

December 2019



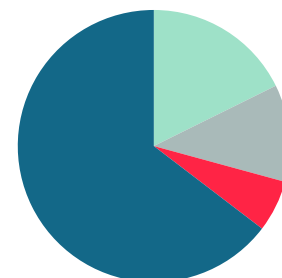
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2018	2019	+/-%
Closed Listings	58	49	-15.52%
Pending Listings	46	32	-30.43%
New Listings	59	39	-33.90%
Median List Price	115,750	129,900	12.22%
Median Sale Price	99,500	131,900	32.56%
Median Percent of Selling Price to List Price	98.20%	98.62%	0.42%
Median Days on Market to Sale	30.00	32.00	6.67%
End of Month Inventory	220	179	-18.64%
Months Supply of Inventory	3.81	3.27	-14.05%



■ Closed (17.69%)
■ Pending (11.55%)
■ Other OffMarket (6.14%)
■ Active (64.62%)

Absorption: Last 12 months, an Average of **55 Sales/Month Active Inventory** as of December 31, 2019 = **179**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2019 decreased **18.64%** to 179 existing homes available for sale. Over the last 12 months this area has had an average of 55 closed sales per month. This represents an unsold inventory index of **3.27** 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 **32.56%** in December 2019 to \$131,900 versus the previous year at \$99,500.

Median Days on Market Lengthens

The median number of **32.00** days that homes spent on the market before selling increased by 2.00 days or **6.67%** in December 2019 compared to last year's same month at **30.00** DOM.

Sales Success for December 2019 is Positive

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

There were 39 New Listings in December 2019, down **33.90%** from last year at 59. Furthermore, there were 49 Closed Listings this month versus last year at 58, a **-15.52%** decrease.

Closed versus Listed trends yielded a **125.6%** ratio, up from previous year's, December 2018, at **98.3%**, a **27.81%** upswing. This will certainly create pressure on a decreasing Monthly $\frac{1}{2}$ 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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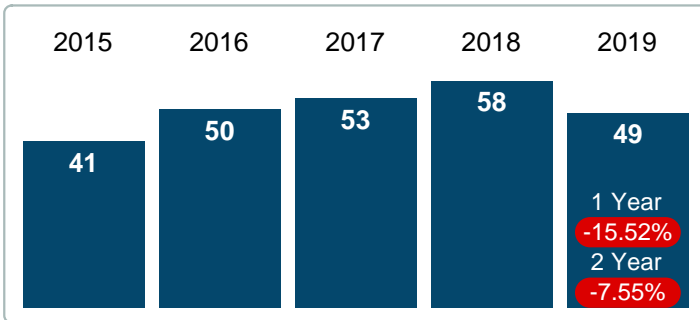
Area Delimited by County Of Muskogee - Residential Property Type



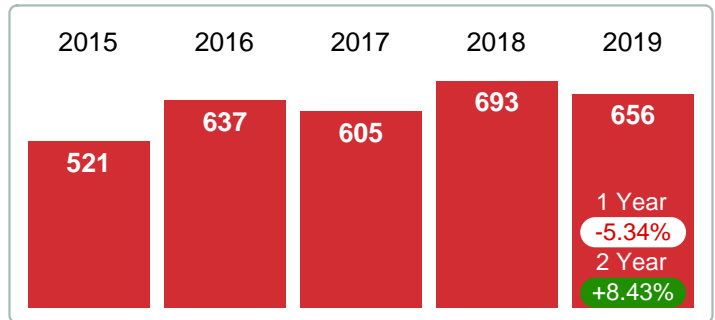
CLOSED LISTINGS

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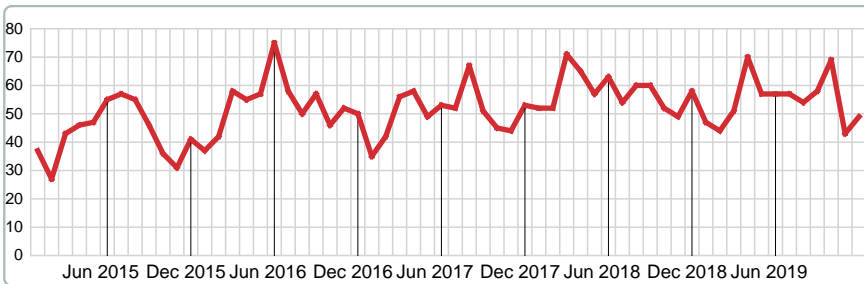
DECEMBER



YEAR TO DATE (YTD)

