

October 2024



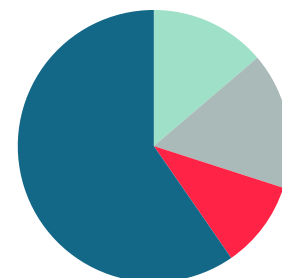
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	October 2024	+/-%
Closed Listings	44	45	2.27%
Pending Listings	48	53	10.42%
New Listings	91	74	-18.68%
Median List Price	156,250	169,000	8.16%
Median Sale Price	154,500	169,900	9.97%
Median Percent of Selling Price to List Price	97.49%	99.02%	1.58%
Median Days on Market to Sale	26.50	24.00	-9.43%
End of Month Inventory	191	195	2.09%
Months Supply of Inventory	3.64	3.99	9.57%



■ Closed (13.76%)
■ Pending (16.21%)
■ Other OffMarket (10.40%)
■ Active (59.63%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of October 31, 2024 = **195**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2024 rose **2.09%** to 195 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 **3.99** 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 **9.97%** in October 2024 to \$169,900 versus the previous year at \$154,500.

Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 2.50 days or **9.43%** in October 2024 compared to last year's same month at **26.50** DOM.

Sales Success for October 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 74 New Listings in October 2024, down **18.68%** from last year at 91. Furthermore, there were 45 Closed Listings this month versus last year at 44, a **2.27%** increase.

Closed versus Listed trends yielded a **60.8%** ratio, up from previous year's, October 2023, at **48.4%**, a **25.77%** upswing. 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®

Visit www.tulsarealtors.com to find a REALTOR® today.

October 2024



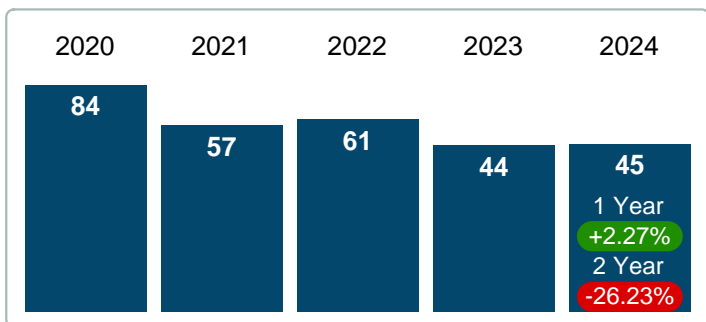
Area Delimited by County Of Muskogee - Residential Property Type



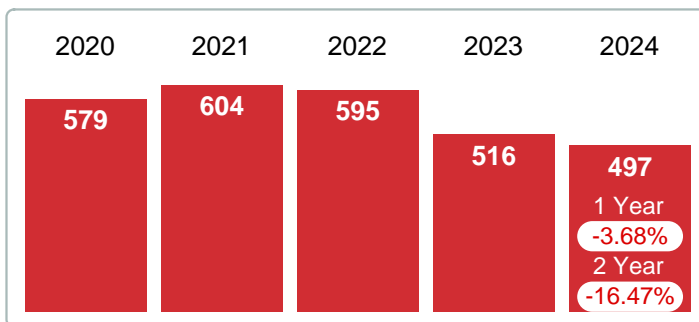
CLOSED LISTINGS

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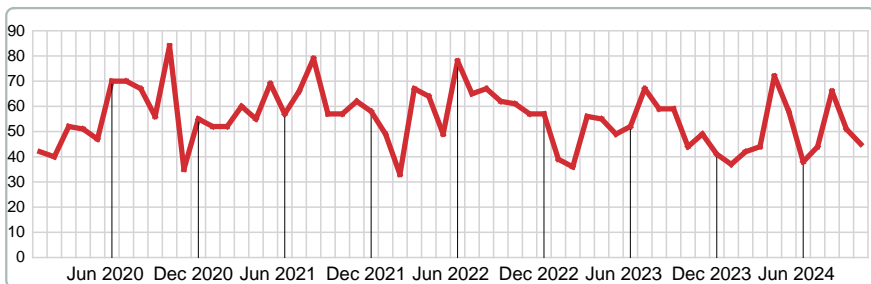
OCTOBER



YEAR TO DATE (YTD)

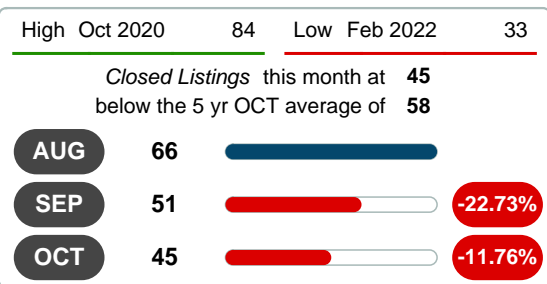


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	11.11%	12.0	2	1	2	0
\$50,001 - \$75,000	3	6.67%	24.0	1	1	1	0
\$75,001 - \$125,000	6	13.33%	42.0	2	4	0	0
\$125,001 - \$175,000	10	22.22%	15.0	1	9	0	0
\$175,001 - \$225,000	10	22.22%	11.0	0	10	0	0
\$225,001 - \$300,000	6	13.33%	21.0	0	4	2	0
\$300,001 and up	5	11.11%	47.0	0	0	4	1
Total Closed Units	45			6	29	9	1
Total Closed Volume	8,187,044	100%	24.0	454.80K	4.85M	2.11M	775.00K
Median Closed Price	\$169,900			\$71,250	\$175,000	\$284,500	\$775,000

