

# December 2024



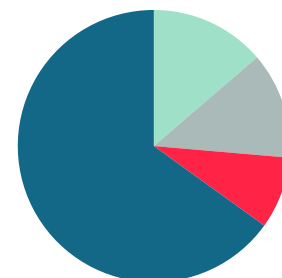
Area Delimited by County Of Muskogee - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jan 13, 2025 for MLS Technology Inc.

Compared Metrics	December		
	2023	2024	+/-%
Closed Listings	41	40	-2.44%
Pending Listings	40	37	-7.50%
New Listings	43	49	13.95%
Median List Price	145,000	175,000	20.69%
Median Sale Price	140,000	164,000	17.14%
Median Percent of Selling Price to List Price	97.94%	97.86%	-0.08%
Median Days on Market to Sale	32.00	40.50	26.56%
End of Month Inventory	167	190	13.77%
Months Supply of Inventory	3.31	3.92	18.46%



■ Closed (13.70%)  
■ Pending (12.67%)  
■ Other OffMarket (8.56%)  
■ Active (65.07%)

**Absorption:** Last 12 months, an Average of **49** Sales/Month  
**Active Inventory** as of December 31, 2024 = **190**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2024 rose **13.77%** to 190 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 **3.92** 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 **17.14%** in December 2024 to \$164,000 versus the previous year at \$140,000.

#### Median Days on Market Lengthens

The median number of **40.50** days that homes spent on the market before selling increased by 8.50 days or **26.56%** in December 2024 compared to last year's same month at **32.00** DOM.

#### Sales Success for December 2024 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 49 New Listings in December 2024, up **13.95%** from last year at 43. Furthermore, there were 40 Closed Listings this month versus last year at 41, a **-2.44%** decrease.

Closed versus Listed trends yielded a **81.6%** ratio, down from previous year's, December 2023, at **95.3%**, a **14.39%** 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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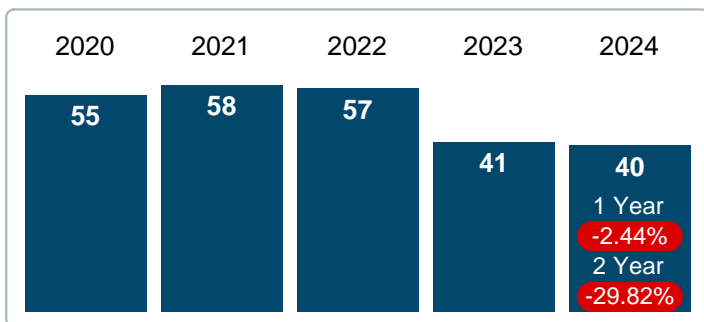
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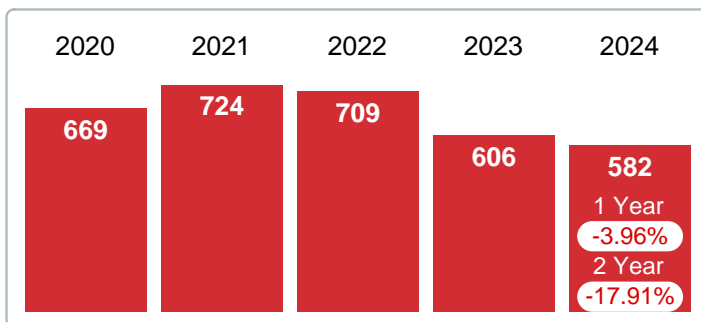
## CLOSED LISTINGS

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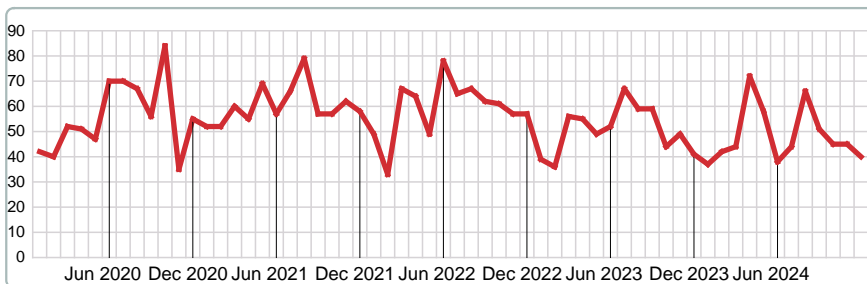
### DECEMBER



