

May 2021



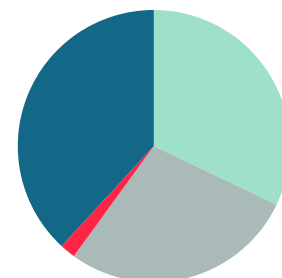
Area Delimited by County Of Muskogee - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	47	69	46.81%
Pending Listings	80	60	-25.00%
New Listings	69	67	-2.90%
Average List Price	123,461	140,150	13.52%
Average Sale Price	119,364	137,824	15.47%
Average Percent of Selling Price to List Price	96.08%	96.34%	0.28%
Average Days on Market to Sale	31.53	18.64	-40.89%
End of Month Inventory	108	82	-24.07%
Months Supply of Inventory	2.09	1.36	-35.17%



■ Closed (32.09%)
■ Pending (27.91%)
■ Other OffMarket (1.86%)
■ Active (38.14%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of May 31, 2021 = **82**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **24.07%** to 82 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.36** 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 **15.47%** in May 2021 to \$137,824 versus the previous year at \$119,364.

Average Days on Market Shortens

The average number of **18.64** days that homes spent on the market before selling decreased by 12.89 days or **40.89%** in May 2021 compared to last year's same month at **31.53** DOM.

Sales Success for May 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 67 New Listings in May 2021, down **2.90%** from last year at 69. Furthermore, there were 69 Closed Listings this month versus last year at 47, a **46.81%** increase.

Closed versus Listed trends yielded a **103.0%** ratio, up from previous year's, May 2020, at **68.1%**, a **51.19%** upswing. This will certainly create pressure on a decreasing Month's 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

May 2021



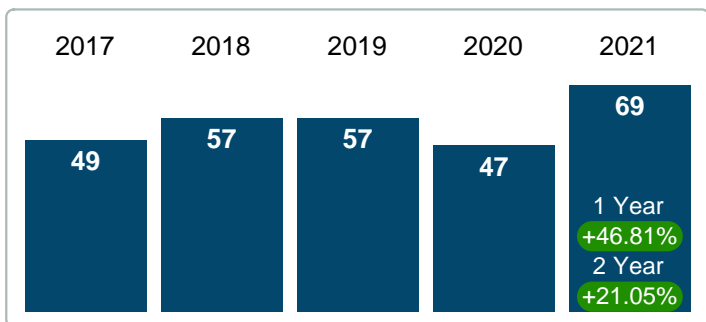
Area Delimited by County Of Muskogee - Residential Property Type



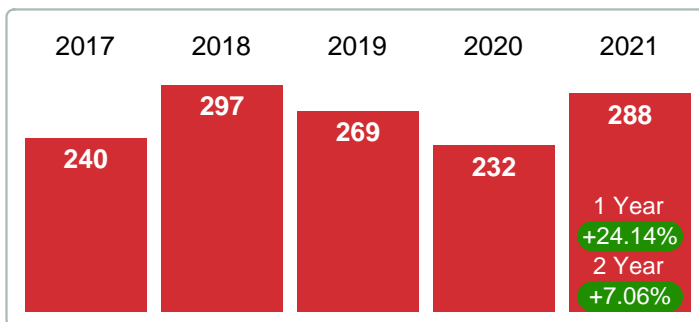
CLOSED LISTINGS

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

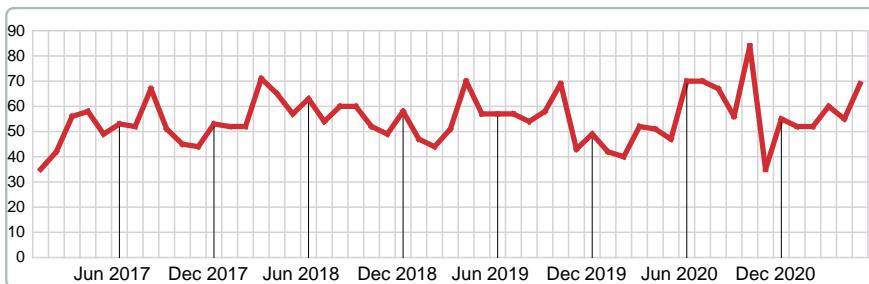
MAY



YEAR TO DATE (YTD)

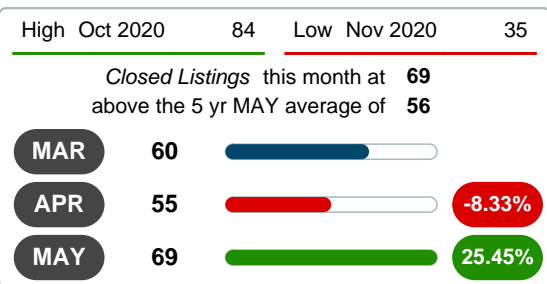


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 56



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	8.70%	42.8	1	4	0	1
\$30,001 - \$60,000	7	10.14%	23.3	3	3	1	0
\$60,001 - \$70,000	6	8.70%	15.7	2	4	0	0
\$70,001 - \$130,000	24	34.78%	15.5	8	14	1	1
\$130,001 - \$180,000	10	14.49%	14.1	0	8	2	0
\$180,001 - \$290,000	9	13.04%	10.6	0	6	3	0
\$290,001 and up	7	10.14%	23.3	0	4	2	1
Total Closed Units	69			14	43	9	3
Total Closed Volume	9,509,850	100%	18.6	977.65K	6.02M	1.95M	562.90K
Average Closed Price	\$137,824			\$69,832	\$139,998	\$216,600	\$187,633

