

June 2020



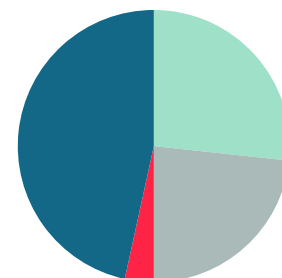
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	June 2020	+/-%
Closed Listings	57	70	22.81%
Pending Listings	61	61	0.00%
New Listings	74	83	12.16%
Median List Price	127,500	117,400	-7.92%
Median Sale Price	120,000	119,750	-0.21%
Median Percent of Selling Price to List Price	97.39%	100.00%	2.68%
Median Days on Market to Sale	22.00	21.50	-2.27%
End of Month Inventory	189	122	-35.45%
Months Supply of Inventory	3.44	2.32	-32.69%



■ Closed (26.72%)
■ Pending (23.28%)
■ Other OffMarket (3.44%)
■ Active (46.56%)

Absorption: Last 12 months, an Average of **53** Sales/Month
Active Inventory as of June 30, 2020 = **122**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2020 decreased **35.45%** to 122 existing homes available for sale. Over the last 12 months this area has had an average of 53 closed sales per month. This represents an unsold inventory index of **2.32** 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 **0.21%** in June 2020 to \$119,750 versus the previous year at \$120,000.

Median Days on Market Shortens

The median number of **21.50** days that homes spent on the market before selling decreased by 0.50 days or **2.27%** in June 2020 compared to last year's same month at **22.00** DOM.

Sales Success for June 2020 is Positive

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

There were 83 New Listings in June 2020, up **12.16%** from last year at 74. Furthermore, there were 70 Closed Listings this month versus last year at 57, a **22.81%** increase.

Closed versus Listed trends yielded a **84.3%** ratio, up from previous year's, June 2019, at **77.0%**, a **9.49%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

June 2020



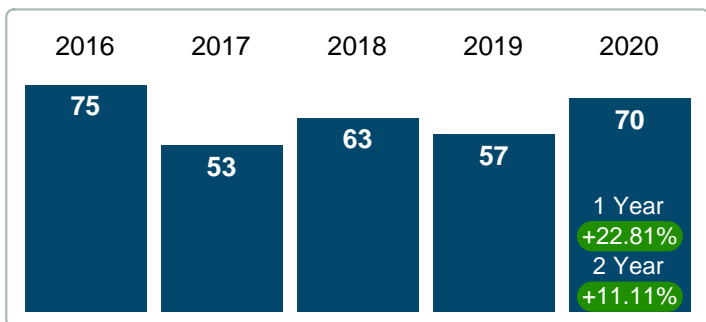
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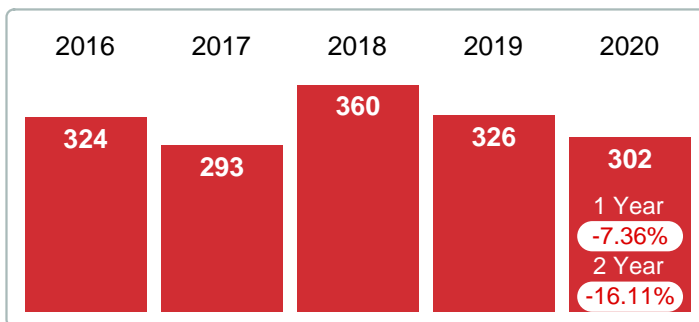
CLOSED LISTINGS

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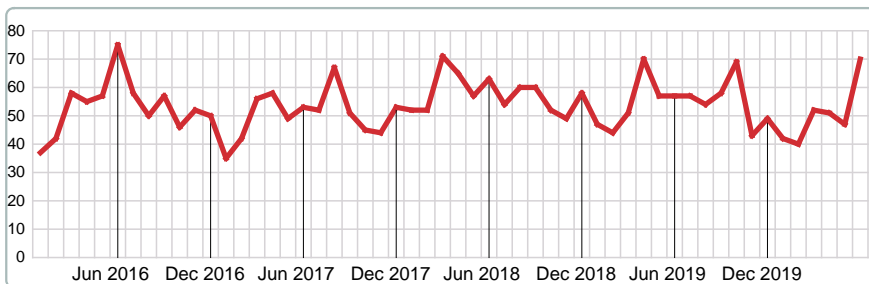
JUNE



YEAR TO DATE (YTD)

