

February 2021



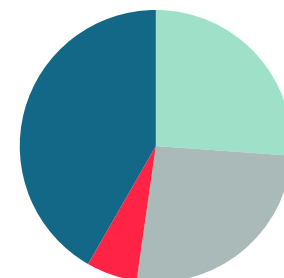
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	February 2021	+/-%
Closed Listings	40	52	30.00%
Pending Listings	47	52	10.64%
New Listings	67	48	-28.36%
Median List Price	129,590	149,900	15.67%
Median Sale Price	121,250	143,500	18.35%
Median Percent of Selling Price to List Price	99.87%	98.79%	-1.08%
Median Days on Market to Sale	39.50	26.50	-32.91%
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.

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 **18.35%** in February 2021 to \$143,500 versus the previous year at \$121,250.

Median Days on Market Shortens

The median number of **26.50** days that homes spent on the market before selling decreased by 13.00 days or **32.91%** in February 2021 compared to last year's same month at **39.50** DOM.

Sales Success for February 2021 is Positive

Overall, with Median 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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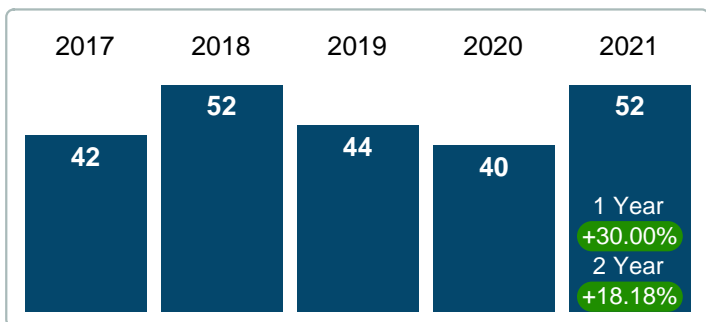
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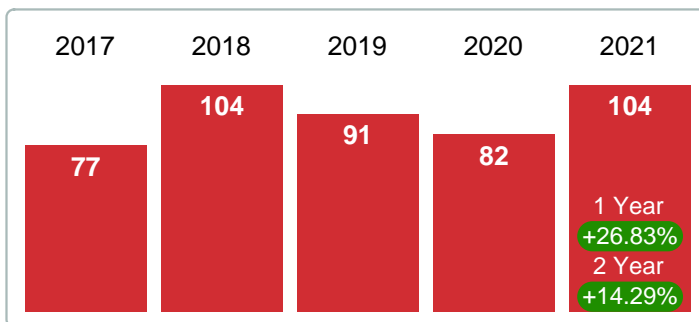
CLOSED LISTINGS

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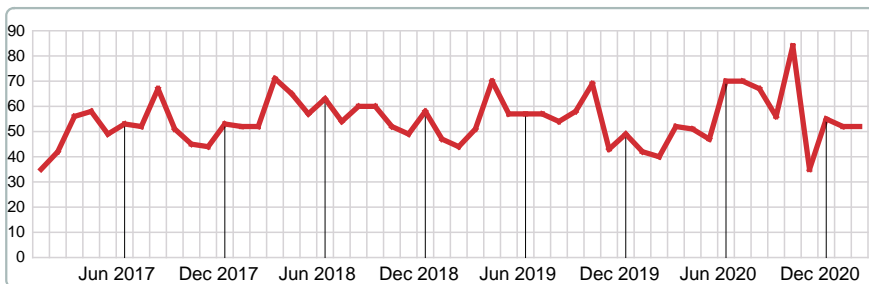
FEBRUARY



YEAR TO DATE (YTD)

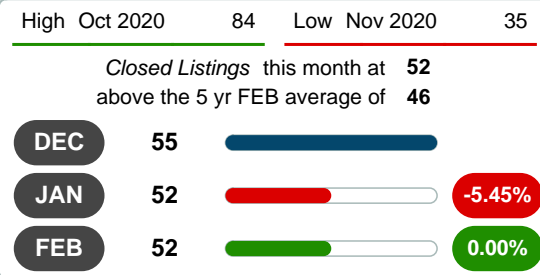


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 46



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	11.54%	40.5	0	6	0	0
\$30,001 - \$60,000	5	9.62%	9.0	3	2	0	0
\$60,001 - \$110,000	6	11.54%	39.0	1	4	1	0
\$110,001 - \$190,000	15	28.85%	11.0	3	11	1	0
\$190,001 - \$260,000	9	17.31%	18.0	1	4	4	0
\$260,001 - \$360,000	7	13.46%	28.0	0	4	3	0
\$360,001 and up	4	7.69%	47.5	1	1	2	0
Total Closed Units	52			9	32	11	0
Total Closed Volume	11,019,473	100%	26.5	1.22M	7.02M	2.78M	0.00B
Median Closed Price	\$143,500			\$118,000	\$133,500	\$260,000	\$0

