



April 2014

Area Delimited by County Of Muskogee

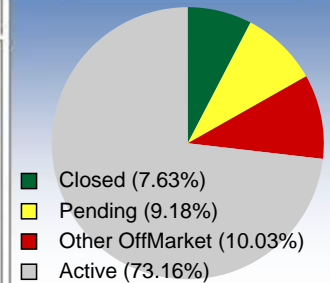


Absorption: Last 12 months, an Average of **43** Sales/Month

Active Inventory as of April 30, 2014 = **518**

	APRIL		
	2013	2014	+/- %
Closed Listings	55	54	-1.82%
Pending Listings	43	65	51.16%
New Listings	41	147	258.54%
Median List Price	89,900	96,450	7.29%
Median Sale Price	80,000	92,250	15.31%
Median Percent of List Price to Selling Price	98.25%	96.27%	-2.01%
Median Days on Market to Sale	1.00	44.50	4,350.00%
End of Month Inventory	112	518	362.50%
Months Supply of Inventory	2.54	12.09	376.00%

Market Activity



Monthly Inventory Analysis

Report Produced on: May 13, 2014

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 April 2014 rose **362.50%** to 518 existing homes available for sale. Over the last 12 months this area has had an average of 43 closed sales per month. This represents an unsold inventory index of **12.09** 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 **15.31%** in April 2014 to \$92,250 versus the previous year at \$80,000.

Median Days on Market Lengthens

The median number of **44.50** days that homes spent on the market before selling increased by 43.50 days or **4,350.00%** in April 2014 compared to last year's same month at **1.00** DOM.

Sales Success for April 2014 is Positive

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

There were 147 New Listings in April 2014, up **258.54%** from last year at 41. Furthermore, there were 54 Closed Listings this month versus last year at 55, a **-1.82%** decrease.

Closed versus Listed trends yielded a **36.7%** ratio, down from last year's April 2014 at **134.1%**, a **72.62%** downswing. 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

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

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 to find a REALTOR® today.



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

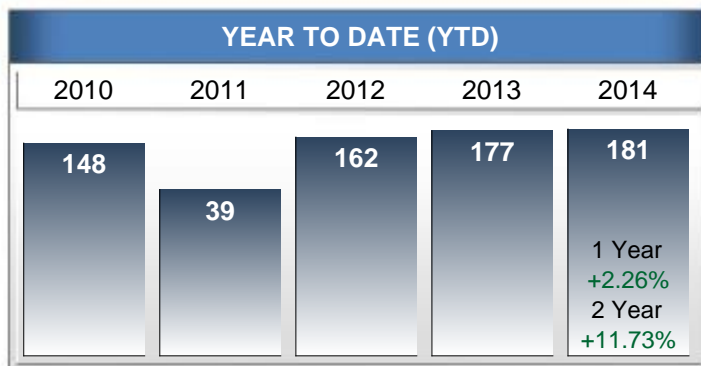
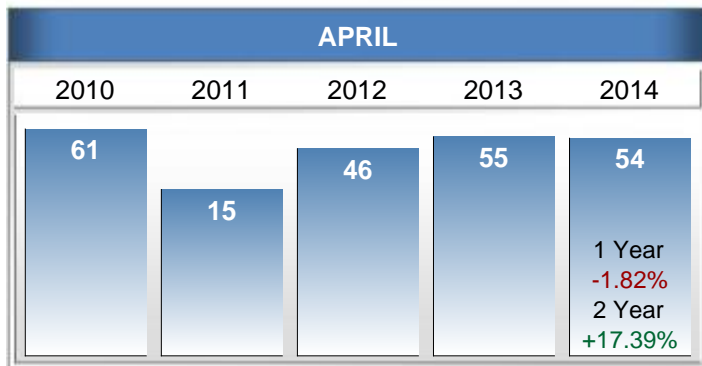
Closed Sales as of May 13, 2014



