

May 2020



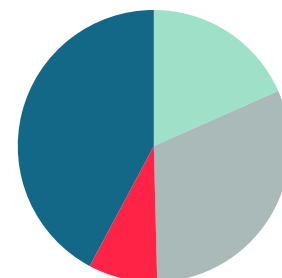
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	101,500	109,000	7.39%
Median Sale Price	98,500	103,000	4.57%
Median Percent of Selling Price to List Price	98.61%	98.74%	0.14%
Median Days on Market to Sale	17.00	16.00	-5.88%
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.

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 **4.57%** in May 2020 to \$103,000 versus the previous year at \$98,500.

Median Days on Market Shortens

The median number of **16.00** days that homes spent on the market before selling decreased by 1.00 days or **5.88%** in May 2020 compared to last year's same month at **17.00** DOM.

Sales Success for May 2020 is Positive

Overall, with Median 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

May 2020



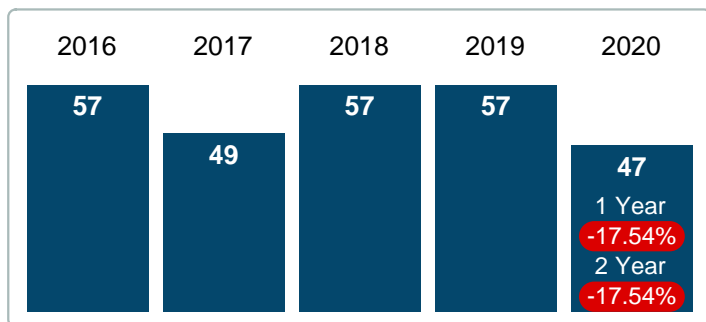
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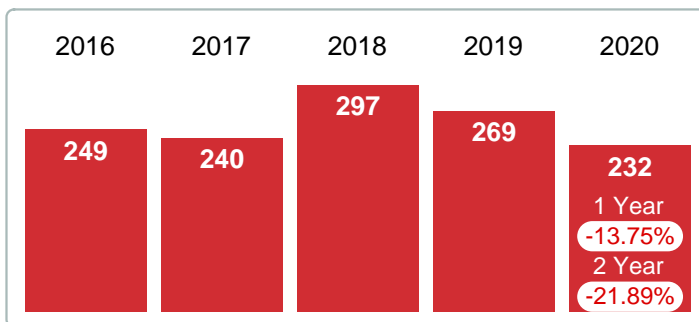
CLOSED LISTINGS

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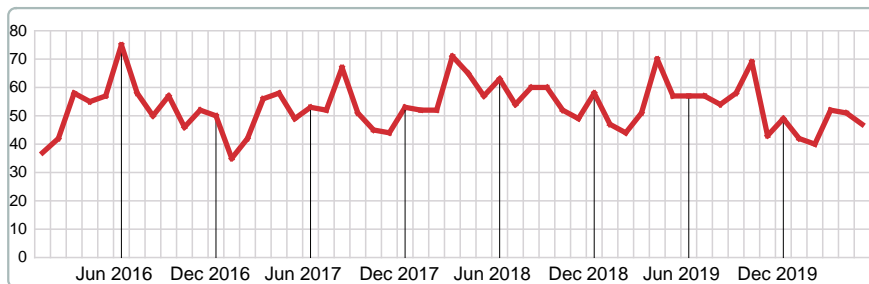
MAY



YEAR TO DATE (YTD)

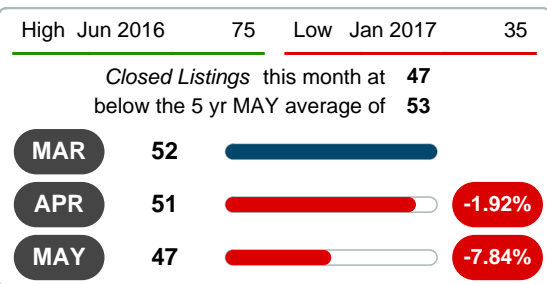


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 53



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	4	8.51%	21.5	3	1	0	0
\$20,001 - \$60,000	5	10.64%	25.0	2	3	0	0
\$60,001 - \$80,000	7	14.89%	17.0	1	4	2	0
\$80,001 - \$120,000	12	25.53%	9.0	1	10	1	0
\$120,001 - \$140,000	5	10.64%	7.0	1	3	1	0
\$140,001 - \$230,000	9	19.15%	28.0	0	6	3	0
\$230,001 and up	5	10.64%	12.0	0	2	1	2
Total Closed Units	47			8	29	8	2
Total Closed Volume	5,610,105	100%	16.0	396.41K	3.39M	1.13M	700.00K
Median Closed Price	\$103,000			\$33,750	\$103,000	\$136,000	\$350,000

