



July 2014

Area Delimited by County Of Muskogee

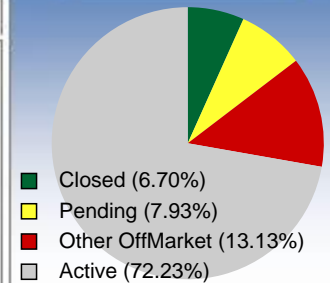


Absorption: Last 12 months, an Average of **47** Sales/Month

Active Inventory as of July 31, 2014 = **528**

	JULY		
	2013	2014	+/- %
Closed Listings	49	49	0.00%
Pending Listings	65	58	-10.77%
New Listings	267	145	-45.69%
Median List Price	109,900	89,500	-18.56%
Median Sale Price	107,750	84,800	-21.30%
Median Percent of List Price to Selling Price	97.08%	95.10%	-2.05%
Median Days on Market to Sale	3.00	51.00	1,600.00%
End of Month Inventory	511	528	3.33%
Months Supply of Inventory	12.22	11.35	-7.04%

Market Activity



Monthly Inventory Analysis

Report Produced on: Aug 15, 2014

Data from the **Greater Tulsa Association of REALTORS®**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2014 rose **3.33%** to 528 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 **11.35** MSI for this period.

Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **21.30%** in July 2014 to \$84,800 versus the previous year at \$107,750.

Median Days on Market Lengthens

The median number of **51.00** days that homes spent on the market before selling increased by 48.00 days or **1,600.00%** in July 2014 compared to last year's same month at **3.00** DOM.

Sales Success for July 2014 is Positive

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

There were 145 New Listings in July 2014, down **45.69%** from last year at 267. Furthermore, there were 49 Closed Listings this month versus last year at 49, a **0.00%** decrease.

Closed versus Listed trends yielded a **33.8%** ratio, up from last year's July 2014 at **18.4%**, a **84.14%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following 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?

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Visit www.tulsarealtors.com to find a REALTOR® today.



Monthly Inventory Analysis

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July 2014

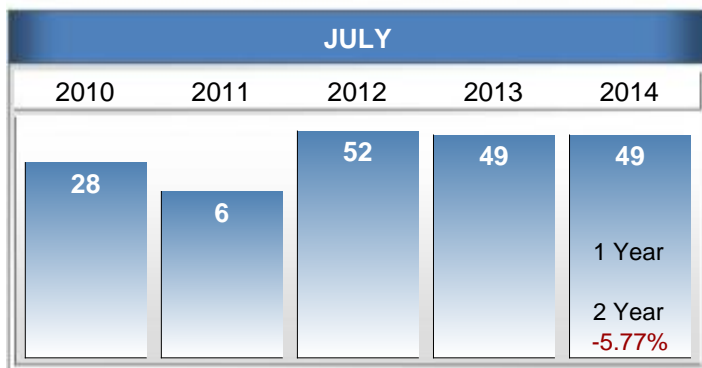
Closed Sales as of Aug 15, 2014



Closed Listings

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$40,000	12	24.49%	69.5	10	2	0	0
\$40,001-\$70,000	6	12.24%	39.0	0	5	1	0
\$70,001-\$110,000	12	24.49%	71.0	1	10	0	1
\$110,001-\$150,000	7	14.29%	47.0	0	5	2	0
\$150,001-\$210,000	7	14.29%	10.0	1	3	3	0
\$210,001 and up	5	10.20%	60.0	1	1	3	0
Total Closed Units:	49		51.0	13	26	9	1
Total Closed Volume:	4,882,460			647.66K	2.60M	1.54M	92.00K
Median Closed Price:	\$84,800			\$12,500	\$84,900	\$173,550	\$92,000

