



October 2014

Area Delimited by County Of Muskogee

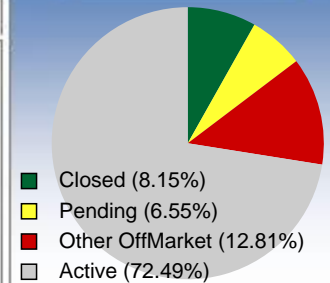


Absorption: Last 12 months, an Average of **49** Sales/Month

Active Inventory as of October 31, 2014 = **498**

	OCTOBER		
	2013	2014	+/- %
Closed Listings	44	56	27.27%
Pending Listings	53	45	-15.09%
New Listings	114	105	-7.89%
Median List Price	84,900	95,650	12.66%
Median Sale Price	85,450	96,039	12.39%
Median Percent of List Price to Selling Price	98.90%	97.93%	-0.98%
Median Days on Market to Sale	45.50	63.00	38.46%
End of Month Inventory	596	498	-16.44%
Months Supply of Inventory	14.19	10.22	-28.01%

Market Activity



Monthly Inventory Analysis

Report Produced on: Nov 17, 2014

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 October 2014 decreased **16.44%** to 498 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 **10.22** 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 **12.39%** in October 2014 to \$96,039 versus the previous year at \$85,450.

Median Days on Market Lengthens

The median number of **63.00** days that homes spent on the market before selling increased by 17.50 days or **38.46%** in October 2014 compared to last year's same month at **45.50** DOM.

Sales Success for October 2014 is Positive

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

There were 105 New Listings in October 2014, down **7.89%** from last year at 114. Furthermore, there were 56 Closed Listings this month versus last year at 44, a **27.27%** increase.

Closed versus Listed trends yielded a **53.3%** ratio, up from last year's October 2014 at **38.6%**, a **38.18%** 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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Visit www.tulsarealtors.com to find a REALTOR® today.



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

October 2014

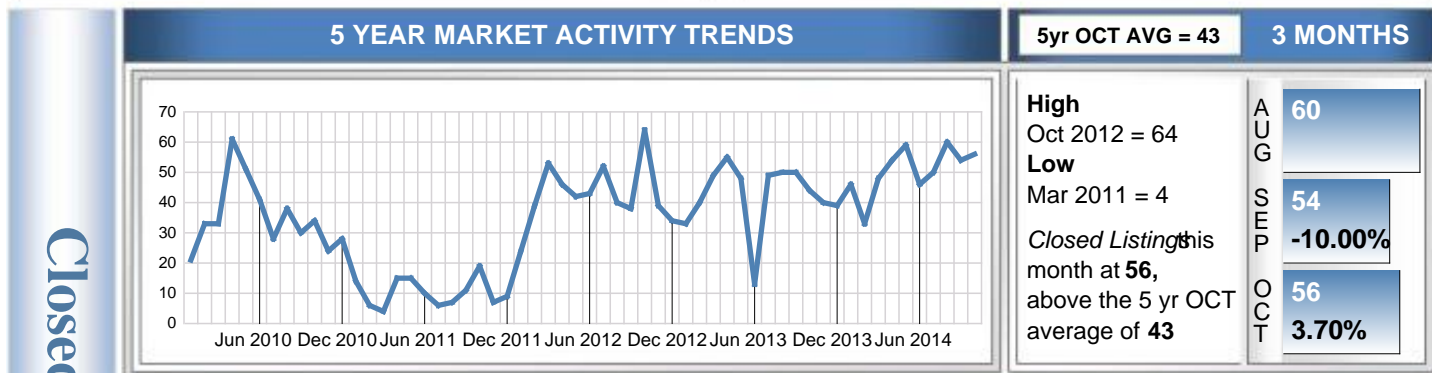
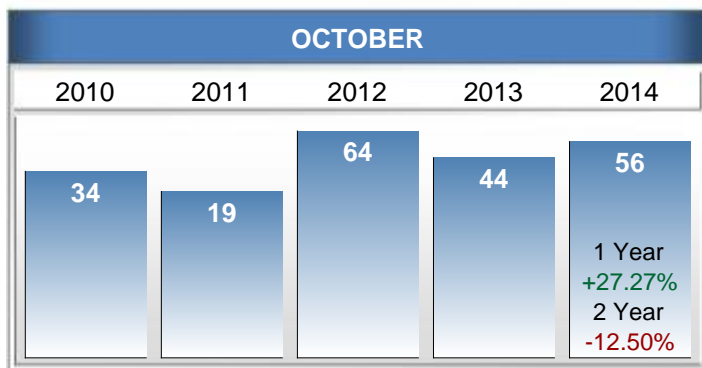
Closed Sales as of Nov 17, 2014



