

March 2021



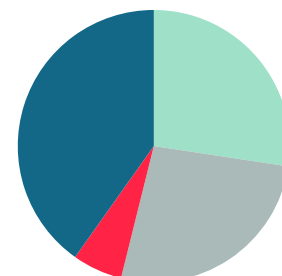
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	March 2021	+/-%
Closed Listings	52	60	15.38%
Pending Listings	60	58	-3.33%
New Listings	83	74	-10.84%
Median List Price	122,363	149,950	22.54%
Median Sale Price	112,350	149,950	33.47%
Median Percent of Selling Price to List Price	98.56%	100.00%	1.46%
Median Days on Market to Sale	27.50	10.00	-63.64%
End of Month Inventory	153	88	-42.48%
Months Supply of Inventory	2.83	1.51	-46.68%



■ Closed (27.40%)
■ Pending (26.48%)
■ Other OffMarket (5.94%)
■ Active (40.18%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of March 31, 2021 = **88**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of March 2021 decreased **42.48%** to 88 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 **1.51** 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 **33.47%** in March 2021 to \$149,950 versus the previous year at \$112,350.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 17.50 days or **63.64%** in March 2021 compared to last year's same month at **27.50** DOM.

Sales Success for March 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 74 New Listings in March 2021, down **10.84%** from last year at 83. Furthermore, there were 60 Closed Listings this month versus last year at 52, a **15.38%** increase.

Closed versus Listed trends yielded a **81.1%** ratio, up from previous year's, March 2020, at **62.7%**, a **29.42%** upswing. This will certainly create pressure on a decreasing Monthly 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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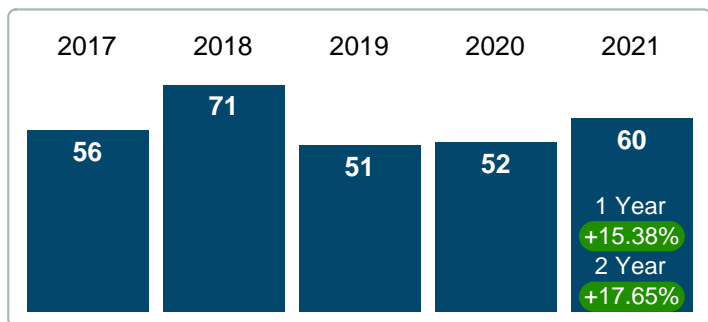
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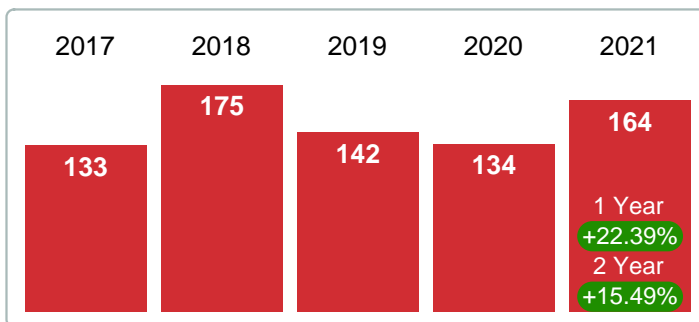
CLOSED LISTINGS

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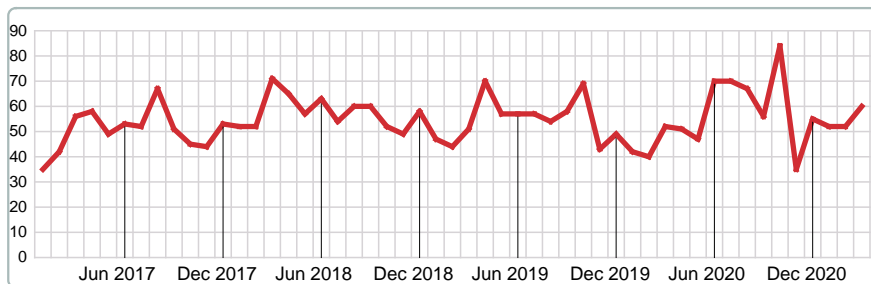
MARCH



YEAR TO DATE (YTD)

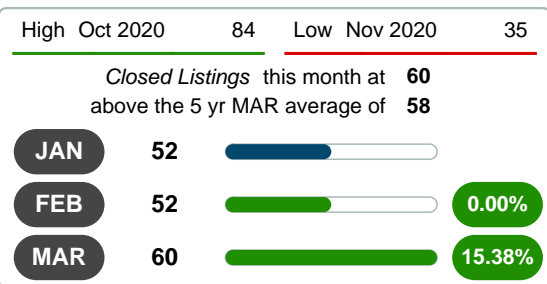


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 58



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.00%	6.0	3	3	0	0
\$50,001 - \$90,000	5	8.33%	47.0	2	2	1	0
\$90,001 - \$130,000	12	20.00%	22.5	0	8	4	0
\$130,001 - \$180,000	15	25.00%	6.0	1	13	1	0
\$180,001 - \$210,000	8	13.33%	5.0	0	6	1	1
\$210,001 - \$260,000	7	11.67%	5.0	1	4	2	0
\$260,001 and up	7	11.67%	86.0	0	2	5	0
Total Closed Units	60			7	38	14	1
Total Closed Volume	9,667,274	100%	10.0	673.50K	5.75M	3.05M	189.00K
Median Closed Price	\$149,950			\$72,500	\$149,950	\$201,500	\$189,000

