

October 2018



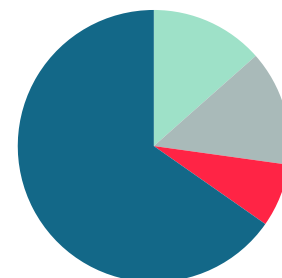
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2017	October 2018	+/-%
Closed Listings	45	52	15.56%
Pending Listings	60	53	-11.67%
New Listings	85	86	1.18%
Median List Price	97,500	78,400	-19.59%
Median Sale Price	92,000	74,500	-19.02%
Median Percent of Selling Price to List Price	97.74%	99.56%	1.86%
Median Days on Market to Sale	24.00	29.00	20.83%
End of Month Inventory	268	252	-5.97%
Months Supply of Inventory	5.27	4.43	-16.02%



■ Closed (13.47%)
■ Pending (13.73%)
■ Other OffMarket (7.51%)
■ Active (65.28%)

Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of October 31, 2018 = **252**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2018 decreased **5.97%** to 252 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 **4.43** 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 **19.02%** in October 2018 to \$74,500 versus the previous year at \$92,000.

Median Days on Market Lengthens

The median number of **29.00** days that homes spent on the market before selling increased by 5.00 days or **20.83%** in October 2018 compared to last year's same month at **24.00** DOM.

Sales Success for October 2018 is Positive

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

There were 86 New Listings in October 2018, up **1.18%** from last year at 85. Furthermore, there were 52 Closed Listings this month versus last year at 45, a **15.56%** increase.

Closed versus Listed trends yielded a **60.5%** ratio, up from previous year's, October 2017, at **52.9%**, a **14.21%** 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	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

October 2018



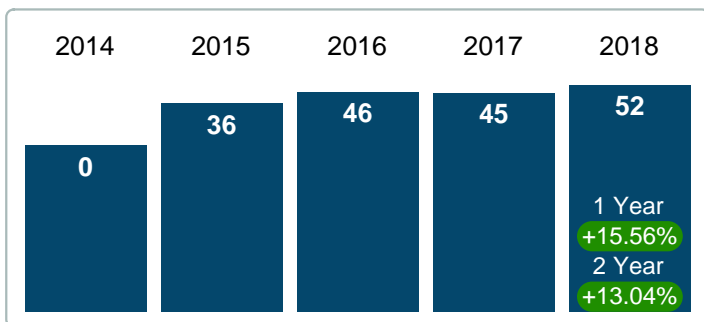
Area Delimited by County Of Muskogee - Residential Property Type



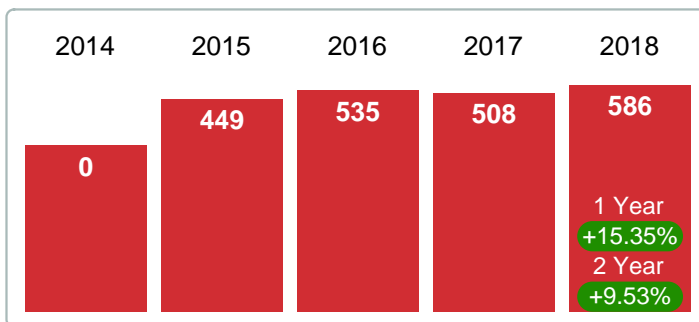
CLOSED LISTINGS

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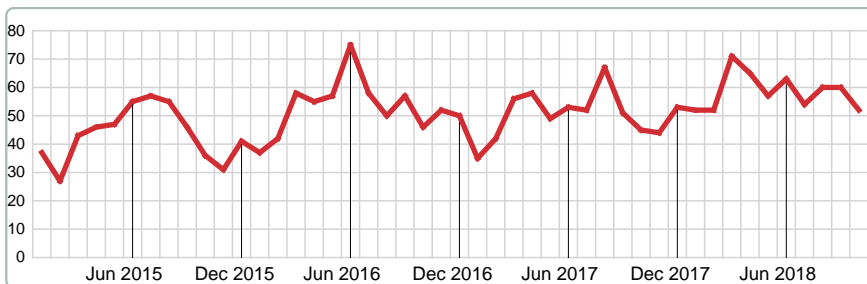
OCTOBER



YEAR TO DATE (YTD)