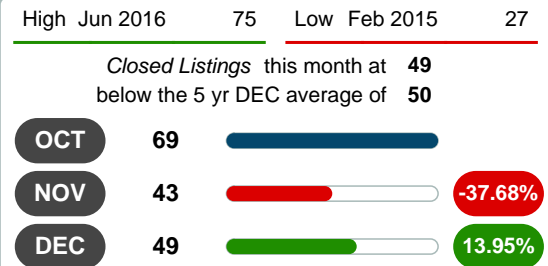


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 50



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	8.16%	46.0	0	2	1	1
\$40,001 - \$60,000	5	10.20%	23.0	0	4	1	0
\$60,001 - \$90,000	8	16.33%	23.0	2	6	0	0
\$90,001 - \$150,000	14	28.57%	51.5	1	11	2	0
\$150,001 - \$170,000	4	8.16%	13.5	0	3	1	0
\$170,001 - \$330,000	9	18.37%	52.0	0	5	4	0
\$330,001 and up	5	10.20%	45.0	0	1	3	1
Total Closed Units	49			3	32	12	2
Total Closed Volume	7,164,210	100%	32.0	275.00K	4.09M	2.34M	454.00K
Median Closed Price	\$131,900			\$90,000	\$124,950	\$174,400	\$227,000

December 2019



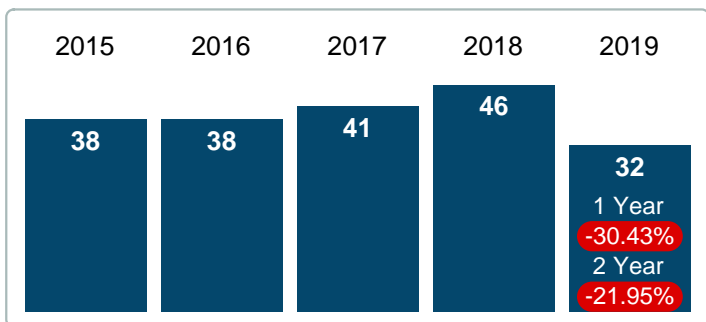
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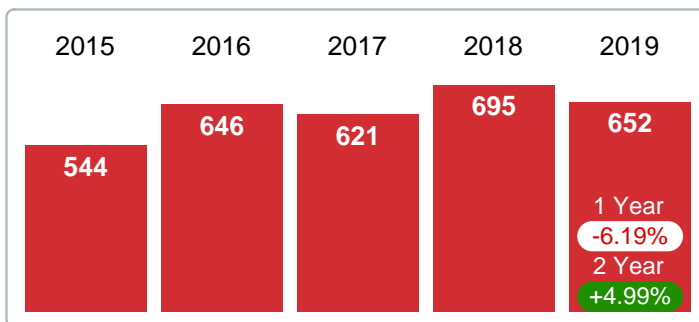
PENDING LISTINGS

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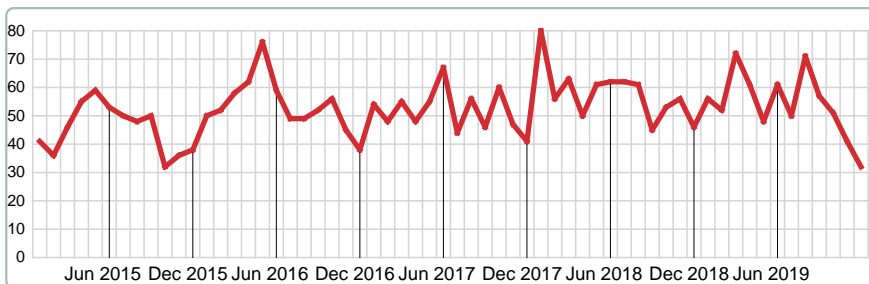
DECEMBER



YEAR TO DATE (YTD)

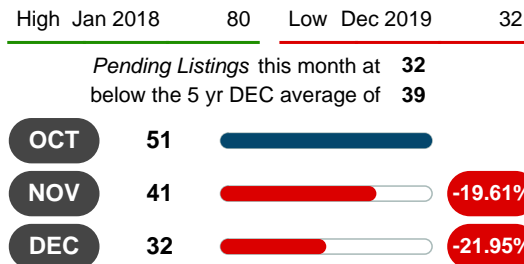


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 39



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	3	9.38%	9.0	1	2	0	0
\$40,001 - \$60,000	4	12.50%	37.5	1	2	1	0
\$60,001 - \$90,000	4	12.50%	45.5	2	1	1	0
\$90,001 - \$170,000	9	28.13%	52.0	1	7	1	0
\$170,001 - \$240,000	4	12.50%	75.5	0	2	2	0
\$240,001 - \$340,000	4	12.50%	44.5	0	0	4	0
\$340,001 and up	4	12.50%	58.5	0	0	3	1
Total Pending Units	32			5	14	12	1
Total Pending Volume	5,408,795	100%	46.5	366.40K	1.52M	3.04M	475.00K
Median Listing Price	\$137,700			\$66,500	\$104,250	\$271,500	\$475,000