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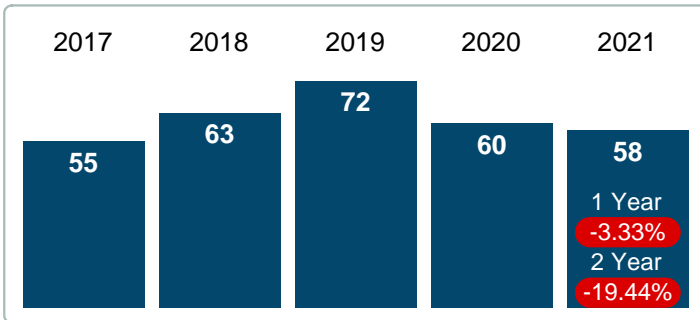
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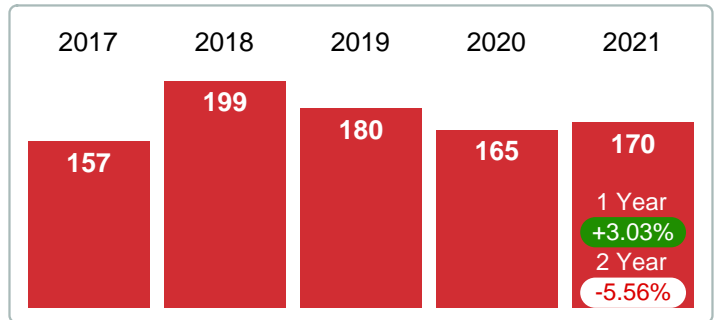
PENDING LISTINGS

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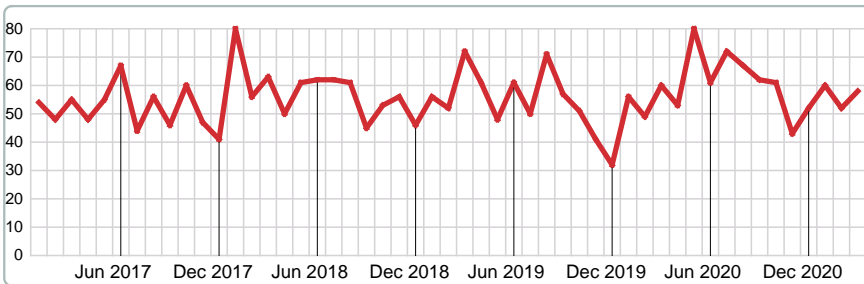
MARCH



YEAR TO DATE (YTD)

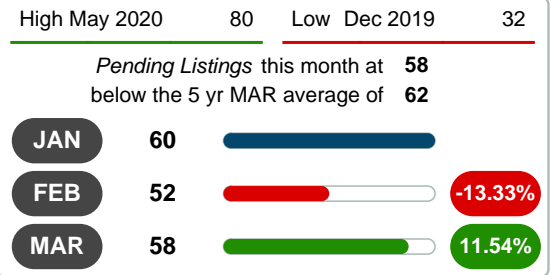


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR 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
\$30,000 and less	3	5.17%	56.0	2	0	1	0
\$30,001 - \$60,000	9	15.52%	84.0	4	4	1	0
\$60,001 - \$90,000	9	15.52%	10.0	4	4	1	0
\$90,001 - \$160,000	14	24.14%	5.0	3	10	1	0
\$160,001 - \$200,000	9	15.52%	3.0	1	8	0	0
\$200,001 - \$340,000	7	12.07%	88.0	1	3	3	0
\$340,001 and up	7	12.07%	8.0	0	3	2	2
Total Pending Units	58			15	32	9	2
Total Pending Volume	9,536,999	100%	7.5	1.27M	5.77M	1.76M	739.80K
Median Listing Price	\$131,200			\$67,900	\$157,400	\$205,000	\$369,900

