

May 2019



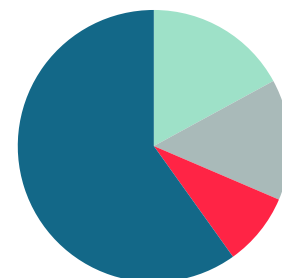
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	57	57	0.00%
Pending Listings	61	48	-21.31%
New Listings	94	78	-17.02%
Median List Price	109,500	101,500	-7.31%
Median Sale Price	109,000	98,500	-9.63%
Median Percent of Selling Price to List Price	97.03%	98.61%	1.63%
Median Days on Market to Sale	31.00	17.00	-45.16%
End of Month Inventory	214	200	-6.54%
Months Supply of Inventory	3.88	3.61	-6.96%



Absorption: Last 12 months, an Average of **55** Sales/Month
Active Inventory as of May 31, 2019 = **200**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **6.54%** to 200 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 **3.61** 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 **9.63%** in May 2019 to \$98,500 versus the previous year at \$109,000.

Median Days on Market Shortens

The median number of **17.00** days that homes spent on the market before selling decreased by 14.00 days or **45.16%** in May 2019 compared to last year's same month at **31.00** DOM.

Sales Success for May 2019 is Positive

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

There were 78 New Listings in May 2019, down **17.02%** from last year at 94. Furthermore, there were 57 Closed Listings this month versus last year at 57, a **0.00%** decrease.

Closed versus Listed trends yielded a **73.1%** ratio, up from previous year's, May 2018, at **60.6%**, a **20.51%** 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®

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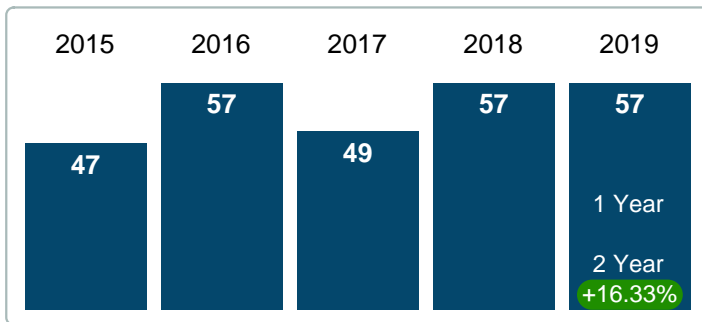
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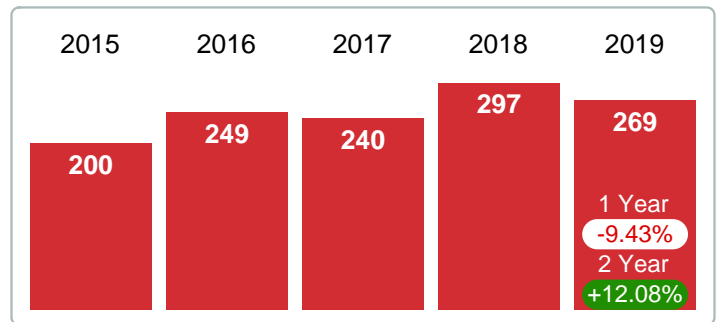
CLOSED LISTINGS

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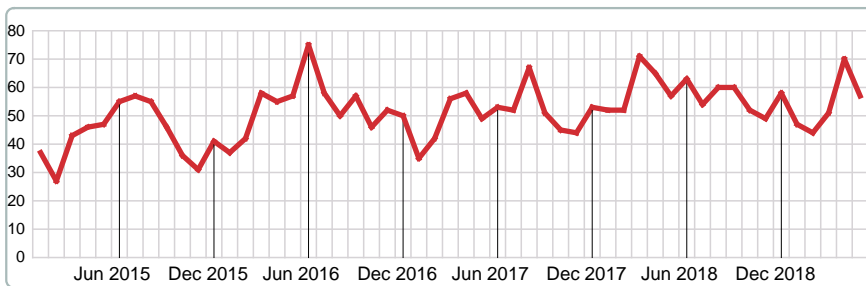
MAY



YEAR TO DATE (YTD)

