



November 2019

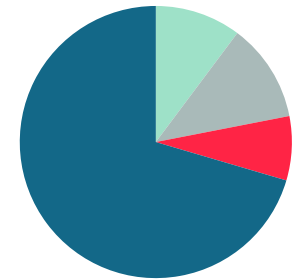
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2019 for MLS Technology Inc.

Compared Metrics	2018	November 2019	+/-%
Closed Listings	46	55	19.57%
Pending Listings	60	63	5.00%
New Listings	112	95	-15.18%
Median List Price	102,200	130,000	27.20%
Median Sale Price	92,750	125,000	34.77%
Median Percent of Selling Price to List Price	96.52%	99.34%	2.92%
Median Days on Market to Sale	42.00	24.00	-42.86%
End of Month Inventory	498	379	-23.90%
Months Supply of Inventory	8.04	6.09	-24.30%



■ Closed (10.22%)
■ Pending (11.71%)
■ Other OffMarket (7.62%)
■ Active (70.45%)

Absorption: Last 12 months, an Average of **62 Sales/Month Active Inventory** as of November 30, 2019 = **379**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2019 decreased **23.90%** to 379 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **6.09** MSI for this period.

Median Sale Price 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 **34.77%** in November 2019 to \$125,000 versus the previous year at \$92,750.

Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 18.00 days or **42.86%** in November 2019 compared to last year's same month at **42.00** DOM.

Sales Success for November 2019 is Positive

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

There were 95 New Listings in November 2019, down **15.18%** from last year at 112. Furthermore, there were 55 Closed Listings this month versus last year at 46, a **19.57%** increase.

Closed versus Listed trends yielded a **57.9%** ratio, up from previous year's, November 2018, at **41.1%**, a **40.96%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com



November 2019

Area Delimited by County Of Muskogee

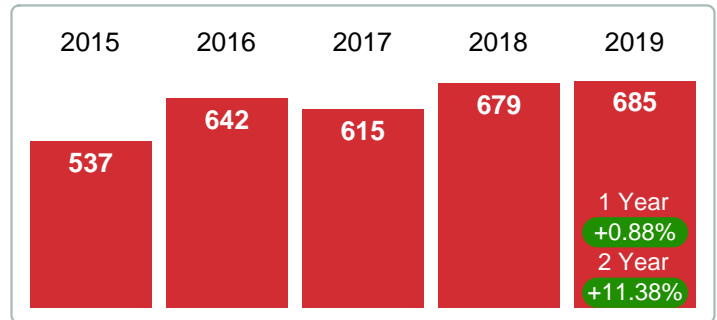
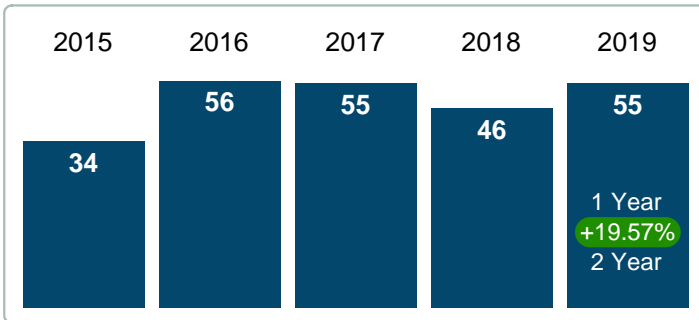


CLOSED LISTINGS

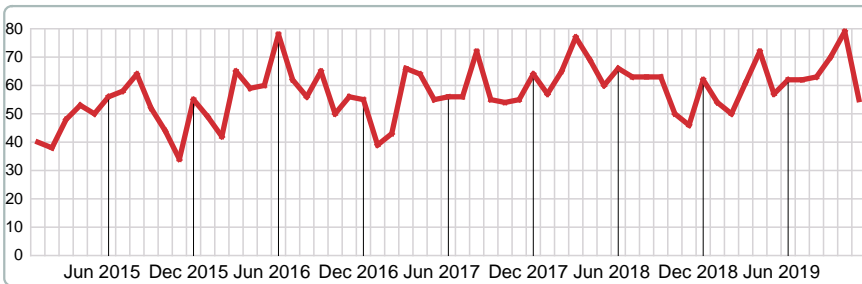
Report produced on Dec 11, 2019 for MLS Technology Inc.

NOVEMBER

YEAR TO DATE (YTD)

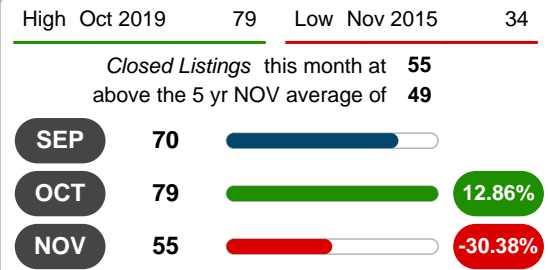


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 49



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	3.64%	26.5	2	0	0	0
\$10,001 - \$50,000	10	18.18%	64.0	5	5	0	0
\$50,001 - \$80,000	7	12.73%	39.0	2	4	0	1
\$80,001 - \$140,000	14	25.45%	28.5	2	10	2	0
\$140,001 - \$230,000	9	16.36%	27.0	0	6	3	0
\$230,001 - \$470,000	7	12.73%	5.0	2	1	4	0
\$470,001 and up	6	10.91%	7.0	5	1	0	0
Total Closed Units	55			18	27	9	1
Total Closed Volume	25,604,101	100%	24.0	20.39M	3.22M	1.94M	60.00K
Median Closed Price	\$125,000			\$95,000	\$100,000	\$229,900	\$60,000

