



February 2015

Area Delimited by County Of Muskogee

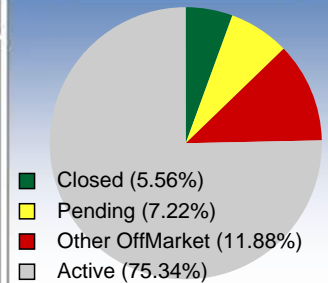


Absorption: Last 12 months, an Average of **49** Sales/Month

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%
Median List Price	79,900	119,900	50.06%
Median Sale Price	78,000	116,073	48.81%
Median Percent of List Price to Selling Price	98.87%	97.37%	-1.52%
Median Days on Market to Sale	54.00	51.00	-5.56%
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.

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 **48.81%** in February 2015 to \$116,073 versus the previous year at \$78,000.

Median Days on Market Shortens

The median number of **51.00** days that homes spent on the market before selling decreased by 3.00 days or **5.56%** in February 2015 compared to last year's same month at **54.00** DOM.

Sales Success for February 2015 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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.

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Monthly Inventory Analysis

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February 2015

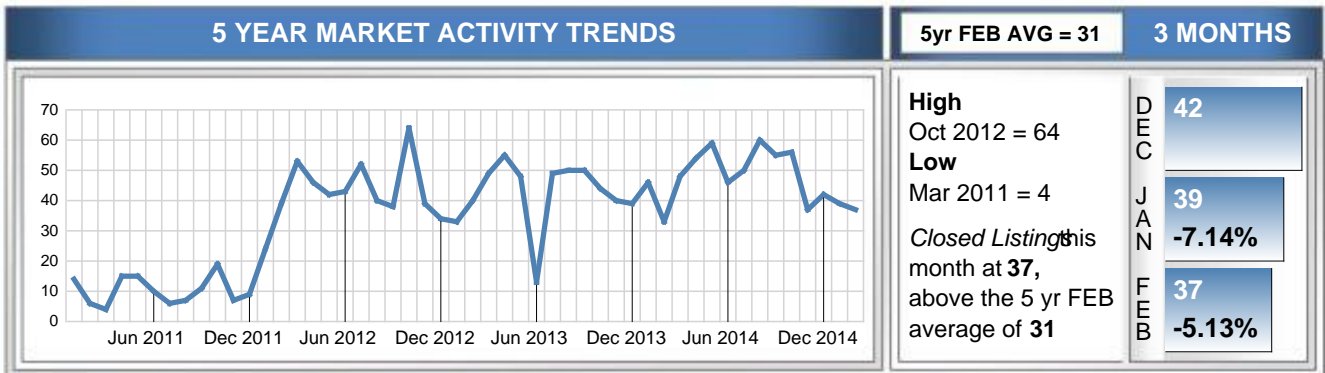
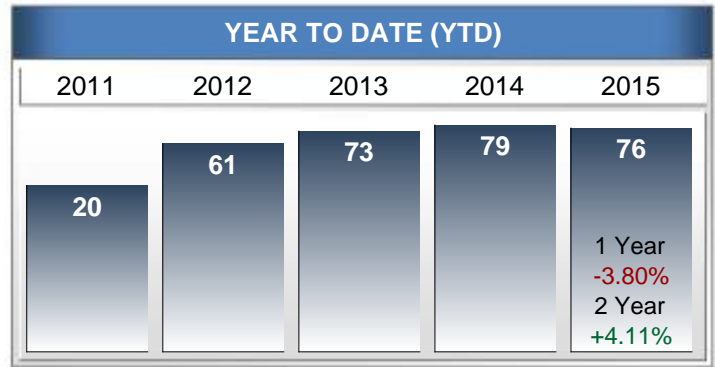
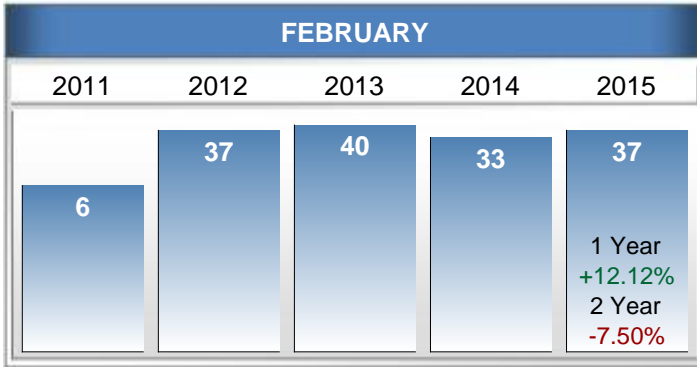
Closed Sales as of Mar 16, 2015



