



# September 2017

Area Delimited by Counties Of Coal, Garvin,  
Murray, Pontotoc

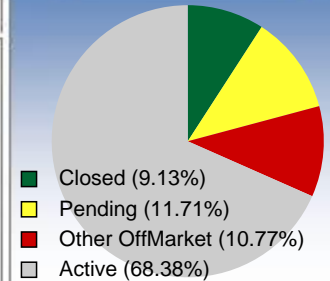


**Absorption:** Last 12 months, an Average of **38** Sales/Month

**Active Inventory** as of September 30, 2017 = **292**

|   | SEPTEMBER |         |         |
|---|-----------|---------|---------|
|   | 2016      | 2017    | +/- %   |
| Closed Listings                               | 41        | 39      | -4.88%  |
| Pending Listings                              | 44        | 50      | 13.64%  |
| New Listings                                  | 80        | 76      | -5.00%  |
| Median List Price                             | 133,000   | 120,000 | -9.77%  |
| Median Sale Price                             | 130,500   | 116,900 | -10.42% |
| Median Percent of List Price to Selling Price | 97.24%    | 96.23%  | -1.04%  |
| Median Days on Market to Sale                 | 37.00     | 38.00   | 2.70%   |
| End of Month Inventory                        | 276       | 292     | 5.80%   |
| Months Supply of Inventory                    | 7.87      | 7.68    | -2.32%  |

## Market Activity



# Monthly Inventory Analysis

Report Produced on: Oct 12, 2017

Data from the **Greater Tulsa Association of REALTORS®**

## Analysis Wrap-Up

### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2017 rose **5.80%** to 292 existing homes available for sale. Over the last 12 months this area has had an average of 38 closed sales per month. This represents an unsold inventory index of **7.68** MSI for this period.

### Median Sale Prices Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **10.42%** in September 2017 to \$116,900 versus the previous year at \$130,500.

### Median Days on Market Lengthens

The median number of **38.00** days that homes spent on the market before selling increased by 1.00 days or **2.70%** in September 2017 compared to last year's same month at **37.00** DOM.

### Sales Success for September 2017 is Positive

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

There were 76 New Listings in September 2017, down **5.00%** from last year at 80. Furthermore, there were 39 Closed Listings this month versus last year at 41, a **-4.88%** decrease.

Closed versus Listed trends yielded a **51.3%** ratio, up from last year's September 2017 at **51.3%**, a **0.13%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the following months to come.

## What's in this Issue

|  |           |
|--|-----------|
| <b>Closed Listings</b>                               | <b>1</b>  |
| <b>Pending Listings</b>                              | <b>2</b>  |
| <b>New Listings</b>                                  | <b>3</b>  |
| <b>Inventory</b>                                     | <b>4</b>  |
| <b>Months Supply of Inventory</b>                    | <b>5</b>  |
| <b>Median Days on Market to Sale</b>                 | <b>6</b>  |
| <b>Median List Price at Closing</b>                  | <b>7</b>  |
| <b>Median Sale Price at Closing</b>                  | <b>8</b>  |
| <b>Median Percent of List Price to Selling Price</b> | <b>9</b>  |
| <b>Market Summary</b>                                | <b>10</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®

**Visit [www.tulsarealtors.com](http://www.tulsarealtors.com) to find a REALTOR® today.**



# Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

## September 2017

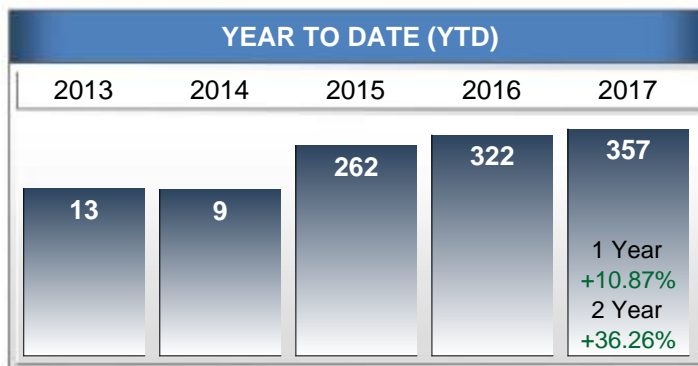
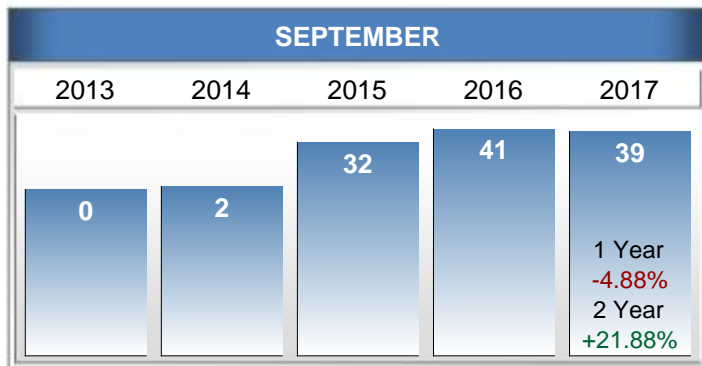
Closed Sales as of Oct 12, 2017



