

May 2020



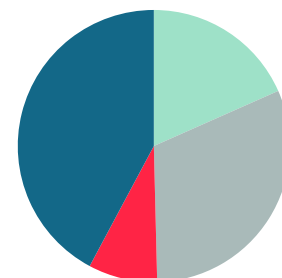
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	57	47	-17.54%
Pending Listings	48	80	66.67%
New Listings	78	69	-11.54%
Average List Price	114,955	123,461	7.40%
Average Sale Price	111,521	119,364	7.03%
Average Percent of Selling Price to List Price	94.89%	96.08%	1.25%
Average Days on Market to Sale	41.14	31.53	-23.36%
End of Month Inventory	200	108	-46.00%
Months Supply of Inventory	3.61	2.09	-41.99%



■ Closed (18.36%)
■ Pending (31.25%)
■ Other OffMarket (8.20%)
■ Active (42.19%)

Absorption: Last 12 months, an Average of **52** Sales/Month
Active Inventory as of May 31, 2020 = **108**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **46.00%** to 108 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 **2.09** 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 **7.03%** in May 2020 to \$119,364 versus the previous year at \$111,521.

Average Days on Market Shortens

The average number of **31.53** days that homes spent on the market before selling decreased by 9.61 days or **23.36%** in May 2020 compared to last year's same month at **41.14** DOM.

Sales Success for May 2020 is Positive

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

There were 69 New Listings in May 2020, down **11.54%** from last year at 78. Furthermore, there were 47 Closed Listings this month versus last year at 57, a **-17.54%** decrease.

Closed versus Listed trends yielded a **68.1%** ratio, down from previous year's, May 2019, at **73.1%**, a **6.79%** downswing. This will certainly create pressure on a decreasing Monthly 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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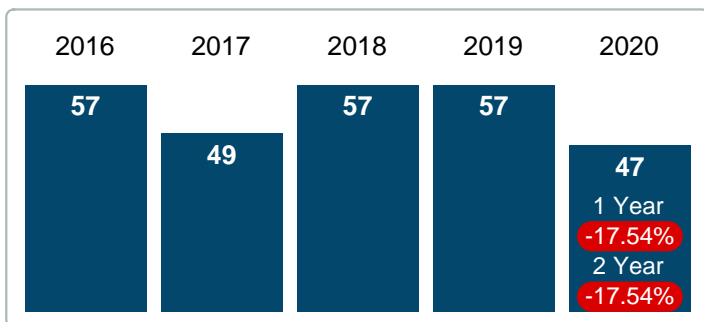
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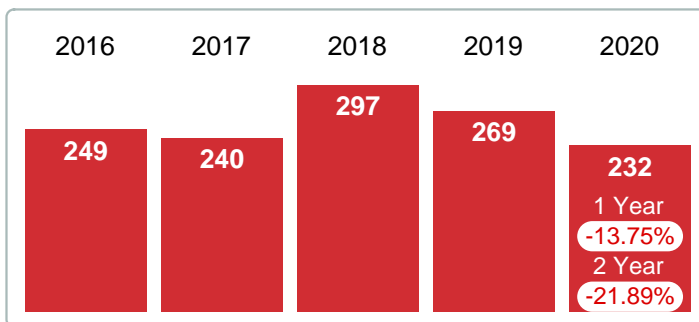
CLOSED LISTINGS

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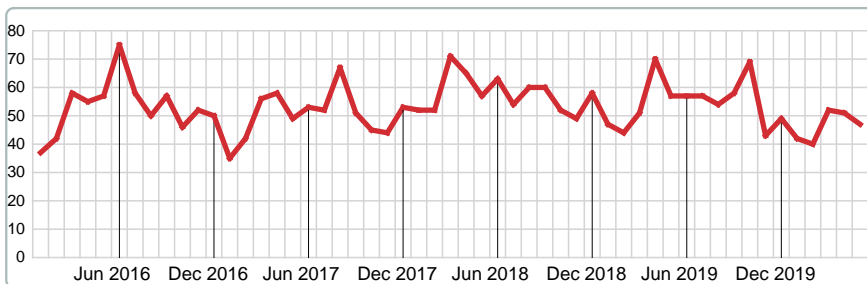
MAY



YEAR TO DATE (YTD)

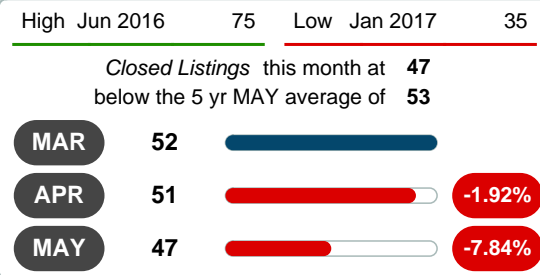


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 53



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	4	8.51%	24.3	3	1	0	0
\$20,001 - \$60,000	5	10.64%	34.0	2	3	0	0
\$60,001 - \$80,000	7	14.89%	33.9	1	4	2	0
\$80,001 - \$120,000	12	25.53%	21.1	1	10	1	0
\$120,001 - \$140,000	5	10.64%	20.8	1	3	1	0
\$140,001 - \$230,000	9	19.15%	44.3	0	6	3	0
\$230,001 and up	5	10.64%	44.4	0	2	1	2
Total Closed Units	47			8	29	8	2
Total Closed Volume	5,610,105	100%	31.5	396.41K	3.39M	1.13M	700.00K
Average Closed Price	\$119,364			\$49,551	\$116,786	\$140,863	\$350,000

