

June 2021



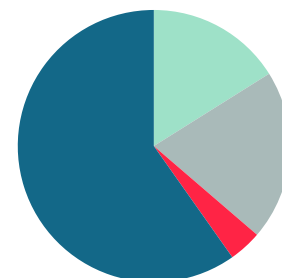
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 12, 2021 for MLS Technology Inc.

Compared Metrics	2020	June 2021	+/-%
Closed Listings	78	74	-5.13%
Pending Listings	75	93	24.00%
New Listings	101	129	27.72%
Median List Price	117,400	127,250	8.39%
Median Sale Price	114,500	121,250	5.90%
Median Percent of Selling Price to List Price	99.59%	100.00%	0.41%
Median Days on Market to Sale	24.00	12.00	-50.00%
End of Month Inventory	400	275	-31.25%
Months Supply of Inventory	6.54	3.88	-40.70%



■ Closed (16.09%)
■ Pending (20.22%)
■ Other OffMarket (3.91%)
■ Active (59.78%)

Absorption: Last 12 months, an Average of **71** Sales/Month
Active Inventory as of June 30, 2021 = **275**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **31.25%** to 275 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **3.88** 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 **5.90%** in June 2021 to \$121,250 versus the previous year at \$114,500.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 12.00 days or **50.00%** in June 2021 compared to last year's same month at **24.00** DOM.

Sales Success for June 2021 is Positive

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

There were 129 New Listings in June 2021, up **27.72%** from last year at 101. Furthermore, there were 74 Closed Listings this month versus last year at 78, a **-5.13%** decrease.

Closed versus Listed trends yielded a **57.4%** ratio, down from previous year's, June 2020, at **77.2%**, a **25.72%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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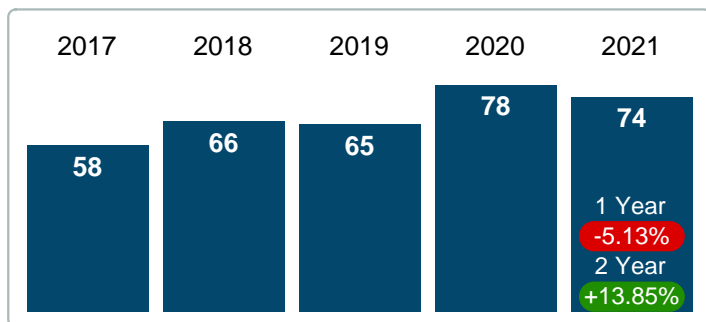
Area Delimited by County Of Muskogee



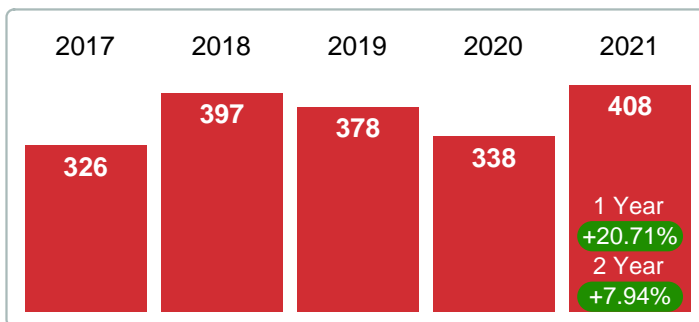
CLOSED LISTINGS

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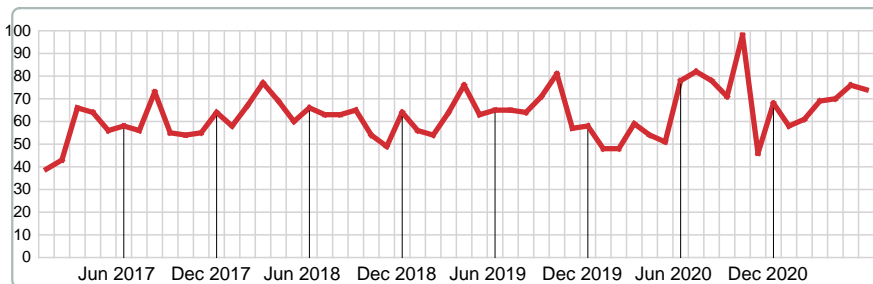
JUNE



YEAR TO DATE (YTD)

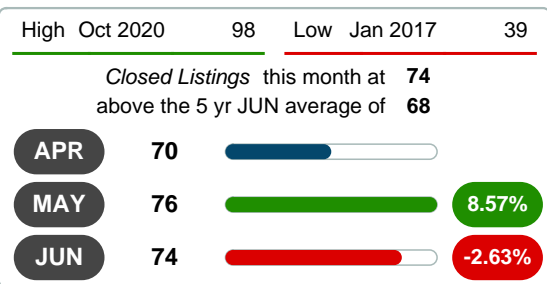


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 68



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	6	8.11%	71.5	5	1	0	0
\$20,001 - \$30,000	9	12.16%	18.0	5	4	0	0
\$30,001 - \$70,000	12	16.22%	14.5	8	4	0	0
\$70,001 - \$150,000	17	22.97%	22.0	5	10	2	0
\$150,001 - \$210,000	11	14.86%	2.0	1	9	1	0
\$210,001 - \$280,000	11	14.86%	5.0	2	5	4	0
\$280,001 and up	8	10.81%	20.5	0	2	5	1
Total Closed Units	74			26	35	12	1
Total Closed Volume	10,486,350	100%	12.0	1.81M	4.83M	3.46M	389.90K
Median Closed Price	\$121,250			\$52,000	\$142,500	\$230,000	\$389,900

