

July 2020



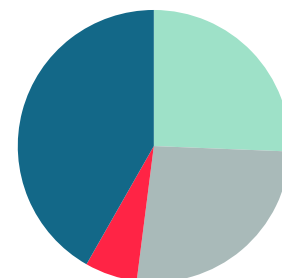
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	July 2020	+/-%
Closed Listings	57	70	22.81%
Pending Listings	50	72	44.00%
New Listings	94	81	-13.83%
Median List Price	138,000	124,900	-9.49%
Median Sale Price	135,000	119,500	-11.48%
Median Percent of Selling Price to List Price	98.46%	100.00%	1.56%
Median Days on Market to Sale	19.00	11.50	-39.47%
End of Month Inventory	205	114	-44.39%
Months Supply of Inventory	3.72	2.12	-42.92%



■ Closed (25.64%)
■ Pending (26.37%)
■ Other OffMarket (6.23%)
■ Active (41.76%)

Absorption: Last 12 months, an Average of **54** Sales/Month
Active Inventory as of July 31, 2020 = **114**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **44.39%** to 114 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 **2.12** 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 **11.48%** in July 2020 to \$119,500 versus the previous year at \$135,000.

Median Days on Market Shortens

The median number of **11.50** days that homes spent on the market before selling decreased by 7.50 days or **39.47%** in July 2020 compared to last year's same month at **19.00** DOM.

Sales Success for July 2020 is Positive

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

There were 81 New Listings in July 2020, down **13.83%** from last year at 94. Furthermore, there were 70 Closed Listings this month versus last year at 57, a **22.81%** increase.

Closed versus Listed trends yielded a **86.4%** ratio, up from previous year's, July 2019, at **60.6%**, a **42.52%** 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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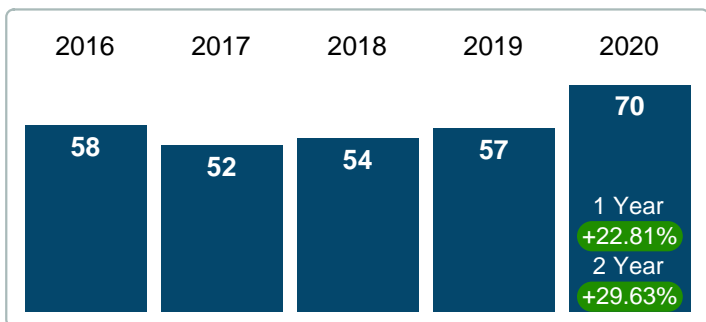
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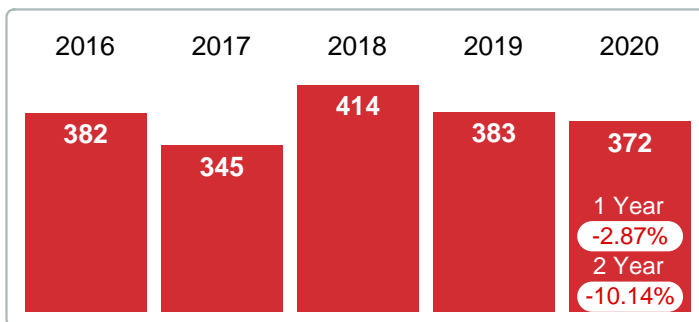
CLOSED LISTINGS

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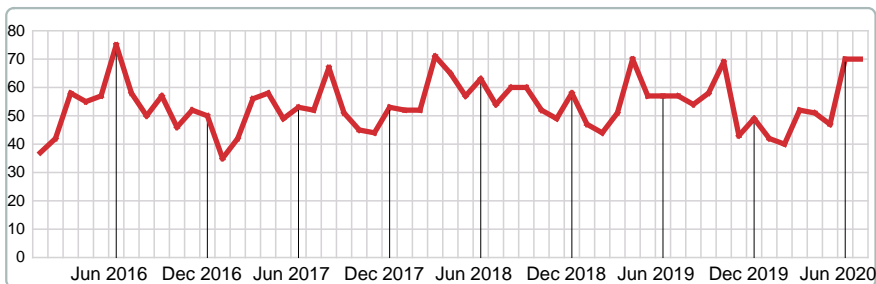
JULY



YEAR TO DATE (YTD)