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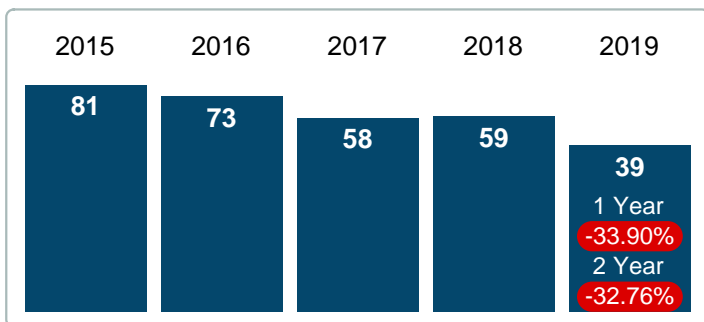
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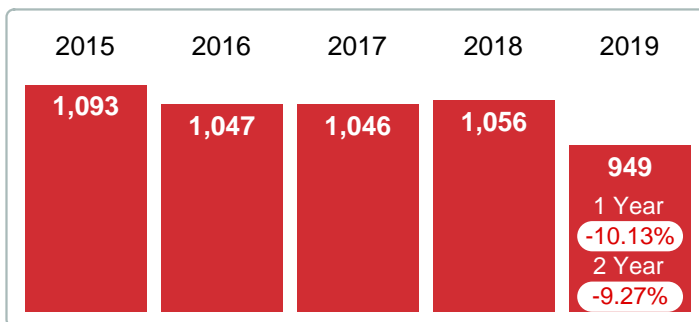
NEW LISTINGS

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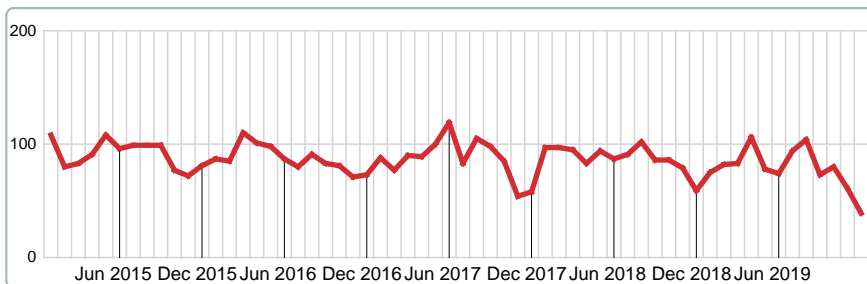
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 62

High Jun 2017 119 Low Dec 2019 39

New Listings this month at 39
below the 5 yr DEC average of 62



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	2	5.13%	1	0	1	0
\$20,001 - \$40,000	4	10.26%	2	2	0	0
\$40,001 - \$60,000	9	23.08%	2	6	0	1
\$60,001 - \$130,000	8	20.51%	1	3	4	0
\$130,001 - \$180,000	7	17.95%	0	5	2	0
\$180,001 - \$250,000	6	15.38%	0	4	2	0
\$250,001 and up	3	7.69%	0	2	1	0
Total New Listed Units	39		6	22	10	1
Total New Listed Volume	7,149,900	100%	267.90K	5.44M	1.40M	46.90K
Median New Listed Listing Price	\$95,000		\$39,500	\$115,750	\$129,275	\$46,900

December 2019



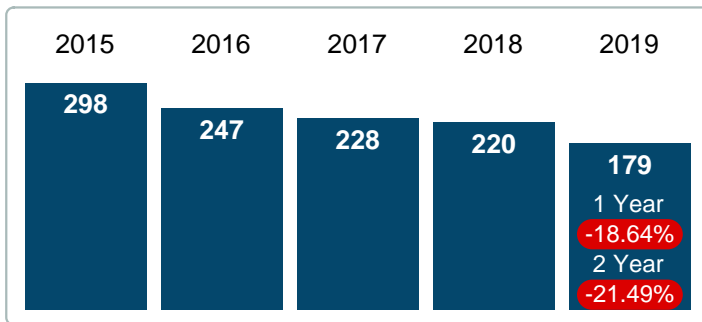
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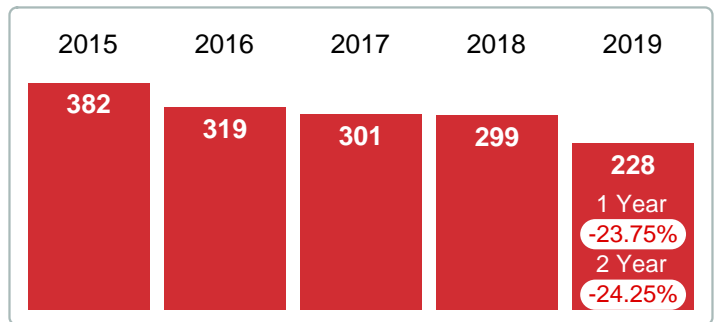
ACTIVE INVENTORY

