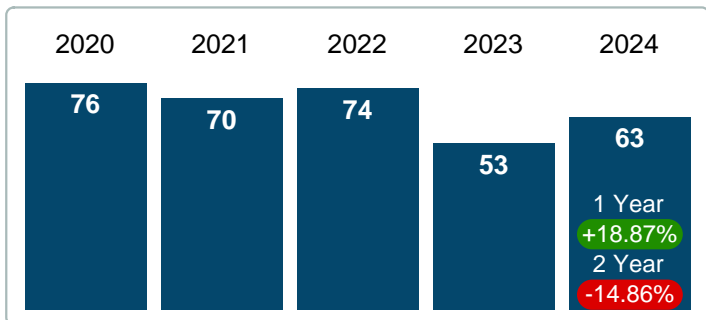
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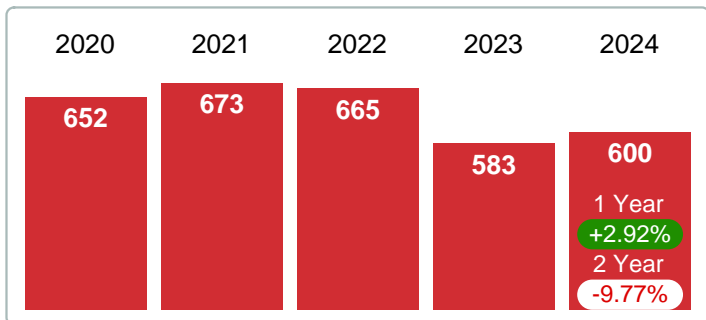
## PENDING LISTINGS

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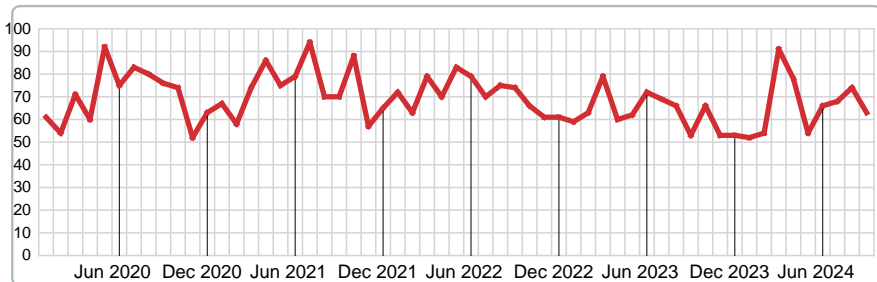
### SEPTEMBER



### YEAR TO DATE (YTD)

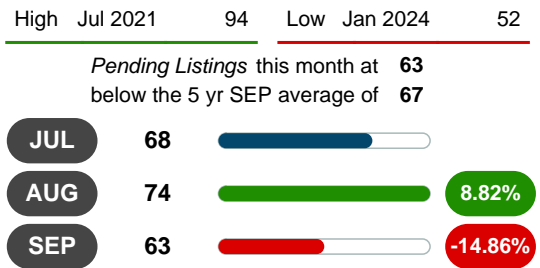


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 67



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	3	4.76%	111.0	2	0	1	0
\$25,001 - \$75,000	11	17.46%	24.0	5	3	3	0
\$75,001 - \$125,000	8	12.70%	47.0	4	4	0	0
\$125,001 - \$175,000	12	19.05%	28.5	3	8	1	0
\$175,001 - \$250,000	14	22.22%	50.5	2	9	3	0
\$250,001 - \$375,000	7	11.11%	7.0	0	4	3	0
\$375,001 and up	8	12.70%	72.0	3	0	3	2
<b>Total Pending Units</b>	<b>63</b>			<b>19</b>	<b>28</b>	<b>14</b>	<b>2</b>
<b>Total Pending Volume</b>	<b>12,064,599</b>	<b>100%</b>	<b>30.0</b>	<b>2.80M</b>	<b>4.74M</b>	<b>3.11M</b>	<b>1.43M</b>
<b>Median Listing Price</b>	<b>\$160,000</b>			<b>\$85,000</b>	<b>\$166,450</b>	<b>\$220,000</b>	<b>\$712,500</b>



