

May 2021

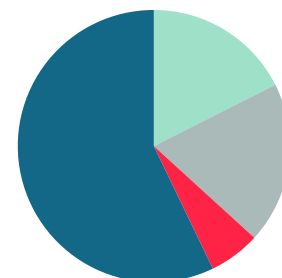
Area Delimited by County Of Muskogee



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	51	75	47.06%
Pending Listings	92	82	-10.87%
New Listings	92	100	8.70%
Median List Price	99,900	114,900	15.02%
Median Sale Price	99,900	115,000	15.12%
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	408	244	-40.20%
Months Supply of Inventory	6.79	3.43	-49.51%



■ Closed (17.56%)
■ Pending (19.20%)
■ Other OffMarket (6.09%)
■ Active (57.14%)

Absorption: Last 12 months, an Average of **71** Sales/Month
Active Inventory as of May 31, 2021 = **244**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **40.20%** to 244 existing homes available for sale. Over the last 12 months this area has had an average of 71 closed sales per month. This represents an unsold inventory index of **3.43** 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 **15.12%** in May 2021 to \$115,000 versus the previous year at \$99,900.

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 100 New Listings in May 2021, up **8.70%** from last year at 92. Furthermore, there were 75 Closed Listings this month versus last year at 51, a **47.06%** increase.

Closed versus Listed trends yielded a **75.0%** ratio, up from previous year's, May 2020, at **55.4%**, a **35.29%** 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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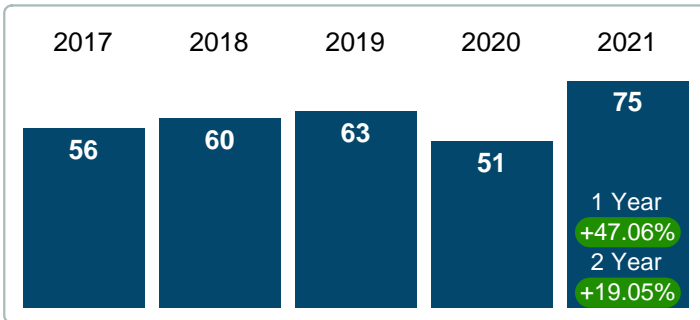
Area Delimited by County Of Muskogee



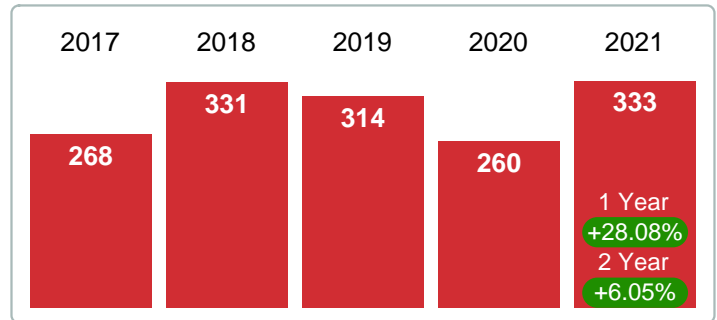
CLOSED LISTINGS

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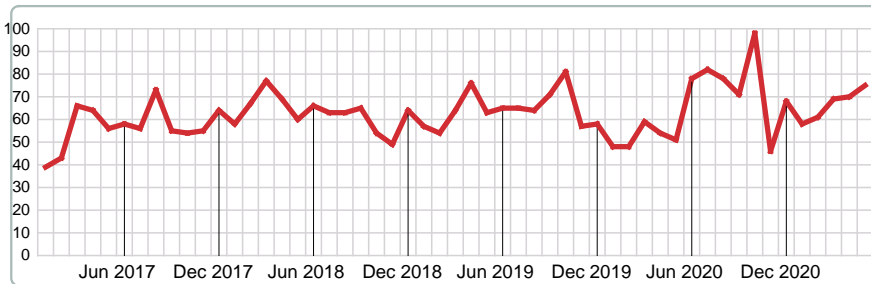
MAY



YEAR TO DATE (YTD)

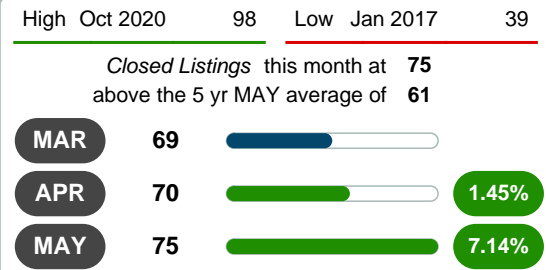


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 61



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	8	10.67%	19.5	2	5	0	1
\$40,001 - \$60,000	6	8.00%	18.5	3	2	1	0
\$60,001 - \$80,000	13	17.33%	11.0	8	5	0	0
\$80,001 - \$130,000	19	25.33%	4.0	4	13	1	1
\$130,001 - \$180,000	11	14.67%	3.0	1	8	2	0
\$180,001 - \$260,000	10	13.33%	4.5	2	5	3	0
\$260,001 and up	8	10.67%	20.0	1	5	1	1
Total Closed Units	75			21	43	8	3
Total Closed Volume	10,903,434	100%	7.0	2.71M	6.02M	1.61M	562.90K
Median Closed Price	\$115,000			\$77,500	\$123,500	\$195,950	\$88,000

