

# May 2021



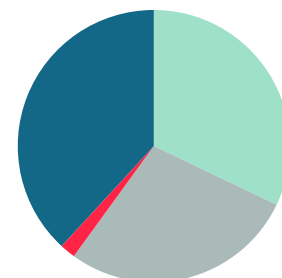
Area Delimited by County Of Muskogee - Residential Property Type



## 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%
Median List Price	109,000	114,900	5.41%
Median Sale Price	103,000	115,000	11.65%
Median Percent of Selling Price to List Price	98.74%	100.00%	1.27%
Median Days on Market to Sale	16.00	7.00	-56.25%
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.

#### 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 **11.65%** in May 2021 to \$115,000 versus the previous year at \$103,000.

#### Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 9.00 days or **56.25%** in May 2021 compared to last year's same month at **16.00** DOM.

#### Sales Success for May 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 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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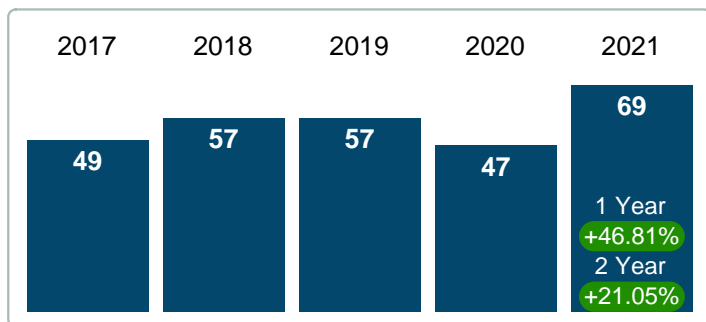
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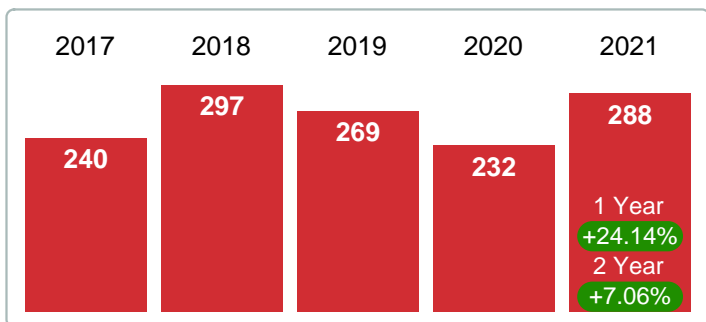
## CLOSED LISTINGS

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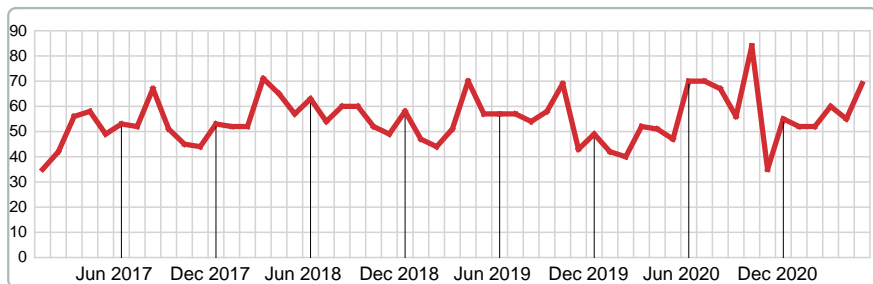
### MAY



### YEAR TO DATE (YTD)

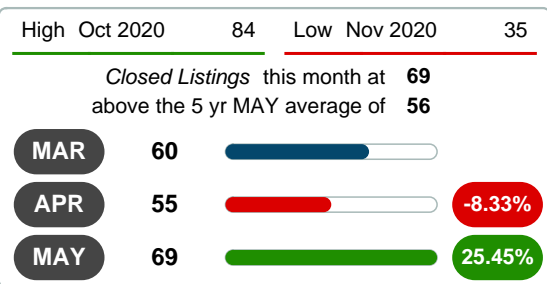


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 56



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	6	8.70%	19.5	1	4	0	1
\$30,001 - \$60,000	7	10.14%	19.0	3	3	1	0
\$60,001 - \$70,000	6	8.70%	17.0	2	4	0	0
\$70,001 - \$130,000	24	34.78%	6.0	8	14	1	1
\$130,001 - \$180,000	10	14.49%	5.0	0	8	2	0
\$180,001 - \$290,000	9	13.04%	4.0	0	6	3	0
\$290,001 and up	7	10.14%	23.0	0	4	2	1
<b>Total Closed Units</b>	<b>69</b>			<b>14</b>	<b>43</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>9,509,850</b>	<b>100%</b>	<b>7.0</b>	<b>977.65K</b>	<b>6.02M</b>	<b>1.95M</b>	<b>562.90K</b>
<b>Median Closed Price</b>	<b>\$115,000</b>			<b>\$73,450</b>	<b>\$123,500</b>	<b>\$222,000</b>	<b>\$88,000</b>