November 2019

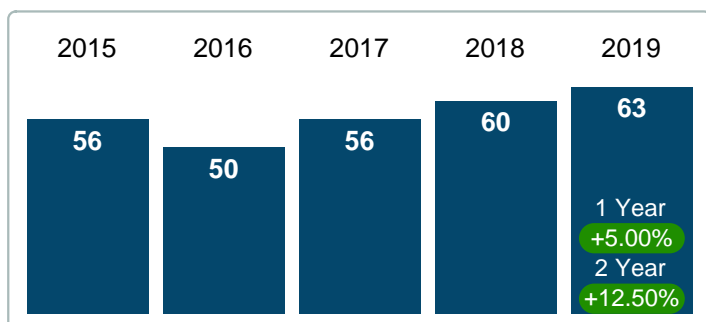
Area Delimited by County Of Muskogee



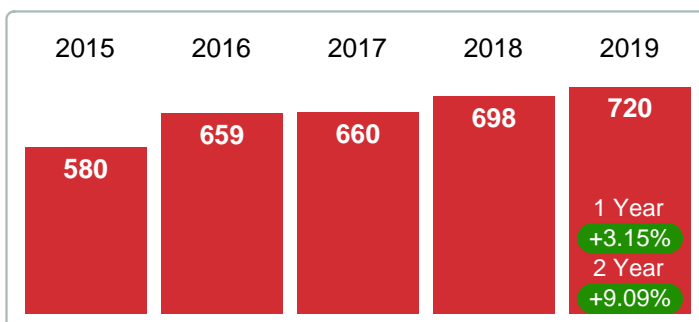
PENDING LISTINGS

Report produced on Dec 11, 2019 for MLS Technology Inc.

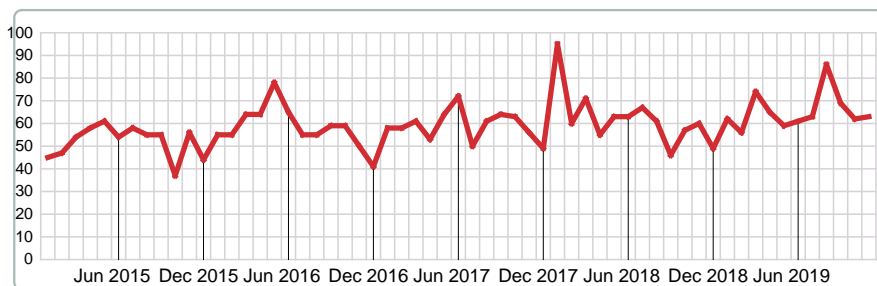
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

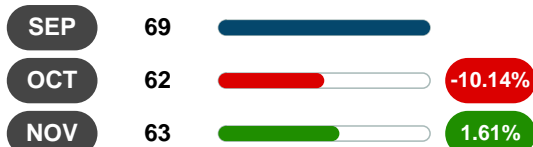


3 MONTHS

5 year NOV AVG = 57

High Jan 2018 95 Low Oct 2015 37

Pending Listings this month at **63**
above the 5 yr NOV average of **57**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	3.17%	39.5	1	1	0	0
\$25,001 - \$50,000	5	7.94%	14.0	2	2	0	1
\$50,001 - \$100,000	14	22.22%	41.0	2	9	2	1
\$100,001 - \$175,000	19	30.16%	43.0	3	15	1	0
\$175,001 - \$300,000	8	12.70%	36.0	1	5	1	1
\$300,001 - \$850,000	7	11.11%	40.0	3	2	2	0
\$850,001 and up	8	12.70%	7.0	8	0	0	0
Total Pending Units	63			20	34	6	3
Total Pending Volume	30,281,756	100%	31.0	23.83M	4.83M	1.22M	393.90K
Median Listing Price	\$154,900			\$352,500	\$135,000	\$171,700	\$60,000



