



April 2017

Area Delimited by County Of Muskogee

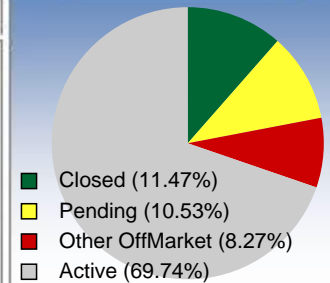


Absorption: Last 12 months, an Average of **56** Sales/Month

Active Inventory as of April 30, 2017 = **371**

	APRIL		
	2016	2017	+/- %
Closed Listings	58	61	5.17%
Pending Listings	63	56	-11.11%
New Listings	119	114	-4.20%
Average List Price	89,766	94,747	5.55%
Average Sale Price	87,040	90,048	3.46%
Average Percent of List Price to Selling Price	95.16%	94.51%	-0.68%
Average Days on Market to Sale	50.19	62.62	24.77%
End of Month Inventory	355	371	4.51%
Months Supply of Inventory	6.96	6.62	-4.97%

Market Activity



Monthly Inventory Analysis

Report Produced on: May 11, 2017

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 April 2017 rose **4.51%** to 371 existing homes available for sale. Over the last 12 months this area has had an average of 56 closed sales per month. This represents an unsold inventory index of **6.62** 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 **3.46%** in April 2017 to \$90,048 versus the previous year at \$87,040.

Average Days on Market Lengthens

The average number of **62.62** days that homes spent on the market before selling increased by 12.43 days or **24.77%** in April 2017 compared to last year's same month at **50.19** DOM.

Sales Success for April 2017 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 April 2017, down **4.20%** from last year at 119. Furthermore, there were 61 Closed Listings this month versus last year at 58, a **5.17%** increase.

Closed versus Listed trends yielded a **53.5%** ratio, up from last year's April 2017 at **48.7%**, a **9.79%** 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?

Contact an experienced REALTOR®

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



Monthly Inventory Analysis

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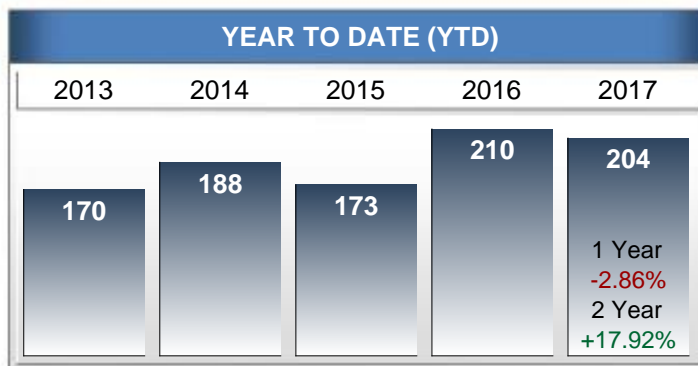
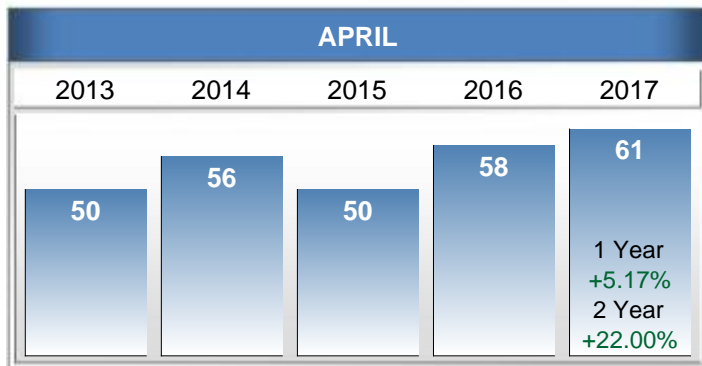
Closed Sales as of May 11, 2017



Closed Listings

Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



Closed Listings

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5yr APR AVG = 55 **3 MONTHS**

High
Jun 2016 = 75

Low
Jun 2013 = 14

Closed Listing this month at **61**, above the 5 yr APR average of **55**

FEB	43
MAR	62
APR	44.19%
MAY	61
JUN	-1.61%

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	2	3.28%	28.0	0	2	0	0
\$10,001 - \$30,000	11	18.03%	34.6	8	3	0	0
\$30,001 - \$50,000	10	16.39%	54.5	3	6	0	1
\$50,001 - \$90,000	13	21.31%	75.4	1	10	2	0
\$90,001 - \$130,000	10	16.39%	59.1	1	8	1	0
\$130,001 - \$160,000	6	9.84%	88.8	0	6	0	0
\$160,001 and up	9	14.75%	81.6	0	4	5	0
Total Closed Units:	61		62.6	13	39	8	1
Total Closed Volume:	5,492,946			429.25K	3.53M	1.49M	38.00K
Average Closed Price:	\$90,048			\$33,019	\$90,556	\$186,750	\$38,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2017

