



November 2013

Area Delimited by County Of Muskogee

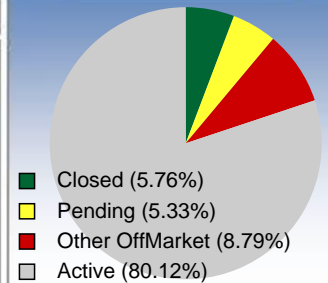


Absorption: Last 12 months, an Average of **42** Sales/Month

Active Inventory as of November 30, 2013 = **556**

	NOVEMBER		
	2012	2013	+/- %
Closed Listings	39	40	2.56%
Pending Listings	34	37	8.82%
New Listings	44	71	61.36%
Median List Price	78,755	76,500	-2.86%
Median Sale Price	70,500	74,406	5.54%
Median Percent of List Price to Selling Price	93.81%	98.16%	4.64%
Median Days on Market to Sale	1.00	47.50	4,650.00%
End of Month Inventory	183	556	203.83%
Months Supply of Inventory	4.49	13.21	194.20%

Market Activity



Monthly Inventory Analysis

Report Produced on: Dec 13, 2013

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 November 2013 rose **203.83%** to 556 existing homes available for sale. Over the last 12 months this area has had an average of 42 closed sales per month. This represents an unsold inventory index of **13.21** 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 **5.54%** in November 2013 to \$74,406 versus the previous year at \$70,500.

Median Days on Market Lengthens

The median number of **47.50** days that homes spent on the market before selling increased by 46.50 days or **4,650.00%** in November 2013 compared to last year's same month at **1.00** DOM.

Sales Success for November 2013 is Positive

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

There were 71 New Listings in November 2013, up **61.36%** from last year at 44. Furthermore, there were 40 Closed Listings this month versus last year at 39, a **2.56%** increase.

Closed versus Listed trends yielded a **56.3%** ratio, down from last year's November 2013 at **88.6%**, a **36.44%** downswing. This will certainly create pressure on an increasing 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
Median Days on Market to Sale	6
Median List Price at Closing	7
Median Sale Price at Closing	8
Median 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®

November 2013

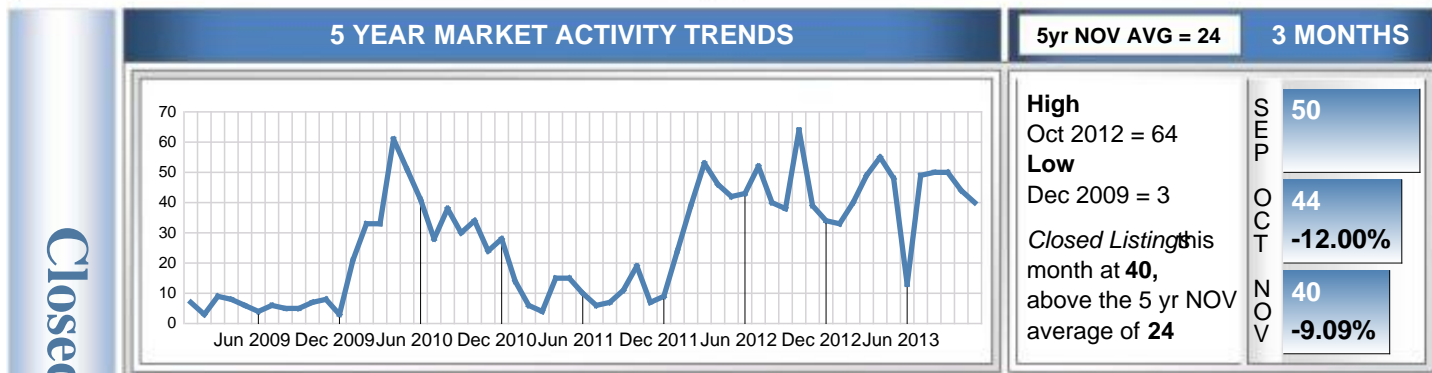
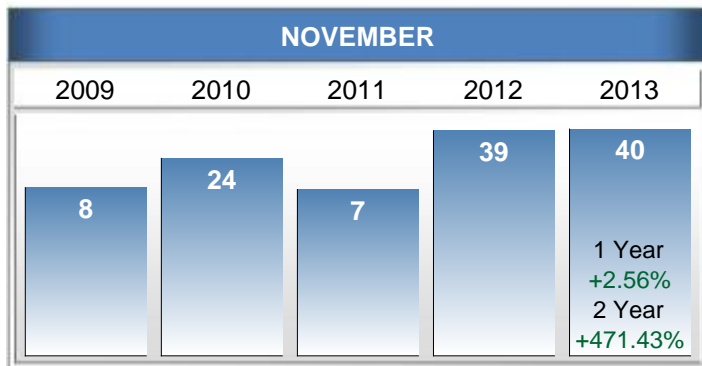
Closed Sales as of Dec 13, 2013