Closed Listings

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

July 2014

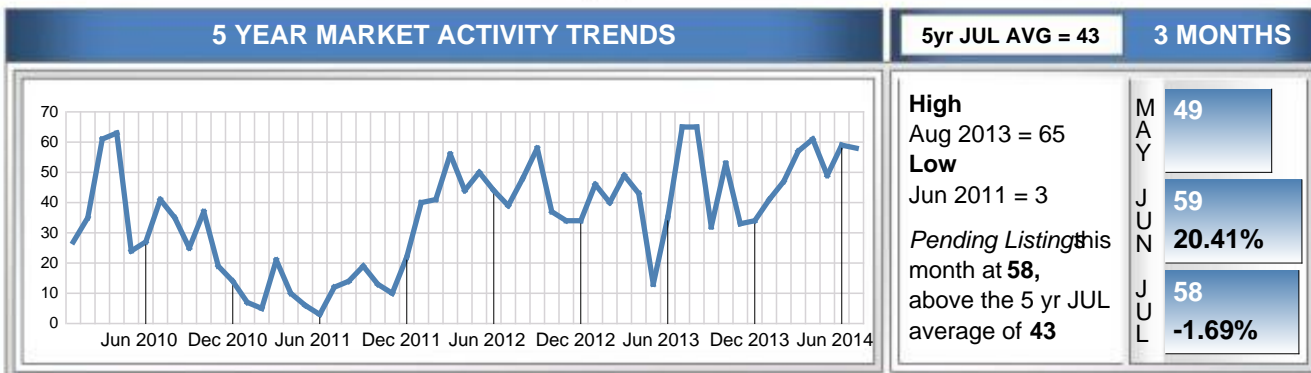
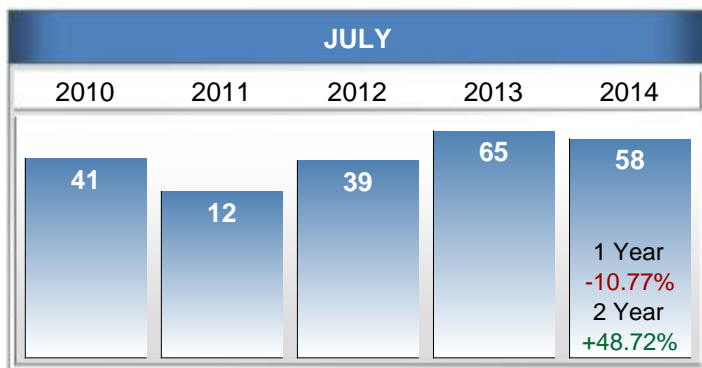
Pending Listings as of Aug 15, 2014



Pending Listings

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Pending Listings

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PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$10,000 and less	4	6.90%	30.0	3	1	0	0	
\$10,001 - \$20,000	5	8.62%	37.0	3	1	1	0	
\$20,001 - \$40,000	8	13.79%	99.5	4	2	2	0	
\$40,001 - \$90,000	15	25.86%	58.0	0	14	1	0	
\$90,001 - \$120,000	10	17.24%	41.0	1	7	2	0	
\$120,001 - \$230,000	10	17.24%	61.5	0	7	3	0	
\$230,001 and up	6	10.34%	74.5	0	2	2	2	
Total Pending Units: 58				54.5	11	34	11	2
Total Pending Volume: 5,553,300					299.09K	3.33M	1.32M	604.50K
Median Listing Price: \$76,425					\$18,000	\$87,450	\$99,900	\$302,250