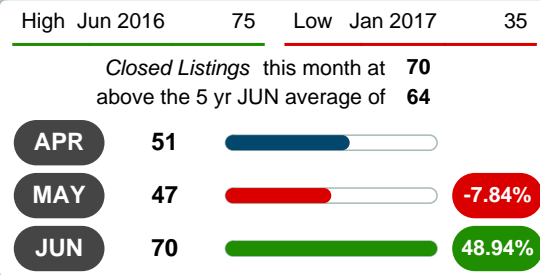


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 64



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	8.57%	11.0	4	2	0	0
\$30,001 - \$50,000	7	10.00%	23.0	3	2	2	0
\$50,001 - \$90,000	10	14.29%	27.0	3	7	0	0
\$90,001 - \$140,000	19	27.14%	7.0	1	15	3	0
\$140,001 - \$190,000	13	18.57%	31.0	0	9	4	0
\$190,001 - \$290,000	8	11.43%	16.0	1	2	5	0
\$290,001 and up	7	10.00%	33.0	0	2	3	2
Total Closed Units	70			12	39	17	2
Total Closed Volume	9,498,319	100%	21.5	824.00K	4.73M	3.16M	785.00K
Median Closed Price	\$119,750			\$33,500	\$110,000	\$190,000	\$392,500

June 2020



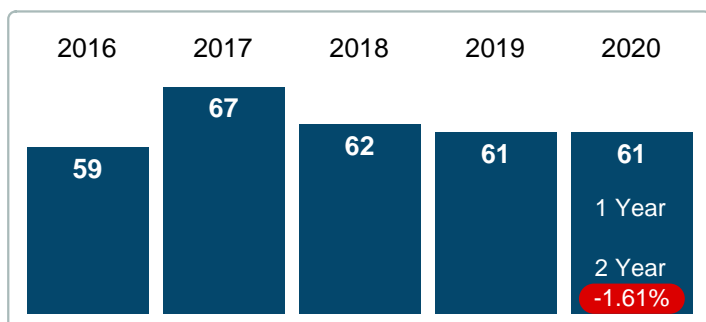
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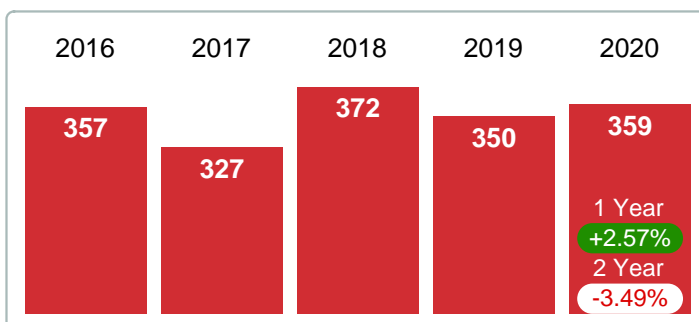
PENDING LISTINGS

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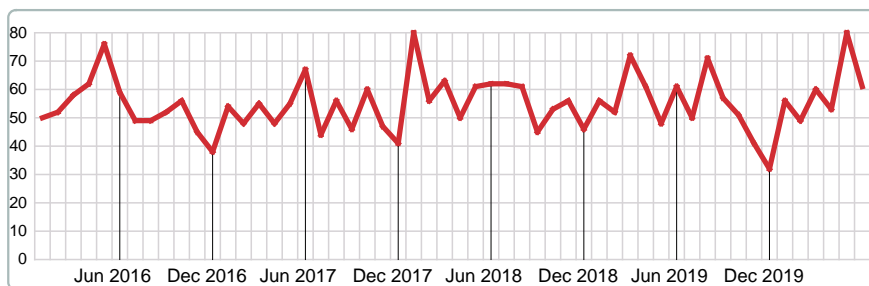
JUNE



YEAR TO DATE (YTD)

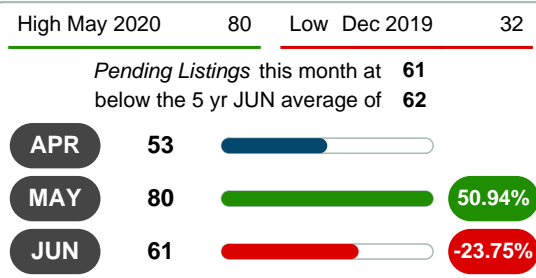


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 62



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	6	9.84%	15.5	4	1	1	0
\$40,001 - \$50,000	2	3.28%	87.5	1	1	0	0
\$50,001 - \$90,000	14	22.95%	9.0	2	10	2	0
\$90,001 - \$140,000	10	16.39%	5.5	0	9	1	0
\$140,001 - \$180,000	15	24.59%	13.0	0	11	4	0
\$180,001 - \$280,000	7	11.48%	29.0	1	4	1	1
\$280,001 and up	7	11.48%	82.0	0	1	2	4
Total Pending Units	61			8	37	11	5
Total Pending Volume	9,385,450	100%	13.0	508.00K	4.88M	2.27M	1.73M
Median Listing Price	\$129,900			\$42,250	\$123,600	\$149,900	\$370,000

