

# November 2024



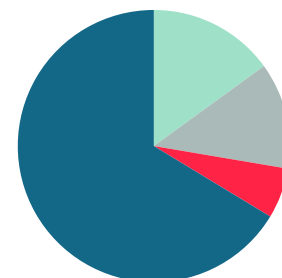
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	199,350	189,900	-4.74%
Median Sale Price	199,000	179,900	-9.60%
Median Percent of Selling Price to List Price	97.55%	97.87%	0.33%
Median Days on Market to Sale	22.00	38.00	72.73%
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.

#### 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 **9.60%** in November 2024 to \$179,900 versus the previous year at \$199,000.

#### Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 16.00 days or **72.73%** in November 2024 compared to last year's same month at **22.00** DOM.

#### Sales Success for November 2024 is Positive

Overall, with Median 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 Monthly  $\frac{1}{2}$ 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

# November 2024



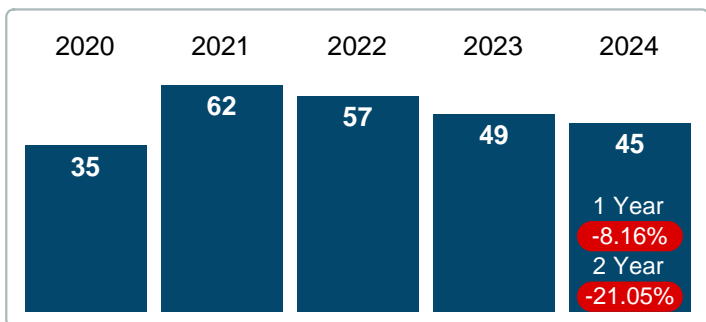
Area Delimited by County Of Muskogee - Residential Property Type



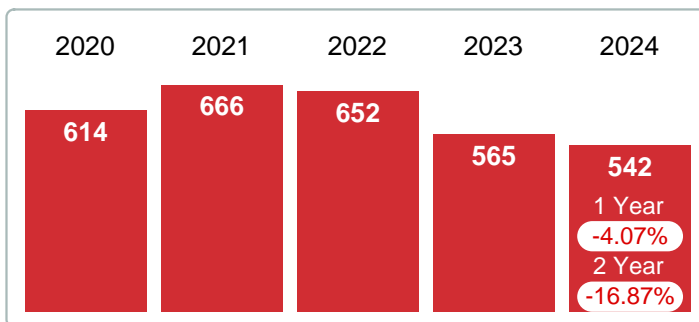
## CLOSED LISTINGS

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

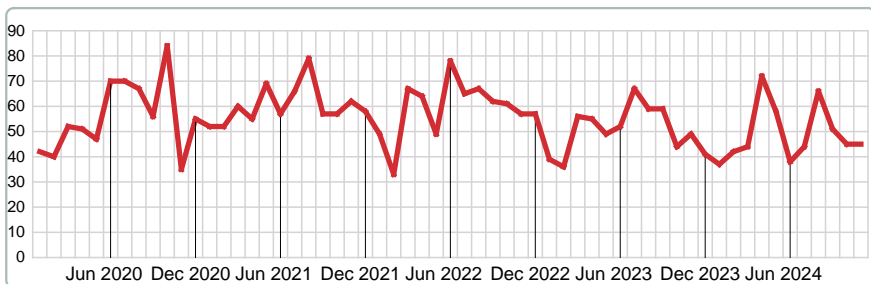
### NOVEMBER



### YEAR TO DATE (YTD)

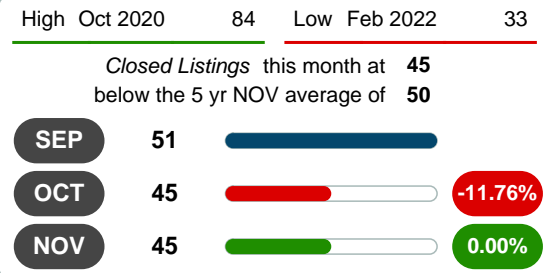


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 50



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	4	8.89%	24.0	0	4	0	0
\$50,001 - \$100,000	6	13.33%	49.5	4	2	0	0
\$100,001 - \$150,000	5	11.11%	48.0	1	3	1	0
\$150,001 - \$200,000	12	26.67%	40.5	2	8	2	0
\$200,001 - \$225,000	7	15.56%	30.0	0	6	1	0
\$225,001 - \$275,000	6	13.33%	11.5	0	4	2	0
\$275,001 and up	5	11.11%	60.0	0	3	1	1
<b>Total Closed Units</b>	<b>45</b>			<b>7</b>	<b>30</b>	<b>7</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>8,457,390</b>	<b>100%</b>	<b>38.0</b>	<b>775.00K</b>	<b>5.29M</b>	<b>1.90M</b>	<b>495.00K</b>
<b>Median Closed Price</b>	<b>\$179,900</b>			<b>\$97,000</b>	<b>\$184,950</b>	<b>\$225,000</b>	<b>\$495,000</b>