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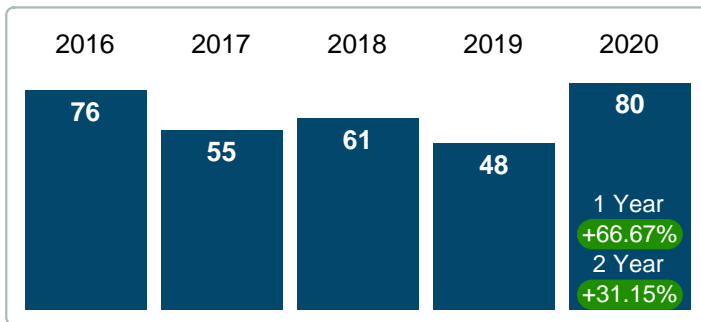
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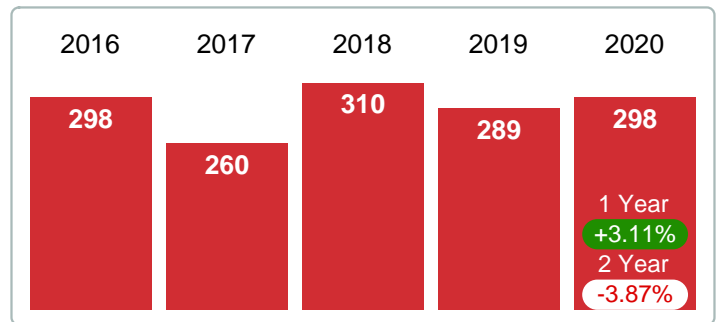
PENDING LISTINGS

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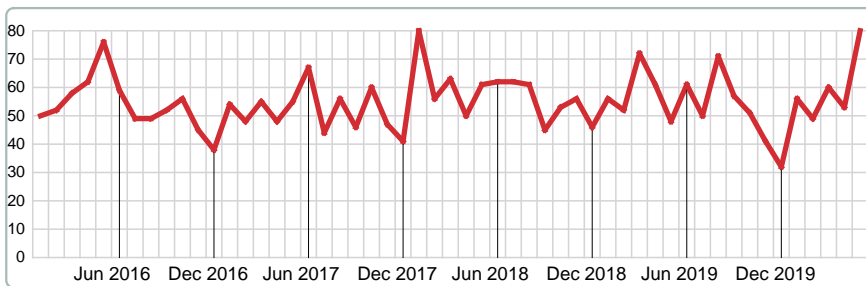
MAY



YEAR TO DATE (YTD)

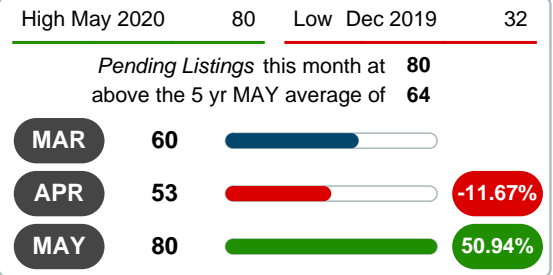


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 64



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	6.25%	14.0	2	3	0	0
\$30,001 - \$50,000	8	10.00%	55.0	2	4	1	1
\$50,001 - \$90,000	13	16.25%	43.2	4	8	1	0
\$90,001 - \$140,000	22	27.50%	20.5	1	17	4	0
\$140,001 - \$170,000	9	11.25%	25.9	0	7	2	0
\$170,001 - \$270,000	16	20.00%	30.6	0	9	7	0
\$270,001 and up	7	8.75%	25.3	1	1	3	2
Total Pending Units	80			10	49	18	3
Total Pending Volume	10,644,699	100%	30.3	811.20K	5.67M	3.34M	829.90K
Average Listing Price	\$133,059			\$81,120	\$115,673	\$185,311	\$276,633