Report Produced on: Oct 12, 2017

### Closed Listings

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Closed Listings  
 Ready to Buy or Sell Real Estate?  
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#### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range |                  | %      | MDOM        | ≤2 Beds         | 3 Beds           | 4 Beds           | 5 Beds+      |
|--|------------------|--------|-------------|-----------------|------------------|------------------|--------------|
| \$20,000 and less                              | 2                | 5.13%  | 112.0       | 2               | 0                | 0                | 0            |
| \$20,001 \$50,000                              | 6                | 15.38% | 20.5        | 1               | 5                | 0                | 0            |
| \$50,001 \$80,000                              | 5                | 12.82% | 35.0        | 1               | 2                | 2                | 0            |
| \$80,001 \$140,000                             | 11               | 28.21% | 37.0        | 2               | 7                | 2                | 0            |
| \$140,001 \$170,000                            | 6                | 15.38% | 56.5        | 1               | 5                | 0                | 0            |
| \$170,001 \$270,000                            | 6                | 15.38% | 92.5        | 0               | 4                | 2                | 0            |
| \$270,001 and up                               | 3                | 7.69%  | 32.0        | 0               | 2                | 1                | 0            |
| <b>Total Closed Units:</b>                     | <b>39</b>        |        | <b>38.0</b> | <b>7</b>        | <b>25</b>        | <b>7</b>         | <b>0.00B</b> |
| <b>Total Closed Volume:</b>                    | <b>5,258,240</b> |        |             | <b>524.00K</b>  | <b>3.54M</b>     | <b>1.20M</b>     | <b>0.00B</b> |
| <b>Median Closed Price:</b>                    | <b>\$116,900</b> |        |             | <b>\$60,000</b> | <b>\$116,900</b> | <b>\$129,000</b> | <b>\$0</b>   |



# Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

## September 2017

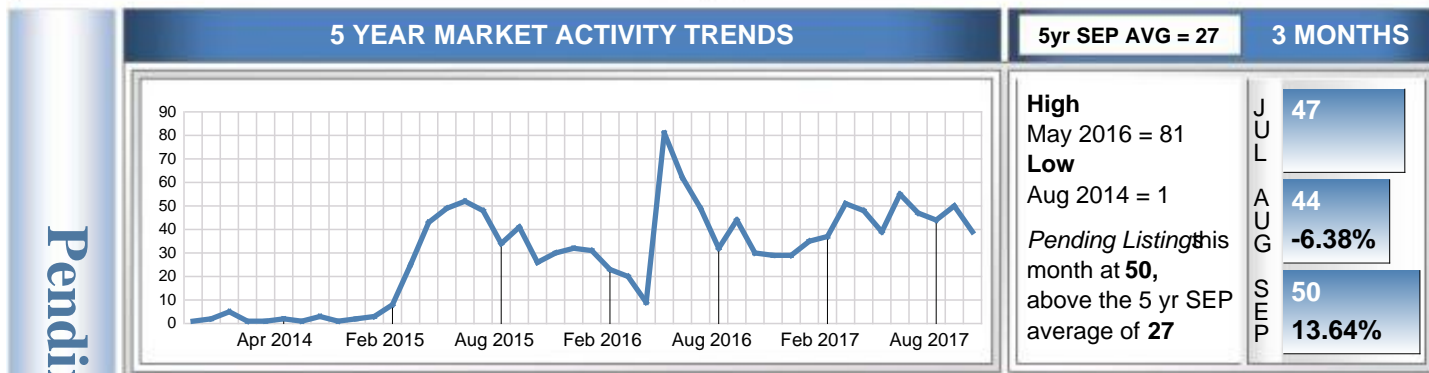
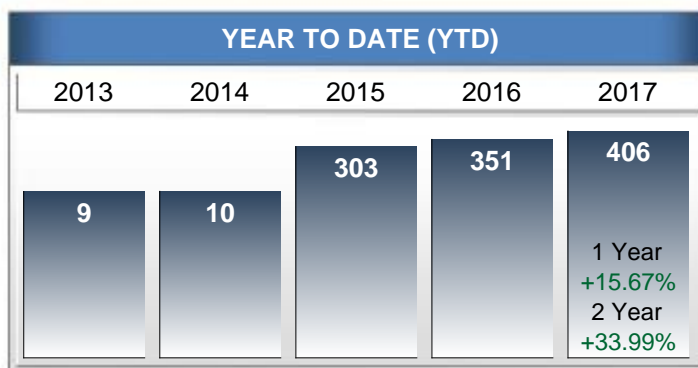
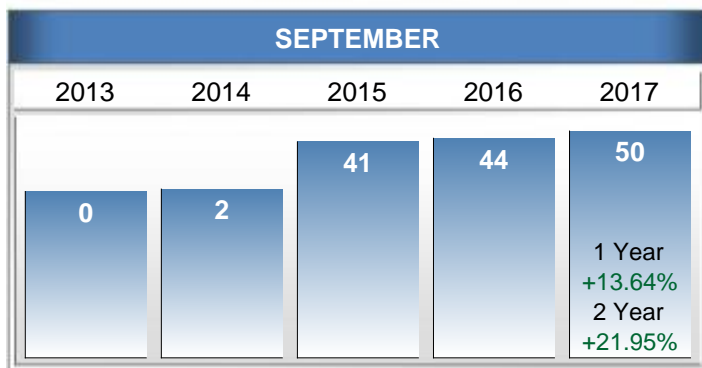
Pending Listings as of Oct 12, 2017



### Pending Listings

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Pending Listings

Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR

#### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range |    | %      | MDOM | ≤2 Beds  | 3 Beds    | 4 Beds    | 5 Beds+   |
|---|----|--------|------|----------|-----------|-----------|-----------|
| \$50,000 and less                               | 7  | 14.00% | 27.0 | 6        | 1         | 0         | 0         |
| \$50,001 - \$60,000                             | 4  | 8.00%  | 19.0 | 1        | 2         | 1         | 0         |
| \$60,001 - \$70,000                             | 3  | 6.00%  | 22.0 | 2        | 1         | 0         | 0         |
| \$70,001 - \$120,000                            | 15 | 30.00% | 20.0 | 2        | 10        | 3         | 0         |
| \$120,001 - \$140,000                           | 7  | 14.00% | 21.0 | 0        | 6         | 1         | 0         |
| \$140,001 - \$180,000                           | 7  | 14.00% | 53.0 | 0        | 6         | 0         | 1         |
| \$180,001 and up                                | 7  | 14.00% | 49.0 | 2        | 2         | 3         | 0         |
| Total Pending Units:                            |    |        |      | 13       | 28        | 8         | 1         |
| Total Pending Volume:                           |    |        |      | 2.22M    | 3.55M     | 1.12M     | 149.90K   |
| Median Listing Price:                           |    |        |      | \$57,000 | \$122,450 | \$127,250 | \$149,900 |