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

July 2014

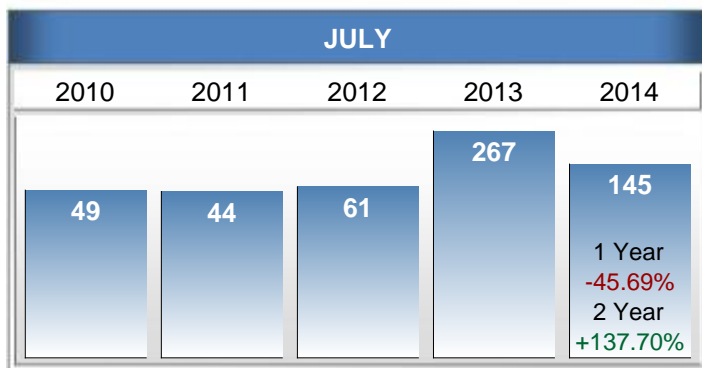
New Listings as of Aug 15, 2014



New Listings

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



New Listings
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5yr JUL AVG = 113	3 MONTHS
High Jul 2013 = 267	MAY 100
Low Nov 2010 = 20	JUN 156
<i>New Listings</i> this month at 145 , above the 5 yr JUL average of 113	JUL 145
	56.00%
	-7.05%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0	0.00%	0	0	0	0
\$1-\$30,000	29	20.00%	26	3	0	0
\$30,001-\$60,000	23	15.86%	16	7	0	0
\$60,001-\$90,000	27	18.62%	6	19	1	1
\$90,001-\$150,000	33	22.76%	7	22	4	0
\$150,001-\$250,000	18	12.41%	2	14	2	0
\$250,001 and up	15	10.34%	3	6	3	3
Total New Listed Units:	145		60	71	10	4
Total New Listed Volume:	17,603,445		4.50M	9.53M	2.28M	1.30M
Median New Listed Listing Price:	\$81,500		\$39,200	\$105,900	\$155,750	\$370,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

July 2014

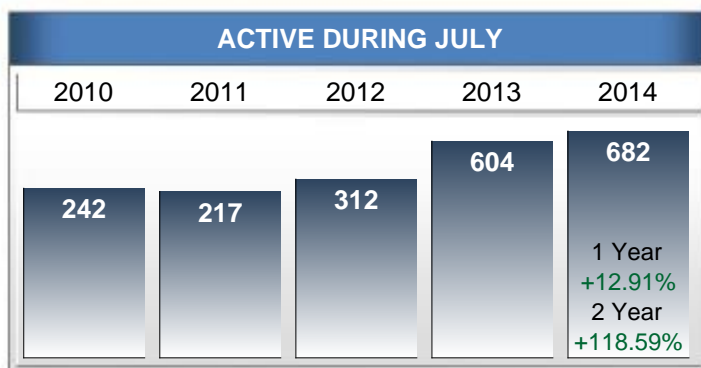
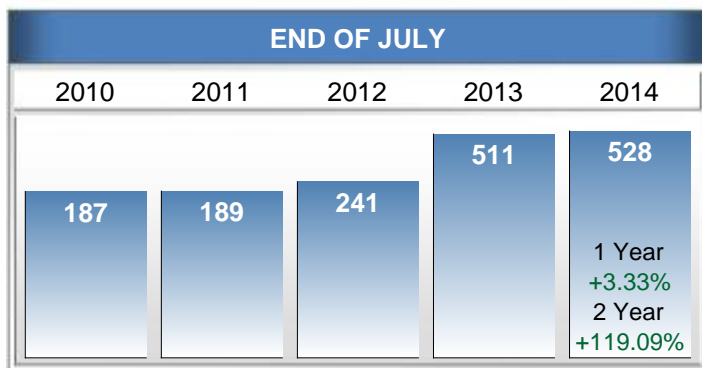
Active Inventory as of Aug 15, 2014



Active Inventory

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Active Inventory

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5yr JUL AVG = 331 **3 MONTHS**

High
Oct 2013 = 596

Low
Apr 2013 = 112

Inventory this month at **528**, above the 5 yr JUL average of **331**

MAY	524
JUN	537
JUL	528
JUL	-1.68%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$20,000 and less	52	9.85%	50.0	48	4	0	0	
\$20,001 - \$30,000	32	6.06%	102.0	25	5	2	0	
\$30,001 - \$60,000	106	20.08%	73.5	59	43	4	0	
\$60,001 - \$110,000	138	26.14%	57.5	30	92	14	2	
\$110,001 - \$160,000	79	14.96%	59.0	18	49	12	0	
\$160,001 - \$280,000	66	12.50%	71.5	12	32	17	5	
\$280,001 and up	55	10.42%	94.0	29	11	11	4	
Total Active Inventory by Units:			528	64.5	221	236	60	11
Total Active Inventory by Volume:			76,194,644		34.31M	27.36M	11.74M	2.78M
Median Active Inventory Listing Price:			\$89,700		\$45,900	\$96,650	\$154,700	\$225,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

