

July 2019



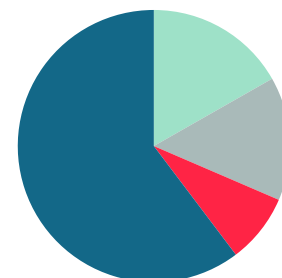
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	88,050	138,000	56.73%
Median Sale Price	85,750	135,000	57.43%
Median Percent of Selling Price to List Price	98.10%	98.46%	0.37%
Median Days on Market to Sale	22.00	19.00	-13.64%
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.

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 **57.43%** in July 2019 to \$135,000 versus the previous year at \$85,750.

Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 3.00 days or **13.64%** in July 2019 compared to last year's same month at **22.00** DOM.

Sales Success for July 2019 is Positive

Overall, with Median 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.

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

July 2019



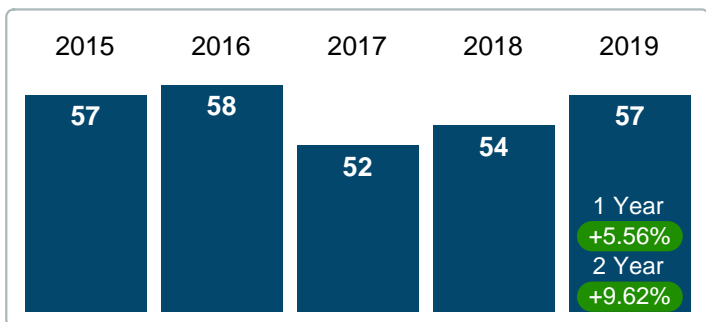
Area Delimited by County Of Muskogee - Residential Property Type



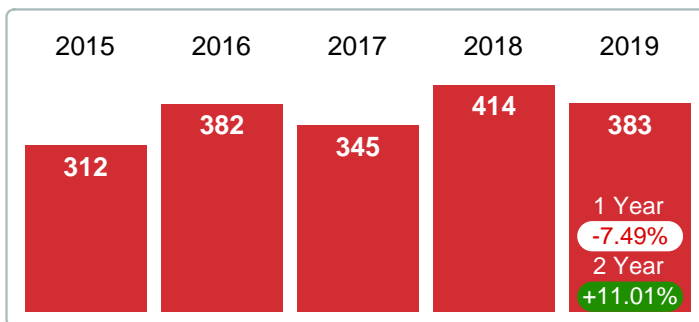
CLOSED LISTINGS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	5.26%	78.0	0	2	0	1
\$20,001 - \$30,000	8	14.04%	19.0	4	4	0	0
\$30,001 - \$90,000	8	14.04%	24.0	2	6	0	0
\$90,001 - \$140,000	15	26.32%	22.0	1	13	1	0
\$140,001 - \$190,000	11	19.30%	8.0	0	10	1	0
\$190,001 - \$250,000	7	12.28%	18.0	0	4	2	1
\$250,001 and up	5	8.77%	19.0	1	1	2	1
Total Closed Units	57			8	40	6	3
Total Closed Volume	7,597,660	100%	19.0	584.25K	5.15M	1.26M	604.90K
Median Closed Price	\$135,000			\$29,525	\$135,000	\$228,500	\$223,000

