

June 2021



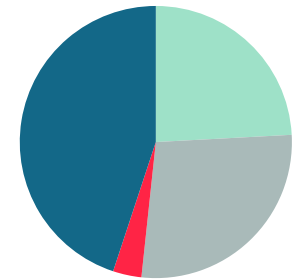
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	June 2021	+/-%
Closed Listings	70	57	-18.57%
Pending Listings	61	65	6.56%
New Listings	83	96	15.66%
Median List Price	117,400	146,900	25.13%
Median Sale Price	119,750	146,000	21.92%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.50	7.00	-67.44%
End of Month Inventory	122	106	-13.11%
Months Supply of Inventory	2.32	1.79	-22.88%



■ Closed (24.15%)
■ Pending (27.54%)
■ Other OffMarket (3.39%)
■ Active (44.92%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of June 30, 2021 = **106**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **13.11%** to 106 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 **1.79** 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 **21.92%** in June 2021 to \$146,000 versus the previous year at \$119,750.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 14.50 days or **67.44%** in June 2021 compared to last year's same month at **21.50** DOM.

Sales Success for June 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 96 New Listings in June 2021, up **15.66%** from last year at 83. Furthermore, there were 57 Closed Listings this month versus last year at 70, a **-18.57%** decrease.

Closed versus Listed trends yielded a **59.4%** ratio, down from previous year's, June 2020, at **84.3%**, a **29.60%** 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

June 2021



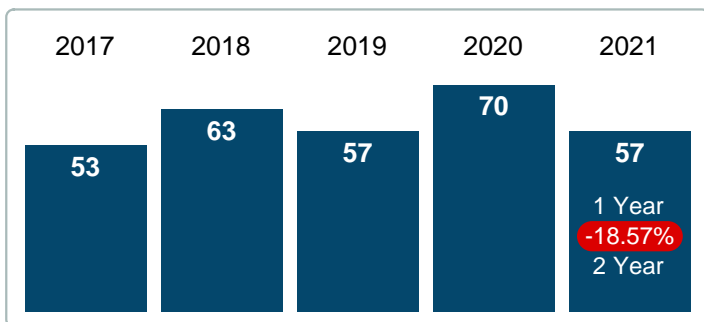
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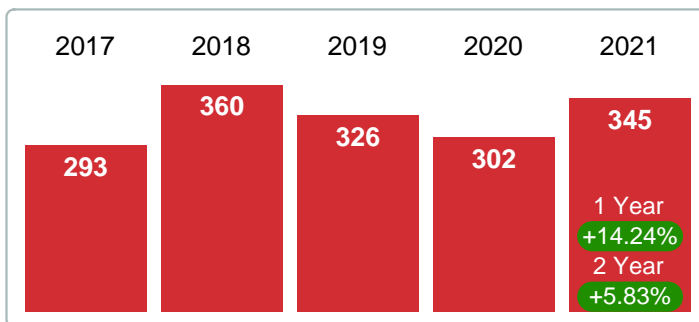
CLOSED LISTINGS

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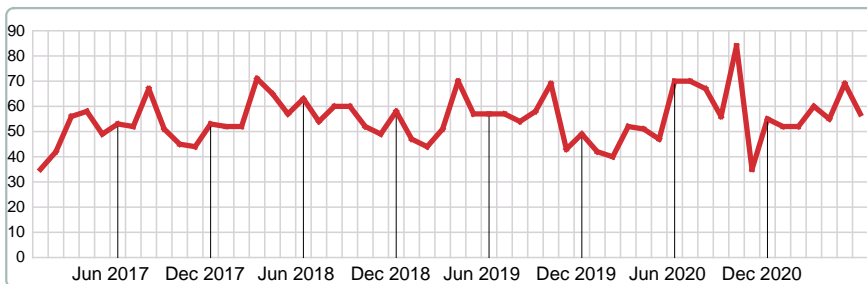
JUNE



YEAR TO DATE (YTD)

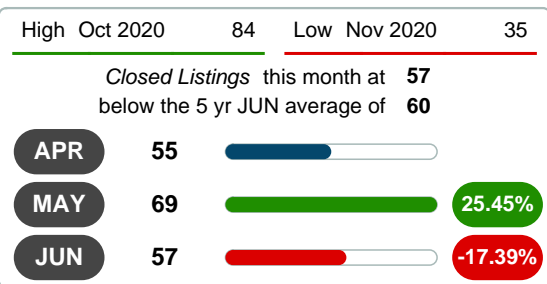


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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
\$20,000 and less	2	3.51%	154.0	1	1	0	0
\$20,001 - \$50,000	10	17.54%	19.0	4	6	0	0
\$50,001 - \$120,000	10	17.54%	6.0	2	7	1	0
\$120,001 - \$170,000	13	22.81%	7.0	1	10	2	0
\$170,001 - \$210,000	5	8.77%	2.0	1	4	0	0
\$210,001 - \$320,000	12	21.05%	6.0	0	7	5	0
\$320,001 and up	5	8.77%	29.0	0	0	4	1
Total Closed Units	57			9	35	12	1
Total Closed Volume	9,262,950	100%	7.0	583.40K	4.83M	3.46M	389.90K
Median Closed Price	\$146,000			\$34,400	\$142,500	\$230,000	\$389,900

