



April 2020

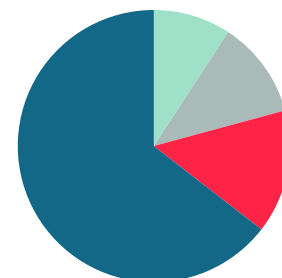
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2020 for MLS Technology Inc.

Compared Metrics	2019	April 2020	+/-%
Closed Listings	72	47	-34.72%
Pending Listings	66	59	-10.61%
New Listings	186	111	-40.32%
Median List Price	111,400	129,900	16.61%
Median Sale Price	110,000	128,000	16.36%
Median Percent of Selling Price to List Price	98.42%	99.44%	1.04%
Median Days on Market to Sale	26.50	36.00	35.85%
End of Month Inventory	497	329	-33.80%
Months Supply of Inventory	8.39	5.64	-32.76%



■ Closed (9.22%)
■ Pending (11.57%)
■ Other OffMarket (14.71%)
■ Active (64.51%)

Absorption: Last 12 months, an Average of **58** Sales/Month
Active Inventory as of April 30, 2020 = **329**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2020 decreased **33.80%** to 329 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 **5.64** 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 **16.36%** in April 2020 to \$128,000 versus the previous year at \$110,000.

Median Days on Market Lengthens

The median number of **36.00** days that homes spent on the market before selling increased by 9.50 days or **35.85%** in April 2020 compared to last year's same month at **26.50** DOM.

Sales Success for April 2020 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 111 New Listings in April 2020, down **40.32%** from last year at 186. Furthermore, there were 47 Closed Listings this month versus last year at 72, a **-34.72%** decrease.

Closed versus Listed trends yielded a **42.3%** ratio, up from previous year's, April 2019, at **38.7%**, a **9.38%** upswing. 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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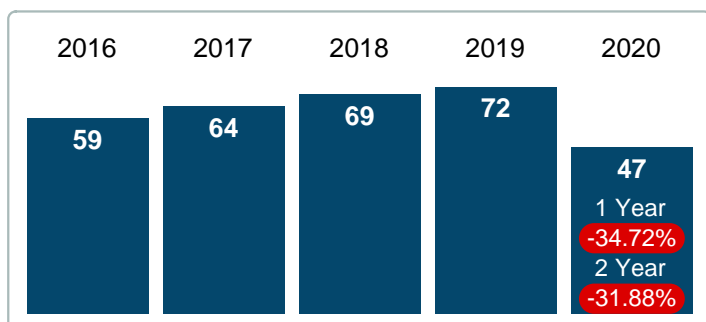
Area Delimited by County Of Muskogee



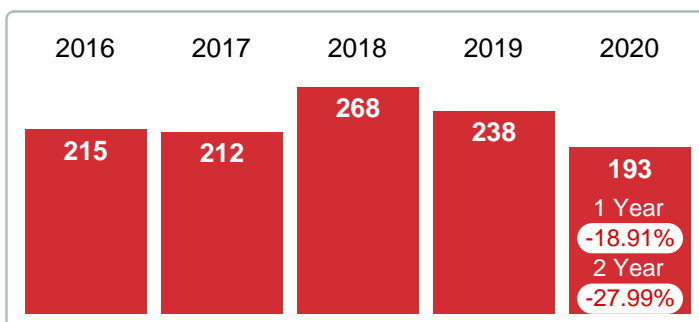
CLOSED LISTINGS

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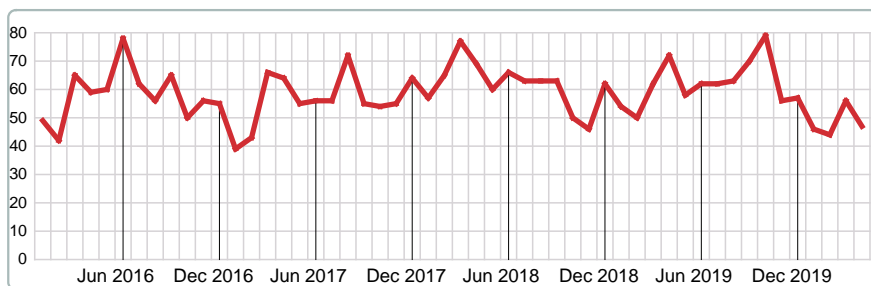
APRIL



YEAR TO DATE (YTD)