May 2020



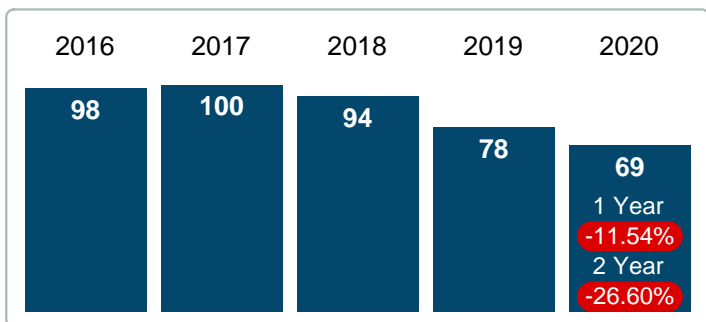
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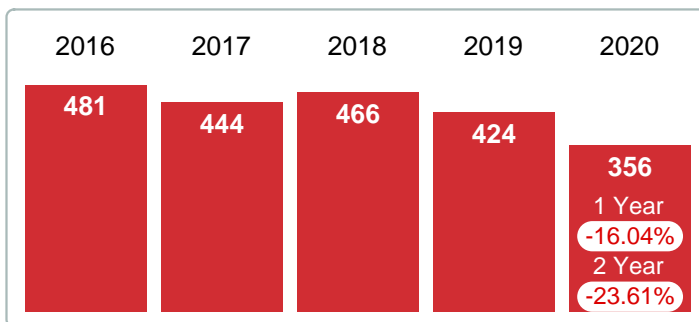
NEW LISTINGS

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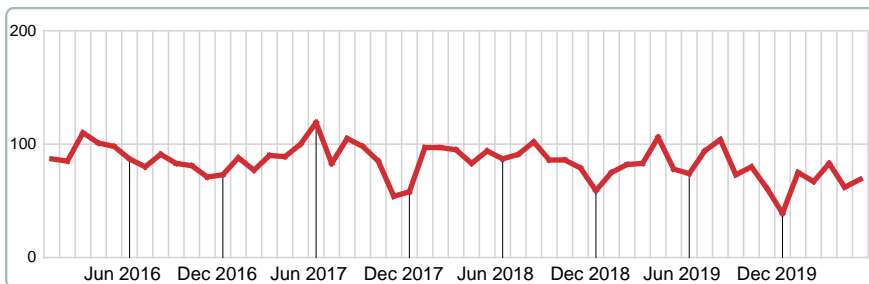
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 88

High Jun 2017 119 Low Dec 2019 39

New Listings this month at 69
 below the 5 yr MAY average of 88



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$40,000 and less	6	8.70%
\$40,001 - \$70,000	8	11.59%
\$70,001 - \$110,000	10	14.49%
\$110,001 - \$150,000	18	26.09%
\$150,001 - \$190,000	8	11.59%
\$190,001 - \$350,000	12	17.39%
\$350,001 and up	7	10.14%
Total New Listed Units	69	
Total New Listed Volume	11,352,175	100%
Average New Listed Listing Price	\$149,718	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	3	2	1	0
\$40,001 - \$70,000	1	6	0	1
\$70,001 - \$110,000	0	9	1	0
\$110,001 - \$150,000	1	15	2	0
\$150,001 - \$190,000	0	6	2	0
\$190,001 - \$350,000	0	3	8	1
\$350,001 and up	0	1	3	3
Total	5	42	17	5
Total New Listed Volume	247.00K	5.31M	4.32M	1.47M
Average New Listed Listing Price	\$49,400	\$126,442	\$254,229	\$294,540

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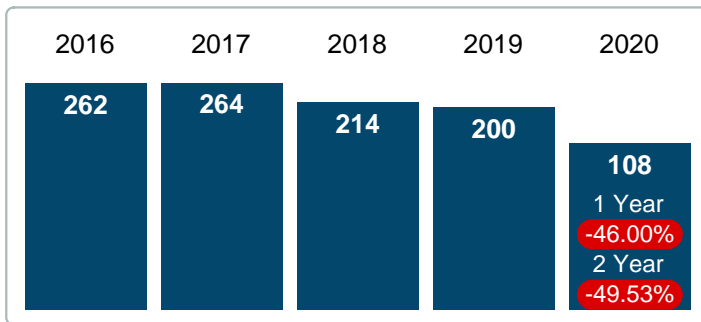
Area Delimited by County Of Muskogee - Residential Property Type



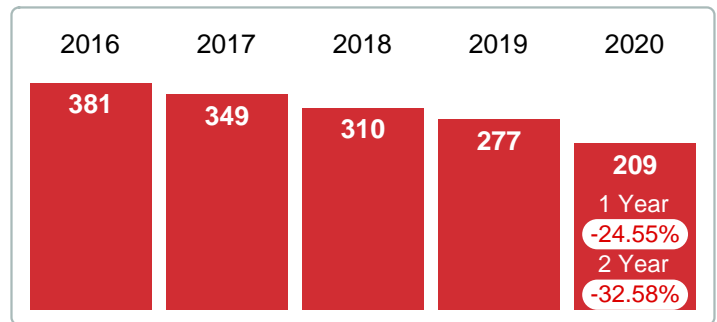
ACTIVE INVENTORY

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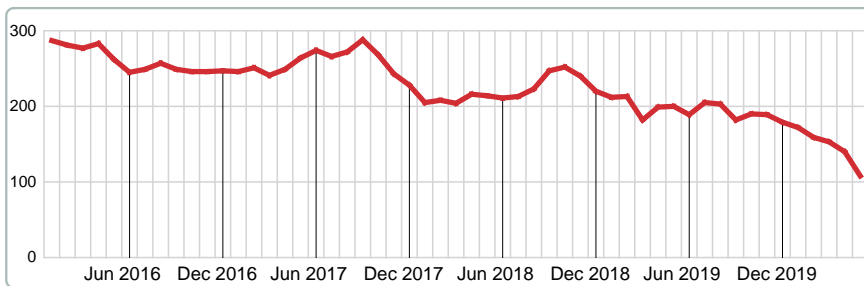
END OF MAY