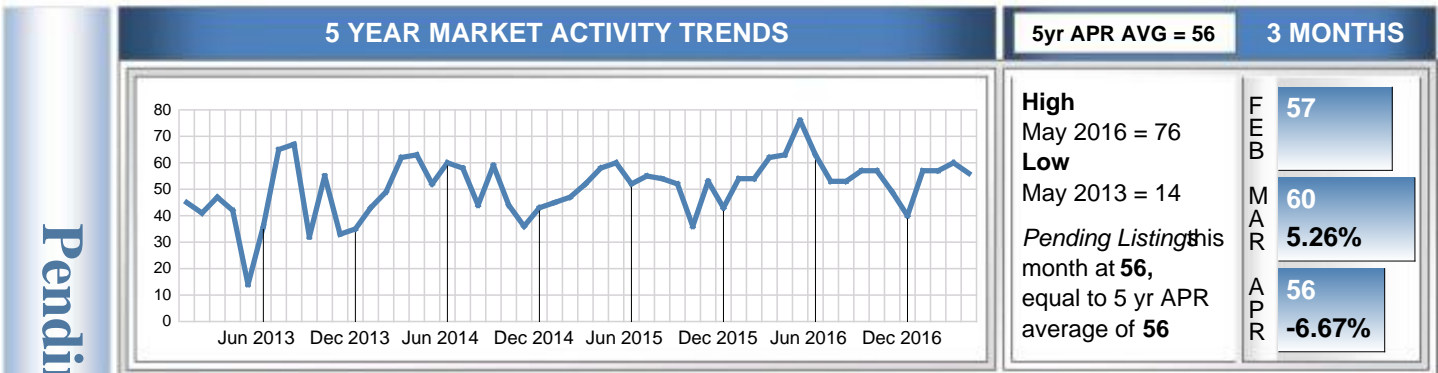
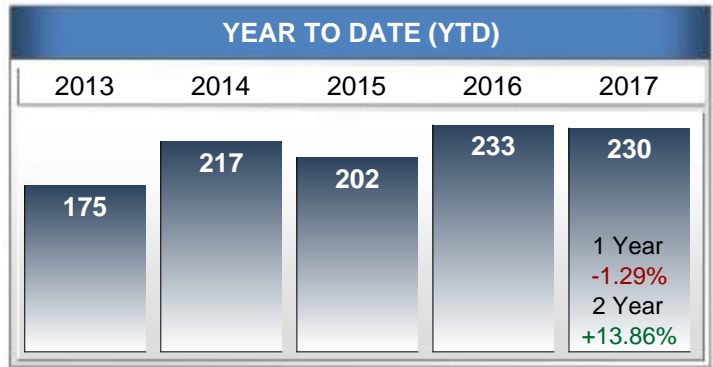
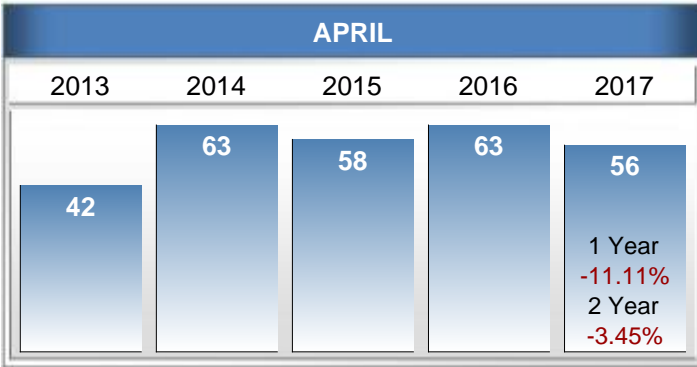
Pending Listings as of May 11, 2017



Pending Listings

Report Produced on: May 11, 2017

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		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$20,000 and less	5	8.93%	40.2	2	3	0	0	
\$20,001 \$30,000	5	8.93%	38.4	4	1	0	0	
\$30,001 \$50,000	10	17.86%	50.0	3	6	0	1	
\$50,001 \$80,000	11	19.64%	47.2	3	7	1	0	
\$80,001 \$130,000	13	23.21%	42.6	4	7	1	1	
\$130,001 \$190,000	6	10.71%	99.5	0	5	1	0	
\$190,001 and up	6	10.71%	72.5	0	1	5	0	
Total Pending Units: 56				29.3	16	30	8	2
Total Pending Volume: 5,335,700					871.40K	2.55M	1.76M	149.50K
Average Listing Price: \$65,229					\$54,463	\$85,020	\$220,525	\$74,750



