

April 2021



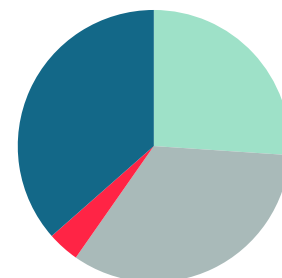
Area Delimited by County Of Muskogee - Residential Property Type



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%
Median List Price	135,000	147,500	9.26%
Median Sale Price	135,000	147,900	9.56%
Median Percent of Selling Price to List Price	99.13%	100.00%	0.88%
Median Days on Market to Sale	36.00	10.00	-72.22%
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.

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 **9.56%** in April 2021 to \$147,900 versus the previous year at \$135,000.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 26.00 days or **72.22%** in April 2021 compared to last year's same month at **36.00** DOM.

Sales Success for April 2021 is Positive

Overall, with Median 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.

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

April 2021



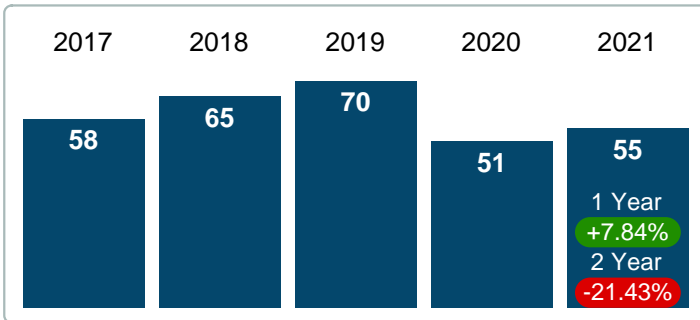
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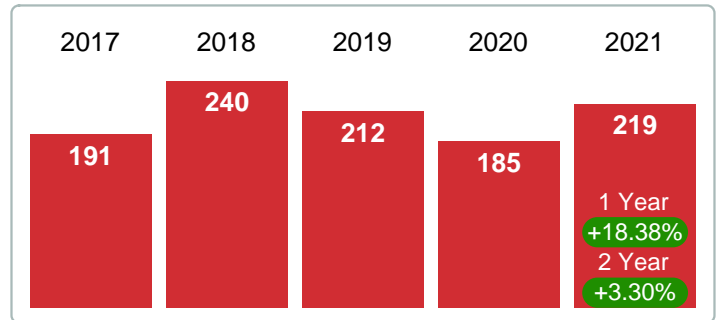
CLOSED LISTINGS

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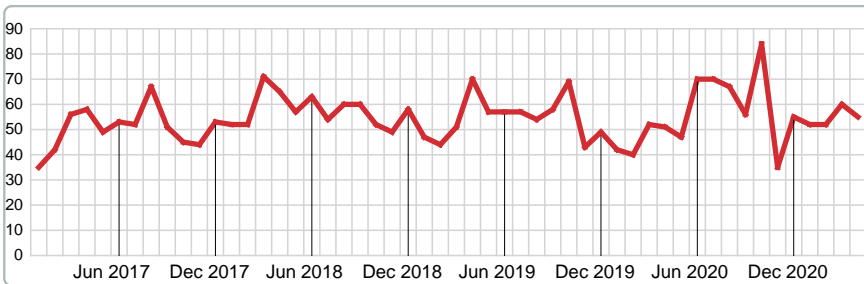
APRIL



YEAR TO DATE (YTD)

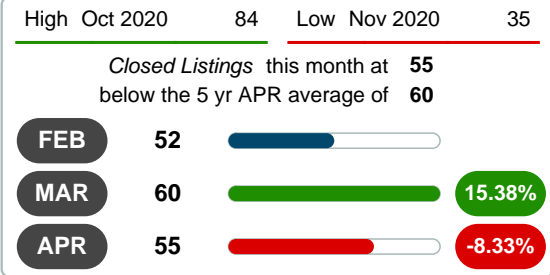


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 60



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	10.91%	71.0	1	3	2	0
\$40,001 - \$60,000	6	10.91%	49.5	3	2	1	0
\$60,001 - \$120,000	8	14.55%	6.0	3	5	0	0
\$120,001 - \$160,000	13	23.64%	7.0	1	9	3	0
\$160,001 - \$190,000	9	16.36%	5.0	0	8	0	1
\$190,001 - \$320,000	7	12.73%	31.0	1	2	4	0
\$320,001 and up	6	10.91%	18.0	0	3	2	1
Total Closed Units	55			9	32	12	2
Total Closed Volume	9,272,177	100%	10.0	763.20K	5.83M	2.15M	529.50K
Median Closed Price	\$147,900			\$61,000	\$158,375	\$183,750	\$264,750

