

November 2018



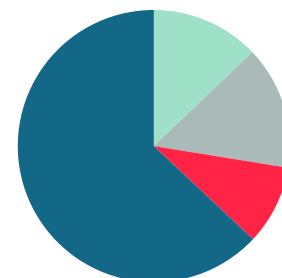
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 19, 2023 for MLS Technology Inc.

Compared Metrics	November		
	2017	2018	+/-%
Closed Listings	44	49	11.36%
Pending Listings	47	56	19.15%
New Listings	54	79	46.30%
Median List Price	102,400	93,000	-9.18%
Median Sale Price	98,950	81,500	-17.64%
Median Percent of Selling Price to List Price	96.82%	96.55%	-0.27%
Median Days on Market to Sale	31.50	39.00	23.81%
End of Month Inventory	243	240	-1.23%
Months Supply of Inventory	4.84	4.19	-13.58%



■ Closed (12.86%)
■ Pending (14.70%)
■ Other OffMarket (9.45%)
■ Active (62.99%)

Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of November 30, 2018 = **240**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2018 decreased **1.23%** to 240 existing homes available for sale. Over the last 12 months this area has had an average of 57 closed sales per month. This represents an unsold inventory index of **4.19** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **17.64%** in November 2018 to \$81,500 versus the previous year at \$98,950.

Median Days on Market Lengthens

The median number of **39.00** days that homes spent on the market before selling increased by 7.50 days or **23.81%** in November 2018 compared to last year's same month at **31.50** DOM.

Sales Success for November 2018 is Positive

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

There were 79 New Listings in November 2018, up **46.30%** from last year at 54. Furthermore, there were 49 Closed Listings this month versus last year at 44, a **11.36%** increase.

Closed versus Listed trends yielded a **62.0%** ratio, down from previous year's, November 2017, at **81.5%**, a **23.88%** 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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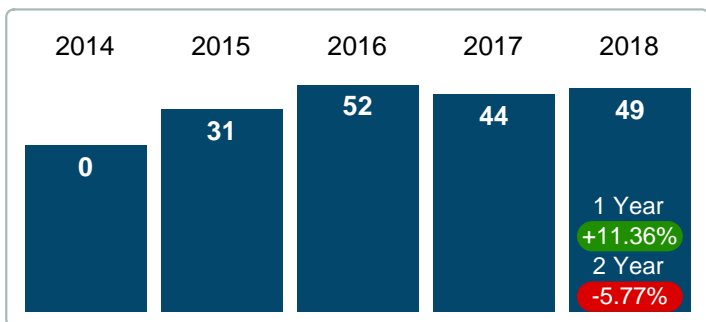
Area Delimited by County Of Muskogee - Residential Property Type



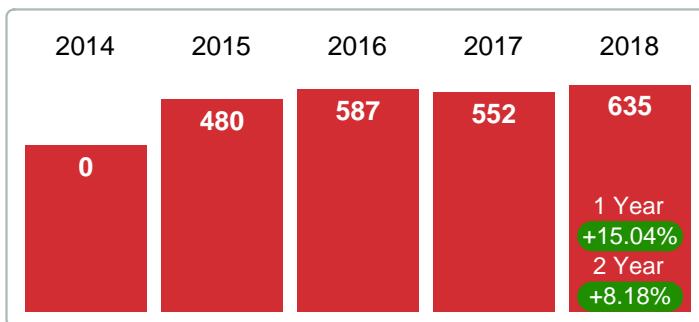
CLOSED LISTINGS

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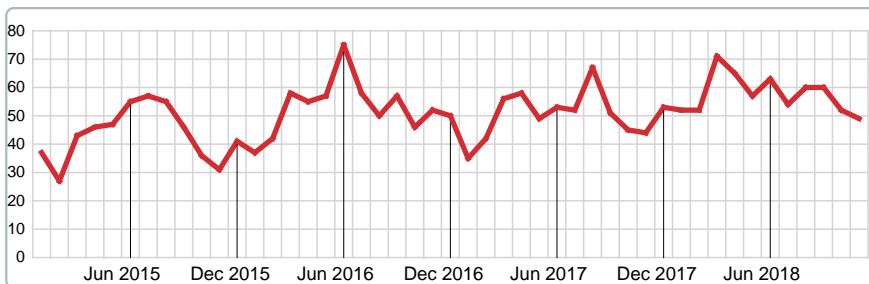
NOVEMBER



YEAR TO DATE (YTD)