July 2019



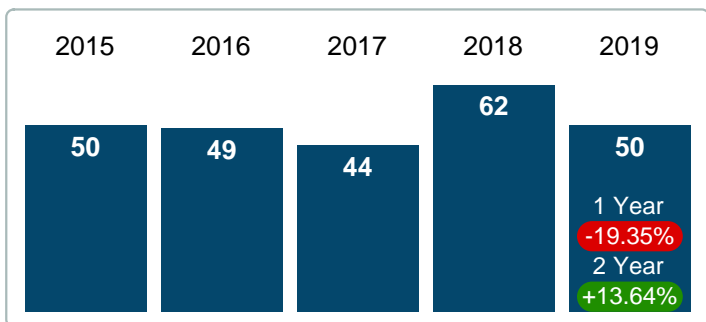
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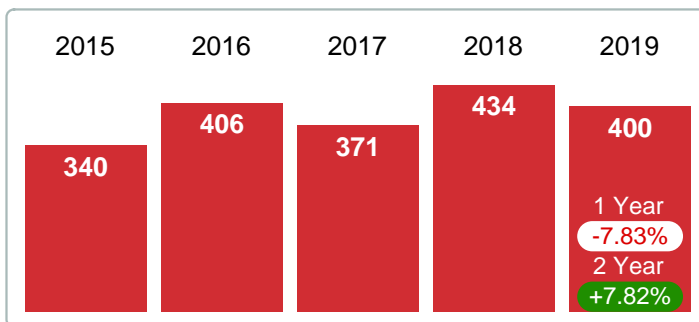
PENDING LISTINGS

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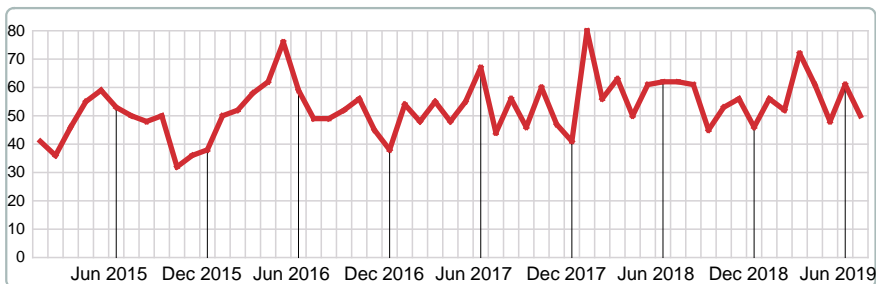
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

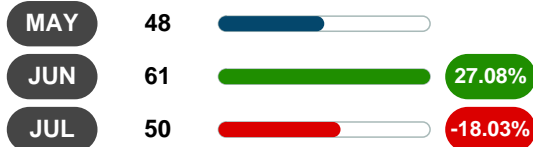


3 MONTHS

5 year JUL AVG = 51

High Jan 2018 80 Low Oct 2015 32

Pending Listings this month at 50 below the 5 yr JUL average of 51



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	3	6.00%	17.0	1	2	0	0
\$20,001 - \$50,000	7	14.00%	34.0	5	2	0	0
\$50,001 - \$90,000	7	14.00%	32.0	1	5	1	0
\$90,001 - \$150,000	13	26.00%	54.0	2	10	1	0
\$150,001 - \$180,000	7	14.00%	3.0	0	7	0	0
\$180,001 - \$270,000	8	16.00%	81.0	0	2	5	1
\$270,001 and up	5	10.00%	34.0	0	2	3	0
Total Pending Units	50			9	30	10	1
Total Pending Volume	6,815,600	100%	33.0	458.80K	3.91M	2.19M	258.90K
Median Listing Price	\$119,750			\$38,900	\$118,750	\$224,150	\$258,900

July 2019



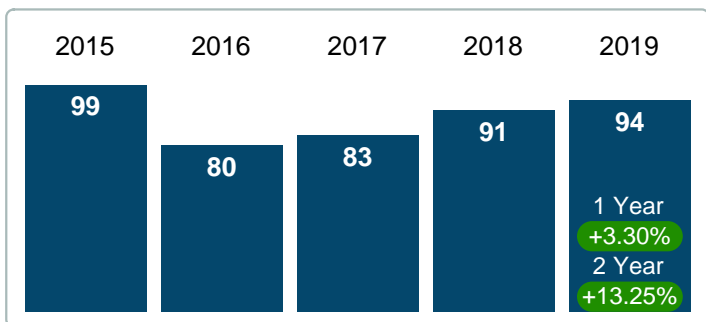
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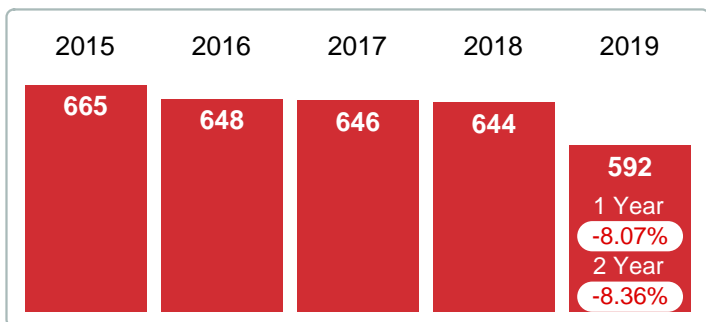
NEW LISTINGS