November 2019

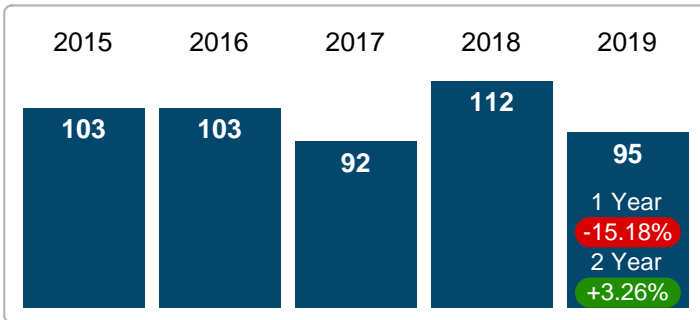
Area Delimited by County Of Muskogee



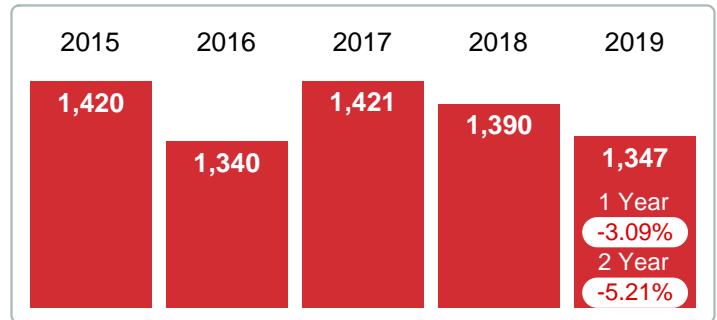
NEW LISTINGS

Report produced on Dec 11, 2019 for MLS Technology Inc.

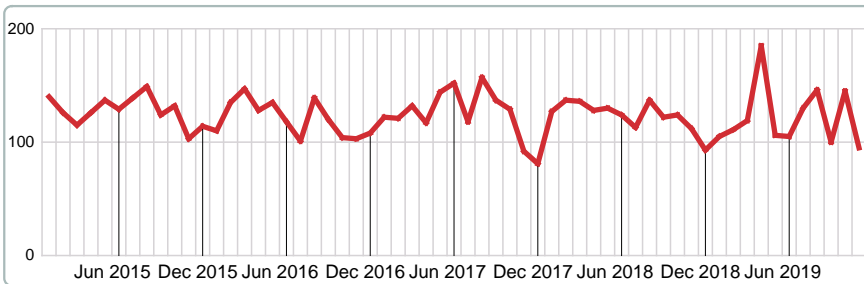
NOVEMBER



YEAR TO DATE (YTD)

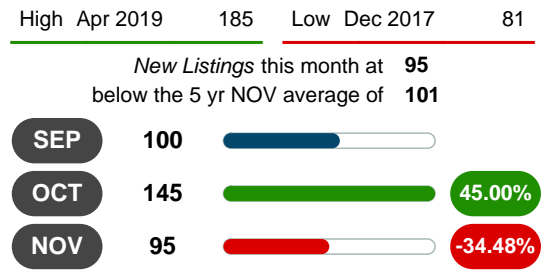


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 101



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	8	8.42%	7	1	0	0
\$20,001 - \$50,000	11	11.58%	7	4	0	0
\$50,001 - \$90,000	14	14.74%	6	8	0	0
\$90,001 - \$210,000	26	27.37%	11	13	2	0
\$210,001 - \$340,000	13	13.68%	6	1	6	0
\$340,001 - \$850,000	11	11.58%	4	0	6	1
\$850,001 and up	12	12.63%	11	1	0	0
Total New Listed Units	95		52	28	14	1
Total New Listed Volume	41,111,958	100%	32.19M	3.97M	4.51M	439.90K
Median New Listed Listing Price	\$139,500		\$118,200	\$105,000	\$334,250	\$439,900



November 2019

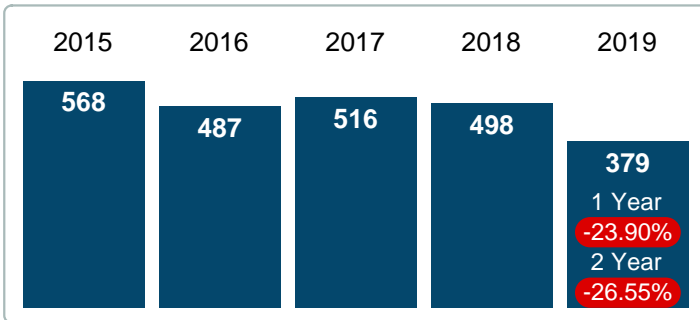
Area Delimited by County Of Muskogee



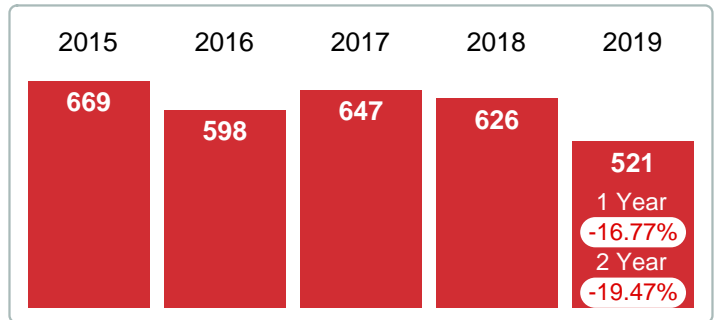
ACTIVE INVENTORY

Report produced on Dec 11, 2019 for MLS Technology Inc.