April 2021



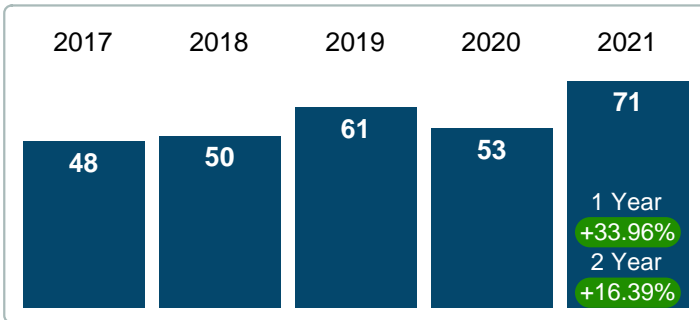
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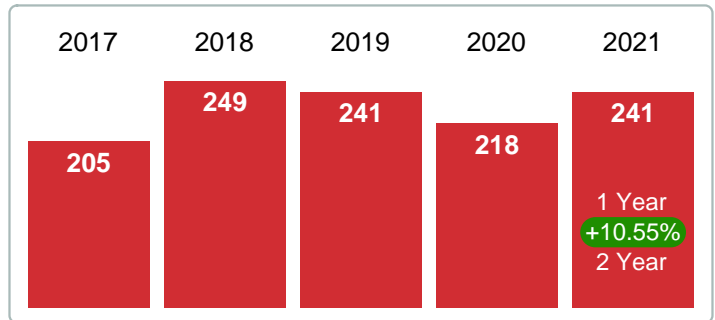
PENDING LISTINGS

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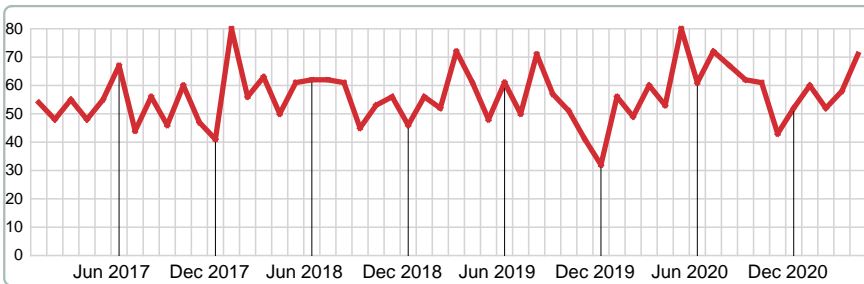
APRIL



YEAR TO DATE (YTD)

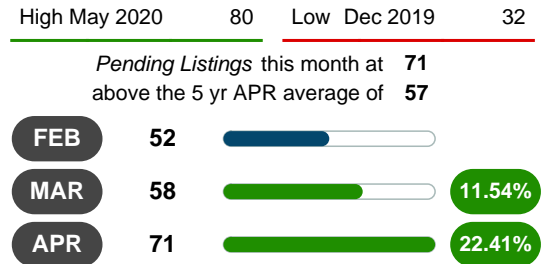


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 57



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	8.45%	48.5	1	4	1	0
\$30,001 - \$60,000	6	8.45%	18.5	3	2	0	1
\$60,001 - \$80,000	15	21.13%	7.0	9	6	0	0
\$80,001 - \$130,000	15	21.13%	3.0	1	11	2	1
\$130,001 - \$180,000	13	18.31%	7.0	0	11	2	0
\$180,001 - \$240,000	6	8.45%	29.5	0	3	3	0
\$240,001 and up	10	14.08%	26.0	0	4	5	1
Total Pending Units	71			14	41	13	3
Total Pending Volume	9,662,060	100%	9.0	926.90K	5.22M	2.94M	572.40K
Median Listing Price	\$114,900			\$69,950	\$122,000	\$219,000	\$90,000

