

April 2021



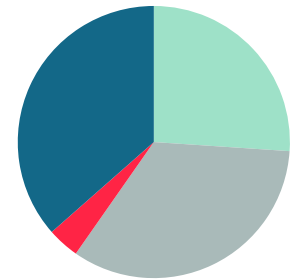
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	51	55	7.84%
Pending Listings	53	71	33.96%
New Listings	62	67	8.06%
Average List Price	162,176	172,313	6.25%
Average Sale Price	156,354	168,585	7.82%
Average Percent of Selling Price to List Price	95.61%	96.59%	1.02%
Average Days on Market to Sale	45.84	39.67	-13.46%
End of Month Inventory	140	77	-45.00%
Months Supply of Inventory	2.67	1.31	-50.79%



■ Closed (26.07%)
■ Pending (33.65%)
■ Other OffMarket (3.79%)
■ Active (36.49%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of April 30, 2021 = **77**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **45.00%** to 77 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **1.31** 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 **7.82%** in April 2021 to \$168,585 versus the previous year at \$156,354.

Average Days on Market Shortens

The average number of **39.67** days that homes spent on the market before selling decreased by 6.17 days or **13.46%** in April 2021 compared to last year's same month at **45.84** DOM.

Sales Success for April 2021 is Positive

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

There were 67 New Listings in April 2021, up **8.06%** from last year at 62. Furthermore, there were 55 Closed Listings this month versus last year at 51, a **7.84%** increase.

Closed versus Listed trends yielded a **82.1%** ratio, down from previous year's, April 2020, at **82.3%**, a **0.20%** 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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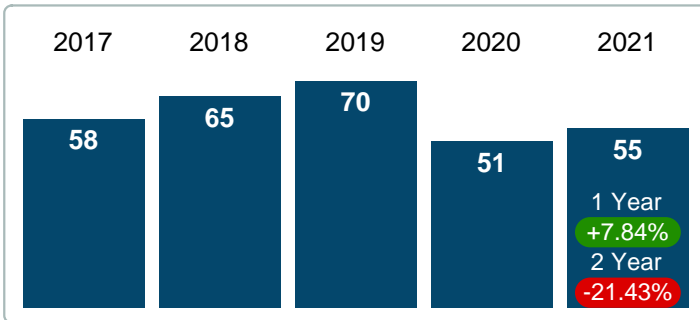
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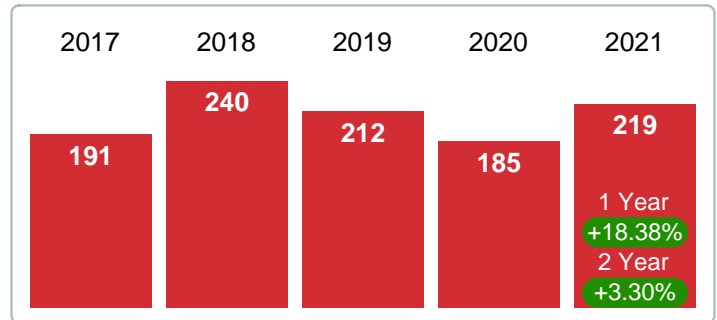
CLOSED LISTINGS

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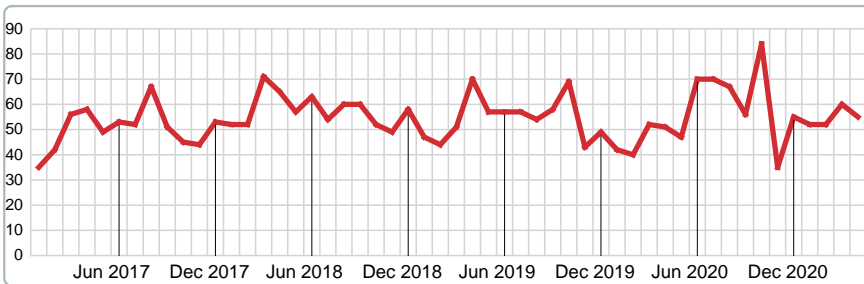
APRIL



YEAR TO DATE (YTD)

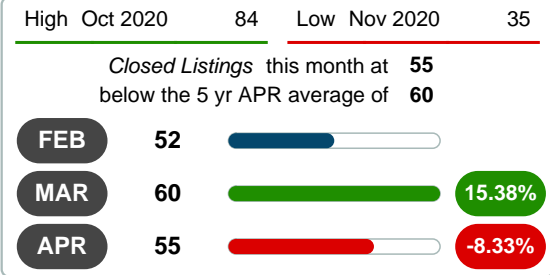


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	3.64%	119.0	0	0	2	0
\$25,001 - \$50,000	6	10.91%	49.8	2	3	1	0
\$50,001 - \$100,000	8	14.55%	41.6	4	4	0	0
\$100,001 - \$150,000	12	21.82%	29.3	2	8	2	0
\$150,001 - \$175,000	10	18.18%	18.8	0	9	1	0
\$175,001 - \$325,000	11	20.00%	41.0	1	5	4	1
\$325,001 and up	6	10.91%	53.5	0	3	2	1
Total Closed Units	55			9	32	12	2
Total Closed Volume	9,272,177	100%	39.7	763.20K	5.83M	2.15M	529.50K
Average Closed Price	\$168,585			\$84,800	\$182,171	\$179,167	\$264,750

