



December 2014

Area Delimited by County Of Muskogee

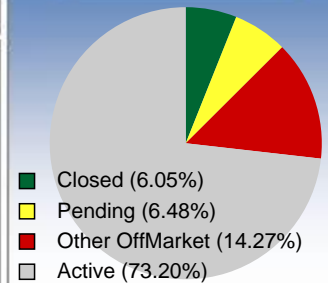


Absorption: Last 12 months, an Average of **49** Sales/Month

Active Inventory as of December 31, 2014 = **508**

	DECEMBER		
	2013	2014	+/- %
Closed Listings	39	42	7.69%
Pending Listings	34	45	32.35%
New Listings	99	104	5.05%
Median List Price	52,000	81,700	57.12%
Median Sale Price	45,000	79,000	75.56%
Median Percent of List Price to Selling Price	97.00%	97.56%	0.58%
Median Days on Market to Sale	75.00	64.00	-14.67%
End of Month Inventory	512	508	-0.78%
Months Supply of Inventory	12.05	10.40	-13.65%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jan 13, 2015

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

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2014 decreased **0.78%** to 508 existing homes available for sale. Over the last 12 months this area has had an average of 49 closed sales per month. This represents an unsold inventory index of **10.40** MSI for this period.

Median Sale Prices 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 **75.56%** in December 2014 to \$79,000 versus the previous year at \$45,000.

Median Days on Market Shortens

The median number of **64.00** days that homes spent on the market before selling decreased by 11.00 days or **14.67%** in December 2014 compared to last year's same month at **75.00** DOM.

Sales Success for December 2014 is Positive

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

There were 104 New Listings in December 2014, up **5.05%** from last year at 99. Furthermore, there were 42 Closed Listings this month versus last year at 39, a **7.69%** increase.

Closed versus Listed trends yielded a **40.4%** ratio, up from last year's December 2014 at **39.4%**, a **2.51%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the following 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.

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

December 2014

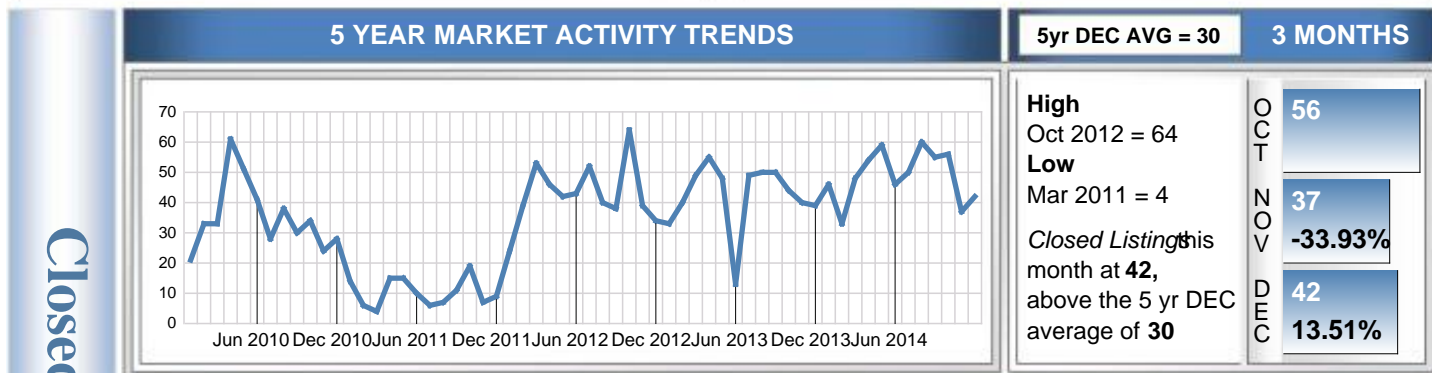
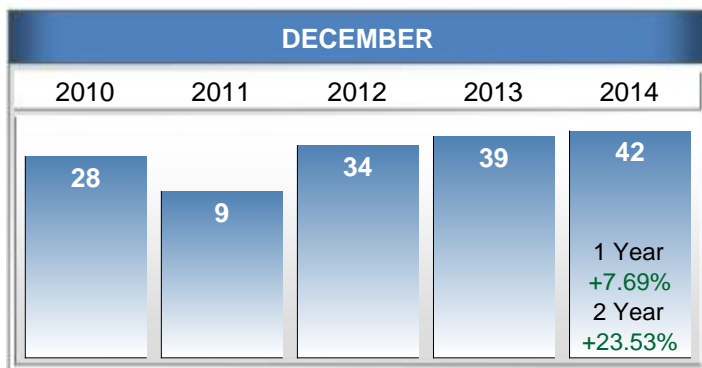
Closed Sales as of Jan 13, 2015



