

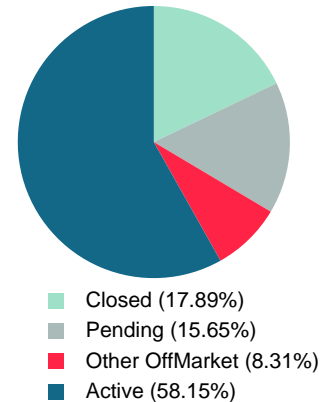
April 2025

Area Delimited by County Of Muskogee - Residential Property Type

**MONTHLY INVENTORY ANALYSIS**

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

Compared Metrics	2024	April 2025	+/- %
Closed Listings	72	56	-22.22%
Pending Listings	60	49	-18.33%
New Listings	84	89	5.95%
Median List Price	154,000	149,450	-2.95%
Median Sale Price	150,559	142,500	-5.35%
Median Percent of Selling Price to List Price	100.00%	97.33%	-2.67%
Median Days on Market to Sale	20.50	46.00	124.39%
End of Month Inventory	157	182	15.92%
Months Supply of Inventory	3.06	3.87	26.41%



Absorption: Last 12 months, an Average of **47** Sales/Month
Active Inventory as of April 30, 2025 = **182**

Analysis Wrap-Up**Months Supply of Inventory (MSI) Increases**

The total housing inventory at the end of April 2025 rose **15.92%** to 182 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **3.87** 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 **5.35%** in April 2025 to \$142,500 versus the previous year at \$150,559.

Median Days on Market Lengthens

The median number of **46.00** days that homes spent on the market before selling increased by 25.50 days or **124.39%** in April 2025 compared to last year's same month at **20.50** DOM.

Sales Success for April 2025 is Positive

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

There were 89 New Listings in April 2025, up **5.95%** from last year at 84. Furthermore, there were 56 Closed Listings this month versus last year at 72, a **-22.22%** decrease.

Closed versus Listed trends yielded a **62.9%** ratio, down from previous year's, April 2024, at **85.7%**, a **26.59%** 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

Closed Listings	2
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New Listings	4
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Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

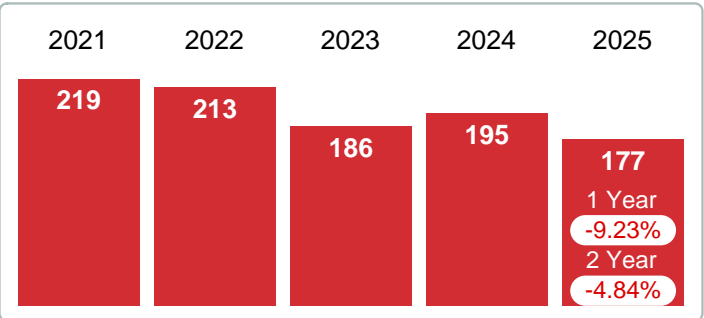
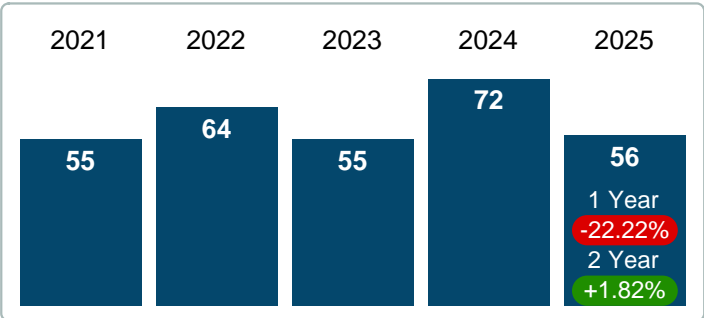


CLOSED LISTINGS

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

APRIL

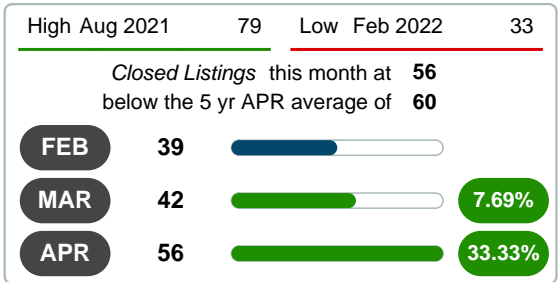
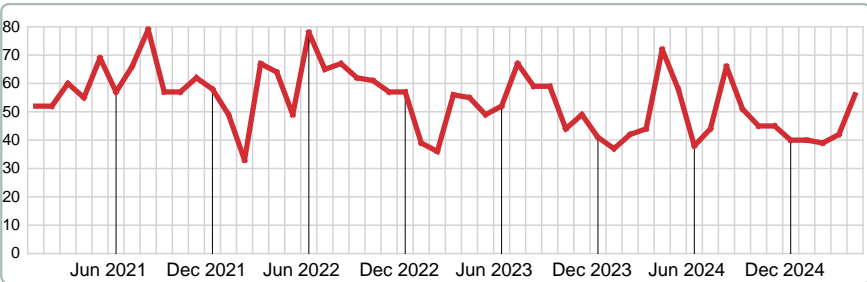
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range			%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5		8.93%	107.0	2	3	0	0
\$70,001 - \$100,000	4		7.14%	118.0	2	2	0	0
\$100,001 - \$120,000	11		19.64%	101.0	5	5	1	0
\$120,001 - \$170,000	15		26.79%	13.0	0	15	0	0
\$170,001 - \$220,000	8		14.29%	33.5	0	5	3	0
\$220,001 - \$370,000	8		14.29%	22.5	0	5	3	0
\$370,001 and up	5		8.93%	117.0	0	2	3	0
Total Closed Units				56	9	37	10	0
Total Closed Volume				10,852,680	847.00K	6.37M	3.64M	0.00B
Median Closed Price				\$142,500	\$106,000	\$145,000	\$357,500	\$0

