

April 2020



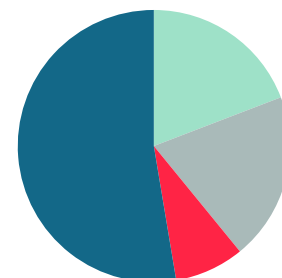
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	April 2020	+/-%
Closed Listings	70	51	-27.14%
Pending Listings	61	53	-13.11%
New Listings	106	62	-41.51%
Median List Price	106,250	135,000	27.06%
Median Sale Price	105,000	135,000	28.57%
Median Percent of Selling Price to List Price	98.60%	99.13%	0.54%
Median Days on Market to Sale	25.00	36.00	44.00%
End of Month Inventory	199	140	-29.65%
Months Supply of Inventory	3.59	2.67	-25.62%



■ Closed (19.17%)
■ Pending (19.92%)
■ Other OffMarket (8.27%)
■ Active (52.63%)

Absorption: Last 12 months, an Average of **52** Sales/Month
Active Inventory as of April 30, 2020 = **140**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2020 decreased **29.65%** to 140 existing homes available for sale. Over the last 12 months this area has had an average of 52 closed sales per month. This represents an unsold inventory index of **2.67** 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 **28.57%** in April 2020 to \$135,000 versus the previous year at \$105,000.

Median Days on Market Lengthens

The median number of **36.00** days that homes spent on the market before selling increased by 11.00 days or **44.00%** in April 2020 compared to last year's same month at **25.00** DOM.

Sales Success for April 2020 is Positive

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

There were 62 New Listings in April 2020, down **41.51%** from last year at 106. Furthermore, there were 51 Closed Listings this month versus last year at 70, a **-27.14%** decrease.

Closed versus Listed trends yielded a **82.3%** ratio, up from previous year's, April 2019, at **66.0%**, a **24.56%** 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

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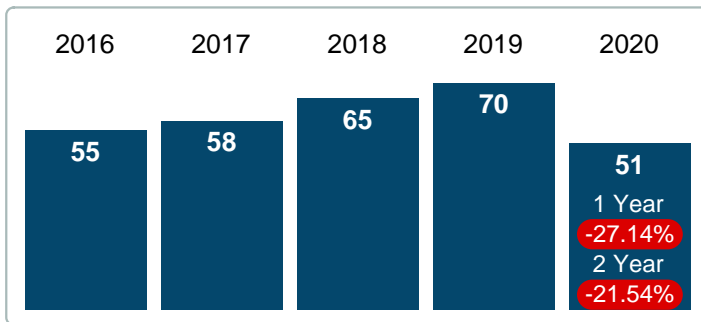
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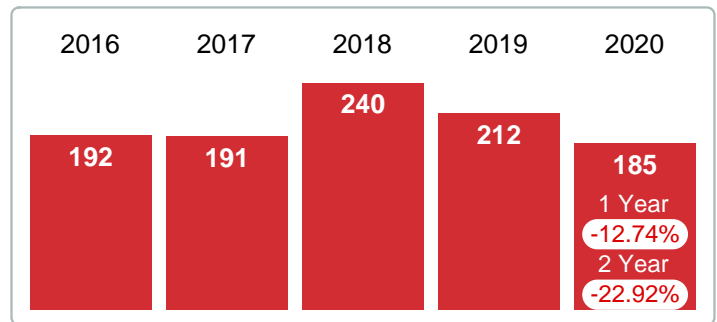
CLOSED LISTINGS

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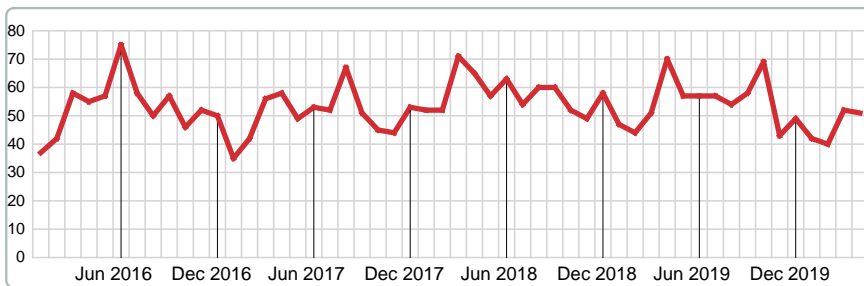
APRIL



YEAR TO DATE (YTD)