May 2020



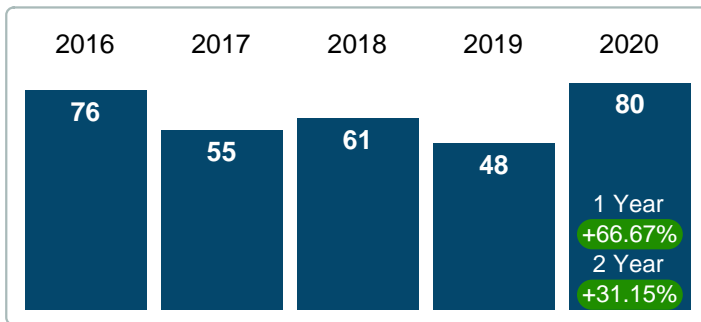
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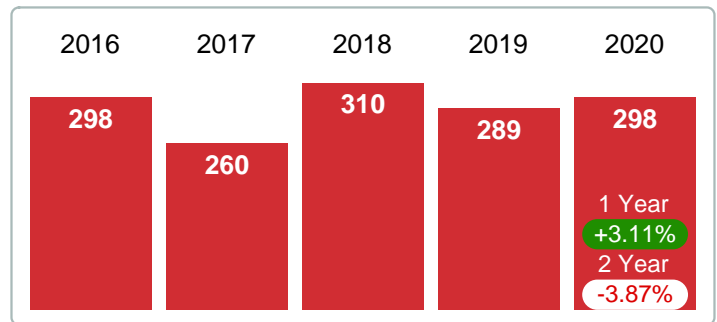
PENDING LISTINGS

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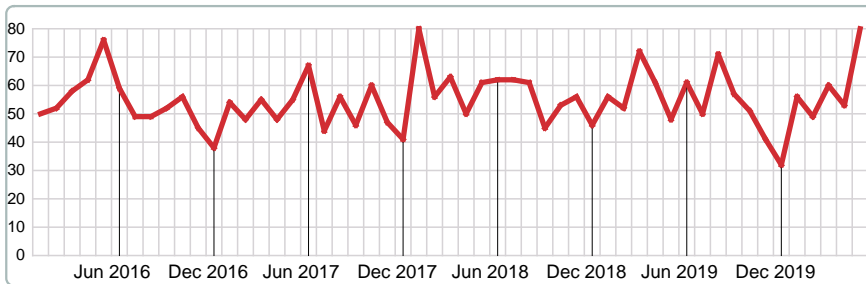
MAY



YEAR TO DATE (YTD)

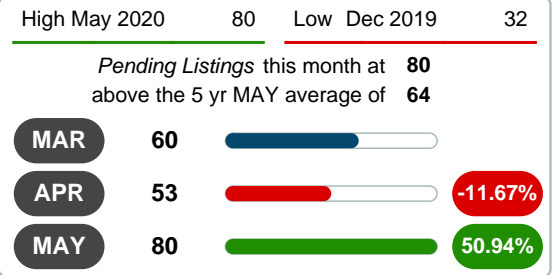


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 64



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	5	6.25%	11.0	2	3	0	0
\$30,001 - \$50,000	8	10.00%	49.5	2	4	1	1
\$50,001 - \$90,000	13	16.25%	26.0	4	8	1	0
\$90,001 - \$140,000	22	27.50%	7.0	1	17	4	0
\$140,001 - \$170,000	9	11.25%	8.0	0	7	2	0
\$170,001 - \$270,000	16	20.00%	19.5	0	9	7	0
\$270,001 and up	7	8.75%	21.0	1	1	3	2
Total Pending Units	80			10	49	18	3
Total Pending Volume	10,644,699	100%	14.0	811.20K	5.67M	3.34M	829.90K
Median Listing Price	\$117,400			\$55,500	\$115,000	\$184,950	\$375,000

May 2020



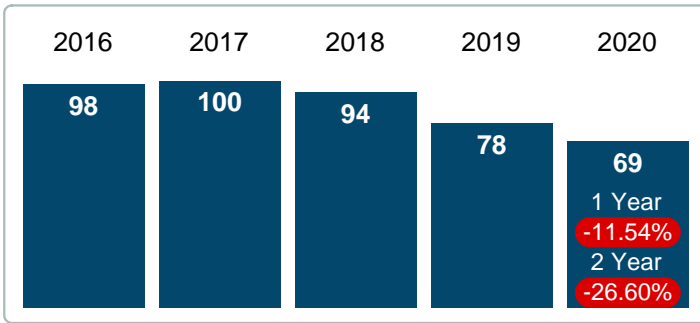
Area Delimited by County Of Muskogee - Residential Property Type