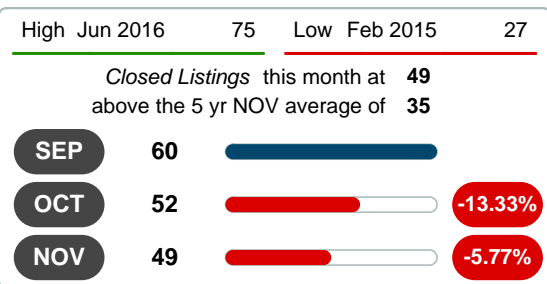


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 35



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	1	2.04%	7.0	1	0	0	0
\$10,001 - \$40,000	8	16.33%	16.5	4	4	0	0
\$40,001 - \$60,000	7	14.29%	44.0	3	3	1	0
\$60,001 - \$120,000	14	28.57%	37.0	3	9	2	0
\$120,001 - \$140,000	4	8.16%	48.0	0	2	2	0
\$140,001 - \$220,000	10	20.41%	45.0	0	9	1	0
\$220,001 and up	5	10.20%	39.0	0	3	2	0
Total Closed Units	49			11	30	8	0
Total Closed Volume	5,657,775	100%	39.0	414.38K	4.00M	1.24M	0.00B
Median Closed Price	\$81,500			\$45,000	\$111,750	\$138,000	\$0

November 2018



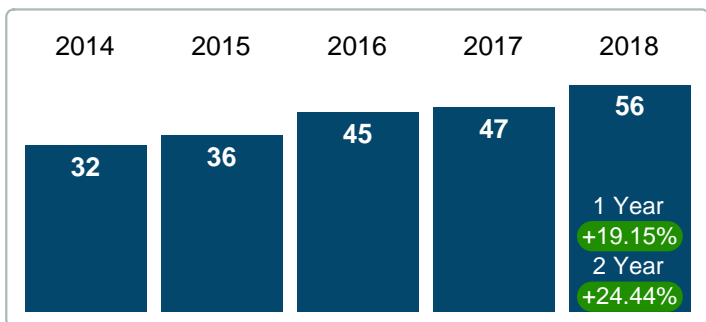
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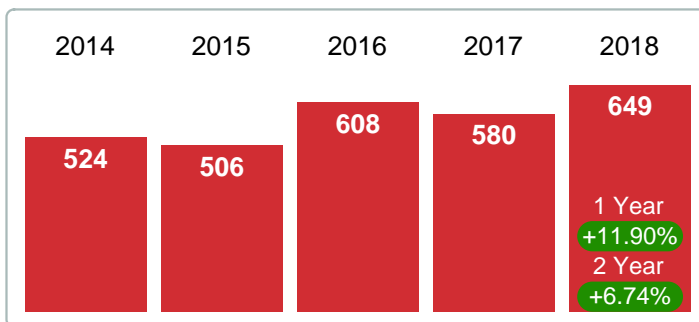
PENDING LISTINGS

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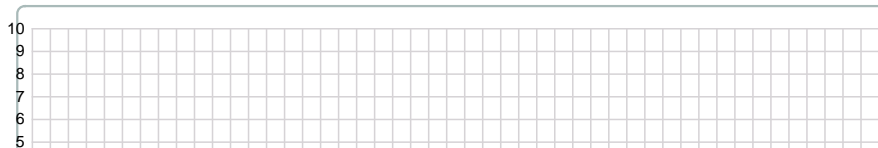
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 43

High Nov 2018 0 Low Nov 2018 0

Pending Listings this month at 56
above the 5 yr NOV average of 43

SEP 0
OCT 0
NOV 0

nan%
nan%

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	5.36%	26.0	2	1	0	0
\$20,001 - \$50,000	9	16.07%	44.0	7	2	0	0
\$50,001 - \$80,000	9	16.07%	34.0	2	6	1	0
\$80,001 - \$130,000	14	25.00%	21.5	1	12	1	0
\$130,001 - \$160,000	8	14.29%	27.0	0	7	1	0
\$160,001 - \$210,000	8	14.29%	27.5	2	5	1	0
\$210,001 and up	5	8.93%	31.0	0	1	2	2
Total Pending Units	56			14	34	6	2
Total Pending Volume	6,629,321	100%	32.5	882.75K	3.89M	1.24M	616.00K
Median Listing Price	\$97,400			\$45,900	\$111,900	\$171,200	\$308,000