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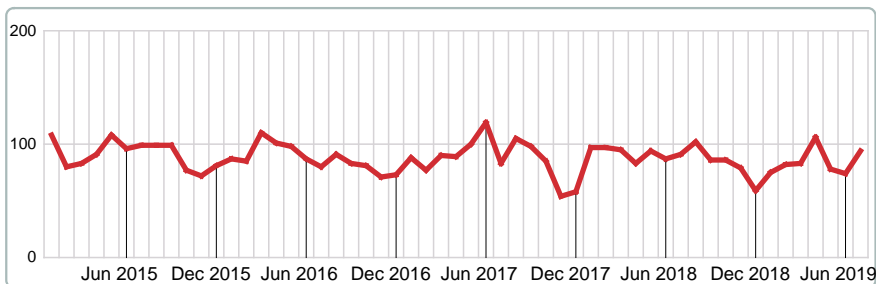
JULY



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
Median New Listed Listing Price	\$121,450		\$52,450	\$114,700	\$179,900	\$294,900

July 2019



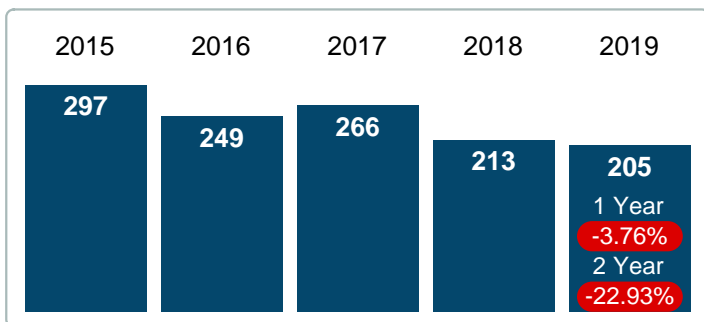
Area Delimited by County Of Muskogee - Residential Property Type



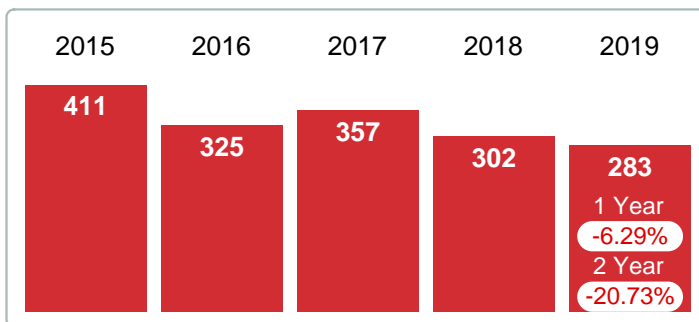
ACTIVE INVENTORY

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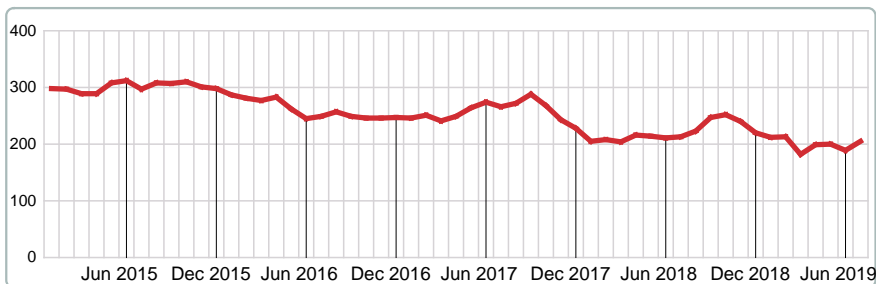
END OF JULY



