

February 2021

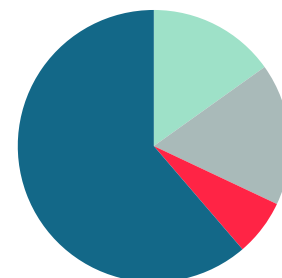
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2020	2021	
Closed Listings	48	61	27.08%
Pending Listings	52	68	30.77%
New Listings	89	75	-15.73%
Median List Price	103,450	149,900	44.90%
Median Sale Price	104,250	142,000	36.21%
Median Percent of Selling Price to List Price	97.93%	98.86%	0.95%
Median Days on Market to Sale	39.00	28.00	-28.21%
End of Month Inventory	411	247	-39.90%
Months Supply of Inventory	6.49	3.69	-43.19%



■ Closed (15.14%)
■ Pending (16.87%)
■ Other OffMarket (6.70%)
■ Active (61.29%)

Absorption: Last 12 months, an Average of **67** Sales/Month
Active Inventory as of February 28, 2021 = **247**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **39.90%** to 247 existing homes available for sale. Over the last 12 months this area has had an average of 67 closed sales per month. This represents an unsold inventory index of **3.69** 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 **36.21%** in February 2021 to \$142,000 versus the previous year at \$104,250.

Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 11.00 days or **28.21%** in February 2021 compared to last year's same month at **39.00** DOM.

Sales Success for February 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 75 New Listings in February 2021, down **15.73%** from last year at 89. Furthermore, there were 61 Closed Listings this month versus last year at 48, a **27.08%** increase.

Closed versus Listed trends yielded a **81.3%** ratio, up from previous year's, February 2020, at **53.9%**, a **50.81%** 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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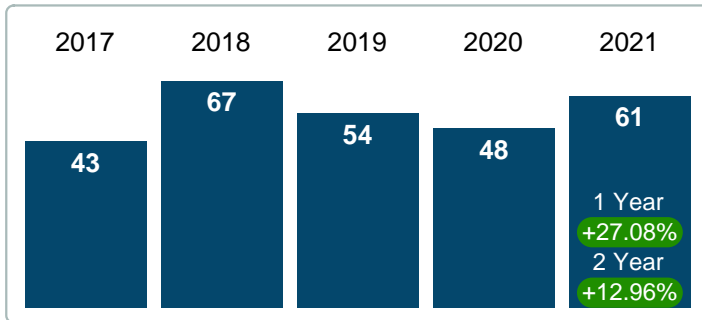
Area Delimited by County Of Muskogee



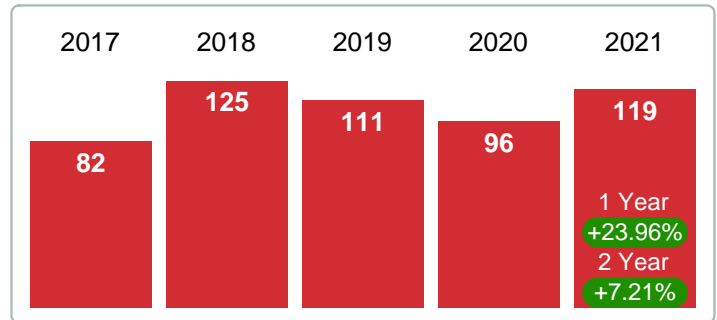
CLOSED LISTINGS

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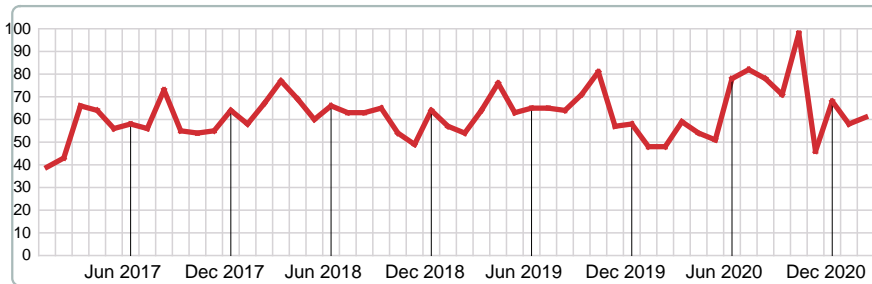
FEBRUARY



YEAR TO DATE (YTD)

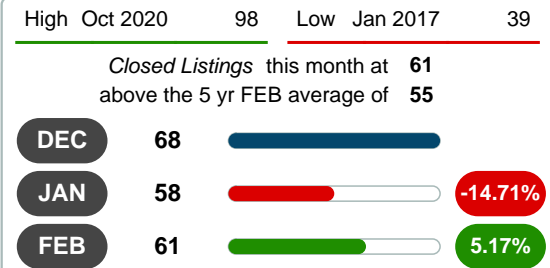


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 55



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	7	11.48%	36.0	1	6	0	0
\$30,001 - \$50,000	8	13.11%	36.5	7	1	0	0
\$50,001 - \$110,000	7	11.48%	39.0	1	5	1	0
\$110,001 - \$190,000	15	24.59%	11.0	3	11	1	0
\$190,001 - \$260,000	10	16.39%	27.5	2	4	4	0
\$260,001 - \$370,000	7	11.48%	28.0	0	4	3	0
\$370,001 and up	7	11.48%	4.0	4	1	2	0
Total Closed Units	61			18	32	11	0
Total Closed Volume	14,616,973	100%	28.0	4.82M	7.02M	2.78M	0.00B
Median Closed Price	\$142,000			\$91,500	\$133,500	\$260,000	\$0

