

July 2019



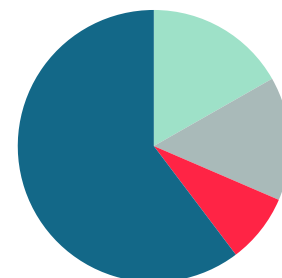
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	54	57	5.56%
Pending Listings	62	50	-19.35%
New Listings	91	94	3.30%
Average List Price	102,477	138,832	35.48%
Average Sale Price	100,566	133,292	32.54%
Average Percent of Selling Price to List Price	102.51%	96.27%	-6.09%
Average Days on Market to Sale	37.04	35.37	-4.51%
End of Month Inventory	213	205	-3.76%
Months Supply of Inventory	3.79	3.72	-2.01%



■ Closed (16.76%)
■ Pending (14.71%)
■ Other OffMarket (8.24%)
■ Active (60.29%)

Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of July 31, 2019 = **205**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **3.76%** to 205 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 **3.72** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **32.54%** in July 2019 to \$133,292 versus the previous year at \$100,566.

Average Days on Market Shortens

The average number of **35.37** days that homes spent on the market before selling decreased by 1.67 days or **4.51%** in July 2019 compared to last year's same month at **37.04** DOM.

Sales Success for July 2019 is Positive

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

There were 94 New Listings in July 2019, up **3.30%** from last year at 91. Furthermore, there were 57 Closed Listings this month versus last year at 54, a **5.56%** increase.

Closed versus Listed trends yielded a **60.6%** ratio, up from previous year's, July 2018, at **59.3%**, a **2.19%** upswing. 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

July 2019



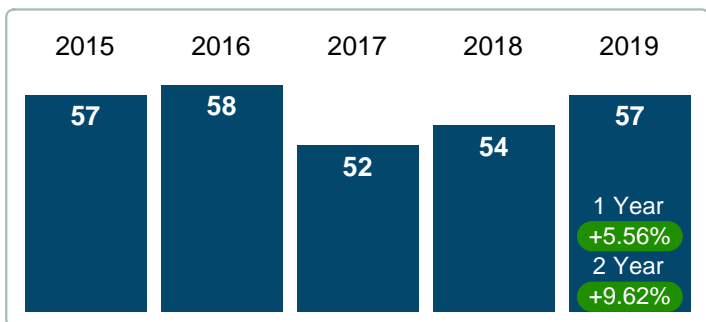
Area Delimited by County Of Muskogee - Residential Property Type



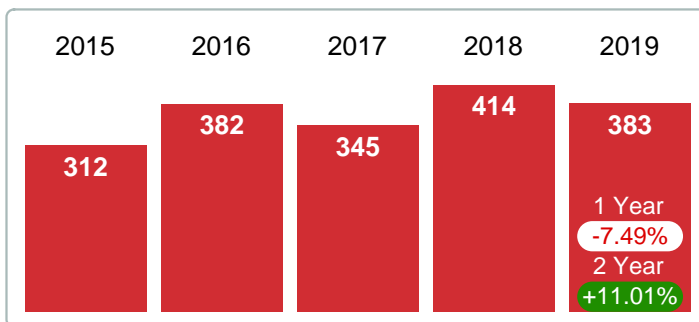
CLOSED LISTINGS

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

JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 56

High Jun 2016 75 Low Feb 2015 27

Closed Listings this month at 57 above the 5 yr JUL average of 56

Month	Closed Listings	% Change
MAY	57	
JUN	57	0.00%
JUL	57	0.00%

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	5.26%	72.3	0	2	0	1
\$20,001 - \$30,000	8	14.04%	33.3	4	4	0	0
\$30,001 - \$90,000	8	14.04%	24.3	2	6	0	0
\$90,001 - \$140,000	15	26.32%	44.0	1	13	1	0
\$140,001 - \$190,000	11	19.30%	29.6	0	10	1	0
\$190,001 - \$250,000	7	12.28%	31.0	0	4	2	1
\$250,001 and up	5	8.77%	27.2	1	1	2	1
Total Closed Units	57			8	40	6	3
Total Closed Volume	7,597,660	100%	35.4	584.25K	5.15M	1.26M	604.90K
Average Closed Price	\$133,292			\$73,031	\$128,790	\$209,483	\$201,633