Closed Listings

Report Produced on: May 13, 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+	
\$0 and less	0	0.00%	0.0	0	0	0	0	
\$1-\$20,000	10	18.52%	63.5	6	3	1	0	
\$20,001-\$40,000	8	14.81%	25.5	6	1	1	0	
\$40,001-\$120,000	15	27.78%	52.0	1	10	3	1	
\$120,001-\$150,000	9	16.67%	61.0	0	8	1	0	
\$150,001-\$210,000	7	12.96%	29.0	0	5	2	0	
\$210,001 and up	5	9.26%	42.0	2	0	3	0	
Total Closed Units: 54				44.5	15	27	11	1
Total Closed Volume: 5,399,007					836.81K	2.85M	1.66M	49.00K
Median Closed Price: \$92,250					\$25,500	\$115,000	\$133,000	\$49,000

Closed Listings

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



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

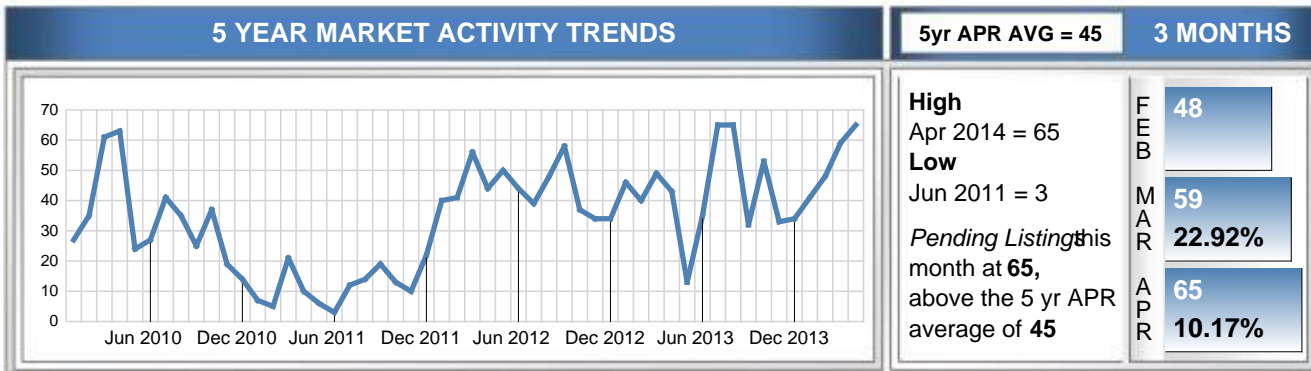
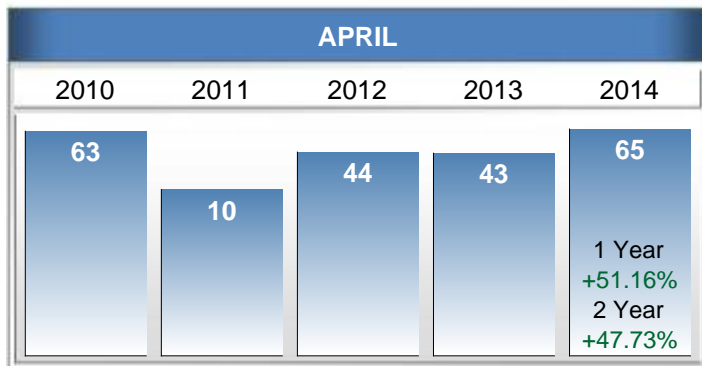
Pending Listings as of May 13, 2014



Pending Listings

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



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+
\$20,000 and less	4	6.15%	21.5	2	1	1	0
\$20,001 - \$40,000	10	15.38%	34.5	7	1	1	1
\$40,001 - \$60,000	9	13.85%	52.0	2	3	3	1
\$60,001 - \$100,000	17	26.15%	77.0	3	12	1	1
\$100,001 - \$140,000	10	15.38%	58.0	0	9	1	0
\$140,001 - \$180,000	8	12.31%	89.0	1	3	3	1
\$180,001 and up	7	10.77%	17.0	1	1	5	0
Total Pending Units: 65				47.0			
Total Pending Volume:		6,640,999		911.60K	3.27M	2.12M	337.90K
Median Listing Price:		\$90,000		\$37,750	\$97,000	\$165,000	\$71,500