ACTIVE DURING JULY

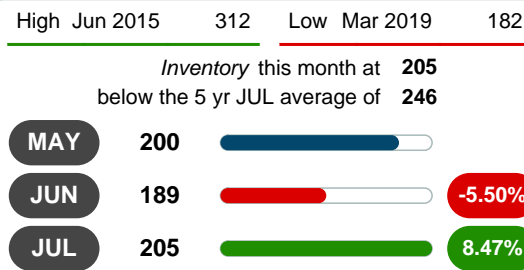


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 246



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	21	10.24%	67.0	7	12	1	1
\$30,001 \$50,000	20	9.76%	66.0	10	9	0	1
\$50,001 \$80,000	33	16.10%	49.0	11	16	6	0
\$80,001 \$150,000	53	25.85%	36.0	5	37	10	1
\$150,001 \$230,000	31	15.12%	58.0	1	14	14	2
\$230,001 \$320,000	24	11.71%	67.0	1	8	9	6
\$320,001 and up	23	11.22%	50.0	2	9	9	3
Total Active Inventory by Units	205			37	105	49	14
Total Active Inventory by Volume	34,096,643	100%	54.0	3.48M	15.85M	10.51M	4.26M
Median Active Inventory Listing Price	\$114,900			\$55,000	\$105,000	\$179,900	\$292,450

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



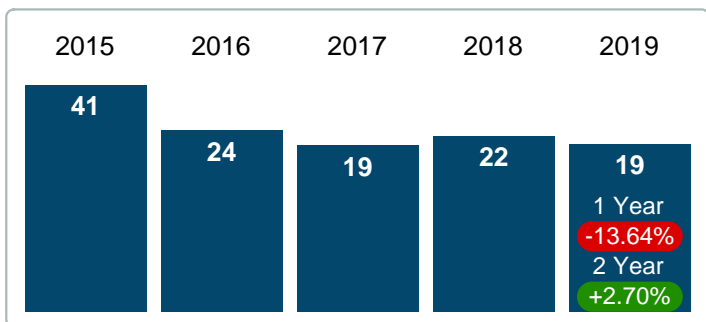
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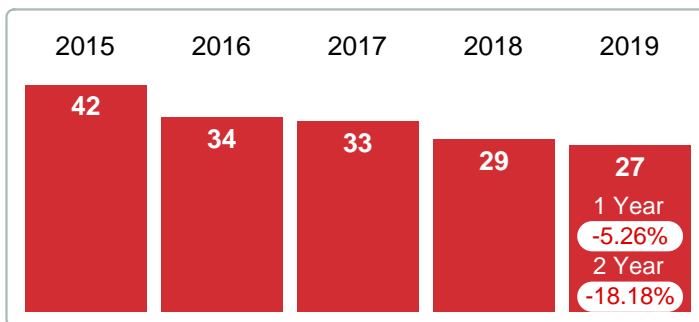
MEDIAN DAYS ON MARKET TO SALE

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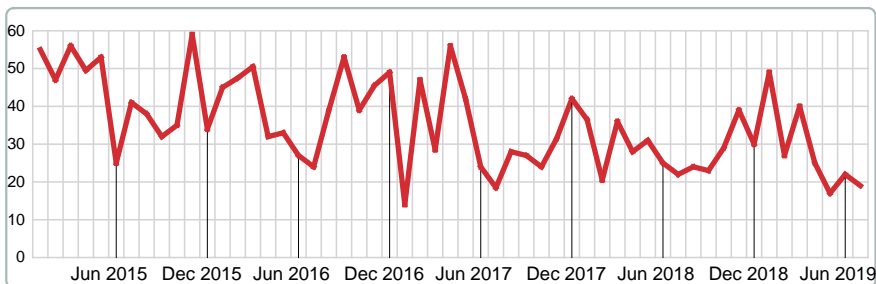
JULY