ACTIVE DURING MAY

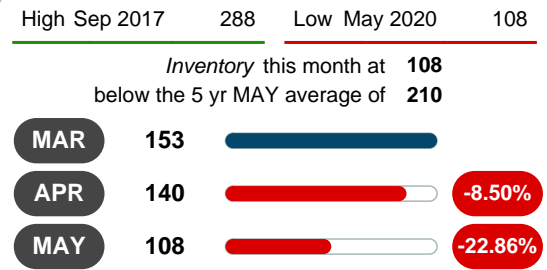


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 210



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	2	1.85%	68.0	2	0	0	0
\$25,001 - \$50,000	10	9.26%	105.2	6	3	1	0
\$50,001 - \$125,000	27	25.00%	57.3	5	20	2	0
\$125,001 - \$225,000	30	27.78%	72.3	0	23	6	1
\$225,001 - \$350,000	14	12.96%	62.8	0	5	6	3
\$350,001 - \$550,000	15	13.89%	55.5	0	7	5	3
\$550,001 and up	10	9.26%	107.4	0	4	4	2
Total Active Inventory by Units	108			13	62	24	9
Total Active Inventory by Volume	28,903,073	100%	71.2	571.10K	16.38M	8.29M	3.67M
Average Active Inventory Listing Price	\$267,621			\$43,931	\$264,156	\$345,287	\$407,489

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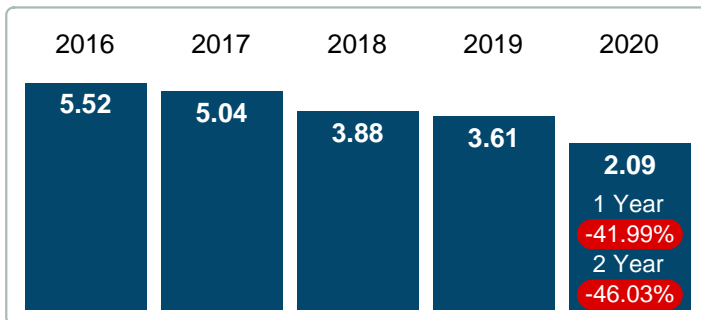
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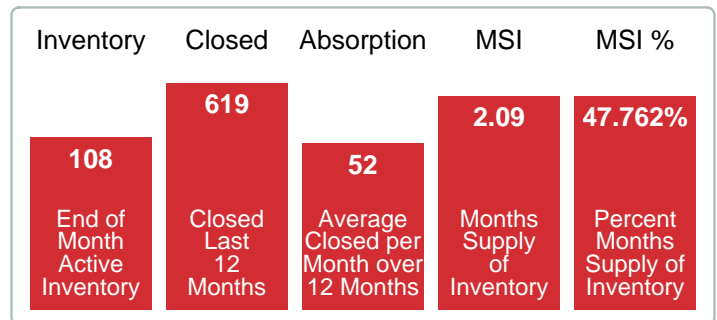
MONTHS SUPPLY of INVENTORY (MSI)

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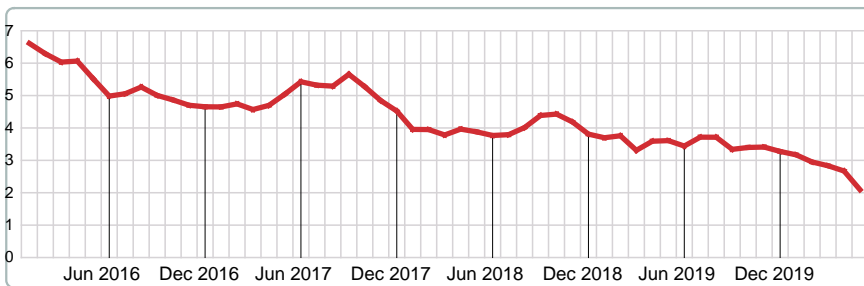
MSI FOR MAY