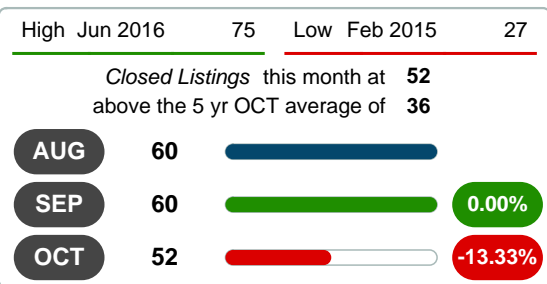


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 36



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	4	7.69%	37.0	3	1	0	0
\$20,001 - \$30,000	6	11.54%	6.5	1	5	0	0
\$30,001 - \$50,000	9	17.31%	26.0	3	5	1	0
\$50,001 - \$90,000	12	23.08%	72.5	4	7	0	1
\$90,001 - \$130,000	9	17.31%	29.0	1	7	1	0
\$130,001 - \$170,000	6	11.54%	17.0	1	3	2	0
\$170,001 and up	6	11.54%	13.5	0	1	5	0
Total Closed Units	52			13	29	9	1
Total Closed Volume	5,278,881	100%	29.0	719.25K	2.93M	1.56M	67.00K
Median Closed Price	\$74,500			\$42,000	\$74,000	\$171,400	\$67,000

October 2018



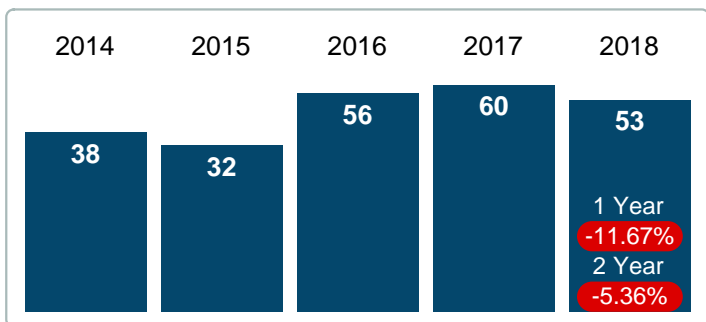
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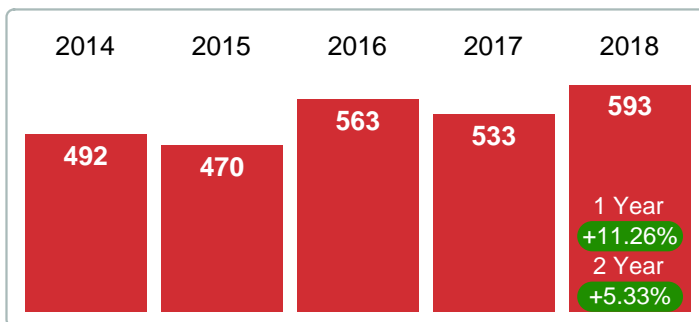
PENDING LISTINGS

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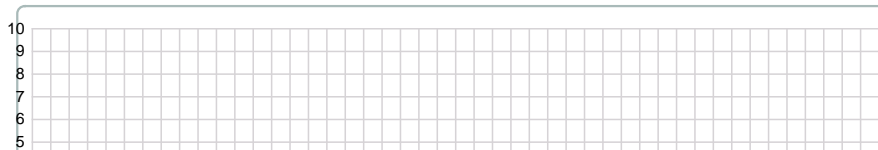
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 48

High Oct 2018: 0 | Low Oct 2018: 0

Pending Listings this month at 53
above the 5 yr OCT average of 48

Month	Pending Listings	% Change
AUG	0	
SEP	0	nan%
OCT	0	nan%

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	7.55%	9.0	3	1	0	0
\$20,001 - \$50,000	8	15.09%	41.0	2	5	1	0
\$50,001 - \$60,000	2	3.77%	149.5	0	1	1	0
\$60,001 - \$110,000	15	28.30%	42.0	5	9	1	0
\$110,001 - \$140,000	9	16.98%	37.0	1	4	4	0
\$140,001 - \$210,000	9	16.98%	34.0	0	7	2	0
\$210,001 and up	6	11.32%	30.0	0	3	2	1
Total Pending Units	53			11	30	11	1
Total Pending Volume	5,918,200	100%	39.0	574.30K	3.51M	1.56M	269.90K
Median Listing Price	\$90,000			\$64,000	\$96,450	\$119,900	\$269,900