November 2018



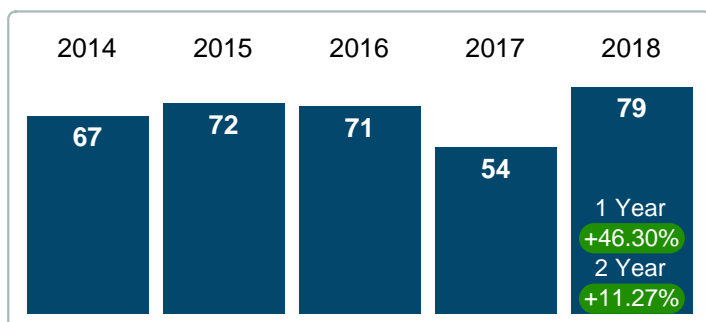
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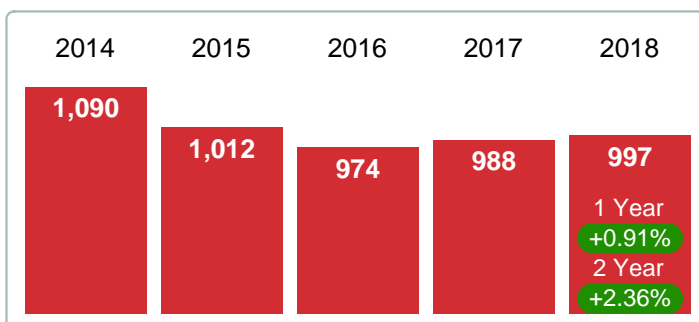
NEW LISTINGS

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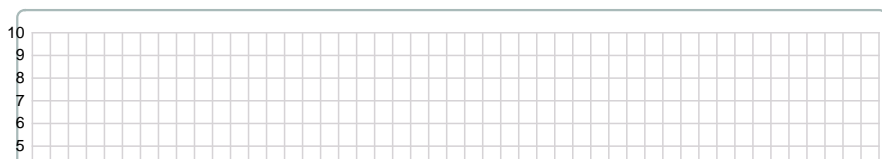
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

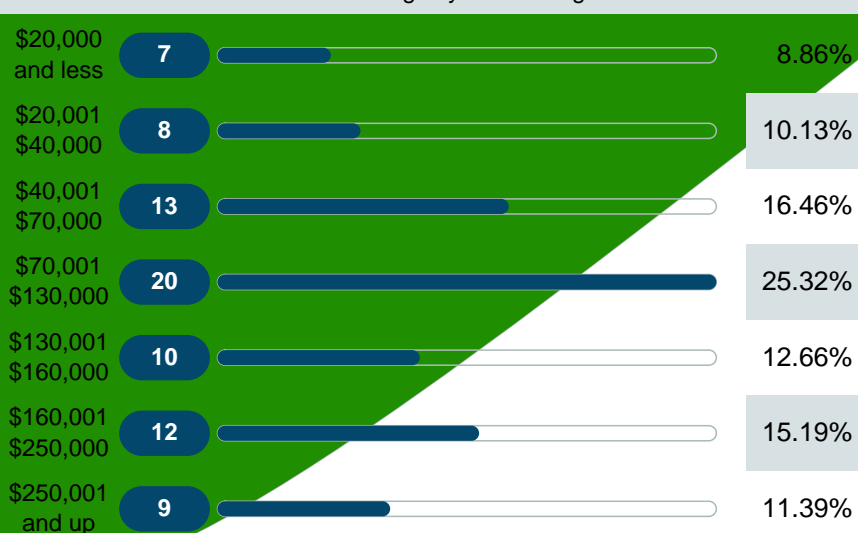
5 year NOV AVG = 69

High Nov 2018: 0 | Low Nov 2018: 0

New Listings this month at **79**
above the 5 yr NOV average of **69**

SEP: 0
OCT: 0 (nan%)
NOV: 0 (nan%)

Distribution of New Listings by Price Range



	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	6	1	0	0
\$20,001 - \$40,000	2	4	2	0
\$40,001 - \$70,000	9	4	0	0
\$70,001 - \$130,000	1	14	3	2
\$130,001 - \$160,000	0	9	1	0
\$160,001 - \$250,000	0	9	3	0
\$250,001 and up	0	2	6	1
Total	18	43	15	3
Total New Listed Volume	712.15K	5.44M	2.91M	424.90K
Median New Listed Listing Price	\$46,950	\$123,900	\$179,900	\$89,900

Total New Listed Units	79	
Total New Listed Volume	9,495,650	100%
Median New Listed Listing Price	\$98,500	

November 2018



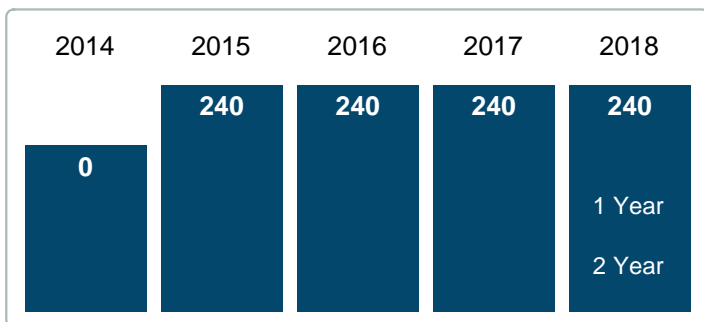
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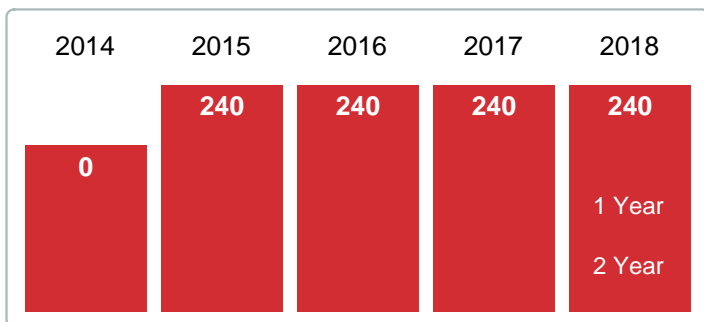
ACTIVE INVENTORY

