

February 2021



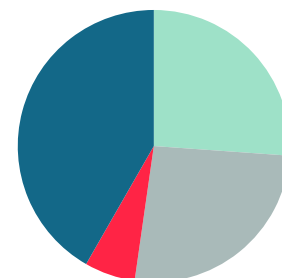
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2020	2021	+/-%
Closed Listings	40	52	30.00%
Pending Listings	47	52	10.64%
New Listings	67	48	-28.36%
Average List Price	135,919	217,247	59.84%
Average Sale Price	132,496	211,913	59.94%
Average Percent of Selling Price to List Price	97.69%	97.03%	-0.68%
Average Days on Market to Sale	48.23	35.56	-26.27%
End of Month Inventory	163	83	-49.08%
Months Supply of Inventory	3.02	1.44	-52.32%



■ Closed (26.13%)
■ Pending (26.13%)
■ Other OffMarket (6.03%)
■ Active (41.71%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of February 28, 2021 = **83**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **49.08%** to 83 existing homes available for sale. Over the last 12 months this area has had an average of 58 closed sales per month. This represents an unsold inventory index of **1.44** 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 **59.94%** in February 2021 to \$211,913 versus the previous year at \$132,496.

Average Days on Market Shortens

The average number of **35.56** days that homes spent on the market before selling decreased by 12.67 days or **26.27%** in February 2021 compared to last year's same month at **48.23** DOM.

Sales Success for February 2021 is Positive

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

There were 48 New Listings in February 2021, down **28.36%** from last year at 67. Furthermore, there were 52 Closed Listings this month versus last year at 40, a **30.00%** increase.

Closed versus Listed trends yielded a **108.3%** ratio, up from previous year's, February 2020, at **59.7%**, a **81.46%** upswing. This will certainly create pressure on a decreasing Month's 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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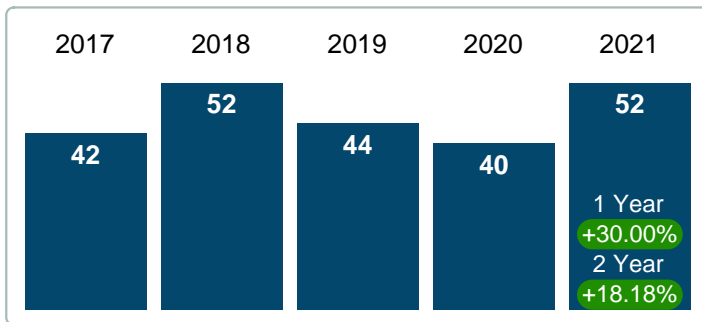
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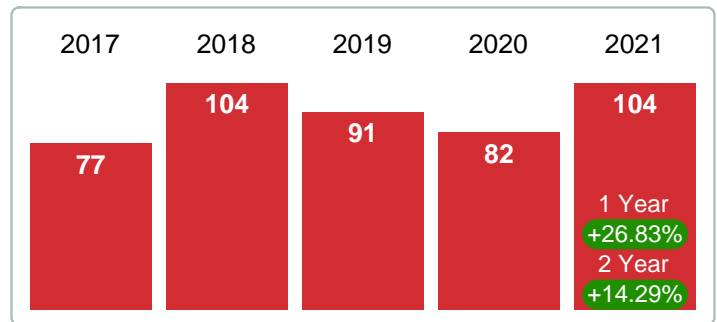
CLOSED LISTINGS

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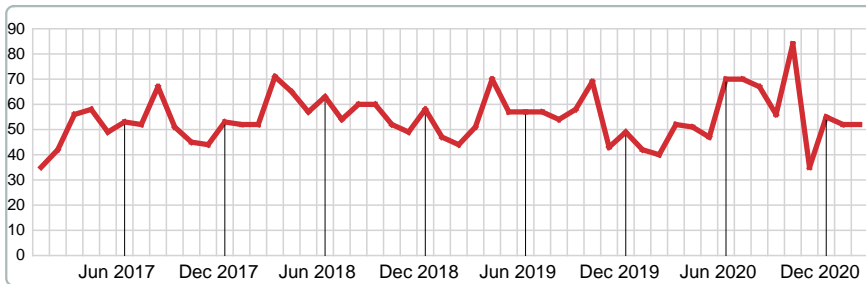
FEBRUARY



YEAR TO DATE (YTD)

