

July 2021



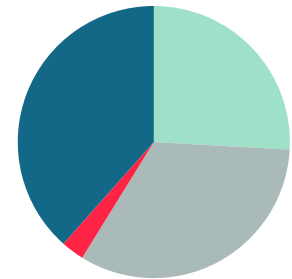
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	July 2021	+/-%
Closed Listings	70	66	-5.71%
Pending Listings	72	84	16.67%
New Listings	81	81	0.00%
Median List Price	124,900	144,250	15.49%
Median Sale Price	119,500	139,000	16.32%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.50	8.50	-26.09%
End of Month Inventory	114	98	-14.04%
Months Supply of Inventory	2.12	1.66	-21.68%



■ Closed (25.88%)
■ Pending (32.94%)
■ Other OffMarket (2.75%)
■ Active (38.43%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of July 31, 2021 = **98**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2021 decreased **14.04%** to 98 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 **1.66** 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 **16.32%** in July 2021 to \$139,000 versus the previous year at \$119,500.

Median Days on Market Shortens

The median number of **8.50** days that homes spent on the market before selling decreased by 3.00 days or **26.09%** in July 2021 compared to last year's same month at **11.50** DOM.

Sales Success for July 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 81 New Listings in July 2021, down **0.00%** from last year at 81. Furthermore, there were 66 Closed Listings this month versus last year at 70, a **-5.71%** decrease.

Closed versus Listed trends yielded a **81.5%** ratio, down from previous year's, July 2020, at **86.4%**, a **5.71%** downswing. 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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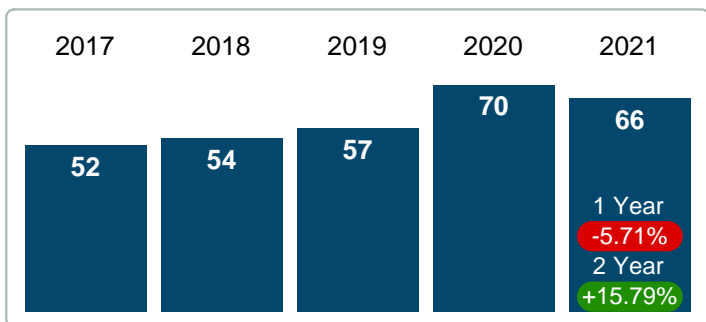
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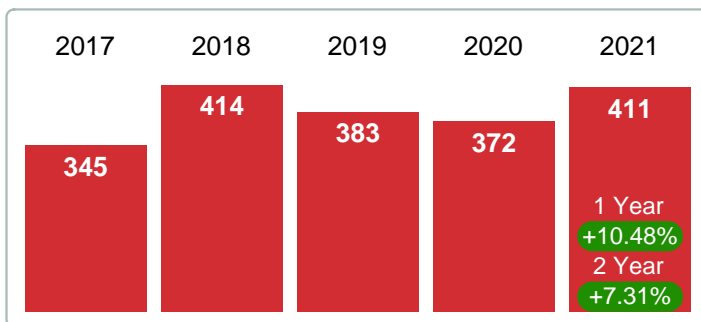
CLOSED LISTINGS

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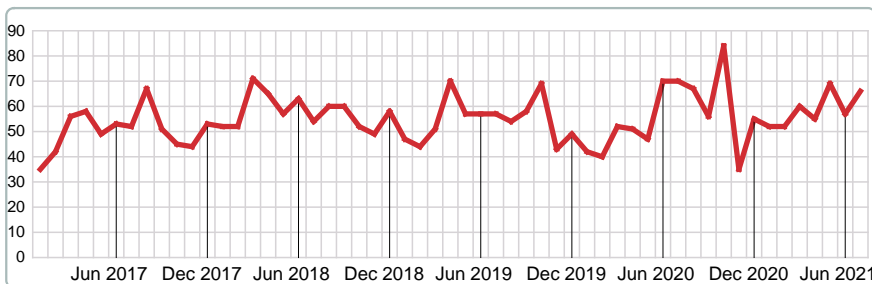
JULY



YEAR TO DATE (YTD)

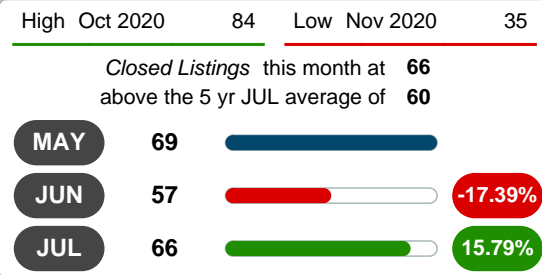


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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
\$30,000 and less	4	6.06%	35.5	1	3	0	0
\$30,001 - \$70,000	10	15.15%	8.0	6	4	0	0
\$70,001 - \$90,000	6	9.09%	12.0	3	2	1	0
\$90,001 - \$170,000	19	28.79%	7.0	1	16	2	0
\$170,001 - \$240,000	13	19.70%	9.0	0	9	4	0
\$240,001 - \$300,000	7	10.61%	18.0	0	2	3	2
\$300,001 and up	7	10.61%	6.0	0	2	3	2
Total Closed Units	66			11	38	13	4
Total Closed Volume	10,880,500	100%	8.5	699.90K	5.46M	2.96M	1.76M
Median Closed Price	\$139,000			\$64,900	\$139,000	\$240,000	\$443,750