Closed Listings

Report Produced on: Nov 17, 2014

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	3	5.36%	56.0	3	0	0	0	
\$20,001 \$50,000	6	10.71%	64.0	2	4	0	0	
\$50,001 \$80,000	13	23.21%	66.0	3	10	0	0	
\$80,001 \$110,000	14	25.00%	68.5	2	12	0	0	
\$110,001 \$170,000	7	12.50%	63.0	0	7	0	0	
\$170,001 \$220,000	8	14.29%	14.0	0	2	5	1	
\$220,001 and up	5	8.93%	69.0	1	1	3	0	
Total Closed Units: 56				63.0	11	36	8	1
Total Closed Volume: 6,204,313					786.81K	3.51M	1.72M	180.00K
Median Closed Price: \$96,039					\$58,500	\$93,250	\$202,000	\$180,000

Closed Listings

Ready to Buy or Sell Real Estate?
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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

October 2014

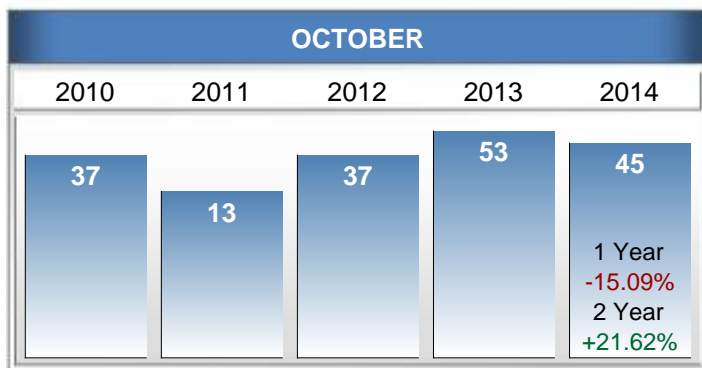
Pending Listings as of Nov 17, 2014



Pending Listings

Report Produced on: Nov 17, 2014

Area Delimited by County Of Muskogee



Pending Listings

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5yr OCT AVG = 37	3 MONTHS								
High Aug 2013 = 65 Low Jun 2011 = 3 <i>Pending Listing</i> this month at 45 , above the 5 yr OCT average of 37	<table border="1"> <tr> <td>AUG</td> <td>43</td> </tr> <tr> <td>SEP</td> <td>58</td> </tr> <tr> <td>OCT</td> <td>45</td> </tr> <tr> <td colspan="2">34.88%</td> </tr> </table>	AUG	43	SEP	58	OCT	45	34.88%	
AUG	43								
SEP	58								
OCT	45								
34.88%									

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+	
\$10,000 and less	4	8.89%	37.5	3	1	0	0	
\$10,001 \$20,000	3	6.67%	17.0	1	2	0	0	
\$20,001 \$50,000	9	20.00%	51.0	6	3	0	0	
\$50,001 \$80,000	7	15.56%	29.0	1	6	0	0	
\$80,001 \$140,000	11	24.44%	26.0	2	8	1	0	
\$140,001 \$180,000	6	13.33%	87.5	1	4	1	0	
\$180,001 and up	5	11.11%	69.0	4	0	1	0	
Total Pending Units: 45 Total Pending Volume: 5,678,568 Median Listing Price: \$76,900				32.0	18	24	3	0.00B
					\$42,250	\$79,200	\$179,900	\$0