June 2021



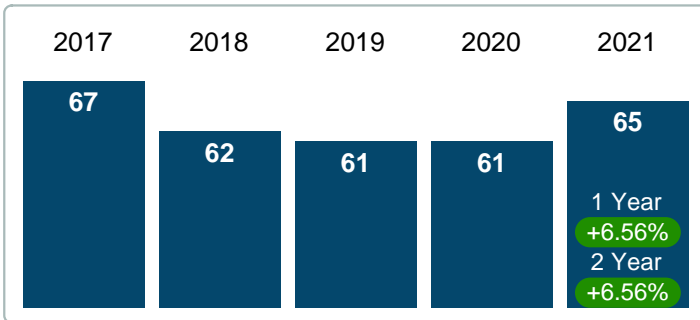
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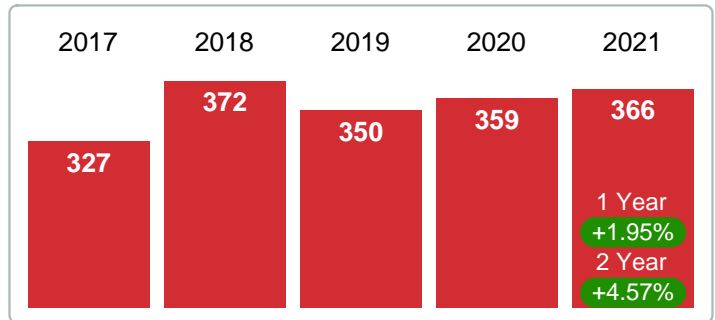
PENDING LISTINGS

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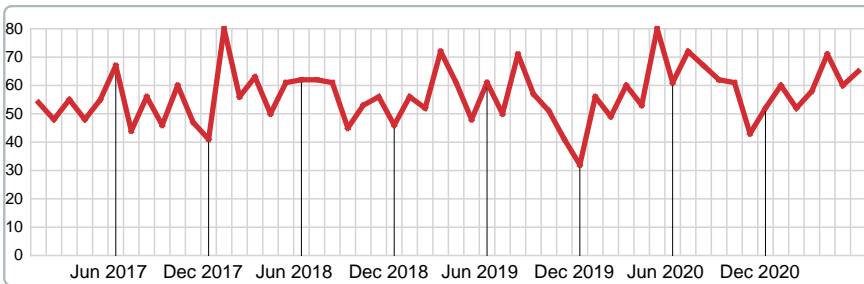
JUNE



YEAR TO DATE (YTD)

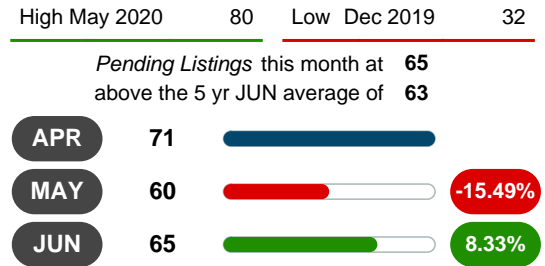


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 63



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	6	9.23%	16.5	3	3	0	0
\$40,001 - \$60,000	8	12.31%	19.5	4	3	1	0
\$60,001 - \$90,000	8	12.31%	12.5	6	2	0	0
\$90,001 - \$180,000	17	26.15%	7.0	0	14	3	0
\$180,001 - \$230,000	10	15.38%	4.0	0	8	2	0
\$230,001 - \$380,000	8	12.31%	18.0	0	4	4	0
\$380,001 and up	8	12.31%	6.0	0	2	5	1
Total Pending Units	65			13	36	15	1
Total Pending Volume	12,019,050	100%	9.0	747.50K	6.17M	4.49M	612.50K
Median Listing Price	\$149,500			\$59,900	\$152,000	\$240,000	\$612,500

June 2021



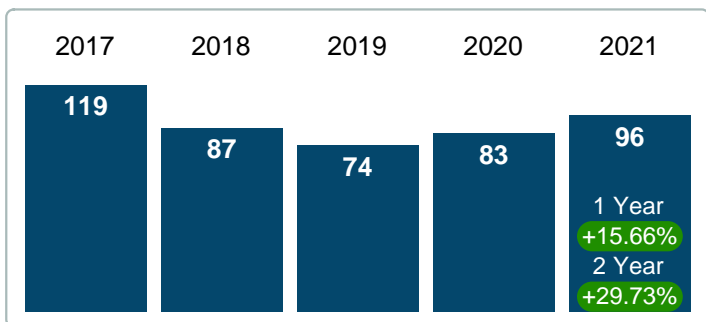
Area Delimited by County Of Muskogee - Residential Property Type