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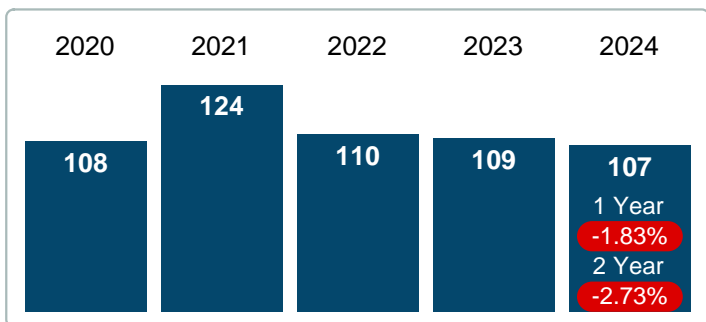
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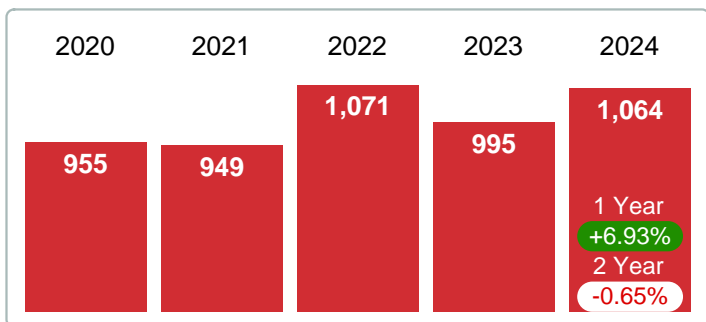
## NEW LISTINGS

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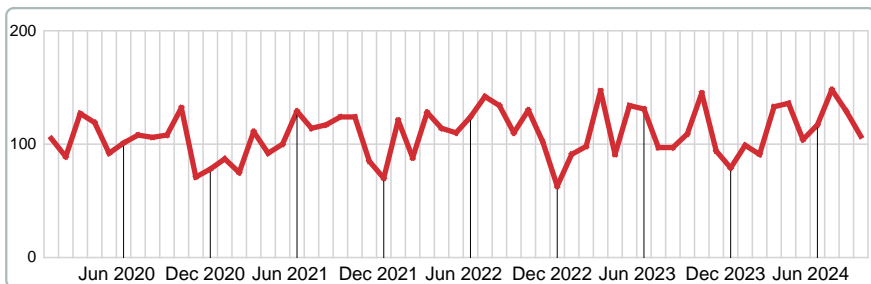
### SEPTEMBER



### YEAR TO DATE (YTD)

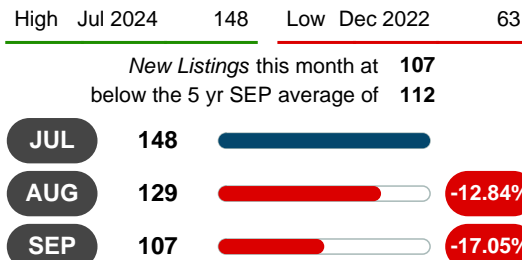


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 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
<b>Total New Listed Units</b>	<b>107</b>		<b>45</b>	<b>42</b>	<b>17</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>24,078,374</b>	<b>100%</b>	<b>9.86M</b>	<b>7.61M</b>	<b>4.97M</b>	<b>1.64M</b>
<b>Median New Listed Listing Price</b>	<b>\$159,900</b>		<b>\$110,000</b>	<b>\$171,950</b>	<b>\$295,000</b>	<b>\$614,900</b>



