

April 2021



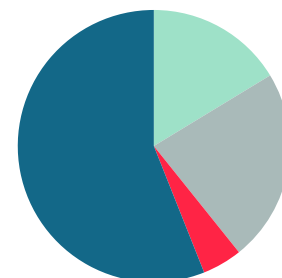
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2021 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	54	69	27.78%
Pending Listings	60	97	61.67%
New Listings	119	92	-22.69%
Median List Price	134,950	127,000	-5.89%
Median Sale Price	129,700	127,000	-2.08%
Median Percent of Selling Price to List Price	99.07%	100.00%	0.94%
Median Days on Market to Sale	36.50	12.00	-67.12%
End of Month Inventory	408	237	-41.91%
Months Supply of Inventory	6.68	3.43	-48.64%



■ Closed (16.31%)
■ Pending (22.93%)
■ Other OffMarket (4.73%)
■ Active (56.03%)

Absorption: Last 12 months, an Average of **69** Sales/Month
Active Inventory as of April 30, 2021 = **237**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **41.91%** to 237 existing homes available for sale. Over the last 12 months this area has had an average of 69 closed sales per month. This represents an unsold inventory index of **3.43** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.08%** in April 2021 to \$127,000 versus the previous year at \$129,700.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 24.50 days or **67.12%** in April 2021 compared to last year's same month at **36.50** DOM.

Sales Success for April 2021 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 92 New Listings in April 2021, down **22.69%** from last year at 119. Furthermore, there were 69 Closed Listings this month versus last year at 54, a **27.78%** increase.

Closed versus Listed trends yielded a **75.0%** ratio, up from previous year's, April 2020, at **45.4%**, a **65.28%** 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
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

April 2021



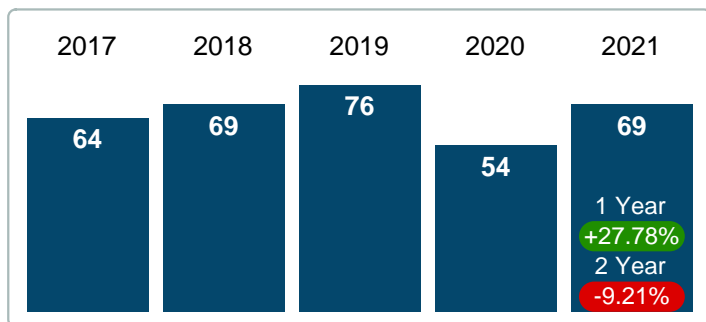
Area Delimited by County Of Muskogee



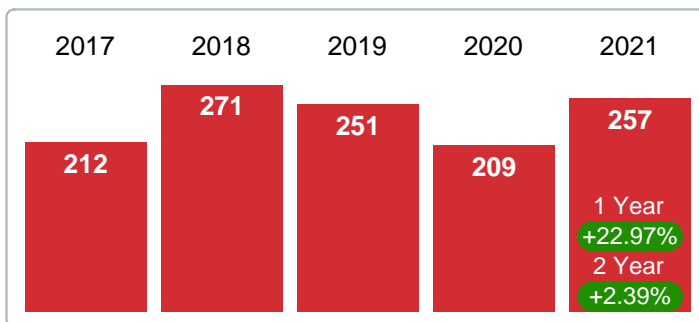
CLOSED LISTINGS

Report produced on May 11, 2021 for MLS Technology Inc.

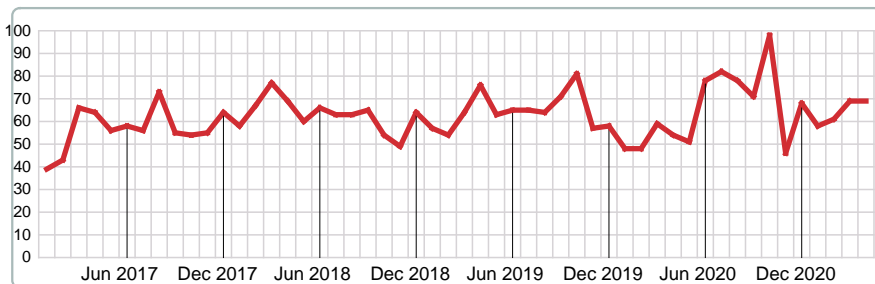
APRIL



YEAR TO DATE (YTD)