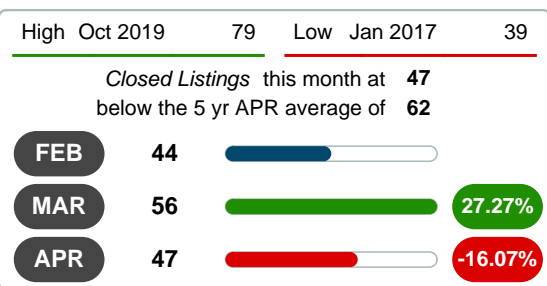


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 62



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	4	8.51%	30.0	4	0	0	0
\$40,001 - \$80,000	6	12.77%	57.0	4	2	0	0
\$80,001 - \$100,000	5	10.64%	43.0	1	3	1	0
\$100,001 - \$150,000	15	31.91%	28.0	1	11	2	1
\$150,001 - \$190,000	7	14.89%	11.0	0	6	1	0
\$190,001 - \$260,000	5	10.64%	97.0	0	2	2	1
\$260,001 and up	5	10.64%	38.0	0	1	3	1
Total Closed Units	47			10	25	9	3
Total Closed Volume	6,607,364	100%	36.0	508.80K	3.58M	1.89M	627.00K
Median Closed Price	\$128,000			\$48,000	\$135,000	\$200,000	\$240,000

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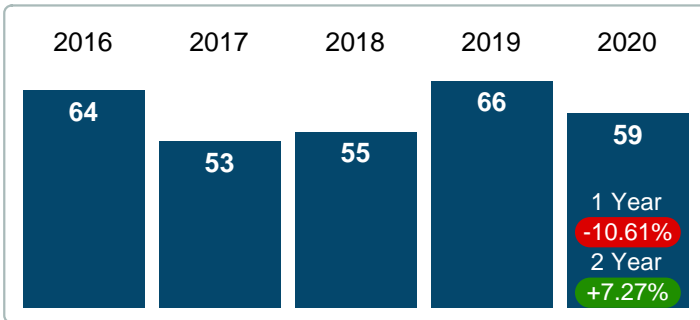
Area Delimited by County Of Muskogee



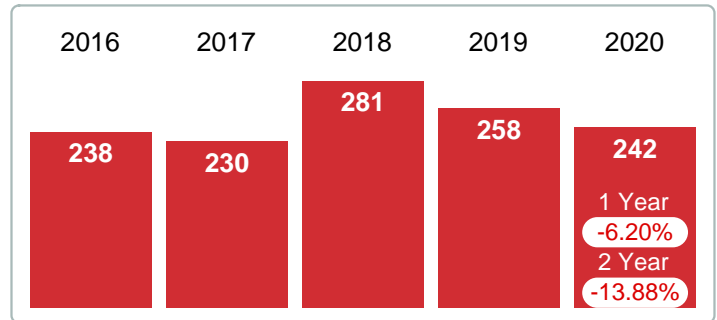
PENDING LISTINGS

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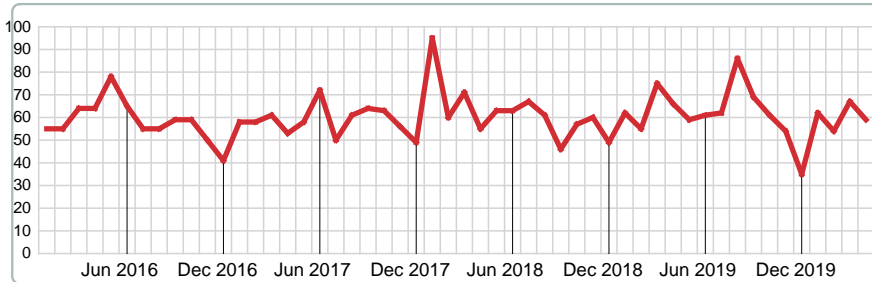
APRIL



YEAR TO DATE (YTD)

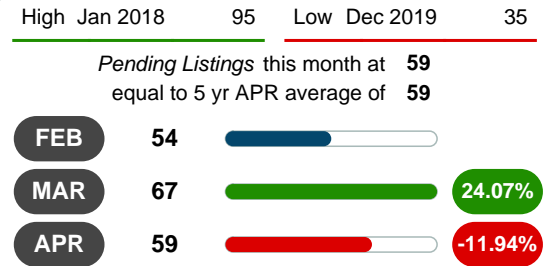


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 59



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	0	0.00%	38.0	0	0	0	0
\$10,001 - \$60,000	14	23.73%	94.0	11	3	0	0
\$60,001 - \$90,000	6	10.17%	54.0	2	2	2	0
\$90,001 - \$120,000	14	23.73%	9.0	3	11	0	0
\$120,001 - \$150,000	11	18.64%	46.0	1	8	2	0
\$150,001 - \$280,000	8	13.56%	33.5	0	4	4	0
\$280,001 and up	6	10.17%	43.5	1	4	0	1
Total Pending Units	59			18	32	8	1
Total Pending Volume	7,854,700	100%	39.0	1.18M	4.95M	1.25M	479.90K
Median Listing Price	\$114,900			\$44,500	\$122,200	\$161,700	\$479,900