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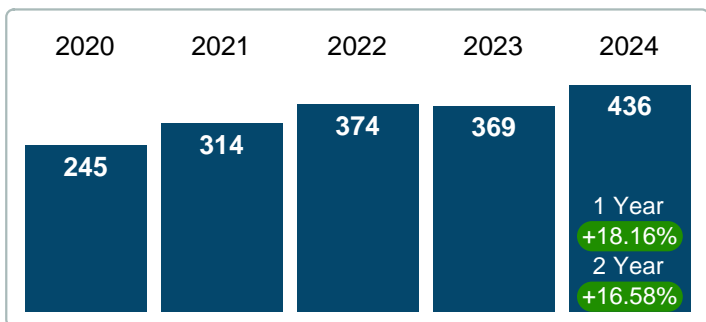
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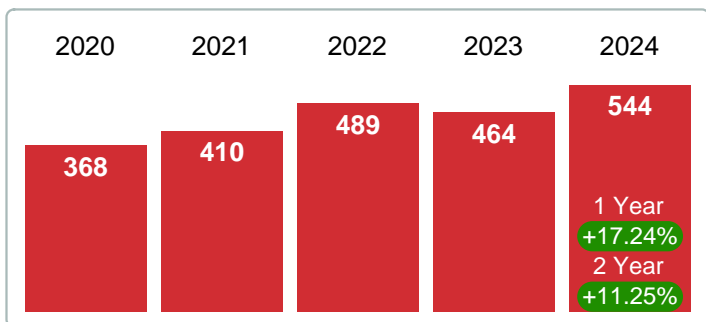
## ACTIVE INVENTORY

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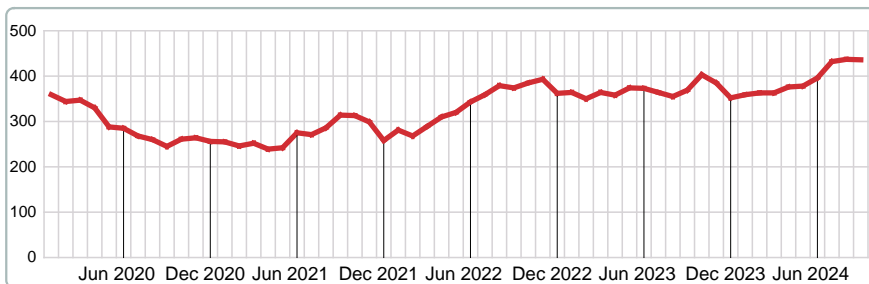
### END OF SEPTEMBER



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$10,000 and less	50 <span style="width: 20%;"></span>	11.47%	61.0	49	1	0	0	
\$10,001 - \$30,000	37 <span style="width: 15%;"></span>	8.49%	210.0	35	1	1	0	
\$30,001 - \$70,000	69 <span style="width: 25%;"></span>	15.83%	104.0	59	8	1	1	
\$70,001 - \$170,000	110 <span style="width: 40%;"></span>	25.23%	58.5	59	45	5	1	
\$170,001 - \$300,000	72 <span style="width: 25%;"></span>	16.51%	72.5	25	33	11	3	
\$300,001 - \$460,000	56 <span style="width: 20%;"></span>	12.84%	83.5	26	14	15	1	
\$460,001 and up	42 <span style="width: 15%;"></span>	9.63%	58.0	26	6	6	4	
Total Active Inventory by Units		436		279	108	39	10	
Total Active Inventory by Volume		90,563,460	100%	73.0	50.92M	22.65M	13.29M	3.71M
Median Active Inventory Listing Price		\$129,000			\$65,000	\$168,500	\$334,900	\$302,250



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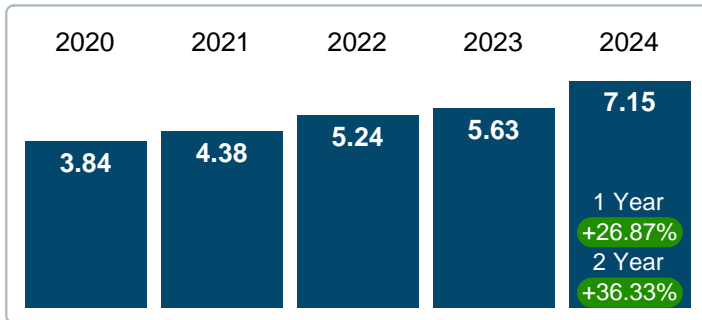
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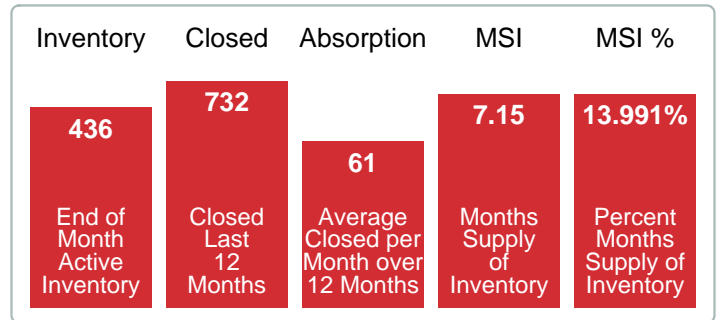
## MONTHS SUPPLY of INVENTORY (MSI)