# May 2021



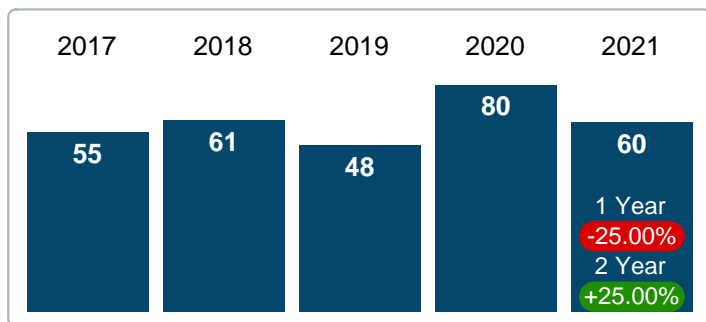
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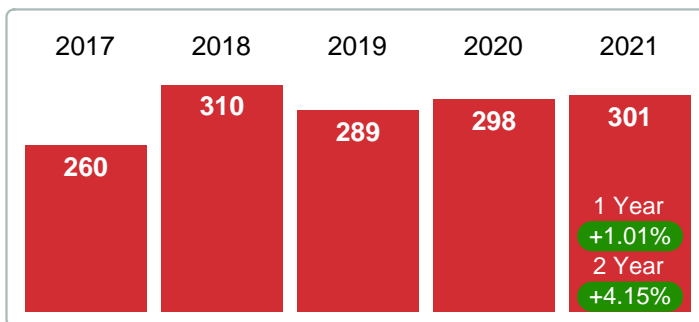
## PENDING LISTINGS

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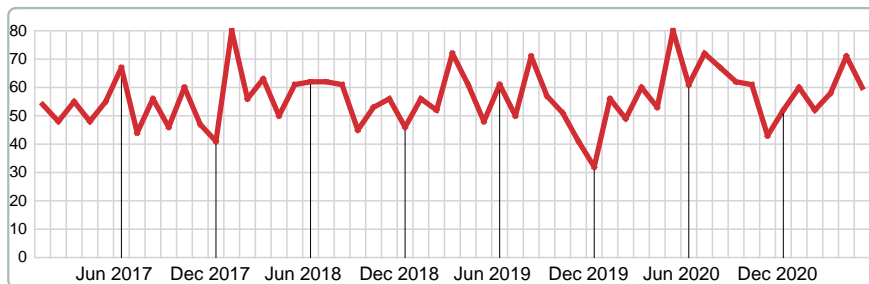
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### YEAR TO DATE (YTD)

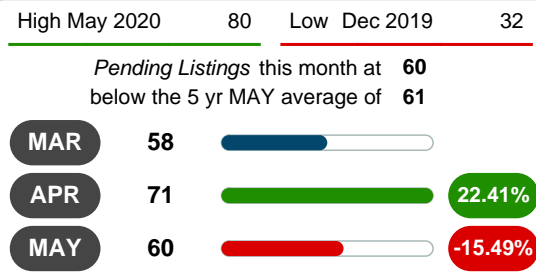


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 61



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	4	6.67%	42.0	2	2	0	0
\$25,001 - \$50,000	6	10.00%	78.0	2	4	0	0
\$50,001 - \$125,000	11	18.33%	4.0	2	9	0	0
\$125,001 - \$175,000	13	21.67%	3.0	1	11	1	0
\$175,001 - \$225,000	11	18.33%	7.0	0	7	4	0
\$225,001 - \$325,000	9	15.00%	6.0	0	3	4	2
\$325,001 and up	6	10.00%	29.0	0	2	3	1
<b>Total Pending Units</b>	<b>60</b>			<b>7</b>	<b>38</b>	<b>12</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>10,854,499</b>	<b>100%</b>	<b>7.0</b>	<b>448.90K</b>	<b>5.62M</b>	<b>3.64M</b>	<b>1.15M</b>
<b>Median Listing Price</b>	<b>\$164,700</b>			<b>\$49,000</b>	<b>\$159,700</b>	<b>\$237,500</b>	<b>\$275,500</b>

