



February 2015

Area Delimited by County Of Muskogee

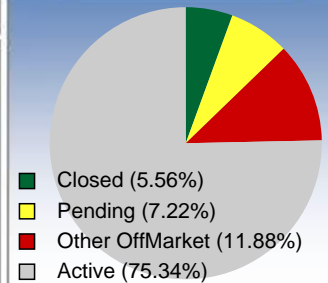


Absorption: Last 12 months, an Average of **49** Sales/Month

Active Inventory as of February 28, 2015 = **501**

	FEBRUARY		
	2014	2015	+/-%
Closed Listings	33	37	12.12%
Pending Listings	47	48	2.13%
New Listings	112	114	1.79%
Average List Price	85,433	259,451	203.69%
Average Sale Price	81,757	241,116	194.92%
Average Percent of List Price to Selling Price	95.44%	96.69%	1.31%
Average Days on Market to Sale	59.30	65.97	11.25%
End of Month Inventory	505	501	-0.79%
Months Supply of Inventory	11.74	10.31	-12.19%

Market Activity



Monthly Inventory Analysis

Report Produced on: Mar 16, 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 February 2015 decreased **0.79%** to 501 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 **10.31** MSI for this period.

Average Sale Prices Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **194.92%** in February 2015 to \$241,116 versus the previous year at \$81,757.

Average Days on Market Lengthens

The average number of **65.97** days that homes spent on the market before selling increased by 6.67 days or **11.25%** in February 2015 compared to last year's same month at **59.30** DOM.

Sales Success for February 2015 is Positive

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

There were 114 New Listings in February 2015, up **1.79%** from last year at 112. Furthermore, there were 37 Closed Listings this month versus last year at 33, a **12.12%** increase.

Closed versus Listed trends yielded a **32.5%** ratio, up from last year's February 2015 at **29.5%**, a **10.15%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following months to come.

What's in this Issue

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Average Days on Market to Sale	6
Average List Price at Closing	7
Average Sale Price at Closing	8
Average Percent of List Price to Selling Price	9
Market Summary	10

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®

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



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

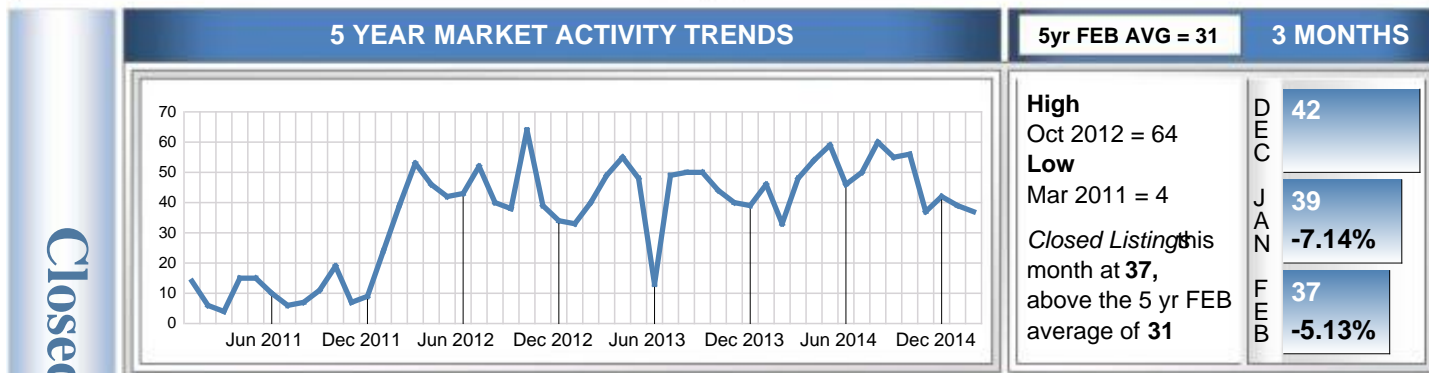
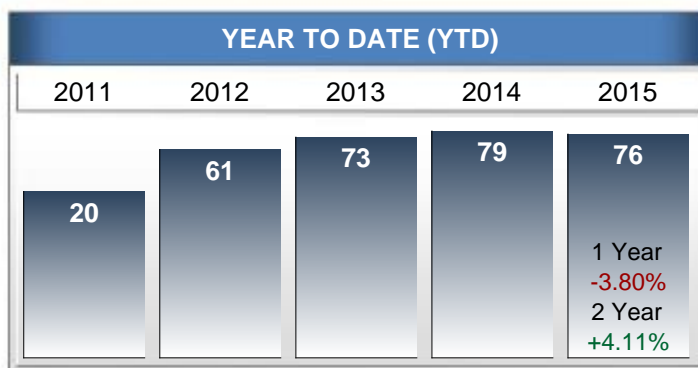
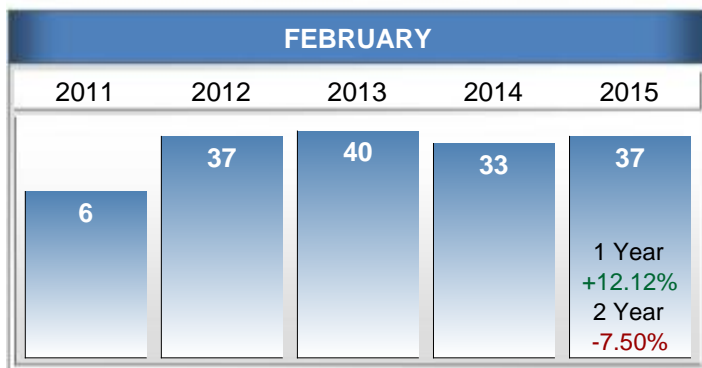
Closed Sales as of Mar 16, 2015