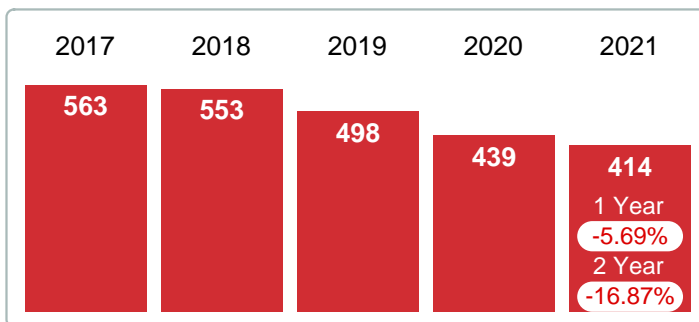
NEW LISTINGS

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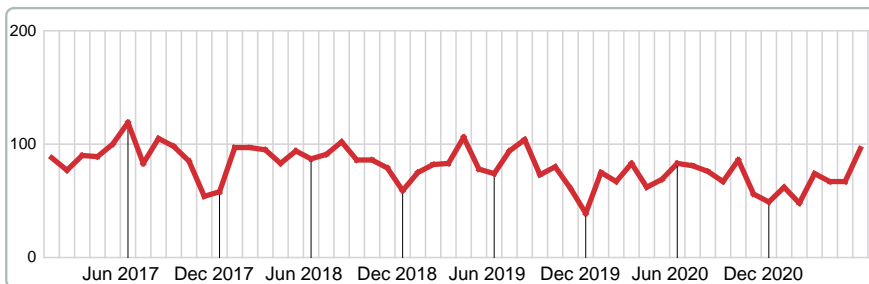
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

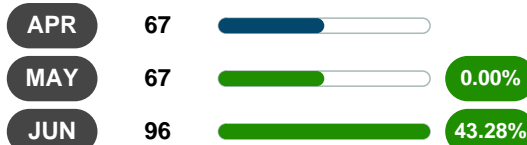


3 MONTHS

5 year JUN AVG = 92

High Jun 2017 119 Low Dec 2019 39

New Listings this month at 96
above the 5 yr JUN average of 92



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$50,000 and less	7	7.29%	3	4	0	0
\$50,001 - \$80,000	12	12.50%	7	5	0	0
\$80,001 - \$120,000	18	18.75%	4	13	1	0
\$120,001 - \$180,000	23	23.96%	0	17	5	1
\$180,001 - \$230,000	13	13.54%	0	8	5	0
\$230,001 - \$390,000	13	13.54%	2	5	5	1
\$390,001 and up	10	10.42%	1	1	6	2
Total New Listed Units	96		17	53	22	4
Total New Listed Volume	18,516,999	100%	1.97M	7.78M	7.11M	1.65M
Median New Listed Listing Price	\$149,750		\$74,900	\$139,000	\$232,450	\$434,450

June 2021



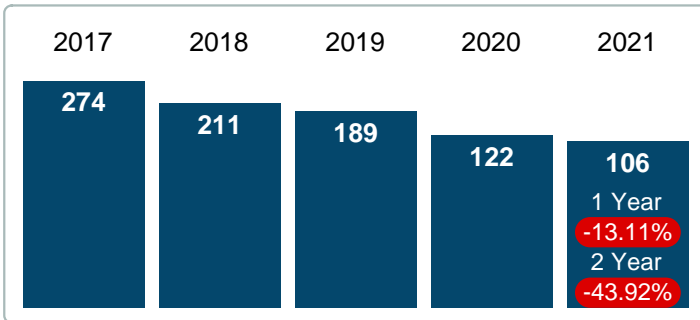
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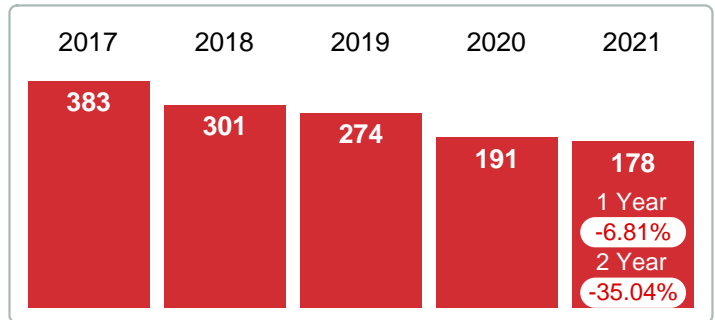
ACTIVE INVENTORY