Closed Listings

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Closed Listings

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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	2	5.41%	46.0	1	1	0	0
\$20,001 - \$40,000	4	10.81%	52.5	2	2	0	0
\$40,001 - \$90,000	7	18.92%	51.0	4	3	0	0
\$90,001 - \$160,000	10	27.03%	15.0	2	7	1	0
\$160,001 - \$230,000	5	13.51%	93.0	0	2	2	1
\$230,001 - \$1,000,000	9	24.32%	115.0	8	0	1	0
\$1,000,001 and up	0	0.00%	115.0	0	0	0	0
Total Closed Units:	37		51.0	17	15	4	1
Total Closed Volume:	8,921,299			6.61M	1.37M	746.07K	197.00K
Median Closed Price:	\$116,073			\$127,000	\$100,000	\$180,000	\$197,000



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

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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	8.33%	10.0	1	1	2	0	
\$20,001 \$30,000	4	8.33%	57.5	2	2	0	0	
\$30,001 \$60,000	10	20.83%	53.5	6	4	0	0	
\$60,001 \$100,000	11	22.92%	61.0	3	8	0	0	
\$100,001 \$150,000	8	16.67%	87.5	1	5	2	0	
\$150,001 \$270,000	6	12.50%	27.5	1	4	1	0	
\$270,001 and up	5	10.42%	123.0	4	0	1	0	
Total Pending Units: 48				62.0	18	24	6	
Total Pending Volume: 8,341,400					5.35M	2.29M	707.30K	0.00B
Median Listing Price: \$86,250					\$59,750	\$92,200	\$119,950	\$0



Monthly Inventory Analysis

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February 2015

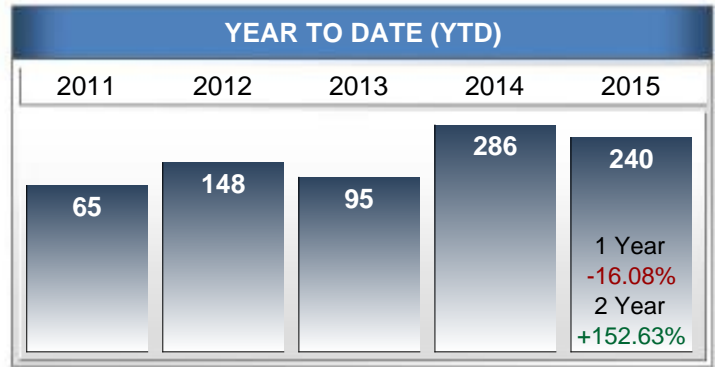
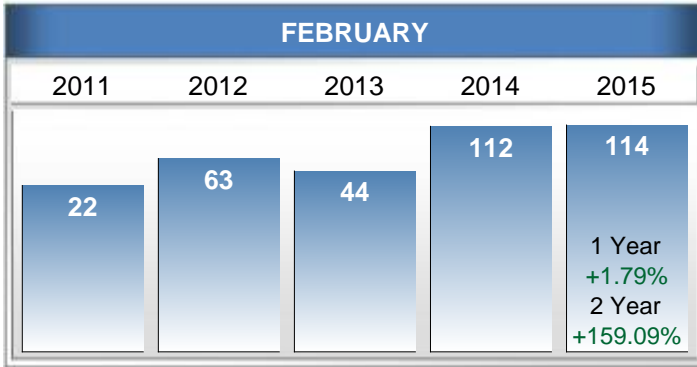
New Listings as of Mar 16, 2015