June 2020



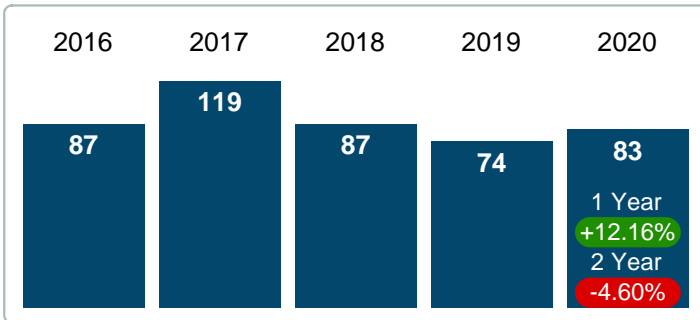
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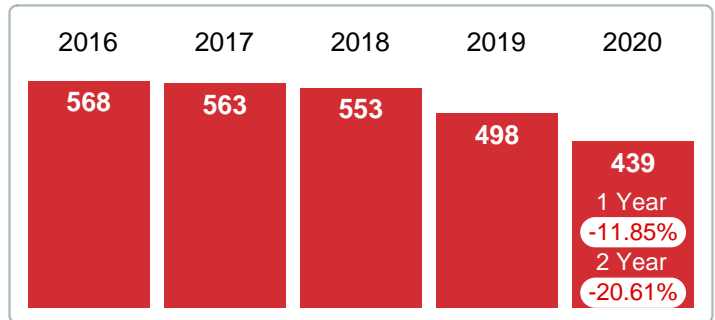
NEW LISTINGS

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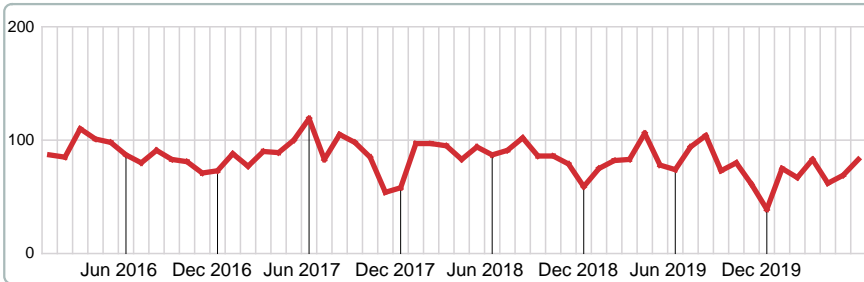
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 90

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **83**
below the 5 yr JUN average of **90**



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	5	6.02%	1	3	1	0
\$30,001 - \$60,000	13	15.66%	7	4	1	1
\$60,001 - \$100,000	12	14.46%	1	9	2	0
\$100,001 - \$150,000	20	24.10%	0	14	4	2
\$150,001 - \$180,000	14	16.87%	0	11	3	0
\$180,001 - \$240,000	10	12.05%	1	3	4	2
\$240,001 and up	9	10.84%	0	3	6	0
Total New Listed Units	83		10	47	21	5
Total New Listed Volume	13,152,550	100%	643.70K	7.73M	4.05M	729.30K
Median New Listed Listing Price	\$134,900		\$53,900	\$129,900	\$179,900	\$150,000

June 2020



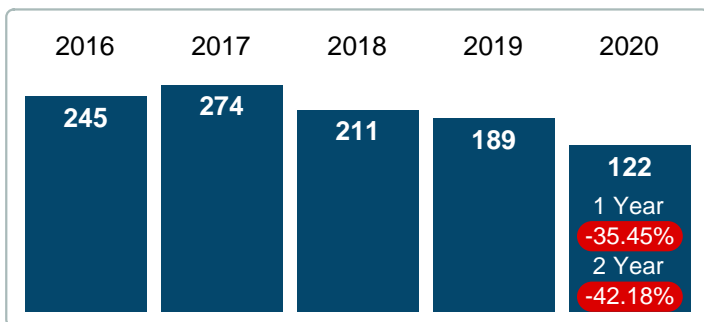
Area Delimited by County Of Muskogee - Residential Property Type