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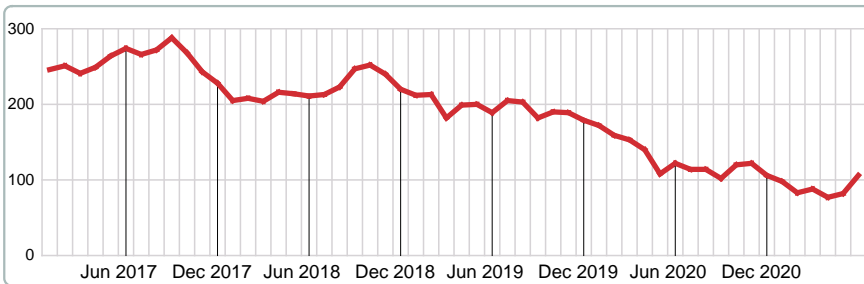
END OF JUNE



ACTIVE DURING JUNE

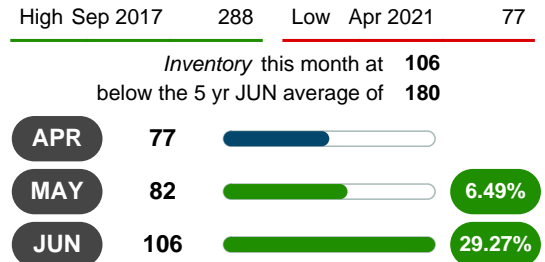


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 180



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	9.43%	67.5	6	3	0	1
\$40,001 - \$70,000	14	13.21%	53.5	6	8	0	0
\$70,001 - \$90,000	14	13.21%	39.0	4	8	2	0
\$90,001 - \$150,000	28	26.42%	29.0	4	20	4	0
\$150,001 - \$220,000	16	15.09%	15.5	3	7	5	1
\$220,001 - \$370,000	13	12.26%	22.0	2	5	4	2
\$370,001 and up	11	10.38%	15.0	1	1	7	2
Total Active Inventory by Units	106			26	52	22	6
Total Active Inventory by Volume	19,184,298	100%	29.0	2.87M	7.13M	7.55M	1.64M
Median Active Inventory Listing Price	\$135,000			\$81,000	\$123,100	\$224,900	\$284,950

June 2021



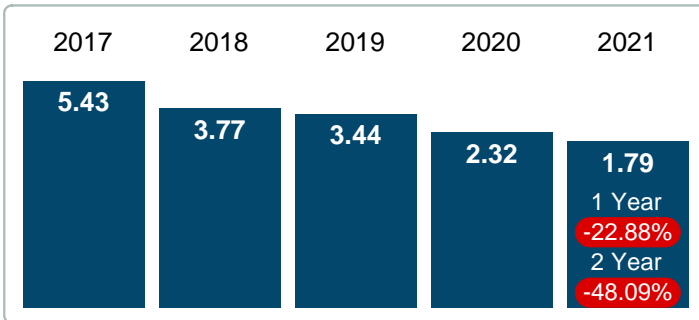
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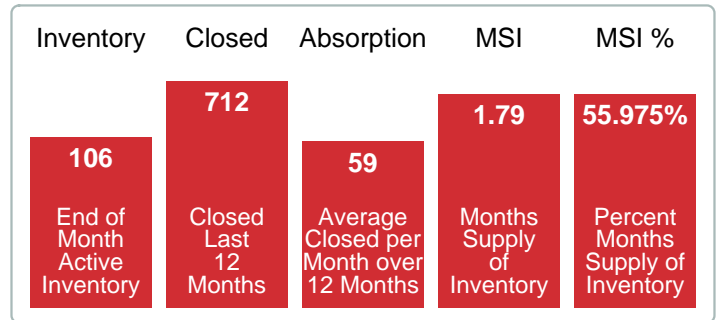
MONTHS SUPPLY of INVENTORY (MSI)

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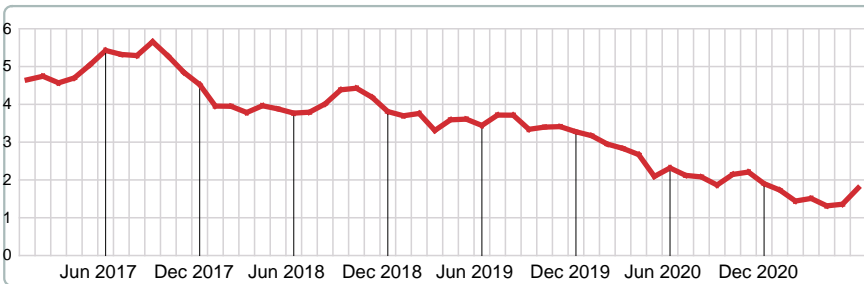
MSI FOR JUNE