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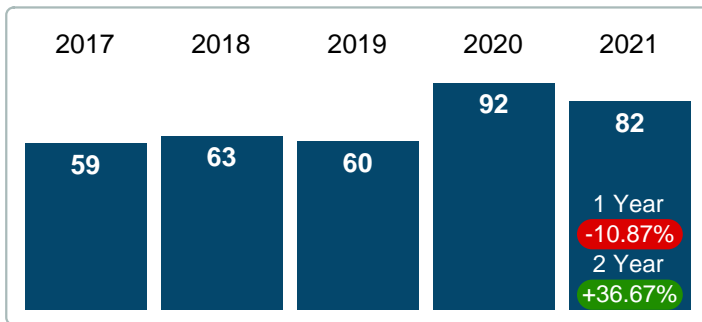
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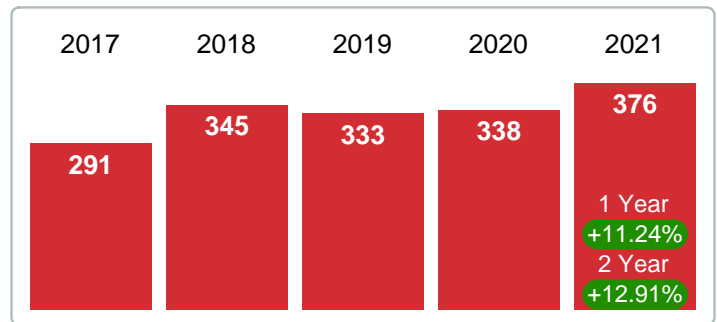
PENDING LISTINGS

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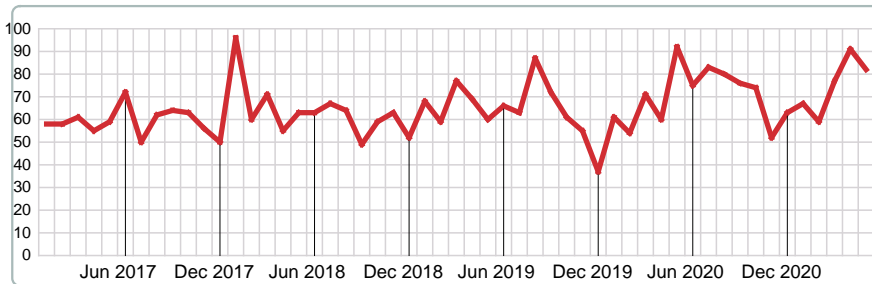
MAY



YEAR TO DATE (YTD)

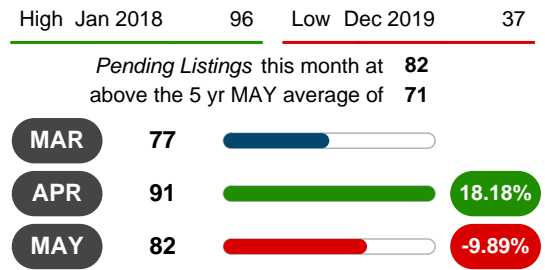


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 71



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	7	8.54%	68.0	4	3	0	0
\$25,001 - \$50,000	9	10.98%	93.0	5	4	0	0
\$50,001 - \$100,000	14	17.07%	7.0	5	9	0	0
\$100,001 - \$175,000	20	24.39%	4.5	5	14	1	0
\$175,001 - \$225,000	11	13.41%	7.0	0	7	4	0
\$225,001 - \$325,000	11	13.41%	6.0	1	4	4	2
\$325,001 and up	10	12.20%	32.5	4	2	3	1
Total Pending Units	82			24	43	12	3
Total Pending Volume	14,746,199	100%	10.5	3.86M	6.09M	3.64M	1.15M
Median Listing Price	\$159,700			\$80,750	\$155,000	\$237,500	\$275,500