Closed Listings

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	4	10.81%	47.8	2	2	0	0
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0
\$25,001 - \$75,000	8	21.62%	73.1	4	4	0	0
\$75,001 - \$150,000	11	29.73%	34.1	3	7	1	0
\$150,001 - \$225,000	5	13.51%	93.2	0	2	2	1
\$225,001 - \$1,000,000	9	24.32%	91.6	8	0	1	0
\$1,000,001 and up	0	0.00%	0.0	0	0	0	0
Total Closed Units:	37		66.0	17	15	4	1
Total Closed Volume:	8,921,299			6.61M	1.37M	746.07K	197.00K
Average Closed Price:	\$241,116			\$388,728	\$91,323	\$186,518	\$197,000

Closed Listings

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

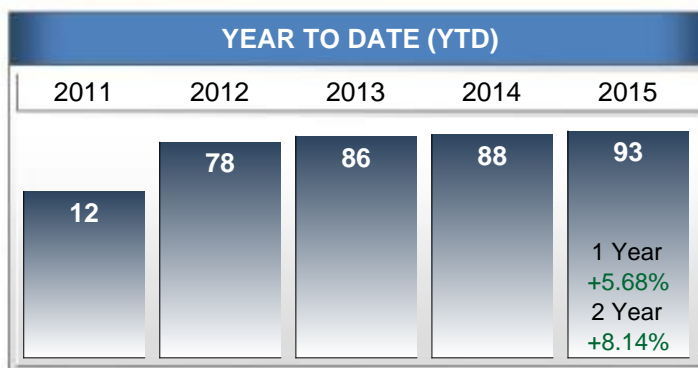
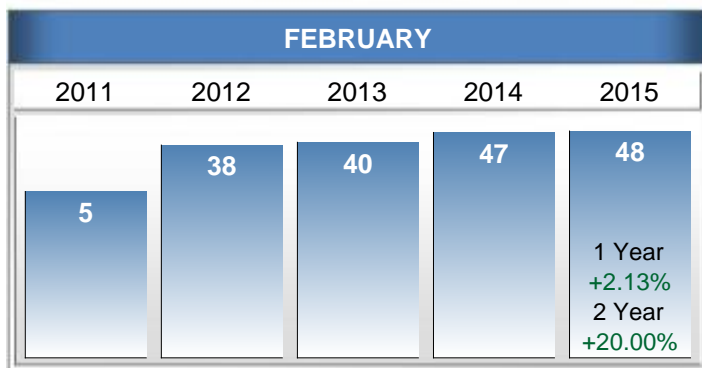
Pending Listings as of Mar 16, 2015



Pending Listings

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Pending Listings

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$25,000 and less	4	8.33%	37.0	1	1	2	0	
\$25,001 - \$25,000	0	0.00%	0.0	0	0	0	0	
\$25,001 - \$50,000	12	25.00%	65.7	6	6	0	0	
\$50,001 - \$100,000	13	27.08%	66.5	5	8	0	0	
\$100,001 - \$150,000	8	16.67%	85.0	1	5	2	0	
\$150,001 - \$250,000	6	12.50%	46.0	1	4	1	0	
\$250,001 and up	5	10.42%	102.8	4	0	1	0	
Total Pending Units:				48	18	24	6	
Total Pending Volume:				8,341,400	5.35M	2.29M	707.30K	0.00B
Average Listing Price:				\$539,189	\$297,111	\$95,254	\$117,883	\$0



