

November 2024



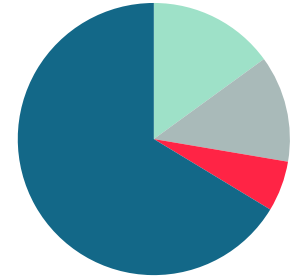
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2023	2024	+/-%
Closed Listings	49	45	-8.16%
Pending Listings	44	38	-13.64%
New Listings	65	54	-16.92%
Average List Price	226,451	195,953	-13.47%
Average Sale Price	217,429	187,942	-13.56%
Average Percent of Selling Price to List Price	98.83%	95.19%	-3.68%
Average Days on Market to Sale	40.76	47.20	15.81%
End of Month Inventory	194	199	2.58%
Months Supply of Inventory	3.74	4.10	9.44%



- Closed (15.00%)
- Pending (12.67%)
- Other OffMarket (6.00%)
- Active (66.33%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of November 30, 2024 = **199**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2024 rose **2.58%** to 199 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 **4.10** 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 **13.56%** in November 2024 to \$187,942 versus the previous year at \$217,429.

Average Days on Market Lengthens

The average number of **47.20** days that homes spent on the market before selling increased by 6.44 days or **15.81%** in November 2024 compared to last year's same month at **40.76** DOM.

Sales Success for November 2024 is Positive

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

There were 54 New Listings in November 2024, down **16.92%** from last year at 65. Furthermore, there were 45 Closed Listings this month versus last year at 49, a **-8.16%** decrease.

Closed versus Listed trends yielded a **83.3%** ratio, up from previous year's, November 2023, at **75.4%**, a **10.54%** 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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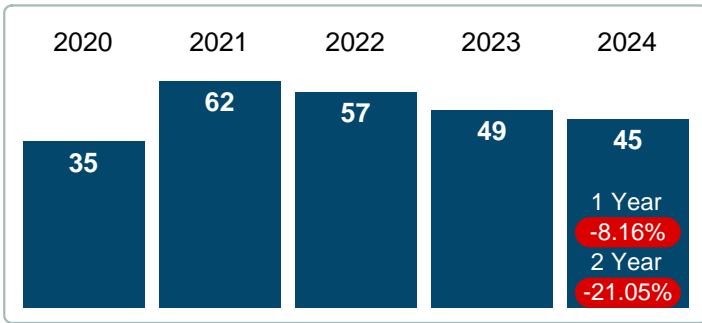
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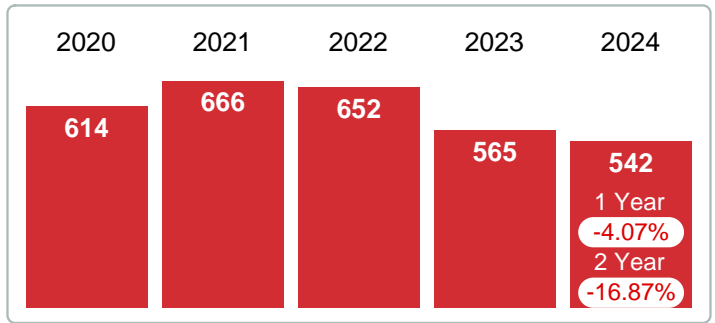
CLOSED LISTINGS

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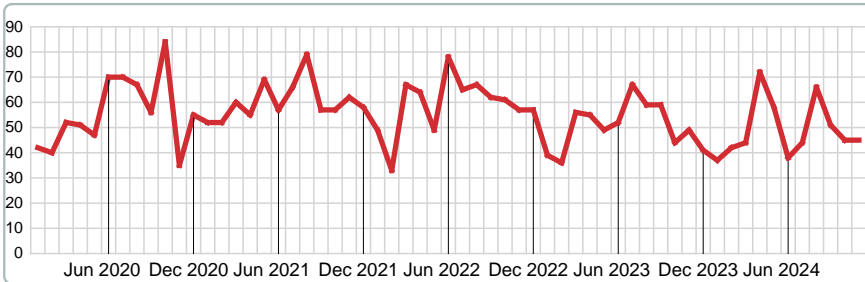
NOVEMBER



YEAR TO DATE (YTD)