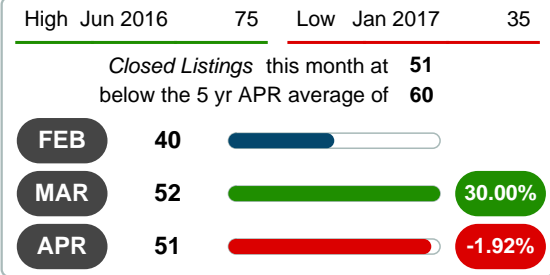


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 60



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	5	9.80%	37.0	5	0	0	0
\$40,001 - \$80,000	5	9.80%	56.0	3	2	0	0
\$80,001 - \$110,000	9	17.65%	28.0	1	6	1	1
\$110,001 - \$160,000	13	25.49%	30.0	0	11	2	0
\$160,001 - \$200,000	8	15.69%	52.5	0	4	4	0
\$200,001 - \$260,000	5	9.80%	16.0	0	3	1	1
\$260,001 and up	6	11.76%	39.5	1	1	3	1
Total Closed Units	51			10	27	11	3
Total Closed Volume	7,974,064	100%	36.0	1.11M	3.97M	2.27M	627.00K
Median Closed Price	\$135,000			\$37,250	\$136,600	\$195,000	\$240,000

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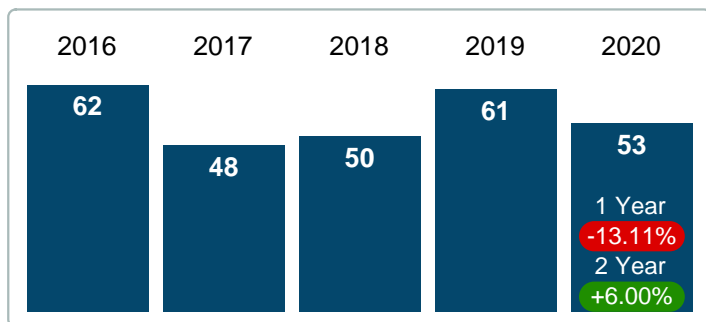
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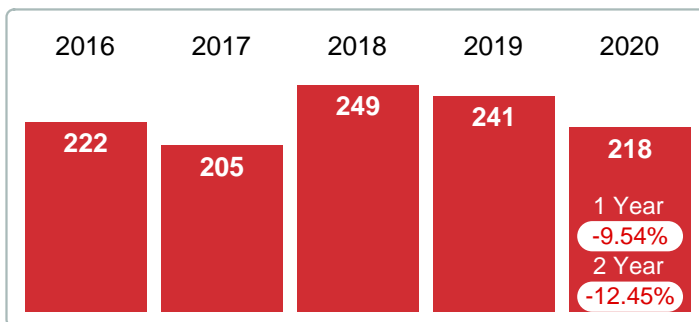
PENDING LISTINGS

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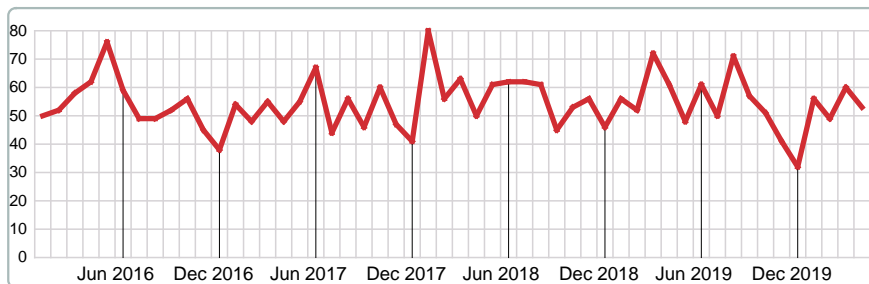
APRIL



YEAR TO DATE (YTD)

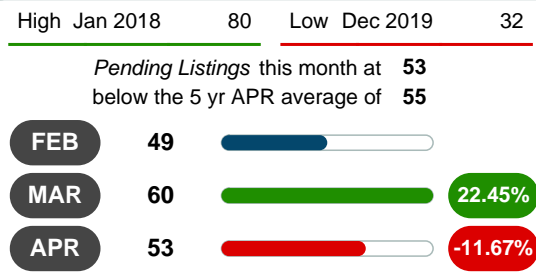


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 55



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	5	9.43%	21.0	4	1	0	0
\$40,001 - \$70,000	6	11.32%	94.0	2	4	0	0
\$70,001 - \$90,000	3	5.66%	51.0	1	1	1	0
\$90,001 - \$130,000	18	33.96%	11.0	3	15	0	0
\$130,001 - \$150,000	8	15.09%	34.5	1	5	2	0
\$150,001 - \$230,000	7	13.21%	28.0	0	4	3	0
\$230,001 and up	6	11.32%	63.0	0	4	1	1
Total Pending Units	53			11	34	7	1
Total Pending Volume	7,458,400	100%	38.0	732.15K	5.07M	1.17M	479.90K
Median Listing Price	\$119,000			\$62,500	\$117,200	\$174,900	\$479,900