Closed Listings

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



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	4.76%	28.0	1	1	0	0
\$20,001 \$30,000	7	16.67%	35.0	2	4	0	1
\$30,001 \$50,000	6	14.29%	21.0	1	5	0	0
\$50,001 \$100,000	10	23.81%	64.0	1	9	0	0
\$100,001 \$120,000	3	7.14%	120.0	1	2	0	0
\$120,001 \$200,000	9	21.43%	105.0	2	6	1	0
\$200,001 and up	5	11.90%	84.0	2	1	1	1
Total Closed Units:	42		64.0	10	28	2	2
Total Closed Volume:	4,802,855			1.88M	2.28M	371.00K	267.90K
Median Closed Price:	\$79,000			\$96,500	\$71,800	\$185,500	\$133,950

Closed Listings

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Monthly Inventory Analysis

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December 2014

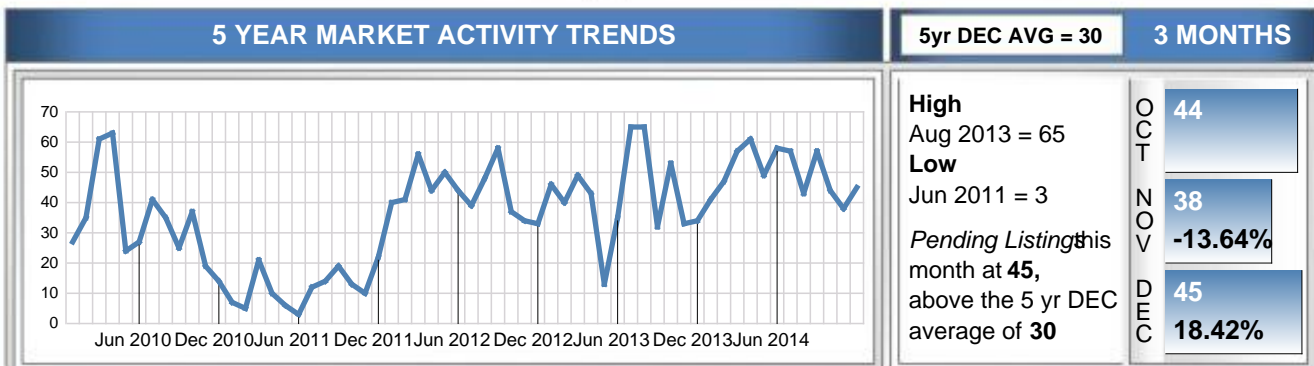
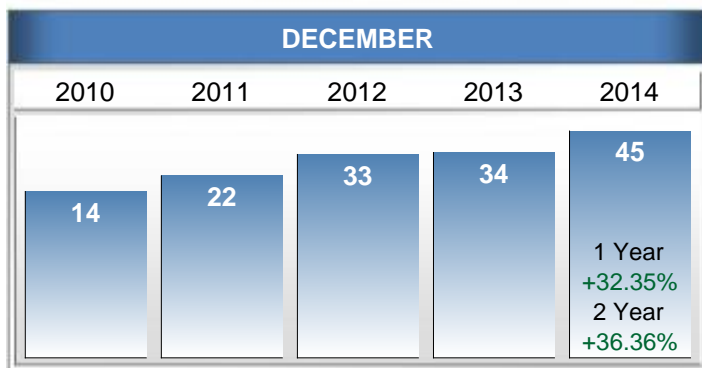
Pending Listings as of Jan 13, 2015



Pending Listings

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



Pending Listings

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PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	2	4.44%	28.0	1	1	0	0		
\$20,001 \$30,000	9	20.00%	54.0	3	3	2	1		
\$30,001 \$50,000	5	11.11%	50.0	0	5	0	0		
\$50,001 \$90,000	11	24.44%	102.0	2	8	0	1		
\$90,001 \$120,000	6	13.33%	14.5	1	4	1	0		
\$120,001 \$140,000	7	15.56%	19.0	1	4	2	0		
\$140,001 and up	5	11.11%	90.0	0	4	1	0		
Total Pending Units:				45	50.0	8	29	6	2
Total Pending Volume:				3,865,399		441.10K	2.72M	583.70K	119.90K
Median Listing Price:				\$75,000		\$44,450	\$75,000	\$119,500	\$59,950



