

January 2025



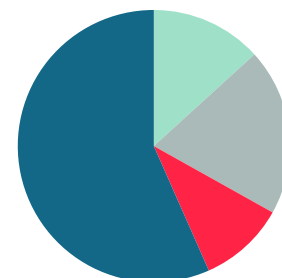
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 11, 2025 for MLS Technology Inc.

Compared Metrics	2024	January 2025	+/-%
Closed Listings	37	40	8.11%
Pending Listings	43	60	39.53%
New Listings	61	67	9.84%
Median List Price	162,500	191,450	17.82%
Median Sale Price	159,900	191,250	19.61%
Median Percent of Selling Price to List Price	99.33%	100.00%	0.68%
Median Days on Market to Sale	30.00	17.00	-43.33%
End of Month Inventory	165	171	3.64%
Months Supply of Inventory	3.28	3.51	7.00%



■ Closed (13.25%)
■ Pending (19.87%)
■ Other OffMarket (10.26%)
■ Active (56.62%)

Absorption: Last 12 months, an Average of **49** Sales/Month
Active Inventory as of January 31, 2025 = **171**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2025 rose **3.64%** to 171 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 **3.51** 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 **19.61%** in January 2025 to \$191,250 versus the previous year at \$159,900.

Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 13.00 days or **43.33%** in January 2025 compared to last year's same month at **30.00** DOM.

Sales Success for January 2025 is Positive

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

There were 67 New Listings in January 2025, up **9.84%** from last year at 61. Furthermore, there were 40 Closed Listings this month versus last year at 37, a **8.11%** increase.

Closed versus Listed trends yielded a **59.7%** ratio, down from previous year's, January 2024, at **60.7%**, a **1.57%** downswing. 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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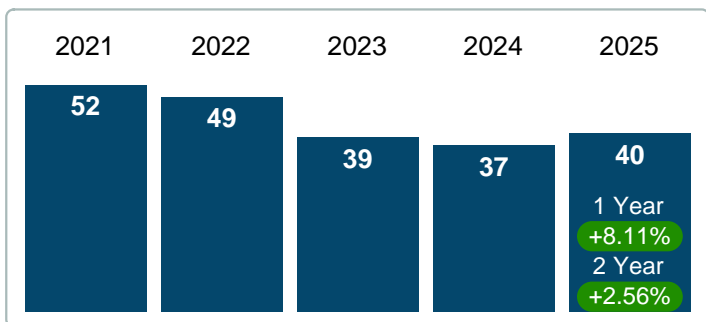
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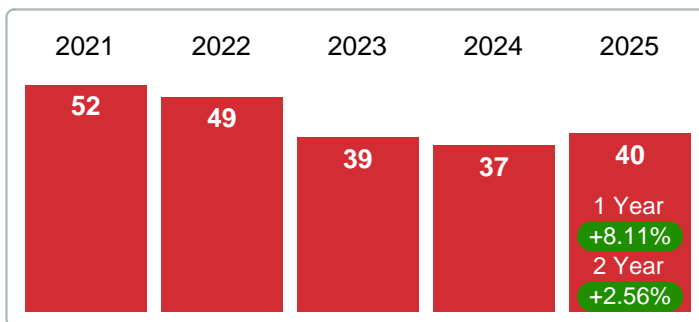
CLOSED LISTINGS

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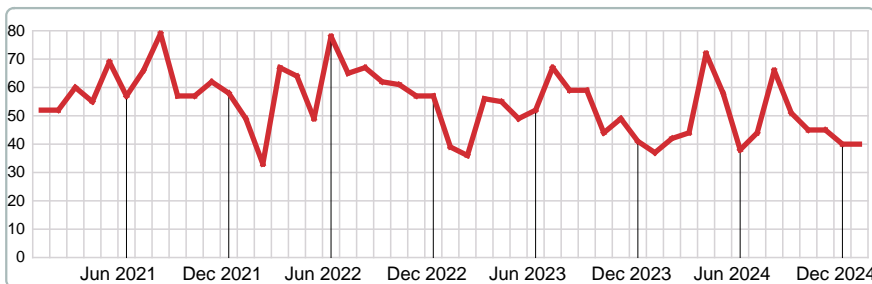
JANUARY



YEAR TO DATE (YTD)

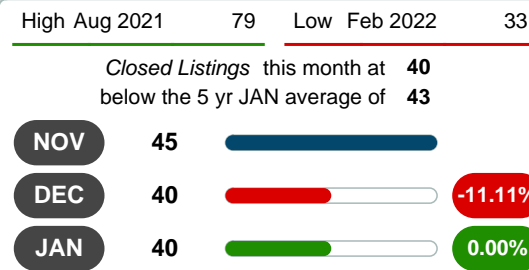


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 43



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	1	2.50%	6.0	1	0	0	0
\$25,001 - \$75,000	6	15.00%	16.0	3	1	2	0
\$75,001 - \$125,000	8	20.00%	77.0	1	7	0	0
\$125,001 - \$225,000	11	27.50%	26.0	0	10	1	0
\$225,001 - \$250,000	6	15.00%	5.5	0	5	1	0
\$250,001 - \$325,000	5	12.50%	20.0	0	3	2	0
\$325,001 and up	3	7.50%	7.0	1	1	1	0
Total Closed Units	40			6	27	7	0
Total Closed Volume	7,627,555	100%	17.0	965.17K	5.03M	1.64M	0.00B
Median Closed Price	\$191,250			\$39,583	\$199,500	\$230,500	\$0