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2017

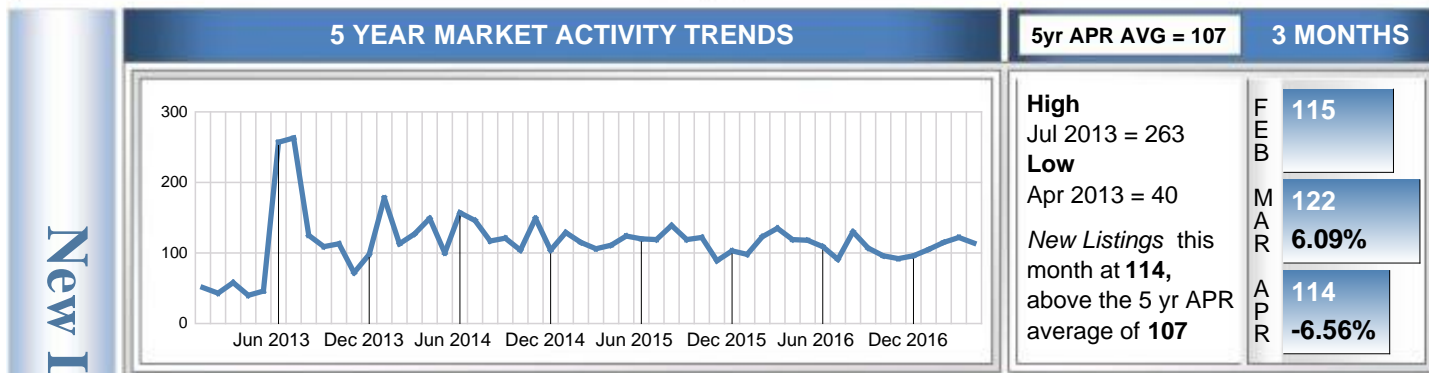
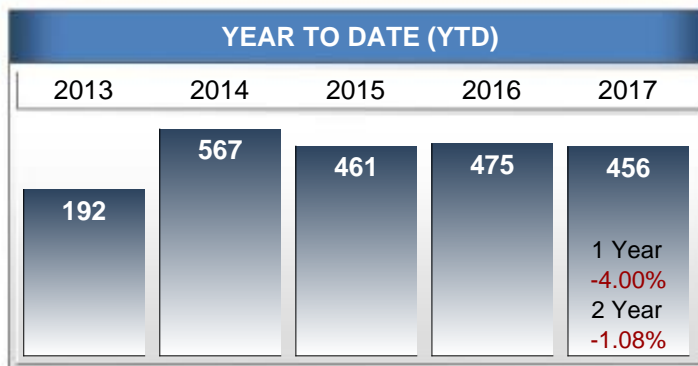
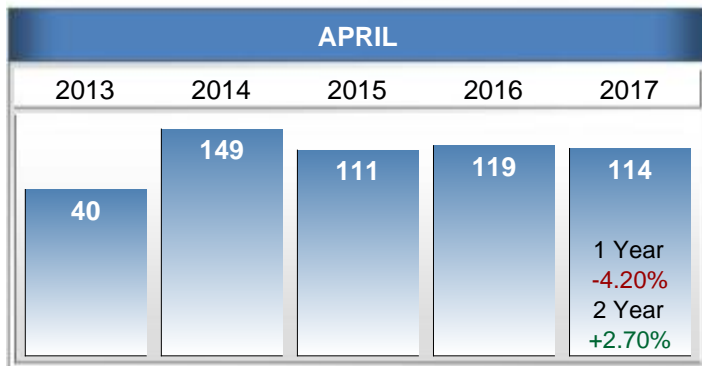
New Listings as of May 11, 2017



New Listings

Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



New Listings

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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+
\$10,000 and less	2	1.75%	2	0	0	0
\$10,001 - \$40,000	22	19.30%	15	7	0	0
\$40,001 - \$70,000	18	15.79%	7	9	1	1
\$70,001 - \$120,000	28	24.56%	7	18	2	1
\$120,001 - \$190,000	15	13.16%	4	8	2	1
\$190,001 - \$290,000	16	14.04%	2	7	7	0
\$290,001 and up	13	11.40%	7	4	2	0
Total New Listed Units:			44	53	14	3
Total New Listed Volume:			6.90M	6.80M	2.95M	281.30K
Average New Listed Listing Price:			\$156,927	\$128,379	\$210,729	\$93,767



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2017

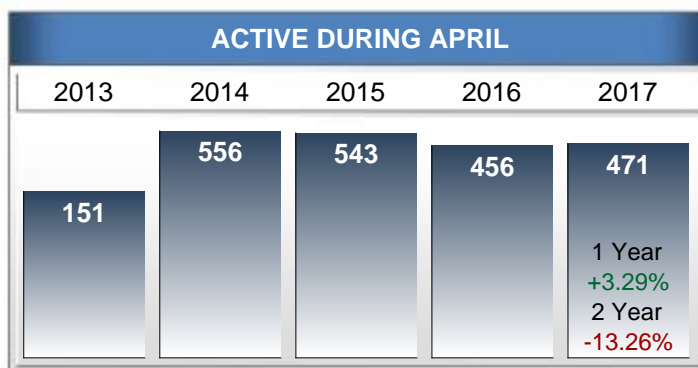
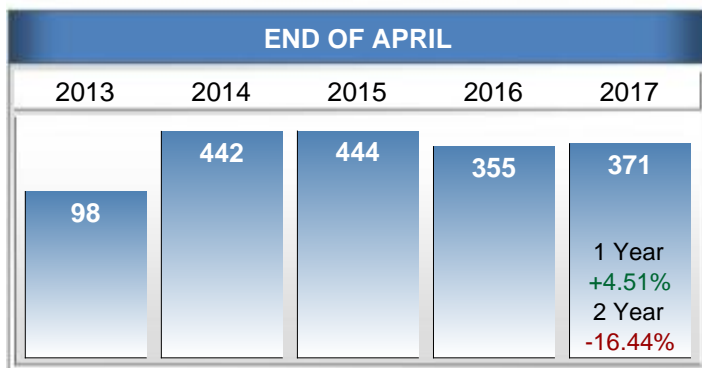
Active Inventory as of May 11, 2017