July 2014

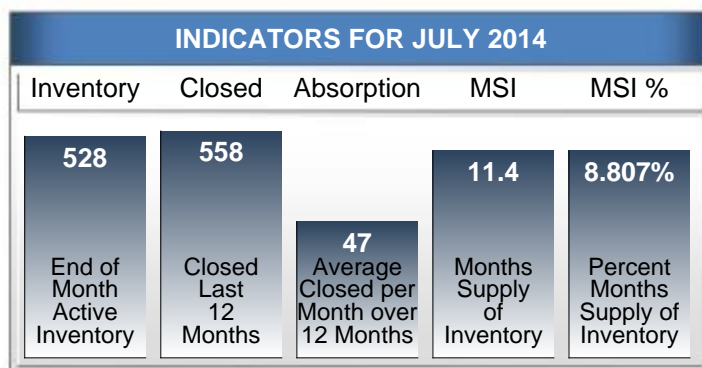
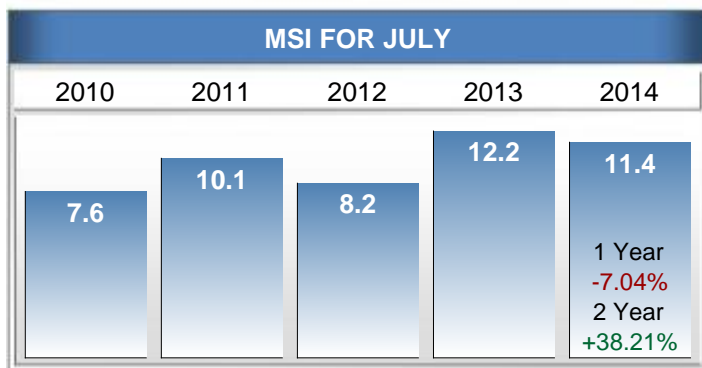
Active Inventory as of Aug 15, 2014



Months Supply of Inventory

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Months Supply

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5yr JUL AVG = 9.9	3 MONTHS
High Jan 2010 = 31.9 Low Apr 2013 = 2.5 <i>Months Supply</i> this month at 11.4 , above the 5 yr JUL average of 9.9	M A Y 12.0 J U N -3.58% J U L -1.68%

MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	52	9.85%	7.4	12.8	2.1	0.0	0.0
\$20,001 \$30,000	32	6.06%	10.4	16.7	4.0	8.0	0.0
\$30,001 \$60,000	106	20.08%	14.3	25.3	11.0	3.7	0.0
\$60,001 \$110,000	138	26.14%	10.7	21.2	8.8	15.3	12.0
\$110,001 \$160,000	79	14.96%	9.1	24.0	7.6	8.5	0.0
\$160,001 \$280,000	66	12.50%	10.4	18.0	13.2	5.2	0.0
\$280,001 and up	55	10.42%	50.8	174.0	44.0	16.5	0.0
MSI:			11.4	20.9	8.9	6.9	16.5
Total Active Inventory:			528	221	236	60	11