June 2021



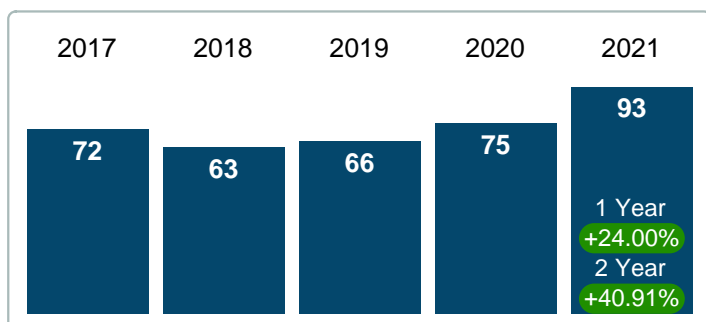
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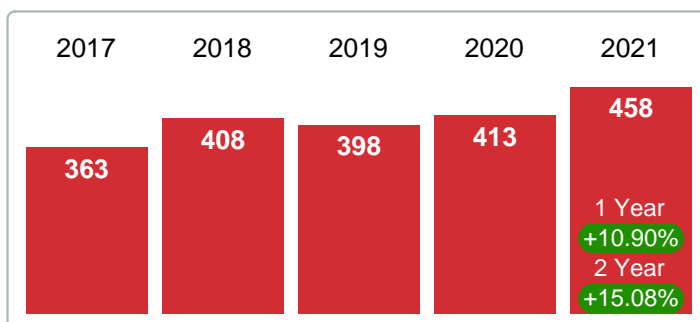
PENDING LISTINGS

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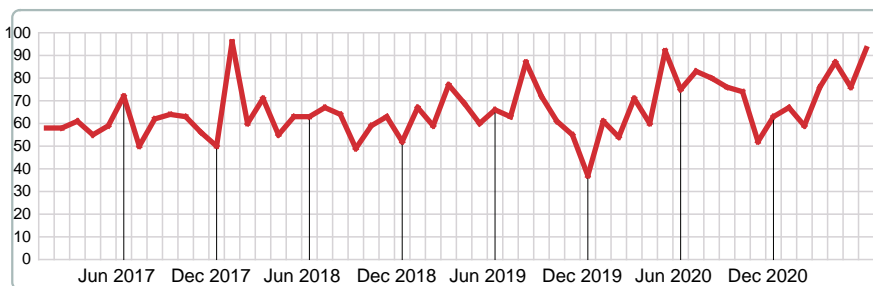
JUNE



YEAR TO DATE (YTD)

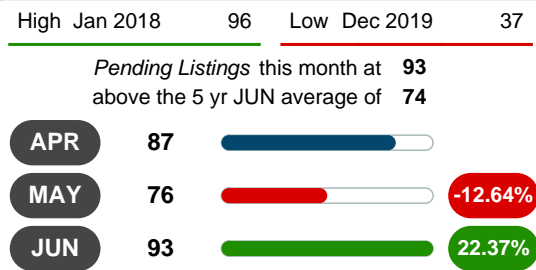


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 74



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	6.45%	18.5	5	1	0	0
\$30,001 - \$50,000	11	11.83%	51.0	8	3	0	0
\$50,001 - \$90,000	14	15.05%	14.0	8	5	1	0
\$90,001 - \$180,000	27	29.03%	5.0	6	16	5	0
\$180,001 - \$240,000	15	16.13%	4.0	1	9	5	0
\$240,001 - \$380,000	10	10.75%	27.0	3	4	2	1
\$380,001 and up	10	10.75%	6.0	1	2	6	1
Total Pending Units	93			32	40	19	2
Total Pending Volume	16,647,850	100%	11.0	3.39M	6.76M	5.53M	967.50K
Median Listing Price	\$144,900			\$69,250	\$147,200	\$235,000	\$483,750