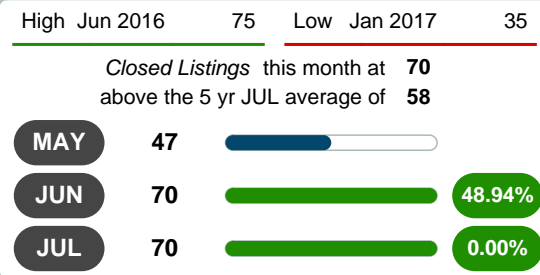


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 58



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	6	8.57%	8.5	2	4	0	0
\$40,001 - \$60,000	10	14.29%	18.5	3	5	1	1
\$60,001 - \$100,000	10	14.29%	10.5	1	7	2	0
\$100,001 - \$140,000	14	20.00%	7.0	2	9	3	0
\$140,001 - \$170,000	9	12.86%	11.0	0	7	2	0
\$170,001 - \$250,000	14	20.00%	16.5	1	10	3	0
\$250,001 and up	7	10.00%	34.0	0	1	3	3
Total Closed Units	70			9	43	14	4
Total Closed Volume	9,679,253	100%	11.5	730.28K	5.37M	2.54M	1.04M
Median Closed Price	\$119,500			\$52,500	\$121,000	\$148,000	\$310,000

July 2020



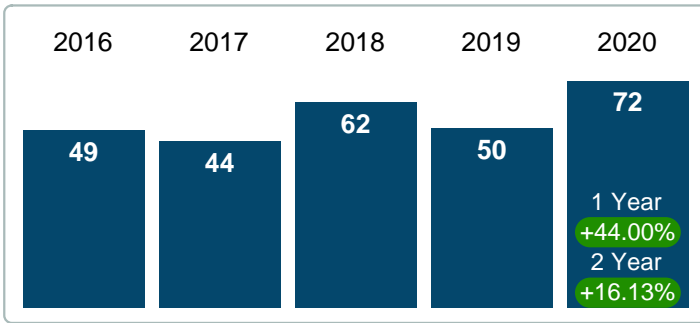
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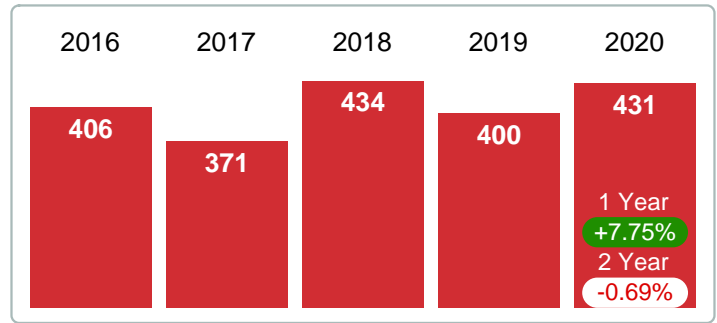
PENDING LISTINGS

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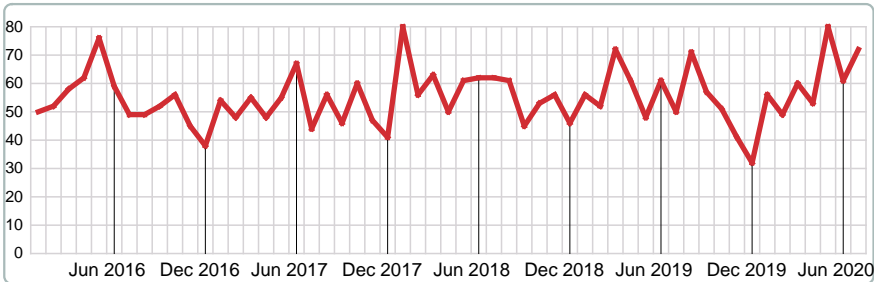
JULY



YEAR TO DATE (YTD)

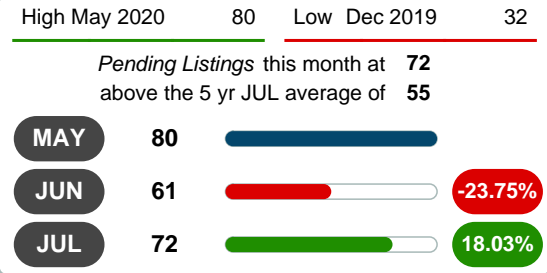


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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	7	9.72%	36.0	1	4	2	0
\$40,001 - \$80,000	9	12.50%	19.0	2	6	1	0
\$80,001 - \$130,000	11	15.28%	8.0	0	9	2	0
\$130,001 - \$160,000	14	19.44%	11.0	0	13	1	0
\$160,001 - \$190,000	13	18.06%	20.0	0	8	5	0
\$190,001 - \$270,000	10	13.89%	8.0	0	7	3	0
\$270,001 and up	8	11.11%	27.0	1	3	4	0
Total Pending Units	72			4	50	18	0
Total Pending Volume	11,196,925	100%	14.0	502.00K	7.47M	3.22M	0.00B
Median Listing Price	\$147,450			\$61,250	\$137,450	\$177,400	\$0