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

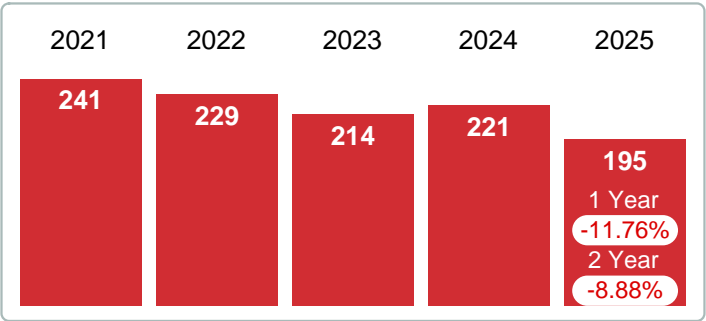
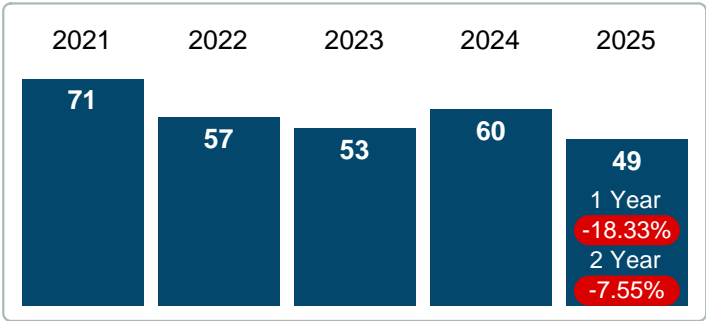


PENDING LISTINGS

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

APRIL

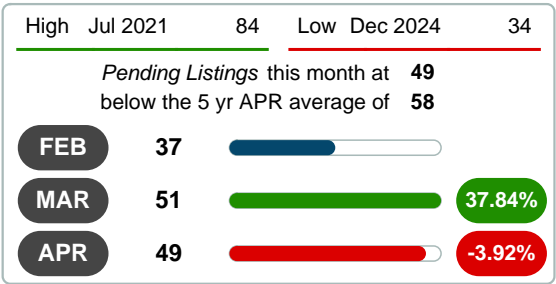
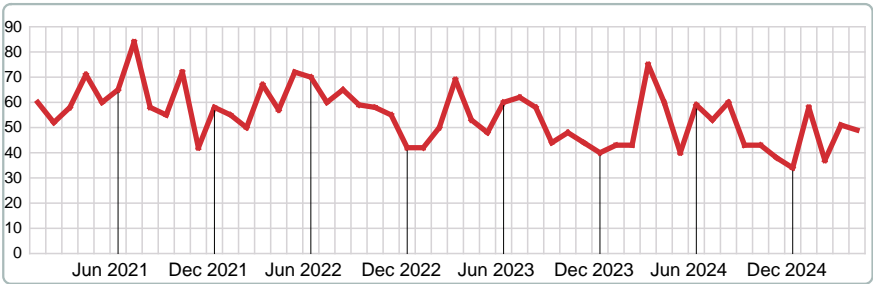
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 58



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	3			6.12%	148.0	2	1	0	0
\$75,001 - \$125,000	7			14.29%	56.0	2	4	0	1
\$125,001 - \$150,000	6			12.24%	15.5	1	4	1	0
\$150,001 - \$200,000	14			28.57%	17.5	1	10	3	0
\$200,001 - \$225,000	4			8.16%	14.5	0	3	1	0
\$225,001 - \$275,000	5			10.20%	74.0	0	5	0	0
\$275,001 and up	10			20.41%	12.0	0	7	2	1
Total Pending Units				49		6	34	7	2
Total Pending Volume				10,040,100	100%	598.70K	7.14M	1.45M	844.90K
Median Listing Price				\$180,000		\$102,200	\$199,500	\$179,900	\$422,450