June 2021



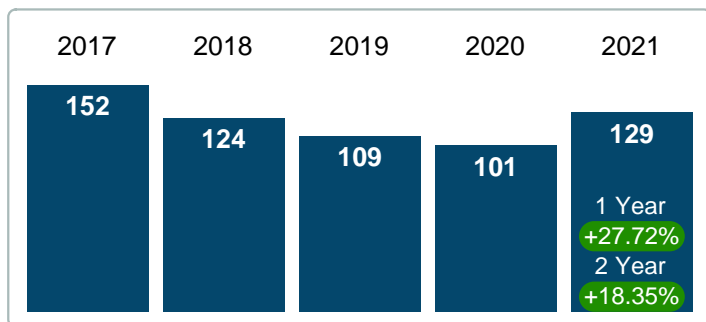
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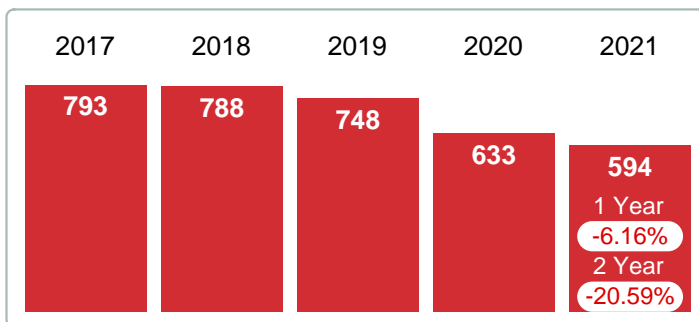
NEW LISTINGS

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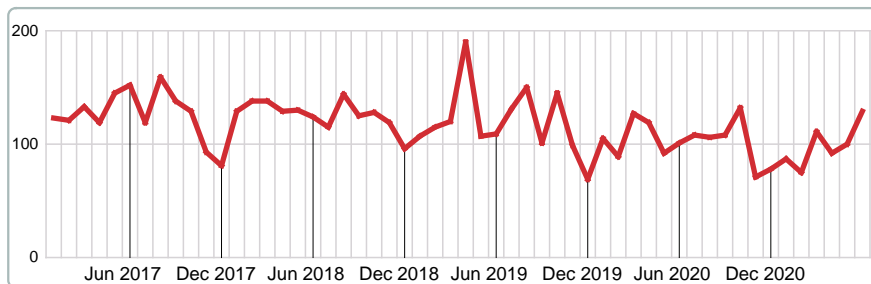
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

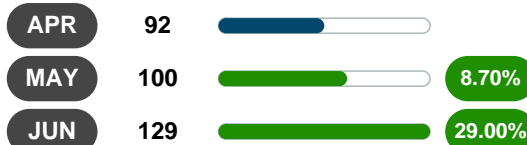


3 MONTHS

5 year JUN AVG = 123

High Apr 2019 190 Low Dec 2019 69

New Listings this month at 129
above the 5 yr JUN average of 123



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	12	9.30%	10	2	0	0
\$30,001 - \$70,000	17	13.18%	11	6	0	0
\$70,001 - \$90,000	14	10.85%	8	6	0	0
\$90,001 - \$170,000	35	27.13%	9	21	4	1
\$170,001 - \$230,000	20	15.50%	2	12	6	0
\$230,001 - \$390,000	17	13.18%	6	4	6	1
\$390,001 and up	14	10.85%	4	2	6	2
Total New Listed Units	129		50	53	22	4
Total New Listed Volume	24,934,035	100%	7.97M	7.87M	7.43M	1.66M
Median New Listed Listing Price	\$139,500		\$79,750	\$139,500	\$237,500	\$439,450