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

December 2014

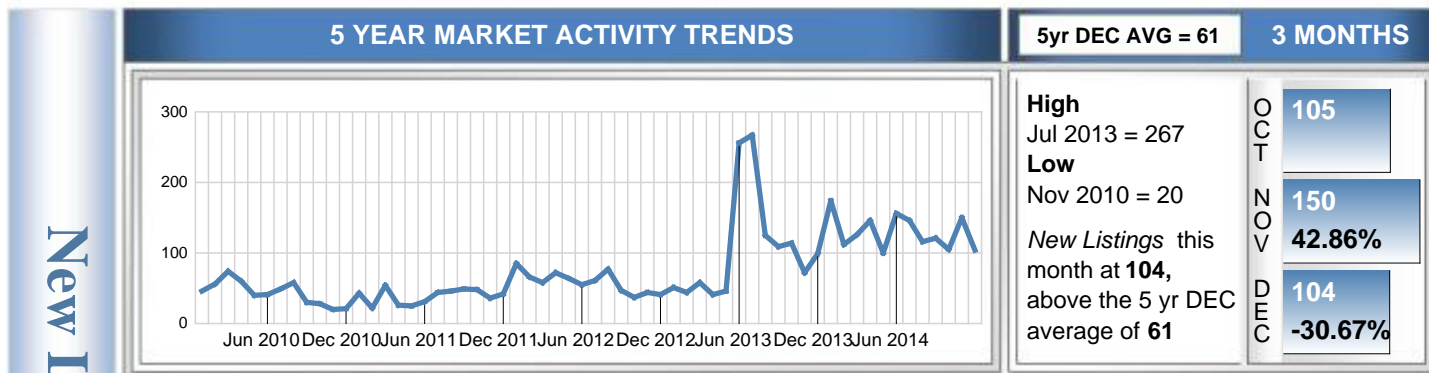
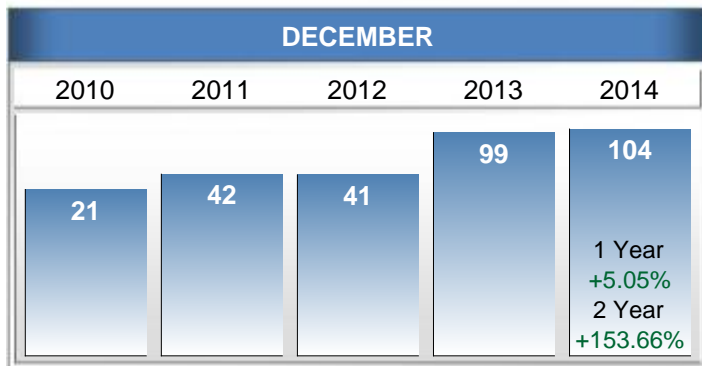
New Listings as of Jan 13, 2015



New Listings

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



New Listings

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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	6	5.77%	6	0	0	0
\$20,001 - \$40,000	17	16.35%	13	3	1	0
\$40,001 - \$70,000	16	15.38%	5	11	0	0
\$70,001 - \$120,000	25	24.04%	5	18	2	0
\$120,001 - \$150,000	14	13.46%	3	5	5	1
\$150,001 - \$250,000	15	14.42%	3	9	2	1
\$250,001 and up	11	10.58%	6	1	3	1
Total New Listed Units:			41	47	13	3
Total New Listed Volume:			5.74M	5.09M	2.79M	799.90K
Median New Listed Listing Price:			\$44,900	\$94,500	\$149,900	\$190,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

December 2014

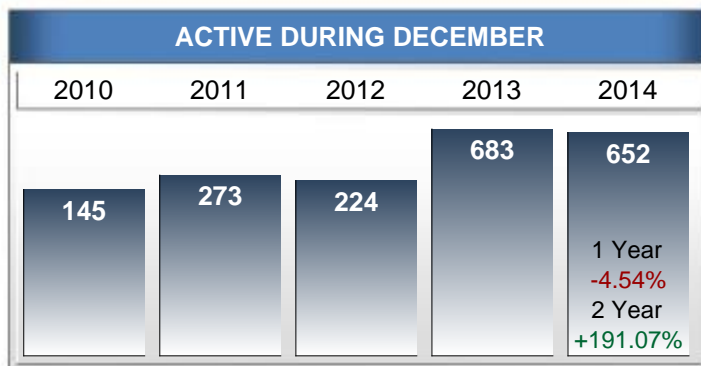
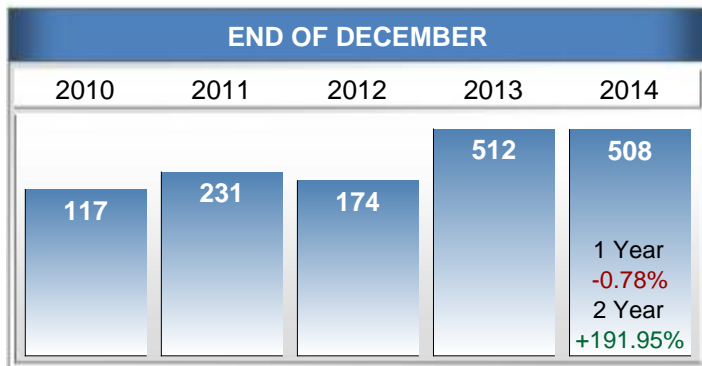
Active Inventory as of Jan 13, 2015