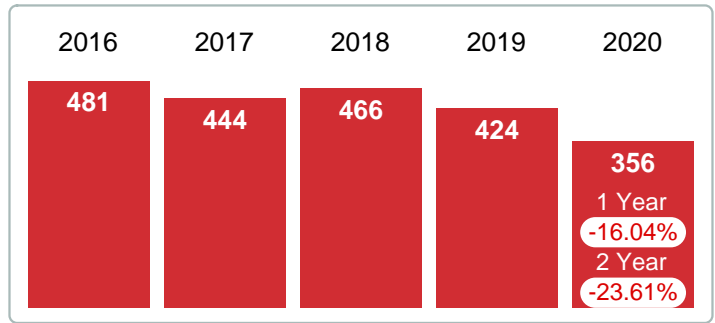
NEW LISTINGS

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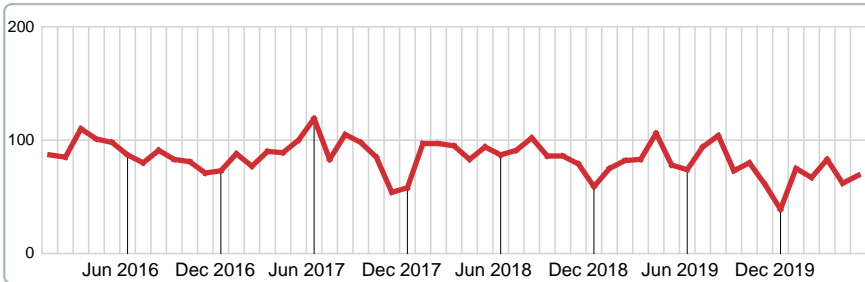
MAY



YEAR TO DATE (YTD)

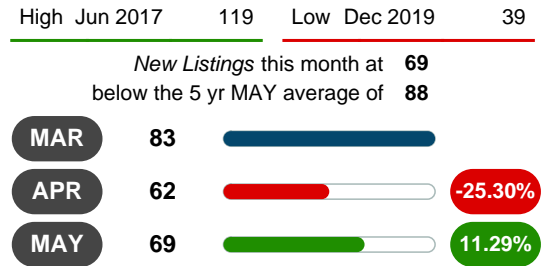


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 88



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	6	8.70%	3	2	1	0
\$40,001 - \$70,000	8	11.59%	1	6	0	1
\$70,001 - \$110,000	10	14.49%	0	9	1	0
\$110,001 - \$150,000	18	26.09%	1	15	2	0
\$150,001 - \$190,000	8	11.59%	0	6	2	0
\$190,001 - \$350,000	12	17.39%	0	3	8	1
\$350,001 and up	7	10.14%	0	1	3	3
Total New Listed Units	69		5	42	17	5
Total New Listed Volume	11,352,175	100%	247.00K	5.31M	4.32M	1.47M
Median New Listed Listing Price	\$134,900		\$28,000	\$122,500	\$199,500	\$370,000

May 2020



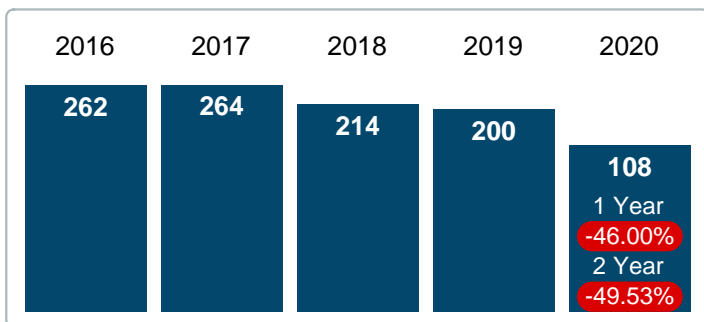
Area Delimited by County Of Muskogee - Residential Property Type



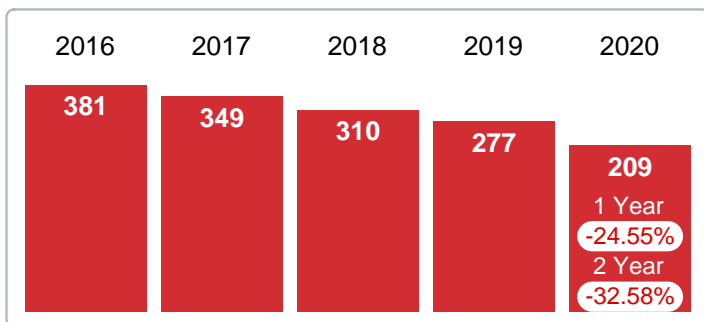
ACTIVE INVENTORY

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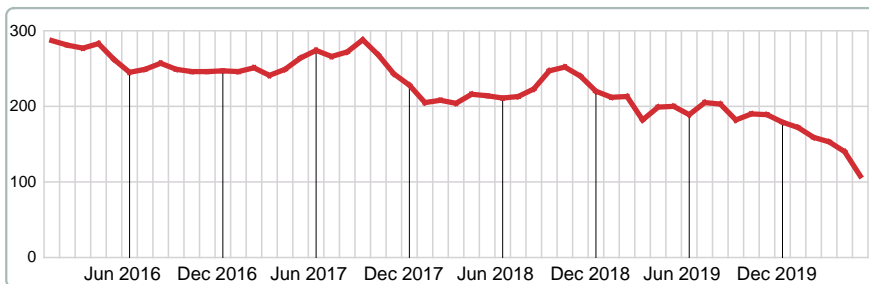
END OF MAY