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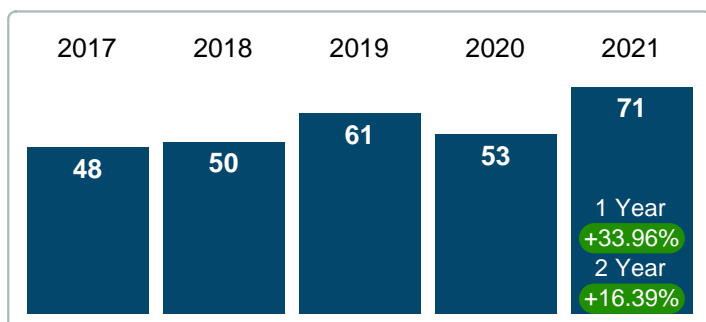
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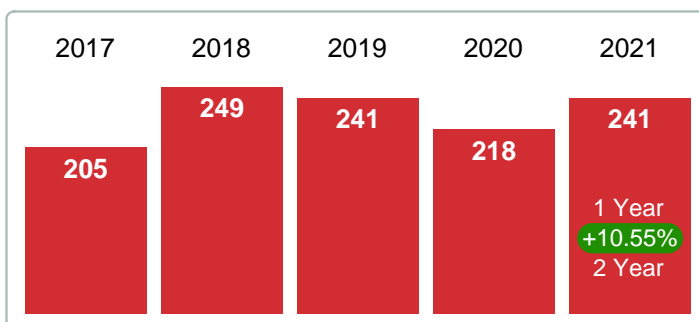
PENDING LISTINGS

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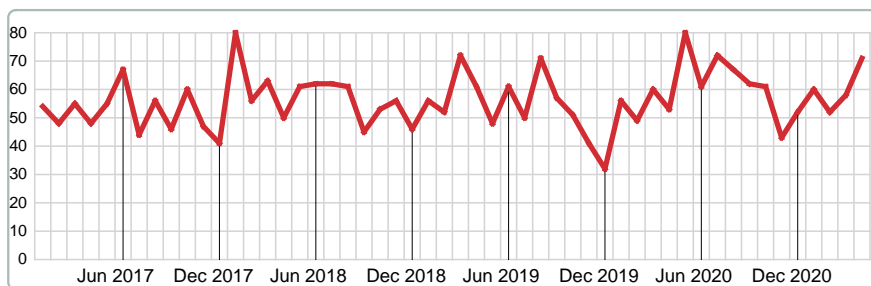
APRIL



YEAR TO DATE (YTD)

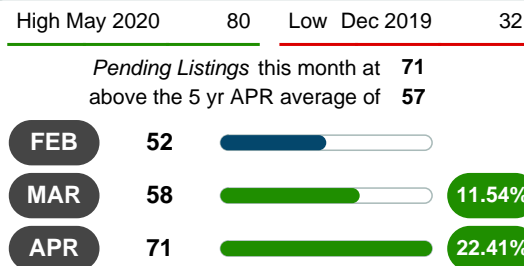


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 57



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	6	8.45%	62.5	1	4	1	0
\$30,001 - \$60,000	6	8.45%	29.2	3	2	0	1
\$60,001 - \$80,000	15	21.13%	18.4	9	6	0	0
\$80,001 - \$130,000	15	21.13%	38.1	1	11	2	1
\$130,001 - \$180,000	13	18.31%	25.0	0	11	2	0
\$180,001 - \$240,000	6	8.45%	31.7	0	3	3	0
\$240,001 and up	10	14.08%	34.3	0	4	5	1
Total Pending Units	71			14	41	13	3
Total Pending Volume	9,662,060	100%	30.8	926.90K	5.22M	2.94M	572.40K
Average Listing Price	\$134,459			\$66,207	\$127,409	\$226,077	\$190,800