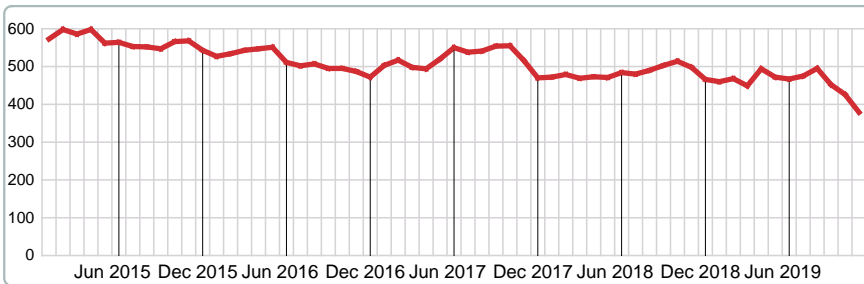
END OF NOVEMBER



ACTIVE DURING NOVEMBER

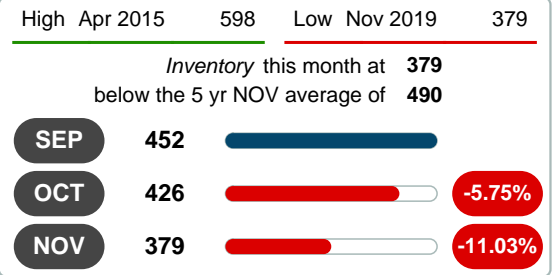


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 490



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	14	3.69%	67.0	14	0	0	0
\$10,001 - \$30,000	67	17.68%	48.0	63	4	0	0
\$30,001 - \$70,000	58	15.30%	65.5	36	17	5	0
\$70,001 - \$140,000	87	22.96%	66.0	35	39	12	1
\$140,001 - \$240,000	65	17.15%	64.0	20	29	16	0
\$240,001 - \$430,000	50	13.19%	59.5	25	6	17	2
\$430,001 and up	38	10.03%	71.0	23	5	6	4
Total Active Inventory by Units	379			216	100	56	7
Total Active Inventory by Volume	73,165,453	100%	64.0	39.05M	16.94M	13.85M	3.32M
Median Active Inventory Listing Price	\$110,000			\$67,700	\$129,700	\$214,950	\$439,900



November 2019

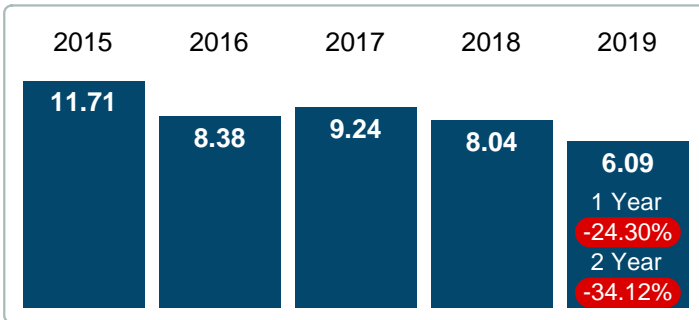
Area Delimited by County Of Muskogee



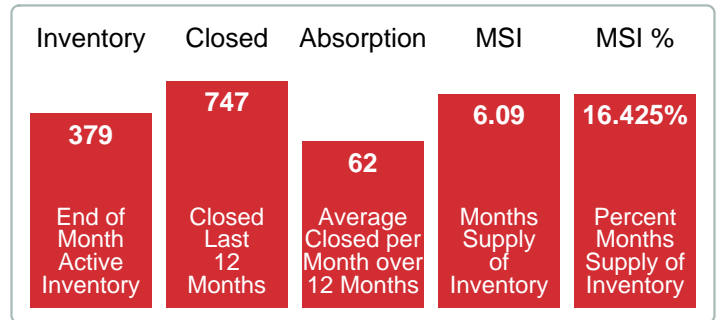
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 11, 2019 for MLS Technology Inc.

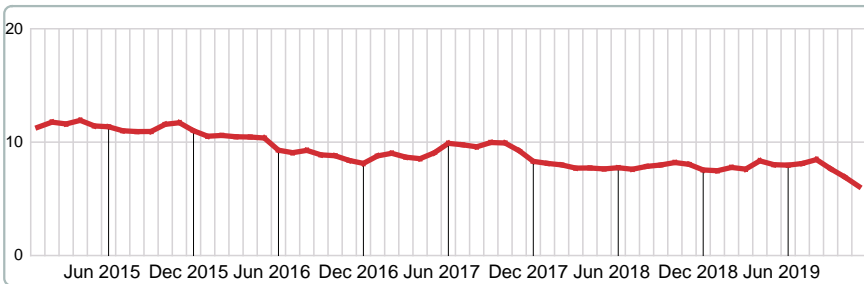
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2019