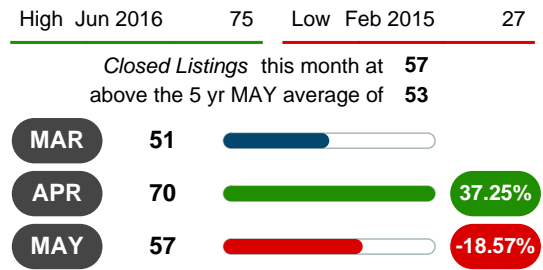


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 53



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	2	3.51%	100.5	2	0	0	0
\$10,001 - \$40,000	10	17.54%	32.0	5	5	0	0
\$40,001 - \$80,000	10	17.54%	10.5	3	6	1	0
\$80,001 - \$110,000	12	21.05%	25.0	0	9	3	0
\$110,001 - \$140,000	8	14.04%	10.0	0	7	1	0
\$140,001 - \$210,000	8	14.04%	10.5	0	8	0	0
\$210,001 and up	7	12.28%	46.0	1	2	4	0
Total Closed Units	57			11	37	9	0
Total Closed Volume	6,356,680	100%	17.0	605.70K	4.17M	1.58M	0.00B
Median Closed Price	\$98,500			\$21,000	\$105,430	\$114,900	\$0

May 2019



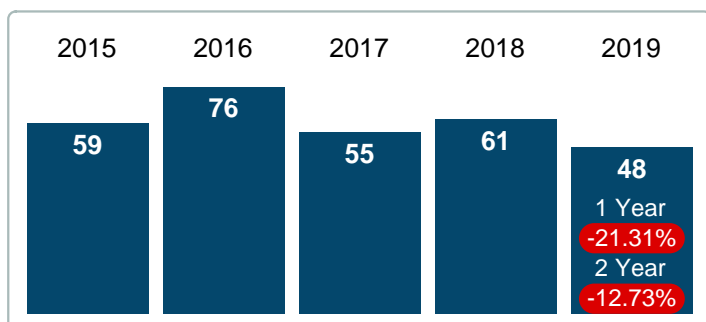
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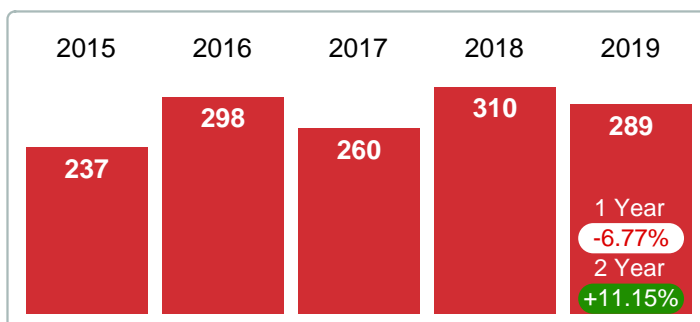
PENDING LISTINGS

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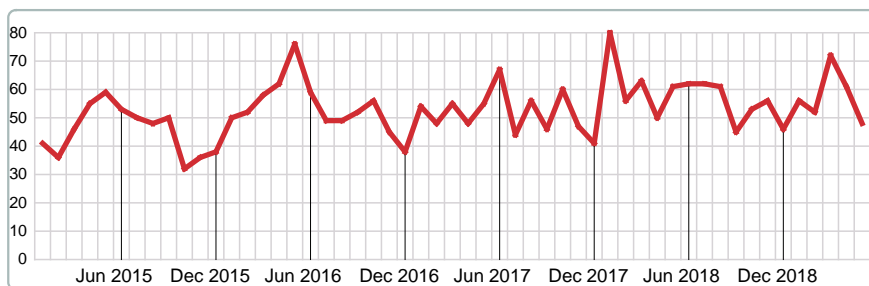
MAY



YEAR TO DATE (YTD)

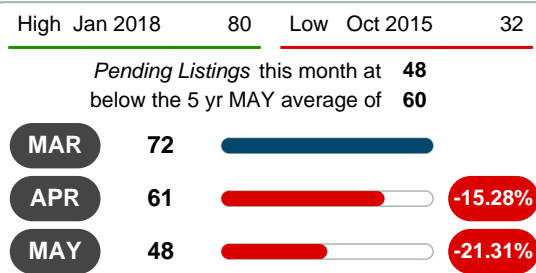


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 60



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	5	10.42%	78.0	3	1	0	1
\$20,001 - \$60,000	6	12.50%	33.5	2	4	0	0
\$60,001 - \$110,000	7	14.58%	50.0	1	4	2	0
\$110,001 - \$140,000	11	22.92%	25.0	0	9	1	1
\$140,001 - \$170,000	7	14.58%	20.0	1	5	1	0
\$170,001 - \$260,000	6	12.50%	24.0	0	4	2	0
\$260,001 and up	6	12.50%	50.0	1	2	2	1
Total Pending Units	48			8	29	8	3
Total Pending Volume	6,576,182	100%	32.5	707.38K	3.84M	1.52M	510.90K
Median Listing Price	\$129,000			\$34,900	\$139,900	\$174,700	\$119,000