May 2021



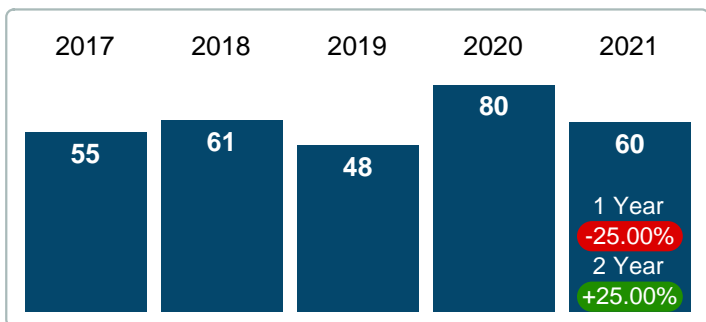
Area Delimited by County Of Muskogee - Residential Property Type



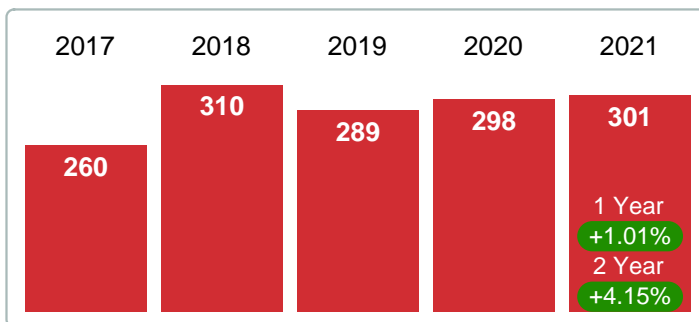
PENDING LISTINGS

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

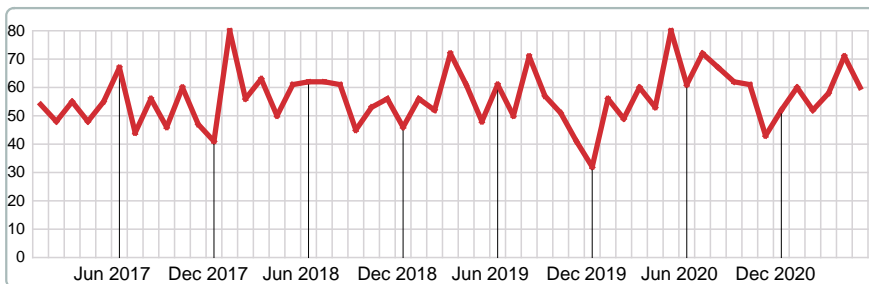
MAY



YEAR TO DATE (YTD)

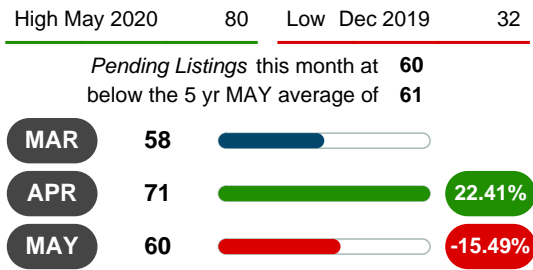


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 61



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.67%	77.3	2	2	0	0
\$25,001 - \$50,000	6	10.00%	77.5	2	4	0	0
\$50,001 - \$125,000	11	18.33%	10.5	2	9	0	0
\$125,001 - \$175,000	13	21.67%	16.1	1	11	1	0
\$175,001 - \$225,000	11	18.33%	26.7	0	7	4	0
\$225,001 - \$325,000	9	15.00%	13.6	0	3	4	2
\$325,001 and up	6	10.00%	28.7	0	2	3	1
Total Pending Units	60			7	38	12	3
Total Pending Volume	10,854,499	100%	25.8	448.90K	5.62M	3.64M	1.15M
Average Listing Price	\$172,135			\$64,129	\$147,834	\$303,450	\$382,167

May 2021



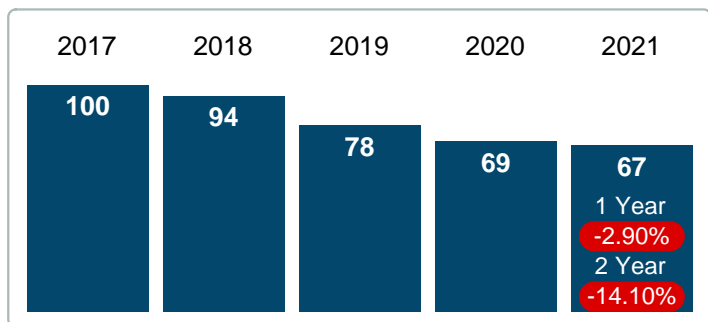
Area Delimited by County Of Muskogee - Residential Property Type