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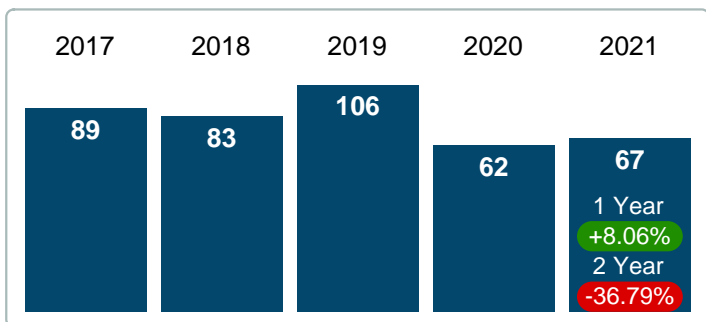
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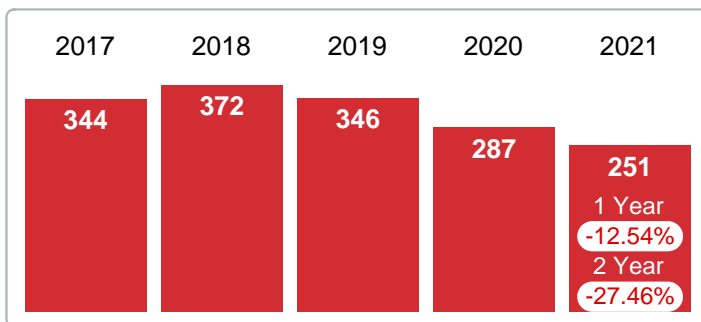
NEW LISTINGS

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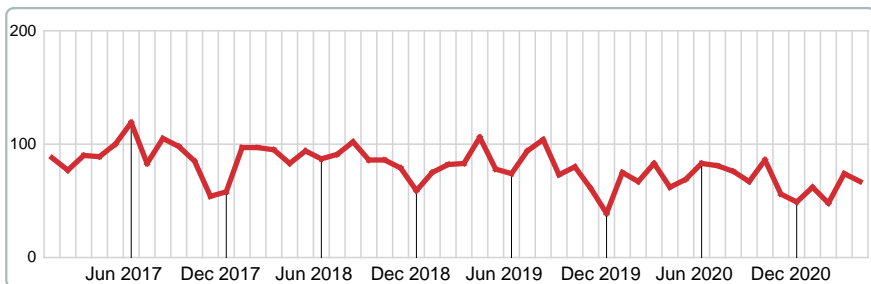
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 81

High Jun 2017 119 Low Dec 2019 39

New Listings this month at 67
below the 5 yr APR average of 81



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	2	2.99%	0	2	0	0
\$25,001 - \$50,000	9	13.43%	3	5	0	1
\$50,001 - \$75,000	10	14.93%	5	5	0	0
\$75,001 - \$150,000	19	28.36%	2	14	3	0
\$150,001 - \$175,000	7	10.45%	0	6	1	0
\$175,001 - \$300,000	14	20.90%	0	10	4	0
\$300,001 and up	6	8.96%	0	2	4	0
Total New Listed Units	67		10	44	12	1
Total New Listed Volume	10,007,960	100%	592.40K	6.29M	3.10M	32.50K
Average New Listed Listing Price	\$150,111		\$59,240	\$142,858	\$258,108	\$32,500

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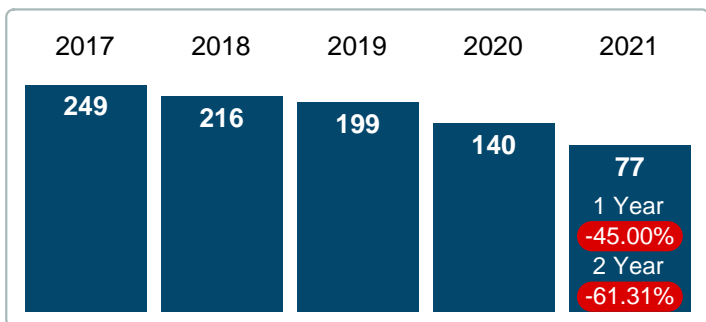
Area Delimited by County Of Muskogee - Residential Property Type



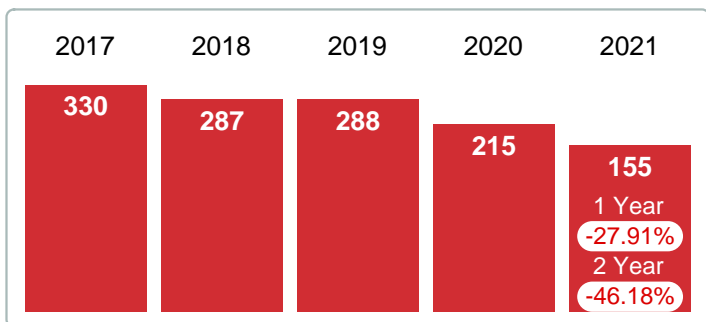
ACTIVE INVENTORY

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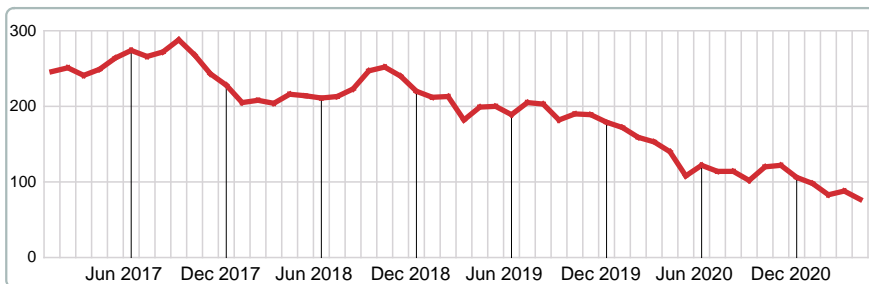
END OF APRIL