ACTIVE DURING MAY

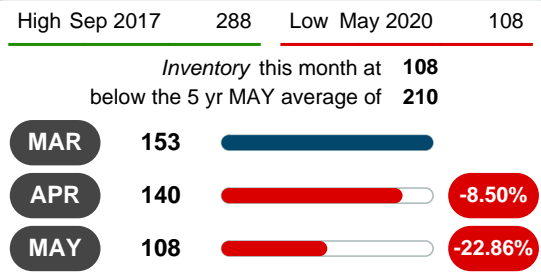


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 210



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	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%	113.0	6	3	1	0	
\$50,001 - \$125,000	27	25.00%	46.0	5	20	2	0	
\$125,001 - \$225,000	30	27.78%	72.0	0	23	6	1	
\$225,001 - \$350,000	14	12.96%	67.5	0	5	6	3	
\$350,001 - \$550,000	15	13.89%	68.0	0	7	5	3	
\$550,001 and up	10	9.26%	91.0	0	4	4	2	
Total Active Inventory by Units		108		13	62	24	9	
Total Active Inventory by Volume		28,903,073	100%	69.0	571.10K	16.38M	8.29M	3.67M
Median Active Inventory Listing Price		\$158,950			\$35,000	\$147,000	\$321,250	\$370,000

May 2020



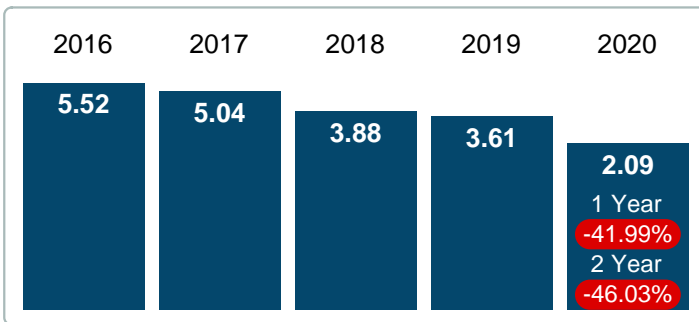
Area Delimited by County Of Muskogee - Residential Property Type



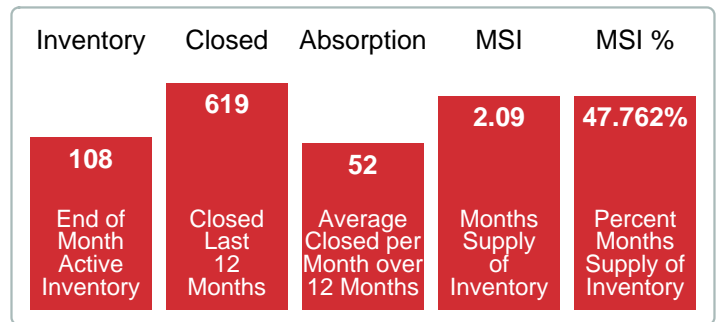
MONTHS SUPPLY of INVENTORY (MSI)

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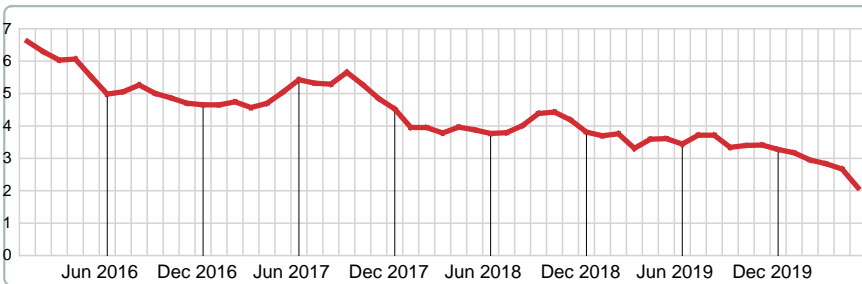
MSI FOR MAY