October 2024



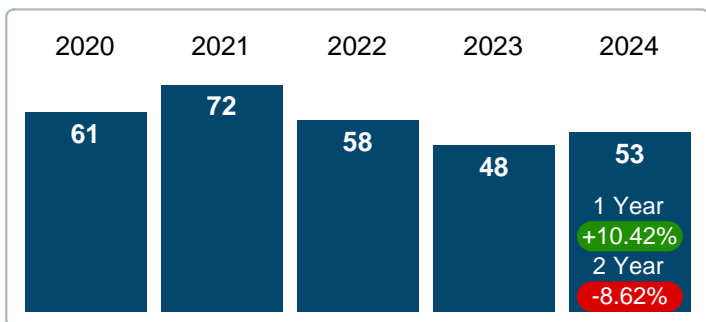
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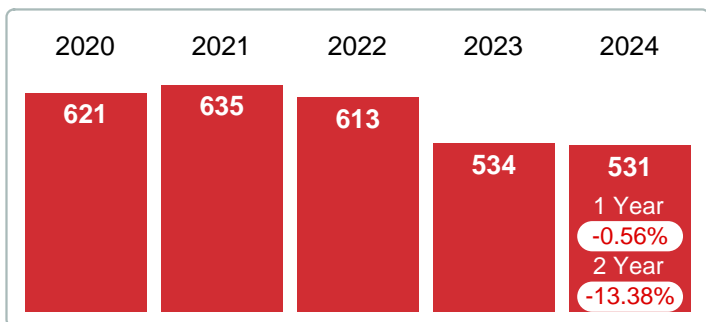
PENDING LISTINGS

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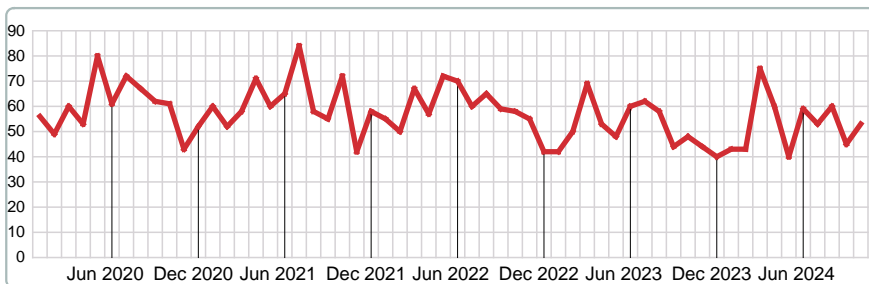
OCTOBER



YEAR TO DATE (YTD)

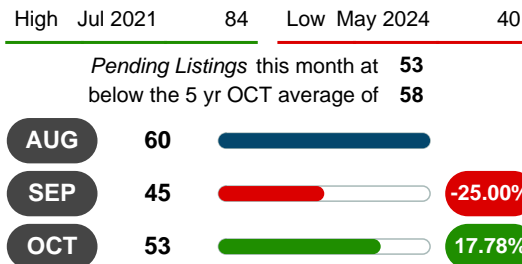


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 58



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	3	5.66%	8.0	1	2	0	0
\$50,001 - \$75,000	6	11.32%	18.0	3	3	0	0
\$75,001 - \$125,000	9	16.98%	30.0	6	3	0	0
\$125,001 - \$175,000	12	22.64%	73.0	2	10	0	0
\$175,001 - \$225,000	11	20.75%	20.0	0	9	2	0
\$225,001 - \$275,000	7	13.21%	65.0	0	5	2	0
\$275,001 and up	5	9.43%	59.0	0	2	3	0
Total Pending Units	53			12	34	7	0
Total Pending Volume	9,119,090	100%	38.0	1.18M	5.93M	2.01M	0.00B
Median Listing Price	\$165,000			\$106,200	\$172,000	\$239,900	\$0