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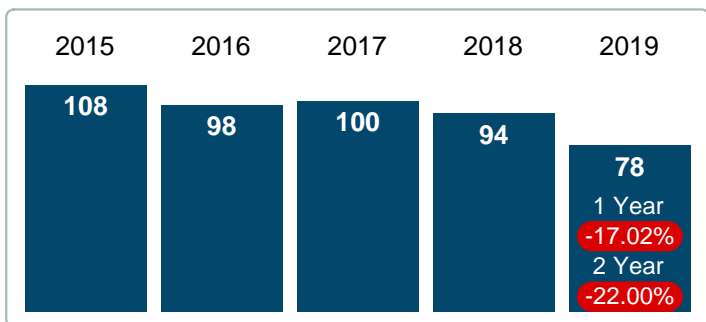
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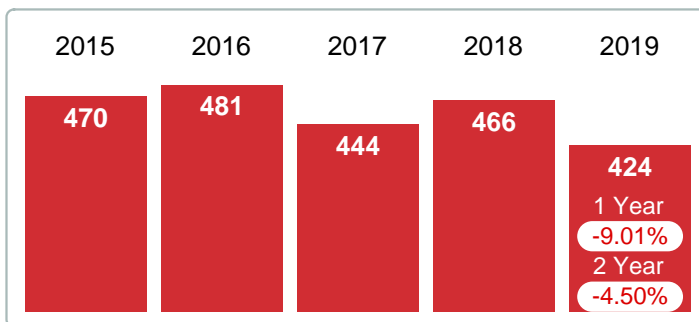
NEW LISTINGS

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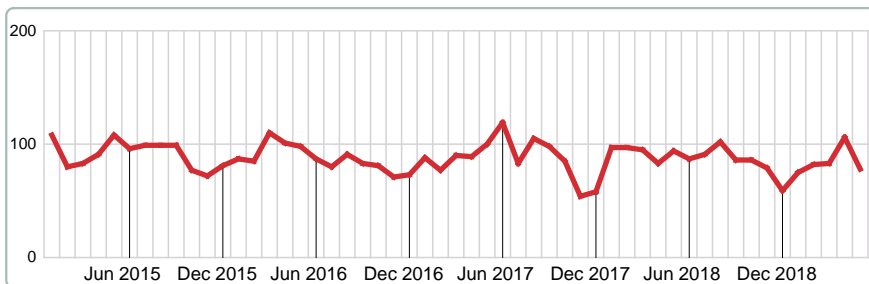
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 96

High Jun 2017 119 Low Nov 2017 54

New Listings this month at **78**
below the 5 yr MAY average of **96**



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	3	3.85%	0				2				1				0			
\$20,001 - \$40,000	10	12.82%	6				4				0				0			
\$40,001 - \$70,000	15	19.23%	6				9				0				0			
\$70,001 - \$130,000	18	23.08%	3				13				2				0			
\$130,001 - \$170,000	13	16.67%	1				10				2				0			
\$170,001 - \$290,000	11	14.10%	1				5				4				1			
\$290,001 and up	8	10.26%	0				3				2				3			
Total New Listed Units	78		17				46				11				4			
Total New Listed Volume	10,172,800	100%	1.15M				5.68M				2.19M				1.15M			
Median New Listed Listing Price	\$119,500		\$52,000				\$122,950				\$217,000				\$297,450			

May 2019



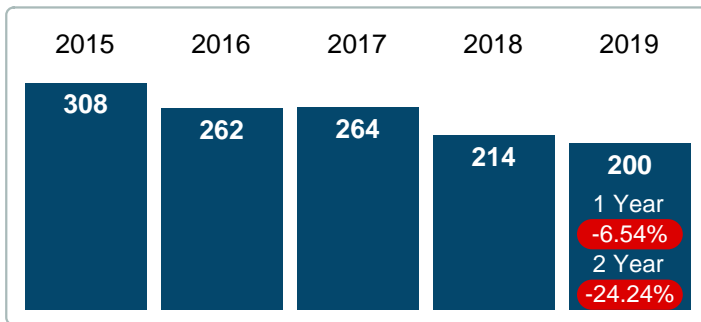
Area Delimited by County Of Muskogee - Residential Property Type