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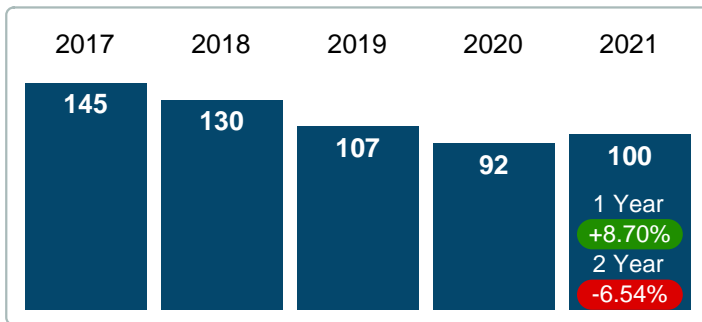
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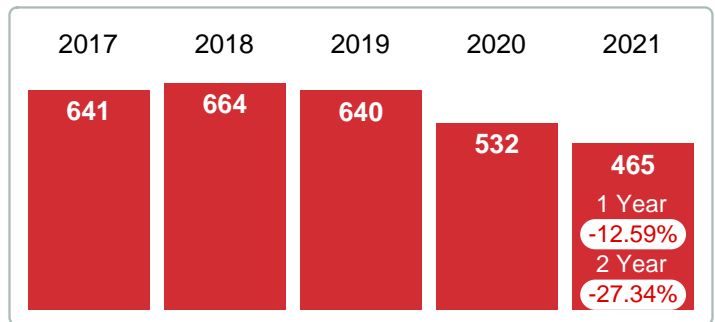
NEW LISTINGS

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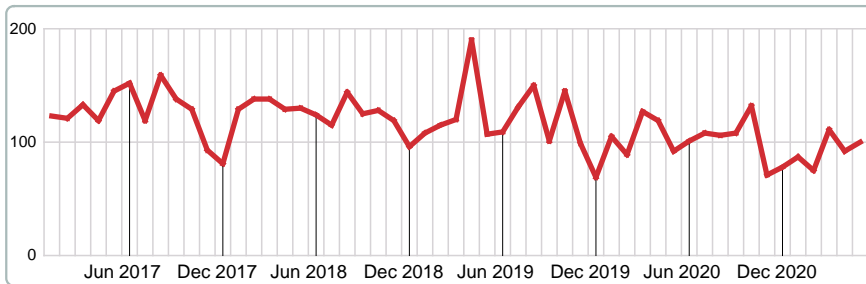
MAY



YEAR TO DATE (YTD)

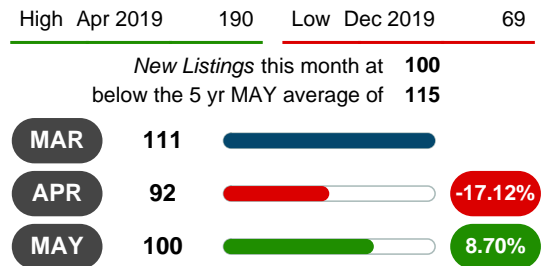


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 115



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	10	10.00%	9	1	0	0
\$30,001 - \$60,000	9	9.00%	5	2	1	1
\$60,001 - \$110,000	19	19.00%	12	7	0	0
\$110,001 - \$170,000	22	22.00%	7	13	2	0
\$170,001 - \$270,000	17	17.00%	3	7	6	1
\$270,001 - \$400,000	15	15.00%	6	4	3	2
\$400,001 and up	8	8.00%	3	2	2	1
Total New Listed Units	100		45	36	14	5
Total New Listed Volume	21,496,250	100%	8.92M	6.56M	4.47M	1.54M
Median New Listed Listing Price	\$147,500		\$90,000	\$157,450	\$224,950	\$275,500

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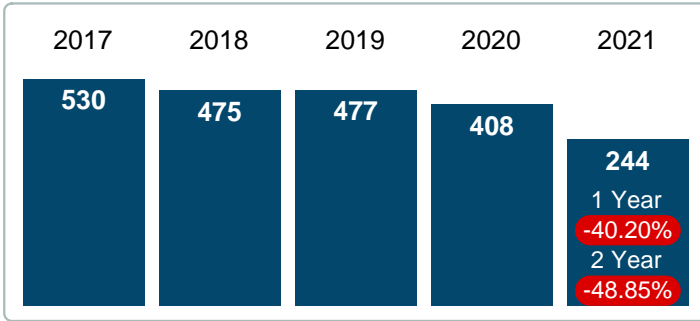
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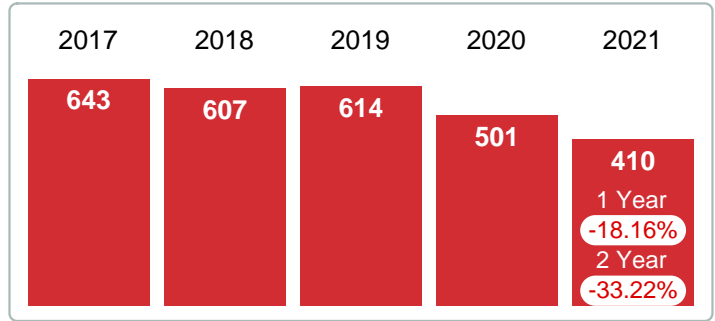
ACTIVE INVENTORY