ACTIVE DURING APRIL

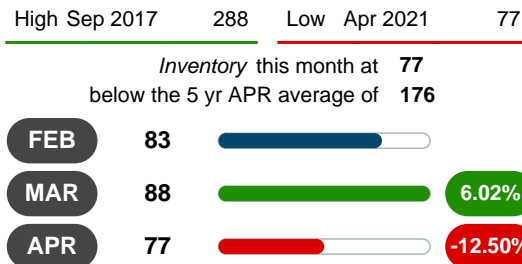


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 176



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	3.90%	37.3	2	1	0	0
\$20,001 - \$40,000	13	16.88%	79.3	5	8	0	0
\$40,001 - \$60,000	11	14.29%	68.8	3	7	1	0
\$60,001 - \$150,000	22	28.57%	50.8	6	13	3	0
\$150,001 - \$190,000	11	14.29%	38.6	2	7	2	0
\$190,001 - \$310,000	10	12.99%	32.9	0	5	4	1
\$310,001 and up	7	9.09%	29.1	0	3	4	0
Total Active Inventory by Units	77			18	44	14	1
Total Active Inventory by Volume	11,545,298	100%	51.6	1.23M	5.71M	4.37M	240.00K
Average Active Inventory Listing Price	\$149,939			\$68,156	\$129,793	\$311,971	\$240,000

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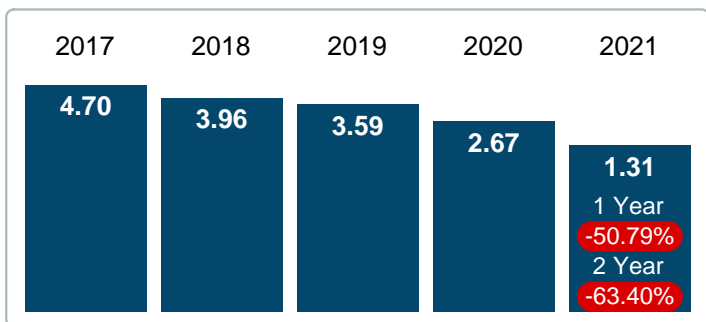
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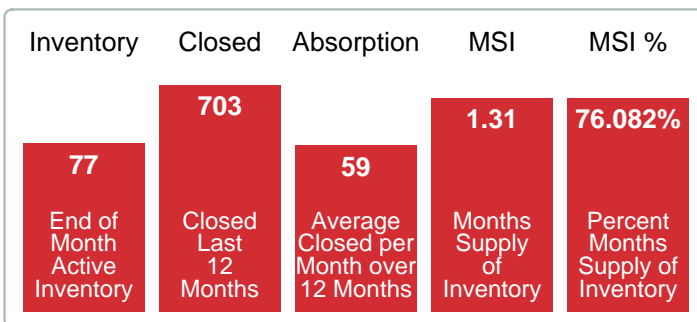
MONTHS SUPPLY of INVENTORY (MSI)

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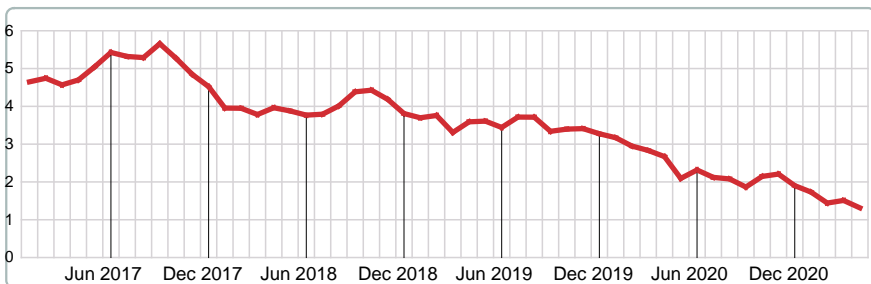
MSI FOR APRIL



INDICATORS FOR APRIL 2021

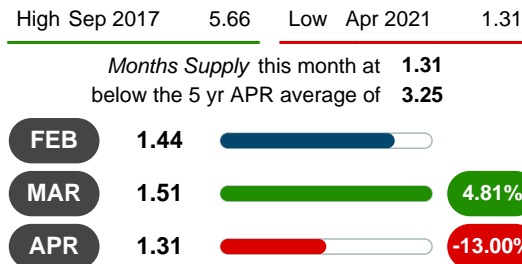


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.25



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
\$20,000 and less	3	3.90%	1.89	3.00	1.50	0.00	0.00
\$20,001 - \$40,000	13	16.88%	3.32	2.86	4.17	0.00	0.00
\$40,001 - \$60,000	11	14.29%	2.24	1.89	2.71	1.71	0.00
\$60,001 - \$150,000	22	28.57%	0.90	2.06	0.75	0.78	0.00
\$150,001 - \$190,000	11	14.29%	1.16	24.00	0.95	1.26	0.00
\$190,001 - \$310,000	10	12.99%	1.03	0.00	1.05	0.96	3.00
\$310,001 and up	7	9.09%	1.50	0.00	1.57	2.09	0.00
Market Supply of Inventory (MSI)			1.31	2.37	1.20	1.11	0.55
Total Active Inventory by Units		100%	1.31	18	44	14	1