October 2024



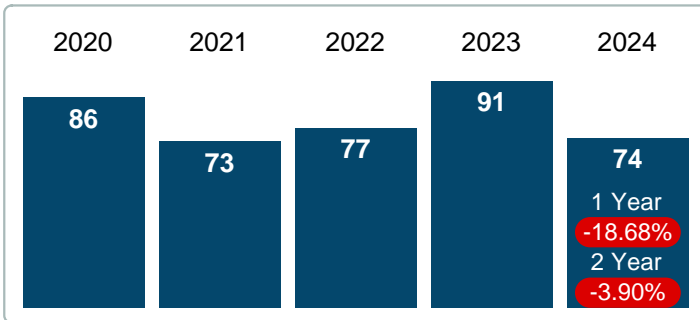
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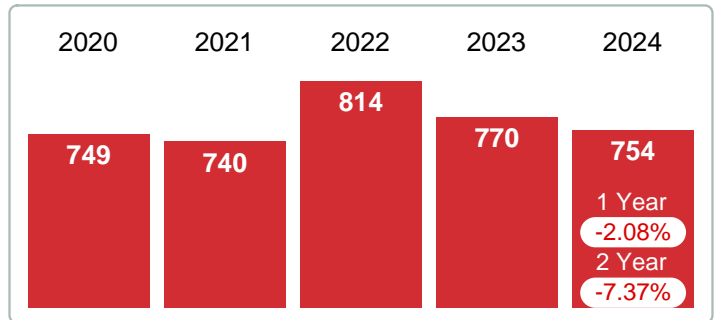
NEW LISTINGS

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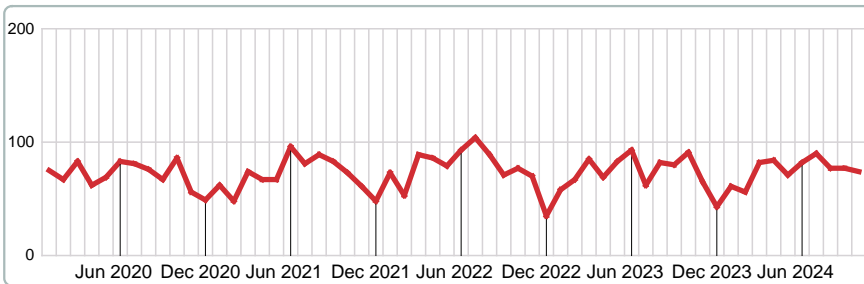
OCTOBER



YEAR TO DATE (YTD)

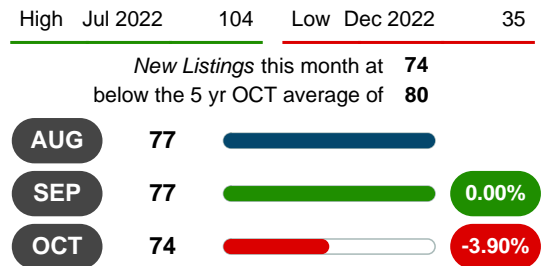


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 80



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	3	4.05%	1	2	0	0
\$50,001 - \$100,000	11	14.86%	3	7	0	1
\$100,001 - \$150,000	13	17.57%	5	8	0	0
\$150,001 - \$200,000	15	20.27%	1	11	3	0
\$200,001 - \$250,000	16	21.62%	0	10	6	0
\$250,001 - \$375,000	8	10.81%	1	5	2	0
\$375,001 and up	8	10.81%	1	2	5	0
Total New Listed Units	74		12	45	16	1
Total New Listed Volume	16,459,700	100%	1.87M	9.30M	5.23M	59.00K
Median New Listed Listing Price	\$188,250		\$120,450	\$180,000	\$244,950	\$59,000

October 2024



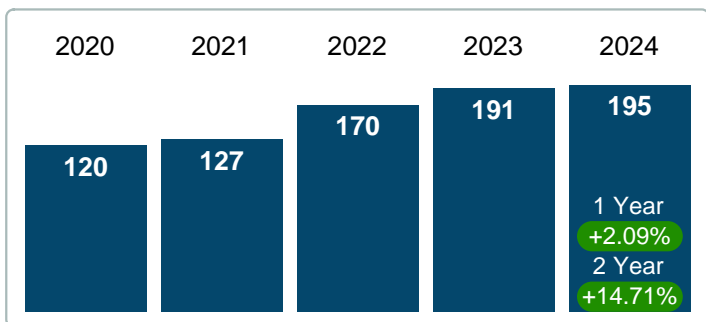
Area Delimited by County Of Muskogee - Residential Property Type