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

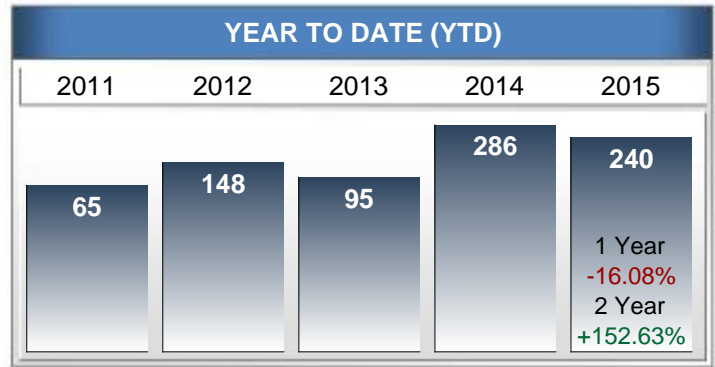
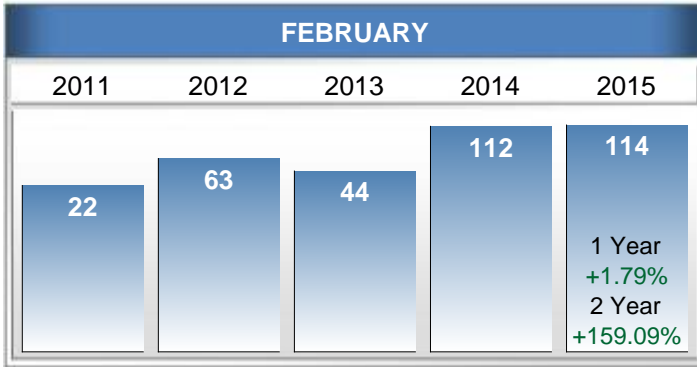
New Listings as of Mar 16, 2015



New Listings

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



New Listings

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

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-\$20,000	17	14.91%	16	1	0	0
\$20,001-\$60,000	25	21.93%	19	5	0	1
\$60,001-\$110,000	27	23.68%	5	21	0	1
\$110,001-\$180,000	18	15.79%	2	12	4	0
\$180,001-\$340,000	15	13.16%	1	8	6	0
\$340,001 and up	12	10.53%	6	4	2	0
Total New Listed Units:	114		49	51	12	2
Total New Listed Volume:	21,390,910		9.81M	8.58M	2.89M	113.50K
Average New Listed Listing Price:	\$0		\$200,214	\$168,198	\$240,734	\$56,750



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

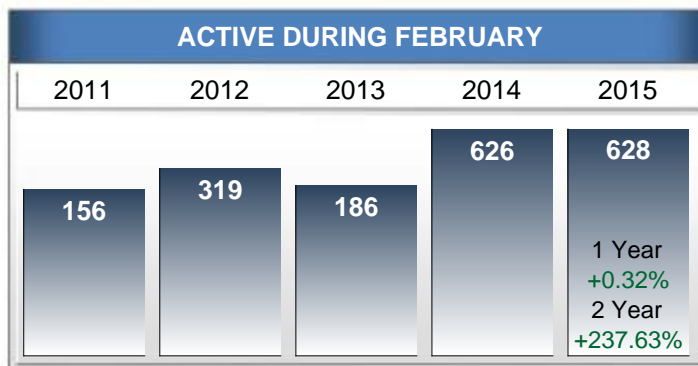
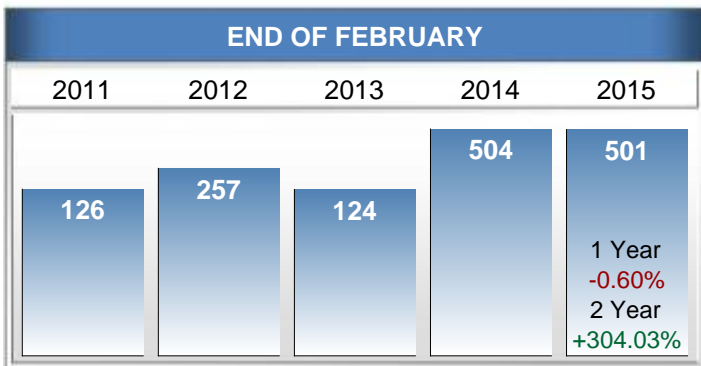
Active Inventory as of Mar 16, 2015



