

March 2025



Area Delimited by County Of Muskogee - Residential Property Type

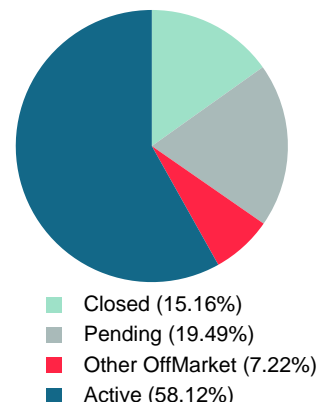


MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2024	March 2025	+/- %
Closed Listings	44	42	-4.55%
Pending Listings	75	54	-28.00%
New Listings	82	66	-19.51%
Median List Price	146,750	157,450	7.29%
Median Sale Price	150,500	159,750	6.15%
Median Percent of Selling Price to List Price	100.00%	98.66%	-1.34%
Median Days on Market to Sale	38.50	51.50	33.77%
End of Month Inventory	155	161	3.87%
Months Supply of Inventory	3.11	3.33	7.09%

Absorption: Last 12 months, an Average of **48** Sales/Month
Active Inventory as of March 31, 2025 = **161**



Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2025 rose **3.87%** to 161 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **3.33** 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 **6.15%** in March 2025 to \$159,750 versus the previous year at \$150,500.

Median Days on Market Lengthens

The median number of **51.50** days that homes spent on the market before selling increased by 13.00 days or **33.77%** in March 2025 compared to last year's same month at **38.50** DOM.

Sales Success for March 2025 is Positive

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

There were 66 New Listings in March 2025, down **19.51%** from last year at 82. Furthermore, there were 42 Closed Listings this month versus last year at 44, a **-4.55%** decrease.

Closed versus Listed trends yielded a **63.6%** ratio, up from previous year's, March 2024, at **53.7%**, a **18.60%** 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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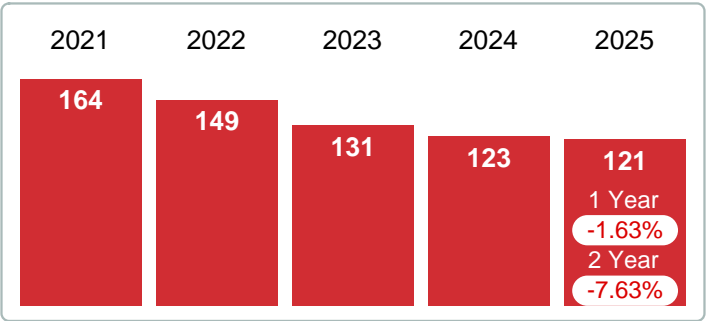
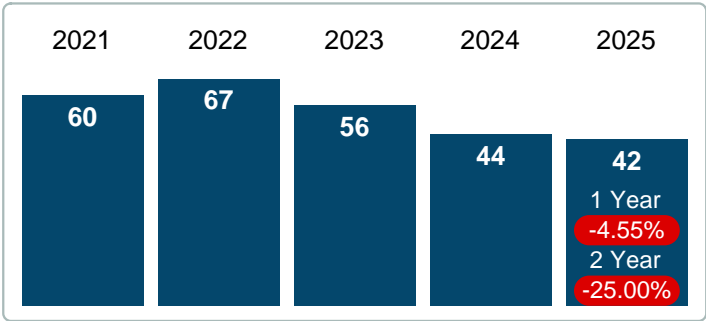


CLOSED LISTINGS

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

MARCH

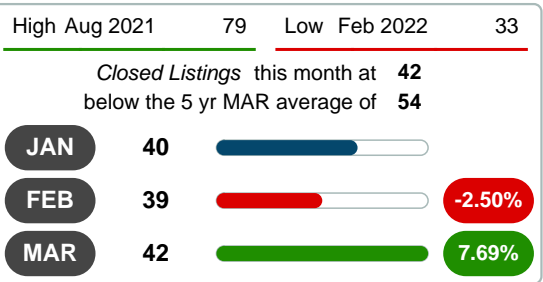
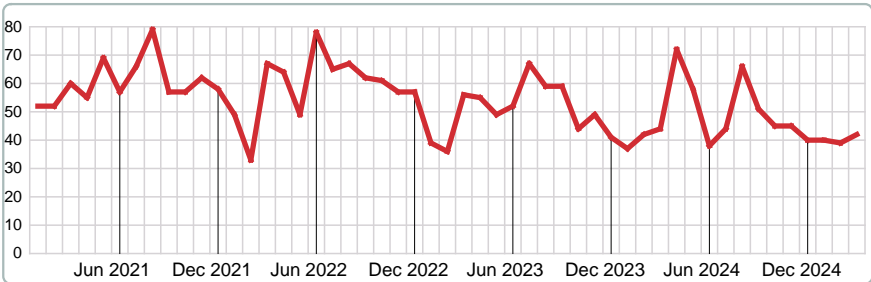
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 54