Closed Listings

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	1	2.50%	80.0	1	0	0	0
\$10,001 \$30,000	8	20.00%	38.0	2	4	2	0
\$30,001 \$60,000	6	15.00%	31.0	1	5	0	0
\$60,001 \$90,000	9	22.50%	59.0	1	5	3	0
\$90,001 \$130,000	5	12.50%	57.0	0	4	1	0
\$130,001 \$180,000	5	12.50%	107.0	0	5	0	0
\$180,001 and up	6	15.00%	18.5	2	2	2	0
Total Closed Units:	40		47.5	7	25	8	0.00B
Total Closed Volume:	4,070,371			941.00K	2.38M	744.89K	\$0
Median Closed Price:	\$74,406			\$58,000	\$76,000	\$78,147	

Closed Listings

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



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

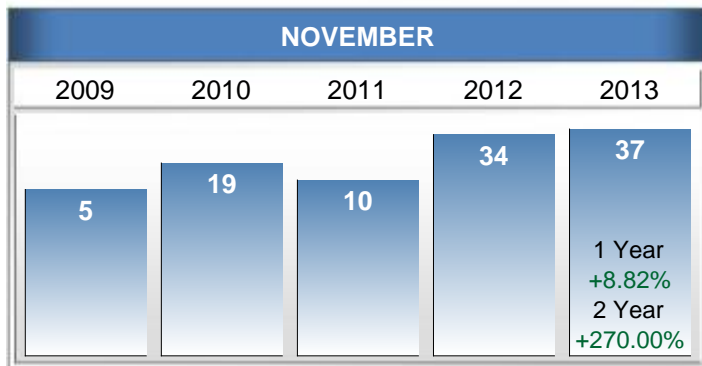
Pending Listings as of Dec 13, 2013



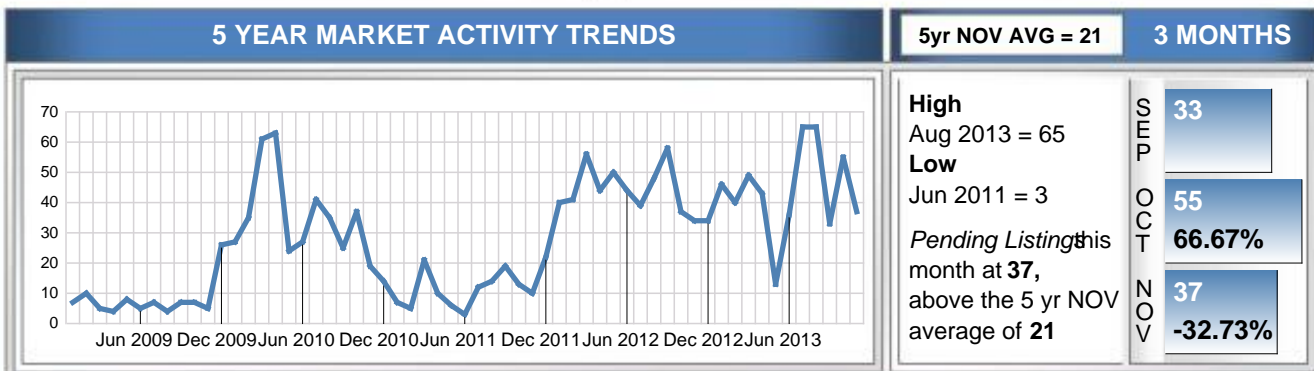
Pending Listings

Report Produced on: Dec 13, 2013

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		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$10,000 and less	3	8.11%	89.0	2	1	0	0	
\$10,001 \$20,000	5	13.51%	14.0	1	2	2	0	
\$20,001 \$30,000	2	5.41%	14.0	1	0	1	0	
\$30,001 \$70,000	12	32.43%	98.0	4	6	2	0	
\$70,001 \$100,000	6	16.22%	43.0	0	5	1	0	
\$100,001 \$240,000	6	16.22%	104.5	1	5	0	0	
\$240,001 and up	3	8.11%	50.0	1	0	2	0	
Total Pending Units: 37 Total Pending Volume: 3,245,560 Median Listing Price: \$52,000				66.0	10	19	8	0.00B
					937.30K	1.37M	936.70K	\$0
					\$42,200	\$74,900	\$50,950	\$0