# November 2024



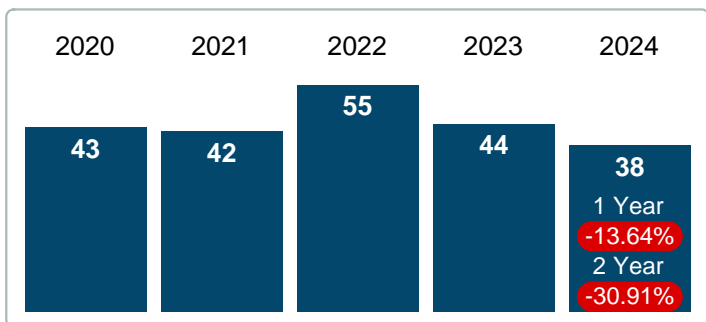
Area Delimited by County Of Muskogee - Residential Property Type



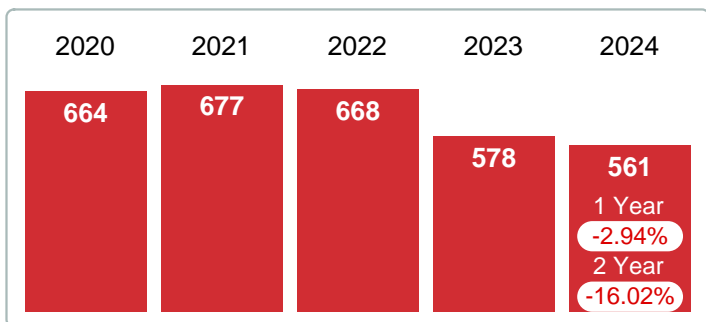
## PENDING LISTINGS

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

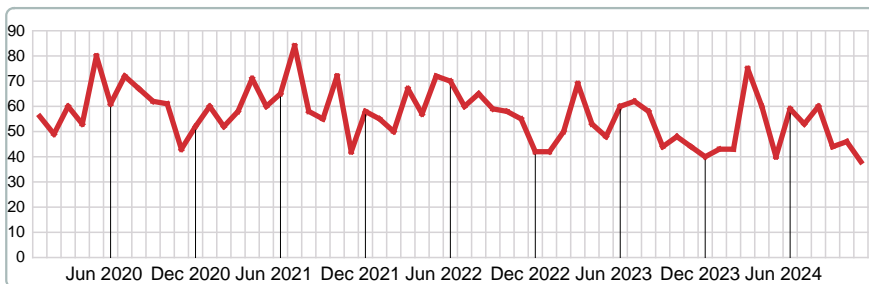
### NOVEMBER



### YEAR TO DATE (YTD)

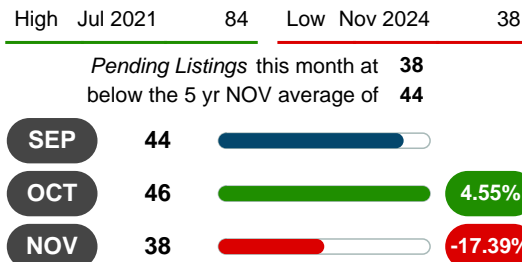


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 44



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	5.26%	56.5	0	1	1	0
\$50,001 - \$100,000	3	7.89%	96.0	0	3	0	0
\$100,001 - \$150,000	8	21.05%	15.0	2	6	0	0
\$150,001 - \$225,000	12	31.58%	45.5	0	9	2	1
\$225,001 - \$225,000	0	0.00%	45.5	0	0	0	0
\$225,001 - \$350,000	9	23.68%	20.0	0	8	1	0
\$350,001 and up	4	10.53%	95.0	1	0	3	0
<b>Total Pending Units</b>	<b>38</b>			<b>3</b>	<b>27</b>	<b>7</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>7,699,600</b>	<b>100%</b>	<b>32.0</b>	<b>649.50K</b>	<b>4.82M</b>	<b>2.05M</b>	<b>175.00K</b>
<b>Median Listing Price</b>	<b>\$189,450</b>			<b>\$129,500</b>	<b>\$175,000</b>	<b>\$250,000</b>	<b>\$175,000</b>