February 2021



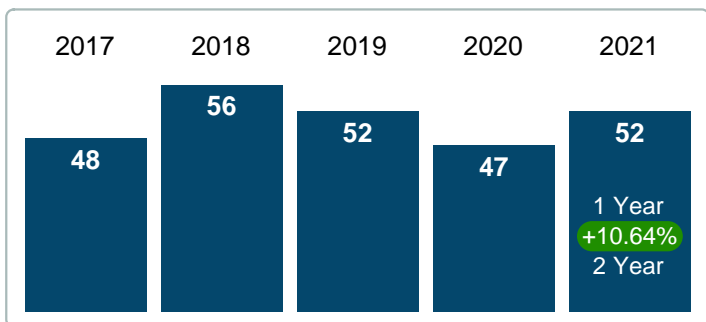
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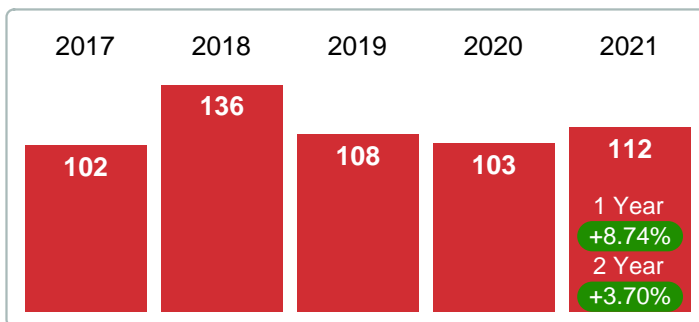
PENDING LISTINGS

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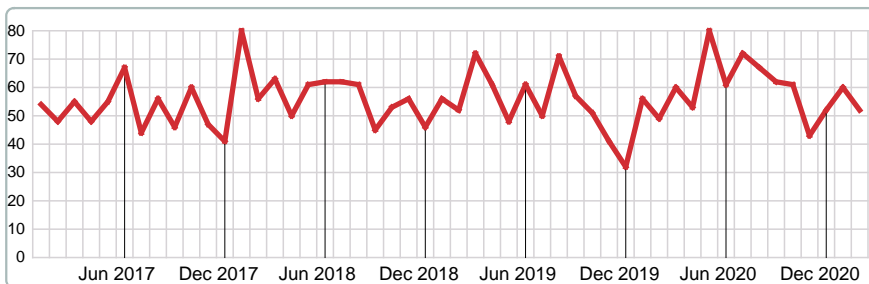
FEBRUARY



YEAR TO DATE (YTD)

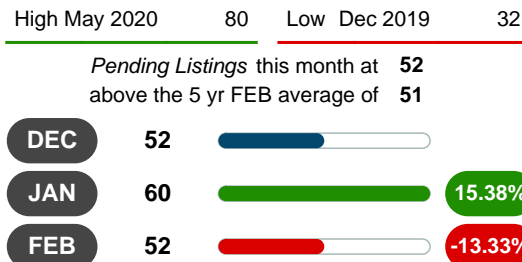


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	5.77%	10.0	1	2	0	0
\$50,001 - \$100,000	6	11.54%	46.5	2	3	1	0
\$100,001 - \$125,000	5	9.62%	34.0	0	3	2	0
\$125,001 - \$175,000	17	32.69%	17.0	1	14	2	0
\$175,001 - \$200,000	6	11.54%	11.5	0	3	1	2
\$200,001 - \$275,000	9	17.31%	4.0	0	4	5	0
\$275,001 and up	6	11.54%	49.0	0	3	3	0
Total Pending Units	52			4	32	14	2
Total Pending Volume	9,396,049	100%	17.0	354.20K	5.55M	3.12M	369.00K
Median Listing Price	\$157,450			\$77,200	\$149,950	\$226,000	\$184,500

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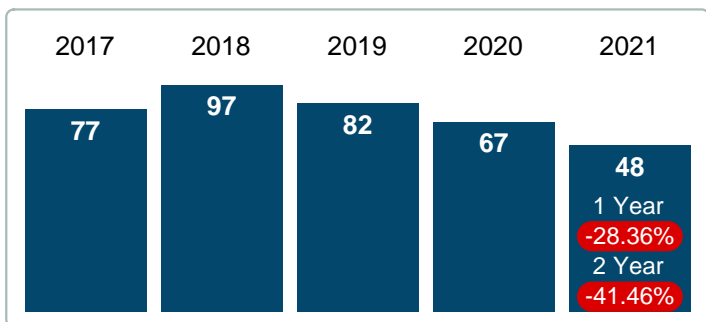
Area Delimited by County Of Muskogee - Residential Property Type