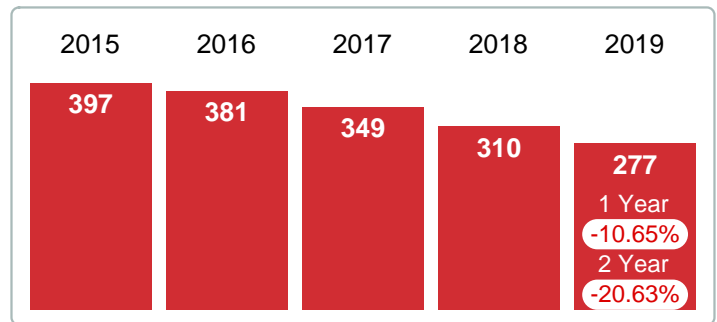
ACTIVE INVENTORY

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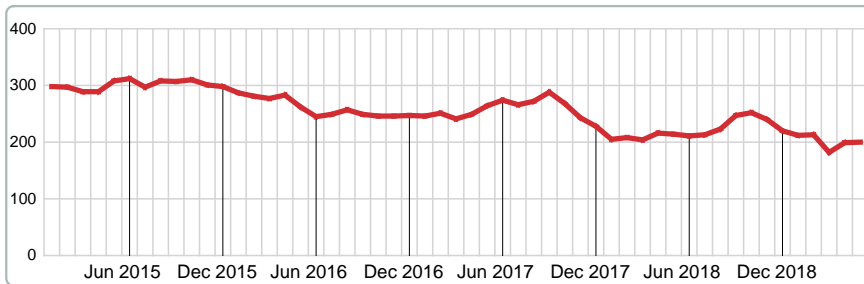
END OF MAY



ACTIVE DURING MAY

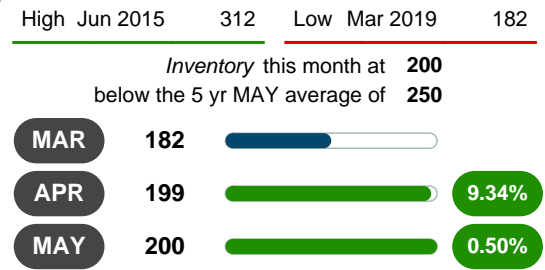


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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	9	4.50%	53.0	2	6	1	0
\$20,001 - \$50,000	37	18.50%	47.0	16	18	1	2
\$50,001 - \$80,000	26	13.00%	34.5	9	16	1	0
\$80,001 - \$140,000	51	25.50%	49.0	3	36	10	2
\$140,001 - \$210,000	31	15.50%	65.0	1	20	10	0
\$210,001 - \$290,000	23	11.50%	61.0	1	10	9	3
\$290,001 and up	23	11.50%	71.0	2	8	8	5
Total Active Inventory by Units	200			34	114	40	12
Total Active Inventory by Volume	30,974,499	100%	50.0	3.08M	16.43M	8.86M	2.61M
Median Active Inventory Listing Price	\$118,950			\$48,750	\$109,450	\$183,450	\$256,450

May 2019



Area Delimited by County Of Muskogee - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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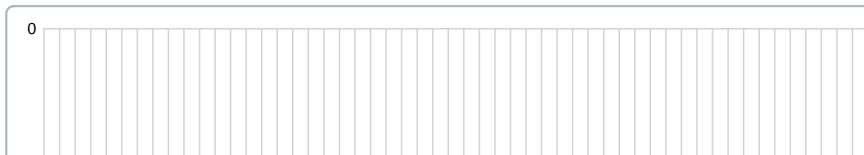
MSI FOR MAY

2015	2016	2017	2018	2019

INDICATORS FOR MAY 2019

Inventory	Closed	Absorption	MSI	MSI %
200	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 MAY AVG = inf

High May 2019	inf	Low May 2019	inf
Months Supply this month at inf equal to 5 yr MAY average of inf			
MAR	inf		%
APR	inf		%
MAY	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	9	4.50%	1.64	0.53	4.50	2.40	0.00
\$20,001 \$50,000	37	18.50%	3.73	4.68	3.22	1.09	0.00
\$50,001 \$80,000	26	13.00%	3.06	6.00	2.70	1.20	0.00
\$80,001 \$140,000	51	25.50%	3.31	3.27	3.18	3.24	24.00
\$140,001 \$210,000	31	15.50%	2.76	2.40	2.55	3.53	0.00
\$210,001 \$290,000	23	11.50%	6.73	0.00	6.00	5.68	18.00
\$290,001 and up	23	11.50%	16.24	12.00	16.00	13.71	30.00
Market Supply of Inventory (MSI)		3.61		3.34	3.34	3.90	14.40
Total Active Inventory by Units		200	100%	34	114	40	12