January 2025



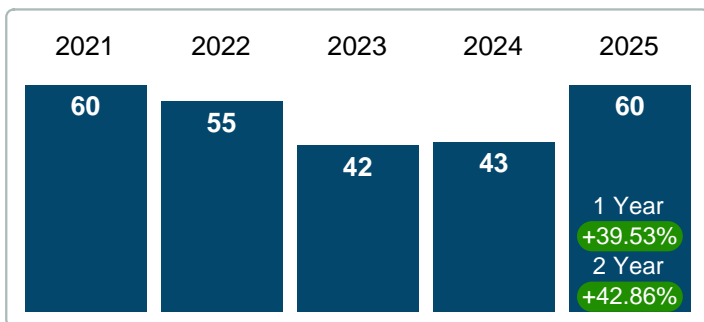
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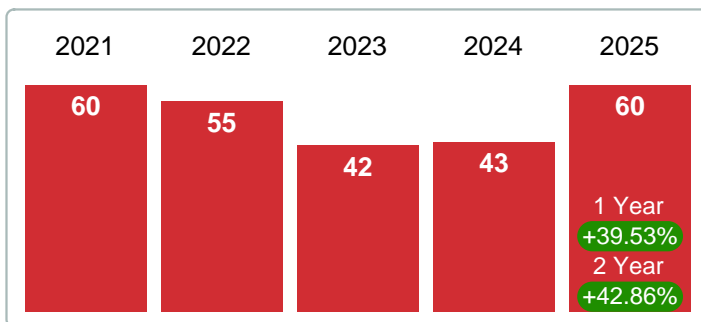
PENDING LISTINGS

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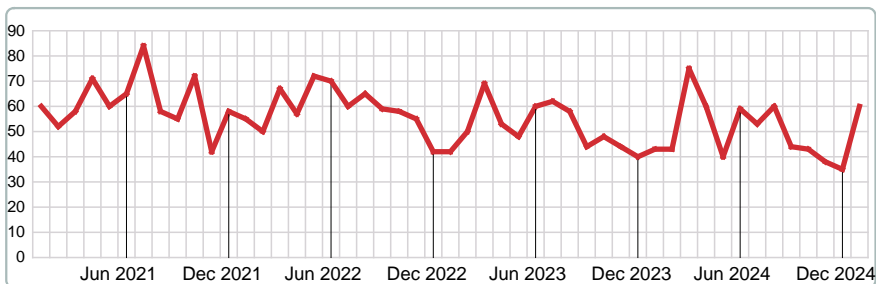
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 52

High Jul 2021 84 Low Dec 2024 35

Pending Listings this month at 60 above the 5 yr JAN average of 52

- NOV 38
- DEC 35 (-7.89%)
- JAN 60 (71.43%)

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	5.00%	6.0	2	0	1	0
\$25,001 - \$100,000	10	16.67%	72.0	5	2	3	0
\$100,001 - \$125,000	7	11.67%	101.0	5	2	0	0
\$125,001 - \$175,000	10	16.67%	59.0	2	8	0	0
\$175,001 - \$225,000	15	25.00%	42.0	1	9	5	0
\$225,001 - \$425,000	9	15.00%	76.0	0	6	3	0
\$425,001 and up	6	10.00%	64.5	0	2	3	1
Total Pending Units	60			15	29	15	1
Total Pending Volume	12,164,880	100%	50.5	1.34M	5.98M	4.21M	639.00K
Median Listing Price	\$177,400			\$109,000	\$184,000	\$204,500	\$639,000

January 2025



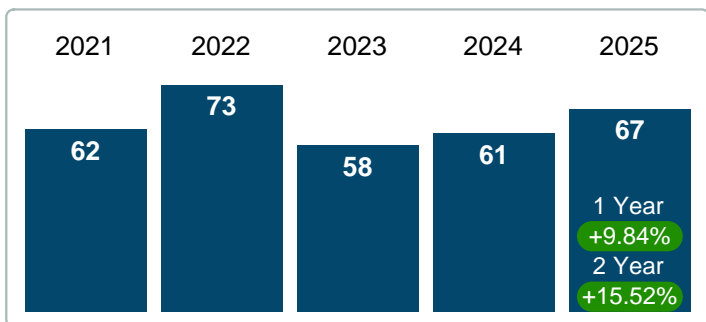
Area Delimited by County Of Muskogee - Residential Property Type