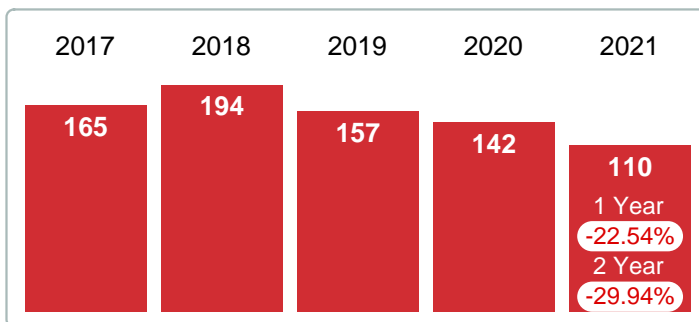
NEW LISTINGS

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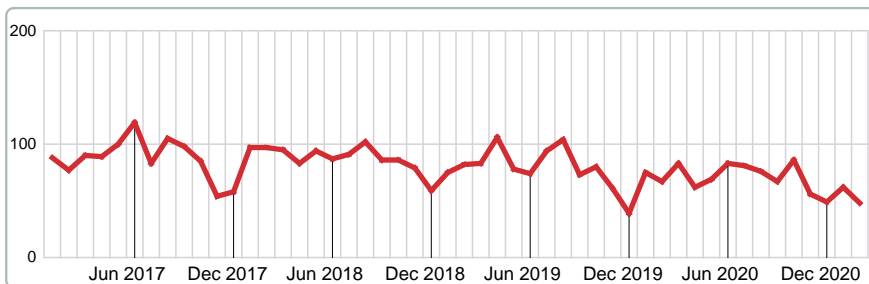
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

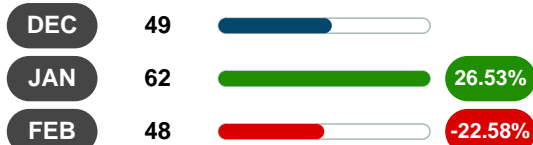


3 MONTHS

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
\$40,000 and less	5	10.42%	1	4	0	0
\$40,001 - \$60,000	3	6.25%	0	3	0	0
\$60,001 - \$100,000	10	20.83%	5	4	1	0
\$100,001 - \$180,000	13	27.08%	2	10	1	0
\$180,001 - \$200,000	6	12.50%	1	3	1	1
\$200,001 - \$250,000	6	12.50%	0	3	3	0
\$250,001 and up	5	10.42%	0	1	3	1
Total New Listed Units	48		9	28	9	2
Total New Listed Volume	7,689,299	100%	890.70K	4.21M	1.95M	638.90K
Median New Listed Listing Price	\$149,950		\$80,000	\$144,500	\$229,000	\$319,450

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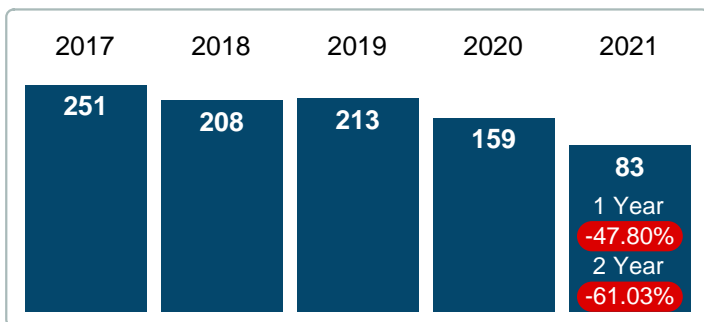
Area Delimited by County Of Muskogee - Residential Property Type



