

February 2020



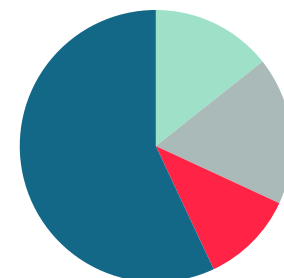
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2019	2020	+/-%
Closed Listings	44	40	-9.09%
Pending Listings	52	49	-5.77%
New Listings	82	67	-18.29%
Median List Price	73,300	129,590	76.79%
Median Sale Price	72,400	121,250	67.47%
Median Percent of Selling Price to List Price	97.16%	99.87%	2.79%
Median Days on Market to Sale	27.00	39.50	46.30%
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.

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 **67.47%** in February 2020 to \$121,250 versus the previous year at \$72,400.

Median Days on Market Lengthens

The median number of **39.50** days that homes spent on the market before selling increased by 12.50 days or **46.30%** in February 2020 compared to last year's same month at **27.00** DOM.

Sales Success for February 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 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.

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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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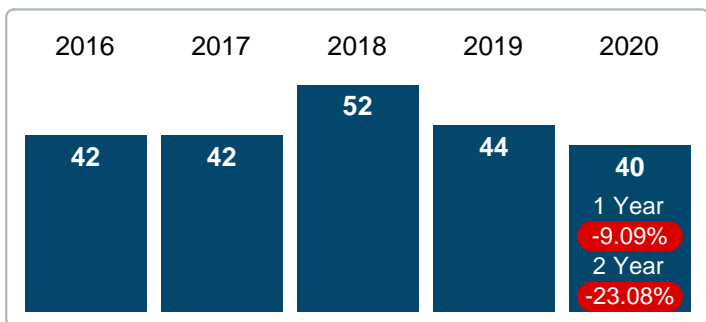
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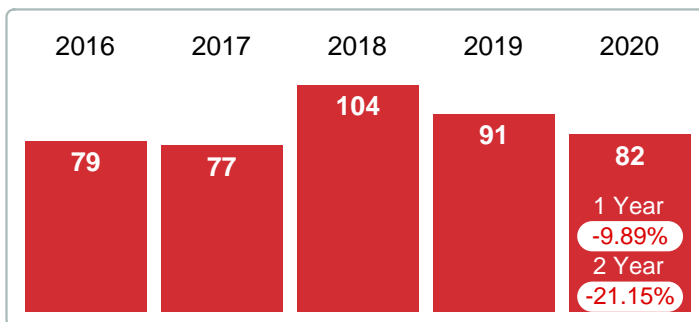
CLOSED LISTINGS

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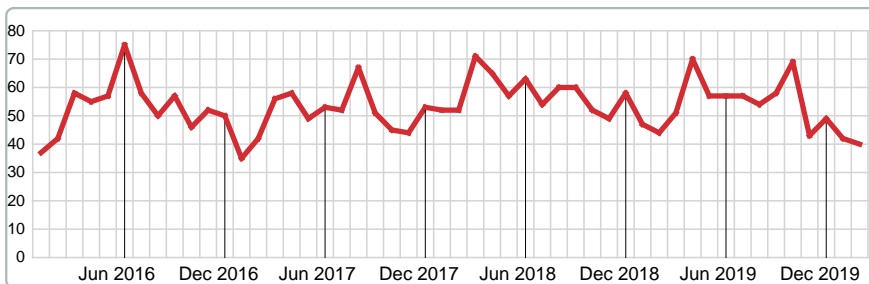
FEBRUARY



YEAR TO DATE (YTD)

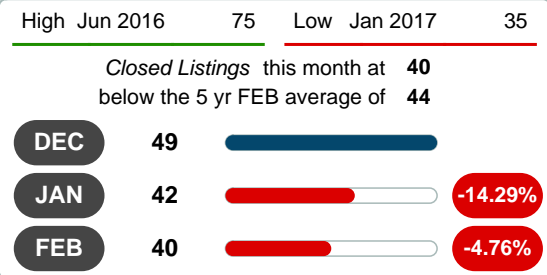


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 44



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	35.0	5	0	0	1
\$60,001 - \$90,000	9	22.50%	68.0	2	6	1	0
\$90,001 - \$140,000	9	22.50%	83.0	0	6	3	0
\$140,001 - \$210,000	6	15.00%	15.0	0	5	1	0
\$210,001 - \$250,000	5	12.50%	19.0	0	4	1	0
\$250,001 and up	4	10.00%	43.0	0	2	1	1
Total Closed Units	40			7	24	7	2
Total Closed Volume	5,299,852	100%	39.5	263.90K	3.52M	1.13M	384.75K
Median Closed Price	\$121,250			\$26,500	\$139,736	\$140,000	\$192,375

