



August 2015

Area Delimited by County Of Muskogee

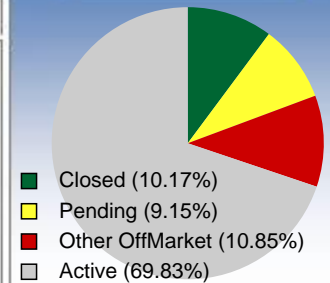


Absorption: Last 12 months, an Average of **48** Sales/Month

Active Inventory as of August 30, 2015 = **412**

	AUGUST		
	2014	2015	+/- %
Closed Listings	60	60	0.00%
Pending Listings	43	54	25.58%
New Listings	115	133	15.65%
Median List Price	83,200	84,500	1.56%
Median Sale Price	77,500	80,750	4.19%
Median Percent of List Price to Selling Price	96.51%	97.23%	0.75%
Median Days on Market to Sale	55.00	43.50	-20.91%
End of Month Inventory	454	412	-9.25%
Months Supply of Inventory	9.56	8.55	-10.51%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 14, 2015

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

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2015 decreased **9.25%** to 412 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 **8.55** MSI for this period.

Median Sale Prices 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 **4.19%** in August 2015 to \$80,750 versus the previous year at \$77,500.

Median Days on Market Shortens

The median number of **43.50** days that homes spent on the market before selling decreased by 11.50 days or **20.91%** in August 2015 compared to last year's same month at **55.00** DOM.

Sales Success for August 2015 is Positive

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

There were 133 New Listings in August 2015, up **15.65%** from last year at 115. Furthermore, there were 60 Closed Listings this month versus last year at 60, a **0.00%** decrease.

Closed versus Listed trends yielded a **45.1%** ratio, down from last year's August 2015 at **52.2%**, a **13.53%** downswing. This will certainly create pressure on a decreasing 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

Data from the Greater Tulsa Association of REALTORS®

August 2015

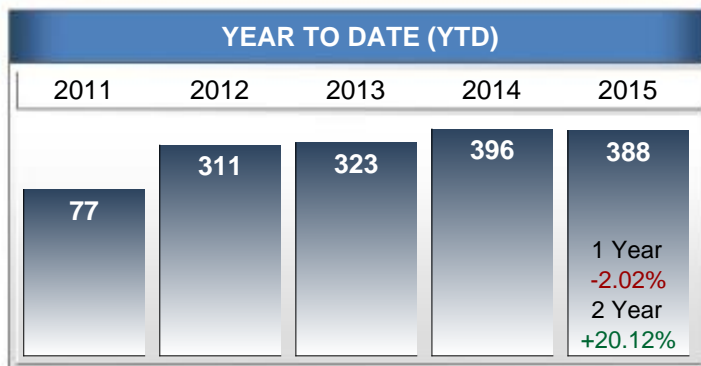
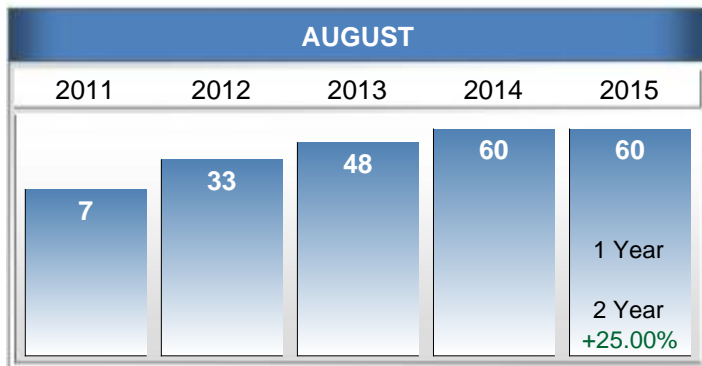
Closed Sales as of Sep 14, 2015



Closed Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Muskogee



Closed Listings

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CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	6	10.00%	13.5	4	1	1	0
\$20,001 - \$30,000	6	10.00%	91.5	4	2	0	0
\$30,001 - \$60,000	10	16.67%	43.5	4	6	0	0
\$60,001 - \$90,000	15	25.00%	31.5	2	11	2	0
\$90,001 - \$120,000	7	11.67%	14.0	0	6	1	0
\$120,001 - \$170,000	10	16.67%	12.5	0	10	0	0
\$170,001 and up	6	10.00%	77.5	0	2	4	0
Total Closed Units:	60		43.5	14	38	8	0.00B
Total Closed Volume:	5,488,091			484.50K	3.62M	1.38M	\$0
Median Closed Price:	\$80,750			\$28,250	\$89,950	\$146,750	