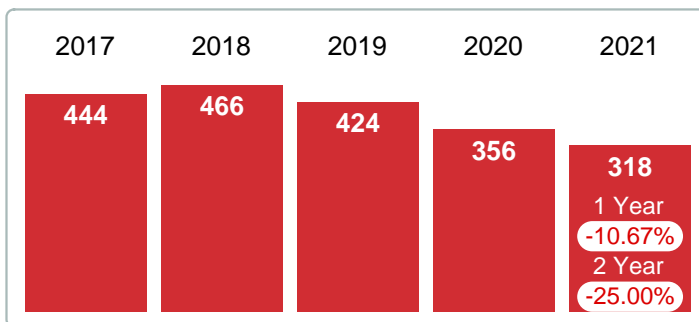
NEW LISTINGS

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

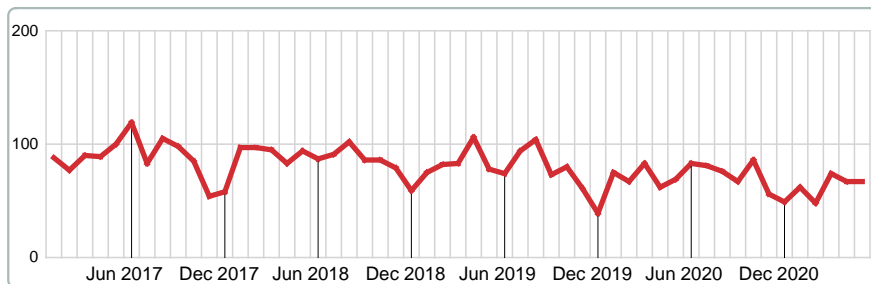
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

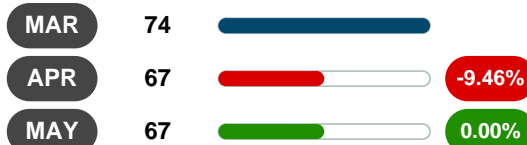


3 MONTHS

5 year MAY AVG = 82

High Jun 2017 119 Low Dec 2019 39

New Listings this month at **67**
 below the 5 yr MAY average of **82**



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	6	8.96%	4	1	0	1
\$50,001 - \$75,000	6	8.96%	2	3	1	0
\$75,001 - \$125,000	14	20.90%	3	10	1	0
\$125,001 - \$175,000	14	20.90%	2	10	2	0
\$175,001 - \$250,000	10	14.93%	0	6	4	0
\$250,001 - \$350,000	9	13.43%	0	3	3	3
\$350,001 and up	8	11.94%	0	4	3	1
Total New Listed Units	67		11	37	14	5
Total New Listed Volume	13,190,550	100%	848.70K	6.59M	4.24M	1.51M
Average New Listed Listing Price	\$179,596		\$77,155	\$178,199	\$303,021	\$301,240

May 2021



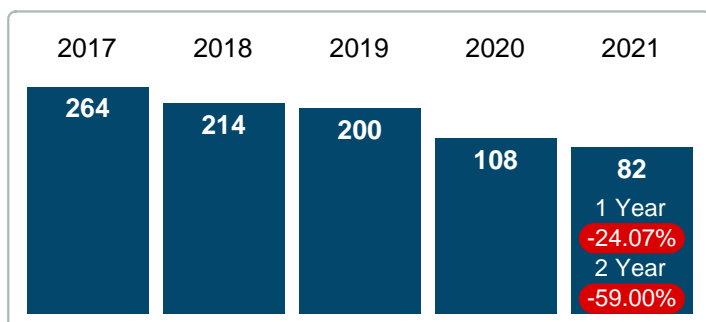
Area Delimited by County Of Muskogee - Residential Property Type