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	2		4.76%	88.0	1	0	1	0
\$25,001 - \$75,000	4		9.52%	150.0	2	1	1	0
\$75,001 - \$100,000	5		11.90%	11.0	3	1	1	0
\$100,001 - \$200,000	16		38.10%	42.5	3	9	4	0
\$200,001 - \$300,000	5		11.90%	93.0	0	2	2	1
\$300,001 - \$425,000	5		11.90%	29.0	0	2	3	0
\$425,001 and up	5		11.90%	76.0	0	2	3	0
Total Closed Units			42		9	17	15	1
Total Closed Volume			8,458,800	100%	672.50K	3.64M	3.89M	262.00K
Median Closed Price			\$159,750		\$78,000	\$160,000	\$208,000	\$262,000

March 2025



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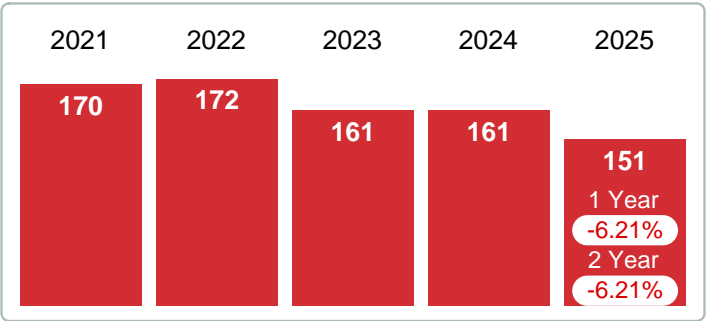
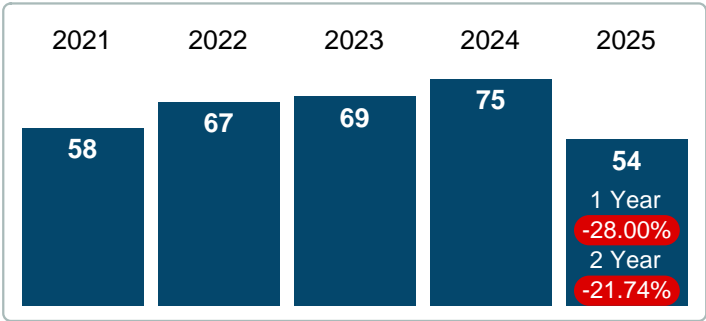


PENDING LISTINGS

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

MARCH

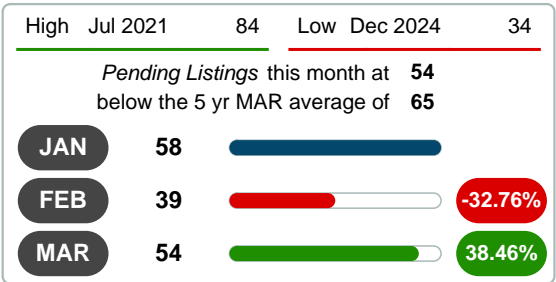
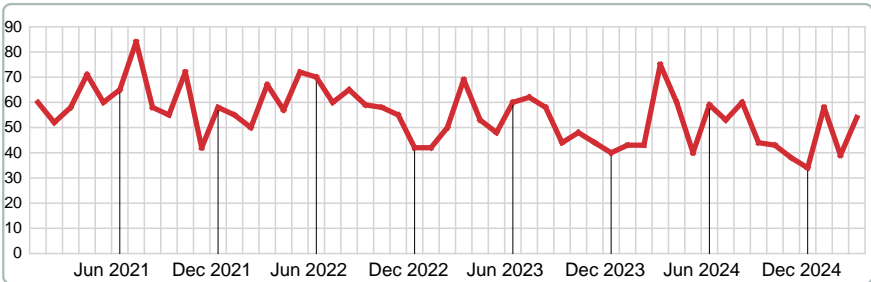
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 65



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	7.41%	22.0	1	2	0	1
\$75,001 - \$100,000	6	11.11%	170.0	1	4	1	0
\$100,001 - \$125,000	5	9.26%	115.0	0	5	0	0
\$125,001 - \$175,000	17	31.48%	20.0	1	15	1	0
\$175,001 - \$200,000	7	12.96%	54.0	0	3	4	0
\$200,001 - \$350,000	10	18.52%	26.0	0	6	3	1
\$350,001 and up	5	9.26%	63.0	0	1	4	0
Total Pending Units		54		3	36	13	2
Total Pending Volume		10,577,843	100%	262.73K	6.06M	3.94M	318.90K
Median Listing Price		\$162,000		\$99,500	\$143,500	\$218,000	\$159,450

