

February 2020



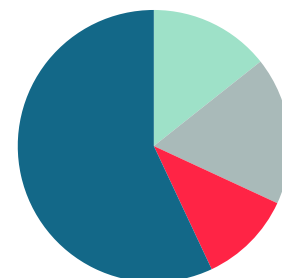
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	44	40	-9.09%
Pending Listings	52	49	-5.77%
New Listings	82	67	-18.29%
Average List Price	96,563	135,919	40.76%
Average Sale Price	91,745	132,496	44.42%
Average Percent of Selling Price to List Price	92.84%	97.69%	5.22%
Average Days on Market to Sale	43.55	48.23	10.75%
End of Month Inventory	213	159	-25.35%
Months Supply of Inventory	3.76	2.95	-21.54%



■ Closed (14.34%)
■ Pending (17.56%)
■ Other OffMarket (11.11%)
■ Active (56.99%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of February 29, 2020 = **159**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **25.35%** to 159 existing homes available for sale. Over the last 12 months this area has had an average of 54 closed sales per month. This represents an unsold inventory index of **2.95** 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 **44.42%** in February 2020 to \$132,496 versus the previous year at \$91,745.

Average Days on Market Lengthens

The average number of **48.23** days that homes spent on the market before selling increased by 4.68 days or **10.75%** in February 2020 compared to last year's same month at **43.55** DOM.

Sales Success for February 2020 is Positive

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

There were 67 New Listings in February 2020, down **18.29%** from last year at 82. Furthermore, there were 40 Closed Listings this month versus last year at 44, a **-9.09%** decrease.

Closed versus Listed trends yielded a **59.7%** ratio, up from previous year's, February 2019, at **53.7%**, a **11.26%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

February 2020



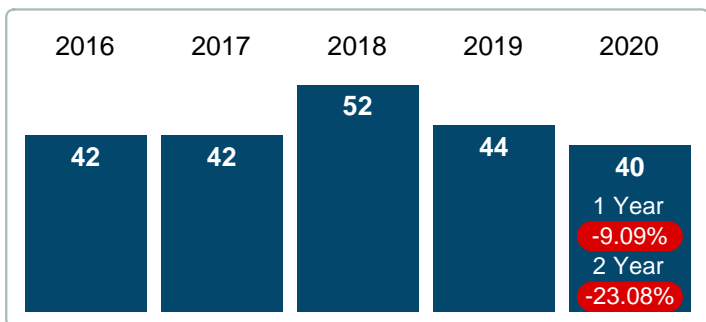
Area Delimited by County Of Muskogee - Residential Property Type



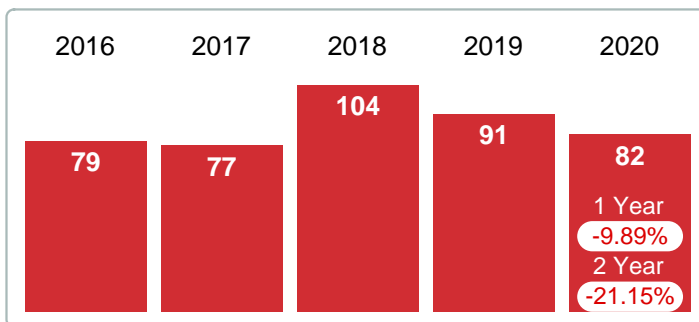
CLOSED LISTINGS

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

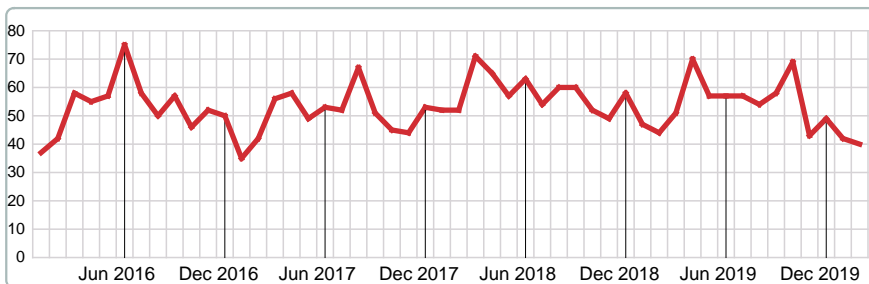
FEBRUARY



YEAR TO DATE (YTD)