5 YEAR MARKET ACTIVITY TRENDS

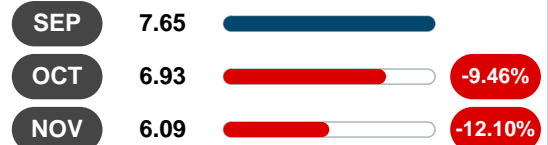


3 MONTHS

5 year NOV AVG = 8.69

High Apr 2015 11.92 Low Nov 2019 6.09

Months Supply this month at 6.09 below the 5 yr NOV average of 8.69



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	14	3.69%	7.00	9.33	0.00	0.00	0.00
\$10,001 \$30,000	67	17.68%	9.35	17.58	1.23	0.00	0.00
\$30,001 \$70,000	58	15.30%	5.35	7.08	3.52	6.67	0.00
\$70,001 \$140,000	87	22.96%	3.95	11.35	2.67	2.94	4.00
\$140,001 \$240,000	65	17.15%	4.79	15.00	3.31	5.19	0.00
\$240,001 \$430,000	50	13.19%	8.33	15.79	4.50	6.80	3.43
\$430,001 and up	38	10.03%	57.00	39.43	60.00	0.00	0.00
Market Supply of Inventory (MSI)			6.09	12.90	3.02	5.17	4.67
Total Active Inventory by Units		100%	6.09	216	100	56	7



November 2019

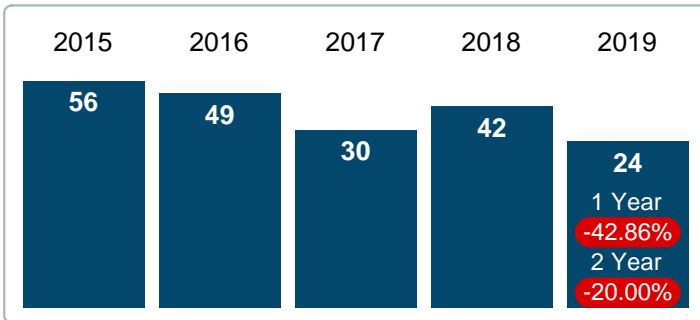
Area Delimited by County Of Muskogee



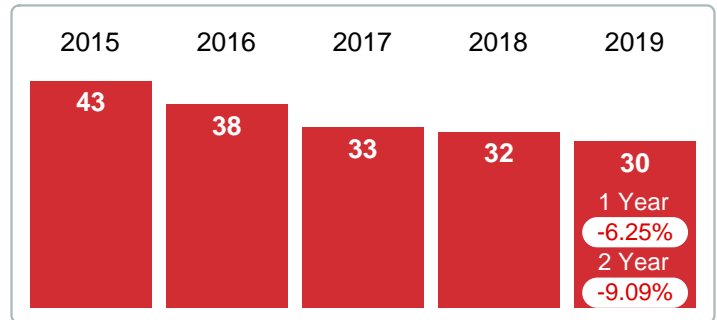
MEDIAN DAYS ON MARKET TO SALE

Report produced on Dec 11, 2019 for MLS Technology Inc.

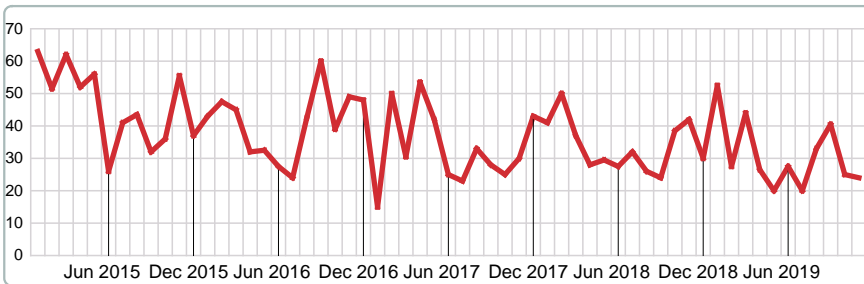
NOVEMBER



YEAR TO DATE (YTD)

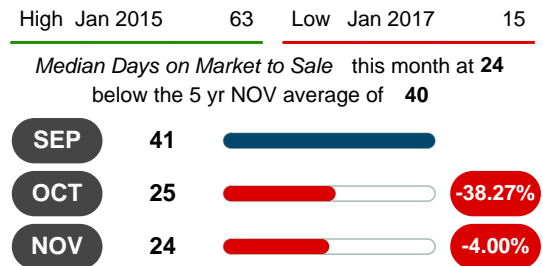


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 40



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	3.64%	27	27	0	0	0
\$10,001 - \$50,000	10	18.18%	64	77	15	0	0
\$50,001 - \$80,000	7	12.73%	39	47	28	0	66
\$80,001 - \$140,000	14	25.45%	29	75	17	147	0
\$140,001 - \$230,000	9	16.36%	27	0	24	54	0
\$230,001 - \$470,000	7	12.73%	5	1	98	18	0
\$470,001 and up	6	10.91%	7	7	137	0	0
Median Closed DOM			24	18	24	54	66
Total Closed Units		100%	24.0	18	27	9	1
Total Closed Volume			25,604,101	20.39M	3.22M	1.94M	60.00K