YEAR TO DATE (YTD)

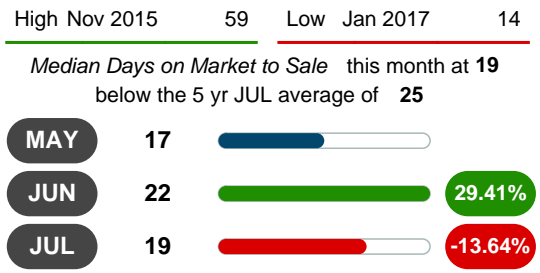


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 25



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	5.26%	78	0	48	0	121
\$20,001 - \$30,000	14.04%	19	16	30	0	0
\$30,001 - \$90,000	14.04%	24	19	24	0	0
\$90,001 - \$140,000	26.32%	22	80	22	162	0
\$140,001 - \$190,000	19.30%	8	0	8	93	0
\$190,001 - \$250,000	12.28%	18	0	26	5	60
\$250,001 and up	8.77%	19	58	19	8	43
Median Closed DOM		19	27	18	9	60
Total Closed Units	100%	19.0	8	40	6	3
Total Closed Volume		7,597,660	584.25K	5.15M	1.26M	604.90K

July 2019



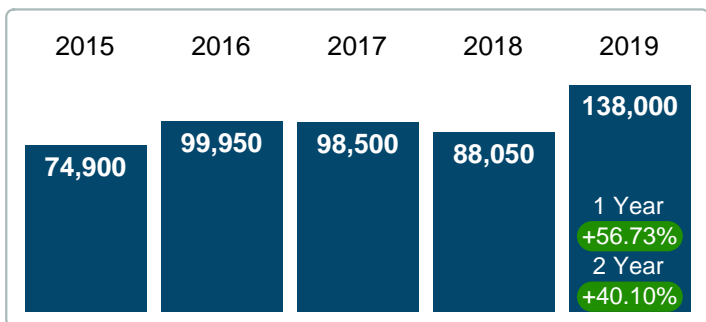
Area Delimited by County Of Muskogee - Residential Property Type



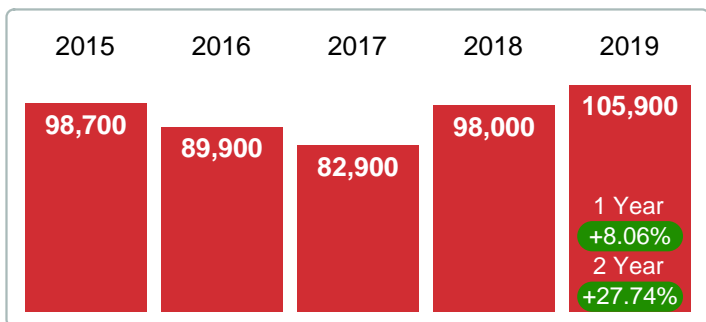
MEDIAN LIST PRICE AT CLOSING

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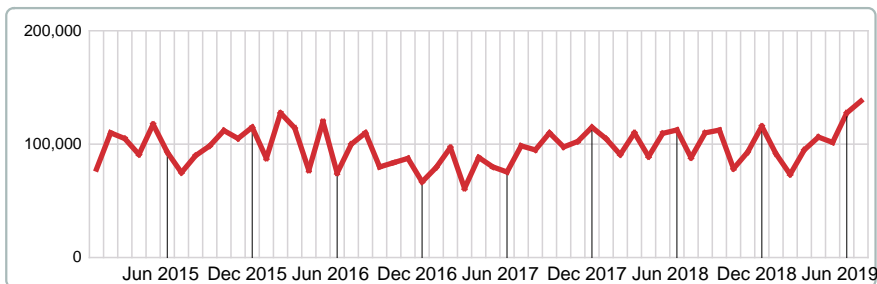
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