July 2019



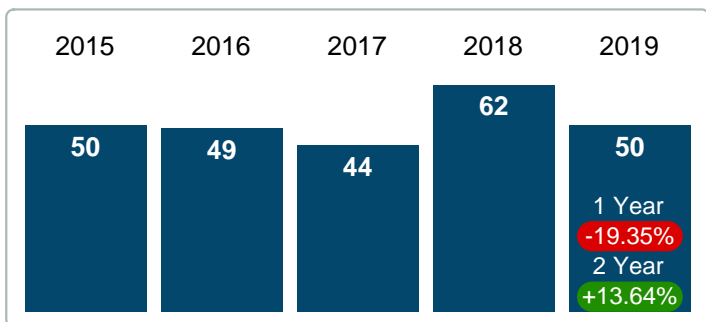
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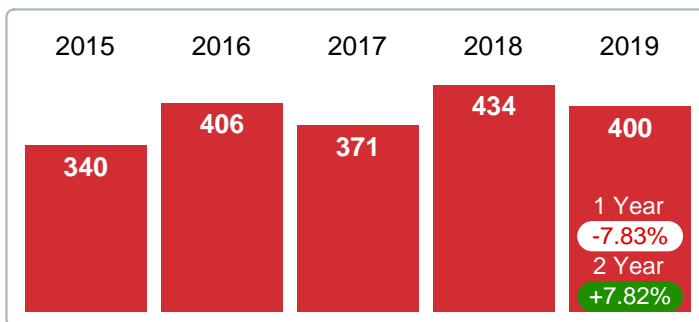
PENDING LISTINGS

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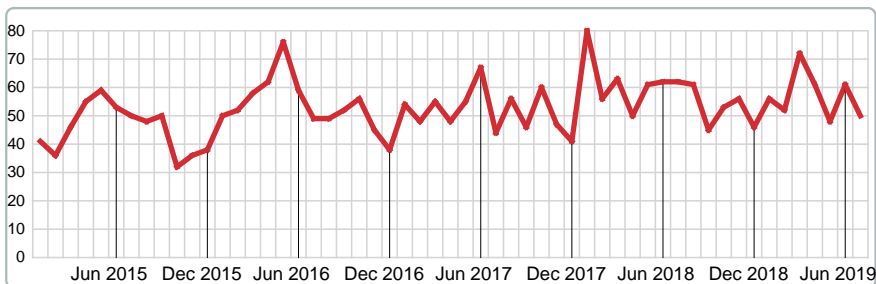
JULY



YEAR TO DATE (YTD)

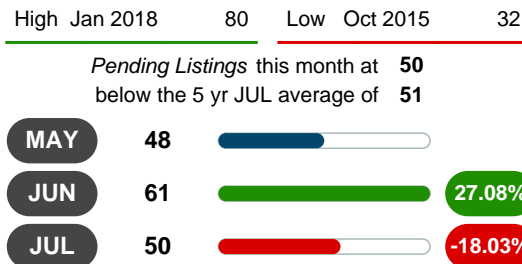


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	6.00%	18.0	1	2	0	0
\$20,001 - \$50,000	7	14.00%	46.3	5	2	0	0
\$50,001 - \$90,000	7	14.00%	30.1	1	5	1	0
\$90,001 - \$150,000	13	26.00%	61.3	2	10	1	0
\$150,001 - \$180,000	7	14.00%	26.7	0	7	0	0
\$180,001 - \$270,000	8	16.00%	68.0	0	2	5	1
\$270,001 and up	5	10.00%	40.0	0	2	3	0
Total Pending Units	50			9	30	10	1
Total Pending Volume	6,815,600	100%	46.3	458.80K	3.91M	2.19M	258.90K
Average Listing Price	\$136,312			\$50,978	\$130,413	\$218,550	\$258,900

July 2019



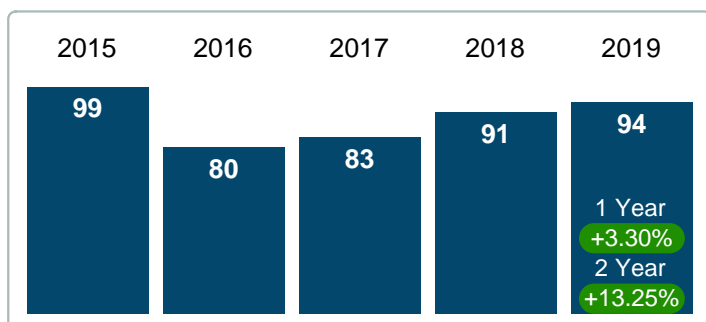
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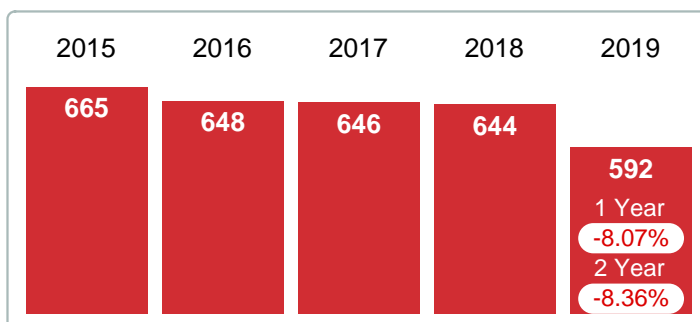
NEW LISTINGS