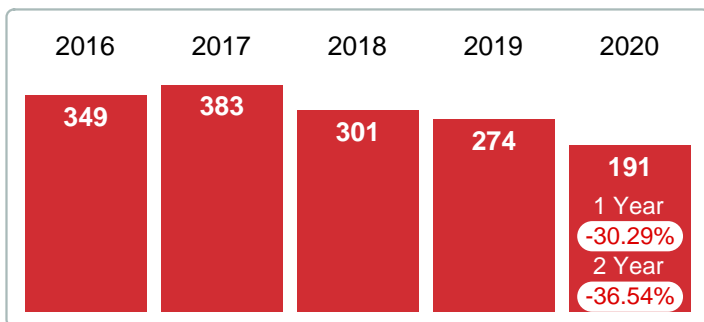
ACTIVE INVENTORY

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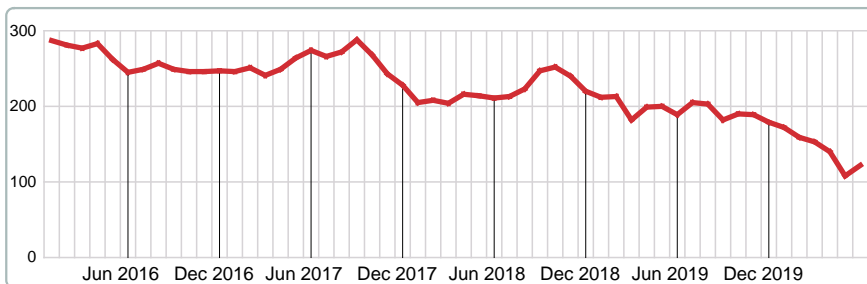
END OF JUNE



ACTIVE DURING JUNE

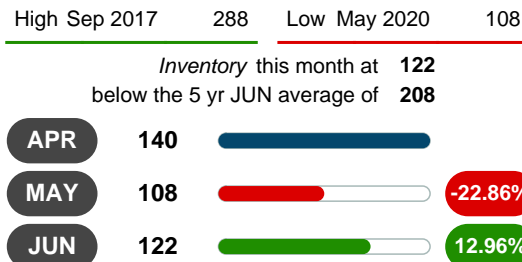


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 208



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	4.10%	19.0	2	2	1	0
\$25,001 - \$50,000	8	6.56%	67.0	5	3	0	0
\$50,001 - \$125,000	32	26.23%	51.0	8	19	4	1
\$125,001 - \$175,000	25	20.49%	24.0	0	19	3	3
\$175,001 - \$275,000	22	18.03%	31.0	0	11	9	2
\$275,001 - \$475,000	15	12.30%	71.0	0	6	8	1
\$475,001 and up	15	12.30%	116.0	0	7	6	2
Total Active Inventory by Units	122			15	67	31	9
Total Active Inventory by Volume	31,449,578	100%	50.0	706.80K	18.69M	9.38M	2.66M
Median Active Inventory Listing Price	\$158,950			\$52,000	\$154,900	\$258,500	\$182,900

June 2020



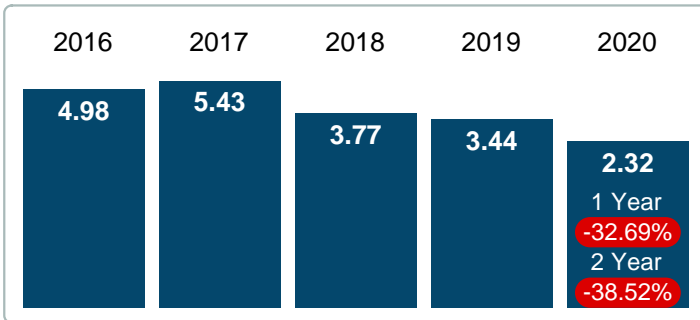
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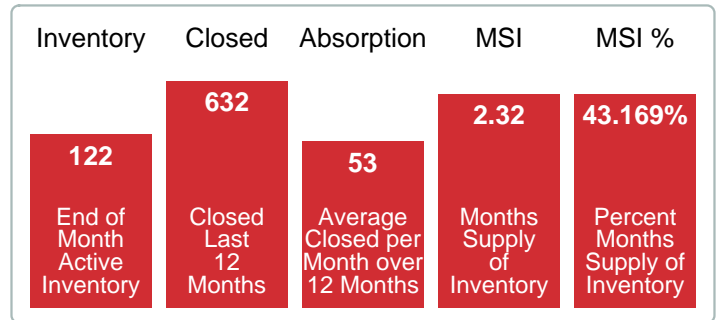
MONTHS SUPPLY of INVENTORY (MSI)

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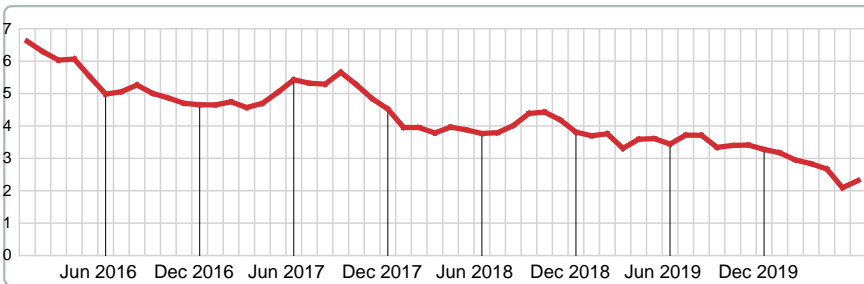
MSI FOR JUNE