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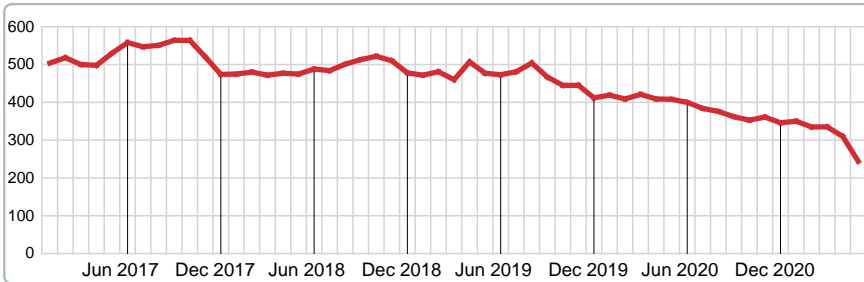
END OF MAY



ACTIVE DURING MAY

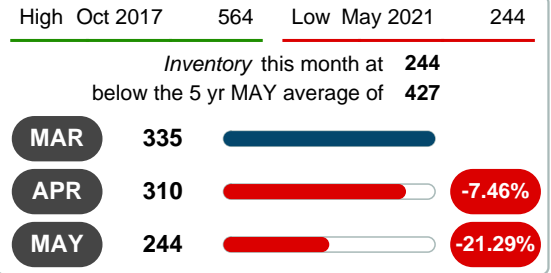


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	3	1.23%	105.0	3	0	0	0
\$10,001 - \$20,000	33	13.52%	173.0	32	1	0	0
\$20,001 - \$50,000	52	21.31%	83.0	45	5	1	1
\$50,001 - \$150,000	64	26.23%	61.0	42	17	5	0
\$150,001 - \$240,000	37	15.16%	46.0	23	10	4	0
\$240,001 - \$400,000	31	12.70%	68.0	19	7	3	2
\$400,001 and up	24	9.84%	65.5	17	2	5	0
Total Active Inventory by Units	244			181	42	18	3
Total Active Inventory by Volume	45,997,199	100%	76.0	31.96M	7.29M	5.96M	781.90K
Median Active Inventory Listing Price	\$95,000			\$68,500	\$145,950	\$224,500	\$355,000

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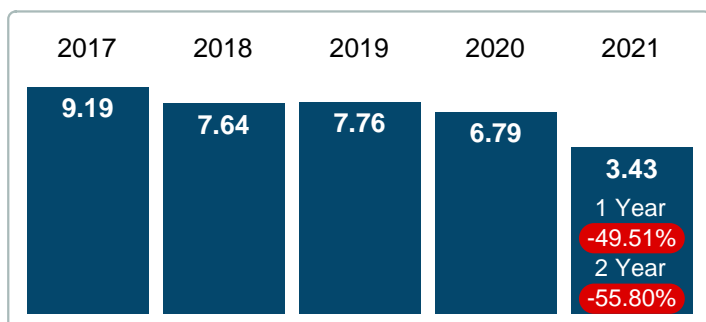
Area Delimited by County Of Muskogee



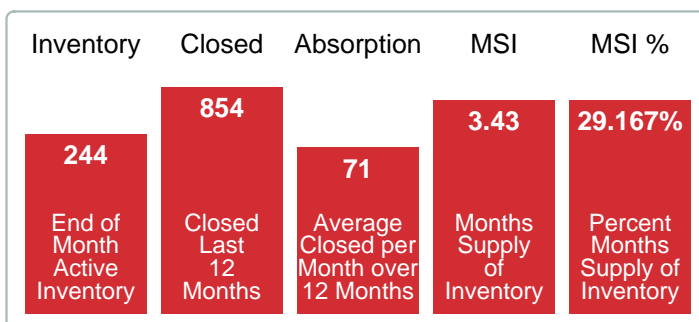
MONTHS SUPPLY of INVENTORY (MSI)

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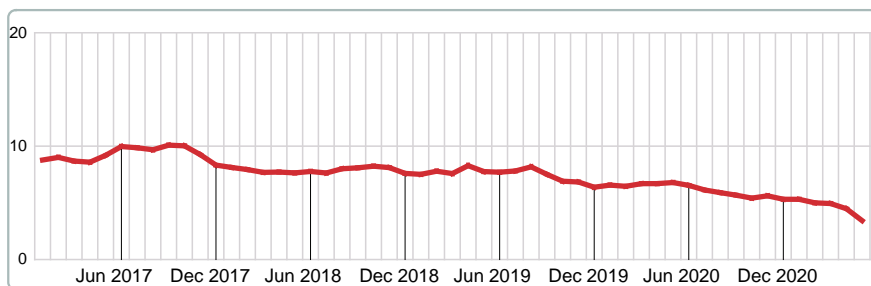
MSI FOR MAY