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

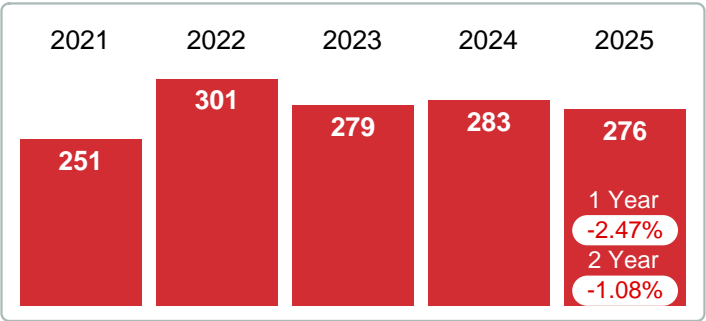
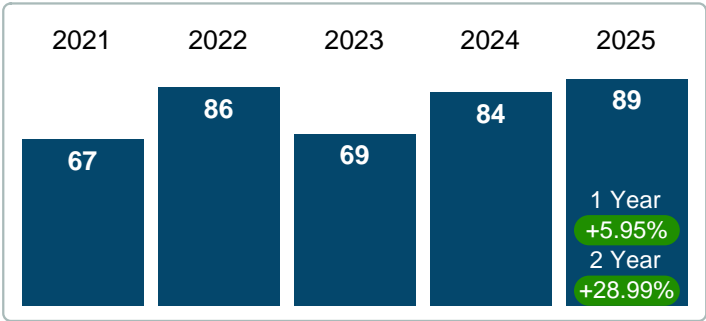


NEW LISTINGS

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

APRIL

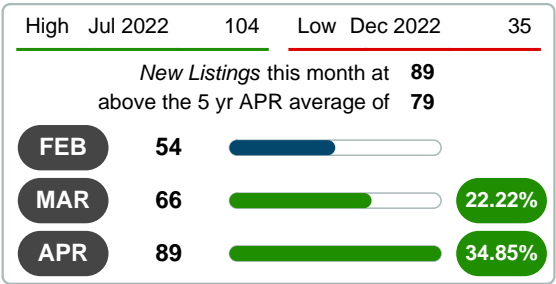
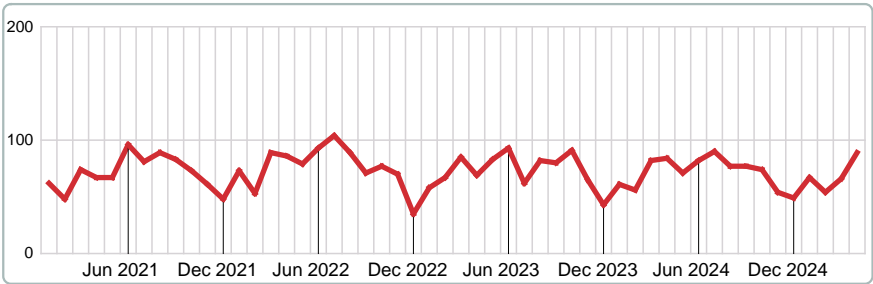
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 79



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$50,000 and less	8	8.99%
\$50,001 - \$100,000	5	5.62%
\$100,001 - \$125,000	12	13.48%
\$125,001 - \$200,000	29	32.58%
\$200,001 - \$275,000	13	14.61%
\$275,001 - \$350,000	12	13.48%
\$350,001 and up	10	11.24%
Total New Listed Units	89	
Total New Listed Volume	20,231,557	100%
Median New Listed Listing Price	\$180,000	

1-2 Beds	3 Beds	4 Beds	5+ Beds
4	3	1	0
2	2	1	0
7	4	0	1
5	19	5	0
1	10	1	1
1	9	2	0
1	1	6	2
21	48	16	4
4.71M	9.28M	4.84M	1.40M
\$114,900	\$194,950	\$274,950	\$355,000

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

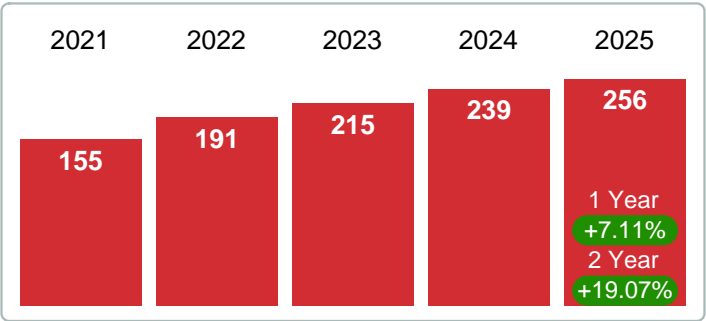
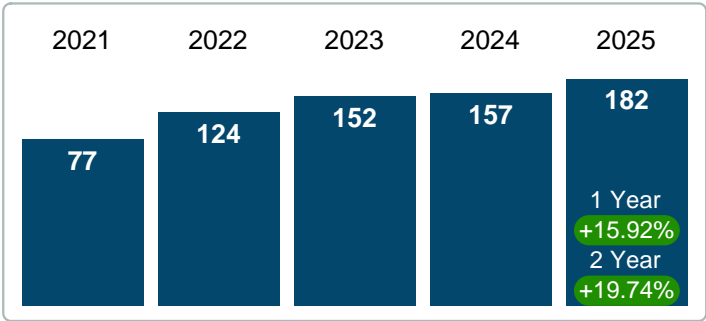