Active Inventory

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



Active Inventory

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5yr DEC AVG = 308 **3 MONTHS**

High
Oct 2013 = 596

Low
Apr 2013 = 112

Inventory this month at **508**, above the 5 yr DEC average of **308**

OCT	508
NOV	548
DEC	508
7.87%	
-7.30%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	50	9.84%	127.0	49	0	1	0
\$20,001 \$30,000	64	12.60%	55.0	54	10	0	0
\$30,001 \$50,000	65	12.80%	56.0	52	11	2	0
\$50,001 \$110,000	137	26.97%	70.0	56	71	10	0
\$110,001 \$170,000	77	15.16%	81.0	19	44	12	2
\$170,001 \$280,000	64	12.60%	85.0	9	34	18	3
\$280,001 and up	51	10.04%	96.0	28	9	12	2
Total Active Inventory by Units:				267	179	55	7
Total Active Inventory by Volume:				31.60M	23.12M	12.28M	2.19M
Median Active Inventory Listing Price:				\$39,500	\$107,500	\$179,000	\$230,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

December 2014

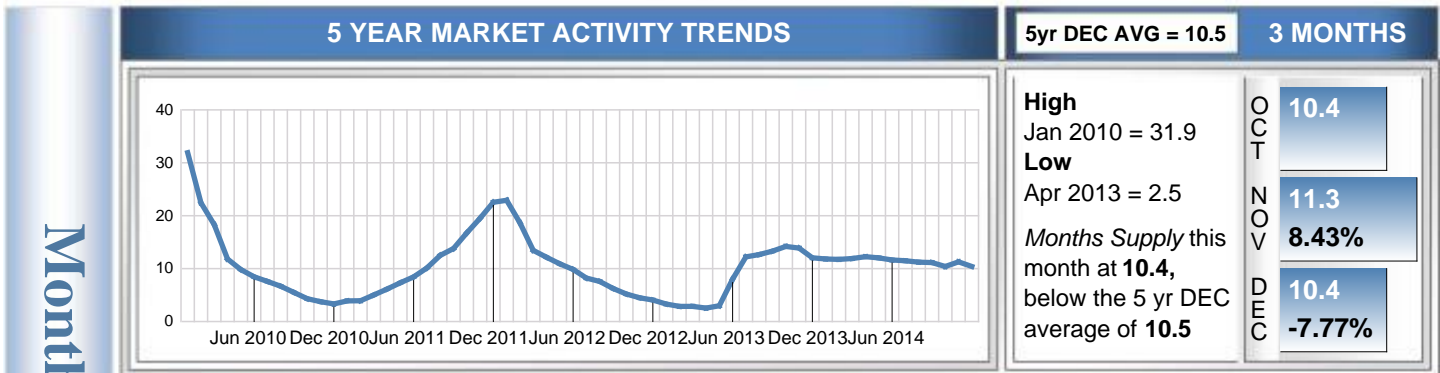
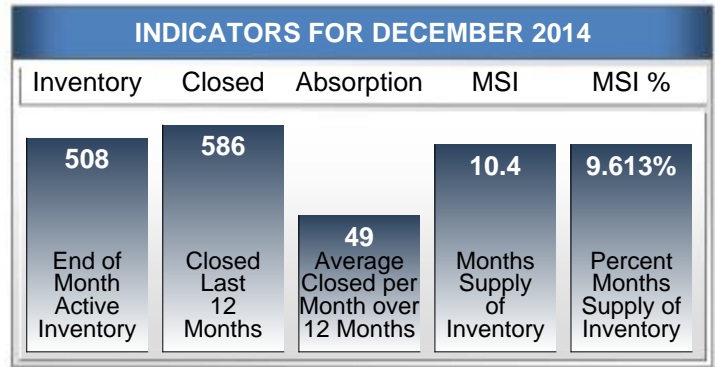
Active Inventory as of Jan 13, 2015