INDICATORS FOR JUNE 2020

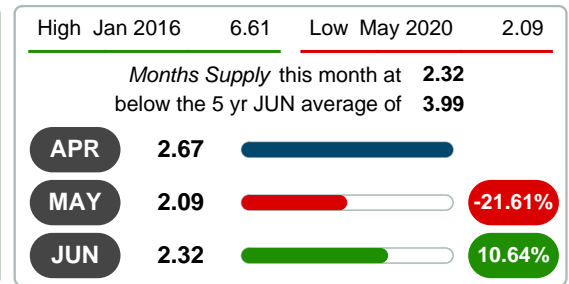


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.99



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
\$25,000 and less	5	4.10%	1.13	1.00	0.92	6.00	0.00
\$25,001 - \$50,000	8	6.56%	1.57	2.22	1.50	0.00	0.00
\$50,001 - \$125,000	32	26.23%	1.71	2.91	1.37	2.18	4.00
\$125,001 - \$175,000	25	20.49%	1.95	0.00	2.07	0.92	36.00
\$175,001 - \$275,000	22	18.03%	2.78	0.00	3.00	2.63	2.67
\$275,001 - \$475,000	15	12.30%	4.29	0.00	6.00	5.05	1.50
\$475,001 and up	15	12.30%	90.00	0.00	0.00	72.00	0.00
Market Supply of Inventory (MSI)			2.32	1.94	2.10	2.82	4.50
Total Active Inventory by Units		100%	2.32	15	67	31	9

June 2020



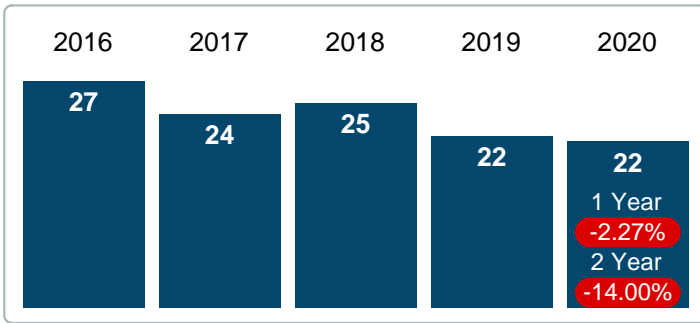
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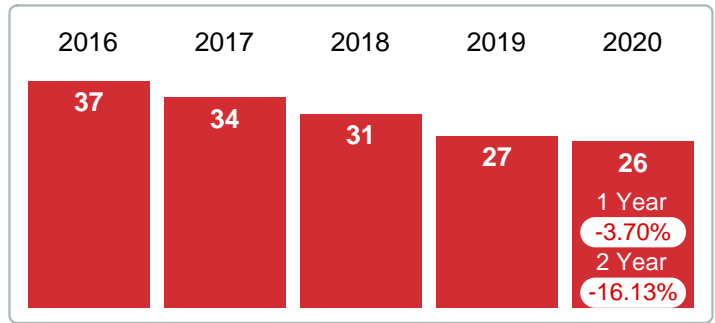
MEDIAN DAYS ON MARKET TO SALE

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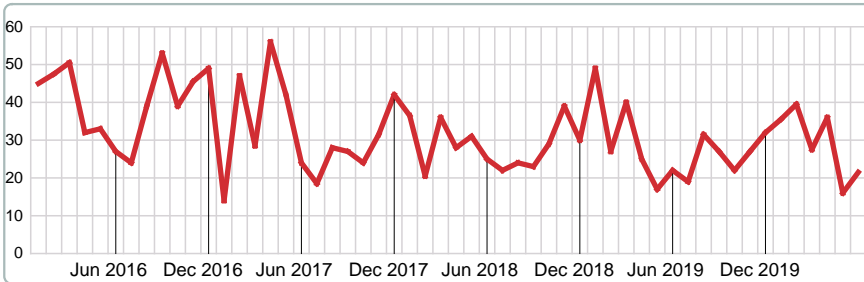
JUNE



YEAR TO DATE (YTD)

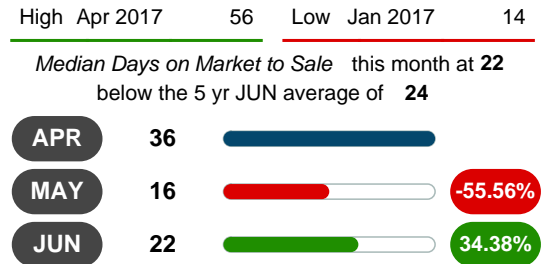


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 24



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
\$30,000 and less	8.57%	11	14	11	0	0
\$30,001 \$50,000	10.00%	23	23	40	14	0
\$50,001 \$90,000	14.29%	27	51	26	0	0
\$90,001 \$140,000	27.14%	7	61	5	8	0
\$140,001 \$190,000	18.57%	31	0	22	32	0
\$190,001 \$290,000	11.43%	16	42	24	5	0
\$290,001 and up	10.00%	33	0	63	6	36
Median Closed DOM		22	34	21	8	36
Total Closed Units	100%	70	12	39	17	2
Total Closed Volume		9,498,319	824.00K	4.73M	3.16M	785.00K