July 2021



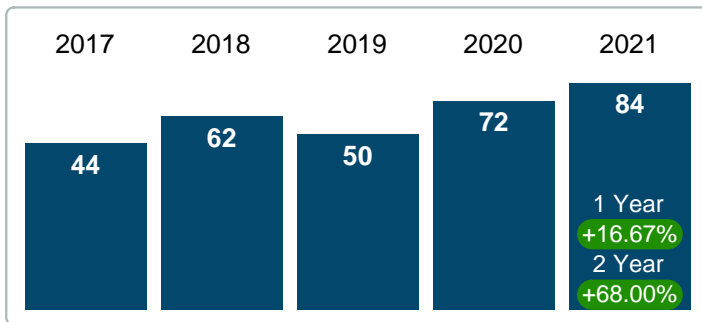
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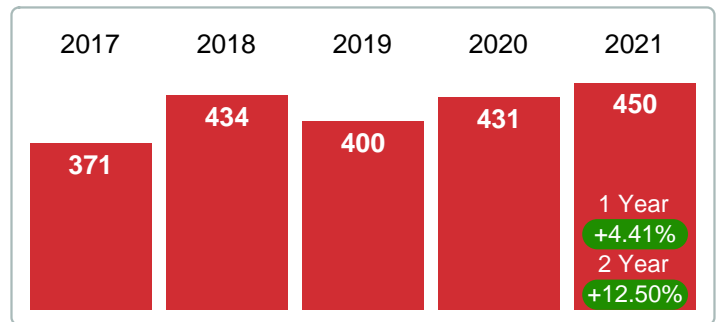
PENDING LISTINGS

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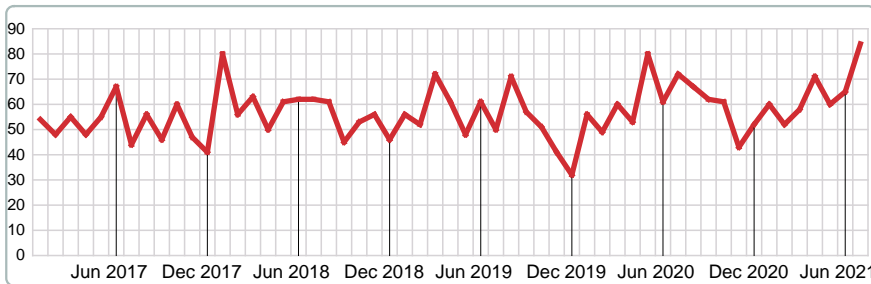
JULY



YEAR TO DATE (YTD)

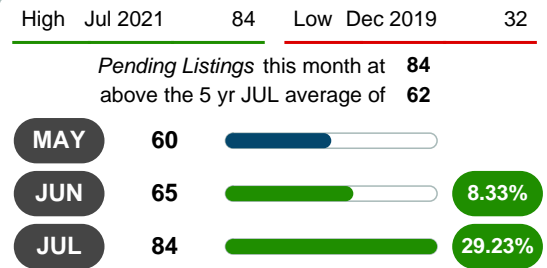


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 62



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$60,000 and less	6	7.14%	40.0	1	4	0	1
\$60,001 - \$80,000	8	9.52%	9.5	3	5	0	0
\$80,001 - \$120,000	16	19.05%	18.5	3	12	1	0
\$120,001 - \$160,000	20	23.81%	12.5	0	16	4	0
\$160,001 - \$210,000	14	16.67%	6.0	2	9	3	0
\$210,001 - \$280,000	11	13.10%	13.0	1	5	5	0
\$280,001 and up	9	10.71%	3.0	1	4	4	0
Total Pending Units	84			11	55	17	1
Total Pending Volume	13,813,700	100%	11.0	1.40M	8.36M	4.02M	29.80K
Median Listing Price	\$149,450			\$98,700	\$140,000	\$219,900	\$29,800