Months Supply of Inventory

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



Months Supply

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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+
\$20,000 and less	50	9.84%	8.1	13.7	0.0	1.1	0.0
\$20,001 \$30,000	64	12.60%	16.7	25.9	8.0	0.0	0.0
\$30,001 \$50,000	65	12.80%	11.5	36.7	3.3	2.4	0.0
\$50,001 \$110,000	137	26.97%	8.2	22.4	5.5	8.6	0.0
\$110,001 \$170,000	77	15.16%	8.1	25.3	6.1	8.5	24.0
\$170,001 \$280,000	64	12.60%	11.0	13.5	17.0	6.2	12.0
\$280,001 and up	51	10.04%	47.1	112.0	36.0	48.0	6.0
MSI:			10.4	23.7	6.2	7.0	6.5
Total Active Inventory:			508	267	179	55	7



Monthly Inventory Analysis

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December 2014

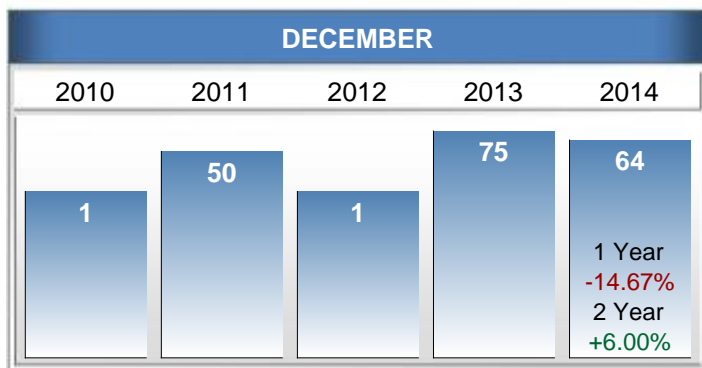
Closed Sales as of Jan 13, 2015



Median Days on Market to Sale

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



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			4.76%	28.0	54.0	2.0	0.0	0.0
\$20,001 \$30,000	7			16.67%	35.0	107.5	17.5	0.0	139.0
\$30,001 \$50,000	6			14.29%	21.0	12.0	26.0	0.0	0.0
\$50,001 \$100,000	10			23.81%	64.0	60.0	68.0	0.0	0.0
\$100,001 \$120,000	3			7.14%	120.0	160.0	60.5	0.0	0.0
\$120,001 \$200,000	9			21.43%	105.0	87.5	123.0	72.0	0.0
\$200,001 and up	5			11.90%	84.0	76.5	50.0	168.0	84.0
Median Closed DOM:					64.0	87.5	36.5	120.0	111.5
Total Closed Units:					42	10	28	2	2
Total Closed Volume:					4,802,855	1.88M	2.28M	371.00K	267.90K