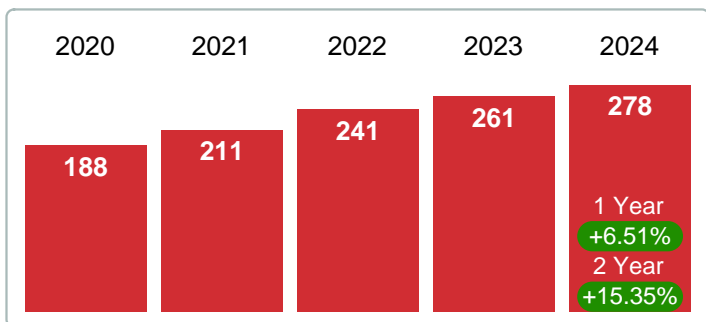
ACTIVE INVENTORY

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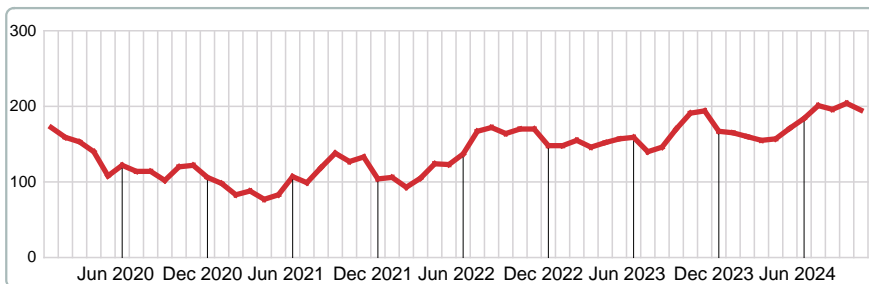
END OF OCTOBER



ACTIVE DURING OCTOBER

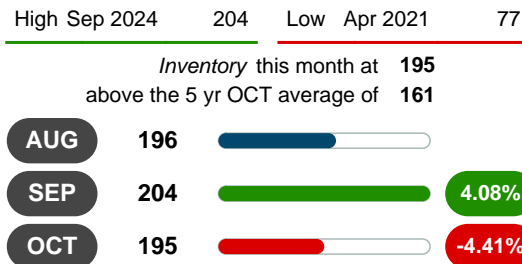


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 161



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	7	3.59%	104.0	1	3	2	1
\$50,001 - \$100,000	38	19.49%	57.5	13	20	4	1
\$100,001 - \$125,000	15	7.69%	36.0	5	9	1	0
\$125,001 - \$200,000	50	25.64%	42.0	9	35	5	1
\$200,001 - \$325,000	40	20.51%	54.5	1	26	10	3
\$325,001 - \$475,000	25	12.82%	87.0	1	8	16	0
\$475,001 and up	20	10.26%	63.0	2	7	7	4
Total Active Inventory by Units		195		32	108	45	10
Total Active Inventory by Volume		46,848,859	100%	4.92M	23.38M	14.92M	3.63M
Median Active Inventory Listing Price		\$179,900		\$116,000	\$174,500	\$329,000	\$289,250

October 2024



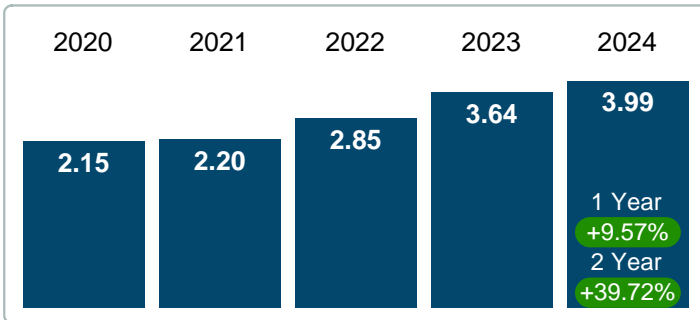
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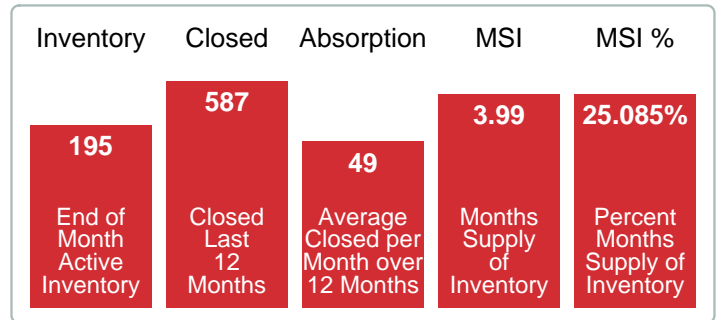
MONTHS SUPPLY of INVENTORY (MSI)

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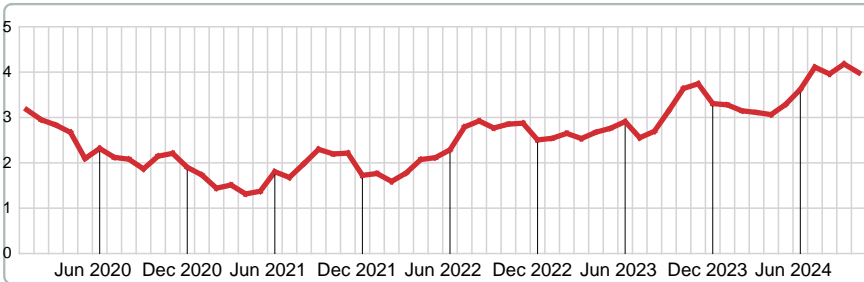
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2024