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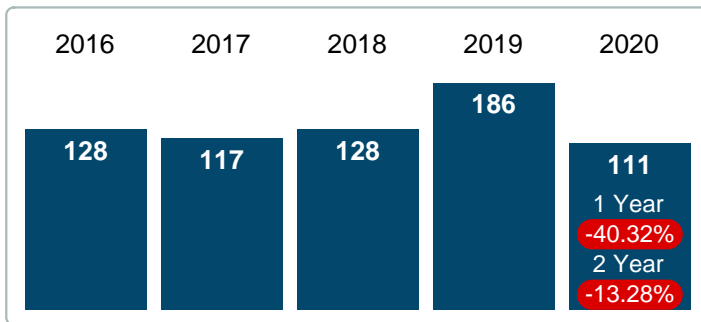
Area Delimited by County Of Muskogee



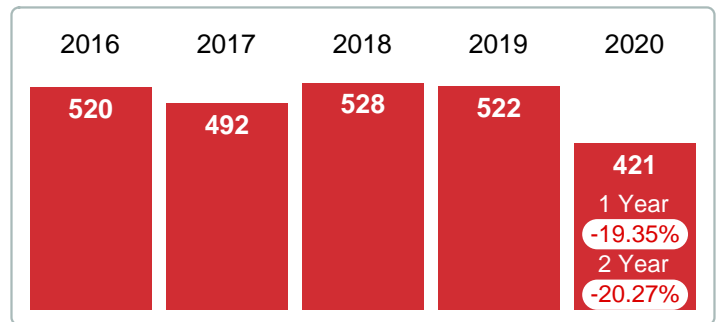
NEW LISTINGS

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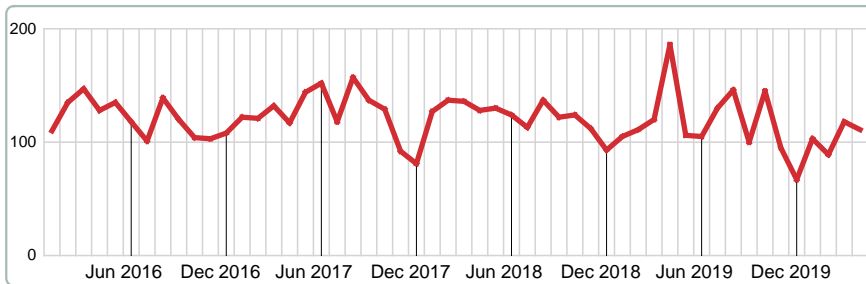
APRIL



YEAR TO DATE (YTD)

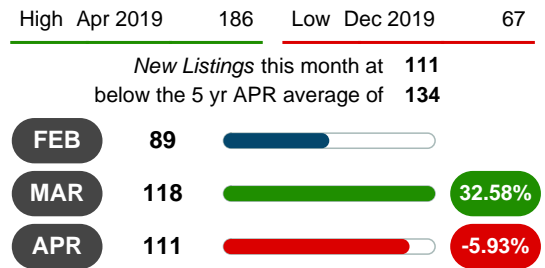


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 134



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$10,000 and less	3	2.70%	2	1	0	0
\$10,001 - \$10,000	0	0.00%	0	0	0	0
\$10,001 - \$40,000	35	31.53%	34	1	0	0
\$40,001 - \$110,000	27	24.32%	13	12	2	0
\$110,001 - \$160,000	21	18.92%	7	11	3	0
\$160,001 - \$270,000	13	11.71%	3	7	3	0
\$270,001 and up	12	10.81%	5	4	3	0
Total New Listed Units	111		64	36	11	0
Total New Listed Volume	13,802,973	100%	6.02M	5.38M	2.40M	0.00B
Median New Listed Listing Price	\$84,973		\$34,750	\$124,700	\$195,000	\$0

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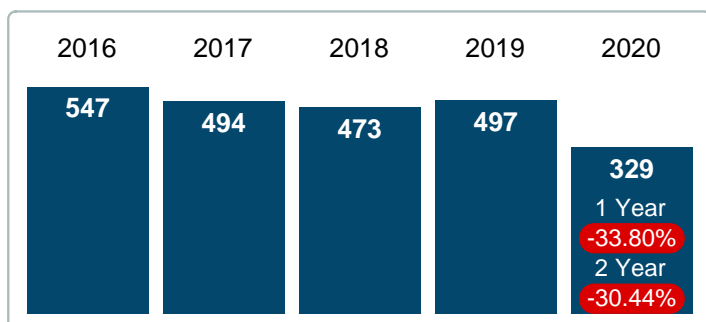
Area Delimited by County Of Muskogee