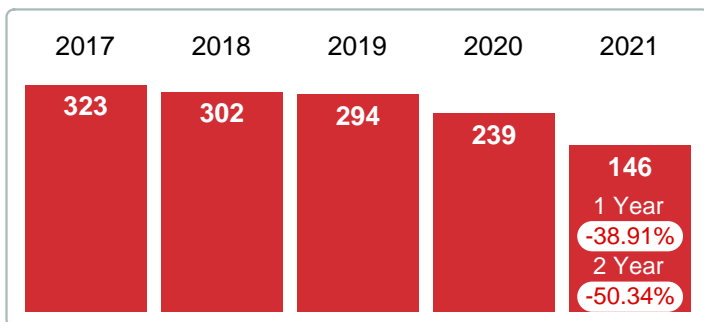
ACTIVE INVENTORY

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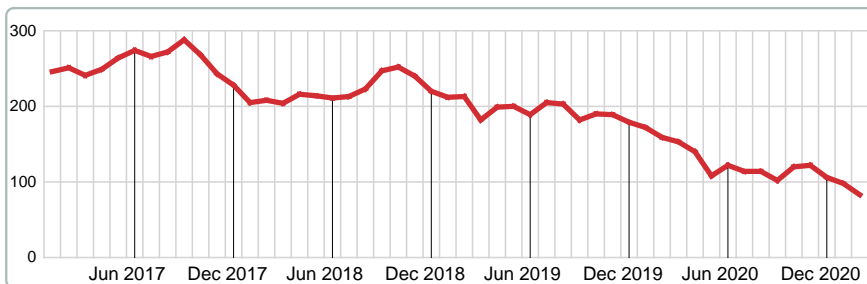
END OF FEBRUARY



ACTIVE DURING FEBRUARY

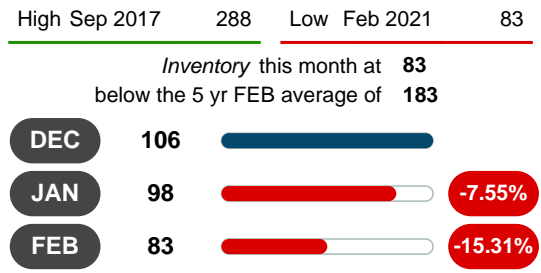


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 183



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$20,000 and less	3	3.61%	69.0	1	1	1	0
\$20,001 - \$30,000	7	8.43%	62.0	3	2	2	0
\$30,001 - \$60,000	18	21.69%	60.0	3	13	2	0
\$60,001 - \$130,000	22	26.51%	40.5	10	10	2	0
\$130,001 - \$180,000	12	14.46%	45.5	1	8	3	0
\$180,001 - \$270,000	12	14.46%	28.5	2	6	3	1
\$270,001 and up	9	10.84%	80.0	0	4	3	2
Total Active Inventory by Units	83			20	44	16	3
Total Active Inventory by Volume	11,481,936	100%	46.0	1.63M	5.67M	3.15M	1.04M
Median Active Inventory Listing Price	\$80,000			\$72,700	\$76,389	\$155,000	\$349,900

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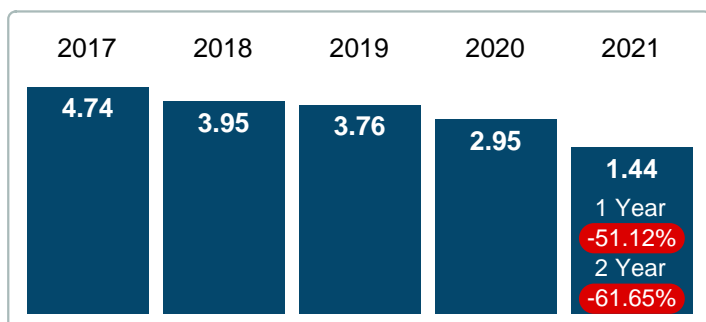
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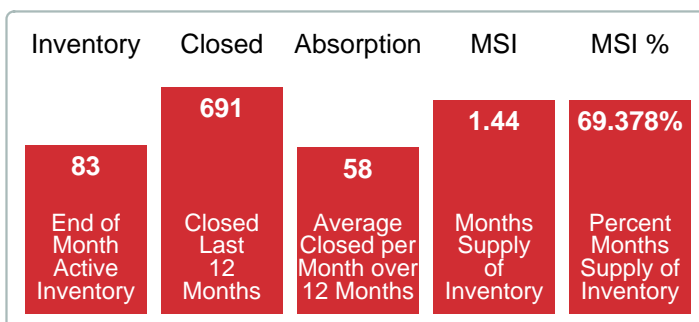
MONTHS SUPPLY of INVENTORY (MSI)

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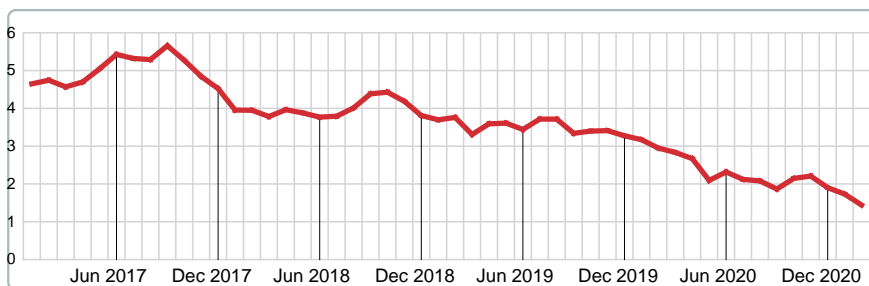
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021