March 2025



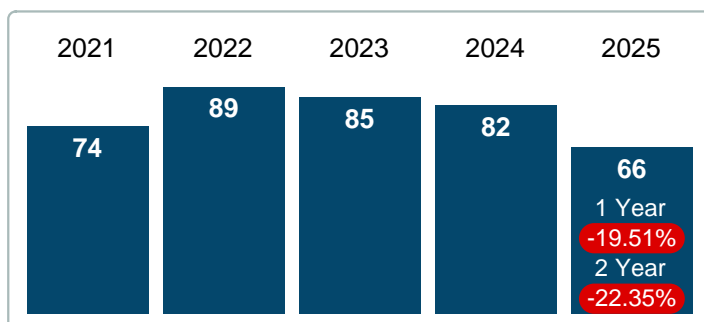
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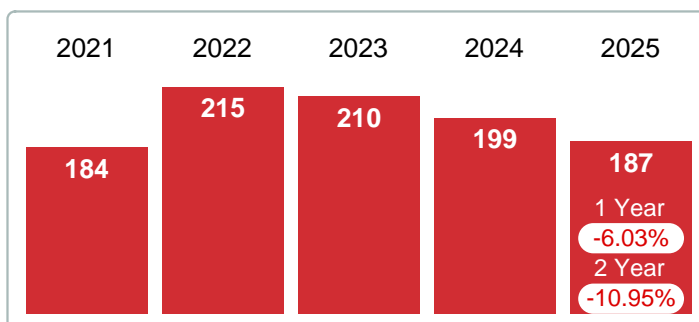
NEW LISTINGS

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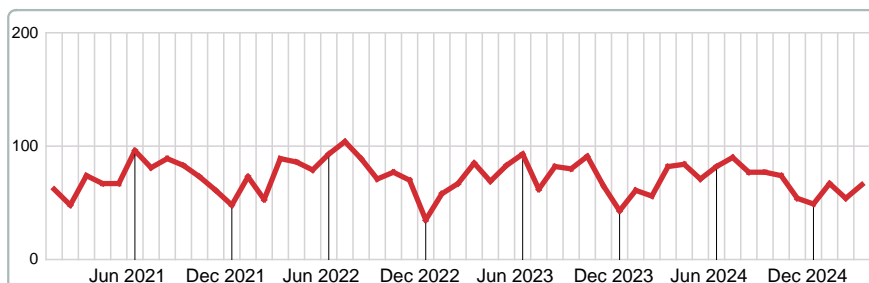
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

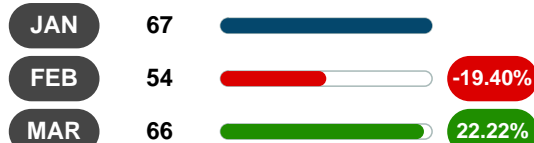


3 MONTHS

5 year MAR AVG = 79

High Jul 2022 104 Low Dec 2022 35

New Listings this month at **66**
below the 5 yr MAR average of **79**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$75,000 and less	3	4.55%
\$75,001 - \$125,000	10	15.15%
\$125,001 - \$150,000	12	18.18%
\$150,001 - \$225,000	15	22.73%
\$225,001 - \$325,000	9	13.64%
\$325,001 - \$475,000	9	13.64%
\$475,001 and up	8	12.12%
Total New Listed Units	66	
Total New Listed Volume	18,973,109	100%
Median New Listed Listing Price	\$182,375	

1-2 Beds	3 Beds	4 Beds	5+ Beds
0	2	1	0
6	4	0	0
2	8	2	0
0	10	5	0
0	5	4	0
0	3	6	0
0	1	2	5
8	33	20	5
903.40K	6.49M	6.13M	5.44M
\$111,000	\$174,900	\$292,000	\$749,000

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

March 2025



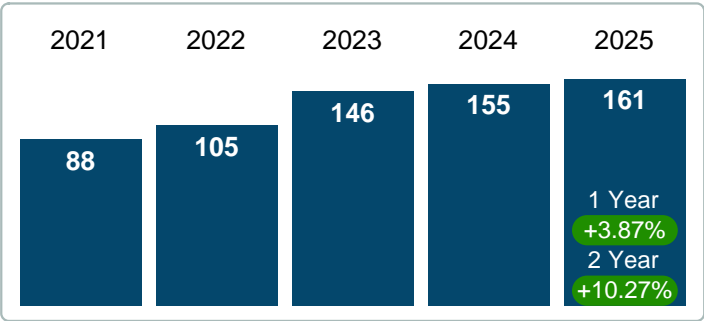
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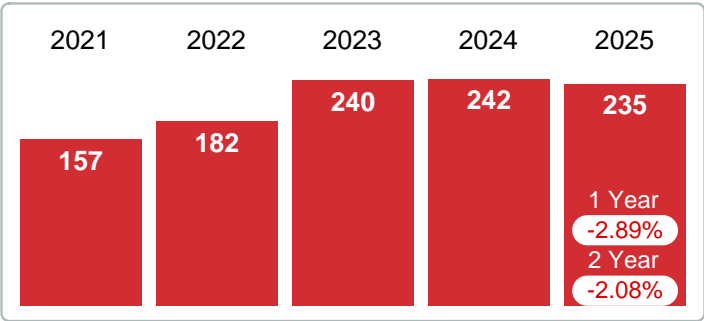
ACTIVE INVENTORY