New Listings

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



New Listings

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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+
\$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
Median New Listed Listing Price:	\$80,950		\$36,000	\$105,000	\$199,450	\$56,750



Monthly Inventory Analysis

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February 2015

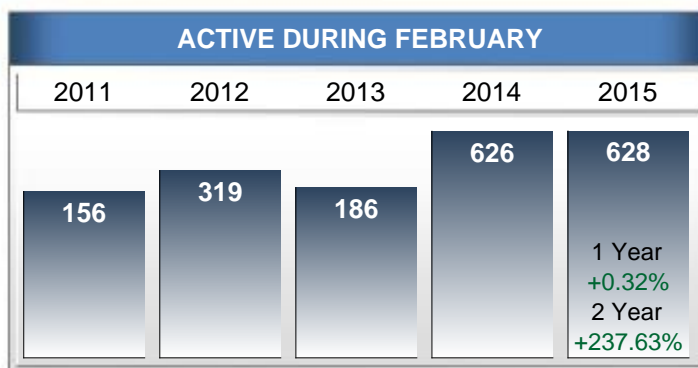
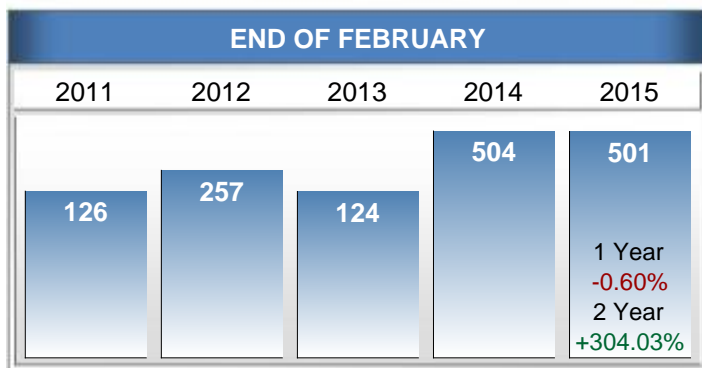
Active Inventory as of Mar 16, 2015



Active Inventory

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Active Inventory

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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		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	47	9.38%	42.0	44	3	0	0		
\$20,001 \$30,000	61	12.18%	114.0	51	9	1	0		
\$30,001 \$50,000	69	13.77%	101.0	53	11	4	1		
\$50,001 \$110,000	134	26.75%	73.0	51	73	8	2		
\$110,001 \$170,000	76	15.17%	76.5	20	41	14	1		
\$170,001 \$290,000	63	12.57%	78.0	8	33	19	3		
\$290,001 and up	51	10.18%	63.0	26	8	14	3		
Total Active Inventory by Units:				501	78.0	253	178	60	10
Total Active Inventory by Volume:				72,970,913		32.31M	24.59M	12.95M	3.11M
Median Active Inventory Listing Price:				\$79,900		\$39,900	\$104,500	\$179,655	\$244,500