October 2018



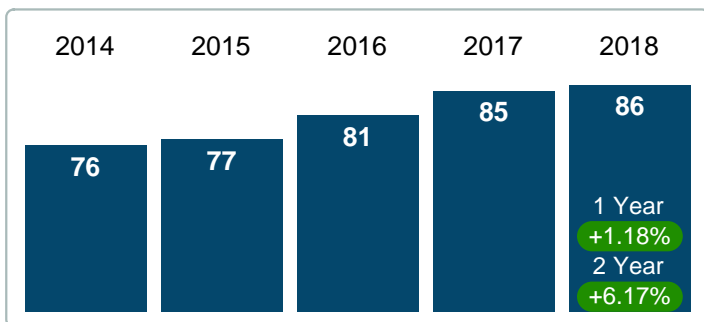
Area Delimited by County Of Muskogee - Residential Property Type



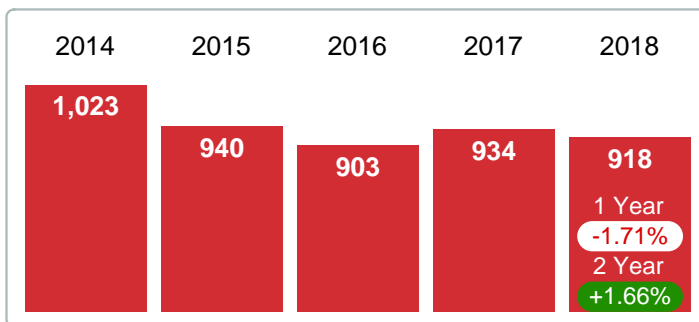
NEW LISTINGS

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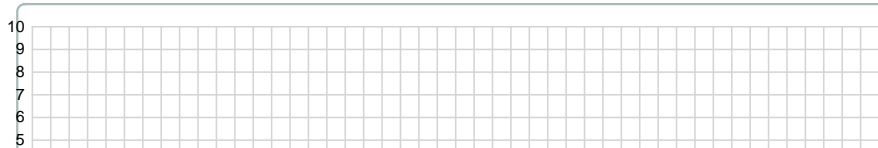
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 81

High Oct 2018 0 Low Oct 2018 0

New Listings this month at **86**
above the 5 yr OCT average of **81**

AUG 0
SEP 0
OCT 0

nan%
nan%

Distribution of New Listings by Price Range

%

Price Range	Count	%
\$20,000 and less	8	9.30%
\$20,001 - \$40,000	10	11.63%
\$40,001 - \$60,000	7	8.14%
\$60,001 - \$120,000	26	30.23%
\$120,001 - \$150,000	14	16.28%
\$150,001 - \$250,000	11	12.79%
\$250,001 and up	10	11.63%

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	4	0	0
\$20,001 - \$40,000	4	5	1	0
\$40,001 - \$60,000	2	4	1	0
\$60,001 - \$120,000	2	20	4	0
\$120,001 - \$150,000	1	13	0	0
\$150,001 - \$250,000	1	10	0	0
\$250,001 and up	1	4	4	1
Total	15	60	10	1
Total New Listed Volume	1.10M	7.43M	1.71M	269.90K
Median New Listed Listing Price	\$39,900	\$114,500	\$93,700	\$269,900

Total New Listed Units	86	
Total New Listed Volume	10,512,775	100%
Median New Listed Listing Price	\$99,900	

October 2018



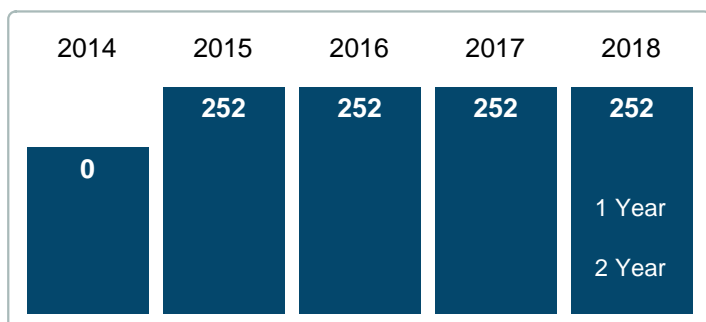
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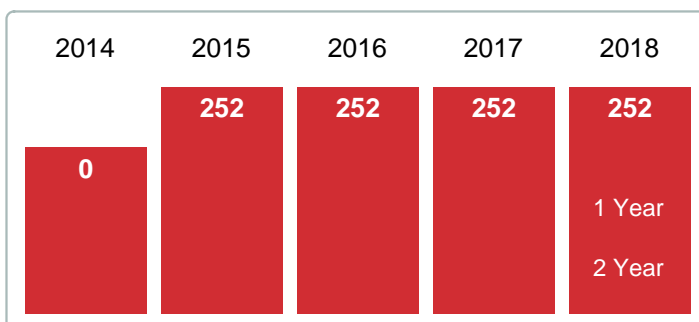
ACTIVE INVENTORY