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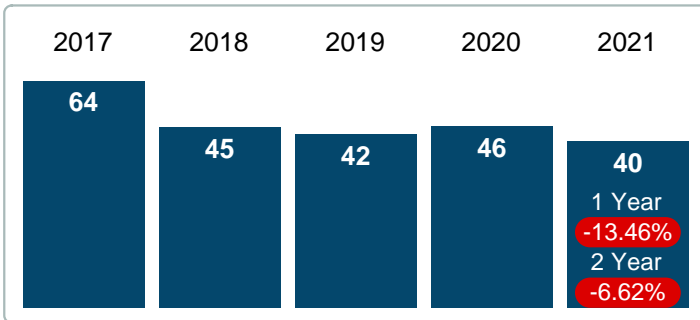
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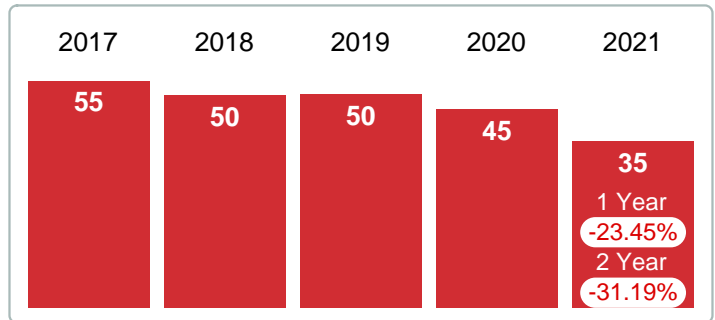
AVERAGE DAYS ON MARKET TO SALE

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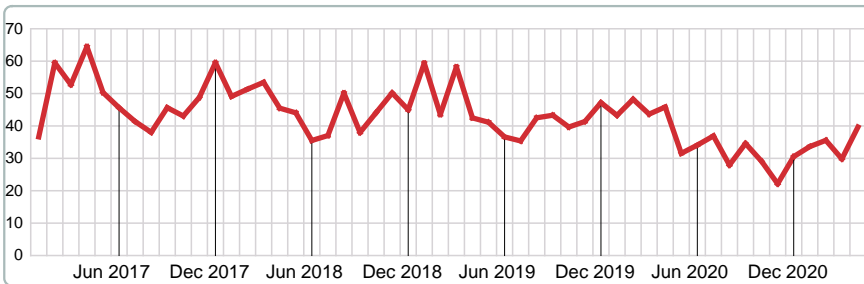
APRIL



YEAR TO DATE (YTD)

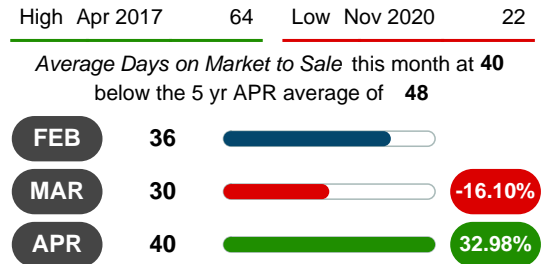


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 48



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
\$25,000 and less	2	3.64%	119	0	0	119	0
\$25,001 - \$50,000	6	10.91%	50	44	55	47	0
\$50,001 - \$100,000	8	14.55%	42	50	33	0	0
\$100,001 - \$150,000	12	21.82%	29	19	38	5	0
\$150,001 - \$175,000	10	18.18%	19	0	9	104	0
\$175,001 - \$325,000	11	20.00%	41	2	9	98	12
\$325,001 and up	6	10.91%	54	0	48	7	164
Average Closed DOM			40	36	27	67	88
Total Closed Units		100%	40	9	32	12	2
Total Closed Volume			9,272,177	763.20K	5.83M	2.15M	529.50K