INDICATORS FOR MAY 2020

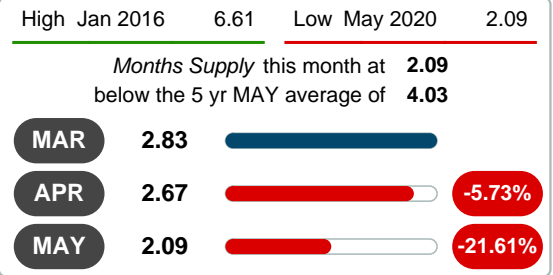


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4.03



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	2	1.85%	0.46	1.09	0.00	0.00	0.00
\$25,001 - \$50,000	10	9.26%	2.03	2.77	1.44	2.00	0.00
\$50,001 - \$125,000	27	25.00%	1.48	2.00	1.47	1.09	0.00
\$125,001 - \$225,000	30	27.78%	1.75	0.00	1.97	1.24	4.00
\$225,001 - \$350,000	14	12.96%	2.40	0.00	2.86	1.95	3.60
\$350,001 - \$550,000	15	13.89%	16.36	0.00	14.00	30.00	12.00
\$550,001 and up	10	9.26%	60.00	0.00	0.00	48.00	0.00
Market Supply of Inventory (MSI)	2.09	100%	2.09	1.81	1.95	2.25	4.70
Total Active Inventory by Units	108			13	62	24	9

May 2020



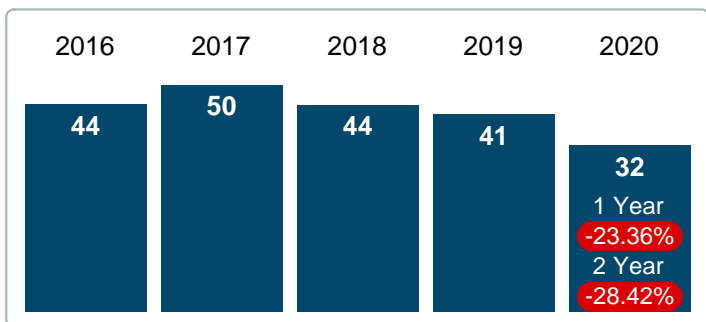
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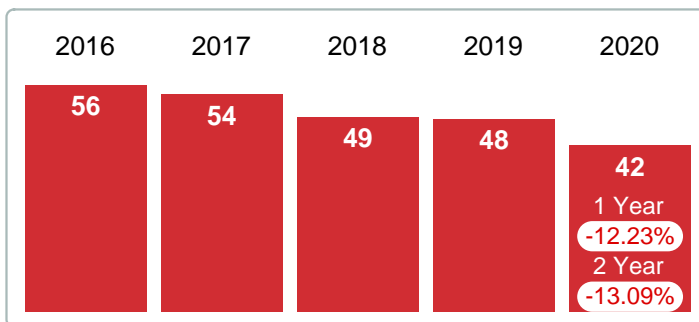
AVERAGE DAYS ON MARKET TO SALE

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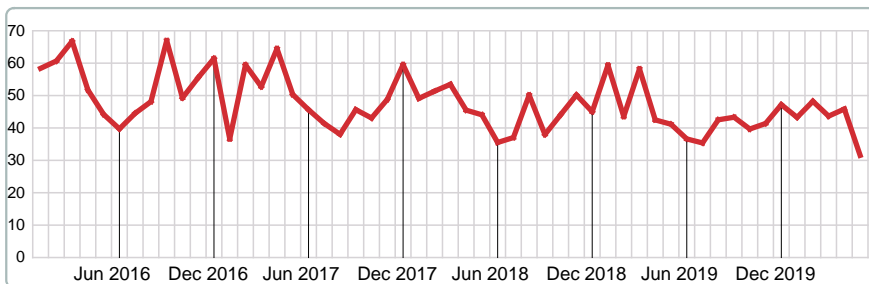
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

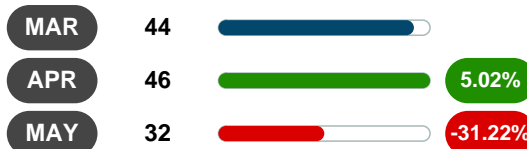


3 MONTHS

5 year MAY AVG = 42

High Sep 2016 67 Low May 2020 32

Average Days on Market to Sale this month at 32 below the 5 yr MAY average of 42



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	8.51%	24	31	5	0	0
\$20,001 - \$60,000	10.64%	34	3	55	0	0
\$60,001 - \$80,000	14.89%	34	64	39	9	0
\$80,001 - \$120,000	25.53%	21	6	24	4	0
\$120,001 - \$140,000	10.64%	21	7	28	13	0
\$140,001 - \$230,000	19.15%	44	0	57	20	0
\$230,001 and up	10.64%	44	0	7	127	41
Average Closed DOM		32				
Total Closed Units	100%	32	8	29	8	2
Total Closed Volume		5,610,105	396.41K	3.39M	1.13M	700.00K