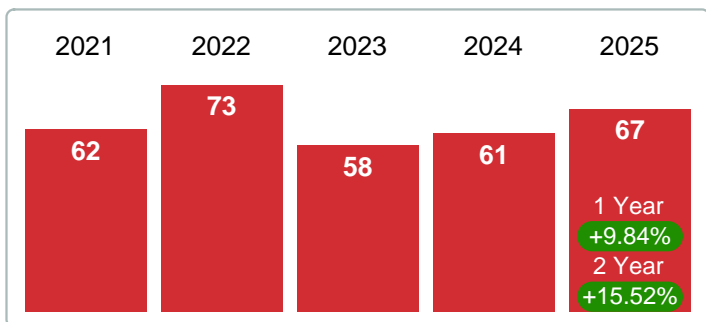
NEW LISTINGS

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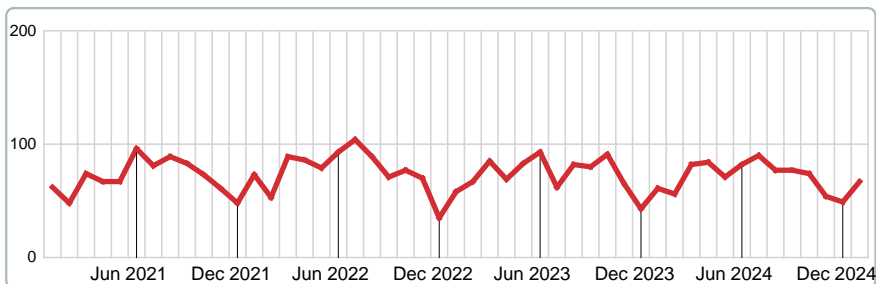
JANUARY



YEAR TO DATE (YTD)

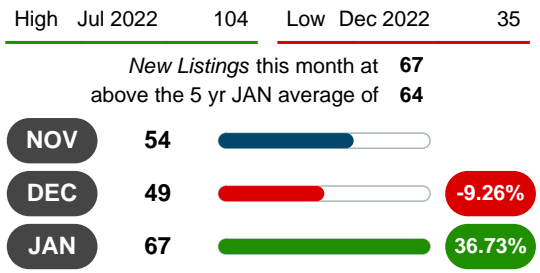


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 64



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	7	10.45%	6	0	0	1
\$50,001 - \$75,000	5	7.46%	2	2	1	0
\$75,001 - \$150,000	13	19.40%	3	8	2	0
\$150,001 - \$225,000	16	23.88%	0	11	5	0
\$225,001 - \$325,000	9	13.43%	0	6	3	0
\$325,001 - \$450,000	11	16.42%	0	4	7	0
\$450,001 and up	6	8.96%	0	3	2	1
Total New Listed Units	67		11	34	20	2
Total New Listed Volume	16,240,024	100%	622.00K	8.53M	6.43M	664.00K
Median New Listed Listing Price	\$189,600		\$50,000	\$194,500	\$312,250	\$332,000

January 2025



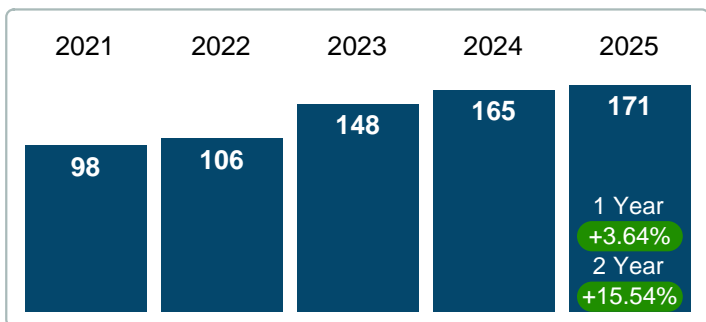
Area Delimited by County Of Muskogee - Residential Property Type



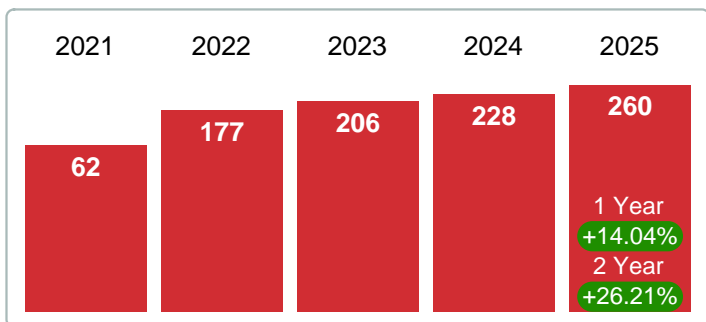
ACTIVE INVENTORY

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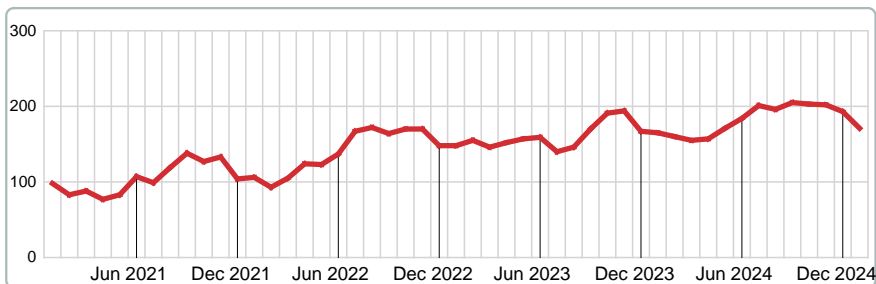
END OF JANUARY