July 2021



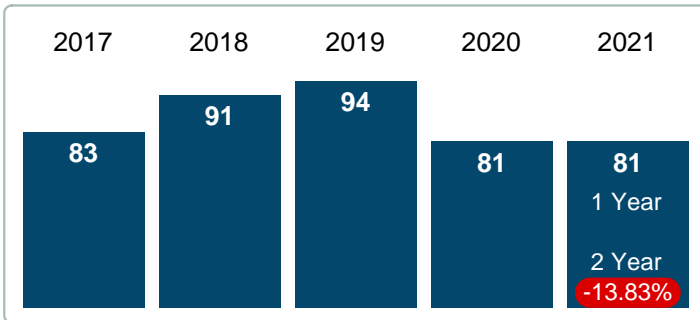
Area Delimited by County Of Muskogee - Residential Property Type



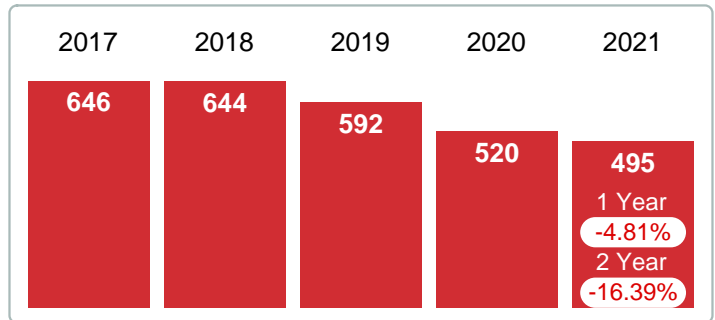
NEW LISTINGS

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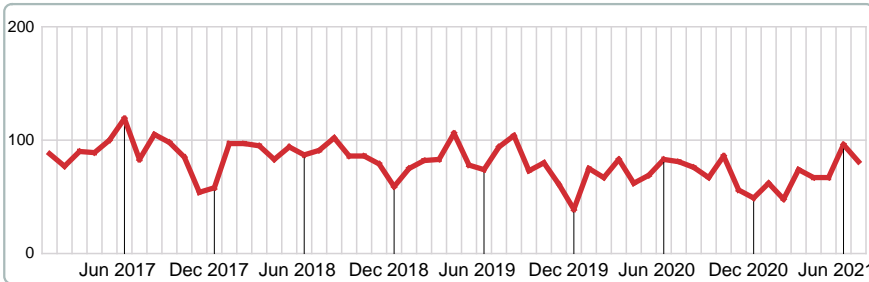
JULY



YEAR TO DATE (YTD)

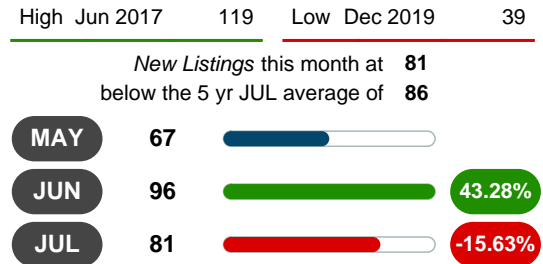


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 86



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	7.41%	3	3	0	0
\$40,001 - \$80,000	10	12.35%	3	7	0	0
\$80,001 - \$110,000	12	14.81%	4	8	0	0
\$110,001 - \$170,000	22	27.16%	2	18	2	0
\$170,001 - \$220,000	12	14.81%	1	9	2	0
\$220,001 - \$280,000	10	12.35%	1	4	5	0
\$280,001 and up	9	11.11%	0	4	3	2
Total New Listed Units	81		14	53	12	2
Total New Listed Volume	13,068,100	100%	1.36M	8.08M	2.82M	804.00K
Median New Listed Listing Price	\$149,900		\$84,950	\$140,000	\$237,400	\$402,000

July 2021



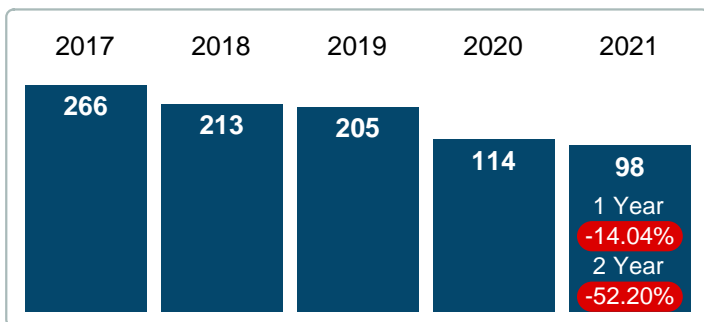
Area Delimited by County Of Muskogee - Residential Property Type