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

July 2014

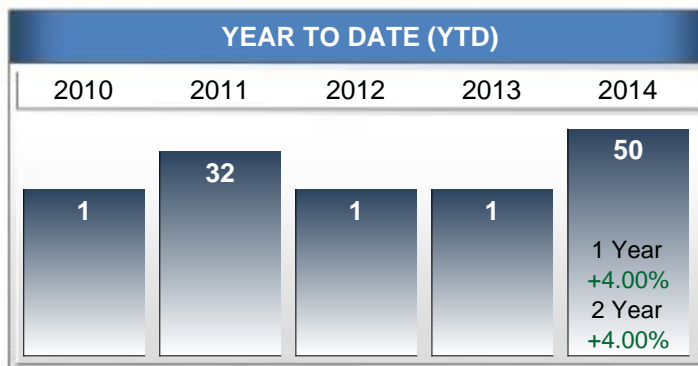
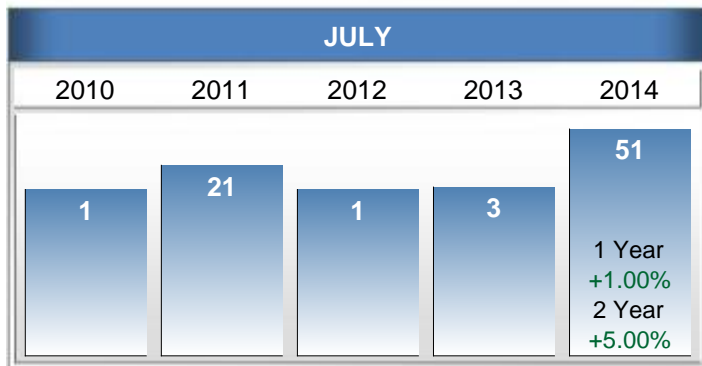
Closed Sales as of Aug 15, 2014



Median Days on Market to Sale

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Median Days on Market

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MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range				%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0			0.00%	94.0	0.0	0.0	0.0	0.0
\$1 \$40,000	12			24.49%	69.5	65.5	72.5	0.0	0.0
\$40,001 \$70,000	6			12.24%	39.0	0.0	37.0	41.0	0.0
\$70,001 \$110,000	12			24.49%	71.0	152.0	71.0	0.0	6.0
\$110,001 \$150,000	7			14.29%	47.0	0.0	45.0	53.0	0.0
\$150,001 \$210,000	7			14.29%	10.0	5.0	3.0	97.0	0.0
\$210,001 and up	5			10.20%	60.0	60.0	37.0	75.0	0.0
Median Closed DOM:		51.0				60.0	41.0	59.0	6.0
Total Closed Units:		49				13	26	9	1
Total Closed Volume:		4,882,460				647.66K	2.60M	1.54M	92.00K