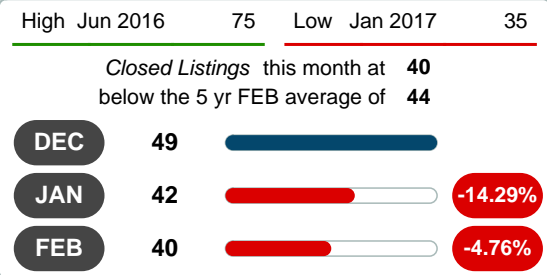


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	1	2.50%	13.0	0	1	0	0
\$20,001 - \$60,000	6	15.00%	34.2	5	0	0	1
\$60,001 - \$90,000	9	22.50%	56.6	2	6	1	0
\$90,001 - \$140,000	9	22.50%	69.0	0	6	3	0
\$140,001 - \$210,000	6	15.00%	35.8	0	5	1	0
\$210,001 - \$250,000	5	12.50%	37.4	0	4	1	0
\$250,001 and up	4	10.00%	44.8	0	2	1	1
Total Closed Units	40			7	24	7	2
Total Closed Volume	5,299,852	100%	48.2	263.90K	3.52M	1.13M	384.75K
Average Closed Price	\$132,496			\$37,700	\$146,704	\$161,471	\$192,375

February 2020



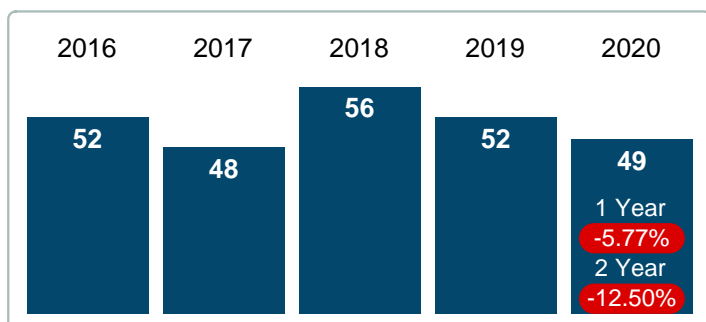
Area Delimited by County Of Muskogee - Residential Property Type



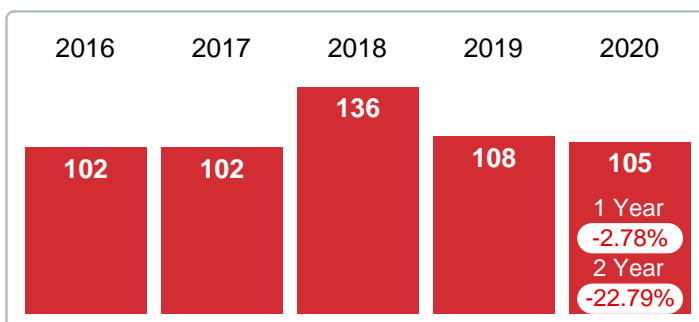
PENDING LISTINGS

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

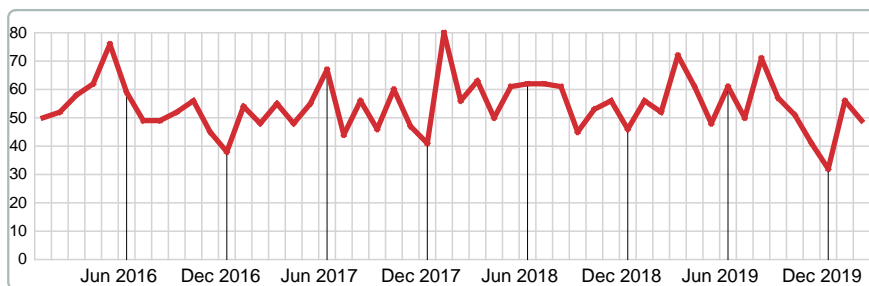
FEBRUARY



YEAR TO DATE (YTD)

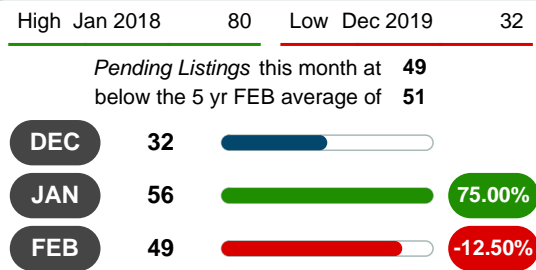


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$30,000 and less	5	10.20%	38.0	1	4	0	0
\$30,001 - \$50,000	5	10.20%	29.8	2	3	0	0
\$50,001 - \$90,000	7	14.29%	39.4	2	4	1	0
\$90,001 - \$160,000	11	22.45%	33.8	2	8	1	0
\$160,001 - \$200,000	9	18.37%	32.7	0	3	6	0
\$200,001 - \$260,000	5	10.20%	53.4	0	4	1	0
\$260,001 and up	7	14.29%	34.1	0	2	5	0
Total Pending Units	49			7	28	14	0
Total Pending Volume	7,238,880	100%	36.5	487.90K	3.52M	3.23M	0.00B
Average Listing Price	\$147,732			\$69,700	\$125,860	\$230,493	\$0

