

February 2019



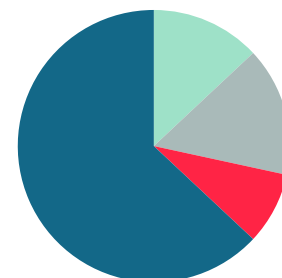
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 20, 2023 for MLS Technology Inc.

Compared Metrics	February		+/-%
	2018	2019	
Closed Listings	52	44	-15.38%
Pending Listings	56	52	-7.14%
New Listings	97	82	-15.46%
Median List Price	90,750	73,300	-19.23%
Median Sale Price	82,000	72,400	-11.71%
Median Percent of Selling Price to List Price	95.51%	97.16%	1.72%
Median Days on Market to Sale	20.50	27.00	31.71%
End of Month Inventory	208	213	2.40%
Months Supply of Inventory	3.95	3.76	-4.82%



■ Closed (13.02%)
■ Pending (15.38%)
■ Other OffMarket (8.58%)
■ Active (63.02%)

Absorption: Last 12 months, an Average of **57** Sales/Month
Active Inventory as of February 28, 2019 = **213**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2019 rose **2.40%** to 213 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 **3.76** 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 **11.71%** in February 2019 to \$72,400 versus the previous year at \$82,000.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 6.50 days or **31.71%** in February 2019 compared to last year's same month at **20.50** DOM.

Sales Success for February 2019 is Positive

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

There were 82 New Listings in February 2019, down **15.46%** from last year at 97. Furthermore, there were 44 Closed Listings this month versus last year at 52, a **-15.38%** decrease.

Closed versus Listed trends yielded a **53.7%** ratio, up from previous year's, February 2018, at **53.6%**, a **0.09%** upswing. This will certainly create pressure on an increasing 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?

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February 2019



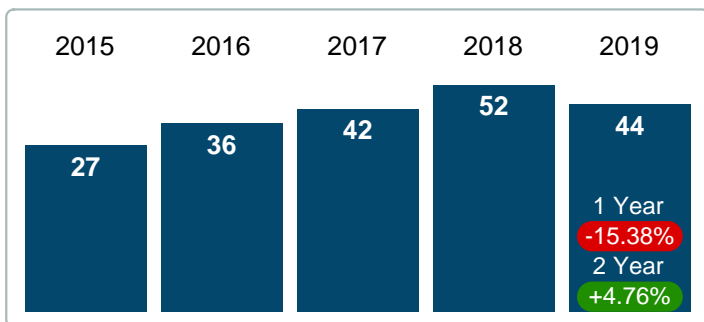
Area Delimited by County Of Muskogee - Residential Property Type



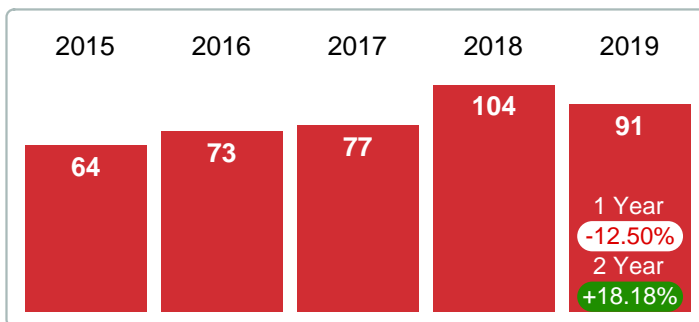
CLOSED LISTINGS

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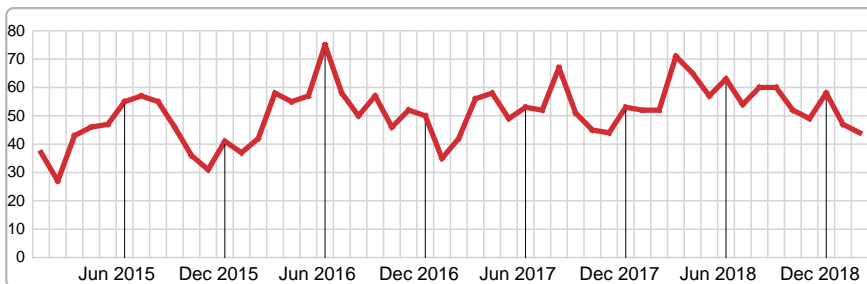
FEBRUARY



YEAR TO DATE (YTD)

