



November 2014

Area Delimited by County Of Muskogee

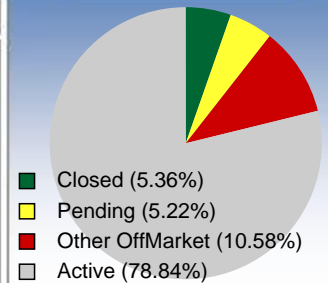


Absorption: Last 12 months, an Average of **49** Sales/Month

Active Inventory as of November 30, 2014 = **544**

	NOVEMBER		
	2013	2014	+/- %
Closed Listings	40	37	-7.50%
Pending Listings	33	36	9.09%
New Listings	72	150	108.33%
Median List Price	76,500	76,900	0.52%
Median Sale Price	74,406	75,000	0.80%
Median Percent of List Price to Selling Price	98.16%	100.00%	1.88%
Median Days on Market to Sale	47.50	42.00	-11.58%
End of Month Inventory	584	544	-6.85%
Months Supply of Inventory	13.88	11.20	-19.31%

Market Activity



Monthly Inventory Analysis

Report Produced on: Dec 16, 2014

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 November 2014 decreased **6.85%** to 544 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 **11.20** 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 **0.80%** in November 2014 to \$75,000 versus the previous year at \$74,406.

Median Days on Market Shortens

The median number of **42.00** days that homes spent on the market before selling decreased by 5.50 days or **11.58%** in November 2014 compared to last year's same month at **47.50** DOM.

Sales Success for November 2014 is Positive

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

There were 150 New Listings in November 2014, up **108.33%** from last year at 72. Furthermore, there were 37 Closed Listings this month versus last year at 40, a **-7.50%** decrease.

Closed versus Listed trends yielded a **24.7%** ratio, down from last year's November 2014 at **55.6%**, a **55.60%** downswing. 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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November 2014

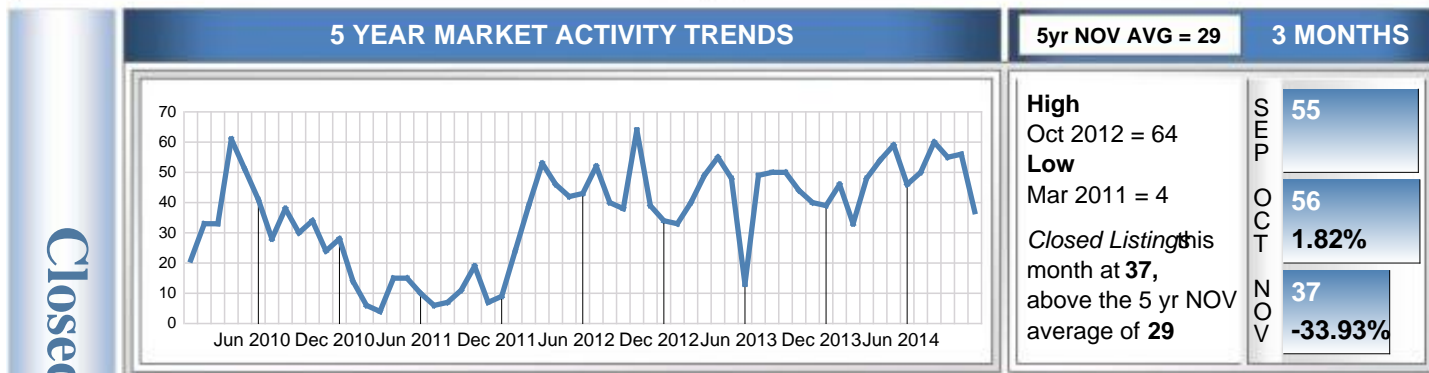
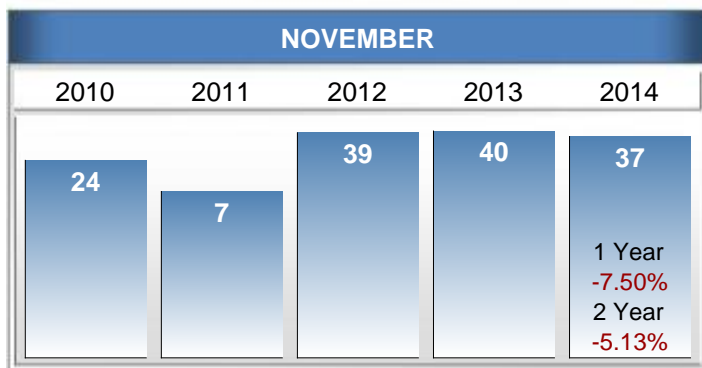
Closed Sales as of Dec 16, 2014