June 2021



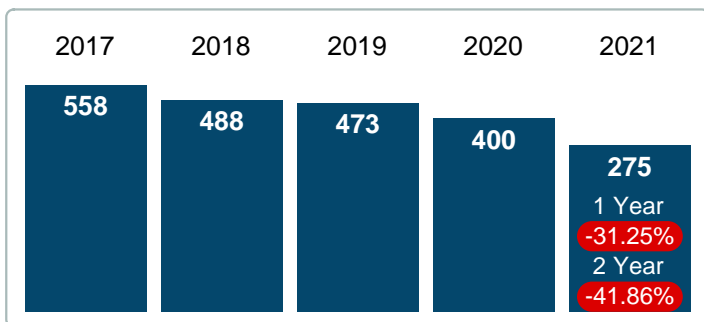
Area Delimited by County Of Muskogee



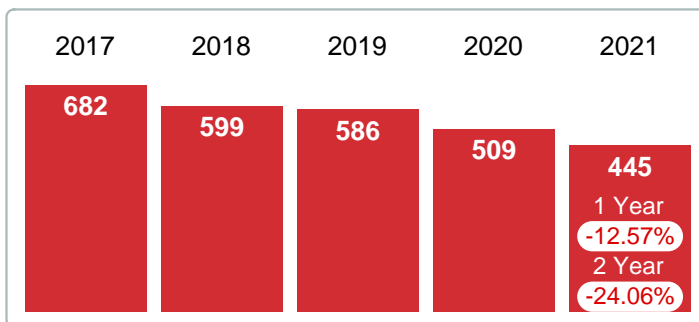
ACTIVE INVENTORY

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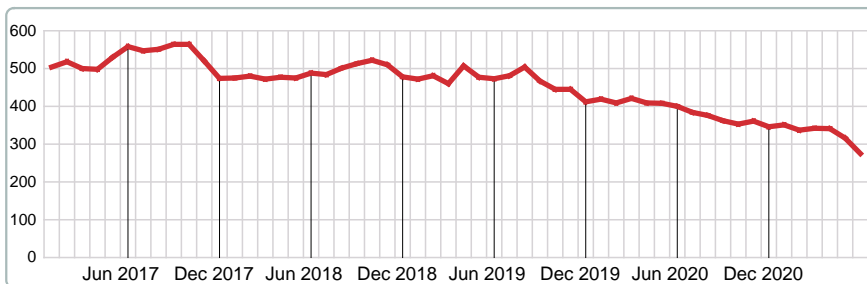
END OF JUNE



ACTIVE DURING JUNE

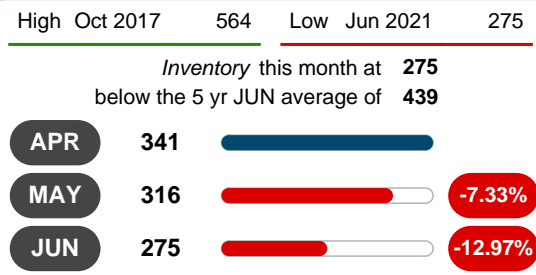


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 439



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	4	1.45%	102.5	4	0	0	0	
\$10,001 - \$30,000	59	21.45%	130.0	54	5	0	0	
\$30,001 - \$70,000	38	13.82%	50.5	29	8	0	1	
\$70,001 - \$150,000	74	26.91%	45.5	40	29	5	0	
\$150,001 - \$230,000	38	13.82%	56.0	24	9	4	1	
\$230,001 - \$450,000	35	12.73%	48.0	24	5	5	1	
\$450,001 and up	27	9.82%	60.0	17	1	6	3	
Total Active Inventory by Units		275		192	57	20	6	
Total Active Inventory by Volume		53,371,485	100%	68.0	35.72M	7.74M	7.59M	2.32M
Median Active Inventory Listing Price		\$102,500			\$80,000	\$124,000	\$242,450	\$439,450

June 2021



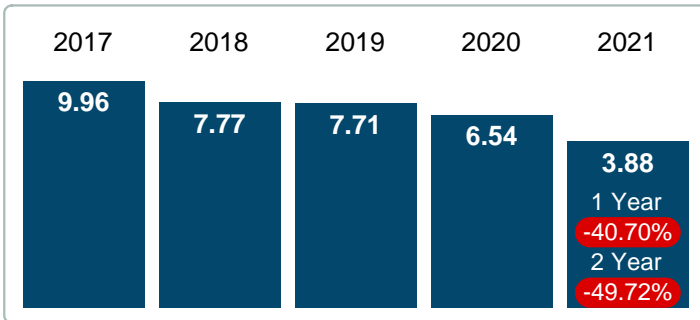
Area Delimited by County Of Muskogee



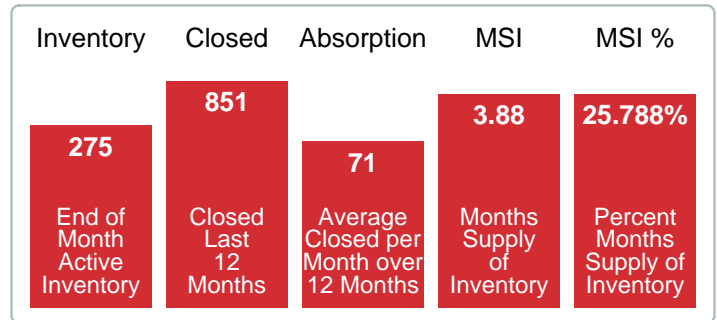
MONTHS SUPPLY of INVENTORY (MSI)

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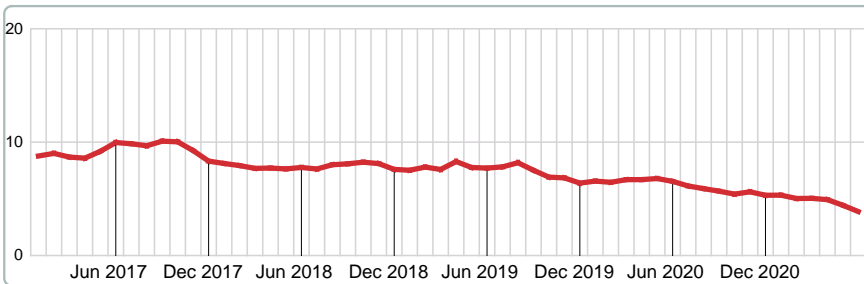
MSI FOR JUNE