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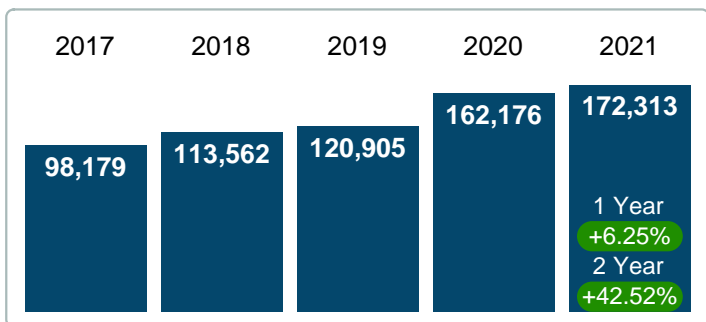
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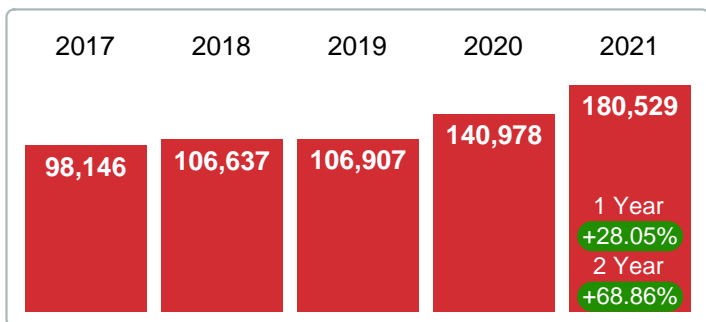
AVERAGE LIST PRICE AT CLOSING

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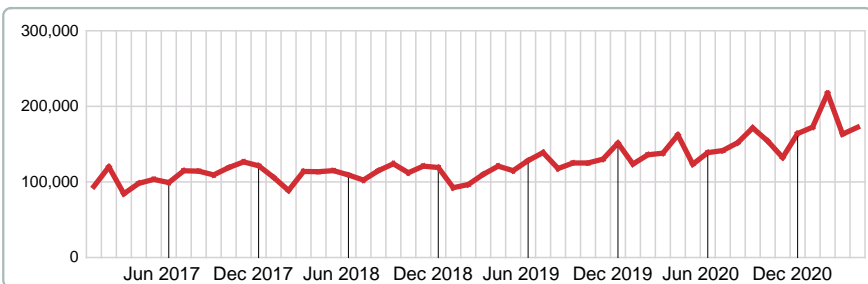
APRIL



YEAR TO DATE (YTD)

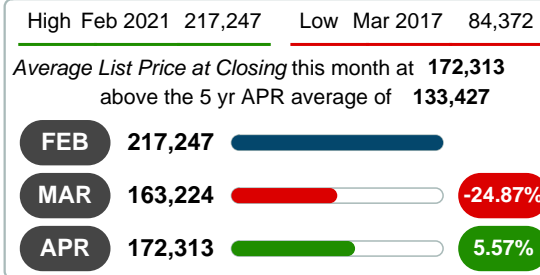


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 133,427



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
\$25,000 and less	2	3.64%	15,500	0	0	15,500	0
\$25,001 - \$50,000	5	9.09%	38,780	37,950	39,333	55,000	0
\$50,001 - \$100,000	9	16.36%	68,011	66,100	73,175	0	0
\$100,001 - \$150,000	12	21.82%	129,542	121,900	133,600	125,950	0
\$150,001 - \$175,000	10	18.18%	162,110	0	162,911	144,900	0
\$175,001 - \$325,000	10	18.18%	210,840	202,000	203,780	258,750	180,000
\$325,001 and up	7	12.73%	479,457	0	656,333	354,900	349,900
Average List Price			172,313	87,344	185,425	185,633	264,950
Total Closed Units		100%	172,313	9	32	12	2
Total Closed Volume			9,477,199	786.10K	5.93M	2.23M	529.90K

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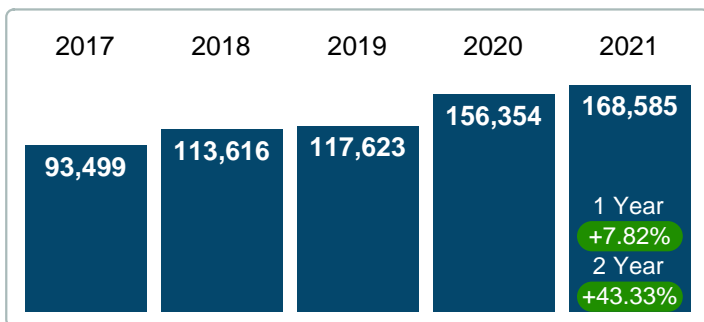
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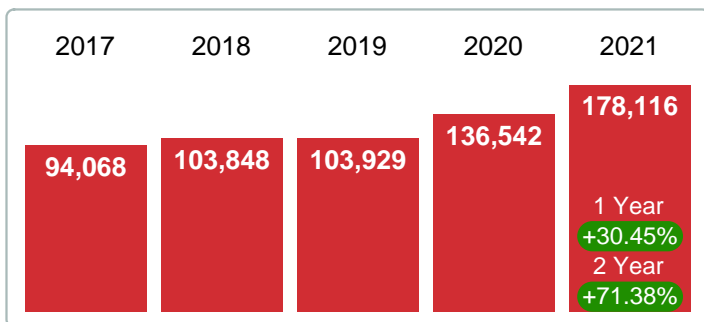
AVERAGE SOLD PRICE AT CLOSING