Active Inventory

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Active Inventory

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR



5yr FEB AVG = 302 **3 MONTHS**

High
Oct 2013 = 595

Low
Apr 2013 = 111

Inventory this month at **501**, above the 5 yr FEB average of **302**

D E C	522
J A N	514
F E B	501
	-1.53%
	-2.53%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	47	9.38%	67.0	44	3	0	0		
\$20,001 \$30,000	61	12.18%	94.0	51	9	1	0		
\$30,001 \$50,000	69	13.77%	87.8	53	11	4	1		
\$50,001 \$110,000	134	26.75%	78.1	51	73	8	2		
\$110,001 \$170,000	76	15.17%	78.6	20	41	14	1		
\$170,001 \$290,000	63	12.57%	81.9	8	33	19	3		
\$290,001 and up	51	10.18%	82.0	26	8	14	3		
Total Active Inventory by Units:				501	81.3	253	178	60	10
Total Active Inventory by Volume:				72,970,913		32.31M	24.59M	12.95M	3.11M
Average Active Inventory Listing Price:				\$145,651		\$127,725	\$138,153	\$215,900	\$311,140



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

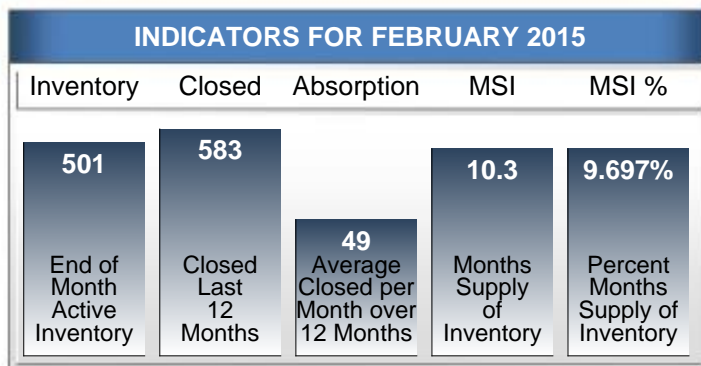
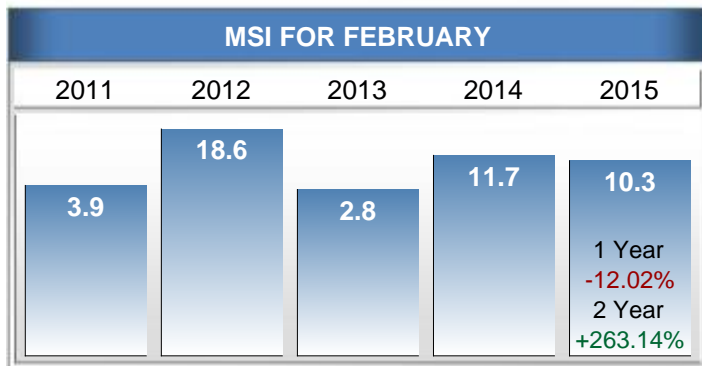
Active Inventory as of Mar 16, 2015



Months Supply of Inventory

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Months Supply

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR



5yr FEB AVG = 9.5 **3 MONTHS**

High
Jan 2012 = 22.8

Low
Apr 2013 = 2.5

Months Supply this month at **10.3**, above the 5 yr FEB average of **9.5**

D E C	10.7
J A N	10.7
F E B	10.3
	-0.34%
	-3.20%

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	47		9.38%	8.8	15.1	1.8	0.0	0.0
\$20,001 \$30,000	61		12.18%	13.8	21.9	6.0	2.4	0.0
\$30,001 \$50,000	69		13.77%	12.5	39.8	3.3	5.3	12.0
\$50,001 \$110,000	134		26.75%	8.3	19.7	5.9	7.4	24.0
\$110,001 \$170,000	76		15.17%	7.9	24.0	5.8	8.8	12.0
\$170,001 \$290,000	63		12.57%	10.2	12.0	15.2	6.5	7.2
\$290,001 and up	51		10.18%	34.0	31.2	32.0	84.0	12.0
MSI:		10.3			22.0	6.3	7.8	9.2
Total Active Inventory:		501			253	178	60	10