February 2021



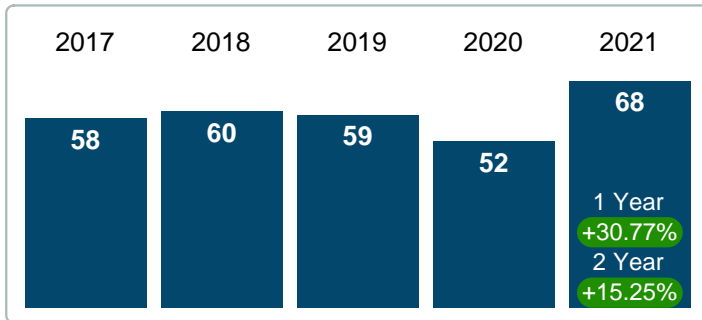
Area Delimited by County Of Muskogee



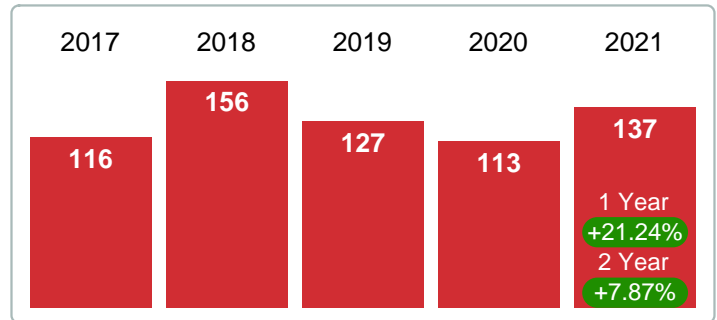
PENDING LISTINGS

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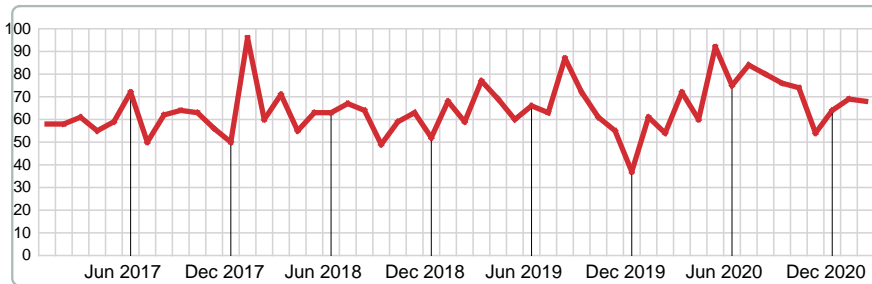
FEBRUARY



YEAR TO DATE (YTD)

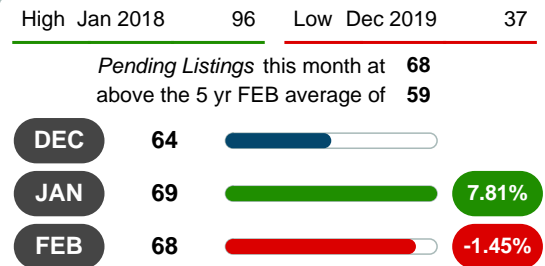


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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
\$50,000 and less	5	7.35%	12.0	2	3	0	0
\$50,001 - \$80,000	11	16.18%	21.0	8	2	1	0
\$80,001 - \$140,000	9	13.24%	34.0	1	6	2	0
\$140,001 - \$170,000	17	25.00%	17.0	1	14	2	0
\$170,001 - \$210,000	8	11.76%	11.5	0	4	2	2
\$210,001 - \$310,000	11	16.18%	16.0	2	4	5	0
\$310,001 and up	7	10.29%	74.0	1	2	3	1
Total Pending Units	68			15	35	15	3
Total Pending Volume	13,025,609	100%	19.0	3.18M	5.72M	3.30M	818.90K
Median Listing Price	\$149,950			\$72,500	\$147,500	\$219,500	\$189,000