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

February 2015

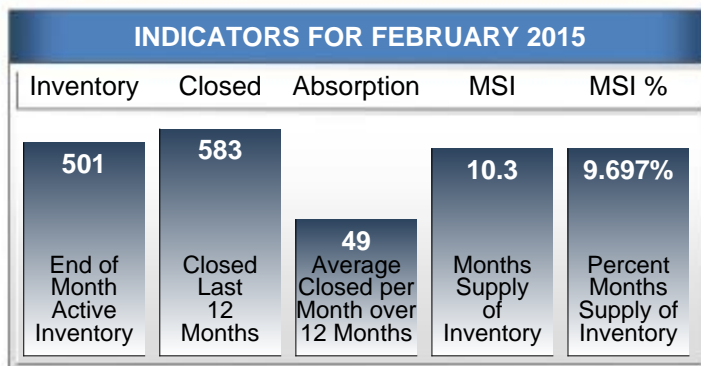
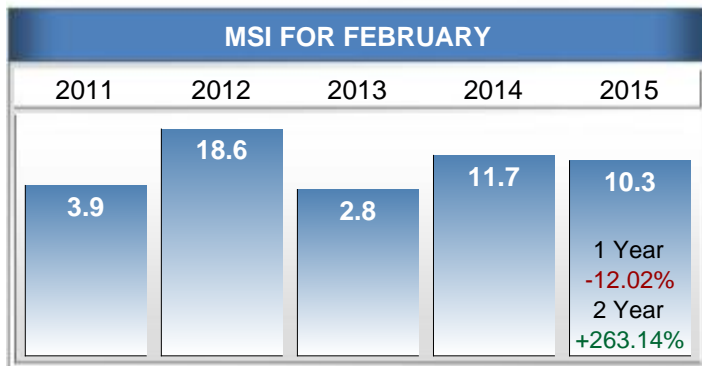
Active Inventory as of Mar 16, 2015



Months Supply of Inventory

Report Produced on: Mar 16, 2015

Area Delimited by County Of Muskogee