INDICATORS FOR MAY 2020

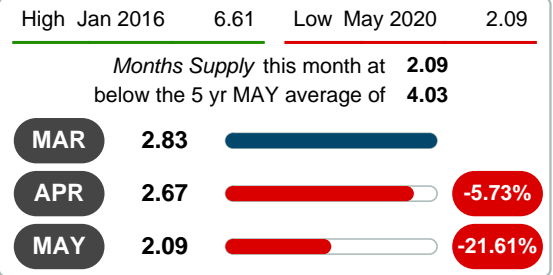


5 YEAR MARKET ACTIVITY TRENDS



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			1.81	1.95	2.25	4.70
Total Active Inventory by Units	108	100%	2.09	13	62	24	9

May 2020



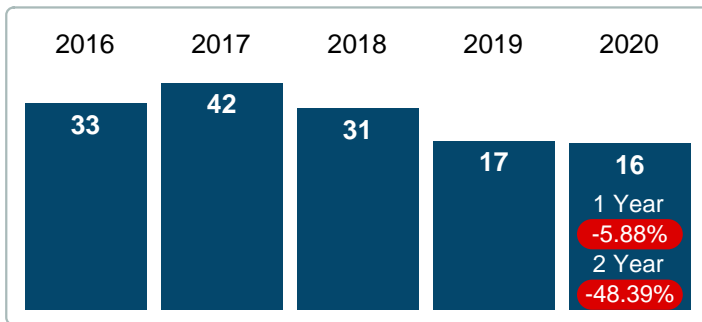
Area Delimited by County Of Muskogee - Residential Property Type



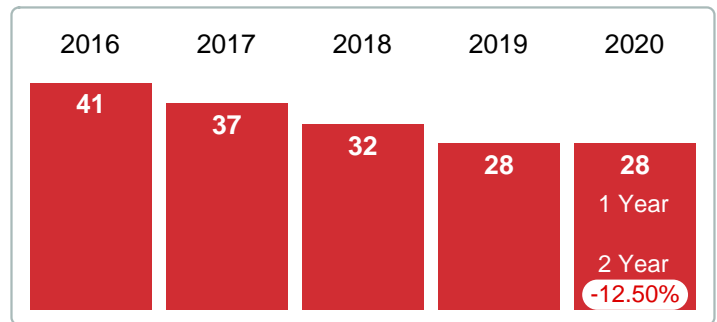
MEDIAN DAYS ON MARKET TO SALE

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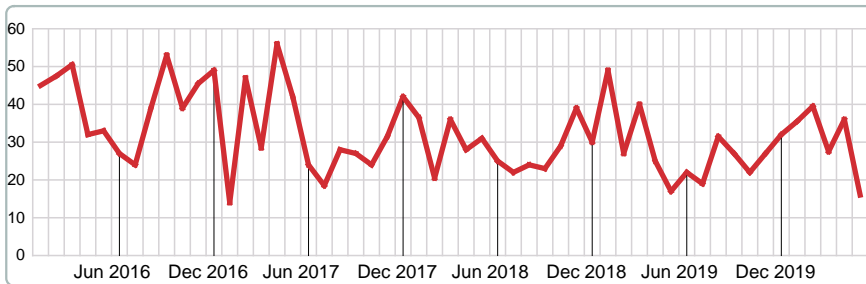
MAY



YEAR TO DATE (YTD)

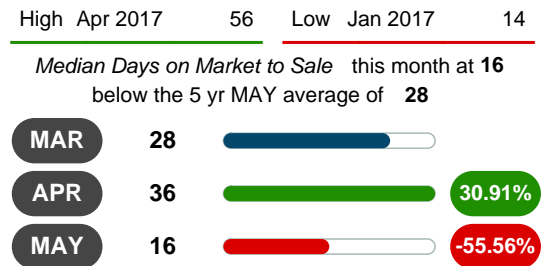


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 28



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	4	8.51%	22	27	5	0	0
\$20,001 - \$60,000	5	10.64%	25	3	68	0	0
\$60,001 - \$80,000	7	14.89%	17	64	17	9	0
\$80,001 - \$120,000	12	25.53%	9	6	11	4	0
\$120,001 - \$140,000	5	10.64%	7	7	3	13	0
\$140,001 - \$230,000	9	19.15%	28	0	38	19	0
\$230,001 and up	5	10.64%	12	0	7	127	41
Median Closed DOM			16	12	18	15	41
Total Closed Units		100%	16.0	8	29	8	2
Total Closed Volume			5,610,105	396.41K	3.39M	1.13M	700.00K