Active Inventory

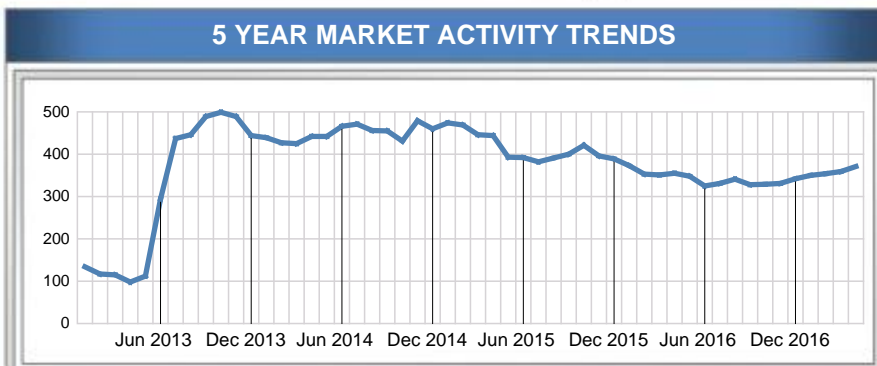
Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



Active Inventory

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5yr APR AVG = 342 **3 MONTHS**

High
Oct 2013 = 499

Low
Apr 2013 = 98

Inventory this month at **371**, above the 5 yr APR average of **342**

FEB	354
MAR	359
APR	371
1.41%	
3.34%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$0 and less	0	0.00%	0.0	0	0	0	0	
\$1-\$25,000	60	16.17%	79.1	56	4	0	0	
\$25,001-\$50,000	54	14.56%	98.5	35	17	1	1	
\$50,001-\$125,000	112	30.19%	63.6	34	68	9	1	
\$125,001-\$175,000	50	13.48%	71.6	13	26	9	2	
\$175,001-\$300,000	58	15.63%	67.7	10	25	20	3	
\$300,001 and up	37	9.97%	61.6	24	4	4	5	
Total Active Inventory by Units:			371	72.7	172	144	43	12
Total Active Inventory by Volume:			59,395,813		29.17M	18.40M	8.62M	3.21M
Average Active Inventory Listing Price:			\$160,097		\$169,574	\$127,771	\$200,524	\$267,283



Monthly Inventory Analysis

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April 2017

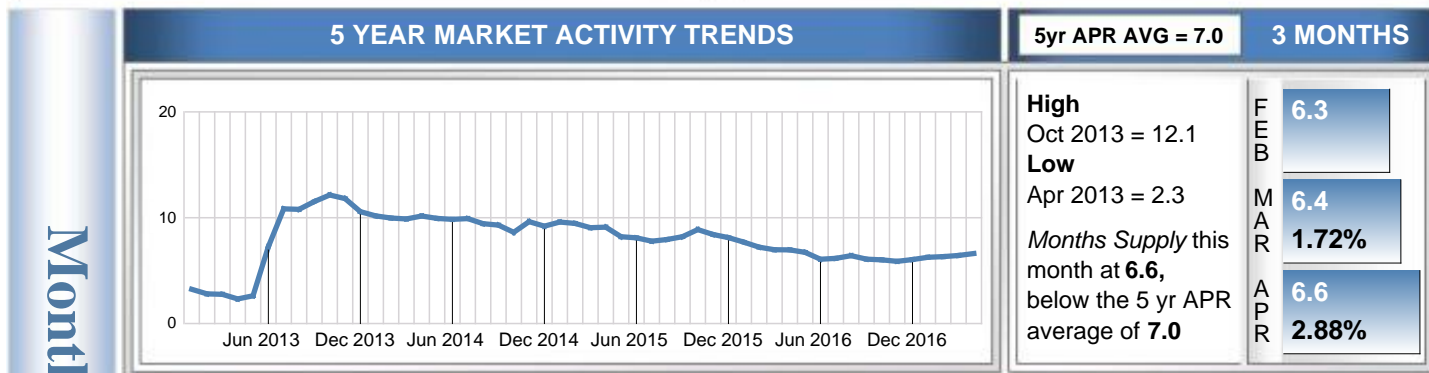
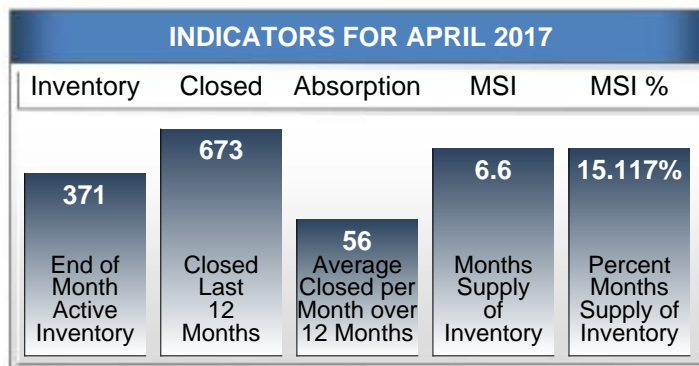
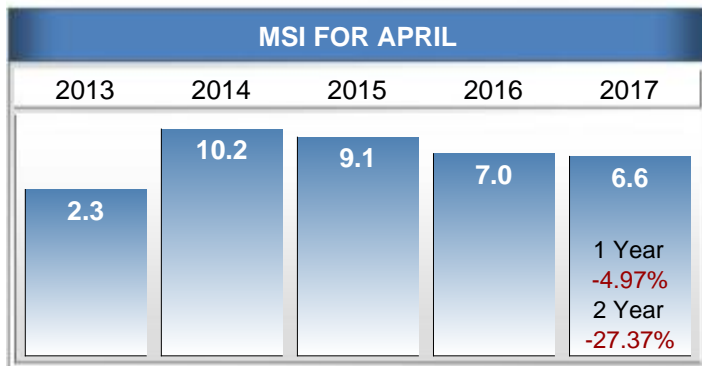
Active Inventory as of May 11, 2017