# May 2021



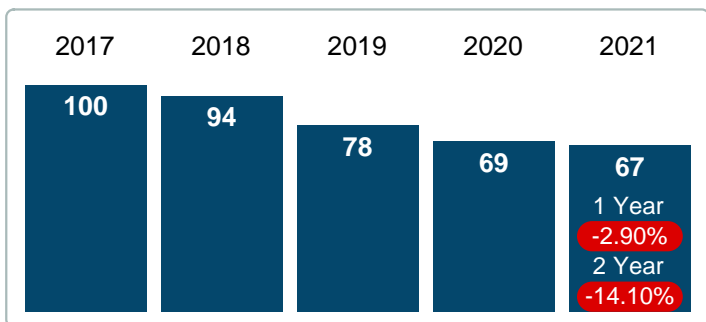
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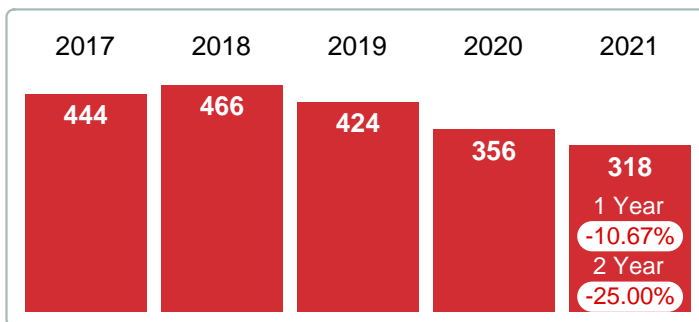
## NEW LISTINGS

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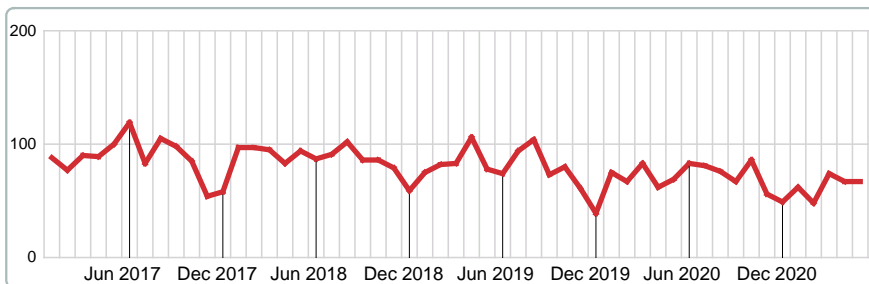
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

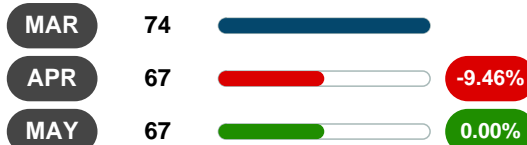


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>67</b>		<b>11</b>	<b>37</b>	<b>14</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>13,190,550</b>	<b>100%</b>	<b>848.70K</b>	<b>6.59M</b>	<b>4.24M</b>	<b>1.51M</b>
<b>Median New Listed Listing Price</b>	<b>\$155,000</b>		<b>\$68,500</b>	<b>\$149,900</b>	<b>\$224,950</b>	<b>\$275,500</b>

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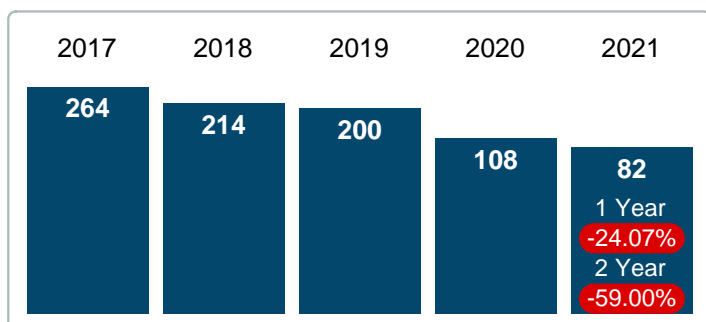
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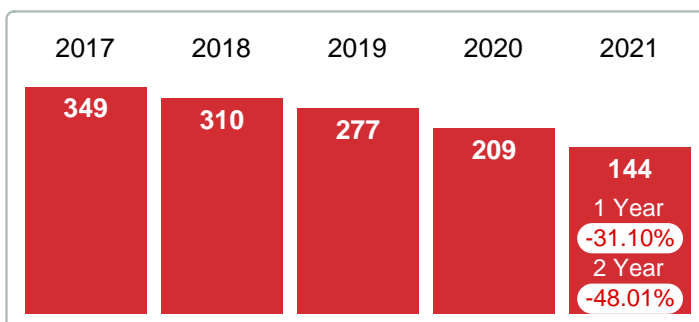
## ACTIVE INVENTORY

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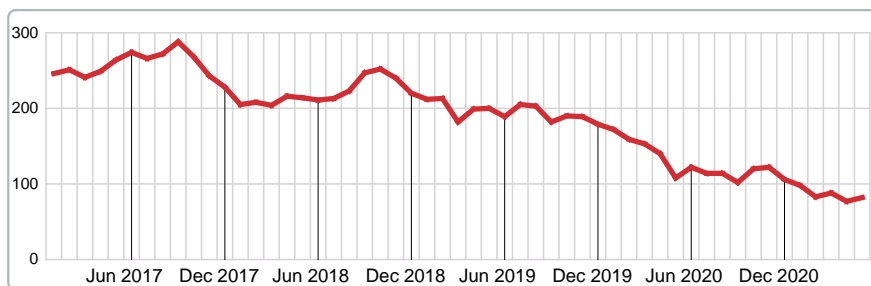
### END OF MAY