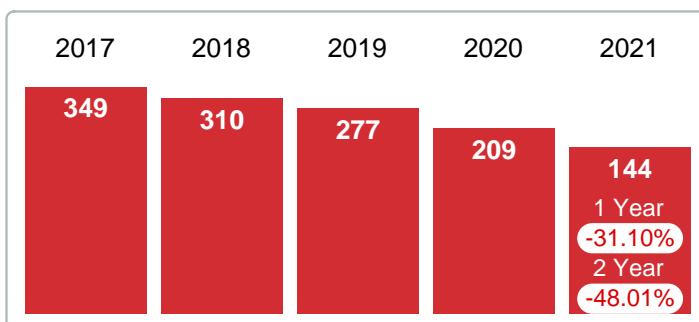
ACTIVE INVENTORY

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

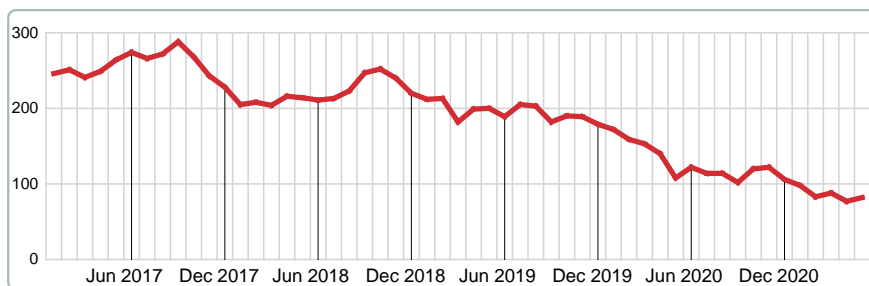
END OF MAY



ACTIVE DURING MAY

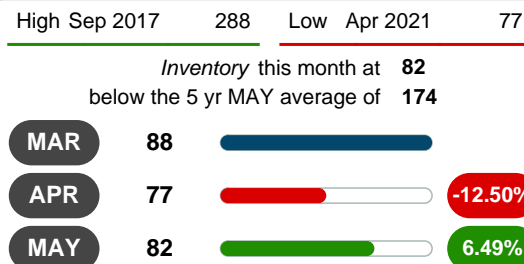


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 174



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	5	6.10%	53.8	3	2	0	0
\$25,001 - \$50,000	13	15.85%	85.5	6	5	1	1
\$50,001 - \$75,000	11	13.41%	59.3	4	6	1	0
\$75,001 - \$125,000	16	19.51%	47.6	5	8	3	0
\$125,001 - \$200,000	18	21.95%	56.3	4	11	3	0
\$200,001 - \$350,000	10	12.20%	35.8	0	4	4	2
\$350,001 and up	9	10.98%	38.2	0	4	5	0
Total Active Inventory by Units	82			22	40	17	3
Total Active Inventory by Volume	13,832,349	100%	55.0	1.63M	6.06M	5.55M	599.70K
Average Active Inventory Listing Price	\$168,687			\$73,936	\$151,491	\$326,259	\$199,900

May 2021



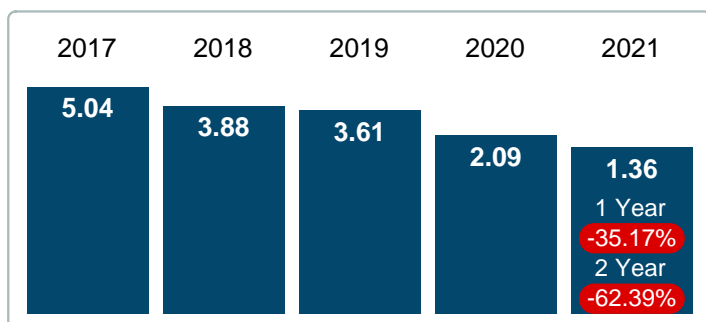
Area Delimited by County Of Muskogee - Residential Property Type



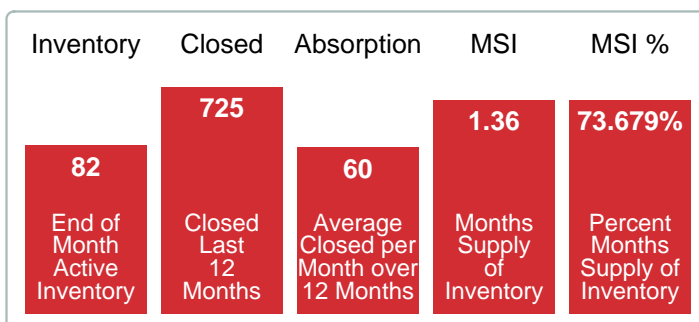
MONTHS SUPPLY of INVENTORY (MSI)