Monthly Inventory Analysis

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August 2015

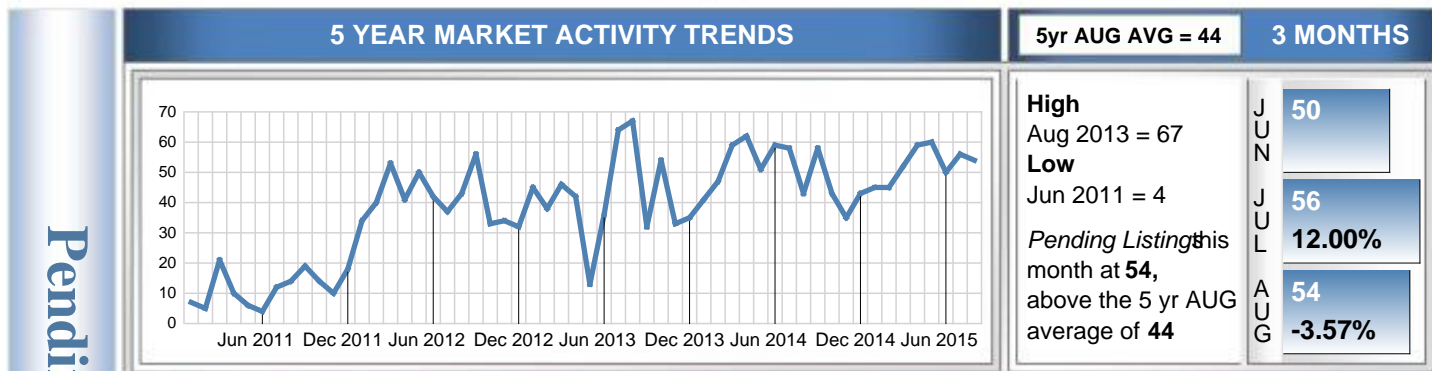
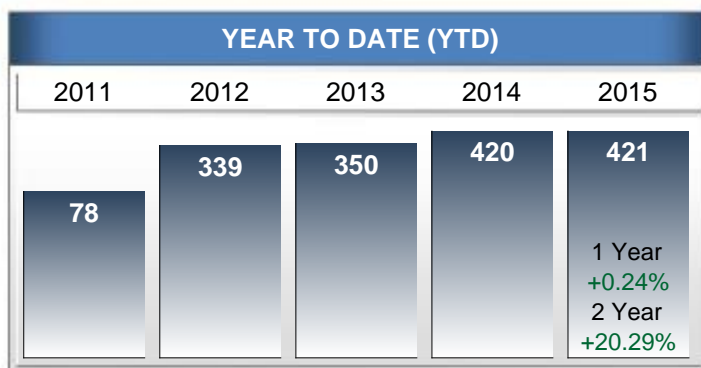
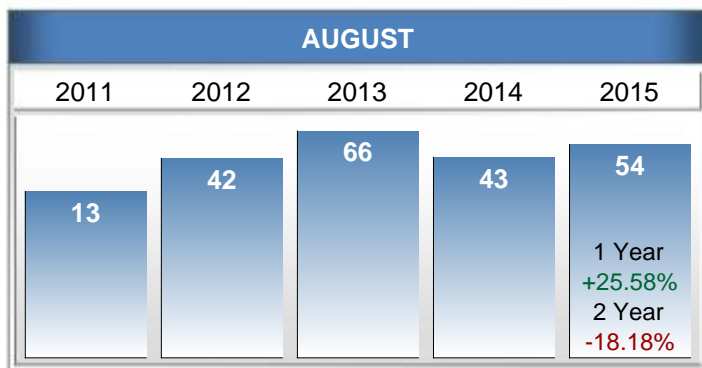
Pending Listings as of Sep 14, 2015



Pending Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Muskogee



Pending Listings
 Ready to Buy or Sell Real Estate?
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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+
\$20,000 and less	4	7.41%	38.0	4	0	0	0
\$20,001 \$40,000	6	11.11%	63.0	3	3	0	0
\$40,001 \$70,000	11	20.37%	60.5	4	6	1	0
\$70,001 \$120,000	12	22.22%	31.0	3	8	1	0
\$120,001 \$150,000	8	14.81%	19.5	1	6	1	0
\$150,001 \$190,000	7	12.96%	27.0	0	7	0	0
\$190,001 and up	6	11.11%	52.0	2	2	2	0
Total Pending Units: 54				31.0			
Total Pending Volume:		5,954,479		1.55M	3.62M	783.18K	0.00B
Median Listing Price:		\$99,500		\$55,000	\$107,850	\$125,500	\$0