INDICATORS FOR JUNE 2021



5 YEAR MARKET ACTIVITY TRENDS

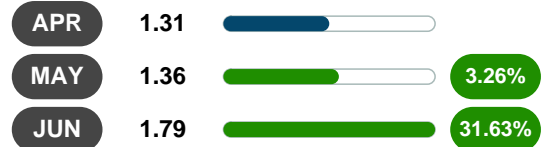


3 MONTHS

5 year JUN AVG = 3.35

High Sep 2017 5.66 Low Apr 2021 1.31

Months Supply this month at 1.79 below the 5 yr JUN average of 3.35



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	9.43%	1.79	2.88	1.00	0.00	12.00
\$40,001 - \$70,000	14	13.21%	1.89	2.25	2.18	0.00	0.00
\$70,001 - \$90,000	14	13.21%	3.11	4.00	2.53	8.00	0.00
\$90,001 - \$150,000	28	26.42%	1.69	2.82	1.62	1.50	0.00
\$150,001 - \$220,000	16	15.09%	1.18	12.00	0.68	2.00	1.71
\$220,001 - \$370,000	13	12.26%	1.47	6.00	1.36	0.92	4.00
\$370,001 and up	11	10.38%	3.88	12.00	0.75	6.00	8.00
Market Supply of Inventory (MSI)			1.79	3.32	1.39	1.80	3.27
Total Active Inventory by Units		100%	106	26	52	22	6

June 2021



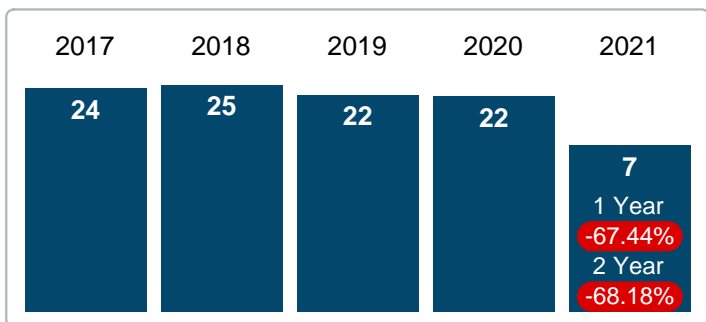
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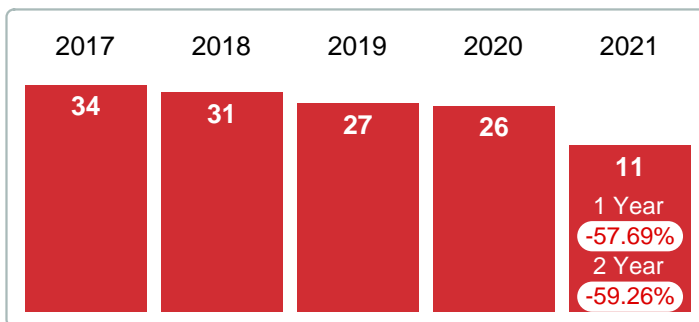
MEDIAN DAYS ON MARKET TO SALE

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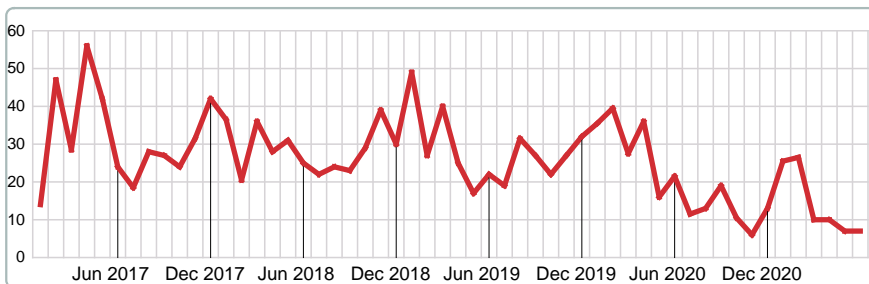
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 20

High Apr 2017 56 Low Nov 2020 6

Median Days on Market to Sale this month at 7 below the 5 yr JUN average of 20



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
\$20,000 and less	3.51%	154	83	225	0	0
\$20,001 - \$50,000	17.54%	19	27	10	0	0
\$50,001 - \$120,000	17.54%	6	1	9	34	0
\$120,001 - \$170,000	22.81%	7	1	15	14	0
\$170,001 - \$210,000	8.77%	2	14	2	0	0
\$210,001 - \$320,000	21.05%	6	0	7	5	0
\$320,001 and up	8.77%	29	0	0	52	1
Median Closed DOM		7	14	7	17	1
Total Closed Units	100%	7.0	9	35	12	1
Total Closed Volume		9,262,950	583.40K	4.83M	3.46M	389.90K