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

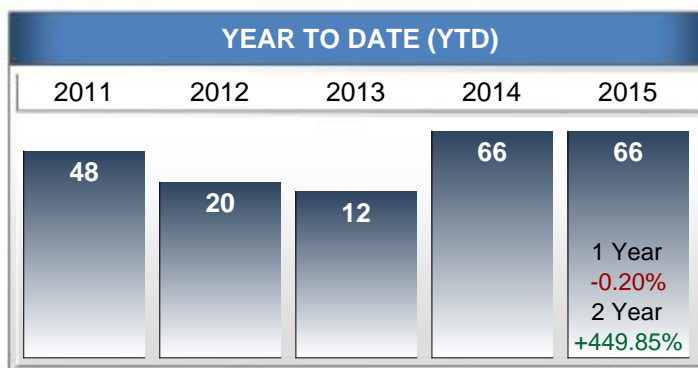
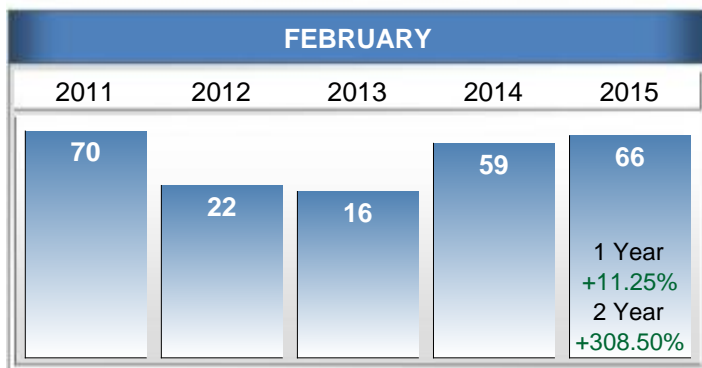
Closed Sales as of Mar 16, 2015



Average Days on Market to Sale

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Average Days on Market

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	4	10.81%	47.8	12.5	83.0	0.0	0.0
\$25,001 - \$25,000	0	0.00%	0.0	0.0	0.0	0.0	0.0
\$25,001 - \$75,000	8	21.62%	73.1	89.3	57.0	0.0	0.0
\$75,001 - \$150,000	11	29.73%	34.1	68.0	22.9	11.0	0.0
\$150,001 - \$225,000	5	13.51%	93.2	0.0	72.5	137.0	47.0
\$225,001 - \$1,000,000	9	24.32%	91.6	89.0	0.0	112.0	0.0
\$1,000,001 and up	0	0.00%	0.0	0.0	0.0	0.0	0.0
Average Closed DOM: 66.0				76.4	46.6	99.3	47.0
Total Closed Units: 37				17	15	4	1
Total Closed Volume: 8,921,299				6.61M	1.37M	746.07K	197.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