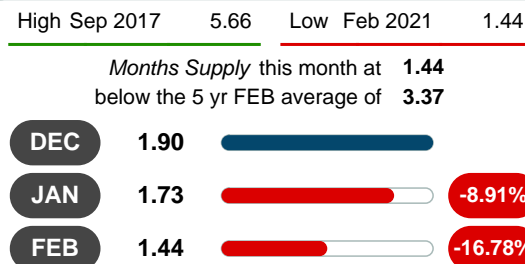


5 YEAR MARKET ACTIVITY TRENDS



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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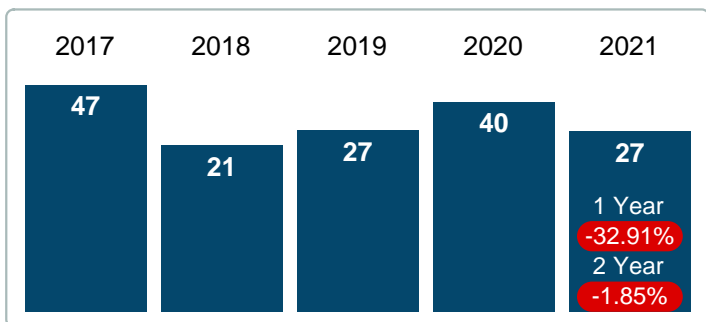
Area Delimited by County Of Muskogee - Residential Property Type



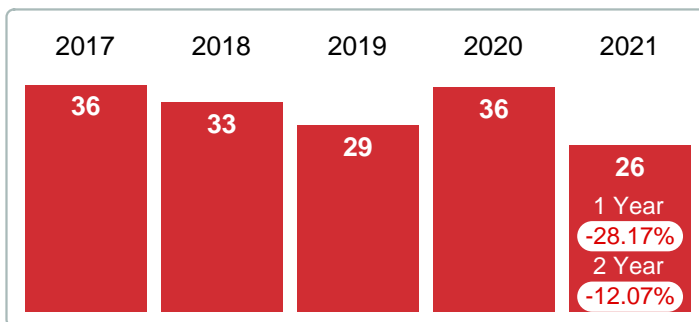
MEDIAN DAYS ON MARKET TO SALE

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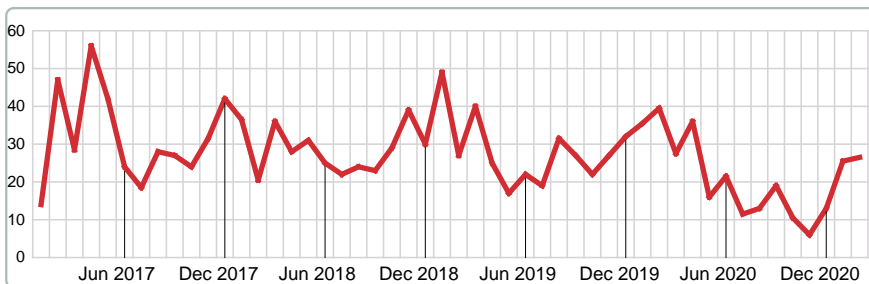
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

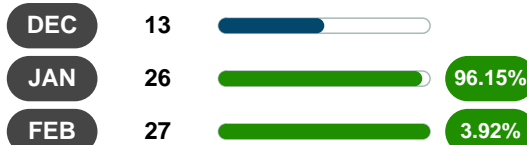


3 MONTHS

5 year FEB AVG = 32

High Apr 2017 56 Low Nov 2020 6

Median Days on Market to Sale this month at 27 below the 5 yr FEB average of 32



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
\$30,000 and less	11.54%	41	0	41	0	0
\$30,001 - \$60,000	9.62%	9	9	16	0	0
\$60,001 - \$110,000	11.54%	39	31	46	8	0
\$110,001 - \$190,000	28.85%	11	31	11	2	0
\$190,001 - \$260,000	17.31%	18	118	28	9	0
\$260,001 - \$360,000	13.46%	28	0	25	28	0
\$360,001 and up	7.69%	48	3	4	97	0
Median Closed DOM		27	31	31	15	0
Total Closed Units	100%	26.5	9	32	11	
Total Closed Volume		11,019,473	1.22M	7.02M	2.78M	0.00B