Closed Listings

Report Produced on: Dec 16, 2014

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+
\$10,000 and less	1	2.70%	3.0	1	0	0	0
\$10,001 - \$20,000	5	13.51%	17.0	3	2	0	0
\$20,001 - \$50,000	8	21.62%	71.0	6	2	0	0
\$50,001 - \$80,000	6	16.22%	20.0	2	4	0	0
\$80,001 - \$90,000	6	16.22%	39.0	2	4	0	0
\$90,001 - \$120,000	7	18.92%	71.0	0	5	2	0
\$120,001 and up	4	10.81%	59.0	0	4	0	0
Total Closed Units:	37		42.0	14	21	2	0.00B
Total Closed Volume:	2,696,700			556.10K	1.93M	207.00K	\$0
Median Closed Price:	\$75,000			\$30,200	\$84,900	\$103,500	\$0



Monthly Inventory Analysis

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November 2014

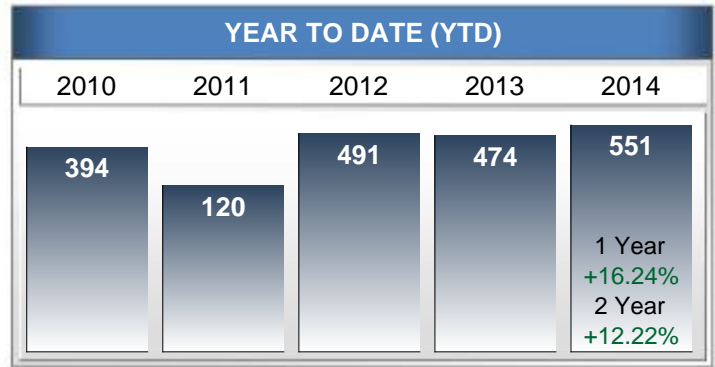
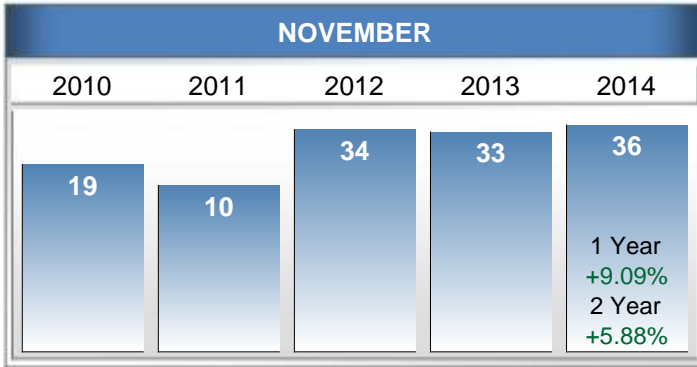
Pending Listings as of Dec 16, 2014



Pending Listings

Report Produced on: Dec 16, 2014

Area Delimited by County Of Muskogee



Pending Listings
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5yr NOV AVG = 26	3 MONTHS										
High Aug 2013 = 65 Low Jun 2011 = 3 <i>Pending Listing</i> this month at 36 , above the 5 yr NOV average of 26	<table border="1"> <tr> <td>SEP</td> <td>58</td> </tr> <tr> <td>OCT</td> <td>44</td> </tr> <tr> <td>NOV</td> <td>36</td> </tr> <tr> <td></td> <td>-24.14%</td> </tr> <tr> <td></td> <td>-18.18%</td> </tr> </table>	SEP	58	OCT	44	NOV	36		-24.14%		-18.18%
SEP	58										
OCT	44										
NOV	36										
	-24.14%										
	-18.18%										

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	3	8.33%	1.0	1	2	0	0	
\$20,001 \$50,000	5	13.89%	64.0	4	1	0	0	
\$50,001 \$60,000	3	8.33%	19.0	0	3	0	0	
\$60,001 \$100,000	11	30.56%	68.0	1	10	0	0	
\$100,001 \$120,000	5	13.89%	109.0	0	5	0	0	
\$120,001 \$160,000	5	13.89%	95.0	2	3	0	0	
\$160,001 and up	4	11.11%	73.0	0	1	2	1	
Total Pending Units: 36 Total Pending Volume: 3,316,400 Median Listing Price: \$84,000				63.0	8	25	2	1
					492.10K	2.13M	458.90K	239.90K
					\$34,900	\$83,000	\$229,450	\$239,900