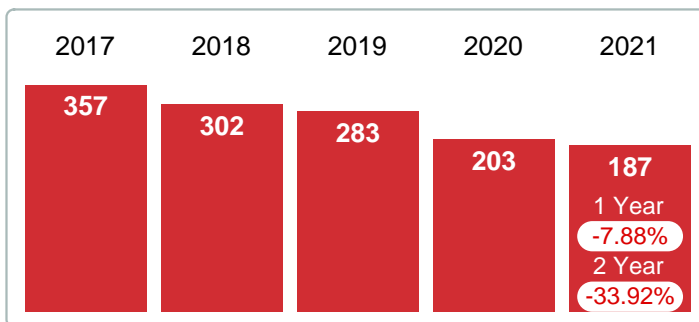
ACTIVE INVENTORY

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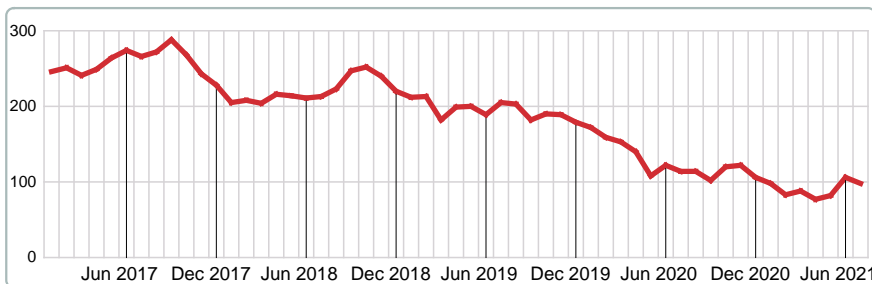
END OF JULY



ACTIVE DURING JULY

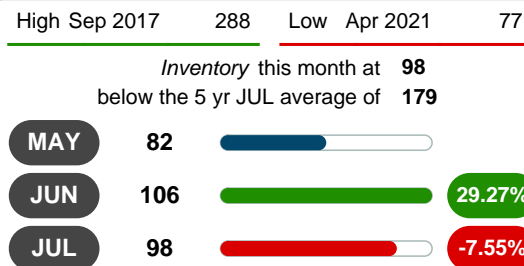


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 179



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	10	10.20%	33.0	7	3	0	0
\$40,001 - \$70,000	12	12.24%	56.5	5	7	0	0
\$70,001 - \$80,000	5	5.10%	66.0	1	3	1	0
\$80,001 - \$160,000	33	33.67%	44.0	9	21	3	0
\$160,001 - \$230,000	15	15.31%	30.0	3	8	3	1
\$230,001 - \$360,000	13	13.27%	19.0	1	3	7	2
\$360,001 and up	10	10.20%	41.0	1	2	4	3
Total Active Inventory by Units	98			27	47	18	6
Total Active Inventory by Volume	17,467,198	100%	39.5	2.76M	6.34M	6.19M	2.17M
Median Active Inventory Listing Price	\$128,700			\$82,000	\$119,000	\$236,950	\$354,900

July 2021



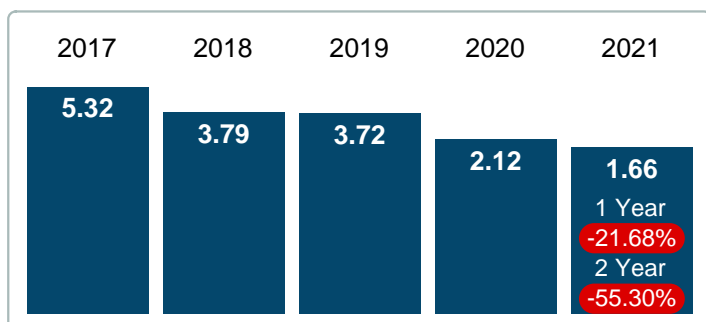
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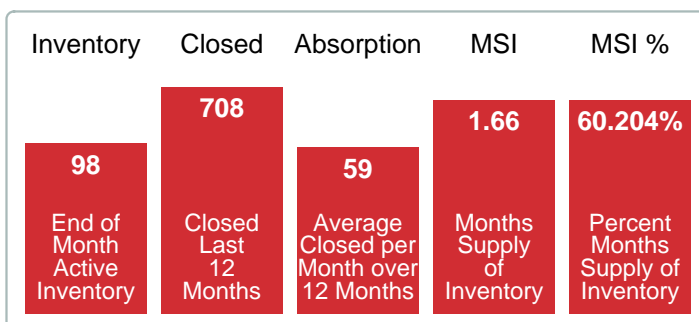
MONTHS SUPPLY of INVENTORY (MSI)

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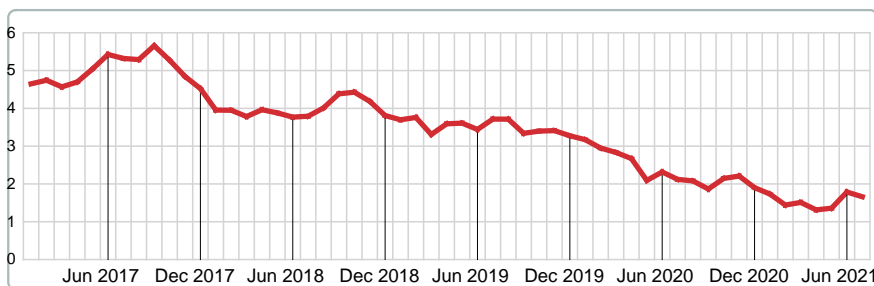
MSI FOR JULY