### ACTIVE DURING MAY

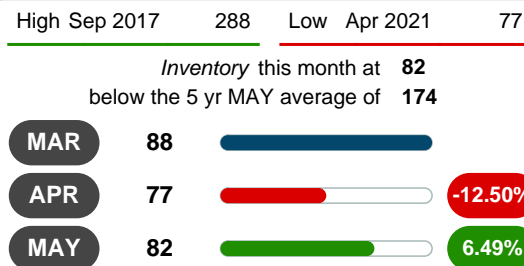


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 174



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	9	10.98%	67.0	5	3	0	1
\$30,001 - \$50,000	9	10.98%	41.0	4	4	1	0
\$50,001 - \$70,000	10	12.20%	41.0	4	5	1	0
\$70,001 - \$140,000	21	25.61%	40.0	5	13	3	0
\$140,001 - \$210,000	14	17.07%	42.5	4	7	3	0
\$210,001 - \$350,000	10	12.20%	16.5	0	4	4	2
\$350,001 and up	9	10.98%	30.0	0	4	5	0
<b>Total Active Inventory by Units</b>	<b>82</b>			<b>22</b>	<b>40</b>	<b>17</b>	<b>3</b>
<b>Total Active Inventory by Volume</b>	<b>13,832,349</b>	<b>100%</b>	<b>40.0</b>	<b>1.63M</b>	<b>6.06M</b>	<b>5.55M</b>	<b>599.70K</b>
<b>Median Active Inventory Listing Price</b>	<b>\$101,000</b>			<b>\$67,950</b>	<b>\$121,750</b>	<b>\$239,000</b>	<b>\$240,000</b>

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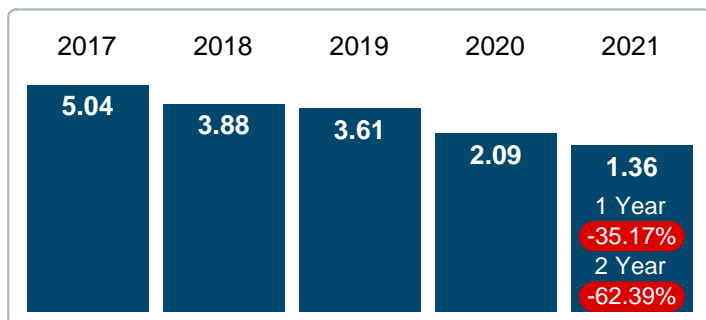
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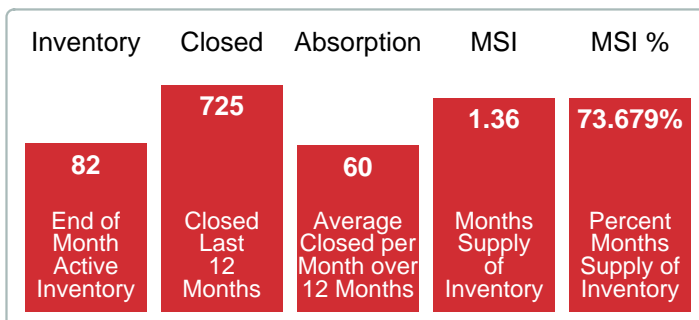
## MONTHS SUPPLY of INVENTORY (MSI)

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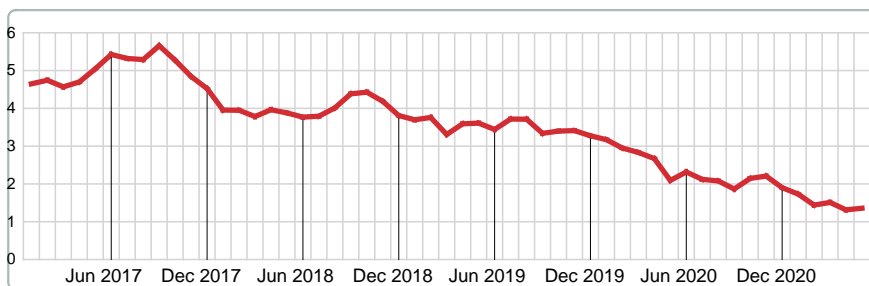
### MSI FOR MAY