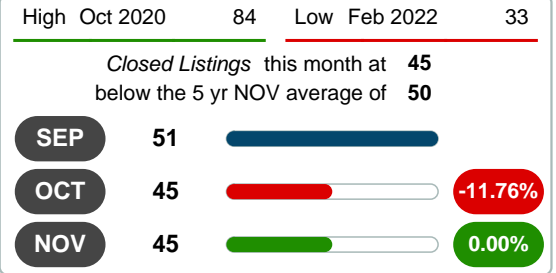


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.89%	24.3	0	4	0	0
\$50,001 - \$100,000	6	13.33%	53.0	4	2	0	0
\$100,001 - \$150,000	5	11.11%	60.2	1	3	1	0
\$150,001 - \$200,000	12	26.67%	50.7	2	8	2	0
\$200,001 - \$225,000	7	15.56%	54.4	0	6	1	0
\$225,001 - \$275,000	6	13.33%	30.2	0	4	2	0
\$275,001 and up	5	11.11%	47.6	0	3	1	1
Total Closed Units	45			7	30	7	1
Total Closed Volume	8,457,390	100%	47.2	775.00K	5.29M	1.90M	495.00K
Average Closed Price	\$187,942			\$110,714	\$176,380	\$270,856	\$495,000

November 2024



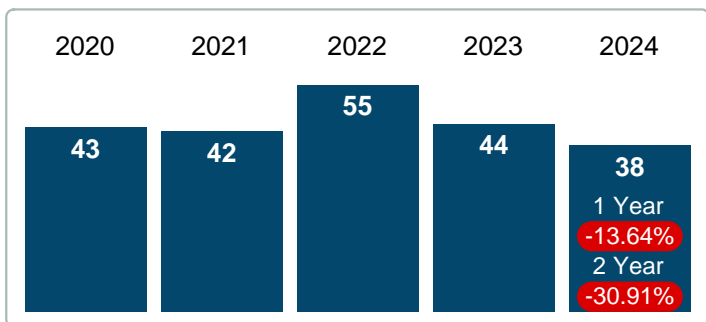
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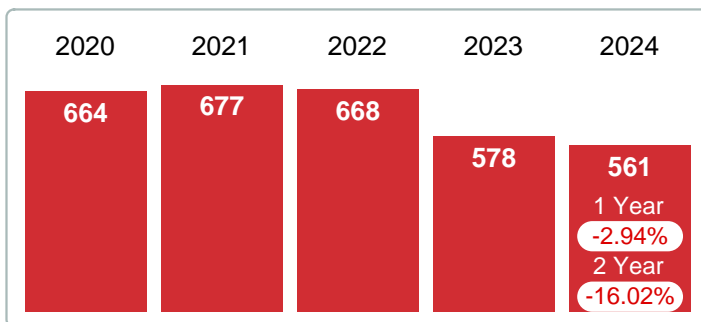
PENDING LISTINGS

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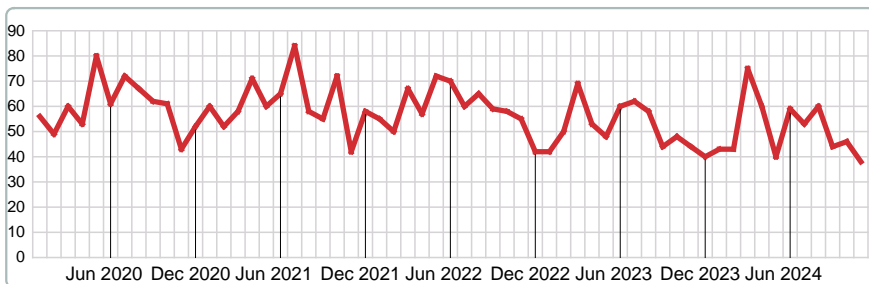
NOVEMBER



YEAR TO DATE (YTD)

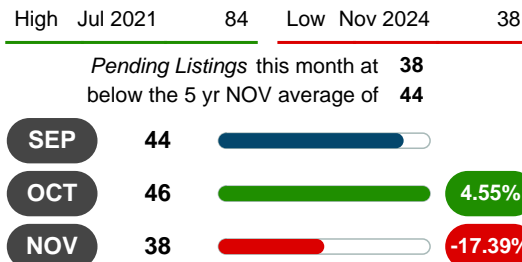


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 44



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	3	7.89%	69.7	0	2	1	0
\$60,001 - \$120,000	6	15.79%	60.8	0	6	0	0
\$120,001 - \$160,000	5	13.16%	12.4	2	3	0	0
\$160,001 - \$220,000	9	23.68%	62.6	0	7	1	1
\$220,001 - \$240,000	5	13.16%	44.6	0	4	1	0
\$240,001 - \$360,000	6	15.79%	35.0	0	5	1	0
\$360,001 and up	4	10.53%	95.3	1	0	3	0
Total Pending Units	38			3	27	7	1
Total Pending Volume	7,699,600	100%	2.0	649.50K	4.82M	2.05M	175.00K
Average Listing Price	\$45,000			\$216,500	\$178,604	\$293,257	\$175,000