May 2020



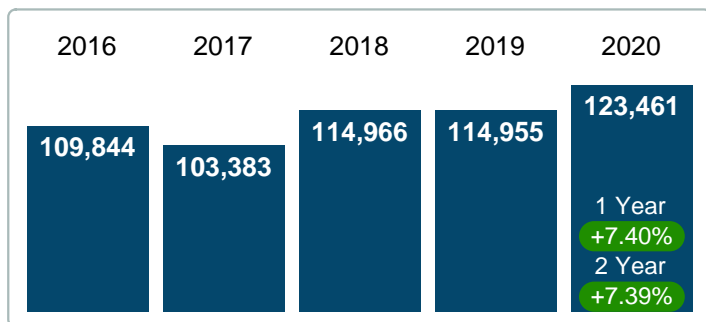
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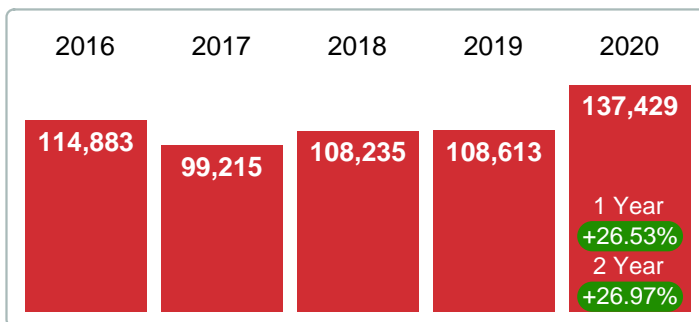
AVERAGE LIST PRICE AT CLOSING

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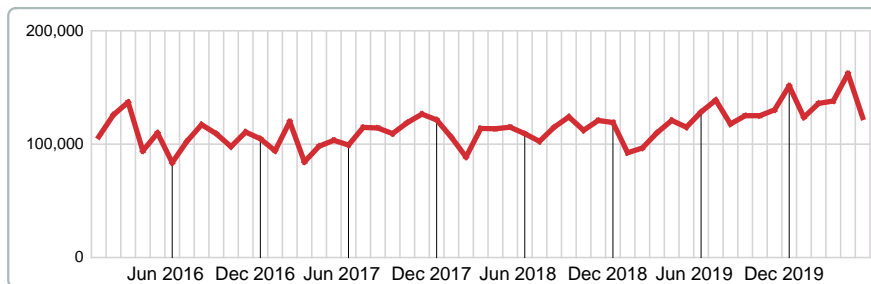
MAY



YEAR TO DATE (YTD)

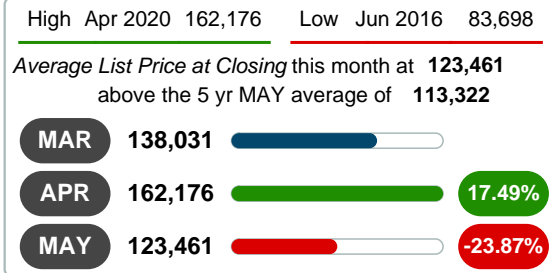


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 113,322



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	6.38%	15,967	18,967	16,000	0	0
\$20,001 - \$60,000	10.64%	38,900	35,750	53,167	0	0
\$60,001 - \$80,000	17.02%	68,513	62,500	68,550	74,950	0
\$80,001 - \$120,000	27.66%	104,027	92,850	102,560	114,900	0
\$120,001 - \$140,000	8.51%	135,950	119,000	134,600	140,000	0
\$140,001 - \$230,000	19.15%	162,633	0	166,217	155,467	0
\$230,001 and up	10.64%	330,460	0	287,000	298,500	389,900
Average List Price		123,461	50,344	118,979	146,213	389,900
Total Closed Units	100%	123,461	8	29	8	2
Total Closed Volume		5,802,650	402.75K	3.45M	1.17M	779.80K

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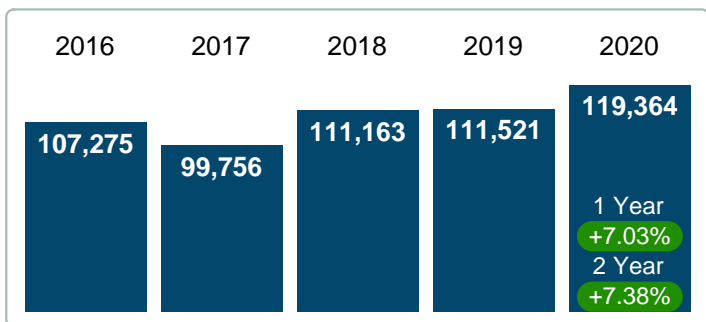
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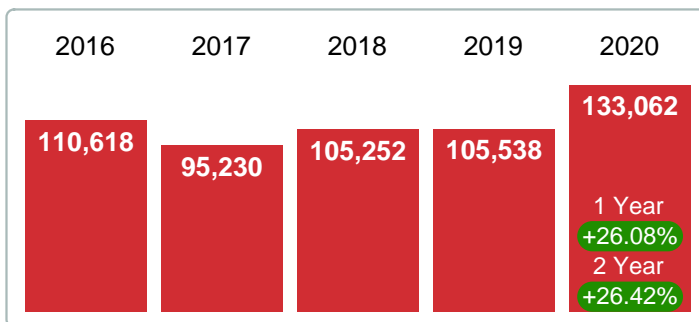
AVERAGE SOLD PRICE AT CLOSING