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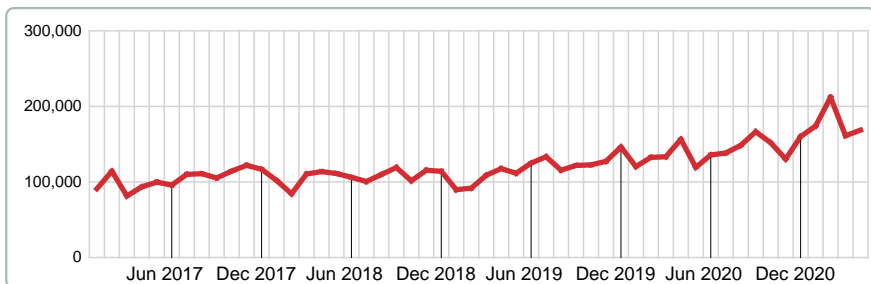
APRIL



YEAR TO DATE (YTD)

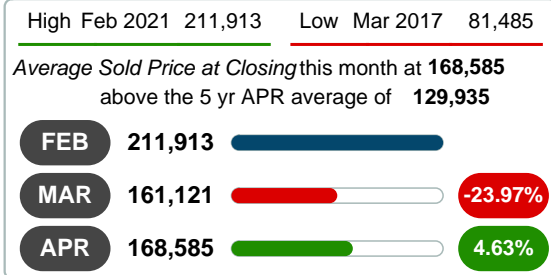


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 129,935



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
\$25,000 and less	2	3.64%	10,500	0	0	10,500	0
\$25,001 - \$50,000	6	10.91%	37,983	37,950	34,000	50,000	0
\$50,001 - \$100,000	8	14.55%	65,695	61,125	70,265	0	0
\$100,001 - \$150,000	12	21.82%	128,475	123,900	130,425	125,250	0
\$150,001 - \$175,000	10	18.18%	161,513	0	161,958	157,500	0
\$175,001 - \$325,000	11	20.00%	216,354	195,000	201,778	248,125	183,500
\$325,001 and up	6	10.91%	493,500	0	645,500	339,250	346,000
Average Sold Price			168,585	84,800	182,171	179,167	264,750
Total Closed Units		100%	168,585	9	32	12	2
Total Closed Volume			9,272,177	763.20K	5.83M	2.15M	529.50K

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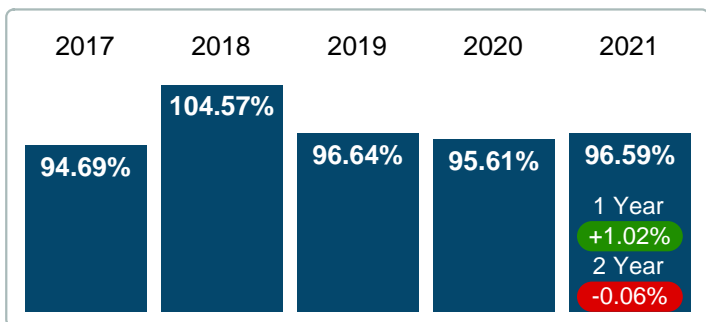
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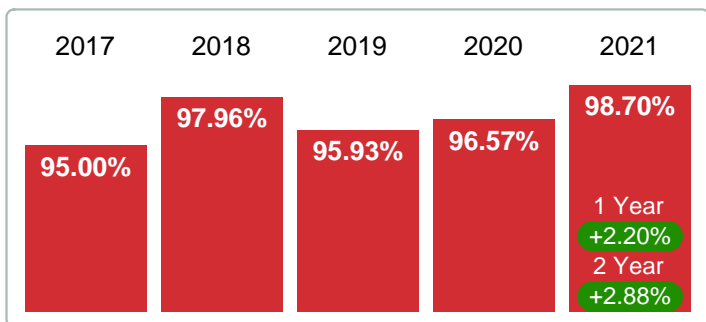
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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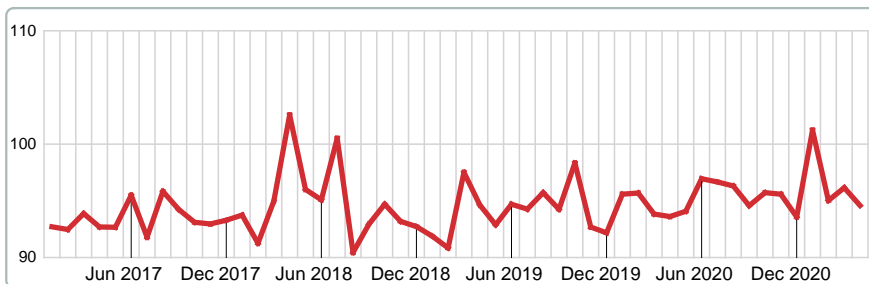
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