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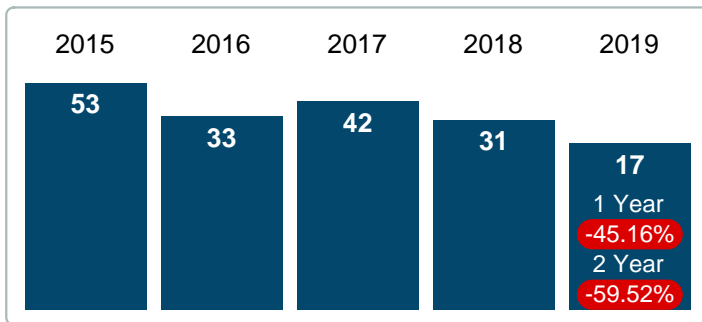
Area Delimited by County Of Muskogee - Residential Property Type



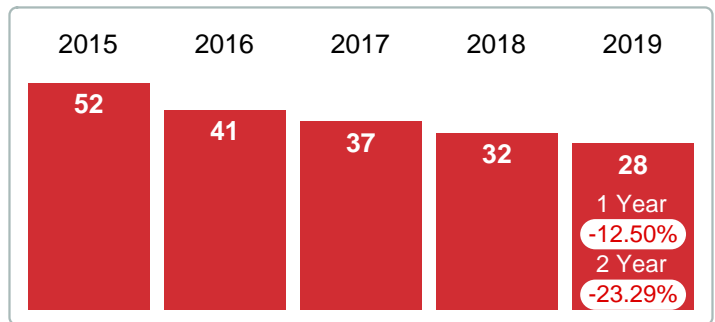
MEDIAN DAYS ON MARKET TO SALE

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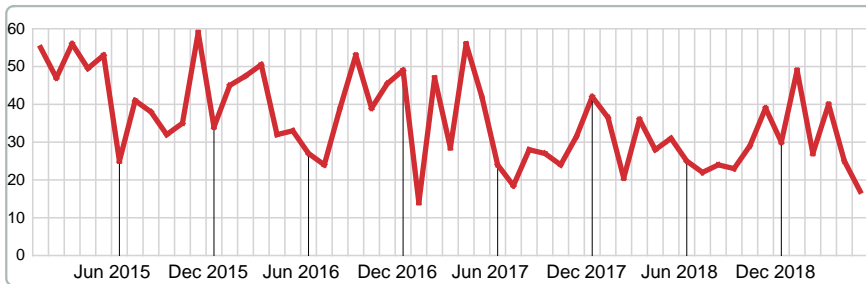
MAY



YEAR TO DATE (YTD)

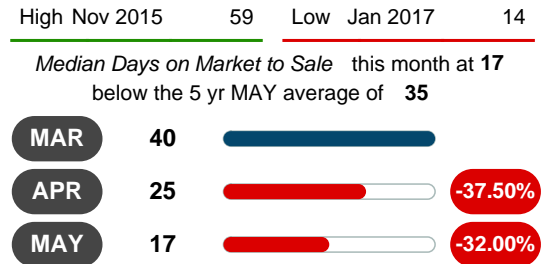


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 35



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
\$10,000 and less	2	3.51%	101	101	0	0	0
\$10,001 - \$40,000	10	17.54%	32	9	50	0	0
\$40,001 - \$80,000	10	17.54%	11	13	11	5	0
\$80,001 - \$110,000	12	21.05%	25	0	20	33	0
\$110,001 - \$140,000	8	14.04%	10	0	7	41	0
\$140,001 - \$210,000	8	14.04%	11	0	11	0	0
\$210,001 and up	7	12.28%	46	52	43	32	0
Median Closed DOM			17	52	13	33	0
Total Closed Units		100%	57	11	37	9	
Total Closed Volume			6,356,680	605.70K	4.17M	1.58M	0.00B

May 2019



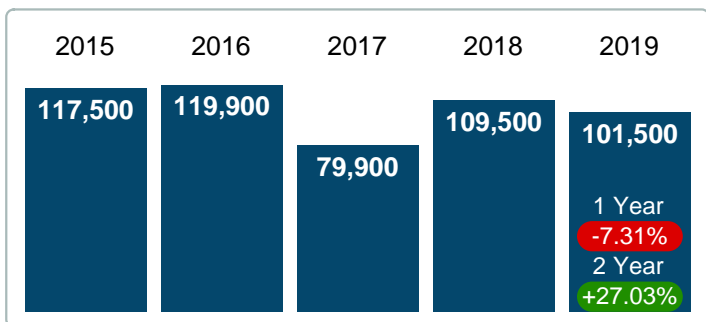
Area Delimited by County Of Muskogee - Residential Property Type