Monthly Inventory Analysis

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December 2014

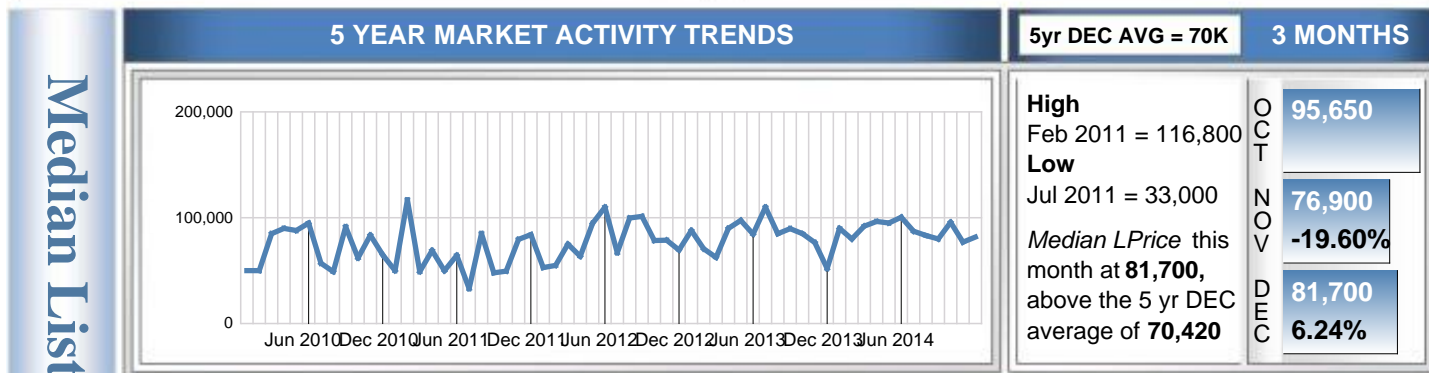
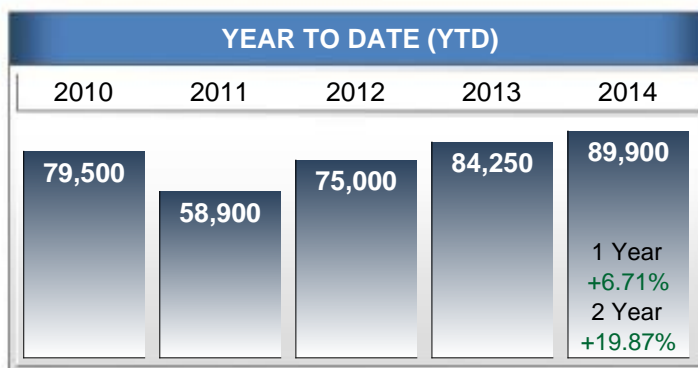
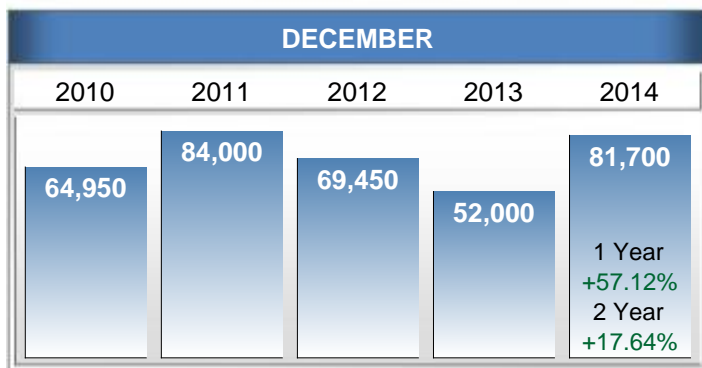
Closed Sales as of Jan 13, 2015



Median List Price at Closing

Report Produced on: Jan 13, 2015

Area Delimited by County Of Muskogee



Median List Price

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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	4		9.52%	11,500	5,000	18,000	0	0
\$20,001 \$30,000	5		11.90%	29,900	24,950	29,950	0	29,900
\$30,001 \$50,000	5		11.90%	48,000	45,000	48,250	0	0
\$50,001 \$100,000	11		26.19%	74,600	88,500	72,250	0	0
\$100,001 \$120,000	4		9.52%	114,950	115,000	114,900	0	0
\$120,001 \$200,000	7		16.67%	129,900	144,900	129,900	129,000	0
\$200,001 and up	6		14.29%	249,450	230,290	275,000	259,000	239,900
Median List Price:		\$81,700			\$101,750	\$72,250	\$194,000	\$134,900
Total Closed Units:		42			10	28	2	2
Total List Volume:		5,634,840			2.65M	2.32M	388.00K	269.80K