### YEAR TO DATE (YTD)

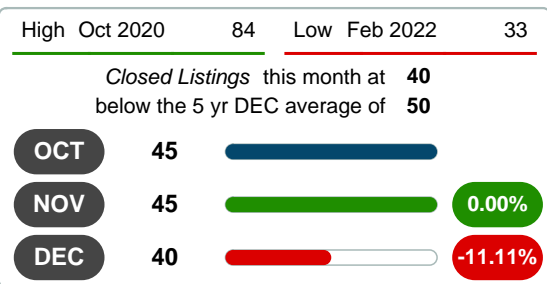


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC 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
\$75,000 and less	5	12.50%	69.0	2	2	1	0
\$75,001 - \$125,000	4	10.00%	17.0	1	3	0	0
\$125,001 - \$150,000	8	20.00%	29.5	2	6	0	0
\$150,001 - \$200,000	8	20.00%	51.5	0	7	0	1
\$200,001 - \$275,000	7	17.50%	32.0	0	4	3	0
\$275,001 - \$350,000	4	10.00%	87.0	1	2	1	0
\$350,001 and up	4	10.00%	14.0	0	0	4	0
<b>Total Closed Units</b>	<b>40</b>			<b>6</b>	<b>24</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>7,808,550</b>	<b>100%</b>	<b>40.5</b>	<b>846.50K</b>	<b>4.04M</b>	<b>2.75M</b>	<b>180.00K</b>
<b>Median Closed Price</b>	<b>\$164,000</b>			<b>\$127,000</b>	<b>\$161,000</b>	<b>\$299,900</b>	<b>\$180,000</b>

# December 2024



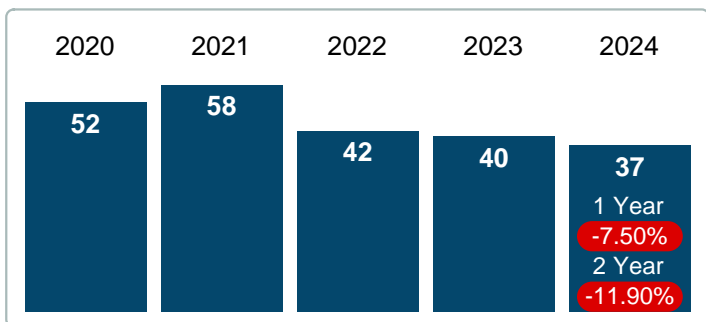
Area Delimited by County Of Muskogee - Residential Property Type



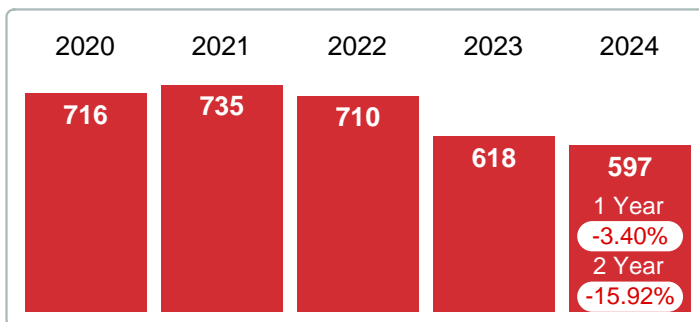
## PENDING LISTINGS

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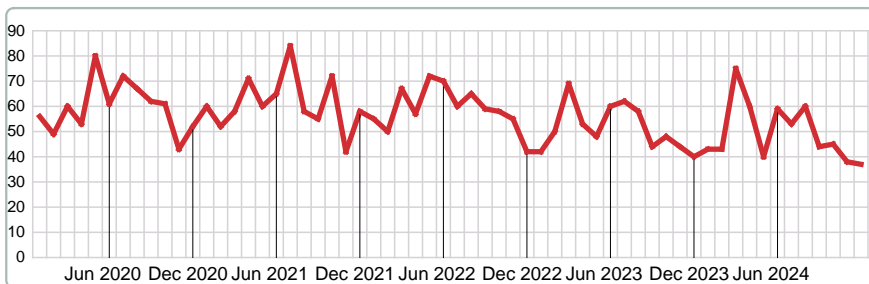
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 46

High Jul 2021 84 Low Dec 2024 37

Pending Listings this month at 37 below the 5 yr DEC average of 46

- OCT 45
- NOV 38 (-15.56%)
- DEC 37 (-2.63%)

### 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	1	2.70%	2.0	0	1	0	0
\$50,001 - \$75,000	4	10.81%	58.5	1	1	1	1
\$75,001 - \$125,000	6	16.22%	79.0	0	6	0	0
\$125,001 - \$200,000	12	32.43%	42.5	1	10	1	0
\$200,001 - \$250,000	5	13.51%	90.0	0	3	2	0
\$250,001 - \$325,000	5	13.51%	53.0	0	3	2	0
\$325,001 and up	4	10.81%	35.5	1	1	2	0
<b>Total Pending Units</b>	<b>37</b>			<b>3</b>	<b>25</b>	<b>8</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>7,365,460</b>	<b>100%</b>	<b>62.0</b>	<b>1.02M</b>	<b>4.20M</b>	<b>2.09M</b>	<b>59.00K</b>
<b>Median Listing Price</b>	<b>\$180,000</b>			<b>\$129,900</b>	<b>\$155,000</b>	<b>\$285,000</b>	<b>\$59,000</b>