# November 2024



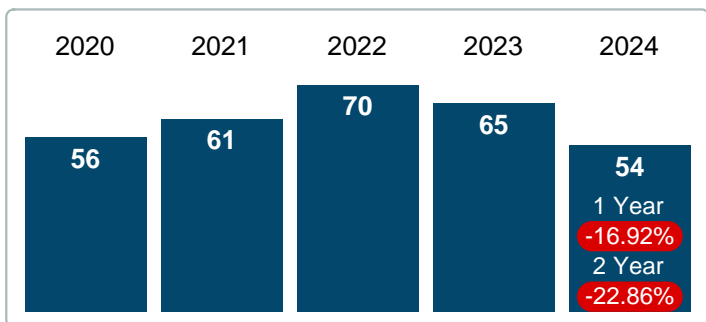
Area Delimited by County Of Muskogee - Residential Property Type



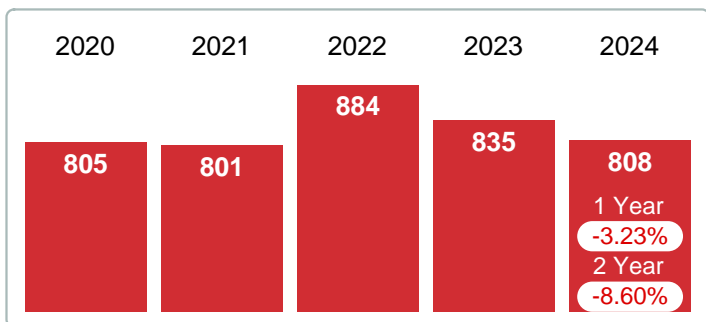
## NEW LISTINGS

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

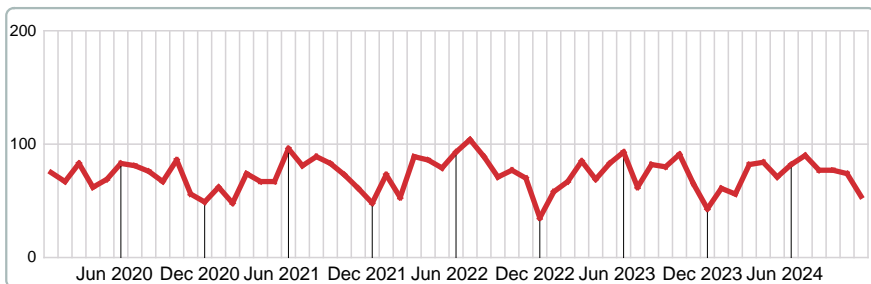
### NOVEMBER



### 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**

Month	New Listings	% Change
SEP	77	
OCT	74	-3.90%
NOV	54	-27.03%

### 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	5	9.26%	4	1	0	0
\$50,001 - \$100,000	6	11.11%	2	4	0	0
\$100,001 - \$125,000	5	9.26%	1	4	0	0
\$125,001 - \$200,000	13	24.07%	6	5	2	0
\$200,001 - \$275,000	11	20.37%	0	6	5	0
\$275,001 - \$425,000	8	14.81%	0	5	3	0
\$425,001 and up	6	11.11%	1	1	4	0
<b>Total New Listed Units</b>	<b>54</b>		<b>14</b>	<b>26</b>	<b>14</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>12,586,914</b>	<b>100%</b>	<b>2.52M</b>	<b>5.05M</b>	<b>5.02M</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$196,250</b>		<b>\$120,000</b>	<b>\$184,000</b>	<b>\$292,500</b>	<b>\$0</b>

# November 2024



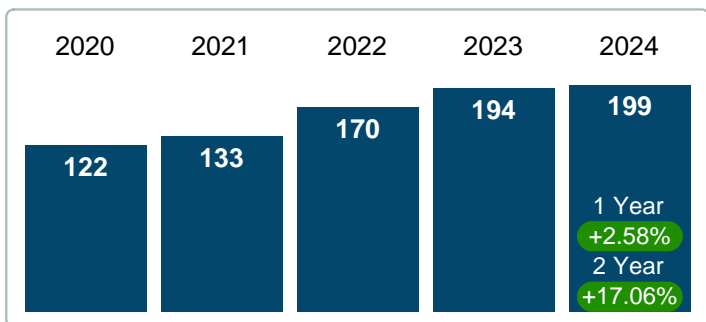
Area Delimited by County Of Muskogee - Residential Property Type