### INDICATORS FOR MAY 2021

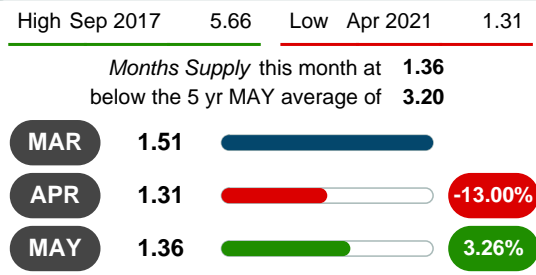


### 5 YEAR MARKET ACTIVITY TRENDS



### 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	10.98%	2.57	3.53	1.80	0.00	12.00
\$30,001 - \$50,000	10.98%	2.12	2.18	2.18	2.40	0.00
\$50,001 - \$70,000	12.20%	1.82	2.53	1.58	1.33	0.00
\$70,001 - \$140,000	25.61%	1.16	2.07	0.99	1.29	0.00
\$140,001 - \$210,000	17.07%	0.85	12.00	0.57	0.92	0.00
\$210,001 - \$350,000	12.20%	1.07	0.00	1.04	0.87	4.00
\$350,001 and up	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		82	22	40	17	3

# May 2021



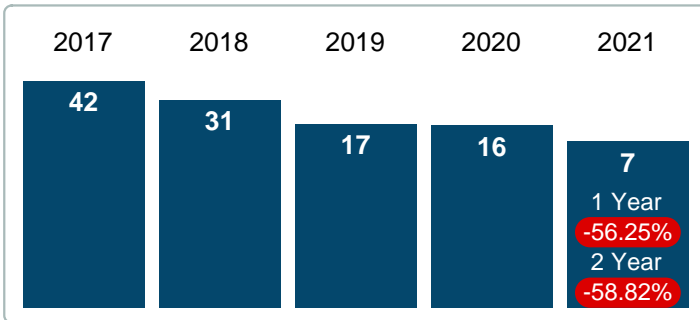
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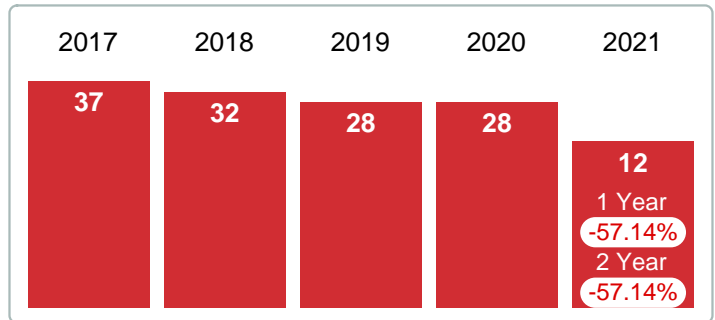
## MEDIAN DAYS ON MARKET TO SALE

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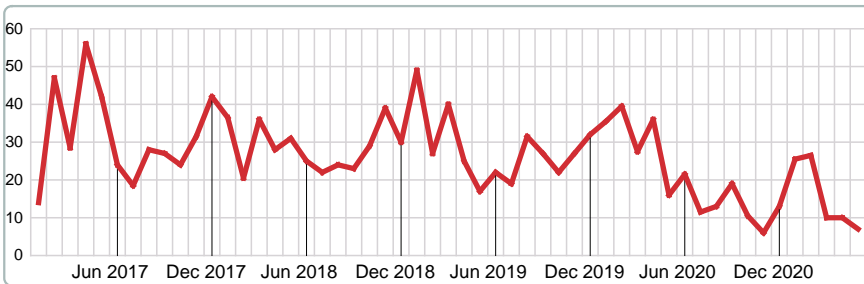
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

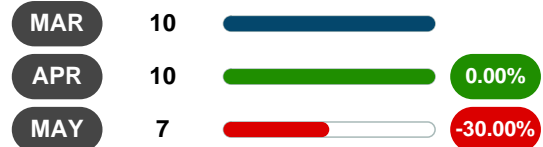


### 3 MONTHS

5 year MAY AVG = 23

High Apr 2017 56 Low Nov 2020 6

Median Days on Market to Sale this month at 7 below the 5 yr MAY average of 23



### 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	8.70%	20	87	20	0	7
\$30,001 - \$60,000	10.14%	19	32	4	26	0
\$60,001 - \$70,000	8.70%	17	19	14	0	0
\$70,001 - \$130,000	34.78%	6	10	3	13	23
\$130,001 - \$180,000	14.49%	5	0	5	14	0
\$180,001 - \$290,000	13.04%	4	0	4	4	0
\$290,001 and up	10.14%	23	0	35	14	7
Median Closed DOM		7	20	4	13	7
Total Closed Units	100%	69	14	43	9	3
Total Closed Volume		9,509,850	977.65K	6.02M	1.95M	562.90K