ACTIVE INVENTORY

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

END OF APRIL

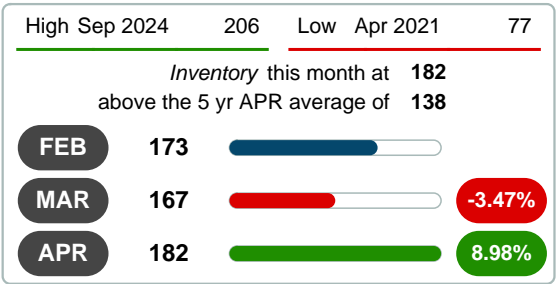
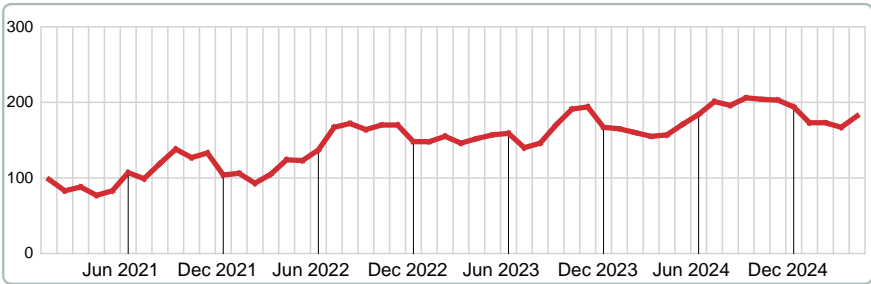
ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR 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	13			7.14%	29.0	8	3	1	1
\$50,001 - \$100,000	21			11.54%	84.0	10	8	3	0
\$100,001 - \$125,000	20			10.99%	25.5	11	9	0	0
\$125,001 - \$225,000	55			30.22%	43.0	7	38	10	0
\$225,001 - \$325,000	34			18.68%	42.5	3	19	10	2
\$325,001 - \$475,000	18			9.89%	53.5	0	7	10	1
\$475,001 and up	21			11.54%	56.0	2	5	7	7
Total Active Inventory by Units				182		41	89	41	11
Total Active Inventory by Volume				48,346,531	100%	7.76M	19.90M	13.27M	7.42M
Median Active Inventory Listing Price				\$189,450		\$108,000	\$189,900	\$309,900	\$549,000

April 2025



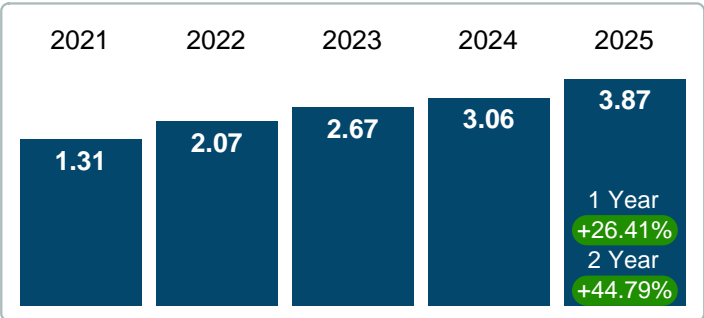
Area Delimited by County Of Muskogee - Residential Property Type



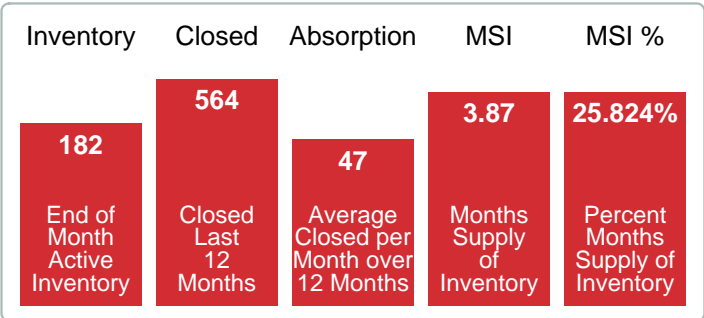
MONTHS SUPPLY of INVENTORY (MSI)