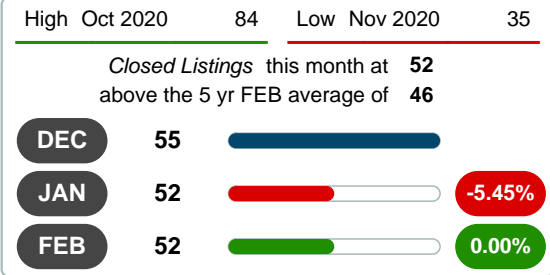


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 46



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	3	5.77%	33.0	0	3	0	0
\$25,001 - \$50,000	7	13.46%	28.7	3	4	0	0
\$50,001 - \$100,000	7	13.46%	34.0	1	5	1	0
\$100,001 - \$175,000	13	25.00%	33.2	3	9	1	0
\$175,001 - \$250,000	9	17.31%	33.9	1	5	3	0
\$250,001 - \$350,000	7	13.46%	47.4	0	3	4	0
\$350,001 and up	6	11.54%	40.5	1	3	2	0
Total Closed Units	52			9	32	11	0
Total Closed Volume	11,019,473	100%	35.6	1.22M	7.02M	2.78M	0.00B
Average Closed Price	\$211,913			\$135,433	\$219,424	\$252,636	\$0

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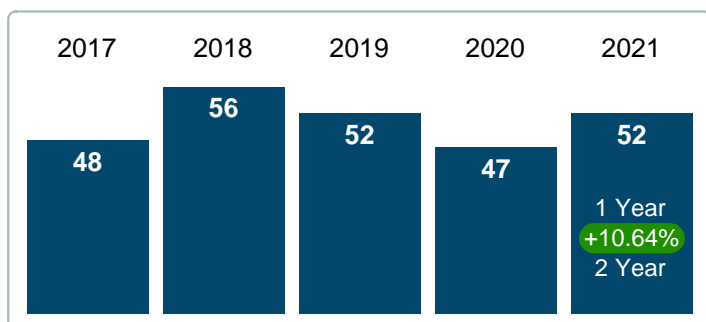
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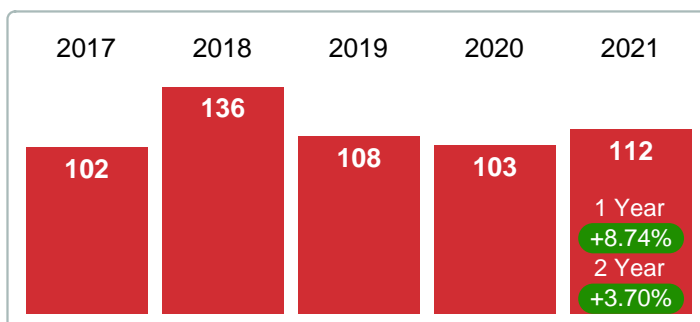
PENDING LISTINGS

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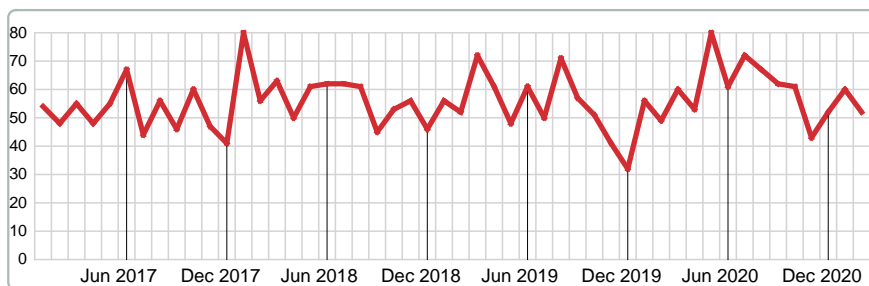
FEBRUARY



YEAR TO DATE (YTD)

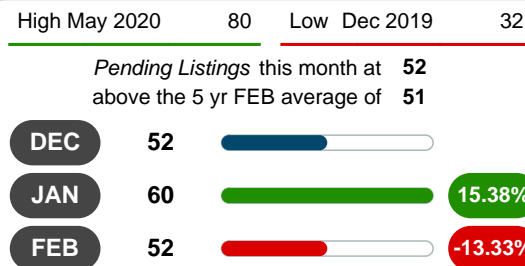


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.77%	7.7	1	2	0	0
\$50,001 - \$100,000	6	11.54%	49.3	2	3	1	0
\$100,001 - \$125,000	5	9.62%	33.8	0	3	2	0
\$125,001 - \$175,000	17	32.69%	42.5	1	14	2	0
\$175,001 - \$200,000	6	11.54%	12.2	0	3	1	2
\$200,001 - \$275,000	9	17.31%	30.9	0	4	5	0
\$275,001 and up	6	11.54%	65.8	0	3	3	0
Total Pending Units	52			4	32	14	2
Total Pending Volume	9,396,049	100%	37.1	354.20K	5.55M	3.12M	369.00K
Average Listing Price	\$182,579			\$88,550	\$173,520	\$222,871	\$184,500