June 2020



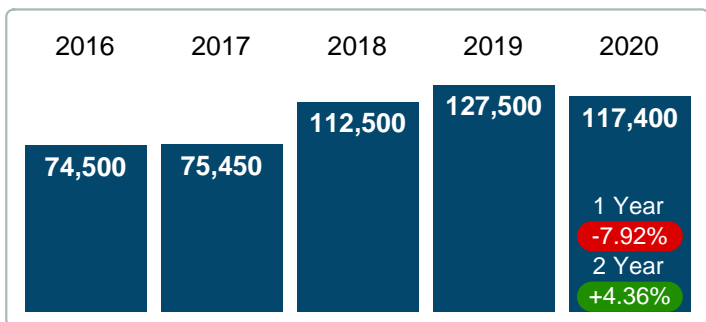
Area Delimited by County Of Muskogee - Residential Property Type



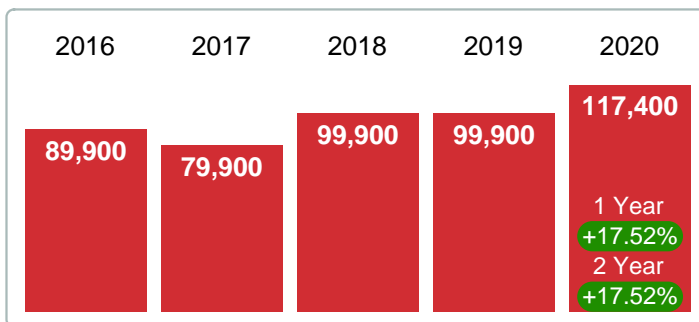
MEDIAN LIST PRICE AT CLOSING

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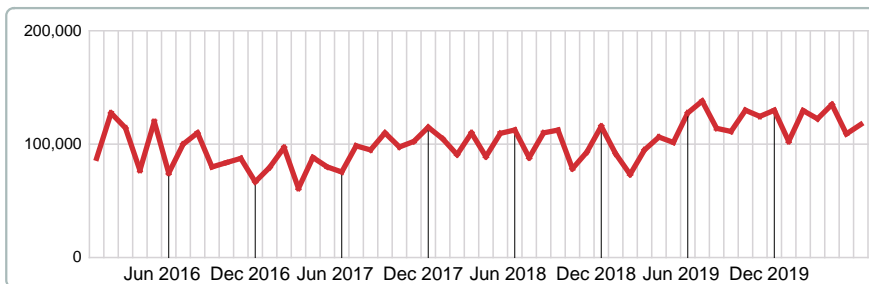
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

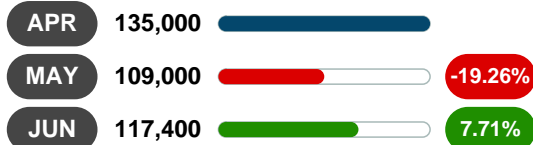


3 MONTHS

5 year JUN AVG = 101,470

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

Median List Price at Closing this month at 117,400 above the 5 yr JUN average of 101,470



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
\$30,000 and less	8.57%	25,000	25,750	12,000	0	0
\$30,001 - \$50,000	10.00%	39,500	38,500	49,900	37,500	0
\$50,001 - \$90,000	15.71%	68,600	74,900	68,600	53,000	0
\$90,001 - \$140,000	22.86%	108,450	0	108,000	109,000	0
\$140,001 - \$190,000	21.43%	167,500	142,500	161,500	182,450	0
\$190,001 - \$290,000	8.57%	199,250	0	199,000	199,500	0
\$290,001 and up	12.86%	325,000	320,000	310,500	350,000	392,450
Median List Price		117,400	39,200	108,900	190,000	392,450
Total Closed Units	100%	117,400	12	39	17	2
Total Closed Volume		9,711,600	891.80K	4.80M	3.23M	784.90K

June 2020



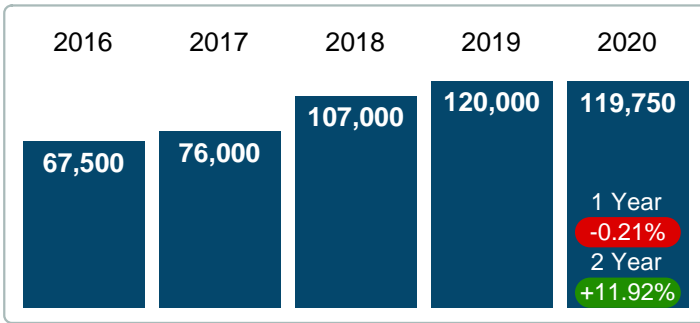
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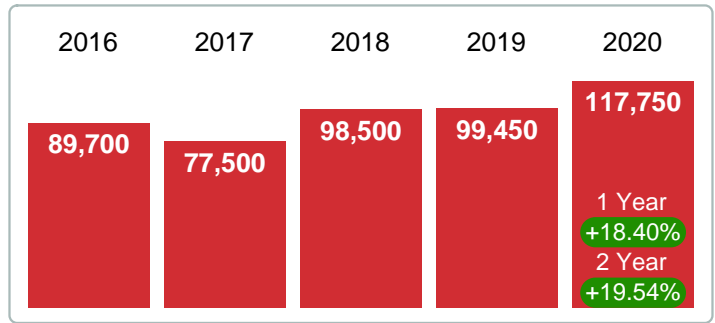
MEDIAN SOLD PRICE AT CLOSING