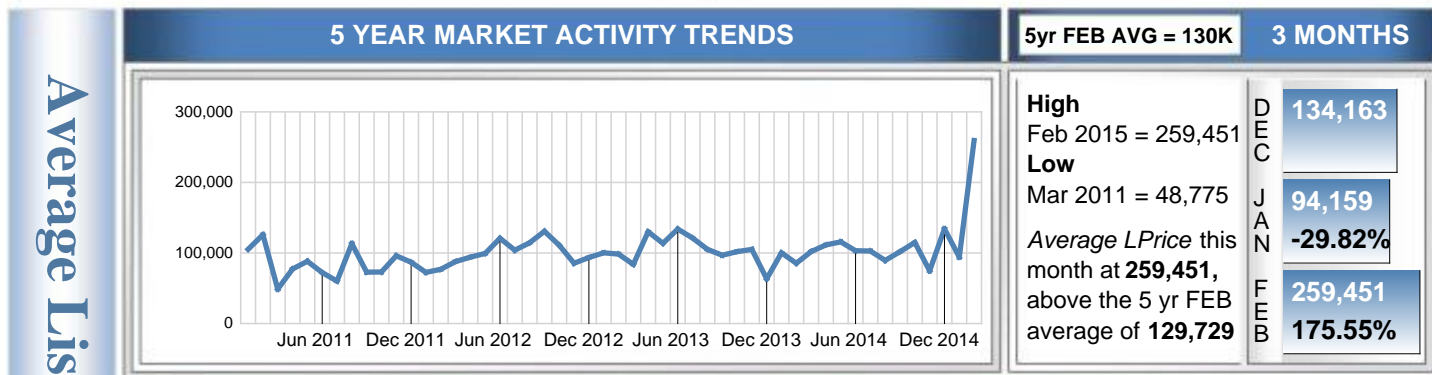
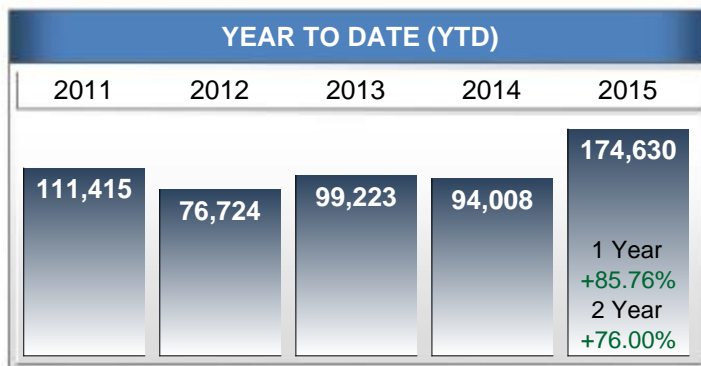
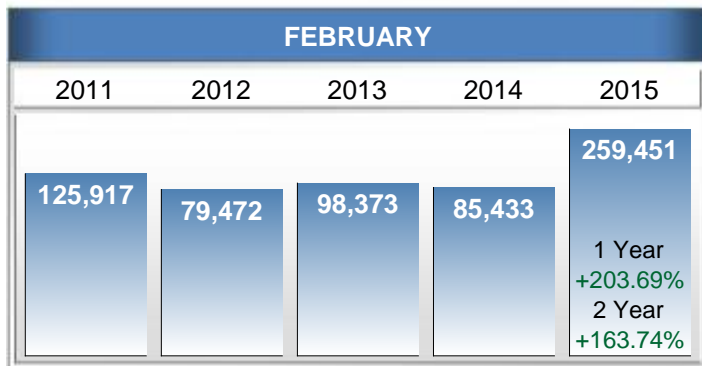
Closed Sales as of Mar 16, 2015



Average List Price at Closing

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Average List Price

Ready to Buy or Sell Real Estate? Contact an experienced REALTOR

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVL\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$25,000 and less	4	10.81%	19,975	17,950	24,500	0	0
\$25,001 - \$25,000	0	0.00%	0	0	0	0	0
\$25,001 - \$75,000	8	21.62%	50,337	50,700	48,725	0	0
\$75,001 - \$150,000	11	29.73%	113,945	113,267	114,800	110,000	0
\$150,001 - \$225,000	5	13.51%	188,960	0	178,650	198,750	190,000
\$225,001 - \$1,000,000	5	13.51%	503,780	828,738	0	289,000	0
\$1,000,001 and up	4	10.81%	1M	0	0	0	0
Average List Price:		\$259,451		\$424,024	\$93,653	\$199,125	\$190,000
Total Closed Units:		37		17	15	4	1
Total List Volume:		9,599,699		7.21M	1.40M	796.50K	190.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