April 2021



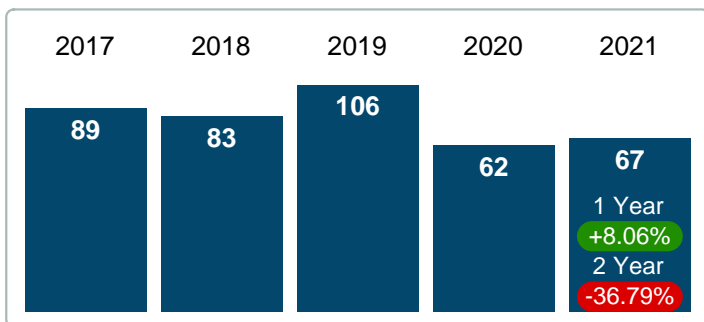
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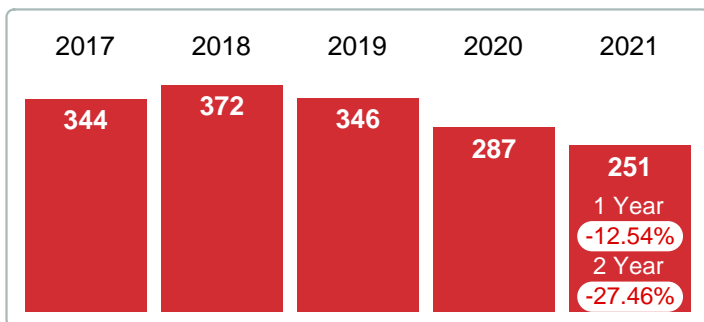
NEW LISTINGS

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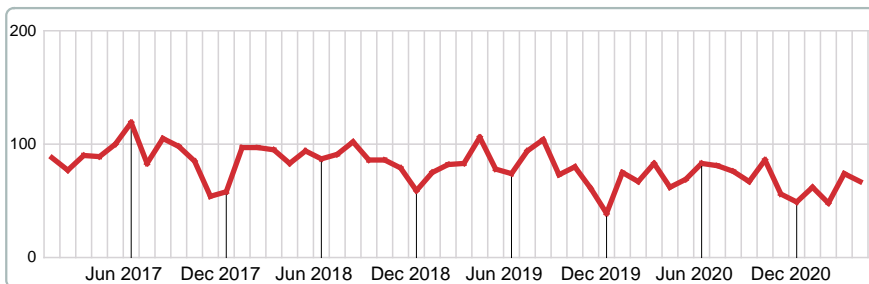
APRIL



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
\$30,000 and less	4	5.97%	0	4	0	0
\$30,001 - \$60,000	10	14.93%	5	4	0	1
\$60,001 - \$80,000	10	14.93%	4	6	0	0
\$80,001 - \$150,000	16	23.88%	1	12	3	0
\$150,001 - \$190,000	12	17.91%	0	10	2	0
\$190,001 - \$300,000	9	13.43%	0	6	3	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
Median New Listed Listing Price	\$124,900		\$61,250	\$132,500	\$214,500	\$32,500

April 2021



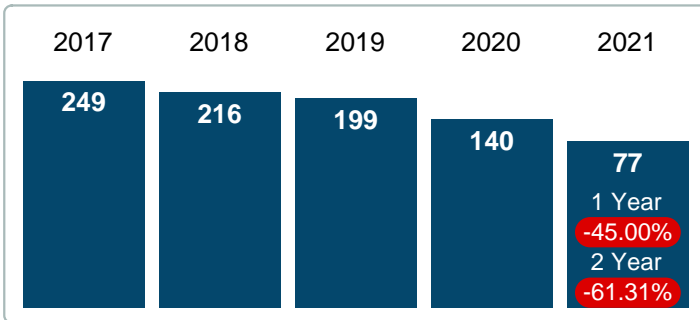
Area Delimited by County Of Muskogee - Residential Property Type



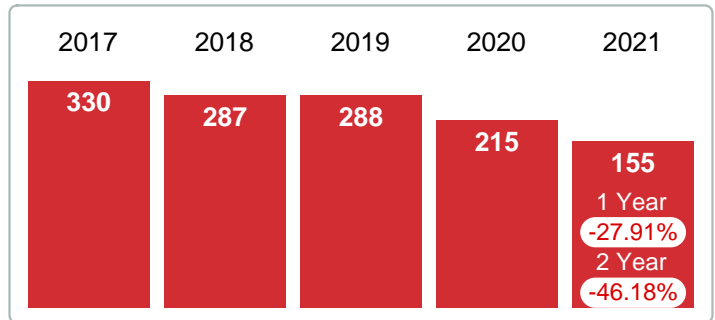
ACTIVE INVENTORY

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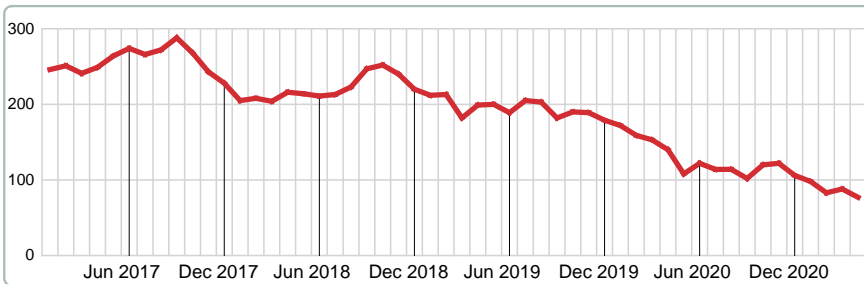
END OF APRIL