INDICATORS FOR JUNE 2021

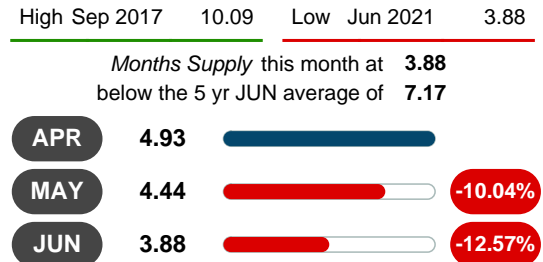


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 7.17



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	4	1.45%	3.00	3.69	0.00	0.00	0.00
\$10,001 - \$30,000	59	21.45%	10.41	15.43	2.61	0.00	0.00
\$30,001 - \$70,000	38	13.82%	3.23	4.97	1.68	0.00	6.00
\$70,001 - \$150,000	74	26.91%	3.07	7.38	1.87	1.71	0.00
\$150,001 - \$230,000	38	13.82%	2.44	19.20	0.84	1.33	1.71
\$230,001 - \$450,000	35	12.73%	3.31	16.00	1.30	1.11	1.33
\$450,001 and up	27	9.82%	14.09	20.40	1.71	12.00	0.00
Market Supply of Inventory (MSI)			3.88	9.89	1.53	1.62	3.27
Total Active Inventory by Units		100%	3.88	192	57	20	6

June 2021



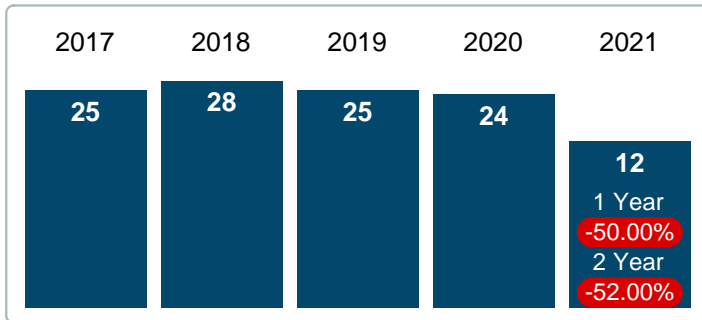
Area Delimited by County Of Muskogee



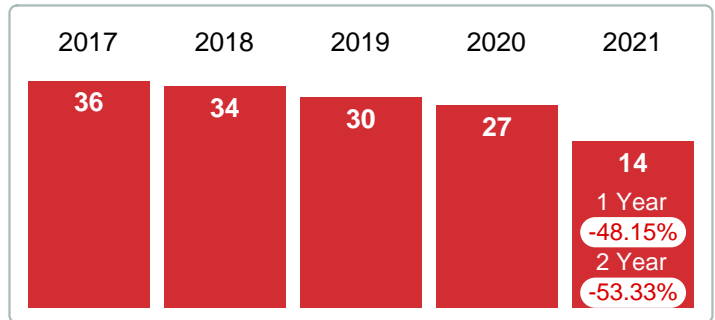
MEDIAN DAYS ON MARKET TO SALE

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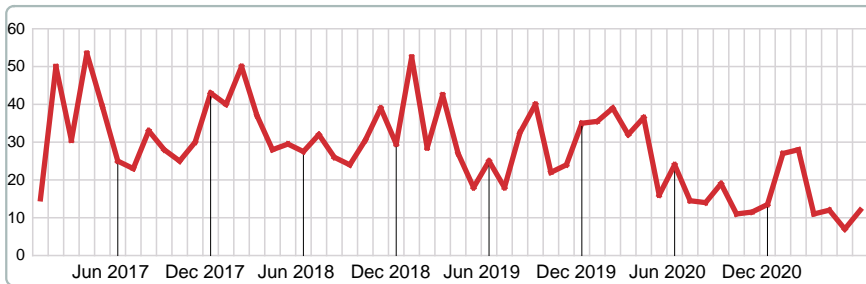
JUNE



YEAR TO DATE (YTD)

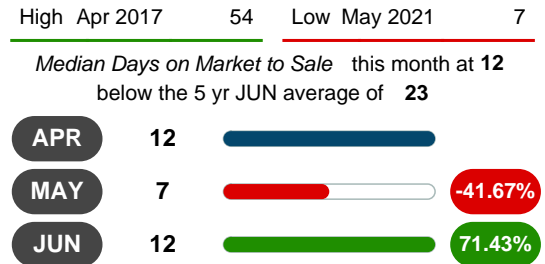


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 23



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
\$20,000 and less	8.11%	72	60	225	0	0
\$20,001 - \$30,000	12.16%	18	24	4	0	0
\$30,001 - \$70,000	16.22%	15	18	13	0	0
\$70,001 - \$150,000	22.97%	22	22	17	28	0
\$150,001 - \$210,000	14.86%	2	14	2	6	0
\$210,001 - \$280,000	14.86%	5	39	7	5	0
\$280,001 and up	10.81%	21	0	17	29	1
Median Closed DOM		12	23	7	17	1
Total Closed Units	100%	12.0	26	35	12	1
Total Closed Volume		10,486,350	1.81M	4.83M	3.46M	389.90K