May 2020



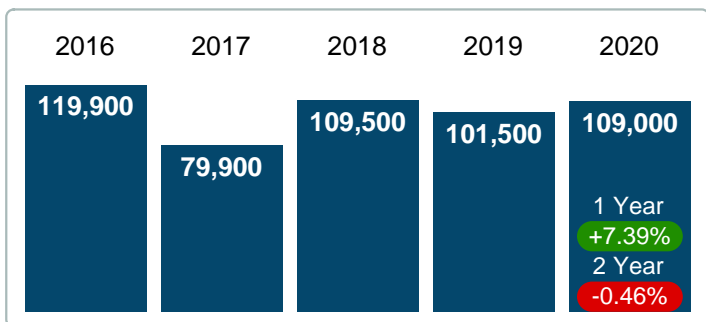
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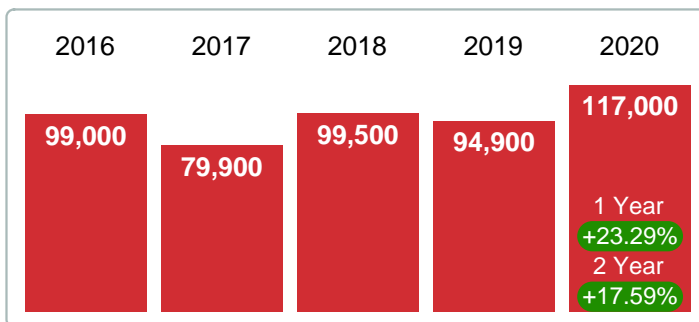
MEDIAN LIST PRICE AT CLOSING

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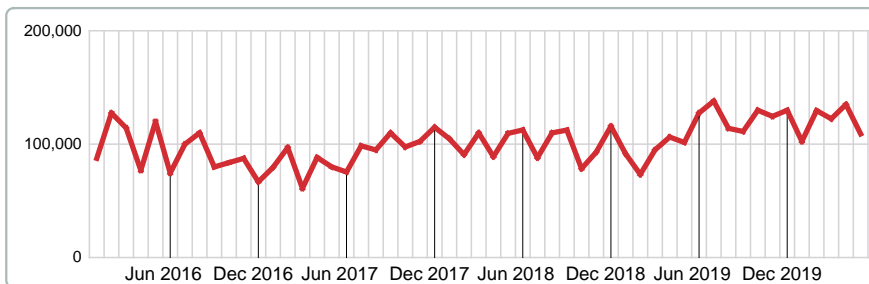
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

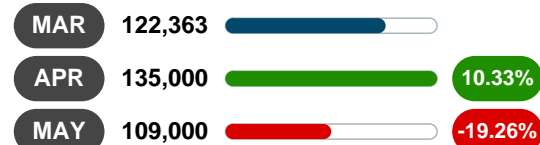


3 MONTHS

5 year MAY AVG = 103,960

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

Median List Price at Closing this month at **109,000**
above the 5 yr MAY average of **103,960**



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	6.38%	16,000	15,950	16,000	0	0
\$20,001 - \$60,000	10.64%	39,000	27,500	49,000	0	0
\$60,001 - \$80,000	17.02%	69,700	62,500	69,500	74,950	0
\$80,001 - \$120,000	27.66%	99,900	105,925	99,900	114,900	0
\$120,001 - \$140,000	8.51%	136,950	0	134,000	140,000	0
\$140,001 - \$230,000	19.15%	157,900	0	158,450	148,500	0
\$230,001 and up	10.64%	299,900	0	287,000	298,500	389,900
Median List Price		109,000	35,750	109,000	141,500	389,900
Total Closed Units		47	8	29	8	2
Total Closed Volume		5,802,650	402.75K	3.45M	1.17M	779.80K

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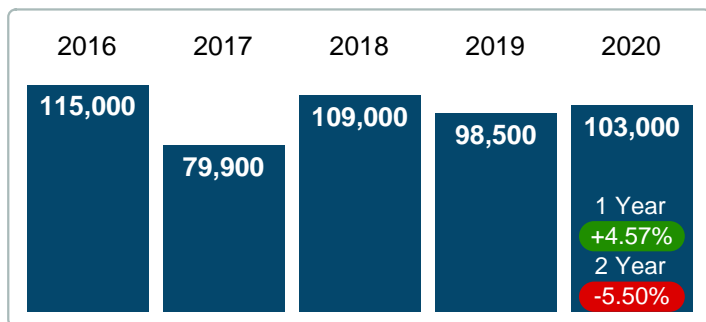
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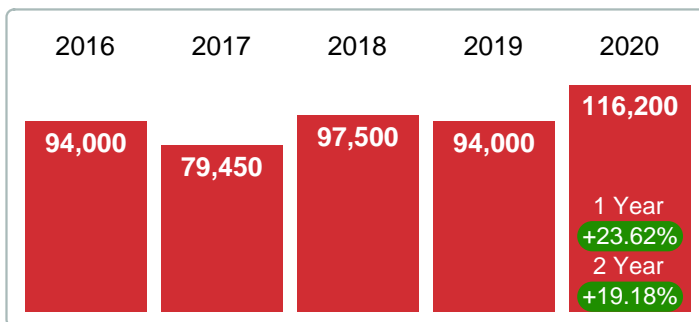
MEDIAN SOLD PRICE AT CLOSING