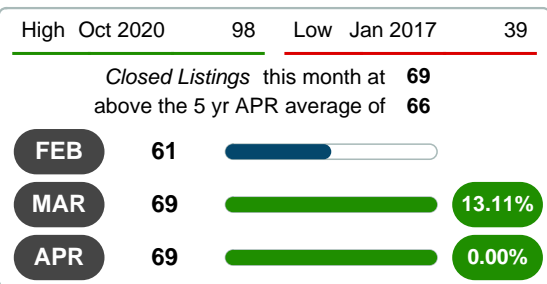


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 66



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$10,000 and less	3	4.35%	135.0	1	0	2	0
\$10,001 - \$50,000	15	21.74%	40.0	10	3	2	0
\$50,001 - \$80,000	7	10.14%	52.0	5	2	0	0
\$80,001 - \$150,000	17	24.64%	7.0	5	10	2	0
\$150,001 - \$180,000	10	14.49%	6.0	0	9	1	0
\$180,001 - \$300,000	11	15.94%	7.0	2	4	4	1
\$300,001 and up	6	8.70%	18.0	0	3	2	1
Total Closed Units	69			23	31	13	2
Total Closed Volume	9,916,237	100%	12.0	1.57M	5.67M	2.15M	529.50K
Median Closed Price	\$127,000			\$54,000	\$156,850	\$157,500	\$264,750

April 2021



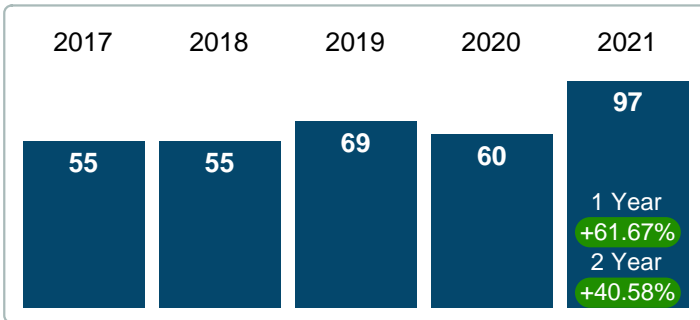
Area Delimited by County Of Muskogee



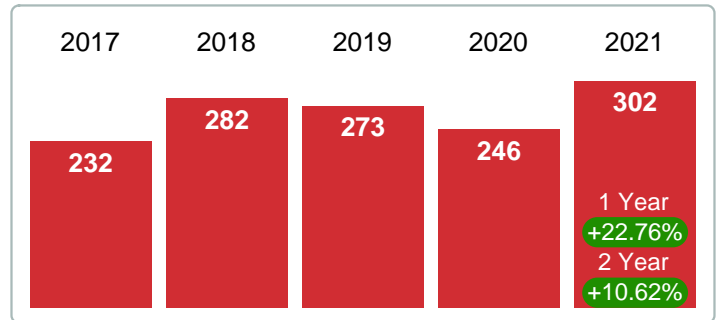
PENDING LISTINGS

Report produced on May 11, 2021 for MLS Technology Inc.

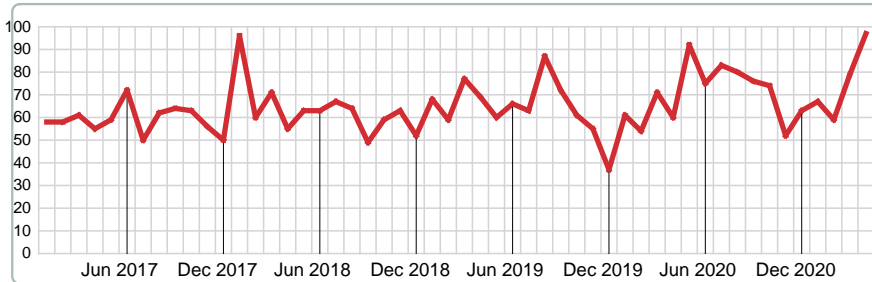
APRIL



YEAR TO DATE (YTD)

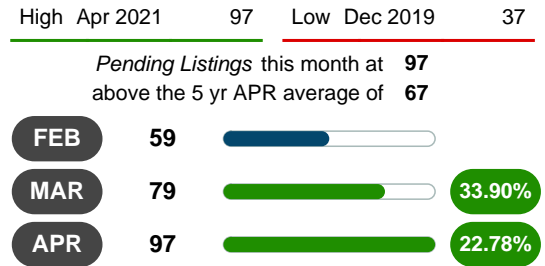


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 67



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	9	9.28%	28.0	4	4	1	0
\$30,001 - \$60,000	11	11.34%	35.0	8	2	0	1
\$60,001 - \$80,000	19	19.59%	9.0	13	6	0	0
\$80,001 - \$120,000	20	20.62%	11.0	6	9	4	1
\$120,001 - \$170,000	15	15.46%	5.0	0	13	2	0
\$170,001 - \$240,000	11	11.34%	8.0	3	4	4	0
\$240,001 and up	12	12.37%	34.0	2	4	5	1
Total Pending Units	97			36	42	16	3
Total Pending Volume	12,493,660	100%	15.0	3.28M	5.33M	3.31M	572.40K
Median Listing Price	\$99,900			\$71,450	\$120,950	\$199,950	\$90,000