Report produced on Jul 19, 2023 for MLS Technology Inc.

END OF NOVEMBER



ACTIVE DURING NOVEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 192

High Nov 2018 240 Low Nov 2018 240

Inventory this month at 240 above the 5 yr NOV average of 192

- SEP 240
- OCT 240 0.00%
- NOV 240 0.00%

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	16	6.67%	58.0	10	6	0	0
\$20,001 - \$40,000	32	13.33%	81.5	6	20	6	0
\$40,001 - \$70,000	41	17.08%	63.0	20	18	3	0
\$70,001 - \$130,000	56	23.33%	54.5	1	37	15	3
\$130,001 - \$170,000	37	15.42%	71.0	1	28	8	0
\$170,001 - \$270,000	32	13.33%	65.5	1	22	8	1
\$270,001 and up	26	10.83%	75.5	1	8	12	5
Total Active Inventory by Units	240			40	139	52	9
Total Active Inventory by Volume	32,093,601	100%	65.0	2.22M	18.33M	8.96M	2.59M
Median Active Inventory Listing Price	\$108,000			\$49,450	\$120,000	\$136,250	\$280,000

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Area Delimited by County Of Muskogee - Residential Property Type



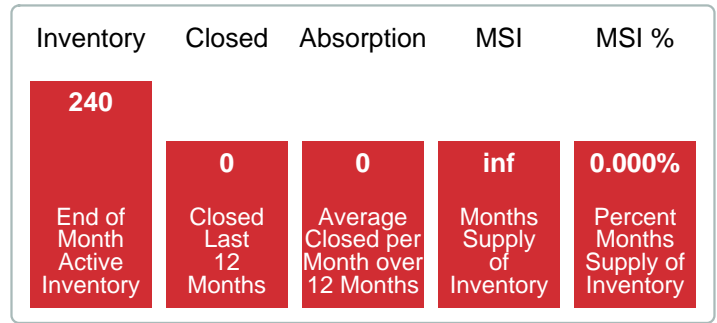
MONTHS SUPPLY of INVENTORY (MSI)

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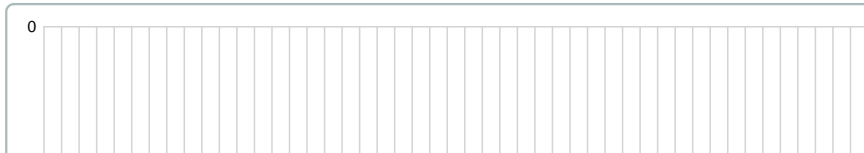
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2018

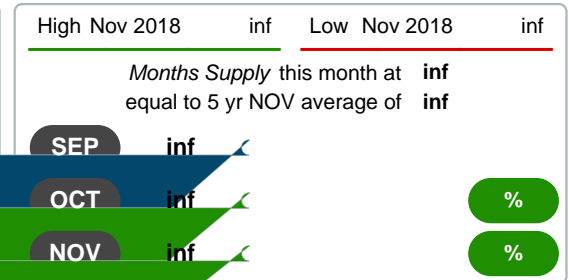


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = inf



Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	16	6.67%	2.87	3.16	3.27	0.00	0.00		
\$20,001 \$40,000	32	13.33%	4.63	3.00	4.53	14.40	0.00		
\$40,001 \$70,000	41	17.08%	4.43	7.27	3.27	3.60	0.00		
\$70,001 \$130,000	56	23.33%	3.34	0.86	2.83	6.43	18.00		
\$130,001 \$170,000	37	15.42%	4.19	2.40	4.87	3.20	0.00		
\$170,001 \$270,000	32	13.33%	3.73	0.00	4.47	2.46	2.40		
\$270,001 and up	26	10.83%	18.35	6.00	12.00	24.00	60.00		
Market Supply of Inventory (MSI)		4.19		4.14	3.84	5.03	7.71		
Total Active Inventory by Units		240	100%	4.19	40	139	52	9	