June 2021



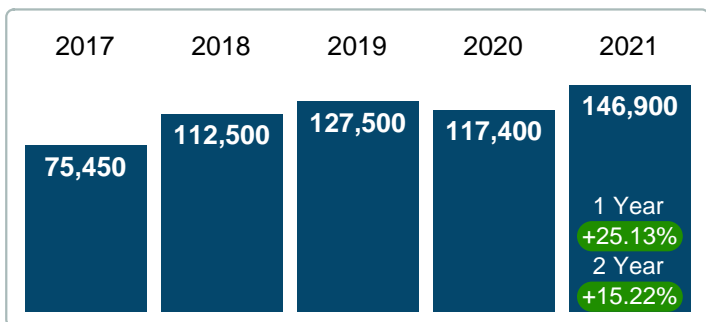
Area Delimited by County Of Muskogee - Residential Property Type



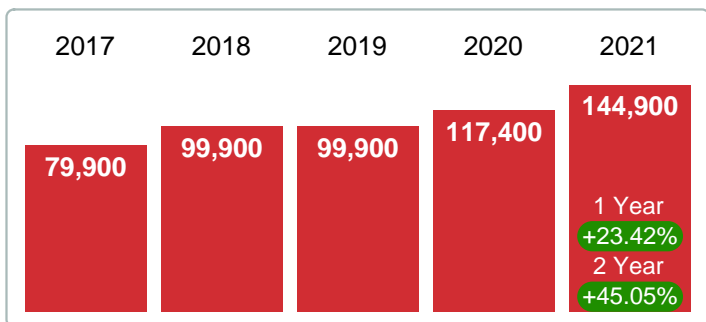
MEDIAN LIST PRICE AT CLOSING

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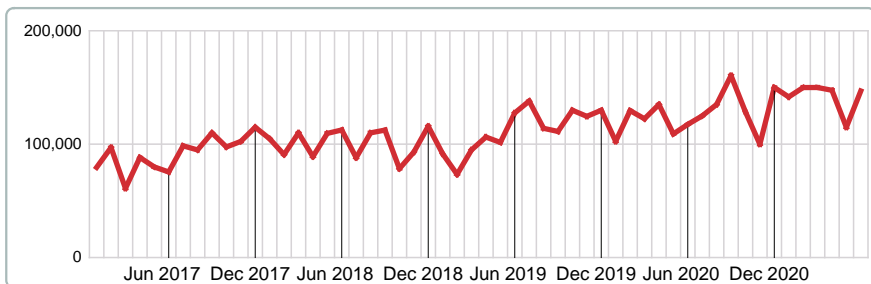
JUNE



YEAR TO DATE (YTD)

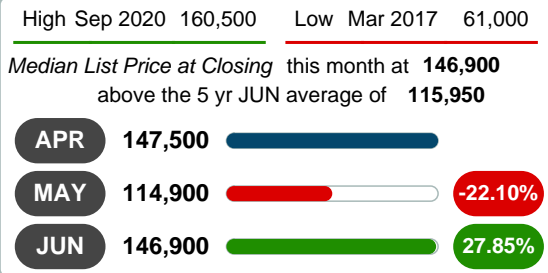


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 115,950



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
\$20,000 and less	1	19,900	19,900	0	0	0
\$20,001 - \$50,000	10	28,250	33,200	25,550	0	0
\$50,001 - \$120,000	10	70,000	65,000	70,000	119,900	0
\$120,001 - \$170,000	14	145,900	135,000	150,900	144,900	0
\$170,001 - \$210,000	7	199,900	200,000	189,950	194,000	0
\$210,001 - \$320,000	10	250,000	0	265,000	235,000	0
\$320,001 and up	5	425,000	0	330,000	439,000	389,900
Median List Price		146,900	35,000	142,500	232,000	389,900
Total Closed Units		57	9	35	12	1
Total Closed Volume		9,267,099	611.30K	4.83M	3.44M	389.90K

June 2021



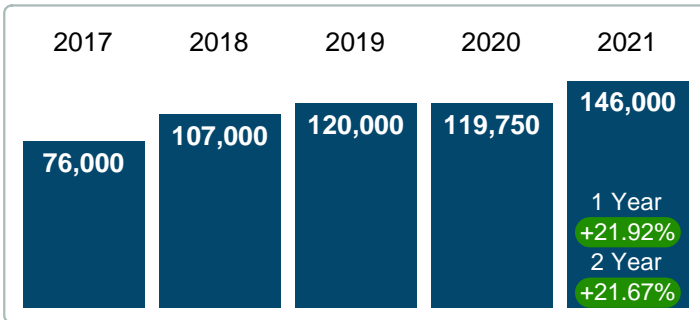
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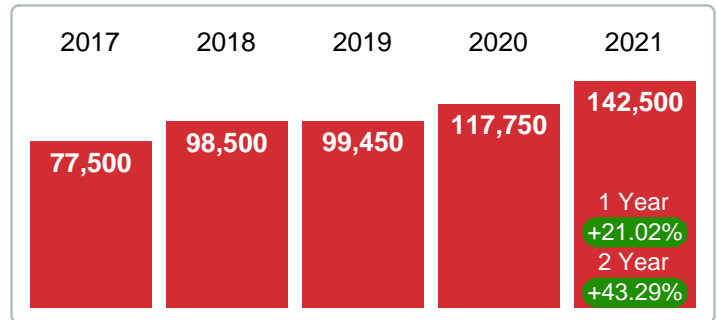
MEDIAN SOLD PRICE AT CLOSING