February 2020



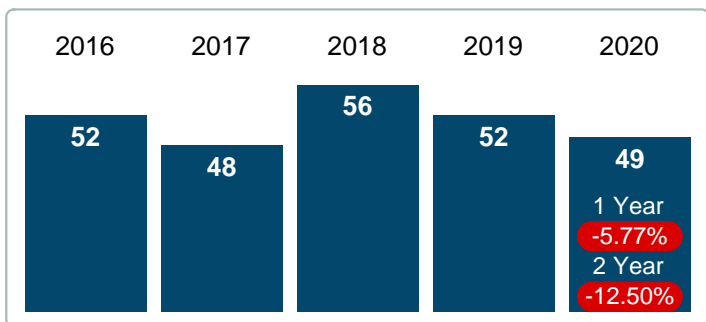
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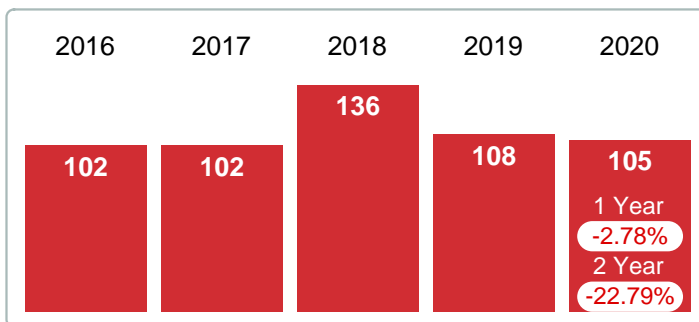
PENDING LISTINGS

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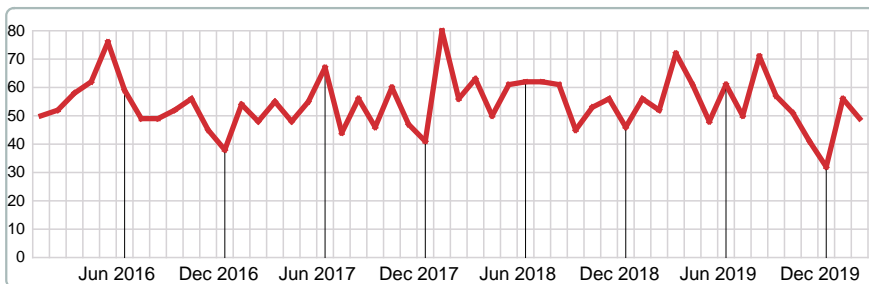
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51

High Jan 2018 80 Low Dec 2019 32

Pending Listings this month at 49 below the 5 yr FEB 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
\$30,000 and less	5	10.20%	18.0	1	4	0	0
\$30,001 - \$50,000	5	10.20%	5.0	2	3	0	0
\$50,001 - \$90,000	7	14.29%	16.0	2	4	1	0
\$90,001 - \$160,000	11	22.45%	19.0	2	8	1	0
\$160,001 - \$200,000	9	18.37%	14.0	0	3	6	0
\$200,001 - \$260,000	5	10.20%	19.0	0	4	1	0
\$260,001 and up	7	14.29%	22.0	0	2	5	0
Total Pending Units	49			7	28	14	0
Total Pending Volume	7,238,880	100%	18.0	487.90K	3.52M	3.23M	0.00B
Median Listing Price	\$142,500			\$51,900	\$109,950	\$189,900	\$0

February 2020



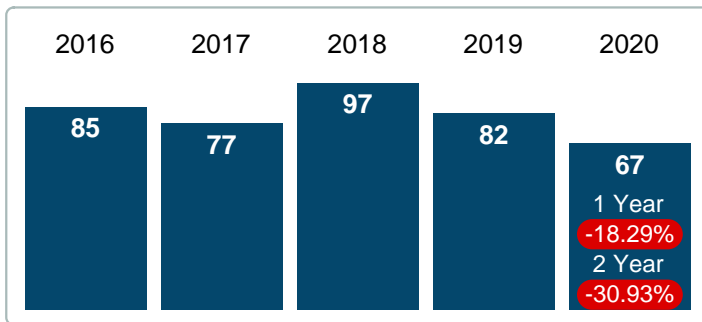
Area Delimited by County Of Muskogee - Residential Property Type