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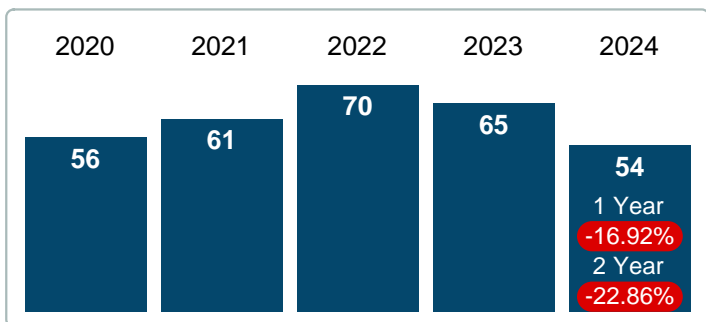
Area Delimited by County Of Muskogee - Residential Property Type



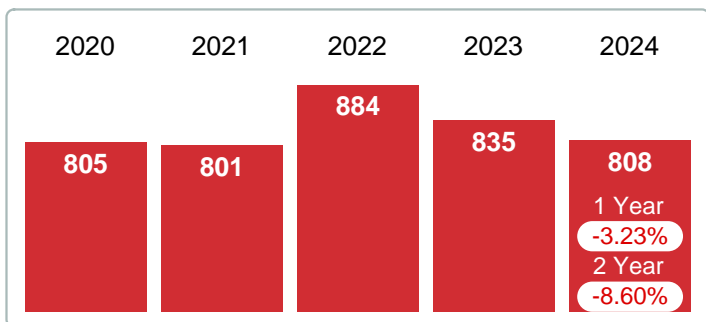
NEW LISTINGS

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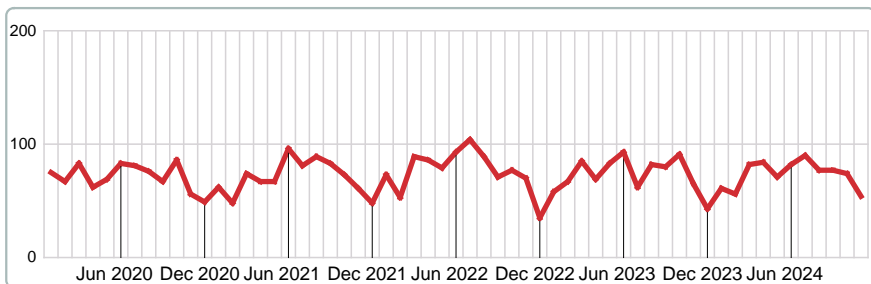
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 61

High Jul 2022 104 Low Dec 2022 35

New Listings this month at 54
 below the 5 yr NOV average of 61



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	5	9.26%	4	1	0	0
\$50,001 - \$110,000	6	11.11%	2	4	0	0
\$110,001 - \$130,000	7	12.96%	3	4	0	0
\$130,001 - \$220,000	16	29.63%	4	6	6	0
\$220,001 - \$290,000	7	12.96%	0	6	1	0
\$290,001 - \$440,000	7	12.96%	0	4	3	0
\$440,001 and up	6	11.11%	1	1	4	0
Total New Listed Units	54		14	26	14	0
Total New Listed Volume	12,586,914	100%	2.52M	5.05M	5.02M	0.00B
Average New Listed Listing Price	\$45,000		\$179,650	\$194,324	\$358,529	\$0

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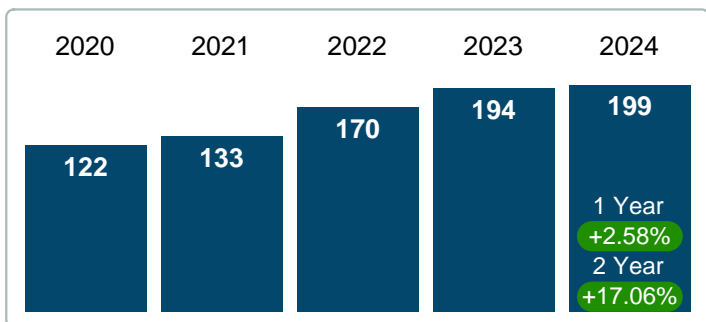
Area Delimited by County Of Muskogee - Residential Property Type