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

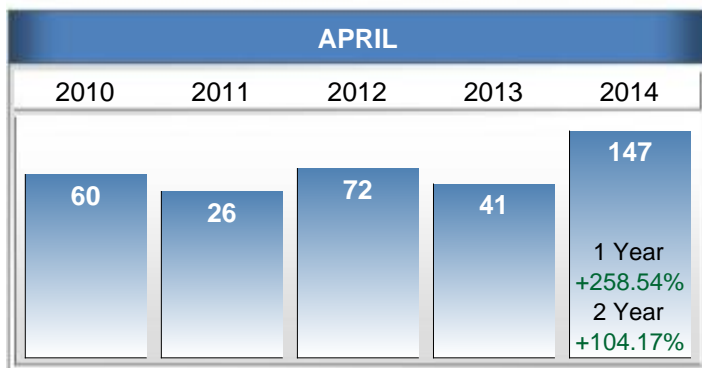
New Listings as of May 13, 2014



New Listings

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



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	13	8.84%	8	4	1	0
\$20,001 - \$30,000	16	10.88%	12	3	1	0
\$30,001 - \$50,000	23	15.65%	14	9	0	0
\$50,001 - \$110,000	39	26.53%	14	20	4	1
\$110,001 - \$170,000	21	14.29%	4	11	6	0
\$170,001 - \$290,000	19	12.93%	2	5	11	1
\$290,001 and up	16	10.88%	9	3	3	1
Total New Listed Units:			63	55	26	3
Total New Listed Volume:			10.27M	5.82M	4.73M	669.90K
Median New Listed Listing Price:			\$45,900	\$87,500	\$176,700	\$249,900



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

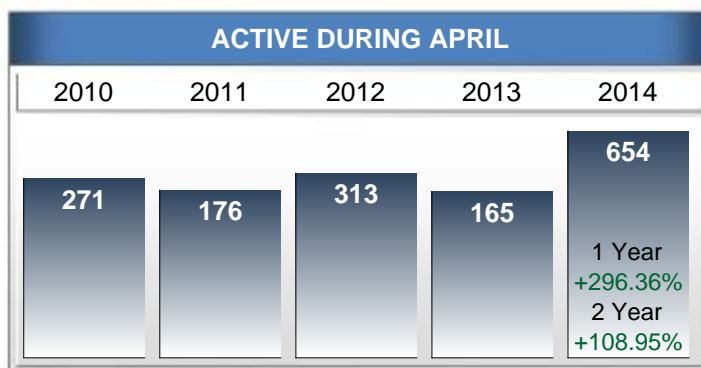
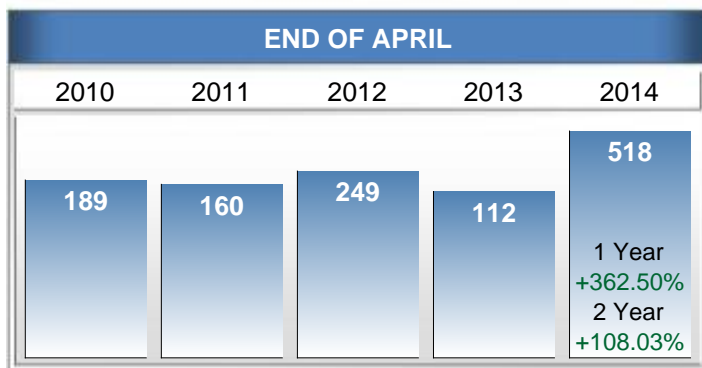
Active Inventory as of May 13, 2014