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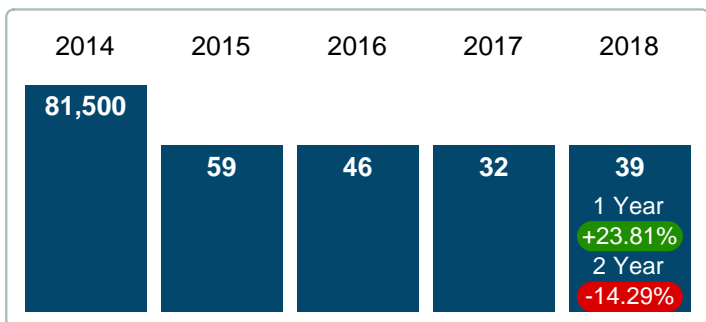
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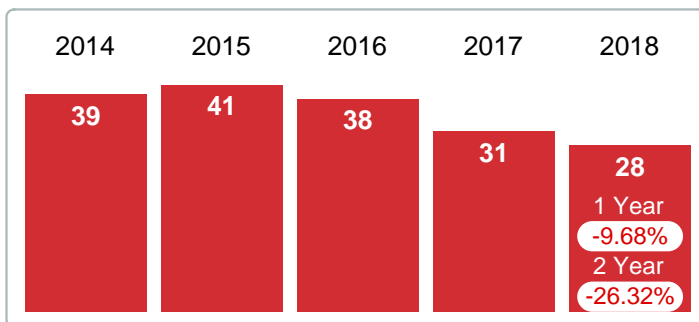
MEDIAN DAYS ON MARKET TO SALE

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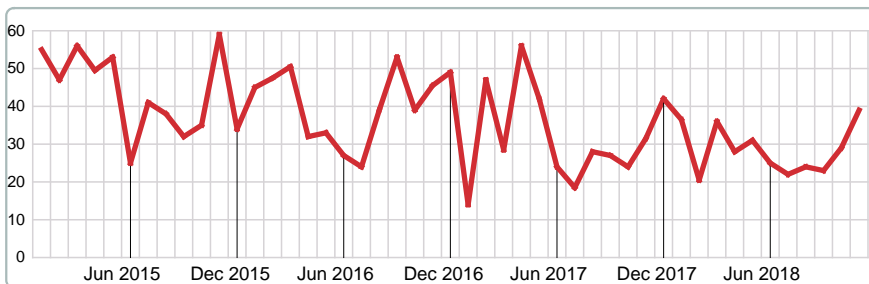
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

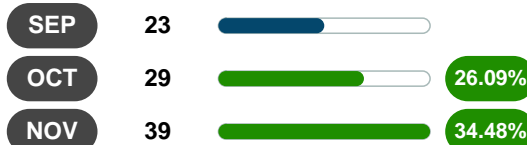


3 MONTHS

5 year NOV AVG = 16,335

High Nov 2015 59 Low Jan 2017 14

Median Days on Market to Sale this month at 39 below the 5 yr NOV average of 16,335



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	1	2.04%	7	7	0	0	0
\$10,001 - \$40,000	8	16.33%	17	21	16	0	0
\$40,001 - \$60,000	7	14.29%	44	44	42	109	0
\$60,001 - \$120,000	14	28.57%	37	31	44	32	0
\$120,001 - \$140,000	4	8.16%	48	0	38	74	0
\$140,001 - \$220,000	10	20.41%	45	0	34	105	0
\$220,001 and up	5	10.20%	39	0	21	56	0
Median Closed DOM			39	31	33	58	0
Total Closed Units		100%	39.0	11	30	8	
Total Closed Volume			5,657,775	414.38K	4.00M	1.24M	0.00B

November 2018



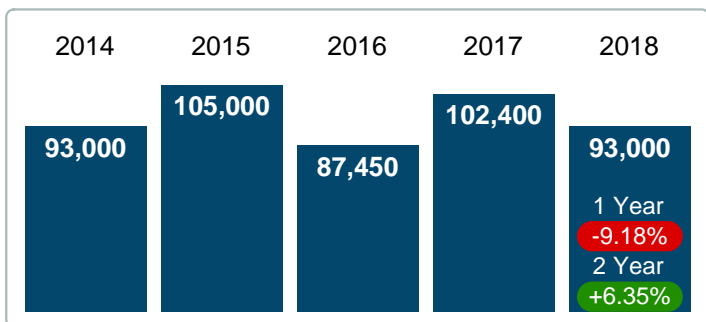
Area Delimited by County Of Muskogee - Residential Property Type