# December 2024



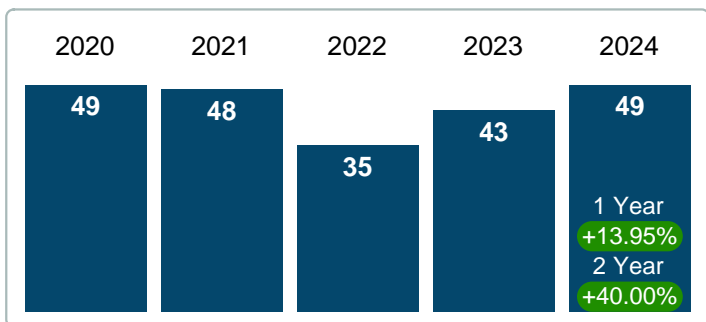
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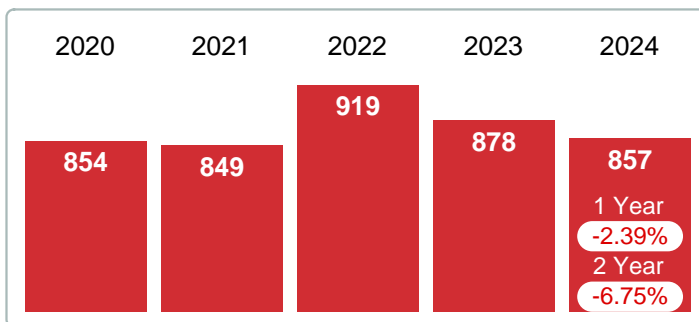
## NEW LISTINGS

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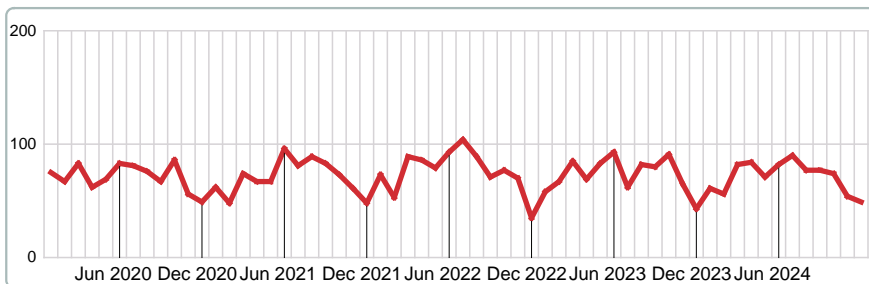
### DECEMBER



### YEAR TO DATE (YTD)

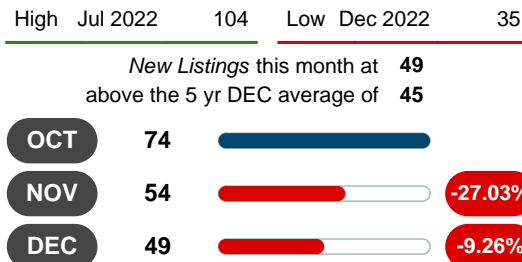


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 45



### 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	4	8.16%	2	2	0	0
\$50,001 - \$125,000	7	14.29%	3	3	1	0
\$125,001 - \$150,000	7	14.29%	1	6	0	0
\$150,001 - \$175,000	6	12.24%	1	4	1	0
\$175,001 - \$250,000	12	24.49%	0	11	1	0
\$250,001 - \$400,000	8	16.33%	0	4	3	1
\$400,001 and up	5	10.20%	0	2	1	2
<b>Total New Listed Units</b>	<b>49</b>		<b>7</b>	<b>32</b>	<b>7</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>10,281,400</b>	<b>100%</b>	<b>698.50K</b>	<b>6.16M</b>	<b>1.96M</b>	<b>1.47M</b>
<b>Median New Listed Listing Price</b>	<b>\$178,000</b>		<b>\$116,500</b>	<b>\$178,950</b>	<b>\$299,500</b>	<b>\$564,900</b>

# December 2024



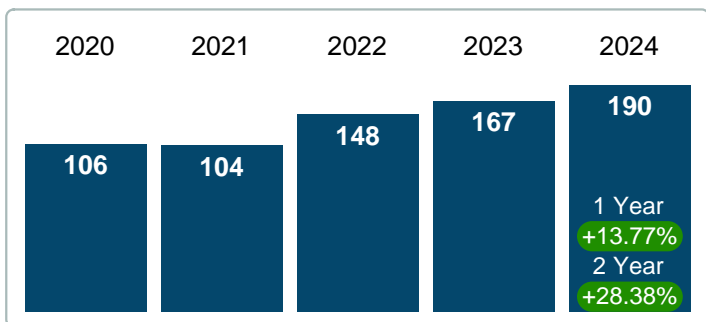
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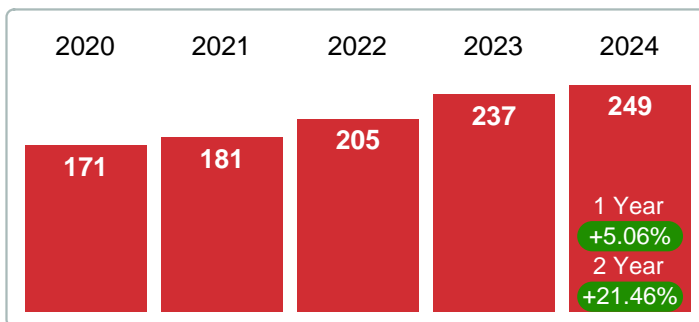
## ACTIVE INVENTORY