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

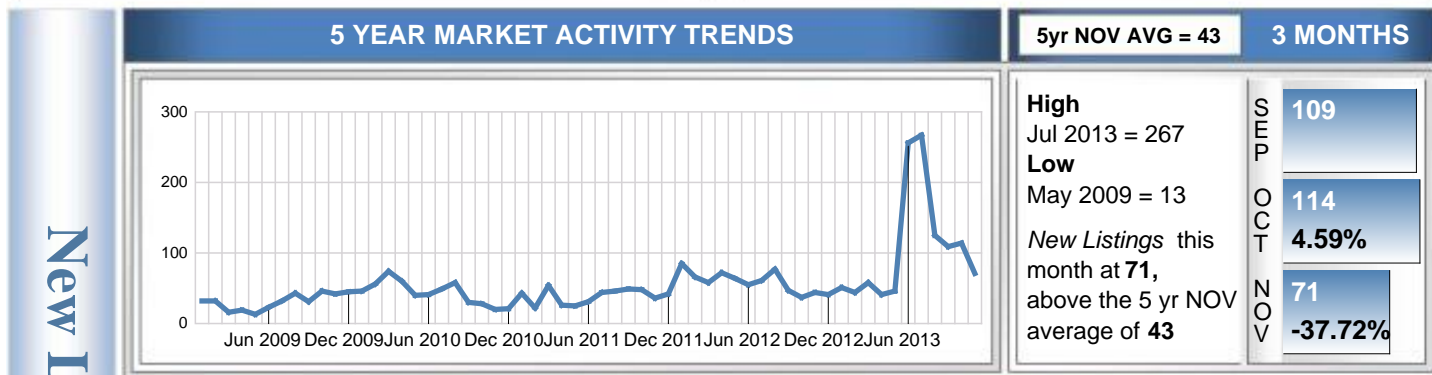
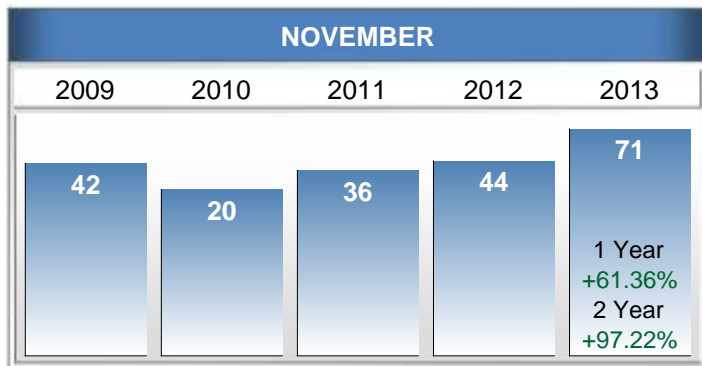
New Listings as of Dec 13, 2013



New Listings

Report Produced on: Dec 13, 2013

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+
\$10,000 and less	0	0.00%	0	0	0	0
\$10,001 - \$40,000	13	18.31%	5	5	3	0
\$40,001 - \$80,000	12	16.90%	1	9	2	0
\$80,001 - \$120,000	18	25.35%	2	14	2	0
\$120,001 - \$160,000	12	16.90%	1	11	0	0
\$160,001 - \$250,000	8	11.27%	2	3	3	0
\$250,001 and up	8	11.27%	4	1	2	1
Total New Listed Units:			15	43	12	1
Total New Listed Volume:			4.12M	4.48M	1.52M	649.00K
Median New Listed Listing Price:			\$99,900	\$99,900	\$114,450	\$649,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