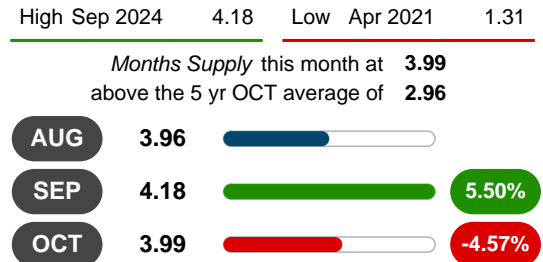


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.96



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	7	3.59%	1.87	0.52	2.00	6.00	0.00
\$50,001 - \$100,000	38	19.49%	5.77	4.33	6.86	6.86	12.00
\$100,001 - \$125,000	15	7.69%	3.67	3.53	3.72	4.00	0.00
\$125,001 - \$200,000	50	25.64%	2.93	5.68	2.58	3.00	4.00
\$200,001 - \$325,000	40	20.51%	3.31	6.00	3.06	3.33	7.20
\$325,001 - \$475,000	25	12.82%	6.12	6.00	6.86	7.38	0.00
\$475,001 and up	20	10.26%	16.00	0.00	21.00	12.00	12.00
Market Supply of Inventory (MSI)	3.99	100%	3.99	3.88	3.55	5.24	6.00
Total Active Inventory by Units	195			32	108	45	10

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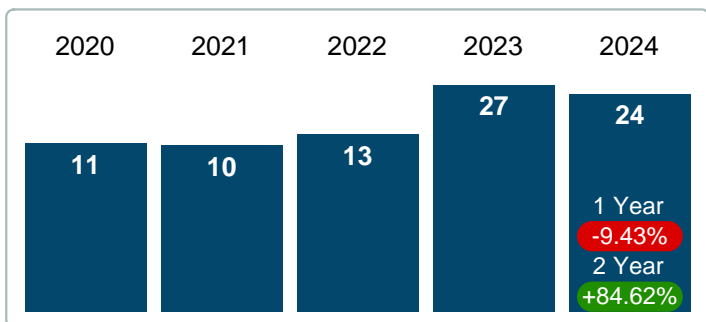
Area Delimited by County Of Muskogee - Residential Property Type



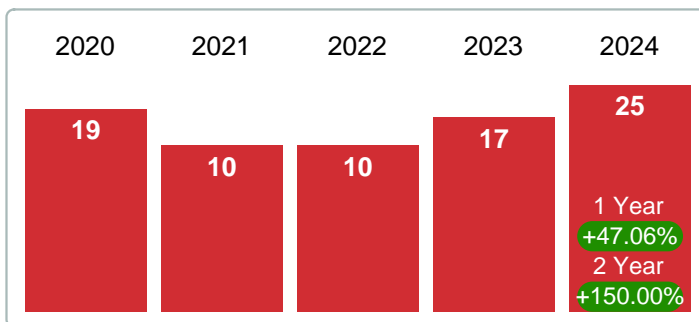
MEDIAN DAYS ON MARKET TO SALE

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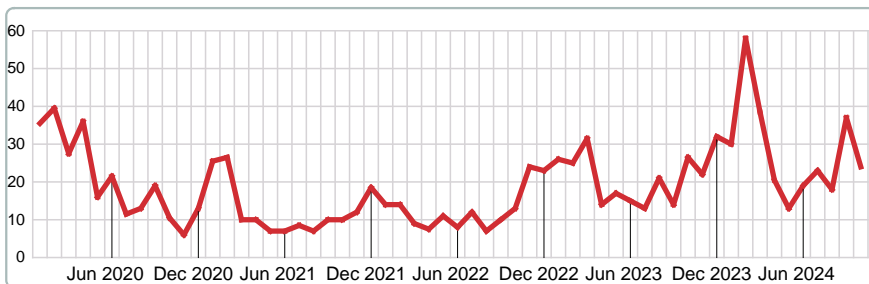
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 17

High Feb 2024: 58 | Low Nov 2020: 6

Median Days on Market to Sale this month at 24 above the 5 yr OCT average of 17



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
\$50,000 and less	5	11.11%	12	11	25	80	0
\$50,001 - \$75,000	3	6.67%	24	6	24	32	0
\$75,001 - \$125,000	6	13.33%	42	58	33	0	0
\$125,001 - \$175,000	10	22.22%	15	6	15	0	0
\$175,001 - \$225,000	10	22.22%	11	0	11	0	0
\$225,001 - \$300,000	6	13.33%	21	0	32	16	0
\$300,001 and up	5	11.11%	47	0	0	45	203
Median Closed DOM			24	11	18	32	203
Total Closed Units		100%	24.0	6	29	9	1
Total Closed Volume			8,187,044	454.80K	4.85M	2.11M	775.00K