Monthly Inventory Analysis

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November 2014

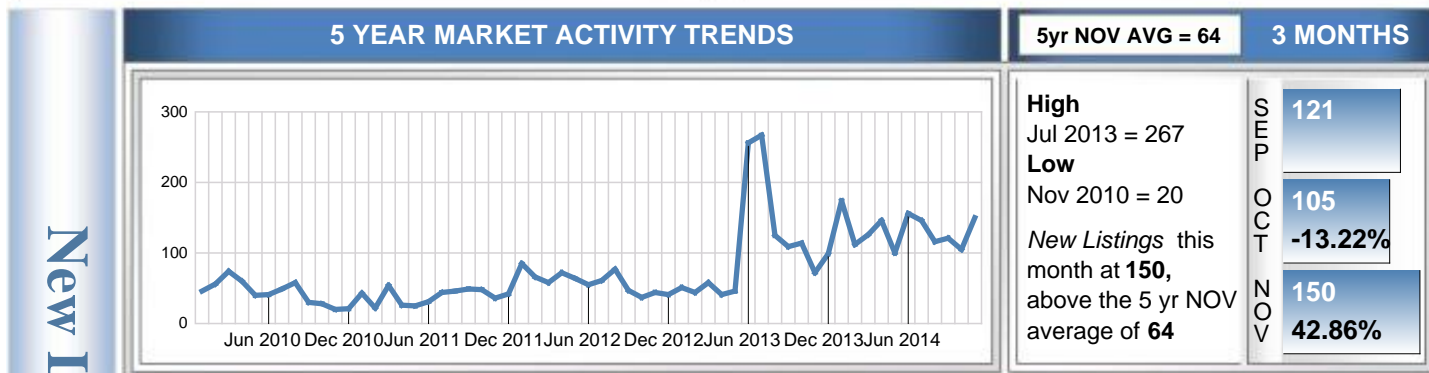
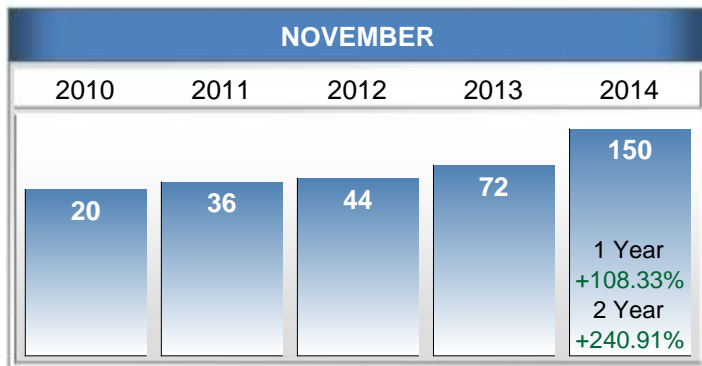
New Listings as of Dec 16, 2014



New Listings

Report Produced on: Dec 16, 2014

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+
\$20,000 and less	13	8.67%	11	2	0	0
\$20,001 - \$20,000	0	0.00%	0	0	0	0
\$20,001 - \$30,000	37	24.67%	32	4	1	0
\$30,001 - \$70,000	44	29.33%	31	10	3	0
\$70,001 - \$110,000	20	13.33%	8	10	2	0
\$110,001 - \$160,000	20	13.33%	7	11	2	0
\$160,001 and up	16	10.67%	3	10	2	1
Total New Listed Units:	150		92	47	10	1
Total New Listed Volume:	11,523,800		4.79M	5.36M	1.12M	259.00K
Median New Listed Listing Price:	\$51,950		\$31,500	\$105,000	\$89,000	\$259,000



Monthly Inventory Analysis

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November 2014

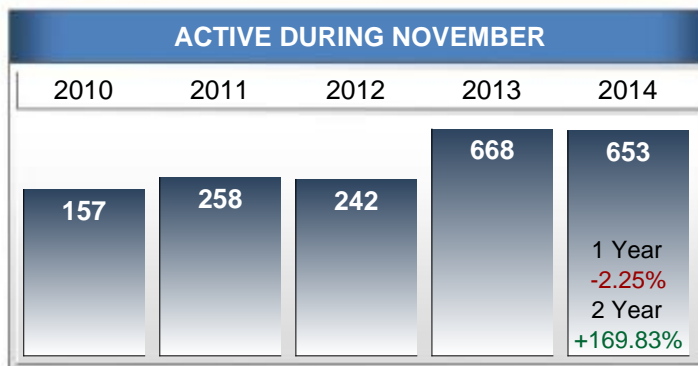
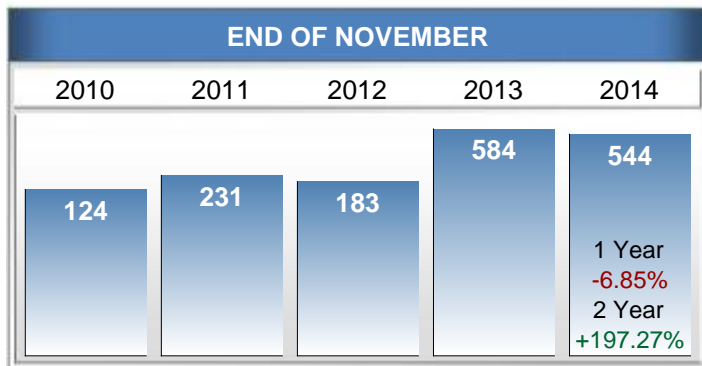
Active Inventory as of Dec 16, 2014