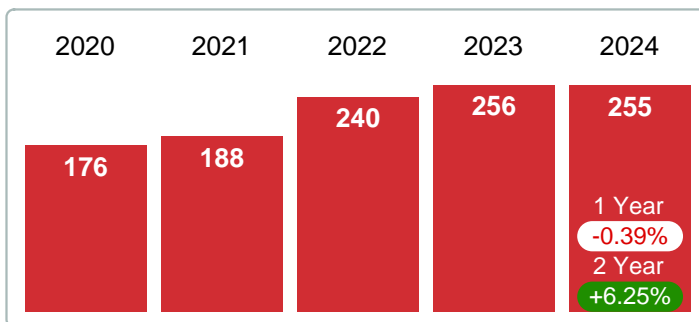
## ACTIVE INVENTORY

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

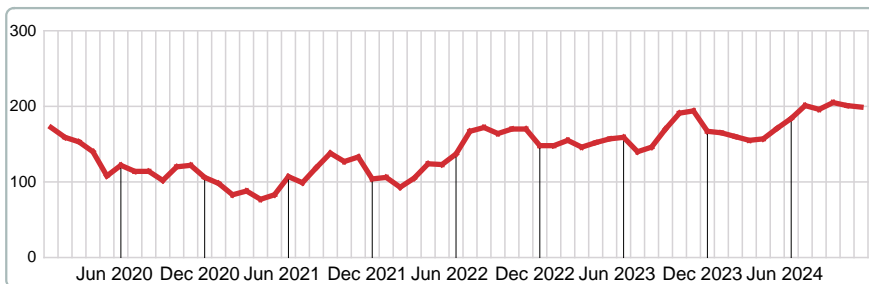
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

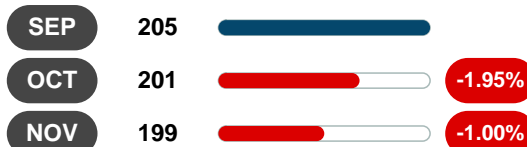


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	5.03%	123.0	5	3	1	1
\$50,001 - \$75,000	19	9.55%	95.0	8	9	1	1
\$75,001 - \$125,000	37	18.59%	71.0	12	22	3	0
\$125,001 - \$200,000	48	24.12%	49.0	11	29	8	0
\$200,001 - \$325,000	41	20.60%	58.0	1	25	12	3
\$325,001 - \$525,000	24	12.06%	89.0	0	9	14	1
\$525,001 and up	20	10.05%	63.5	3	6	8	3
<b>Total Active Inventory by Units</b>	<b>199</b>			<b>40</b>	<b>103</b>	<b>47</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>47,880,173</b>	<b>100%</b>	<b>72.0</b>	<b>6.42M</b>	<b>22.28M</b>	<b>15.79M</b>	<b>3.38M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$175,000</b>			<b>\$112,450</b>	<b>\$155,000</b>	<b>\$295,000</b>	<b>\$289,000</b>

# November 2024



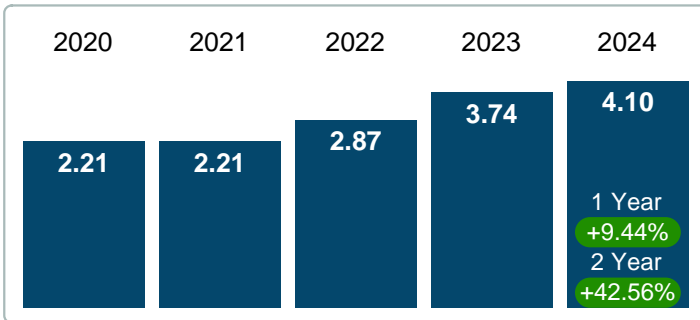
Area Delimited by County Of Muskogee - Residential Property Type



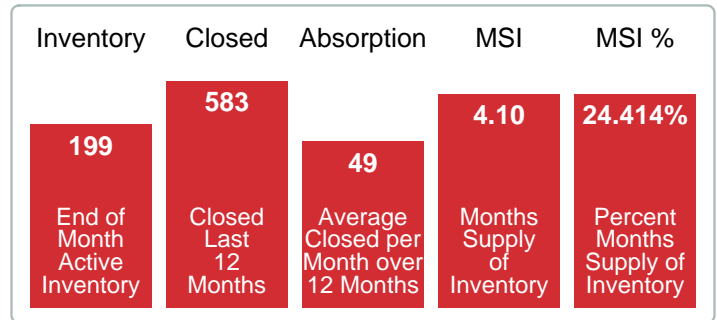
## MONTHS SUPPLY of INVENTORY (MSI)

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

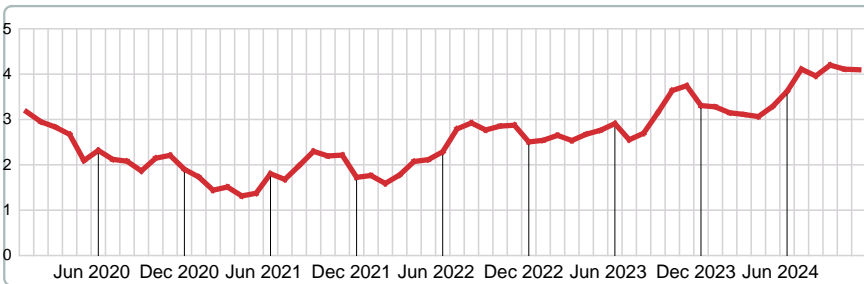
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2024