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

August 2015

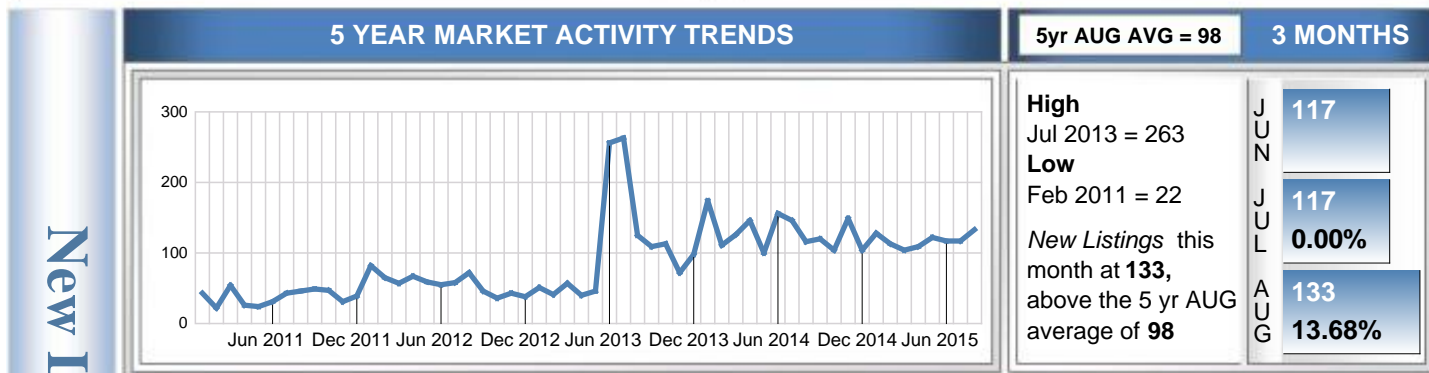
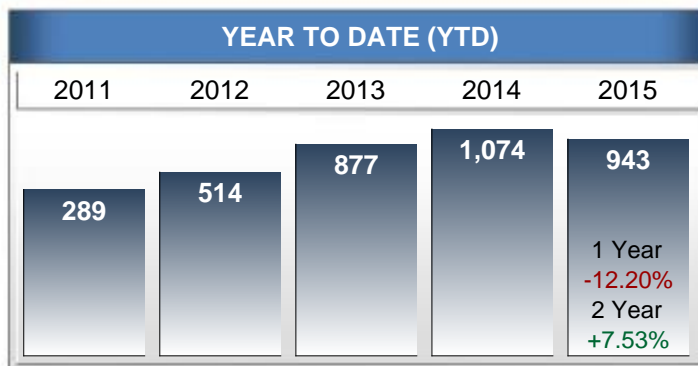
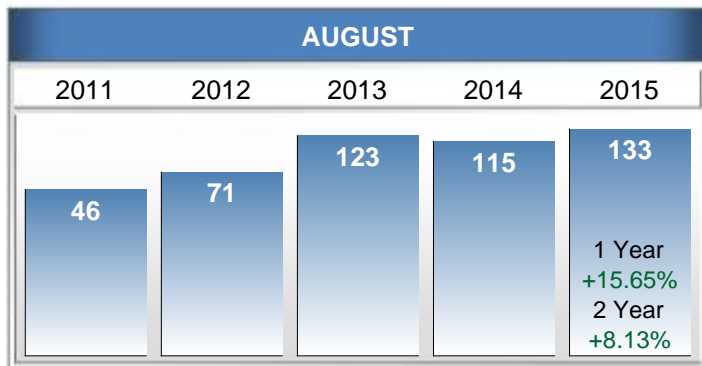
New Listings as of Sep 14, 2015



New Listings

Report Produced on: Sep 14, 2015

Area Delimited by County Of Muskogee



New Listings

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NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	12	9.02%	11	1	0	0
\$10,001 \$40,000	19	14.29%	13	6	0	0
\$40,001 \$60,000	11	8.27%	5	3	3	0
\$60,001 \$130,000	41	30.83%	8	29	4	0
\$130,001 \$180,000	20	15.04%	3	13	2	2
\$180,001 \$260,000	16	12.03%	3	6	5	2
\$260,001 and up	14	10.53%	6	4	4	0
Total New Listed Units:			49	62	18	4
Total New Listed Volume:			10.91M	8.05M	3.34M	656.00K
Median New Listed Listing Price:			\$42,000	\$117,400	\$200,200	\$161,000