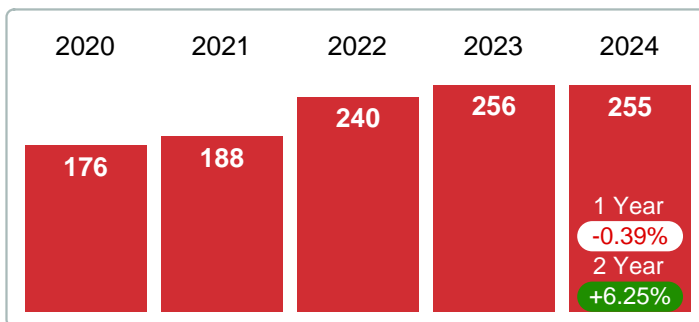
ACTIVE INVENTORY

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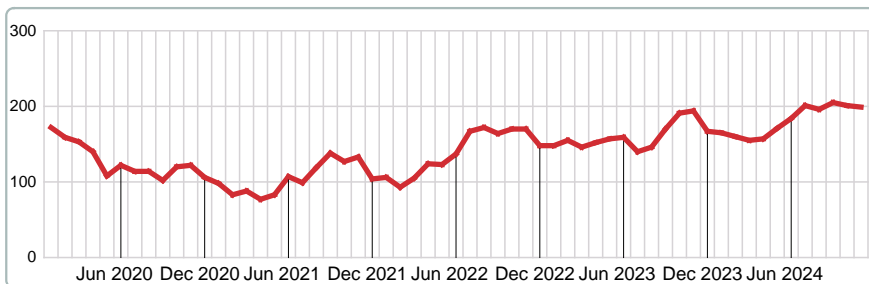
END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 164

High Sep 2024 205 Low Apr 2021 77

Inventory this month at 199
above the 5 yr NOV average of 164



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	10	5.03%	88.4	5	3	1	1
\$50,001 - \$75,000	19	9.55%	90.8	8	9	1	1
\$75,001 - \$125,000	37	18.59%	76.6	12	22	3	0
\$125,001 - \$200,000	48	24.12%	68.2	11	29	8	0
\$200,001 - \$325,000	41	20.60%	73.5	1	25	12	3
\$325,001 - \$525,000	24	12.06%	97.5	0	9	14	1
\$525,001 and up	20	10.05%	79.1	3	6	8	3
Total Active Inventory by Units	199			40	103	47	9
Total Active Inventory by Volume	47,880,173	100%	78.7	6.42M	22.28M	15.79M	3.38M
Average Active Inventory Listing Price	\$240,604			\$160,583	\$216,300	\$336,026	\$376,089

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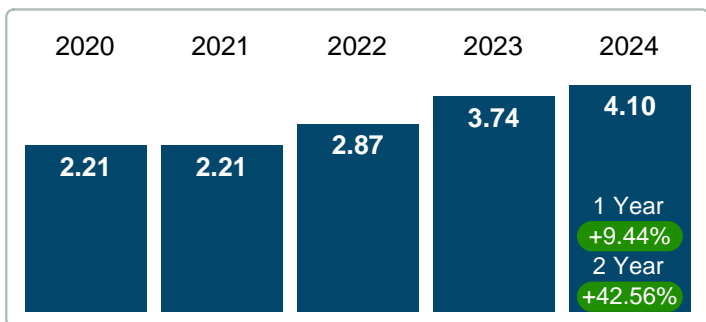
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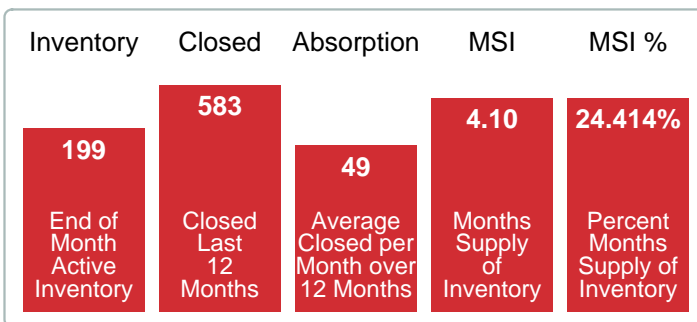
MONTHS SUPPLY of INVENTORY (MSI)

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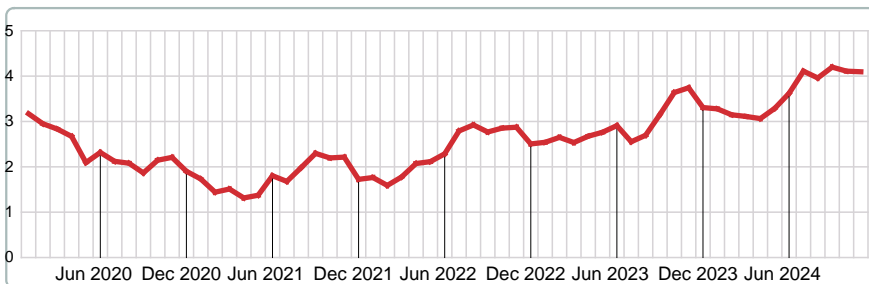
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2024