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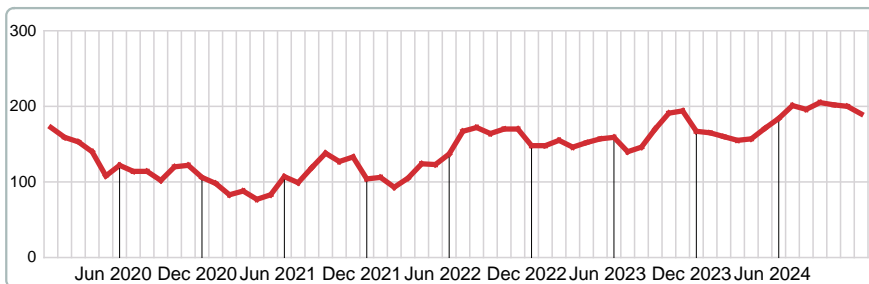
### END OF DECEMBER



### ACTIVE DURING DECEMBER



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 143

High Sep 2024 205 Low Apr 2021 77

Inventory this month at **190**  
above the 5 yr DEC average of **143**

- OCT** 202
- NOV** 200 -0.99%
- DEC** 190 -5.00%

### 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	11	5.79%	39.0	7	2	1	1
\$50,001 - \$100,000	32	16.84%	106.0	12	17	3	0
\$100,001 - \$125,000	17	8.95%	74.0	9	7	1	0
\$125,001 - \$200,000	53	27.89%	61.0	10	33	10	0
\$200,001 - \$275,000	26	13.68%	62.5	0	19	5	2
\$275,001 - \$525,000	32	16.84%	117.5	1	19	9	3
\$525,001 and up	19	10.00%	67.0	2	4	9	4
Total Active Inventory by Units			190	41	101	38	10
Total Active Inventory by Volume			45,374,143	5.78M	22.59M	12.78M	4.23M
Median Active Inventory Listing Price			\$176,500	\$114,000	\$178,000	\$252,000	\$392,000

# December 2024



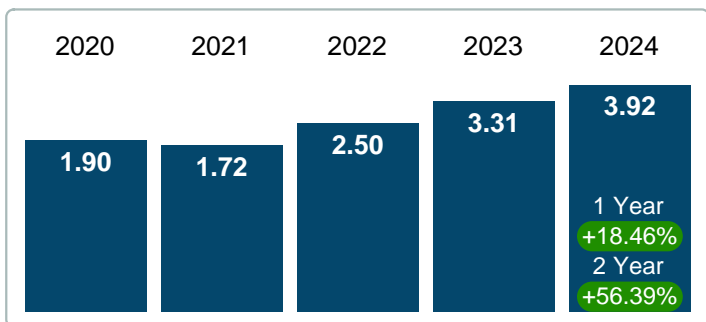
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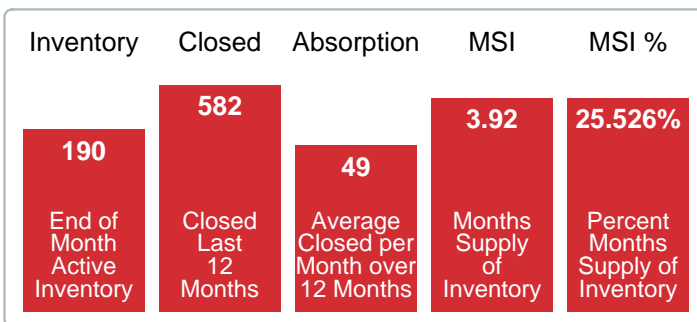
## MONTHS SUPPLY of INVENTORY (MSI)

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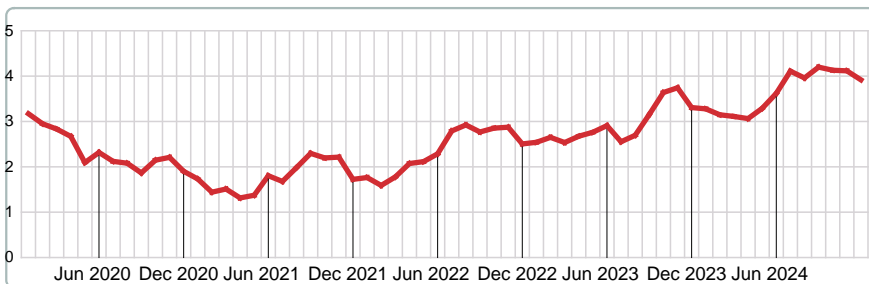
### MSI FOR DECEMBER



