



August 2014

Area Delimited by County Of Muskogee

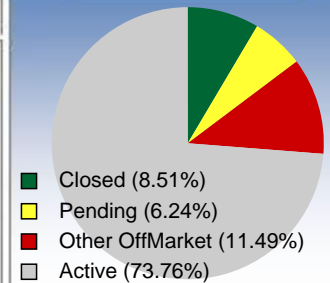


Absorption: Last 12 months, an Average of **47** Sales/Month

Active Inventory as of August 31, 2014 = **520**

	AUGUST		
	2013	2014	+/- %
Closed Listings	50	60	20.00%
Pending Listings	65	44	-32.31%
New Listings	125	116	-7.20%
Median List Price	84,875	83,200	-1.97%
Median Sale Price	84,500	77,500	-8.28%
Median Percent of List Price to Selling Price	98.33%	96.51%	-1.85%
Median Days on Market to Sale	21.00	55.00	161.90%
End of Month Inventory	540	520	-3.70%
Months Supply of Inventory	12.66	10.97	-13.35%

Market Activity



Monthly Inventory Analysis

Report Produced on: Sep 24, 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 August 2014 decreased **3.70%** to 520 existing homes available for sale. Over the last 12 months this area has had an average of 47 closed sales per month. This represents an unsold inventory index of **10.97** 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 **8.28%** in August 2014 to \$77,500 versus the previous year at \$84,500.

Median Days on Market Lengthens

The median number of **55.00** days that homes spent on the market before selling increased by 34.00 days or **161.90%** in August 2014 compared to last year's same month at **21.00** DOM.

Sales Success for August 2014 is Positive

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

There were 116 New Listings in August 2014, down **7.20%** from last year at 125. Furthermore, there were 60 Closed Listings this month versus last year at 50, a **20.00%** increase.

Closed versus Listed trends yielded a **51.7%** ratio, up from last year's August 2014 at **40.0%**, a **29.31%** 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®

August 2014

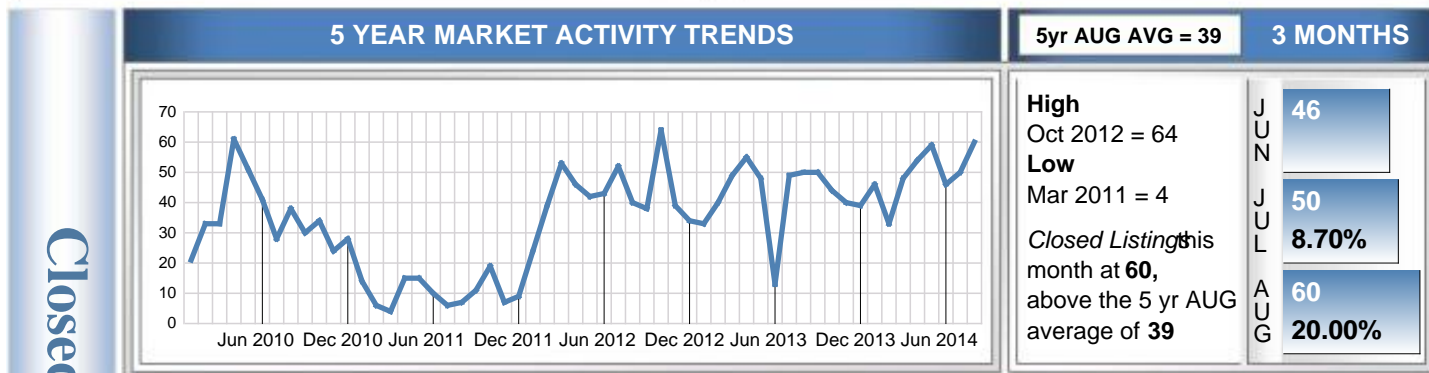
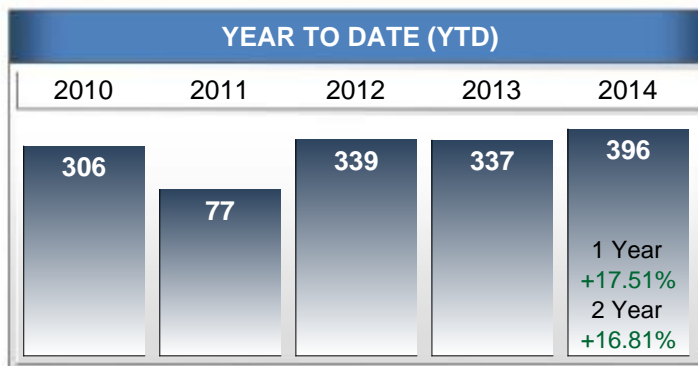
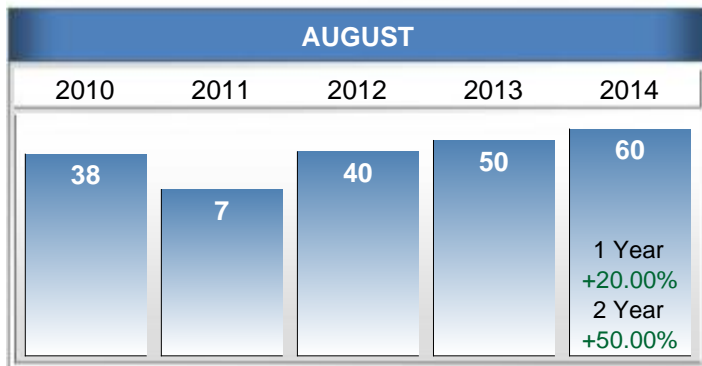
Closed Sales as of Sep 24, 2014