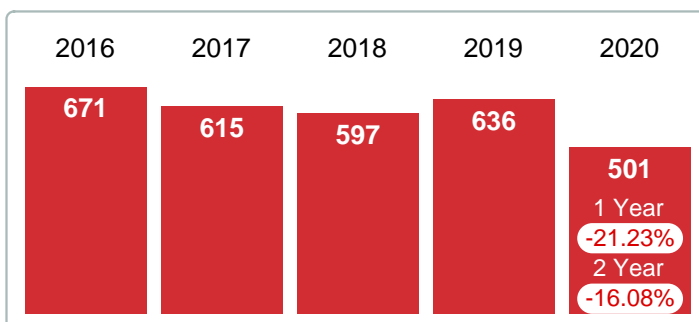
ACTIVE INVENTORY

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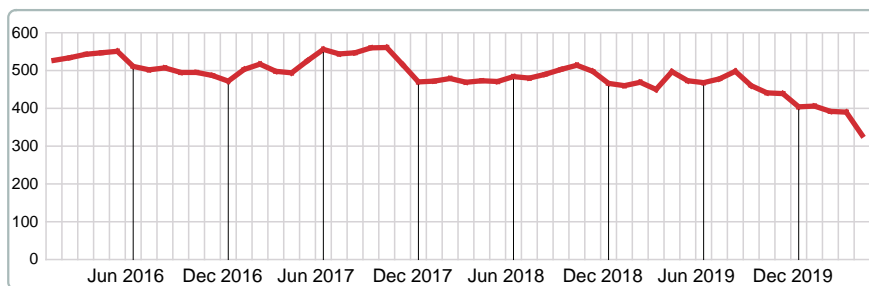
END OF APRIL



ACTIVE DURING APRIL

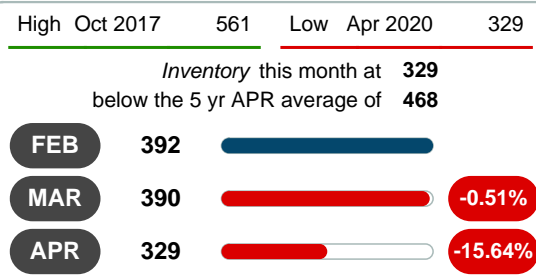


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 468



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	13	3.95%	86.0	12	1	0	0
\$10,001 - \$20,000	49	14.89%	29.0	48	1	0	0
\$20,001 - \$50,000	44	13.37%	75.0	39	5	0	0
\$50,001 - \$140,000	93	28.27%	57.0	50	32	11	0
\$140,001 - \$270,000	55	16.72%	60.0	20	25	9	1
\$270,001 - \$470,000	41	12.46%	60.0	20	8	8	5
\$470,001 and up	34	10.33%	76.0	22	6	3	3
Total Active Inventory by Units		329		211	78	31	9
Total Active Inventory by Volume		67,452,054	100%	37.29M	18.19M	7.93M	4.04M
Median Active Inventory Listing Price		\$99,500		\$58,500	\$137,000	\$200,000	\$409,900

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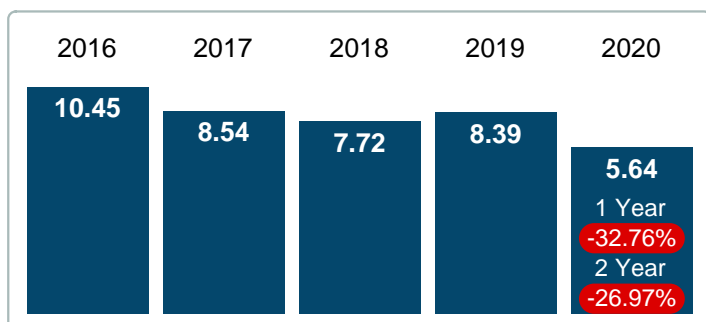
Area Delimited by County Of Muskogee



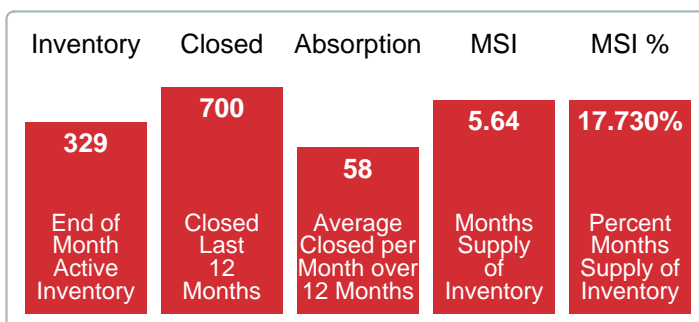
MONTHS SUPPLY of INVENTORY (MSI)

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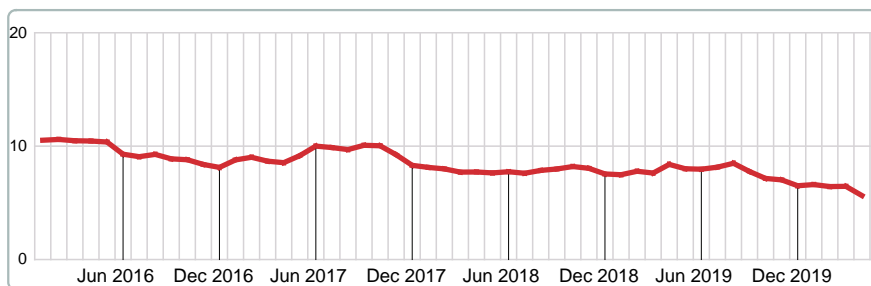
MSI FOR APRIL