Monthly Inventory Analysis

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August 2015

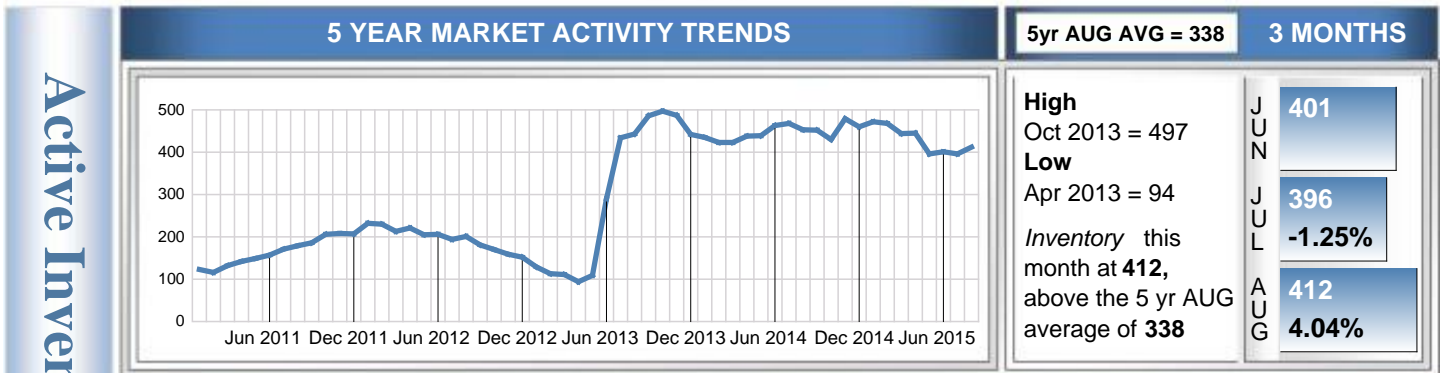
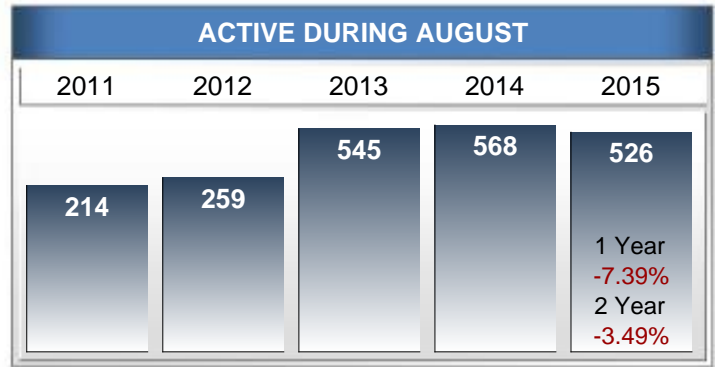
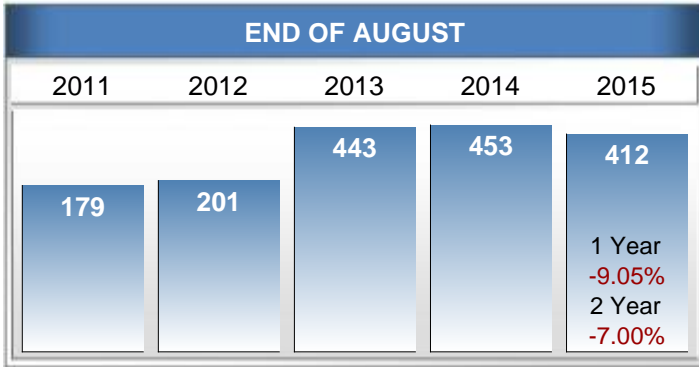
Active Inventory as of Sep 14, 2015



Active Inventory

Report Produced on: Sep 14, 2015

Area Delimited by County Of Muskogee



Active Inventory

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INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	41	9.95%	23.0	33	7	1	0
\$20,001 \$40,000	45	10.92%	79.0	36	9	0	0
\$40,001 \$70,000	59	14.32%	75.0	32	21	3	3
\$70,001 \$140,000	110	26.70%	60.0	23	74	12	1
\$140,001 \$210,000	63	15.29%	65.0	13	35	12	3
\$210,001 \$310,000	52	12.62%	74.5	8	22	21	1
\$310,001 and up	42	10.19%	91.5	24	8	8	2
Total Active Inventory by Units:		412	68.0	169	176	57	10
Total Active Inventory by Volume:		69,381,099		29.34M	24.49M	13.39M	2.16M
Median Active Inventory Listing Price:		\$110,450		\$59,500	\$123,450	\$214,000	\$167,500



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

August 2015

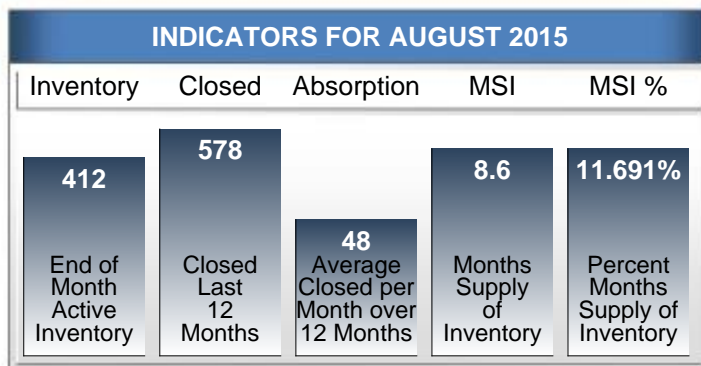
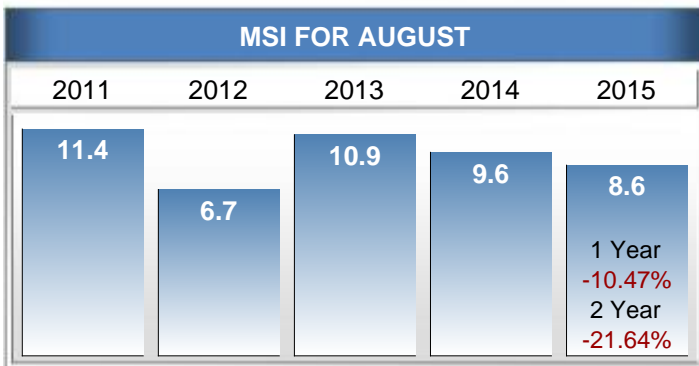
Active Inventory as of Sep 14, 2015



Months Supply of Inventory

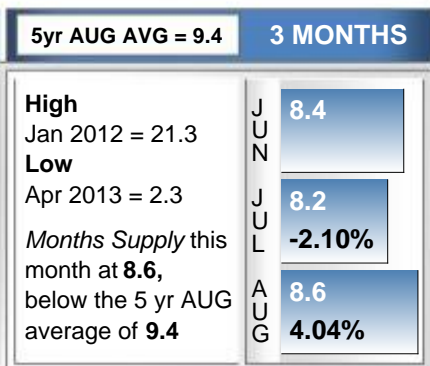
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Area Delimited by County Of Muskogee