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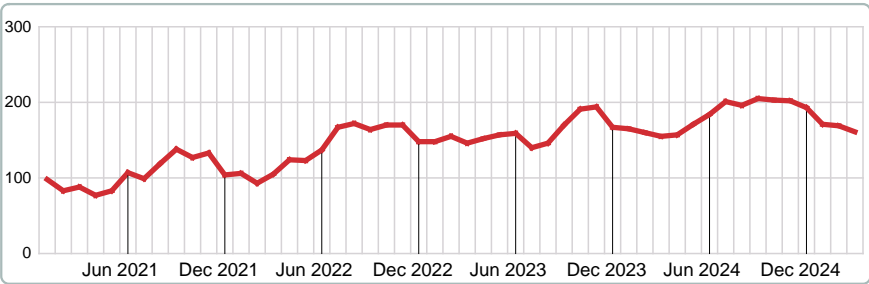
END OF MARCH



ACTIVE DURING MARCH

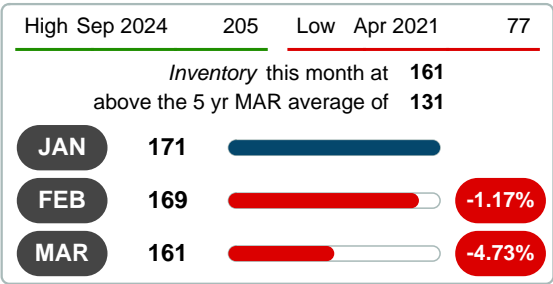


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 131



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15		9.32%	129.0	8	5	1	1
\$75,001 - \$100,000	15		9.32%	108.0	6	8	1	0
\$100,001 - \$150,000	24		14.91%	61.0	9	13	2	0
\$150,001 - \$225,000	36		22.36%	53.0	3	24	9	0
\$225,001 - \$325,000	30		18.63%	64.0	3	17	9	1
\$325,001 - \$550,000	26		16.15%	62.0	1	13	10	2
\$550,001 and up	15		9.32%	69.0	1	4	5	5
Total Active Inventory by Units				161	31	84	37	9
Total Active Inventory by Volume				44,638,873	5.12M	20.89M	11.71M	6.92M
Median Active Inventory Listing Price				\$199,000	\$115,000	\$198,500	\$289,500	\$599,500

March 2025



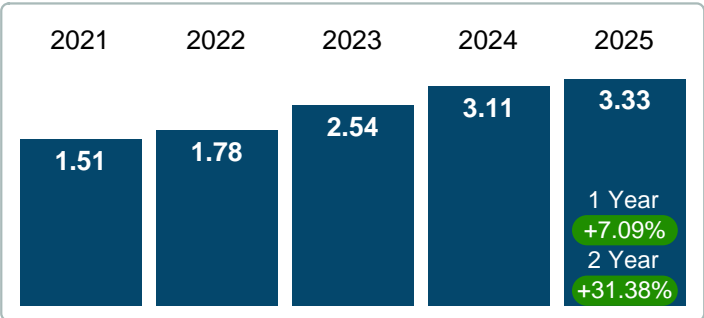
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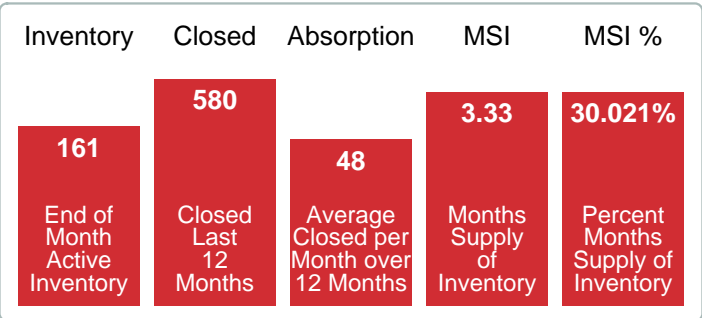
MONTHS SUPPLY of INVENTORY (MSI)

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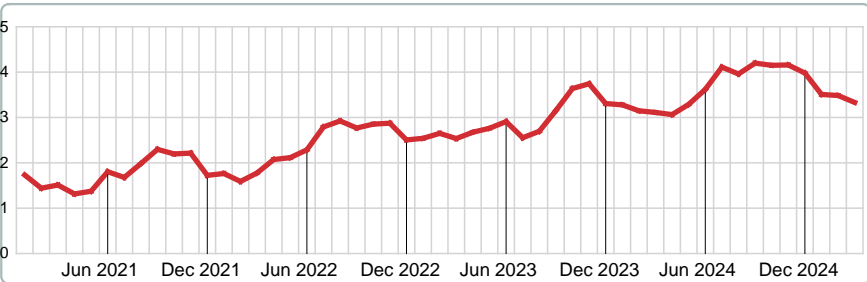
MSI FOR MARCH