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

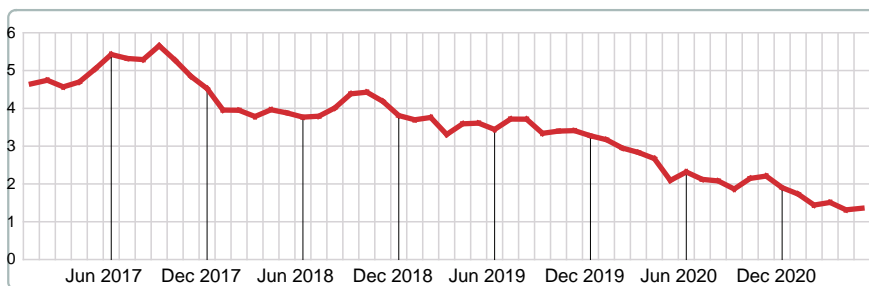
MSI FOR MAY



INDICATORS FOR MAY 2021

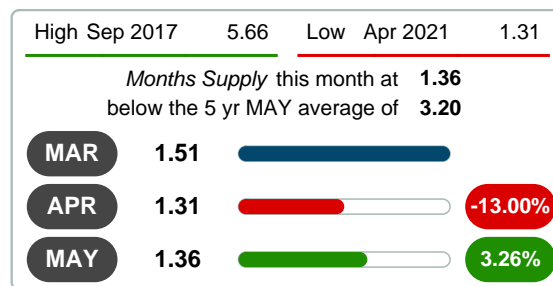


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
\$30,000 and less	9	10.98%	2.57	3.53	1.80	0.00	12.00
\$30,001 - \$50,000	9	10.98%	2.12	2.18	2.18	2.40	0.00
\$50,001 - \$70,000	10	12.20%	1.82	2.53	1.58	1.33	0.00
\$70,001 - \$140,000	21	25.61%	1.16	2.07	0.99	1.29	0.00
\$140,001 - \$210,000	14	17.07%	0.85	12.00	0.57	0.92	0.00
\$210,001 - \$350,000	10	12.20%	1.07	0.00	1.04	0.87	4.00
\$350,001 and up	9	10.98%	2.77	0.00	2.29	5.00	0.00
Market Supply of Inventory (MSI)			1.36	2.72	1.06	1.34	1.57
Total Active Inventory by Units		100%	1.36	22	40	17	3

May 2021



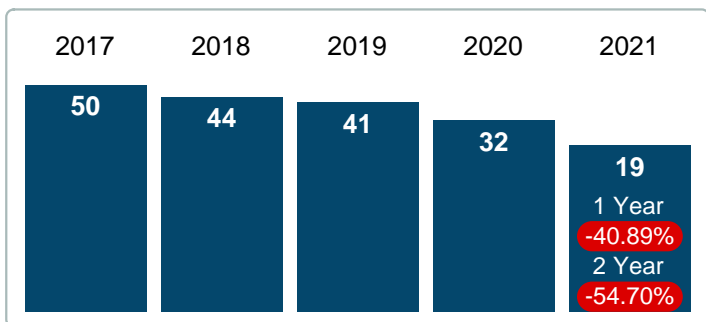
Area Delimited by County Of Muskogee - Residential Property Type



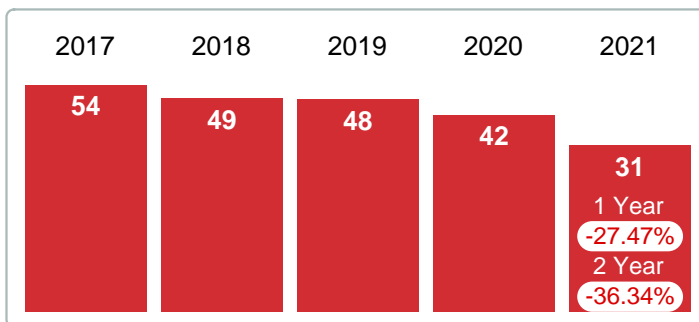
AVERAGE DAYS ON MARKET TO SALE

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

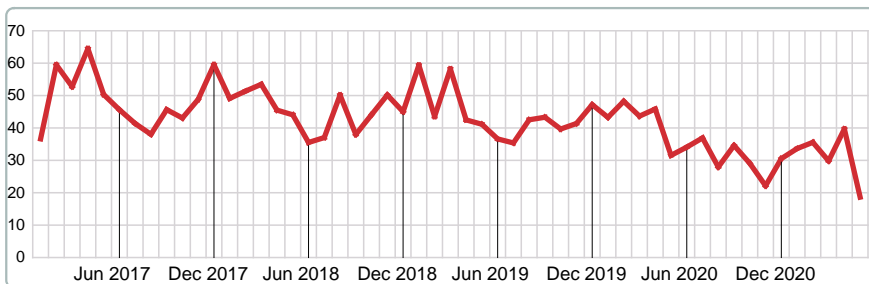
MAY



YEAR TO DATE (YTD)

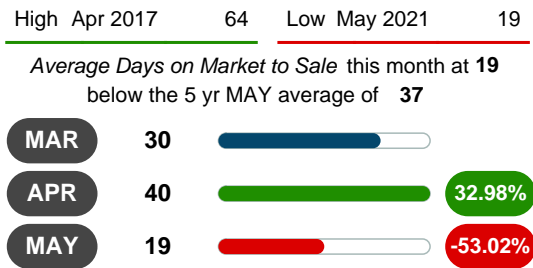


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 37



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
\$30,000 and less	8.70%	43	87	41	0	7
\$30,001 - \$60,000	10.14%	23	38	8	26	0
\$60,001 - \$70,000	8.70%	16	19	14	0	0
\$70,001 - \$130,000	34.78%	16	32	6	13	23
\$130,001 - \$180,000	14.49%	14	0	14	14	0
\$180,001 - \$290,000	13.04%	11	0	12	8	0
\$290,001 and up	10.14%	23	0	32	14	7
Average Closed DOM		19	35	15	13	12
Total Closed Units	100%	19	14	43	9	3
Total Closed Volume		9,509,850	977.65K	6.02M	1.95M	562.90K