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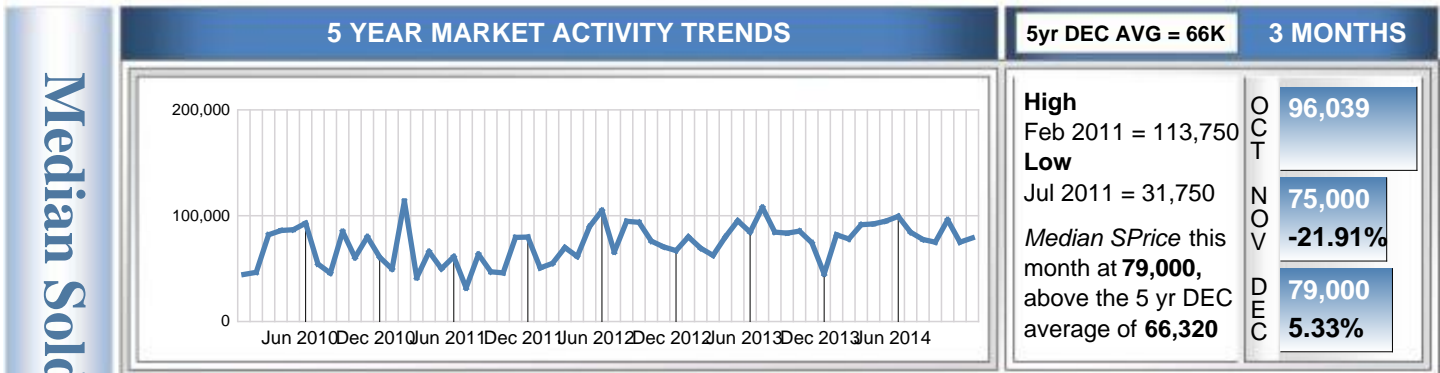
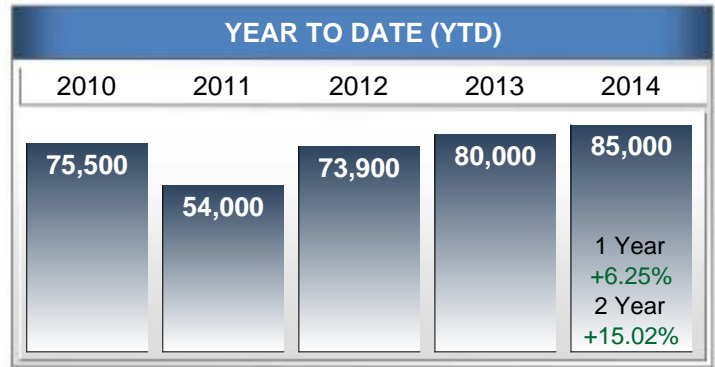
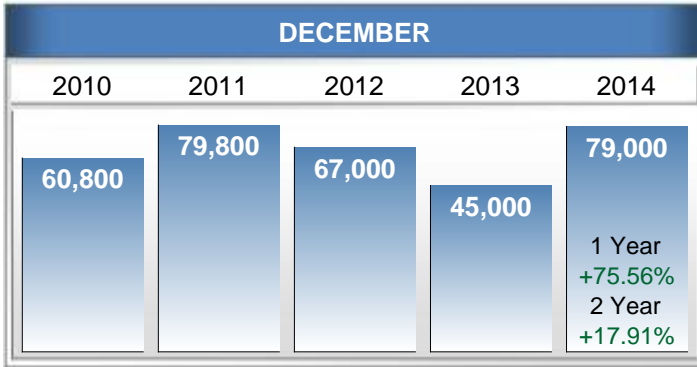
Closed Sales as of Jan 13, 2015



Median Sold Price at Closing

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Area Delimited by County Of Muskogee



Median Sold Price

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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		4.76%	19,125	20,000	18,250	0	0
\$20,001 \$30,000	7		16.67%	25,000	24,622	23,500	0	28,000
\$30,001 \$50,000	6		14.29%	42,800	40,000	43,600	0	0
\$50,001 \$100,000	10		23.81%	74,800	84,000	74,600	0	0
\$100,001 \$120,000	3		7.14%	109,000	109,000	109,450	0	0
\$120,001 \$200,000	9		21.43%	127,900	136,931	125,950	129,000	0
\$200,001 and up	5		11.90%	242,000	652,500	269,900	242,000	239,900
Median Closed Price:		\$79,000			\$96,500	\$71,800	\$185,500	\$133,950
Total Closed Units:		42			10	28	2	2
Total Closed Volume:		4,802,855			1.88M	2.28M	371.00K	267.90K