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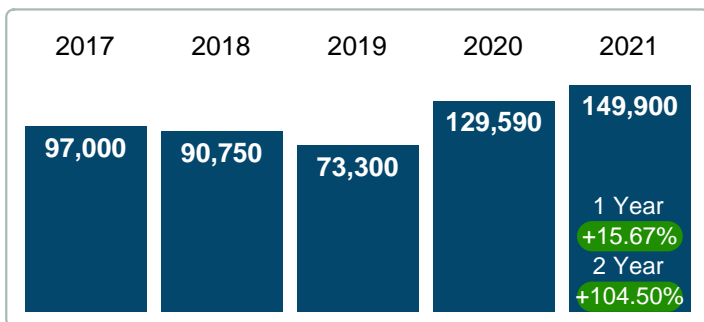
Area Delimited by County Of Muskogee - Residential Property Type



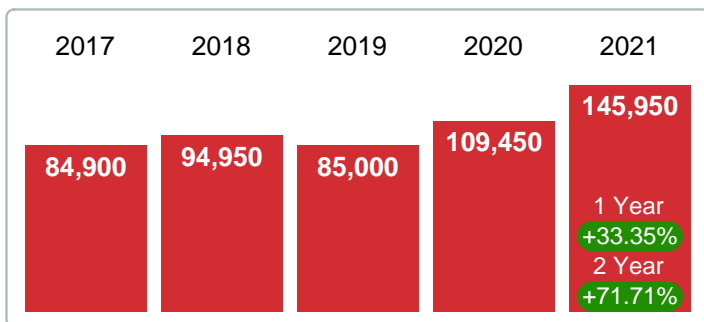
MEDIAN LIST PRICE AT CLOSING

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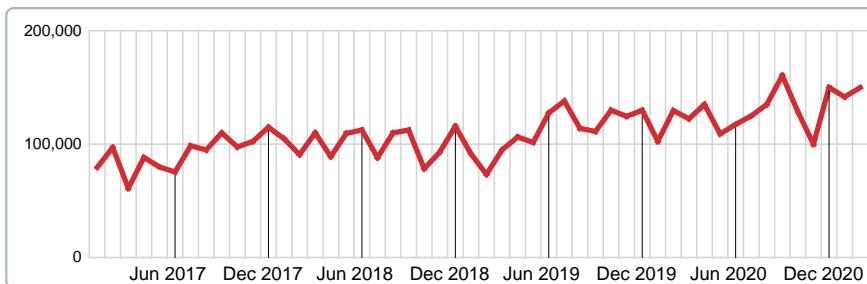
FEBRUARY



YEAR TO DATE (YTD)

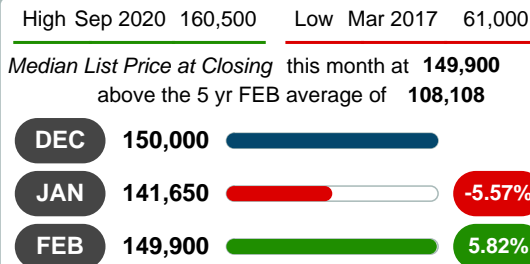


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 108,108



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
\$30,000 and less	9.62%	27,000	0	27,000	0	0
\$30,001 - \$60,000	11.54%	48,500	55,000	39,000	0	0
\$60,001 - \$110,000	11.54%	88,500	69,900	88,500	94,900	0
\$110,001 - \$190,000	30.77%	142,450	127,900	149,900	160,000	0
\$190,001 - \$260,000	13.46%	230,000	0	199,500	245,000	0
\$260,001 - \$360,000	15.38%	307,500	320,000	325,000	280,000	0
\$360,001 and up	7.69%	389,450		02,776,055	389,000	0
Median List Price		149,900	119,000	142,450	260,000	0
Total Closed Units	100%	149,900	9	32	11	
Total Closed Volume		11,296,855	1.26M	7.22M	2.82M	0.00B

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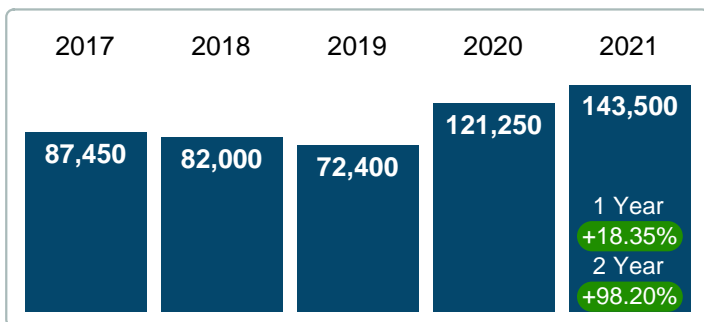
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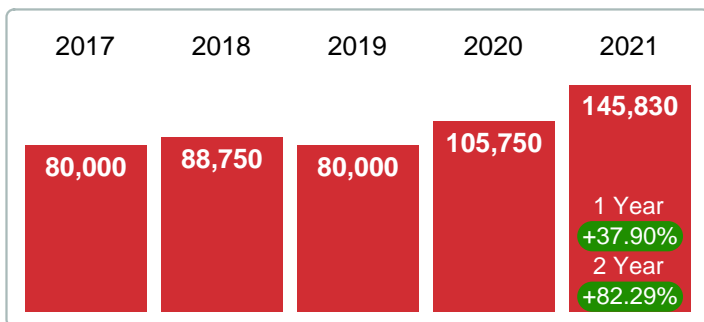
MEDIAN SOLD PRICE AT CLOSING