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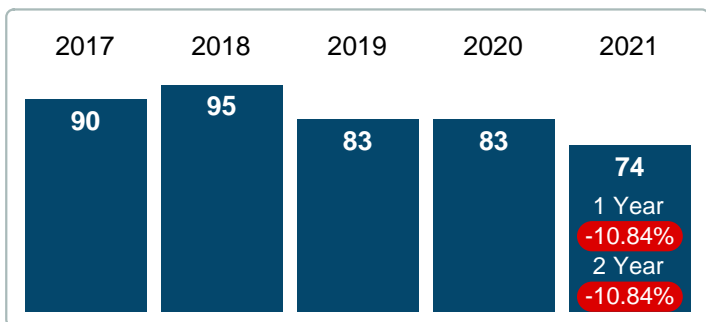
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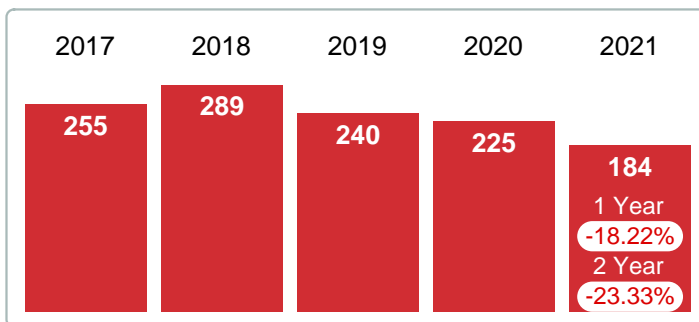
NEW LISTINGS

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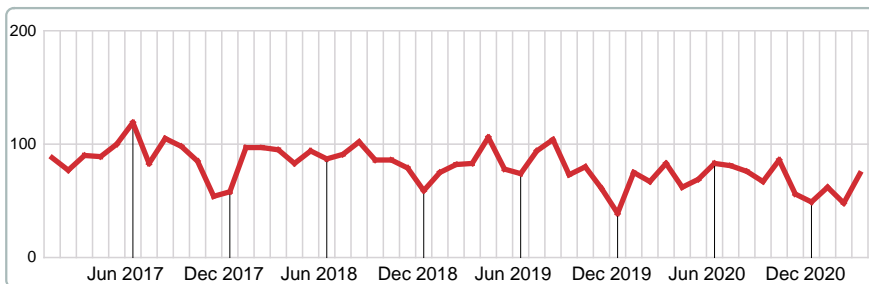
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YEAR TO DATE (YTD)

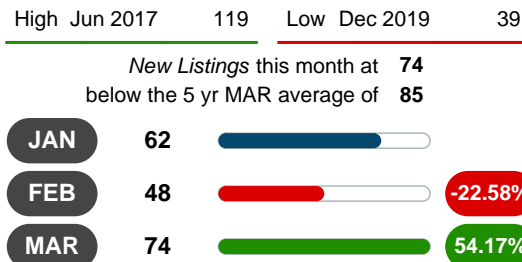


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 85



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	5	6.76%																
\$30,001 - \$70,000	11	14.86%																
\$70,001 - \$100,000	12	16.22%																
\$100,001 - \$160,000	17	22.97%																
\$160,001 - \$230,000	12	16.22%																
\$230,001 - \$340,000	8	10.81%																
\$340,001 and up	9	12.16%																
Total New Listed Units	74		18				41				13				2			
Total New Listed Volume	12,406,698	100%	1.47M				5.83M				4.63M				479.90K			
Median New Listed Listing Price	\$128,700		\$67,900				\$129,900				\$314,900				\$239,950			

March 2021



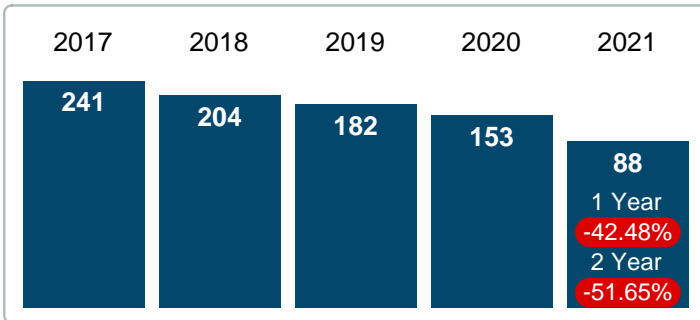
Area Delimited by County Of Muskogee - Residential Property Type