Active Inventory

Report Produced on: Dec 16, 2014

Area Delimited by County Of Muskogee



Active Inventory

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5yr NOV AVG = 333 **3 MONTHS**

High
Oct 2013 = 596

Low
Apr 2013 = 112

Inventory this month at **544**, above the 5 yr NOV average of **333**

SEP	528
OCT	503
NOV	544
-4.73%	
8.15%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	53	9.74%	96.0	50	2	1	0		
\$20,001 \$30,000	67	12.32%	25.0	54	10	2	1		
\$30,001 \$50,000	71	13.05%	73.0	51	17	3	0		
\$50,001 \$110,000	150	27.57%	82.5	55	82	12	1		
\$110,001 \$160,000	73	13.42%	86.0	16	45	11	1		
\$160,001 \$270,000	71	13.05%	79.0	11	41	16	3		
\$270,001 and up	59	10.85%	87.0	31	10	15	3		
Total Active Inventory by Units:				544	80.0	268	207	60	9
Total Active Inventory by Volume:				74,708,299		34.25M	25.51M	12.48M	2.48M
Median Active Inventory Listing Price:				\$79,250		\$39,500	\$107,500	\$175,000	\$245,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

November 2014

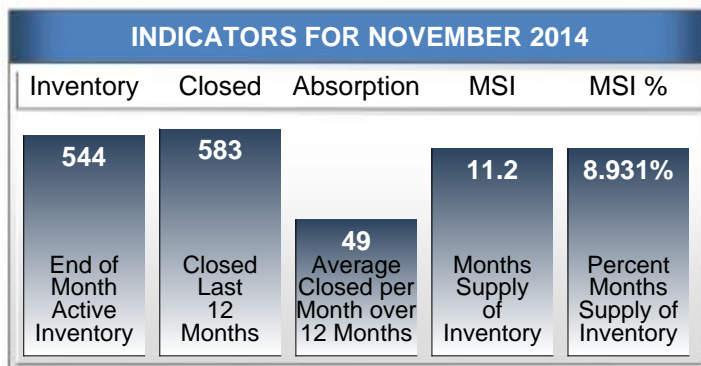
Active Inventory as of Dec 16, 2014



Months Supply of Inventory

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Months Supply
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5yr NOV AVG = 10.6 **3 MONTHS**

High
Jan 2010 = 31.9

Low
Apr 2013 = 2.5

Months Supply this month at **11.2**, above the 5 yr NOV average of **10.6**

SEP	11.0
OCT	10.3
NOV	11.2
-6.69%	

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	53		9.74%	7.8	12.5	1.3	0.9	0.0
\$20,001 \$30,000	67		12.32%	19.6	27.0	10.9	4.8	12.0
\$30,001 \$50,000	71		13.05%	12.0	34.0	5.1	3.0	0.0
\$50,001 \$110,000	150		27.57%	9.0	20.6	6.5	9.6	6.0
\$110,001 \$160,000	73		13.42%	8.8	24.0	6.9	10.2	12.0
\$160,001 \$270,000	71		13.05%	11.8	18.9	18.9	5.2	18.0
\$270,001 and up	59		10.85%	44.3	186.0	20.0	45.0	9.0
MSI:		11.2			23.1	7.5	7.2	9.0
Total Active Inventory:		544			268	207	60	9