INDICATORS FOR MAY 2021

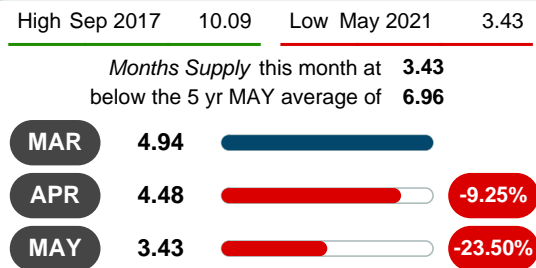


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 6.96



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	3	1.23%	2.25	3.00	0.00	0.00	0.00
\$10,001 - \$20,000	33	13.52%	13.66	18.29	1.71	0.00	0.00
\$20,001 - \$50,000	52	21.31%	6.18	9.31	1.76	2.00	4.00
\$50,001 - \$150,000	64	26.23%	2.04	5.42	0.87	1.30	0.00
\$150,001 - \$240,000	37	15.16%	2.27	16.24	0.93	1.12	0.00
\$240,001 - \$400,000	31	12.70%	3.58	15.20	2.40	0.77	3.43
\$400,001 and up	24	9.84%	9.00	18.55	2.00	10.00	0.00
Market Supply of Inventory (MSI)	3.43			9.57	1.12	1.42	1.57
Total Active Inventory by Units	244	100%	3.43	181	42	18	3

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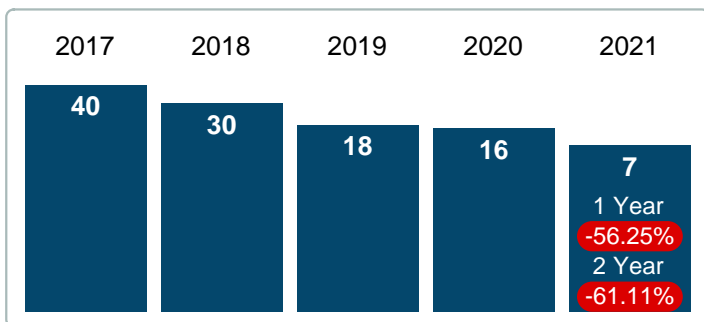
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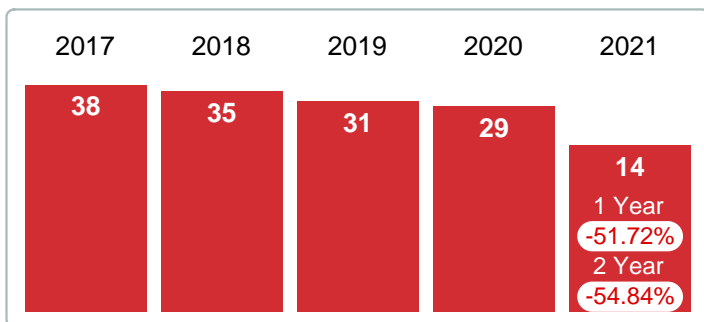
MEDIAN DAYS ON MARKET TO SALE

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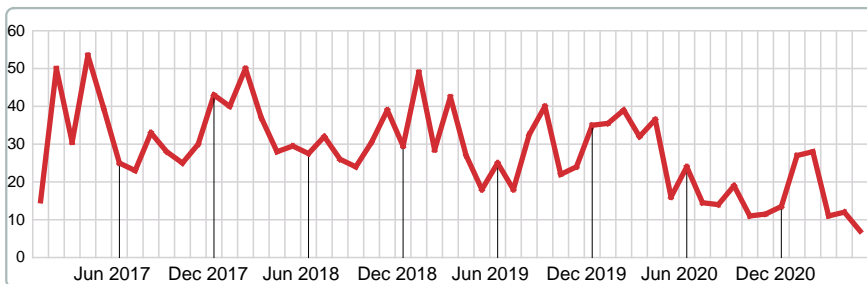
MAY



YEAR TO DATE (YTD)

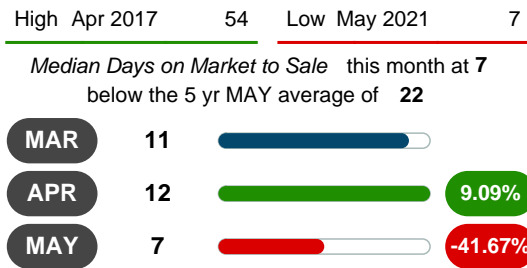


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 22



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	10.67%	20	75	18	0	7
\$40,001 - \$60,000	8.00%	19	19	11	26	0
\$60,001 - \$80,000	17.33%	11	9	11	0	0
\$80,001 - \$130,000	25.33%	4	76	2	13	23
\$130,001 - \$180,000	14.67%	3	1	5	14	0
\$180,001 - \$260,000	13.33%	5	68	5	4	0
\$260,001 and up	10.67%	20	60	33	5	7
Median Closed DOM		7	19	4	9	7
Total Closed Units	100%	75	21	43	8	3
Total Closed Volume		10,903,434	2.71M	6.02M	1.61M	562.90K