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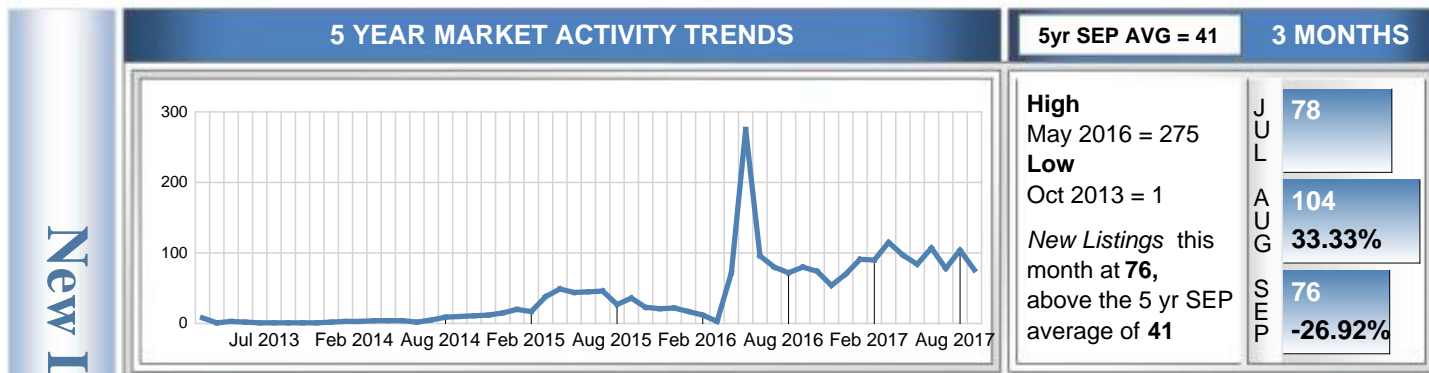
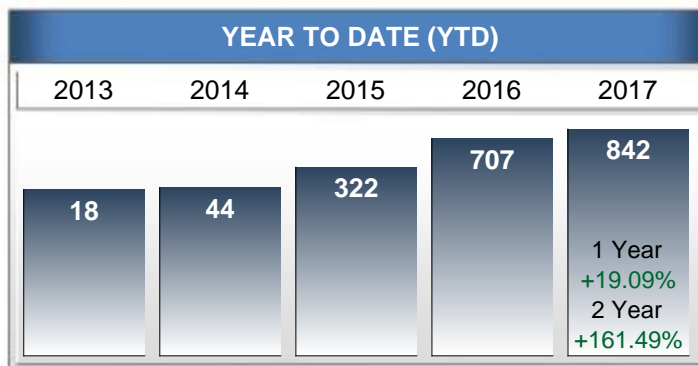
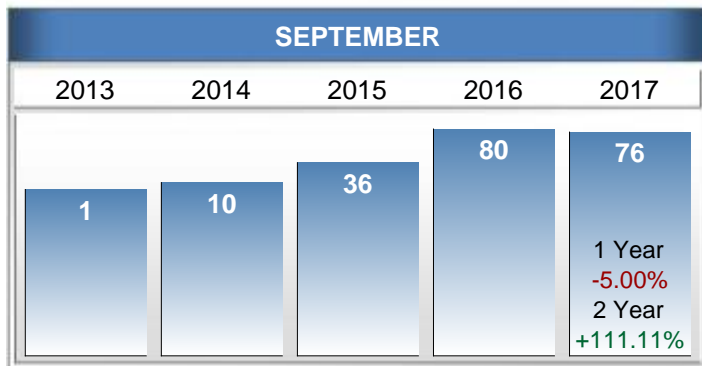
New Listings as of Oct 12, 2017



### New Listings

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



New Listings

Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR

#### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range |                   | %      | ≤2 Beds         | 3 Beds           | 4 Beds           | 5 Beds+          |
|---|-------------------|--------|-----------------|------------------|------------------|------------------|
| \$20,000 and less                           | 4                 | 5.26%  | 3               | 1                | 0                | 0                |
| \$20,001 - \$70,000                         | 12                | 15.79% | 9               | 2                | 1                | 0                |
| \$70,001 - \$90,000                         | 10                | 13.16% | 6               | 3                | 1                | 0                |
| \$90,001 - \$150,000                        | 20                | 26.32% | 5               | 12               | 2                | 1                |
| \$150,001 - \$210,000                       | 13                | 17.11% | 0               | 11               | 2                | 0                |
| \$210,001 - \$280,000                       | 7                 | 9.21%  | 2               | 2                | 3                | 0                |
| \$280,001 and up                            | 10                | 13.16% | 3               | 4                | 3                | 0                |
| <b>Total New Listed Units:</b>              | <b>76</b>         |        | <b>28</b>       | <b>35</b>        | <b>12</b>        | <b>1</b>         |
| <b>Total New Listed Volume:</b>             | <b>13,136,400</b> |        | <b>4.10M</b>    | <b>5.62M</b>     | <b>3.27M</b>     | <b>149.90K</b>   |
| <b>Median New Listed Listing Price:</b>     | <b>\$133,250</b>  |        | <b>\$81,450</b> | <b>\$150,000</b> | <b>\$211,950</b> | <b>\$149,900</b> |



# Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

## September 2017

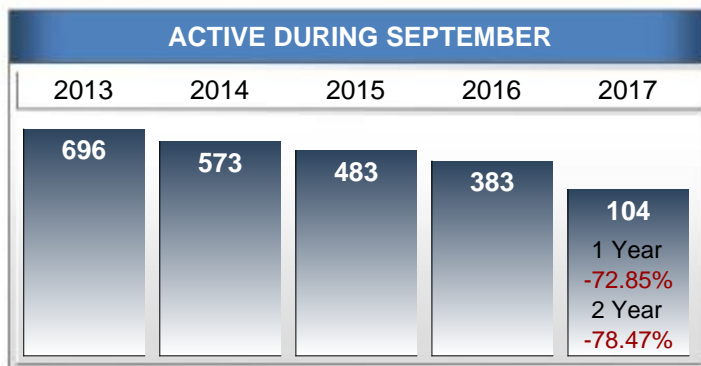
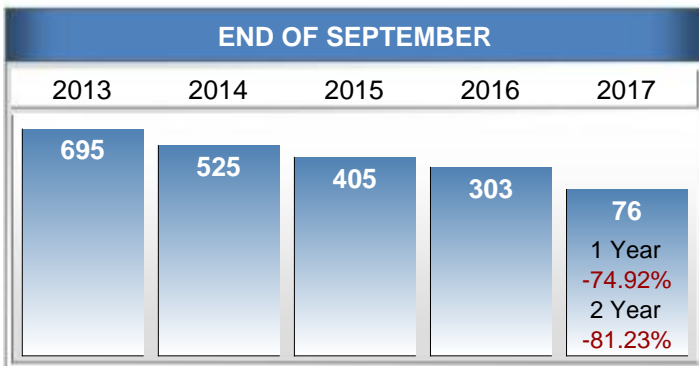
Active Inventory as of Oct 12, 2017



### Active Inventory

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Active Inventory

Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR



**5yr SEP AVG = 401**      **3 MONTHS**

**High**  
Jan 2015 = 701

**Low**  
Nov 2016 = 54

*Inventory* this month at **76**, below the 5 yr SEP average of **401**

|     |        |
|-----|--------|
| JUL | 336    |
| AUG | 303    |
| SEP | 292    |
|     | -3.63% |

#### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range |    | %      | MDOM  | ≤2 Beds    | 3 Beds | 4 Beds   | 5 Beds+   |           |           |
|--|----|--------|-------|------------|--------|----------|-----------|-----------|-----------|
| \$30,000 and less                        | 24 | 8.22%  | 50.0  | 19         | 5      | 0        | 0         |           |           |
| \$30,001 - \$60,000                      | 38 | 13.01% | 96.5  | 33         | 4      | 1        | 0         |           |           |
| \$60,001 - \$90,000                      | 46 | 15.75% | 66.0  | 22         | 20     | 4        | 0         |           |           |
| \$90,001 - \$160,000                     | 66 | 22.60% | 66.0  | 17         | 42     | 7        | 0         |           |           |
| \$160,001 - \$250,000                    | 54 | 18.49% | 78.5  | 11         | 31     | 9        | 3         |           |           |
| \$250,001 - \$330,000                    | 35 | 11.99% | 67.0  | 6          | 13     | 14       | 2         |           |           |
| \$330,001 and up                         | 29 | 9.93%  | 125.0 | 8          | 6      | 8        | 7         |           |           |
| Total Active Inventory by Units:         |    |        |       | 292        | 74.0   | 116      | 121       | 43        | 12        |
| Total Active Inventory by Volume:        |    |        |       | 55,038,509 |        | 16.41M   | 21.50M    | 11.11M    | 6.01M     |
| Median Active Inventory Listing Price:   |    |        |       | \$129,900  |        | \$69,450 | \$145,000 | \$267,500 | \$422,450 |



# Monthly Inventory Analysis

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## September 2017

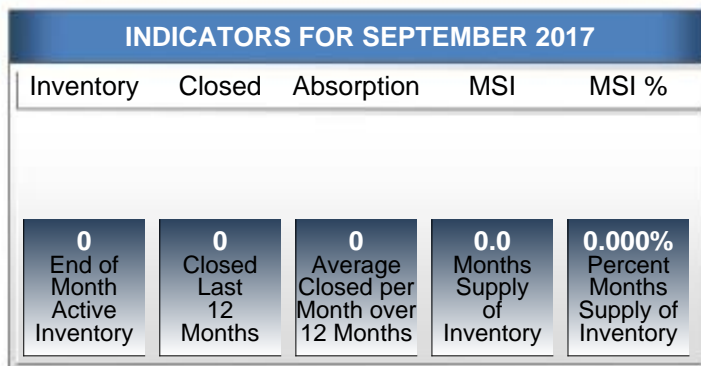
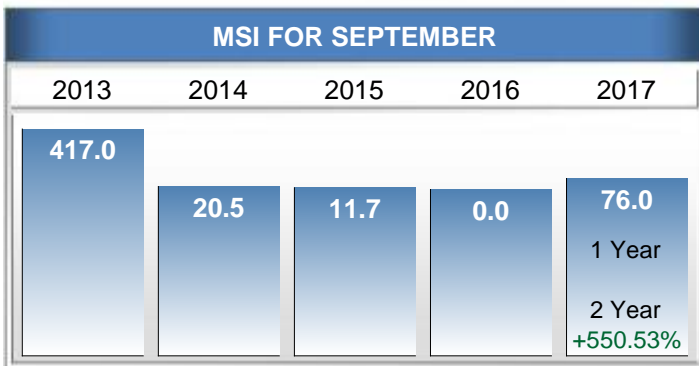
Active Inventory as of Oct 12, 2017