INDICATORS FOR JULY 2021



5 YEAR MARKET ACTIVITY TRENDS

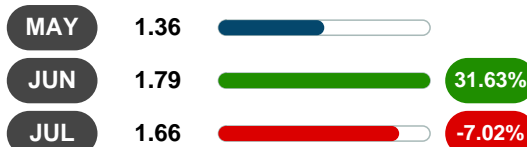


3 MONTHS

5 year JUL AVG = 3.32

High Sep 2017 5.66 Low Apr 2021 1.31

Months Supply this month at 1.66 below the 5 yr JUL average of 3.32



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
\$40,000 and less	10	10.20%	1.76	3.36	0.97	0.00	0.00
\$40,001 - \$70,000	12	12.24%	1.76	1.82	2.15	0.00	0.00
\$70,001 - \$80,000	5	5.10%	2.07	1.00	2.25	12.00	0.00
\$80,001 - \$160,000	33	33.67%	1.53	5.68	1.24	1.13	0.00
\$160,001 - \$230,000	15	15.31%	1.31	12.00	1.03	1.03	2.00
\$230,001 - \$360,000	13	13.27%	1.59	4.00	0.90	1.68	4.80
\$360,001 and up	10	10.20%	3.33	12.00	1.50	3.43	7.20
Market Supply of Inventory (MSI)			1.66	3.38	1.27	1.48	3.27
Total Active Inventory by Units		100%	1.66	27	47	18	6

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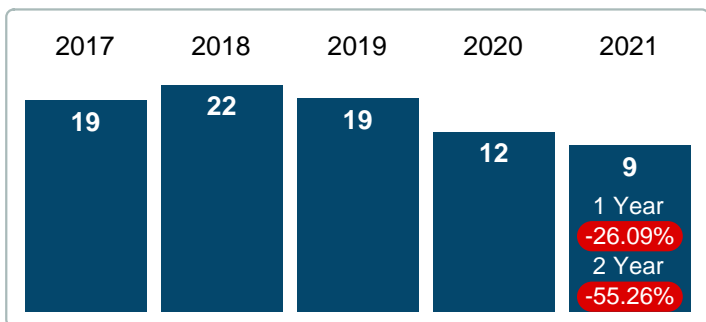
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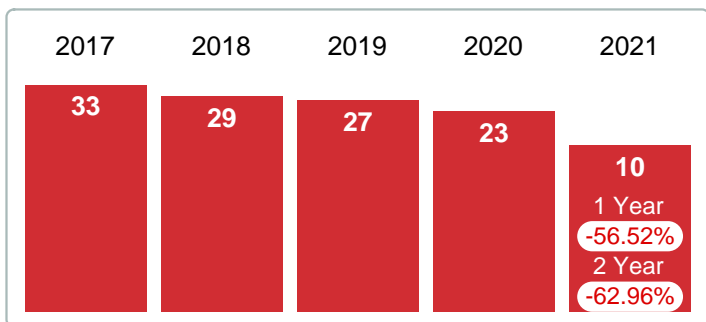
MEDIAN DAYS ON MARKET TO SALE

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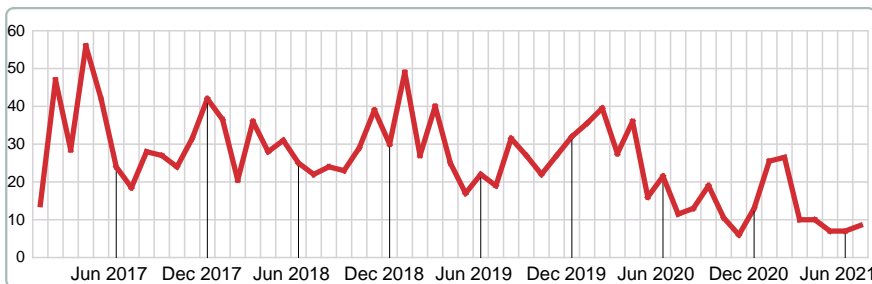
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16