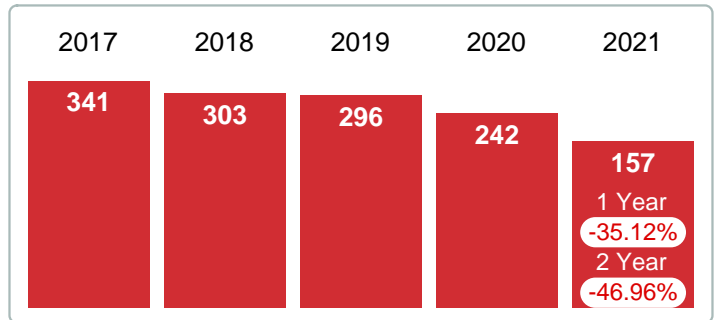
ACTIVE INVENTORY

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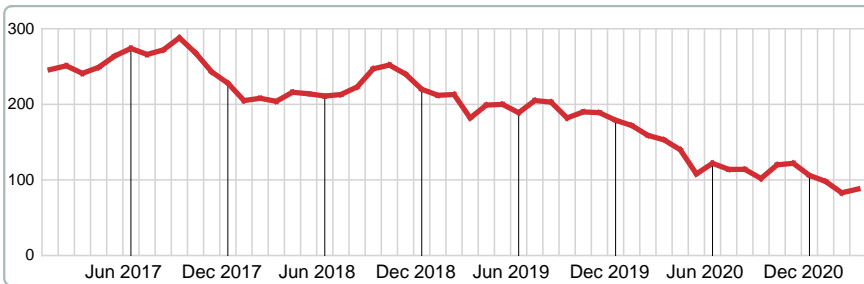
END OF MARCH



ACTIVE DURING MARCH

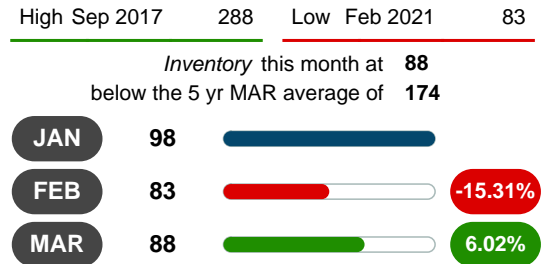


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 174



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	3.41%	36.0	2	0	1	0
\$20,001 - \$40,000	16	18.18%	39.0	5	11	0	0
\$40,001 - \$70,000	14	15.91%	68.0	6	7	1	0
\$70,001 - \$120,000	22	25.00%	21.0	8	11	2	1
\$120,001 - \$170,000	11	12.50%	36.0	1	9	1	0
\$170,001 - \$310,000	13	14.77%	37.0	2	5	5	1
\$310,001 and up	9	10.23%	13.0	0	2	6	1
Total Active Inventory by Units	88			24	45	16	3
Total Active Inventory by Volume	12,096,558	100%	35.5	1.70M	4.92M	4.69M	779.90K
Median Active Inventory Listing Price	\$84,750			\$68,000	\$85,000	\$244,950	\$240,000

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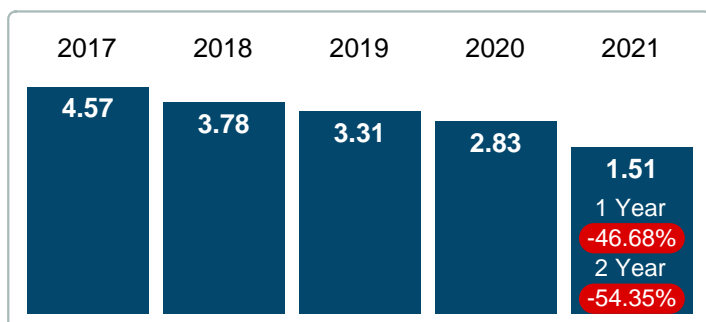
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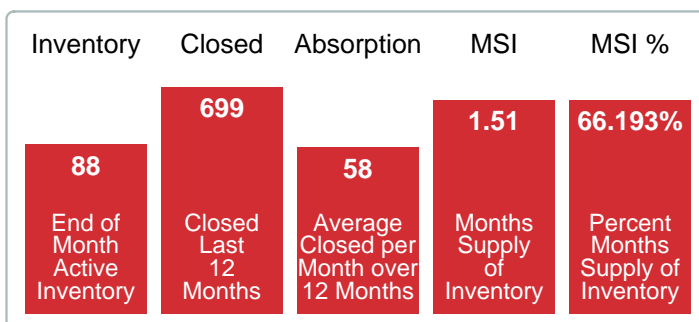
MONTHS SUPPLY of INVENTORY (MSI)

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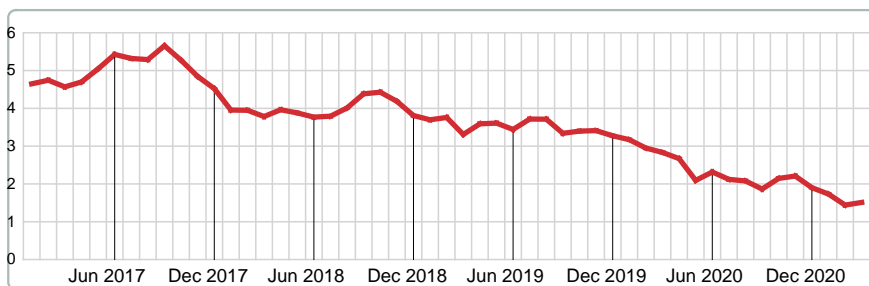
MSI FOR MARCH