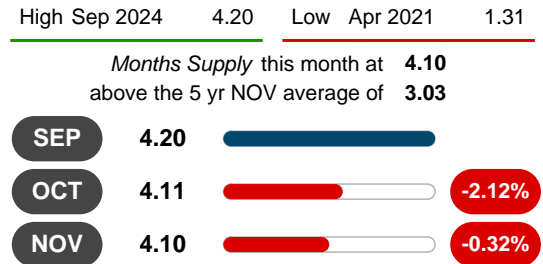


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# November 2024



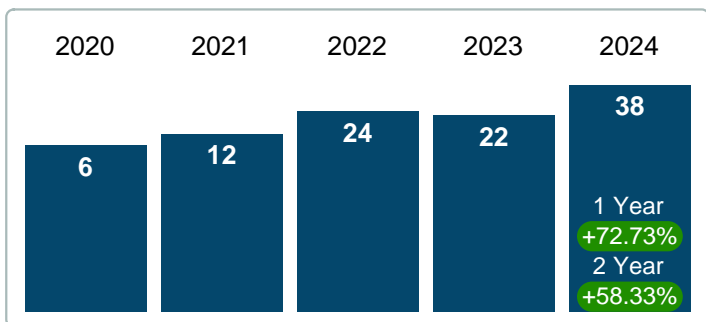
Area Delimited by County Of Muskogee - Residential Property Type



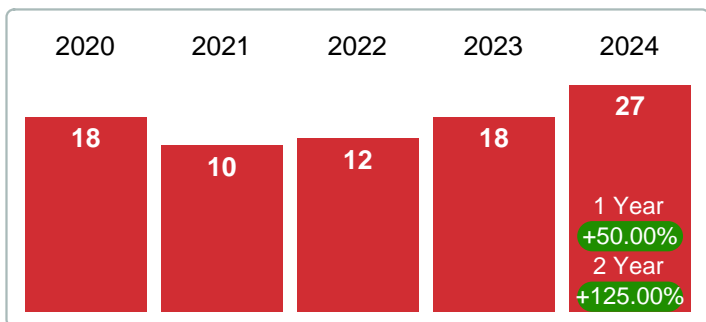
## MEDIAN DAYS ON MARKET TO SALE

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

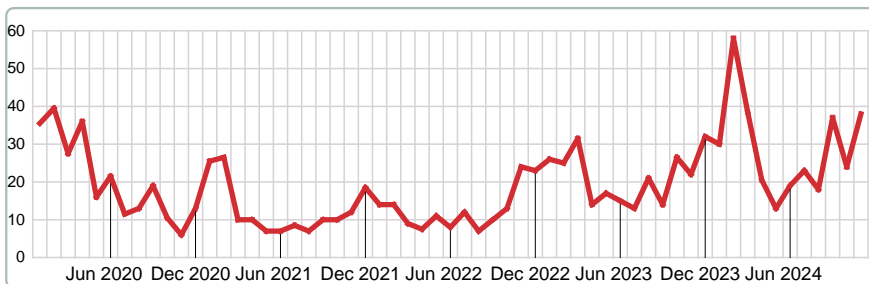
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 20

High Feb 2024 58 Low Nov 2020 6

Median Days on Market to Sale this month at 38 above the 5 yr NOV average of 20

- SEP 37
- OCT 24 (-35.14%)
- NOV 38 (58.33%)

### 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	8.89%	24	0	24	0	0
\$50,001 - \$100,000	13.33%	50	23	98	0	0
\$100,001 - \$150,000	11.11%	48	52	48	19	0
\$150,001 - \$200,000	26.67%	41	73	39	56	0
\$200,001 - \$225,000	15.56%	30	0	22	90	0
\$225,001 - \$275,000	13.33%	12	0	12	35	0
\$275,001 and up	11.11%	60	0	6	64	60
Median Closed DOM		38	30	35	64	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



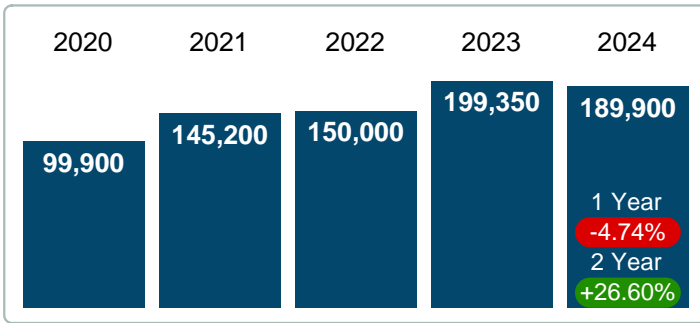
Area Delimited by County Of Muskogee - Residential Property Type