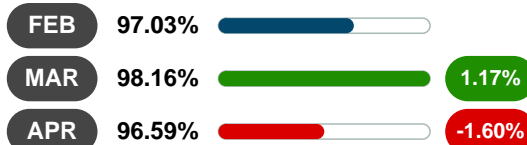


3 MONTHS

5 year APR AVG = 97.62%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.59%**
below the 5 yr APR average of **97.62%**



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	
\$25,000 and less	2	3.64%	78.26%	0.00%	0.00%	78.26%	0.00%	
\$25,001 - \$50,000	6	10.91%	91.65%	100.00%	86.32%	90.91%	0.00%	
\$50,001 - \$100,000	8	14.55%	93.64%	92.26%	95.01%	0.00%	0.00%	
\$100,001 - \$150,000	12	21.82%	98.54%	101.56%	97.55%	99.46%	0.00%	
\$150,001 - \$175,000	10	18.18%	100.34%	0.00%	99.41%	108.70%	0.00%	
\$175,001 - \$325,000	11	20.00%	98.19%	96.53%	98.99%	96.66%	101.94%	
\$325,001 and up	6	10.91%	98.47%	0.00%	100.21%	95.66%	98.89%	
Average Sold/List Ratio		96.60%		96.52%	97.18%	94.42%	100.41%	
Total Closed Units		55	100%	96.60%	9	32	12	2
Total Closed Volume		9,272,177			763.20K	5.83M	2.15M	529.50K

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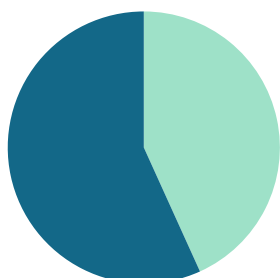
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

INVENTORY

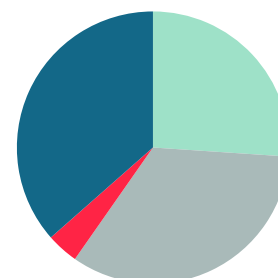


Inventory
 New Listings
67 = 43.23%
 Start Inventory
88
 Total Inventory Units
155
 Volume
\$22,104,518

Market Activity

Closed Sales
55 = 26.07%
 Pending Sales
71 = 33.65%
 Other Off Market
8 = 3.79%
 Active Inventory
77 = 36.49%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	51	55	7.84%	185	219	18.38%
Pending Sales	53	71	33.96%	218	241	10.55%
New Listings	62	67	8.06%	287	251	-12.54%
Average List Price	162,176	172,313	6.25%	140,978	180,529	28.05%
Average Sale Price	156,354	168,585	7.82%	136,542	178,116	30.45%
Average Percent of Selling Price to List Price	95.61%	96.59%	1.02%	96.57%	98.70%	2.20%
Average Days on Market to Sale	45.84	39.67	-13.46%	45.16	34.57	-23.45%
Monthly Inventory	140	77	-45.00%	140	77	-45.00%
Months Supply of Inventory	2.67	1.31	-50.79%	2.67	1.31	-50.79%

Absorption: Last 12 months, an Average of **59** Sales/Month

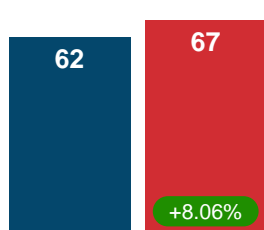
Inventory on April 30, 2021 = **77**

2020 **2021**

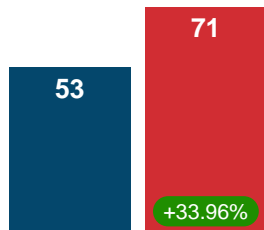
APRIL MARKET

AVERAGE PRICES

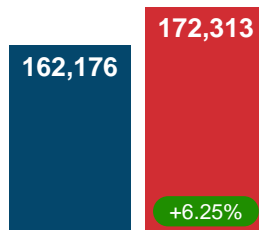
New Listings



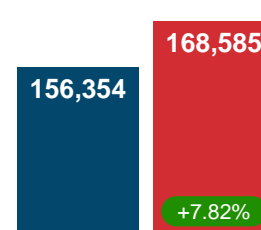
Pending Listings



List Price



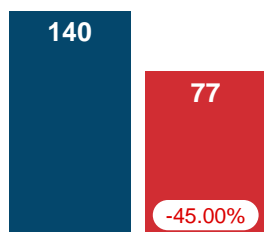
Sale Price



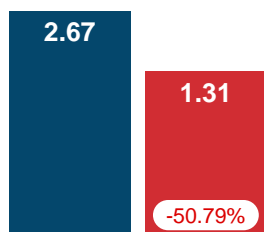
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

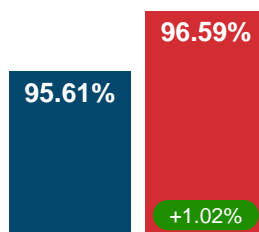
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