INDICATORS FOR MARCH 2021



5 YEAR MARKET ACTIVITY TRENDS

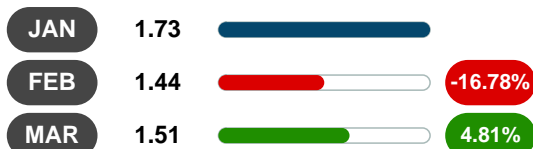


3 MONTHS

5 year MAR AVG = 3.20

High Sep 2017 5.66 Low Feb 2021 1.44

Months Supply this month at 1.51 below the 5 yr MAR average of 3.20



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	3.41%	1.80	2.18	0.00	12.00	0.00
\$20,001 - \$40,000	16	18.18%	4.27	2.73	6.60	0.00	0.00
\$40,001 - \$70,000	14	15.91%	1.95	2.67	1.83	1.09	0.00
\$70,001 - \$120,000	22	25.00%	1.73	5.65	1.18	1.04	12.00
\$120,001 - \$170,000	11	12.50%	0.80	1.71	0.83	0.46	0.00
\$170,001 - \$310,000	13	14.77%	0.88	4.80	0.61	0.94	1.20
\$310,001 and up	9	10.23%	2.08	0.00	1.20	3.27	1.71
Market Supply of Inventory (MSI)			1.51	3.13	1.24	1.28	1.57
Total Active Inventory by Units		100%	1.51	24	45	16	3

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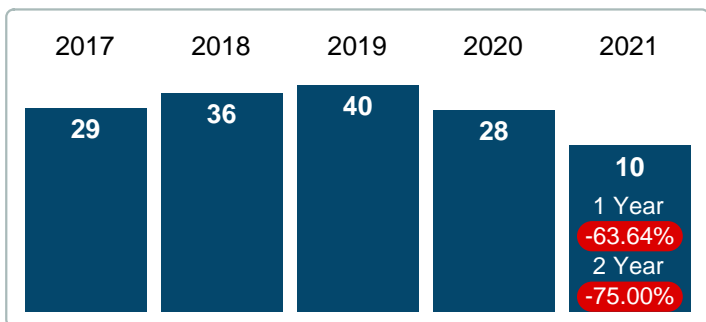
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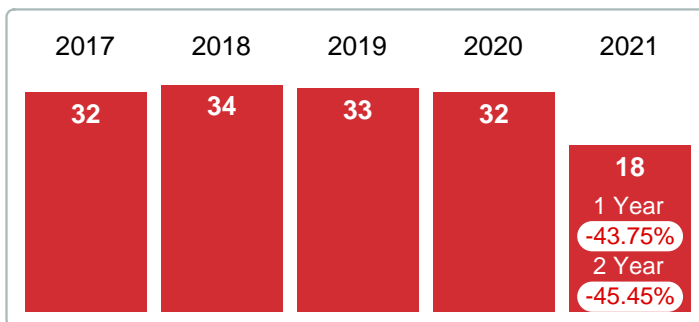
MEDIAN DAYS ON MARKET TO SALE

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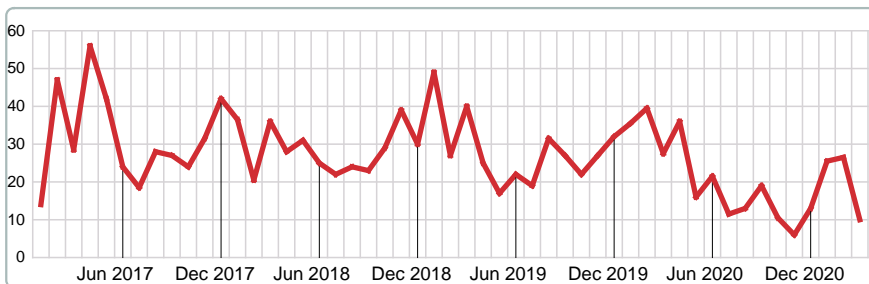
MARCH



YEAR TO DATE (YTD)

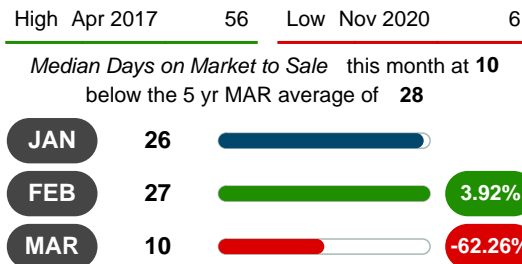


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 28



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
\$50,000 and less	10.00%	6	3	30	0	0
\$50,001 - \$90,000	8.33%	47	29	79	75	0
\$90,001 - \$130,000	20.00%	23	0	10	43	0
\$130,001 - \$180,000	25.00%	6	1	6	30	0
\$180,001 - \$210,000	13.33%	5	0	5	21	3
\$210,001 - \$260,000	11.67%	5	129	6	2	0
\$260,001 and up	11.67%	86	0	62	86	0
Median Closed DOM		10	9	9	34	3
Total Closed Units	100%	60	7	38	14	1
Total Closed Volume		9,667,274	673.50K	5.75M	3.05M	189.00K