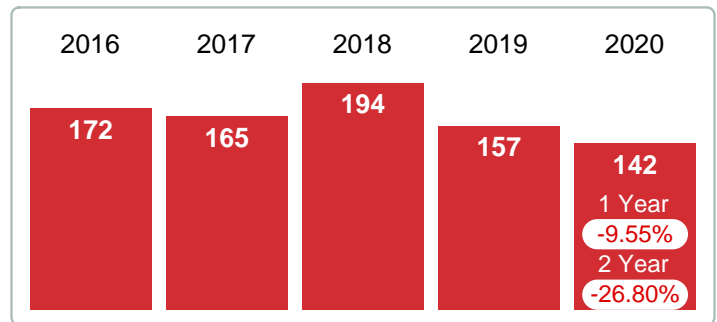
NEW LISTINGS

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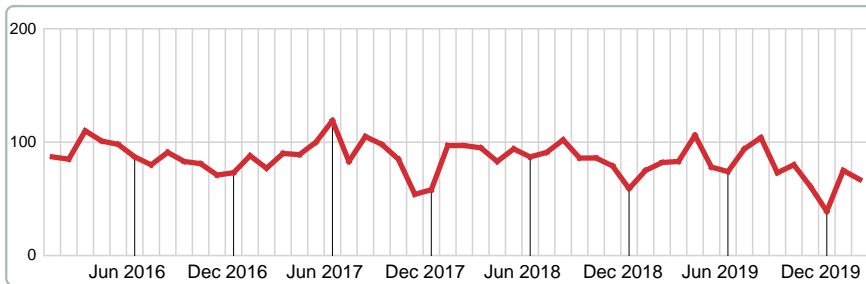
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

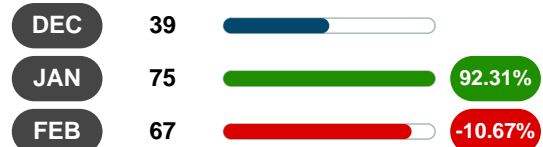


3 MONTHS

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
\$40,000 and less	7	10.45%	4	2	1	0
\$40,001 - \$80,000	8	11.94%	4	4	0	0
\$80,001 - \$110,000	10	14.93%	3	7	0	0
\$110,001 - \$170,000	16	23.88%	2	9	4	1
\$170,001 - \$250,000	11	16.42%	1	7	2	1
\$250,001 - \$340,000	8	11.94%	1	5	2	0
\$340,001 and up	7	10.45%	0	3	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
Median New Listed Listing Price	\$135,000		\$75,000	\$134,000	\$174,900	\$294,750

February 2020



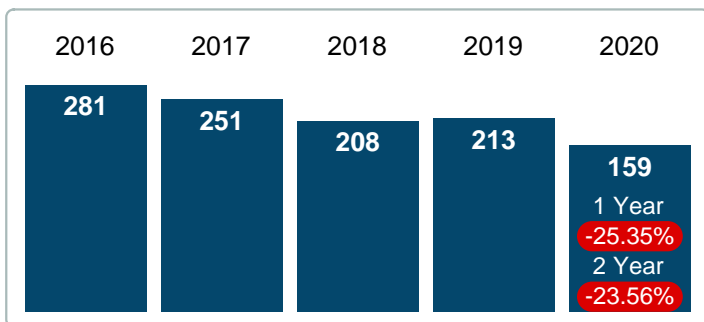
Area Delimited by County Of Muskogee - Residential Property Type



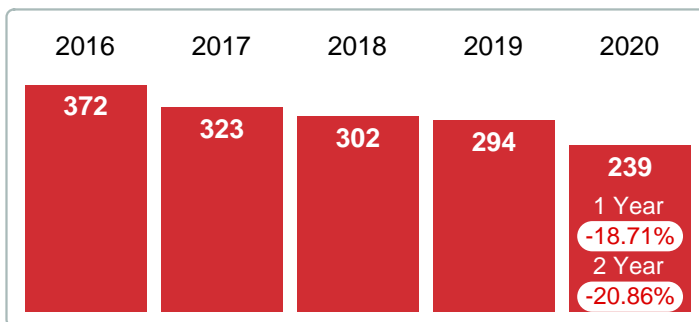
ACTIVE INVENTORY

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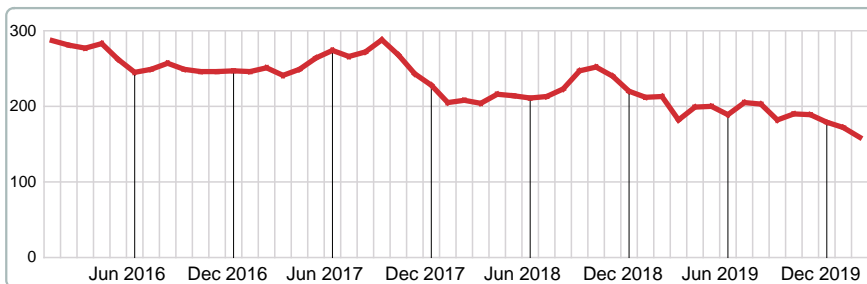
END OF FEBRUARY