INDICATORS FOR APRIL 2020

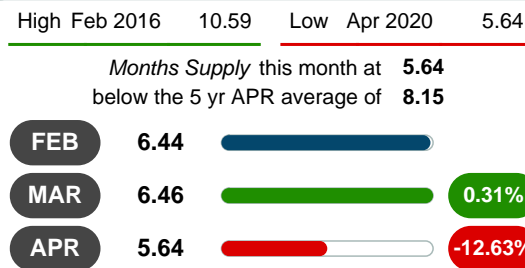


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 8.15



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
\$10,000 and less	13	3.95%	9.75	14.40	3.00	0.00	0.00
\$10,001 - \$20,000	49	14.89%	17.82	32.00	0.86	0.00	0.00
\$20,001 - \$50,000	44	13.37%	5.56	8.51	1.88	0.00	0.00
\$50,001 - \$140,000	93	28.27%	3.60	9.84	1.87	3.30	0.00
\$140,001 - \$270,000	55	16.72%	3.65	20.00	2.80	1.96	1.71
\$270,001 - \$470,000	41	12.46%	9.28	16.00	9.60	4.57	8.57
\$470,001 and up	34	10.33%	34.00	26.40	72.00	36.00	0.00
Market Supply of Inventory (MSI)			5.64	13.99	2.51	2.98	5.14
Total Active Inventory by Units		100%	5.64	211	78	31	9

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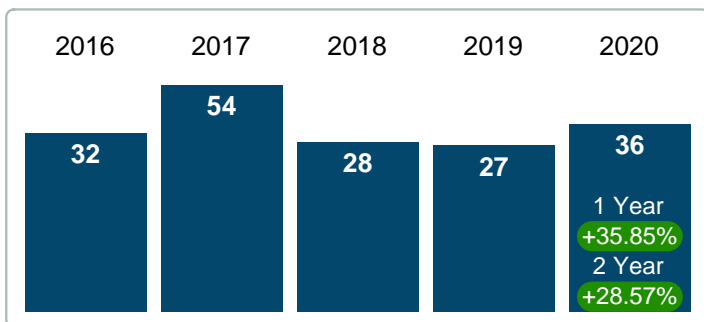
Area Delimited by County Of Muskogee



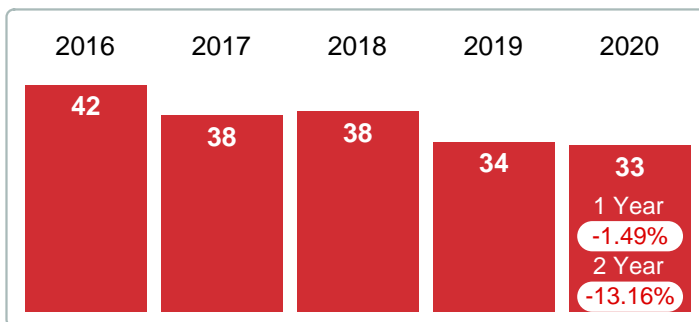
MEDIAN DAYS ON MARKET TO SALE

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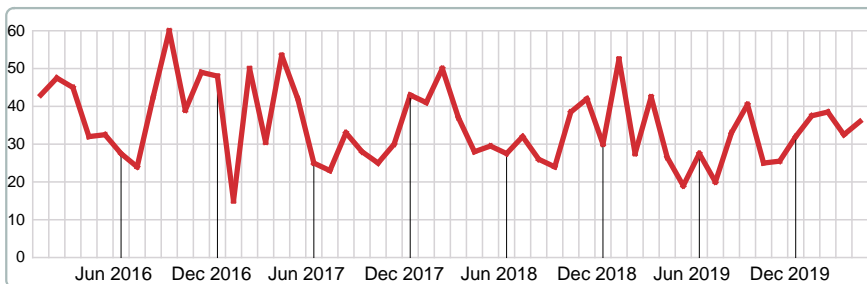
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 35

High Sep 2016 60 Low Jan 2017 15

Median Days on Market to Sale this month at 36 above the 5 yr APR average of 35



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
\$40,000 and less	8.51%	30	30	0	0	0
\$40,001 - \$80,000	12.77%	57	51	57	0	0
\$80,001 - \$100,000	10.64%	43	123	10	150	0
\$100,001 - \$150,000	31.91%	28	28	22	40	157
\$150,001 - \$190,000	14.89%	11	0	21	2	0
\$190,001 - \$260,000	10.64%	97	0	53	105	16
\$260,001 and up	10.64%	38	0	41	38	2
Median Closed DOM		36	37	30	56	16
Total Closed Units	100%	47	10	25	9	3
Total Closed Volume		6,607,364	508.80K	3.58M	1.89M	627.00K