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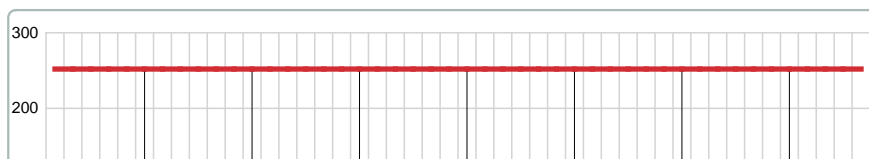
END OF OCTOBER



ACTIVE DURING OCTOBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 202

Month	High	Low	
High Oct 2018	252	Low Oct 2018	252
Inventory this month at 252 above the 5 yr OCT average of 202			
AUG	252		
SEP	252		0.00%
OCT	252		0.00%

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	12	4.76%	33.0	6	6	0	0
\$20,001 - \$40,000	36	14.29%	86.0	12	20	4	0
\$40,001 - \$70,000	43	17.06%	65.0	20	19	4	0
\$70,001 - \$130,000	63	25.00%	60.0	2	45	14	2
\$130,001 - \$170,000	38	15.08%	55.5	2	29	7	0
\$170,001 - \$270,000	33	13.10%	65.0	3	23	7	0
\$270,001 and up	27	10.71%	61.0	1	8	12	6
Total Active Inventory by Units	252			46	150	48	8
Total Active Inventory by Volume	33,620,872	100%	60.5	2.95M	19.61M	8.44M	2.61M
Median Active Inventory Listing Price	\$109,500			\$47,598	\$119,250	\$133,750	\$347,450

October 2018



Area Delimited by County Of Muskogee - Residential Property Type



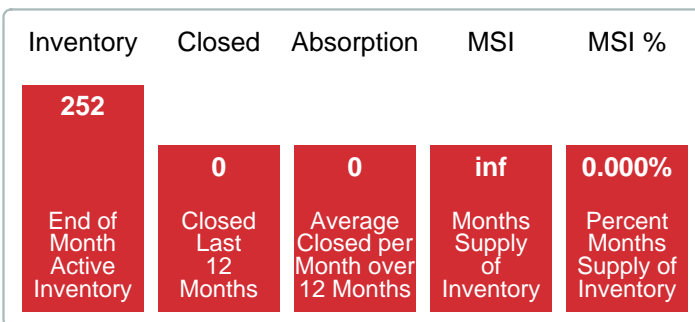
MONTHS SUPPLY of INVENTORY (MSI)

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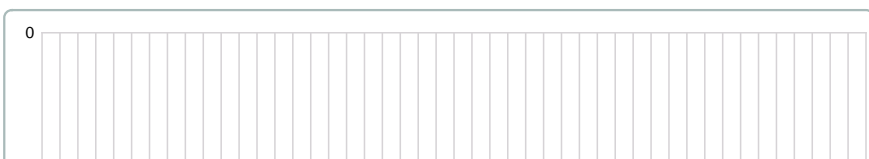
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2018

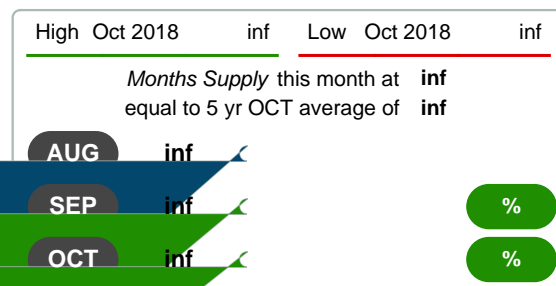


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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	12		4.76%	2.18	2.12	3.00	0.00	0.00	
\$20,001 \$40,000	36		14.29%	5.14	5.76	4.53	9.60	0.00	
\$40,001 \$70,000	43		17.06%	4.82	8.57	3.51	4.00	0.00	
\$70,001 \$130,000	63		25.00%	3.76	1.71	3.44	6.00	12.00	
\$130,001 \$170,000	38		15.08%	4.56	4.80	5.35	3.00	0.00	
\$170,001 \$270,000	33		13.10%	3.67	0.00	4.76	1.91	0.00	
\$270,001 and up	27		10.71%	19.06	6.00	13.71	20.57	72.00	
Market Supply of Inventory (MSI)		4.43			5.11	4.20	4.40	6.40	
Total Active Inventory by Units		252	100%	4.43	46	150	48	8	