INDICATORS FOR MARCH 2025

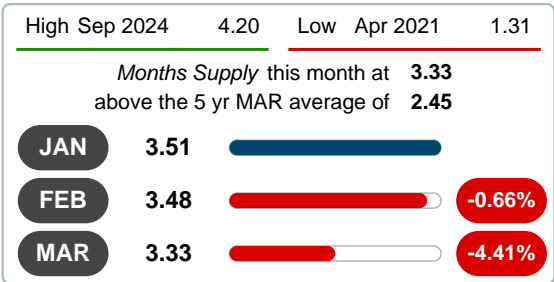


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.45



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
\$75,000 and less	15			9.32%	2.22	2.13	2.40	1.20	12.00
\$75,001 - \$100,000	15			9.32%	4.62	3.79	5.33	6.00	0.00
\$100,001 - \$150,000	24			14.91%	2.46	3.86	1.97	2.67	0.00
\$150,001 - \$225,000	36			22.36%	2.44	4.00	2.06	4.50	0.00
\$225,001 - \$325,000	30			18.63%	3.53	0.00	2.96	3.86	2.40
\$325,001 - \$550,000	26			16.15%	5.57	4.00	6.50	4.62	8.00
\$550,001 and up	15			9.32%	22.50	12.00	48.00	20.00	20.00
Market Supply of Inventory (MSI)					3.33	3.54	2.83	4.35	6.35
Total Active Inventory by Units				100%	3.33	31	84	37	9

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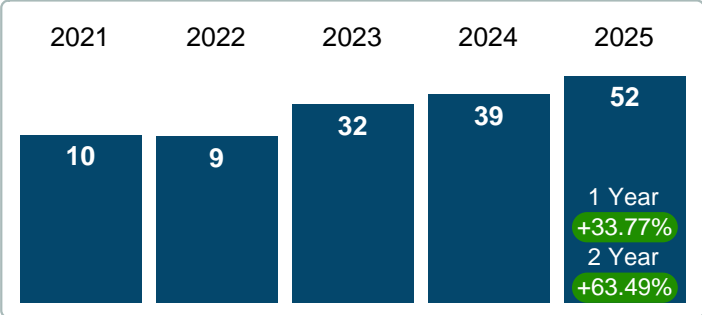
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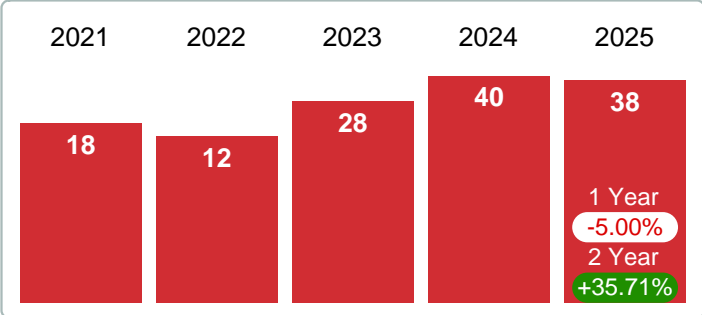
MEDIAN DAYS ON MARKET TO SALE

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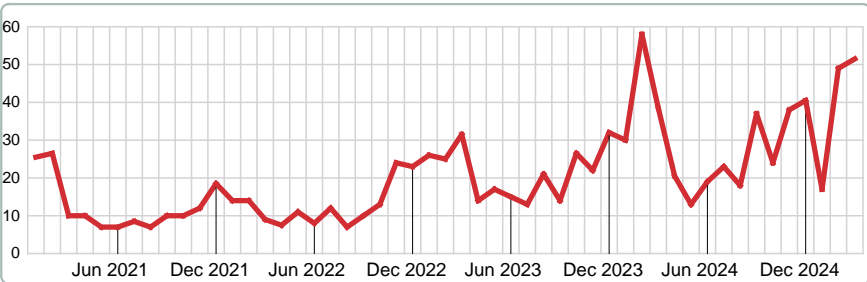
MARCH



YEAR TO DATE (YTD)

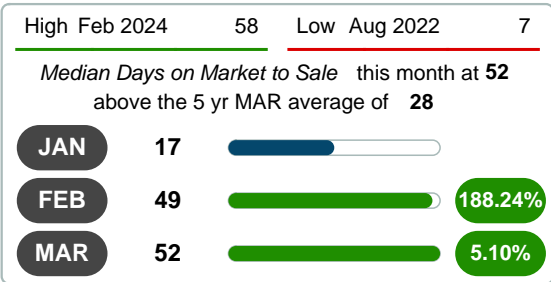


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 28



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			4.76%	88	21	0	155	0
\$25,001 - \$75,000	4			9.52%	150	87	199	128	0
\$75,001 - \$100,000	5			11.90%	11	11	110	2	0
\$100,001 - \$200,000	16			38.10%	43	77	38	72	0
\$200,001 - \$300,000	5			11.90%	93	0	81	118	4
\$300,001 - \$425,000	5			11.90%	29	0	37	29	0
\$425,001 and up	5			11.90%	76	0	44	76	0
Median Closed DOM			52			18	56	101	4
Total Closed Units			42	100%	51.5	9	17	15	1
Total Closed Volume			8,458,800			672.50K	3.64M	3.89M	262.00K