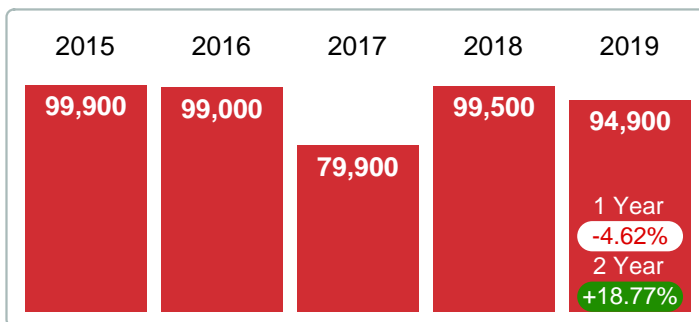
MEDIAN LIST PRICE AT CLOSING

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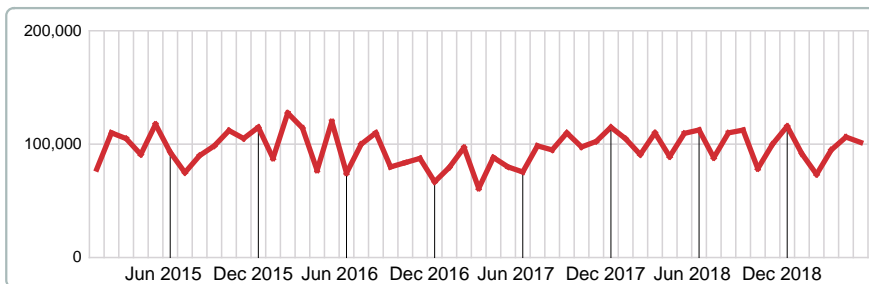
MAY



YEAR TO DATE (YTD)

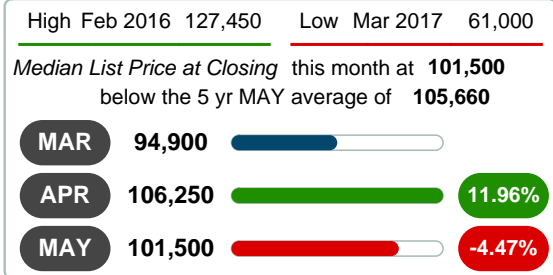


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 105,660



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
\$10,000 and less	1.75%	5,000	5,000	0	0	0
\$10,001 - \$40,000	17.54%	19,500	17,950	27,388	0	0
\$40,001 - \$80,000	19.30%	74,900	69,900	74,900	79,900	0
\$80,001 - \$110,000	19.30%	99,900	0	101,500	94,000	0
\$110,001 - \$140,000	15.79%	129,900	0	137,500	113,900	0
\$140,001 - \$210,000	14.04%	153,450	0	153,450	0	0
\$210,001 and up	12.28%	290,000	329,000	257,250	277,450	0
Median List Price		101,500	20,000	109,000	114,900	0
Total Closed Units	100%	101,500	11	37	9	0
Total Closed Volume		6,552,457	646.88K	4.30M	1.61M	0.00B

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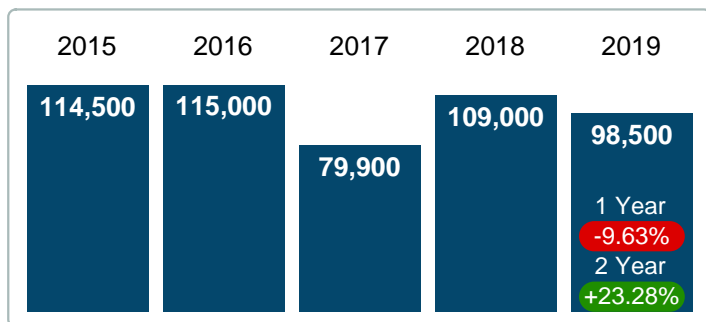
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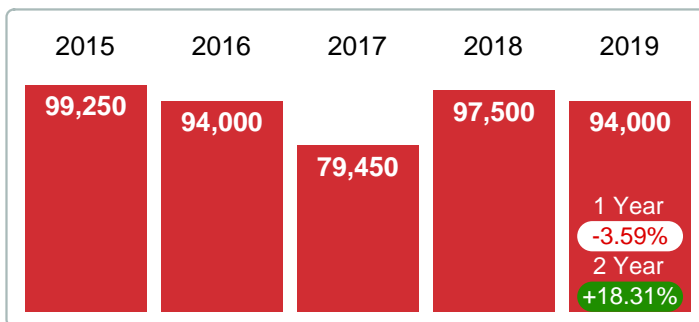
MEDIAN SOLD PRICE AT CLOSING