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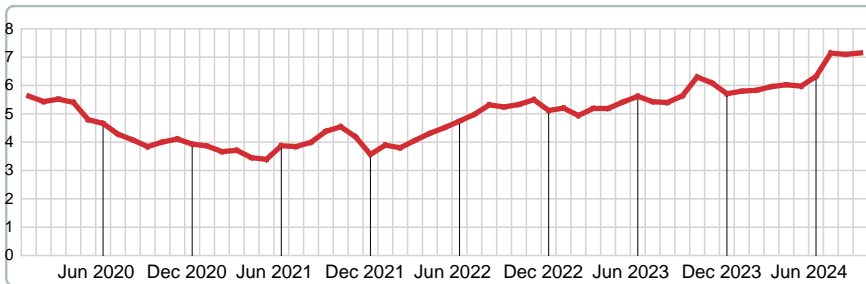
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2024

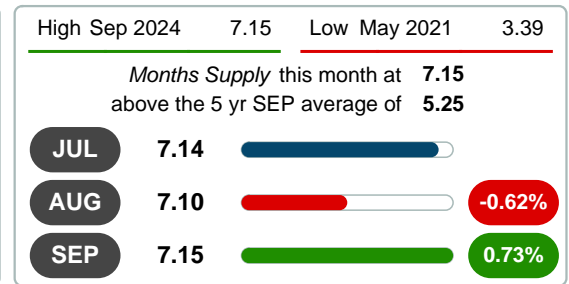


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



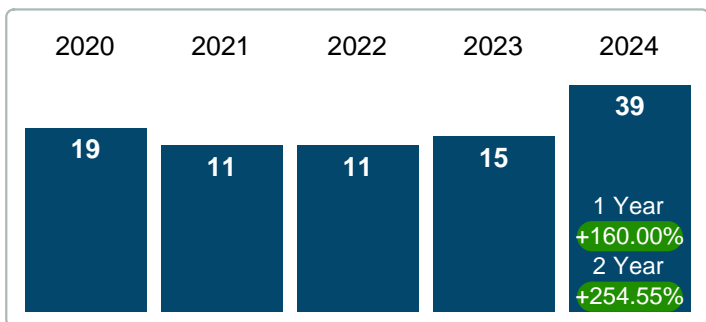
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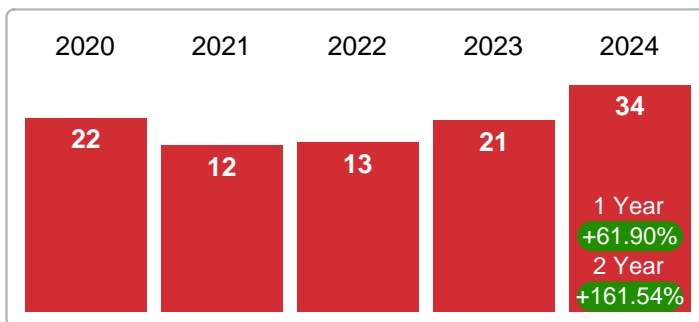
## MEDIAN DAYS ON MARKET TO SALE