### INDICATORS FOR DECEMBER 2024



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 2.67

High Sep 2024 4.20 Low Apr 2021 1.31

Months Supply this month at **3.92**  
above the 5 yr DEC average of **2.67**



### 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	11	5.79%	3.07	3.82	1.41	3.00	0.00
\$50,001 - \$100,000	32	16.84%	5.05	3.69	6.80	6.00	0.00
\$100,001 - \$125,000	17	8.95%	4.34	7.20	3.00	3.00	0.00
\$125,001 - \$200,000	53	27.89%	3.10	5.71	2.46	6.32	0.00
\$200,001 - \$275,000	26	13.68%	2.64	0.00	2.62	2.40	6.00
\$275,001 - \$525,000	32	16.84%	4.74	4.00	6.51	2.92	6.00
\$525,001 and up	19	10.00%	19.00	0.00	16.00	15.43	24.00
Market Supply of Inventory (MSI)			3.92	4.82	3.36	4.47	7.06
Total Active Inventory by Units		100%	3.92	41	101	38	10

# December 2024



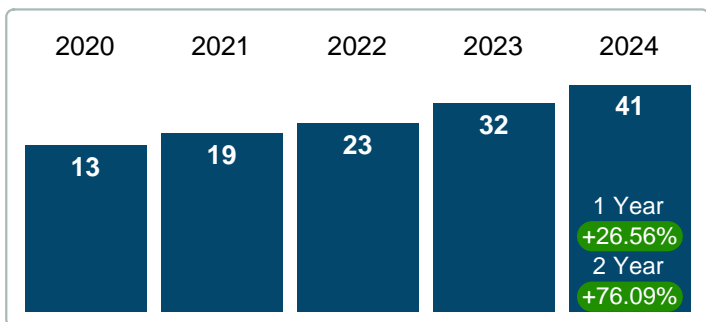
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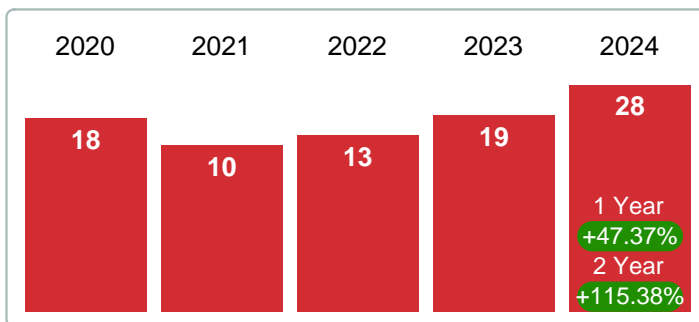
## MEDIAN DAYS ON MARKET TO SALE

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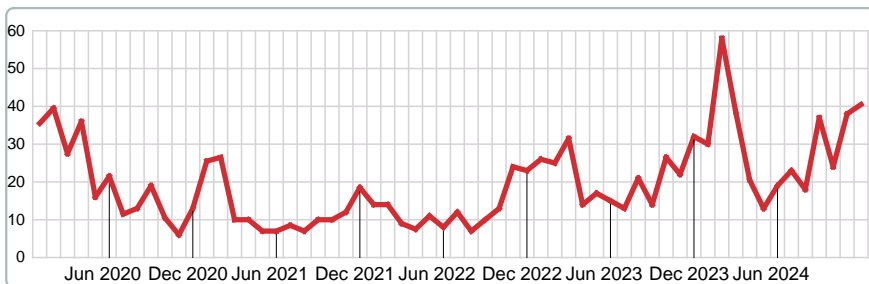
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 25

High Feb 2024 58 Low Nov 2020 6

Median Days on Market to Sale this month at 41 above the 5 yr DEC average of 25

- OCT 24
- NOV 38 (58.33%)
- DEC 41 (6.58%)

### 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
\$75,000 and less	5	12.50%	69	27	147	69	0
\$75,001 - \$125,000	4	10.00%	17	19	15	0	0
\$125,001 - \$150,000	8	20.00%	30	85	30	0	0
\$150,001 - \$200,000	8	20.00%	52	0	54	0	49
\$200,001 - \$275,000	7	17.50%	32	0	31	38	0
\$275,001 - \$350,000	4	10.00%	87	190	55	67	0
\$350,001 and up	4	10.00%	14	0	0	14	0
Median Closed DOM			41	32	38	38	49
Total Closed Units		100%	40.5	6	24	9	1
Total Closed Volume			7,808,550	846.50K	4.04M	2.75M	180.00K