ACTIVE DURING APRIL

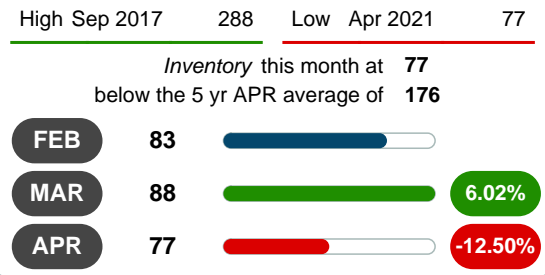


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 176



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	3.90%	37.0	2	1	0	0
\$20,001 - \$40,000	13	16.88%	60.0	5	8	0	0
\$40,001 - \$60,000	11	14.29%	56.0	3	7	1	0
\$60,001 - \$150,000	22	28.57%	44.5	6	13	3	0
\$150,001 - \$190,000	11	14.29%	15.0	2	7	2	0
\$190,001 - \$310,000	10	12.99%	10.0	0	5	4	1
\$310,001 and up	7	9.09%	32.0	0	3	4	0
Total Active Inventory by Units	77			18	44	14	1
Total Active Inventory by Volume	11,545,298	100%	38.0	1.23M	5.71M	4.37M	240.00K
Median Active Inventory Listing Price	\$97,000			\$51,250	\$100,750	\$239,500	\$240,000

April 2021



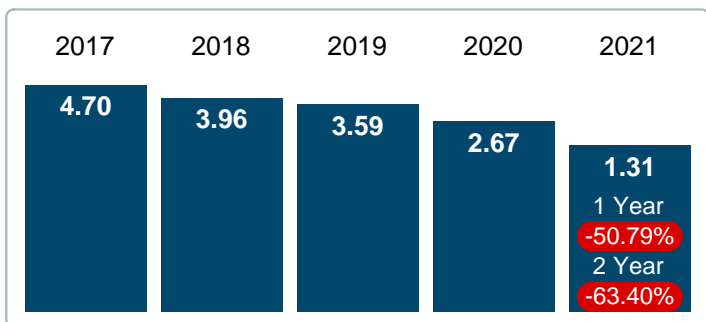
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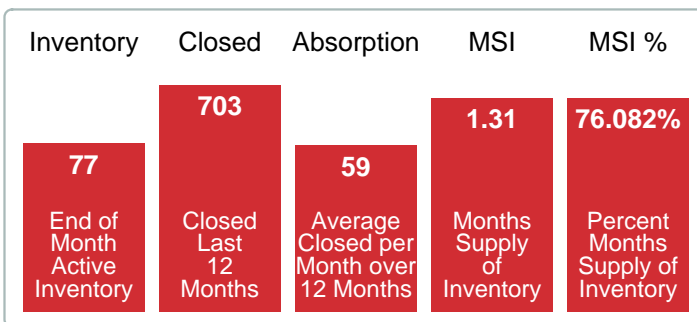
MONTHS SUPPLY of INVENTORY (MSI)

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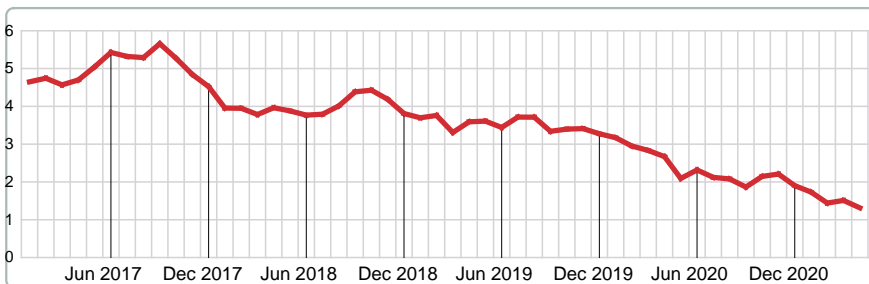
MSI FOR APRIL