February 2021

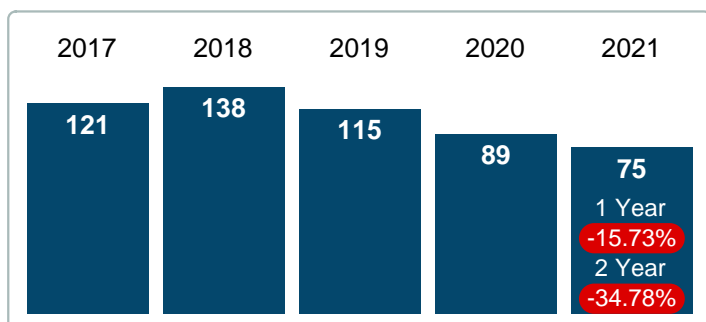
Area Delimited by County Of Muskogee



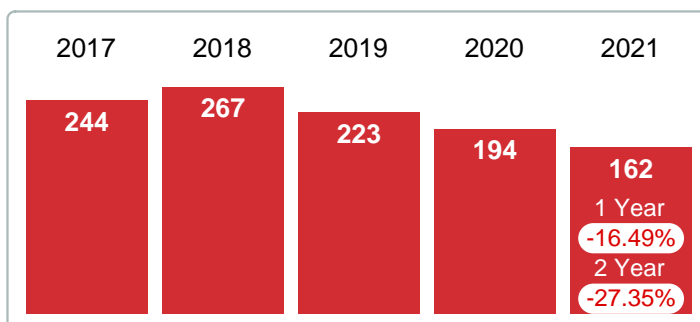
NEW LISTINGS

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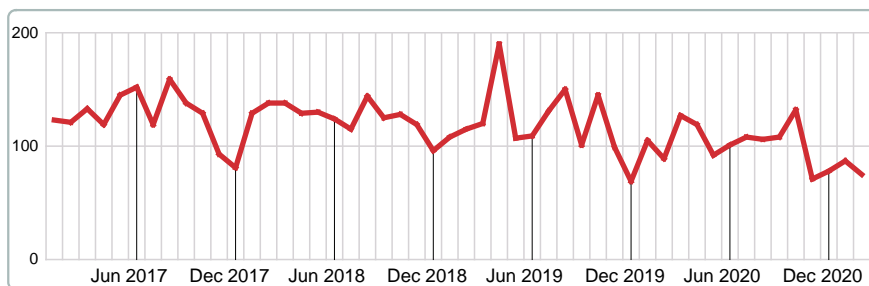
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

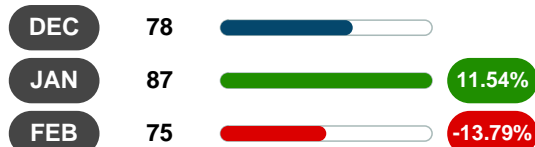


3 MONTHS

5 year FEB AVG = 108

High Apr 2019 190 Low Dec 2019 69

New Listings this month at **75**
below the 5 yr FEB average of **108**



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	6.67%	5	0	0	0
\$20,001 - \$40,000	12	16.00%	8	4	0	0
\$40,001 - \$70,000	10	13.33%	5	4	1	0
\$70,001 - \$150,000	18	24.00%	10	8	0	0
\$150,001 - \$200,000	12	16.00%	1	8	2	1
\$200,001 - \$290,000	12	16.00%	4	3	5	0
\$290,001 and up	6	8.00%	3	1	1	1
Total New Listed Units	75		36	28	9	2
Total New Listed Volume	12,457,700	100%	5.59M	4.23M	2.00M	638.90K
Median New Listed Listing Price	\$115,000		\$72,000	\$144,500	\$232,500	\$319,450

February 2021



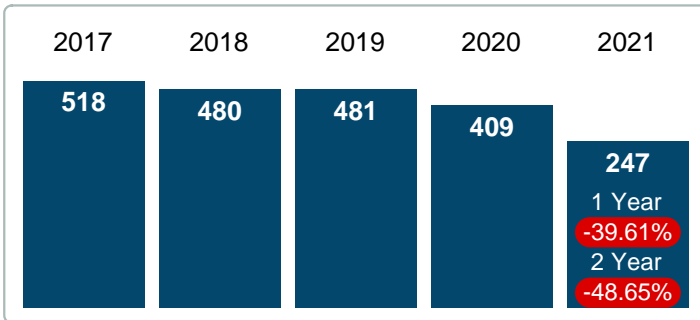
Area Delimited by County Of Muskogee



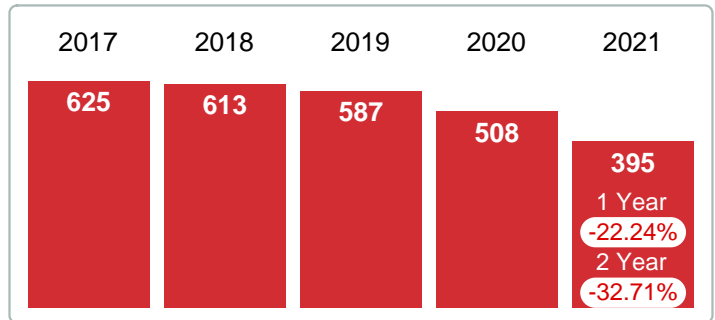
ACTIVE INVENTORY

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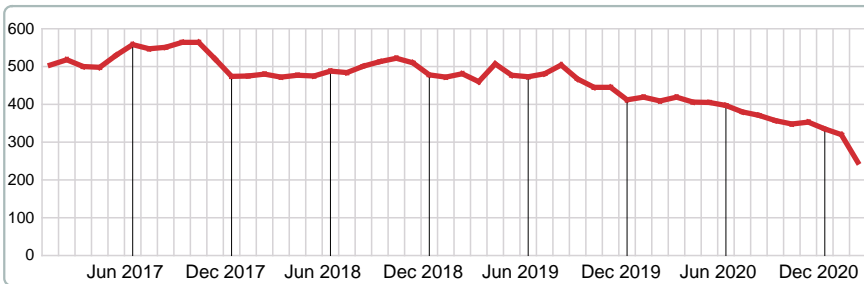
END OF FEBRUARY