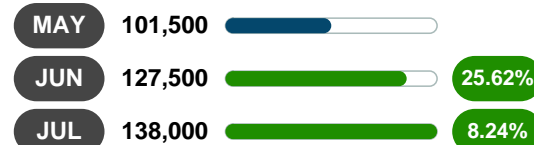


3 MONTHS

5 year JUL AVG = 99,880

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

Median List Price at Closing this month at **138,000** above the 5 yr JUL average of **99,880**



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	5.26%	14,900	0	14,900	0	6,900
\$20,001 - \$30,000	14.04%	26,500	28,000	25,000	0	0
\$30,001 - \$90,000	12.28%	49,500	32,500	54,700	0	0
\$90,001 - \$140,000	26.32%	125,000	125,000	128,500	107,000	0
\$140,001 - \$190,000	19.30%	169,900	0	169,900	169,500	0
\$190,001 - \$250,000	10.53%	223,500	0	210,950	249,000	225,000
\$250,001 and up	12.28%	299,000	350,000	267,900	299,000	385,000
Median List Price		138,000	28,950	138,950	234,500	225,000
Total Closed Units	100%	138,000	8	40	6	3
Total Closed Volume		7,913,400	639.70K	5.36M	1.29M	616.90K

July 2019



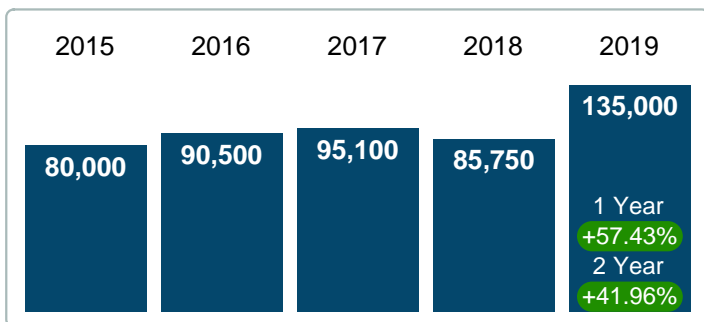
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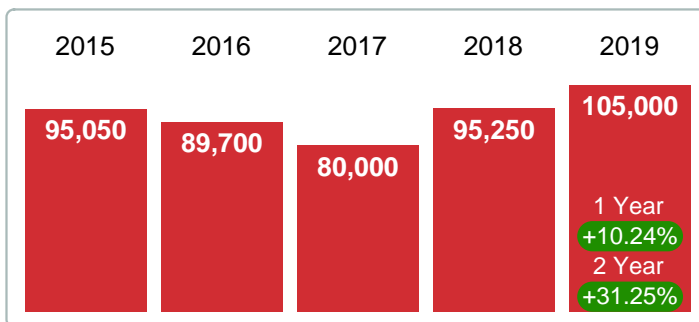
MEDIAN SOLD PRICE AT CLOSING

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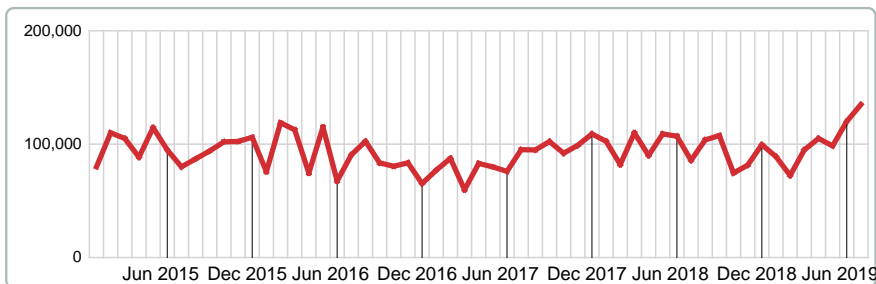
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 97,270

High Jul 2019 135,000 Low Mar 2017 59,750
 Median Sold Price at Closing this month at **135,000**
 above the 5 yr JUL average of **97,270**