ACTIVE DURING FEBRUARY

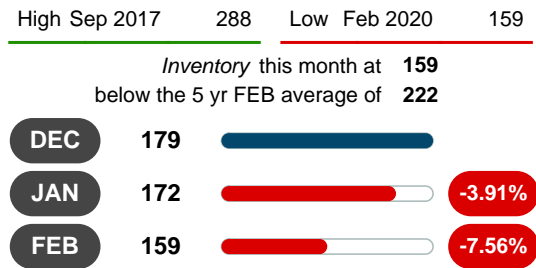


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 222



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	13	8.18%	51.0	11	1	1	0
\$30,001 - \$50,000	14	8.81%	35.5	7	6	1	0
\$50,001 - \$100,000	31	19.50%	46.0	9	19	3	0
\$100,001 - \$160,000	40	25.16%	33.0	4	28	6	2
\$160,001 - \$250,000	26	16.35%	55.0	1	19	5	1
\$250,001 - \$370,000	17	10.69%	35.0	2	6	8	1
\$370,001 and up	18	11.32%	86.5	0	10	4	4
Total Active Inventory by Units	159			34	89	28	8
Total Active Inventory by Volume	32,125,949	100%	47.0	2.58M	20.27M	6.82M	2.47M
Median Active Inventory Listing Price	\$134,000			\$43,950	\$142,500	\$217,450	\$337,450

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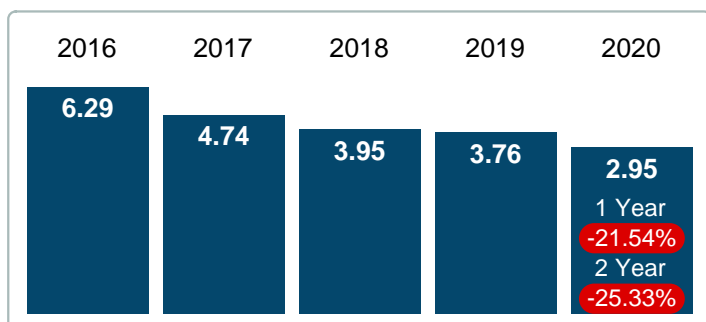
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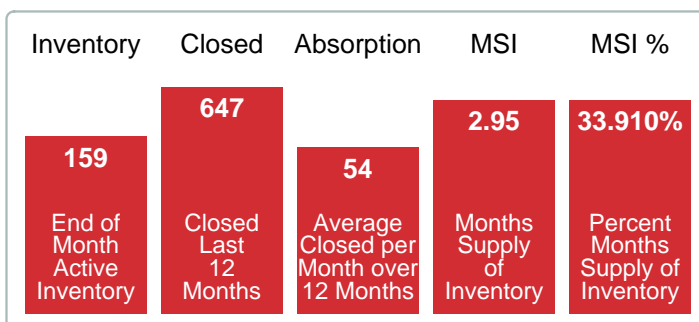
MONTHS SUPPLY of INVENTORY (MSI)

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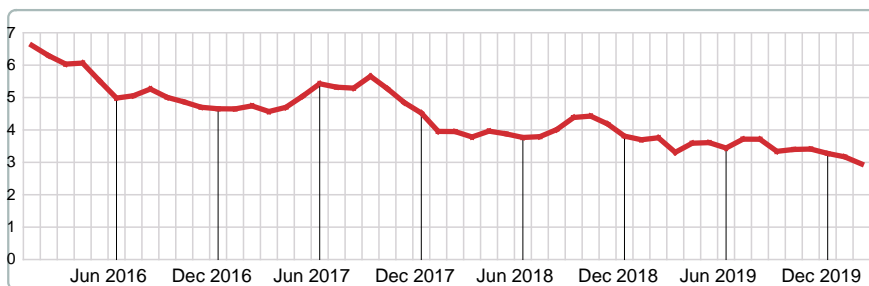
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