Months Supply

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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

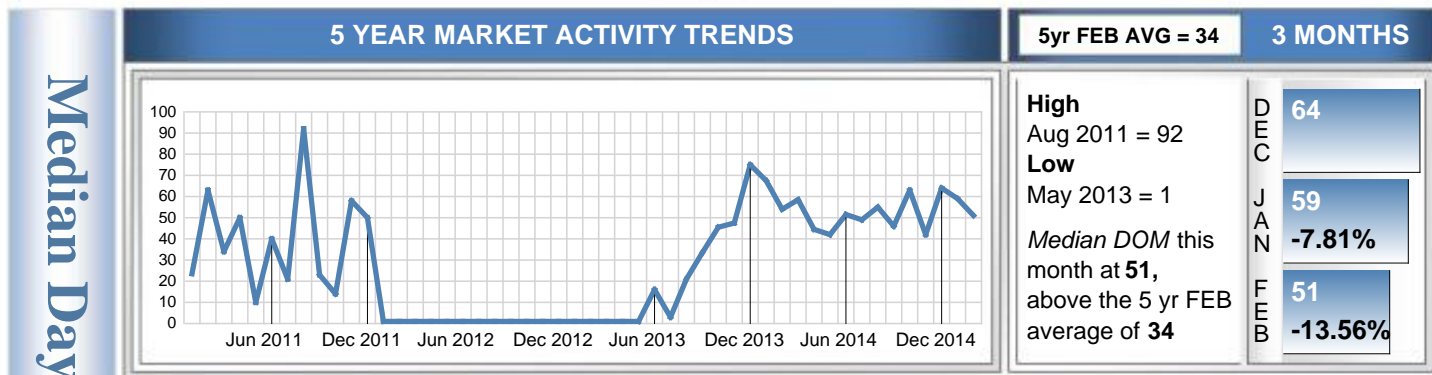
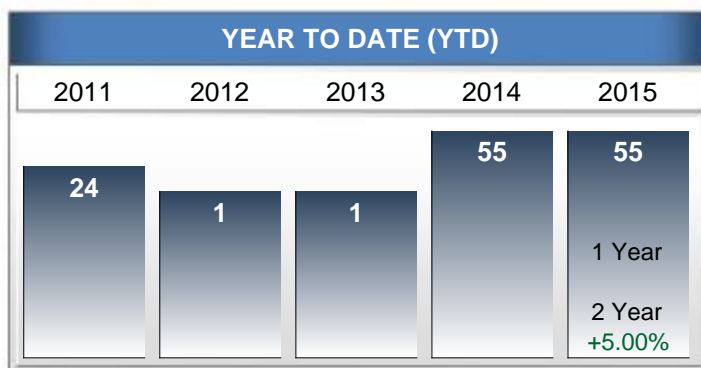
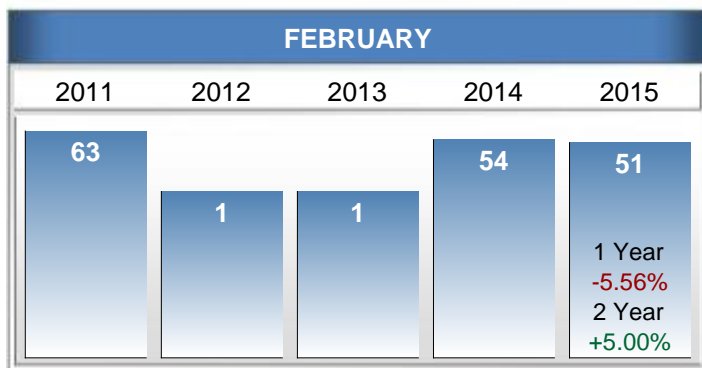
Closed Sales as of Mar 16, 2015