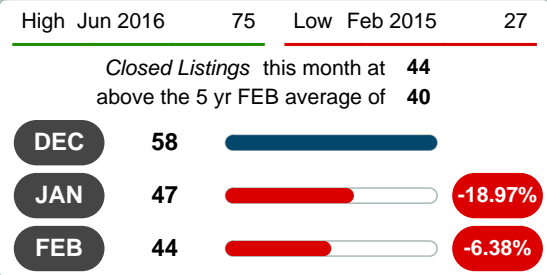


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40



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	9.09%	16.0	3	1	0	0
\$20,001 - \$40,000	5	11.36%	27.0	0	5	0	0
\$40,001 - \$50,000	4	9.09%	18.5	1	1	2	0
\$50,001 - \$100,000	14	31.82%	20.0	2	9	1	2
\$100,001 - \$130,000	7	15.91%	18.0	0	6	1	0
\$130,001 - \$160,000	5	11.36%	31.0	0	4	1	0
\$160,001 and up	5	11.36%	42.0	0	4	1	0
Total Closed Units	44			6	30	6	2
Total Closed Volume	4,036,801	100%	27.0	209.00K	2.99M	707.50K	125.90K
Median Closed Price	\$72,400			\$24,250	\$88,450	\$87,500	\$62,951

February 2019



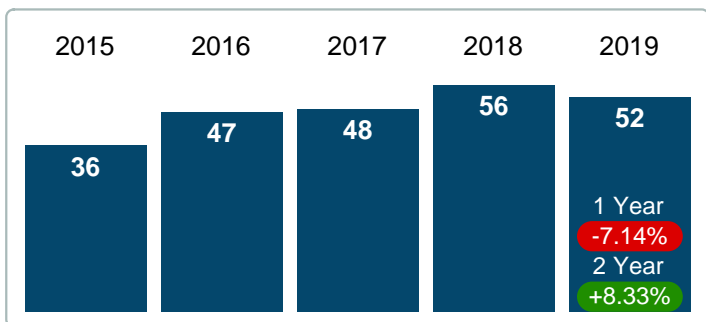
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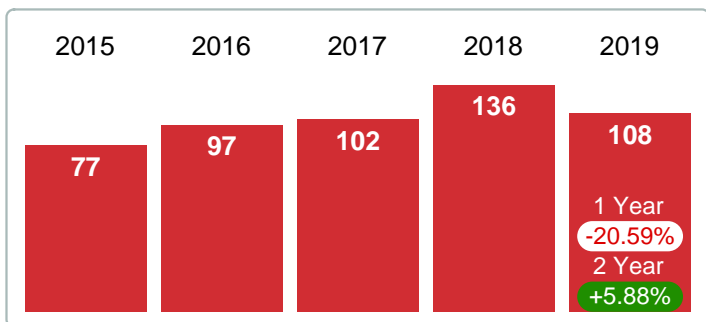
PENDING LISTINGS

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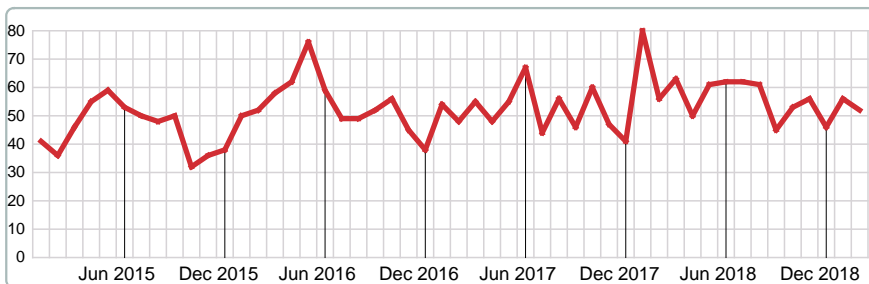
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 48

High Jan 2018 80 Low Oct 2015 32

Pending Listings this month at 52 above the 5 yr FEB average of 48



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	2	3.85%	32.0	1	1	0	0
\$20,001 - \$50,000	9	17.31%	58.0	4	4	1	0
\$50,001 - \$70,000	6	11.54%	12.5	1	4	0	1
\$70,001 - \$110,000	13	25.00%	31.0	1	10	1	1
\$110,001 - \$130,000	8	15.38%	30.0	0	5	3	0
\$130,001 - \$170,000	7	13.46%	78.0	0	6	1	0
\$170,001 and up	7	13.46%	19.0	0	5	2	0
Total Pending Units	52			7	35	8	2
Total Pending Volume	5,315,081	100%	38.0	335.60K	3.70M	1.13M	149.80K
Median Listing Price	\$91,200			\$49,900	\$96,500	\$120,995	\$74,900