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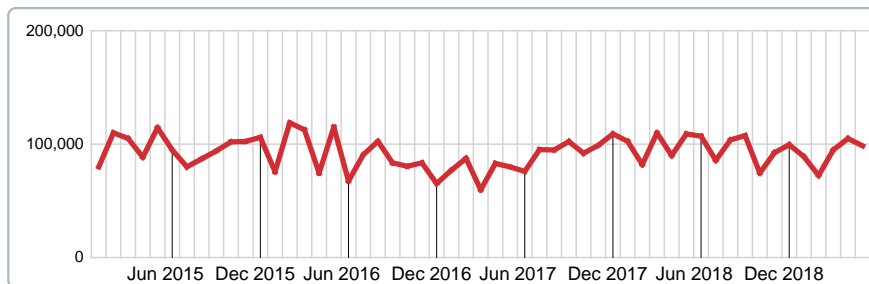
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

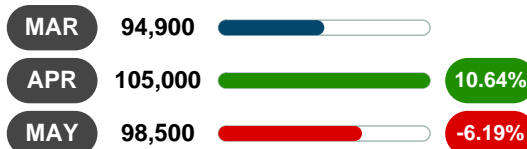


3 MONTHS

5 year MAY AVG = 103,380

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

Median Sold Price at Closing this month at **98,500**
 below the 5 yr MAY average of **103,380**



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
\$10,000 and less	3.51%	7,150	7,150	0	0	0
\$10,001 - \$40,000	17.54%	20,500	20,000	23,000	0	0
\$40,001 - \$80,000	17.54%	72,750	69,900	72,750	80,000	0
\$80,001 - \$110,000	21.05%	96,000	0	98,500	91,500	0
\$110,001 - \$140,000	14.04%	128,500	0	129,000	114,900	0
\$140,001 - \$210,000	14.04%	154,000	0	154,000	0	0
\$210,001 and up	12.28%	290,000	305,000	255,750	277,450	0
Median Sold Price		98,500	21,000	105,430	114,900	0
Total Closed Units	100%	98,500	11	37	9	0
Total Closed Volume		6,356,680	605.70K	4.17M	1.58M	0.00B

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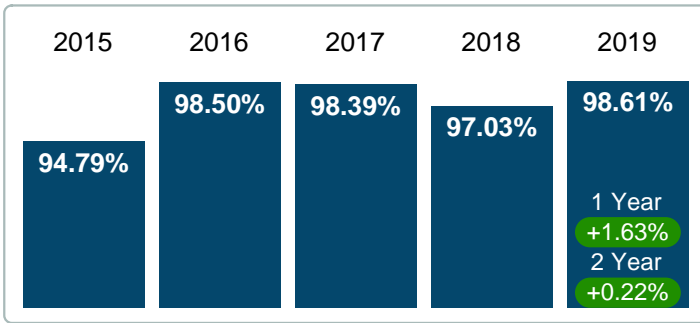
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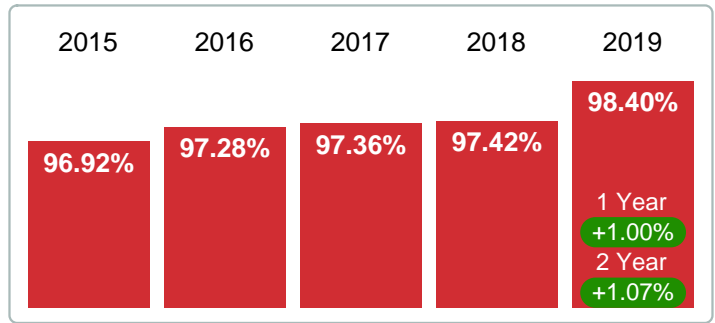
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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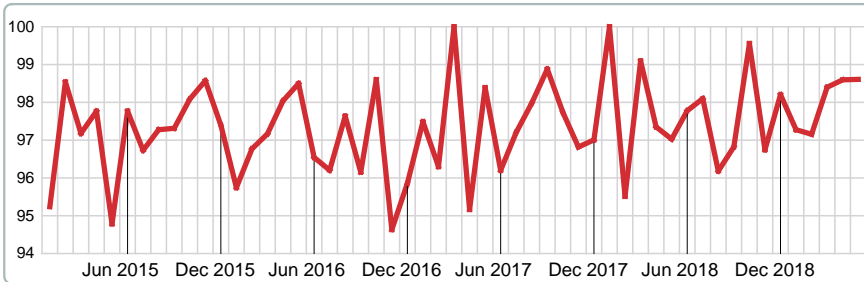
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

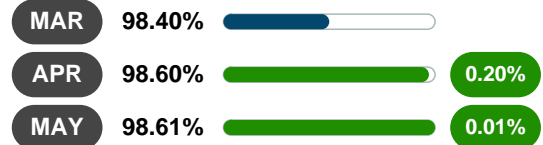


3 MONTHS

5 year MAY AVG = 97.46%

High Jan 2018 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **98.61%**
above the 5 yr MAY average of **97.46%**