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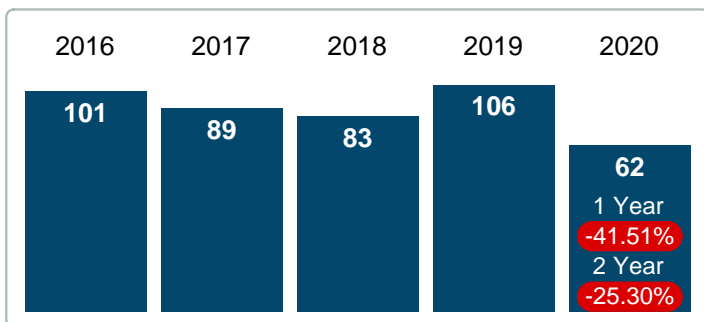
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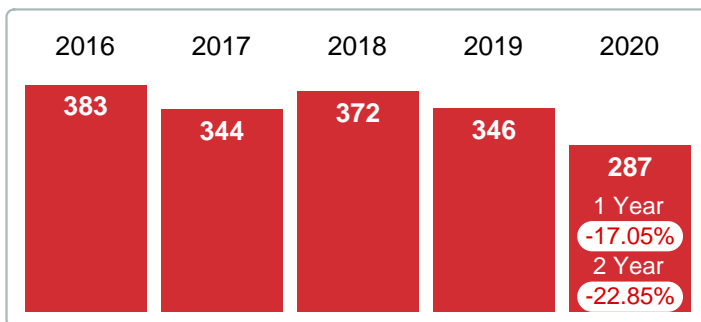
NEW LISTINGS

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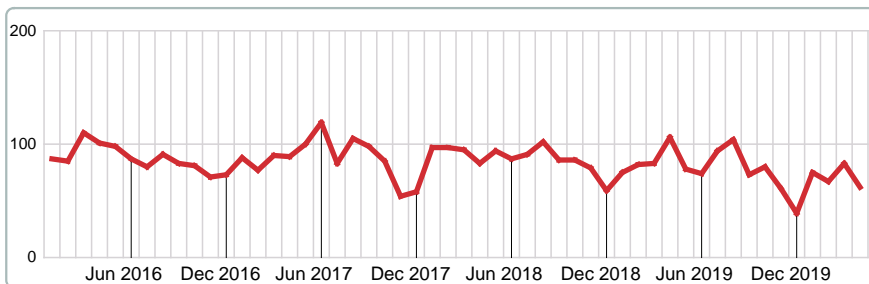
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 88

High Jun 2017 119 Low Dec 2019 39

New Listings this month at 62
below the 5 yr APR average of 88



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	6	9.68%	3	3	0	0
\$30,001 - \$60,000	6	9.68%	3	2	1	0
\$60,001 - \$100,000	11	17.74%	3	7	1	0
\$100,001 - \$140,000	15	24.19%	1	12	2	0
\$140,001 - \$190,000	11	17.74%	0	9	2	0
\$190,001 - \$290,000	6	9.68%	0	3	3	0
\$290,001 and up	7	11.29%	1	4	2	0
Total New Listed Units	62		11	40	11	0
Total New Listed Volume	9,057,398	100%	856.20K	5.85M	2.35M	0.00B
Median New Listed Listing Price	\$119,450		\$59,000	\$124,700	\$190,000	\$0

April 2020



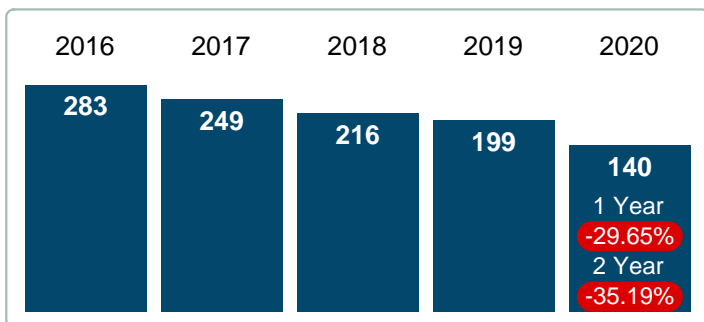
Area Delimited by County Of Muskogee - Residential Property Type



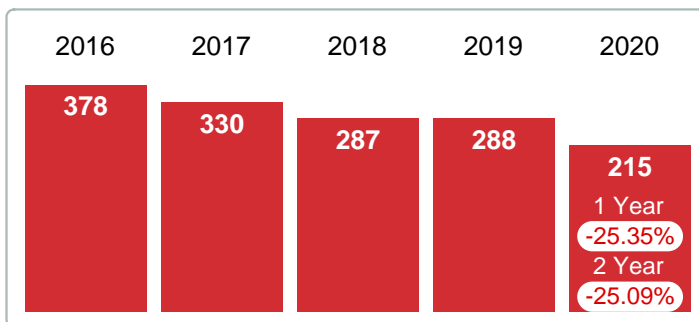
ACTIVE INVENTORY

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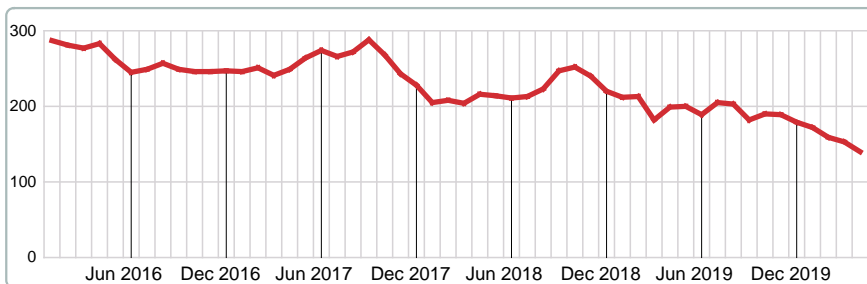
END OF APRIL