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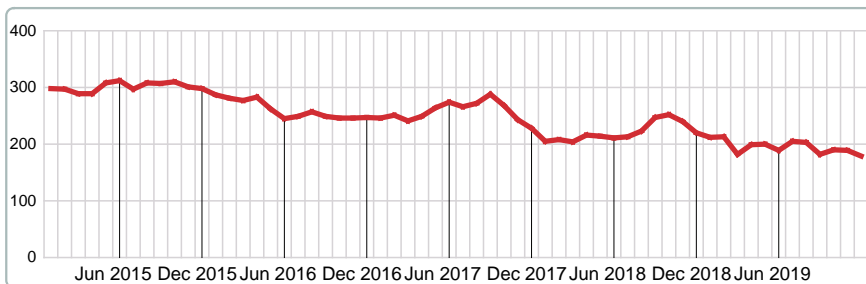
END OF DECEMBER



ACTIVE DURING DECEMBER

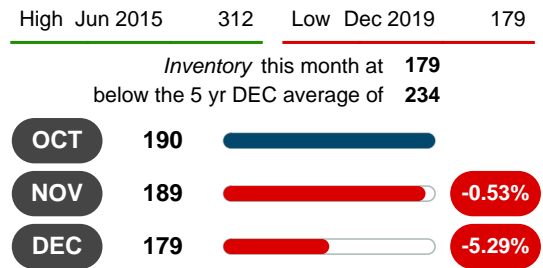


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 234



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	18	10.06%	47.5	13	4	1	0
\$40,001 - \$60,000	16	8.94%	56.0	4	10	1	1
\$60,001 - \$90,000	27	15.08%	97.0	4	15	8	0
\$90,001 - \$160,000	50	27.93%	79.5	6	33	10	1
\$160,001 - \$230,000	27	15.08%	81.0	0	18	9	0
\$230,001 - \$370,000	22	12.29%	82.5	2	8	11	1
\$370,001 and up	19	10.61%	97.0	2	6	7	4
Total Active Inventory by Units	179			31	94	47	7
Total Active Inventory by Volume	34,334,875	100%	78.0	3.42M	17.17M	10.91M	2.83M
Median Active Inventory Listing Price	\$131,500			\$55,000	\$130,700	\$199,000	\$375,000

December 2019



Area Delimited by County Of Muskogee - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jul 26, 2023 for MLS Technology Inc.

MSI FOR DECEMBER

2015	2016	2017	2018	2019

INDICATORS FOR DECEMBER 2019

Inventory	Closed	Absorption	MSI	MSI %
179	0	0	inf	0.000%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = inf

High Dec 2019	inf	Low Dec 2019	inf
Months Supply this month at inf equal to 5 yr DEC average of inf			
OCT	inf		%
NOV	inf		%
DEC	inf		%

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	18		10.06%	1.83	2.94	0.86	1.71	0.00	
\$40,001 \$60,000	16		8.94%	3.49	4.00	3.53	1.71	6.00	
\$60,001 \$90,000	27		15.08%	3.31	2.82	2.47	13.71	0.00	
\$90,001 \$160,000	50		27.93%	2.56	9.00	2.26	2.55	3.00	
\$160,001 \$230,000	27		15.08%	3.68	0.00	3.86	4.00	0.00	
\$230,001 \$370,000	22		12.29%	4.63	12.00	6.00	4.00	2.00	
\$370,001 and up	19		10.61%	38.00	0.00	24.00	84.00	24.00	
Market Supply of Inventory (MSI)		3.27			3.92	2.73	4.37	4.42	
Total Active Inventory by Units		179	100%	3.27	31	94	47	7	