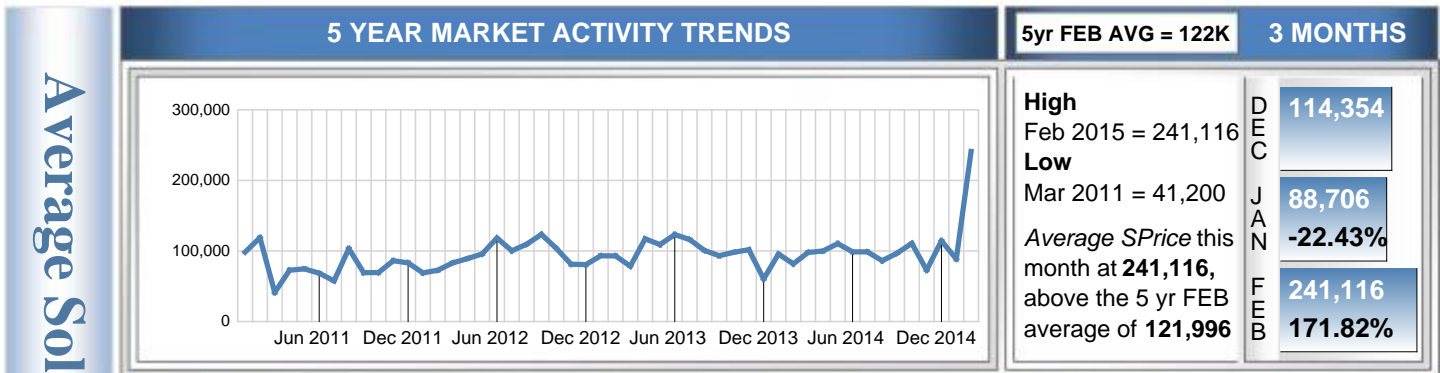
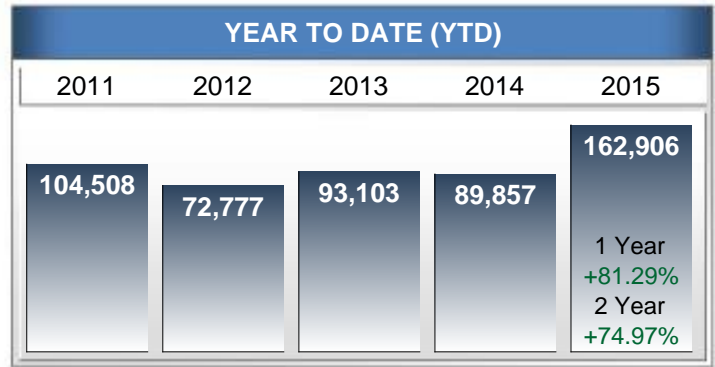
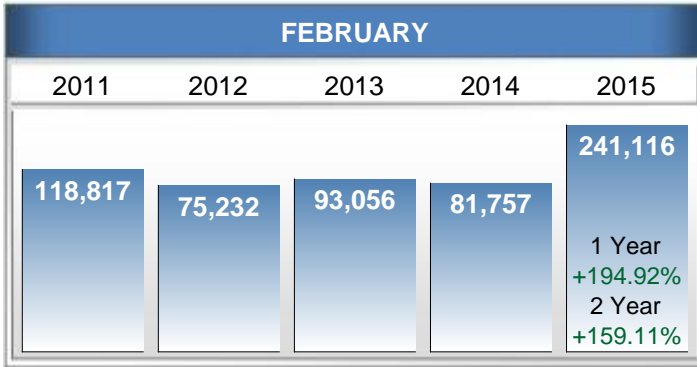
Closed Sales as of Mar 16, 2015



Average Sold Price at Closing

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Average Sold Price

Ready to Buy or Sell Real Estate? Contact an experienced REALTOR

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range			%	AVS\$	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$25,000 and less	4		10.81%	20,875	19,750	22,000	0	0	
\$25,001 - \$25,000	0		0.00%	0	0	0	0	0	
\$25,001 - \$75,000	8		21.62%	46,444	47,000	45,888	0	0	
\$75,001 - \$150,000	11		29.73%	113,398	112,967	113,200	116,073	0	
\$150,001 - \$225,000	5		13.51%	181,380	0	174,950	180,000	197,000	
\$225,001 - \$1,000,000	9		24.32%	701,331	755,247	0	270,000	0	
\$1,000,001 and up	0		0.00%	0	0	0	0	0	
Average Closed Price: \$241,116					\$388,728	\$91,323	\$186,518	\$197,000	
Total Closed Units: 37						17	15	4	1
Total Closed Volume: 8,921,299					6.61M	1.37M	746.07K	197.00K	