Closed Listings

Report Produced on: Sep 24, 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+
\$10,000 and less	3	5.00%	58.0	2	1	0	0
\$10,001 - \$30,000	9	15.00%	55.0	5	2	2	0
\$30,001 - \$50,000	11	18.33%	112.0	2	8	1	0
\$50,001 - \$90,000	12	20.00%	37.0	3	8	1	0
\$90,001 - \$120,000	10	16.67%	34.0	2	5	3	0
\$120,001 - \$170,000	9	15.00%	13.0	1	7	1	0
\$170,001 and up	6	10.00%	101.0	0	2	2	2
Total Closed Units:	60		55.0	15	33	10	2
Total Closed Volume:	5,170,880			721.40K	2.96M	958.57K	530.00K
Median Closed Price:	\$77,500			\$31,000	\$84,900	\$96,625	\$265,000

Closed Listings

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

August 2014

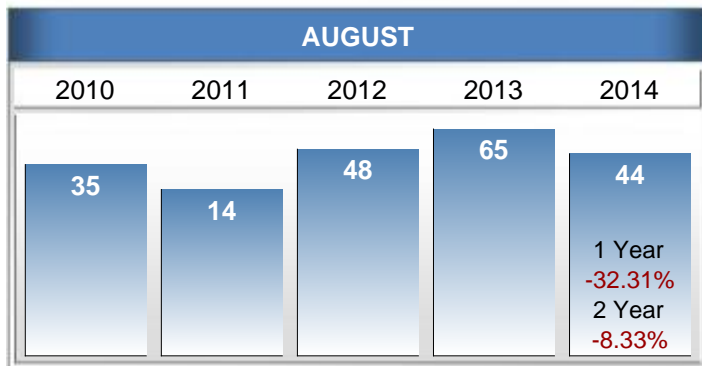
Pending Listings as of Sep 24, 2014



Pending Listings

Report Produced on: Sep 24, 2014

Area Delimited by County Of Muskogee



Pending Listings

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5yr AUG AVG = 41	3 MONTHS
High Aug 2013 = 65	JUN 59
Low Jun 2011 = 3	JUL 58
<i>Pending Listing</i> this month at 44 , above the 5 yr AUG average of 41	AUG -1.69%
	AUG -24.14%

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	3	6.82%	42.0	1	1	1	0
\$10,001 \$30,000	5	11.36%	42.0	3	2	0	0
\$30,001 \$60,000	7	15.91%	46.0	5	1	1	0
\$60,001 \$90,000	9	20.45%	47.0	0	8	1	0
\$90,001 \$110,000	9	20.45%	39.0	0	8	1	0
\$110,001 \$180,000	6	13.64%	60.5	1	3	2	0
\$180,001 and up	5	11.36%	69.0	0	3	2	0
Total Pending Units:	44		46.5	10	26	8	0.00B
Total Pending Volume:	3,965,950			381.79K	2.56M	1.03M	\$0
Median Listing Price:	\$84,200			\$36,250	\$93,400	\$112,483	\$0