### Months Supply of Inventory

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Months Supply  
Ready to Buy or Sell Real Estate?  
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#### MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Active Inventory by Price Range and MSI |     |        | %    | MSI  | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|-----|--------|------|------|---------|--------|--------|---------|
| \$30,000 and less                                       | 24  | 8.22%  | 9.3  | 8.4  | 15.0    | 0.0    | 0.0    |         |
| \$30,001 - \$60,000                                     | 38  | 13.01% | 6.4  | 10.2 | 1.5     | 12.0   | 0.0    |         |
| \$60,001 - \$90,000                                     | 46  | 15.75% | 7.9  | 16.5 | 6.0     | 4.0    | 0.0    |         |
| \$90,001 - \$160,000                                    | 66  | 22.60% | 5.1  | 11.3 | 4.3     | 4.4    | 0.0    |         |
| \$160,001 - \$250,000                                   | 54  | 18.49% | 7.5  | 18.9 | 6.9     | 4.9    | 12.0   |         |
| \$250,001 - \$330,000                                   | 35  | 11.99% | 14.0 | 0.0  | 7.4     | 24.0   | 12.0   |         |
| \$330,001 and up  | 29  | 9.93%  | 24.9 | 48.0 | 12.0    | 19.2   | 84.0   |         |
| MSI:  | 7.7 |        |      | 12.8 | 5.3     | 7.8    | 16.0   |         |
| Total Active Inventory:                                 | 292 |        |      | 116  | 121     | 43     | 12     |         |



# Monthly Inventory Analysis

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## September 2017

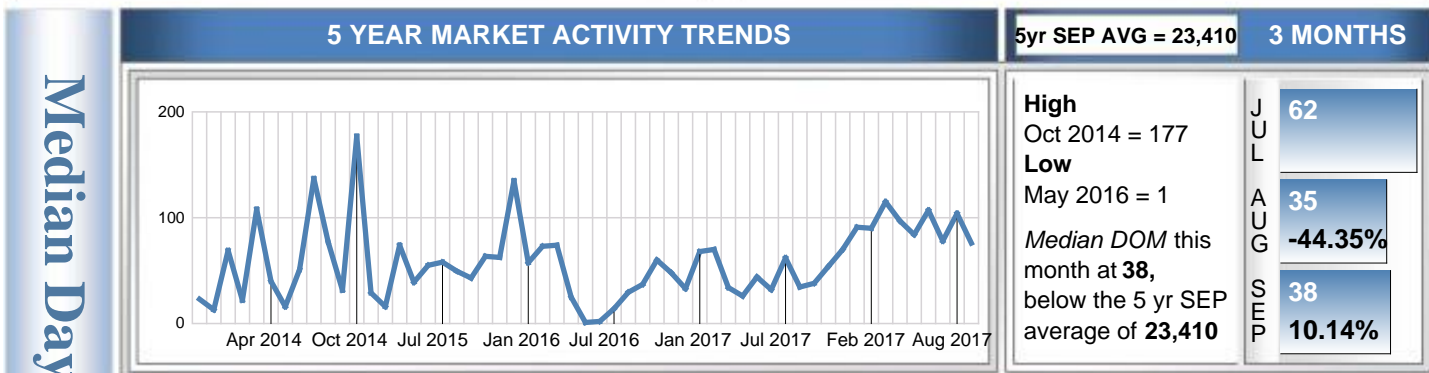
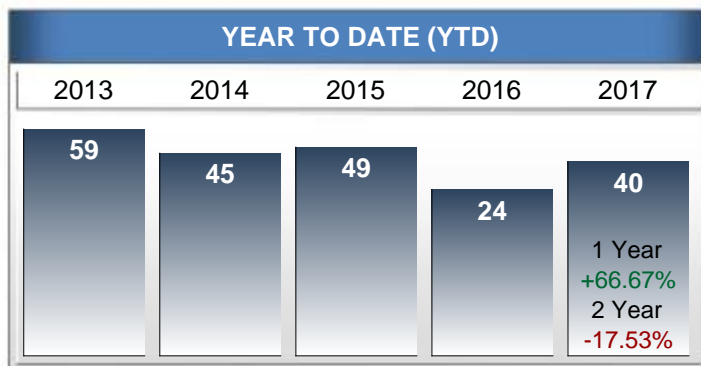
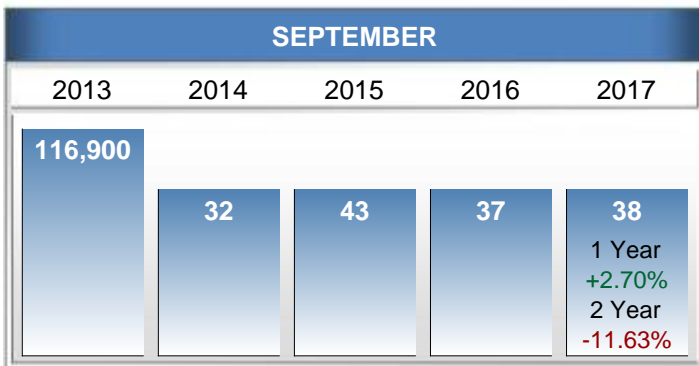
Closed Sales as of Oct 12, 2017



### Median Days on Market to Sale

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Median Days on Market

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#### MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Days on Market to Sale by Price Range |           | %      | MDOM  | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|--|-----------|--------|-------|---------|--------|--------|---------|
| \$20,000 and less  | 2         | 5.13%  | 112.0 | 112.0   | 0.0    | 0.0    | 0.0     |
| \$20,001 \$50,000  | 6         | 15.38% | 20.5  | 125.0   | 14.0   | 0.0    | 0.0     |
| \$50,001 \$80,000  | 5         | 12.82% | 35.0  | 38.0    | 21.5   | 51.5   | 0.0     |
| \$80,001 \$140,000   | 11        | 28.21% | 37.0  | 14.0    | 53.0   | 39.0   | 0.0     |
| \$140,001 \$170,000  | 6         | 15.38% | 56.5  | 1.0     | 86.0   | 0.0    | 0.0     |
| \$170,001 \$270,000  | 6         | 15.38% | 92.5  | 0.0     | 82.5   | 92.5   | 0.0     |
| \$270,001 and up   | 3         | 7.69%  | 32.0  | 0.0     | 76.5   | 9.0    | 0.0     |
| Median Closed DOM:   | 38.0      |        |       | 38.0    | 37.0   | 49.0   | 0.0     |
| Total Closed Units:  | 39        |        |       | 7       | 25     | 7      |         |
| Total Closed Volume:   | 5,258,240 |        |       | 524.00K | 3.54M  | 1.20M  | 0.00B   |