May 2021



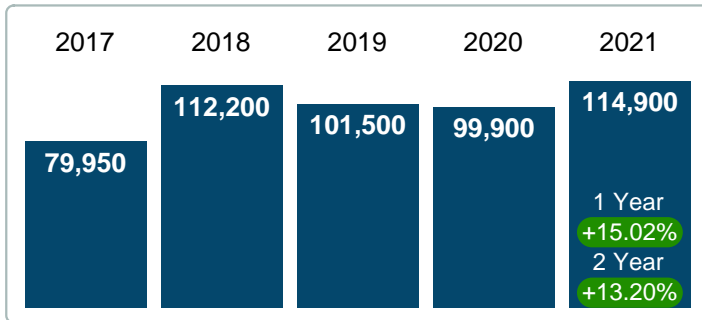
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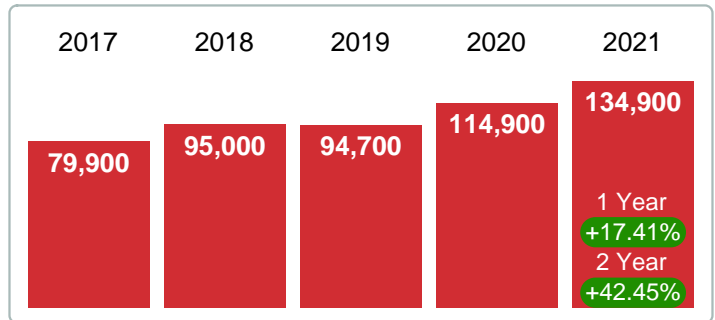
MEDIAN LIST PRICE AT CLOSING

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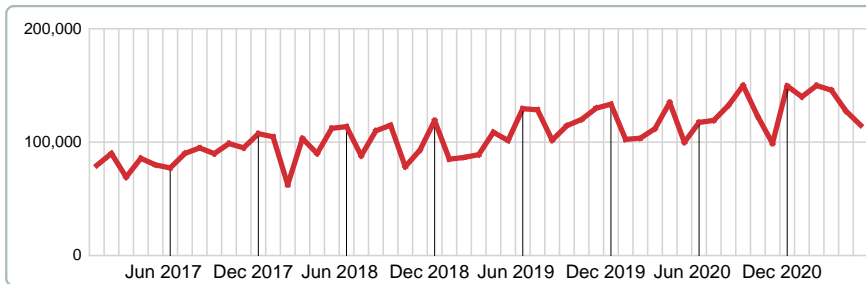
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 101,690

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

Median List Price at Closing this month at 114,900 above the 5 yr MAY average of 101,690



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	6	8.00%	31,250	29,000	31,950	0	32,500
\$40,001 \$60,000	5	6.67%	55,000	55,000	54,450	0	0
\$60,001 \$80,000	16	21.33%	74,950	74,900	77,250	64,500	0
\$80,001 \$130,000	19	25.33%	104,900	95,750	119,000	100,000	90,000
\$130,001 \$180,000	11	14.67%	164,900	175,000	159,500	167,450	0
\$180,001 \$260,000	9	12.00%	199,000	0	187,250	219,000	0
\$260,001 and up	9	12.00%	359,900	571,000	345,000	410,000	449,900
Median List Price			114,900	79,500	124,900	184,450	90,000
Total Closed Units		100%	114,900	21	43	8	3
Total Closed Volume			11,067,860	2.75M	6.17M	1.58M	572.40K

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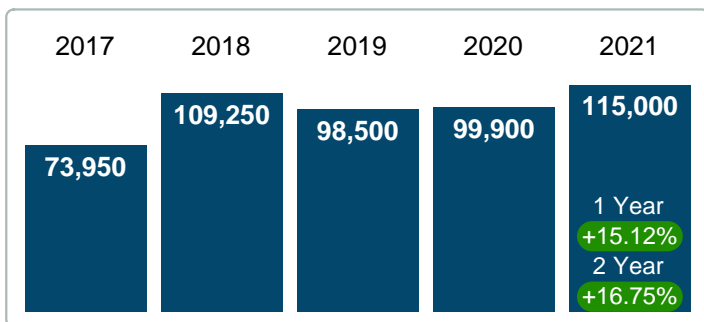
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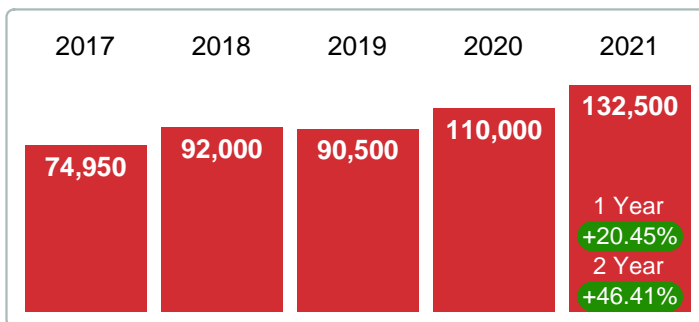
MEDIAN SOLD PRICE AT CLOSING