MAY	98,500	<div style="width: 60%;"></div>
JUN	120,000	<div style="width: 80%;"></div> 21.83%
JUL	135,000	<div style="width: 90%;"></div> 12.50%

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	<div style="width: 5.26%;"></div> 3	5.26%	11,900	0	14,453	0	6,900
\$20,001 - \$30,000	<div style="width: 14.04%;"></div> 8	14.04%	25,500	25,000	27,000	0	0
\$30,001 - \$90,000	<div style="width: 14.04%;"></div> 8	14.04%	58,240	31,500	68,500	0	0
\$90,001 - \$140,000	<div style="width: 26.32%;"></div> 15	26.32%	128,500	120,000	134,000	105,000	0
\$140,001 - \$190,000	<div style="width: 19.30%;"></div> 11	19.30%	168,000	0	168,750	150,000	0
\$190,001 - \$250,000	<div style="width: 12.28%;"></div> 7	12.28%	225,000	0	237,500	228,500	223,000
\$250,001 and up	<div style="width: 8.77%;"></div> 5	8.77%	299,900	299,900	425,000	272,450	375,000
Median Sold Price			135,000	29,525	135,000	228,500	223,000
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



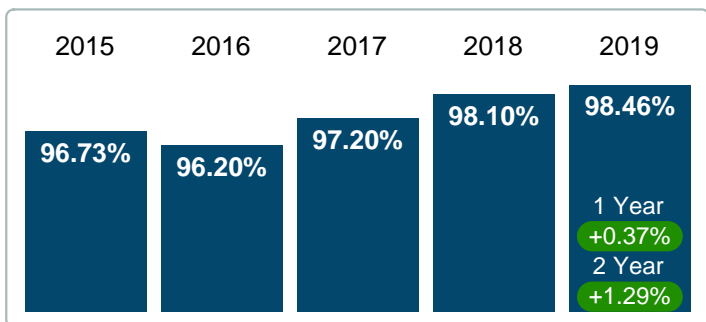
Area Delimited by County Of Muskogee - Residential Property Type



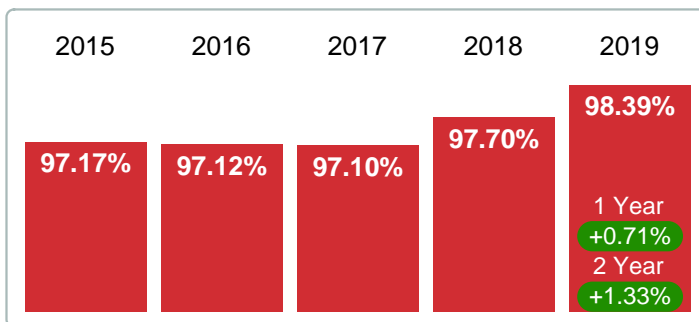
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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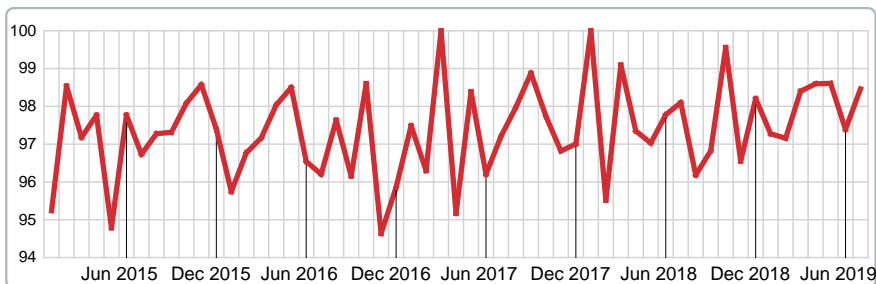
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

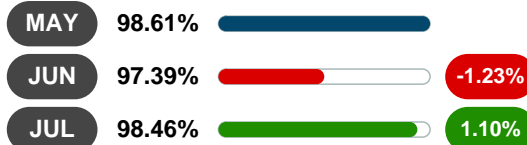


3 MONTHS

5 year JUL AVG = 97.34%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **98.46%** above the 5 yr JUL average of **97.34%**