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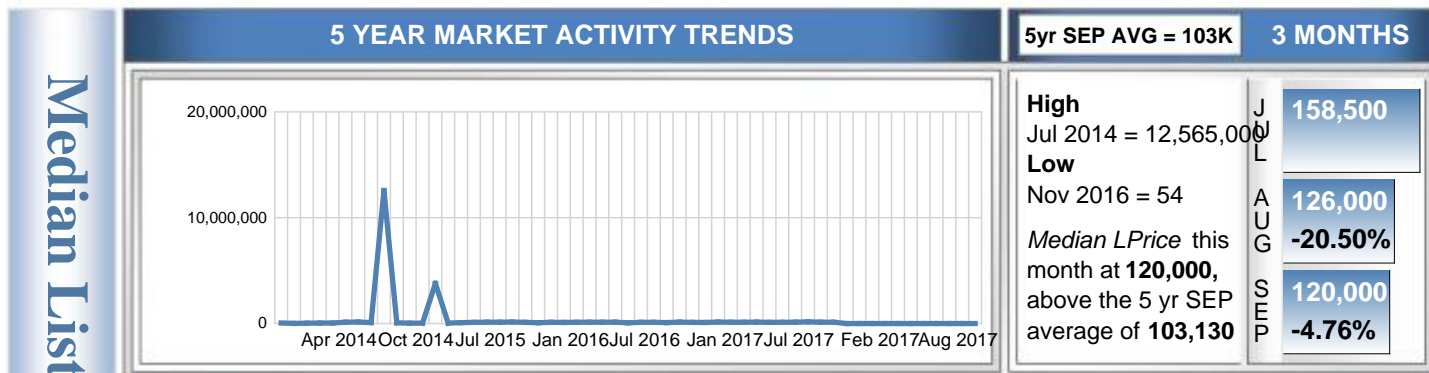
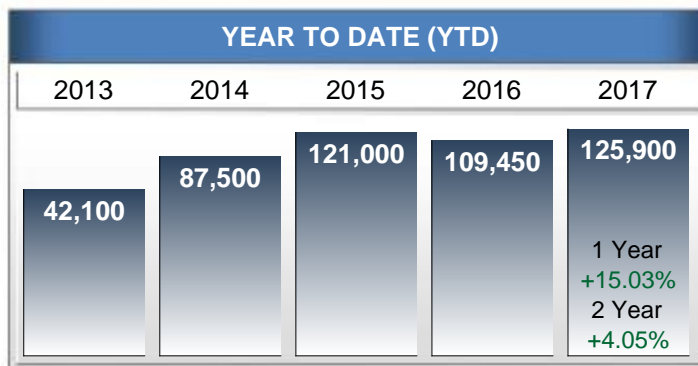
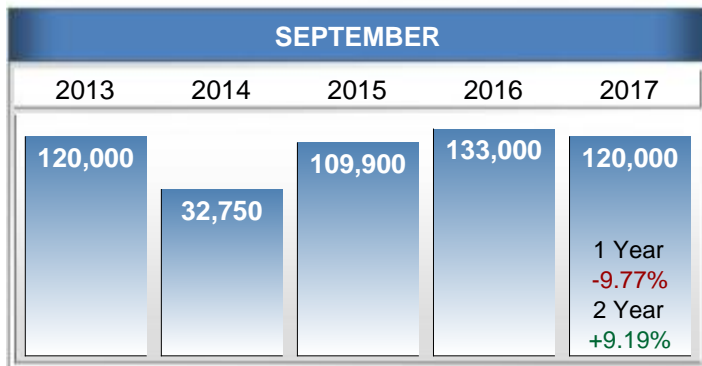
Closed Sales as of Oct 12, 2017



### Median List Price at Closing

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Median List Price

Ready to Buy or Sell Real Estate? Contact an experienced REALTOR

#### MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median List Price at Closing by Price Range |    |           | %      | MLS     | ≤2 Beds  | 3 Beds    | 4 Beds    | 5 Beds+ |
|---|----|-----------|--------|---------|----------|-----------|-----------|---------|
| \$20,000 and less   | 3  |           | 7.69%  | 12,500  | 12,500   | 0         | 0         | 0       |
| \$20,001 \$50,000   | 3  |           | 7.69%  | 47,500  | 0        | 47,500    | 0         | 0       |
| \$50,001 \$80,000   | 5  |           | 12.82% | 59,900  | 65,000   | 57,400    | 63,950    | 0       |
| \$80,001 \$140,000  | 12 |           | 30.77% | 109,700 | 120,000  | 99,000    | 119,700   | 0       |
| \$140,001 \$170,000   | 6  |           | 15.38% | 154,750 | 145,000  | 155,000   | 0         | 0       |
| \$170,001 \$270,000   | 5  |           | 12.82% | 190,000 | 190,000  | 180,000   | 223,000   | 0       |
| \$270,001 and up  | 5  |           | 12.82% | 349,000 | 0        | 349,000   | 341,500   | 0       |
| Median List Price:  |    | \$120,000 |        |         | \$65,000 | \$129,900 | \$129,500 | \$0     |
| Total Closed Units:   |    | 39        |        |         | 7        | 25        | 7         |         |
| Total List Volume:  |    | 5,608,400 |        |         | 555.00K  | 3.78M     | 1.27M     | 0.00B   |