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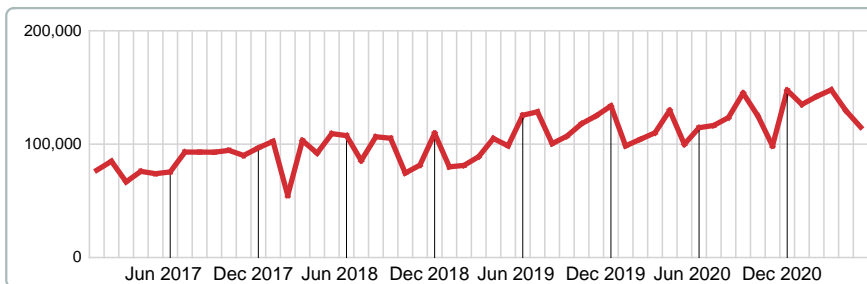
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

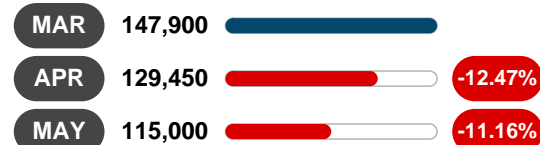


3 MONTHS

5 year MAY AVG = 99,320

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

Median Sold Price at Closing this month at 115,000 above the 5 yr MAY average of 99,320



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	10.67%	28,000	29,500	29,000	0	25,000
\$40,001 - \$60,000	8.00%	56,750	55,500	58,000	60,000	0
\$60,001 - \$80,000	17.33%	72,000	74,950	70,000	0	0
\$80,001 - \$130,000	25.33%	114,900	98,000	115,000	100,000	88,000
\$130,001 - \$180,000	14.67%	160,000	175,000	160,000	167,450	0
\$180,001 - \$260,000	13.33%	216,000	223,542	192,000	230,000	0
\$260,001 and up	10.67%	374,950	875,000	335,000	410,000	449,900
Median Sold Price		115,000	77,500	123,500	195,950	88,000
Total Closed Units		75	21	43	8	3
Total Closed Volume		10,903,434	2.71M	6.02M	1.61M	562.90K

May 2021



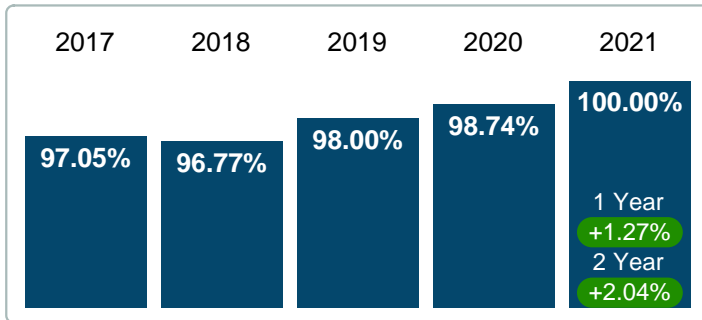
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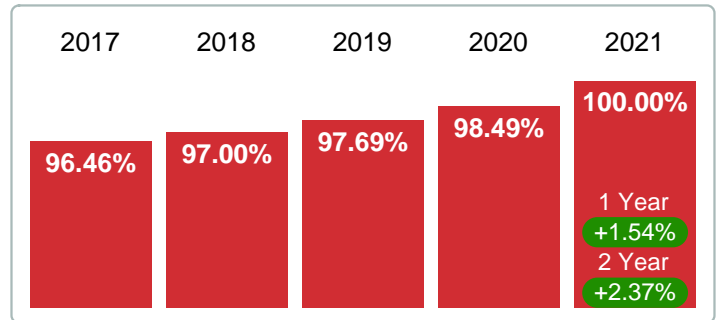
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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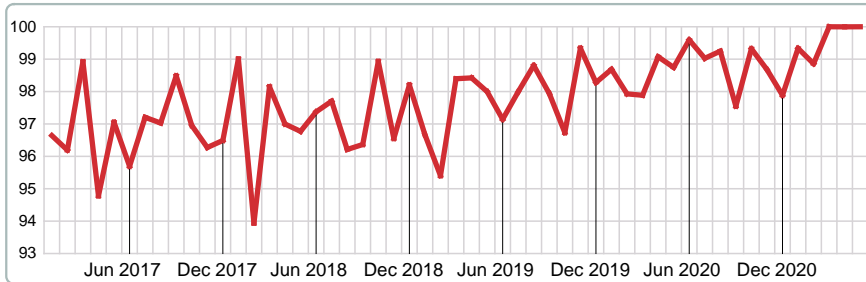
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