Months Supply

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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	41	9.95%	10.0	13.7	6.5	1.7	0.0	
\$20,001 \$40,000	45	10.92%	6.9	10.5	3.3	0.0	0.0	
\$40,001 \$70,000	59	14.32%	7.8	13.2	4.3	9.0	0.0	
\$70,001 \$140,000	110	26.70%	5.9	11.5	5.0	8.0	6.0	
\$140,001 \$210,000	63	15.29%	9.2	26.0	8.1	6.5	18.0	
\$210,001 \$310,000	52	12.62%	16.4	32.0	20.3	13.3	4.0	
\$310,001 and up	42	10.19%	29.6	32.0	96.0	24.0	8.0	
MSI:	8.6			14.4	6.1	9.0	10.0	
Total Active Inventory:	412			169	176	57	10	



Monthly Inventory Analysis

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August 2015

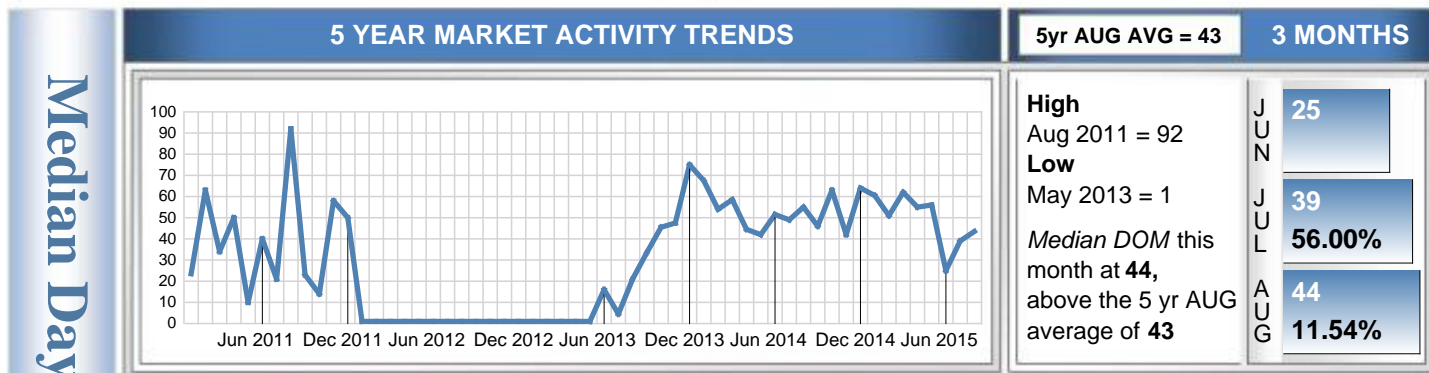
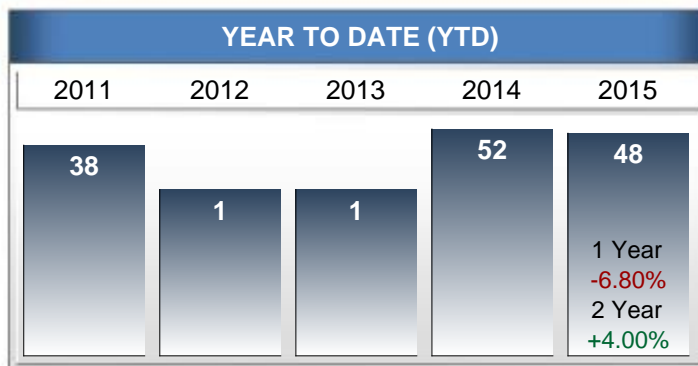
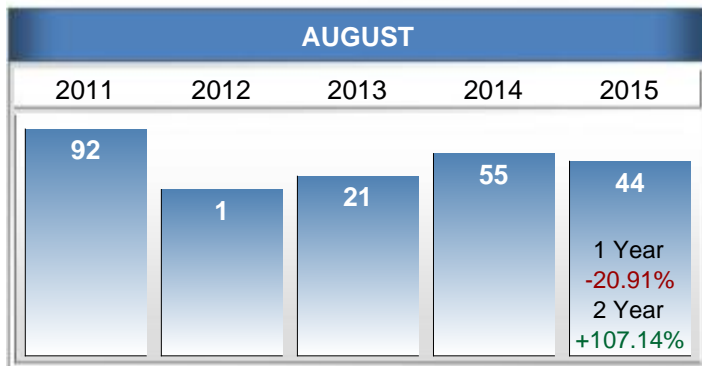
Closed Sales as of Sep 14, 2015