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

October 2014

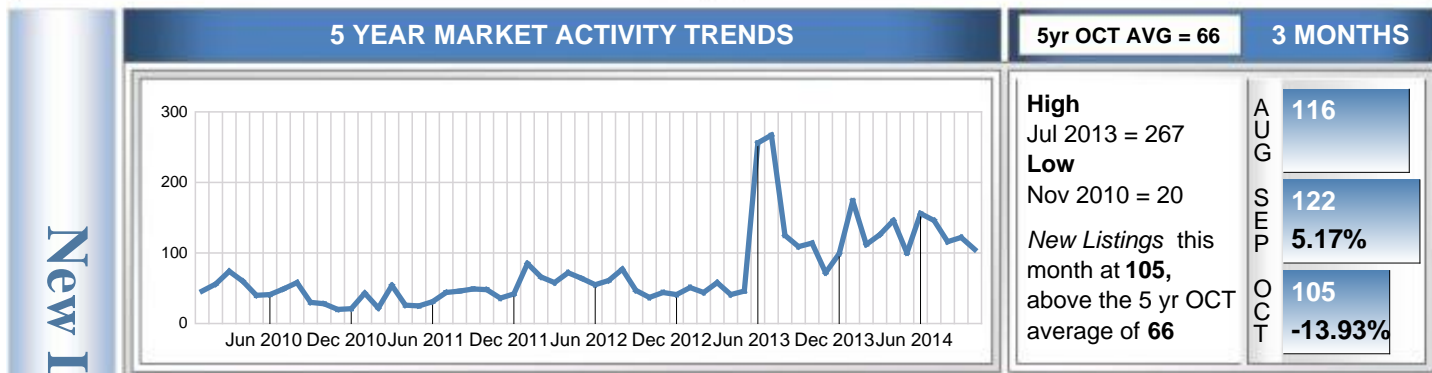
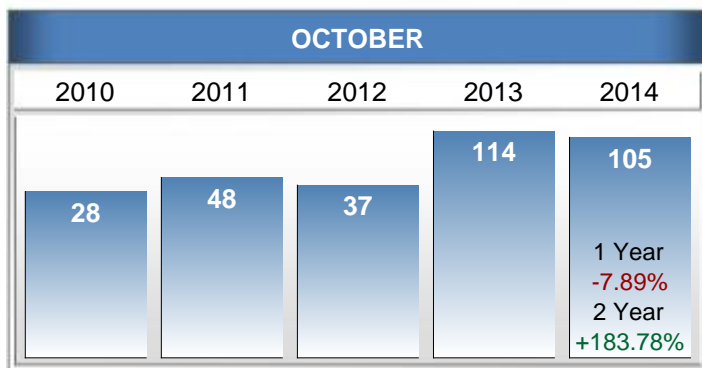
New Listings as of Nov 17, 2014



New Listings

Report Produced on: Nov 17, 2014

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	7	6.67%	4	2	1	0
\$20,001 \$30,000	8	7.62%	5	3	0	0
\$30,001 \$70,000	24	22.86%	13	11	0	0
\$70,001 \$120,000	25	23.81%	9	15	1	0
\$120,001 \$200,000	17	16.19%	0	14	3	0
\$200,001 \$370,000	13	12.38%	4	5	3	1
\$370,001 and up	11	10.48%	10	0	0	1
Total New Listed Units:	105		45	50	8	2
Total New Listed Volume:	18,803,150		10.86M	5.59M	1.33M	1.02M
Median New Listed Listing Price:	\$98,000		\$75,000	\$90,250	\$189,450	\$512,500