ACTIVE DURING FEBRUARY

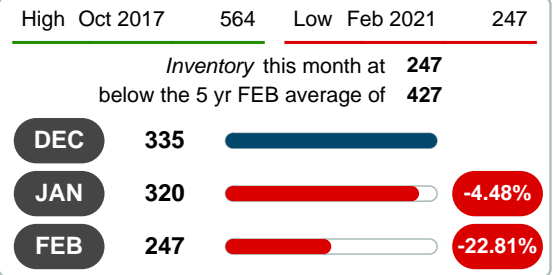


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 427



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	6	2.43%	69.5	5	0	1	0
\$10,001 - \$20,000	36	14.57%	149.0	36	0	0	0
\$20,001 - \$50,000	52	21.05%	62.0	35	14	3	0
\$50,001 - \$130,000	58	23.48%	98.0	44	10	4	0
\$130,001 - \$200,000	39	15.79%	53.0	22	14	3	0
\$200,001 - \$380,000	31	12.55%	139.0	19	7	4	1
\$380,001 and up	25	10.12%	156.0	22	1	2	0
Total Active Inventory by Units	247			183	46	17	1
Total Active Inventory by Volume	42,976,074	100%	82.0	32.90M	6.53M	3.19M	349.90K
Median Active Inventory Listing Price	\$75,000			\$74,500	\$107,400	\$145,000	\$349,900

February 2021



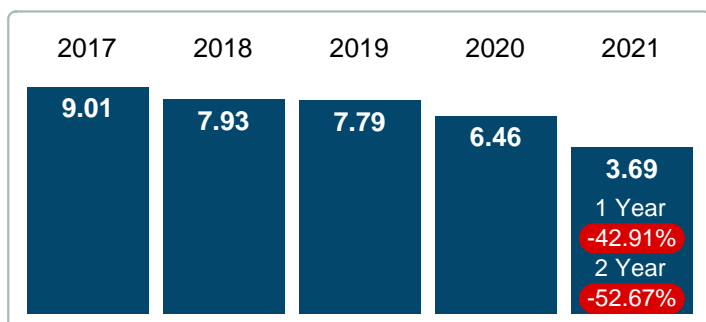
Area Delimited by County Of Muskogee



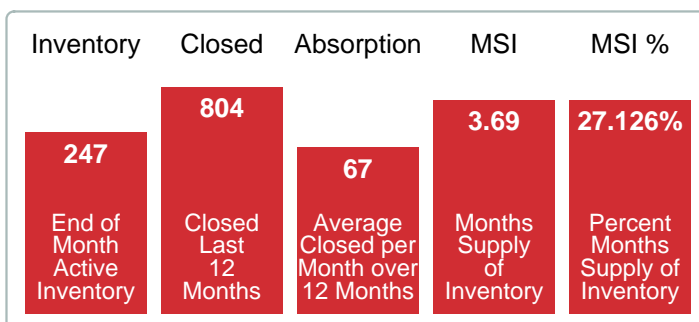
MONTHS SUPPLY of INVENTORY (MSI)

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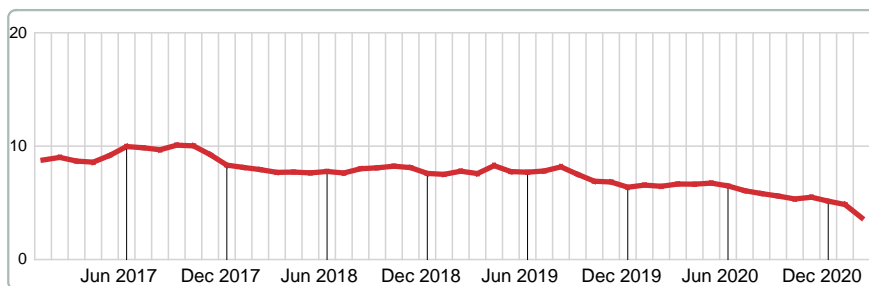
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021