May 2021



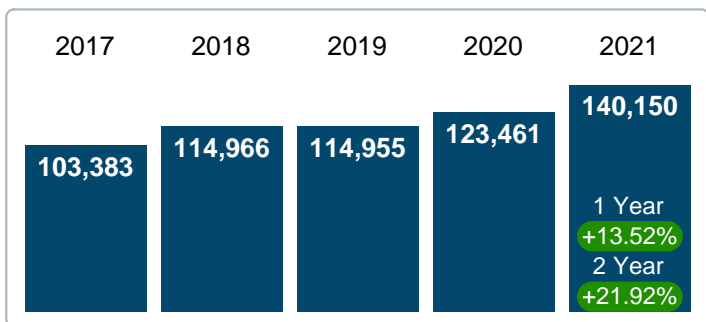
Area Delimited by County Of Muskogee - Residential Property Type



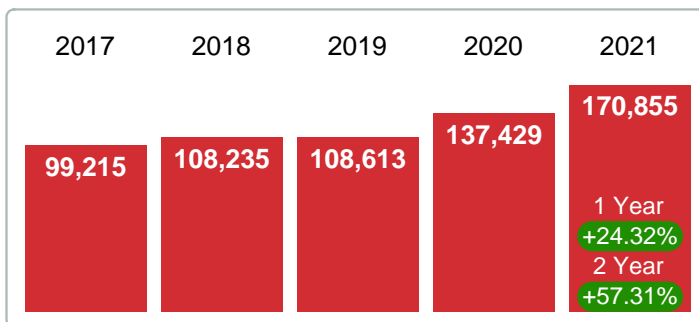
AVERAGE LIST PRICE AT CLOSING

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

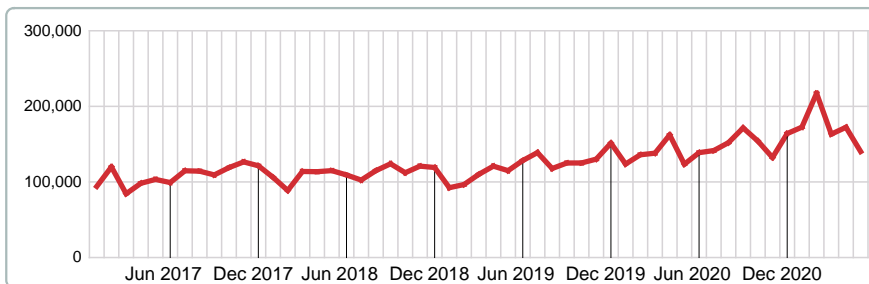
MAY



YEAR TO DATE (YTD)

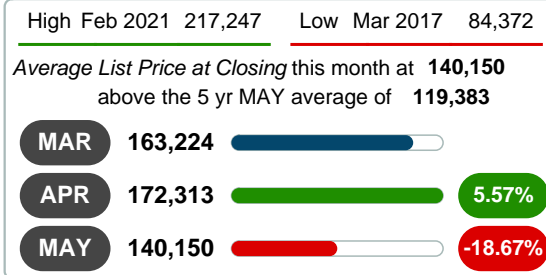


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 119,383



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
\$30,000 and less	4.35%	29,333	29,000	31,975	0	32,500
\$30,001 - \$60,000	10.14%	45,614	57,167	57,967	64,500	0
\$60,001 - \$70,000	7.25%	65,980	68,950	77,350	0	0
\$70,001 - \$130,000	40.58%	97,520	84,075	111,326	100,000	90,000
\$130,001 - \$180,000	13.04%	158,122	0	159,150	167,450	0
\$180,001 - \$290,000	14.49%	213,870	0	214,300	222,633	0
\$290,001 and up	10.14%	377,257	0	360,600	374,250	449,900
Average List Price		140,150	72,214	143,515	212,867	190,800
Total Closed Units	100%	140,150	14	43	9	3
Total Closed Volume		9,670,360	1.01M	6.17M	1.92M	572.40K

May 2021



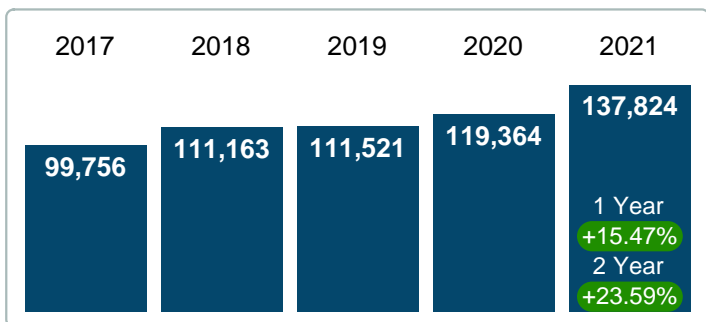
Area Delimited by County Of Muskogee - Residential Property Type