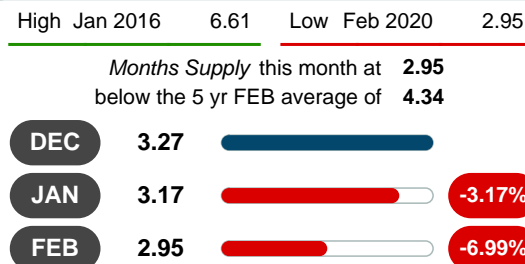


5 YEAR MARKET ACTIVITY TRENDS



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

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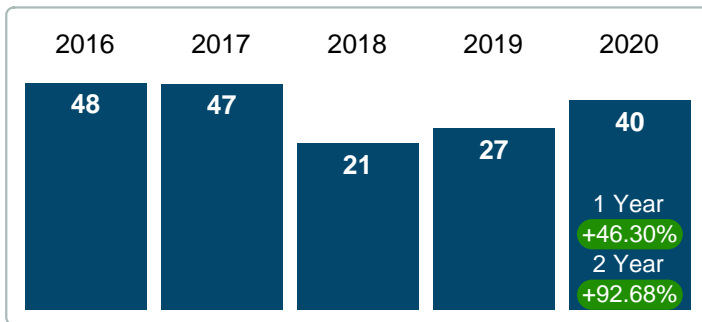
Area Delimited by County Of Muskogee - Residential Property Type



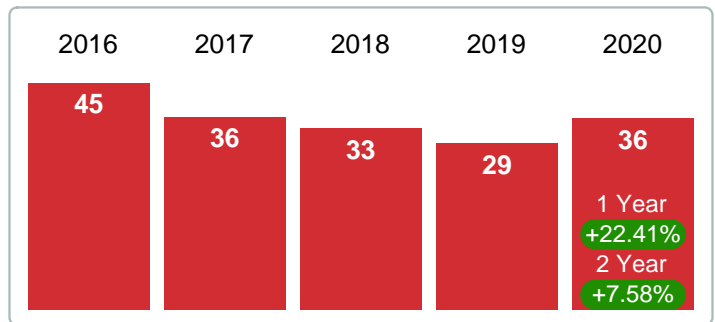
MEDIAN DAYS ON MARKET TO SALE

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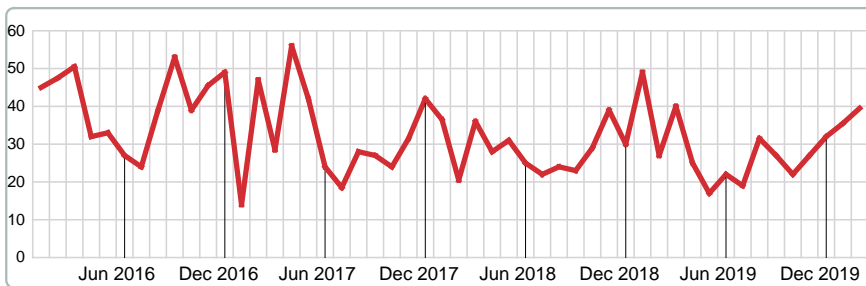
FEBRUARY



YEAR TO DATE (YTD)

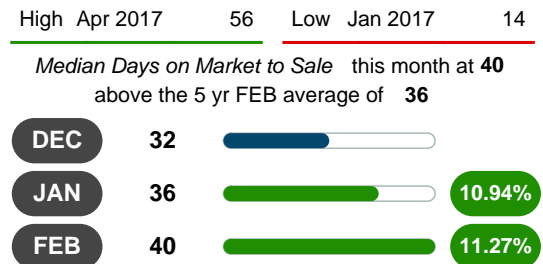


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 36



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	2.50%	13	0	13	0	0	
\$20,001 - \$60,000	15.00%	35	50	0	0	20	
\$60,001 - \$90,000	22.50%	68	63	47	74	0	
\$90,001 - \$140,000	22.50%	83	0	70	83	0	
\$140,001 - \$210,000	15.00%	15	0	10	20	0	
\$210,001 - \$250,000	12.50%	19	0	24	12	0	
\$250,001 and up	10.00%	43	0	11	66	92	
Median Closed DOM		40		50	24	66	56
Total Closed Units	100%	40	39.5	7	24	7	2
Total Closed Volume		5,299,852		263.90K	3.52M	1.13M	384.75K

February 2020



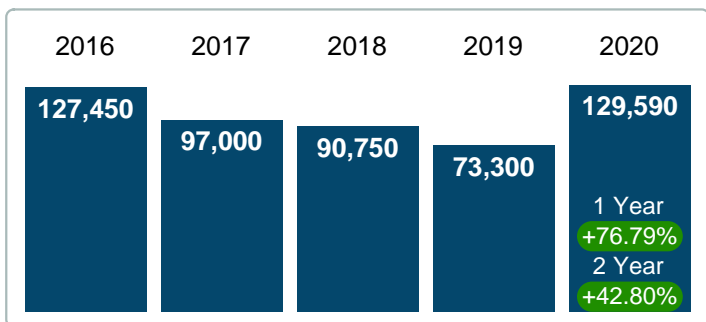
Area Delimited by County Of Muskogee - Residential Property Type