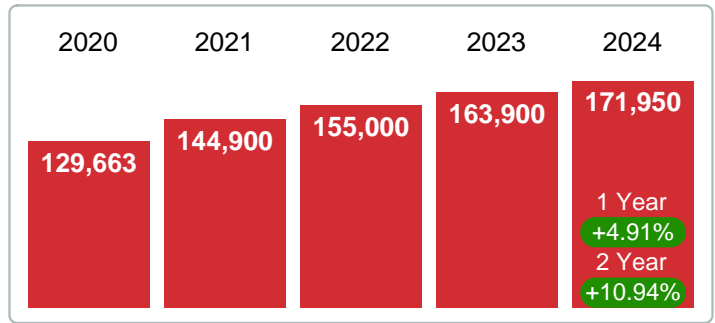
## MEDIAN LIST PRICE AT CLOSING

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

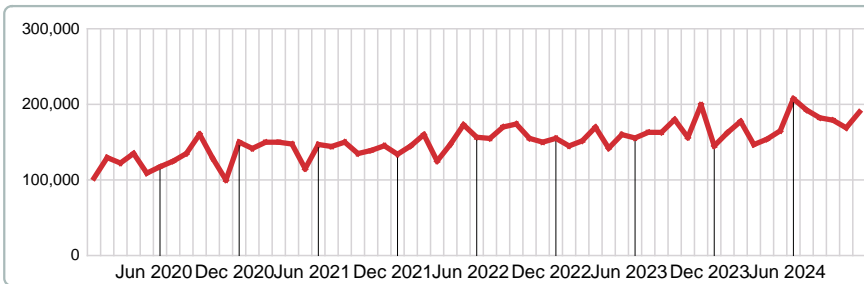
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 156,870

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

Median List Price at Closing this month at **189,900**  
above the 5 yr NOV average of **156,870**



### 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	6.67%	45,000	0	45,000	0	0
\$50,001 - \$100,000	13.33%	86,950	75,500	86,950	0	0
\$100,001 - \$150,000	11.11%	119,900	110,000	140,000	0	0
\$150,001 - \$200,000	28.89%	179,900	179,450	172,500	179,900	0
\$200,001 - \$225,000	15.56%	219,000	0	217,500	225,000	0
\$225,001 - \$275,000	13.33%	244,950	0	255,000	237,445	0
\$275,001 and up	11.11%	335,000	0	329,900	765,000	550,000
<b>Median List Price</b>		<b>189,900</b>	<b>110,000</b>	<b>189,950</b>	<b>225,000</b>	<b>550,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>189,900</b>	<b>7</b>	<b>30</b>	<b>7</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,817,890</b>	<b>842.20K</b>	<b>5.41M</b>	<b>2.01M</b>	<b>550.00K</b>



# November 2024



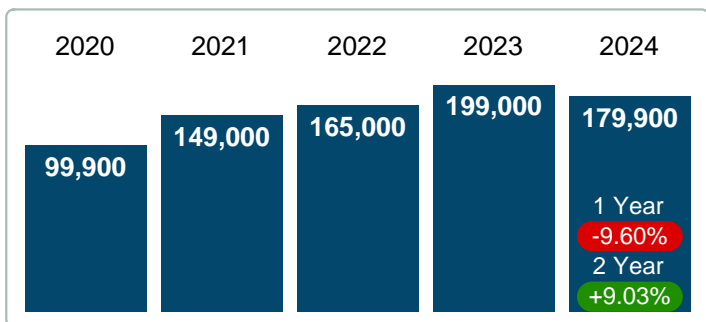
Area Delimited by County Of Muskogee - Residential Property Type