Active Inventory

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



Active Inventory

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



5yr APR AVG = 246 **3 MONTHS**

High
Oct 2013 = 596

Low
Apr 2013 = 112

Inventory this month at **518**, above the 5 yr APR average of **246**

FEB	503
MAR	507
APR	518
0.80%	
2.17%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	53	10.23%	81.0	45	7	1	0
\$20,001 \$30,000	41	7.92%	77.0	31	8	2	0
\$30,001 \$60,000	88	16.99%	69.0	54	28	6	0
\$60,001 \$120,000	139	26.83%	68.0	36	84	18	1
\$120,001 \$160,000	73	14.09%	81.0	17	45	10	1
\$160,001 \$290,000	72	13.90%	69.5	13	32	25	2
\$290,001 and up	52	10.04%	62.5	28	7	9	8
Total Active Inventory by Units:				224	211	71	12
Total Active Inventory by Volume:				32.84M	24.66M	13.20M	3.94M
Median Active Inventory Listing Price:				\$49,250	\$102,900	\$149,500	\$312,500



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

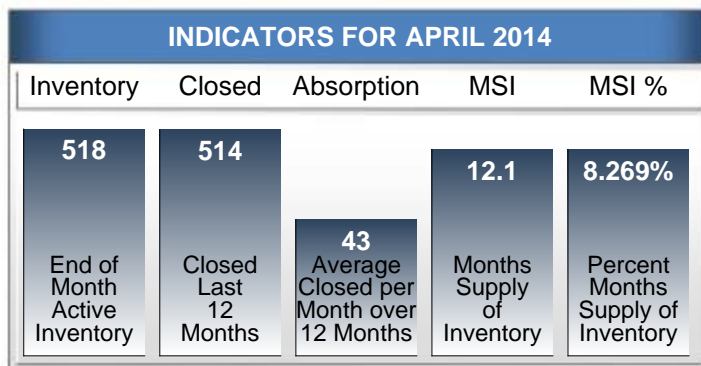
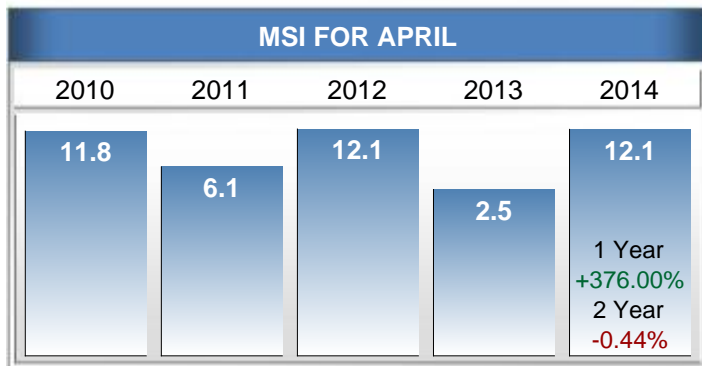
Active Inventory as of May 13, 2014



Months Supply of Inventory

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



Months Supply

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

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	53	10.23%	8.0	12.0	4.0	1.1	0.0
\$20,001 \$30,000	41	7.92%	15.4	21.9	8.0	8.0	0.0
\$30,001 \$60,000	88	16.99%	12.6	24.0	7.1	9.0	0.0
\$60,001 \$120,000	139	26.83%	10.7	27.0	8.1	15.4	6.0
\$120,001 \$160,000	73	14.09%	11.1	20.4	9.5	10.0	0.0
\$160,001 \$290,000	72	13.90%	12.5	39.0	11.6	9.7	24.0
\$290,001 and up	52	10.04%	44.6	112.0	42.0	12.0	0.0
MSI:			12.1	22.0	8.6	9.7	18.0
Total Active Inventory:			518	224	211	71	12