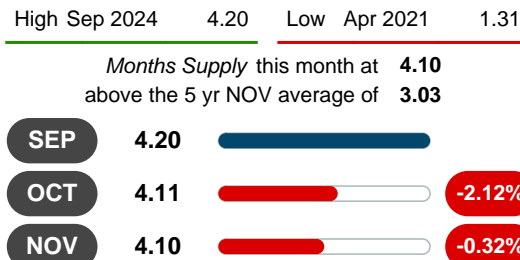


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 3.03



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	10	5.03%	2.61	2.73	1.80	3.00	0.00
\$50,001 - \$75,000	19	9.55%	6.16	4.57	9.82	3.00	12.00
\$75,001 - \$125,000	37	18.59%	4.93	4.00	5.50	6.00	0.00
\$125,001 - \$200,000	48	24.12%	2.82	6.60	2.15	5.05	0.00
\$200,001 - \$325,000	41	20.60%	3.35	6.00	2.86	4.11	7.20
\$325,001 - \$525,000	24	12.06%	6.00	0.00	6.75	7.00	2.00
\$525,001 and up	20	10.05%	21.82	0.00	24.00	16.00	18.00
Market Supply of Inventory (MSI)			4.10	4.66	3.39	5.76	6.35
Total Active Inventory by Units		100%	4.10	40	103	47	9

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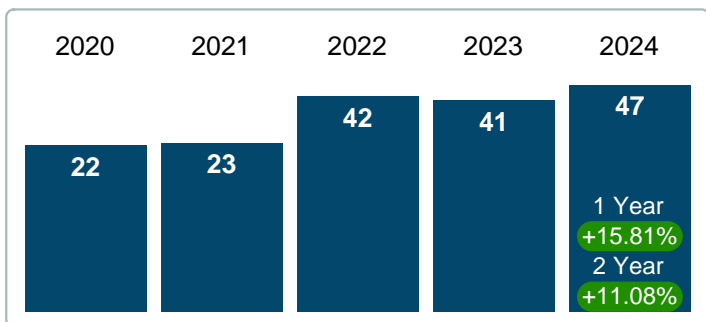
Area Delimited by County Of Muskogee - Residential Property Type



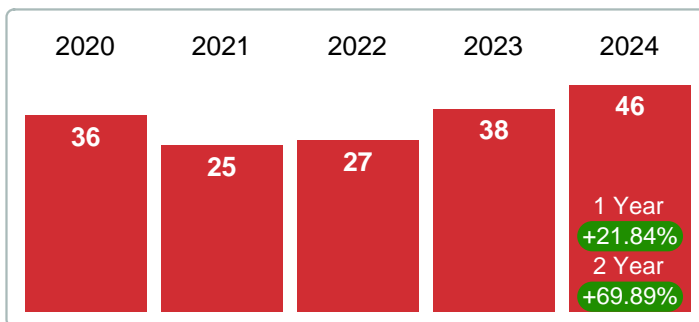
AVERAGE DAYS ON MARKET TO SALE

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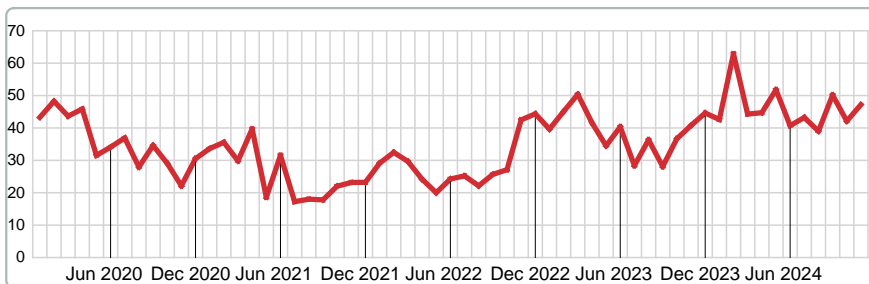
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 35

High Feb 2024 63 Low Jul 2021 17

Average Days on Market to Sale this month at 47 above the 5 yr NOV average of 35



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	
\$50,000 and less	8.89%	24	0	24	0	0	
\$50,001 - \$100,000	13.33%	53	31	98	0	0	
\$100,001 - \$150,000	11.11%	60	52	77	19	0	
\$150,001 - \$200,000	26.67%	51	73	44	56	0	
\$200,001 - \$225,000	15.56%	54	0	49	90	0	
\$225,001 - \$275,000	13.33%	30	0	28	35	0	
\$275,001 and up	11.11%	48	0	38	64	60	
Average Closed DOM		47		46	46	51	60
Total Closed Units	100%	45	7	30	7	1	
Total Closed Volume		8,457,390	775.00K	5.29M	1.90M	495.00K	

November 2024



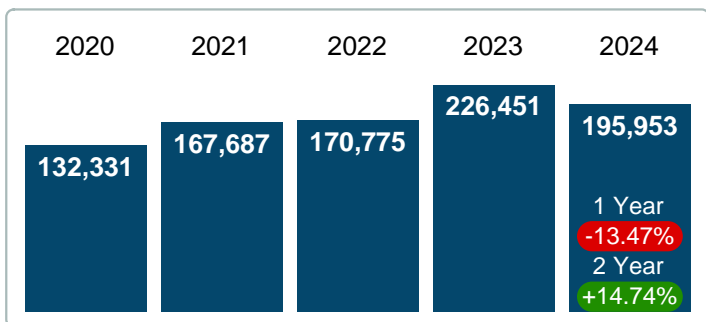
Area Delimited by County Of Muskogee - Residential Property Type