# December 2024



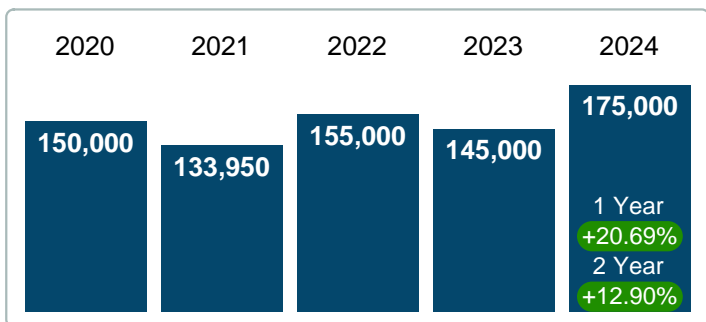
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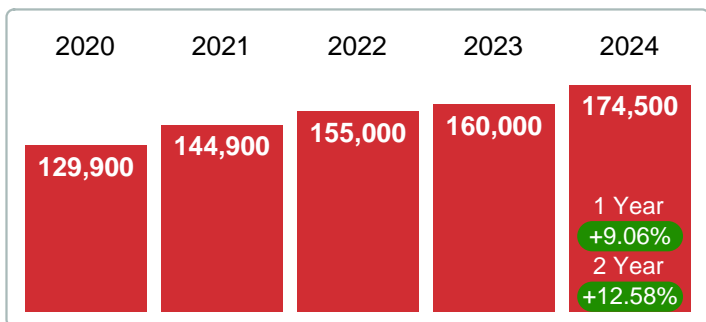
## MEDIAN LIST PRICE AT CLOSING

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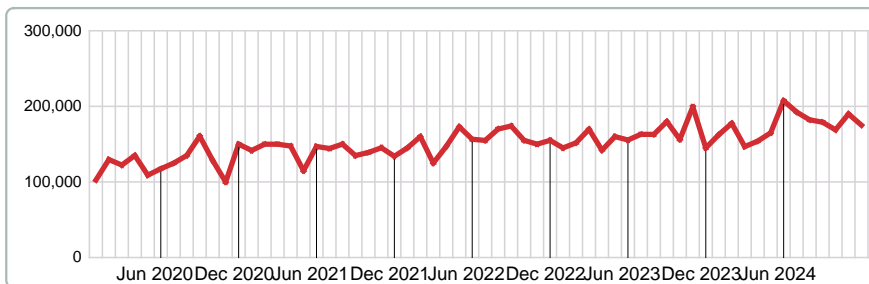
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year DEC AVG = 151,790

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

Median List Price at Closing this month at **175,000**  
above the 5 yr DEC average of **151,790**

Month	Price	Change
OCT	169,000	
NOV	189,900	+12.37%
DEC	175,000	-7.85%

### 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
\$75,000 and less	12.50%	60,000	54,450	60,600	29,900	0
\$75,001 - \$125,000	10.00%	120,500	121,000	120,000	0	0
\$125,001 - \$150,000	12.50%	130,000	134,250	130,000	0	0
\$150,001 - \$200,000	25.00%	174,750	0	174,500	0	175,000
\$200,001 - \$275,000	20.00%	222,000	0	219,000	225,000	0
\$275,001 - \$350,000	7.50%	299,900	0	319,250	299,900	0
\$350,001 and up	12.50%	410,000	399,000	0	434,500	0
<b>Median List Price</b>		<b>175,000</b>	<b>125,250</b>	<b>169,750</b>	<b>299,900</b>	<b>175,000</b>
<b>Total Closed Units</b>		<b>40</b>	<b>6</b>	<b>24</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>8,082,600</b>	<b>897.40K</b>	<b>4.20M</b>	<b>2.81M</b>	<b>175.00K</b>



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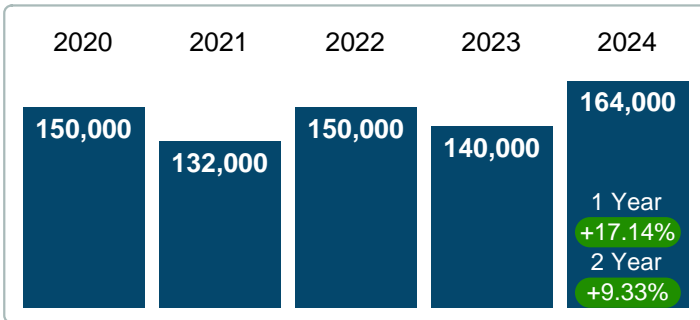
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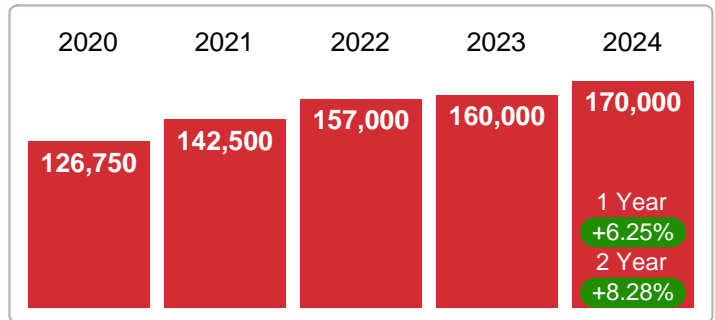
## MEDIAN SOLD PRICE AT CLOSING