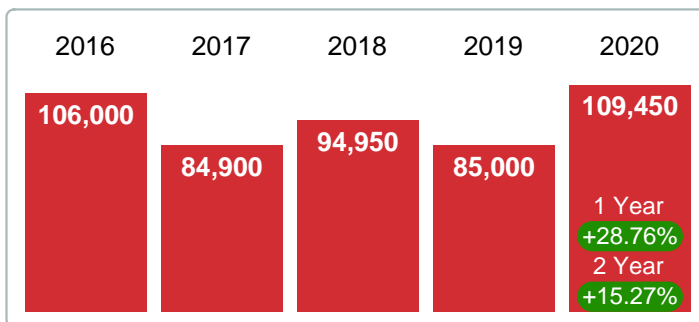
MEDIAN LIST PRICE AT CLOSING

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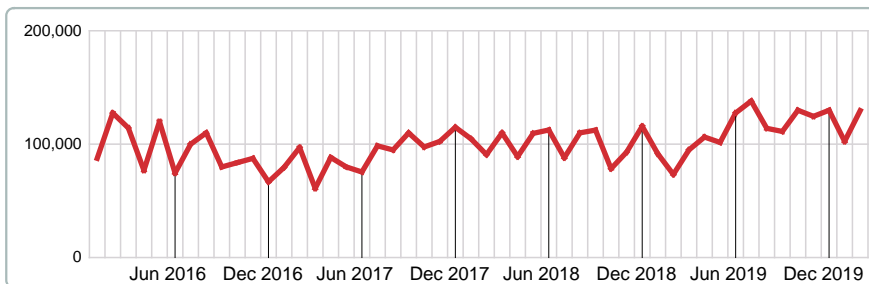
FEBRUARY



YEAR TO DATE (YTD)

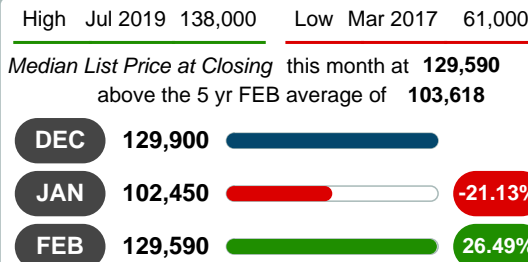


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 103,618



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	2.50%	17,000	0	17,000	0	0
\$20,001 - \$60,000	15.00%	25,750	25,000	0	0	46,900
\$60,001 - \$90,000	25.00%	74,950	65,500	75,000	88,200	0
\$90,001 - \$140,000	20.00%	133,000	0	131,500	134,500	0
\$140,001 - \$210,000	12.50%	179,500	0	171,700	185,900	0
\$210,001 - \$250,000	15.00%	220,450	0	219,900	221,000	0
\$250,001 and up	10.00%	301,350	0	297,000	268,700	365,000
Median List Price		129,590	26,500	137,186	139,500	205,950
Total Closed Units	100%	129,590	7	24	7	2
Total Closed Volume		5,436,751	275.90K	3.60M	1.15M	411.90K

February 2020



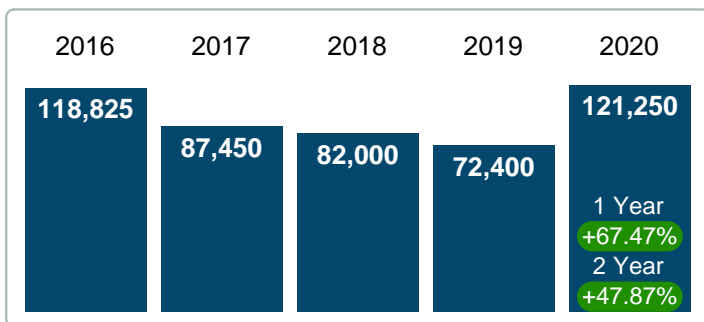
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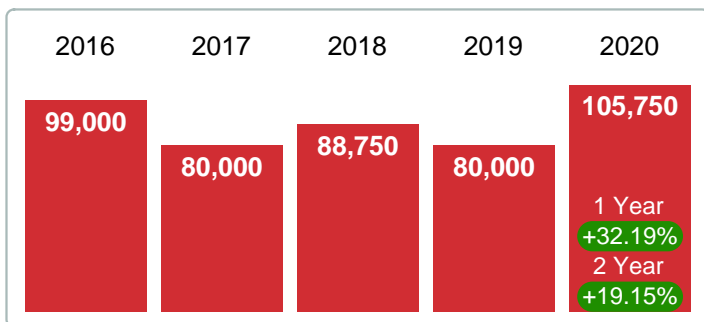
MEDIAN SOLD PRICE AT CLOSING