High Apr 2017 56 Low Nov 2020 6

Median Days on Market to Sale this month at 9 below the 5 yr JUL average of 16

Month	Median Days	Change (%)
MAY	7	
JUN	7	0.00%
JUL	9	21.43%

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	6.06%	36	20	51	0	0
\$30,001 - \$70,000	15.15%	8	8	7	0	0
\$70,001 - \$90,000	9.09%	12	11	8	26	0
\$90,001 - \$170,000	28.79%	7	2	7	18	0
\$170,001 - \$240,000	19.70%	9	0	9	29	0
\$240,001 - \$300,000	10.61%	18	0	65	18	10
\$300,001 and up	10.61%	6	0	8	7	4
Median Closed DOM		9	9	8	18	6
Total Closed Units	100%	66	11	38	13	4
Total Closed Volume		10,880,500	699.90K	5.46M	2.96M	1.76M

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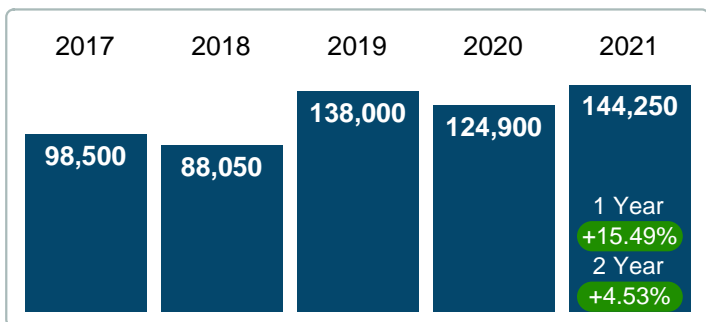
Area Delimited by County Of Muskogee - Residential Property Type



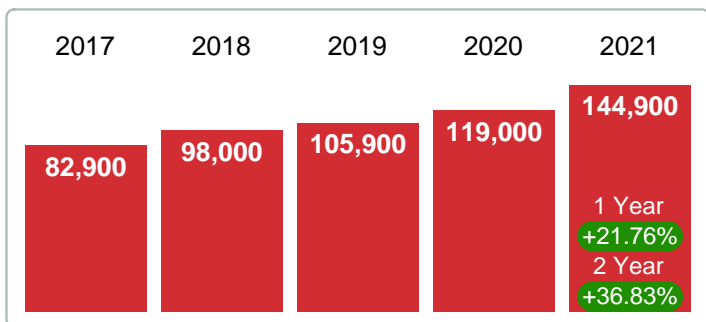
MEDIAN LIST PRICE AT CLOSING

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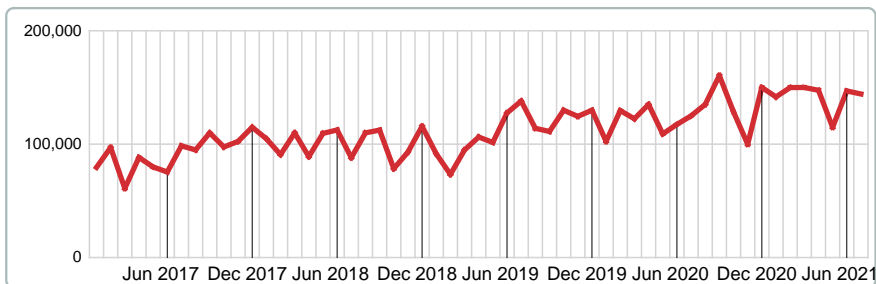
JULY



YEAR TO DATE (YTD)

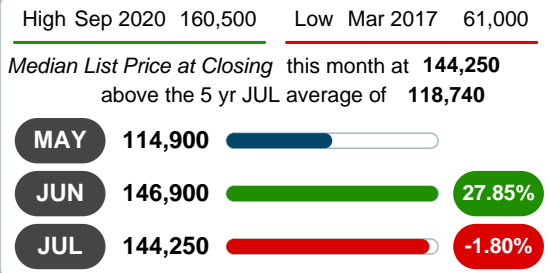


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 118,740



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	4.55%	29,900	30,000	24,950	0	0
\$30,001 - \$70,000	16.67%	53,000	59,900	40,750	0	0
\$70,001 - \$90,000	12.12%	79,900	77,450	79,900	84,000	0
\$90,001 - \$170,000	27.27%	136,200	125,000	137,500	123,500	0
\$170,001 - \$240,000	18.18%	197,500	0	197,500	194,900	0
\$240,001 - \$300,000	9.09%	267,700	0	267,250	279,900	263,750
\$300,001 and up	12.12%	374,000	0	377,000	319,950	615,750
Median List Price		144,250	64,900	138,250	240,000	444,000
Total Closed Units	100%	144,250	11	38	13	4
Total Closed Volume		11,064,300	715.10K	5.56M	3.03M	1.76M