INDICATORS FOR APRIL 2021

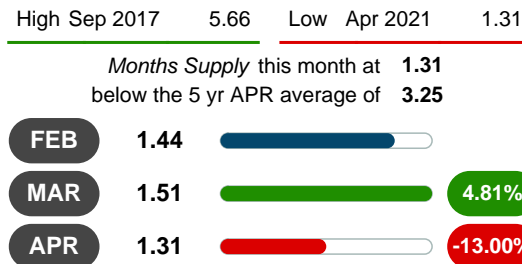


5 YEAR MARKET ACTIVITY TRENDS



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

April 2021



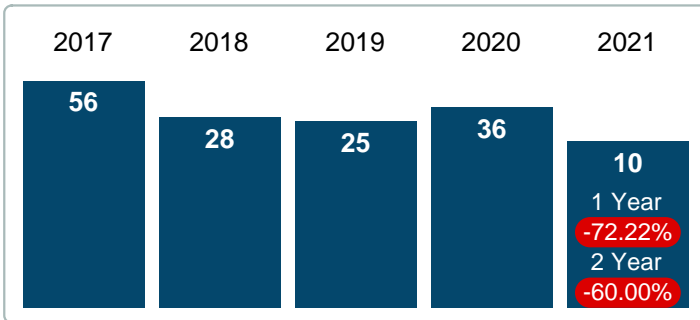
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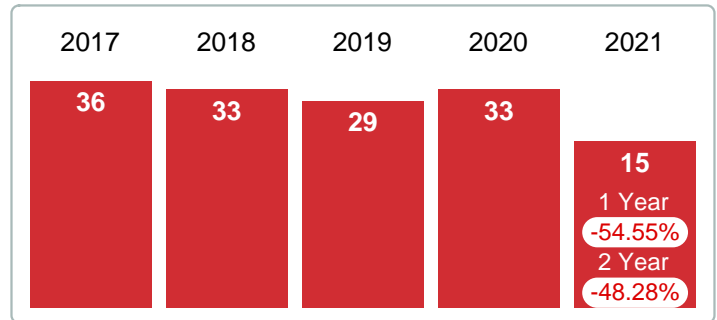
MEDIAN DAYS ON MARKET TO SALE

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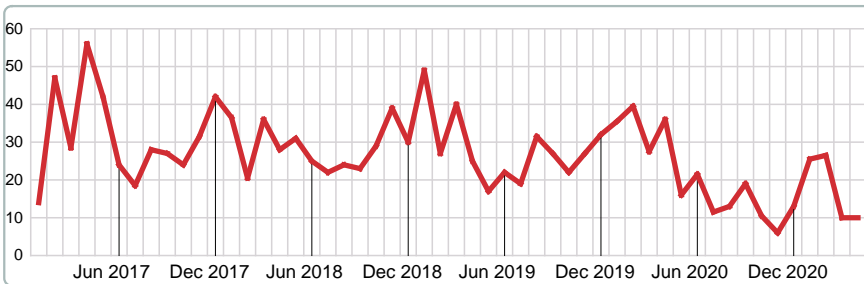
APRIL



YEAR TO DATE (YTD)

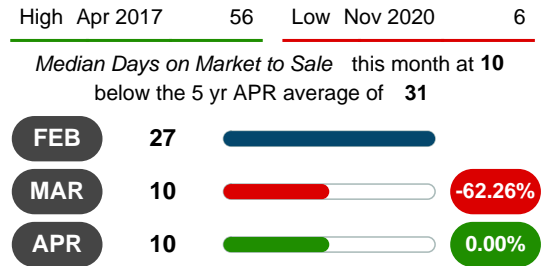


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 31



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	10.91%	71	86	12	119	0
\$40,001 - \$60,000	10.91%	50	7	62	47	0
\$60,001 - \$120,000	14.55%	6	10	4	0	0
\$120,001 - \$160,000	23.64%	7	34	7	7	0
\$160,001 - \$190,000	16.36%	5	0	4	0	12
\$190,001 - \$320,000	12.73%	31	2	17	116	0
\$320,001 and up	10.91%	18	0	24	7	164
Median Closed DOM		10	10	8	52	88
Total Closed Units	100%	55	9	32	12	2
Total Closed Volume		9,272,177	763.20K	5.83M	2.15M	529.50K