Median Days on Market to Sale

Report Produced on: Mar 16, 2015

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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	2			5.41%	46.0	21.0	71.0	0.0	0.0
\$20,001 \$40,000	4			10.81%	52.5	70.0	52.5	0.0	0.0
\$40,001 \$90,000	7			18.92%	51.0	67.5	25.0	0.0	0.0
\$90,001 \$160,000	10			27.03%	15.0	60.0	10.0	11.0	0.0
\$160,001 \$230,000	5			13.51%	93.0	0.0	72.5	137.0	47.0
\$230,001 \$1,000,000	9			24.32%	115.0	119.0	0.0	112.0	0.0
\$1,000,001 and up	0			0.00%	115.0	0.0	0.0	0.0	0.0
Median Closed DOM:					51.0	84.0	25.0	116.0	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

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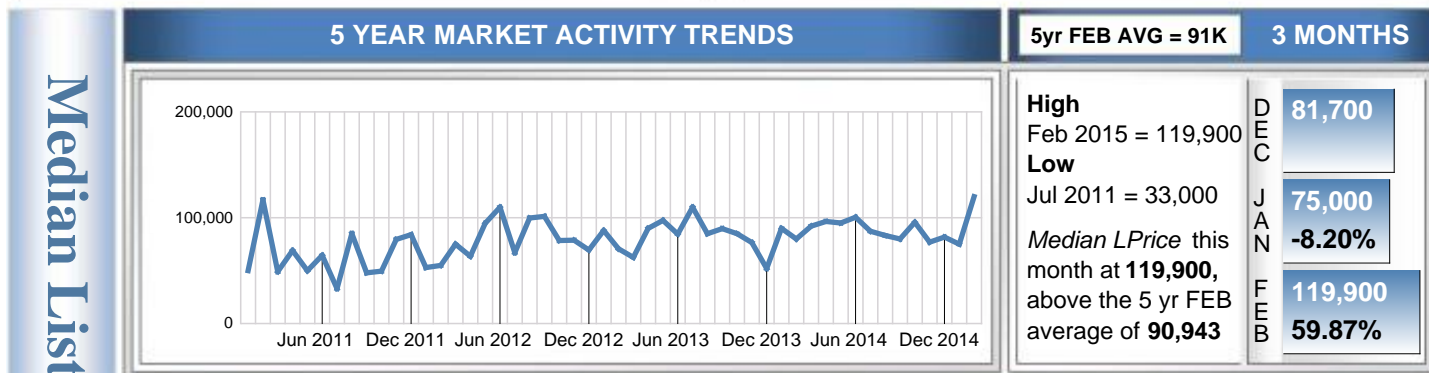
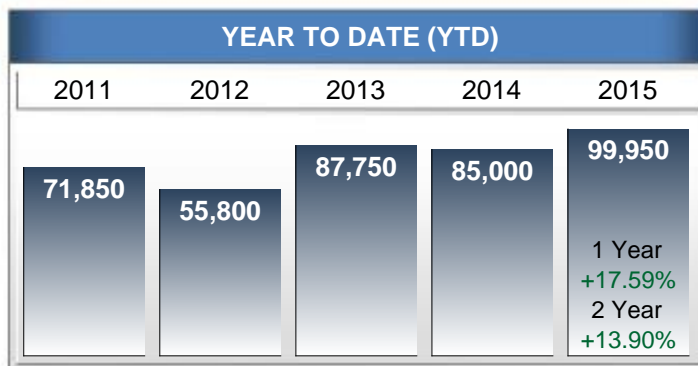
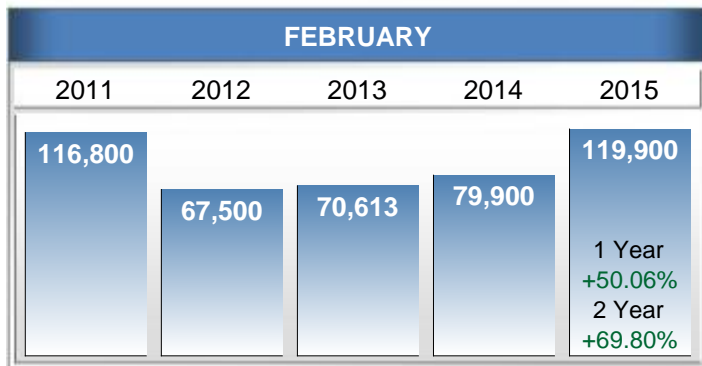
Closed Sales as of Mar 16, 2015