February 2019



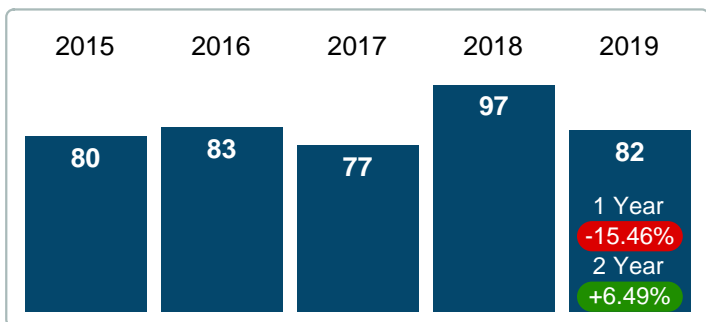
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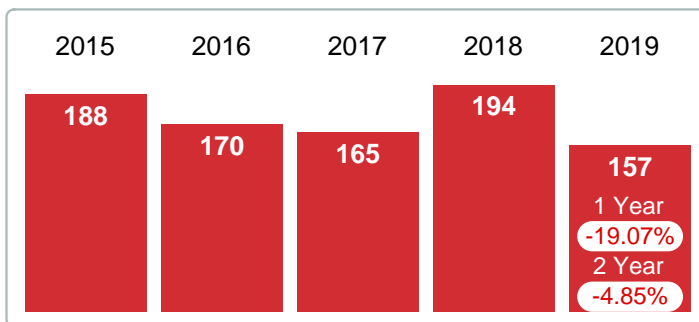
NEW LISTINGS

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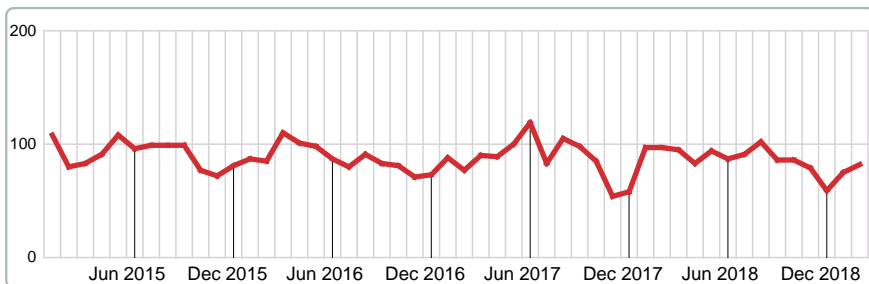
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

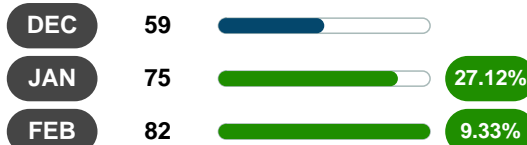


3 MONTHS

5 year FEB AVG = 84

High Jun 2017 119 Low Nov 2017 54

New Listings this month at **82**
below the 5 yr FEB average of **84**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	8	9.76%	3	5	0	0
\$30,001 - \$40,000	6	7.32%	3	3	0	0
\$40,001 - \$70,000	16	19.51%	6	9	0	1
\$70,001 - \$140,000	19	23.17%	0	16	3	0
\$140,001 - \$210,000	14	17.07%	0	10	4	0
\$210,001 - \$240,000	9	10.98%	1	3	5	0
\$240,001 and up	10	12.20%	3	4	2	1
Total New Listed Units	82		16	50	14	2
Total New Listed Volume	11,460,250	100%	2.16M	6.18M	2.78M	339.90K
Median New Listed Listing Price	\$100,700		\$46,000	\$95,250	\$197,000	\$169,950

February 2019



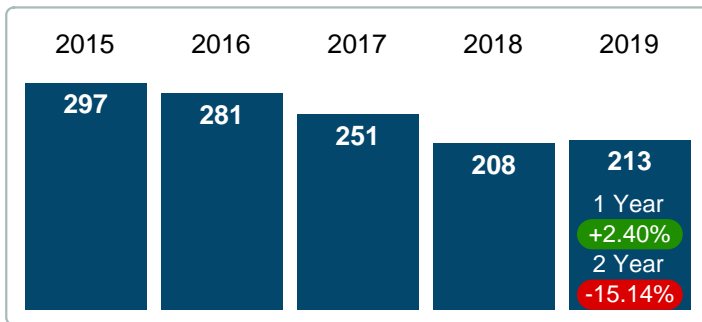
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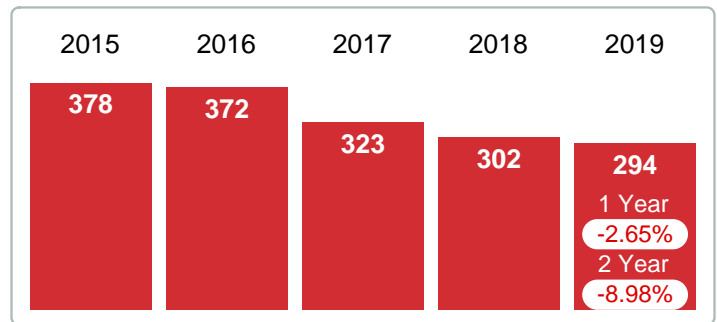
ACTIVE INVENTORY