October 2018



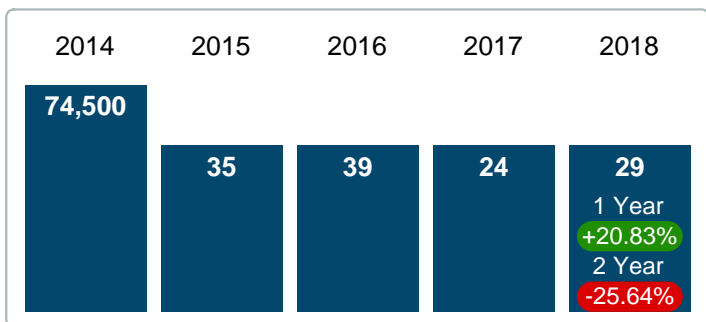
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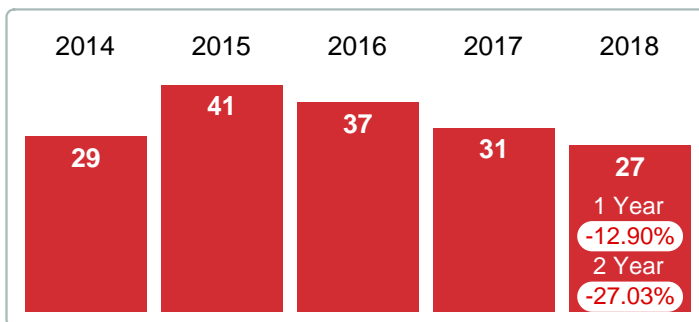
MEDIAN DAYS ON MARKET TO SALE

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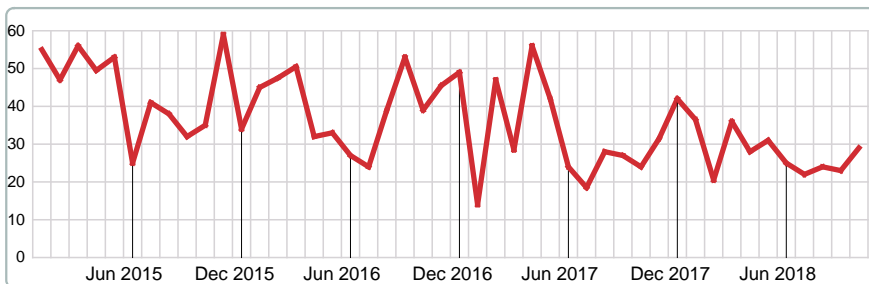
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 14,925

High Nov 2015 59 Low Jan 2017 14

Median Days on Market to Sale this month at 29 below the 5 yr OCT average of 14,925



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	7.69%	37	67	6	0	0
\$20,001 - \$30,000	11.54%	7	38	6	0	0
\$30,001 - \$50,000	17.31%	26	22	67	26	0
\$50,001 - \$90,000	23.08%	73	28	80	0	73
\$90,001 - \$130,000	17.31%	29	29	29	56	0
\$130,001 - \$170,000	11.54%	17	14	104	15	0
\$170,001 and up	11.54%	14	0	12	15	0
Median Closed DOM		29				
Total Closed Units	100%	29.0	13	29	9	1
Total Closed Volume		5,278,881	719.25K	2.93M	1.56M	67.00K

October 2018



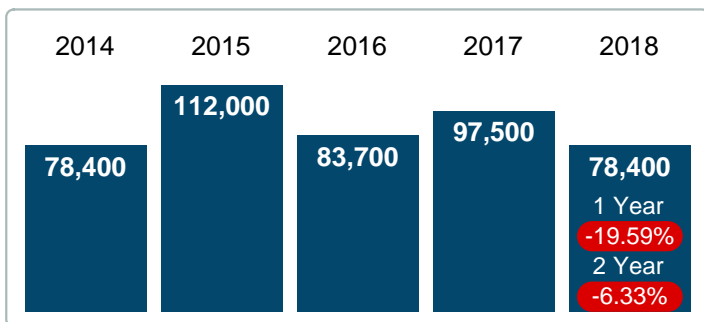
Area Delimited by County Of Muskogee - Residential Property Type