June 2021



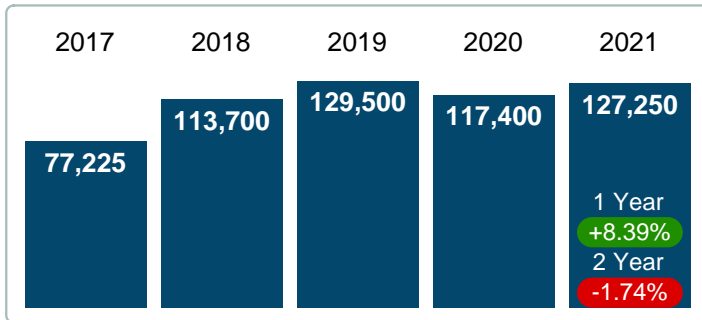
Area Delimited by County Of Muskogee



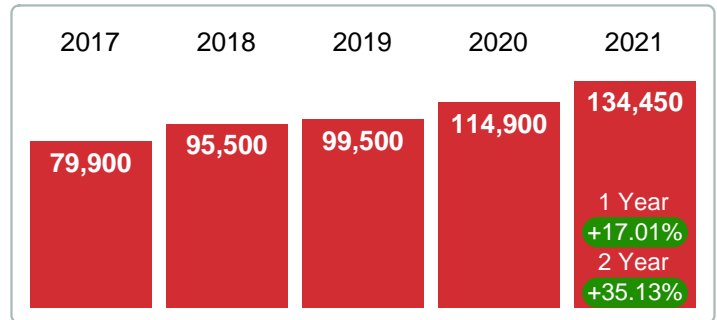
MEDIAN LIST PRICE AT CLOSING

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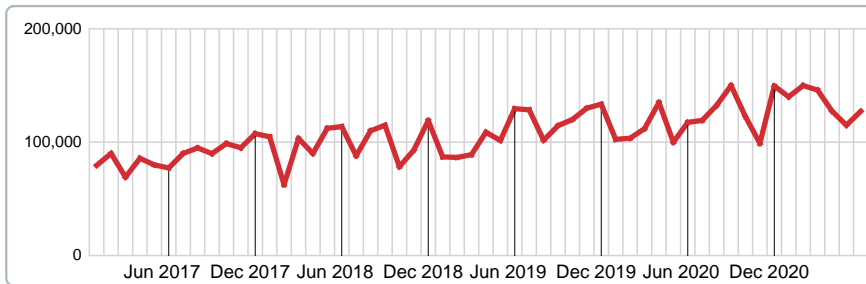
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

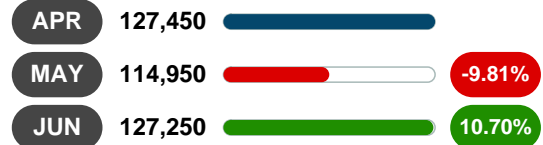


3 MONTHS

5 year JUN AVG = 113,015

High Feb 2021 149,900 Low Feb 2018 62,500

Median List Price at Closing this month at **127,250**
above the 5 yr JUN average of **113,015**



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
\$20,000 and less	6.76%	16,000	16,000	0	0	0
\$20,001 - \$30,000	9.46%	25,000	29,900	23,950	0	0
\$30,001 - \$70,000	20.27%	56,000	50,000	57,000	0	0
\$70,001 - \$150,000	22.97%	119,900	84,500	132,500	132,400	0
\$150,001 - \$210,000	17.57%	178,000	200,000	167,250	194,000	0
\$210,001 - \$280,000	10.81%	232,000	275,000	241,950	229,000	0
\$280,001 and up	12.16%	330,000	290,000	309,500	425,000	389,900
Median List Price		127,250	55,000	142,500	232,000	389,900
Total Closed Units	100%	127,250	26	35	12	1
Total Closed Volume		10,597,199	1.94M	4.83M	3.44M	389.90K

June 2021



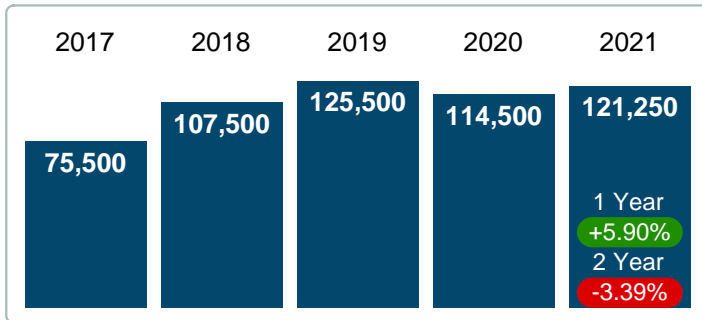
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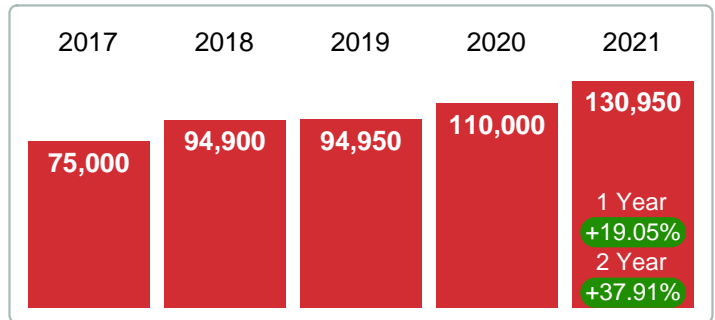
MEDIAN SOLD PRICE AT CLOSING