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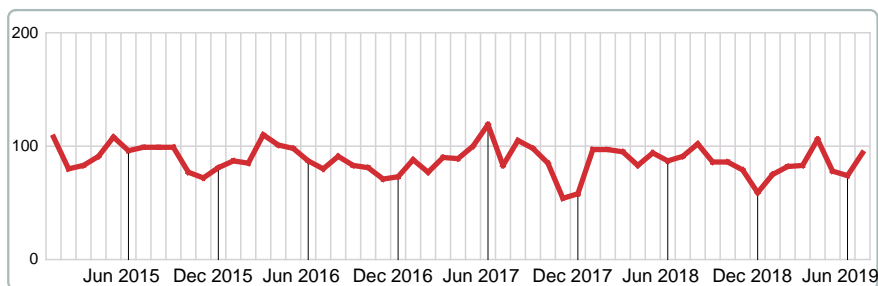
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

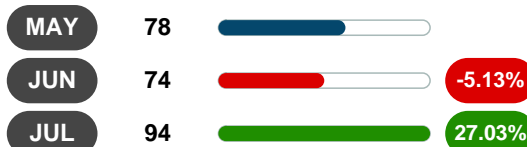


3 MONTHS

5 year JUL AVG = 89

High Jun 2017 119 Low Nov 2017 54

New Listings this month at **94**
above the 5 yr JUL average of **89**



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	8.51%	4	4	0	0
\$30,001 - \$70,000	11	11.70%	6	2	2	1
\$70,001 - \$100,000	16	17.02%	0	12	4	0
\$100,001 - \$160,000	23	24.47%	3	16	3	1
\$160,001 - \$210,000	14	14.89%	0	6	7	1
\$210,001 - \$290,000	12	12.77%	0	4	7	1
\$290,001 and up	10	10.64%	1	4	1	4
Total New Listed Units	94		14	48	24	8
Total New Listed Volume	16,964,469	100%	1.19M	8.53M	4.25M	3.00M
Average New Listed Listing Price	\$140,924		\$84,757	\$177,722	\$177,079	\$374,663

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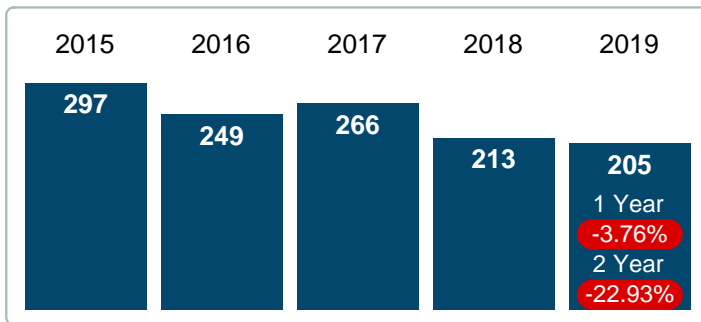
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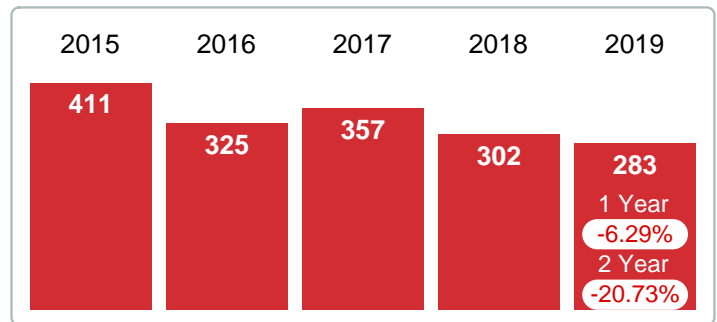
ACTIVE INVENTORY