ACTIVE DURING APRIL

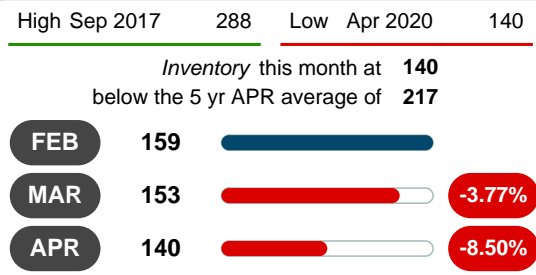


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 217



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	9	6.43%	36.0	7	2	0	0
\$30,001 - \$50,000	13	9.29%	91.0	6	6	1	0
\$50,001 - \$90,000	26	18.57%	39.5	10	13	3	0
\$90,001 - \$170,000	34	24.29%	53.5	0	26	7	1
\$170,001 - \$290,000	25	17.86%	54.0	1	16	7	1
\$290,001 - \$480,000	19	13.57%	57.0	1	7	7	4
\$480,001 and up	14	10.00%	56.5	0	6	6	2
Total Active Inventory by Units	140			25	76	31	8
Total Active Inventory by Volume	31,522,197	100%	55.5	1.54M	17.65M	8.90M	3.43M
Median Active Inventory Listing Price	\$141,000			\$48,000	\$143,500	\$258,500	\$392,450

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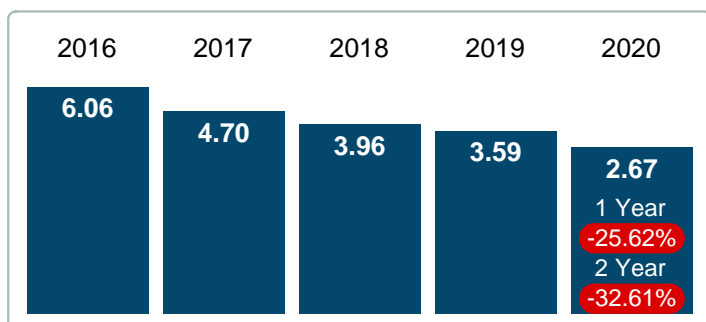
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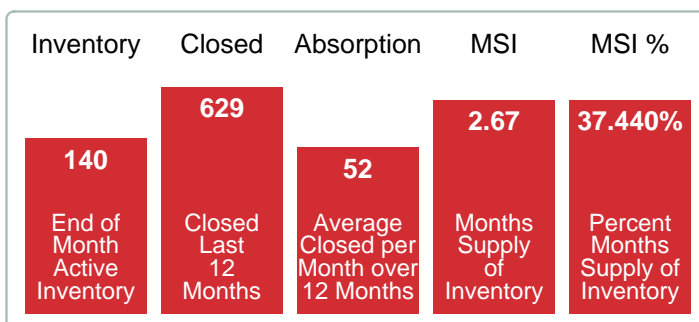
MONTHS SUPPLY of INVENTORY (MSI)

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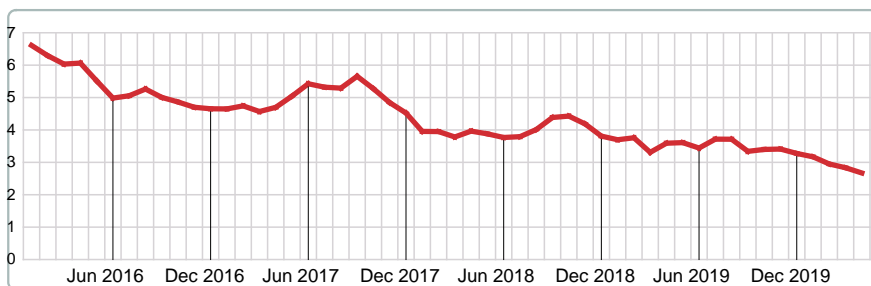
MSI FOR APRIL