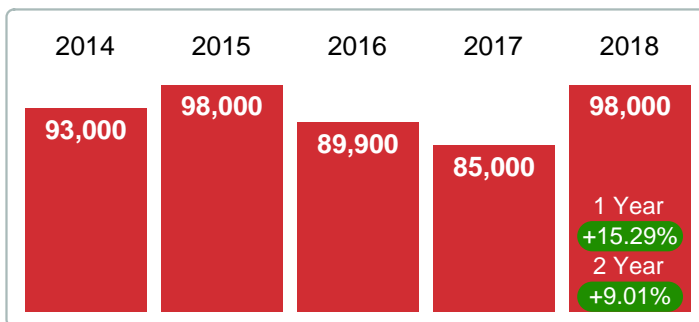
MEDIAN LIST PRICE AT CLOSING

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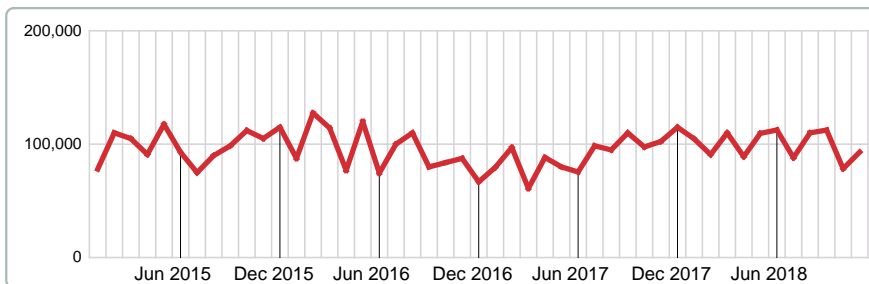
NOVEMBER



YEAR TO DATE (YTD)

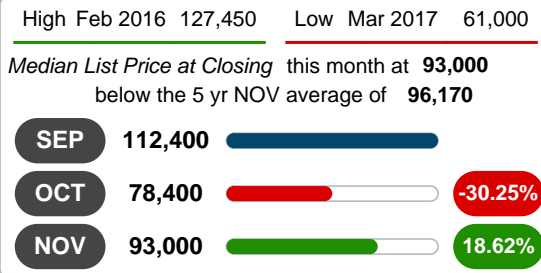


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 96,170



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	2.04%	1,900	1,900	0	0	0
\$10,001 - \$40,000	16.33%	21,100	19,200	29,900	0	0
\$40,001 - \$60,000	10.20%	50,000	47,196	50,000	52,500	0
\$60,001 - \$120,000	32.65%	82,500	64,950	86,700	116,500	0
\$120,001 - \$140,000	6.12%	139,900	0	139,950	139,000	0
\$140,001 - \$220,000	22.45%	155,000	0	169,900	147,450	0
\$220,001 and up	10.20%	334,900	0	334,900	314,200	0
Median List Price		93,000	25,000	111,750	142,000	0
Total Closed Units	100%	93,000	11	30	8	0
Total Closed Volume		5,923,896	419.20K	4.16M	1.35M	0.00B

November 2018



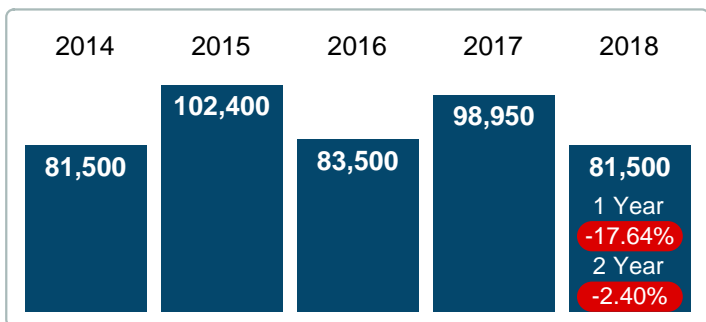
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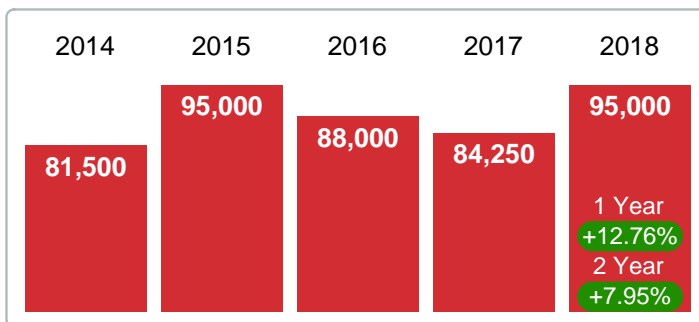
MEDIAN SOLD PRICE AT CLOSING