February 2020



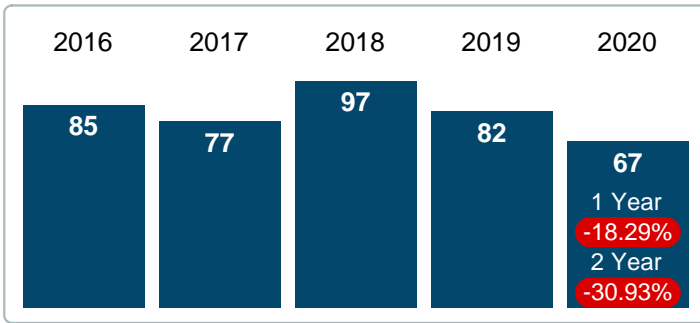
Area Delimited by County Of Muskogee - Residential Property Type



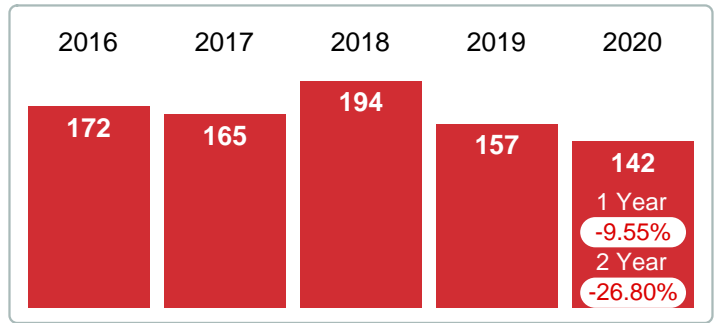
NEW LISTINGS

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

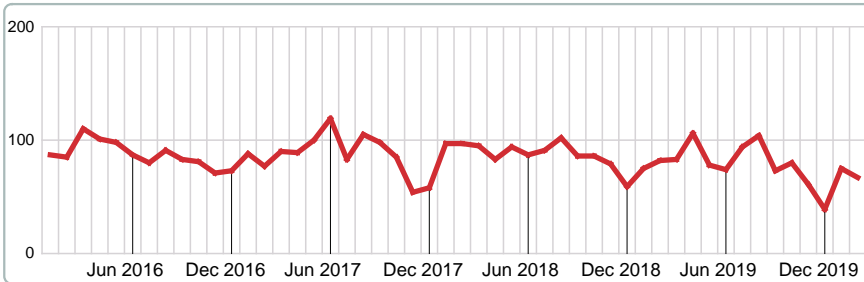
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 82

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **67**
 below the 5 yr FEB average of **82**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	2.99%	1	1	0	0
\$25,001 - \$75,000	13	19.40%	7	5	1	0
\$75,001 - \$100,000	8	11.94%	3	5	0	0
\$100,001 - \$150,000	14	20.90%	2	9	2	1
\$150,001 - \$250,000	15	22.39%	1	9	4	1
\$250,001 - \$325,000	6	8.96%	0	4	2	0
\$325,001 and up	9	13.43%	1	4	2	2
Total New Listed Units	67		15	37	11	4
Total New Listed Volume	11,863,200	100%	1.46M	6.65M	2.55M	1.20M
Average New Listed Listing Price	\$161,066		\$97,560	\$179,605	\$231,818	\$301,100

February 2020



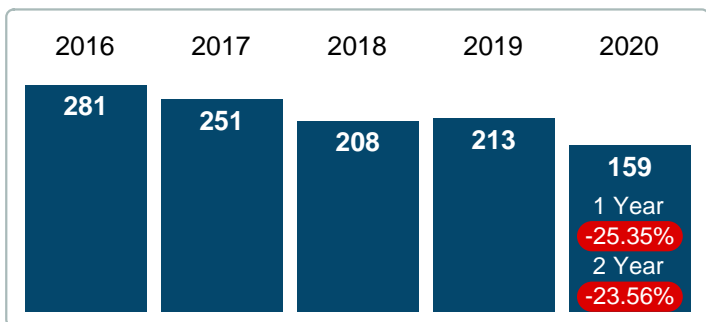
Area Delimited by County Of Muskogee - Residential Property Type