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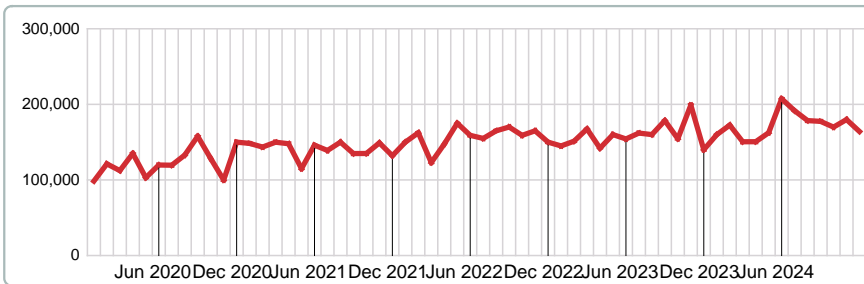
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

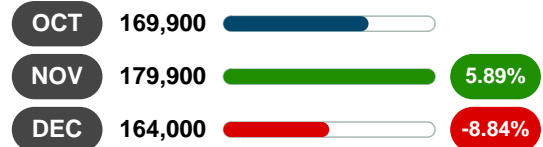


### 3 MONTHS

5 year DEC AVG = 147,200

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

Median Sold Price at Closing this month at **164,000** above the 5 yr DEC average of **147,200**



### 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
\$75,000 and less	12.50%	42,000	56,250	52,375	24,000	0
\$75,001 - \$125,000	10.00%	116,750	121,000	112,500	0	0
\$125,001 - \$150,000	20.00%	136,500	134,000	144,000	0	0
\$150,001 - \$200,000	20.00%	168,500	0	165,000	0	180,000
\$200,001 - \$275,000	17.50%	225,000	0	227,000	225,000	0
\$275,001 - \$350,000	10.00%	310,000	345,000	310,000	299,900	0
\$350,001 and up	10.00%	428,000	0	0	428,000	0
<b>Median Sold Price</b>		<b>164,000</b>	<b>127,000</b>	<b>161,000</b>	<b>299,900</b>	<b>180,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>164,000</b>	<b>6</b>	<b>24</b>	<b>9</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>7,808,550</b>	<b>846.50K</b>	<b>4.04M</b>	<b>2.75M</b>	<b>180.00K</b>

# December 2024



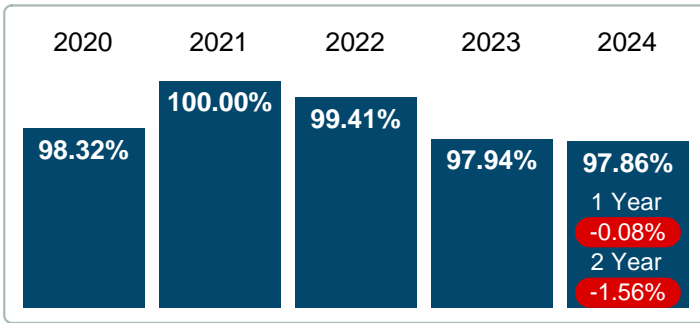
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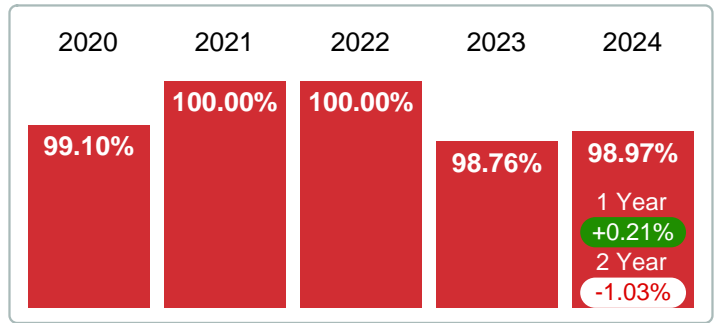
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 13, 2025 for MLS Technology Inc.

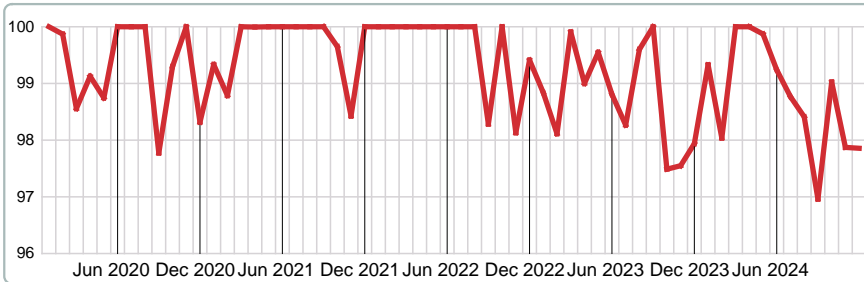
### DECEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