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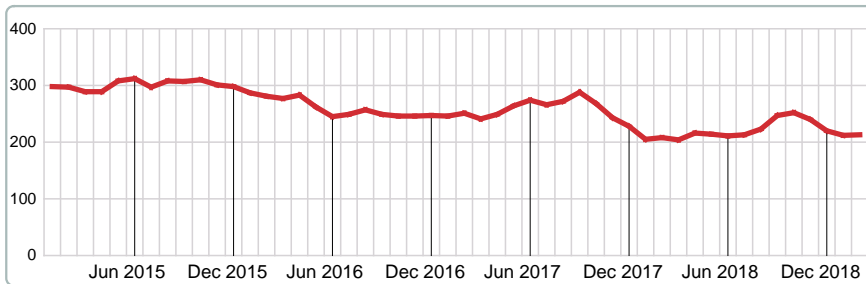
END OF FEBRUARY



ACTIVE DURING FEBRUARY

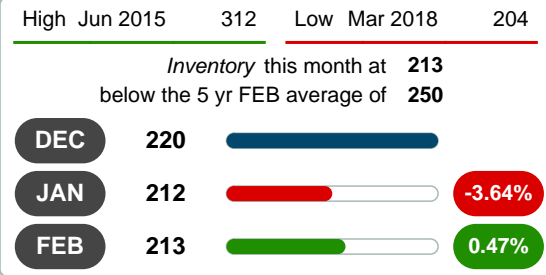


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 250



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	15	7.04%	44.0	5	9	0	1
\$20,001 - \$40,000	24	11.27%	61.5	10	12	2	0
\$40,001 - \$80,000	37	17.37%	76.0	15	20	2	0
\$80,001 - \$140,000	52	24.41%	56.0	0	38	13	1
\$140,001 - \$210,000	38	17.84%	74.5	3	25	10	0
\$210,001 - \$290,000	24	11.27%	41.0	1	10	11	2
\$290,001 and up	23	10.80%	77.0	4	8	8	3
Total Active Inventory by Units	213			38	122	46	7
Total Active Inventory by Volume	32,792,598	100%	58.0	3.77M	18.07M	9.18M	1.78M
Median Active Inventory Listing Price	\$109,000			\$48,000	\$105,250	\$179,450	\$280,000

February 2019



Area Delimited by County Of Muskogee - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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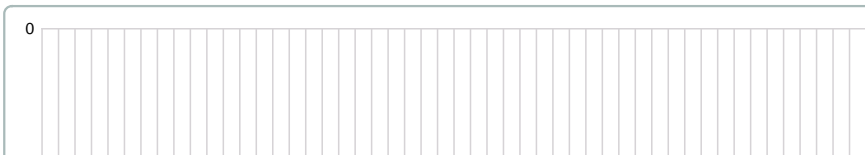
MSI FOR FEBRUARY

2015	2016	2017	2018	2019

INDICATORS FOR FEBRUARY 2019

Inventory	Closed	Absorption	MSI	MSI %
213	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 FEB AVG = inf

High Feb 2019	inf	Low Feb 2019	inf
Months Supply this month at inf equal to 5 yr FEB average of inf			
DEC	inf		%
JAN	inf		%
FEB	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	15	7.04%	2.81	1.54	6.00	0.00	12.00
\$20,001 \$40,000	24	11.27%	3.35	5.00	2.67	3.43	0.00
\$40,001 \$80,000	37	17.37%	2.96	4.74	2.58	1.60	0.00
\$80,001 \$140,000	52	24.41%	3.41	0.00	3.33	4.46	12.00
\$140,001 \$210,000	38	17.84%	3.23	7.20	3.13	3.24	0.00
\$210,001 \$290,000	24	11.27%	7.58	0.00	5.71	8.80	12.00
\$290,001 and up	23	10.80%	15.33	24.00	12.00	16.00	18.00
Market Supply of Inventory (MSI)			3.76	3.86	3.43	4.56	6.00
Total Active Inventory by Units		100%	3.76	38	122	46	7