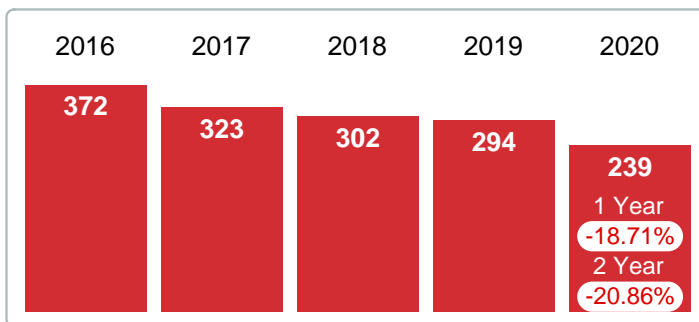
ACTIVE INVENTORY

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

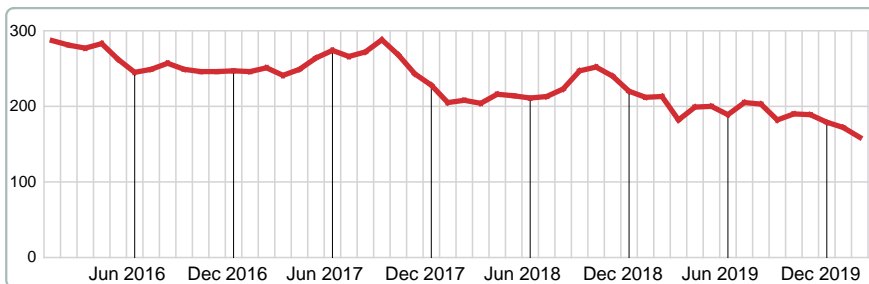
END OF FEBRUARY



ACTIVE DURING FEBRUARY

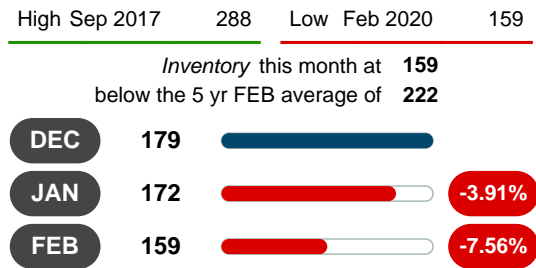


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 222



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	8	5.03%	55.8	7	0	1	0
\$25,001 - \$50,000	19	11.95%	60.0	11	7	1	0
\$50,001 - \$100,000	31	19.50%	64.5	9	19	3	0
\$100,001 - \$150,000	37	23.27%	64.2	4	25	6	2
\$150,001 - \$250,000	29	18.24%	67.8	1	22	5	1
\$250,001 - \$375,000	20	12.58%	79.5	2	6	10	2
\$375,001 and up	15	9.43%	75.6	0	10	2	3
Total Active Inventory by Units	159			34	89	28	8
Total Active Inventory by Volume	32,125,949	100%	67.0	2.58M	20.27M	6.82M	2.47M
Average Active Inventory Listing Price	\$202,050			\$75,735	\$227,704	\$243,418	\$308,700

February 2020



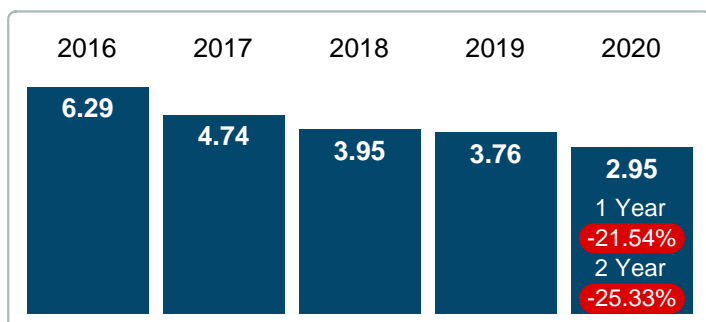
Area Delimited by County Of Muskogee - Residential Property Type



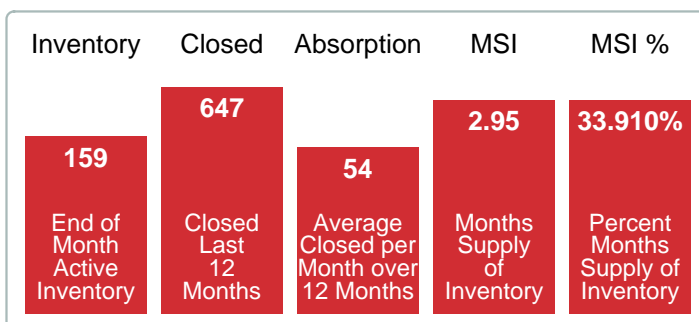
MONTHS SUPPLY of INVENTORY (MSI)

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

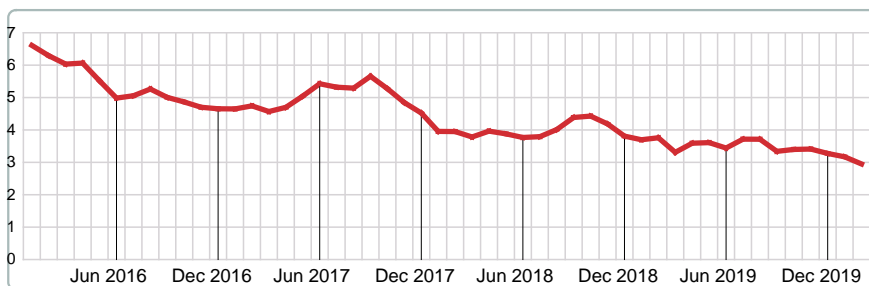
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