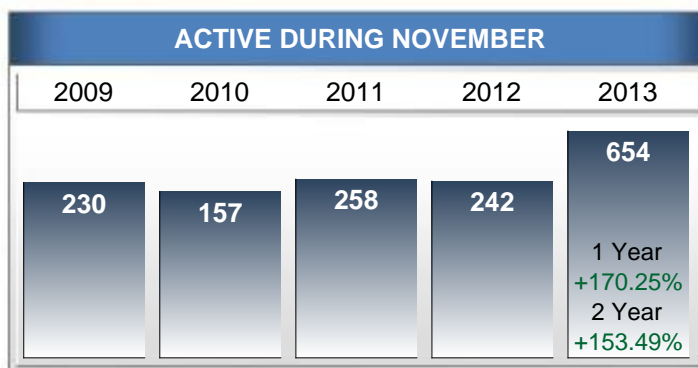
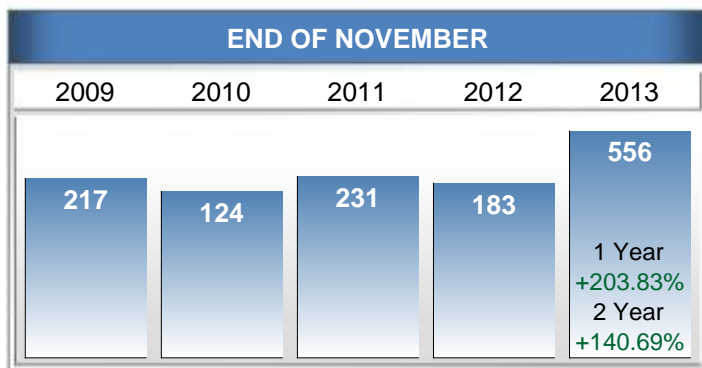
Active Inventory as of Dec 13, 2013



Active Inventory

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Active Inventory

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



5yr NOV AVG = 262	3 MONTHS										
High Oct 2013 = 583 Low Jan 2009 = 104 <i>Inventory this month at 556, above the 5 yr NOV average of 262</i>	<table border="1"> <tr> <td>SEP</td> <td>572</td> </tr> <tr> <td>OCT</td> <td>583</td> </tr> <tr> <td>NOV</td> <td>556</td> </tr> <tr> <td colspan="2">1.92%</td> </tr> <tr> <td colspan="2">-4.63%</td> </tr> </table>	SEP	572	OCT	583	NOV	556	1.92%		-4.63%	
SEP	572										
OCT	583										
NOV	556										
1.92%											
-4.63%											

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$10,000 and less	26	4.68%	141.0	24	0	2	0	
\$10,001 - \$40,000	94	16.91%	100.5	64	20	9	1	
\$40,001 - \$60,000	69	12.41%	106.0	34	24	9	2	
\$60,001 - \$120,000	144	25.90%	95.0	36	96	11	1	
\$120,001 - \$180,000	97	17.45%	124.0	25	61	10	1	
\$180,001 - \$290,000	69	12.41%	94.0	16	27	24	2	
\$290,001 and up	57	10.25%	115.0	28	11	13	5	
Total Active Inventory by Units:				227	239	78	12	
Total Active Inventory by Volume:				82,333,922	35.00M	29.33M	14.61M	3.39M
Median Active Inventory Listing Price:				\$97,450	\$59,000	\$104,900	\$157,400	\$247,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