ACTIVE DURING JANUARY

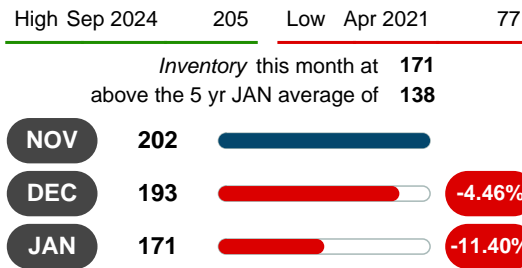


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 138



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	6.43%	70.0	7	2	0	2
\$50,001 - \$75,000	13	7.60%	87.0	6	7	0	0
\$75,001 - \$125,000	33	19.30%	105.0	15	16	2	0
\$125,001 - \$225,000	47	27.49%	53.0	6	31	10	0
\$225,001 - \$325,000	26	15.20%	64.5	1	17	5	3
\$325,001 - \$550,000	25	14.62%	52.0	0	12	13	0
\$550,001 and up	16	9.36%	83.5	2	5	5	4
Total Active Inventory by Units	171			37	90	35	9
Total Active Inventory by Volume	42,269,087	100%	80.0	5.09M	21.51M	12.22M	3.45M
Median Active Inventory Listing Price	\$179,000			\$95,600	\$179,950	\$329,900	\$289,000

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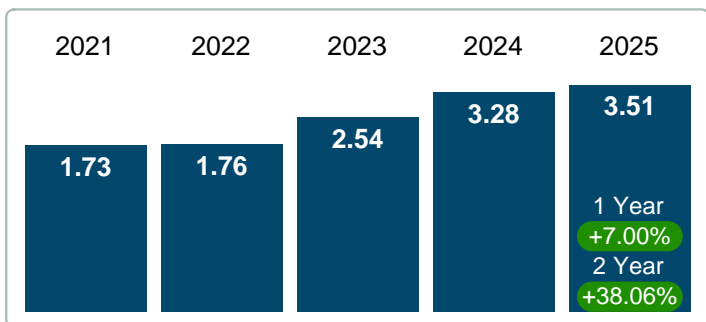
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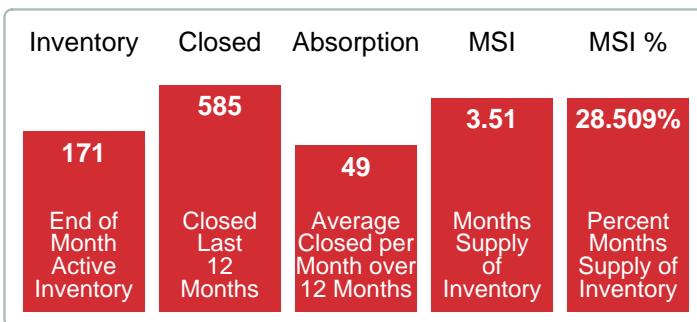
MONTHS SUPPLY of INVENTORY (MSI)

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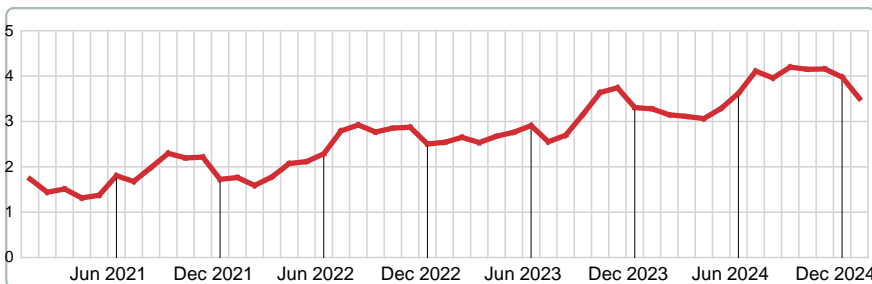
MSI FOR JANUARY