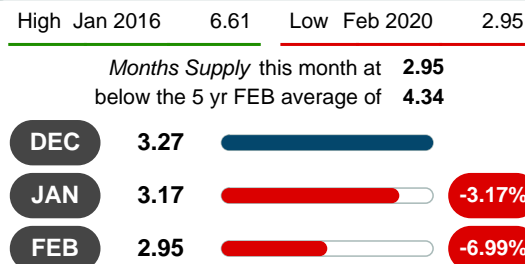


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.34



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	13	8.18%	2.03	4.00	0.31	4.00	0.00
\$30,001 - \$50,000	14	8.81%	3.36	3.50	3.60	2.40	0.00
\$50,001 - \$100,000	31	19.50%	2.27	4.70	1.87	2.25	0.00
\$100,001 - \$160,000	40	25.16%	2.46	6.86	2.33	1.71	12.00
\$160,001 - \$250,000	26	16.35%	2.92	6.00	3.56	1.62	3.00
\$250,001 - \$370,000	17	10.69%	4.25	12.00	6.00	3.43	2.00
\$370,001 and up	18	11.32%	36.00	0.00	40.00	48.00	24.00
Market Supply of Inventory (MSI)			2.95	4.48	2.64	2.55	4.80
Total Active Inventory by Units		100%	2.95	34	89	28	8

February 2020



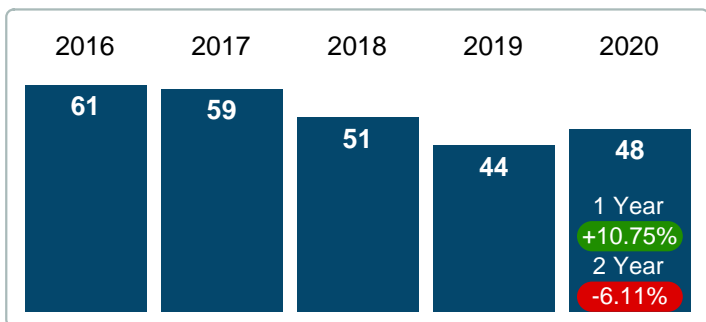
Area Delimited by County Of Muskogee - Residential Property Type



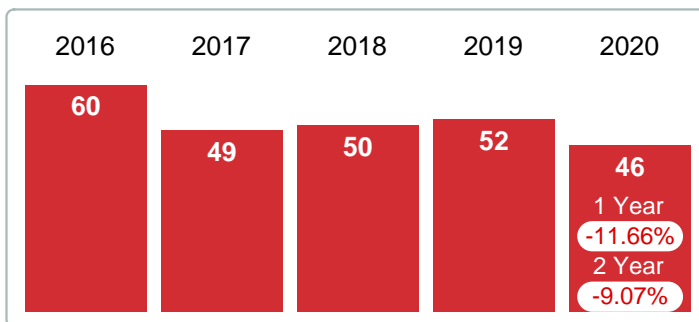
AVERAGE DAYS ON MARKET TO SALE

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

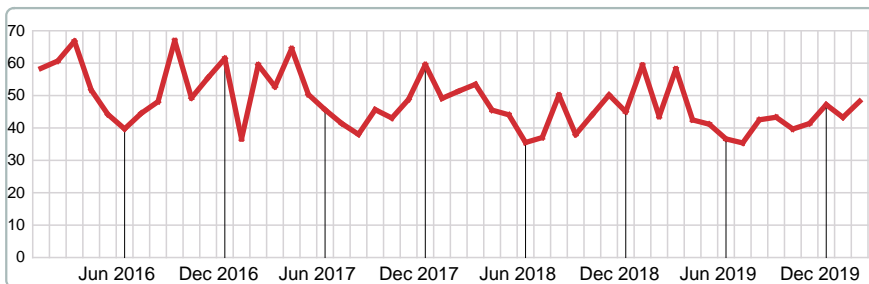
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 53

High Sep 2016 67 Low Jul 2019 35

Average Days on Market to Sale this month at 48 below the 5 yr FEB average of 53



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	2.50%	13	0	13	0	0
\$20,001 - \$60,000	15.00%	34	37	0	0	20
\$60,001 - \$90,000	22.50%	57	63	52	74	0
\$90,001 - \$140,000	22.50%	69	0	64	80	0
\$140,001 - \$210,000	15.00%	36	0	39	20	0
\$210,001 - \$250,000	12.50%	37	0	44	12	0
\$250,001 and up	10.00%	45	0	11	66	92
Average Closed DOM		48				
Total Closed Units	100%	48	7	24	7	2
Total Closed Volume		5,299,852	263.90K	3.52M	1.13M	384.75K

February 2020



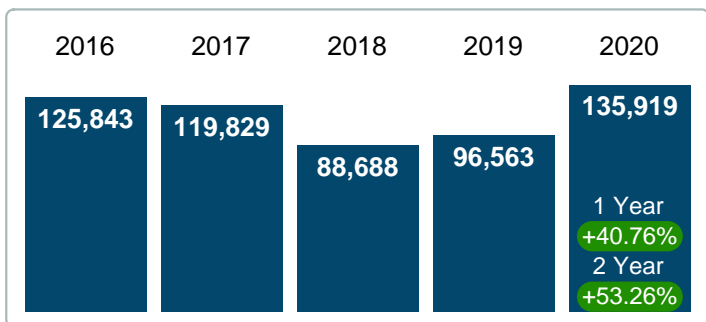
Area Delimited by County Of Muskogee - Residential Property Type