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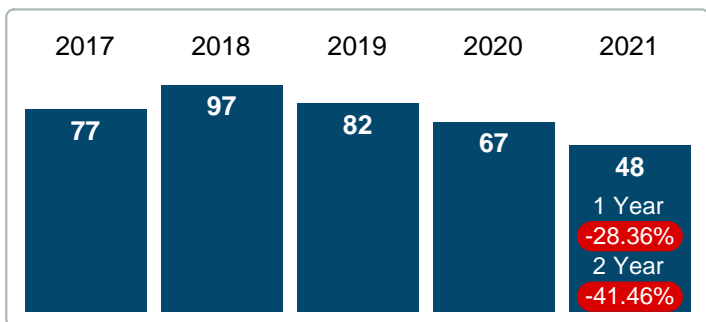
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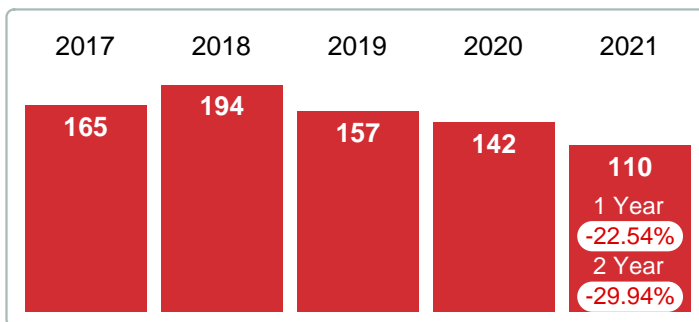
NEW LISTINGS

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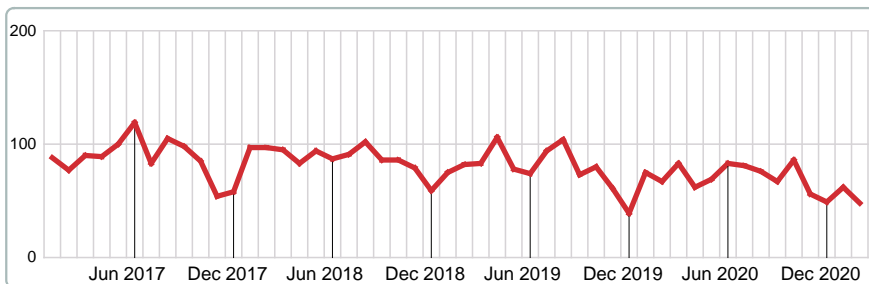
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 74

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **48**
 below the 5 yr FEB average of **74**



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	1	2.08%	1				0				0							
\$25,001 - \$50,000	7	14.58%	0				7				0							
\$50,001 - \$100,000	10	20.83%	5				4				1							
\$100,001 - \$175,000	12	25.00%	2				9				1							
\$175,001 - \$200,000	7	14.58%	1				4				1							
\$200,001 - \$250,000	6	12.50%	0				3				3							
\$250,001 and up	5	10.42%	0				1				3							
Total New Listed Units	48		9				28				9							
Total New Listed Volume	7,689,299	100%	890.70K				4.21M				1.95M							
Average New Listed Listing Price	\$182,151		\$98,967				\$150,332				\$216,711							

February 2021



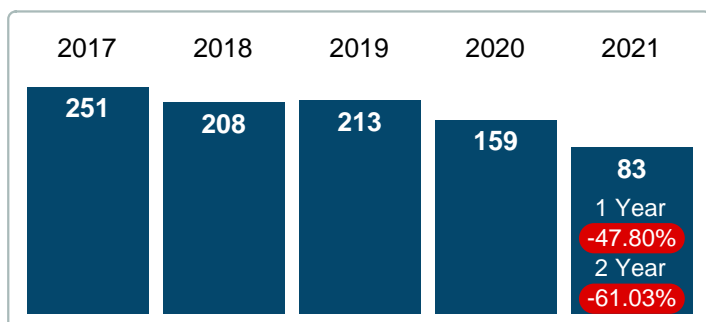
Area Delimited by County Of Muskogee - Residential Property Type



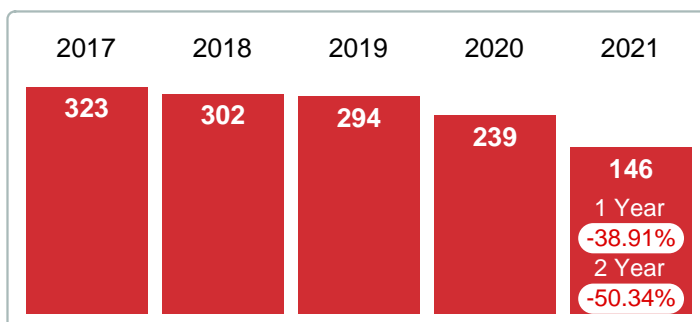
ACTIVE INVENTORY

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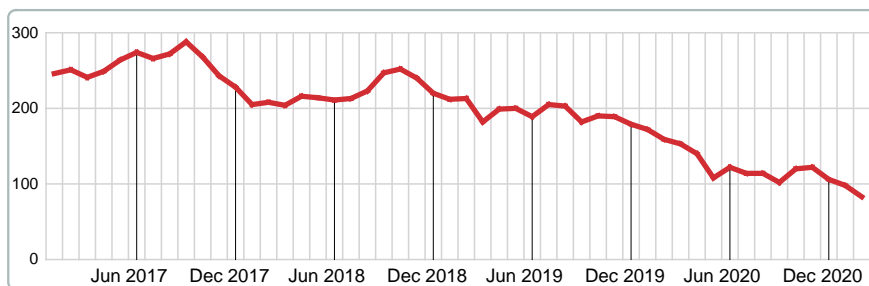
END OF FEBRUARY