March 2025



Area Delimited by County Of Muskogee - Residential Property Type

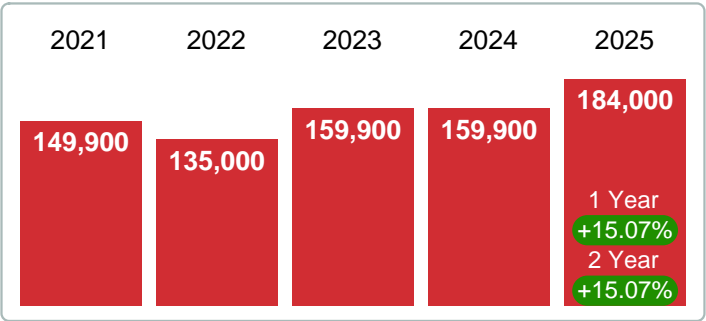
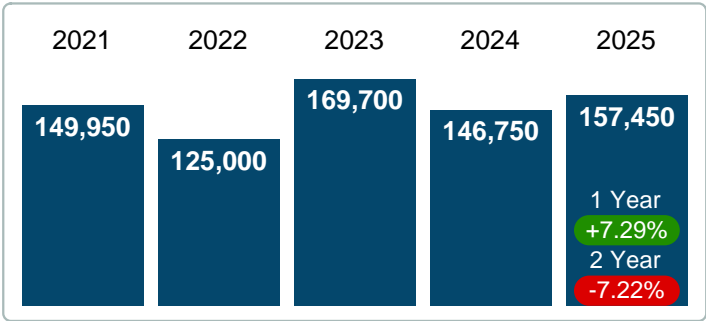


MEDIAN LIST PRICE AT CLOSING

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

MARCH

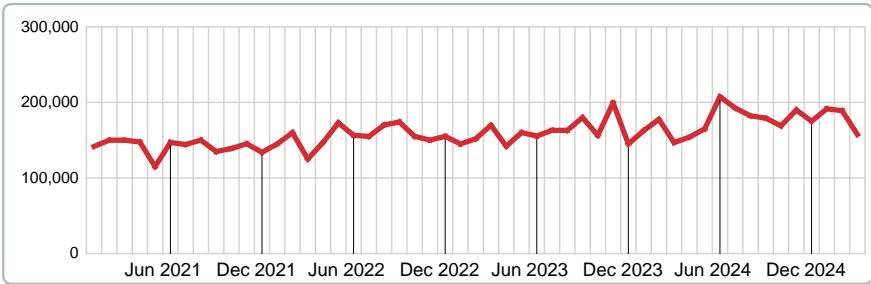
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 149,770



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

Median List Price at Closing this month at 157,450
above the 5 yr MAR average of 149,770

JAN

191,450

FEB

189,000

-1.28%

MAR

157,450

-16.69%

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	1	<div></div>		2.38%	9,900	0	0	9,900	0
\$25,001 to \$75,000	5	<div></div>		11.90%	49,900	43,950	59,900	0	0
\$75,001 to \$100,000	5	<div></div>		11.90%	88,000	87,450	89,900	84,000	0
\$100,001 to \$200,000	15	<div></div>		35.71%	142,500	119,900	144,950	189,550	0
\$200,001 to \$300,000	6	<div></div>		14.29%	243,750	0	228,500	247,200	279,900
\$300,001 to \$425,000	6	<div></div>		14.29%	393,700	0	404,950	358,700	0
\$425,001 and up	4	<div></div>		9.52%	489,950	0	429,450	584,450	0
Median List Price		157,450		100%	157,450	85,000	160,000	204,500	279,900
Total Closed Units		42				9	17	15	1
Total Closed Volume		8,741,000				735.70K	3.70M	4.02M	279.90K

March 2025



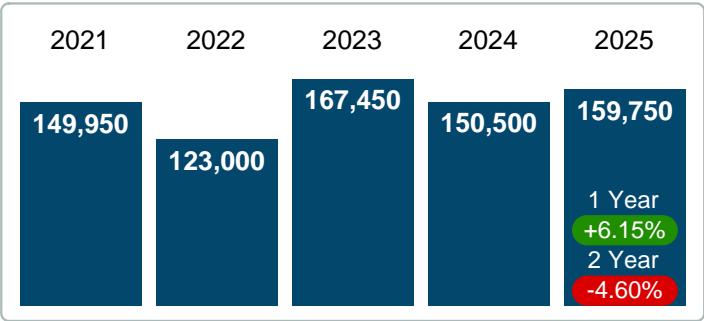
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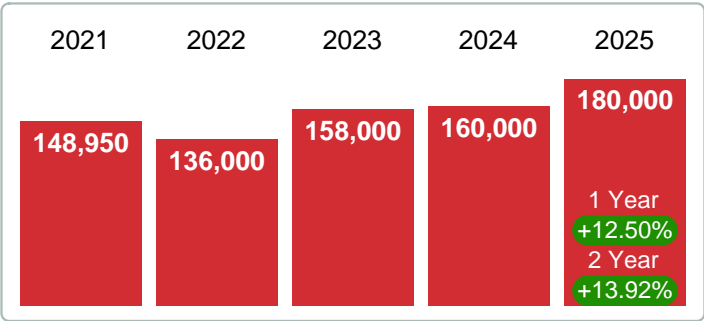
MEDIAN SOLD PRICE AT CLOSING