Months Supply of Inventory

Report Produced on: May 11, 2017

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+
\$10,000 and less	25	6.74%	10.3	17.6	0.0	0.0	0.0
\$10,001 \$40,000	57	15.36%	4.2	6.4	1.7	1.5	0.0
\$40,001 \$60,000	54	14.56%	8.6	11.2	6.9	6.0	12.0
\$60,001 \$120,000	82	22.10%	5.0	11.5	4.0	4.0	0.0
\$120,001 \$190,000	62	16.71%	5.1	12.9	3.9	5.7	6.0
\$190,001 \$300,000	54	14.56%	12.0	40.0	9.7	10.4	18.0
\$300,001 and up	37	9.97%	44.4	144.0	48.0	9.6	30.0
MSI:			6.6	11.6	4.3	6.4	13.1
Total Active Inventory:			371	172	144	43	12



Monthly Inventory Analysis

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April 2017

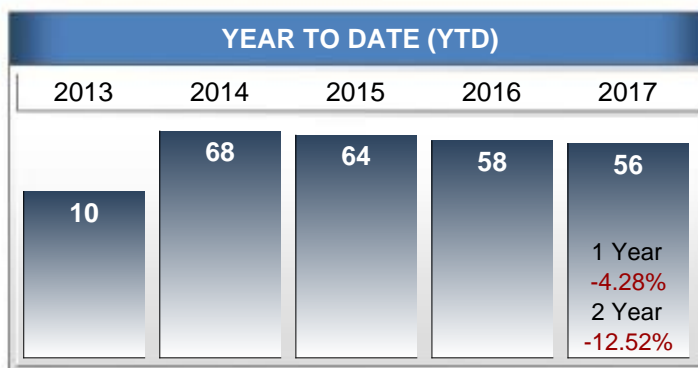
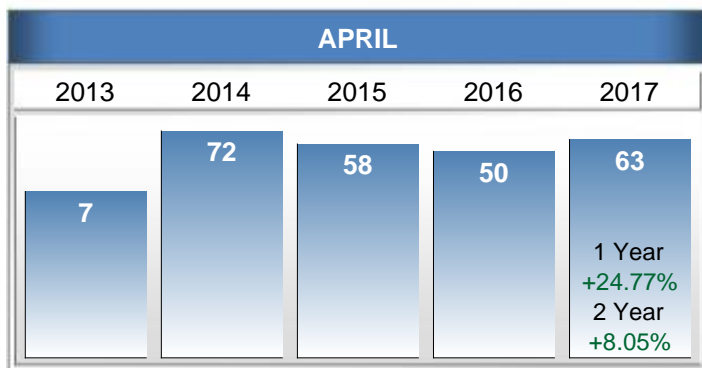
Closed Sales as of May 11, 2017



Average Days on Market to Sale

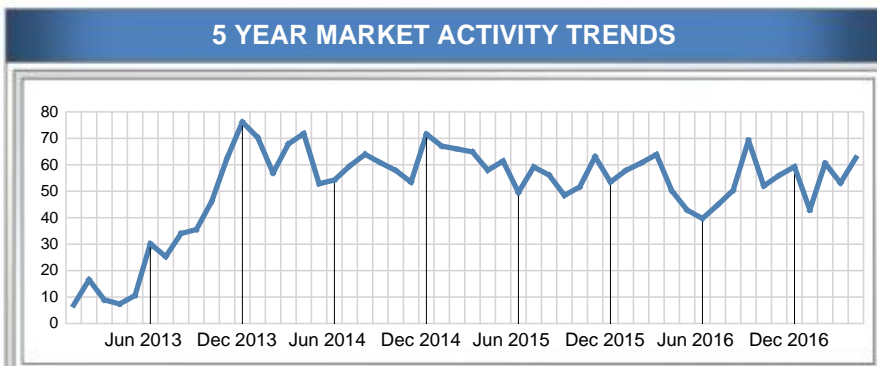
Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



Average Days on Market

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5yr APR AVG = 50	3 MONTHS										
High Dec 2013 = 76 Low Jan 2013 = 7 Average DOM this month at 63 , above the 5 yr APR average of 50	<table border="1"> <tr> <td>FEB</td> <td>61</td> </tr> <tr> <td>MAR</td> <td>53</td> </tr> <tr> <td>APR</td> <td>63</td> </tr> <tr> <td colspan="2">-12.27%</td> </tr> <tr> <td colspan="2">17.83%</td> </tr> </table>	FEB	61	MAR	53	APR	63	-12.27%		17.83%	
FEB	61										
MAR	53										
APR	63										
-12.27%											
17.83%											