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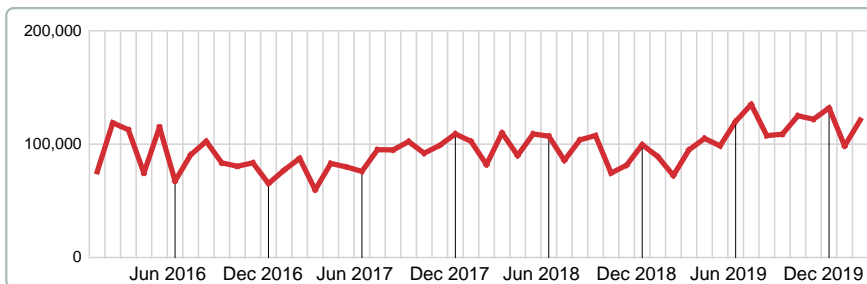
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

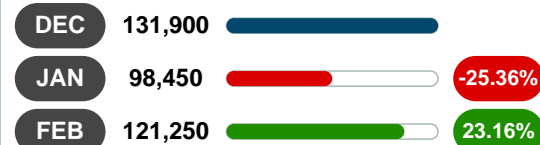


3 MONTHS

5 year FEB AVG = 96,385

High Jul 2019 135,000 Low Mar 2017 59,750

Median Sold Price at Closing this month at 121,250 above the 5 yr FEB average of 96,385



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	2.50%	19,650	0	19,650	0	0
\$20,001 - \$60,000	15.00%	25,700	24,900	0	0	44,750
\$60,001 - \$90,000	22.50%	67,000	63,750	70,950	78,000	0
\$90,001 - \$140,000	22.50%	122,500	0	125,750	122,500	0
\$140,001 - \$210,000	15.00%	177,450	0	170,000	185,900	0
\$210,001 - \$250,000	12.50%	221,000	0	225,500	221,000	0
\$250,001 and up	10.00%	291,500	0	285,000	268,000	340,000
Median Sold Price		121,250	26,500	139,736	140,000	192,375
Total Closed Units		40	7	24	7	2
Total Closed Volume		5,299,852	263.90K	3.52M	1.13M	384.75K

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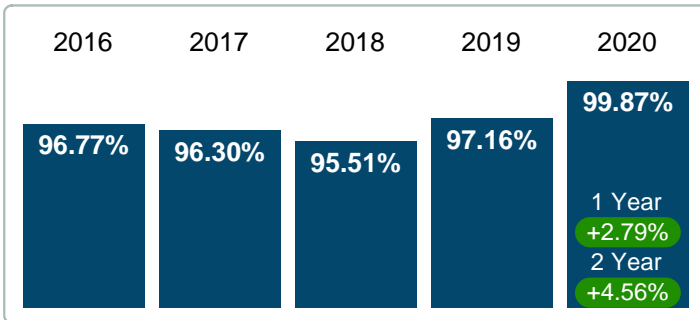
Area Delimited by County Of Muskogee - Residential Property Type



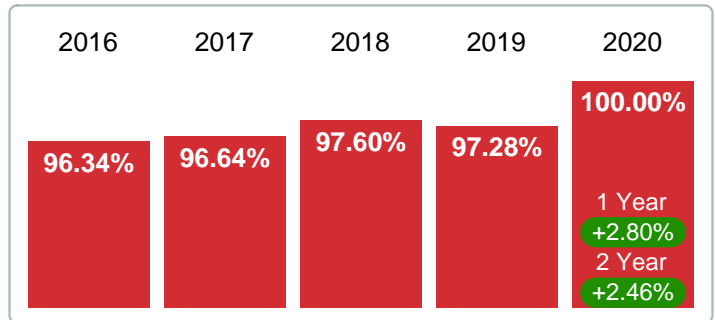
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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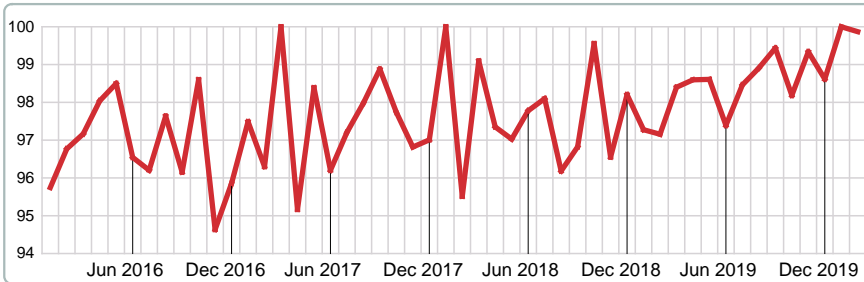
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