July 2020



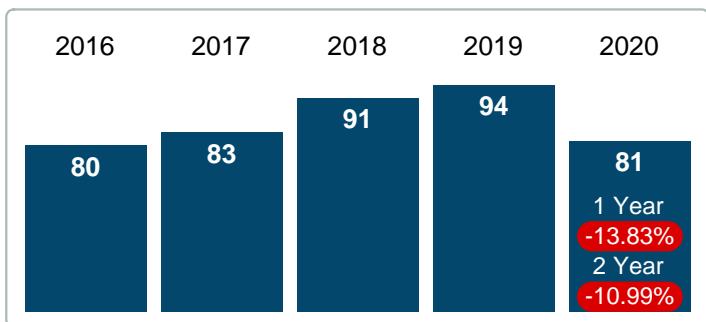
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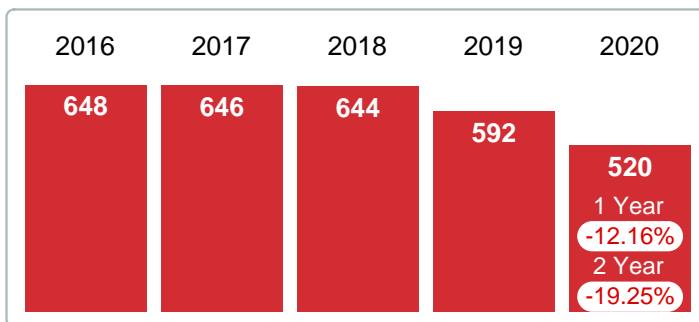
NEW LISTINGS

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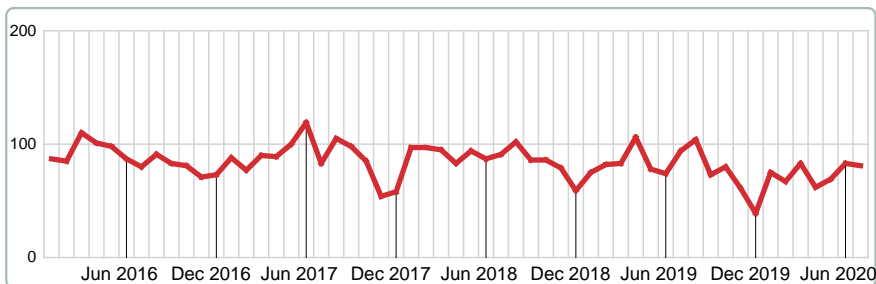
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 86

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **81**
below the 5 yr JUL average of **86**



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	7.41%	2	2	2	0
\$30,001 - \$80,000	10	12.35%	3	7	0	0
\$80,001 - \$110,000	10	12.35%	1	7	2	0
\$110,001 - \$160,000	24	29.63%	2	17	4	1
\$160,001 - \$190,000	9	11.11%	1	5	3	0
\$190,001 - \$280,000	13	16.05%	0	11	2	0
\$280,001 and up	9	11.11%	2	1	6	0
Total New Listed Units	81		11	50	19	1
Total New Listed Volume	11,998,700	100%	1.38M	6.97M	3.51M	127.00K
Median New Listed Listing Price	\$139,900		\$89,500	\$139,900	\$175,000	\$127,000

July 2020



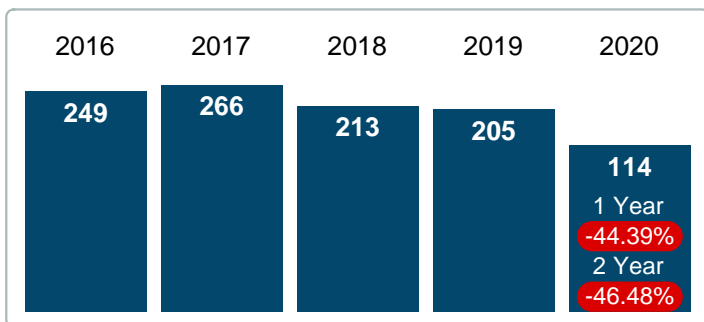
Area Delimited by County Of Muskogee - Residential Property Type



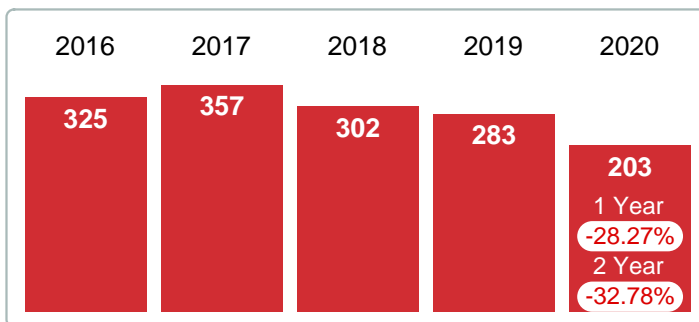
ACTIVE INVENTORY

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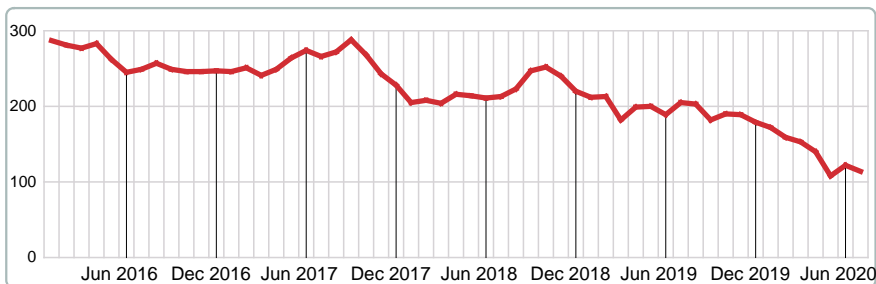
END OF JULY