Monthly Inventory Analysis

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October 2014

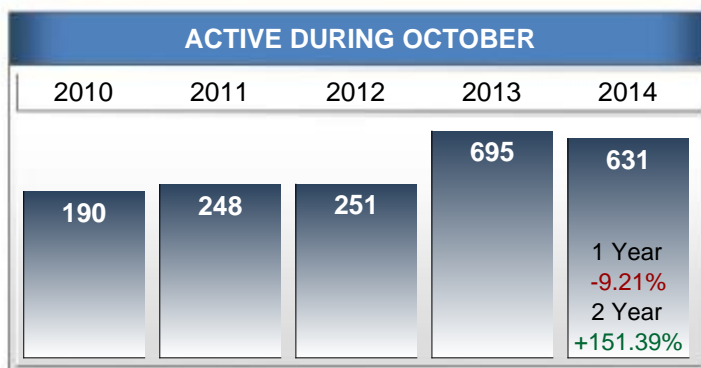
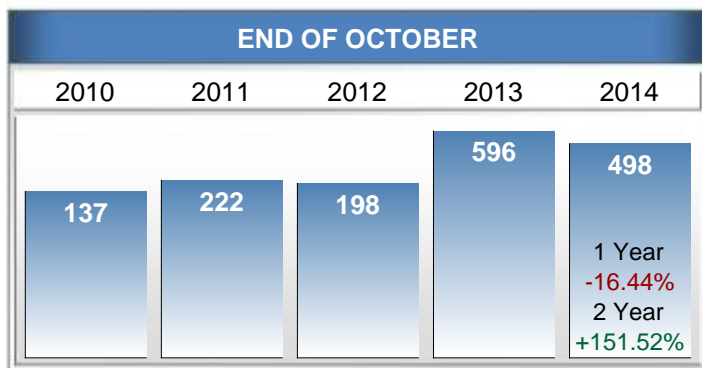
Active Inventory as of Nov 17, 2014



Active Inventory

Report Produced on: Nov 17, 2014

Area Delimited by County Of Muskogee



Active Inventory

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5yr OCT AVG = 330	3 MONTHS										
High Oct 2013 = 596 Low Apr 2013 = 112 <i>Inventory</i> this month at 498 , above the 5 yr OCT average of 330	<table border="1"> <tr> <td>AUG</td> <td>528</td> </tr> <tr> <td>SEP</td> <td>526</td> </tr> <tr> <td>OCT</td> <td>498</td> </tr> <tr> <td colspan="2">-0.38%</td> </tr> <tr> <td colspan="2">-5.32%</td> </tr> </table>	AUG	528	SEP	526	OCT	498	-0.38%		-5.32%	
AUG	528										
SEP	526										
OCT	498										
-0.38%											
-5.32%											

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	47	9.44%	87.0	43	2	2	0		
\$20,001 \$30,000	37	7.43%	50.0	27	7	2	1		
\$30,001 \$60,000	90	18.07%	106.0	50	38	2	0		
\$60,001 \$120,000	132	26.51%	92.5	28	92	11	1		
\$120,001 \$180,000	77	15.46%	89.0	14	49	13	1		
\$180,001 \$290,000	63	12.65%	67.0	10	31	17	5		
\$290,001 and up	52	10.44%	65.0	31	7	12	2		
Total Active Inventory by Units:				498	86.0	203	226	59	10
Total Active Inventory by Volume:				75,183,949		32.01M	27.47M	12.97M	2.72M
Median Active Inventory Listing Price:				\$90,000		\$48,500	\$99,900	\$179,900	\$242,450



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

October 2014

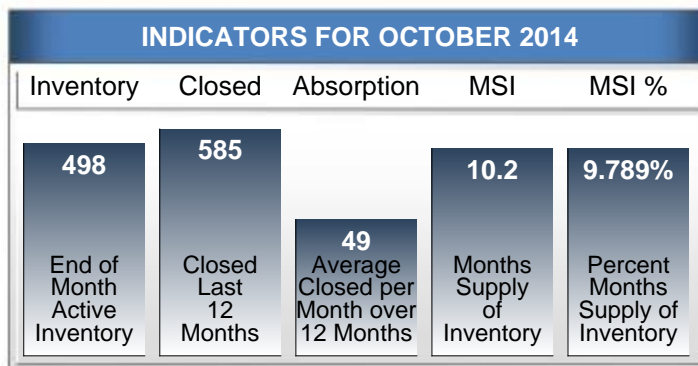
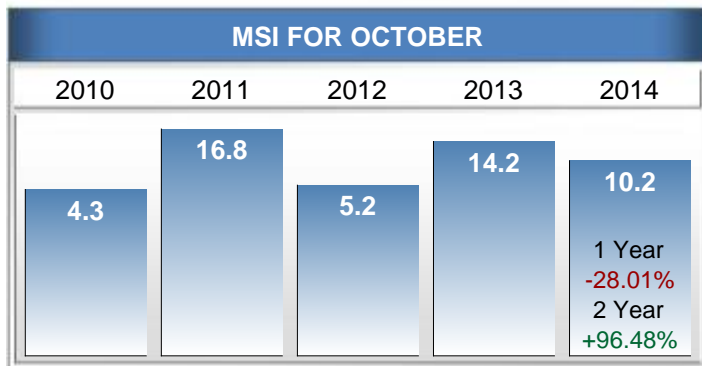
Active Inventory as of Nov 17, 2014