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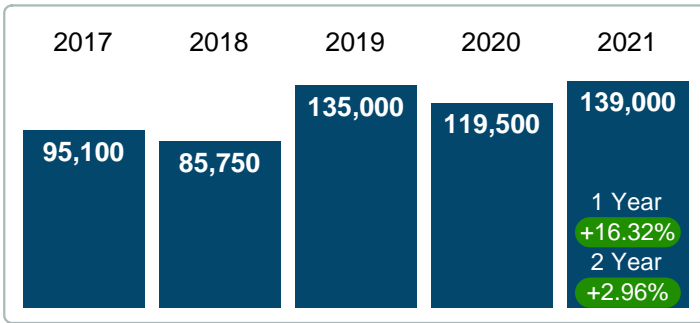
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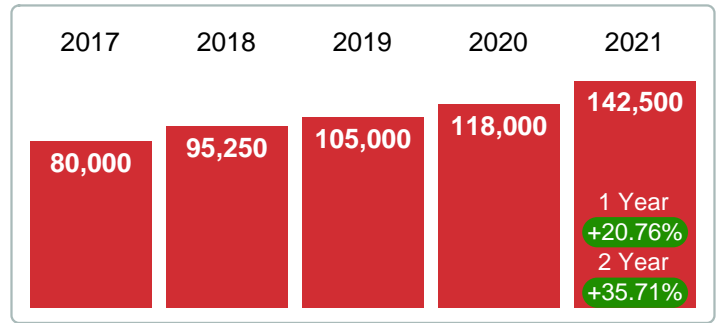
MEDIAN SOLD PRICE AT CLOSING

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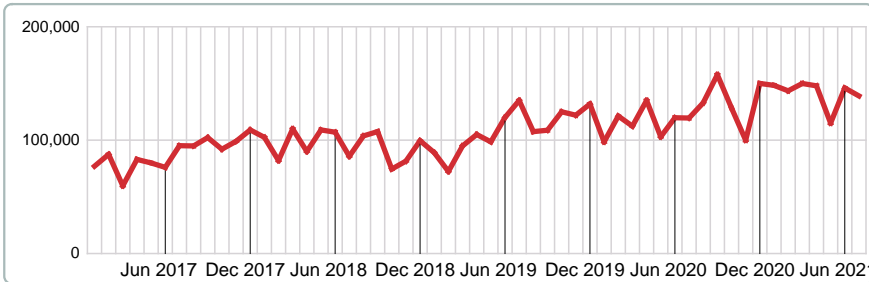
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

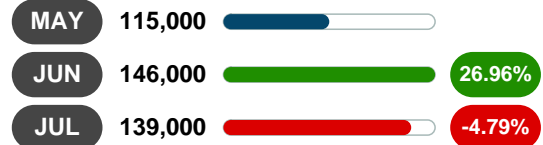


3 MONTHS

5 year JUL AVG = 114,870

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

Median Sold Price at Closing this month at **139,000** above the 5 yr JUL average of **114,870**



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	6.06%	18,500	18,000	19,000	0	0
\$30,001 - \$70,000	15.15%	51,550	51,550	44,000	0	0
\$70,001 - \$90,000	9.09%	77,450	75,000	75,700	82,000	0
\$90,001 - \$170,000	28.79%	129,000	127,500	131,500	117,500	0
\$170,001 - \$240,000	19.70%	185,000	0	190,000	182,500	0
\$240,001 - \$300,000	10.61%	275,000	0	265,750	295,000	266,000
\$300,001 and up	10.61%	389,000	0	377,000	319,000	615,750
Median Sold Price		139,000	64,900	139,000	240,000	443,750
Total Closed Units	100%	66	11	38	13	4
Total Closed Volume		10,880,500	699.90K	5.46M	2.96M	1.76M

July 2021



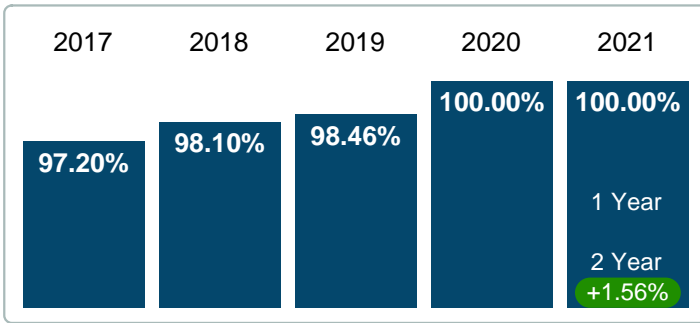
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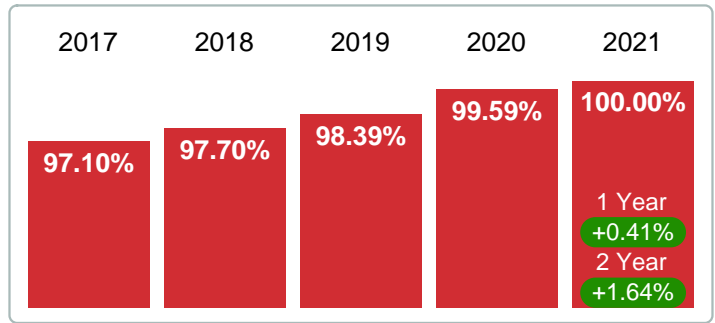
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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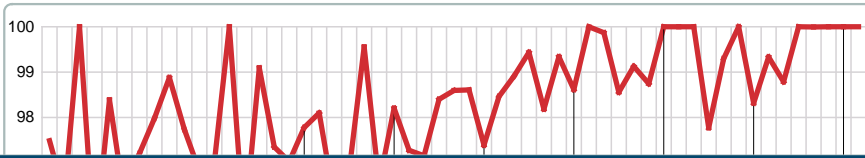
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 98.75%