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	3	5.26%	100.00%	0.00%	97.00%	0.00%	100.00%	
\$20,001 \$30,000	8	14.04%	97.75%	99.04%	97.29%	0.00%	0.00%	
\$30,001 \$90,000	8	14.04%	100.00%	102.86%	100.00%	0.00%	0.00%	
\$90,001 \$140,000	15	26.32%	99.00%	96.00%	99.28%	98.13%	0.00%	
\$140,001 \$190,000	11	19.30%	98.88%	0.00%	99.44%	88.50%	0.00%	
\$190,001 \$250,000	7	12.28%	94.55%	0.00%	93.32%	97.27%	99.11%	
\$250,001 and up	5	8.77%	97.99%	85.69%	100.00%	99.58%	97.40%	
Median Sold/List Ratio		98.46%		98.18%	98.94%	98.06%	99.11%	
Total Closed Units		57	100%	98.46%	8	40	6	3
Total Closed Volume		7,597,660			584.25K	5.15M	1.26M	604.90K

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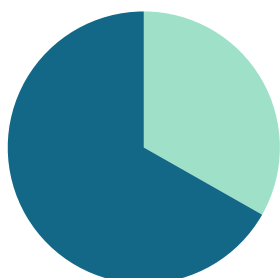
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

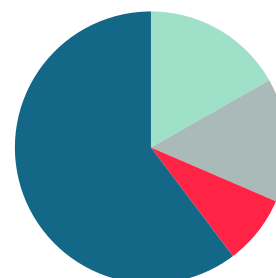


Inventory
 New Listings
94 = 33.22%
 Start Inventory
189
 Total Inventory Units
283
 Volume
\$46,770,643

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%
Median List Price	88,050	138,000	56.73%	98,000	105,900	8.06%
Median Sale Price	85,750	135,000	57.43%	95,250	105,000	10.24%
Median Percent of Selling Price to List Price	98.10%	98.46%	0.37%	97.70%	98.39%	0.71%
Median Days on Market to Sale	22.00	19.00	-13.64%	28.50	27.00	-5.26%
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

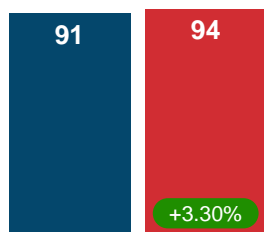
Inventory on July 31, 2019 = **205**

2018 **2019**

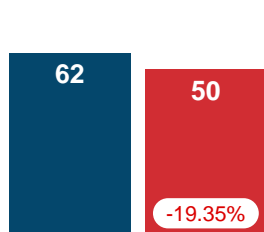
JULY MARKET

MEDIAN PRICES

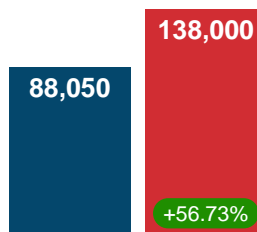
New Listings



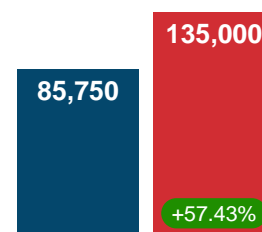
Pending Listings



List Price



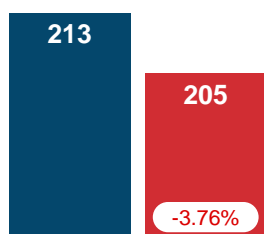
Sale Price



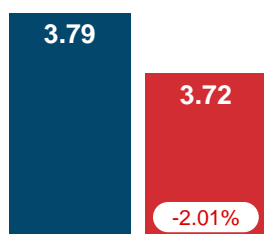
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

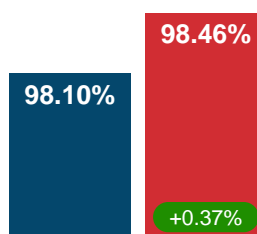
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