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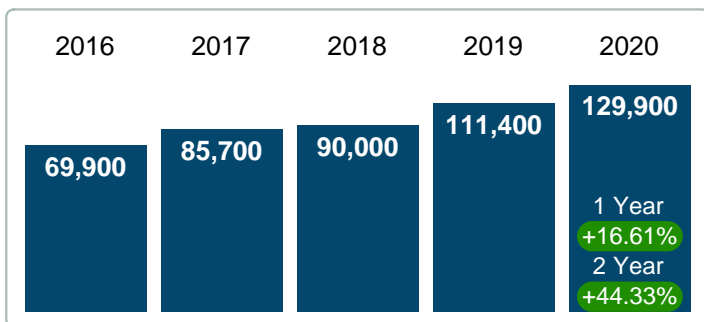
Area Delimited by County Of Muskogee



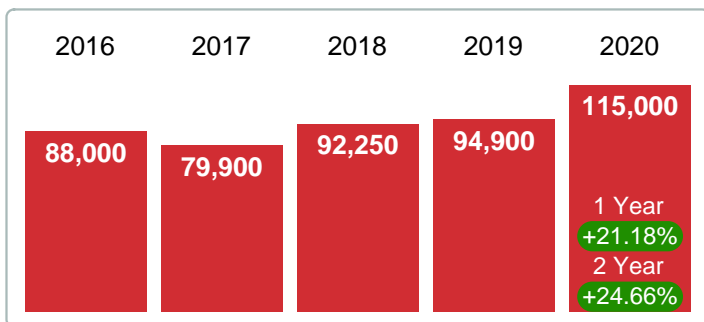
MEDIAN LIST PRICE AT CLOSING

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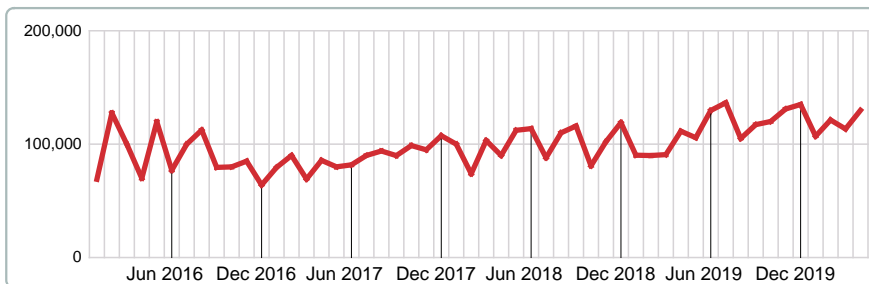
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 97,380

High Jul 2019 136,500 Low Dec 2016 64,000

Median List Price at Closing this month at **129,900**
above the 5 yr APR average of **97,380**



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
\$40,000 and less	8.51%	22,950	22,950	0	0	0
\$40,001 - \$80,000	10.64%	59,900	59,900	61,500	0	0
\$80,001 - \$100,000	10.64%	87,000	88,750	87,000	0	0
\$100,001 - \$150,000	31.91%	127,400	115,000	129,700	124,900	105,000
\$150,001 - \$190,000	17.02%	165,000	0	165,000	165,000	0
\$190,001 - \$260,000	8.51%	238,250	0	257,000	217,750	240,000
\$260,001 and up	12.77%	286,950	0	266,200	299,000	299,900
Median List Price		129,900	51,950	135,000	199,000	240,000
Total Closed Units	100%	129,900	10	25	9	3
Total Closed Volume		6,806,500	548.70K	3.63M	1.99M	644.90K

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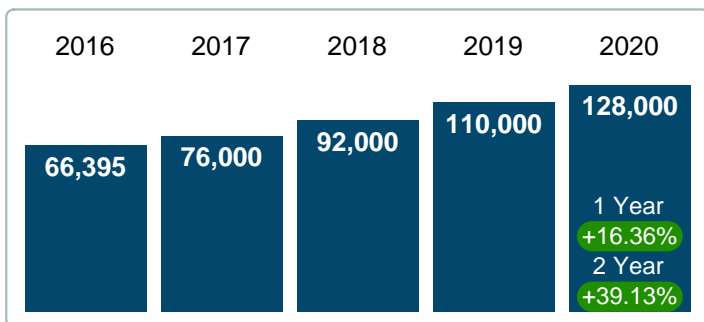
Area Delimited by County Of Muskogee