February 2019



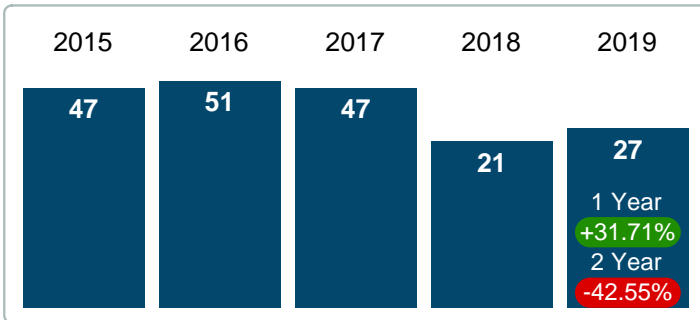
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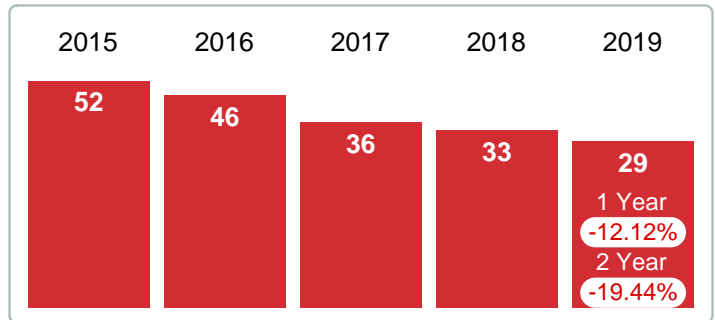
MEDIAN DAYS ON MARKET TO SALE

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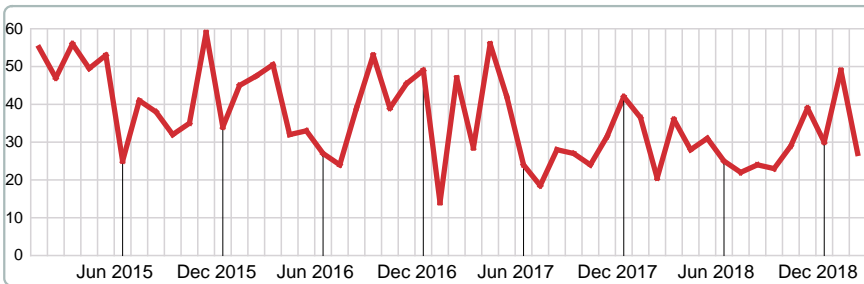
FEBRUARY



YEAR TO DATE (YTD)

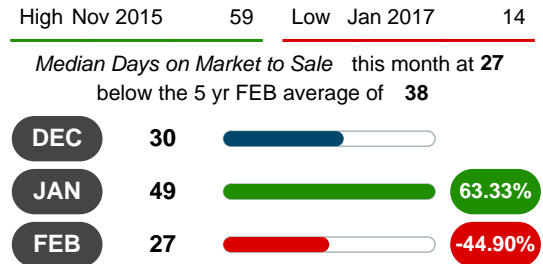


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 38



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	9.09%	16	26	6	0	0
\$20,001 - \$40,000	11.36%	27	0	27	0	0
\$40,001 - \$50,000	9.09%	19	37	29	6	0
\$50,001 - \$100,000	31.82%	20	8	28	101	27
\$100,001 - \$130,000	15.91%	18	0	23	15	0
\$130,001 - \$160,000	11.36%	31	0	29	139	0
\$160,001 and up	11.36%	42	0	47	34	0
Median Closed DOM		27	18	28	25	27
Total Closed Units	100%	27.0	6	30	6	2
Total Closed Volume		4,036,801	209.00K	2.99M	707.50K	125.90K

February 2019



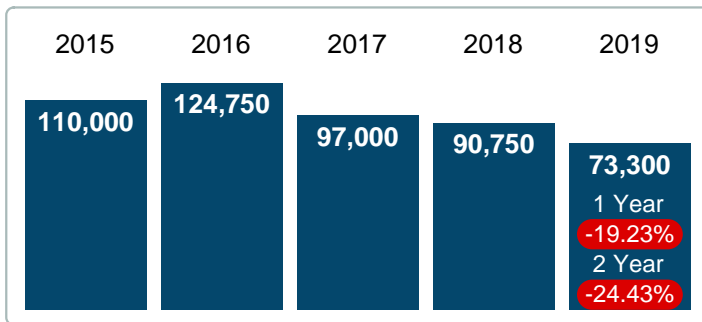
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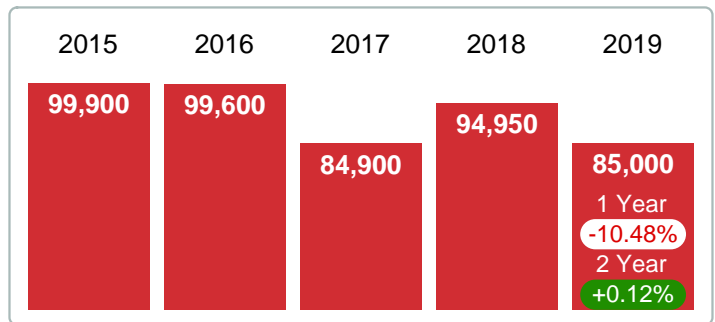
MEDIAN LIST PRICE AT CLOSING