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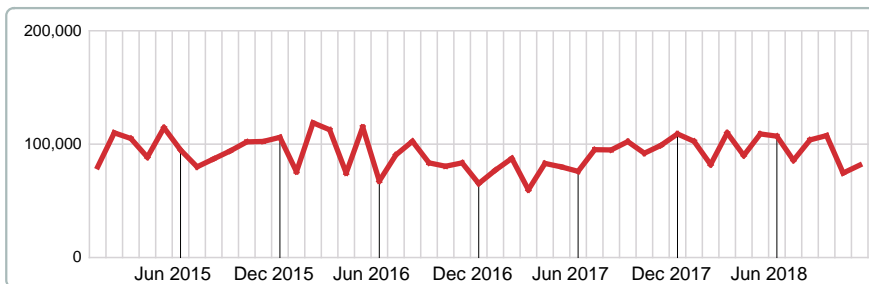
NOVEMBER



YEAR TO DATE (YTD)

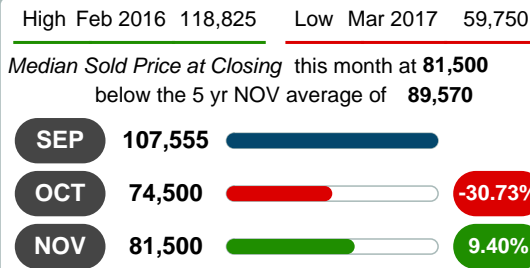


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 89,570



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	1	2.04%	1,900	1,900	0	0	0
\$10,001 - \$40,000	8	16.33%	17,500	16,750	28,800	0	0
\$40,001 - \$60,000	7	14.29%	46,500	45,000	50,000	46,500	0
\$60,001 - \$120,000	14	28.57%	76,750	65,000	81,500	92,500	0
\$120,001 - \$140,000	4	8.16%	135,500	0	131,250	138,000	0
\$140,001 - \$220,000	10	20.41%	156,000	0	158,000	147,000	0
\$220,001 and up	5	10.20%	324,000	0	324,000	295,000	0
Median Sold Price			81,500	45,000	111,750	138,000	0
Total Closed Units		100%	81,500	11	30	8	
Total Closed Volume			5,657,775	414.38K	4.00M	1.24M	0.00B

November 2018



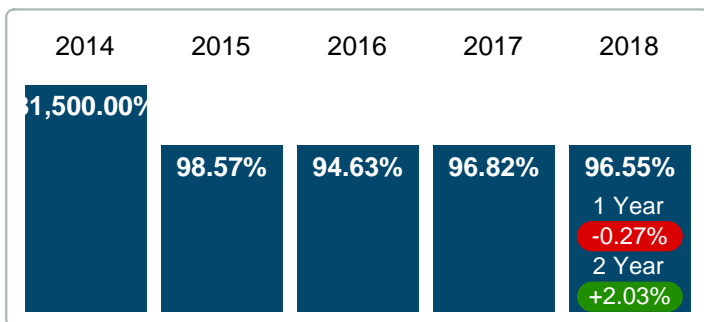
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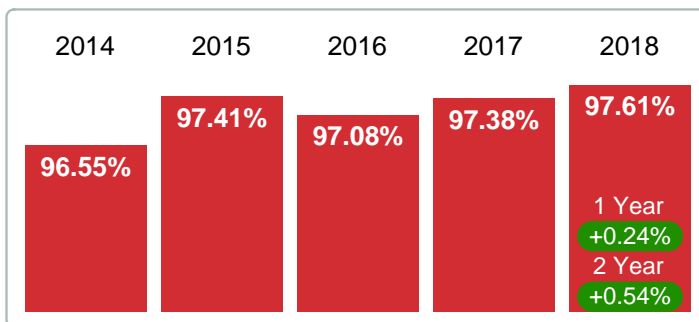
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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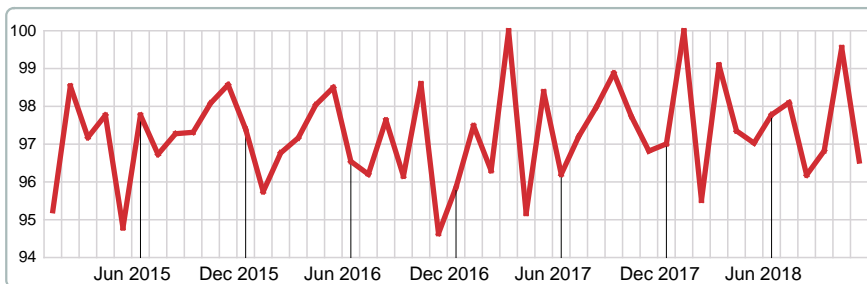
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

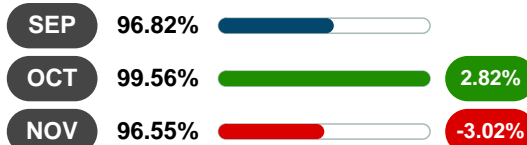


3 MONTHS

5 year NOV AVG = 16,377.32%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **96.55%**
 below the 5 yr NOV average of **16,377.32%**