ACTIVE DURING JULY

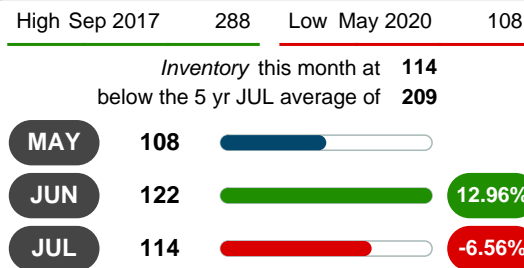


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 209



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	8	7.02%	39.5	4	3	1	0	
\$30,001 - \$70,000	15	13.16%	52.0	7	8	0	0	
\$70,001 - \$110,000	16	14.04%	77.5	4	10	2	0	
\$110,001 - \$190,000	30	26.32%	34.5	3	18	4	5	
\$190,001 - \$290,000	18	15.79%	33.0	1	9	8	0	
\$290,001 - \$480,000	15	13.16%	78.0	0	6	9	0	
\$480,001 and up	12	10.53%	144.0	0	4	6	2	
Total Active Inventory by Units		114		19	58	30	7	
Total Active Inventory by Volume		27,581,054	100%	51.5	1.47M	14.40M	9.43M	2.28M
Median Active Inventory Listing Price		\$149,950			\$54,900	\$144,750	\$294,900	\$182,900

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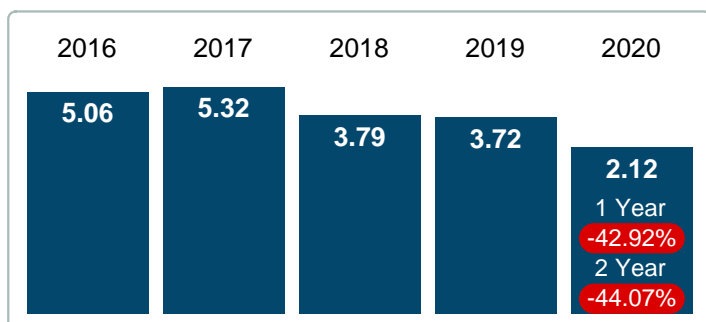
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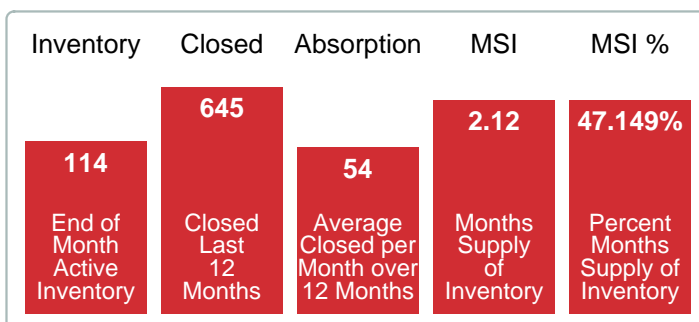
MONTHS SUPPLY of INVENTORY (MSI)

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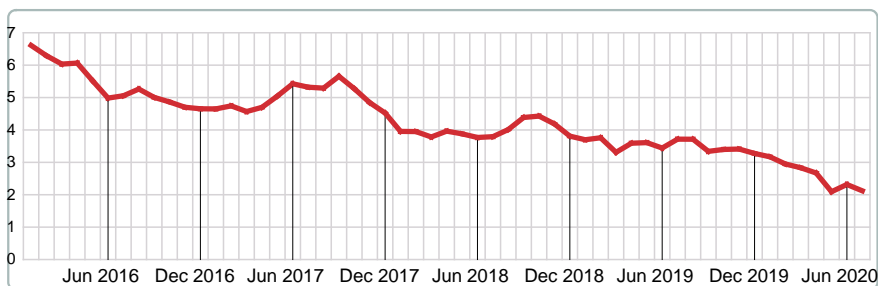
MSI FOR JULY