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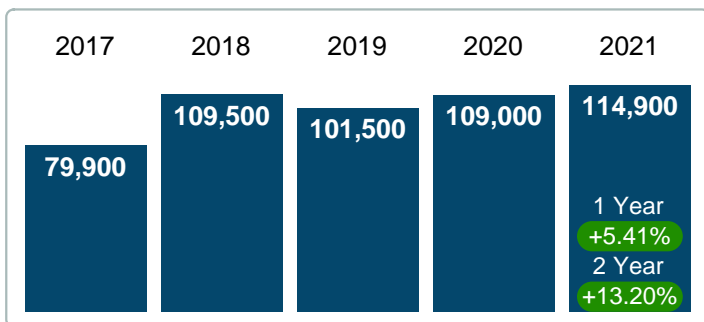
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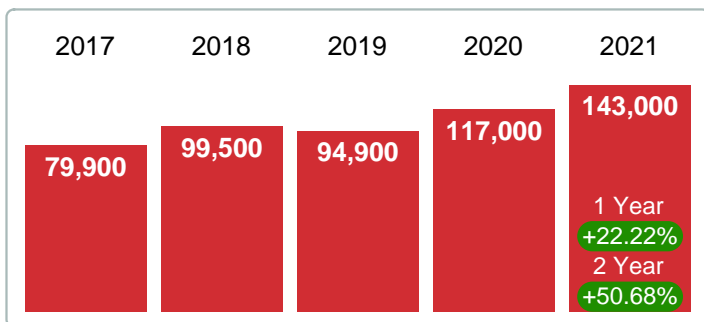
## MEDIAN LIST PRICE AT CLOSING

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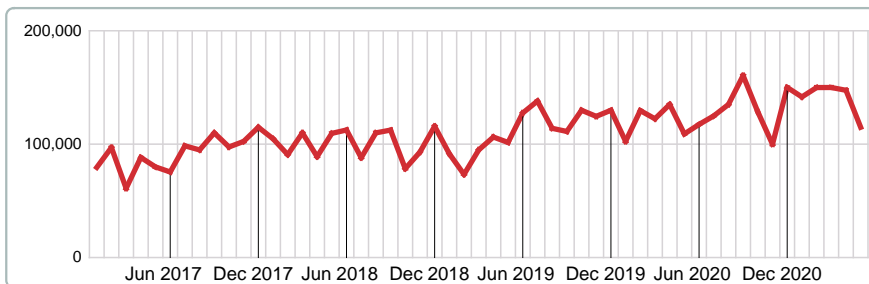
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

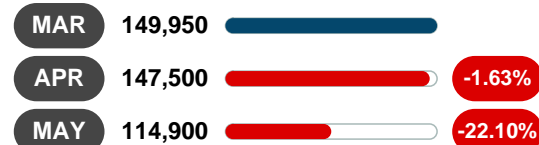


### 3 MONTHS

5 year MAY AVG = 102,960

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

Median List Price at Closing this month at 114,900 above the 5 yr MAY average of 102,960



### 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	4.35%	29,000	29,000	29,500	0	0
\$30,001 - \$60,000	10.14%	49,000	54,500	42,450	0	32,500
\$60,001 - \$70,000	7.25%	65,000	68,000	65,000	64,500	0
\$70,001 - \$130,000	40.58%	92,630	79,750	104,900	100,000	90,000
\$130,001 - \$180,000	13.04%	159,900	0	159,500	167,450	0
\$180,001 - \$290,000	14.49%	204,000	0	189,500	219,000	0
\$290,001 and up	10.14%	359,900	0	352,450	374,250	449,900
Median List Price		114,900	73,900	124,900	199,000	90,000
Total Closed Units	100%	114,900	14	43	9	3
Total Closed Volume		9,670,360	1.01M	6.17M	1.92M	572.40K



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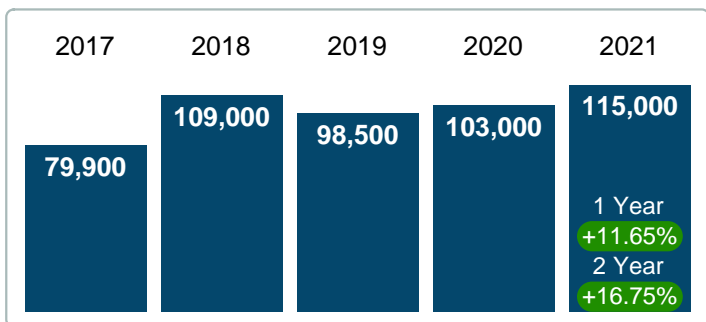
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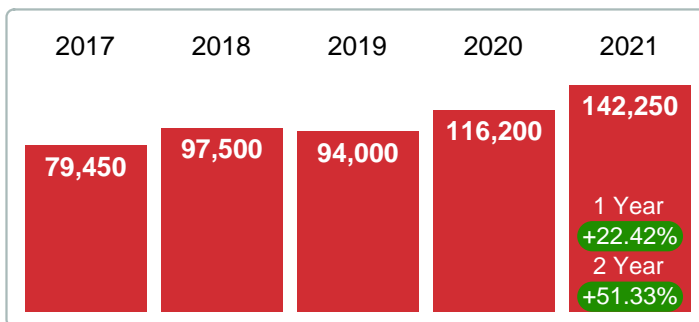
## MEDIAN SOLD PRICE AT CLOSING