ACTIVE DURING FEBRUARY

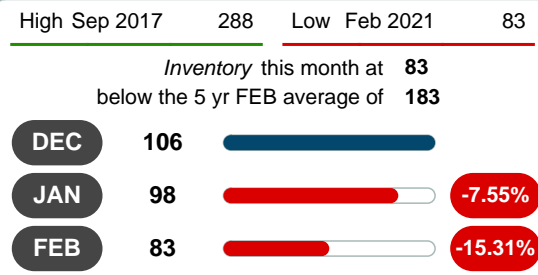


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 183



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	3.61%	72.0	1	1	1	0
\$20,001 - \$30,000	7	8.43%	94.1	3	2	2	0
\$30,001 - \$60,000	18	21.69%	69.4	3	13	2	0
\$60,001 - \$130,000	22	26.51%	67.5	10	10	2	0
\$130,001 - \$180,000	12	14.46%	59.8	1	8	3	0
\$180,001 - \$270,000	12	14.46%	62.6	2	6	3	1
\$270,001 and up	9	10.84%	103.8	0	4	3	2
Total Active Inventory by Units	83			20	44	16	3
Total Active Inventory by Volume	11,481,936	100%	72.4	1.63M	5.67M	3.15M	1.04M
Average Active Inventory Listing Price	\$138,337			\$81,500	\$128,785	\$196,600	\$346,600

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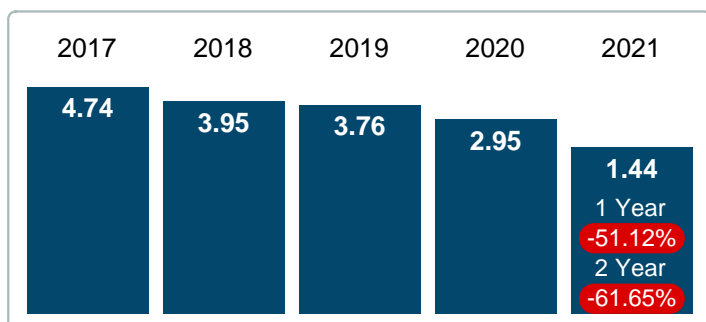
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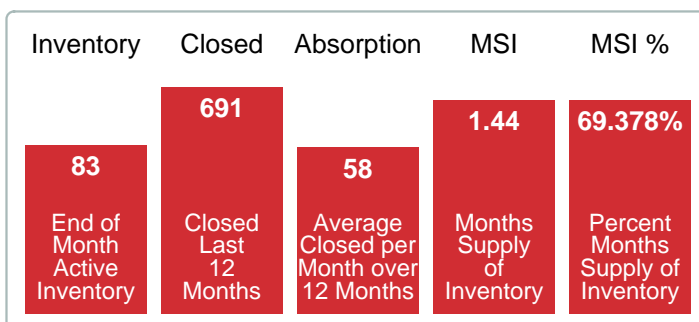
MONTHS SUPPLY of INVENTORY (MSI)

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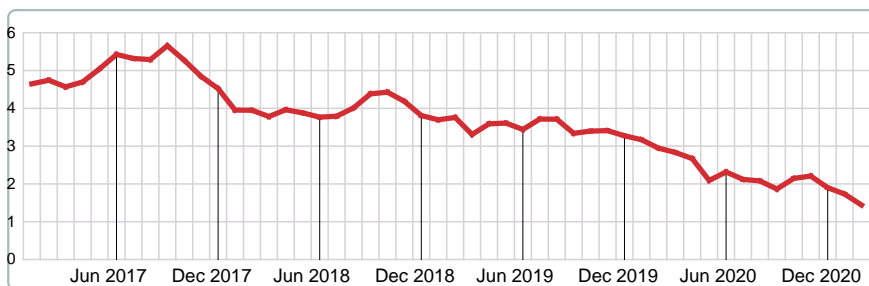
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