April 2021



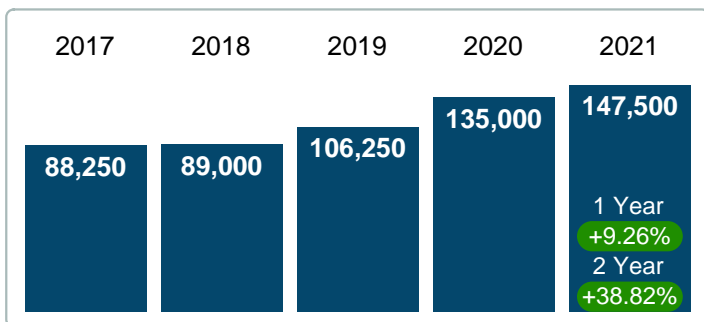
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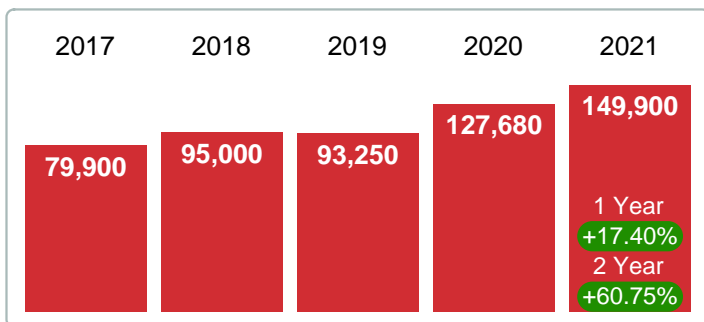
MEDIAN LIST PRICE AT CLOSING

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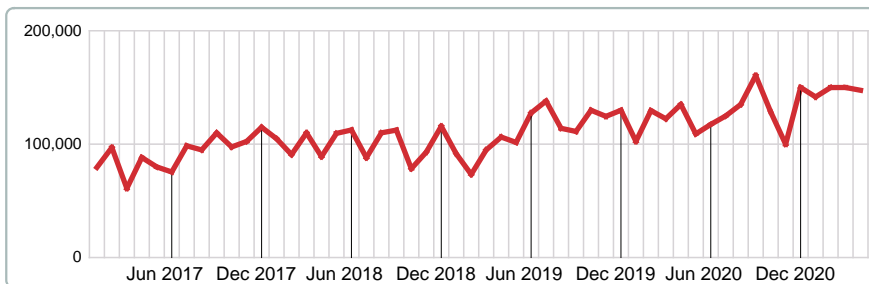
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

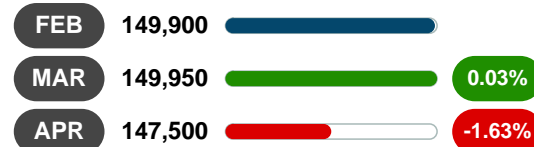


3 MONTHS

5 year APR AVG = 113,200

High Sep 2020 160,500 Low Mar 2017 61,000

Median List Price at Closing this month at 147,500 above the 5 yr APR average of 113,200



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	10.91%	32,450	25,900	39,000	15,500	0
\$40,001 - \$60,000	7.27%	57,000	54,500	59,900	55,000	0
\$60,001 - \$120,000	16.36%	80,000	70,200	87,900	0	0
\$120,001 - \$160,000	23.64%	145,000	127,900	147,500	127,000	0
\$160,001 - \$190,000	18.18%	165,000	0	165,000	0	180,000
\$190,001 - \$320,000	10.91%	223,250	202,000	231,500	232,500	0
\$320,001 and up	12.73%	359,900	0	675,000	349,900	349,900
Median List Price		147,500	67,900	159,900	174,950	264,950
Total Closed Units	100%	147,500	9	32	12	2
Total Closed Volume		9,477,199	786.10K	5.93M	2.23M	529.90K

April 2021



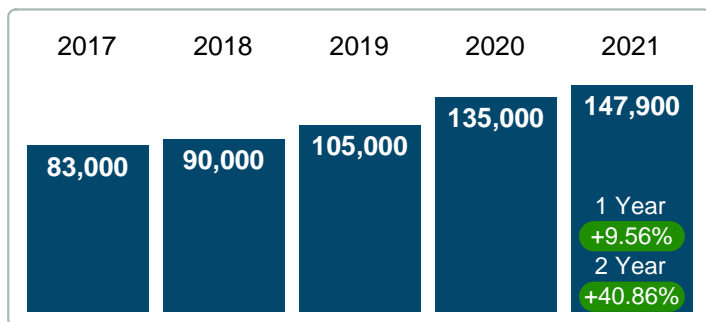
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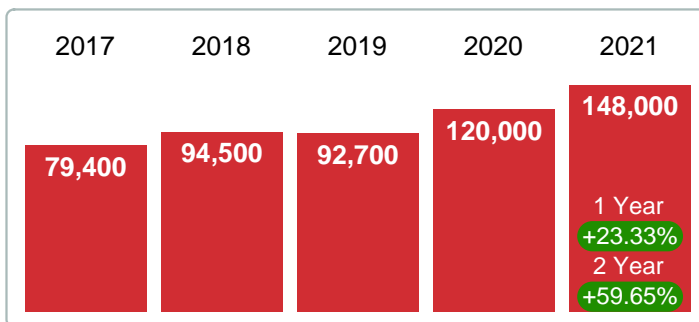
MEDIAN SOLD PRICE AT CLOSING