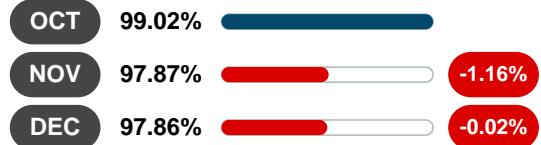


### 3 MONTHS

5 year DEC AVG = 98.70%

High Apr 2024 100.00% Low Sep 2024 96.96%

Median Sold/List Ratio this month at **97.86%**  
below the 5 yr DEC average of **98.70%**



### 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
\$75,000 and less	5	12.50%	96.15%	101.72%	86.27%	80.27%	0.00%
\$75,001 - \$125,000	4	10.00%	100.00%	100.00%	100.00%	0.00%	0.00%
\$125,001 - \$150,000	8	20.00%	97.40%	99.91%	97.22%	0.00%	0.00%
\$150,001 - \$200,000	8	20.00%	92.72%	0.00%	91.98%	0.00%	102.86%
\$200,001 - \$275,000	7	17.50%	100.00%	0.00%	100.48%	94.00%	0.00%
\$275,001 - \$350,000	4	10.00%	95.00%	86.47%	97.86%	100.00%	0.00%
\$350,001 and up	4	10.00%	98.17%	0.00%	0.00%	98.17%	0.00%
Median Sold/List Ratio		97.86%		98.56%	97.86%	96.34%	102.86%
Total Closed Units		40	100%	6	24	9	1
Total Closed Volume		7,808,550		846.50K	4.04M	2.75M	180.00K

# December 2024



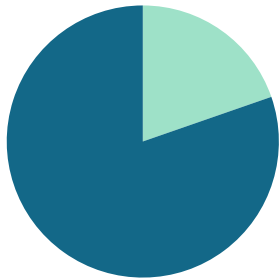
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

Report produced on Jan 13, 2025 for MLS Technology Inc.

### INVENTORY

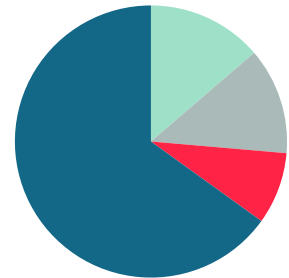


**Inventory**  
 New Listings  
**49 = 19.68%**  
 Start Inventory  
**200**  
 Total Inventory Units  
**249**  
 Volume  
**\$57,817,603**

### Market Activity

Closed Sales  
**40 = 13.70%**  
 Pending Sales  
**37 = 12.67%**  
 Other Off Market  
**25 = 8.56%**  
 Active Inventory  
**190 = 65.07%**

### MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	41	40	-2.44%	606	582	-3.96%
Pending Sales	40	37	-7.50%	618	597	-3.40%
New Listings	43	49	13.95%	878	857	-2.39%
Median List Price	145,000	175,000	20.69%	160,000	174,500	9.06%
Median Sale Price	140,000	164,000	17.14%	160,000	170,000	6.25%
Median Percent of Selling Price to List Price	97.94%	97.86%	-0.08%	98.76%	98.97%	0.21%
Median Days on Market to Sale	32.00	40.50	26.56%	19.00	28.00	47.37%
Monthly Inventory	167	190	13.77%	167	190	13.77%
Months Supply of Inventory	3.31	3.92	18.46%	3.31	3.92	18.46%

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

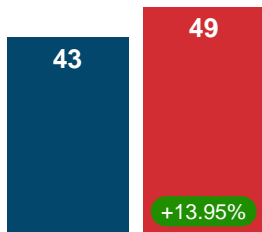
**Inventory** on December 31, 2024 = **190**

**2023** **2024**

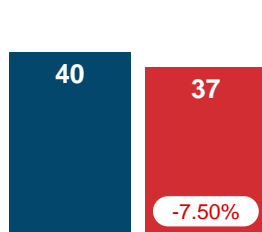
### DECEMBER MARKET

### MEDIAN PRICES

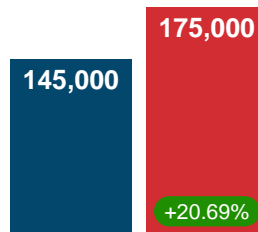
#### New Listings



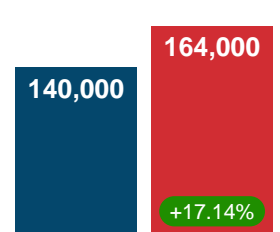
#### Pending Listings



#### List Price



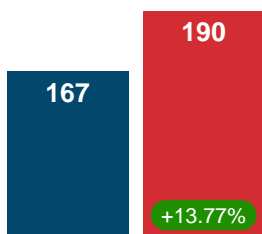
#### Sale Price



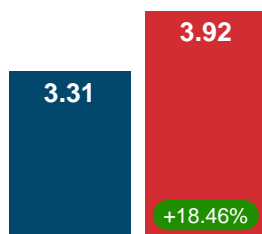
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

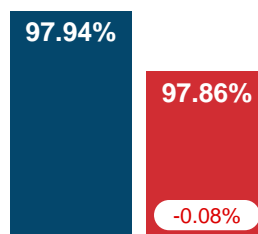
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