INDICATORS FOR APRIL 2020

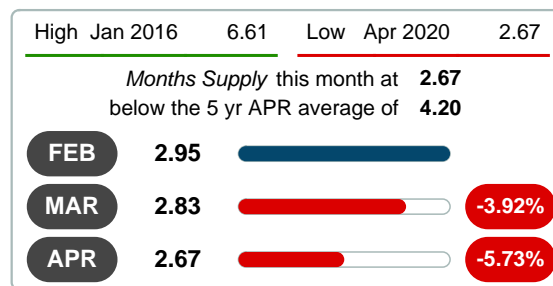


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 4.20



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	9	6.43%	1.54	2.80	0.71	0.00	0.00
\$30,001 - \$50,000	13	9.29%	3.32	3.43	3.43	3.00	0.00
\$50,001 - \$90,000	26	18.57%	2.69	5.71	1.81	4.50	0.00
\$90,001 - \$170,000	34	24.29%	1.63	0.00	1.67	1.75	3.00
\$170,001 - \$290,000	25	17.86%	2.68	12.00	3.69	1.68	1.33
\$290,001 - \$480,000	19	13.57%	7.35	4.00	8.40	6.00	12.00
\$480,001 and up	14	10.00%	84.00	0.00	0.00	72.00	0.00
Market Supply of Inventory (MSI)			2.67	3.37	2.34	2.88	4.57
Total Active Inventory by Units		100%	2.67	25	76	31	8

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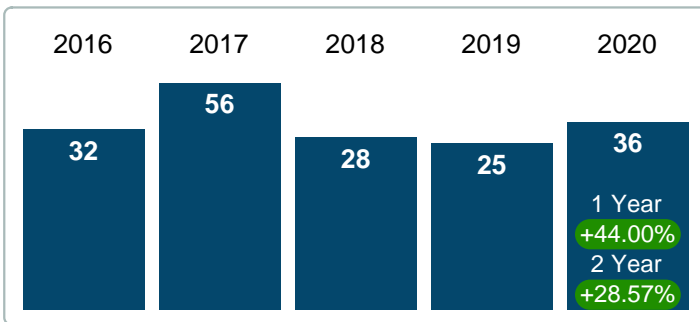
Area Delimited by County Of Muskogee - Residential Property Type



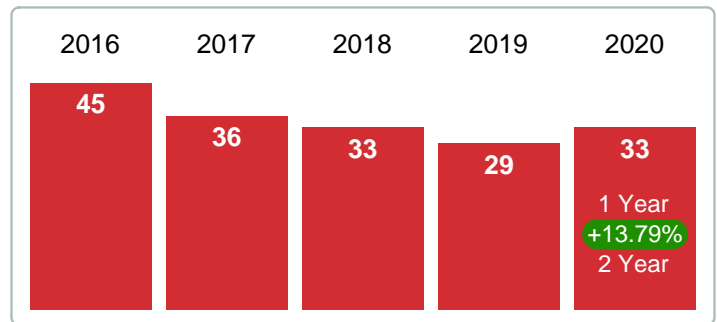
MEDIAN DAYS ON MARKET TO SALE

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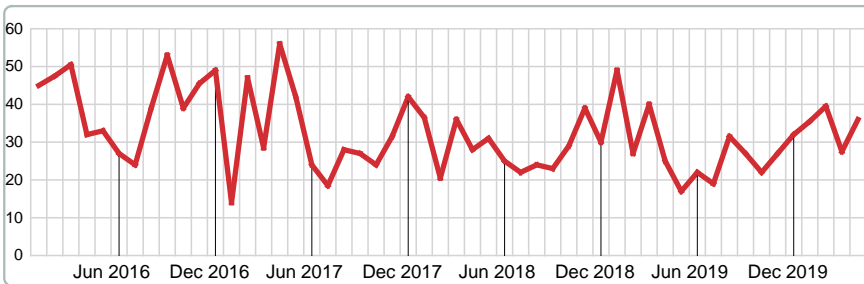
APRIL



YEAR TO DATE (YTD)

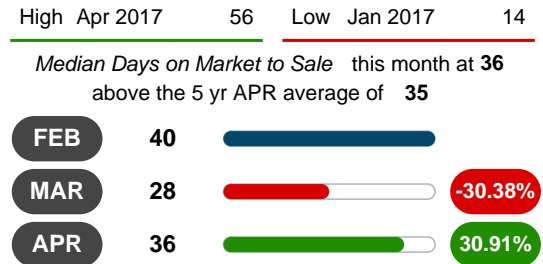


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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
\$40,000 and less	9.80%	37	37	0	0	0
\$40,001 - \$80,000	9.80%	56	37	57	0	0
\$80,001 - \$110,000	17.65%	28	28	8	150	157
\$110,001 - \$160,000	25.49%	30	0	30	40	0
\$160,001 - \$200,000	15.69%	53	0	52	55	0
\$200,001 - \$260,000	9.80%	16	0	9	112	16
\$260,001 and up	11.76%	40	175	41	38	2
Median Closed DOM		36	37	30	56	16
Total Closed Units	100%	36.0	10	27	11	3
Total Closed Volume		7,974,064	1.11M	3.97M	2.27M	627.00K