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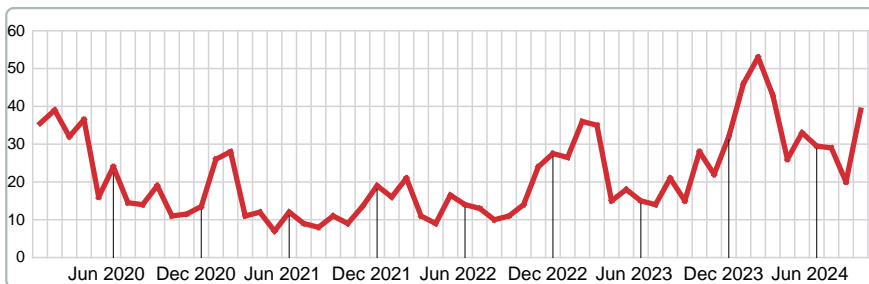
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

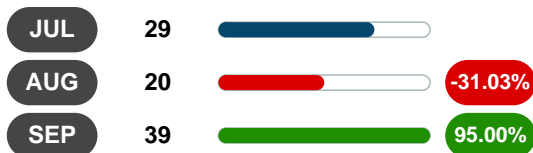


### 3 MONTHS

5 year SEP AVG = 19

High Feb 2024 53 Low May 2021 7

Median Days on Market to Sale this month at 39 above the 5 yr SEP average of 19



### 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
\$20,000 and less	12.90%	150	150	0	0	0
\$20,001 - \$60,000	4.84%	16	0	9	77	0
\$60,001 - \$120,000	19.35%	33	54	2	0	51
\$120,001 - \$180,000	22.58%	40	22	44	38	43
\$180,001 - \$240,000	19.35%	35	0	36	1	0
\$240,001 - \$260,000	8.06%	34	0	49	0	1
\$260,001 and up	12.90%	32	31	28	49	0
Median Closed DOM		39	54	36	38	43
Total Closed Units	100%	62	21	31	7	3
Total Closed Volume		9,461,930	1.72M	5.91M	1.38M	452.50K



# September 2024

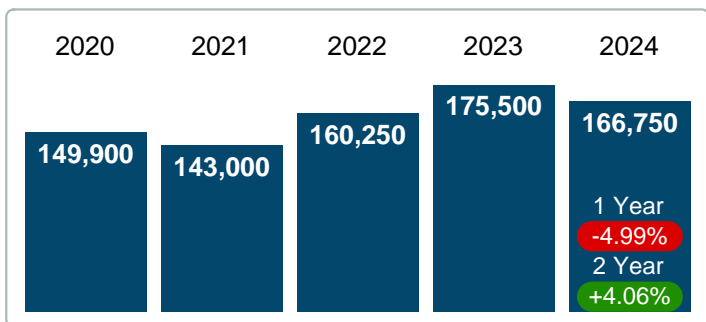
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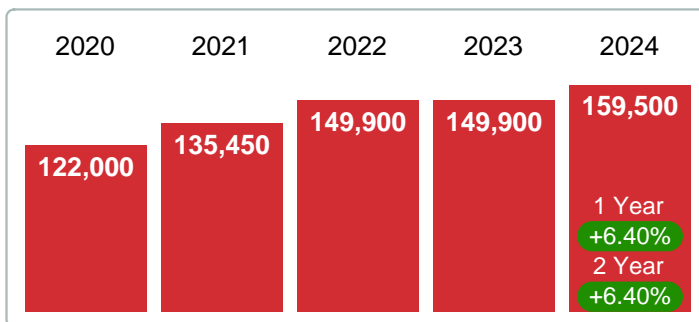
## MEDIAN LIST PRICE AT CLOSING

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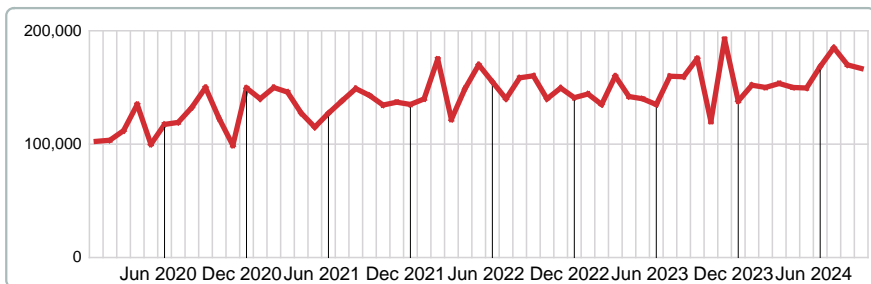
### SEPTEMBER