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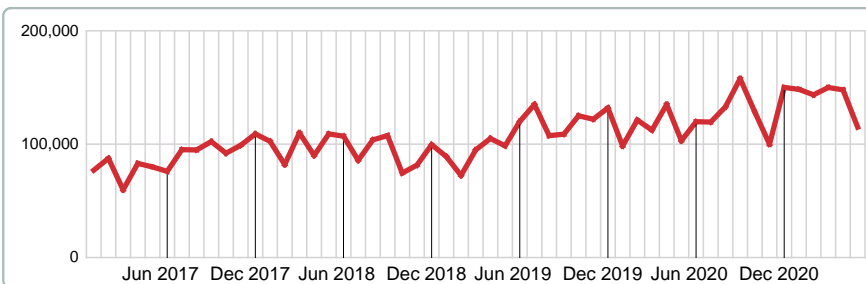
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 101,080

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

Median Sold Price at Closing this month at **115,000**  
above the 5 yr MAY average of **101,080**

MAR	149,950	
APR	147,900	-1.37%
MAY	115,000	-22.24%

### 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	8.70%	26,000	22,000	28,000	0	25,000
\$30,001 - \$60,000	10.14%	56,500	55,500	57,000	60,000	0
\$60,001 - \$70,000	8.70%	69,225	68,975	69,250	0	0
\$70,001 - \$130,000	34.78%	101,950	78,200	115,000	100,000	88,000
\$130,001 - \$180,000	14.49%	160,000	0	160,000	167,450	0
\$180,001 - \$290,000	13.04%	222,000	0	200,500	230,000	0
\$290,001 and up	10.14%	354,900	0	344,950	374,250	449,900
<b>Median Sold Price</b>		<b>115,000</b>	<b>73,450</b>	<b>123,500</b>	<b>222,000</b>	<b>88,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>115,000</b>	<b>14</b>	<b>43</b>	<b>9</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>9,509,850</b>	<b>977.65K</b>	<b>6.02M</b>	<b>1.95M</b>	<b>562.90K</b>

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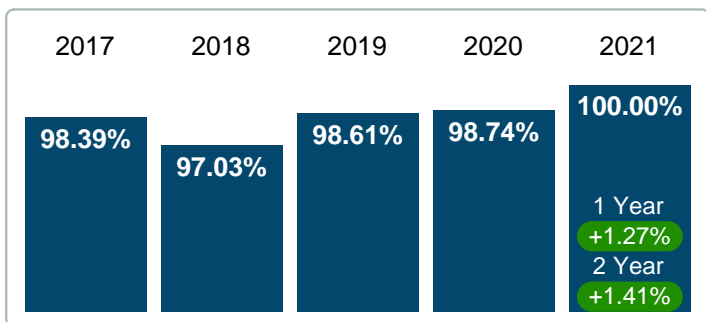
Area Delimited by County Of Muskogee - Residential Property Type



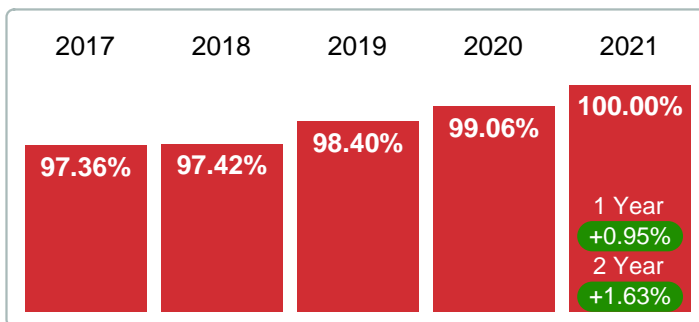
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

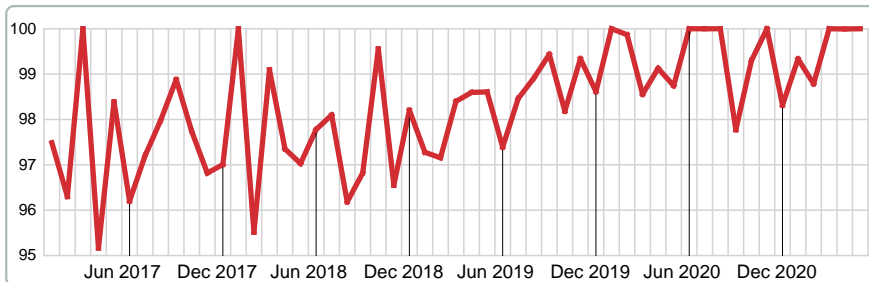
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