Monthly Inventory Analysis

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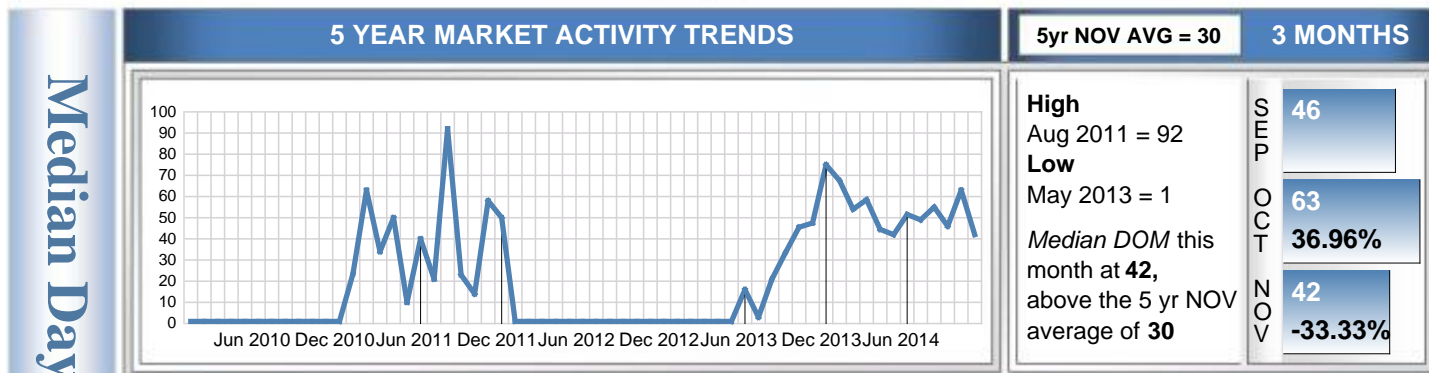
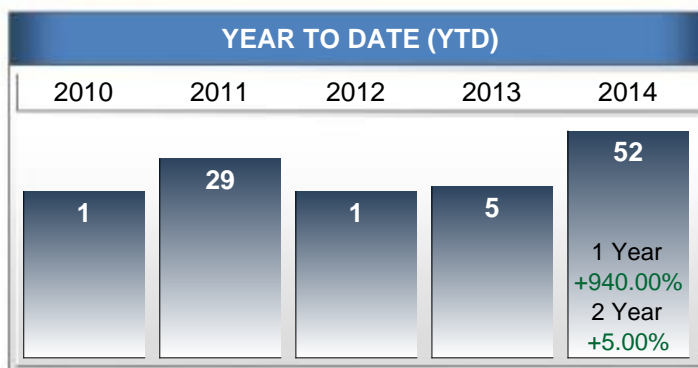
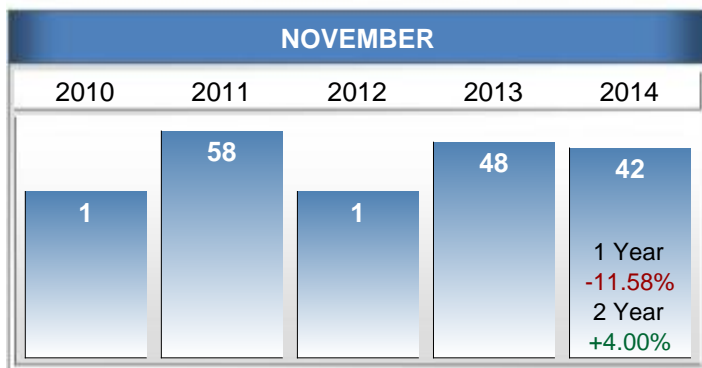
Closed Sales as of Dec 16, 2014



Median Days on Market to Sale

Report Produced on: Dec 16, 2014

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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+
\$10,000 and less	1			2.70%	3.0	3.0	0.0	0.0	0.0
\$10,001 - \$20,000	5			13.51%	17.0	17.0	16.0	0.0	0.0
\$20,001 - \$50,000	8			21.62%	71.0	38.0	111.5	0.0	0.0
\$50,001 - \$80,000	6			16.22%	20.0	71.0	10.0	0.0	0.0
\$80,001 - \$90,000	6			16.22%	39.0	39.0	47.0	0.0	0.0
\$90,001 - \$120,000	7			18.92%	71.0	0.0	109.0	50.5	0.0
\$120,001 and up	4			10.81%	59.0	0.0	59.0	0.0	0.0
Median Closed DOM:					42.0	29.0	59.0	50.5	0.0
Total Closed Units:					37	14	21	2	0
Total Closed Volume:					2,696,700	556.10K	1.93M	207.00K	0.00B