Months Supply of Inventory

Report Produced on: Nov 17, 2014

Area Delimited by County Of Muskogee



Months Supply
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5yr OCT AVG = 10.1	3 MONTHS
High Jan 2010 = 31.9 Low Apr 2013 = 2.5 <i>Months Supply</i> this month at 10.2 , above the 5 yr OCT average of 10.1	AUG 11.1 SEP 11.0 OCT 10.2 -1.07% -7.27%

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	47		9.44%	7.0	11.2	1.3	1.6	0.0
\$20,001 \$30,000	37		7.43%	10.8	14.7	6.5	4.8	12.0
\$30,001 \$60,000	90		18.07%	11.5	25.0	8.4	1.6	0.0
\$60,001 \$120,000	132		26.51%	8.1	16.0	7.1	7.8	4.0
\$120,001 \$180,000	77		15.46%	8.9	18.7	7.9	7.8	12.0
\$180,001 \$290,000	63		12.65%	13.5	17.1	21.9	6.8	30.0
\$290,001 and up	52		10.44%	48.0	124.0	21.0	48.0	8.0
MSI:		10.2			18.5	8.1	6.7	10.0
Total Active Inventory:		498			203	226	59	10



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

October 2014

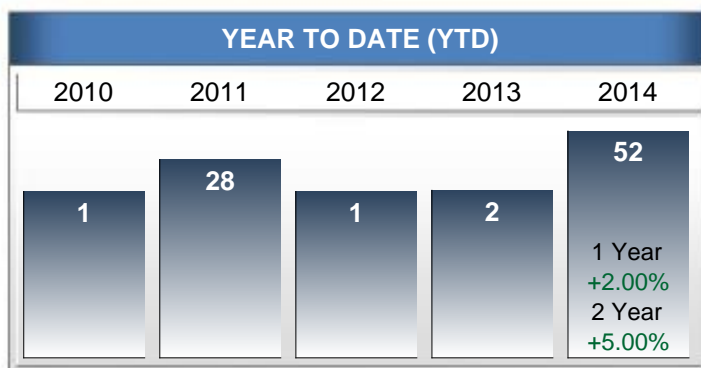
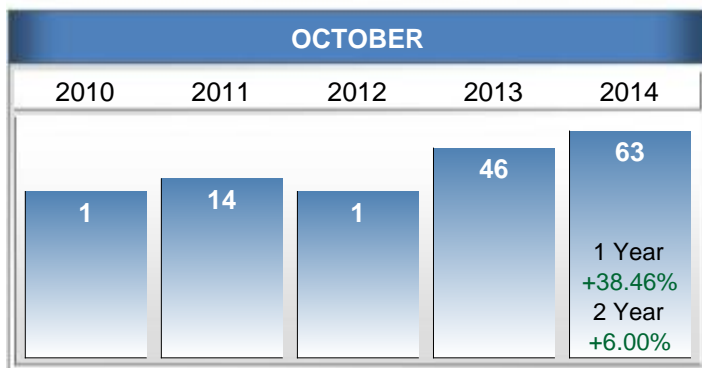
Closed Sales as of Nov 17, 2014