5 YEAR MARKET ACTIVITY TRENDS

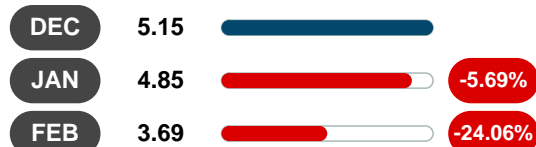


3 MONTHS

5 year FEB AVG = 6.98

High Sep 2017 10.09 Low Feb 2021 3.69

Months Supply this month at **3.69**
below the 5 yr FEB average of **6.98**



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	6	2.43%	5.54	5.45	0.00	12.00	0.00
\$10,001 - \$20,000	36	14.57%	13.09	18.00	0.00	0.00	0.00
\$20,001 - \$50,000	52	21.05%	6.43	7.12	5.42	7.20	0.00
\$50,001 - \$130,000	58	23.48%	2.48	8.12	0.66	1.50	0.00
\$130,001 - \$200,000	39	15.79%	2.16	13.20	1.17	0.75	0.00
\$200,001 - \$380,000	31	12.55%	2.93	14.25	1.68	0.94	1.20
\$380,001 and up	25	10.12%	8.33	20.31	1.09	2.67	0.00
Market Supply of Inventory (MSI)			3.69	10.56	1.29	1.39	0.55
Total Active Inventory by Units		100%	3.69	183	46	17	1

February 2021



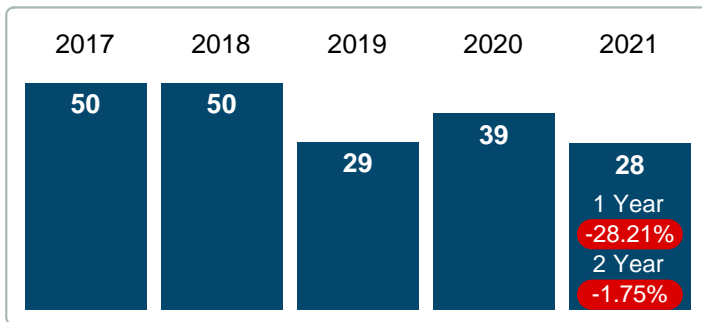
Area Delimited by County Of Muskogee



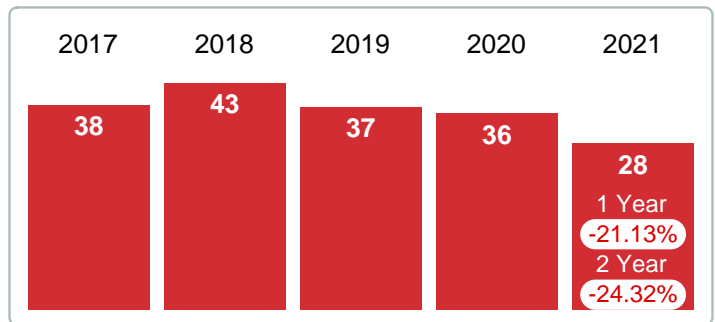
MEDIAN DAYS ON MARKET TO SALE

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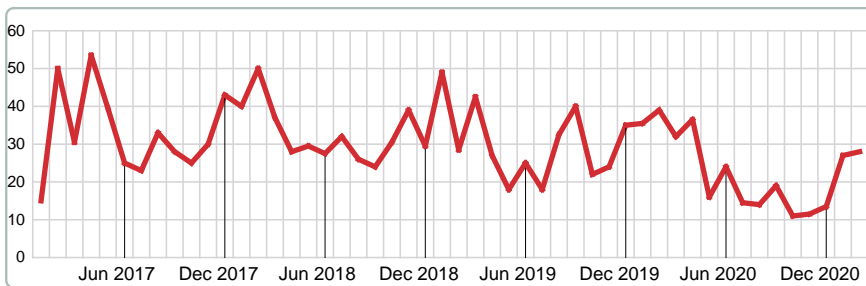
FEBRUARY



YEAR TO DATE (YTD)

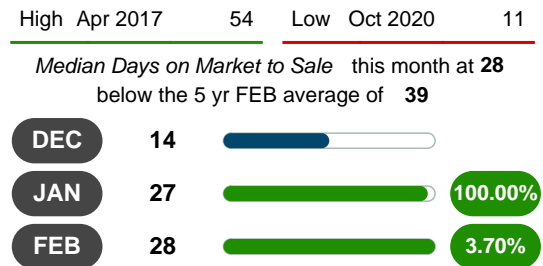


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 39



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	11.48%	36	3	41	0	0
\$30,001 - \$50,000	13.11%	37	48	25	0	0
\$50,001 - \$110,000	11.48%	39	31	39	8	0
\$110,001 - \$190,000	24.59%	11	31	11	2	0
\$190,001 - \$260,000	16.39%	28	78	28	9	0
\$260,001 - \$370,000	11.48%	28	0	25	28	0
\$370,001 and up	11.48%	4	4	4	97	0
Median Closed DOM		28	31	31	15	0
Total Closed Units	100%	28.0	18	32	11	
Total Closed Volume		14,616,973	4.82M	7.02M	2.78M	0.00B