April 2020



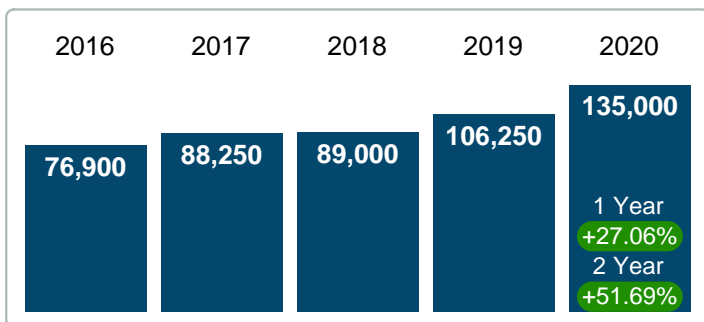
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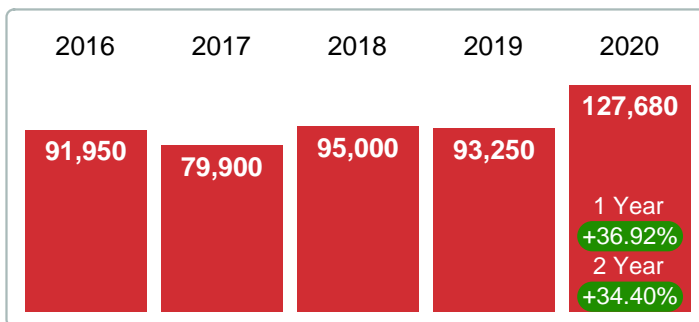
MEDIAN LIST PRICE AT CLOSING

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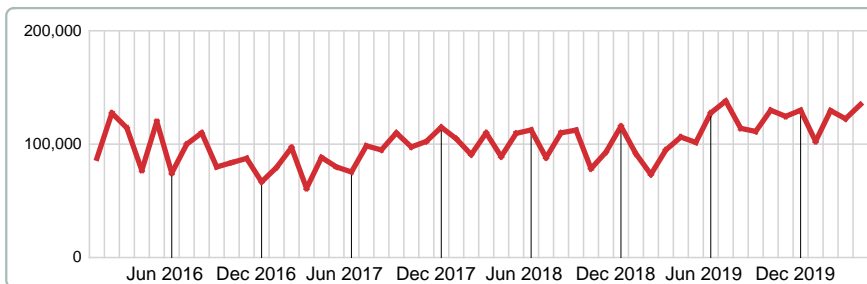
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

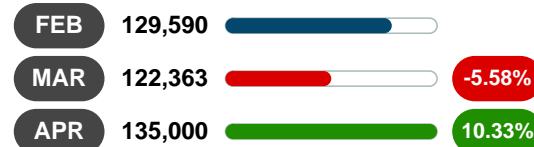


3 MONTHS

5 year APR AVG = 99,080

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

Median List Price at Closing this month at **135,000** above the 5 yr APR average of **99,080**



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	5	9.80%	22,000	22,000	0	0	0
\$40,001 - \$80,000	4	7.84%	58,450	51,950	61,500	0	0
\$80,001 - \$110,000	7	13.73%	100,000	84,500	100,000	0	105,000
\$110,001 - \$160,000	15	29.41%	134,900	115,000	135,000	124,900	0
\$160,001 - \$200,000	7	13.73%	179,900	0	179,900	182,000	0
\$200,001 - \$260,000	6	11.76%	238,250	0	230,500	236,500	240,000
\$260,001 and up	7	13.73%	299,000	750,000	266,200	299,000	299,900
Median List Price			135,000	37,000	139,900	215,000	240,000
Total Closed Units		100%	135,000	10	27	11	3
Total Closed Volume			8,271,000	1.16M	4.02M	2.45M	644.90K

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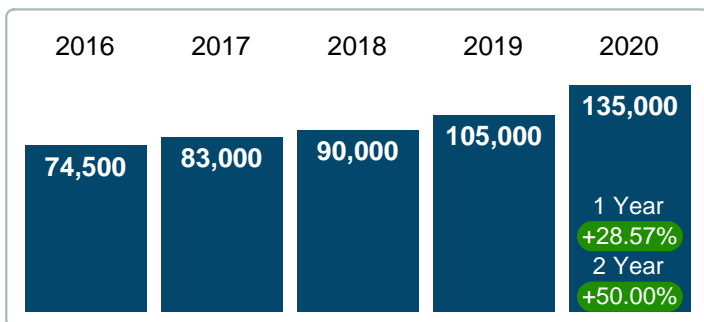
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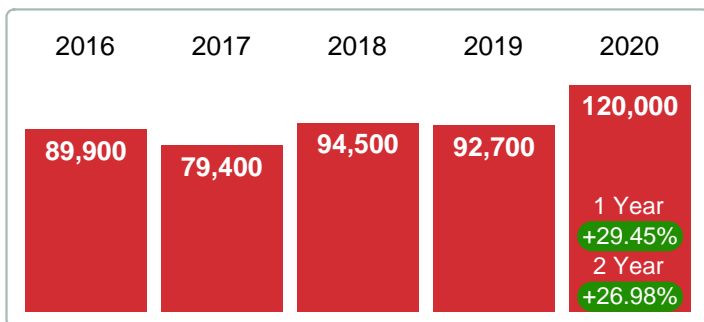
MEDIAN SOLD PRICE AT CLOSING