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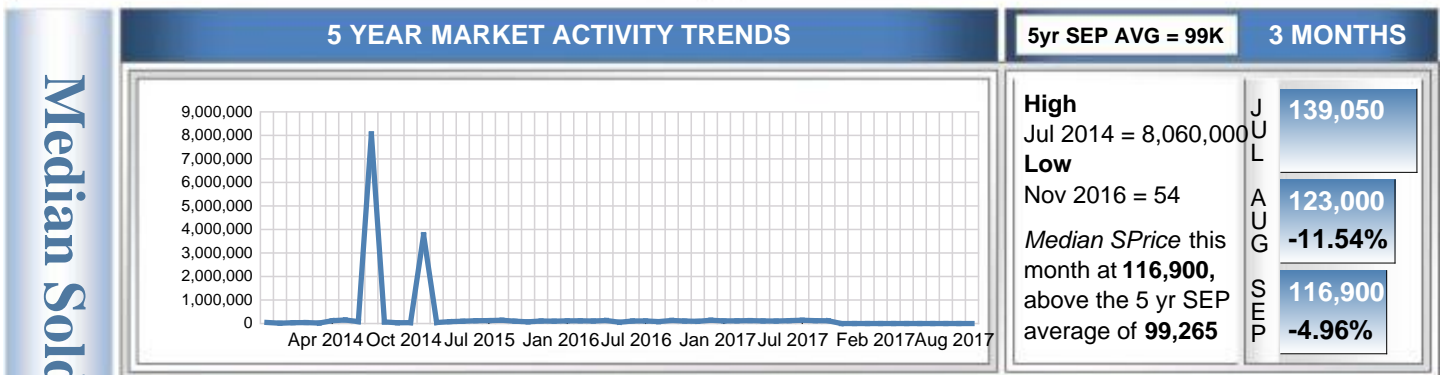
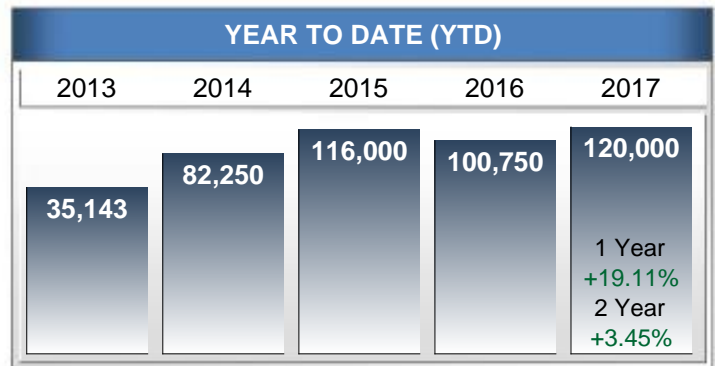
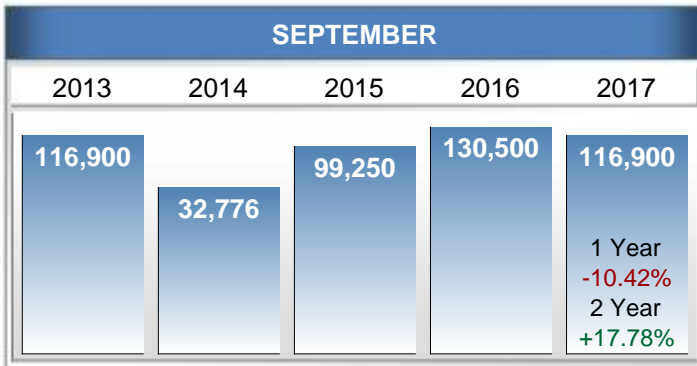
Closed Sales as of Oct 12, 2017



### Median Sold Price at Closing

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Median Sold Price

Ready to Buy or Sell Real Estate?  
Contact an experienced REALTOR

#### MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median Sold Price at Closing by Price Range |           |  | %      | M\$\$   | ≤2 Beds  | 3 Beds    | 4 Beds    | 5 Beds+ |
|---|-----------|--|--------|---------|----------|-----------|-----------|---------|
| \$20,000 and less   | 2         |  | 5.13%  | 5,250   | 5,250    | 0         | 0         | 0       |
| \$20,001 \$50,000   | 6         |  | 15.38% | 47,750  | 25,000   | 48,000    | 0         | 0       |
| \$50,001 \$80,000   | 5         |  | 12.82% | 65,000  | 60,000   | 76,870    | 60,000    | 0       |
| \$80,001 \$140,000  | 11        |  | 28.21% | 110,000 | 129,250  | 103,000   | 109,500   | 0       |
| \$140,001 \$170,000   | 6         |  | 15.38% | 156,750 | 170,000  | 150,000   | 0         | 0       |
| \$170,001 \$270,000   | 6         |  | 15.38% | 207,500 | 0        | 199,000   | 232,500   | 0       |
| \$270,001 and up  | 3         |  | 7.69%  | 395,000 | 0        | 417,500   | 395,000   | 0       |
| Median Closed Price:  | \$116,900 |  |        |         | \$60,000 | \$116,900 | \$129,000 | \$0     |
| Total Closed Units:   | 39        |  |        |         | 7        | 25        | 7         |         |
| Total Closed Volume:  | 5,258,240 |  |        |         | 524.00K  | 3.54M     | 1.20M     | 0.00B   |