November 2019

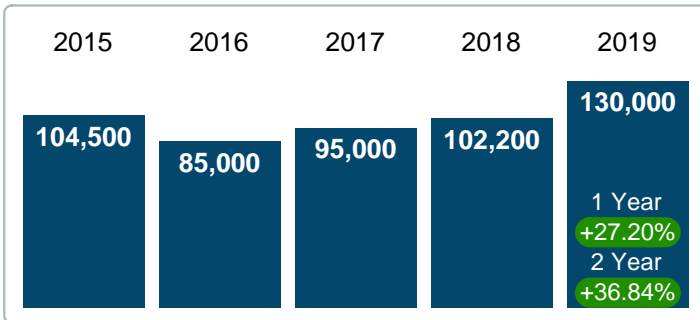
Area Delimited by County Of Muskogee



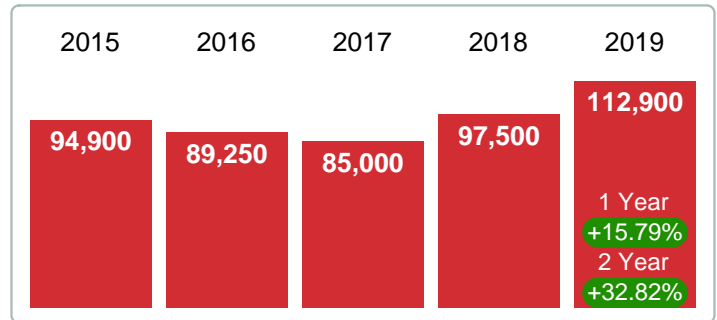
MEDIAN LIST PRICE AT CLOSING

Report produced on Dec 11, 2019 for MLS Technology Inc.

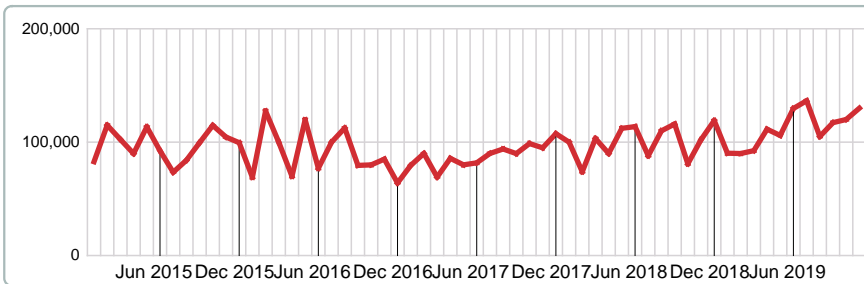
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

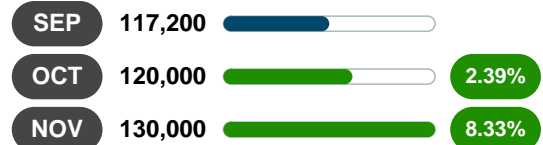


3 MONTHS

5 year NOV AVG = 103,340

High Jul 2019 136,500 Low Dec 2016 64,000

Median List Price at Closing this month at **130,000**
above the 5 yr NOV average of **103,340**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	3.64%	6,450	6,450	0	0	0
\$10,001 - \$50,000	9	16.36%	30,000	18,700	34,000	0	0
\$50,001 - \$80,000	7	12.73%	65,000	62,900	69,900	0	60,000
\$80,001 - \$140,000	16	29.09%	124,750	127,250	104,950	137,450	0
\$140,001 - \$230,000	8	14.55%	174,950	0	174,000	179,900	0
\$230,001 - \$470,000	7	12.73%	271,900	352,500	255,500	260,900	0
\$470,001 and up	6	10.91%	2,453,250	2,674,500	499,500	0	0
Median List Price			130,000	102,000	100,000	229,900	60,000
Total Closed Units		100%	130,000	18	27	9	1
Total Closed Volume			25,771,200	20.43M	3.34M	1.94M	60.00K



November 2019

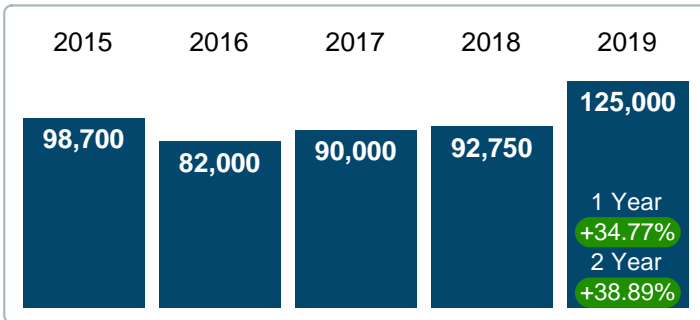
Area Delimited by County Of Muskogee



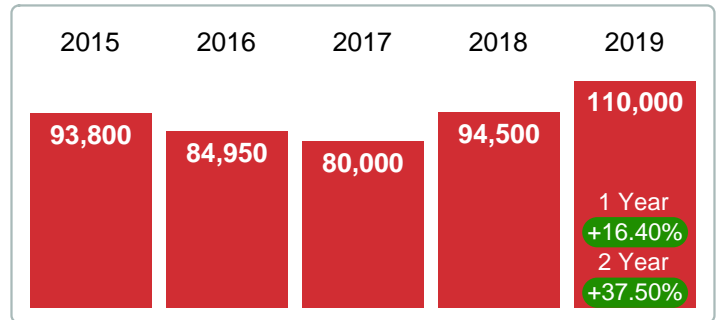
MEDIAN SOLD PRICE AT CLOSING

Report produced on Dec 11, 2019 for MLS Technology Inc.