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+
\$10,000 and less	2	3.28%	28.0	0.0	28.0	0.0	0.0
\$10,001 - \$30,000	11	18.03%	34.6	40.5	19.0	0.0	0.0
\$30,001 - \$50,000	10	16.39%	54.5	32.7	59.7	0.0	89.0
\$50,001 - \$90,000	13	21.31%	75.4	146.0	57.6	129.0	0.0
\$90,001 - \$130,000	10	16.39%	59.1	1.0	72.0	14.0	0.0
\$130,001 - \$160,000	6	9.84%	88.8	0.0	88.8	0.0	0.0
\$160,001 and up	9	14.75%	81.6	0.0	77.0	85.2	0.0
Average Closed DOM: 62.6				43.8	63.2	87.3	89.0
Total Closed Units: 61				13	39	8	1
Total Closed Volume: 5,492,946				429.25K	3.53M	1.49M	38.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2017

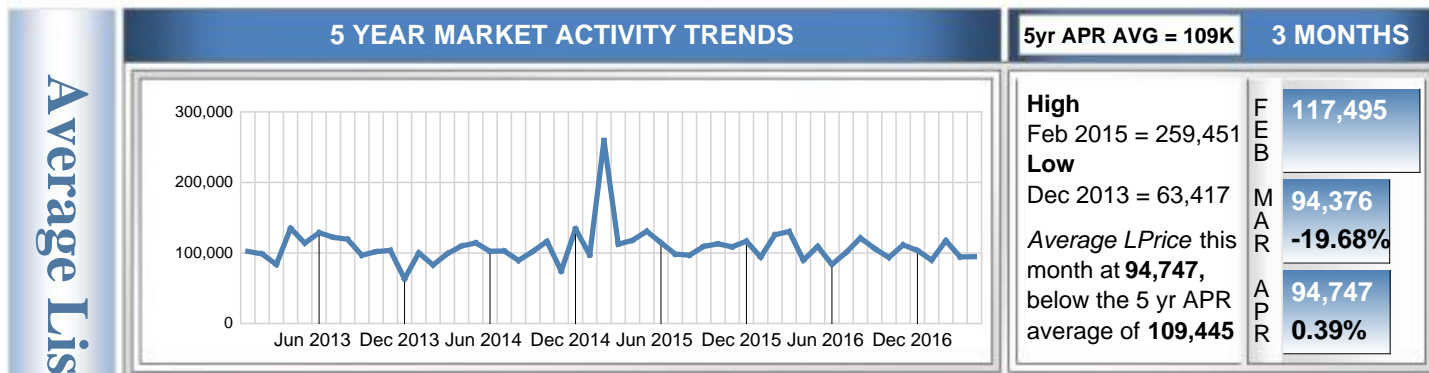
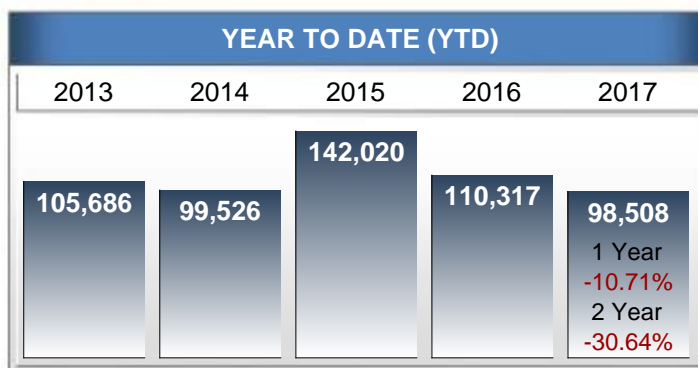
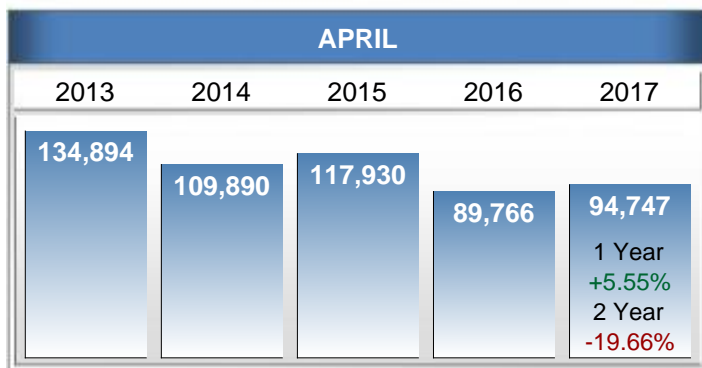
Closed Sales as of May 11, 2017



Average List Price at Closing

Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



Average List Price

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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+
\$10,000 and less	1	1.64%	9,900	0	11,400	0	0
\$10,001 - \$30,000	11	18.03%	18,491	22,925	18,500	0	0
\$30,001 - \$50,000	8	13.11%	40,950	42,633	47,517	0	42,000
\$50,001 - \$90,000	13	21.31%	69,515	57,500	83,580	72,000	0
\$90,001 - \$130,000	13	21.31%	111,415	99,900	113,650	129,900	0
\$130,001 - \$160,000	7	11.48%	148,593	0	147,150	0	0
\$160,001 and up	8	13.11%	230,800	0	181,063	255,880	0
Average List Price:	\$94,747			\$36,054	\$95,271	\$194,163	\$42,000
Total Closed Units:	61			13	39	8	1
Total List Volume:	5,779,550			468.70K	3.72M	1.55M	42.00K