Monthly Inventory Analysis

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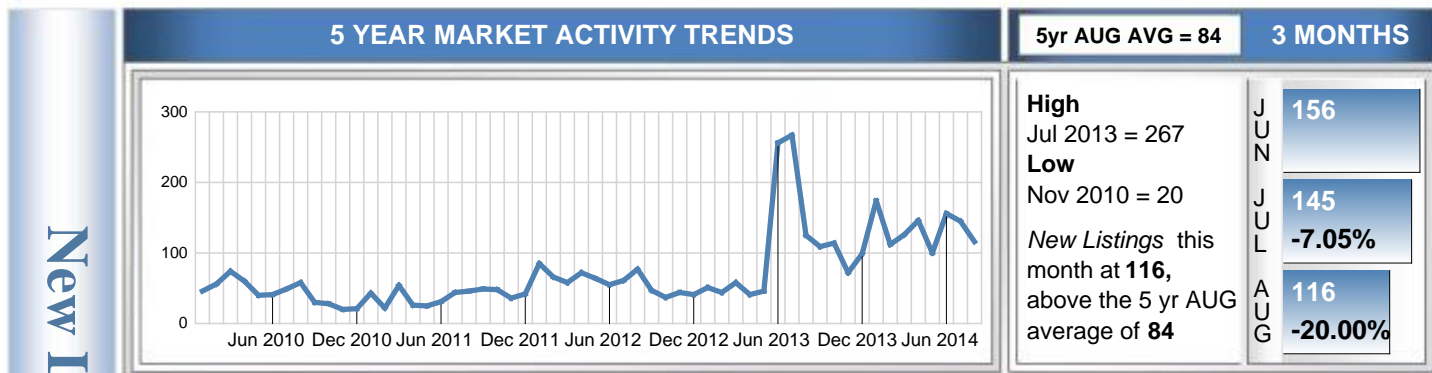
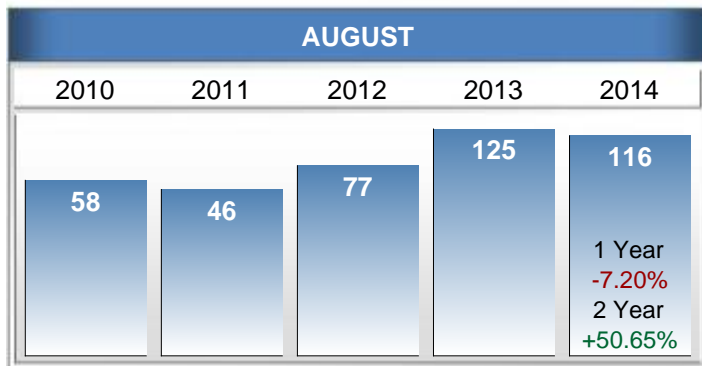
New Listings as of Sep 24, 2014



New Listings

Report Produced on: Sep 24, 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+
\$0 and less	0	0.00%	0	0	0	0
\$1-\$20,000	22	18.97%	21	0	1	0
\$20,001-\$60,000	19	16.38%	14	4	1	0
\$60,001-\$120,000	28	24.14%	5	21	2	0
\$120,001-\$170,000	18	15.52%	4	10	3	1
\$170,001-\$280,000	17	14.66%	1	8	7	1
\$280,001 and up	12	10.34%	4	4	4	0
Total New Listed Units:	116		49	47	18	2
Total New Listed Volume:	14,828,679		3.49M	6.63M	4.31M	399.80K
Median New Listed Listing Price:	\$95,000		\$25,000	\$115,000	\$197,500	\$199,900



Monthly Inventory Analysis

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August 2014

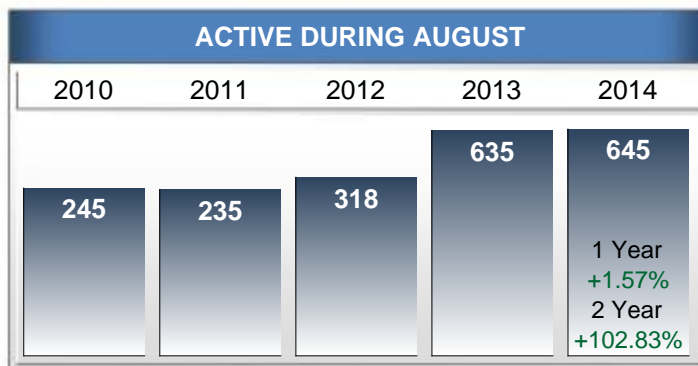
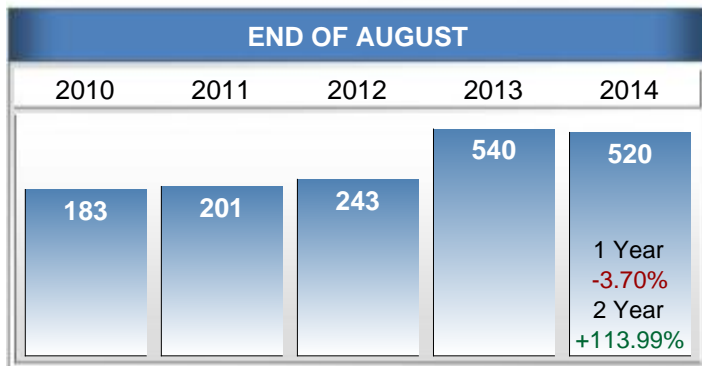
Active Inventory as of Sep 24, 2014