Median Days on Market to Sale

Report Produced on: Sep 14, 2015

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+
\$20,000 and less	6			10.00%	13.5	21.5	6.0	5.0	0.0
\$20,001 \$30,000	6			10.00%	91.5	107.0	91.5	0.0	0.0
\$30,001 \$60,000	10			16.67%	43.5	53.5	38.0	0.0	0.0
\$60,001 \$90,000	15			25.00%	31.5	73.0	38.0	41.0	0.0
\$90,001 \$120,000	7			11.67%	14.0	0.0	22.5	10.0	0.0
\$120,001 \$170,000	10			16.67%	12.5	0.0	12.5	0.0	0.0
\$170,001 and up	6			10.00%	77.5	0.0	143.0	67.0	0.0
Median Closed DOM:	43.5					42.0	34.5	58.0	0.0
Total Closed Units:	60					14	38	8	
Total Closed Volume:	5,488,091					484.50K	3.62M	1.38M	0.00B



Monthly Inventory Analysis

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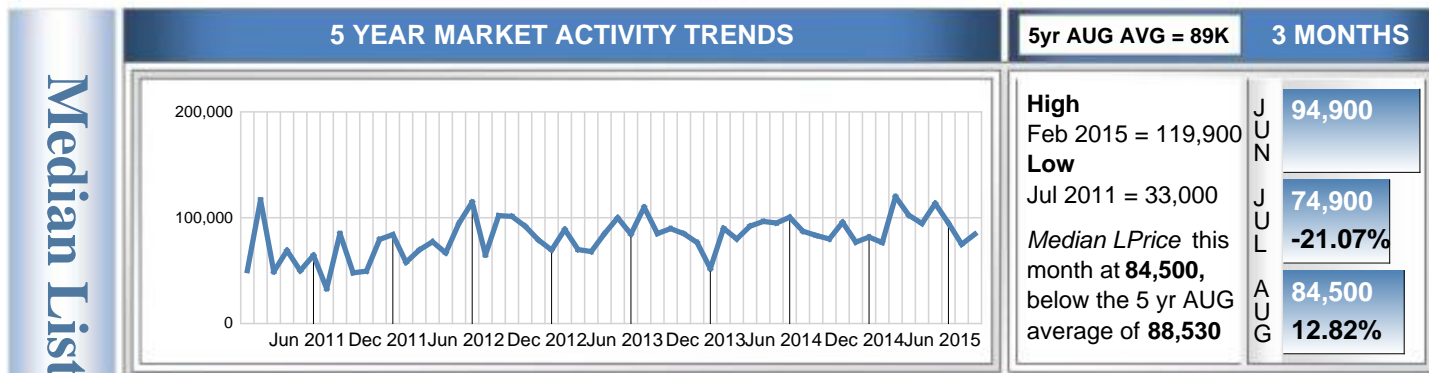
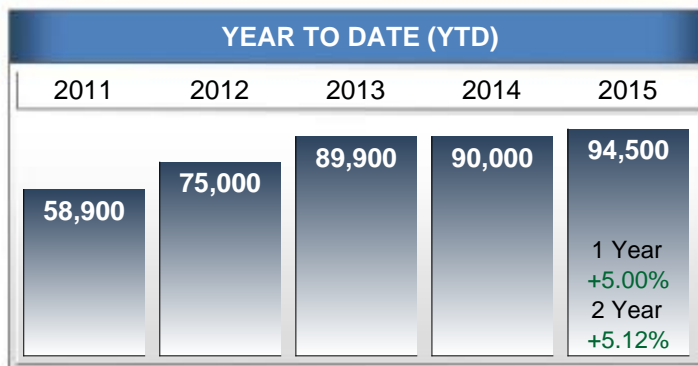
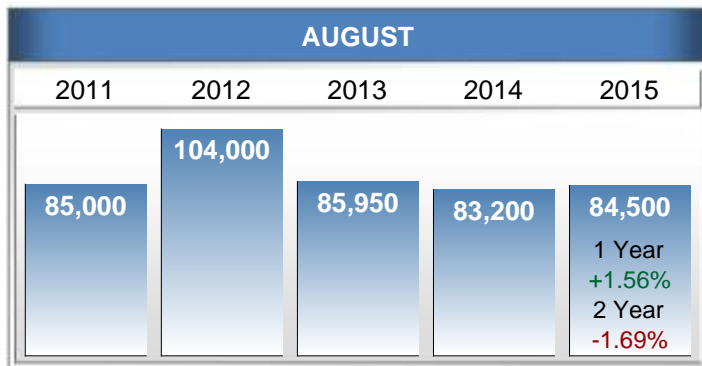
Closed Sales as of Sep 14, 2015



Median List Price at Closing

Report Produced on: Sep 14, 2015

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+
\$20,000 and less	6		10.00%	13,000	15,000	0	10,900	0
\$20,001 - \$30,000	6		10.00%	24,700	29,950	24,000	0	0
\$30,001 - \$60,000	7		11.67%	42,000	35,000	48,115	0	0
\$60,001 - \$90,000	17		28.33%	77,700	79,500	77,500	81,900	0
\$90,001 - \$120,000	7		11.67%	98,500	0	96,700	100,800	0
\$120,001 - \$170,000	11		18.33%	147,000	0	147,000	0	0
\$170,001 and up	6		10.00%	214,700	0	179,900	264,700	0
Median List Price:		\$84,500			\$29,950	\$91,200	\$150,150	\$0
Total Closed Units:		60			14	38	8	
Total List Volume:		5,684,528			502.50K	3.78M	1.40M	0.00B