Monthly Inventory Analysis

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July 2014

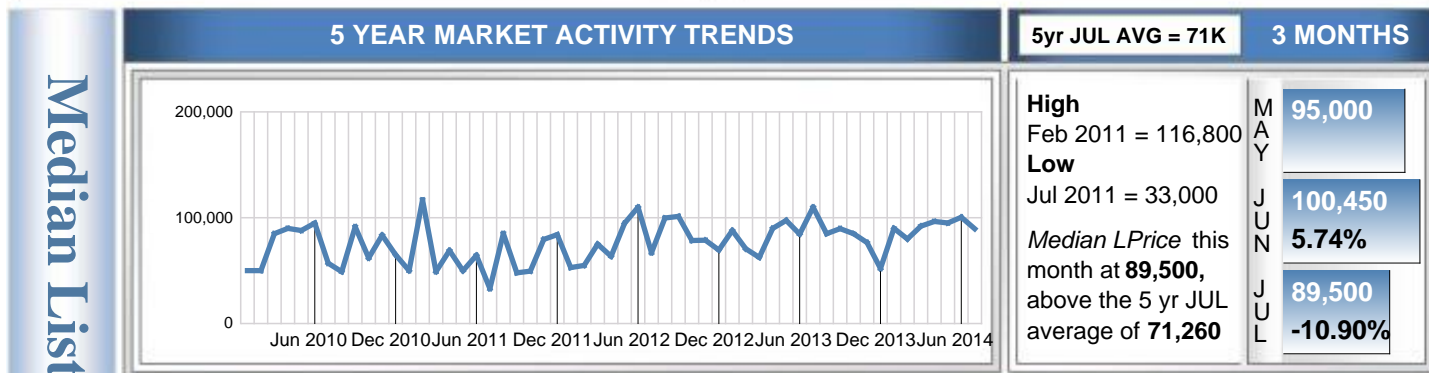
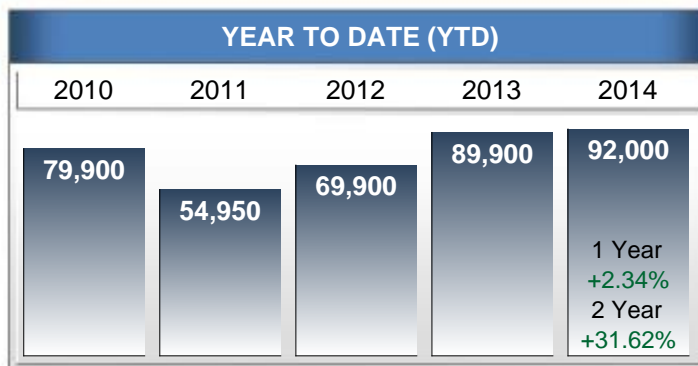
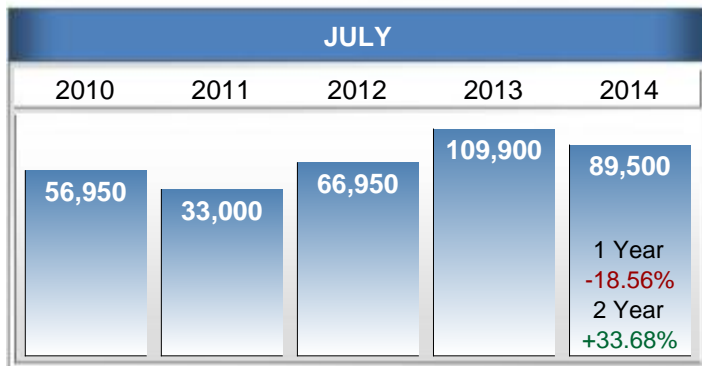
Closed Sales as of Aug 15, 2014



Median List Price at Closing

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Median List Price

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MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0	0.00%	60	0	0	0	0
\$1-\$40,000	11	22.45%	9,990	13,000	8,745	0	0
\$40,001-\$70,000	6	12.24%	49,450	48,000	49,950	42,000	0
\$70,001-\$110,000	13	26.53%	85,000	77,000	85,000	0	90,000
\$110,001-\$150,000	6	12.24%	134,450	0	134,450	134,450	0
\$150,001-\$210,000	8	16.33%	174,500	189,900	160,950	184,900	0
\$210,001 and up	5	10.20%	246,500	245,000	299,500	246,500	0
Median List Price:	\$89,500			\$15,000	\$90,000	\$184,900	\$90,000
Total Closed Units:	49			13	26	9	1
Total List Volume:	5,080,040			696.30K	2.69M	1.60M	90.00K