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

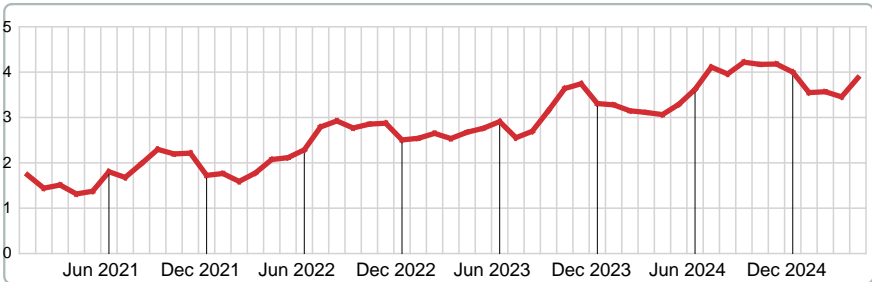
MSI FOR APRIL



INDICATORS FOR APRIL 2025

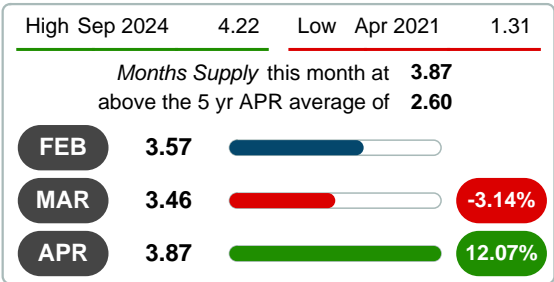


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.60



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	13		7.14%	3.63	4.00	2.57	2.40	0.00
\$50,001 - \$100,000	21		11.54%	3.82	3.87	3.31	7.20	0.00
\$100,001 - \$125,000	20		10.99%	4.07	6.00	3.27	0.00	0.00
\$125,001 - \$225,000	55		30.22%	2.82	5.25	2.48	4.14	0.00
\$225,001 - \$325,000	34		18.68%	4.21	0.00	3.40	4.80	4.80
\$325,001 - \$475,000	18		9.89%	4.50	0.00	4.42	4.80	12.00
\$475,001 and up	21		11.54%	14.82	24.00	15.00	9.33	28.00
Market Supply of Inventory (MSI)				3.87	5.07	3.05	4.82	8.80
Total Active Inventory by Units			100%	3.87	41	89	41	11

April 2025



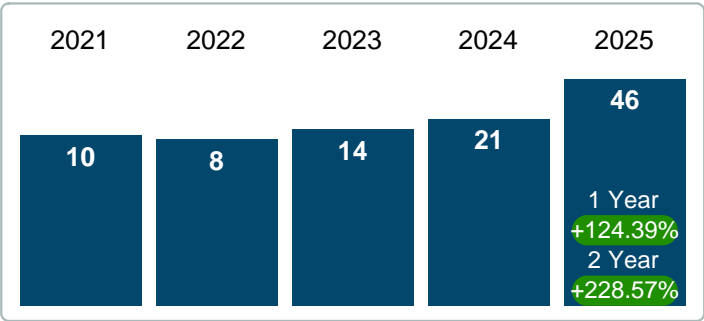
Area Delimited by County Of Muskogee - Residential Property Type



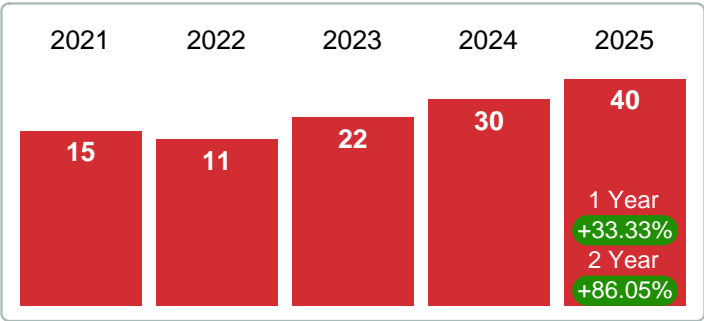
MEDIAN DAYS ON MARKET TO SALE

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

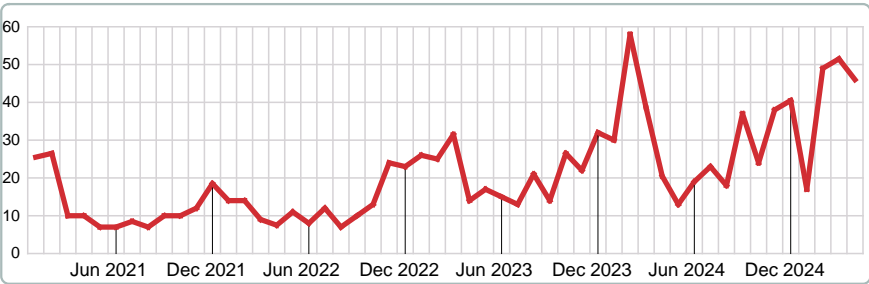
APRIL



YEAR TO DATE (YTD)

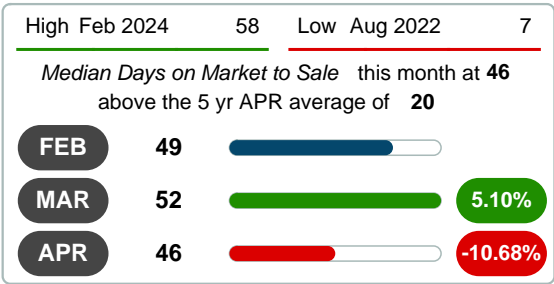


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 20



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
\$70,000 and less	5		8.93%	107	126	107	0	0
\$70,001 - \$100,000	4		7.14%	118	129	103	0	0
\$100,001 - \$120,000	11		19.64%	101	111	101	22	0
\$120,001 - \$170,000	15		26.79%	13	0	13	0	0
\$170,001 - \$220,000	8		14.29%	34	0	17	130	0
\$220,001 - \$370,000	8		14.29%	23	0	9	34	0
\$370,001 and up	5		8.93%	117	0	38	133	0
Median Closed DOM		46			111	31	124	0
Total Closed Units		56	100%	46.0	9	37	10	
Total Closed Volume		10,852,680			847.00K	6.37M	3.64M	0.00B