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

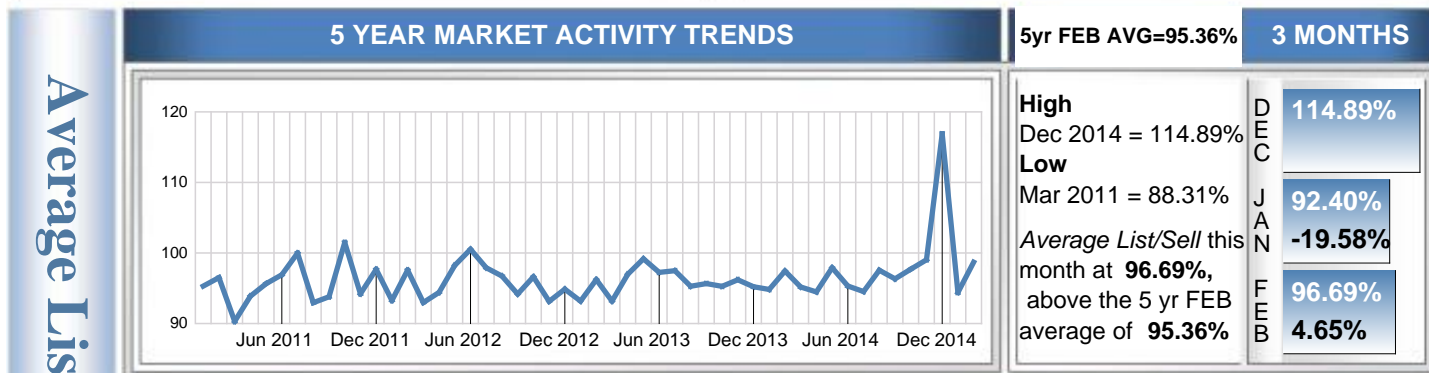
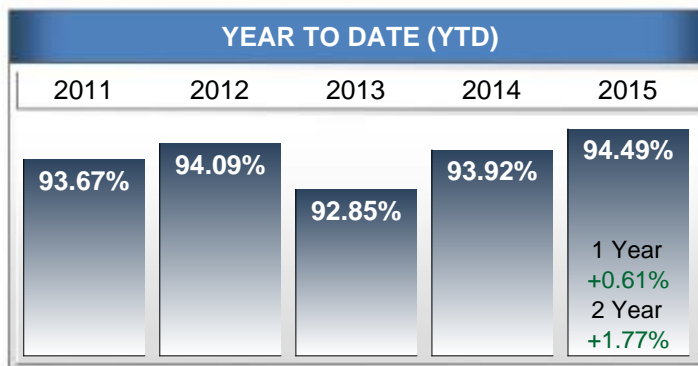
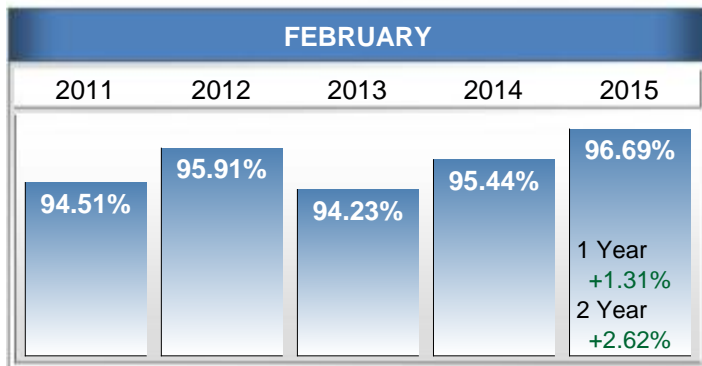
Closed Sales as of Mar 16, 2015



Average Percent of List Price to Selling Price

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Average List/Sell Price

Ready to Buy or Sell Real Estate?
Contact an experienced REALTOR

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

Distribution of Average L/S % by Price Range		%	AVL/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$25,000 and less	4	10.81%	104.09%	116.51%	91.67%	0.00%	0.00%	
\$25,001 - \$25,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
\$25,001 - \$75,000	8	21.62%	95.43%	91.69%	99.17%	0.00%	0.00%	
\$75,001 - \$150,000	11	29.73%	99.58%	99.79%	98.64%	105.52%	0.00%	
\$150,001 - \$225,000	5	13.51%	96.15%	0.00%	97.97%	90.58%	103.68%	
\$225,001 - \$1,000,000	9	24.32%	91.31%	91.04%	0.00%	93.43%	0.00%	
\$1,000,001 and up	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Average List/Sell Ratio:				96.70%	95.74%	97.76%	95.03%	103.68%
Total Closed Units:				37	17	15	4	1
Total Closed Volume:				8,921,299	6.61M	1.37M	746.07K	197.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

Inventory as of Mar 16, 2015



Market Summary

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



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

Active Inventory as of February 28, 2015 = 501

	FEBRUARY			Year To Date		
	2014	2015	+/-%	2014	2015	+/-%
Closed Sales	33	37	12.12%	79	76	-3.80%
Pending Sales	47	48	2.13%	88	93	5.68%
New Listings	112	114	1.79%	286	240	-16.08%
Average List Price	85,433	259,451	203.69%	94,008	174,630	85.76%
Average Sale Price	81,757	241,116	194.92%	89,857	162,906	81.29%
Average Percent of List Price to Selling Price	95.44%	96.69%	1.31%	93.92%	94.49%	0.61%
Average Days on Market to Sale	59.30	65.97	11.25%	65.73	65.61	-0.20%
Monthly Inventory	505	501	-0.79%	505	501	-0.79%
Months Supply of Inventory	11.74	10.31	-12.19%	11.74	10.31	-12.19%