Monthly Inventory Analysis

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August 2015

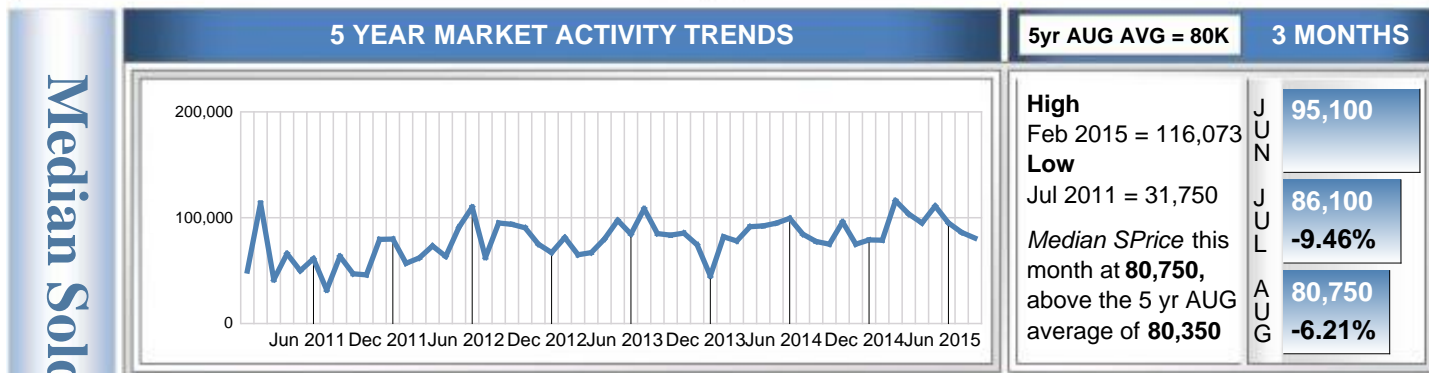
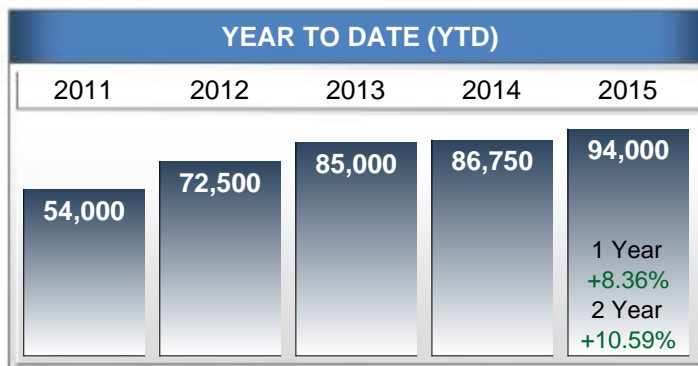
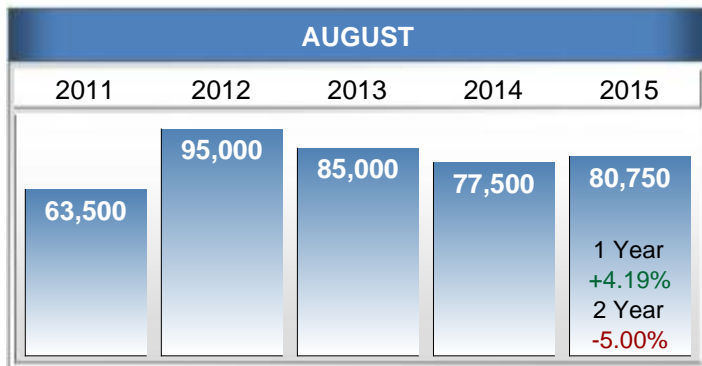
Closed Sales as of Sep 14, 2015



Median Sold Price at Closing

Report Produced on: Sep 14, 2015

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		%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	6	10.00%	16,000	16,000	20,000	8,000	0
\$20,001 \$30,000	6	10.00%	25,500	26,500	23,470	0	0
\$30,001 \$60,000	10	16.67%	45,250	41,250	52,776	0	0
\$60,001 \$90,000	15	25.00%	76,700	71,250	84,000	81,900	0
\$90,001 \$120,000	7	11.67%	94,000	0	104,000	94,000	0
\$120,001 \$170,000	10	16.67%	142,000	0	142,000	0	0
\$170,001 and up	6	10.00%	217,250	0	173,750	265,000	0
Median Closed Price:	\$80,750			\$28,250	\$89,950	\$146,750	\$0
Total Closed Units:	60			14	38	8	
Total Closed Volume:	5,488,091			484.50K	3.62M	1.38M	0.00B