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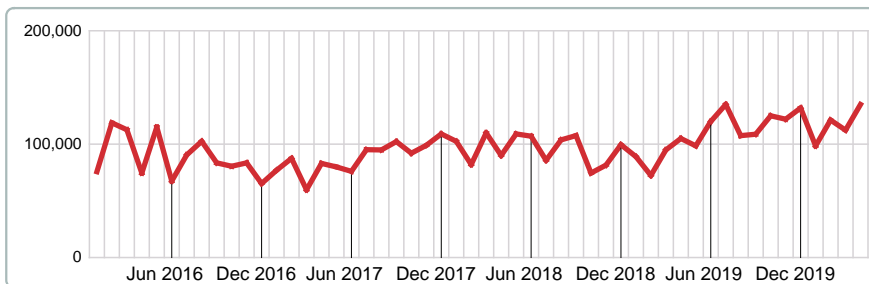
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

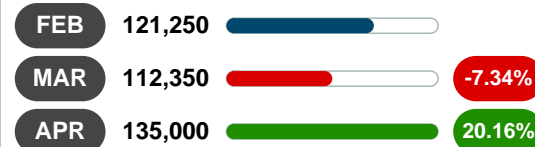


3 MONTHS

5 year APR AVG = 97,500

High Apr 2020 135,000 Low Mar 2017 59,750

Median Sold Price at Closing this month at 135,000 above the 5 yr APR average of 97,500



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	9.80%	18,500	18,500	0	0	0
\$40,001 - \$80,000	9.80%	53,500	52,000	55,250	0	0
\$80,001 - \$110,000	17.65%	105,000	107,000	102,750	90,000	105,000
\$110,001 - \$160,000	25.49%	135,000	0	136,600	121,250	0
\$160,001 - \$200,000	15.69%	185,500	0	184,950	190,500	0
\$200,001 - \$260,000	9.80%	240,000	0	245,000	205,000	240,000
\$260,001 and up	11.76%	281,000	730,000	264,900	280,000	282,000
Median Sold Price		135,000	37,250	136,600	195,000	240,000
Total Closed Units	100%	51	10	27	11	3
Total Closed Volume		7,974,064	1.11M	3.97M	2.27M	627.00K

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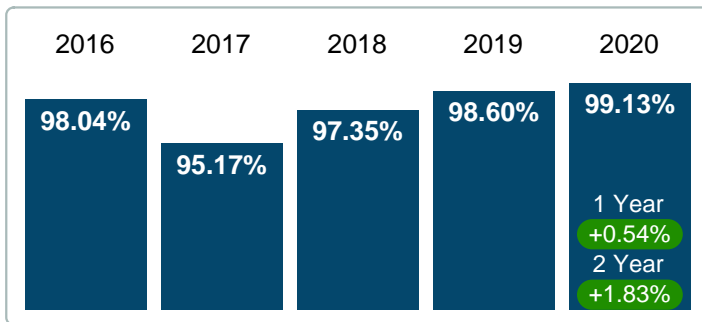
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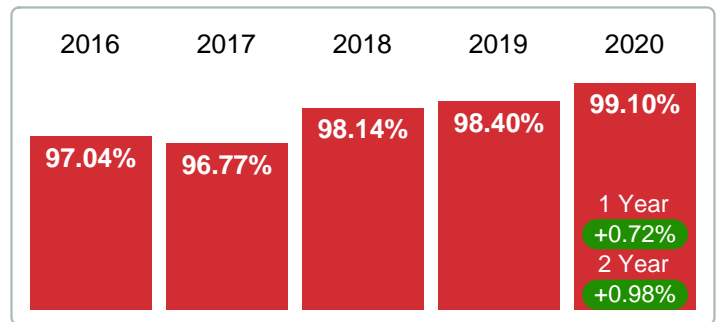
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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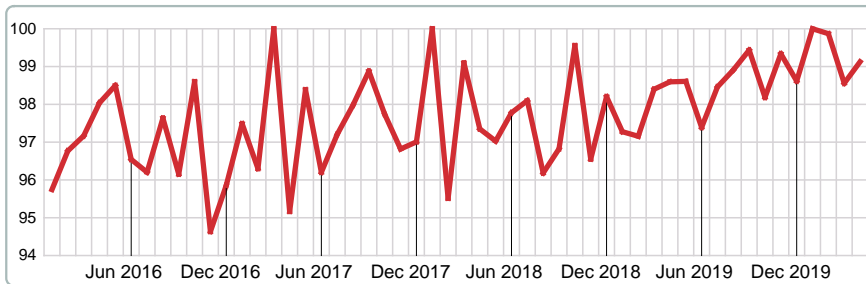
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