December 2019



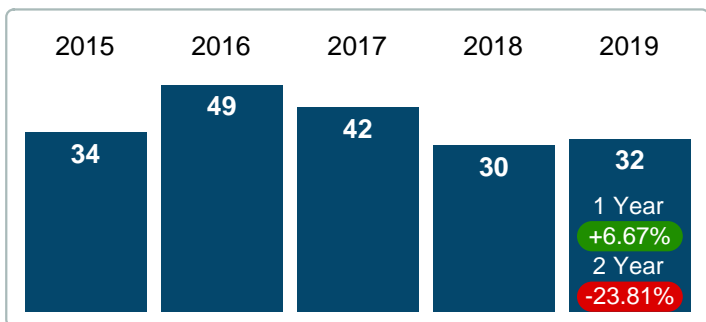
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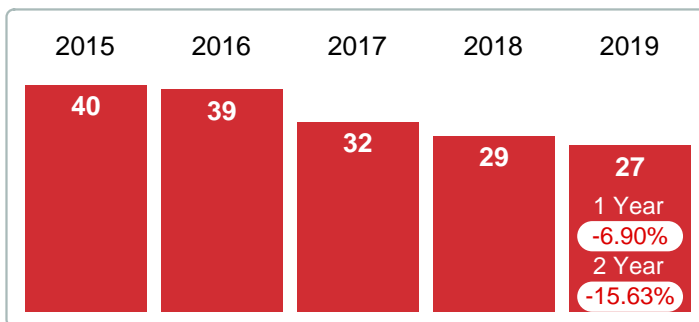
MEDIAN DAYS ON MARKET TO SALE

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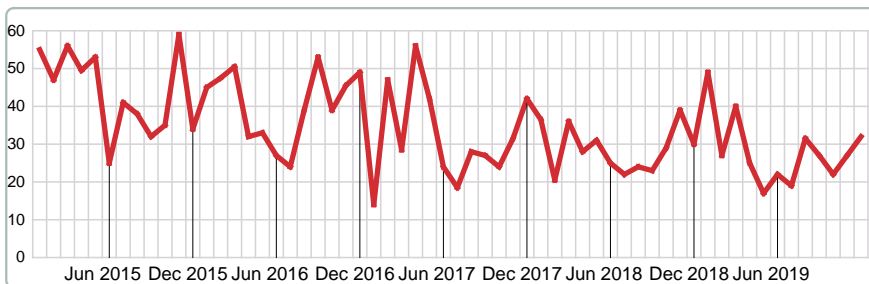
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

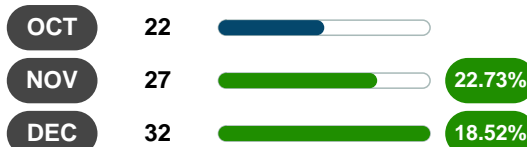


3 MONTHS

5 year DEC AVG = 37

High Nov 2015 59 Low Jan 2017 14

Median Days on Market to Sale this month at 32 below the 5 yr DEC average of 37



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	
\$40,000 and less	8.16%	46	0	34	32	112	
\$40,001 - \$60,000	10.20%	23	0	20	38	0	
\$60,001 - \$90,000	16.33%	23	17	28	0	0	
\$90,001 - \$150,000	28.57%	52	123	55	20	0	
\$150,001 - \$170,000	8.16%	14	0	9	32	0	
\$170,001 - \$330,000	18.37%	52	0	52	46	0	
\$330,001 and up	10.20%	45	0	64	13	147	
Median Closed DOM		32		30	39	32	130
Total Closed Units	100%	49		3	32	12	2
Total Closed Volume		7,164,210		275.00K	4.09M	2.34M	454.00K

December 2019



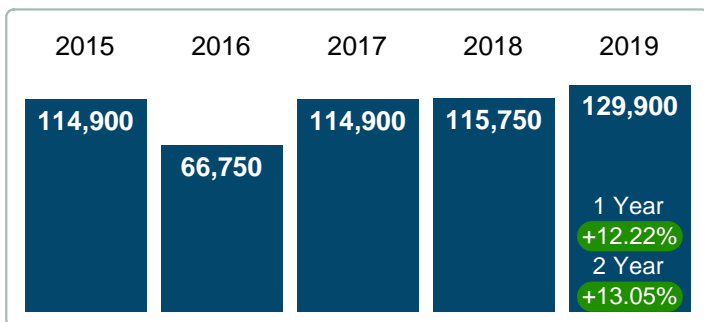
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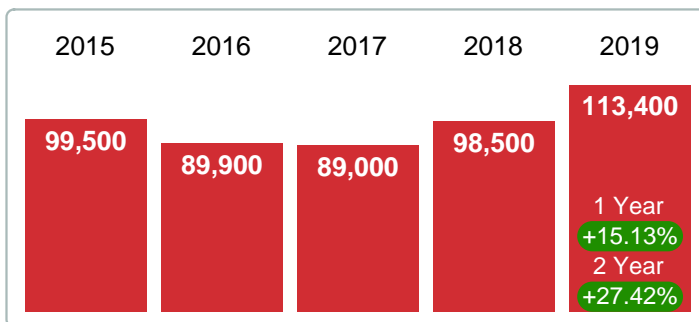
MEDIAN LIST PRICE AT CLOSING