February 2021



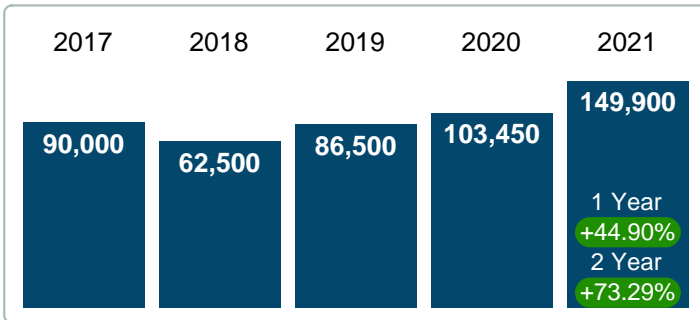
Area Delimited by County Of Muskogee



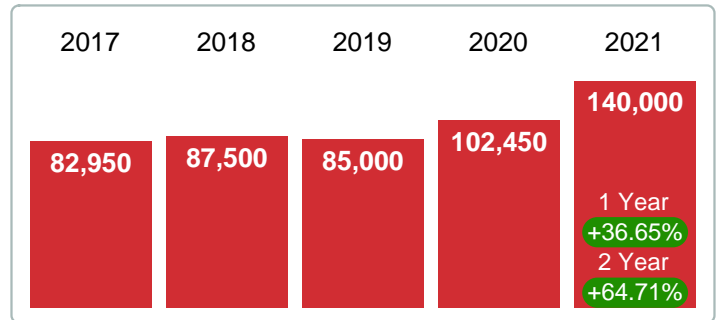
MEDIAN LIST PRICE AT CLOSING

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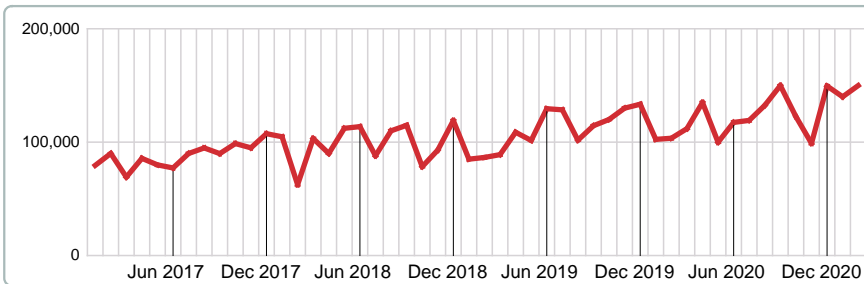
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

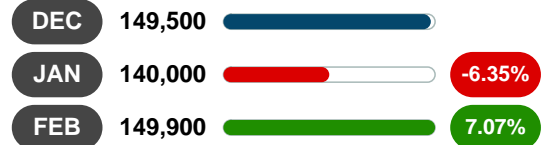


3 MONTHS

5 year FEB AVG = 98,470

High Feb 2021 149,900 Low Feb 2018 62,500

Median List Price at Closing this month at **149,900**
above the 5 yr FEB average of **98,470**



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	7	11.48%	25,000	20,500	27,000	0	0
\$30,001 - \$50,000	5	8.20%	46,500	48,250	39,000	0	0
\$50,001 - \$110,000	10	16.39%	70,950	59,900	88,500	94,900	0
\$110,001 - \$190,000	16	26.23%	142,450	127,900	149,900	160,000	0
\$190,001 - \$260,000	8	13.11%	239,000	259,000	199,500	245,000	0
\$260,001 - \$370,000	9	14.75%	325,000	320,000	325,000	322,450	0
\$370,001 and up	6	9.84%	693,750	888,000	2,776,055	389,450	0
Median List Price			149,900	94,450	142,450	260,000	0
Total Closed Units		100%	149,900	18	32	11	0
Total Closed Volume			14,924,855	4.88M	7.22M	2.82M	0.00B

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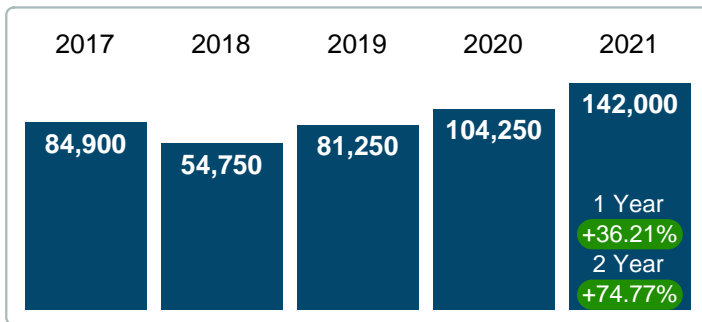
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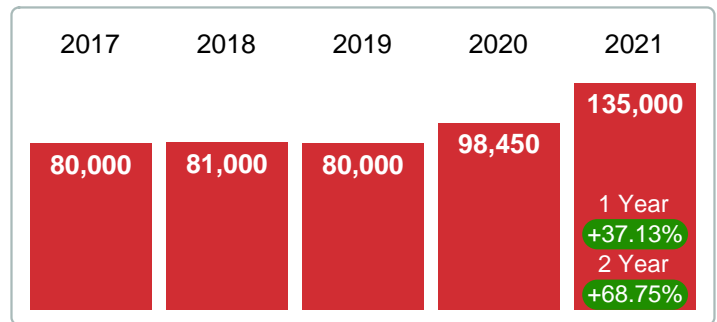
MEDIAN SOLD PRICE AT CLOSING