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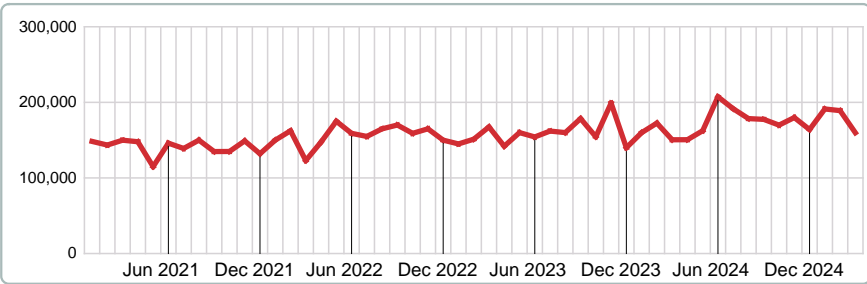
MARCH



YEAR TO DATE (YTD)

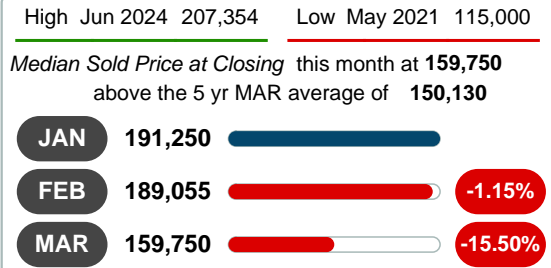


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 150,130



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	2			4.76%	15,450	21,000	0	9,900	0
\$25,001 - \$75,000	4			9.52%	42,500	37,500	45,000	73,000	0
\$75,001 - \$100,000	5			11.90%	78,500	78,000	80,000	87,000	0
\$100,001 - \$200,000	16			38.10%	147,450	115,500	149,900	187,500	0
\$200,001 - \$300,000	5			11.90%	260,000	0	237,500	247,950	262,000
\$300,001 - \$425,000	5			11.90%	380,000	0	406,000	320,000	0
\$425,001 and up	5			11.90%	430,000	0	429,450	490,000	0
Median Sold Price					159,750	78,000	160,000	208,000	262,000
Total Closed Units				100%	159,750	9	17	15	1
Total Closed Volume					8,458,800	672.50K	3.64M	3.89M	262.00K

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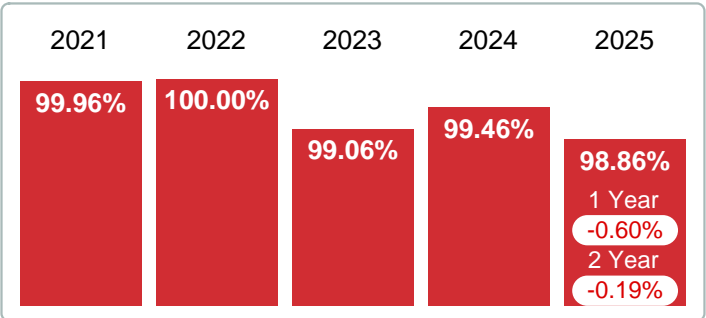
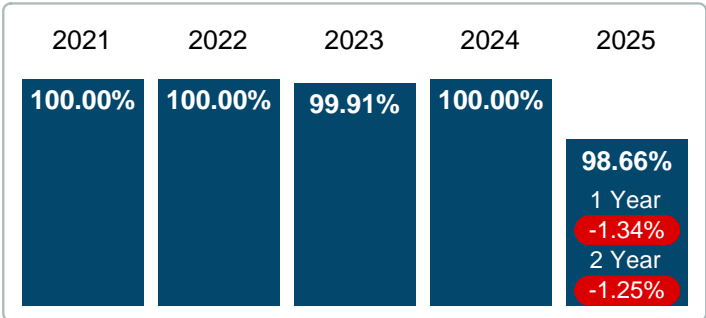


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MARCH

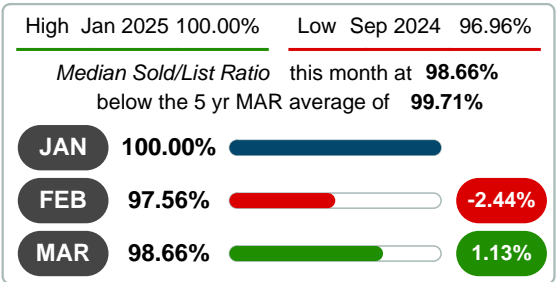
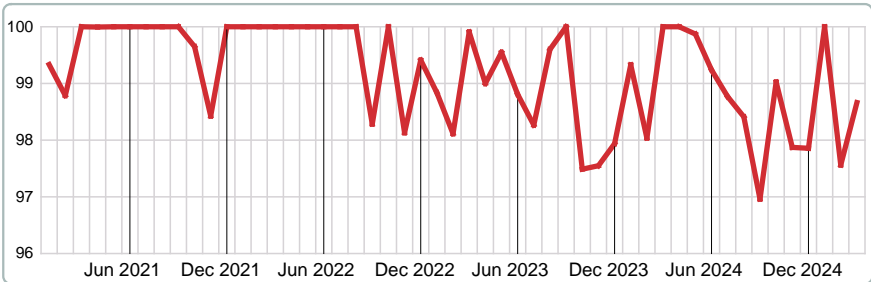
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAR AVG = 99.71%