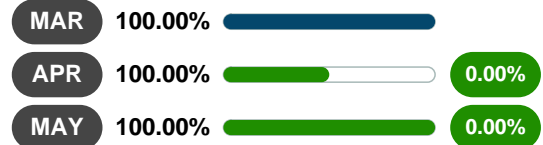


3 MONTHS

5 year MAY AVG = 98.11%

High May 2021 100.00% Low Feb 2018 93.94%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.11%**



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	8	10.67%	78.28%	75.69%	80.16%	0.00%	76.92%
\$40,001 \$60,000	6	8.00%	92.76%	92.50%	93.85%	93.02%	0.00%
\$60,001 \$80,000	13	17.33%	96.88%	100.00%	91.46%	0.00%	0.00%
\$80,001 \$130,000	19	25.33%	100.00%	100.00%	100.00%	100.00%	97.78%
\$130,001 \$180,000	11	14.67%	100.00%	100.00%	100.07%	100.00%	0.00%
\$180,001 \$260,000	10	13.33%	101.88%	104.40%	102.13%	101.64%	0.00%
\$260,001 and up	8	10.67%	97.86%	100.00%	96.58%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	97.78%
Total Closed Units		75	100%	21	43	8	3
Total Closed Volume		10,903,434		2.71M	6.02M	1.61M	562.90K

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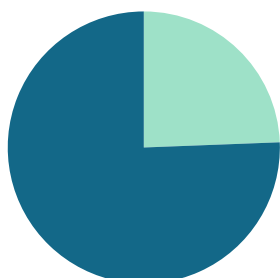
Area Delimited by County Of Muskogee



MARKET SUMMARY

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

INVENTORY

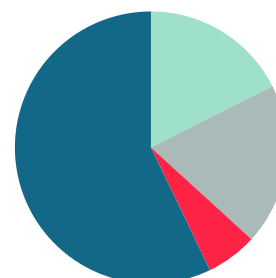


Inventory
 New Listings
100 = 24.39%
 Start Inventory
310
 Total Inventory Units
410
 Volume
\$75,388,258

Market Activity

Closed Sales
75 = 17.56%
 Pending Sales
82 = 19.20%
 Other Off Market
26 = 6.09%
 Active Inventory
244 = 57.14%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	51	75	47.06%	260	333	28.08%
Pending Sales	92	82	-10.87%	338	376	11.24%
New Listings	92	100	8.70%	532	465	-12.59%
Median List Price	99,900	114,900	15.02%	114,900	134,900	17.41%
Median Sale Price	99,900	115,000	15.12%	110,000	132,500	20.45%
Median Percent of Selling Price to List Price	98.74%	100.00%	1.27%	98.49%	100.00%	1.54%
Median Days on Market to Sale	16.00	7.00	-56.25%	29.00	14.00	-51.72%
Monthly Inventory	408	244	-40.20%	408	244	-40.20%
Months Supply of Inventory	6.79	3.43	-49.51%	6.79	3.43	-49.51%

Absorption: Last 12 months, an Average of **71** Sales/Month

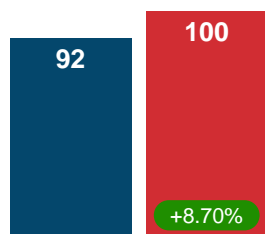
Inventory on May 31, 2021 = **244**

2020 **2021**

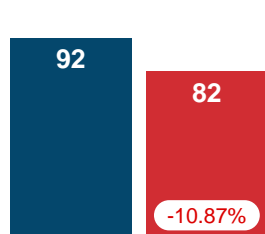
MAY MARKET

MEDIAN PRICES

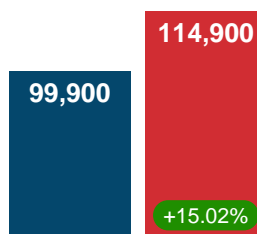
New Listings



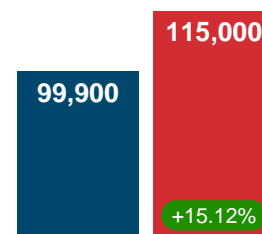
Pending Listings



List Price



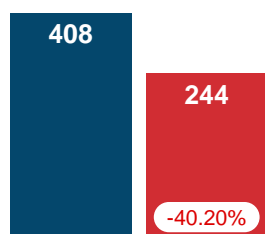
Sale Price



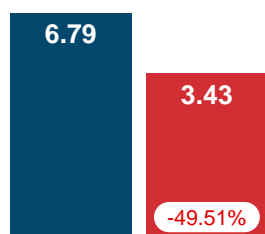
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

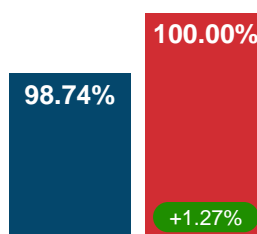
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