April 2021



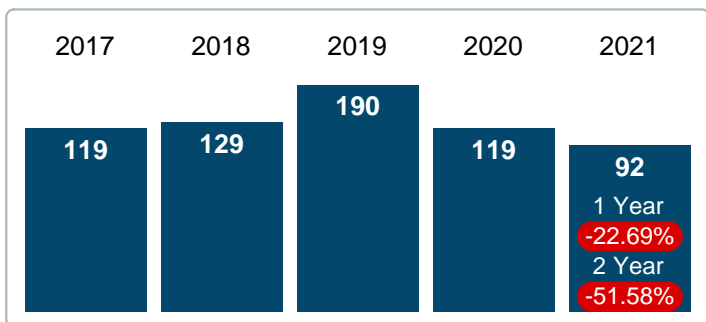
Area Delimited by County Of Muskogee



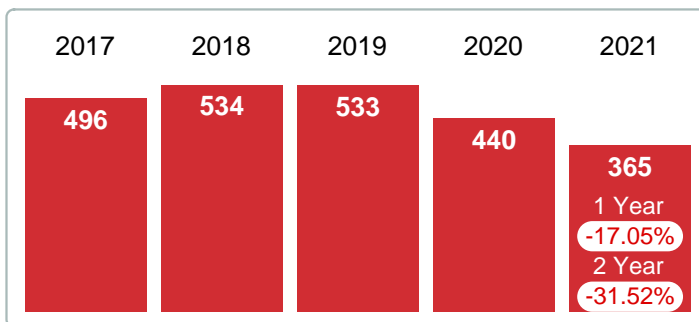
NEW LISTINGS

Report produced on May 11, 2021 for MLS Technology Inc.

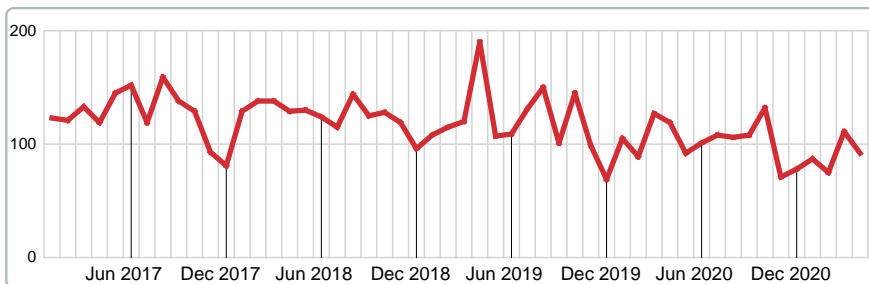
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 130

High Apr 2019 190 Low Dec 2019 69

New Listings this month at **92**
 below the 5 yr APR average of **130**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$20,000 and less	5	5.43%	5	0	0	0
\$20,001 - \$50,000	13	14.13%	7	5	0	1
\$50,001 - \$70,000	14	15.22%	8	6	0	0
\$70,001 - \$150,000	22	23.91%	6	13	3	0
\$150,001 - \$190,000	15	16.30%	3	11	1	0
\$190,001 - \$330,000	14	15.22%	2	7	5	0
\$330,001 and up	9	9.78%	5	1	3	0
Total New Listed Units	92		36	43	12	1
Total New Listed Volume	15,799,060	100%	5.90M	6.76M	3.10M	32.50K
Median New Listed Listing Price	\$123,450		\$67,200	\$140,000	\$214,500	\$32,500

April 2021



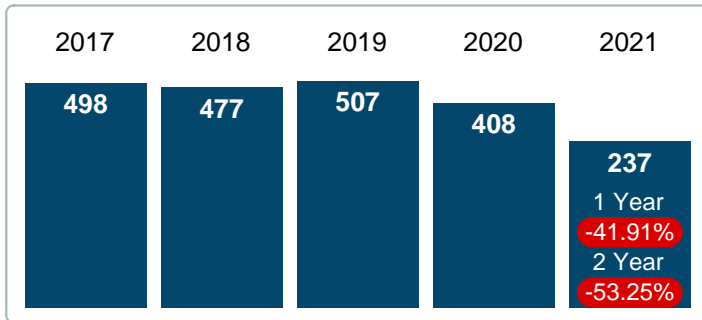
Area Delimited by County Of Muskogee



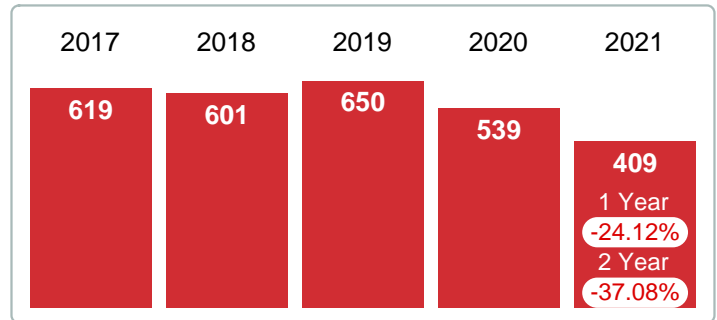
ACTIVE INVENTORY

Report produced on May 11, 2021 for MLS Technology Inc.