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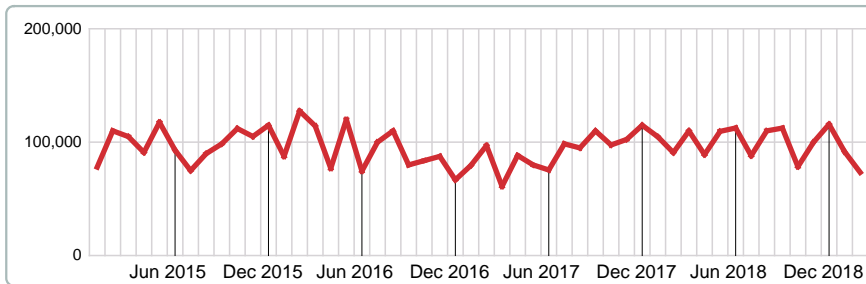
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

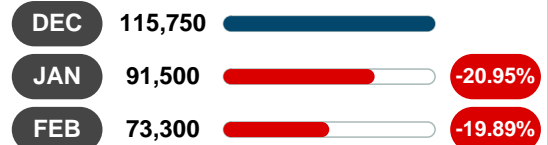


3 MONTHS

5 year FEB AVG = 99,160

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

Median List Price at Closing this month at **73,300**
below the 5 yr FEB average of **99,160**



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	6.82%	9,900	9,900	0	0	0
\$20,001 - \$40,000	13.64%	27,600	0	27,600	0	0
\$40,001 - \$50,000	9.09%	48,750	49,900	48,000	47,200	0
\$50,001 - \$100,000	31.82%	70,350	69,750	70,800	64,500	66,250
\$100,001 - \$130,000	11.36%	115,000	0	115,000	0	0
\$130,001 - \$160,000	15.91%	154,900	0	154,900	137,500	0
\$160,001 and up	11.36%	279,000	0	279,000	233,950	0
Median List Price		73,300	29,950	89,950	101,000	66,250
Total Closed Units	100%	73,300	6	30	6	2
Total Closed Volume		4,248,776	217.20K	3.13M	764.30K	132.50K

February 2019



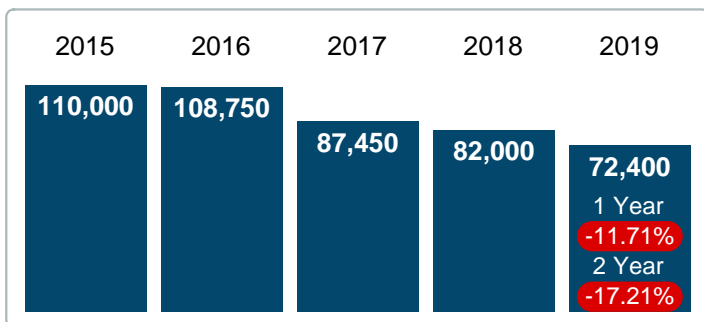
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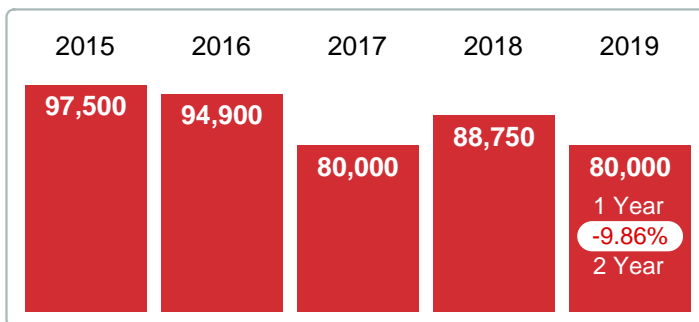
MEDIAN SOLD PRICE AT CLOSING