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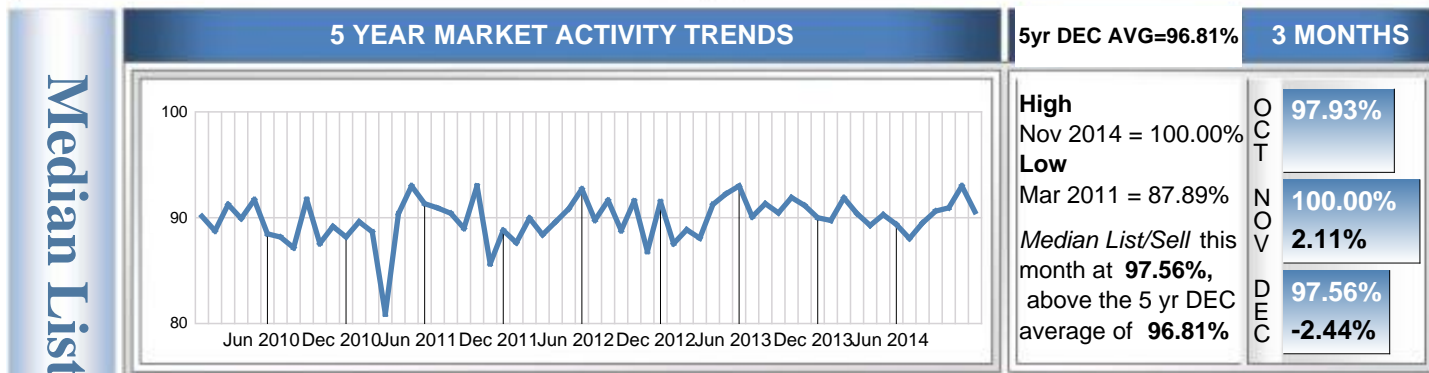
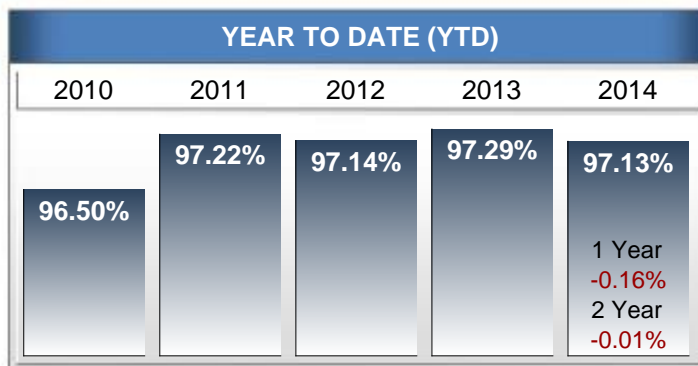
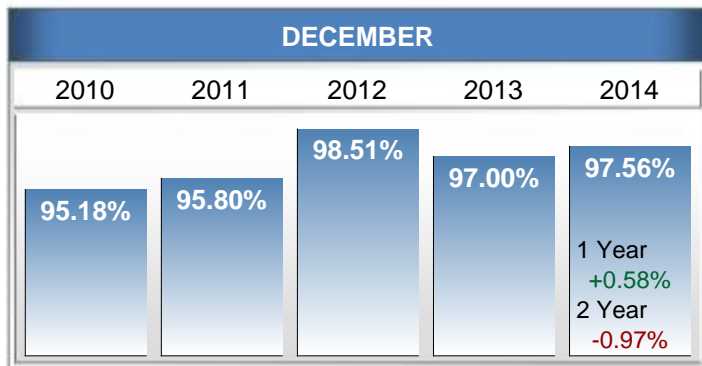
Closed Sales as of Jan 13, 2015



Median Percent of List Price to Selling Price

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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	4.76%	85.18%	68.97%	101.39%	0.00%	0.00%
\$20,001 \$30,000	7	16.67%	106.43%	323.22%	96.94%	0.00%	93.65%
\$30,001 \$50,000	6	14.29%	89.86%	88.89%	90.83%	0.00%	0.00%
\$50,001 \$100,000	10	23.81%	96.99%	94.92%	98.39%	0.00%	0.00%
\$100,001 \$120,000	3	7.14%	100.00%	94.78%	100.53%	0.00%	0.00%
\$120,001 \$200,000	9	21.43%	99.20%	75.77%	99.23%	100.00%	0.00%
\$200,001 and up	5	11.90%	93.44%	76.98%	98.15%	93.44%	100.00%
Median List/Sell Ratio:	97.56%			90.00%	98.47%	96.72%	96.82%
Total Closed Units:	42			10	28	2	2
Total Closed Volume:	4,802,855			1.88M	2.28M	371.00K	267.90K



Monthly Inventory Analysis

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December 2014

Inventory as of Jan 13, 2015



Market Summary

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Absorption: Last 12 months, an Average of 49 Sales/Month

Active Inventory as of December 31, 2014 = 508

	DECEMBER			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	39	42	7.69%	510	586	14.90%
Pending Sales	34	45	32.35%	508	597	17.52%
New Listings	99	104	5.05%	1,282	1,556	21.37%
Median List Price	52,000	81,700	57.12%	84,250	89,900	6.71%
Median Sale Price	45,000	79,000	75.56%	80,000	85,000	6.25%
Median Percent of List Price to Selling Price	97.00%	97.56%	0.58%	97.29%	97.13%	-0.16%
Median Days on Market to Sale	75.00	64.00	-14.67%	8.00	52.00	550.00%
Monthly Inventory	512	508	-0.78%	512	508	-0.78%
Months Supply of Inventory	12.05	10.40	-13.65%	12.05	10.40	-13.65%