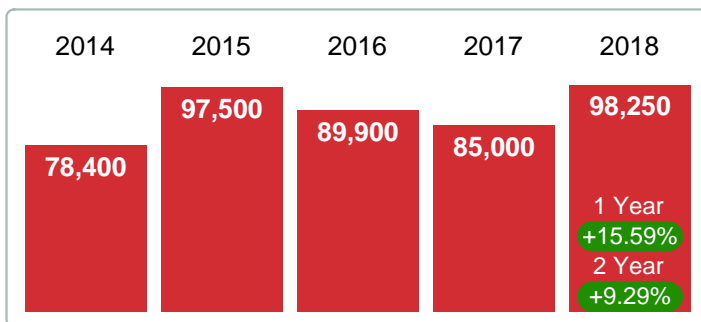
MEDIAN LIST PRICE AT CLOSING

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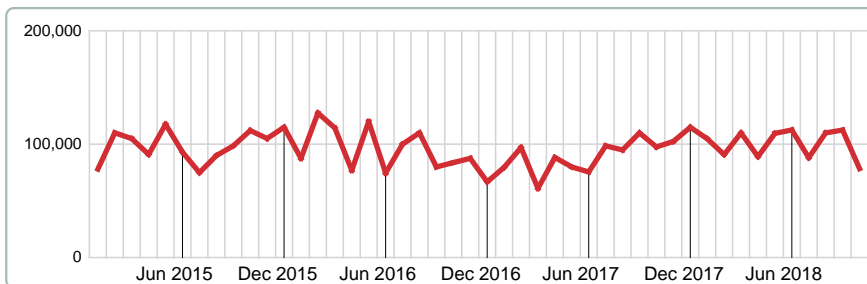
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

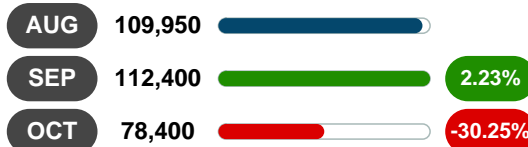


3 MONTHS

5 year OCT AVG = 90,000

High Feb 2016 127,450 Low Mar 2017 61,000

Median List Price at Closing this month at **78,400**
below the 5 yr OCT average of **90,000**



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	4	7.69%	13,950	11,700	16,750	0	0
\$20,001 \$30,000	6	11.54%	25,000	26,000	25,000	0	0
\$30,001 \$50,000	8	15.38%	41,700	42,000	41,200	49,900	0
\$50,001 \$90,000	13	25.00%	75,000	69,950	74,250	0	81,800
\$90,001 \$130,000	9	17.31%	104,900	119,500	99,500	114,900	0
\$130,001 \$170,000	5	9.62%	154,500	154,500	149,950	153,700	0
\$170,001 and up	7	13.46%	199,500	0	739,500	199,500	0
Median List Price			78,400	45,750	75,000	174,900	81,800
Total Closed Units		100%	78,400	13	29	9	1
Total Closed Volume			5,834,299	755.85K	3.39M	1.61M	81.80K

October 2018



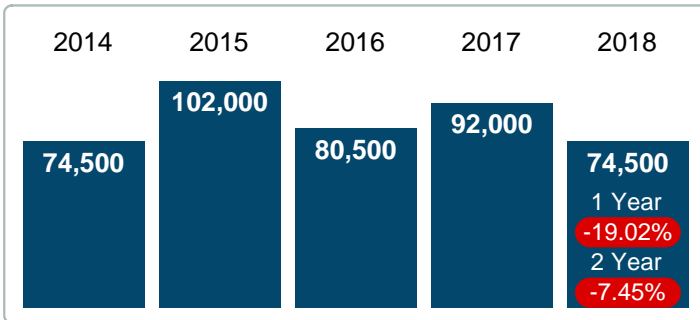
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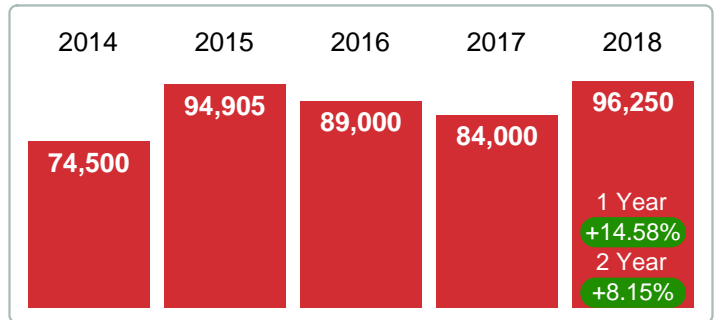
MEDIAN SOLD PRICE AT CLOSING