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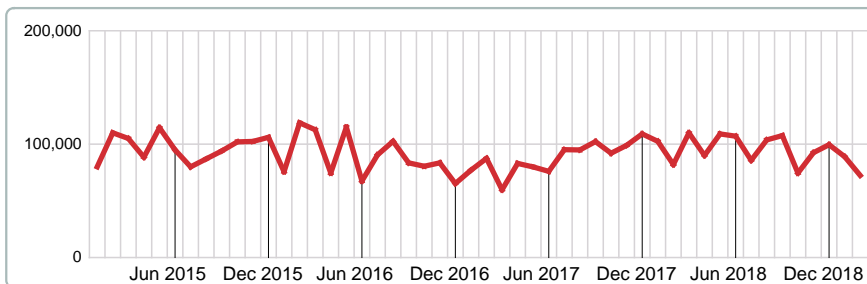
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

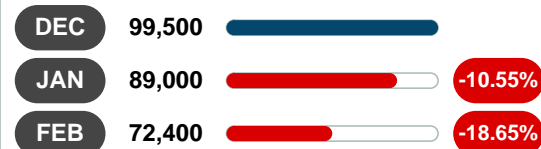


3 MONTHS

5 year FEB AVG = 92,120

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

Median Sold Price at Closing this month at **72,400**
below the 5 yr FEB average of **92,120**



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	9.09%	7,000	6,500	18,000	0	0
\$20,001 - \$40,000	11.36%	26,500	0	26,500	0	0
\$40,001 - \$50,000	9.09%	44,500	41,000	44,000	47,250	0
\$50,001 - \$100,000	31.82%	65,501	74,500	65,000	55,000	62,951
\$100,001 - \$130,000	15.91%	112,500	0	112,500	120,000	0
\$130,001 - \$160,000	11.36%	153,000	0	153,950	140,000	0
\$160,001 and up	11.36%	252,500	0	213,750	298,000	0
Median Sold Price		72,400	24,250	88,450	87,500	62,951
Total Closed Units	100%	72,400	6	30	6	2
Total Closed Volume		4,036,801	209.00K	2.99M	707.50K	125.90K

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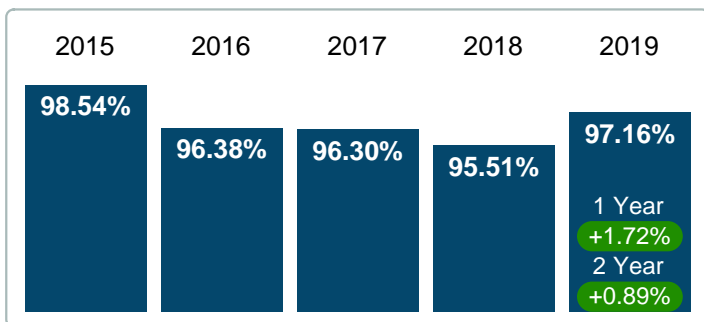
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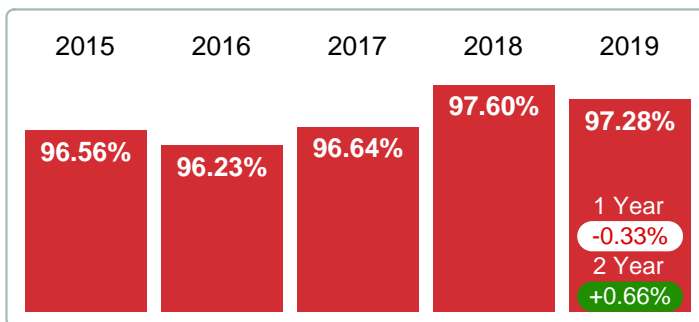
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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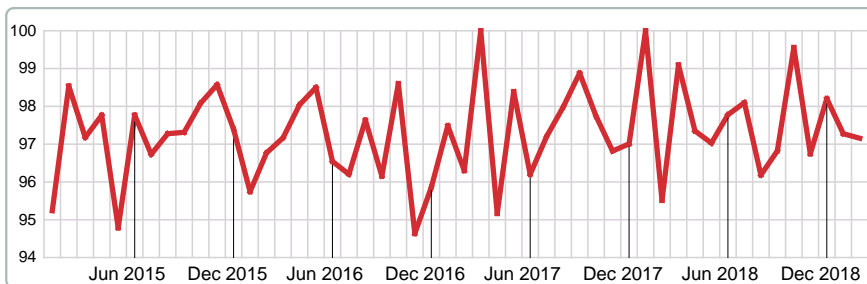
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

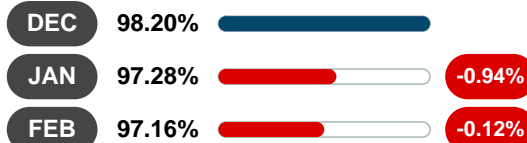


3 MONTHS

5 year FEB AVG = 96.78%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **97.16%**
equal to 5 yr FEB average of **96.78%**