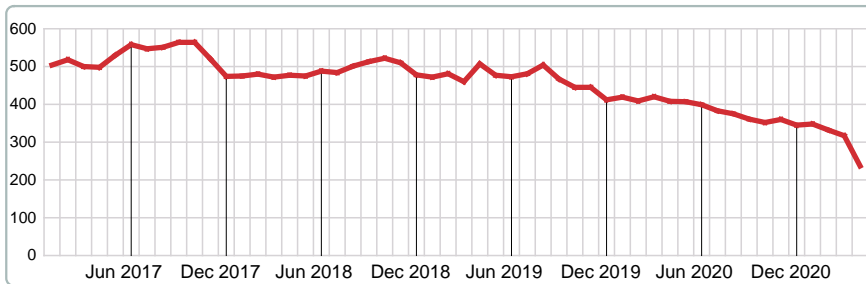
END OF APRIL



ACTIVE DURING APRIL

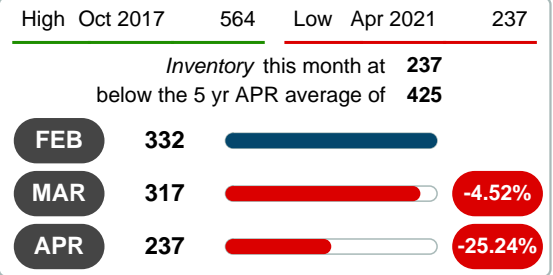


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 425



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	4	1.69%	63.5	4	0	0	0
\$10,001 - \$20,000	33	13.92%	165.0	33	0	0	0
\$20,001 - \$40,000	42	17.72%	71.0	31	11	0	0
\$40,001 - \$140,000	67	28.27%	94.0	47	18	2	0
\$140,001 - \$210,000	37	15.61%	45.0	21	13	3	0
\$210,001 - \$490,000	31	13.08%	80.0	20	7	4	0
\$490,001 and up	23	9.70%	58.0	18	1	4	0
Total Active Inventory by Units		237		174	50	13	0
Total Active Inventory by Volume		43,772,849	100%	32.18M	7.26M	4.34M	0.00B
Median Active Inventory Listing Price		\$75,000		\$71,200	\$109,950	\$240,000	\$0

April 2021



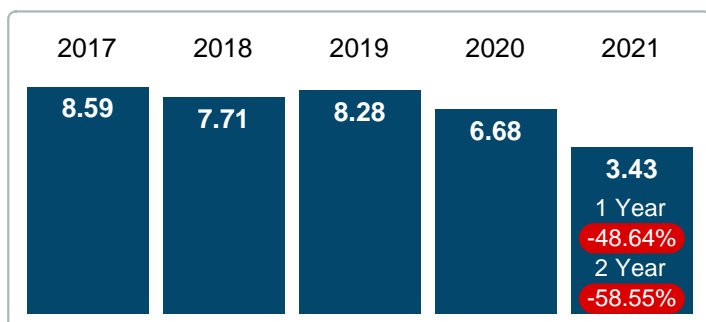
Area Delimited by County Of Muskogee



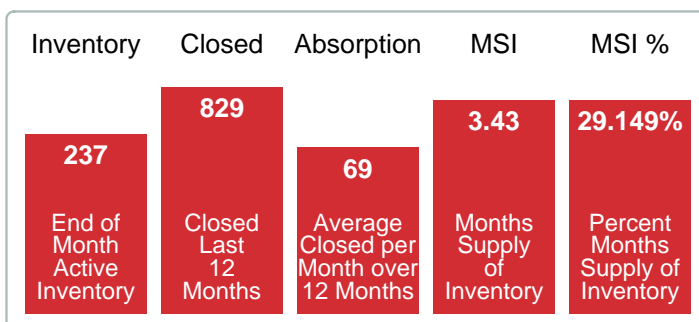
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on May 11, 2021 for MLS Technology Inc.