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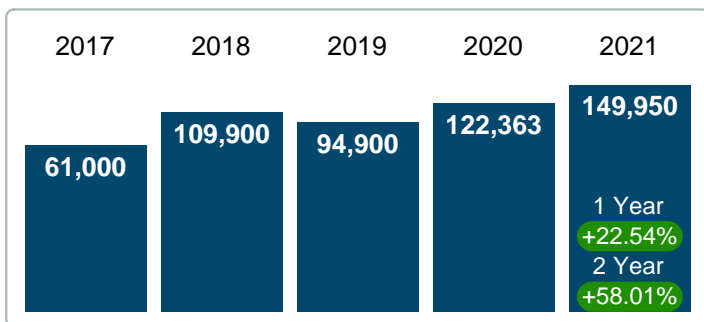
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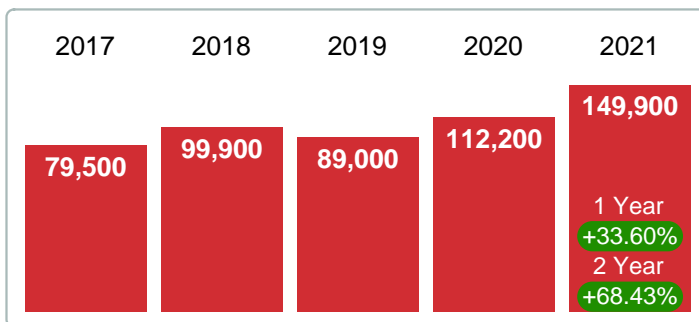
MEDIAN LIST PRICE AT CLOSING

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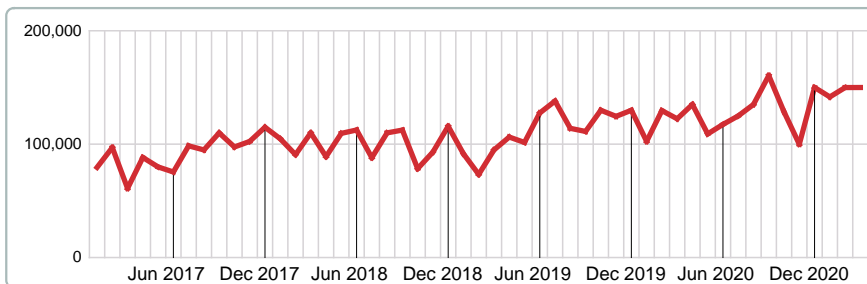
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

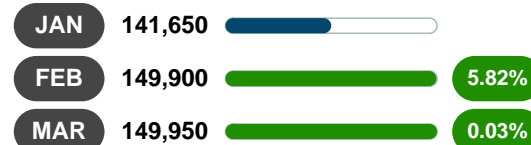


3 MONTHS

5 year MAR AVG = 107,623

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

Median List Price at Closing this month at **149,950**
above the 5 yr MAR average of **107,623**



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
\$50,000 and less	8.33%	45,000	42,450	45,000	0	0
\$50,001 - \$90,000	11.67%	68,000	63,700	68,500	76,750	0
\$90,001 - \$130,000	15.00%	105,500	0	102,700	123,900	0
\$130,001 - \$180,000	30.00%	149,950	149,900	152,250	145,000	0
\$180,001 - \$210,000	11.67%	189,000	0	189,250	185,000	189,000
\$210,001 - \$260,000	11.67%	237,000	249,000	236,450	234,750	0
\$260,001 and up	11.67%	289,000	0	287,000	320,000	0
Median List Price		149,950	63,700	149,950	202,250	189,000
Total Closed Units	100%	149,950	7	38	14	1
Total Closed Volume		9,793,449	672.30K	5.80M	3.13M	189.00K

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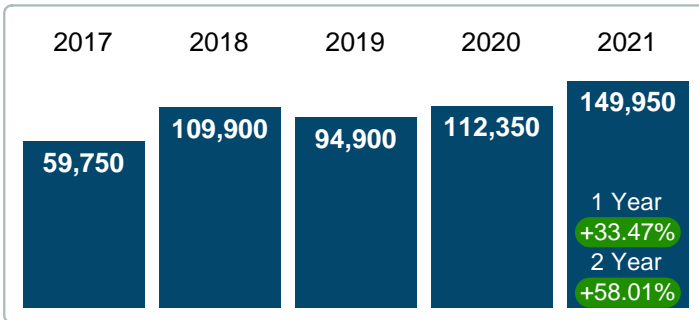
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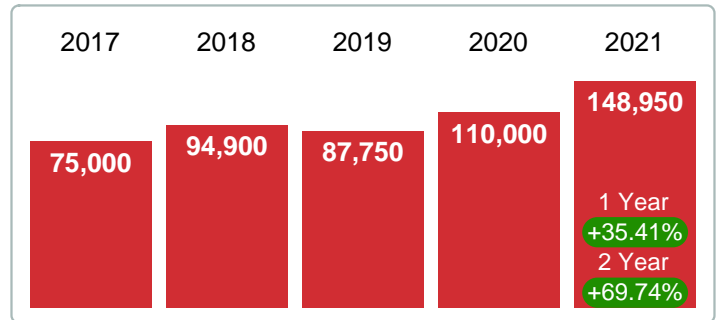
MEDIAN SOLD PRICE AT CLOSING