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
\$10,000 and less	2	3.51%	77.51%	77.51%	0.00%	0.00%	0.00%
\$10,001 - \$40,000	10	17.54%	81.78%	83.33%	77.69%	0.00%	0.00%
\$40,001 - \$80,000	10	17.54%	100.00%	100.00%	99.40%	100.13%	0.00%
\$80,001 - \$110,000	12	21.05%	97.86%	0.00%	99.93%	97.43%	0.00%
\$110,001 - \$140,000	8	14.04%	98.21%	0.00%	96.43%	100.00%	0.00%
\$140,001 - \$210,000	8	14.04%	99.58%	0.00%	99.58%	0.00%	0.00%
\$210,001 and up	7	12.28%	98.61%	92.71%	99.30%	98.77%	0.00%
Median Sold/List Ratio		98.61%		100.00%	98.61%	98.28%	0.00%
Total Closed Units		57	100%	11	37	9	
Total Closed Volume		6,356,680		605.70K	4.17M	1.58M	0.00B

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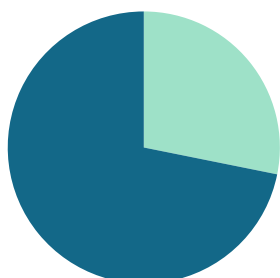
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MARKET SUMMARY

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INVENTORY

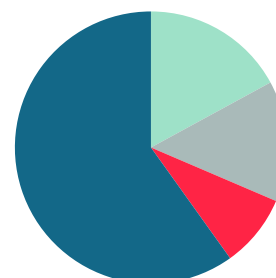


Inventory
 New Listings
78 = 28.16%
 Start Inventory
199
 Total Inventory Units
277
 Volume
\$41,785,681

Market Activity

Closed Sales
57 = 17.07%
 Pending Sales
48 = 14.37%
 Other Off Market
29 = 8.68%
 Active Inventory
200 = 59.88%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	57	57	0.00%	297	269	-9.43%
Pending Sales	61	48	-21.31%	310	289	-6.77%
New Listings	94	78	-17.02%	466	424	-9.01%
Median List Price	109,500	101,500	-7.31%	99,500	94,900	-4.62%
Median Sale Price	109,000	98,500	-9.63%	97,500	94,000	-3.59%
Median Percent of Selling Price to List Price	97.03%	98.61%	1.63%	97.42%	98.40%	1.00%
Median Days on Market to Sale	31.00	17.00	-45.16%	32.00	28.00	-12.50%
Monthly Inventory	214	200	-6.54%	214	200	-6.54%
Months Supply of Inventory	3.88	3.61	-6.96%	3.88	3.61	-6.96%

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

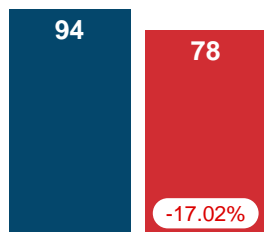
Inventory on May 31, 2019 = **200**

2018 **2019**

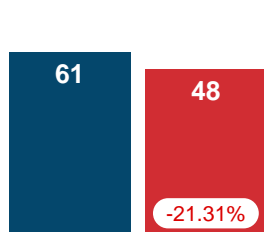
MAY MARKET

MEDIAN PRICES

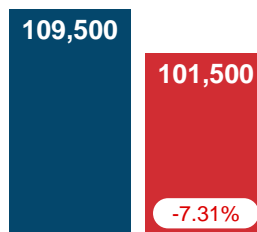
New Listings



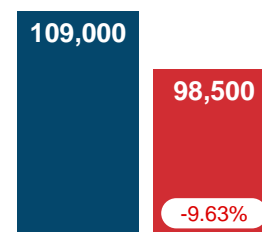
Pending Listings



List Price



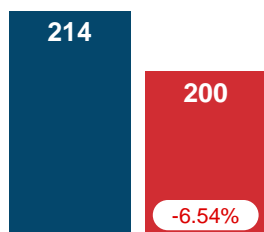
Sale Price



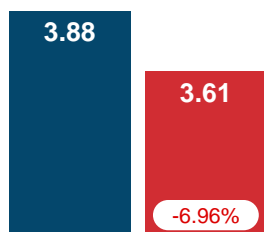
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

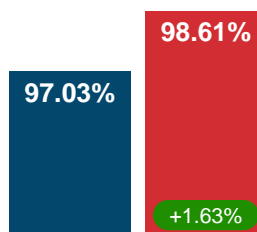
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