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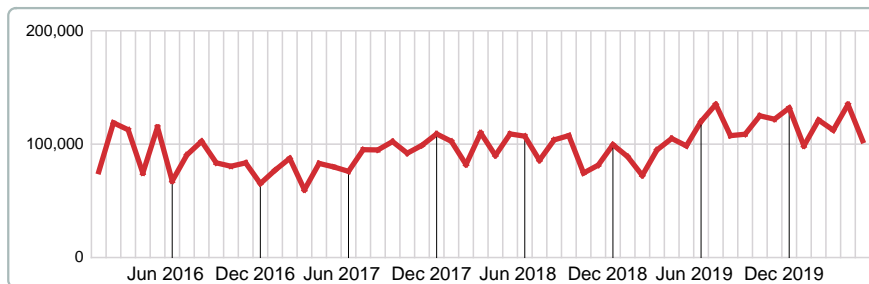
MAY



YEAR TO DATE (YTD)

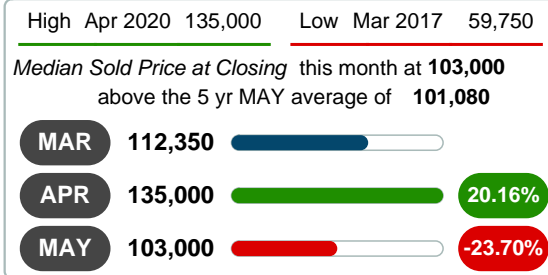


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 101,080



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	8.51%	15,778	15,555	16,000	0	0
\$20,001 - \$60,000	10.64%	45,000	33,750	50,000	0	0
\$60,001 - \$80,000	14.89%	69,900	65,000	69,700	72,500	0
\$80,001 - \$120,000	25.53%	99,900	92,850	99,900	114,900	0
\$120,001 - \$140,000	10.64%	130,000	122,000	130,000	130,000	0
\$140,001 - \$230,000	19.15%	155,000	0	157,000	148,500	0
\$230,001 and up	10.64%	286,500	0	299,250	286,500	350,000
Median Sold Price		103,000	33,750	103,000	136,000	350,000
Total Closed Units		47	8	29	8	2
Total Closed Volume		5,610,105	396.41K	3.39M	1.13M	700.00K

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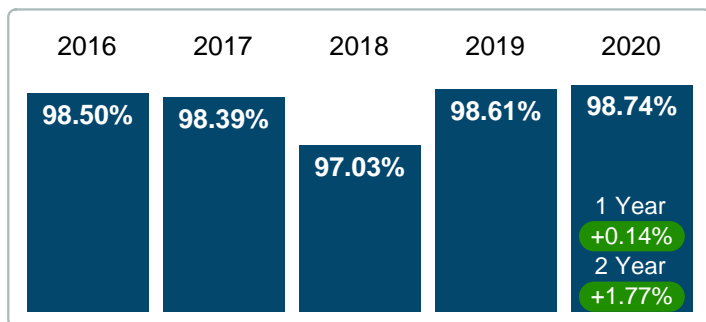
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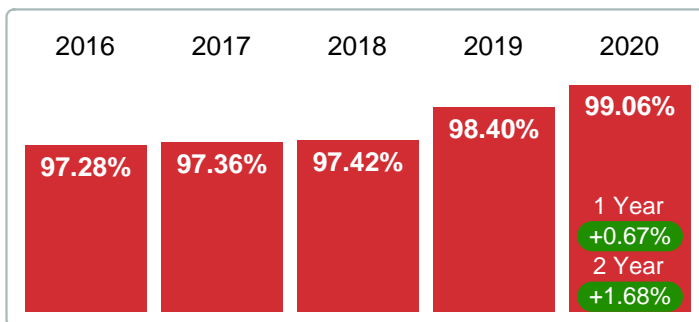
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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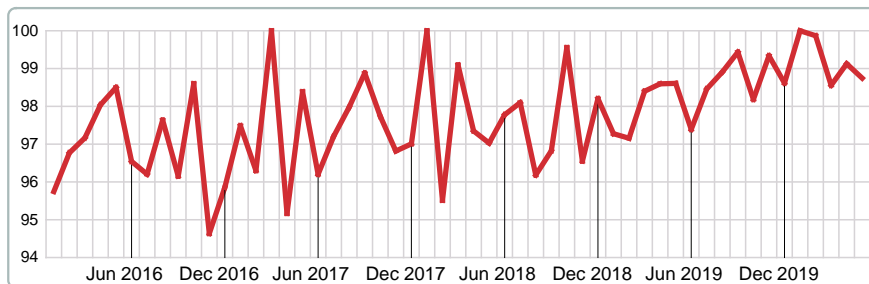
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