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><div>2</div><div></div></div>	4.76%	89.62%	79.25%	0.00%	100.00%	0.00%
\$25,001 \$75,000	<div><div>4</div><div></div></div>	9.52%	85.71%	86.13%	75.13%	91.25%	0.00%
\$75,001 \$100,000	<div><div>5</div><div></div></div>	11.90%	92.35%	92.35%	88.99%	98.86%	0.00%
\$100,001 \$200,000	<div><div>16</div><div></div></div>	38.10%	100.00%	96.33%	100.00%	100.00%	0.00%
\$200,001 \$300,000	<div><div>5</div><div></div></div>	11.90%	99.31%	0.00%	97.24%	100.51%	93.60%
\$300,001 \$425,000	<div><div>5</div><div></div></div>	11.90%	98.46%	0.00%	100.26%	98.06%	0.00%
\$425,001 and up	<div><div>5</div><div></div></div>	11.90%	100.00%	0.00%	100.00%	92.89%	0.00%
Median Sold/List Ratio	98.66%	100%	98.66%	92.11%	100.00%	98.86%	93.60%
Total Closed Units	42			9	17	15	1
Total Closed Volume	8,458,800			672.50K	3.64M	3.89M	262.00K

March 2025



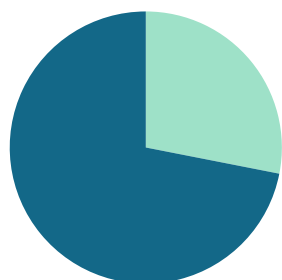
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY



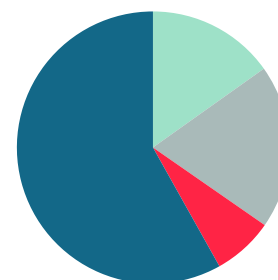
Inventory

New Listings	66 = 28.09%
Start Inventory	169
Total Inventory Units	235
Volume	\$59,133,040

Market Activity

Closed Sales	42 = 15.16%
Pending Sales	54 = 19.49%
Other Off Market	20 = 7.22%
Active Inventory	161 = 58.12%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	44	42	-4.55%	123	121	-1.63%
Pending Sales	75	54	-28.00%	161	151	-6.21%
New Listings	82	66	-19.51%	199	187	-6.03%
Median List Price	146,750	157,450	7.29%	159,900	184,000	15.07%
Median Sale Price	150,500	159,750	6.15%	160,000	180,000	12.50%
Median Percent of Selling Price to List Price	100.00%	98.66%	-1.34%	99.46%	98.86%	-0.60%
Median Days on Market to Sale	38.50	51.50	33.77%	40.00	38.00	-5.00%
Monthly Inventory	155	161	3.87%	155	161	3.87%
Months Supply of Inventory	3.11	3.33	7.09%	3.11	3.33	7.09%

Absorption: Last 12 months, an Average of 48 Sales/Month

Inventory on March 31, 2025 = 161

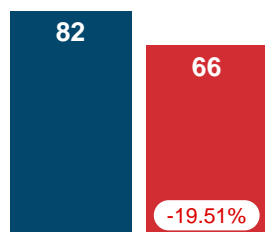
2024

2025

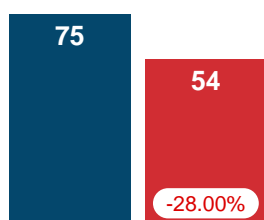
MARCH MARKET

MEDIAN PRICES

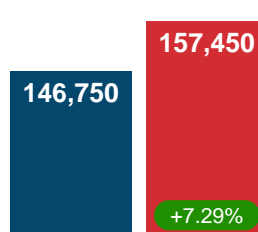
New Listings



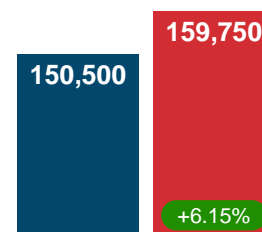
Pending Listings



List Price



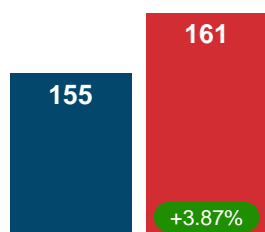
Sale Price



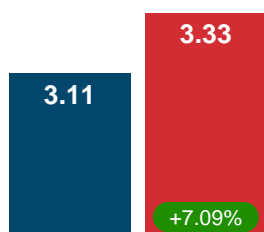
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

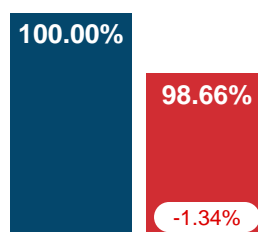
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