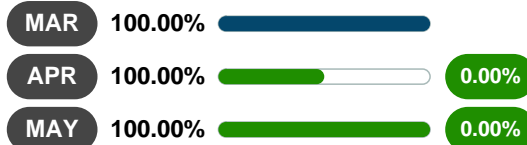


### 3 MONTHS

5 year MAY AVG = 98.55%

High May 2021 100.00% Low Apr 2017 95.17%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.55%**



## 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	8.70%	78.28%	75.86%	81.25%	0.00%	76.92%	
\$30,001 \$60,000	7	10.14%	90.40%	90.40%	87.69%	93.02%	0.00%	
\$60,001 \$70,000	6	8.70%	92.39%	100.04%	89.75%	0.00%	0.00%	
\$70,001 \$130,000	24	34.78%	100.00%	100.00%	100.00%	100.00%	97.78%	
\$130,001 \$180,000	10	14.49%	100.03%	0.00%	100.07%	100.00%	0.00%	
\$180,001 \$290,000	9	13.04%	101.64%	0.00%	101.06%	101.64%	0.00%	
\$290,001 and up	7	10.14%	98.61%	0.00%	96.84%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		99.38%	100.00%	100.00%	97.78%	
Total Closed Units		69	100%	100.00%	14	43	9	3
Total Closed Volume		9,509,850			977.65K	6.02M	1.95M	562.90K

# May 2021



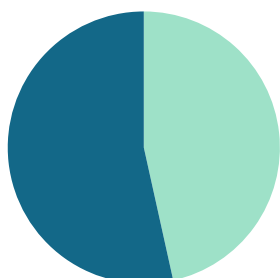
Area Delimited by County Of Muskogee - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

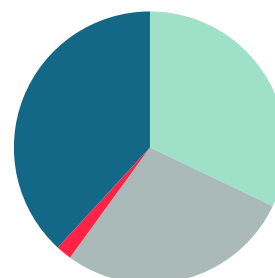


**Inventory**  
 New Listings  
**67 = 46.53%**  
 Start Inventory  
**77**  
 Total Inventory Units  
**144**  
 Volume  
**\$24,735,848**

### 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%
Median List Price	109,000	114,900	5.41%	117,000	143,000	22.22%
Median Sale Price	103,000	115,000	11.65%	116,200	142,250	22.42%
Median Percent of Selling Price to List Price	98.74%	100.00%	1.27%	99.06%	100.00%	0.95%
Median Days on Market to Sale	16.00	7.00	-56.25%	28.00	12.00	-57.14%
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

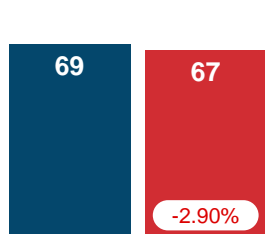
**Inventory** on May 31, 2021 = **82**

**2020** **2021**

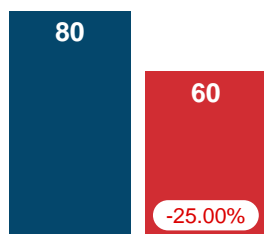
### MAY MARKET

### MEDIAN PRICES

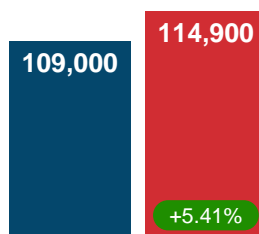
#### New Listings



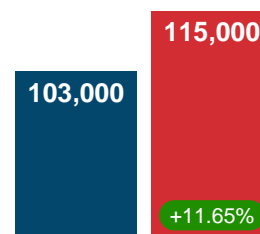
#### Pending Listings



#### List Price



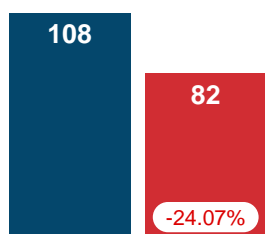
#### Sale Price



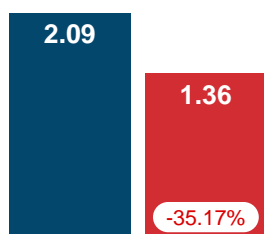
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

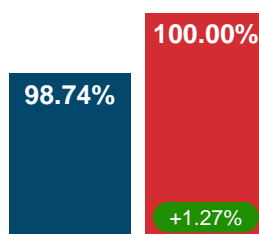
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