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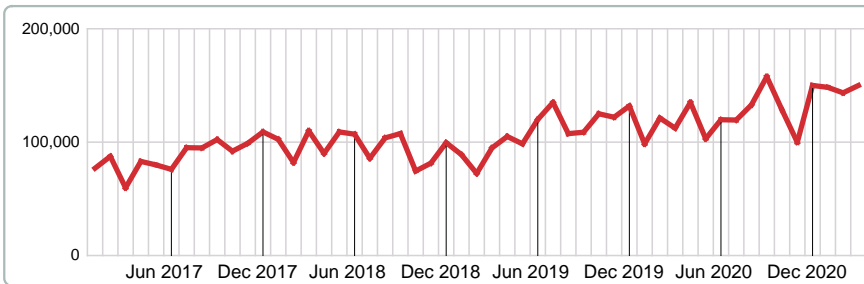
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

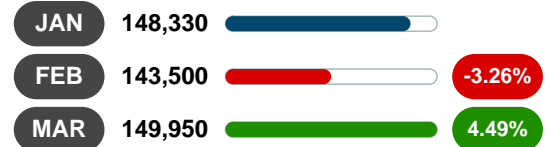


3 MONTHS

5 year MAR AVG = 105,370

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

Median Sold Price at Closing this month at **149,950**
above the 5 yr MAR average of **105,370**



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
\$50,000 and less	10.00%	40,500	45,000	36,000	0	0
\$50,001 - \$90,000	8.33%	72,500	73,300	67,250	51,000	0
\$90,001 - \$130,000	20.00%	103,250	0	98,750	115,450	0
\$130,001 - \$180,000	25.00%	149,999	147,900	149,999	150,000	0
\$180,001 - \$210,000	13.33%	187,000	0	190,000	181,000	189,000
\$210,001 - \$260,000	11.67%	233,575	249,000	229,288	236,000	0
\$260,001 and up	11.67%	285,000	0	282,500	322,500	0
Median Sold Price		149,950	72,500	149,950	201,500	189,000
Total Closed Units	100%	149,950	7	38	14	1
Total Closed Volume		9,667,274	673.50K	5.75M	3.05M	189.00K

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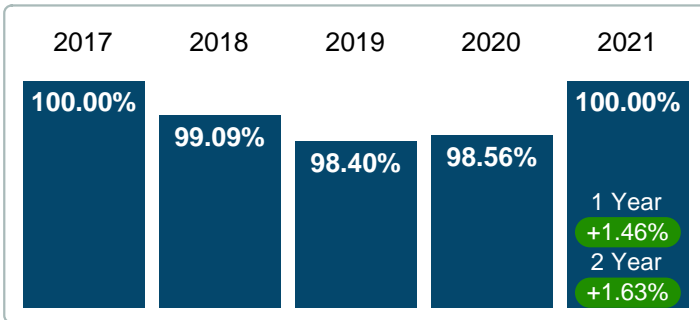
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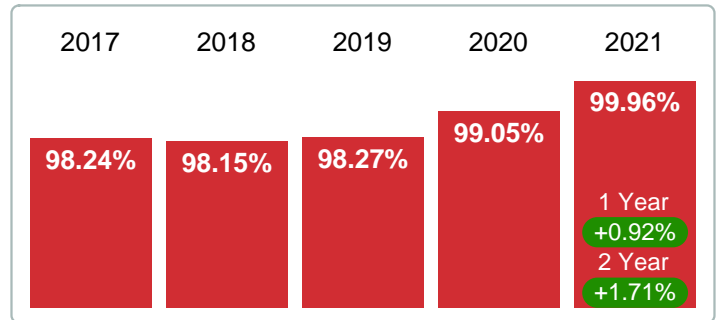
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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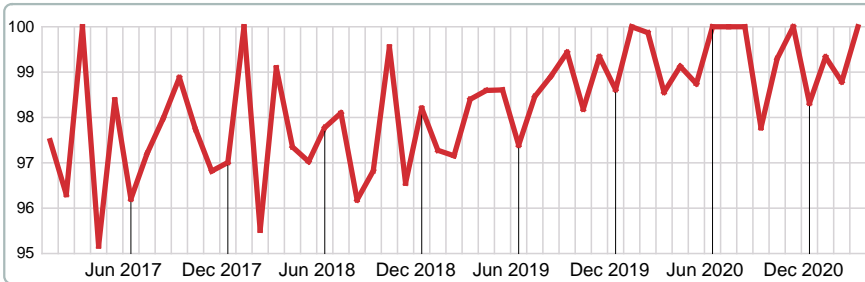
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