INDICATORS FOR JULY 2020

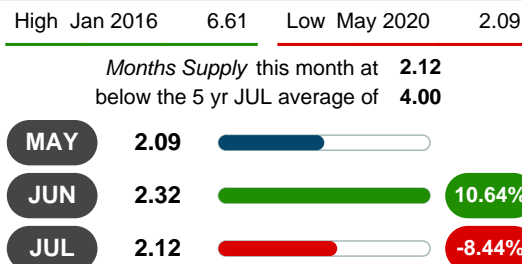


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4.00



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	8	7.02%	1.60	1.71	1.33	3.00	0.00
\$30,001 - \$70,000	15	13.16%	1.45	2.15	1.35	0.00	0.00
\$70,001 - \$110,000	16	14.04%	1.61	4.00	1.30	1.85	0.00
\$110,001 - \$190,000	30	26.32%	1.57	3.27	1.39	0.79	30.00
\$190,001 - \$290,000	18	15.79%	2.84	6.00	3.60	2.74	0.00
\$290,001 - \$480,000	15	13.16%	5.29	0.00	6.55	7.71	0.00
\$480,001 and up	12	10.53%	48.00	0.00	0.00	36.00	0.00
Market Supply of Inventory (MSI)			2.12	2.43	1.80	2.57	3.36
Total Active Inventory by Units		100%	2.12	19	58	30	7

July 2020



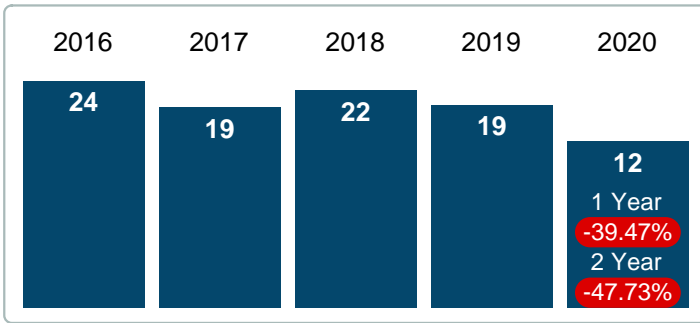
Area Delimited by County Of Muskogee - Residential Property Type



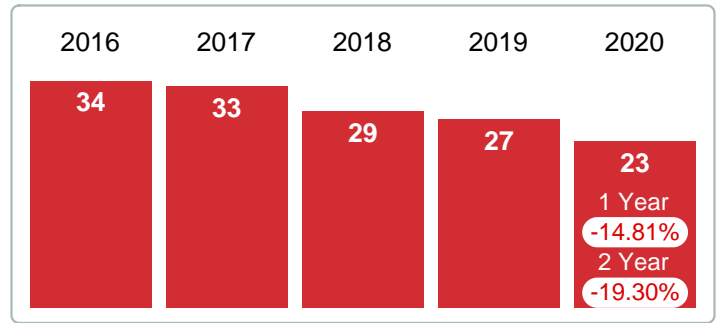
MEDIAN DAYS ON MARKET TO SALE

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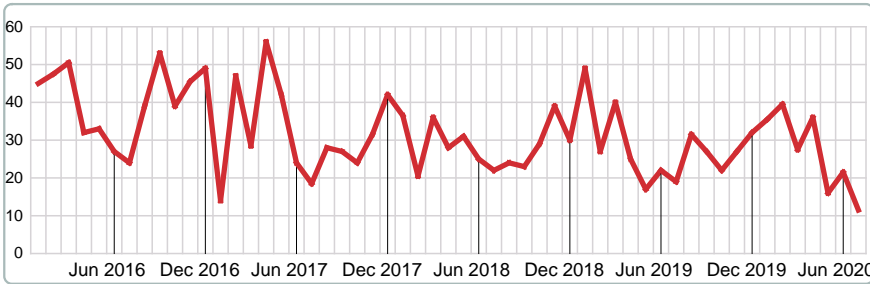
JULY



YEAR TO DATE (YTD)

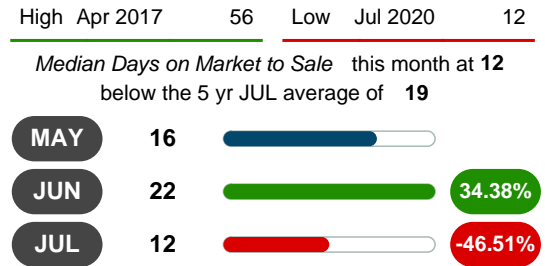


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 19



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	8.57%	9	50	9	0	0
\$40,001 - \$60,000	14.29%	19	11	78	7	12
\$60,001 - \$100,000	14.29%	11	48	9	86	0
\$100,001 - \$140,000	20.00%	7	39	6	7	0
\$140,001 - \$170,000	12.86%	11	0	11	9	0
\$170,001 - \$250,000	20.00%	17	2	30	14	0
\$250,001 and up	10.00%	34	0	36	2	34
Median Closed DOM		12	16	11	7	23
Total Closed Units	100%	70	9	43	14	4
Total Closed Volume		9,679,253	730.28K	5.37M	2.54M	1.04M