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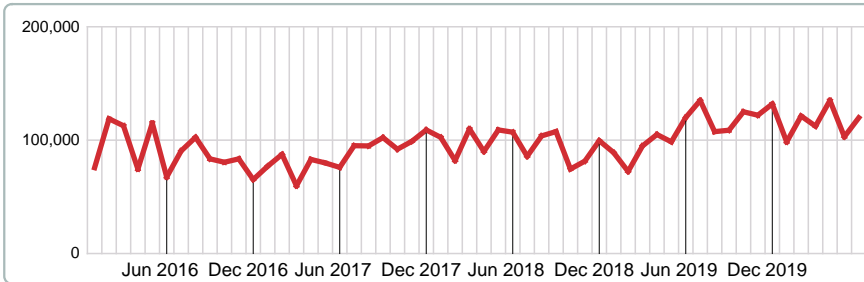
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 98,050

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

Median Sold Price at Closing this month at 119,750 above the 5 yr JUN average of 98,050



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
\$30,000 and less	8.57%	23,500	25,000	14,001	0	0
\$30,001 \$50,000	10.00%	38,000	32,000	41,000	41,500	0
\$50,001 \$90,000	14.29%	59,400	72,500	58,900	0	0
\$90,001 \$140,000	27.14%	110,000	140,000	110,000	109,000	0
\$140,001 \$190,000	18.57%	167,500	0	165,500	175,950	0
\$190,001 \$290,000	11.43%	201,250	285,000	241,000	197,500	0
\$290,001 and up	10.00%	350,000	0	297,700	350,000	392,500
Median Sold Price		119,750	33,500	110,000	190,000	392,500
Total Closed Units	100%	119,750	12	39	17	2
Total Closed Volume		9,498,319	824.00K	4.73M	3.16M	785.00K

June 2020



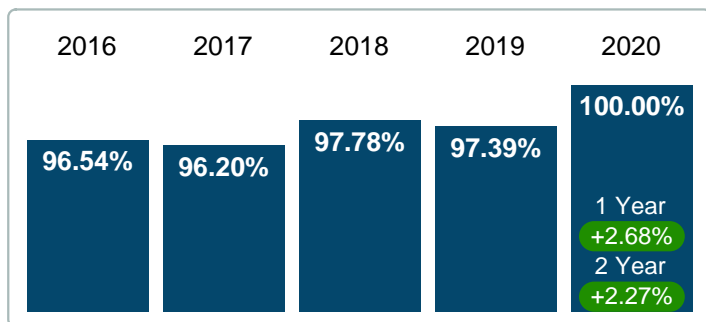
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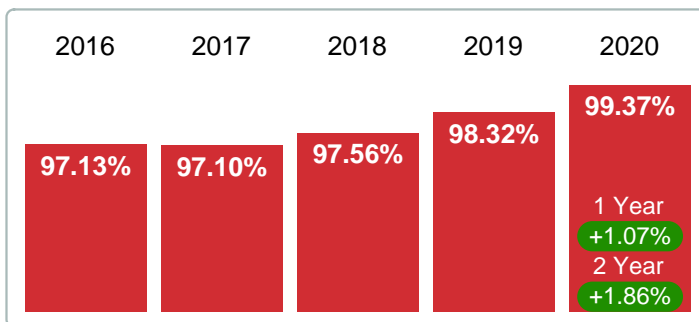
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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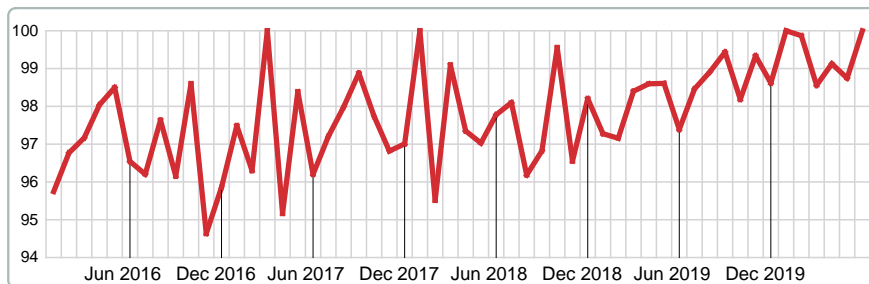
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