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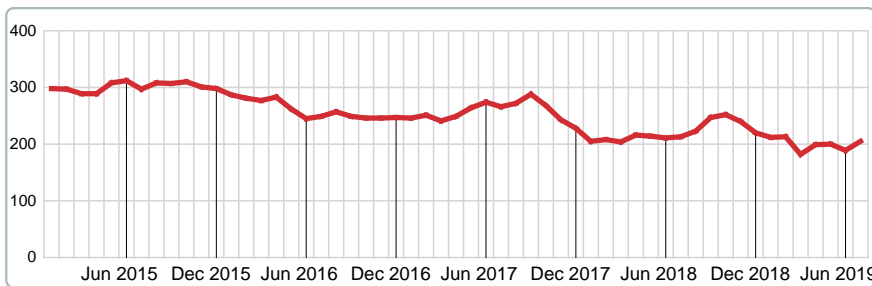
END OF JULY



ACTIVE DURING JULY

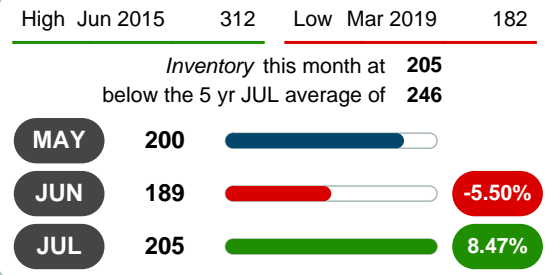


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 246



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	14	6.83%	75.4	3	9	1	1
\$25,001 - \$50,000	27	13.17%	71.8	14	12	0	1
\$50,001 - \$75,000	27	13.17%	68.8	10	14	3	0
\$75,001 - \$150,000	59	28.78%	55.2	6	39	13	1
\$150,001 - \$225,000	30	14.63%	69.4	1	14	13	2
\$225,001 - \$325,000	25	12.20%	68.3	1	8	10	6
\$325,001 and up	23	11.22%	62.2	2	9	9	3
Total Active Inventory by Units	205			37	105	49	14
Total Active Inventory by Volume	34,096,643	100%	65.0	3.48M	15.85M	10.51M	4.26M
Average Active Inventory Listing Price	\$166,325			\$94,105	\$150,963	\$214,454	\$303,957

July 2019



Area Delimited by County Of Muskogee - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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

MSI FOR JULY

2015	2016	2017	2018	2019
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INDICATORS FOR JULY 2019

Inventory	Closed	Absorption	MSI	MSI %
205	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 JUL AVG = inf

High Jul 2019	inf	Low Jul 2019	inf
Months Supply this month at inf equal to 5 yr JUL average of inf			
MAY	inf		%
JUN	inf		%
JUL	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	21	10.24%	2.33	1.62	2.88	2.40	12.00
\$30,001 \$50,000	20	9.76%	3.33	4.00	3.27	0.00	0.00
\$50,001 \$80,000	33	16.10%	4.26	7.76	2.95	9.00	0.00
\$80,001 \$150,000	53	25.85%	2.93	6.00	2.79	2.61	6.00
\$150,001 \$230,000	31	15.12%	3.10	3.00	1.95	6.00	12.00
\$230,001 \$320,000	24	11.71%	8.00	6.00	6.86	6.00	36.00
\$320,001 and up	23	11.22%	17.25	24.00	18.00	18.00	12.00
Market Supply of Inventory (MSI)		3.72		3.83	3.05	4.90	12.92
Total Active Inventory by Units		205	100%	37	105	49	14

July 2019



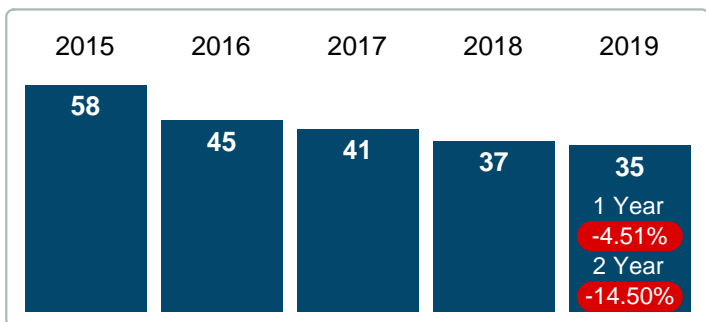
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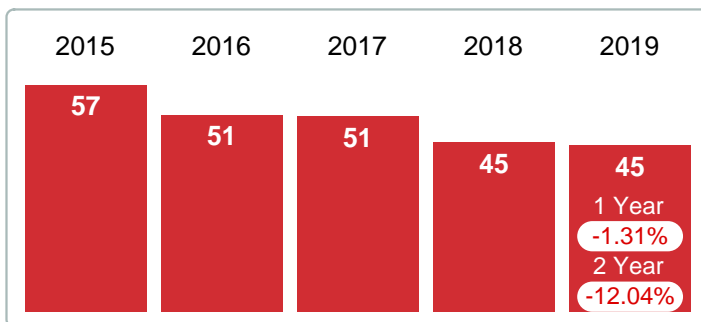
AVERAGE DAYS ON MARKET TO SALE