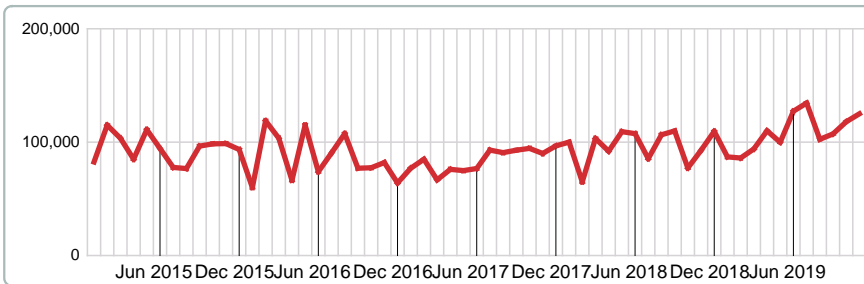
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

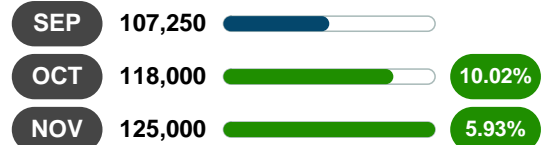


3 MONTHS

5 year NOV AVG = 97,690

High Jul 2019 134,500 Low Jan 2016 60,000

Median Sold Price at Closing this month at **125,000** above the 5 yr NOV average of **97,690**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range	%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	3.64%	3,301	3,301	0	0	0
\$10,001 - \$50,000	18.18%	24,750	19,000	27,500	0	0
\$50,001 - \$80,000	12.73%	62,000	66,000	65,500	0	60,000
\$80,001 - \$140,000	25.45%	121,000	122,500	102,000	138,000	0
\$140,001 - \$230,000	16.36%	171,000	0	159,250	174,900	0
\$230,001 - \$470,000	12.73%	271,900	351,750	258,500	258,950	0
\$470,001 and up	10.91%	2,453,250	2,674,500	475,000	0	0
Median Sold Price		125,000	95,000	100,000	229,900	60,000
Total Closed Units	100%	125,000	18	27	9	1
Total Closed Volume		25,604,101	20.39M	3.22M	1.94M	60.00K



November 2019

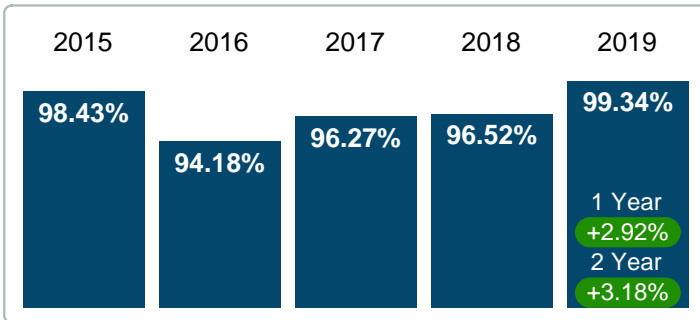
Area Delimited by County Of Muskogee



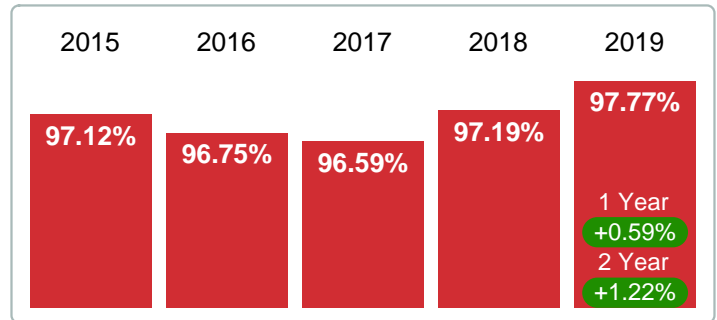
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 11, 2019 for MLS Technology Inc.

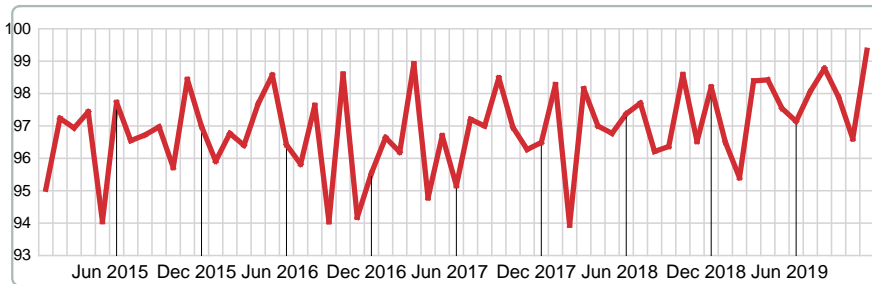
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