INDICATORS FOR JANUARY 2025



5 YEAR MARKET ACTIVITY TRENDS

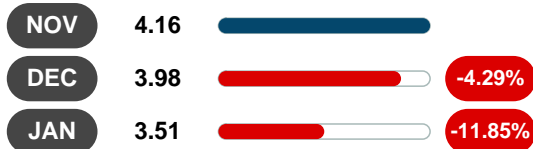


3 MONTHS

5 year JAN AVG = 2.56

High Sep 2024 4.20 Low Apr 2021 1.31

Months Supply this month at 3.51 above the 5 yr JAN average of 2.56



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	6.43%	3.22	3.82	1.60	0.00	0.00
\$50,001 - \$75,000	13	7.60%	4.22	3.60	7.64	0.00	0.00
\$75,001 - \$125,000	33	19.30%	4.40	5.29	3.84	4.00	0.00
\$125,001 - \$225,000	47	27.49%	2.23	3.27	1.86	4.62	0.00
\$225,001 - \$325,000	26	15.20%	2.97	0.00	2.79	2.14	9.00
\$325,001 - \$550,000	25	14.62%	5.66	0.00	8.00	5.57	0.00
\$550,001 and up	16	9.36%	32.00	24.00	60.00	30.00	24.00
Market Supply of Inventory (MSI)			3.51	4.35	2.93	4.24	6.75
Total Active Inventory by Units		100%	3.51	37	90	35	9

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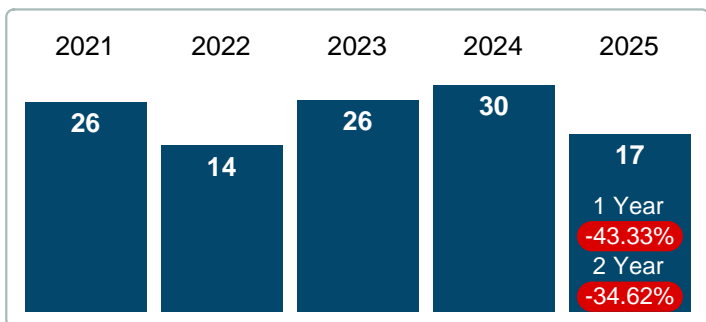
Area Delimited by County Of Muskogee - Residential Property Type



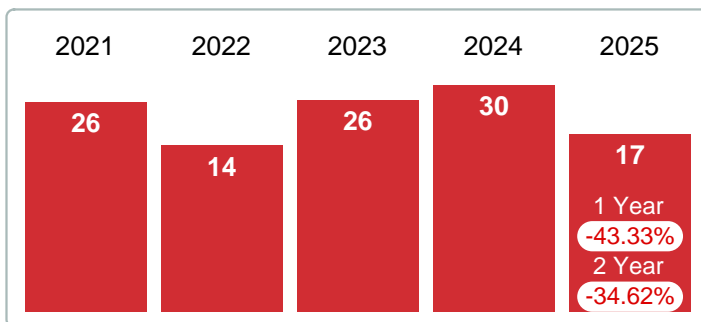
MEDIAN DAYS ON MARKET TO SALE

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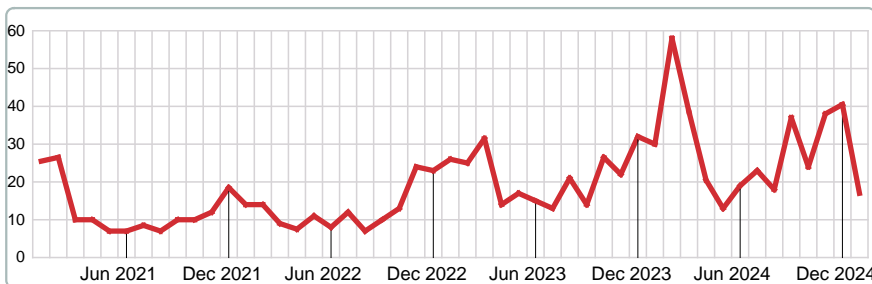
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 23

High Feb 2024: 58 | Low Aug 2022: 7

Median Days on Market to Sale this month at 17 below the 5 yr JAN average of 23

- NOV: 38
- DEC: 41 (6.58% change)
- JAN: 17 (-58.02% change)

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
\$25,000 and less	2.50%	6	6	0	0	0
\$25,001 - \$75,000	15.00%	16	25	2	73	0
\$75,001 - \$125,000	20.00%	77	124	70	0	0
\$125,001 - \$225,000	27.50%	26	0	20	42	0
\$225,001 - \$250,000	15.00%	6	0	4	29	0
\$250,001 - \$325,000	12.50%	20	0	20	49	0
\$325,001 and up	7.50%	7	64	7	1	0
Median Closed DOM		17	45	14	29	0
Total Closed Units	100%	17.0	6	27	7	
Total Closed Volume		7,627,555	965.17K	5.03M	1.64M	0.00B

January 2025



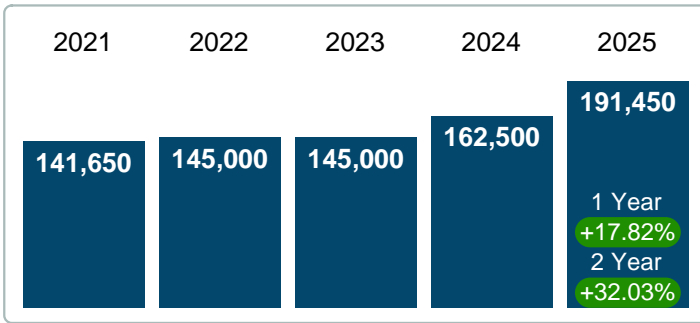
Area Delimited by County Of Muskogee - Residential Property Type