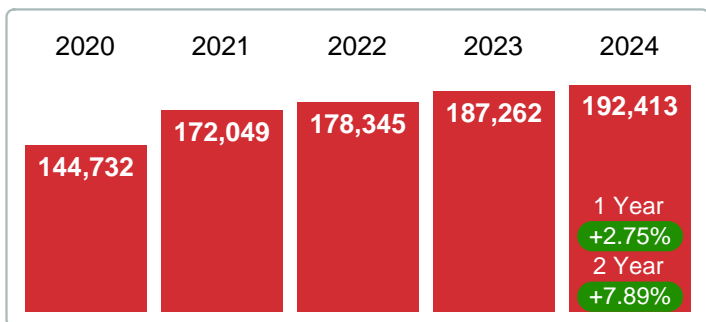
AVERAGE LIST PRICE AT CLOSING

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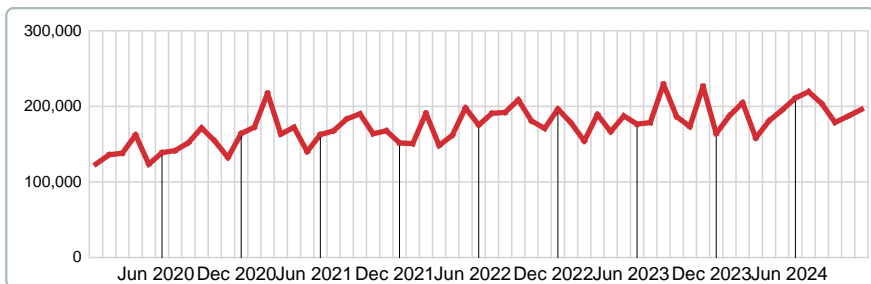
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 178,640

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

Average List Price at Closing this month at **195,953**
above the 5 yr NOV average of **178,640**

- SEP 178,688
- OCT 187,082 +4.70%
- NOV 195,953 +4.74%

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
\$50,000 and less 3	6.67%	39,933	0	43,325	0	0
\$50,001 - \$100,000 6	13.33%	78,883	90,850	86,950	0	0
\$100,001 - \$150,000 5	11.11%	122,460	119,900	124,967	199,900	0
\$150,001 - \$200,000 13	28.89%	178,731	179,450	177,038	174,200	0
\$200,001 - \$225,000 7	15.56%	216,057	0	214,567	239,900	0
\$225,001 - \$275,000 6	13.33%	249,632	0	255,725	229,995	0
\$275,001 and up 5	11.11%	455,760	0	321,267	765,000	550,000
Average List Price		195,953	120,314	180,417	287,599	550,000
Total Closed Units		45	7	30	7	1
Total Closed Volume		8,817,890	842.20K	5.41M	2.01M	550.00K

November 2024



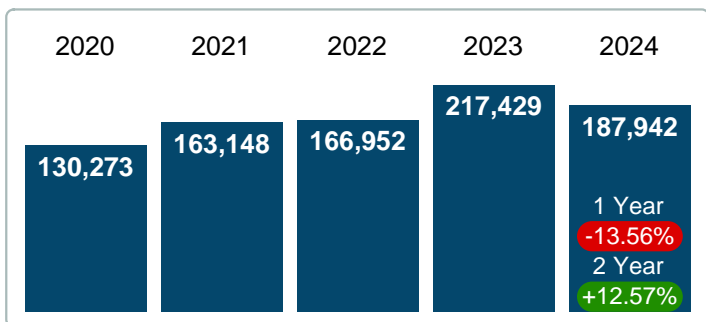
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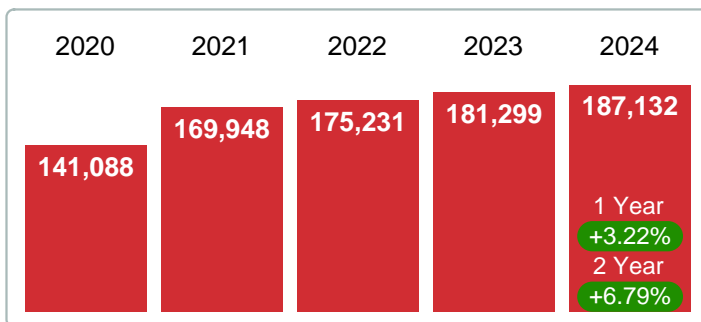
AVERAGE SOLD PRICE AT CLOSING