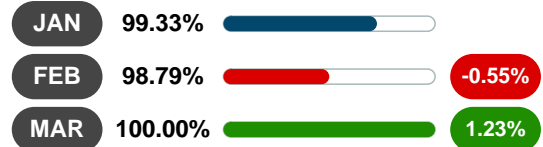


3 MONTHS

5 year MAR AVG = 99.21%

High Mar 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAR average of **99.21%**



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
\$50,000 and less	6	10.00%	86.55%	81.97%	91.14%	0.00%	0.00%
\$50,001 - \$90,000	5	8.33%	100.00%	125.65%	98.00%	75.00%	0.00%
\$90,001 - \$130,000	12	20.00%	98.40%	0.00%	97.60%	98.91%	0.00%
\$130,001 - \$180,000	15	25.00%	100.00%	98.67%	100.00%	103.45%	0.00%
\$180,001 - \$210,000	8	13.33%	100.00%	0.00%	100.00%	97.84%	100.00%
\$210,001 - \$260,000	7	11.67%	100.00%	100.00%	98.76%	100.57%	0.00%
\$260,001 and up	7	11.67%	100.00%	0.00%	98.44%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		60	100%	7	38	14	1
Total Closed Volume		9,667,274		673.50K	5.75M	3.05M	189.00K

March 2021



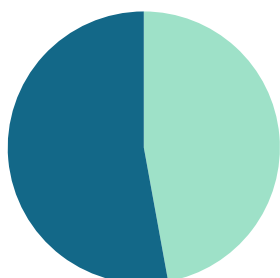
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

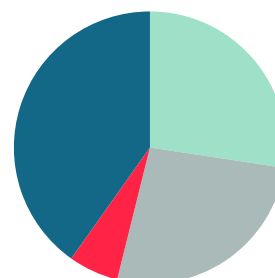


Inventory
 New Listings
74 = 47.13%
 Start Inventory
83
 Total Inventory Units
157
 Volume
\$23,888,634

Market Activity

Closed Sales
60 = 27.40%
 Pending Sales
58 = 26.48%
 Other Off Market
13 = 5.94%
 Active Inventory
88 = 40.18%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	52	60	15.38%	134	164	22.39%
Pending Sales	60	58	-3.33%	165	170	3.03%
New Listings	83	74	-10.84%	225	184	-18.22%
Median List Price	122,363	149,950	22.54%	112,200	149,900	33.60%
Median Sale Price	112,350	149,950	33.47%	110,000	148,950	35.41%
Median Percent of Selling Price to List Price	98.56%	100.00%	1.46%	99.05%	99.96%	0.92%
Median Days on Market to Sale	27.50	10.00	-63.64%	32.00	18.00	-43.75%
Monthly Inventory	153	88	-42.48%	153	88	-42.48%
Months Supply of Inventory	2.83	1.51	-46.68%	2.83	1.51	-46.68%

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

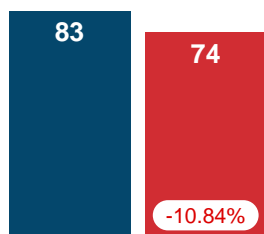
Inventory on March 31, 2021 = **88**

2020 **2021**

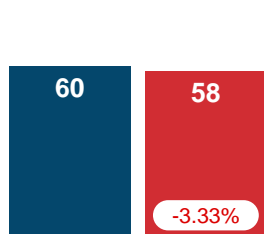
MARCH MARKET

MEDIAN PRICES

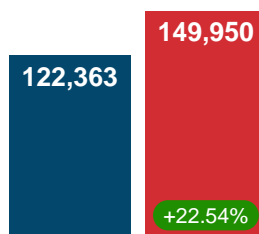
New Listings



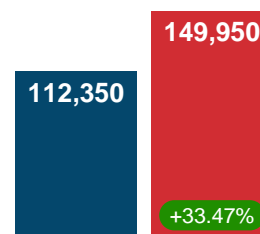
Pending Listings



List Price



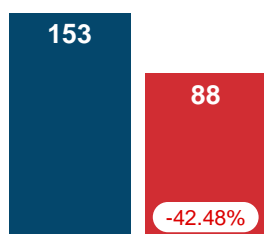
Sale Price



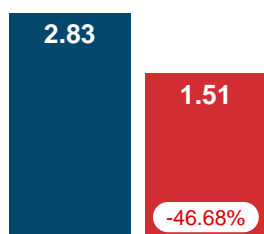
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

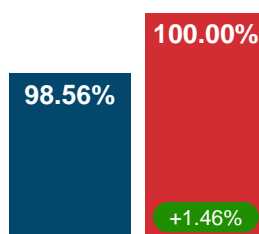
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