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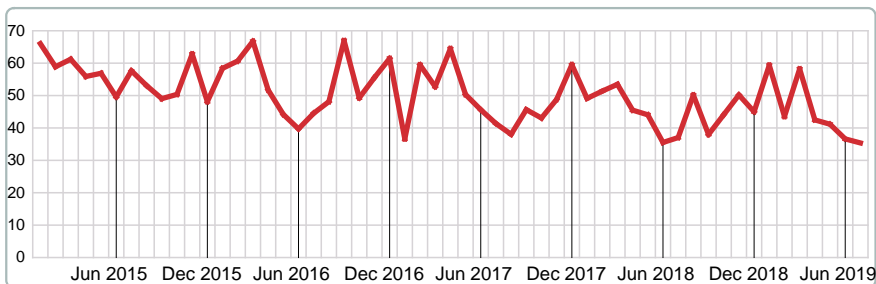
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

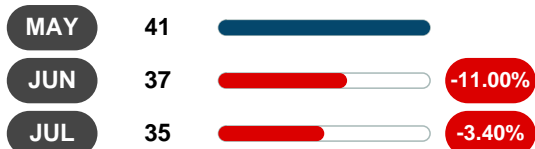


3 MONTHS

5 year JUL AVG = 43

High Sep 2016 67 Low Jul 2019 35

Average Days on Market to Sale this month at 35 below the 5 yr JUL average of 43



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	5.26%	72	0	48	0	121
\$20,001 - \$30,000	14.04%	33	35	31	0	0
\$30,001 - \$90,000	14.04%	24	19	26	0	0
\$90,001 - \$140,000	26.32%	44	80	32	162	0
\$140,001 - \$190,000	19.30%	30	0	23	93	0
\$190,001 - \$250,000	12.28%	31	0	37	5	60
\$250,001 and up	8.77%	27	58	19	8	43
Average Closed DOM		35	40	30	47	75
Total Closed Units	100%	35	8	40	6	3
Total Closed Volume		7,597,660	584.25K	5.15M	1.26M	604.90K

July 2019



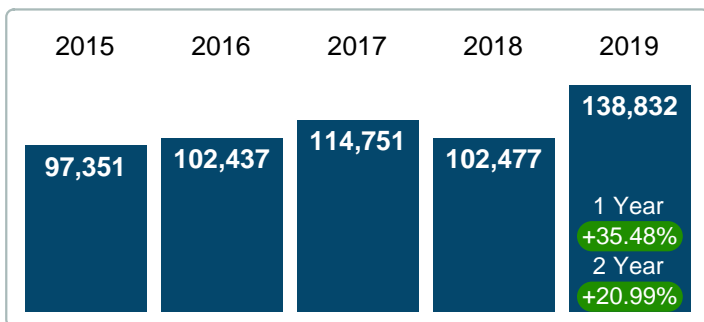
Area Delimited by County Of Muskogee - Residential Property Type



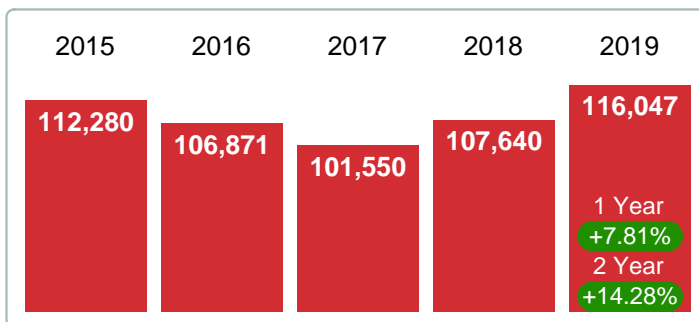
AVERAGE LIST PRICE AT CLOSING

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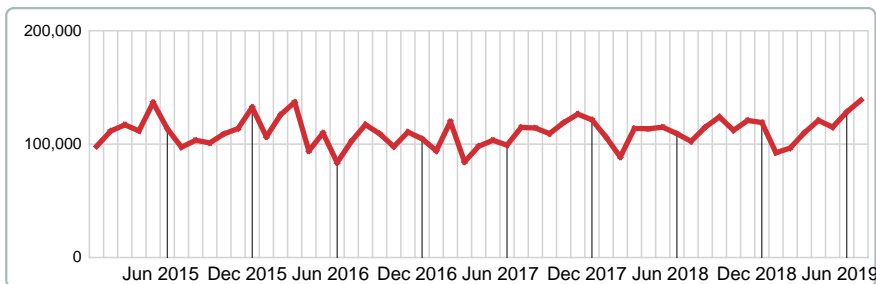
JULY