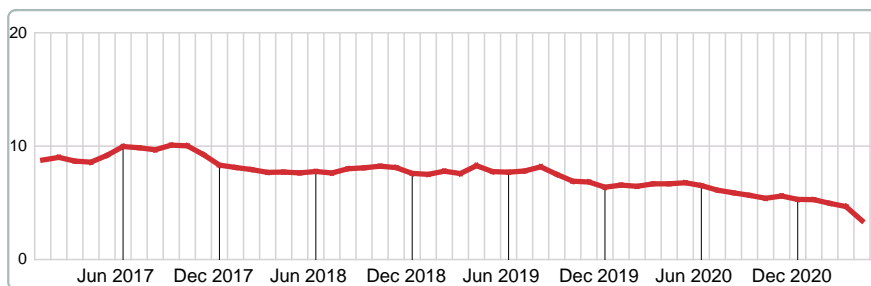
MSI FOR APRIL



INDICATORS FOR APRIL 2021

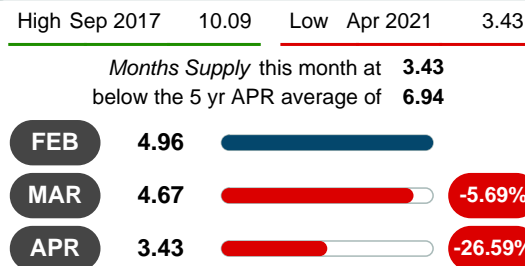


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 6.94



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	4	1.69%	3.00	4.00	0.00	0.00	0.00
\$10,001 - \$20,000	33	13.92%	11.65	15.23	0.00	0.00	0.00
\$20,001 - \$40,000	42	17.72%	8.84	12.00	5.74	0.00	0.00
\$40,001 - \$140,000	67	28.27%	2.27	5.27	1.07	0.57	0.00
\$140,001 - \$210,000	37	15.61%	2.19	18.00	1.10	0.90	0.00
\$210,001 - \$490,000	31	13.08%	2.51	12.00	1.47	0.81	0.00
\$490,001 and up	23	9.70%	16.24	27.00	2.40	12.00	0.00
Market Supply of Inventory (MSI)			3.43	9.58	1.37	1.03	0.00
Total Active Inventory by Units		100%	3.43	174	50	13	0

April 2021



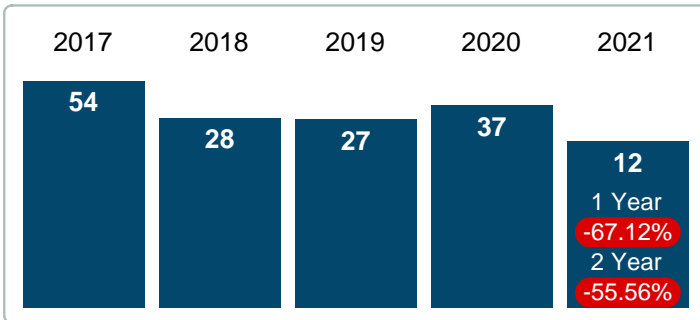
Area Delimited by County Of Muskogee



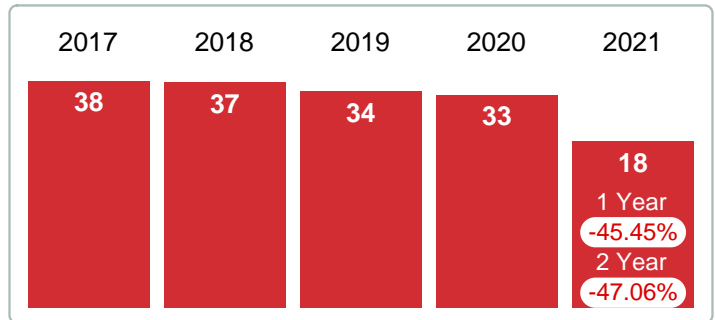
MEDIAN DAYS ON MARKET TO SALE

Report produced on May 11, 2021 for MLS Technology Inc.

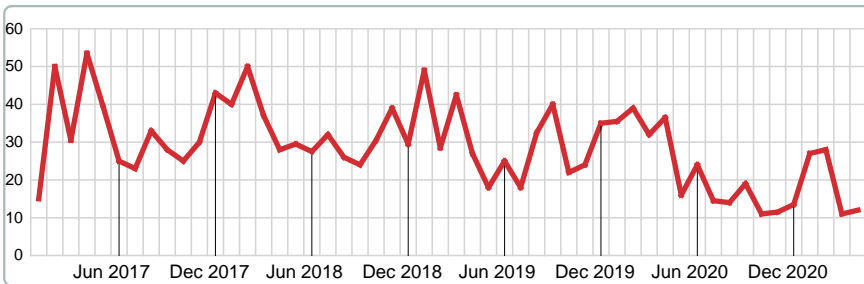
APRIL



YEAR TO DATE (YTD)

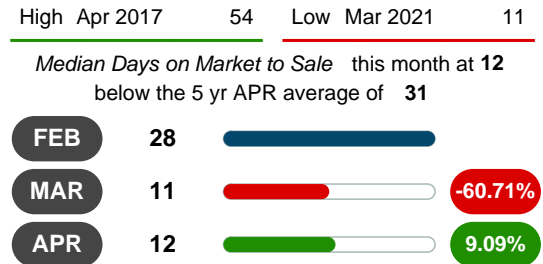


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 31



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
\$10,000 and less	4.35%	135	135	0	140	0
\$10,001 - \$50,000	21.74%	40	26	12	52	0
\$50,001 - \$80,000	10.14%	52	35	62	0	0
\$80,001 - \$150,000	24.64%	7	34	6	5	0
\$150,001 - \$180,000	14.49%	6	0	5	104	0
\$180,001 - \$300,000	15.94%	7	3	5	116	12
\$300,001 and up	8.70%	18	0	24	7	164
Median Closed DOM		12	34	8	56	88
Total Closed Units	100%	69	23	31	13	2
Total Closed Volume		9,916,237	1.57M	5.67M	2.15M	529.50K