Monthly Inventory Analysis

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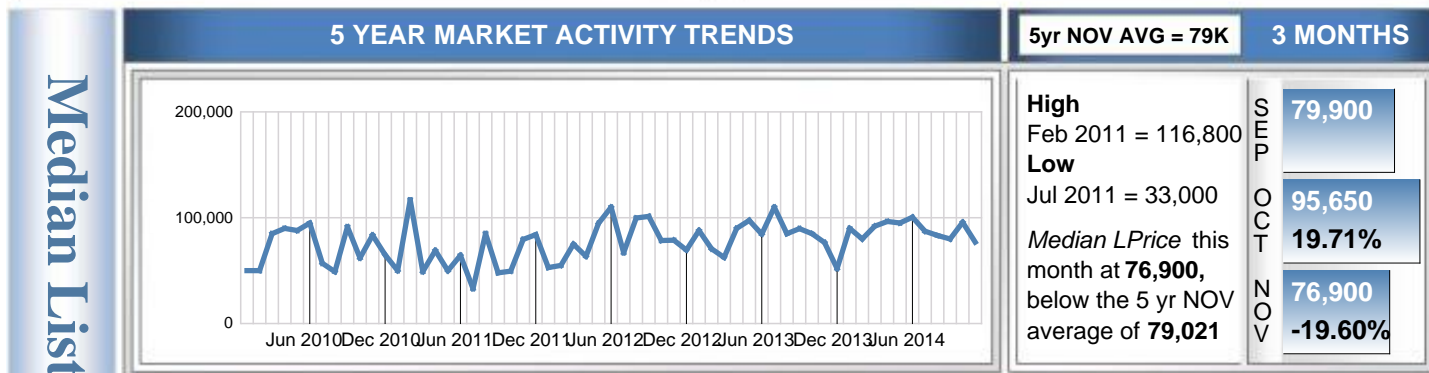
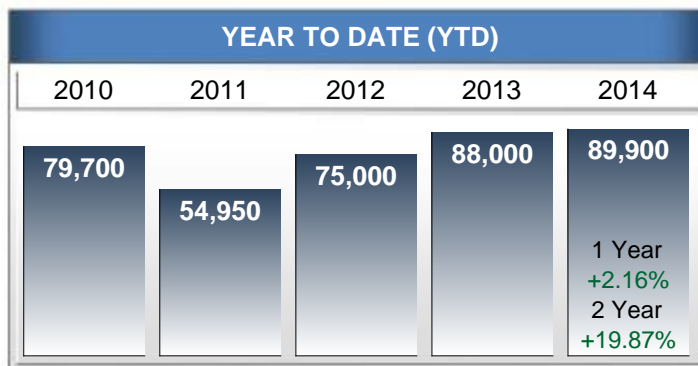
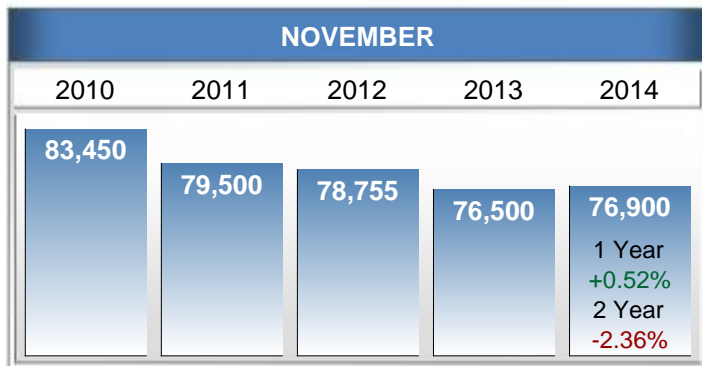
Closed Sales as of Dec 16, 2014



Median List Price at Closing

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Area Delimited by County Of Muskogee



Median List Price

Ready to Buy or Sell Real Estate?
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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+
\$10,000 and less	1		2.70%	2,999	2,999	0	0	0
\$10,001 \$20,000	5		13.51%	19,500	20,000	17,250	0	0
\$20,001 \$50,000	7		18.92%	35,000	32,450	41,600	0	0
\$50,001 \$80,000	6		16.22%	64,000	68,400	62,050	0	0
\$80,001 \$90,000	8		21.62%	87,400	87,450	87,400	0	0
\$90,001 \$120,000	5		13.51%	104,500	0	104,500	110,450	0
\$120,001 and up	5		13.51%	149,900	0	149,900	0	0
Median List Price:		\$76,900			\$32,450	\$87,900	\$110,450	\$0
Total Closed Units:		37			14	21	2	
Total List Volume:		2,766,949			576.80K	1.97M	220.90K	0.00B