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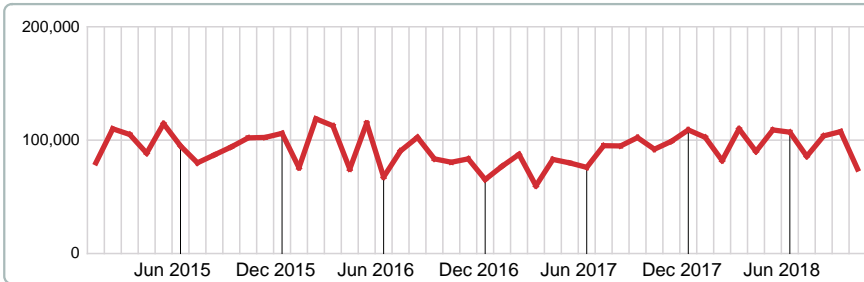
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

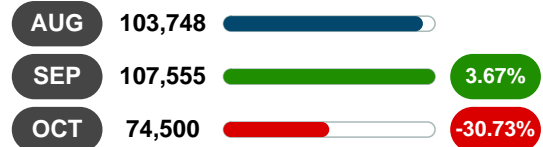


3 MONTHS

5 year OCT AVG = 84,700

High Feb 2016 118,825 Low Mar 2017 59,750

Median Sold Price at Closing this month at **74,500**
below the 5 yr OCT average of **84,700**



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	7.69%	13,550	13,000	14,100	0	0
\$20,001 \$30,000	11.54%	25,750	26,000	25,500	0	0
\$30,001 \$50,000	17.31%	42,000	42,000	43,050	49,900	0
\$50,001 \$90,000	23.08%	70,500	69,000	74,000	0	67,000
\$90,001 \$130,000	17.31%	101,000	100,000	101,000	114,900	0
\$130,001 \$170,000	11.54%	145,950	152,000	138,300	149,950	0
\$170,001 and up	11.54%	198,703	0	910,000	197,905	0
Median Sold Price		74,500	42,000	74,000	171,400	67,000
Total Closed Units	100%	74,500	13	29	9	1
Total Closed Volume		5,278,881	719.25K	2.93M	1.56M	67.00K

October 2018



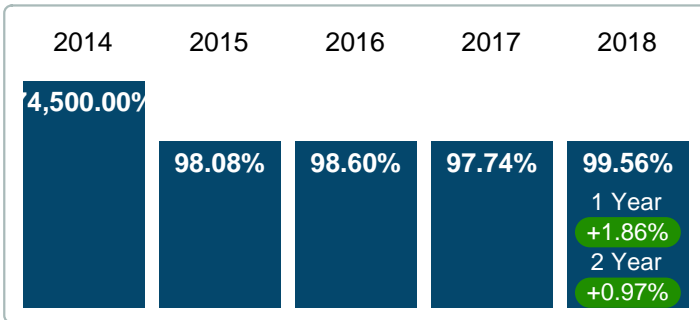
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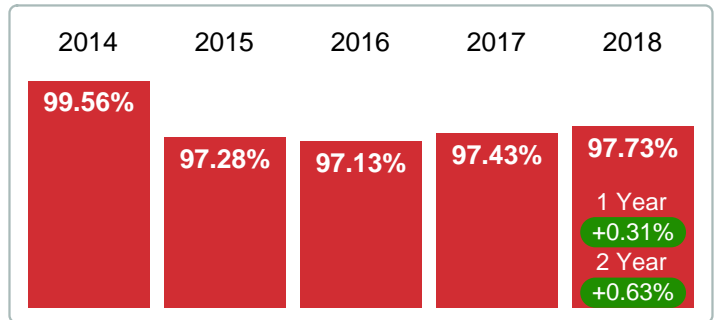
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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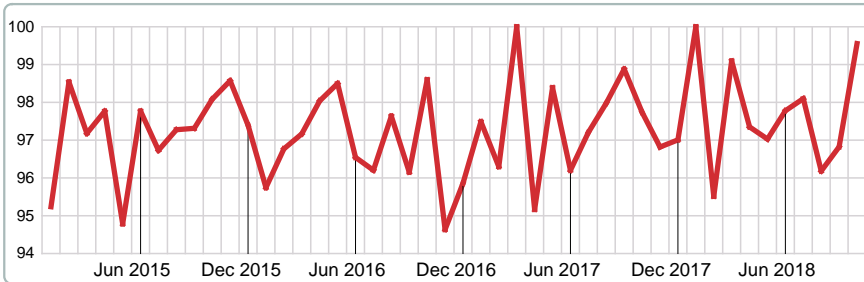
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

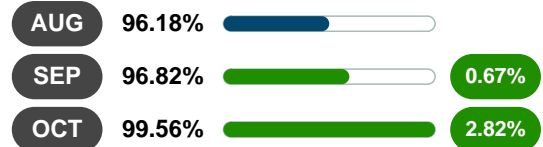


3 MONTHS

5 year OCT AVG = 14,978.79%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **99.56%**
below the 5 yr OCT average of **14,978.79%**