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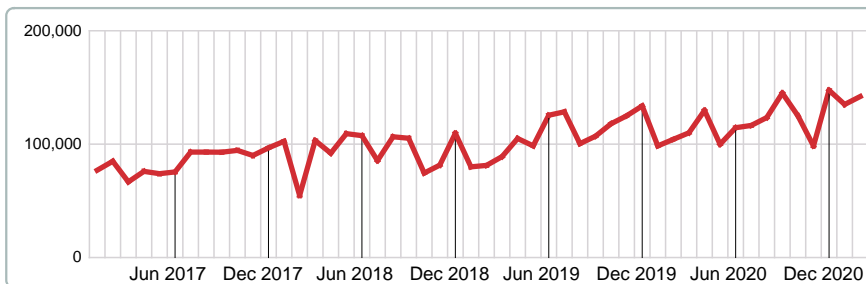
FEBRUARY



YEAR TO DATE (YTD)

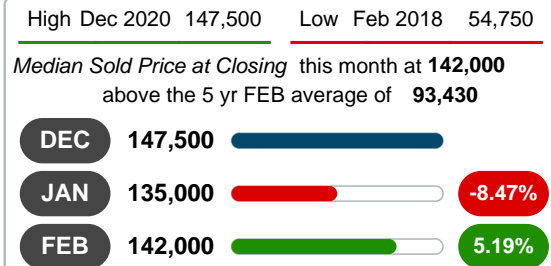


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 93,430



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	7	11.48%	25,000	16,000	26,000	0	
\$30,001 - \$50,000	8	13.11%	48,250	48,500	36,604	0	
\$50,001 - \$110,000	7	11.48%	78,000	65,000	78,000	97,500	
\$110,001 - \$190,000	15	24.59%	135,000	125,000	145,000	135,000	
\$190,001 - \$260,000	10	16.39%	232,500	247,000	221,828	225,000	
\$260,001 - \$370,000	7	11.48%	315,000	0	337,500	275,000	
\$370,001 and up	7	11.48%	465,000	676,500	2,650,000	381,500	
Median Sold Price		142,000		91,500	133,500	260,000	
Total Closed Units		61	100%	142,000	18	32	11
Total Closed Volume		14,616,973		4.82M	7.02M	2.78M	0.00B

February 2021



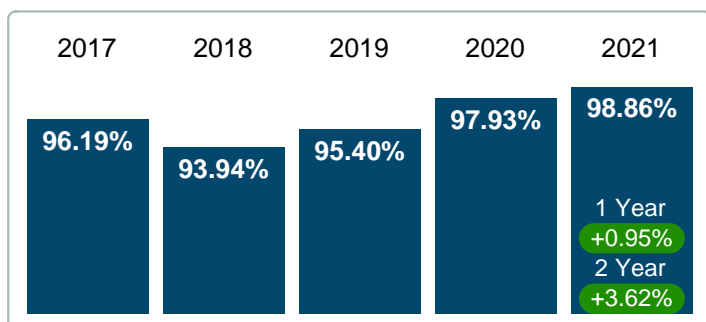
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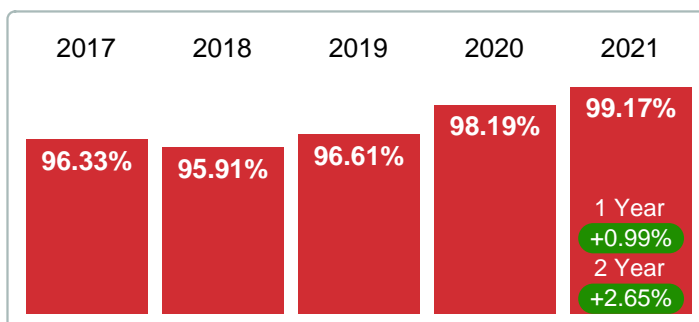
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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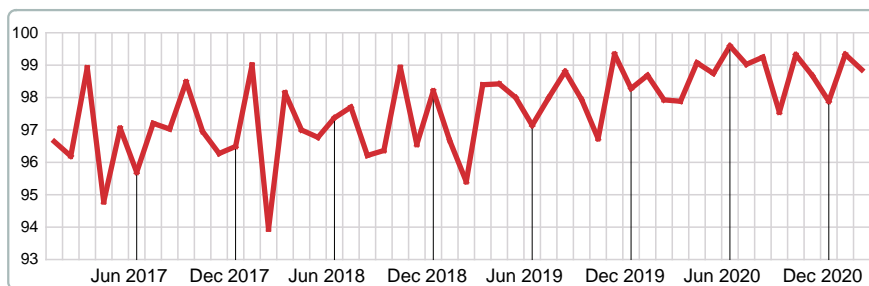
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