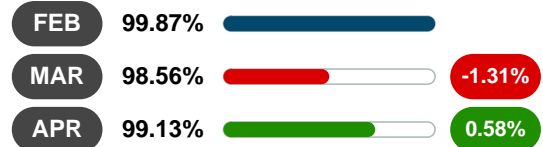


3 MONTHS

5 year APR AVG = 97.66%

High Jan 2020 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **99.13%**
above the 5 yr APR average of **97.66%**



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	5	9.80%	84.09%	84.09%	0.00%	0.00%	0.00%
\$40,001 - \$80,000	5	9.80%	94.67%	94.67%	90.53%	0.00%	0.00%
\$80,001 - \$110,000	9	17.65%	100.00%	93.04%	100.00%	78.26%	100.00%
\$110,001 - \$160,000	13	25.49%	100.00%	0.00%	100.00%	93.33%	0.00%
\$160,001 - \$200,000	8	15.69%	100.00%	0.00%	100.00%	95.35%	0.00%
\$200,001 - \$260,000	5	9.80%	99.02%	0.00%	99.02%	86.68%	100.00%
\$260,001 and up	6	11.76%	98.23%	97.33%	100.00%	99.13%	94.03%
Median Sold/List Ratio		99.13%		91.10%	100.00%	93.65%	100.00%
Total Closed Units		51	100%	10	27	11	3
Total Closed Volume		7,974,064		1.11M	3.97M	2.27M	627.00K

April 2020



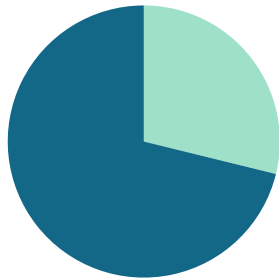
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

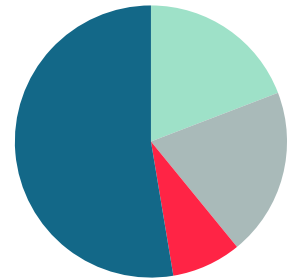


Inventory
 New Listings
62 = 28.84%
 Start Inventory
153
 Total Inventory Units
215
 Volume
\$44,299,597

Market Activity

Closed Sales
51 = 19.17%
 Pending Sales
53 = 19.92%
 Other Off Market
22 = 8.27%
 Active Inventory
140 = 52.63%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	70	51	-27.14%	212	185	-12.74%
Pending Sales	61	53	-13.11%	241	218	-9.54%
New Listings	106	62	-41.51%	346	287	-17.05%
Median List Price	106,250	135,000	27.06%	93,250	127,680	36.92%
Median Sale Price	105,000	135,000	28.57%	92,700	120,000	29.45%
Median Percent of Selling Price to List Price	98.60%	99.13%	0.54%	98.40%	99.10%	0.72%
Median Days on Market to Sale	25.00	36.00	44.00%	29.00	33.00	13.79%
Monthly Inventory	199	140	-29.65%	199	140	-29.65%
Months Supply of Inventory	3.59	2.67	-25.62%	3.59	2.67	-25.62%

Absorption: Last 12 months, an Average of **52** Sales/Month

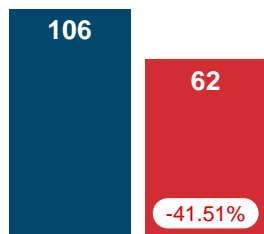
Inventory on April 30, 2020 = **140**

2019 **2020**

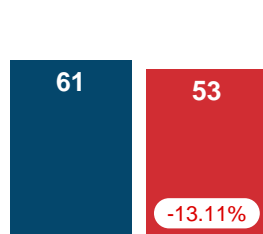
APRIL MARKET

MEDIAN PRICES

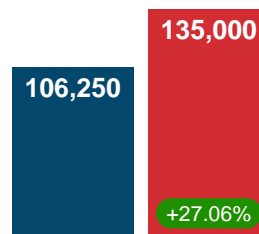
New Listings



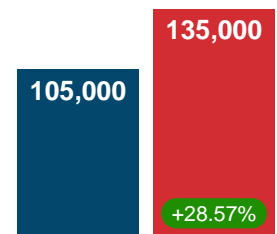
Pending Listings



List Price



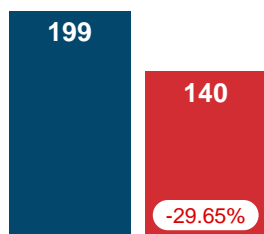
Sale Price



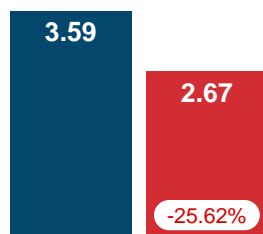
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

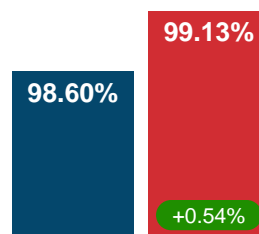
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