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

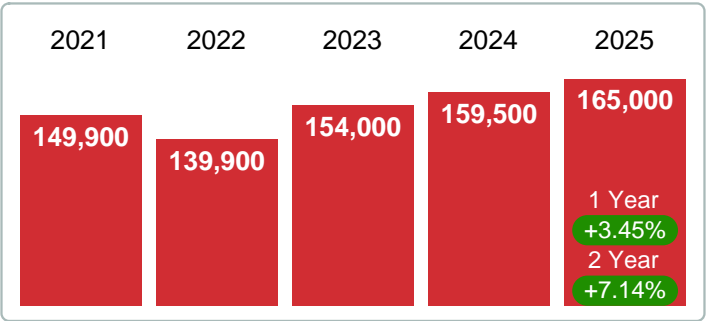
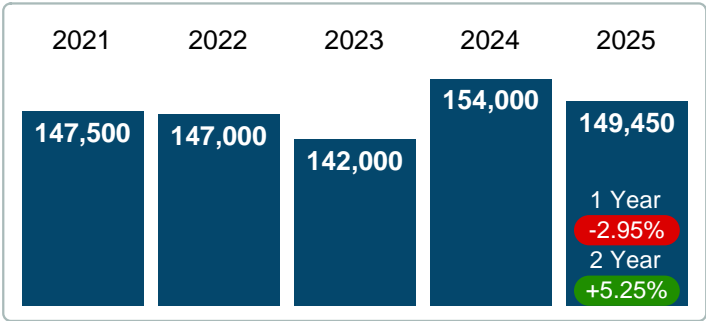


MEDIAN LIST PRICE AT CLOSING

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

APRIL

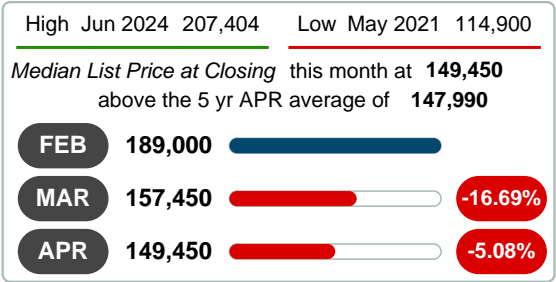
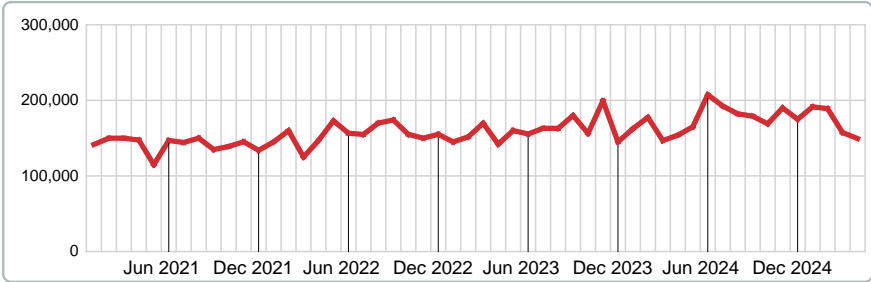
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 147,990



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

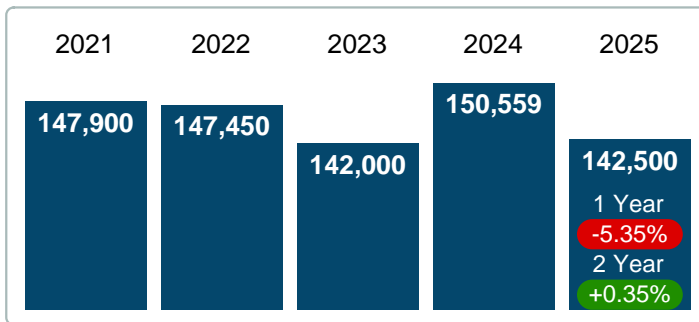
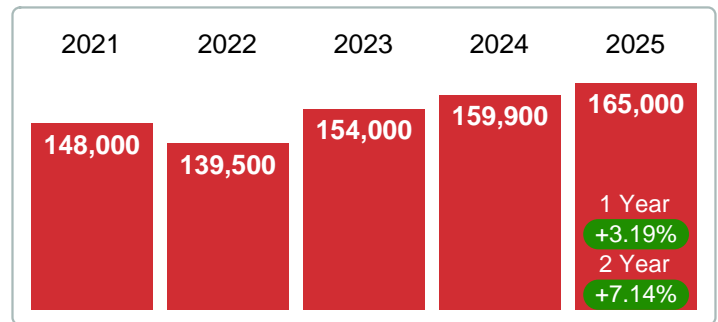
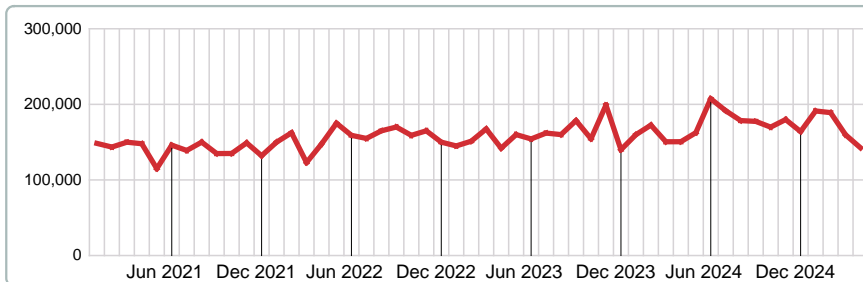
Distribution of Median List Price at Closing by Price Range			%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	4		7.14%	53,500	53,500	56,200	0	0
\$70,001 - \$100,000	6		10.71%	98,500	94,250	98,500	0	0
\$100,001 - \$120,000	9		16.07%	115,000	116,500	115,000	0	0
\$120,001 - \$170,000	14		25.00%	142,000	129,900	147,000	130,000	0
\$170,001 - \$220,000	10		17.86%	189,805	0	189,710	189,900	0
\$220,001 - \$370,000	7		12.50%	280,000	0	265,000	360,000	0
\$370,001 and up	6		10.71%	524,950	0	530,450	524,950	0
Median List Price				149,450	115,000	149,900	360,000	0
Total Closed Units			100%	149,450	9	37	10	
Total Closed Volume				11,259,210	893.30K	6.57M	3.79M	0.00B