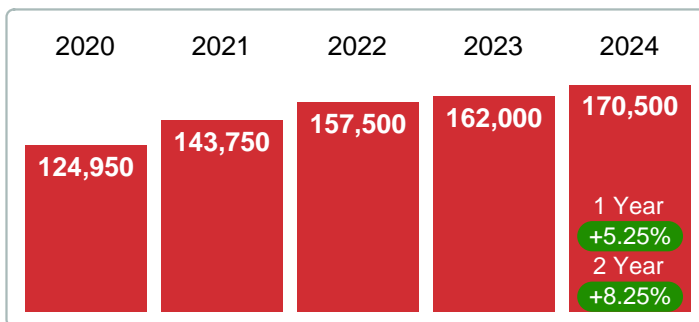
## MEDIAN SOLD PRICE AT CLOSING

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

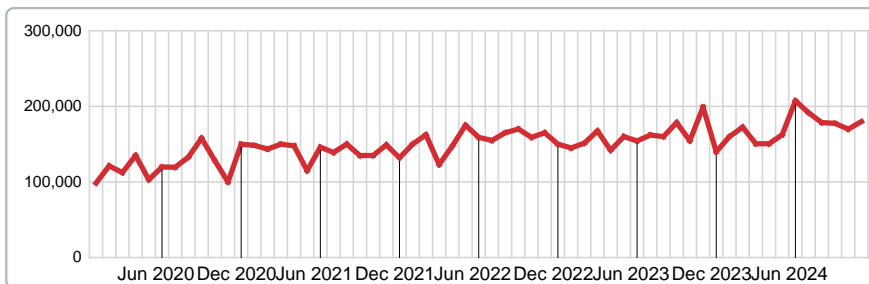
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

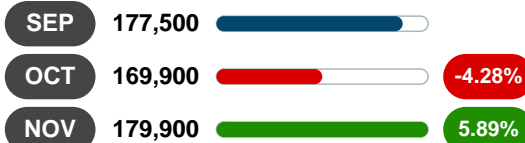


### 3 MONTHS

5 year NOV AVG = 158,560

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

Median Sold Price at Closing this month at 179,900 above the 5 yr NOV average of 158,560



### 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	4	8.89%	41,250	0	41,250	0		
\$50,001 - \$100,000	6	13.33%	78,000	78,500	78,000	0		
\$100,001 - \$150,000	5	11.11%	117,000	117,000	132,500	112,000		
\$150,001 - \$200,000	12	26.67%	169,500	172,000	169,500	177,250		
\$200,001 - \$225,000	7	15.56%	219,000	0	215,500	225,000		
\$225,001 - \$275,000	6	13.33%	244,000	0	252,500	230,995		
\$275,001 and up	5	11.11%	335,000	0	298,000	742,500		
Median Sold Price		179,900		97,000	184,950	225,000	495,000	
Total Closed Units		45	100%	179,900	7	30	7	1
Total Closed Volume		8,457,390		775.00K	5.29M	1.90M	495.00K	

# November 2024



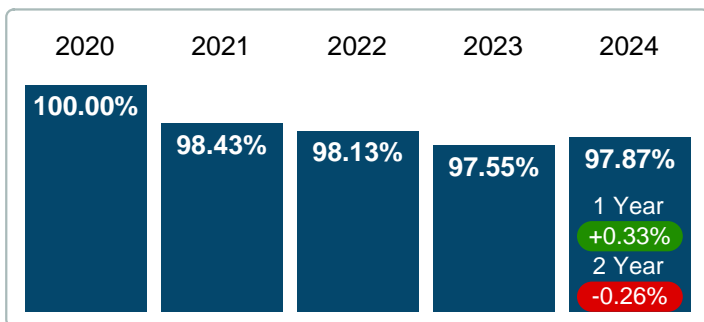
Area Delimited by County Of Muskogee - Residential Property Type



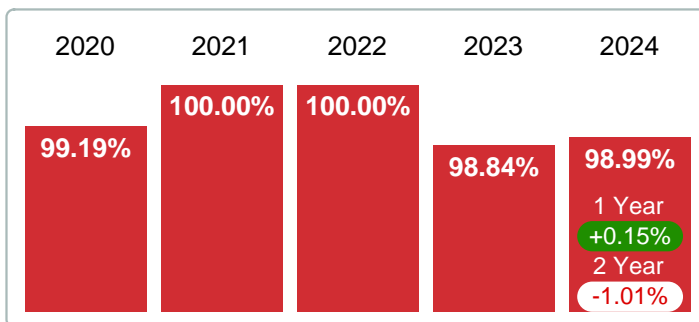
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

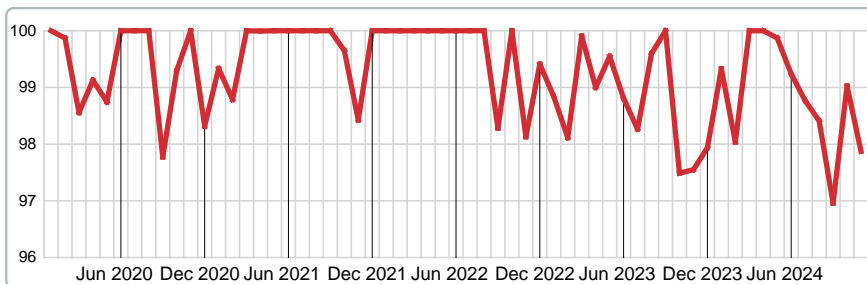
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