YEAR TO DATE (YTD)

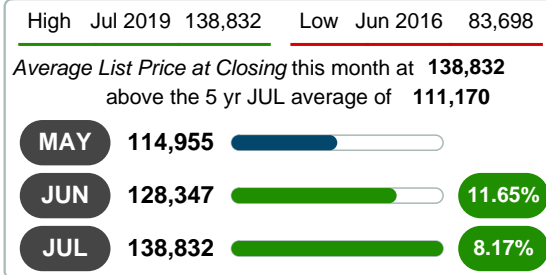


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 111,170



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds		
\$20,000 and less	3	5.26%	12,233	0	14,900	0	6,900	
\$20,001 \$30,000	8	14.04%	26,500	25,825	31,700	0	0	
\$30,001 \$90,000	7	12.28%	55,186	30,700	68,467	0	0	
\$90,001 \$140,000	15	26.32%	122,927	125,000	127,446	107,000	0	
\$140,001 \$190,000	11	19.30%	165,436	0	170,130	169,500	0	
\$190,001 \$250,000	6	10.53%	227,483	0	253,200	234,500	225,000	
\$250,001 and up	7	12.28%	321,400	350,000	425,000	274,000	385,000	
Average List Price		138,832		79,963	134,083	215,583	205,633	
Total Closed Units		57	100%	138,832	8	40	6	3
Total Closed Volume		7,913,400		639.70K	5.36M	1.29M	616.90K	

July 2019



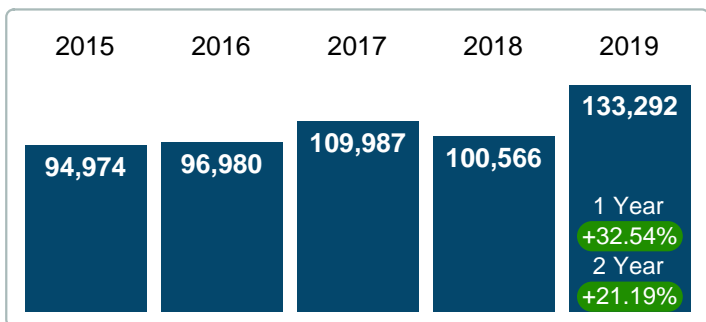
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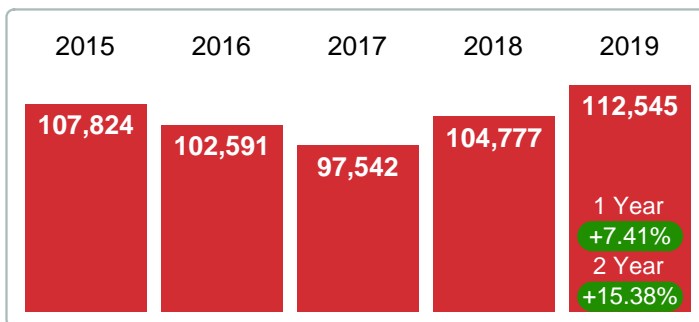
AVERAGE SOLD PRICE AT CLOSING

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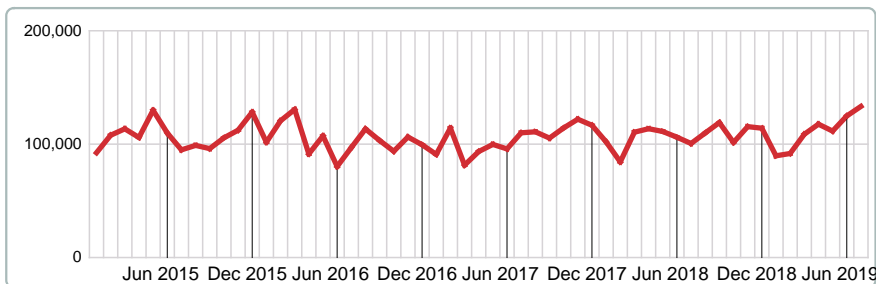
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 107,160