Monthly Inventory Analysis

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July 2014

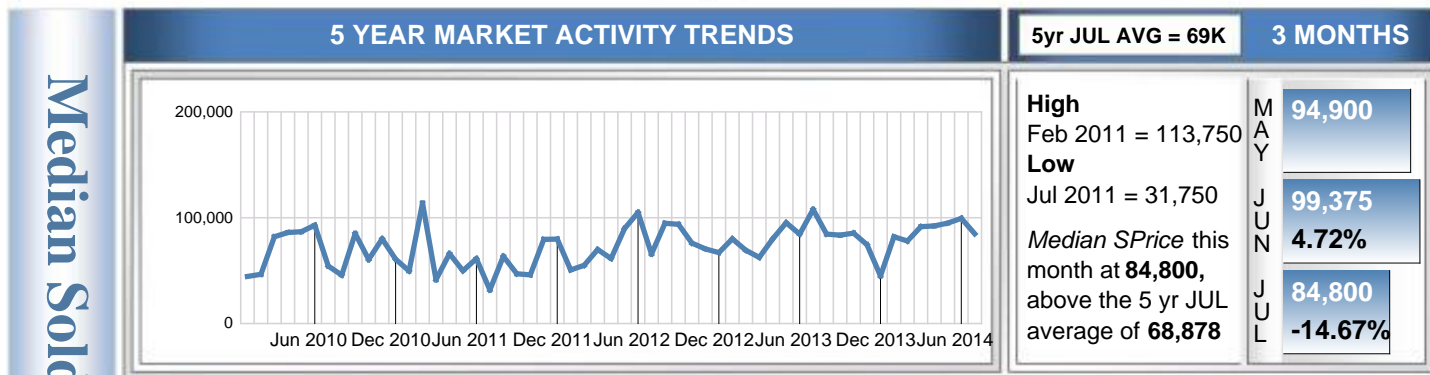
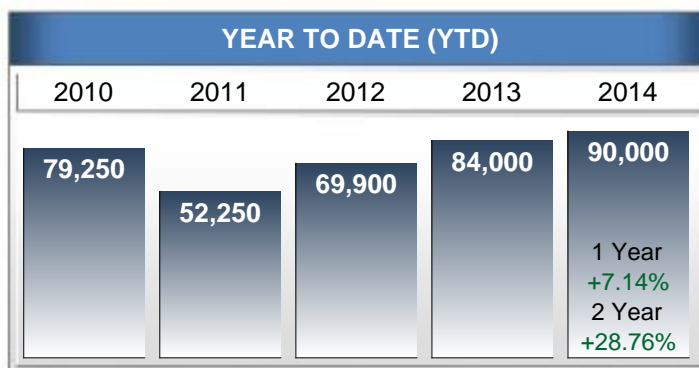
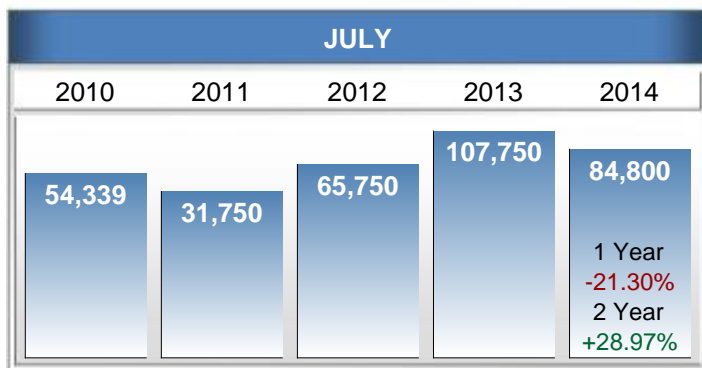
Closed Sales as of Aug 15, 2014



Median Sold Price at Closing

Report Produced on: Aug 15, 2014

Area Delimited by County Of Muskogee



Median Sold Price

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MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	MSS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0		0.00%	246,500	0	0	0	0
\$1 \$40,000	12		24.49%	9,000	10,250	6,850	0	0
\$40,001 \$70,000	6		12.24%	48,250	0	48,500	42,500	0
\$70,001 \$110,000	12		24.49%	84,400	77,000	84,400	0	92,000
\$110,001 \$150,000	7		14.29%	139,000	0	139,000	131,000	0
\$150,001 \$210,000	7		14.29%	166,500	185,000	162,000	173,550	0
\$210,001 and up	5		10.20%	244,960	244,960	280,000	235,000	0
Median Closed Price:	\$84,800				\$12,500	\$84,900	\$173,550	\$92,000
Total Closed Units:	49				13	26	9	1
Total Closed Volume:	4,882,460				647.66K	2.60M	1.54M	92.00K