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

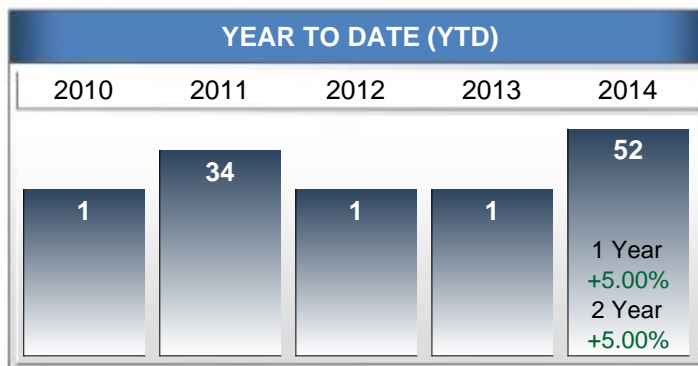
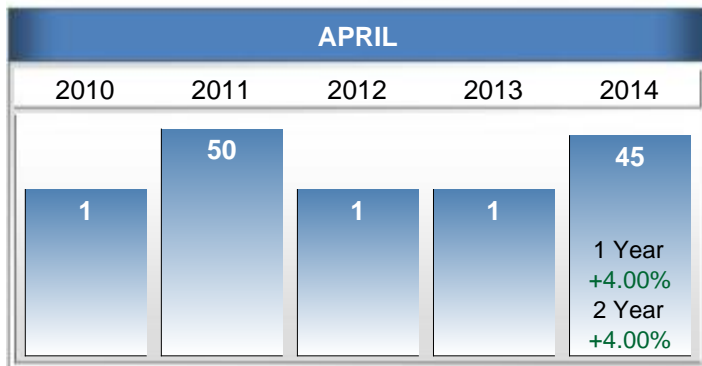
Closed Sales as of May 13, 2014



Median Days on Market to Sale

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



Median Days on Market

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

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+
\$0 and less	0			0.00%	62.5	0.0	0.0	0.0	0.0
\$1-\$20,000	10			18.52%	63.5	66.0	61.0	9.0	0.0
\$20,001-\$40,000	8			14.81%	25.5	25.5	64.0	10.0	0.0
\$40,001-\$120,000	15			27.78%	52.0	26.0	46.5	68.0	102.0
\$120,001-\$150,000	9			16.67%	61.0	0.0	90.0	36.0	0.0
\$150,001-\$210,000	7			12.96%	29.0	0.0	37.0	18.0	0.0
\$210,001 and up	5			9.26%	42.0	97.0	0.0	41.0	0.0
Median Closed DOM:					44.5	42.0	56.0	29.0	102.0
Total Closed Units:					54	15	27	11	1
Total Closed Volume:					5,399,007	836.81K	2.85M	1.66M	49.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

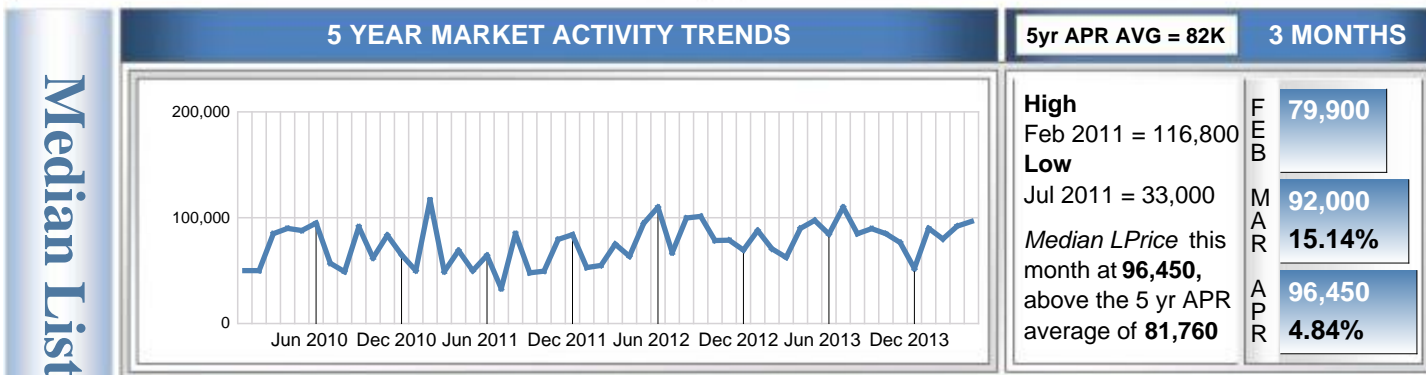
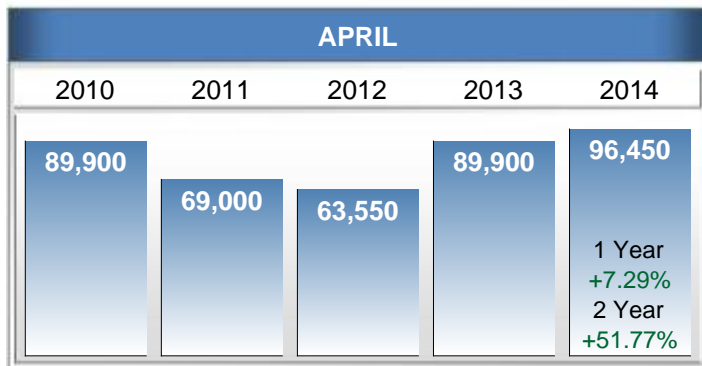
Closed Sales as of May 13, 2014