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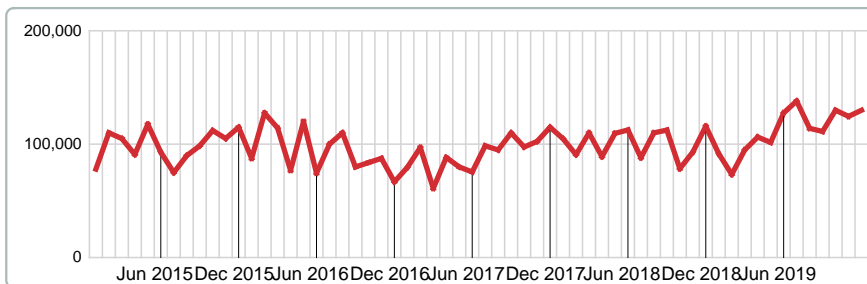
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

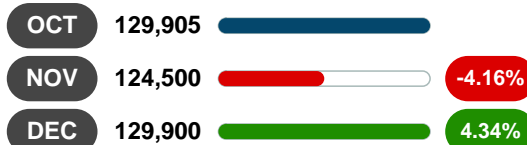


3 MONTHS

5 year DEC AVG = 108,440

High Jul 2019 138,000 Low Mar 2017 61,000

Median List Price at Closing this month at **129,900**
above the 5 yr DEC average of **108,440**



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
\$40,000 and less	4	8.16%	31,750	0	25,000	38,500	39,000
\$40,001 - \$60,000	2	4.08%	53,550	0	54,200	52,900	0
\$60,001 - \$90,000	10	20.41%	69,250	69,000	69,500	0	0
\$90,001 - \$150,000	14	28.57%	127,450	114,750	130,900	110,950	0
\$150,001 - \$170,000	5	10.20%	164,900	0	159,950	164,900	0
\$170,001 - \$330,000	9	18.37%	209,900	0	229,900	178,348	0
\$330,001 and up	5	10.20%	359,000	0	359,000	343,500	475,000
Median List Price			129,900	110,000	127,450	175,998	257,000
Total Closed Units		100%	129,900	3	32	12	2
Total Closed Volume			7,415,493	298.50K	4.21M	2.39M	514.00K

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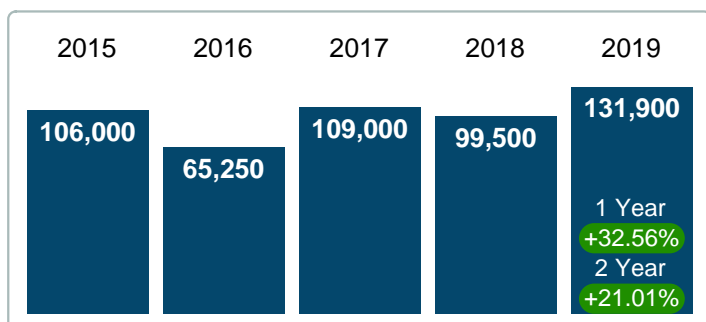
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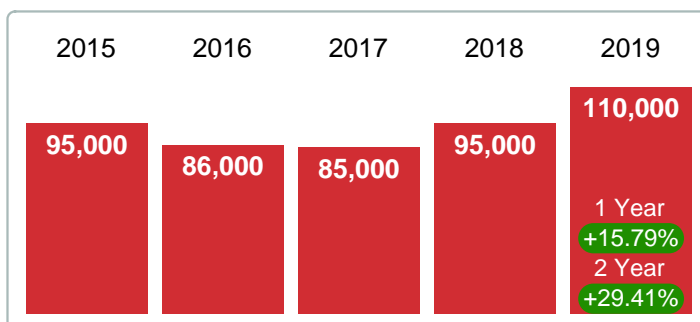
MEDIAN SOLD PRICE AT CLOSING

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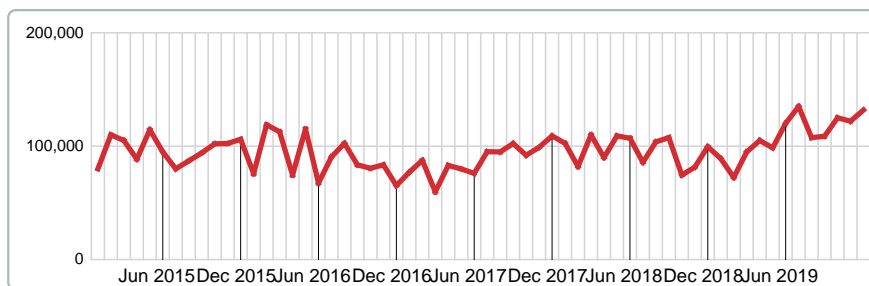
DECEMBER