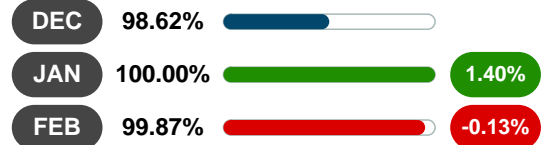


3 MONTHS

5 year FEB AVG = 97.12%

High Jan 2020 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **99.87%**
above the 5 yr FEB average of **97.12%**



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	<div style="width: 2.5%;"></div> 1	2.50%	115.59%	0.00%	115.59%	0.00%	0.00%
\$20,001 - \$60,000	<div style="width: 15%;"></div> 6	15.00%	96.69%	97.96%	0.00%	0.00%	95.42%
\$60,001 - \$90,000	<div style="width: 22.5%;"></div> 9	22.50%	97.07%	97.37%	98.54%	88.44%	0.00%
\$90,001 - \$140,000	<div style="width: 22.5%;"></div> 9	22.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$140,001 - \$210,000	<div style="width: 15%;"></div> 6	15.00%	100.00%	0.00%	100.00%	100.00%	0.00%
\$210,001 - \$250,000	<div style="width: 12.5%;"></div> 5	12.50%	98.19%	0.00%	97.30%	100.00%	0.00%
\$250,001 and up	<div style="width: 10%;"></div> 4	10.00%	97.03%	0.00%	98.16%	99.74%	93.15%
Median Sold/List Ratio		99.87%		97.96%	100.00%	100.00%	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



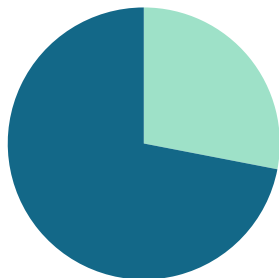
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

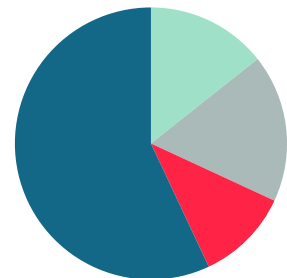


Inventory
 New Listings
67 = 28.03%
 Start Inventory
172
 Total Inventory Units
239
 Volume
\$45,510,128

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%
Median List Price	73,300	129,590	76.79%	85,000	109,450	28.76%
Median Sale Price	72,400	121,250	67.47%	80,000	105,750	32.19%
Median Percent of Selling Price to List Price	97.16%	99.87%	2.79%	97.28%	100.00%	2.80%
Median Days on Market to Sale	27.00	39.50	46.30%	29.00	35.50	22.41%
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

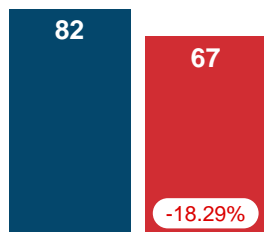
Inventory on February 29, 2020 = **159**

2019 **2020**

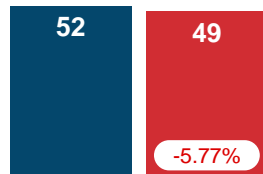
FEBRUARY MARKET

MEDIAN PRICES

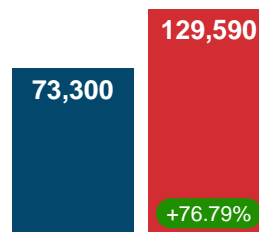
New Listings



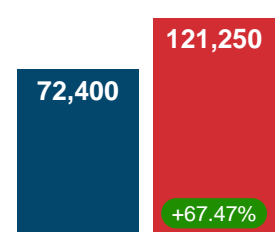
Pending Listings



List Price



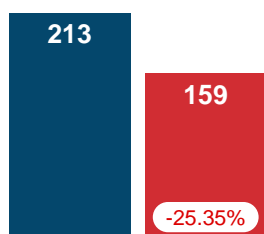
Sale Price



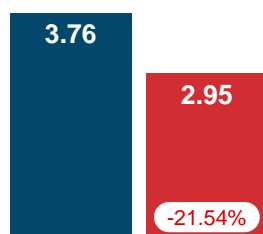
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

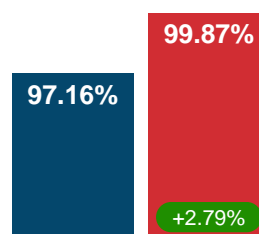
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