Median List Price at Closing

Report Produced on: Mar 16, 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	2		5.41%	14,950	10,900	19,000	0	0
\$20,001 \$40,000	4		10.81%	27,500	28,950	27,500	0	0
\$40,001 \$90,000	7		18.92%	54,900	61,950	49,900	0	0
\$90,001 \$160,000	10		27.03%	114,950	127,400	110,000	110,000	0
\$160,001 \$230,000	5		13.51%	190,000	0	178,650	198,750	190,000
\$230,001 \$1,000,000	5		13.51%	590,000	590,000	0	289,000	0
\$1,000,001 and up	4		10.81%	1M	1,100,000	0	0	0
Median List Price:		\$119,900			\$129,900	\$99,900	\$198,750	\$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

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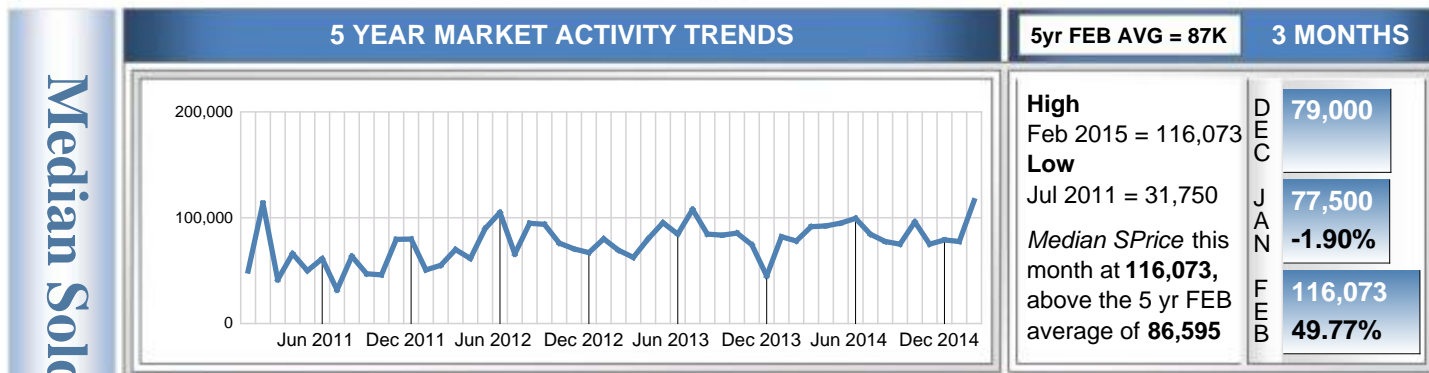
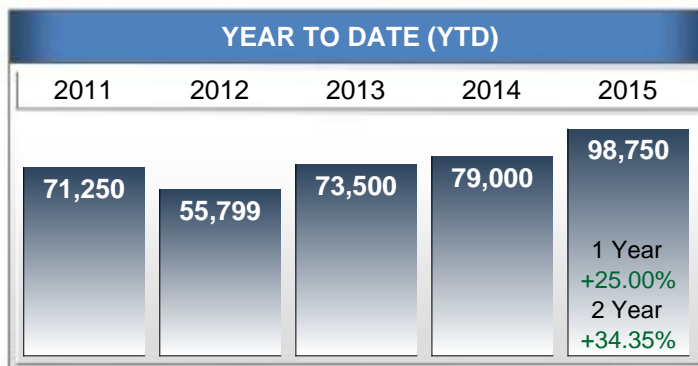
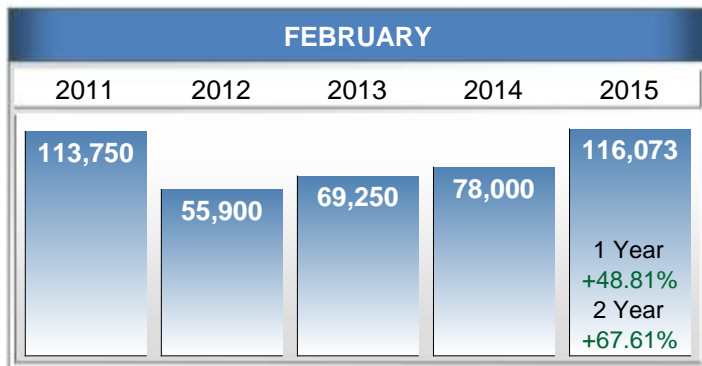
Closed Sales as of Mar 16, 2015



Median Sold Price at Closing

Report Produced on: Mar 16, 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			%	MSS	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	2		5.41%	16,750	14,500	19,000	0	0
\$20,001 \$40,000	4		10.81%	25,250	26,500	25,250	0	0
\$40,001 \$90,000	7		18.92%	50,000	58,500	48,500	0	0
\$90,001 \$160,000	10		27.03%	114,987	126,950	110,000	116,073	0
\$160,001 \$230,000	5		13.51%	184,900	0	174,950	180,000	197,000
\$230,001 \$1,000,000	9		24.32%	800,000	900,000	0	270,000	0
\$1,000,001 and up	0		0.00%	800,000	0	0	0	0
Median Closed Price:	\$116,073				\$127,000	\$100,000	\$180,000	\$197,000
Total Closed Units:	37				17	15	4	1
Total Closed Volume:	8,921,299				6.61M	1.37M	746.07K	197.00K