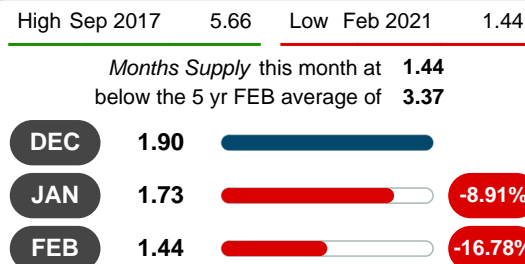


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.37



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	3.61%	1.64	1.09	1.33	6.00	0.00
\$20,001 - \$30,000	7	8.43%	3.50	3.00	2.18	24.00	0.00
\$30,001 - \$60,000	18	21.69%	2.67	1.24	3.63	3.43	0.00
\$60,001 - \$130,000	22	26.51%	1.21	4.14	0.75	0.83	0.00
\$130,001 - \$180,000	12	14.46%	0.92	2.40	0.81	1.16	0.00
\$180,001 - \$270,000	12	14.46%	1.29	8.00	1.22	0.82	2.00
\$270,001 and up	9	10.84%	1.40	0.00	1.66	1.09	2.40
Market Supply of Inventory (MSI)			1.44	2.55	1.23	1.31	1.64
Total Active Inventory by Units		100%	1.44	20	44	16	3

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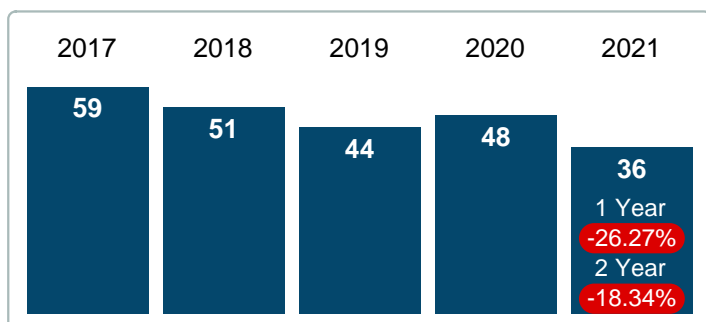
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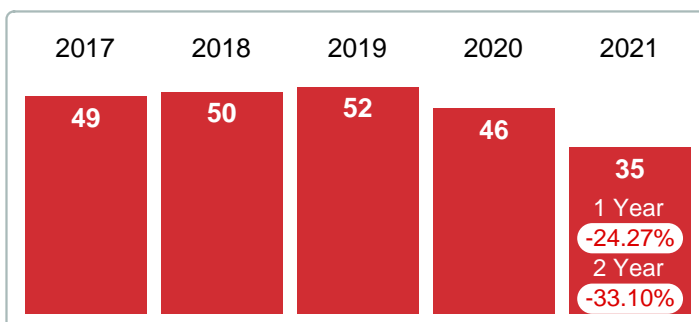
AVERAGE DAYS ON MARKET TO SALE

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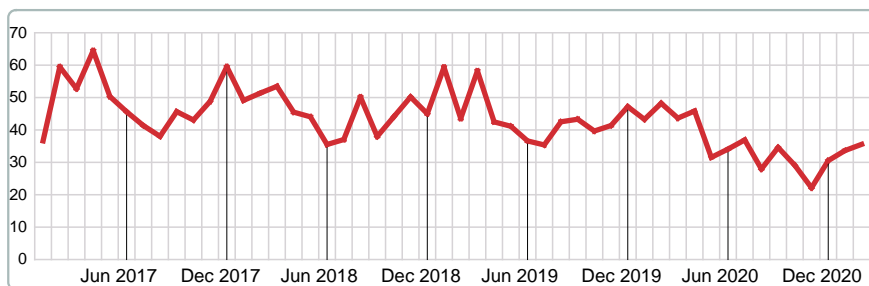
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

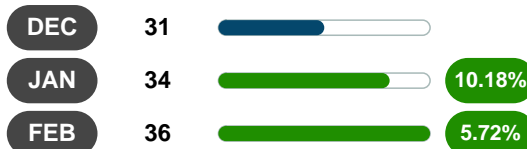


3 MONTHS

5 year FEB AVG = 48

High Apr 2017 64 Low Nov 2020 22

Average Days on Market to Sale this month at 36 below the 5 yr FEB average of 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	5.77%	33	0	33	0	0
\$25,001 - \$50,000	13.46%	29	19	36	0	0
\$50,001 - \$100,000	13.46%	34	31	40	8	0
\$100,001 - \$175,000	25.00%	33	38	35	2	0
\$175,001 - \$250,000	17.31%	34	118	23	25	0
\$250,001 - \$350,000	13.46%	47	0	41	52	0
\$350,001 and up	11.54%	41	3	15	97	0
Average Closed DOM		36	36	32	44	0
Total Closed Units	100%	36	9	32	11	0
Total Closed Volume		11,019,473	1.22M	7.02M	2.78M	0.00B