### YEAR TO DATE (YTD)

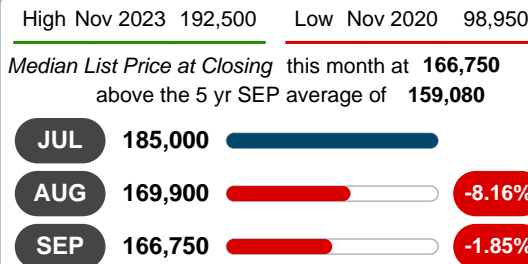


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 159,080



### 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
\$0 and less	0	0.00%	32	0	0	0	0
\$1-\$50,000	10	16.13%	22,000	19,000	32,500	0	0
\$50,001-\$125,000	12	19.35%	75,000	75,000	79,500	75,000	60,000
\$125,001-\$175,000	11	17.74%	144,000	140,000	139,500	162,500	150,000
\$175,001-\$225,000	14	22.58%	199,900	0	199,900	199,900	0
\$225,001-\$250,000	1	1.61%	235,000	0	235,000	0	0
\$250,001 and up	14	22.58%	294,250	325,000	259,900	347,000	285,000
Median List Price			166,750	75,000	199,900	199,900	150,000
Total Closed Units		100%	62	21	31	7	3
Total Closed Volume			9,980,900	1.93M	6.06M	1.49M	495.00K





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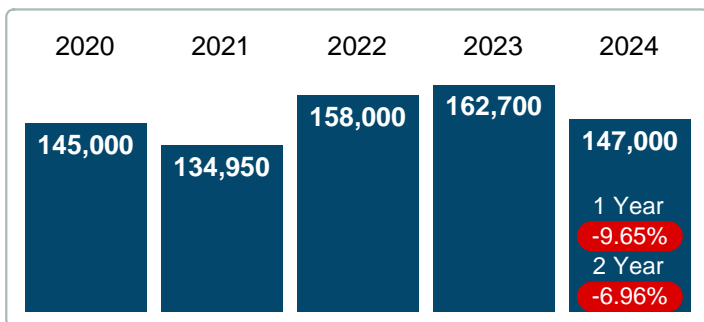
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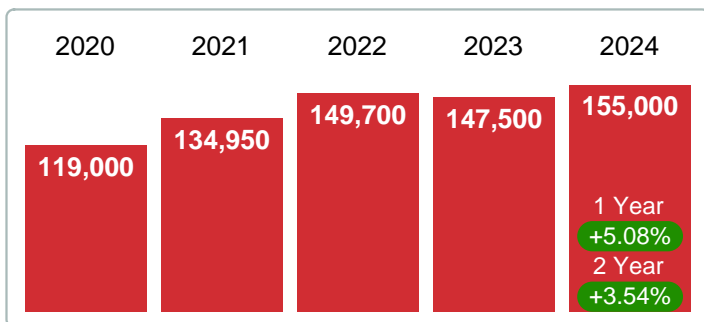
## MEDIAN SOLD PRICE AT CLOSING

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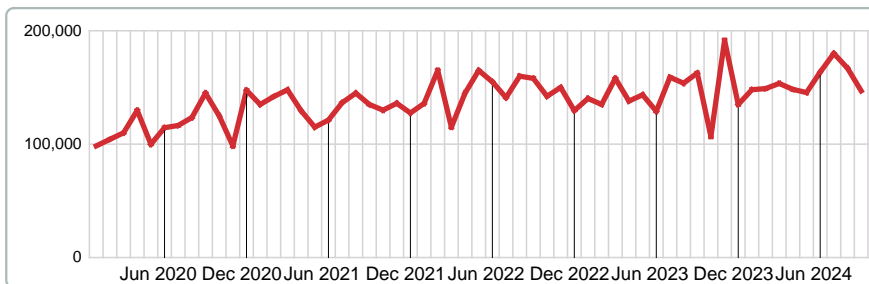
### SEPTEMBER