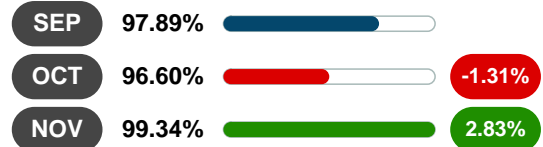


3 MONTHS

5 year NOV AVG = 96.95%

High Nov 2019 99.34% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **99.34%**
above the 5 yr NOV average of **96.95%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$10,000 and less	<div style="width: 2%; background-color: blue;"></div> 2	3.64%	40.36%	40.36%	0.00%	0.00%	0.00%	
\$10,001 \$50,000	<div style="width: 18.18%; background-color: blue;"></div> 10	18.18%	85.07%	88.41%	75.00%	0.00%	0.00%	
\$50,001 \$80,000	<div style="width: 12.73%; background-color: blue;"></div> 7	12.73%	98.57%	93.31%	93.63%	0.00%	100.00%	
\$80,001 \$140,000	<div style="width: 25.45%; background-color: blue;"></div> 14	25.45%	99.67%	96.35%	99.67%	100.43%	0.00%	
\$140,001 \$230,000	<div style="width: 16.36%; background-color: blue;"></div> 9	16.36%	100.00%	0.00%	100.78%	100.00%	0.00%	
\$230,001 \$470,000	<div style="width: 12.73%; background-color: blue;"></div> 7	12.73%	100.00%	99.77%	101.17%	100.00%	0.00%	
\$470,001 and up	<div style="width: 10.91%; background-color: blue;"></div> 6	10.91%	100.00%	100.00%	95.10%	0.00%	0.00%	
Median Sold/List Ratio		99.34%		97.02%	97.71%	100.00%	100.00%	
Total Closed Units		55	100%	99.34%	18	27	9	1
Total Closed Volume		25,604,101			20.39M	3.22M	1.94M	60.00K



November 2019

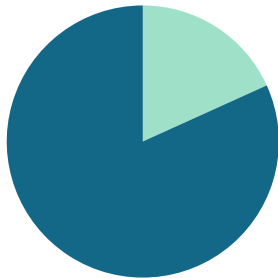
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on Dec 11, 2019 for MLS Technology Inc.

INVENTORY



Inventory

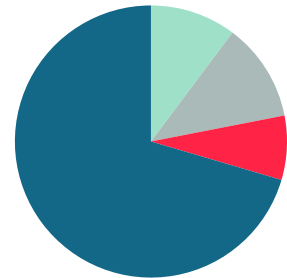
- New Listings **95 = 18.23%**
- Start Inventory **426**
- Total Inventory Units **521**
- Volume **\$119,339,183**

Market Activity

Market Activity

- Closed Sales **55 = 10.22%**
- Pending Sales **63 = 11.71%**
- Other Off Market **41 = 7.62%**
- Active Inventory **379 = 70.45%**

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	46	55	19.57%	679	685	0.88%
Pending Sales	60	63	5.00%	698	720	3.15%
New Listings	112	95	-15.18%	1,390	1,347	-3.09%
Median List Price	102,200	130,000	27.20%	97,500	112,900	15.79%
Median Sale Price	92,750	125,000	34.77%	94,500	110,000	16.40%
Median Percent of Selling Price to List Price	96.52%	99.34%	2.92%	97.19%	97.77%	0.59%
Median Days on Market to Sale	42.00	24.00	-42.86%	32.00	30.00	-6.25%
Monthly Inventory	498	379	-23.90%	498	379	-23.90%
Months Supply of Inventory	8.04	6.09	-24.30%	8.04	6.09	-24.30%

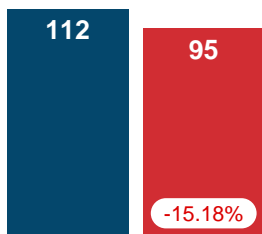
Absorption: Last 12 months, an Average of **62** Sales/Month

Inventory on November 30, 2019 = **379** 2018 2019

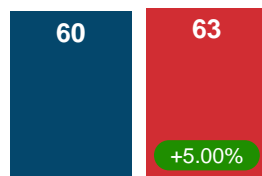
NOVEMBER MARKET

MEDIAN PRICES

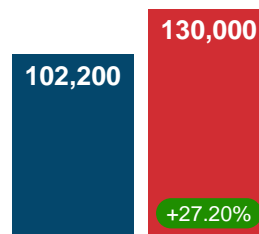
New Listings



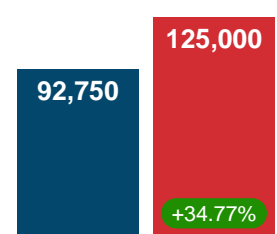
Pending Listings



List Price



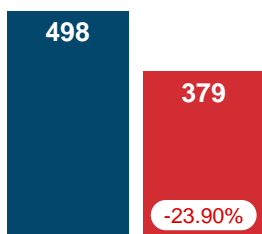
Sale Price



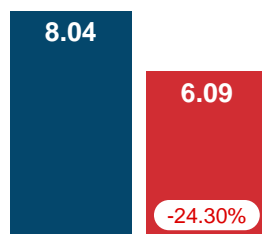
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

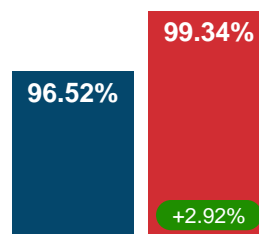
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