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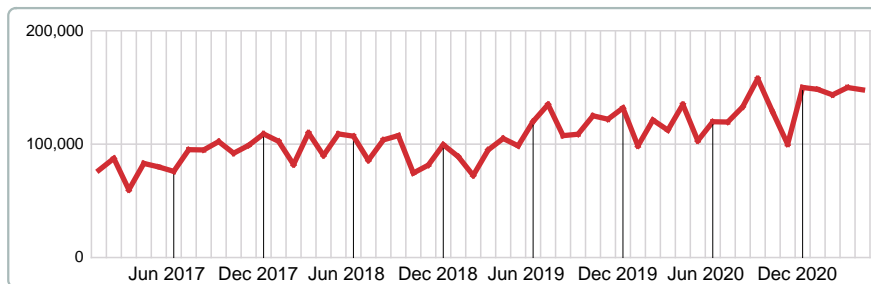
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

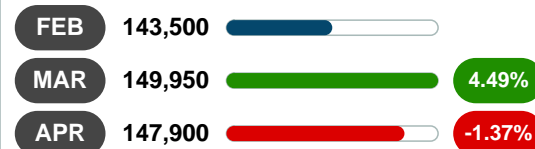


3 MONTHS

5 year APR AVG = 112,180

High Sep 2020 157,750 Low Mar 2017 59,750

Median Sold Price at Closing this month at **147,900**
above the 5 yr APR average of **112,180**



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	10.91%	27,950	25,900	32,000	10,500	0
\$40,001 - \$60,000	10.91%	53,500	54,000	54,000	50,000	0
\$60,001 - \$120,000	14.55%	94,000	72,500	101,000	0	0
\$120,001 - \$160,000	23.64%	145,500	131,900	147,900	127,000	0
\$160,001 - \$190,000	16.36%	167,800	0	166,400	0	183,500
\$190,001 - \$320,000	12.73%	232,500	195,000	229,000	241,250	0
\$320,001 and up	10.91%	380,000	0	640,000	339,250	346,000
Median Sold Price		147,900	61,000	158,375	183,750	264,750
Total Closed Units		55	9	32	12	2
Total Closed Volume		9,272,177	763.20K	5.83M	2.15M	529.50K

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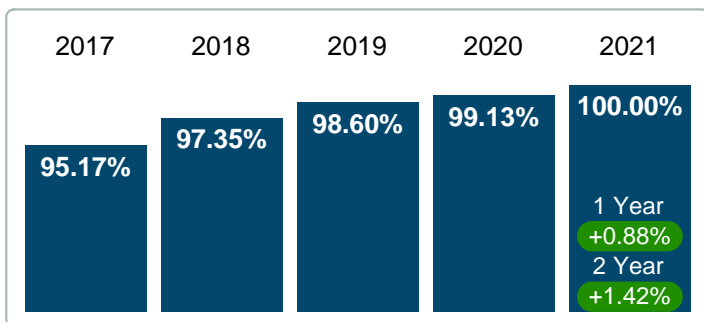
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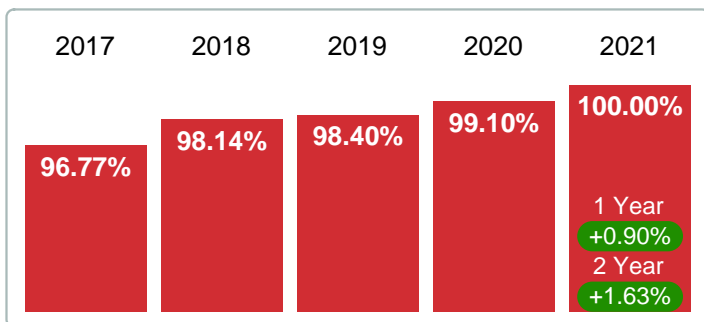
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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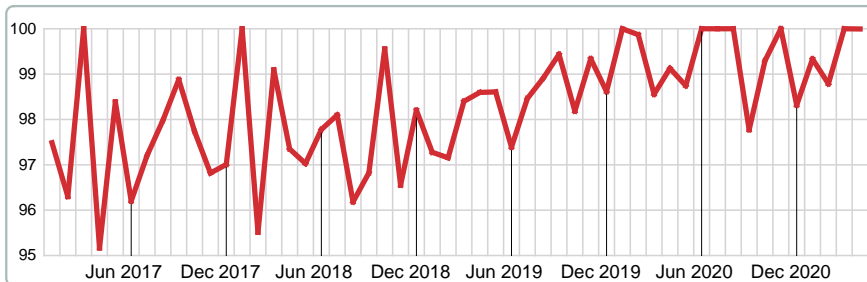
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