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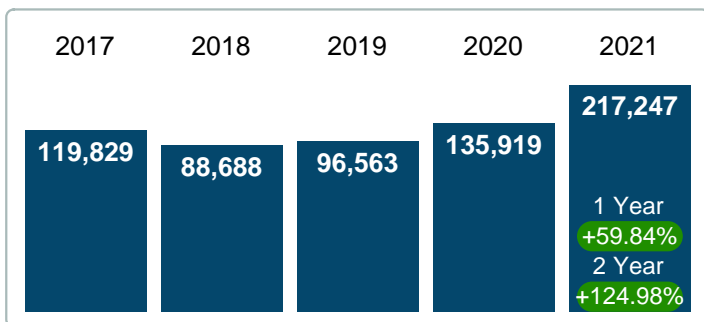
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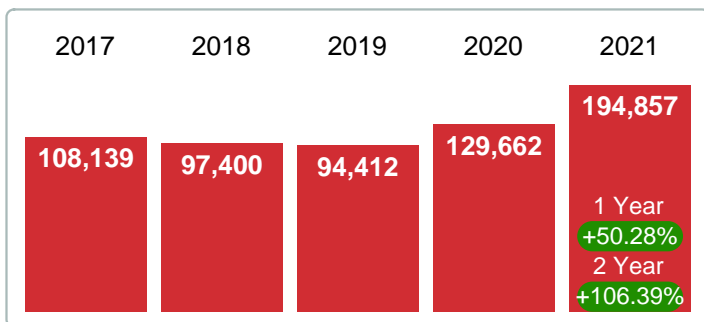
AVERAGE LIST PRICE AT CLOSING

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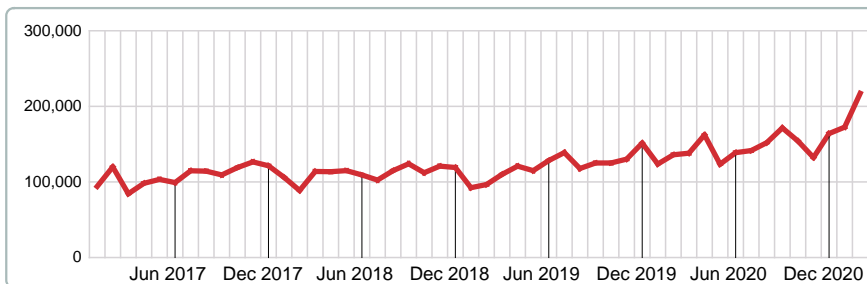
FEBRUARY



YEAR TO DATE (YTD)

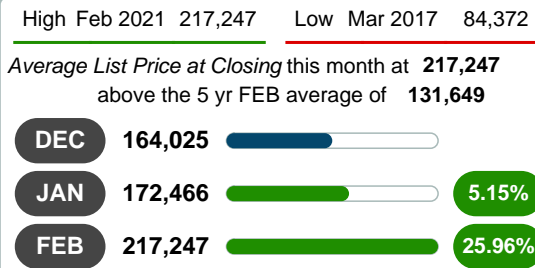


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 131,649



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	3.85%	17,950	0	24,600	0	0
\$25,001 - \$50,000 7	13.46%	37,257	54,967	31,475	0	0
\$50,001 - \$100,000 8	15.38%	77,963	69,900	78,200	94,900	0
\$100,001 - \$175,000 13	25.00%	137,954	127,267	141,844	135,000	0
\$175,001 - \$250,000 8	15.38%	207,538	290,000	203,080	214,967	0
\$250,001 - \$350,000 9	17.31%	293,656	0	284,300	291,225	0
\$350,001 and up 5	9.62%	855,971	350,000	1,162,018	389,450	0
Average List Price		217,247	139,622	225,677	256,236	0
Total Closed Units	100%	217,247	9	32	11	
Total Closed Volume		11,296,855	1.26M	7.22M	2.82M	0.00B

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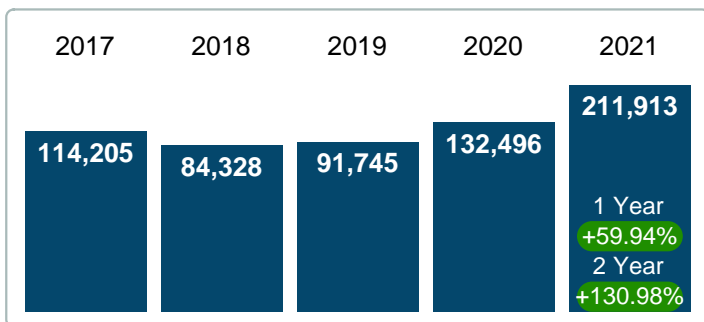
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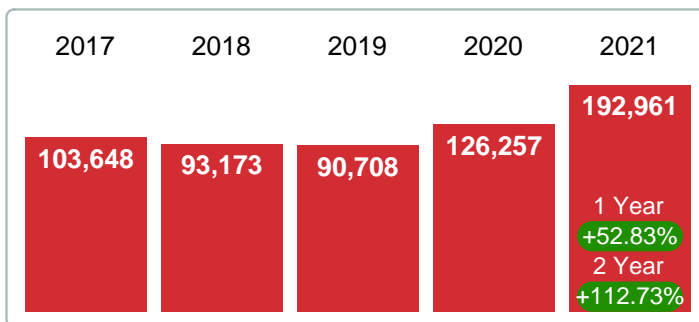
AVERAGE SOLD PRICE AT CLOSING