April 2025

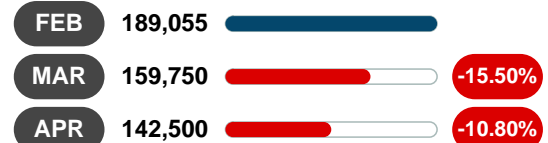
Area Delimited by County Of Muskogee - Residential Property Type

**MEDIAN SOLD PRICE AT CLOSING**

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

APRIL**YEAR TO DATE (YTD)****5 YEAR MARKET ACTIVITY TRENDS****3 MONTHS****5 year APR AVG = 146,082**

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

Median Sold Price at Closing this month at **142,500**
below the 5 yr APR average of **146,082****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
\$70,000 and less	5	8.93%	45,500	47,250	45,500	0	0
\$70,001 - \$100,000	4	7.14%	84,500	90,000	81,000	0	0
\$100,001 - \$120,000	11	19.64%	115,000	115,000	115,000	105,000	0
\$120,001 - \$170,000	15	26.79%	140,000	0	140,000	0	0
\$170,001 - \$220,000	8	14.29%	190,505	0	191,110	175,500	0
\$220,001 - \$370,000	8	14.29%	310,000	0	250,000	365,000	0
\$370,001 and up	5	8.93%	525,000	0	489,000	525,000	0
Median Sold Price			142,500	106,000	145,000	357,500	0
Total Closed Units		100%	142,500	9	37	10	
Total Closed Volume			10,852,680	847.00K	6.37M	3.64M	0.00B

April 2025



Area Delimited by County Of Muskogee - Residential Property Type

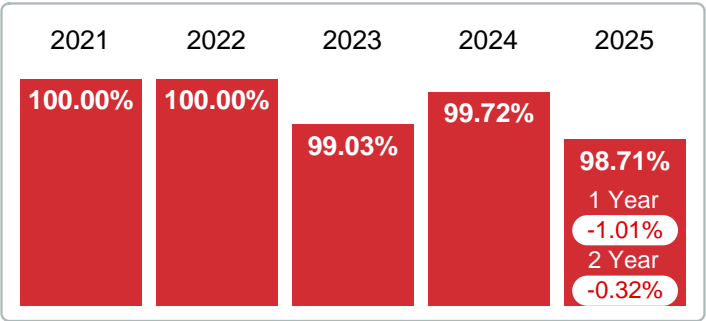
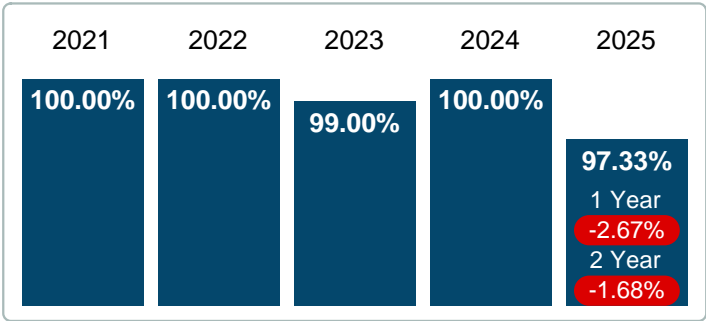


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

APRIL

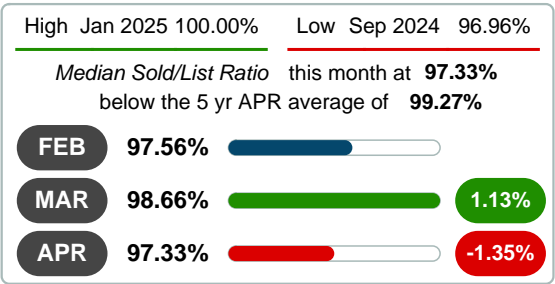
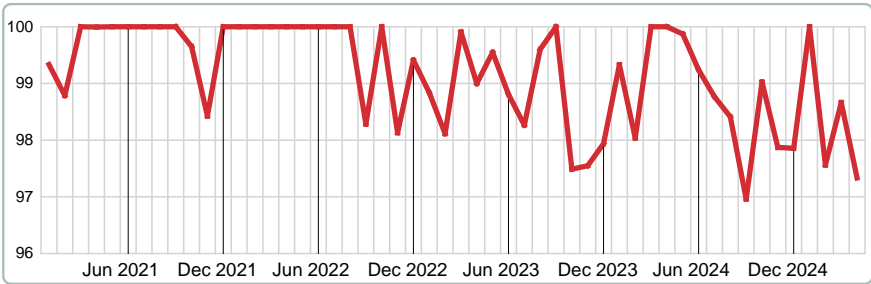
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR AVG = 99.27%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