### YEAR TO DATE (YTD)

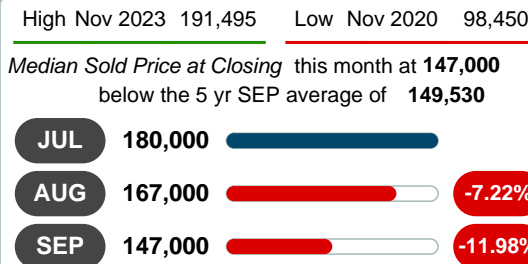


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 149,530



### 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
\$20,000 and less	8	12.90%	18,000	18,000	0	0	0
\$20,001 - \$60,000	3	4.84%	32,000	0	28,500	50,000	0
\$60,001 - \$120,000	12	19.35%	71,250	72,500	69,875	0	61,000
\$120,001 - \$180,000	14	22.58%	143,250	130,000	152,000	150,000	142,500
\$180,001 - \$240,000	12	19.35%	204,000	0	203,000	207,500	0
\$240,001 - \$260,000	5	8.06%	249,000	0	249,000	0	249,000
\$260,001 and up	8	12.90%	302,000	282,500	301,500	331,000	0
Median Sold Price			147,000	69,900	199,000	175,000	142,500
Total Closed Units		100%	147,000	21	31	7	3
Total Closed Volume			9,461,930	1.72M	5.91M	1.38M	452.50K

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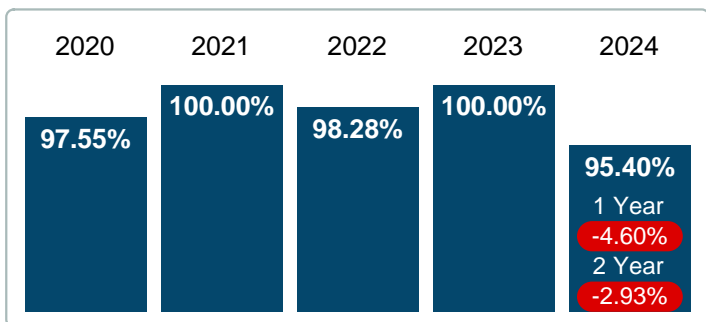
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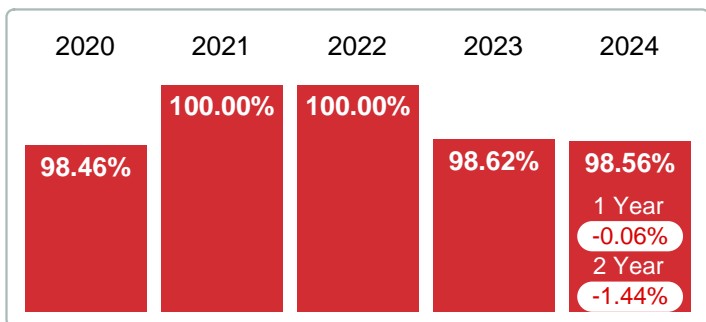
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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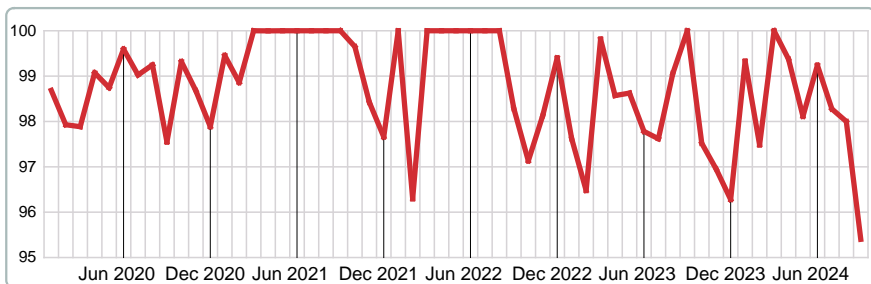
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

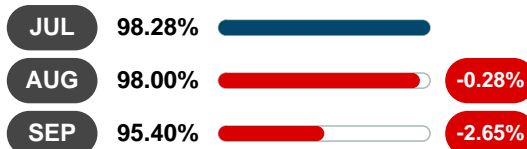


### 3 MONTHS

5 year SEP AVG = 98.25%

High Mar 2024 100.00% Low Sep 2024 95.40%

Median Sold/List Ratio this month at **95.40%**  
below the 5 yr SEP average of **98.25%**