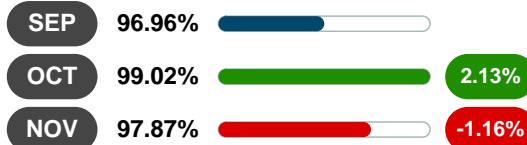


### 3 MONTHS

5 year NOV AVG = 98.40%

High Apr 2024 100.00% Low Sep 2024 96.96%

Median Sold/List Ratio this month at **97.87%**  
equal to 5 yr NOV average of **98.40%**



### 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	<div style="width: 8.89%;"></div> 4	8.89%	86.89%	0.00%	86.89%	0.00%	0.00%	
\$50,001 - \$100,000	<div style="width: 13.33%;"></div> 6	13.33%	88.26%	85.59%	89.68%	0.00%	0.00%	
\$100,001 - \$150,000	<div style="width: 11.11%;"></div> 5	11.11%	97.58%	97.58%	102.14%	56.03%	0.00%	
\$150,001 - \$200,000	<div style="width: 26.67%;"></div> 12	26.67%	97.96%	95.78%	98.54%	101.63%	0.00%	
\$200,001 - \$225,000	<div style="width: 15.56%;"></div> 7	15.56%	100.00%	0.00%	100.23%	93.79%	0.00%	
\$225,001 - \$275,000	<div style="width: 13.33%;"></div> 6	13.33%	99.60%	0.00%	99.60%	100.49%	0.00%	
\$275,001 and up	<div style="width: 11.11%;"></div> 5	11.11%	97.06%	0.00%	99.70%	97.06%	90.00%	
Median Sold/List Ratio		97.87%		94.67%	99.45%	97.87%	90.00%	
Total Closed Units		45	100%	97.87%	7	30	7	1
Total Closed Volume		8,457,390			775.00K	5.29M	1.90M	495.00K

# November 2024



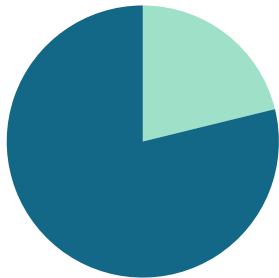
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

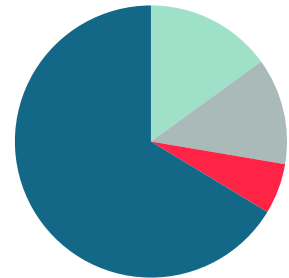


**Inventory**  
 New Listings  
**54 = 21.18%**  
 Start Inventory  
**201**  
 Total Inventory Units  
**255**  
 Volume  
**\$59,867,073**

### 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%
Median List Price	199,350	189,900	-4.74%	163,900	171,950	4.91%
Median Sale Price	199,000	179,900	-9.60%	162,000	170,500	5.25%
Median Percent of Selling Price to List Price	97.55%	97.87%	0.33%	98.84%	98.99%	0.15%
Median Days on Market to Sale	22.00	38.00	72.73%	18.00	27.00	50.00%
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

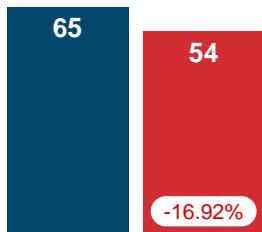
**Inventory** on November 30, 2024 = **199**

**2023** **2024**

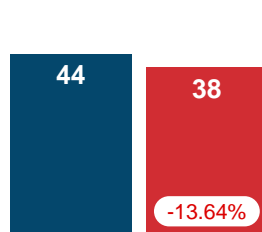
### NOVEMBER MARKET

### MEDIAN PRICES

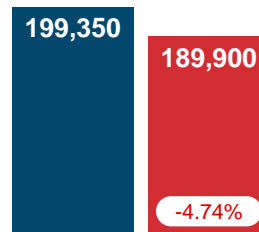
#### New Listings



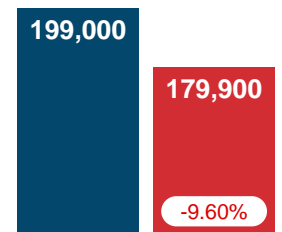
#### Pending Listings



#### List Price



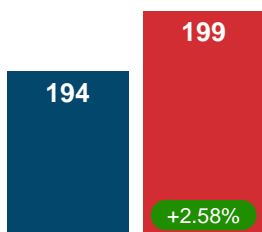
#### Sale Price



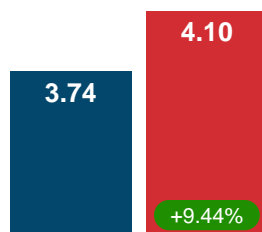
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

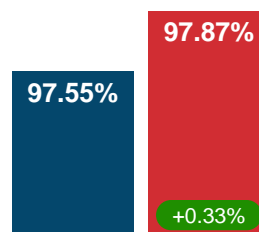
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