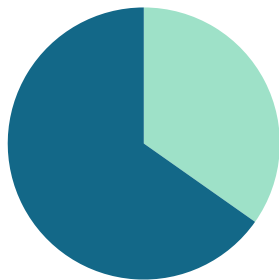
Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$70,000 and less	5	8.93%	77.27%	88.64%	72.00%	0.00%	0.00%
\$70,001 - \$100,000	4	7.14%	89.89%	86.65%	93.62%	0.00%	0.00%
\$100,001 - \$120,000	11	19.64%	100.00%	100.00%	100.00%	80.77%	0.00%
\$120,001 - \$170,000	15	26.79%	100.00%	0.00%	100.00%	0.00%	0.00%
\$170,001 - \$220,000	8	14.29%	100.00%	0.00%	100.00%	94.04%	0.00%
\$220,001 - \$370,000	8	14.29%	100.00%	0.00%	100.00%	100.00%	0.00%
\$370,001 and up	5	8.93%	95.45%	0.00%	92.71%	95.45%	0.00%
Median Sold/List Ratio		97.33%		98.71%	100.00%	96.12%	0.00%
Total Closed Units		56	100%	9	37	10	
Total Closed Volume		10,852,680		847.00K	6.37M	3.64M	0.00B

April 2025

Area Delimited by County Of Muskogee - Residential Property Type

**MARKET SUMMARY**

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

INVENTORY**Inventory**

New Listings
89 = 34.77%

Start Inventory
167

Total Inventory Units
256

Volume
\$65,506,531

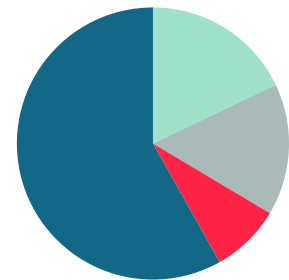
Market Activity

Closed Sales
56 = 17.89%

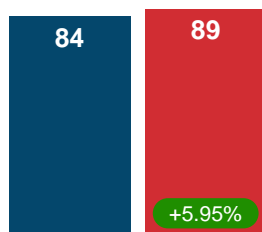
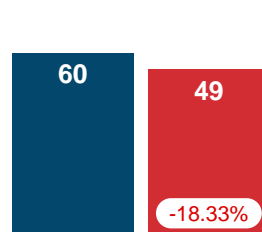
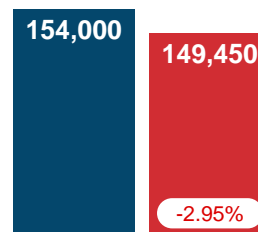
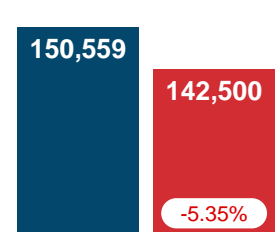
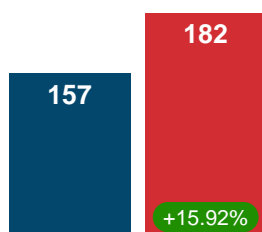
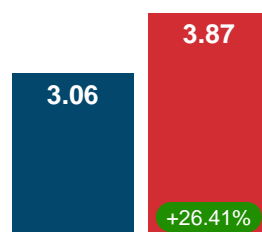
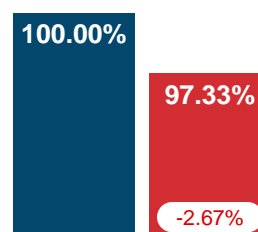
Pending Sales
49 = 15.65%

Other Off Market
26 = 8.31%

Active Inventory
182 = 58.15%

MARKET ACTIVITY

Compared Metrics	April			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	72	56	-22.22%	195	177	-9.23%
Pending Sales	60	49	-18.33%	221	195	-11.76%
New Listings	84	89	5.95%	283	276	-2.47%
Median List Price	154,000	149,450	-2.95%	159,500	165,000	3.45%
Median Sale Price	150,559	142,500	-5.35%	159,900	165,000	3.19%
Median Percent of Selling Price to List Price	100.00%	97.33%	-2.67%	99.72%	98.71%	-1.01%
Median Days on Market to Sale	20.50	46.00	124.39%	30.00	40.00	33.33%
Monthly Inventory	157	182	15.92%	157	182	15.92%
Months Supply of Inventory	3.06	3.87	26.41%	3.06	3.87	26.41%

Absorption: Last 12 months, an Average of **47** Sales/Month**Inventory** on April 30, 2025 = **182****2024** **2025****APRIL 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**