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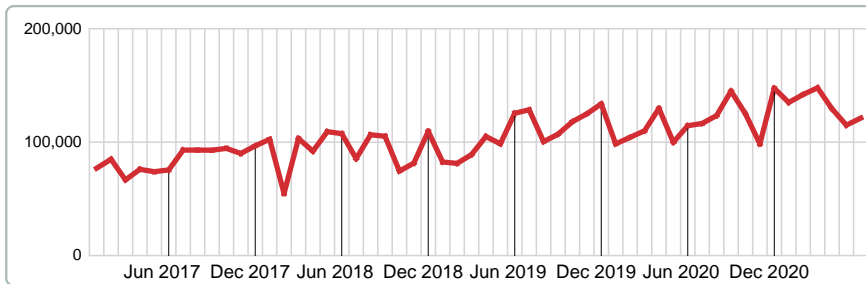
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 108,850

High Mar 2021 147,900 Low Feb 2018 54,750

Median Sold Price at Closing this month at 121,250 above the 5 yr JUN average of 108,850



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
\$20,000 and less	8.11%	16,250	16,000	18,000	0	0
\$20,001 - \$30,000	12.16%	26,000	26,000	26,000	0	0
\$30,001 - \$70,000	16.22%	58,500	58,500	54,050	0	0
\$70,001 - \$150,000	22.97%	119,900	89,000	121,250	122,450	0
\$150,001 - \$210,000	14.86%	170,000	185,000	169,000	170,000	0
\$210,001 - \$280,000	14.86%	234,000	265,000	234,000	216,750	0
\$280,001 and up	10.81%	372,950	0	304,500	405,000	389,900
Median Sold Price		121,250	52,000	142,500	230,000	389,900
Total Closed Units	100%	74	26	35	12	1
Total Closed Volume		10,486,350	1.81M	4.83M	3.46M	389.90K

June 2021



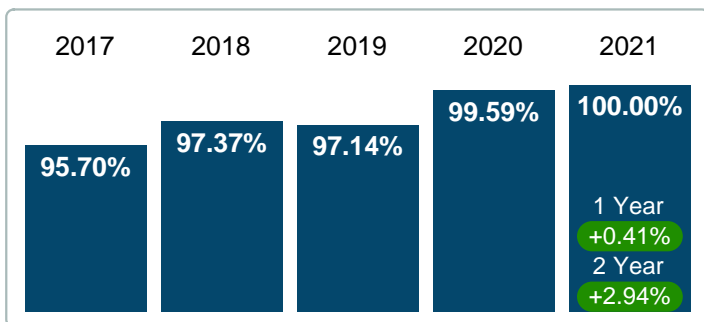
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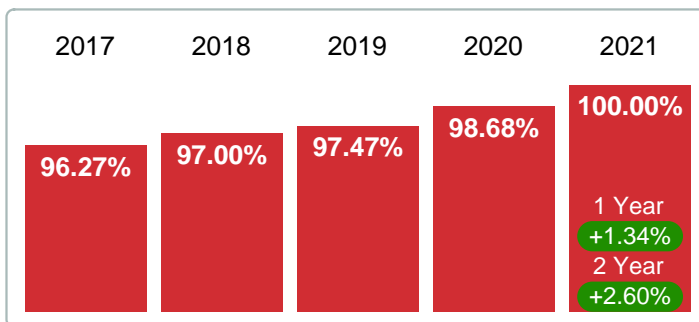
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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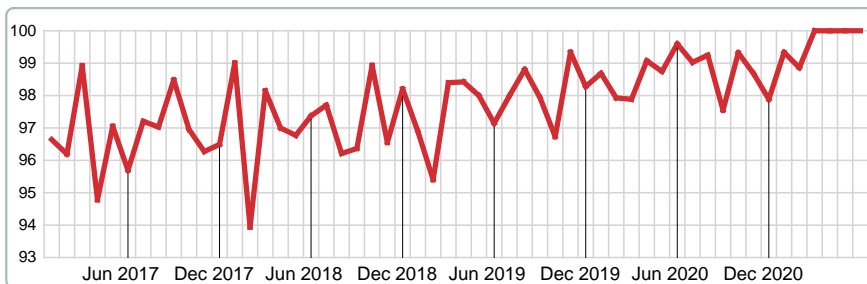
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