Median List Price at Closing

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



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+
\$0 and less	0		0.00%	42	0	0	0	0
\$1 \$20,000	11		20.37%	14,900	17,000	6,900	6,900	0
\$20,001 \$40,000	6		11.11%	33,000	29,750	39,900	39,900	0
\$40,001 \$120,000	15		27.78%	82,500	63,700	94,500	99,900	53,000
\$120,001 \$150,000	8		14.81%	139,250	0	139,000	139,500	0
\$150,001 \$210,000	8		14.81%	164,700	0	169,500	159,000	0
\$210,001 and up	6		11.11%	254,500	450,000	0	246,500	0
Median List Price:	\$96,450				\$24,900	\$124,900	\$139,500	\$53,000
Total Closed Units:	54				15	27	11	1
Total List Volume:	6,016,849				1.26M	2.95M	1.76M	53.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

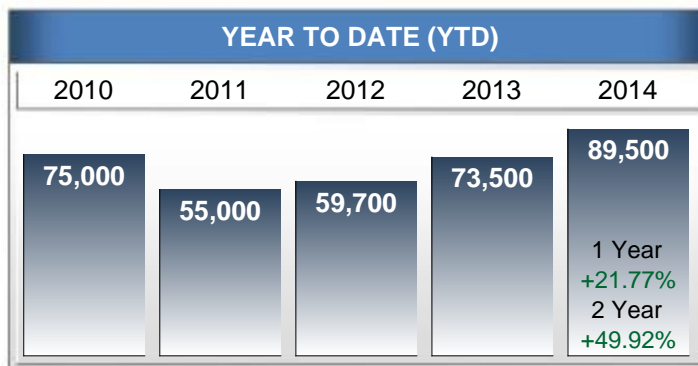
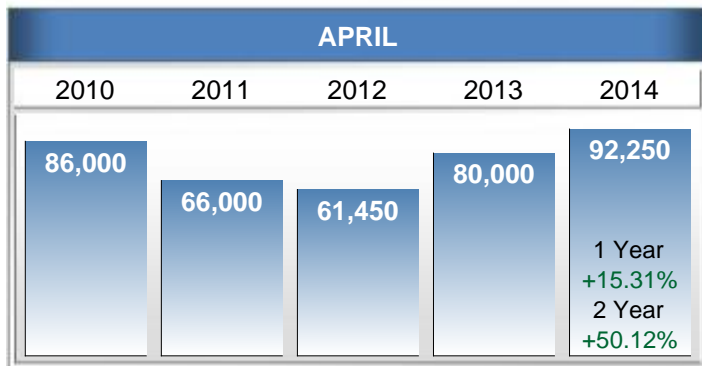
Closed Sales as of May 13, 2014