High Jul 2019 133,292 Low Jun 2016 80,283

Average Sold Price at Closing this month at **133,292** above the 5 yr JUL average of **107,160**

MAY	111,521	<div style="width: 80%;"></div>
JUN	124,870	<div style="width: 95%;"></div> 11.97%
JUL	133,292	<div style="width: 100%;"></div> 6.74%

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less 3	5.26%	11,935	0	14,453	0	6,900
\$20,001 \$30,000 8	14.04%	26,194	25,338	27,050	0	0
\$30,001 \$90,000 8	14.04%	55,735	31,500	63,813	0	0
\$90,001 \$140,000 15	26.32%	123,262	120,000	124,917	105,000	0
\$140,001 \$190,000 11	19.30%	162,655	0	163,920	150,000	0
\$190,001 \$250,000 7	12.28%	231,929	0	235,875	228,500	223,000
\$250,001 and up 5	8.77%	328,960	299,900	425,000	272,450	375,000
Average Sold Price		133,292	73,031	128,790	209,483	201,633
Total Closed Units	100%	57	8	40	6	3
Total Closed Volume		7,597,660	584.25K	5.15M	1.26M	604.90K

July 2019



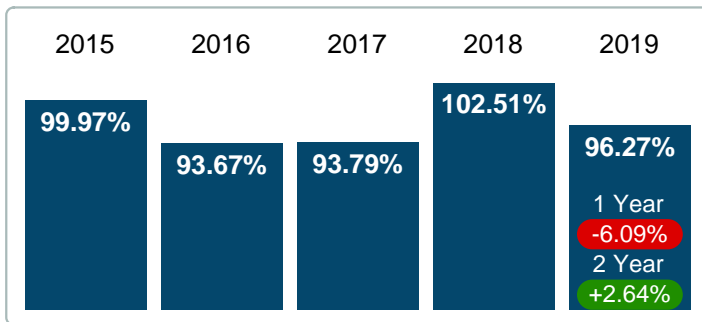
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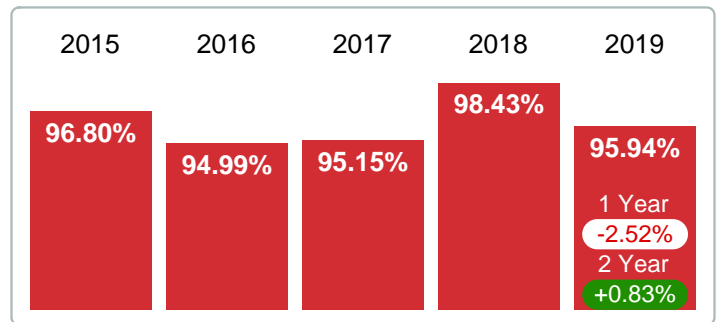
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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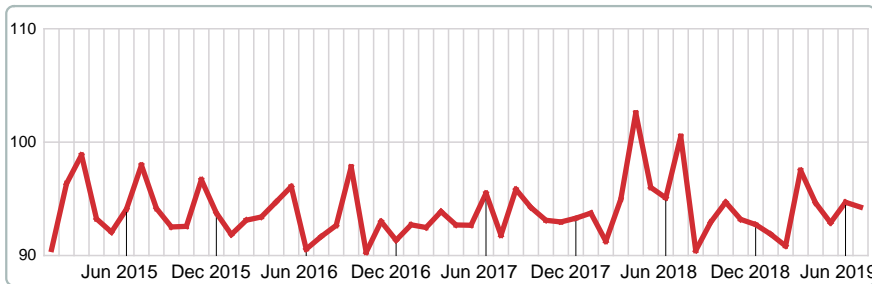
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