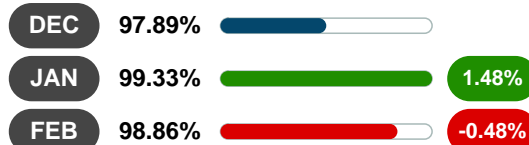


3 MONTHS

5 year FEB AVG = 96.46%

High Jun 2020 99.59% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **98.86%**
above the 5 yr FEB average of **96.46%**



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	<div style="width: 11.48%;"></div> 7	11.48%	100.00%	100.00%	98.33%	0.00%	0.00%
\$30,001 \$50,000	<div style="width: 13.11%;"></div> 8	13.11%	87.59%	87.00%	93.86%	0.00%	0.00%
\$50,001 \$110,000	<div style="width: 11.48%;"></div> 7	11.48%	94.44%	92.99%	94.44%	102.74%	0.00%
\$110,001 \$190,000	<div style="width: 24.59%;"></div> 15	24.59%	99.25%	99.16%	99.25%	100.00%	0.00%
\$190,001 \$260,000	<div style="width: 16.39%;"></div> 10	16.39%	100.00%	90.52%	99.43%	100.00%	0.00%
\$260,001 \$370,000	<div style="width: 11.48%;"></div> 7	11.48%	100.00%	0.00%	100.00%	98.21%	0.00%
\$370,001 and up	<div style="width: 11.48%;"></div> 7	11.48%	98.71%	100.00%	95.46%	97.96%	0.00%
Median Sold/List Ratio		98.86%		96.72%	99.05%	100.00%	0.00%
Total Closed Units		61	100%	18	32	11	
Total Closed Volume		14,616,973		4.82M	7.02M	2.78M	0.00B

February 2021

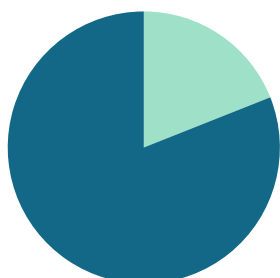
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

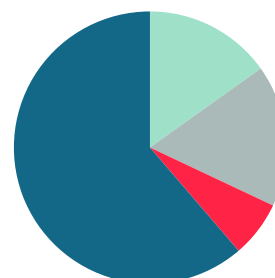


Inventory
 New Listings
75 = 18.99%
 Start Inventory
320
 Total Inventory Units
395
 Volume
\$73,962,187

Market Activity

Closed Sales
61 = 15.14%
 Pending Sales
68 = 16.87%
 Other Off Market
27 = 6.70%
 Active Inventory
247 = 61.29%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	48	61	27.08%	96	119	23.96%
Pending Sales	52	68	30.77%	113	137	21.24%
New Listings	89	75	-15.73%	194	162	-16.49%
Median List Price	103,450	149,900	44.90%	102,450	140,000	36.65%
Median Sale Price	104,250	142,000	36.21%	98,450	135,000	37.13%
Median Percent of Selling Price to List Price	97.93%	98.86%	0.95%	98.19%	99.17%	0.99%
Median Days on Market to Sale	39.00	28.00	-28.21%	35.50	28.00	-21.13%
Monthly Inventory	411	247	-39.90%	411	247	-39.90%
Months Supply of Inventory	6.49	3.69	-43.19%	6.49	3.69	-43.19%

Absorption: Last 12 months, an Average of **67** Sales/Month

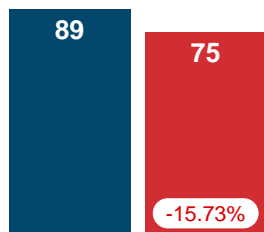
Inventory on February 28, 2021 = **247**

2020 **2021**

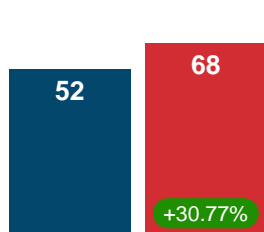
FEBRUARY MARKET

MEDIAN PRICES

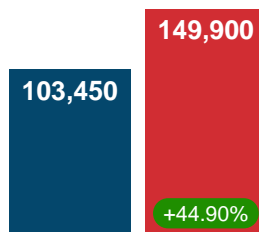
New Listings



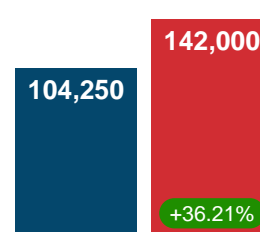
Pending Listings



List Price



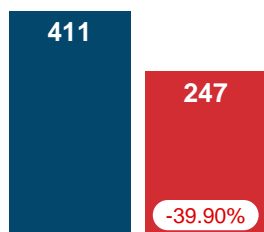
Sale Price



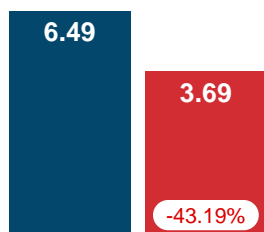
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

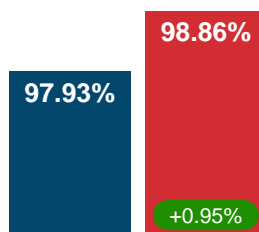
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