July 2020



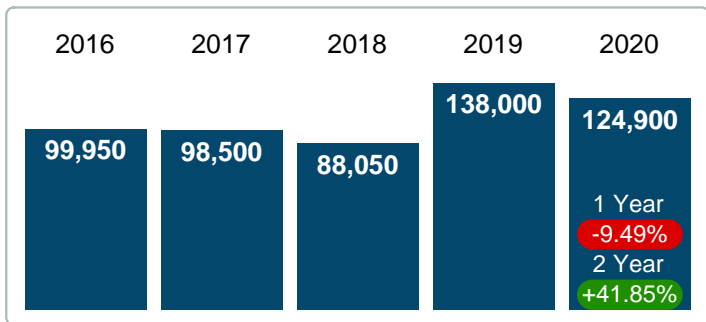
Area Delimited by County Of Muskogee - Residential Property Type



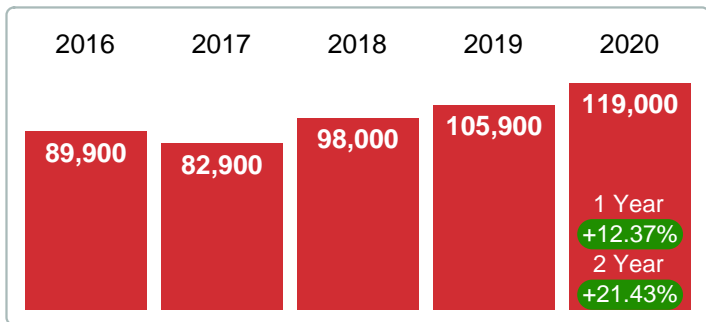
MEDIAN LIST PRICE AT CLOSING

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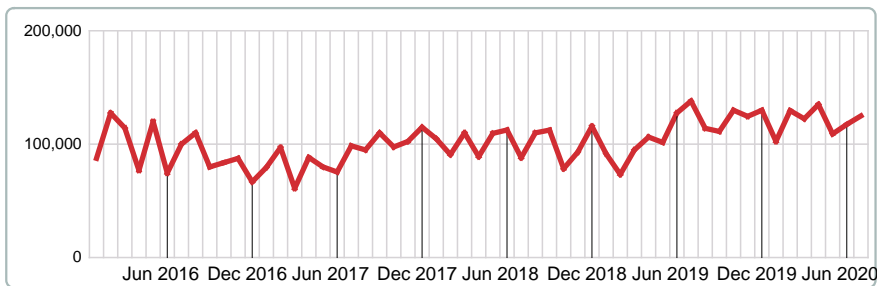
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 109,880

High Jul 2019 138,000 Low Mar 2017 61,000
 Median List Price at Closing this month at **124,900**
 above the 5 yr JUL average of **109,880**

MAY	109,000	<div style="width: 50%;"></div>
JUN	117,400	<div style="width: 60%;"></div> 7.71%
JUL	124,900	<div style="width: 70%;"></div> 6.39%

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 6	8.57%	25,950	25,500	25,950	0	0
\$40,001 \$60,000 11	15.71%	55,000	52,500	57,375	55,000	45,000
\$60,001 \$100,000 9	12.86%	70,000	69,999	82,500	74,700	0
\$100,001 \$140,000 13	18.57%	119,000	117,000	119,400	114,950	0
\$140,001 \$170,000 10	14.29%	149,000	0	149,000	149,000	0
\$170,001 \$250,000 14	20.00%	186,950	225,000	185,000	184,950	0
\$250,001 and up 7	10.00%	370,000	0	327,000	484,500	370,000
Median List Price		124,900	55,000	129,900	149,450	329,950
Total Closed Units		70	9	43	14	4
Total Closed Volume		9,904,549	735.50K	5.46M	2.63M	1.08M

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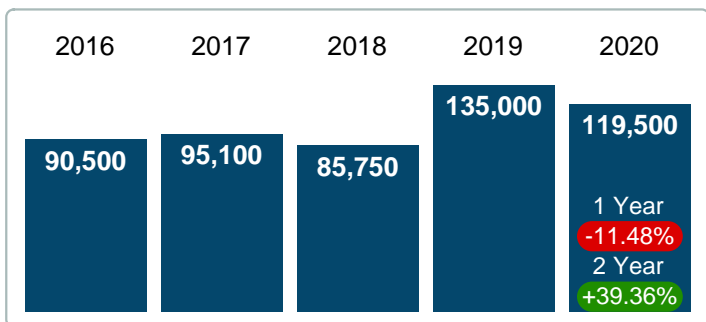
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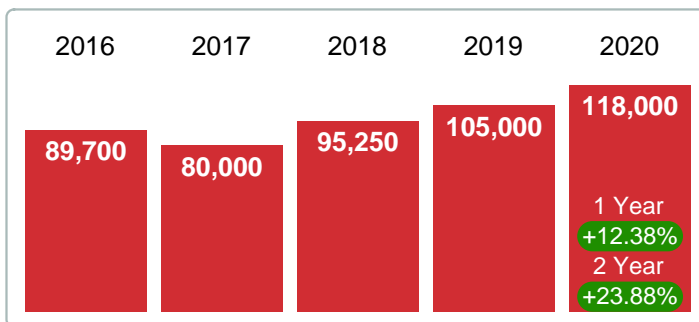
MEDIAN SOLD PRICE AT CLOSING