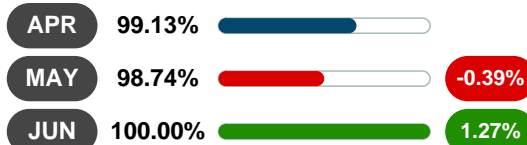


3 MONTHS

5 year JUN AVG = 97.58%

High Jun 2020 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **97.58%**



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
\$30,000 and less	6	8.57%	100.00%	95.76%	124.37%	0.00%	0.00%
\$30,001 \$50,000	7	10.00%	84.91%	83.56%	93.38%	93.12%	0.00%
\$50,001 \$90,000	10	14.29%	97.99%	96.80%	99.19%	0.00%	0.00%
\$90,001 \$140,000	19	27.14%	100.00%	98.25%	100.00%	100.00%	0.00%
\$140,001 \$190,000	13	18.57%	100.00%	0.00%	100.00%	100.00%	0.00%
\$190,001 \$290,000	8	11.43%	96.84%	89.06%	96.84%	99.00%	0.00%
\$290,001 and up	7	10.00%	100.00%	0.00%	93.72%	100.00%	100.01%
Median Sold/List Ratio		100.00%		92.77%	100.00%	100.00%	100.01%
Total Closed Units		70	100%	12	39	17	2
Total Closed Volume		9,498,319		824.00K	4.73M	3.16M	785.00K

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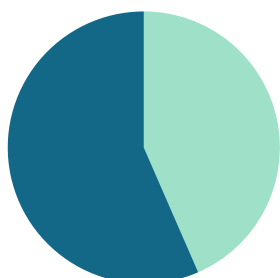
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

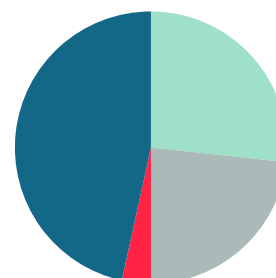


Inventory
 New Listings
83 = 43.46%
 Start Inventory
108
 Total Inventory Units
191
 Volume
\$42,055,623

Market Activity

Closed Sales
70 = 26.72%
 Pending Sales
61 = 23.28%
 Other Off Market
9 = 3.44%
 Active Inventory
122 = 46.56%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	57	70	22.81%	326	302	-7.36%
Pending Sales	61	61	0.00%	350	359	2.57%
New Listings	74	83	12.16%	498	439	-11.85%
Median List Price	127,500	117,400	-7.92%	99,900	117,400	17.52%
Median Sale Price	120,000	119,750	-0.21%	99,450	117,750	18.40%
Median Percent of Selling Price to List Price	97.39%	100.00%	2.68%	98.32%	99.37%	1.07%
Median Days on Market to Sale	22.00	21.50	-2.27%	27.00	26.00	-3.70%
Monthly Inventory	189	122	-35.45%	189	122	-35.45%
Months Supply of Inventory	3.44	2.32	-32.69%	3.44	2.32	-32.69%

Absorption: Last 12 months, an Average of **53** Sales/Month

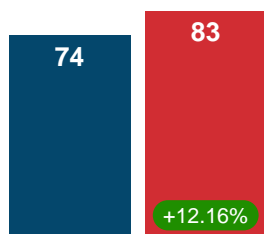
Inventory on June 30, 2020 = **122**

2019 **2020**

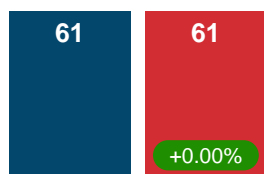
JUNE MARKET

MEDIAN PRICES

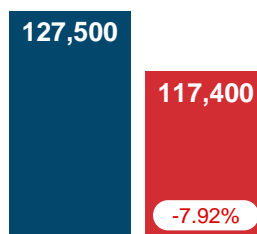
New Listings



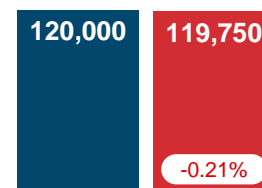
Pending Listings



List Price



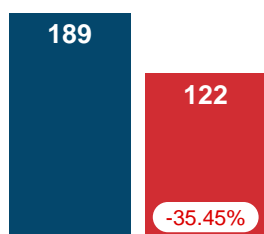
Sale Price



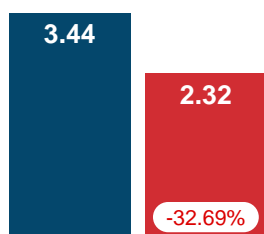
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

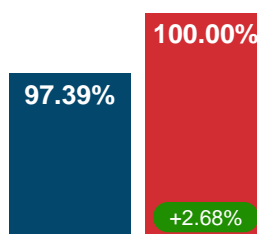
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