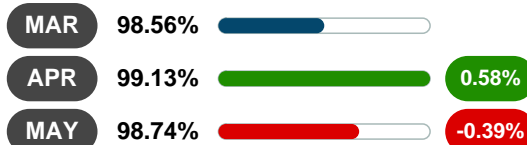


3 MONTHS

5 year MAY AVG = 98.25%

High Jan 2020 100.00% Low Nov 2016 94.63%

Median Sold/List Ratio this month at **98.74%**
above the 5 yr MAY average of **98.25%**



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: 8.51%;"></div> 4	8.51%	101.85%	103.70%	100.00%	0.00%	0.00%
\$20,001 \$60,000	<div style="width: 10.64%;"></div> 5	10.64%	84.39%	92.05%	84.39%	0.00%	0.00%
\$60,001 \$80,000	<div style="width: 14.89%;"></div> 7	14.89%	100.00%	104.00%	100.00%	96.73%	0.00%
\$80,001 \$120,000	<div style="width: 25.53%;"></div> 12	25.53%	100.00%	100.00%	100.00%	100.00%	0.00%
\$120,001 \$140,000	<div style="width: 10.64%;"></div> 5	10.64%	97.01%	102.52%	97.01%	92.86%	0.00%
\$140,001 \$230,000	<div style="width: 19.15%;"></div> 9	19.15%	98.19%	0.00%	98.17%	99.30%	0.00%
\$230,001 and up	<div style="width: 10.64%;"></div> 5	10.64%	94.29%	0.00%	102.99%	95.98%	90.13%
Median Sold/List Ratio	98.74%			102.40%	98.61%	97.64%	90.13%
Total Closed Units	47	100%	98.74%	8	29	8	2
Total Closed Volume	5,610,105			396.41K	3.39M	1.13M	700.00K

May 2020



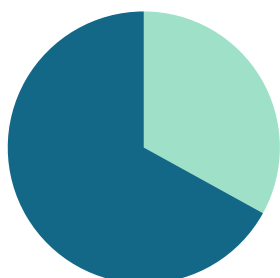
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

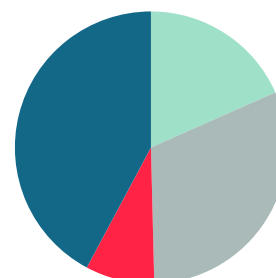


Inventory
 New Listings
69 = 33.01%
 Start Inventory
140
 Total Inventory Units
209
 Volume
\$42,874,372

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%
Median List Price	101,500	109,000	7.39%	94,900	117,000	23.29%
Median Sale Price	98,500	103,000	4.57%	94,000	116,200	23.62%
Median Percent of Selling Price to List Price	98.61%	98.74%	0.14%	98.40%	99.06%	0.67%
Median Days on Market to Sale	17.00	16.00	-5.88%	28.00	28.00	0.00%
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

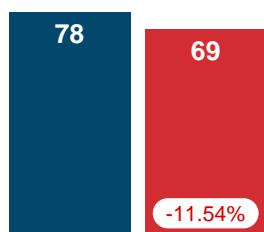
Inventory on May 31, 2020 = 108

2019 **2020**

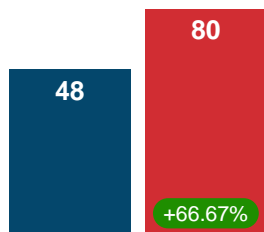
MAY MARKET

MEDIAN PRICES

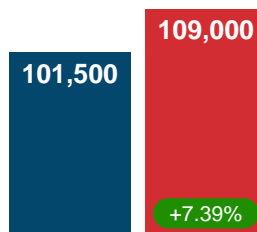
New Listings



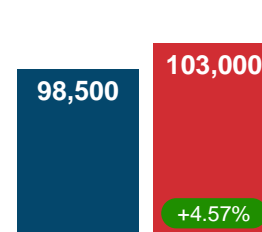
Pending Listings



List Price



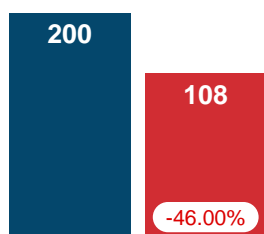
Sale Price



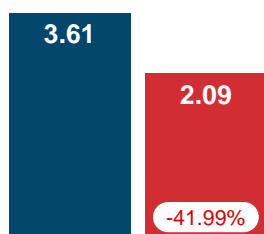
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

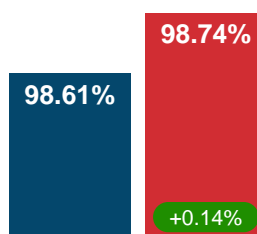
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