Monthly Inventory Analysis

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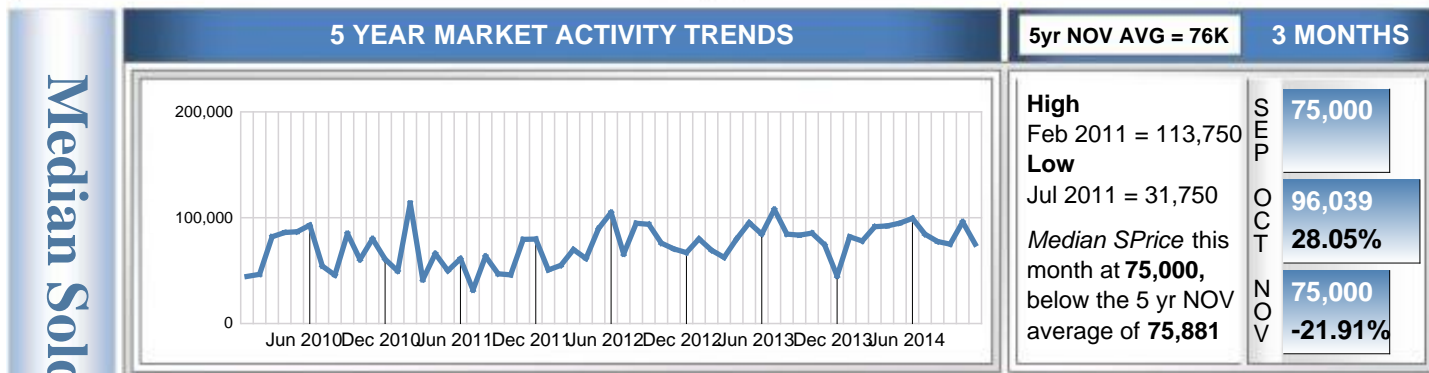
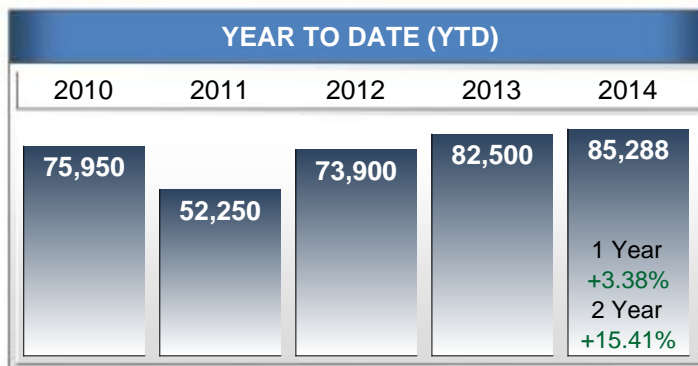
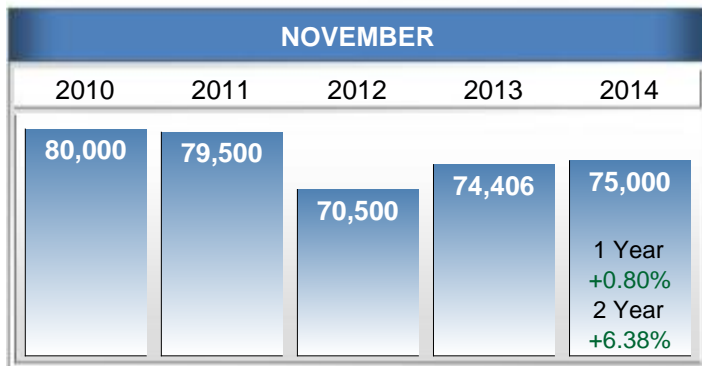
Closed Sales as of Dec 16, 2014



Median Sold Price at Closing

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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		%	M\$\$	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	1	2.70%	2,500	2,500	0	0	0
\$10,001 - \$20,000	5	13.51%	18,800	18,800	17,300	0	0
\$20,001 - \$50,000	8	21.62%	32,250	30,200	45,800	0	0
\$50,001 - \$80,000	6	16.22%	73,375	68,400	73,375	0	0
\$80,001 - \$90,000	6	16.22%	83,500	83,250	83,950	0	0
\$90,001 - \$120,000	7	18.92%	100,000	0	100,000	103,500	0
\$120,001 and up	4	10.81%	150,250	0	150,250	0	0
Median Closed Price:		\$75,000		\$30,200	\$84,900	\$103,500	\$0
Total Closed Units:		37		14	21	2	
Total Closed Volume:		2,696,700		556.10K	1.93M	207.00K	0.00B