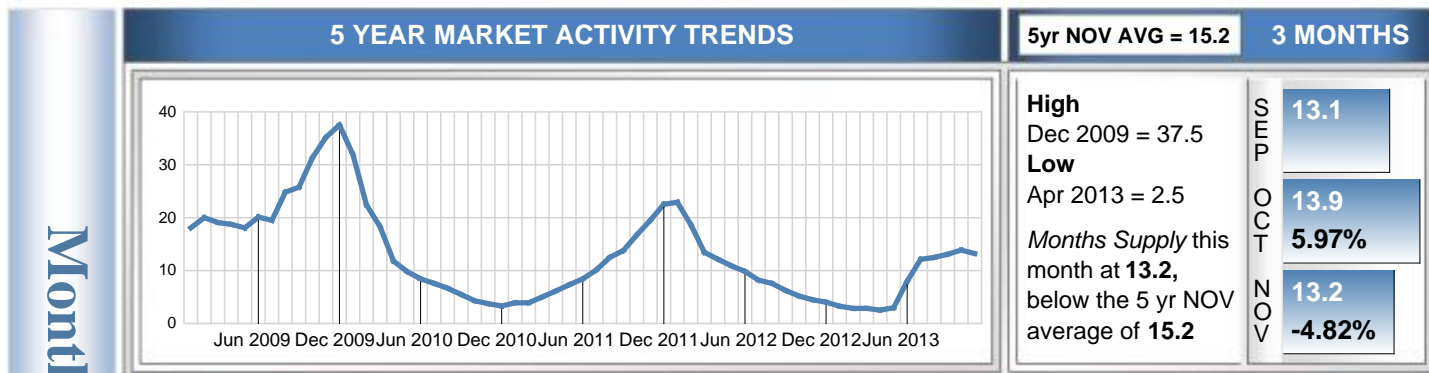
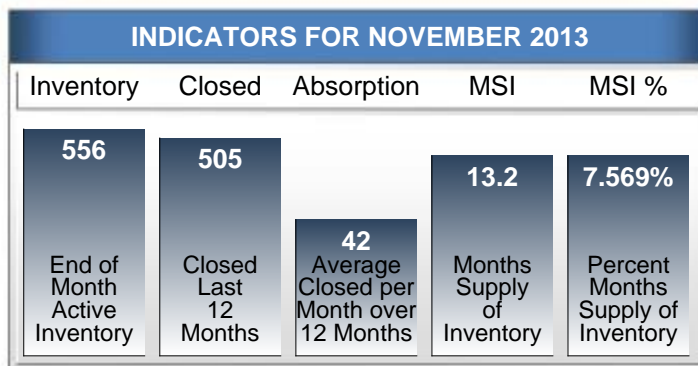
Active Inventory as of Dec 13, 2013



Months Supply of Inventory

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Months Supply

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

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	26	4.68%	13.6	18.0	0.0	0.0	0.0
\$10,001 \$40,000	94	16.91%	10.4	14.0	5.3	15.4	12.0
\$40,001 \$60,000	69	12.41%	13.6	17.0	8.5	54.0	24.0
\$60,001 \$120,000	144	25.90%	10.8	19.6	9.3	10.2	12.0
\$120,001 \$180,000	97	17.45%	13.4	33.3	12.2	6.7	0.0
\$180,001 \$290,000	69	12.41%	17.3	48.0	14.1	15.2	12.0
\$290,001 and up	57	10.25%	38.0	168.0	44.0	12.0	0.0
MSI:			13.2	20.6	9.7	13.0	24.0
Total Active Inventory:			556	227	239	78	12



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

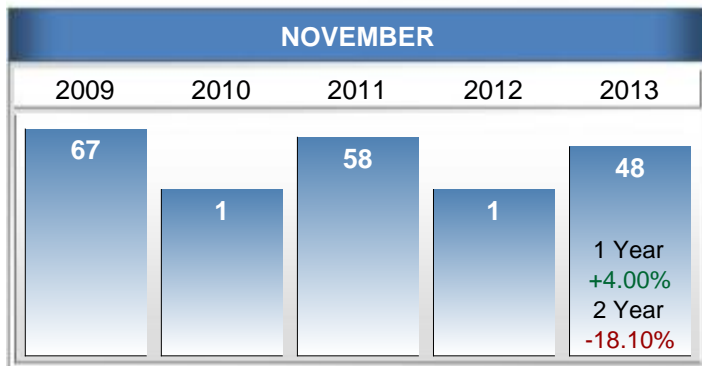
Closed Sales as of Dec 13, 2013



Median Days on Market to Sale

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Median Days on Market

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

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+
\$10,000 and less	1			2.50%	80.0	80.0	0.0	0.0	0.0
\$10,001 \$30,000	8			20.00%	38.0	6.5	38.0	88.5	0.0
\$30,001 \$60,000	6			15.00%	31.0	75.0	28.0	0.0	0.0
\$60,001 \$90,000	9			22.50%	59.0	42.0	59.0	68.0	0.0
\$90,001 \$130,000	5			12.50%	57.0	0.0	77.0	38.0	0.0
\$130,001 \$180,000	5			12.50%	107.0	0.0	107.0	0.0	0.0
\$180,001 and up	6			15.00%	18.5	55.0	46.5	14.5	0.0
Median Closed DOM:					47.5	42.0	48.0	44.5	0.0
Total Closed Units:					40	7	25	8	
Total Closed Volume:					4,070,371	941.00K	2.38M	744.89K	0.00B