Median Sold Price at Closing

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



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+
\$0 and less	0	0.00%	254,500	0	0	0	0	0	
\$1 \$20,000	10	18.52%	8,250	11,250	8,000	6,900	0	0	
\$20,001 \$40,000	8	14.81%	29,750	28,500	38,000	31,800	0	0	
\$40,001 \$120,000	15	27.78%	91,700	74,307	91,850	100,000	49,000	0	
\$120,001 \$150,000	9	16.67%	135,000	0	135,400	133,000	0	0	
\$150,001 \$210,000	7	12.96%	165,000	0	165,000	184,500	0	0	
\$210,001 and up	5	9.26%	237,500	262,500	0	237,500	0	0	
Median Closed Price:	\$92,250			\$25,500	\$115,000	\$133,000	\$49,000		
Total Closed Units:	54			15	27	11	1		
Total Closed Volume:	5,399,007			836.81K	2.85M	1.66M	49.00K		



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

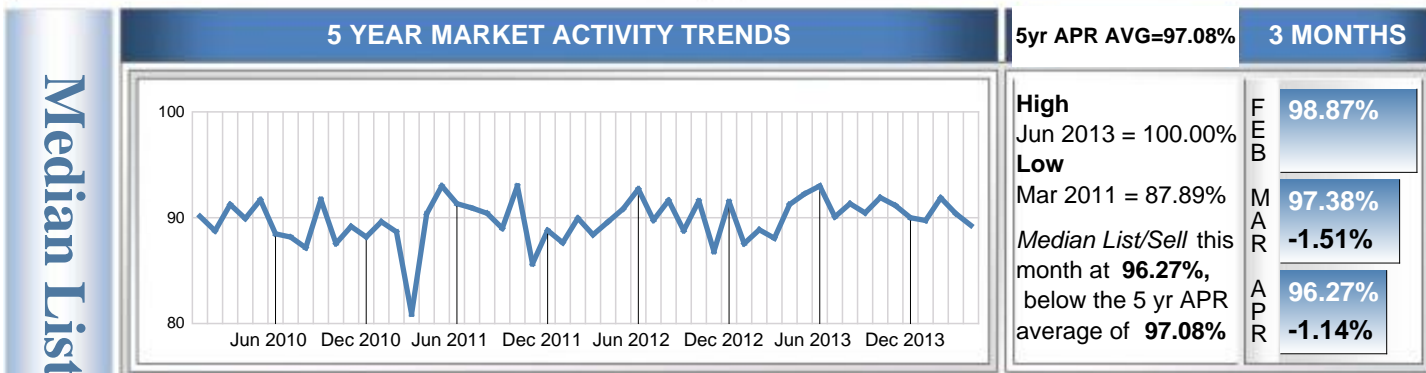
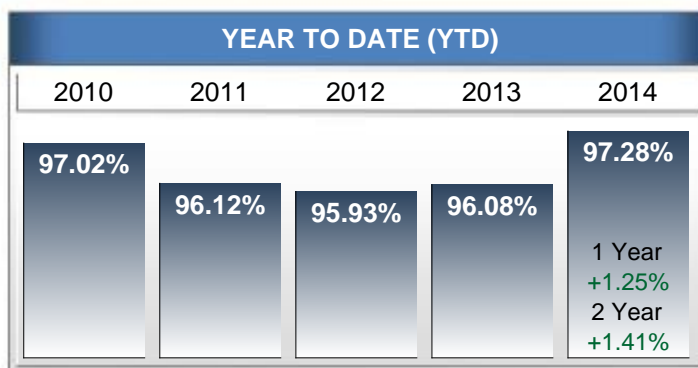
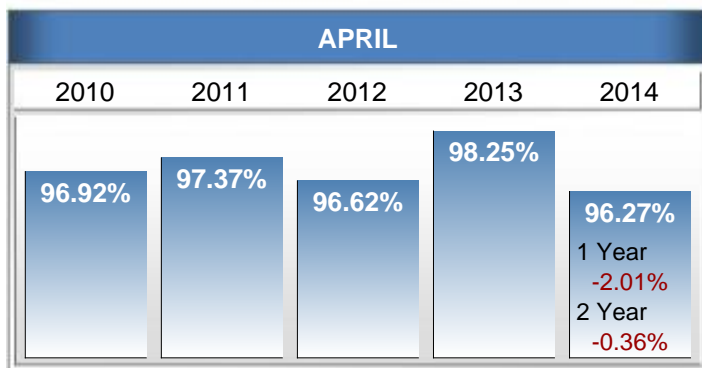
Closed Sales as of May 13, 2014