April 2021



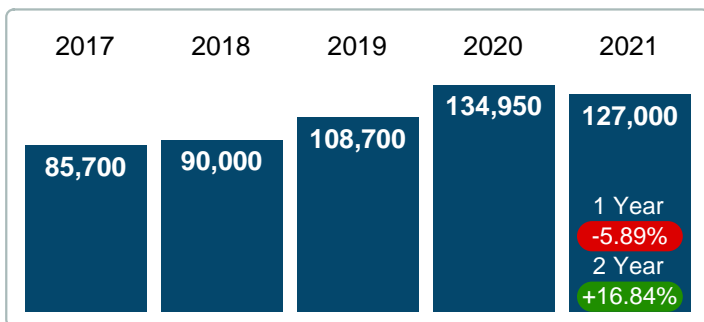
Area Delimited by County Of Muskogee



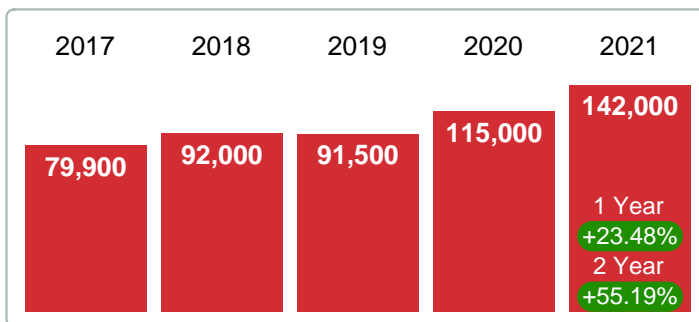
MEDIAN LIST PRICE AT CLOSING

Report produced on May 11, 2021 for MLS Technology Inc.

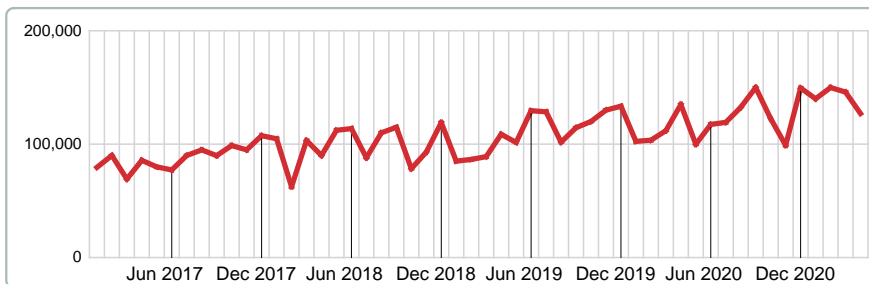
APRIL



YEAR TO DATE (YTD)

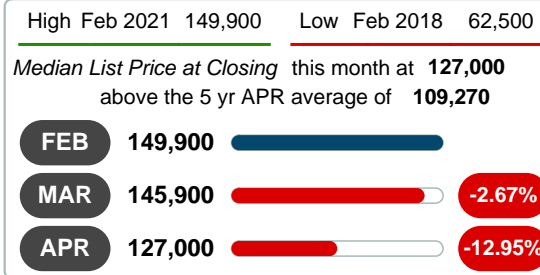


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 109,270



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
\$10,000 and less	4.35%	8,000	9,500	0	4,375	0
\$10,001 - \$50,000	20.29%	26,950	20,950	39,000	23,000	0
\$50,001 - \$80,000	13.04%	64,900	65,000	64,900	55,000	0
\$80,001 - \$150,000	23.19%	126,000	115,900	128,750	127,000	0
\$150,001 - \$180,000	14.49%	163,500	0	163,000	0	180,000
\$180,001 - \$300,000	14.49%	209,500	220,500	189,900	232,500	0
\$300,001 and up	10.14%	359,900	0	675,000	349,900	349,900
Median List Price		127,000	55,000	159,900	144,900	264,950
Total Closed Units	100%	127,000	23	31	13	2
Total Closed Volume		10,135,449	1.61M	5.77M	2.23M	529.90K

April 2021



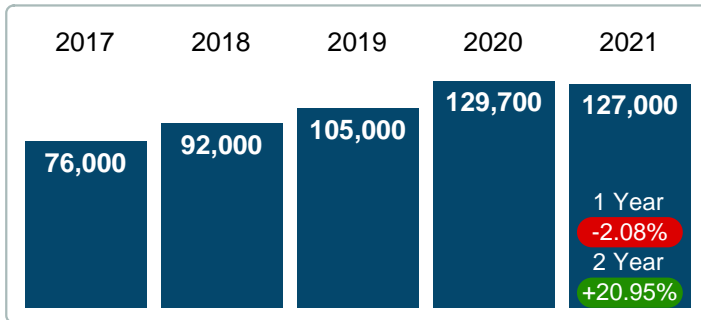
Area Delimited by County Of Muskogee



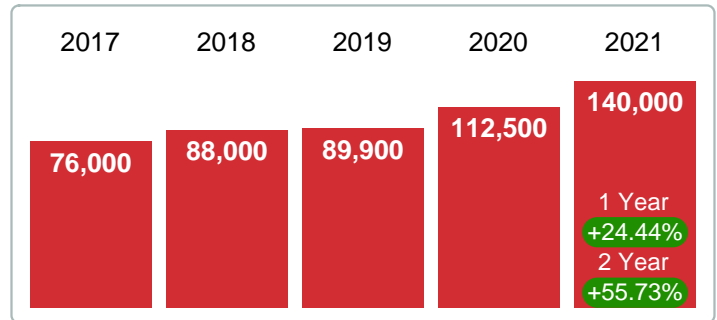
MEDIAN SOLD PRICE AT CLOSING

Report produced on May 11, 2021 for MLS Technology Inc.