High Jul 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%** above the 5 yr JUL average of **98.75%**

MAY 100.00%
JUN 100.00%
JUL 100.00%

0.00%
0.00%

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	4	6.06%	60.10%	60.00%	60.20%	0.00%	0.00%
\$30,001 - \$70,000	10	15.15%	99.53%	100.00%	94.73%	0.00%	0.00%
\$70,001 - \$90,000	6	9.09%	100.00%	106.26%	100.00%	97.62%	0.00%
\$90,001 - \$170,000	19	28.79%	100.00%	102.00%	100.00%	96.55%	0.00%
\$170,001 - \$240,000	13	19.70%	100.00%	0.00%	100.05%	100.00%	0.00%
\$240,001 - \$300,000	7	10.61%	99.82%	0.00%	99.41%	98.88%	100.90%
\$300,001 and up	7	10.61%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units	66	100%	100.00%	11	38	13	4
Total Closed Volume	10,880,500			699.90K	5.46M	2.96M	1.76M

July 2021



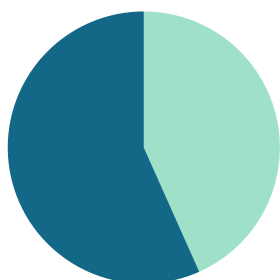
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

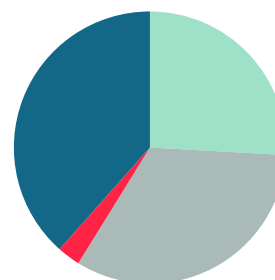


Inventory
 New Listings
81 = 43.32%
 Start Inventory
106
 Total Inventory Units
187
 Volume
\$32,252,398

Market Activity

Closed Sales
66 = 25.88%
 Pending Sales
84 = 32.94%
 Other Off Market
7 = 2.75%
 Active Inventory
98 = 38.43%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	70	66	-5.71%	372	411	10.48%
Pending Sales	72	84	16.67%	431	450	4.41%
New Listings	81	81	0.00%	520	495	-4.81%
Median List Price	124,900	144,250	15.49%	119,000	144,900	21.76%
Median Sale Price	119,500	139,000	16.32%	118,000	142,500	20.76%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.59%	100.00%	0.41%
Median Days on Market to Sale	11.50	8.50	-26.09%	23.00	10.00	-56.52%
Monthly Inventory	114	98	-14.04%	114	98	-14.04%
Months Supply of Inventory	2.12	1.66	-21.68%	2.12	1.66	-21.68%

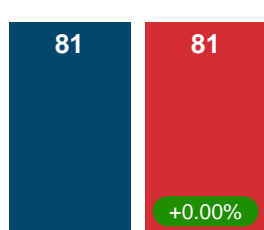
Absorption: Last 12 months, an Average of **59** Sales/Month

Inventory on July 31, 2021 = **98**

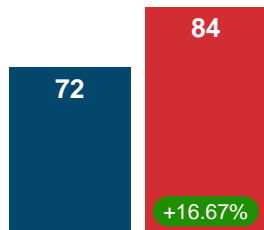
2020 **2021**

JULY MARKET

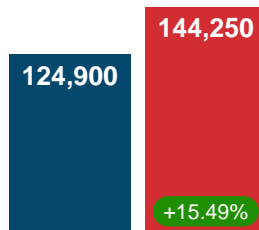
New Listings



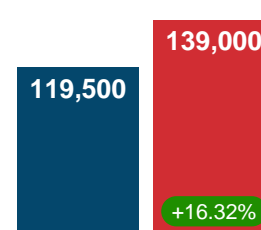
Pending Listings



List Price

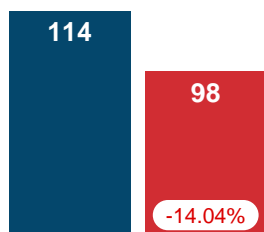


Sale Price

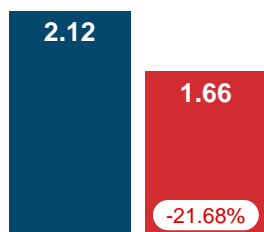


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio

+0.00%

Days on Market