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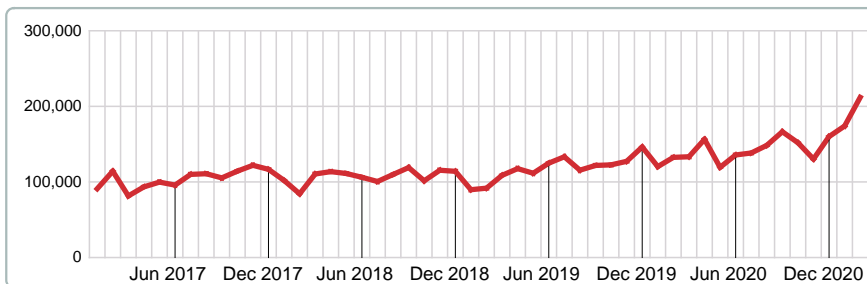
FEBRUARY



YEAR TO DATE (YTD)

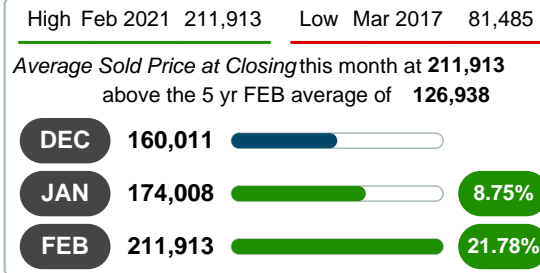


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 126,938



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	3	5.77%	20,000	0	20,000	0	
\$25,001 - \$50,000	7	13.46%	37,501	46,667	30,626	0	
\$50,001 - \$100,000	7	13.46%	76,516	65,000	74,623	97,500	
\$100,001 - \$175,000	13	25.00%	134,792	125,967	137,711	135,000	
\$175,001 - \$250,000	9	17.31%	212,795	235,000	203,331	221,167	
\$250,001 - \$350,000	7	13.46%	279,986	0	279,967	280,000	
\$350,001 and up	6	11.54%	755,667	401,000	1,123,333	381,500	
Average Sold Price		211,913		135,433	219,424	252,636	0
Total Closed Units		52	100%	211,913	9	32	11
Total Closed Volume		11,019,473		1.22M	7.02M	2.78M	0.00B

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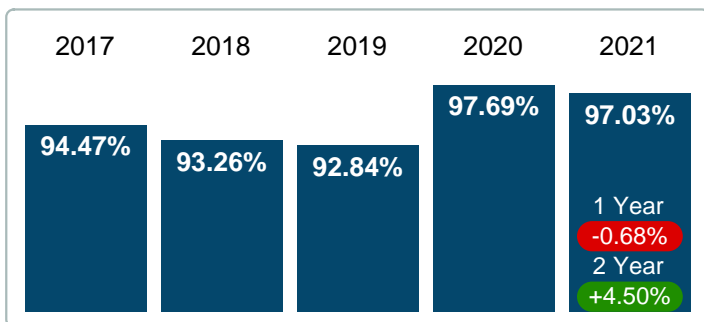
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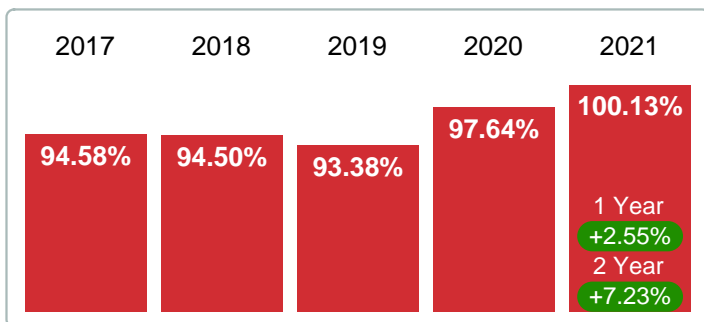
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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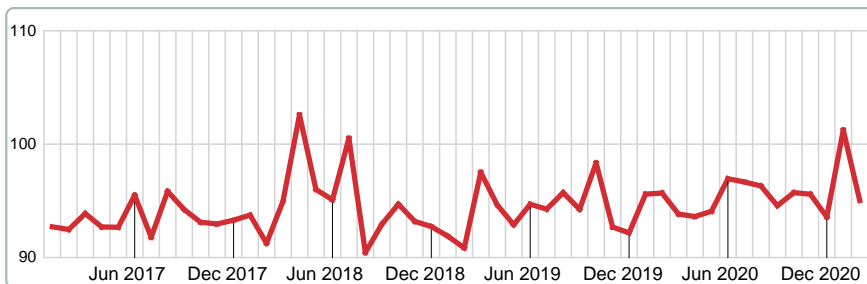
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