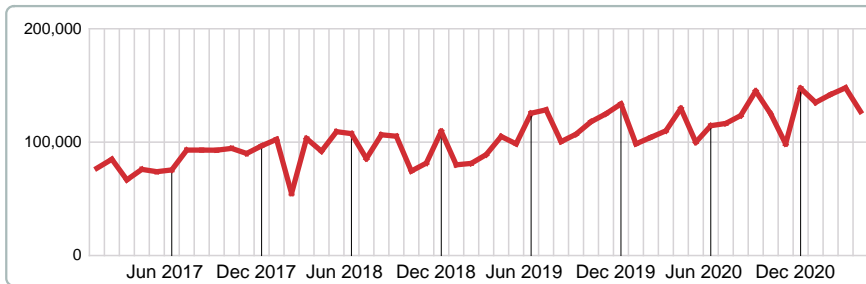
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 105,940

High Mar 2021 147,900 Low Feb 2018 54,750

Median Sold Price at Closing this month at 127,000 above the 5 yr APR average of 105,940



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
\$10,000 and less	4.35%	8,000	8,500	0	4,375	0
\$10,001 - \$50,000	21.74%	27,000	20,950	32,000	31,500	0
\$50,001 - \$80,000	10.14%	55,000	57,000	54,000	0	0
\$80,001 - \$150,000	24.64%	123,500	115,900	126,000	125,250	0
\$150,001 - \$180,000	14.49%	161,538	0	163,000	157,500	0
\$180,001 - \$300,000	15.94%	210,000	220,250	199,450	241,250	183,500
\$300,001 and up	8.70%	380,000	0	640,000	339,250	346,000
Median Sold Price		127,000	54,000	156,850	157,500	264,750
Total Closed Units	100%	127,000	23	31	13	2
Total Closed Volume		9,916,237	1.57M	5.67M	2.15M	529.50K

April 2021



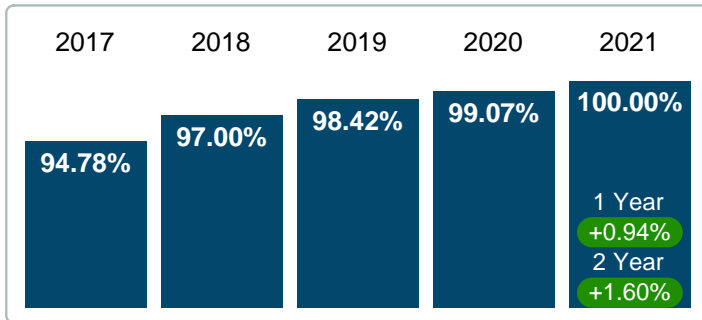
Area Delimited by County Of Muskogee



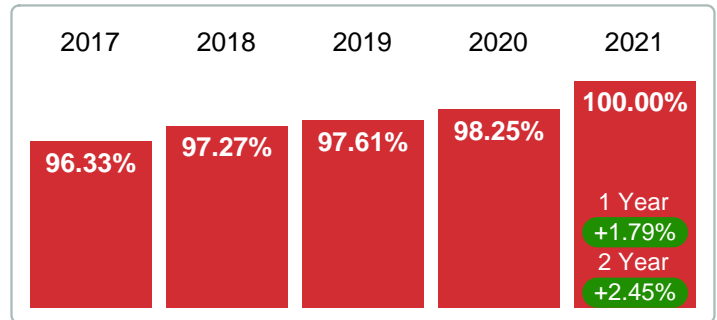
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on May 11, 2021 for MLS Technology Inc.

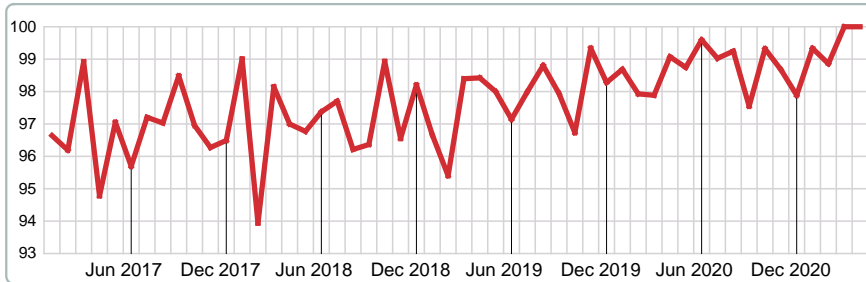
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