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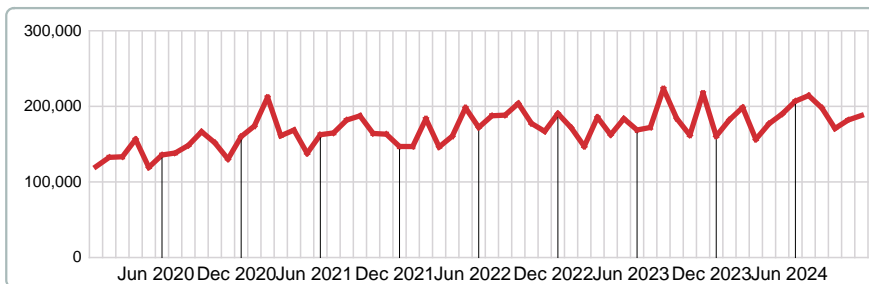
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

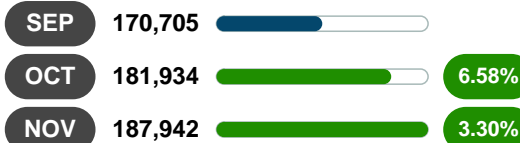


3 MONTHS

5 year NOV AVG = 173,149

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

Average Sold Price at Closing this month at **187,942** above the 5 yr NOV average of **173,149**



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
\$50,000 and less	8.89%	38,125	0	38,125	0	0
\$50,001 - \$100,000	13.33%	78,333	78,500	78,000	0	0
\$100,001 - \$150,000	11.11%	122,100	117,000	127,167	112,000	0
\$150,001 - \$200,000	26.67%	174,242	172,000	174,050	177,250	0
\$200,001 - \$225,000	15.56%	216,143	0	214,667	225,000	0
\$225,001 - \$275,000	13.33%	244,165	0	250,750	230,995	0
\$275,001 and up	11.11%	431,100	0	306,000	742,500	495,000
Average Sold Price		187,942	110,714	176,380	270,856	495,000
Total Closed Units	100%	187,942	7	30	7	1
Total Closed Volume		8,457,390	775.00K	5.29M	1.90M	495.00K

November 2024



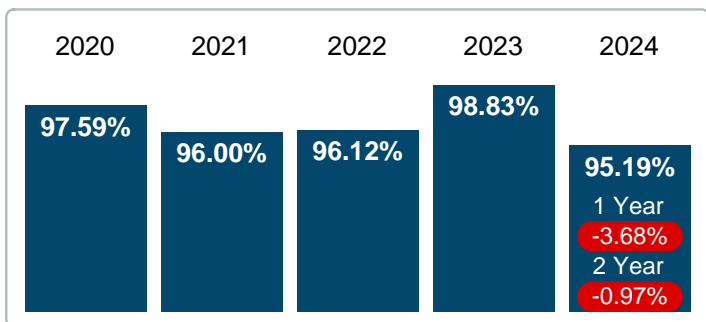
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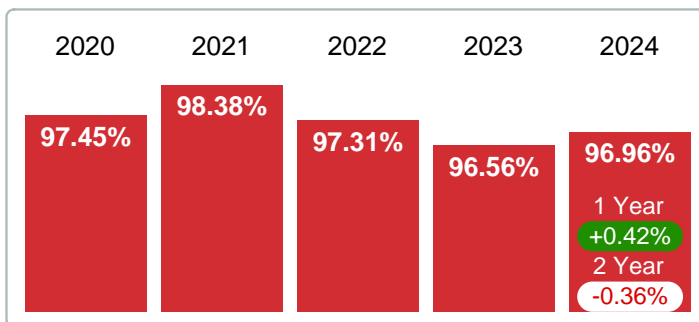
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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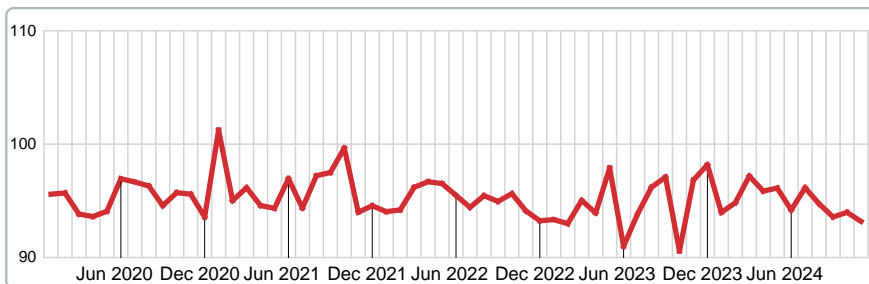
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