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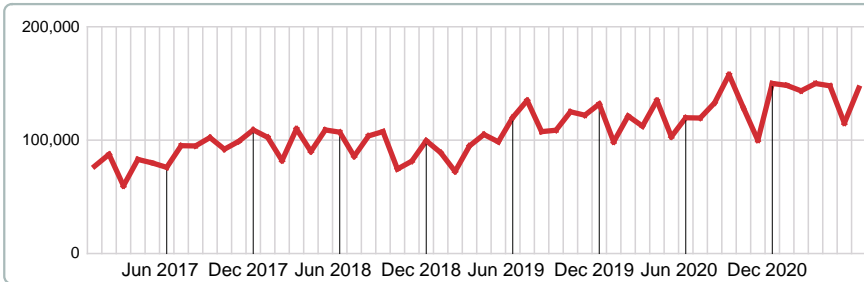
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 113,750

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

Median Sold Price at Closing this month at **146,000**
above the 5 yr JUN average of **113,750**



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
\$20,000 and less	2	3.51%	19,000	20,000	18,000	0	0
\$20,001 - \$50,000	10	17.54%	28,500	30,250	28,000	0	0
\$50,001 - \$120,000	10	17.54%	85,000	61,750	85,000	119,900	0
\$120,001 - \$170,000	13	22.81%	146,000	135,000	150,450	147,500	0
\$170,001 - \$210,000	5	8.77%	185,000	185,000	185,750	0	0
\$210,001 - \$320,000	12	21.05%	238,500	0	260,000	217,000	0
\$320,001 and up	5	8.77%	405,000	0	0	444,500	389,900
Median Sold Price			146,000	34,400	142,500	230,000	389,900
Total Closed Units		100%	146,000	9	35	12	1
Total Closed Volume			9,262,950	583.40K	4.83M	3.46M	389.90K

June 2021



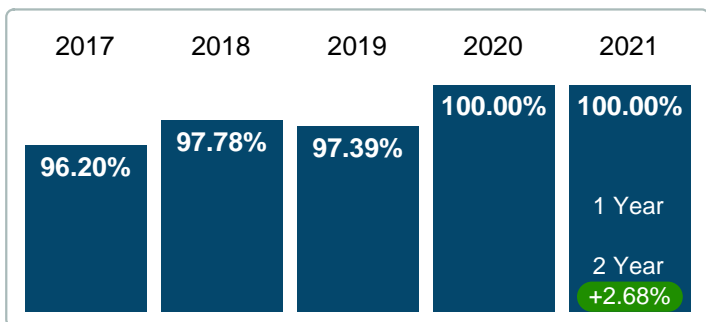
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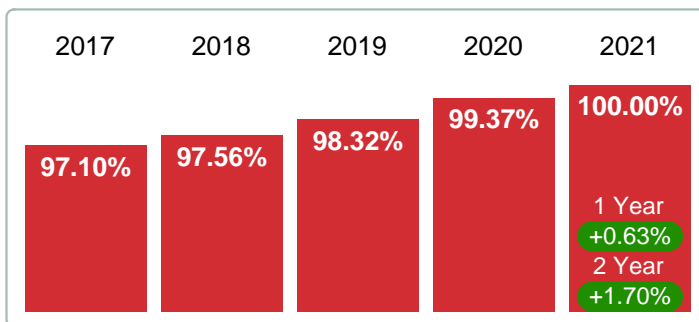
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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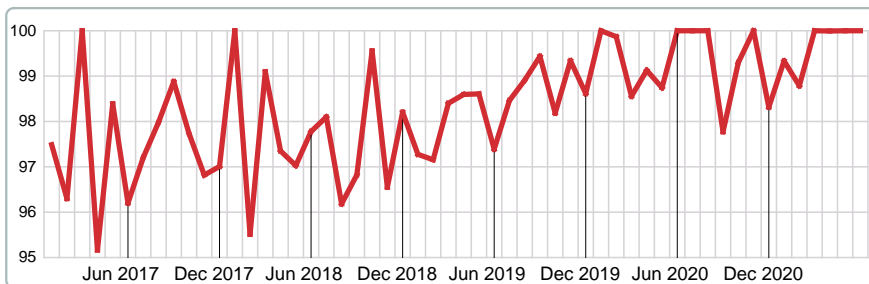
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