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

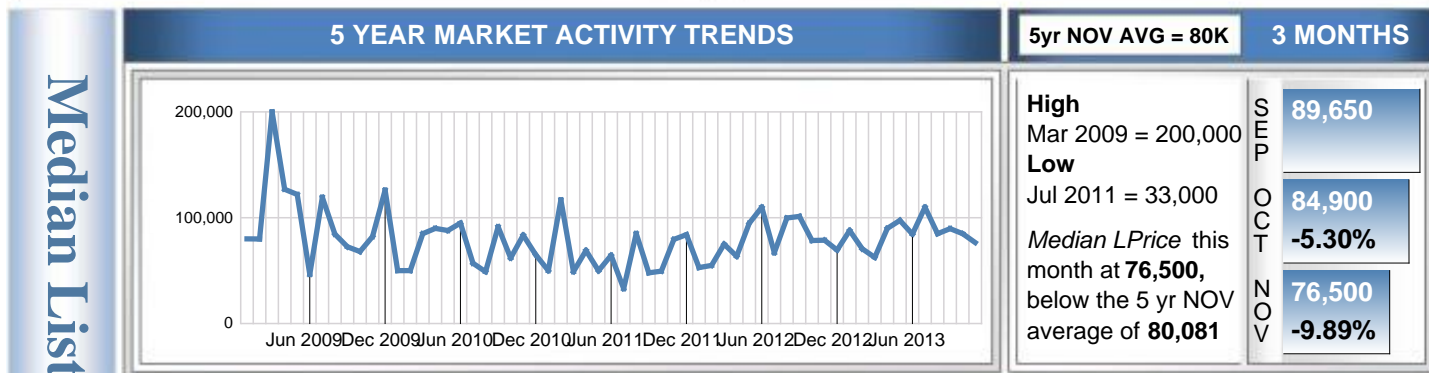
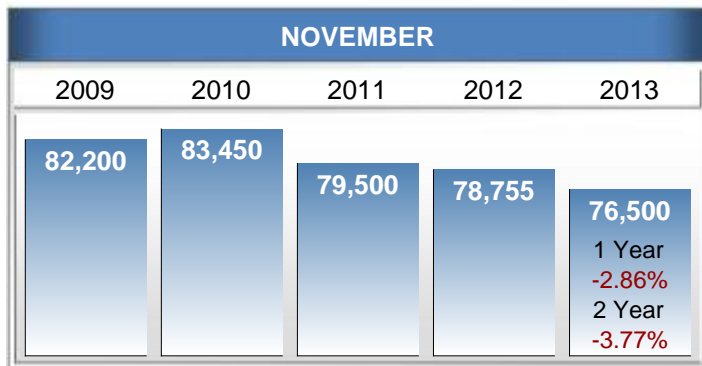
Closed Sales as of Dec 13, 2013



Median List Price at Closing

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Median List Price

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

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+
\$10,000 and less	0		0.00%	19	0	0	0	0
\$10,001 \$30,000	8		20.00%	17,500	20,000	15,000	20,000	0
\$30,001 \$60,000	7		17.50%	54,900	59,250	44,900	0	0
\$60,001 \$90,000	8		20.00%	73,350	0	74,500	72,200	0
\$90,001 \$130,000	7		17.50%	113,000	0	111,450	124,900	0
\$130,001 \$180,000	5		12.50%	164,500	0	150,250	179,500	0
\$180,001 and up	5		12.50%	189,900	382,450	277,450	189,900	0
Median List Price:		\$76,500			\$59,000	\$88,000	\$78,550	\$0
Total Closed Units:		40			7	25	8	
Total List Volume:		4,203,200			945.90K	2.50M	756.30K	0.00B