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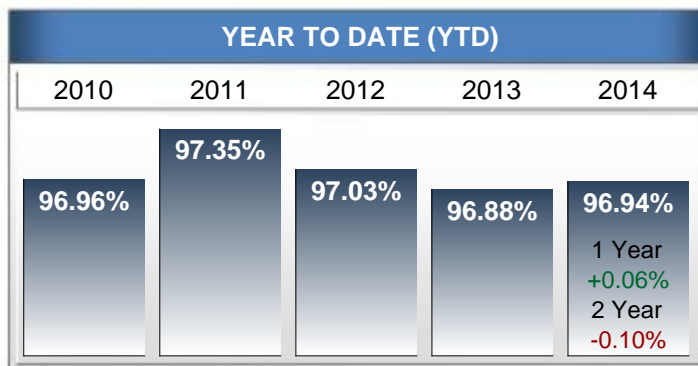
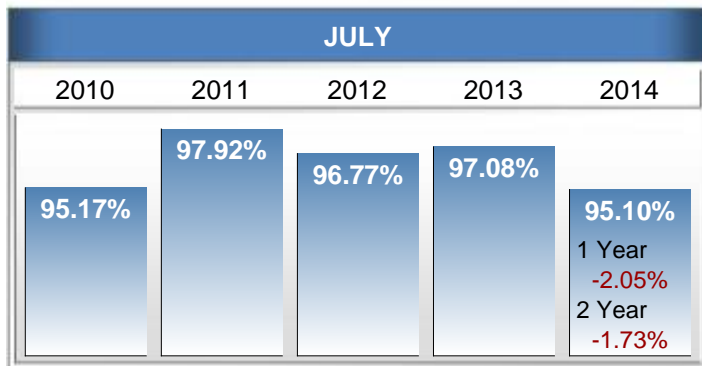
Closed Sales as of Aug 15, 2014



Median Percent of List Price to Selling Price

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Median List/Sell Price

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MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$0 and less	0	0.00%	96.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$40,000	12	24.49%	82.33%	82.33%	81.36%	0.00%	0.00%
\$40,001-\$70,000	6	12.24%	96.60%	0.00%	96.00%	101.19%	0.00%
\$70,001-\$110,000	12	24.49%	97.55%	100.00%	95.03%	0.00%	102.22%
\$110,001-\$150,000	7	14.29%	98.54%	0.00%	98.54%	97.12%	0.00%
\$150,001-\$210,000	7	14.29%	97.42%	97.42%	97.65%	93.86%	0.00%
\$210,001 and up	5	10.20%	95.75%	99.98%	93.49%	95.75%	0.00%
Median List/Sell Ratio:	95.10%			83.89%	96.47%	95.75%	102.22%
Total Closed Units:	49			13	26	9	1
Total Closed Volume:	4,882,460			647.66K	2.60M	1.54M	92.00K



Monthly Inventory Analysis

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July 2014

Inventory as of Aug 15, 2014



Market Summary

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Absorption: Last 12 months, an Average of 47 Sales/Month

Active Inventory as of July 31, 2014 = 528

Closed Sales
 Pending Sales
 New Listings
 Median List Price
 Median Sale Price
 Median Percent of List Price to Selling Price
 Median Days on Market to Sale
 Monthly Inventory
 Months Supply of Inventory

	JULY			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	49	49	0.00%	287	335	16.72%
Pending Sales	65	58	-10.77%	291	372	27.84%
New Listings	267	145	-45.69%	763	959	25.69%
Median List Price	109,900	89,500	-18.56%	89,900	92,000	2.34%
Median Sale Price	107,750	84,800	-21.30%	84,000	90,000	7.14%
Median Percent of List Price to Selling Price	97.08%	95.10%	-2.05%	96.88%	96.94%	0.06%
Median Days on Market to Sale	3.00	51.00	1,600.00%	1.00	50.00	4,900.00%
Monthly Inventory	511	528	3.33%	511	528	3.33%
Months Supply of Inventory	12.22	11.35	-7.04%	12.22	11.35	-7.04%