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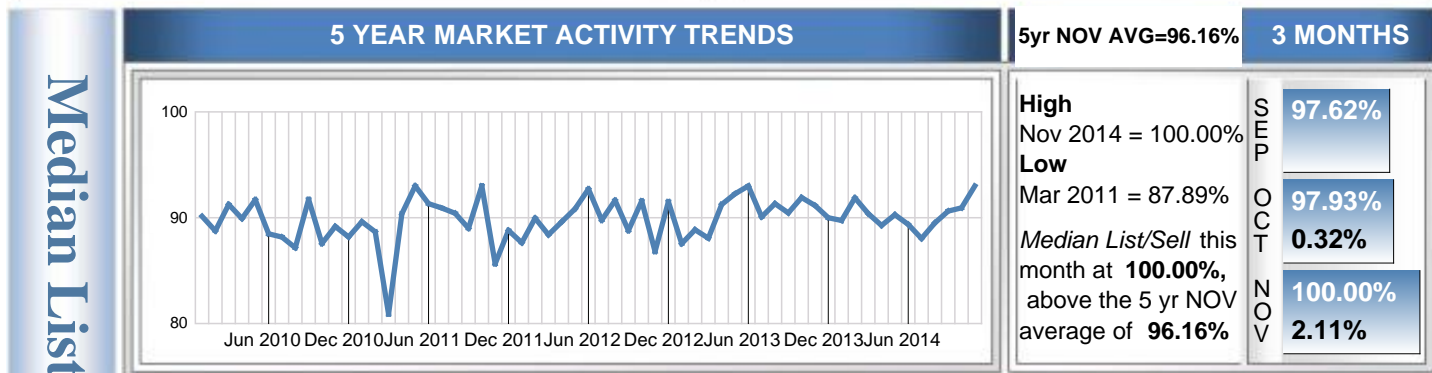
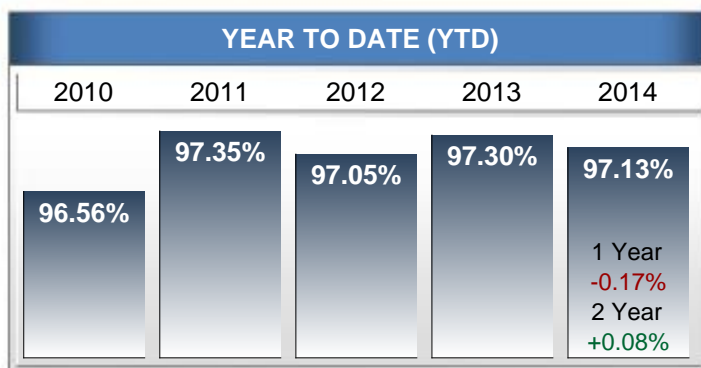
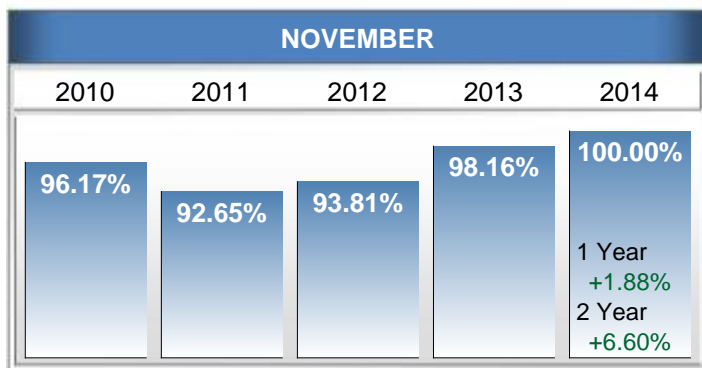
Closed Sales as of Dec 16, 2014



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+
\$10,000 and less	1	2.70%	83.36%	83.36%	0.00%	0.00%	0.00%
\$10,001 \$20,000	5	13.51%	100.00%	100.00%	100.26%	0.00%	0.00%
\$20,001 \$50,000	8	21.62%	99.65%	99.65%	94.64%	0.00%	0.00%
\$50,001 \$80,000	6	16.22%	100.00%	100.00%	99.07%	0.00%	0.00%
\$80,001 \$90,000	6	16.22%	98.53%	95.25%	100.00%	0.00%	0.00%
\$90,001 \$120,000	7	18.92%	96.53%	0.00%	100.67%	93.93%	0.00%
\$120,001 and up	4	10.81%	98.53%	0.00%	98.53%	0.00%	0.00%
Median List/Sell Ratio:	100.00%			99.65%	100.00%	93.93%	0.00%
Total Closed Units:	37			14	21	2	
Total Closed Volume:	2,696,700			556.10K	1.93M	207.00K	0.00B



Monthly Inventory Analysis

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Inventory as of Dec 16, 2014



Market Summary

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

Active Inventory as of November 30, 2014 = 544

	NOVEMBER			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	40	37	-7.50%	471	544	15.50%
Pending Sales	33	36	9.09%	474	551	16.24%
New Listings	72	150	108.33%	1,183	1,452	22.74%
Median List Price	76,500	76,900	0.52%	88,000	89,900	2.16%
Median Sale Price	74,406	75,000	0.80%	82,500	85,288	3.38%
Median Percent of List Price to Selling Price	98.16%	100.00%	1.88%	97.30%	97.13%	-0.17%
Median Days on Market to Sale	47.50	42.00	-11.58%	5.00	52.00	940.00%
Monthly Inventory	584	544	-6.85%	584	544	-6.85%
Months Supply of Inventory	13.88	11.20	-19.31%	13.88	11.20	-19.31%