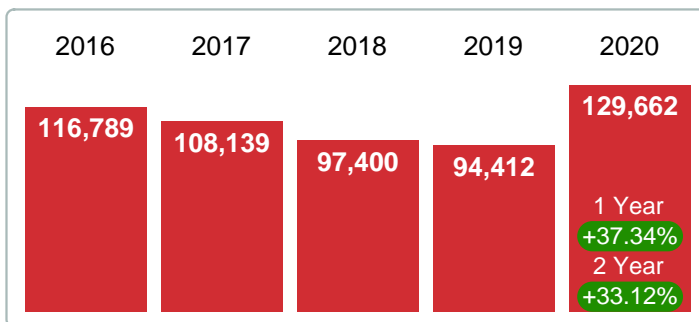
AVERAGE LIST PRICE AT CLOSING

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

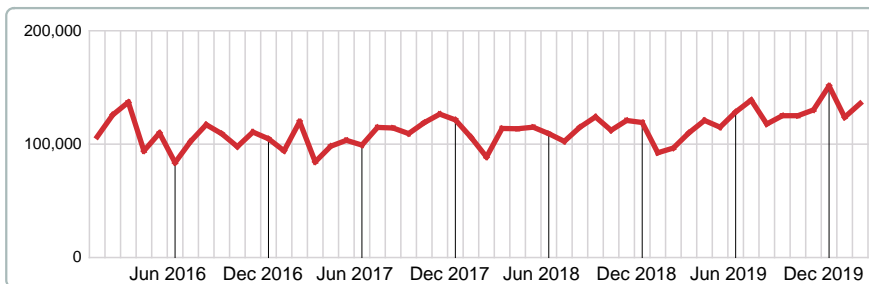
FEBRUARY



YEAR TO DATE (YTD)

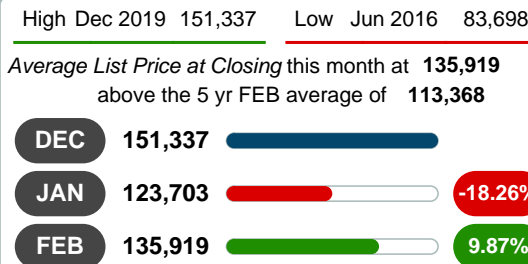


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 113,368



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	2.50%	17,000	0	17,000	0	0
\$20,001 - \$60,000	15.00%	31,967	28,980	0	0	46,900
\$60,001 - \$90,000	25.00%	76,290	65,500	75,700	88,200	0
\$90,001 - \$140,000	20.00%	126,806	0	121,675	129,633	0
\$140,001 - \$210,000	12.50%	172,820	0	175,440	185,900	0
\$210,001 - \$250,000	15.00%	226,467	0	233,450	221,000	0
\$250,001 and up	10.00%	306,925	0	292,000	268,700	365,000
Average List Price		135,919	39,414	149,844	164,671	205,950
Total Closed Units	100%	135,919	7	24	7	2
Total Closed Volume		5,436,751	275.90K	3.60M	1.15M	411.90K

February 2020



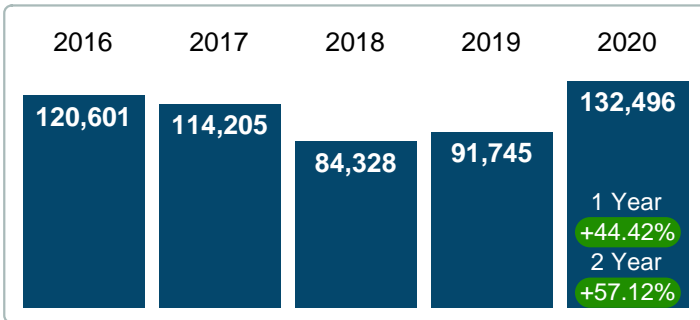
Area Delimited by County Of Muskogee - Residential Property Type