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	4	7.69%	97.12%	93.53%	100.71%	0.00%	0.00%
\$20,001 \$30,000	6	11.54%	103.85%	92.86%	107.69%	0.00%	0.00%
\$30,001 \$50,000	9	17.31%	100.00%	100.00%	93.00%	100.00%	0.00%
\$50,001 \$90,000	12	23.08%	98.62%	98.93%	98.15%	0.00%	81.91%
\$90,001 \$130,000	9	17.31%	100.00%	83.68%	100.00%	100.00%	0.00%
\$130,001 \$170,000	6	11.54%	99.19%	98.38%	100.00%	97.76%	0.00%
\$170,001 and up	6	11.54%	97.72%	0.00%	70.00%	98.00%	0.00%
Median Sold/List Ratio		99.56%		98.50%	100.00%	98.67%	81.91%
Total Closed Units		52	100%	13	29	9	1
Total Closed Volume		5,278,881		719.25K	2.93M	1.56M	67.00K

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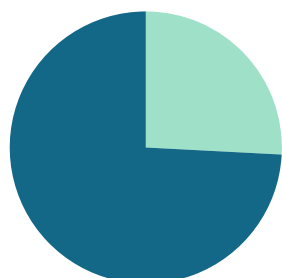
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

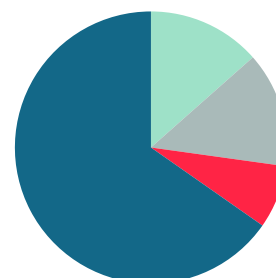


Inventory
 New Listings
86 = 25.83%
 Start Inventory
247
 Total Inventory Units
333
 Volume
\$45,063,772

Market Activity

Closed Sales
52 = 13.47%
 Pending Sales
53 = 13.73%
 Other Off Market
29 = 7.51%
 Active Inventory
252 = 65.28%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2017	2018	+/-%	2017	2018	+/-%
Closed Sales	45	52	15.56%	508	586	15.35%
Pending Sales	60	53	-11.67%	533	593	11.26%
New Listings	85	86	1.18%	934	918	-1.71%
Median List Price	97,500	78,400	-19.59%	85,000	98,250	15.59%
Median Sale Price	92,000	74,500	-19.02%	84,000	96,250	14.58%
Median Percent of Selling Price to List Price	97.74%	99.56%	1.86%	97.43%	97.73%	0.31%
Median Days on Market to Sale	24.00	29.00	20.83%	31.00	27.00	-12.90%
Monthly Inventory	268	252	-5.97%	268	252	-5.97%
Months Supply of Inventory	5.27	4.43	-16.02%	5.27	4.43	-16.02%

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

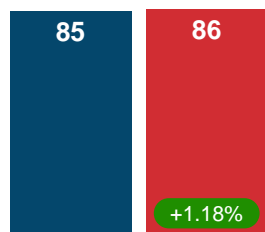
Inventory on October 31, 2018 = **252**

2017 **2018**

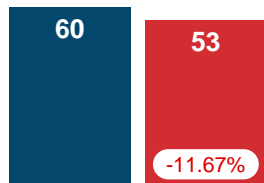
OCTOBER MARKET

MEDIAN PRICES

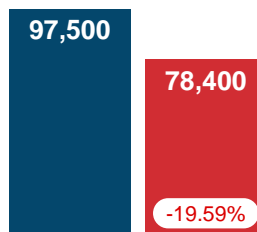
New Listings



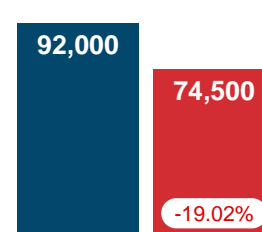
Pending Listings



List Price



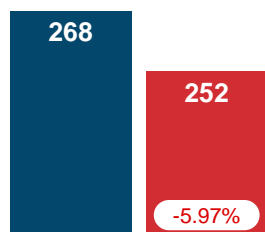
Sale Price



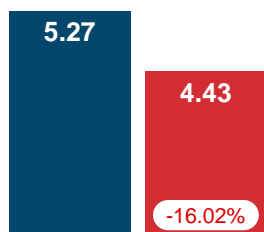
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

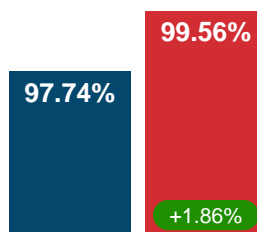
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