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## September 2017

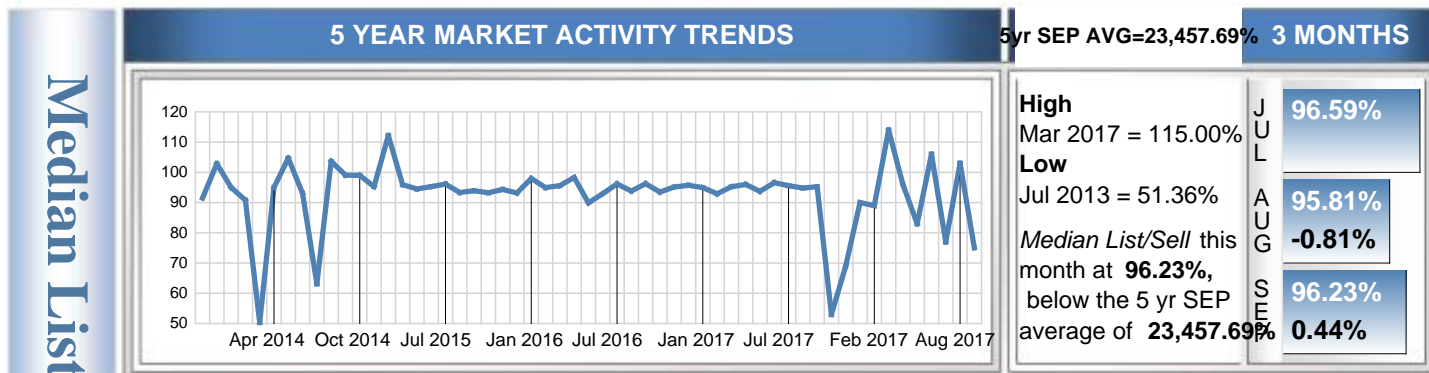
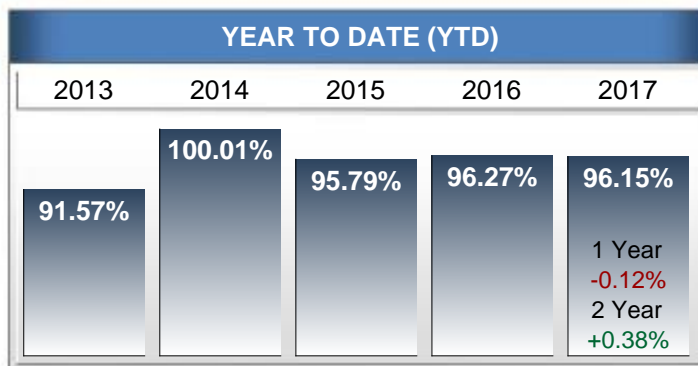
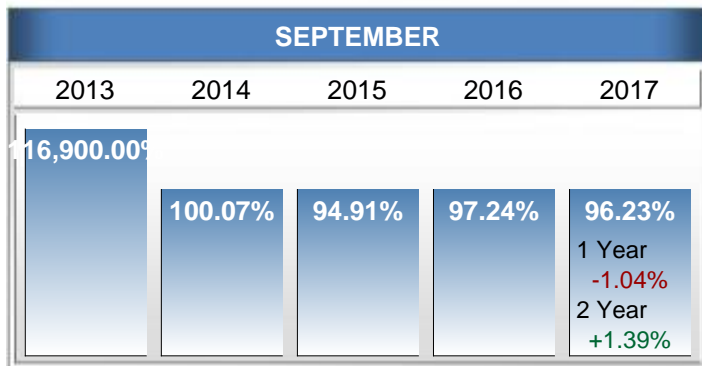
Closed Sales as of Oct 12, 2017



### Median Percent of List Price to Selling Price

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



Median List/Sell Price

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#### MEDIAN L/S% OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Median L/S % by Price Range |           | %      | ML/S%  | ≤2 Beds | 3 Beds | 4 Beds | 5 Beds+ |
|---|-----------|--------|--------|---------|--------|--------|---------|
| \$20,000 and less                           | 2         | 5.13%  | 82.00% | 82.00%  | 0.00%  | 0.00%  | 0.00%   |
| \$20,001 \$50,000                           | 6         | 15.38% | 93.72% | 125.00% | 87.43% | 0.00%  | 0.00%   |
| \$50,001 \$80,000                           | 5         | 12.82% | 92.31% | 92.31%  | 89.15% | 94.58% | 0.00%   |
| \$80,001 \$140,000                          | 11        | 28.21% | 98.67% | 97.76%  | 98.67% | 90.75% | 0.00%   |
| \$140,001 \$170,000                         | 6         | 15.38% | 96.56% | 89.47%  | 96.77% | 0.00%  | 0.00%   |
| \$170,001 \$270,000                         | 6         | 15.38% | 95.37% | 0.00%   | 96.00% | 92.28% | 0.00%   |
| \$270,001 and up                            | 3         | 7.69%  | 95.33% | 0.00%   | 94.23% | 97.53% | 0.00%   |
| Median List/Sell Ratio:                     | 96.23%    |        |        | 95.52%  | 96.23% | 97.12% | 0.00%   |
| Total Closed Units:                         | 39        |        |        | 7       | 25     | 7      |         |
| Total Closed Volume:                        | 5,258,240 |        |        | 524.00K | 3.54M  | 1.20M  | 0.00B   |



# Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

## September 2017

Inventory as of Oct 12, 2017



### Market Summary

Report Produced on: Oct 12, 2017

Area Delimited by Counties Of Coal, Garvin, Murray, Pontotoc



**Absorption:** Last 12 months, an Average of 38 Sales/Month

**Active Inventory** as of September 30, 2017 = 292

|   | SEPTEMBER |         |         | Year To Date |         |        |
|---|-----------|---------|---------|--------------|---------|--------|
|   | 2016      | 2017    | +/-%    | 2016         | 2017    | +/-%   |
| Closed Sales                                  | 41        | 39      | -4.88%  | 322          | 357     | 10.87% |
| Pending Sales                                 | 44        | 50      | 13.64%  | 351          | 406     | 15.67% |
| New Listings                                  | 80        | 76      | -5.00%  | 707          | 842     | 19.09% |
| Median List Price                             | 133,000   | 120,000 | -9.77%  | 109,450      | 125,900 | 15.03% |
| Median Sale Price                             | 130,500   | 116,900 | -10.42% | 100,750      | 120,000 | 19.11% |
| Median Percent of List Price to Selling Price | 97.24%    | 96.23%  | -1.04%  | 96.27%       | 96.15%  | -0.12% |
| Median Days on Market to Sale                 | 37.00     | 38.00   | 2.70%   | 24.00        | 40.00   | 66.67% |
| Monthly Inventory                             | 276       | 292     | 5.80%   | 276          | 292     | 5.80%  |
| Months Supply of Inventory                    | 7.87      | 7.68    | -2.32%  | 7.87         | 7.68    | -2.32% |