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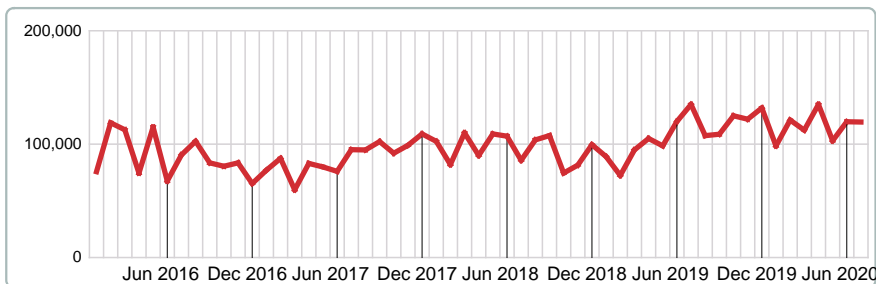
JULY



YEAR TO DATE (YTD)

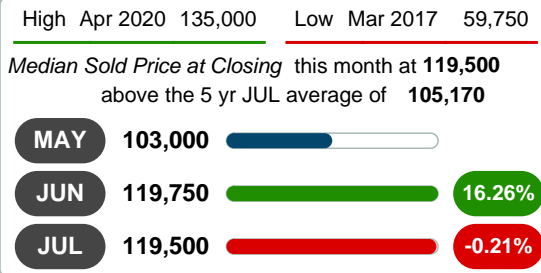


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 105,170



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	8.57%	30,003	28,389	30,503	0	0
\$40,001 - \$60,000	14.29%	52,000	52,000	53,151	49,500	48,000
\$60,001 - \$100,000	14.29%	71,500	68,500	72,000	69,735	0
\$100,001 - \$140,000	20.00%	116,500	117,000	120,000	112,000	0
\$140,001 - \$170,000	12.86%	147,000	0	145,000	148,000	0
\$170,001 - \$250,000	20.00%	181,000	225,000	181,000	177,000	0
\$250,001 and up	10.00%	350,000	0	377,000	270,750	350,000
Median Sold Price		119,500	52,500	121,000	148,000	310,000
Total Closed Units	100%	119,500	9	43	14	4
Total Closed Volume		9,679,253	730.28K	5.37M	2.54M	1.04M

July 2020



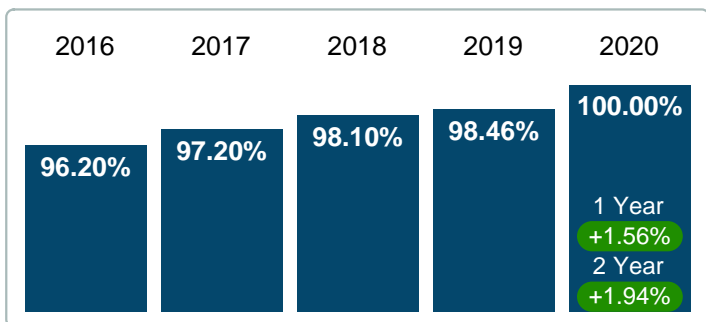
Area Delimited by County Of Muskogee - Residential Property Type



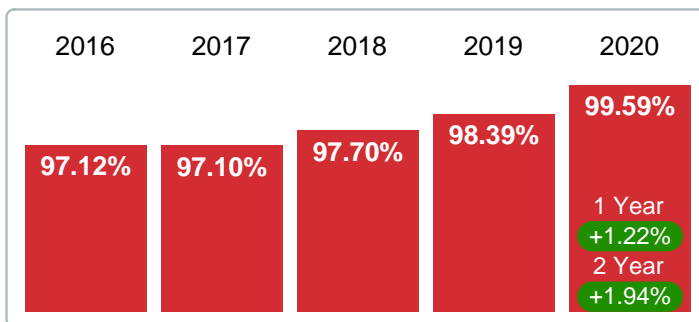
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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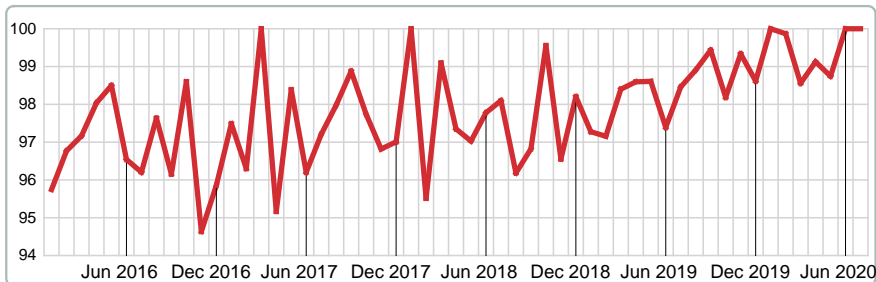
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