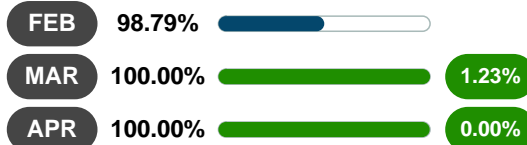


3 MONTHS

5 year APR AVG = 98.05%

High Mar 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **98.05%**



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	10.91%	91.03%	100.00%	82.05%	78.26%	0.00%
\$40,001 - \$60,000	6	10.91%	91.22%	91.53%	86.74%	90.91%	0.00%
\$60,001 - \$120,000	8	14.55%	99.49%	100.00%	98.98%	0.00%	0.00%
\$120,001 - \$160,000	13	23.64%	100.00%	103.13%	100.00%	101.68%	0.00%
\$160,001 - \$190,000	9	16.36%	100.00%	0.00%	100.00%	0.00%	101.94%
\$190,001 - \$320,000	7	12.73%	97.66%	96.53%	98.83%	96.30%	0.00%
\$320,001 and up	6	10.91%	97.68%	0.00%	96.47%	95.66%	98.89%
Median Sold/List Ratio		100.00%		100.00%	99.49%	98.62%	100.41%
Total Closed Units		55	100%	9	32	12	2
Total Closed Volume		9,272,177		763.20K	5.83M	2.15M	529.50K

April 2021



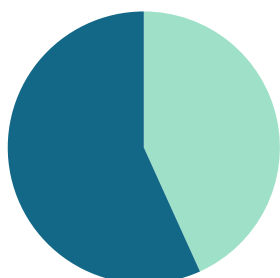
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

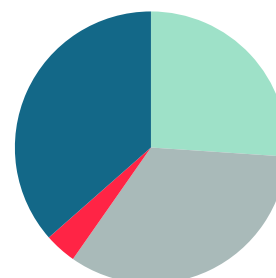


Inventory
 New Listings
67 = 43.23%
 Start Inventory
88
 Total Inventory Units
155
 Volume
\$22,104,518

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%
Median List Price	135,000	147,500	9.26%	127,680	149,900	17.40%
Median Sale Price	135,000	147,900	9.56%	120,000	148,000	23.33%
Median Percent of Selling Price to List Price	99.13%	100.00%	0.88%	99.10%	100.00%	0.90%
Median Days on Market to Sale	36.00	10.00	-72.22%	33.00	15.00	-54.55%
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

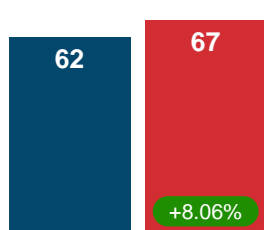
Inventory on April 30, 2021 = **77**

2020 **2021**

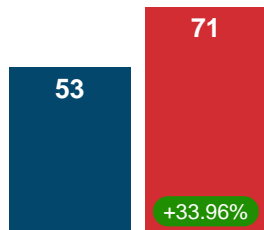
APRIL MARKET

MEDIAN PRICES

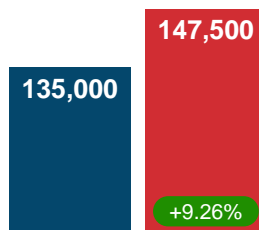
New Listings



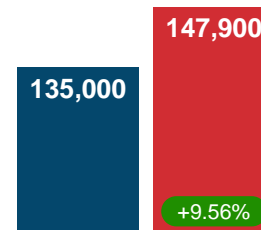
Pending Listings



List Price



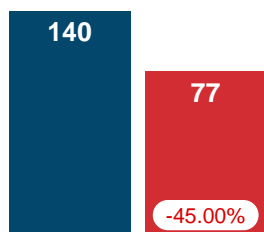
Sale Price



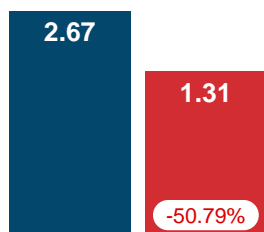
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

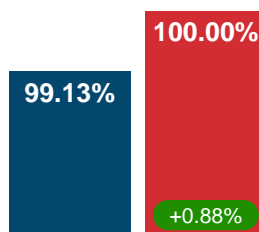
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