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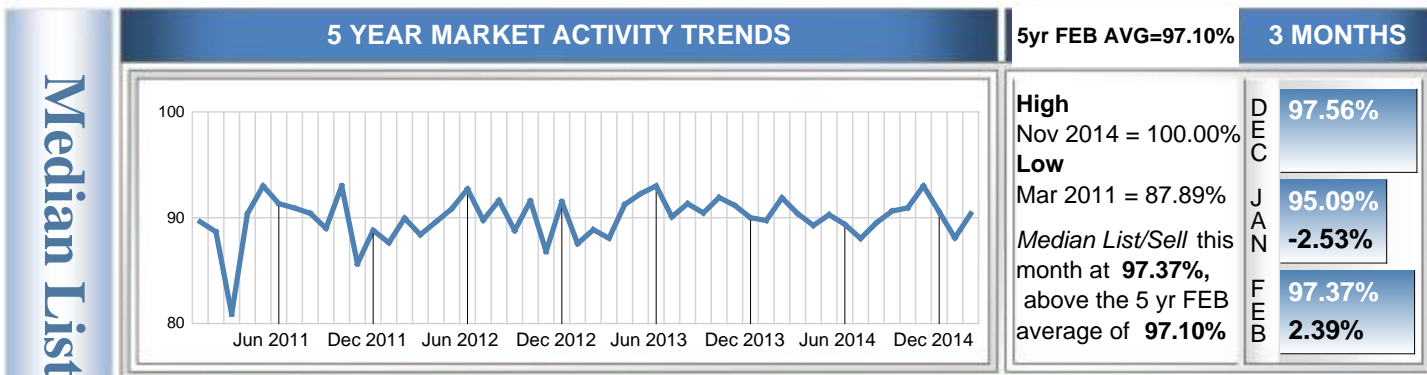
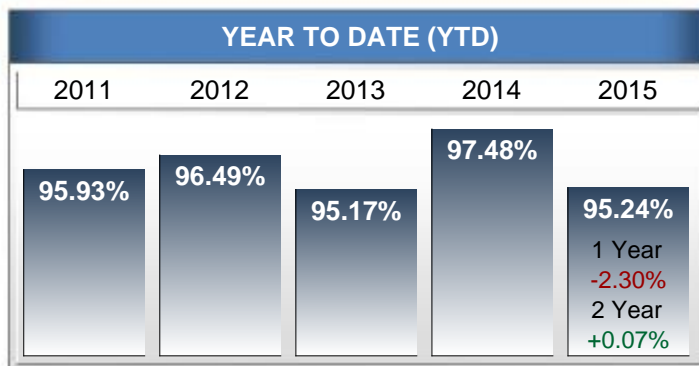
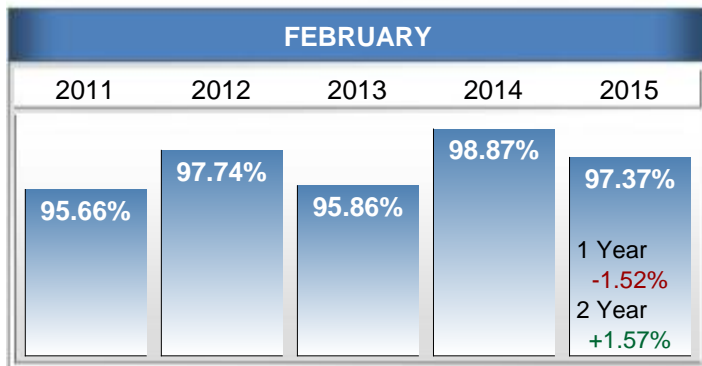
Closed Sales as of Mar 16, 2015



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	2	5.41%	116.51%	133.03%	100.00%	0.00%	0.00%
\$20,001 \$40,000	4	10.81%	92.55%	92.55%	92.67%	0.00%	0.00%
\$40,001 \$90,000	7	18.92%	97.10%	95.29%	106.67%	0.00%	0.00%
\$90,001 \$160,000	10	27.03%	99.27%	99.68%	98.54%	105.52%	0.00%
\$160,001 \$230,000	5	13.51%	97.37%	0.00%	97.97%	90.58%	103.68%
\$230,001 \$1,000,000	9	24.32%	90.91%	90.91%	0.00%	93.43%	0.00%
\$1,000,001 and up	0	0.00%	90.91%	0.00%	0.00%	0.00%	0.00%
Median List/Sell Ratio: 97.37%				93.48%	98.57%	93.43%	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

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Inventory as of Mar 16, 2015



Market Summary

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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%
Median List Price	79,900	119,900	50.06%	85,000	99,950	17.59%
Median Sale Price	78,000	116,073	48.81%	79,000	98,750	25.00%
Median Percent of List Price to Selling Price	98.87%	97.37%	-1.52%	97.48%	95.24%	-2.30%
Median Days on Market to Sale	54.00	51.00	-5.56%	55.00	55.00	0.00%
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%