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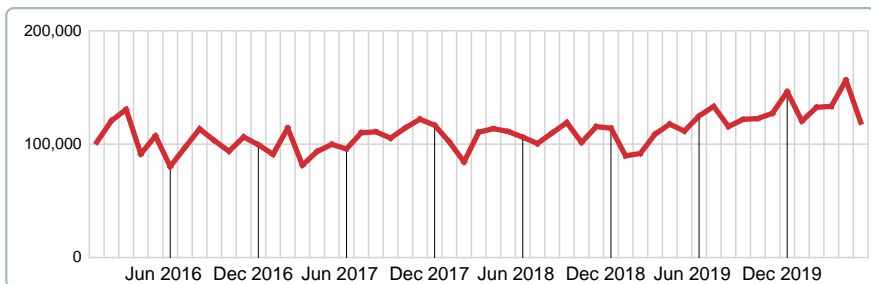
MAY



YEAR TO DATE (YTD)

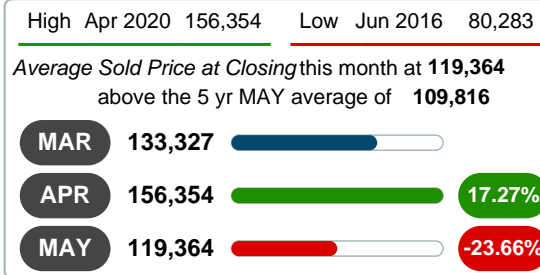


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 109,816



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	8.51%	16,264	16,352	16,000	0	0
\$20,001 - \$60,000	10.64%	38,880	33,750	42,300	0	0
\$60,001 - \$80,000	14.89%	69,043	65,000	68,325	72,500	0
\$80,001 - \$120,000	25.53%	101,538	92,850	101,070	114,900	0
\$120,001 - \$140,000	10.64%	128,980	122,000	130,967	130,000	0
\$140,001 - \$230,000	19.15%	157,667	0	161,417	150,167	0
\$230,001 and up	10.64%	317,000	0	299,250	286,500	350,000
Average Sold Price		119,364	49,551	116,786	140,863	350,000
Total Closed Units	100%	119,364	8	29	8	2
Total Closed Volume		5,610,105	396.41K	3.39M	1.13M	700.00K

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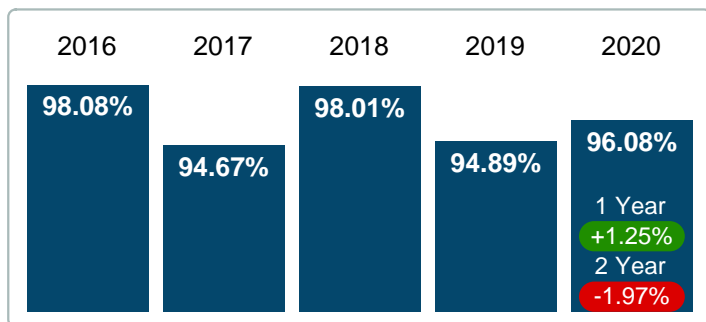
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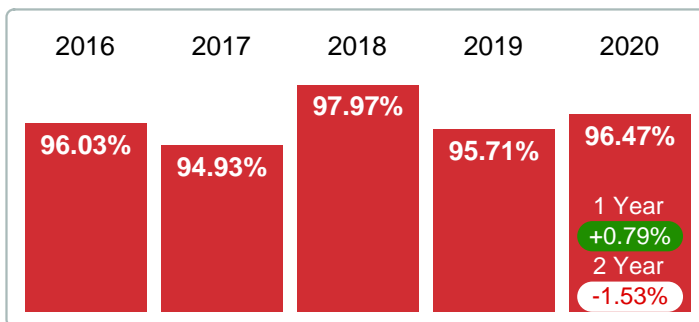
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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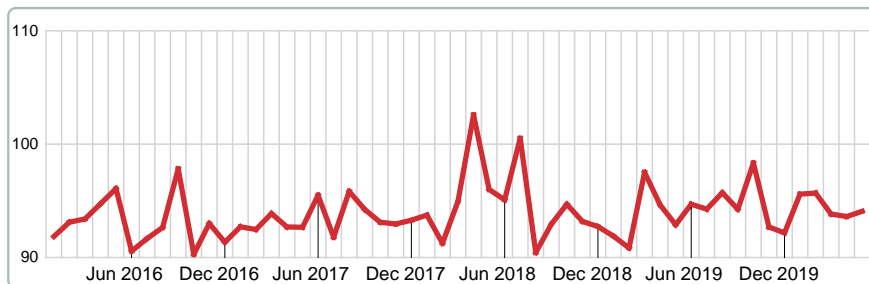
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