## 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
\$20,000 and less	8	12.90%	90.91%	90.91%	0.00%	0.00%	0.00%
\$20,001 - \$60,000	3	4.84%	80.00%	0.00%	90.00%	66.67%	0.00%
\$60,001 - \$120,000	12	19.35%	94.86%	94.26%	101.53%	0.00%	101.67%
\$120,001 - \$180,000	14	22.58%	99.31%	94.55%	100.00%	91.33%	95.00%
\$180,001 - \$240,000	12	19.35%	99.77%	0.00%	99.55%	103.80%	0.00%
\$240,001 - \$260,000	5	8.06%	96.08%	0.00%	96.10%	0.00%	87.37%
\$260,001 and up	8	12.90%	97.70%	87.02%	101.36%	95.29%	0.00%
Median Sold/List Ratio		95.40%		90.91%	100.00%	92.68%	95.00%
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

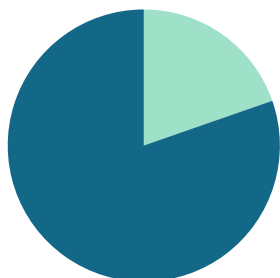
Area Delimited by County Of Muskogee



## MARKET SUMMARY

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

### INVENTORY

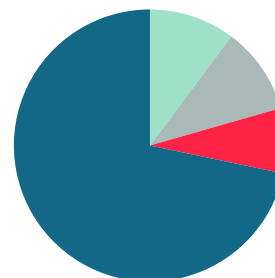


**Inventory**  
 New Listings  
**107 = 19.67%**  
 Start Inventory  
**437**  
 Total Inventory Units  
**544**  
 Volume  
**\$117,046,959**

### 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%
Median List Price	175,500	166,750	-4.99%	149,900	159,500	6.40%
Median Sale Price	162,700	147,000	-9.65%	147,500	155,000	5.08%
Median Percent of Selling Price to List Price	100.00%	95.40%	-4.60%	98.62%	98.56%	-0.06%
Median Days on Market to Sale	15.00	39.00	160.00%	21.00	34.00	61.90%
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%

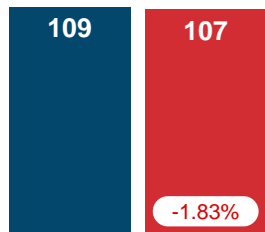
**Absorption:** Last 12 months, an Average of **61** Sales/Month

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

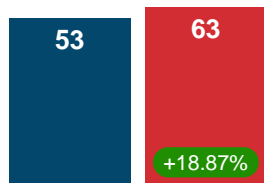
### SEPTEMBER MARKET

### MEDIAN PRICES

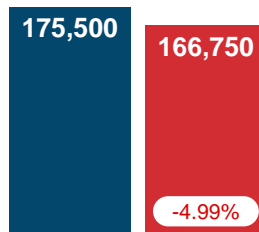
#### New Listings



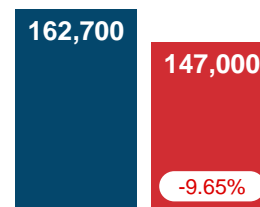
#### Pending Listings



#### List Price



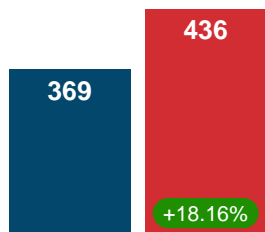
#### Sale Price



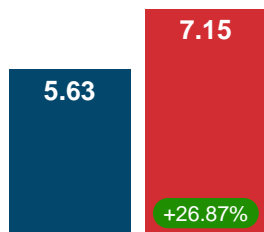
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

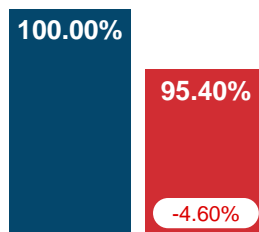
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