Median Days on Market to Sale

Report Produced on: Nov 17, 2014

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	3		5.36%	56.0	56.0	0.0	0.0	0.0
\$20,001 \$50,000	6		10.71%	64.0	94.0	32.5	0.0	0.0
\$50,001 \$80,000	13		23.21%	66.0	93.0	32.0	0.0	0.0
\$80,001 \$110,000	14		25.00%	68.5	64.5	70.0	0.0	0.0
\$110,001 \$170,000	7		12.50%	63.0	0.0	63.0	0.0	0.0
\$170,001 \$220,000	8		14.29%	14.0	0.0	32.0	8.0	83.0
\$220,001 and up	5		8.93%	69.0	69.0	69.0	21.0	0.0
Median Closed DOM:				63.0	71.0	60.0	17.0	83.0
Total Closed Units:				56	11	36	8	1
Total Closed Volume:				6,204,313	786.81K	3.51M	1.72M	180.00K



Monthly Inventory Analysis

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October 2014

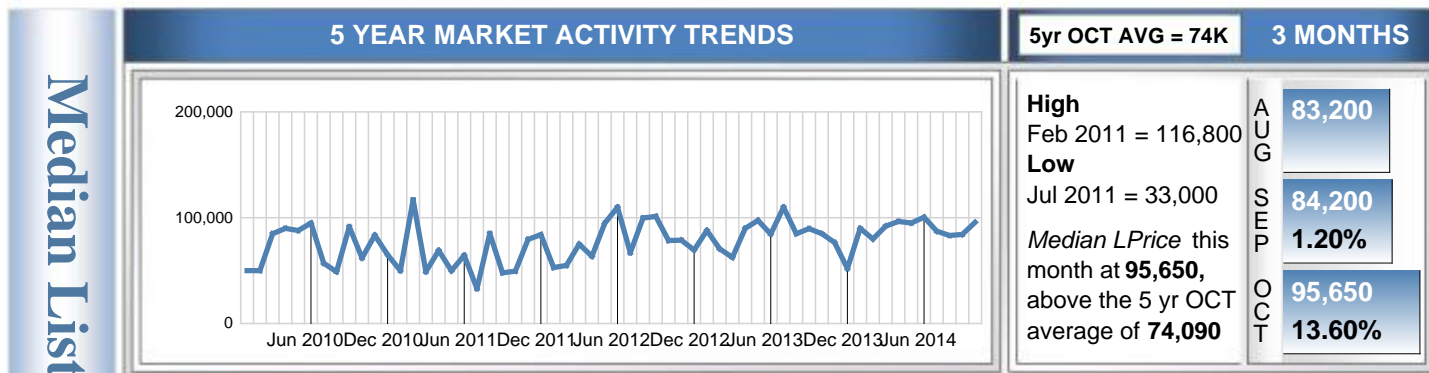
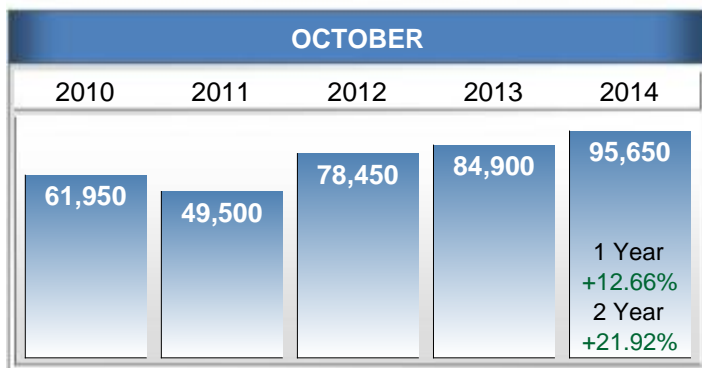
Closed Sales as of Nov 17, 2014