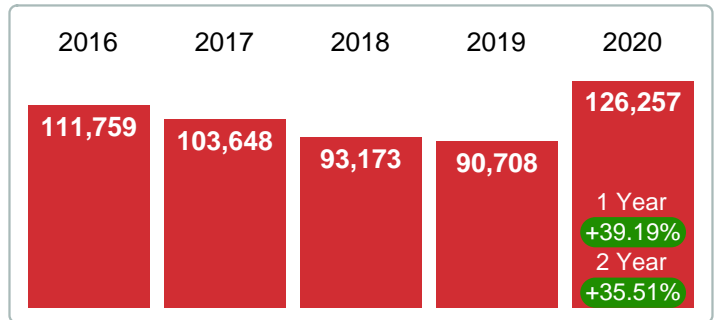
AVERAGE SOLD PRICE AT CLOSING

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

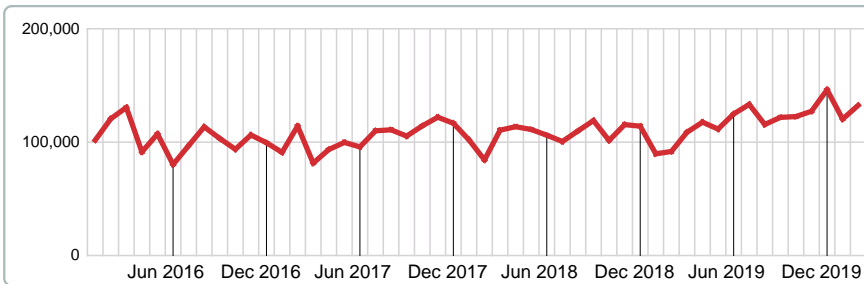
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

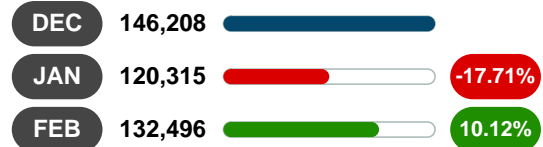


3 MONTHS

5 year FEB AVG = 108,675

High Dec 2019 146,208 Low Jun 2016 80,283

Average Sold Price at Closing this month at **132,496** above the 5 yr FEB average of **108,675**



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	1	2.50%	19,650	0	19,650	0	0
\$20,001 - \$60,000	6	15.00%	30,192	27,280	0	0	44,750
\$60,001 - \$90,000	9	22.50%	71,609	63,750	73,164	78,000	0
\$90,001 - \$140,000	9	22.50%	121,552	0	119,429	125,800	0
\$140,001 - \$210,000	6	15.00%	175,767	0	173,740	185,900	0
\$210,001 - \$250,000	5	12.50%	225,600	0	226,750	221,000	0
\$250,001 and up	4	10.00%	294,500	0	285,000	268,000	340,000
Average Sold Price			132,496	37,700	146,704	161,471	192,375
Total Closed Units		100%	132,496	7	24	7	2
Total Closed Volume			5,299,852	263.90K	3.52M	1.13M	384.75K

February 2020



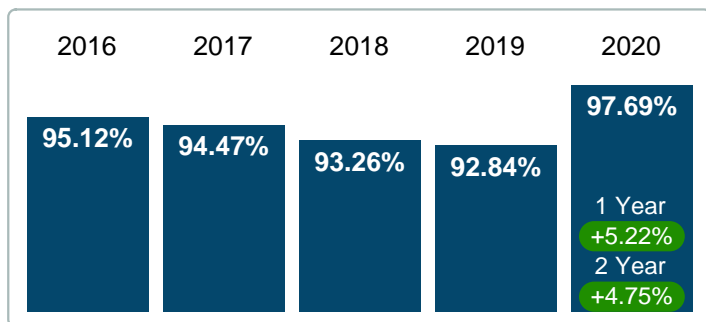
Area Delimited by County Of Muskogee - Residential Property Type



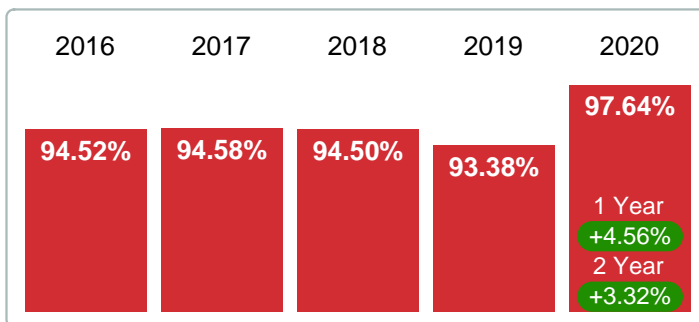
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

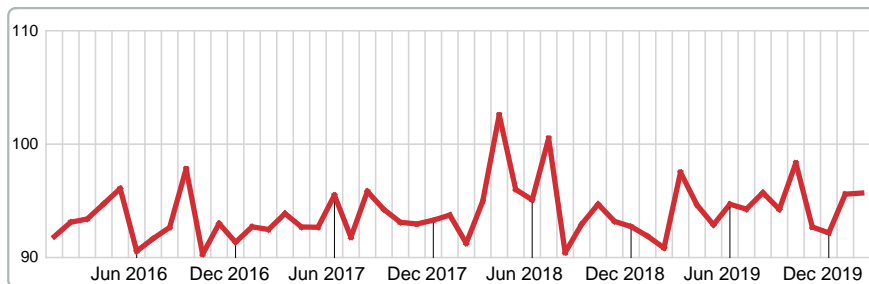
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