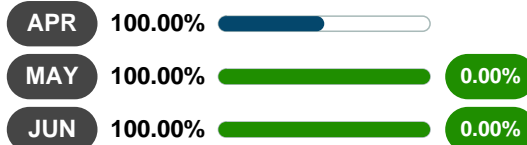


3 MONTHS

5 year JUN AVG = 98.27%

High Jun 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr JUN average of **98.27%**



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
\$20,000 and less	2	3.51%	89.55%	100.50%	78.60%	0.00%	0.00%
\$20,001 - \$50,000	10	17.54%	98.00%	96.43%	98.00%	0.00%	0.00%
\$50,001 - \$120,000	10	17.54%	100.00%	95.00%	100.00%	100.00%	0.00%
\$120,001 - \$170,000	13	22.81%	99.39%	100.00%	99.69%	90.89%	0.00%
\$170,001 - \$210,000	5	8.77%	101.55%	92.50%	103.69%	0.00%	0.00%
\$210,001 - \$320,000	12	21.05%	100.00%	0.00%	100.00%	101.62%	0.00%
\$320,001 and up	5	8.77%	100.00%	0.00%	0.00%	103.08%	100.00%
Median Sold/List Ratio		100.00%		95.00%	100.00%	100.49%	100.00%
Total Closed Units		57	100%	9	35	12	1
Total Closed Volume		9,262,950		583.40K	4.83M	3.46M	389.90K

June 2021



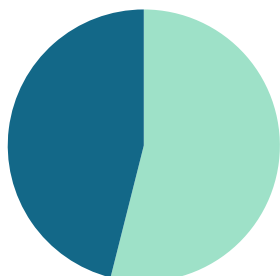
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

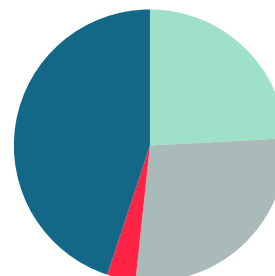


Inventory
 New Listings
96 = 53.93%
 Start Inventory
82
 Total Inventory Units
178
 Volume
\$32,349,348

Market Activity

Closed Sales
57 = 24.15%
 Pending Sales
65 = 27.54%
 Other Off Market
8 = 3.39%
 Active Inventory
106 = 44.92%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	70	57	-18.57%	302	345	14.24%
Pending Sales	61	65	6.56%	359	366	1.95%
New Listings	83	96	15.66%	439	414	-5.69%
Median List Price	117,400	146,900	25.13%	117,400	144,900	23.42%
Median Sale Price	119,750	146,000	21.92%	117,750	142,500	21.02%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.37%	100.00%	0.63%
Median Days on Market to Sale	21.50	7.00	-67.44%	26.00	11.00	-57.69%
Monthly Inventory	122	106	-13.11%	122	106	-13.11%
Months Supply of Inventory	2.32	1.79	-22.88%	2.32	1.79	-22.88%

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

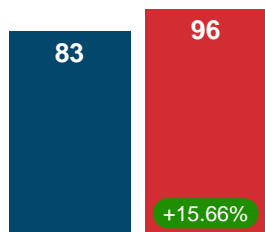
Inventory on June 30, 2021 = **106**

2020 **2021**

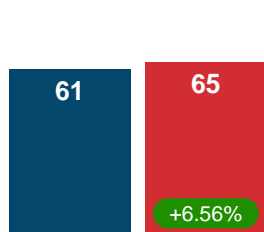
JUNE MARKET

MEDIAN PRICES

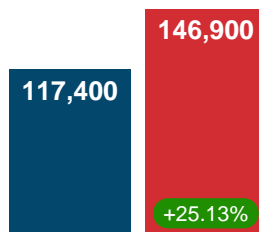
New Listings



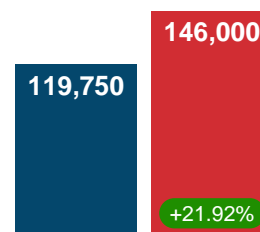
Pending Listings



List Price



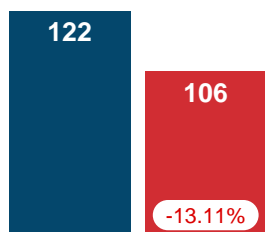
Sale Price



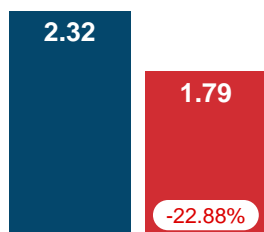
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