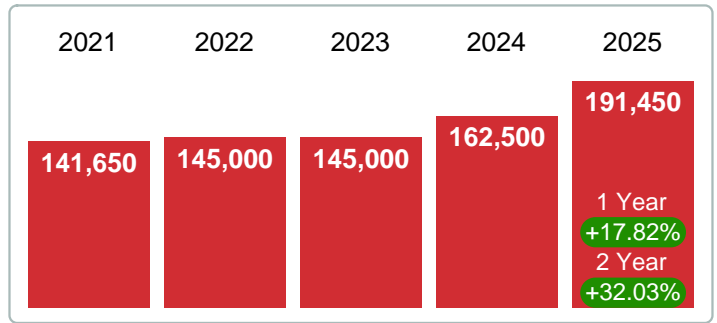
MEDIAN LIST PRICE AT CLOSING

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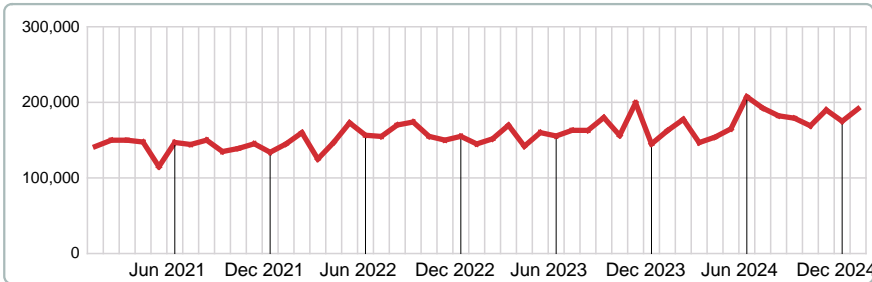
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

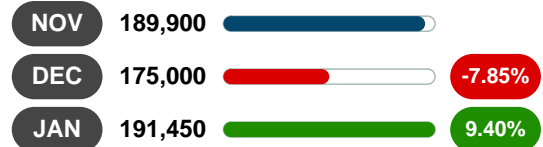


3 MONTHS

5 year JAN AVG = 157,120

High Jun 2024 207,404 Low May 2021 114,900

Median List Price at Closing this month at **191,450** above the 5 yr JAN average of **157,120**



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
\$25,000 and less	2.50%	17,000	17,000	0	0	0
\$25,001 - \$75,000	15.00%	46,750	38,500	30,000	59,950	0
\$75,001 - \$125,000	17.50%	104,000	115,000	103,500	0	0
\$125,001 - \$225,000	25.00%	184,950	0	180,000	209,000	0
\$225,001 - \$250,000	20.00%	242,450	0	239,900	245,000	0
\$250,001 - \$325,000	10.00%	289,500	0	280,000	325,000	0
\$325,001 and up	10.00%	410,250	833,000	370,500	389,500	0
Median List Price		191,450	46,750	193,000	245,000	0
Total Closed Units	100%	191,450	6	27	7	0
Total Closed Volume		7,857,460	1.09M	5.09M	1.68M	0.00B

January 2025



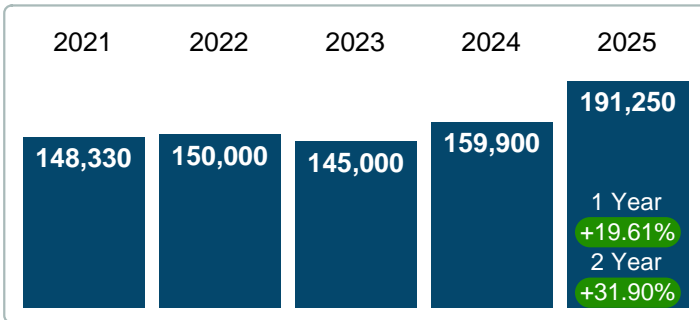
Area Delimited by County Of Muskogee - Residential Property Type