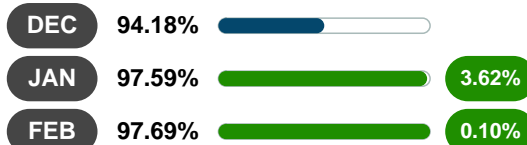


3 MONTHS

5 year FEB AVG = 94.68%

High Apr 2018 104.57% Low Oct 2016 92.29%

Average Sold/List Ratio this month at **97.69%**
above the 5 yr FEB average of **94.68%**



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	1	2.50%	115.59%	0.00%	115.59%	0.00%	0.00%
\$20,001 - \$60,000	6	15.00%	95.29%	95.26%	0.00%	0.00%	95.42%
\$60,001 - \$90,000	9	22.50%	95.79%	97.37%	96.48%	88.44%	0.00%
\$90,001 - \$140,000	9	22.50%	98.15%	0.00%	98.65%	97.15%	0.00%
\$140,001 - \$210,000	6	15.00%	99.45%	0.00%	99.34%	100.00%	0.00%
\$210,001 - \$250,000	5	12.50%	97.76%	0.00%	97.21%	100.00%	0.00%
\$250,001 and up	4	10.00%	97.30%	0.00%	98.16%	99.74%	93.15%
Average Sold/List Ratio		97.70%		95.87%	98.68%	97.09%	94.28%
Total Closed Units		40	100%	7	24	7	2
Total Closed Volume		5,299,852		263.90K	3.52M	1.13M	384.75K

February 2020



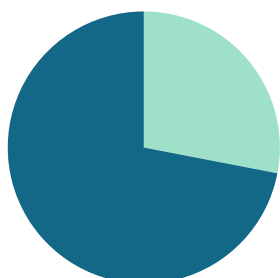
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

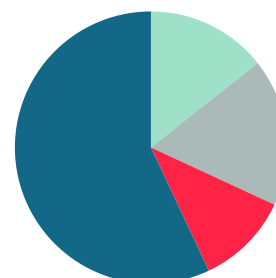


Inventory
 New Listings
67 = 28.03%
 Start Inventory
172
 Total Inventory Units
239
 Volume
\$45,510,128

Market Activity

Closed Sales
40 = 14.34%
 Pending Sales
49 = 17.56%
 Other Off Market
31 = 11.11%
 Active Inventory
159 = 56.99%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	44	40	-9.09%	91	82	-9.89%
Pending Sales	52	49	-5.77%	108	105	-2.78%
New Listings	82	67	-18.29%	157	142	-9.55%
Average List Price	96,563	135,919	40.76%	94,412	129,662	37.34%
Average Sale Price	91,745	132,496	44.42%	90,708	126,257	39.19%
Average Percent of Selling Price to List Price	92.84%	97.69%	5.22%	93.38%	97.64%	4.56%
Average Days on Market to Sale	43.55	48.23	10.75%	51.71	45.68	-11.66%
Monthly Inventory	213	159	-25.35%	213	159	-25.35%
Months Supply of Inventory	3.76	2.95	-21.54%	3.76	2.95	-21.54%

Absorption: Last 12 months, an Average of **54** Sales/Month

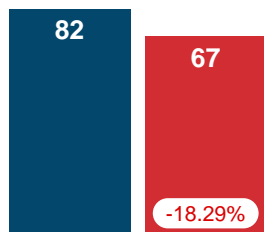
Inventory on February 29, 2020 = **159**

2019 **2020**

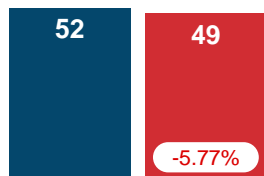
FEBRUARY MARKET

AVERAGE PRICES

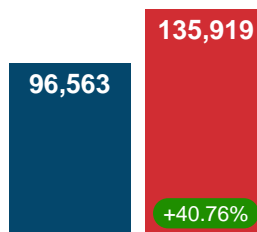
New Listings



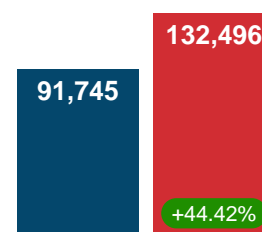
Pending Listings



List Price



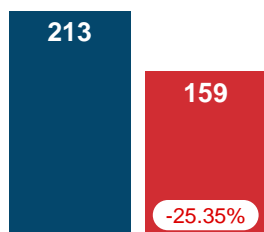
Sale Price



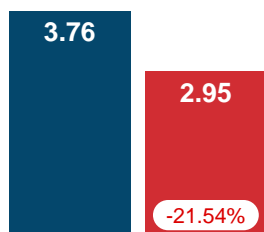
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

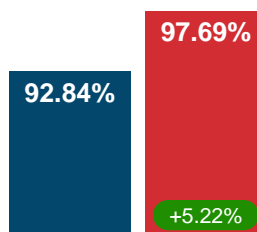
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