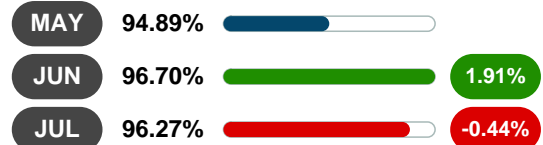


3 MONTHS

5 year JUL AVG = 97.24%

High Apr 2018 104.57% Low Oct 2016 92.29%

Average Sold/List Ratio this month at **96.27%**
below the 5 yr JUL average of **97.24%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$20,000 and less	3	5.26%	98.00%	0.00%	97.00%	0.00%	100.00%	
\$20,001 - \$30,000	8	14.04%	94.10%	98.60%	89.60%	0.00%	0.00%	
\$30,001 - \$90,000	8	14.04%	96.07%	102.86%	93.80%	0.00%	0.00%	
\$90,001 - \$140,000	15	26.32%	97.94%	96.00%	98.07%	98.13%	0.00%	
\$140,001 - \$190,000	11	19.30%	95.79%	0.00%	96.52%	88.50%	0.00%	
\$190,001 - \$250,000	7	12.28%	95.28%	0.00%	93.33%	97.27%	99.11%	
\$250,001 and up	5	8.77%	96.45%	85.69%	100.00%	99.58%	97.40%	
Average Sold/List Ratio		96.30%		97.73%	95.72%	96.72%	98.84%	
Total Closed Units		57	100%	96.30%	8	40	6	3
Total Closed Volume		7,597,660			584.25K	5.15M	1.26M	604.90K

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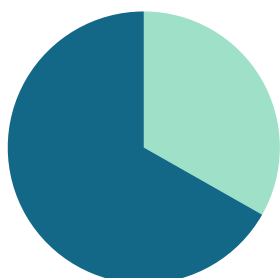
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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INVENTORY

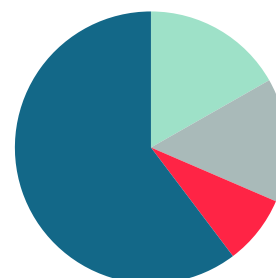


Inventory
 New Listings
94 = 33.22%
 Start Inventory
189
 Total Inventory Units
283
 Volume
\$46,770,643

Market Activity

Closed Sales
57 = 16.76%
 Pending Sales
50 = 14.71%
 Other Off Market
28 = 8.24%
 Active Inventory
205 = 60.29%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	54	57	5.56%	414	383	-7.49%
Pending Sales	62	50	-19.35%	434	400	-7.83%
New Listings	91	94	3.30%	644	592	-8.07%
Average List Price	102,477	138,832	35.48%	107,640	116,047	7.81%
Average Sale Price	100,566	133,292	32.54%	104,777	112,545	7.41%
Average Percent of Selling Price to List Price	102.51%	96.27%	-6.09%	98.43%	95.94%	-2.52%
Average Days on Market to Sale	37.04	35.37	-4.51%	45.23	44.64	-1.31%
Monthly Inventory	213	205	-3.76%	213	205	-3.76%
Months Supply of Inventory	3.79	3.72	-2.01%	3.79	3.72	-2.01%

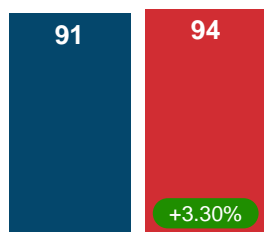
Absorption: Last 12 months, an Average of **55** Sales/Month

Inventory on July 31, 2019 = **205**

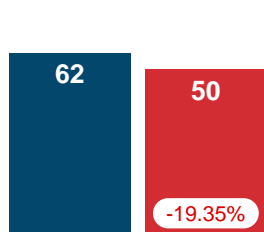
2018 **2019**

JULY MARKET

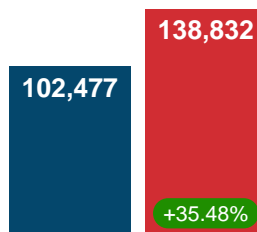
New Listings



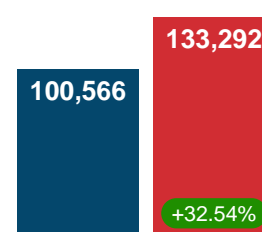
Pending Listings



List Price

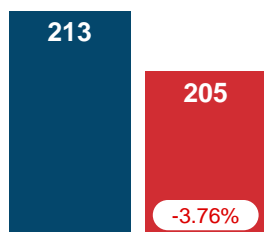


Sale Price

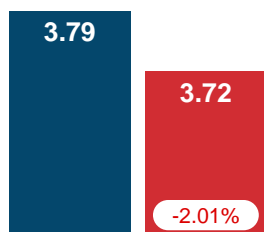


INVENTORY

Active Inventory

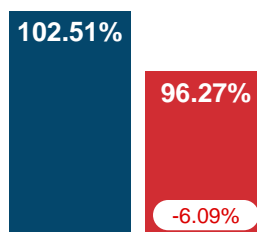


Monthly Supply of Inventory



AVERAGE SOLD/LIST RATIO & DOM

Sale/List Ratio



Days on Market