Median List Price at Closing

Report Produced on: Nov 17, 2014

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	2		3.57%	12,940	12,940	0	0	0
\$20,001 \$50,000	7		12.50%	33,900	24,900	44,950	0	0
\$50,001 \$80,000	10		17.86%	68,950	59,900	69,900	0	0
\$80,001 \$110,000	16		28.57%	94,500	94,500	94,500	0	0
\$110,001 \$170,000	8		14.29%	119,250	118,500	120,000	0	0
\$170,001 \$220,000	8		14.29%	179,950	0	195,450	179,900	180,000
\$220,001 and up	5		8.93%	294,900	329,500	294,900	259,500	0
Median List Price:		\$95,650			\$58,500	\$93,700	\$202,000	\$180,000
Total Closed Units:		56			11	36	8	1
Total List Volume:		6,435,189			842.68K	3.64M	1.77M	180.00K



Monthly Inventory Analysis

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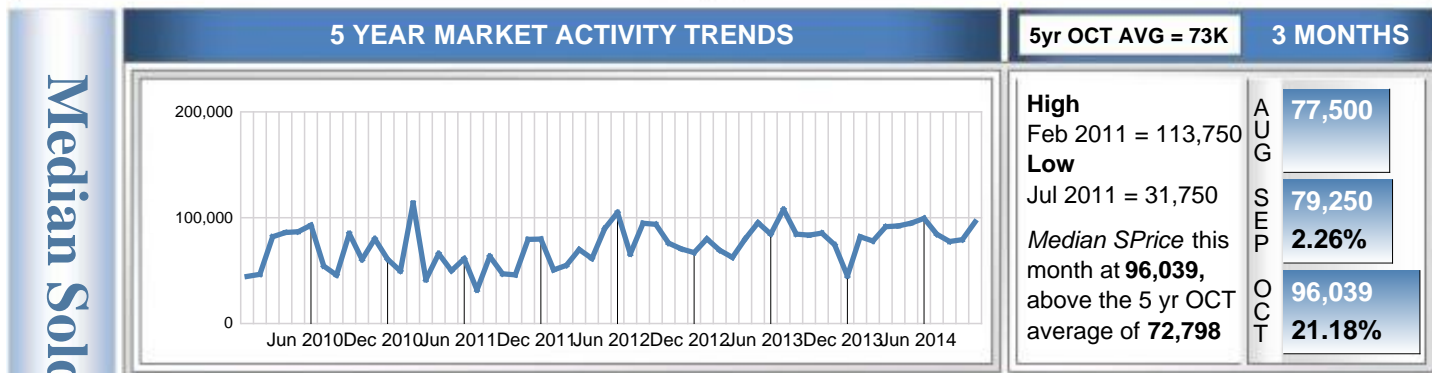
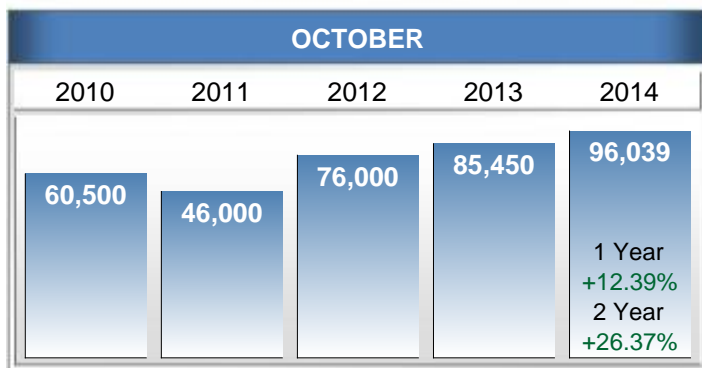
Closed Sales as of Nov 17, 2014



Median Sold Price at Closing

Report Produced on: Nov 17, 2014

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	3		5.36%	19,510	19,510	0	0	0
\$20,001 \$50,000	6		10.71%	33,450	21,200	41,450	0	0
\$50,001 \$80,000	13		23.21%	69,900	59,900	74,850	0	0
\$80,001 \$110,000	14		25.00%	97,539	100,000	97,539	0	0
\$110,001 \$170,000	7		12.50%	115,000	0	115,000	0	0
\$170,001 \$220,000	8		14.29%	177,500	0	188,000	175,000	180,000
\$220,001 and up	5		8.93%	270,000	315,000	270,000	251,500	0
Median Closed Price:		\$96,039			\$58,500	\$93,250	\$202,000	\$180,000
Total Closed Units:		56			11	36	8	1
Total Closed Volume:		6,204,313			786.81K	3.51M	1.72M	180.00K