October 2024



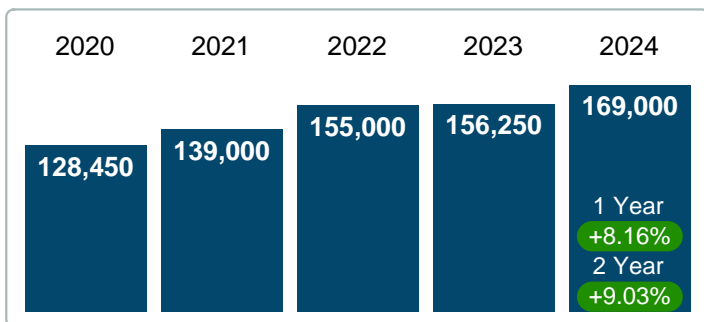
Area Delimited by County Of Muskogee - Residential Property Type



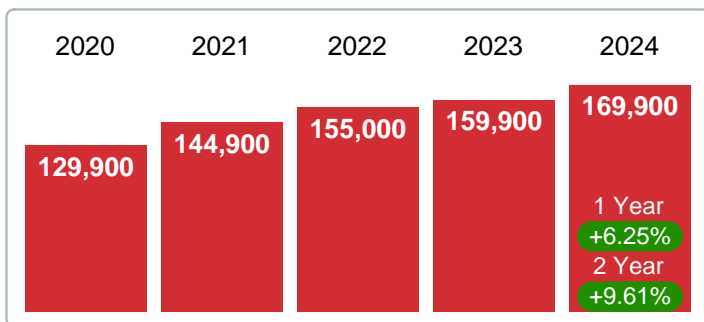
MEDIAN LIST PRICE AT CLOSING

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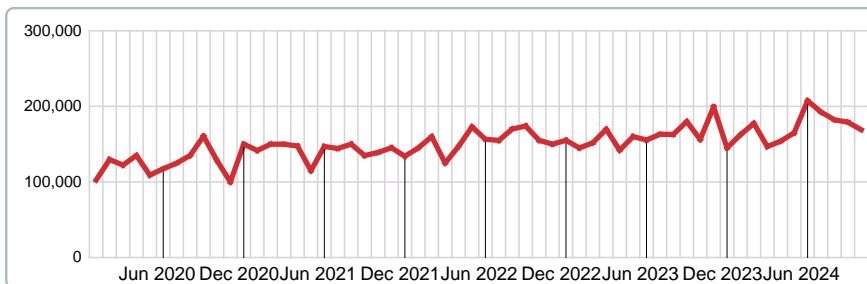
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

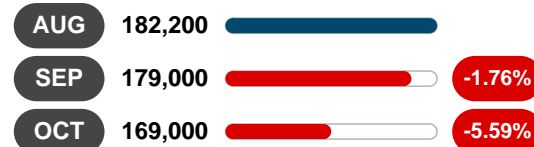


3 MONTHS

5 year OCT AVG = 149,540

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

Median List Price at Closing this month at **169,000** above the 5 yr OCT average of **149,540**



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
\$50,000 and less	8.89%	38,000	35,000	41,000	32,400	0
\$50,001 - \$75,000	8.89%	64,950	61,950	65,000	69,900	0
\$75,001 - \$125,000	11.11%	95,000	96,500	95,000	0	0
\$125,001 - \$175,000	26.67%	149,950	126,900	150,000	0	0
\$175,001 - \$225,000	20.00%	195,500	0	195,500	0	0
\$225,001 - \$300,000	13.33%	268,500	0	268,500	262,250	0
\$300,001 and up	11.11%	395,000	0	0	377,500	875,000
Median List Price		169,000	71,450	174,900	284,500	875,000
Total Closed Units	100%	169,000	6	29	9	1
Total Closed Volume		8,418,700	478.80K	4.94M	2.13M	875.00K

October 2024



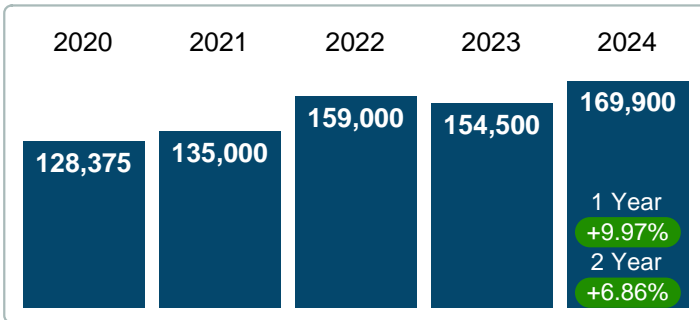
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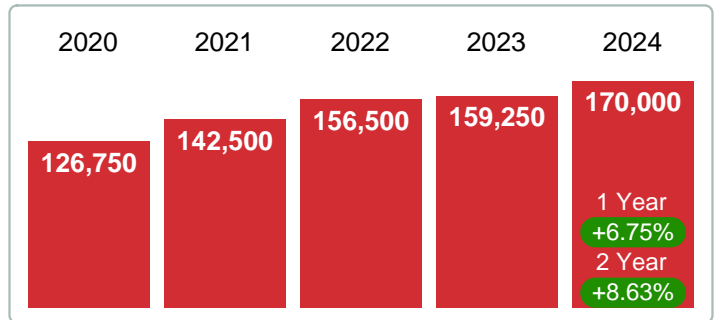
MEDIAN SOLD PRICE AT CLOSING