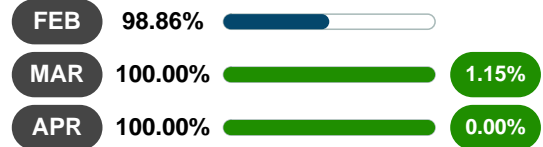


3 MONTHS

5 year APR AVG = 97.86%

High Apr 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **97.86%**



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
\$10,000 and less	3	4.35%	100.00%	89.47%	0.00%	100.00%	0.00%
\$10,001 - \$50,000	15	21.74%	96.43%	100.00%	82.05%	73.72%	0.00%
\$50,001 - \$80,000	7	10.14%	91.53%	91.53%	86.74%	0.00%	0.00%
\$80,001 - \$150,000	17	24.64%	100.00%	100.00%	99.49%	99.46%	0.00%
\$150,001 - \$180,000	10	14.49%	100.00%	0.00%	100.00%	108.70%	0.00%
\$180,001 - \$300,000	11	15.94%	100.00%	99.63%	100.00%	96.30%	101.94%
\$300,001 and up	6	8.70%	97.68%	0.00%	96.47%	95.66%	98.89%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.41%
Total Closed Units		69	100%	23	31	13	2
Total Closed Volume		9,916,237		1.57M	5.67M	2.15M	529.50K

April 2021



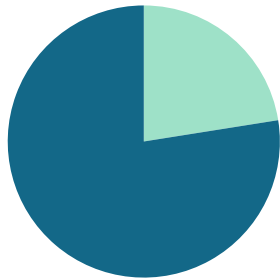
Area Delimited by County Of Muskogee



MARKET SUMMARY

Report produced on May 11, 2021 for MLS Technology Inc.

INVENTORY

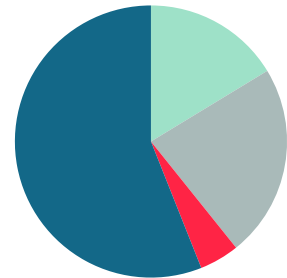


Inventory
 New Listings
92 = 22.49%
 Start Inventory
317
 Total Inventory Units
409
 Volume
\$69,512,818

Market Activity

Closed Sales
69 = 16.31%
 Pending Sales
97 = 22.93%
 Other Off Market
20 = 4.73%
 Active Inventory
237 = 56.03%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	54	69	27.78%	209	257	22.97%
Pending Sales	60	97	61.67%	246	302	22.76%
New Listings	119	92	-22.69%	440	365	-17.05%
Median List Price	134,950	127,000	-5.89%	115,000	142,000	23.48%
Median Sale Price	129,700	127,000	-2.08%	112,500	140,000	24.44%
Median Percent of Selling Price to List Price	99.07%	100.00%	0.94%	98.25%	100.00%	1.79%
Median Days on Market to Sale	36.50	12.00	-67.12%	33.00	18.00	-45.45%
Monthly Inventory	408	237	-41.91%	408	237	-41.91%
Months Supply of Inventory	6.68	3.43	-48.64%	6.68	3.43	-48.64%

Absorption: Last 12 months, an Average of **69** Sales/Month

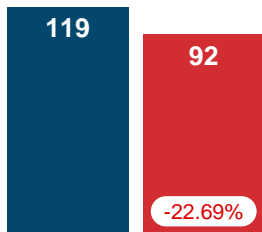
Inventory on April 30, 2021 = **237**

2020 **2021**

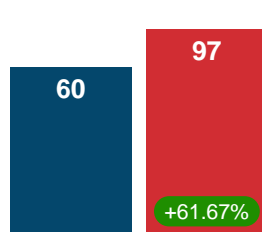
APRIL MARKET

MEDIAN PRICES

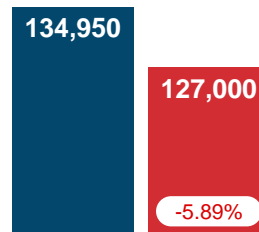
New Listings



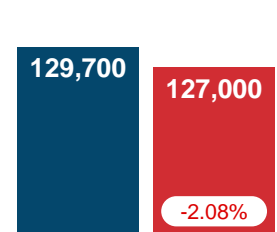
Pending Listings



List Price



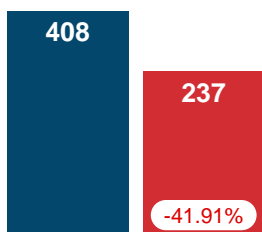
Sale Price



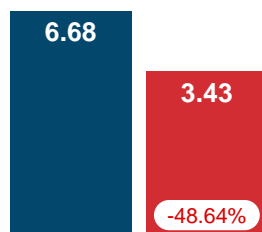
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

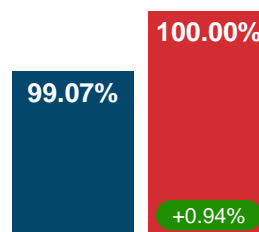
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