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	1 <div style="width: 2.04%;"></div>	2.04%	100.00%	100.00%	0.00%	0.00%	0.00%
\$10,001 - \$40,000	8 <div style="width: 16.33%;"></div>	16.33%	89.51%	87.69%	93.98%	0.00%	0.00%
\$40,001 - \$60,000	7 <div style="width: 14.29%;"></div>	14.29%	91.07%	95.35%	88.42%	88.57%	0.00%
\$60,001 - \$120,000	14 <div style="width: 28.57%;"></div>	28.57%	96.98%	97.46%	100.00%	79.76%	0.00%
\$120,001 - \$140,000	4 <div style="width: 8.16%;"></div>	8.16%	96.49%	0.00%	93.78%	97.20%	0.00%
\$140,001 - \$220,000	10 <div style="width: 20.41%;"></div>	20.41%	99.86%	0.00%	100.00%	98.07%	0.00%
\$220,001 and up	5 <div style="width: 10.20%;"></div>	10.20%	96.75%	0.00%	99.03%	93.23%	0.00%
Median Sold/List Ratio	96.55%			95.35%	97.55%	96.46%	0.00%
Total Closed Units	49	100%	96.55%	11	30	8	
Total Closed Volume	5,657,775			414.38K	4.00M	1.24M	0.00B

November 2018



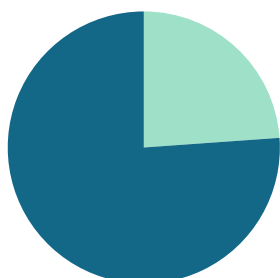
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jul 19, 2023 for MLS Technology Inc.

INVENTORY

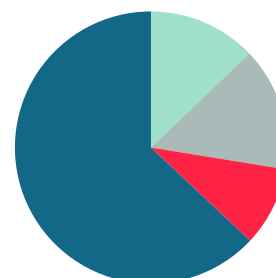


Inventory
 New Listings
79 = 23.87%
 Start Inventory
252
 Total Inventory Units
331
 Volume
\$43,116,522

Market Activity

Closed Sales
49 = 12.86%
 Pending Sales
56 = 14.70%
 Other Off Market
36 = 9.45%
 Active Inventory
240 = 62.99%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2017	2018	+/-%	2017	2018	+/-%
Closed Sales	44	49	11.36%	552	635	15.04%
Pending Sales	47	56	19.15%	580	649	11.90%
New Listings	54	79	46.30%	988	997	0.91%
Median List Price	102,400	93,000	-9.18%	85,000	98,000	15.29%
Median Sale Price	98,950	81,500	-17.64%	84,250	95,000	12.76%
Median Percent of Selling Price to List Price	96.82%	96.55%	-0.27%	97.38%	97.61%	0.24%
Median Days on Market to Sale	31.50	39.00	23.81%	31.00	28.00	-9.68%
Monthly Inventory	243	240	-1.23%	243	240	-1.23%
Months Supply of Inventory	4.84	4.19	-13.58%	4.84	4.19	-13.58%

Absorption: Last 12 months, an Average of **57** Sales/Month

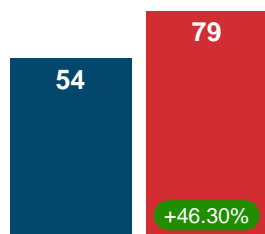
Inventory on November 30, 2018 = **240**

2017 **2018**

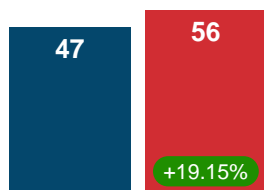
NOVEMBER MARKET

MEDIAN PRICES

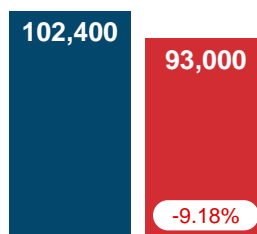
New Listings



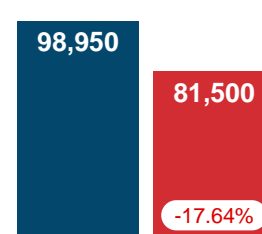
Pending Listings



List Price



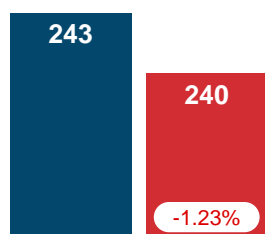
Sale Price



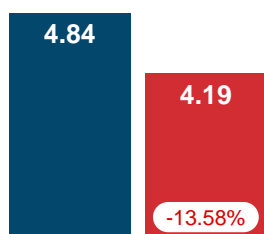
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

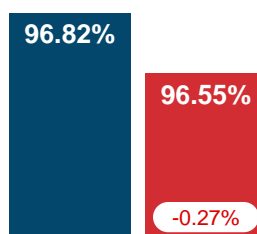
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