Monthly Inventory Analysis

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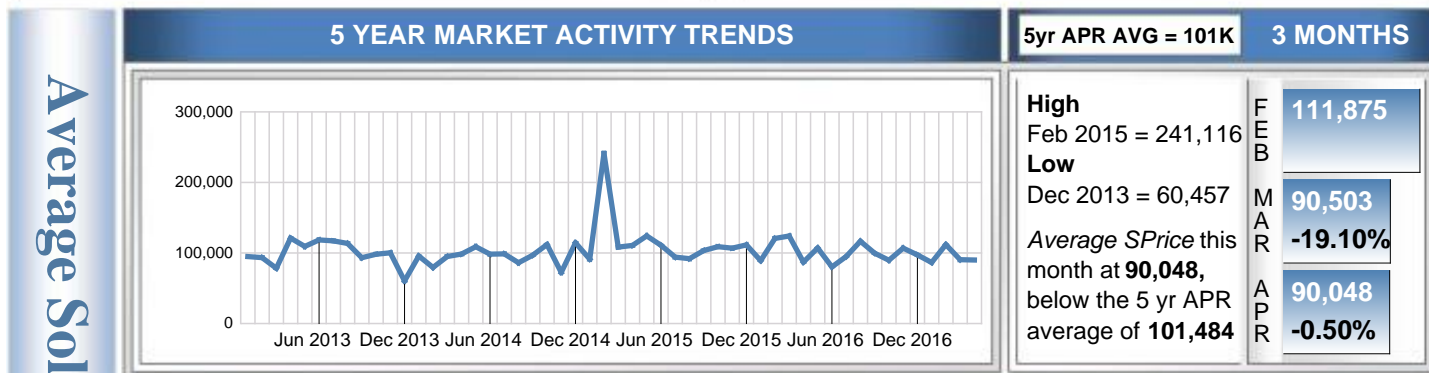
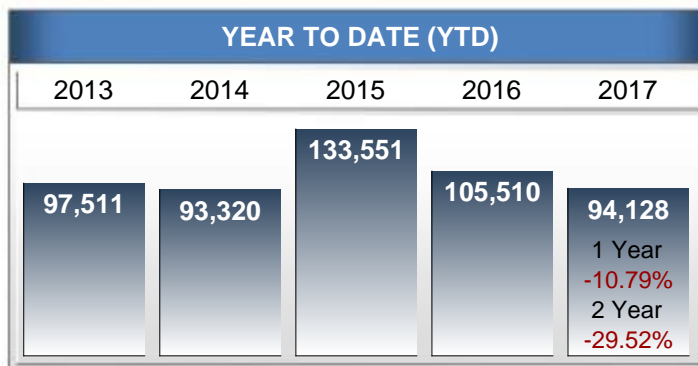
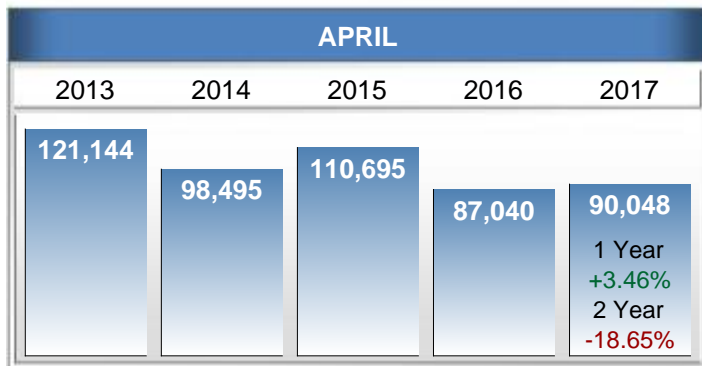
Closed Sales as of May 11, 2017



Average Sold Price at Closing

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Area Delimited by County Of Muskogee



Average Sold Price

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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+
\$10,000 and less	2	3.28%	9,450	0	9,450	0	0
\$10,001 \$30,000	11	18.03%	19,977	21,219	16,667	0	0
\$30,001 \$50,000	10	16.39%	39,577	37,667	40,794	0	38,000
\$50,001 \$90,000	13	21.31%	73,423	54,000	76,550	67,500	0
\$90,001 \$130,000	10	16.39%	109,870	92,500	111,400	115,000	0
\$130,001 \$160,000	6	9.84%	141,250	0	141,250	0	0
\$160,001 and up	9	14.75%	217,537	0	178,458	248,800	0
Average Closed Price:	\$90,048			\$33,019	\$90,556	\$186,750	\$38,000
Total Closed Units:	61			13	39	8	1
Total Closed Volume:	5,492,946			429.25K	3.53M	1.49M	38.00K