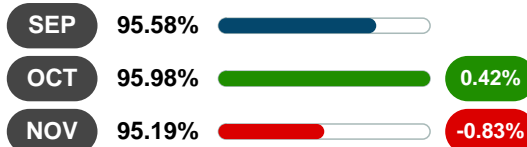


3 MONTHS

5 year NOV AVG = 96.74%

High Jan 2021 103.23% Low Oct 2023 92.58%

Average Sold/List Ratio this month at **95.19%** below the 5 yr NOV average of **96.74%**



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
\$50,000 and less	4	8.89%	87.37%	0.00%	87.37%	0.00%	0.00%
\$50,001 - \$100,000	6	13.33%	88.15%	87.39%	89.68%	0.00%	0.00%
\$100,001 - \$150,000	5	11.11%	92.42%	97.58%	102.83%	56.03%	0.00%
\$150,001 - \$200,000	12	26.67%	98.51%	95.78%	98.41%	101.63%	0.00%
\$200,001 - \$225,000	7	15.56%	99.17%	0.00%	100.07%	93.79%	0.00%
\$225,001 - \$275,000	6	13.33%	98.93%	0.00%	98.15%	100.49%	0.00%
\$275,001 and up	5	11.11%	94.63%	0.00%	95.36%	97.06%	90.00%
Average Sold/List Ratio		95.20%		91.24%	96.79%	93.02%	90.00%
Total Closed Units		45	100%	7	30	7	1
Total Closed Volume		8,457,390		775.00K	5.29M	1.90M	495.00K

November 2024



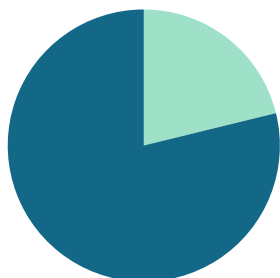
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

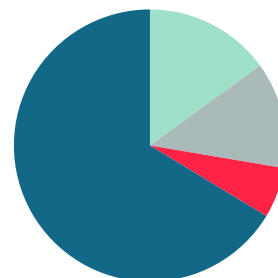


Inventory
 New Listings
54 = 21.18%
 Start Inventory
201
 Total Inventory Units
255
 Volume
\$59,867,073

Market Activity

Closed Sales
45 = 15.00%
 Pending Sales
38 = 12.67%
 Other Off Market
18 = 6.00%
 Active Inventory
199 = 66.33%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	49	45	-8.16%	565	542	-4.07%
Pending Sales	44	38	-13.64%	578	561	-2.94%
New Listings	65	54	-16.92%	835	808	-3.23%
Average List Price	226,451	195,953	-13.47%	187,262	192,413	2.75%
Average Sale Price	217,429	187,942	-13.56%	181,299	187,132	3.22%
Average Percent of Selling Price to List Price	98.83%	95.19%	-3.68%	96.56%	96.96%	0.42%
Average Days on Market to Sale	40.76	47.20	15.81%	37.84	46.10	21.84%
Monthly Inventory	194	199	2.58%	194	199	2.58%
Months Supply of Inventory	3.74	4.10	9.44%	3.74	4.10	9.44%

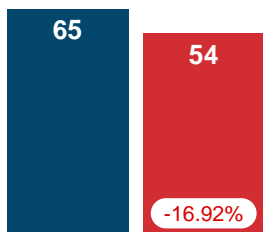
Absorption: Last 12 months, an Average of **49** Sales/Month

Inventory on November 30, 2024 = **199** 2023 2024

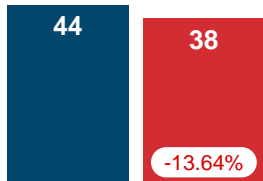
NOVEMBER MARKET

AVERAGE PRICES

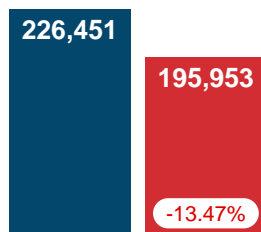
New Listings



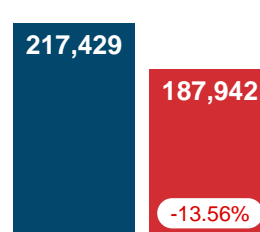
Pending Listings



List Price



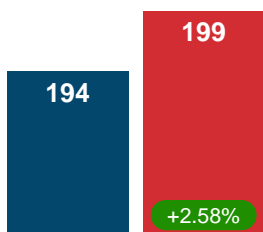
Sale Price



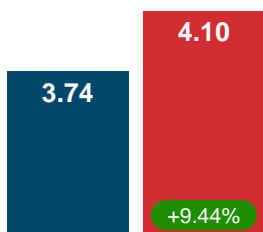
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

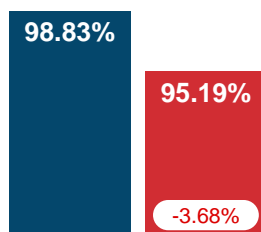
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