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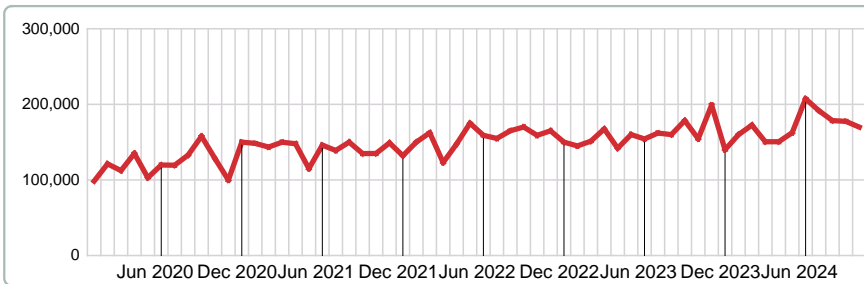
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

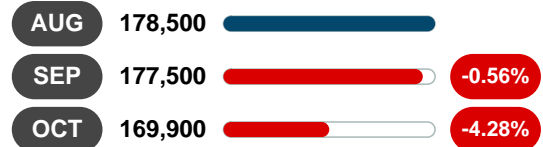


3 MONTHS

5 year OCT AVG = 149,355

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

Median Sold Price at Closing this month at **169,900** above the 5 yr OCT average of **149,355**



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
\$50,000 and less	5	11.11%	33,000	41,500	25,000	29,000	0
\$50,001 - \$75,000	3	6.67%	62,500	62,500	60,000	64,900	0
\$75,001 - \$125,000	6	13.33%	93,500	90,000	106,000	0	0
\$125,001 - \$175,000	10	22.22%	145,000	129,300	147,000	0	0
\$175,001 - \$225,000	10	22.22%	190,000	0	190,000	0	0
\$225,001 - \$300,000	6	13.33%	265,000	0	265,000	262,250	0
\$300,001 and up	5	11.11%	395,000	0	0	375,000	775,000
Median Sold Price			169,900	71,250	175,000	284,500	775,000
Total Closed Units		100%	169,900	6	29	9	1
Total Closed Volume			8,187,044	454.80K	4.85M	2.11M	775.00K

October 2024



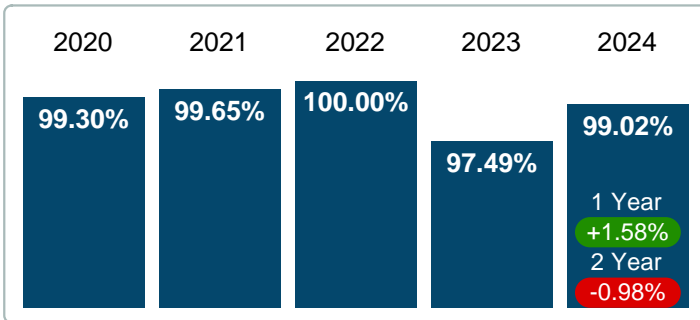
Area Delimited by County Of Muskogee - Residential Property Type



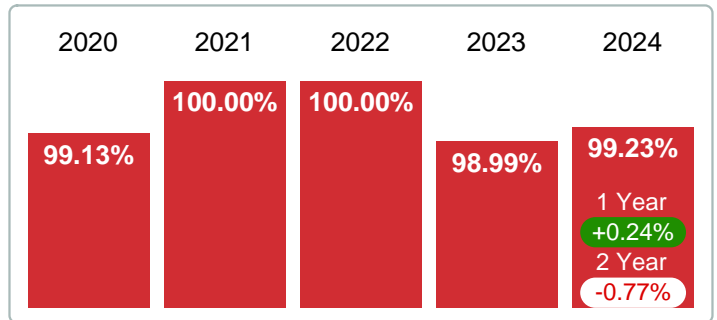
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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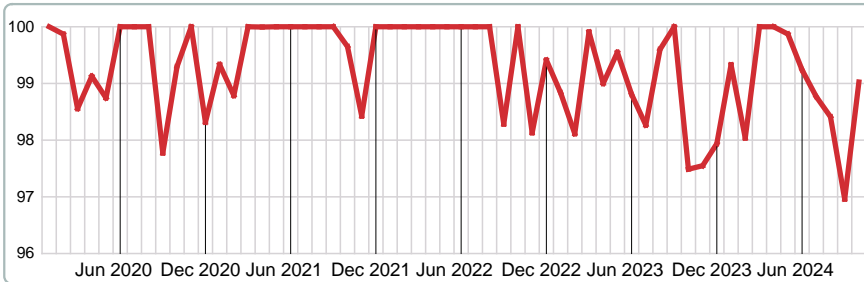
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