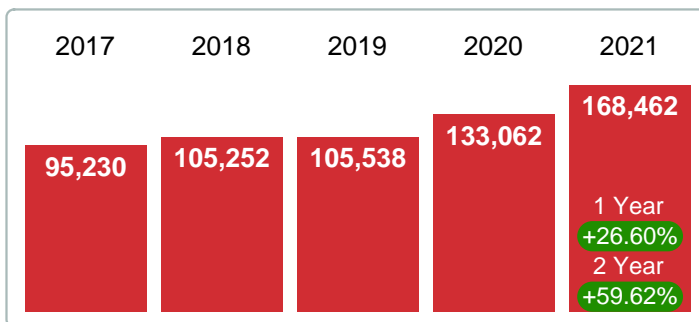
AVERAGE SOLD PRICE AT CLOSING

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

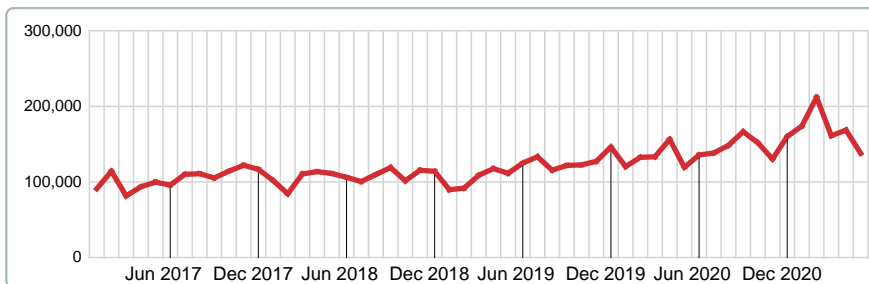
MAY



YEAR TO DATE (YTD)

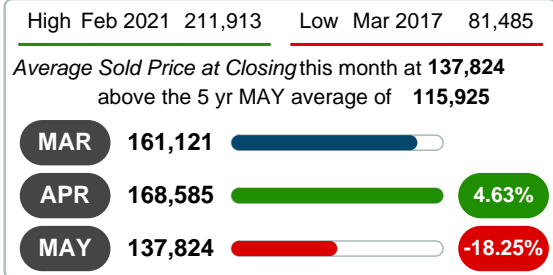


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 115,925



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
\$30,000 and less	8.70%	25,350	22,000	26,275	0	25,000
\$30,001 - \$60,000	10.14%	52,143	49,667	52,000	60,000	0
\$60,001 - \$70,000	8.70%	68,575	68,975	68,375	0	0
\$70,001 - \$130,000	34.78%	100,796	83,588	111,600	100,000	88,000
\$130,001 - \$180,000	14.49%	159,090	0	157,000	167,450	0
\$180,001 - \$290,000	13.04%	221,556	0	214,667	235,333	0
\$290,001 and up	10.14%	368,186	0	344,725	374,250	449,900
Average Sold Price		137,824	69,832	139,998	216,600	187,633
Total Closed Units	100%	137,824	14	43	9	3
Total Closed Volume		9,509,850	977.65K	6.02M	1.95M	562.90K

May 2021



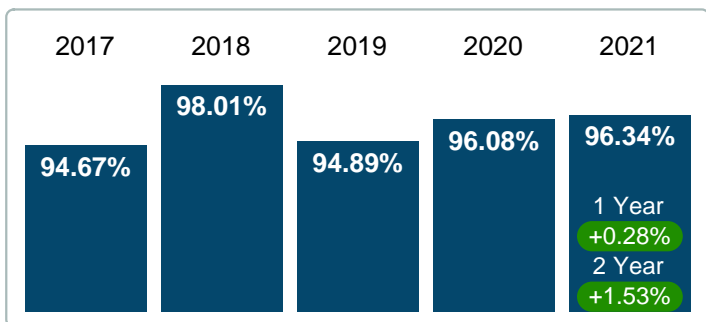
Area Delimited by County Of Muskogee - Residential Property Type



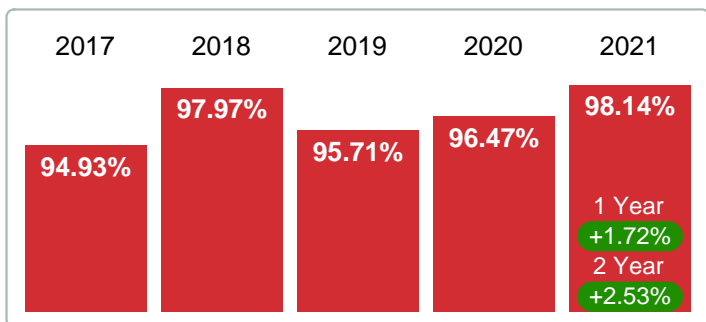
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

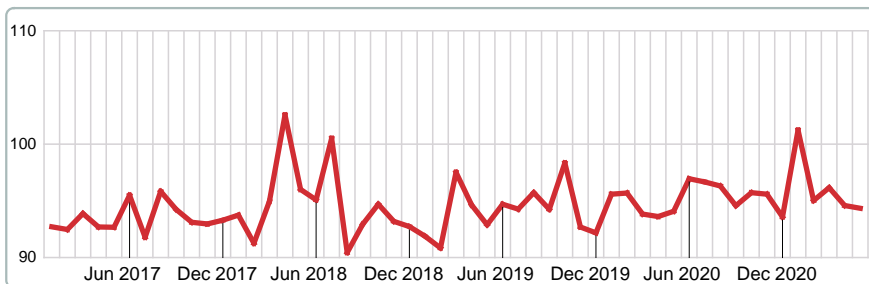
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