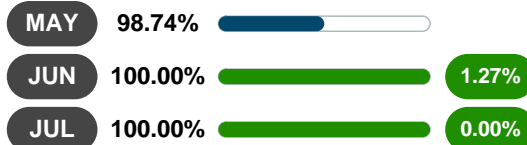


3 MONTHS

5 year JUL AVG = 97.99%

High Jul 2020 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **97.99%**



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	6	8.57%	100.18%	113.75%	99.05%	0.00%	0.00%	
\$40,001 - \$60,000	10	14.29%	96.33%	94.55%	98.11%	90.00%	106.67%	
\$60,001 - \$100,000	10	14.29%	100.00%	97.86%	101.43%	93.29%	0.00%	
\$100,001 - \$140,000	14	20.00%	99.26%	100.00%	98.52%	98.42%	0.00%	
\$140,001 - \$170,000	9	12.86%	100.00%	0.00%	100.00%	99.03%	0.00%	
\$170,001 - \$250,000	14	20.00%	100.00%	100.00%	99.19%	100.00%	0.00%	
\$250,001 and up	7	10.00%	95.44%	0.00%	95.44%	98.81%	93.86%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	98.24%	96.93%	
Total Closed Units		70	100%	100.00%	9	43	14	4
Total Closed Volume		9,679,253			730.28K	5.37M	2.54M	1.04M

July 2020



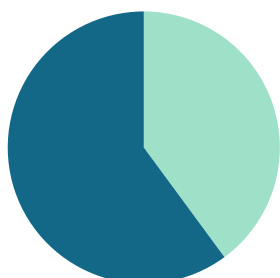
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

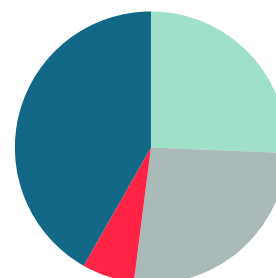


Inventory
 New Listings
81 = 39.90%
 Start Inventory
122
 Total Inventory Units
203
 Volume
\$43,448,278

Market Activity

Closed Sales
70 = 25.64%
 Pending Sales
72 = 26.37%
 Other Off Market
17 = 6.23%
 Active Inventory
114 = 41.76%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	57	70	22.81%	383	372	-2.87%
Pending Sales	50	72	44.00%	400	431	7.75%
New Listings	94	81	-13.83%	592	520	-12.16%
Median List Price	138,000	124,900	-9.49%	105,900	119,000	12.37%
Median Sale Price	135,000	119,500	-11.48%	105,000	118,000	12.38%
Median Percent of Selling Price to List Price	98.46%	100.00%	1.56%	98.39%	99.59%	1.22%
Median Days on Market to Sale	19.00	11.50	-39.47%	27.00	23.00	-14.81%
Monthly Inventory	205	114	-44.39%	205	114	-44.39%
Months Supply of Inventory	3.72	2.12	-42.92%	3.72	2.12	-42.92%

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

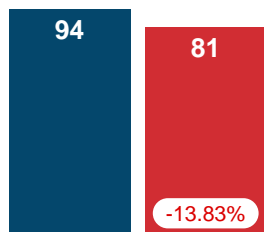
Inventory on July 31, 2020 = **114**

2019 2020

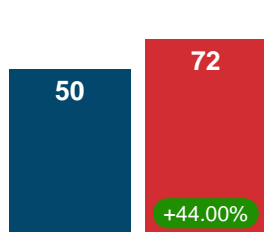
JULY MARKET

MEDIAN PRICES

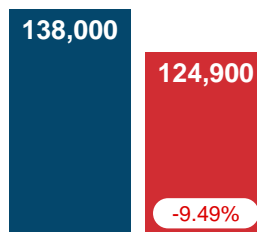
New Listings



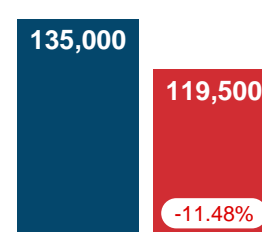
Pending Listings



List Price



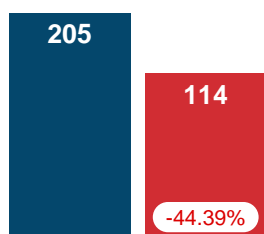
Sale Price



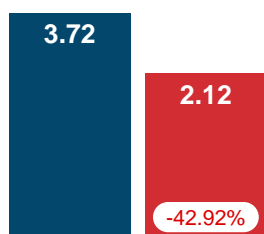
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

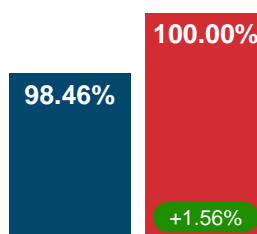
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