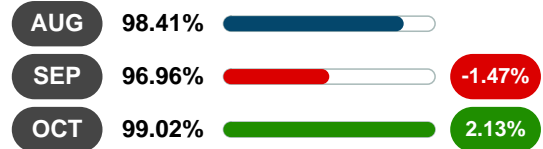


3 MONTHS

5 year OCT AVG = 99.09%

High Apr 2024 100.00% Low Sep 2024 96.96%

Median Sold/List Ratio this month at **99.02%** equal to 5 yr OCT average of **99.09%**



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
\$50,000 and less	5	11.11%	84.75%	89.52%	60.98%	81.65%	0.00%
\$50,001 - \$75,000	3	6.67%	92.85%	96.30%	92.31%	92.85%	0.00%
\$75,001 - \$125,000	6	13.33%	94.15%	94.76%	94.15%	0.00%	0.00%
\$125,001 - \$175,000	10	22.22%	100.00%	101.89%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	10	22.22%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$300,000	6	13.33%	100.00%	0.00%	98.51%	100.00%	0.00%
\$300,001 and up	5	11.11%	99.02%	0.00%	0.00%	99.51%	88.57%
Median Sold/List Ratio		99.02%		95.29%	100.00%	99.02%	88.57%
Total Closed Units		45	100%	6	29	9	1
Total Closed Volume		8,187,044		454.80K	4.85M	2.11M	775.00K

October 2024



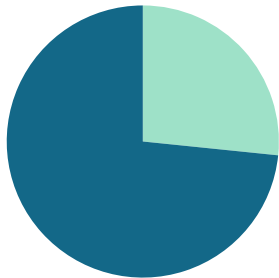
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

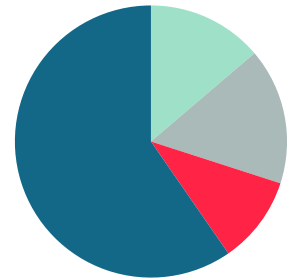


Inventory
 New Listings
74 = 26.62%
 Start Inventory
204
 Total Inventory Units
278
 Volume
\$62,485,785

Market Activity

Closed Sales
45 = 13.76%
 Pending Sales
53 = 16.21%
 Other Off Market
34 = 10.40%
 Active Inventory
195 = 59.63%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	44	45	2.27%	516	497	-3.68%
Pending Sales	48	53	10.42%	534	531	-0.56%
New Listings	91	74	-18.68%	770	754	-2.08%
Median List Price	156,250	169,000	8.16%	159,900	169,900	6.25%
Median Sale Price	154,500	169,900	9.97%	159,250	170,000	6.75%
Median Percent of Selling Price to List Price	97.49%	99.02%	1.58%	98.99%	99.23%	0.24%
Median Days on Market to Sale	26.50	24.00	-9.43%	17.00	25.00	47.06%
Monthly Inventory	191	195	2.09%	191	195	2.09%
Months Supply of Inventory	3.64	3.99	9.57%	3.64	3.99	9.57%

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

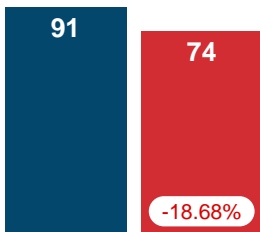
Inventory on October 31, 2024 = **195**

2023 **2024**

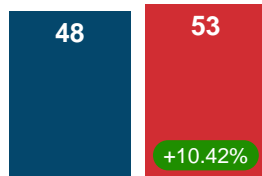
OCTOBER MARKET

MEDIAN PRICES

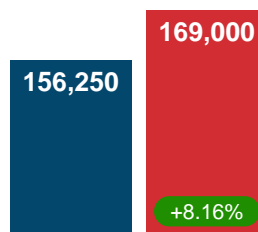
New Listings



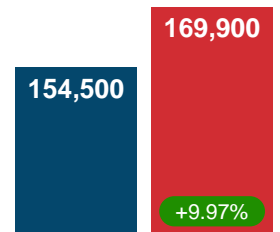
Pending Listings



List Price



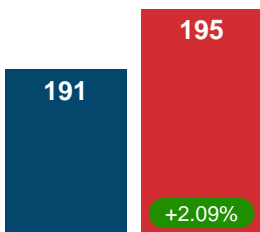
Sale Price



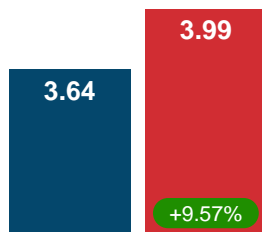
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

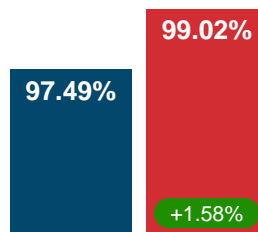
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