YEAR TO DATE (YTD)

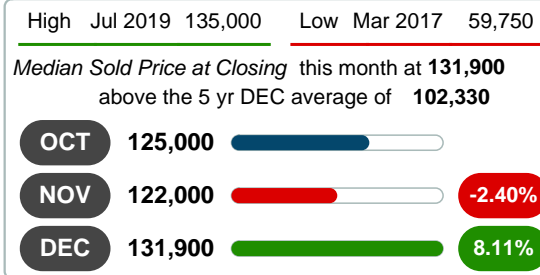


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 102,330



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
\$40,000 and less	4	8.16%	23,750	0	16,000	28,500	29,000
\$40,001 - \$60,000	5	10.20%	55,000	0	55,955	45,000	0
\$60,001 - \$90,000	8	16.33%	69,250	79,500	68,250	0	0
\$90,001 - \$150,000	14	28.57%	130,900	116,000	131,900	114,800	0
\$150,001 - \$170,000	4	8.16%	167,450	0	165,000	169,900	0
\$170,001 - \$330,000	9	18.37%	216,000	0	228,100	176,750	0
\$330,001 and up	5	10.20%	359,000	0	359,000	339,000	425,000
Median Sold Price			131,900	90,000	124,950	174,400	227,000
Total Closed Units		100%	131,900	3	32	12	2
Total Closed Volume			7,164,210	275.00K	4.09M	2.34M	454.00K

December 2019



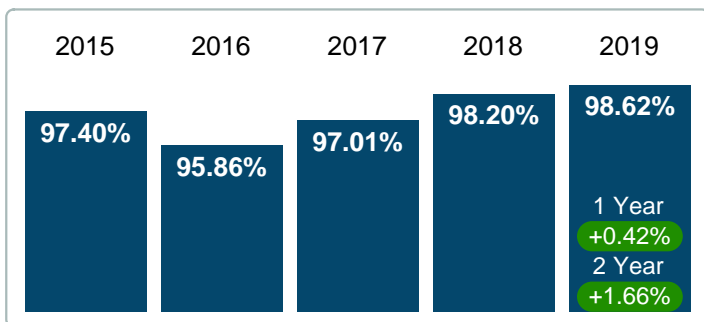
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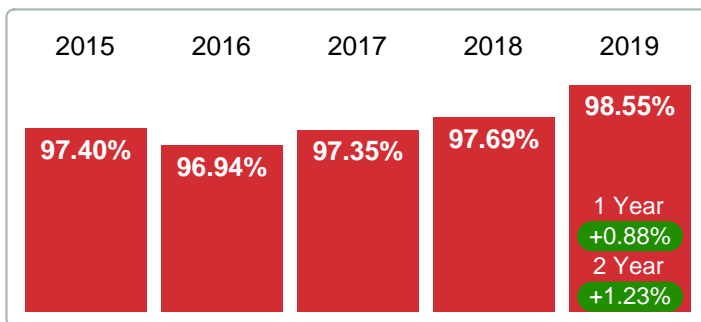
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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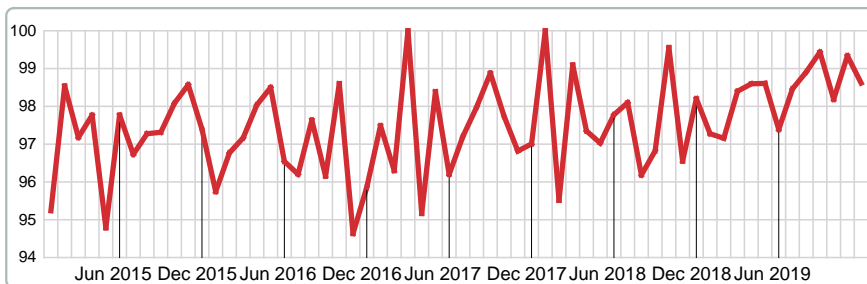
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

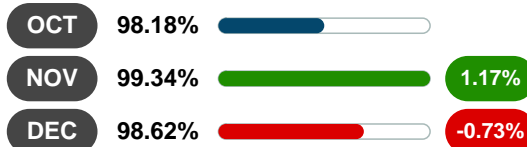


3 MONTHS

5 year DEC AVG = 97.42%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **98.62%**
above the 5 yr DEC average of **97.42%**