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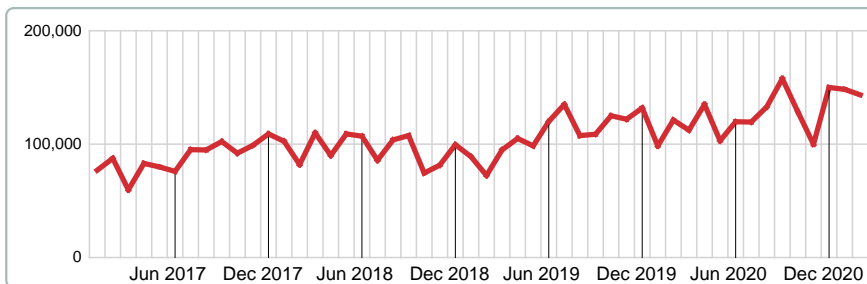
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

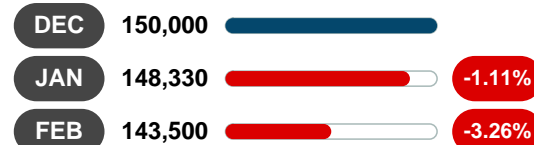


3 MONTHS

5 year FEB AVG = 101,320

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

Median Sold Price at Closing this month at **143,500**
above the 5 yr FEB average of **101,320**



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
\$30,000 and less	11.54%	26,000	0	26,000	0	0
\$30,001 - \$60,000	9.62%	48,000	48,000	44,359	0	0
\$60,001 - \$110,000	11.54%	80,250	65,000	80,250	97,500	0
\$110,001 - \$190,000	28.85%	135,000	125,000	145,000	135,000	0
\$190,001 - \$260,000	17.31%	230,000	235,000	221,828	225,000	0
\$260,001 - \$360,000	13.46%	315,000	0	337,500	275,000	0
\$360,001 and up	7.69%	392,500	401,000	2,650,000	381,500	0
Median Sold Price		143,500	118,000	133,500	260,000	0
Total Closed Units	100%	143,500	9	32	11	
Total Closed Volume		11,019,473	1.22M	7.02M	2.78M	0.00B

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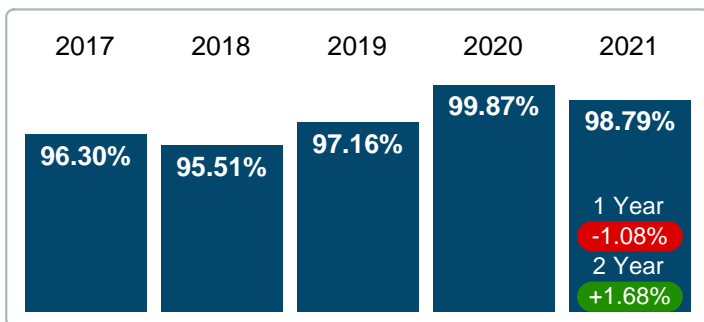
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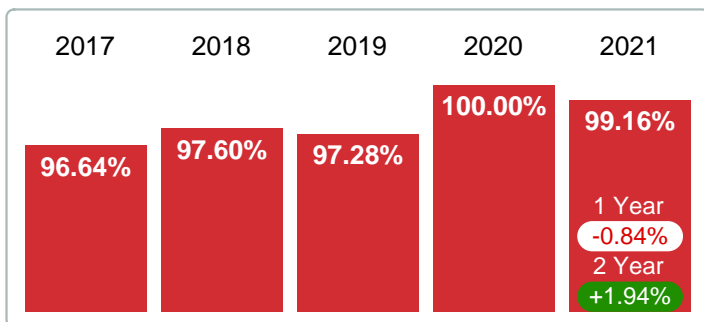
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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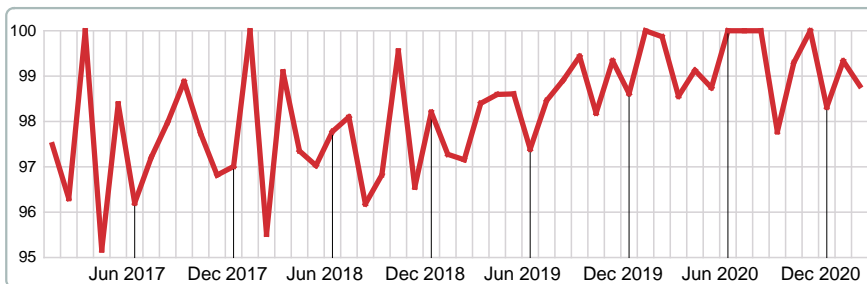
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