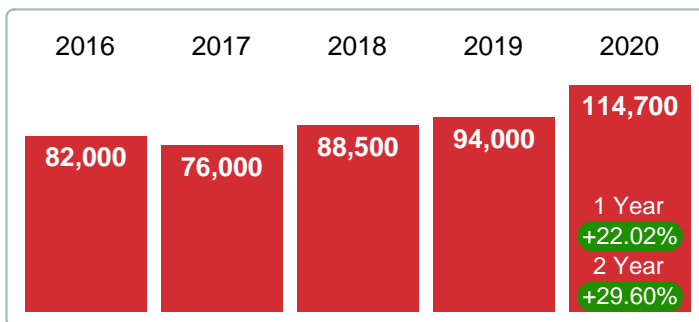
MEDIAN SOLD PRICE AT CLOSING

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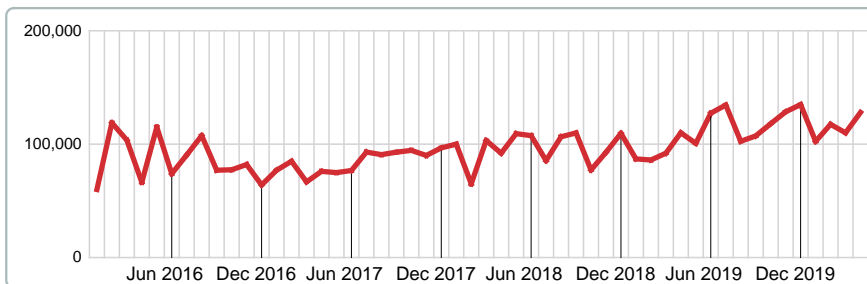
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

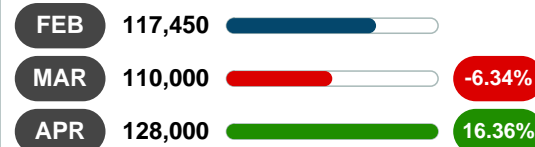


3 MONTHS

5 year APR AVG = 94,479

High Dec 2019 134,900 Low Jan 2016 60,000

Median Sold Price at Closing this month at 128,000 above the 5 yr APR average of 94,479



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
\$40,000 and less	4	8.51%	17,750	17,750	0	0	0
\$40,001 - \$80,000	6	12.77%	55,250	56,900	55,250	0	0
\$80,001 - \$100,000	5	10.64%	87,000	87,000	87,000	90,000	0
\$100,001 - \$150,000	15	31.91%	127,400	107,000	129,500	121,250	105,000
\$150,001 - \$190,000	7	14.89%	165,000	0	169,450	165,000	0
\$190,001 - \$260,000	5	10.64%	240,000	0	251,000	202,500	240,000
\$260,001 and up	5	10.64%	280,000	0	264,900	280,000	282,000
Median Sold Price			128,000	48,000	135,000	200,000	240,000
Total Closed Units		100%	128,000	10	25	9	3
Total Closed Volume			6,607,364	508.80K	3.58M	1.89M	627.00K

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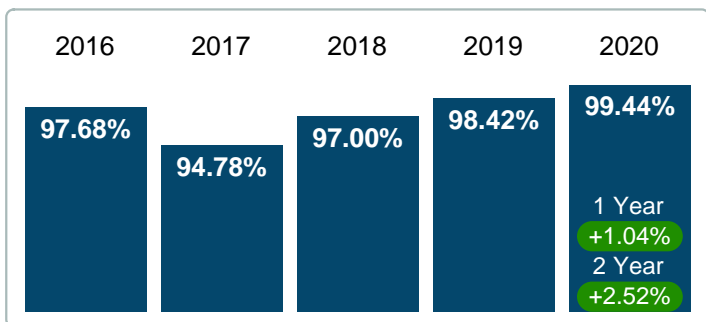
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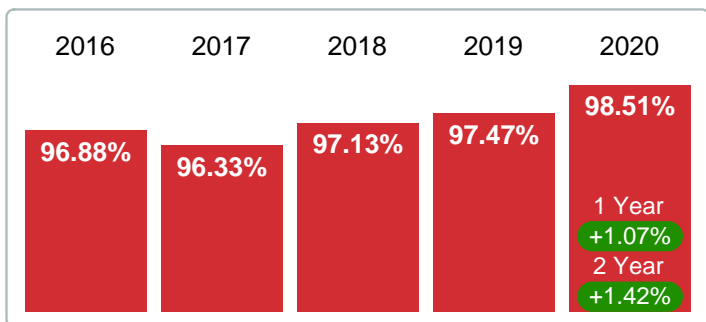
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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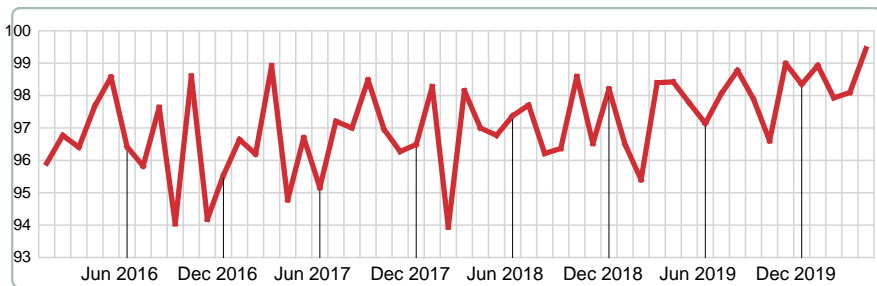
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