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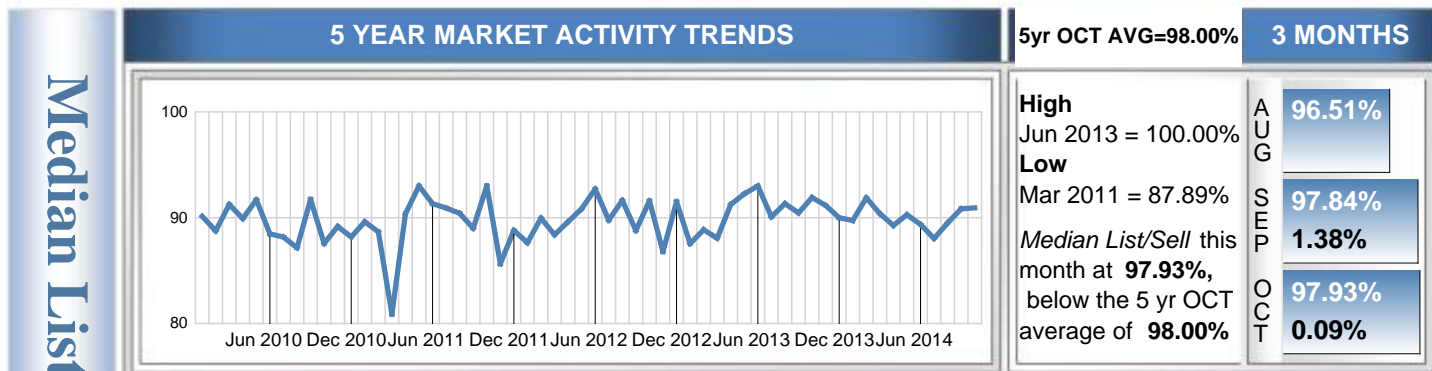
Closed Sales as of Nov 17, 2014



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	3	5.36%	82.50%	82.50%	0.00%	0.00%	0.00%
\$20,001 \$50,000	6	10.71%	88.41%	86.68%	92.21%	0.00%	0.00%
\$50,001 \$80,000	13	23.21%	94.92%	100.00%	94.57%	0.00%	0.00%
\$80,001 \$110,000	14	25.00%	98.45%	94.35%	98.75%	0.00%	0.00%
\$110,001 \$170,000	7	12.50%	98.76%	0.00%	98.76%	0.00%	0.00%
\$170,001 \$220,000	8	14.29%	100.00%	0.00%	96.61%	100.00%	100.00%
\$220,001 and up	5	8.93%	95.60%	95.60%	91.56%	96.92%	0.00%
Median List/Sell Ratio:	97.93%			90.30%	97.93%	99.10%	100.00%
Total Closed Units:	56			11	36	8	1
Total Closed Volume:	6,204,313			786.81K	3.51M	1.72M	180.00K



Monthly Inventory Analysis

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October 2014

Inventory as of Nov 17, 2014



Market Summary

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

Active Inventory as of October 31, 2014 = 498

	OCTOBER			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	44	56	27.27%	431	506	17.40%
Pending Sales	53	45	-15.09%	441	517	17.23%
New Listings	114	105	-7.89%	1,111	1,303	17.28%
Median List Price	84,900	95,650	12.66%	89,500	90,250	0.84%
Median Sale Price	85,450	96,039	12.39%	84,000	88,500	5.36%
Median Percent of List Price to Selling Price	98.90%	97.93%	-0.98%	97.28%	96.96%	-0.33%
Median Days on Market to Sale	45.50	63.00	38.46%	2.00	52.00	2,500.00%
Monthly Inventory	596	498	-16.44%	596	498	-16.44%
Months Supply of Inventory	14.19	10.22	-28.01%	14.19	10.22	-28.01%