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

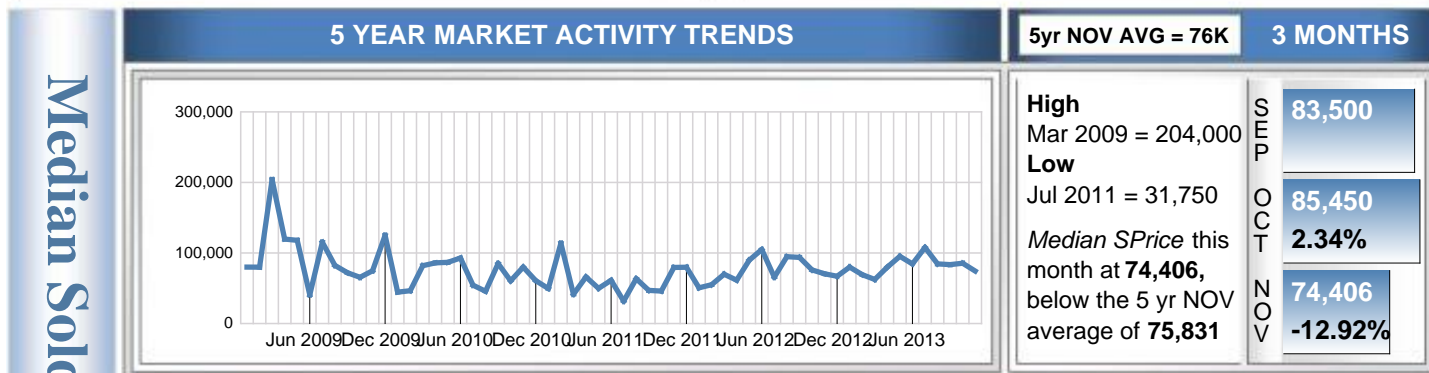
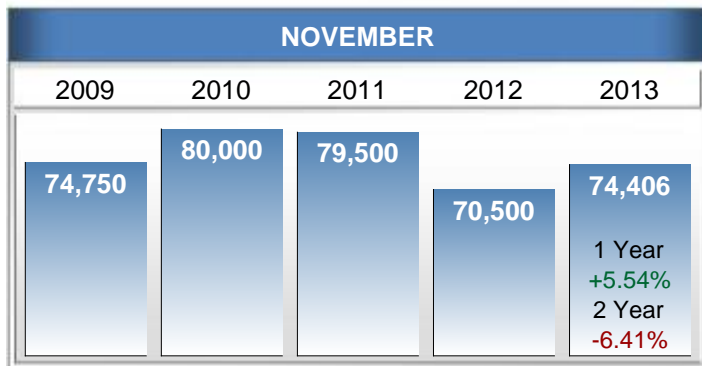
Closed Sales as of Dec 13, 2013



Median Sold Price at Closing

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Median Sold Price

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

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range			%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	1		2.50%	5,000	5,000	0	0	0
\$10,001 \$30,000	8		20.00%	18,250	23,000	19,500	14,250	0
\$30,001 \$60,000	6		15.00%	54,950	58,000	54,900	0	0
\$60,001 \$90,000	9		22.50%	73,812	75,000	73,812	68,794	0
\$90,001 \$130,000	5		12.50%	110,750	0	104,875	124,900	0
\$130,001 \$180,000	5		12.50%	139,900	0	139,900	0	0
\$180,001 and up	6		15.00%	188,450	378,500	269,500	185,700	0
Median Closed Price:		\$74,406			\$58,000	\$76,000	\$78,147	\$0
Total Closed Units:		40			7	25	8	
Total Closed Volume:		4,070,371			941.00K	2.38M	744.89K	0.00B