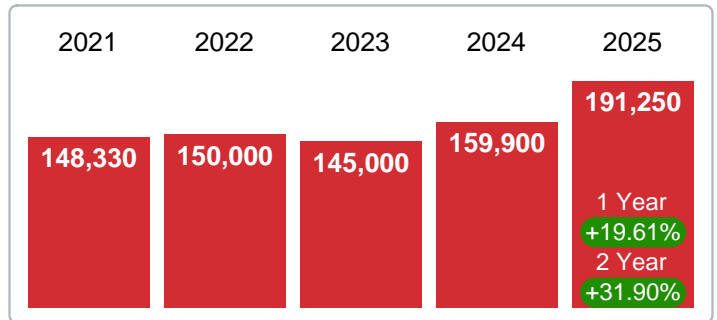
MEDIAN SOLD PRICE AT CLOSING

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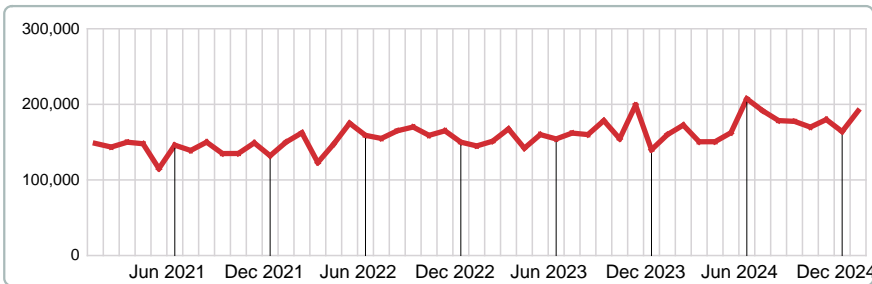
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

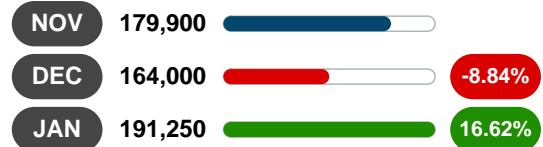


3 MONTHS

5 year JAN AVG = 158,896

High Jun 2024 207,354 Low May 2021 115,000

Median Sold Price at Closing this month at **191,250**
above the 5 yr JAN average of **158,896**



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
\$25,000 and less	1	2.50%	18,000	18,000	0	0	0
\$25,001 - \$75,000	6	15.00%	39,583	39,165	30,000	57,950	0
\$75,001 - \$125,000	8	20.00%	101,000	98,000	104,000	0	0
\$125,001 - \$225,000	11	27.50%	199,500	0	191,250	205,000	0
\$225,001 - \$250,000	6	15.00%	240,000	0	245,000	230,500	0
\$250,001 - \$325,000	5	12.50%	299,000	0	283,000	317,500	0
\$325,001 and up	3	7.50%	450,000	740,000	369,900	450,000	0
Median Sold Price			191,250	39,583	199,500	230,500	0
Total Closed Units		100%	191,250	6	27	7	
Total Closed Volume			7,627,555	965.17K	5.03M	1.64M	0.00B

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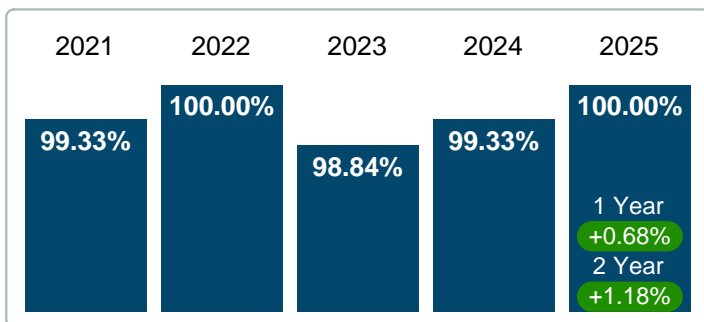
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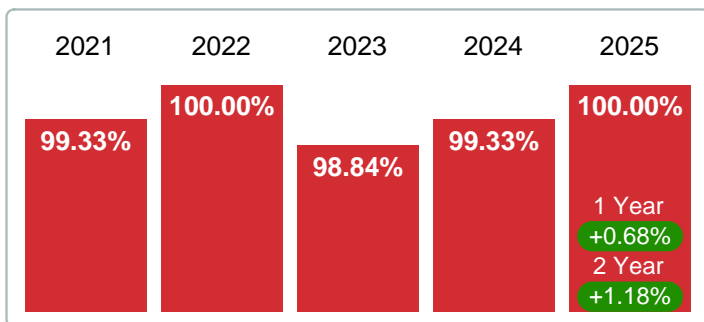
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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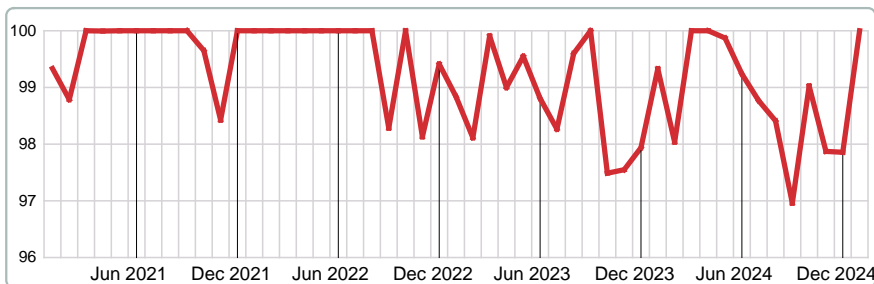
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

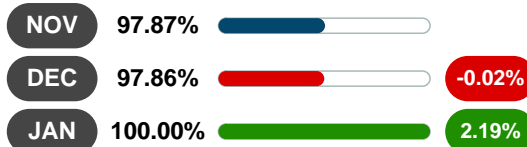


3 MONTHS

5 year JAN AVG = 99.50%

High Jan 2025 100.00% Low Sep 2024 96.96%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JAN average of **99.50%**