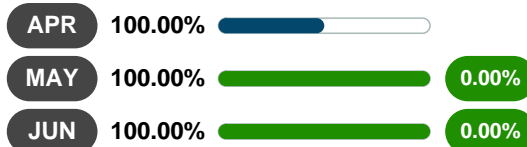


3 MONTHS

5 year JUN AVG = 97.96%

High Jun 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **97.96%**



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
\$20,000 and less	6	8.11%	97.14%	100.00%	78.60%	0.00%	0.00%
\$20,001 \$30,000	9	12.16%	95.39%	87.50%	100.00%	0.00%	0.00%
\$30,001 \$70,000	12	16.22%	95.00%	95.00%	94.92%	0.00%	0.00%
\$70,001 \$150,000	17	22.97%	100.00%	100.00%	99.69%	93.13%	0.00%
\$150,001 \$210,000	11	14.86%	100.00%	92.50%	100.00%	95.51%	0.00%
\$210,001 \$280,000	11	14.86%	100.00%	93.82%	100.00%	102.04%	0.00%
\$280,001 and up	8	10.81%	100.00%	0.00%	98.48%	101.62%	100.00%
Median Sold/List Ratio		100.00%		94.77%	100.00%	100.49%	100.00%
Total Closed Units		74	100%	26	35	12	1
Total Closed Volume		10,486,350		1.81M	4.83M	3.46M	389.90K

June 2021



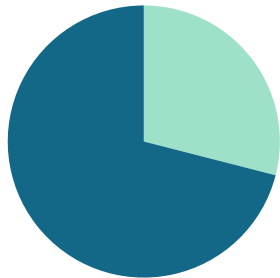
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on Jul 12, 2021 for MLS Technology Inc.

INVENTORY

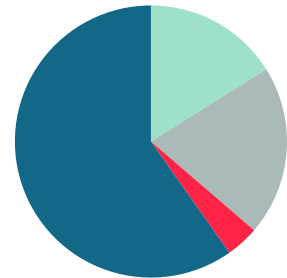


Inventory
 New Listings
129 = 28.99%
 Start Inventory
316
 Total Inventory Units
445
 Volume
\$81,102,534

Market Activity

Closed Sales
74 = 16.09%
 Pending Sales
93 = 20.22%
 Other Off Market
18 = 3.91%
 Active Inventory
275 = 59.78%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	78	74	-5.13%	338	408	20.71%
Pending Sales	75	93	24.00%	413	458	10.90%
New Listings	101	129	27.72%	633	594	-6.16%
Median List Price	117,400	127,250	8.39%	114,900	134,450	17.01%
Median Sale Price	114,500	121,250	5.90%	110,000	130,950	19.05%
Median Percent of Selling Price to List Price	99.59%	100.00%	0.41%	98.68%	100.00%	1.34%
Median Days on Market to Sale	24.00	12.00	-50.00%	27.00	14.00	-48.15%
Monthly Inventory	400	275	-31.25%	400	275	-31.25%
Months Supply of Inventory	6.54	3.88	-40.70%	6.54	3.88	-40.70%

Absorption: Last 12 months, an Average of **71** Sales/Month

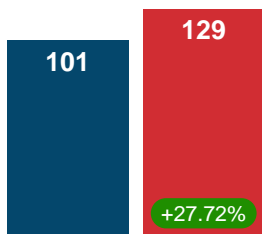
Inventory on June 30, 2021 = **275**

2020 **2021**

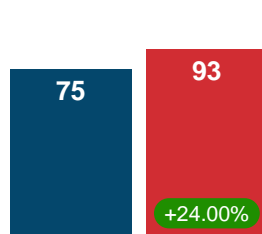
JUNE MARKET

MEDIAN PRICES

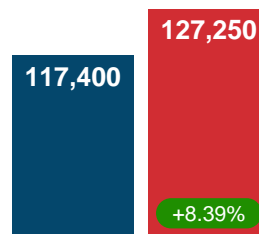
New Listings



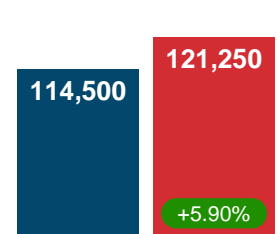
Pending Listings



List Price



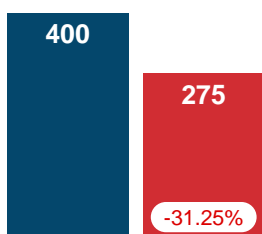
Sale Price



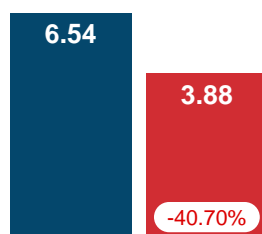
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

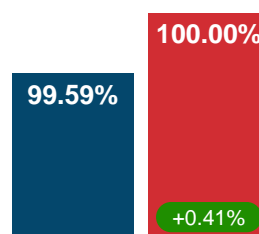
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