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

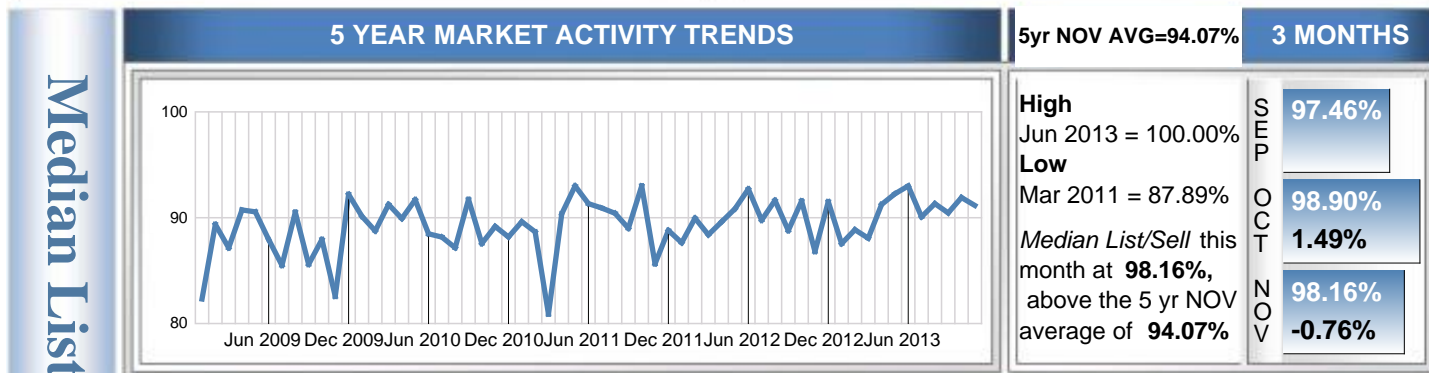
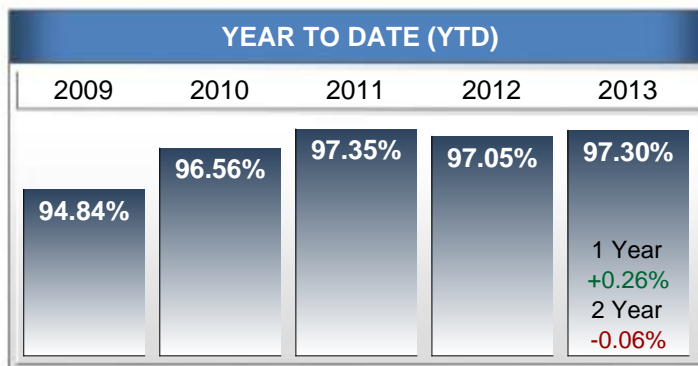
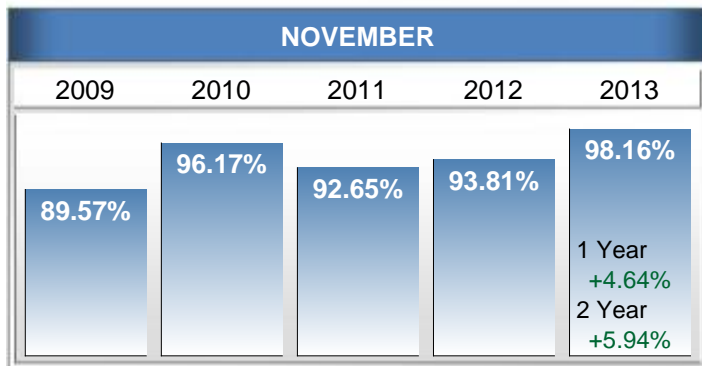
Closed Sales as of Dec 13, 2013



Median Percent of List Price to Selling Price

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Median List/Sell Price
 Ready to Buy or Sell Real Estate?
 Contact an experienced REALTOR

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

Distribution of \$avgmed L/S % by Price Range		%	ML/S%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	1	2.50%	40.00%	40.00%	0.00%	0.00%	0.00%
\$10,001 \$30,000	8	20.00%	86.31%	93.33%	92.98%	73.00%	0.00%
\$30,001 \$60,000	6	15.00%	94.99%	98.31%	91.67%	0.00%	0.00%
\$60,001 \$90,000	9	22.50%	96.82%	126.05%	96.15%	103.06%	0.00%
\$90,001 \$130,000	5	12.50%	100.00%	0.00%	99.00%	100.00%	0.00%
\$130,001 \$180,000	5	12.50%	100.00%	0.00%	100.00%	0.00%	0.00%
\$180,001 and up	6	15.00%	99.24%	97.92%	97.46%	100.56%	0.00%
Median List/Sell Ratio:	98.16%			98.31%	96.82%	100.00%	0.00%
Total Closed Units:	40			7	25	8	
Total Closed Volume:	4,070,371			941.00K	2.38M	744.89K	0.00B



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2013

Inventory as of Dec 13, 2013



Market Summary

Report Produced on: Dec 13, 2013

Area Delimited by County Of Muskogee



Absorption: Last 12 months, an Average of 42 Sales/Month

Active Inventory as of November 30, 2013 = 556

	NOVEMBER			Year To Date		
	2012	2013	+/- %	2012	2013	+/- %
Closed Sales	39	40	2.56%	480	471	-1.88%
Pending Sales	34	37	8.82%	491	482	-1.83%
New Listings	44	71	61.36%	666	1,182	77.48%
Median List Price	78,755	76,500	-2.86%	75,000	88,000	17.33%
Median Sale Price	70,500	74,406	5.54%	73,900	82,500	11.64%
Median Percent of List Price to Selling Price	93.81%	98.16%	4.64%	97.05%	97.30%	0.26%
Median Days on Market to Sale	1.00	47.50	4,650.00%	1.00	5.00	400.00%
Monthly Inventory	183	556	203.83%	183	556	203.83%
Months Supply of Inventory	4.49	13.21	194.20%	4.49	13.21	194.20%