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
\$25,000 and less	<div style="width: 2.50%;"></div> 1	2.50%	105.88%	105.88%	0.00%	0.00%	0.00%
\$25,001 - \$75,000	<div style="width: 15.00%;"></div> 6	15.00%	96.36%	85.71%	100.00%	96.36%	0.00%
\$75,001 - \$125,000	<div style="width: 20.00%;"></div> 8	20.00%	100.00%	85.22%	100.00%	0.00%	0.00%
\$125,001 - \$225,000	<div style="width: 27.50%;"></div> 11	27.50%	98.09%	0.00%	97.78%	98.09%	0.00%
\$225,001 - \$250,000	<div style="width: 15.00%;"></div> 6	15.00%	100.00%	0.00%	100.00%	94.08%	0.00%
\$250,001 - \$325,000	<div style="width: 12.50%;"></div> 5	12.50%	100.00%	0.00%	101.07%	97.11%	0.00%
\$325,001 and up	<div style="width: 7.50%;"></div> 3	7.50%	99.84%	88.84%	99.84%	100.00%	0.00%
Median Sold/List Ratio	100.00%			87.27%	100.00%	98.09%	0.00%
Total Closed Units	40	100%	100.00%	6	27	7	
Total Closed Volume	7,627,555			965.17K	5.03M	1.64M	0.00B

January 2025



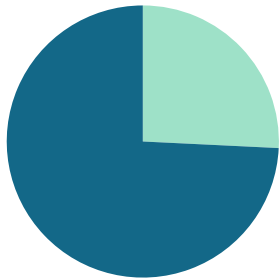
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Feb 11, 2025 for MLS Technology Inc.

INVENTORY

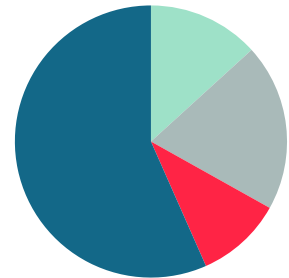


Inventory
 New Listings
67 = 25.77%
 Start Inventory
193
 Total Inventory Units
260
 Volume
\$61,479,067

Market Activity

Closed Sales
40 = 13.25%
 Pending Sales
60 = 19.87%
 Other Off Market
31 = 10.26%
 Active Inventory
171 = 56.62%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	37	40	8.11%	37	40	8.11%
Pending Sales	43	60	39.53%	43	60	39.53%
New Listings	61	67	9.84%	61	67	9.84%
Median List Price	162,500	191,450	17.82%	162,500	191,450	17.82%
Median Sale Price	159,900	191,250	19.61%	159,900	191,250	19.61%
Median Percent of Selling Price to List Price	99.33%	100.00%	0.68%	99.33%	100.00%	0.68%
Median Days on Market to Sale	30.00	17.00	-43.33%	30.00	17.00	-43.33%
Monthly Inventory	165	171	3.64%	165	171	3.64%
Months Supply of Inventory	3.28	3.51	7.00%	3.28	3.51	7.00%

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

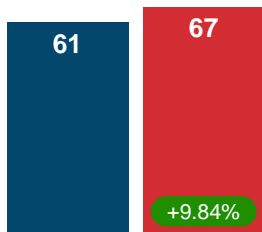
Inventory on January 31, 2025 = **171**

2024 **2025**

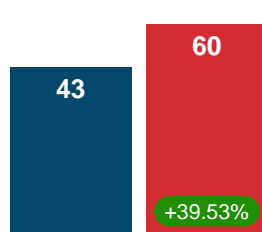
JANUARY MARKET

MEDIAN PRICES

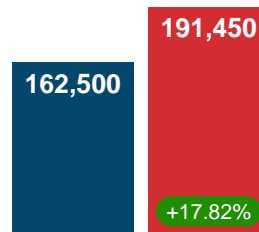
New Listings



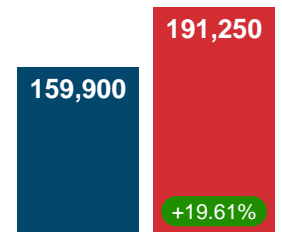
Pending Listings



List Price



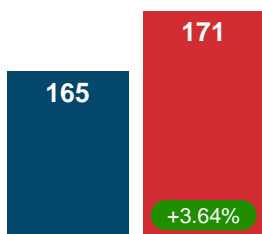
Sale Price



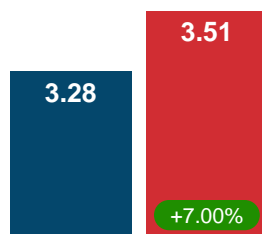
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

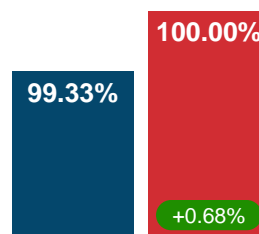
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