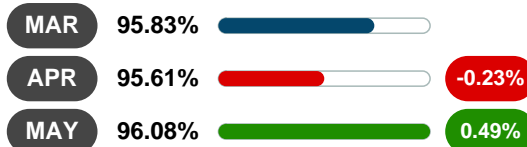


3 MONTHS

5 year MAY AVG = 96.35%

High Apr 2018 104.57% Low Oct 2016 92.29%

Average Sold/List Ratio this month at **96.08%**
 equal to 5 yr MAY average of **96.35%**



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	4	8.51%	93.29%	91.06%	100.00%	0.00%	0.00%	
\$20,001 \$60,000	5	10.64%	83.47%	92.05%	77.75%	0.00%	0.00%	
\$60,001 \$80,000	7	14.89%	99.44%	104.00%	99.65%	96.73%	0.00%	
\$80,001 \$120,000	12	25.53%	98.74%	100.00%	98.49%	100.00%	0.00%	
\$120,001 \$140,000	5	10.64%	97.47%	102.52%	97.32%	92.86%	0.00%	
\$140,001 \$230,000	9	19.15%	97.19%	0.00%	97.31%	96.93%	0.00%	
\$230,001 and up	5	10.64%	96.45%	0.00%	102.99%	95.98%	90.13%	
Average Sold/List Ratio		96.10%		95.47%	96.50%	96.63%	90.13%	
Total Closed Units		47	100%	96.10%	8	29	8	2
Total Closed Volume		5,610,105			396.41K	3.39M	1.13M	700.00K

May 2020



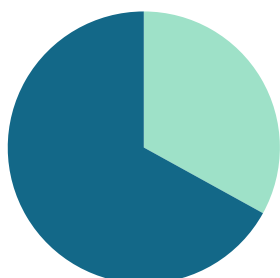
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

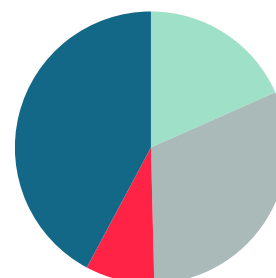


Inventory
 New Listings
69 = 33.01%
 Start Inventory
140
 Total Inventory Units
209
 Volume
\$42,874,372

Market Activity

Closed Sales
47 = 18.36%
 Pending Sales
80 = 31.25%
 Other Off Market
21 = 8.20%
 Active Inventory
108 = 42.19%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	57	47	-17.54%	269	232	-13.75%
Pending Sales	48	80	66.67%	289	298	3.11%
New Listings	78	69	-11.54%	424	356	-16.04%
Average List Price	114,955	123,461	7.40%	108,613	137,429	26.53%
Average Sale Price	111,521	119,364	7.03%	105,538	133,062	26.08%
Average Percent of Selling Price to List Price	94.89%	96.08%	1.25%	95.71%	96.47%	0.79%
Average Days on Market to Sale	41.14	31.53	-23.36%	48.30	42.40	-12.23%
Monthly Inventory	200	108	-46.00%	200	108	-46.00%
Months Supply of Inventory	3.61	2.09	-41.99%	3.61	2.09	-41.99%

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

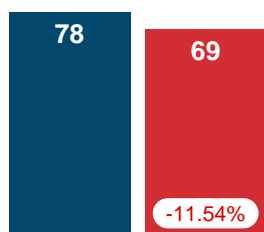
Inventory on May 31, 2020 = **108**

2019 **2020**

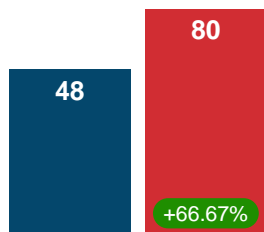
MAY MARKET

AVERAGE PRICES

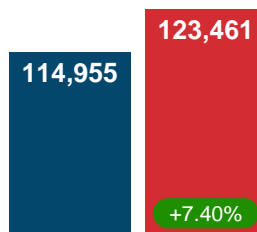
New Listings



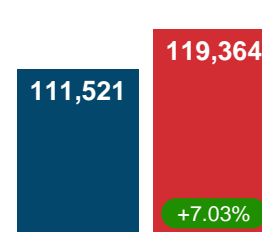
Pending Listings



List Price



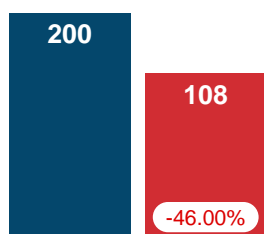
Sale Price



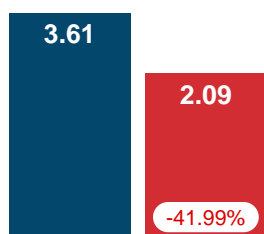
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

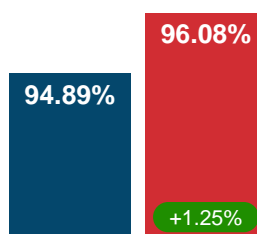
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