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
\$40,000 and less	4	8.16%	74.19%	0.00%	64.00%	74.03%	74.36%
\$40,001 \$60,000	5	10.20%	76.33%	0.00%	73.29%	85.07%	0.00%
\$60,001 \$90,000	8	16.33%	100.00%	90.91%	100.00%	0.00%	0.00%
\$90,001 \$150,000	14	28.57%	99.31%	97.07%	98.62%	103.39%	0.00%
\$150,001 \$170,000	4	8.16%	101.52%	0.00%	100.00%	103.03%	0.00%
\$170,001 \$330,000	9	18.37%	99.22%	0.00%	99.22%	99.20%	0.00%
\$330,001 and up	5	10.20%	97.53%	0.00%	100.00%	97.53%	89.47%
Median Sold/List Ratio		98.62%		97.07%	99.61%	99.20%	81.92%
Total Closed Units		49	100%	3	32	12	2
Total Closed Volume		7,164,210		275.00K	4.09M	2.34M	454.00K

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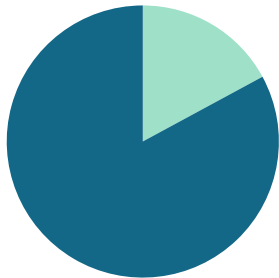
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

INVENTORY



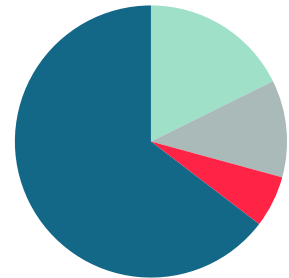
Inventory

- New Listings **39 = 17.11%**
- Start Inventory **189**
- Total Inventory Units **228**
- Volume **\$42,987,270**

Market Activity

- Closed Sales **49 = 17.69%**
- Pending Sales **32 = 11.55%**
- Other Off Market **17 = 6.14%**
- Active Inventory **179 = 64.62%**

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	58	49	-15.52%	693	656	-5.34%
Pending Sales	46	32	-30.43%	695	652	-6.19%
New Listings	59	39	-33.90%	1,056	949	-10.13%
Median List Price	115,750	129,900	12.22%	98,500	113,400	15.13%
Median Sale Price	99,500	131,900	32.56%	95,000	110,000	15.79%
Median Percent of Selling Price to List Price	98.20%	98.62%	0.42%	97.69%	98.55%	0.88%
Median Days on Market to Sale	30.00	32.00	6.67%	29.00	27.00	-6.90%
Monthly Inventory	220	179	-18.64%	220	179	-18.64%
Months Supply of Inventory	3.81	3.27	-14.05%	3.81	3.27	-14.05%

Absorption: Last 12 months, an Average of **55** Sales/Month

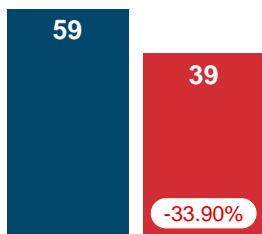
Inventory on December 31, 2019 = **179**

2018 **2019**

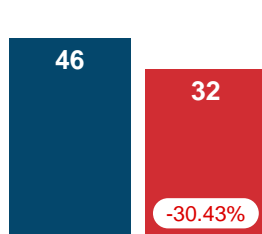
DECEMBER MARKET

MEDIAN PRICES

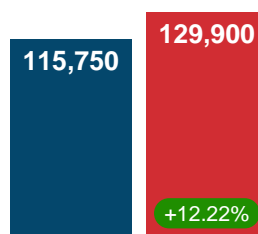
New Listings



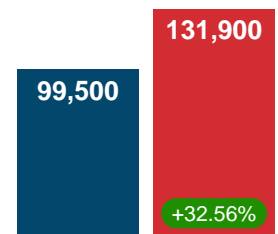
Pending Listings



List Price



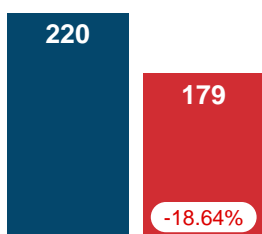
Sale Price



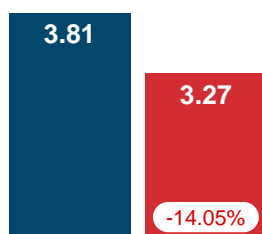
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

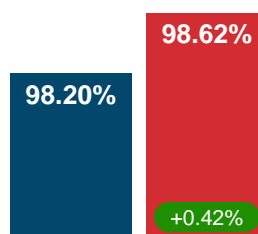
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