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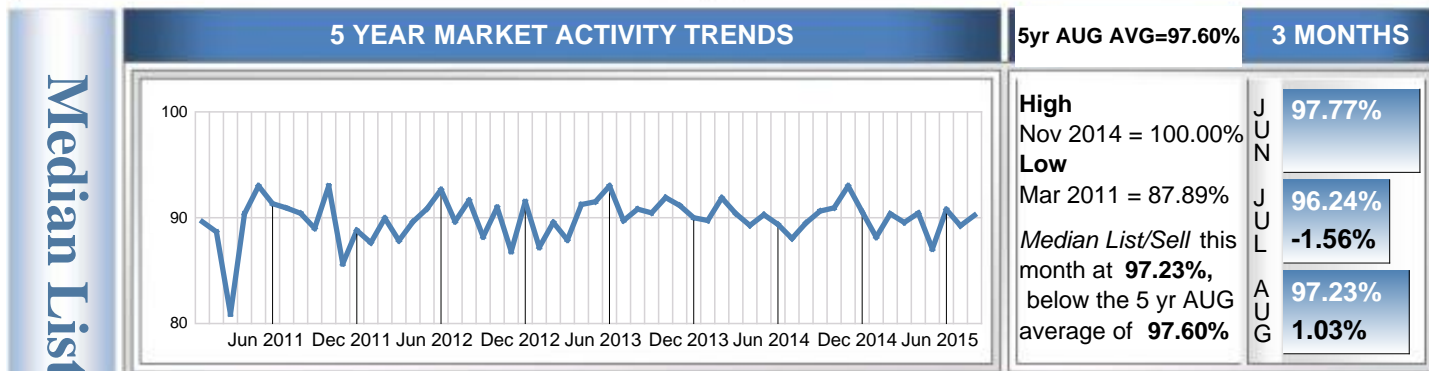
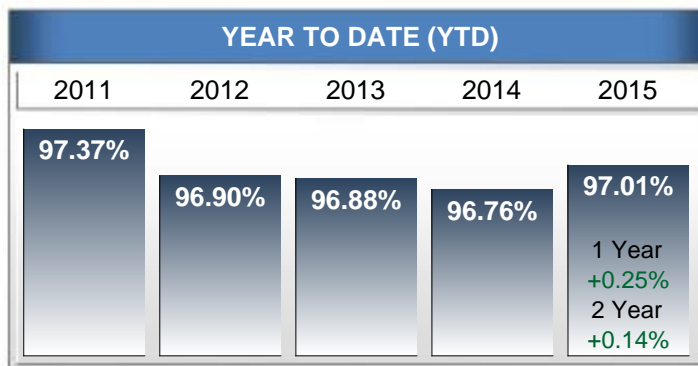
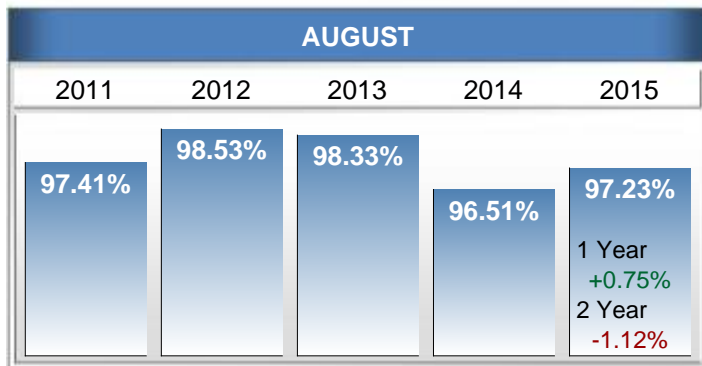
Closed Sales as of Sep 14, 2015



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+
\$20,000 and less	6	10.00%	90.24%	98.57%	83.33%	73.39%	0.00%
\$20,001-\$30,000	6	10.00%	90.31%	86.11%	96.04%	0.00%	0.00%
\$30,001-\$60,000	10	16.67%	90.36%	90.26%	94.64%	0.00%	0.00%
\$60,001-\$90,000	15	25.00%	96.72%	87.43%	96.67%	100.00%	0.00%
\$90,001-\$120,000	7	11.67%	99.04%	0.00%	99.52%	93.25%	0.00%
\$120,001-\$170,000	10	16.67%	97.30%	0.00%	97.30%	0.00%	0.00%
\$170,001 and up	6	10.00%	97.98%	0.00%	96.58%	99.25%	0.00%
Median List/Sell Ratio:	97.23%			90.26%	97.23%	99.25%	0.00%
Total Closed Units:	60			14	38	8	
Total Closed Volume:	5,488,091			484.50K	3.62M	1.38M	0.00B



Monthly Inventory Analysis

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Inventory as of Sep 14, 2015



Market Summary

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

Active Inventory as of August 30, 2015 = 412

	AUGUST			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	60	60	0.00%	396	388	-2.02%
Pending Sales	43	54	25.58%	420	421	0.24%
New Listings	115	133	15.65%	1,074	943	-12.20%
Median List Price	83,200	84,500	1.56%	90,000	94,500	5.00%
Median Sale Price	77,500	80,750	4.19%	86,750	94,000	8.36%
Median Percent of List Price to Selling Price	96.51%	97.23%	0.75%	96.76%	97.01%	0.25%
Median Days on Market to Sale	55.00	43.50	-20.91%	51.50	48.00	-6.80%
Monthly Inventory	454	412	-9.25%	454	412	-9.25%
Months Supply of Inventory	9.56	8.55	-10.51%	9.56	8.55	-10.51%