Median Percent of List Price to Selling Price

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



Median List/Sell Price

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

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+
\$0 and less	0	0.03%	500.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$20,000	10	18.52%	79.81%	76.14%	100.00%	100.00%	0.00%
\$20,001-\$40,000	8	14.81%	93.45%	95.83%	95.24%	79.70%	0.00%
\$40,001-\$120,000	15	27.78%	93.94%	93.00%	95.65%	98.20%	92.45%
\$120,001-\$150,000	9	16.67%	97.35%	0.00%	98.34%	95.34%	0.00%
\$150,001-\$210,000	7	12.96%	98.67%	0.00%	98.67%	98.86%	0.00%
\$210,001 and up	5	9.26%	90.00%	68.08%	0.00%	91.70%	0.00%
Median List/Sell Ratio:	96.27%			83.33%	97.35%	97.72%	92.45%
Total Closed Units:	54			15	27	11	1
Total Closed Volume:	5,399,007			836.81K	2.85M	1.66M	49.00K



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

April 2014

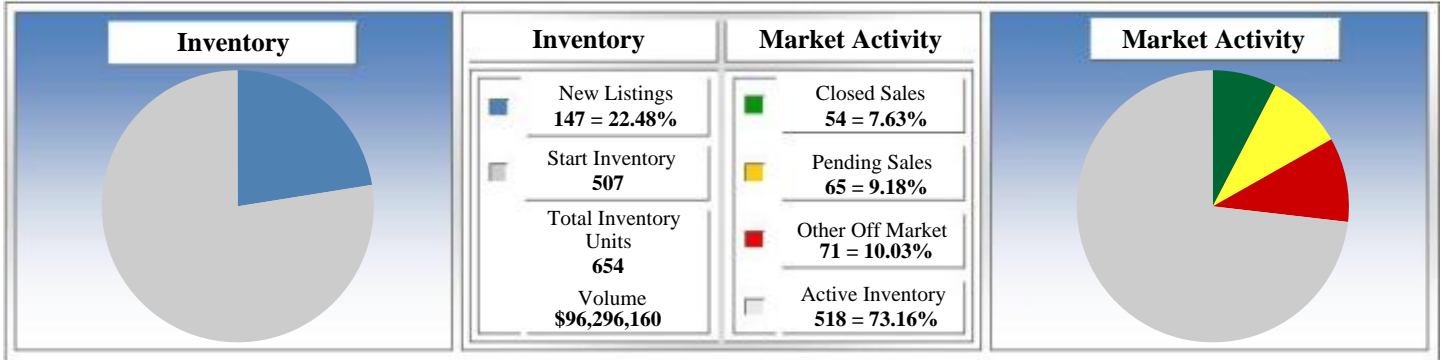
Inventory as of May 13, 2014



Market Summary

Report Produced on: May 13, 2014

Area Delimited by County Of Muskogee



Absorption: Last 12 months, an Average of 43 Sales/Month

Active Inventory as of April 30, 2014 = 518

	APRIL			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	55	54	-1.82%	177	181	2.26%
Pending Sales	43	65	51.16%	178	213	19.66%
New Listings	41	147	258.54%	194	559	188.14%
Median List Price	89,900	96,450	7.29%	80,000	90,900	13.63%
Median Sale Price	80,000	92,250	15.31%	73,500	89,500	21.77%
Median Percent of List Price to Selling Price	98.25%	96.27%	-2.01%	96.08%	97.28%	1.25%
Median Days on Market to Sale	1.00	44.50	4,350.00%	1.00	52.00	5,100.00%
Monthly Inventory	112	518	362.50%	112	518	362.50%
Months Supply of Inventory	2.54	12.09	376.00%	2.54	12.09	376.00%