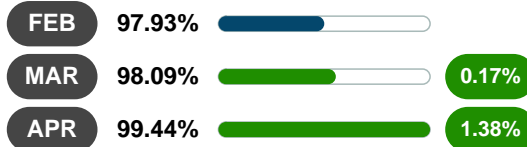


3 MONTHS

5 year APR AVG = 97.47%

High Apr 2020 99.44% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **99.44%**
above the 5 yr APR average of **97.47%**



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
\$40,000 and less	4	8.51%	84.57%	84.57%	0.00%	0.00%	0.00%
\$40,001 \$80,000	6	12.77%	97.34%	97.34%	90.53%	0.00%	0.00%
\$80,001 \$100,000	5	10.64%	97.50%	93.55%	100.00%	78.26%	0.00%
\$100,001 \$150,000	15	31.91%	100.00%	93.04%	100.00%	93.33%	100.00%
\$150,001 \$190,000	7	14.89%	100.00%	0.00%	100.00%	100.00%	0.00%
\$190,001 \$260,000	5	10.64%	100.00%	0.00%	95.79%	93.59%	100.00%
\$260,001 and up	5	10.64%	99.13%	0.00%	100.00%	99.13%	94.03%
Median Sold/List Ratio		99.44%		93.30%	100.00%	94.08%	100.00%
Total Closed Units		47	100%	10	25	9	3
Total Closed Volume		6,607,364		508.80K	3.58M	1.89M	627.00K

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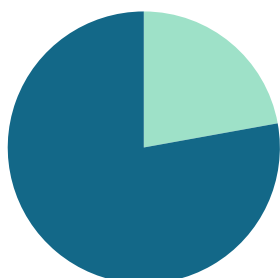
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on May 11, 2020 for MLS Technology Inc.

INVENTORY

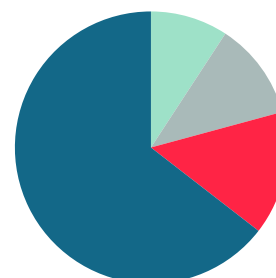


Inventory
 New Listings
111 = 22.16%
 Start Inventory
390
 Total Inventory Units
501
 Volume
\$91,951,164

Market Activity

Closed Sales
47 = 9.22%
 Pending Sales
59 = 11.57%
 Other Off Market
75 = 14.71%
 Active Inventory
329 = 64.51%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	72	47	-34.72%	238	193	-18.91%
Pending Sales	66	59	-10.61%	258	242	-6.20%
New Listings	186	111	-40.32%	522	421	-19.35%
Median List Price	111,400	129,900	16.61%	94,900	115,000	21.18%
Median Sale Price	110,000	128,000	16.36%	94,000	114,700	22.02%
Median Percent of Selling Price to List Price	98.42%	99.44%	1.04%	97.47%	98.51%	1.07%
Median Days on Market to Sale	26.50	36.00	35.85%	33.50	33.00	-1.49%
Monthly Inventory	497	329	-33.80%	497	329	-33.80%
Months Supply of Inventory	8.39	5.64	-32.76%	8.39	5.64	-32.76%

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

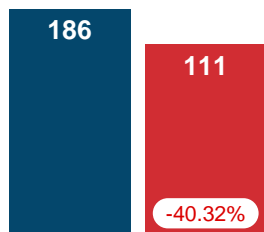
Inventory on April 30, 2020 = **329**

2019 **2020**

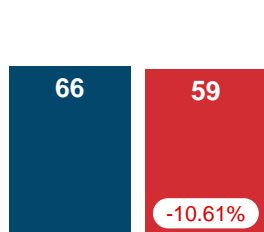
APRIL MARKET

MEDIAN PRICES

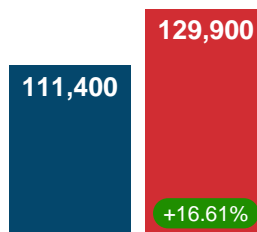
New Listings



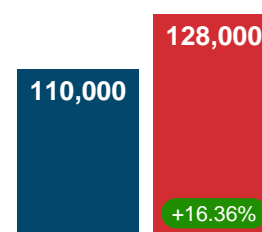
Pending Listings



List Price



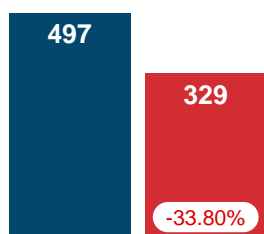
Sale Price



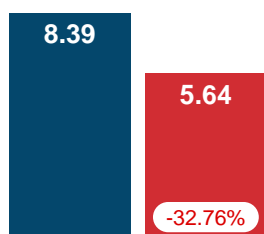
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

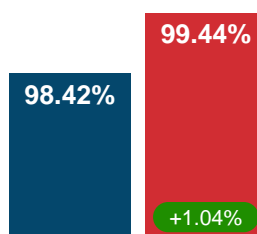
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