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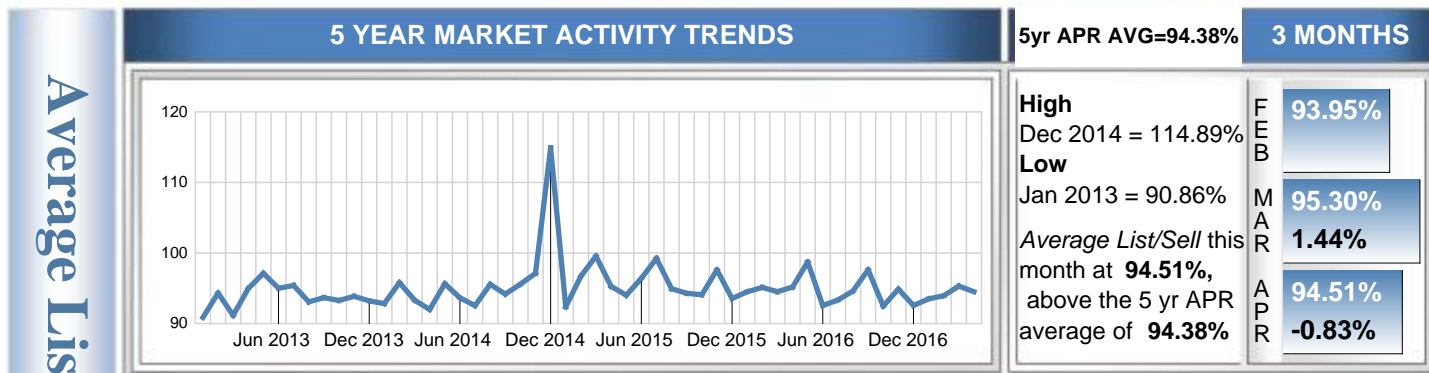
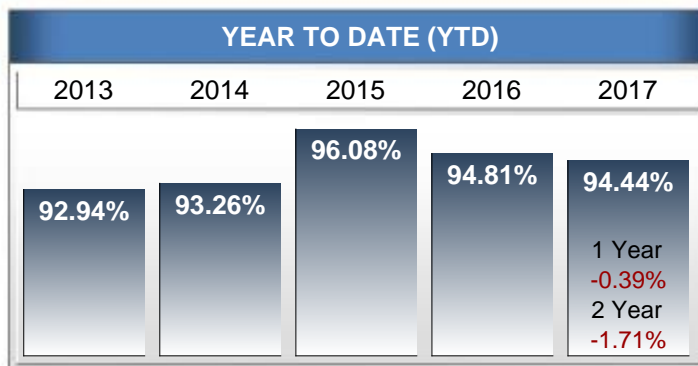
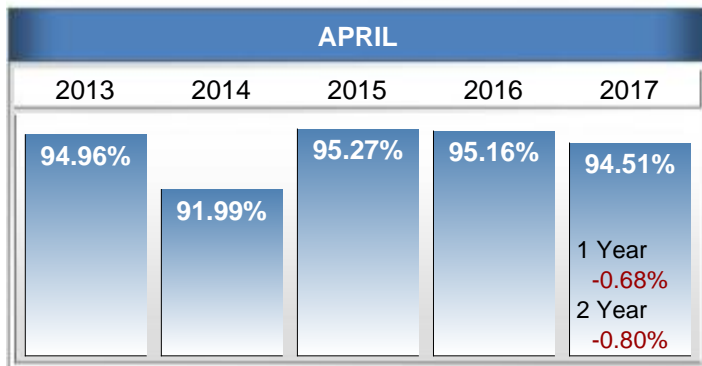
Closed Sales as of May 11, 2017



Average Percent of List Price to Selling Price

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Average List/Sell Price

Ready to Buy or Sell Real Estate?
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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+
\$10,000 and less	2	3.28%	84.88%	0.00%	84.88%	0.00%	0.00%
\$10,001 \$30,000	11	18.03%	95.94%	97.80%	90.98%	0.00%	0.00%
\$30,001 \$50,000	10	16.39%	90.29%	89.82%	90.50%	0.00%	90.48%
\$50,001 \$90,000	13	21.31%	93.23%	93.91%	92.81%	94.94%	0.00%
\$90,001 \$130,000	10	16.39%	96.56%	92.59%	98.06%	88.53%	0.00%
\$130,001 \$160,000	6	9.84%	96.06%	0.00%	96.06%	0.00%	0.00%
\$160,001 and up	9	14.75%	98.14%	0.00%	98.65%	97.74%	0.00%
Average List/Sell Ratio: 94.50%				95.26%	94.08%	95.89%	90.48%
Total Closed Units: 61				13	39	8	1
Total Closed Volume: 5,492,946				429.25K	3.53M	1.49M	38.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2017

Inventory as of May 11, 2017



Market Summary

Report Produced on: May 11, 2017

Area Delimited by County Of Muskogee



Absorption: Last 12 months, an Average of 56 Sales/Month

Active Inventory as of April 30, 2017 = 371

	APRIL			Year To Date		
	2016	2017	+/- %	2016	2017	+/- %
Closed Sales	58	61	5.17%	210	204	-2.86%
Pending Sales	63	56	-11.11%	233	230	-1.29%
New Listings	119	114	-4.20%	475	456	-4.00%
Average List Price	89,766	94,747	5.55%	110,317	98,508	-10.71%
Average Sale Price	87,040	90,048	3.46%	105,510	94,128	-10.79%
Average Percent of List Price to Selling Price	95.16%	94.51%	-0.68%	94.81%	94.44%	-0.39%
Average Days on Market to Sale	50.19	62.62	24.77%	58.14	55.65	-4.28%
Monthly Inventory	355	371	4.51%	355	371	4.51%
Months Supply of Inventory	6.96	6.62	-4.97%	6.96	6.62	-4.97%