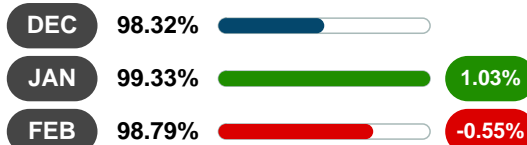


3 MONTHS

5 year FEB AVG = 97.53%

High Nov 2020 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **98.79%**
above the 5 yr FEB average of **97.53%**



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
\$30,000 and less	6	11.54%	98.33%	0.00%	98.33%	0.00%	0.00%
\$30,001 - \$60,000	5	9.62%	88.18%	87.00%	102.37%	0.00%	0.00%
\$60,001 - \$110,000	6	11.54%	93.72%	92.99%	93.38%	102.74%	0.00%
\$110,001 - \$190,000	15	28.85%	99.25%	99.16%	99.25%	100.00%	0.00%
\$190,001 - \$260,000	9	17.31%	100.00%	81.03%	99.43%	100.00%	0.00%
\$260,001 - \$360,000	7	13.46%	100.00%	0.00%	100.00%	98.21%	0.00%
\$360,001 and up	4	7.69%	97.96%	114.57%	95.46%	97.96%	0.00%
Median Sold/List Ratio		98.79%		92.99%	99.05%	100.00%	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



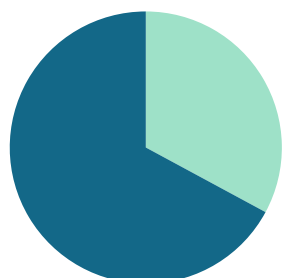
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

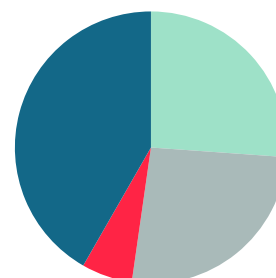


Inventory
 New Listings
48 = 32.88%
 Start Inventory
98
 Total Inventory Units
146
 Volume
\$25,006,984

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%
Median List Price	129,590	149,900	15.67%	109,450	145,950	33.35%
Median Sale Price	121,250	143,500	18.35%	105,750	145,830	37.90%
Median Percent of Selling Price to List Price	99.87%	98.79%	-1.08%	100.00%	99.16%	-0.84%
Median Days on Market to Sale	39.50	26.50	-32.91%	35.50	25.50	-28.17%
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

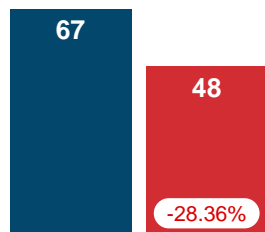
Inventory on February 28, 2021 = **83**

2020 **2021**

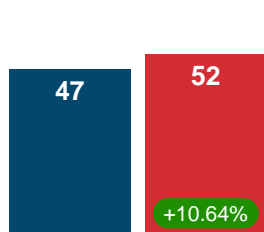
FEBRUARY MARKET

MEDIAN PRICES

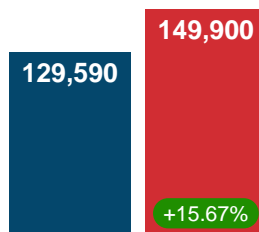
New Listings



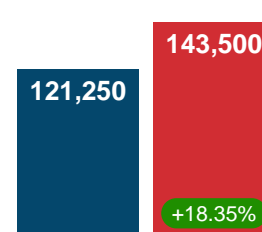
Pending Listings



List Price



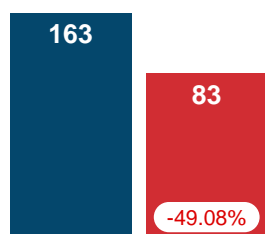
Sale Price



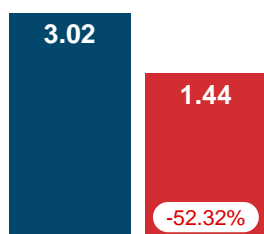
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

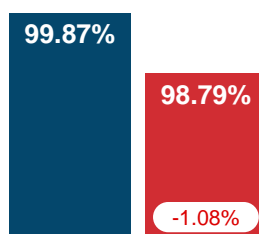
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