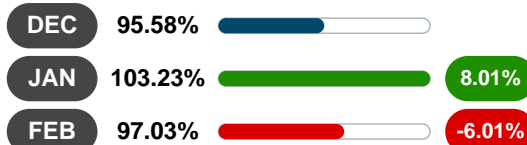


3 MONTHS

5 year FEB AVG = 95.06%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **97.03%**
above the 5 yr FEB average of **95.06%**



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	3	5.77%	87.22%	0.00%	87.22%	0.00%	0.00%
\$25,001 - \$50,000	7	13.46%	92.26%	85.11%	97.63%	0.00%	0.00%
\$50,001 - \$100,000	7	13.46%	97.17%	92.99%	96.90%	102.74%	0.00%
\$100,001 - \$175,000	13	25.00%	97.86%	98.96%	97.25%	100.00%	0.00%
\$175,001 - \$250,000	9	17.31%	99.23%	81.03%	100.19%	103.70%	0.00%
\$250,001 - \$350,000	7	13.46%	97.66%	0.00%	98.59%	96.96%	0.00%
\$350,001 and up	6	11.54%	101.47%	114.57%	99.44%	97.96%	0.00%
Average Sold/List Ratio		97.00%		93.42%	97.09%	99.78%	0.00%
Total Closed Units		52	100%	9	32	11	
Total Closed Volume		11,019,473		1.22M	7.02M	2.78M	0.00B

February 2021



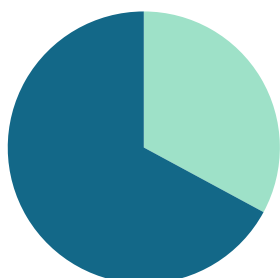
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

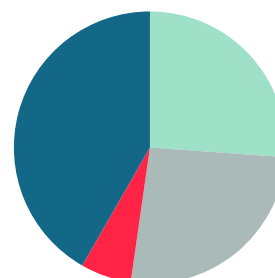


Inventory
 New Listings
48 = 32.88%
 Start Inventory
98
 Total Inventory Units
146
 Volume
\$25,006,984

Market Activity

Closed Sales
52 = 26.13%
 Pending Sales
52 = 26.13%
 Other Off Market
12 = 6.03%
 Active Inventory
83 = 41.71%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	40	52	30.00%	82	104	26.83%
Pending Sales	47	52	10.64%	103	112	8.74%
New Listings	67	48	-28.36%	142	110	-22.54%
Average List Price	135,919	217,247	59.84%	129,662	194,857	50.28%
Average Sale Price	132,496	211,913	59.94%	126,257	192,961	52.83%
Average Percent of Selling Price to List Price	97.69%	97.03%	-0.68%	97.64%	100.13%	2.55%
Average Days on Market to Sale	48.23	35.56	-26.27%	45.68	34.60	-24.27%
Monthly Inventory	163	83	-49.08%	163	83	-49.08%
Months Supply of Inventory	3.02	1.44	-52.32%	3.02	1.44	-52.32%

Absorption: Last 12 months, an Average of **58** Sales/Month

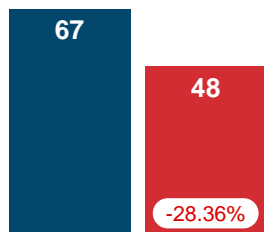
Inventory on February 28, 2021 = **83**

2020 **2021**

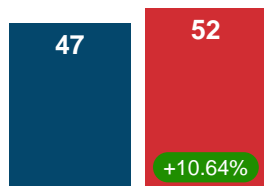
FEBRUARY MARKET

AVERAGE PRICES

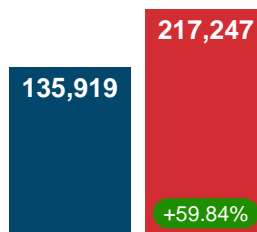
New Listings



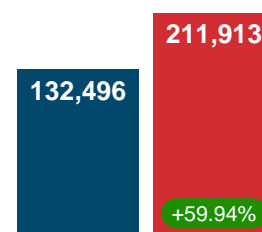
Pending Listings



List Price



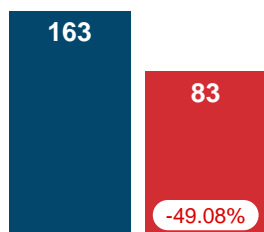
Sale Price



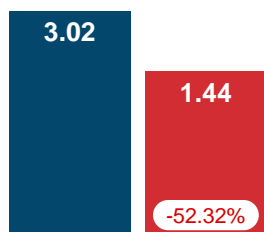
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

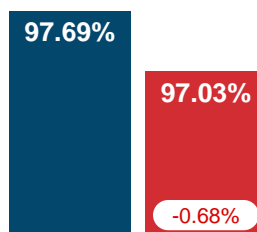
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