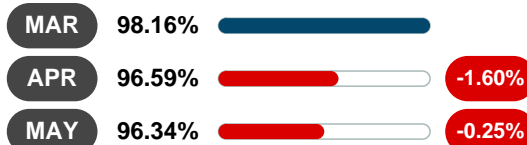


3 MONTHS

5 year MAY AVG = 96.00%

High Apr 2018 104.57% Low Aug 2018 92.44%

Average Sold/List Ratio this month at **96.34%**
equal to 5 yr MAY average of **96.00%**



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
\$30,000 and less	6	8.70%	80.38%	75.86%	82.38%	0.00%	76.92%
\$30,001 \$60,000	7	10.14%	88.47%	86.14%	89.28%	93.02%	0.00%
\$60,001 \$70,000	6	8.70%	92.36%	100.04%	88.52%	0.00%	0.00%
\$70,001 \$130,000	24	34.78%	99.86%	99.29%	100.33%	100.00%	97.78%
\$130,001 \$180,000	10	14.49%	99.16%	0.00%	98.95%	100.00%	0.00%
\$180,001 \$290,000	9	13.04%	102.43%	0.00%	100.55%	106.20%	0.00%
\$290,001 and up	7	10.14%	97.40%	0.00%	95.45%	100.00%	100.00%
Average Sold/List Ratio		96.30%		94.90%	96.11%	101.29%	91.57%
Total Closed Units		69	100%	14	43	9	3
Total Closed Volume		9,509,850		977.65K	6.02M	1.95M	562.90K

May 2021



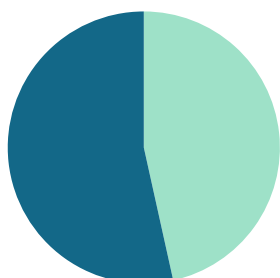
Area Delimited by County Of Muskogee - Residential Property Type



MARKET SUMMARY

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

INVENTORY

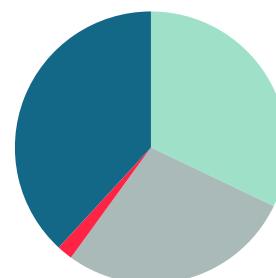


Inventory
 New Listings
67 = 46.53%
 Start Inventory
77
 Total Inventory Units
144
 Volume
\$24,735,848

Market Activity

Closed Sales
69 = 32.09%
 Pending Sales
60 = 27.91%
 Other Off Market
4 = 1.86%
 Active Inventory
82 = 38.14%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	47	69	46.81%	232	288	24.14%
Pending Sales	80	60	-25.00%	298	301	1.01%
New Listings	69	67	-2.90%	356	318	-10.67%
Average List Price	123,461	140,150	13.52%	137,429	170,855	24.32%
Average Sale Price	119,364	137,824	15.47%	133,062	168,462	26.60%
Average Percent of Selling Price to List Price	96.08%	96.34%	0.28%	96.47%	98.14%	1.72%
Average Days on Market to Sale	31.53	18.64	-40.89%	42.40	30.75	-27.47%
Monthly Inventory	108	82	-24.07%	108	82	-24.07%
Months Supply of Inventory	2.09	1.36	-35.17%	2.09	1.36	-35.17%

Absorption: Last 12 months, an Average of **60** Sales/Month

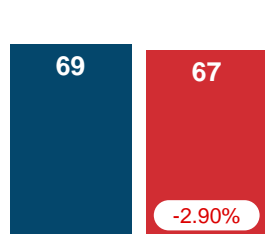
Inventory on May 31, 2021 = **82**

2020 **2021**

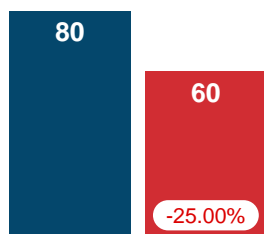
MAY MARKET

AVERAGE PRICES

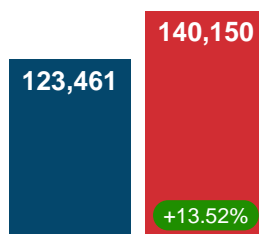
New Listings



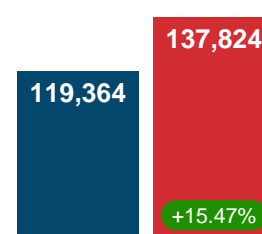
Pending Listings



List Price



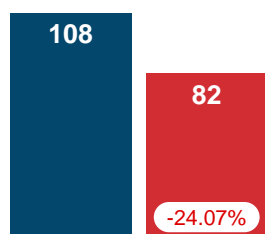
Sale Price



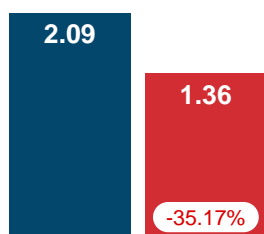
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

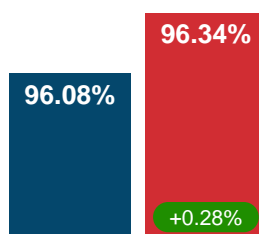
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