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	9.09%	70.33%	65.66%	81.82%	0.00%	0.00%
\$20,001 - \$40,000	5	11.36%	91.97%	0.00%	91.97%	0.00%	0.00%
\$40,001 - \$50,000	4	9.09%	95.83%	82.16%	91.67%	100.11%	0.00%
\$50,001 - \$100,000	14	31.82%	100.00%	107.25%	100.00%	85.27%	95.46%
\$100,001 - \$130,000	7	15.91%	96.52%	0.00%	96.57%	70.63%	0.00%
\$130,001 - \$160,000	5	11.36%	100.00%	0.00%	99.39%	101.82%	0.00%
\$160,001 and up	5	11.36%	100.00%	0.00%	99.37%	100.00%	0.00%
Median Sold/List Ratio		97.16%		78.58%	97.16%	100.00%	95.46%
Total Closed Units		44	100%	6	30	6	2
Total Closed Volume		4,036,801		209.00K	2.99M	707.50K	125.90K

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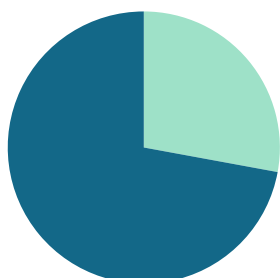
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Jul 20, 2023 for MLS Technology Inc.

INVENTORY

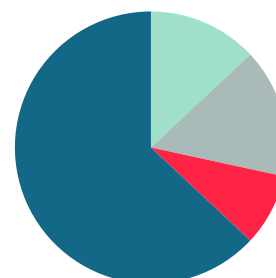


Inventory
 New Listings
82 = 27.89%
 Start Inventory
212
 Total Inventory Units
294
 Volume
\$42,744,529

Market Activity

Closed Sales
44 = 13.02%
 Pending Sales
52 = 15.38%
 Other Off Market
29 = 8.58%
 Active Inventory
213 = 63.02%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	52	44	-15.38%	104	91	-12.50%
Pending Sales	56	52	-7.14%	136	108	-20.59%
New Listings	97	82	-15.46%	194	157	-19.07%
Median List Price	90,750	73,300	-19.23%	94,950	85,000	-10.48%
Median Sale Price	82,000	72,400	-11.71%	88,750	80,000	-9.86%
Median Percent of Selling Price to List Price	95.51%	97.16%	1.72%	97.60%	97.28%	-0.33%
Median Days on Market to Sale	20.50	27.00	31.71%	33.00	29.00	-12.12%
Monthly Inventory	208	213	2.40%	208	213	2.40%
Months Supply of Inventory	3.95	3.76	-4.82%	3.95	3.76	-4.82%

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

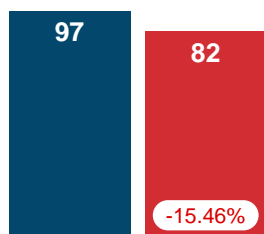
Inventory on February 28, 2019 = **213**

2018 **2019**

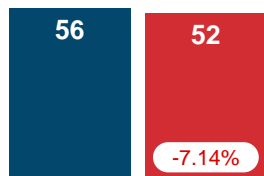
FEBRUARY MARKET

MEDIAN PRICES

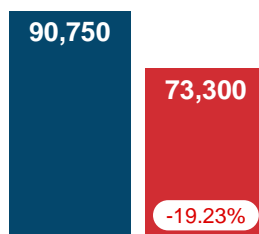
New Listings



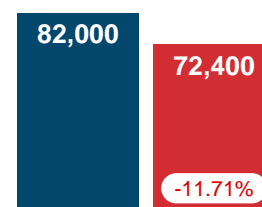
Pending Listings



List Price



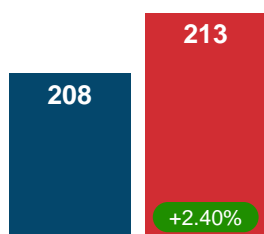
Sale Price



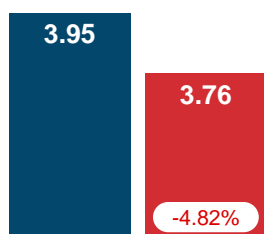
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

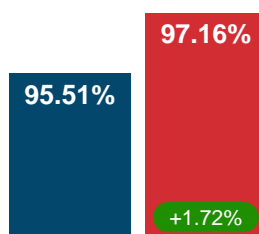
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