Active Inventory

Report Produced on: Sep 24, 2014

Area Delimited by County Of Muskogee



Active Inventory

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5yr AUG AVG = 337 **3 MONTHS**

High
Oct 2013 = 596

Low
Apr 2013 = 112

Inventory this month at 520, above the 5 yr AUG average of 337

JUN	538
JUL	529
AUG	520

-1.67% (July to August)
-1.70% (August vs 5yr Avg)

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+		
\$20,000 and less	43	8.27%	39.0	42	1	0	0		
\$20,001 \$40,000	76	14.62%	97.0	57	16	3	0		
\$40,001 \$60,000	60	11.54%	84.5	30	26	3	1		
\$60,001 \$110,000	133	25.58%	78.0	31	91	10	1		
\$110,001 \$170,000	92	17.69%	74.0	19	57	14	2		
\$170,001 \$280,000	63	12.12%	65.0	9	30	19	5		
\$280,001 and up	53	10.19%	73.0	26	11	11	5		
Total Active Inventory by Units:				520	76.5	214	232	60	14
Total Active Inventory by Volume:				75,666,178		30.93M	28.28M	12.98M	3.48M
Median Active Inventory Listing Price:				\$89,950		\$47,750	\$99,900	\$171,750	\$232,450



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

August 2014

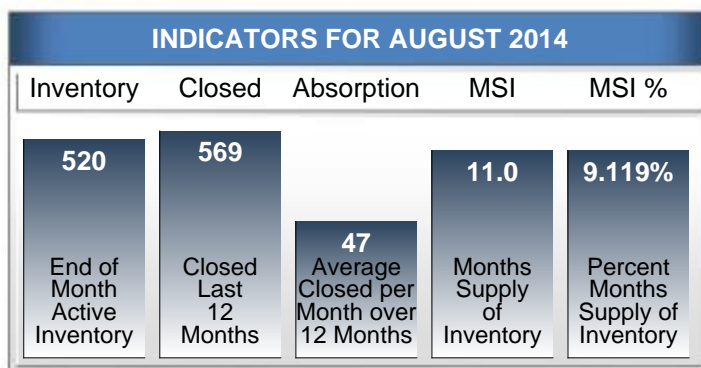
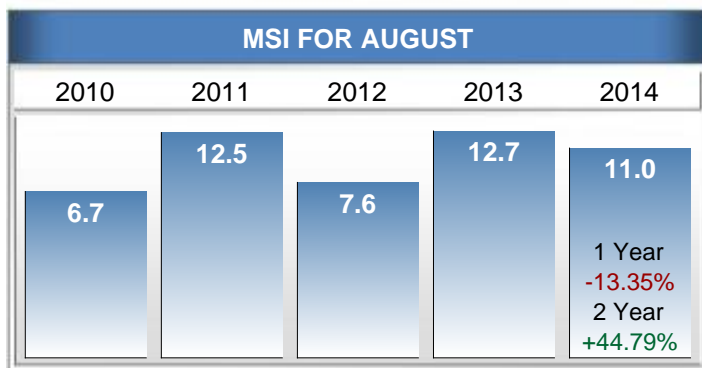
Active Inventory as of Sep 24, 2014



Months Supply of Inventory

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Months Supply

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5yr AUG AVG = 10.1	3 MONTHS
High Jan 2010 = 31.9	JUN 11.6
Low Apr 2013 = 2.5	JUL 11.4
Months Supply this month at 11.0 , above the 5 yr AUG average of 10.1	JUL -1.85%
	AUG 11.0
	AUG -3.43%

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	43	8.27%	6.1	11.2	0.5	0.0	0.0	
\$20,001 \$40,000	76	14.62%	12.5	23.6	5.8	3.6	0.0	
\$40,001 \$60,000	60	11.54%	12.0	22.5	9.2	4.0	12.0	
\$60,001 \$110,000	133	25.58%	10.0	16.9	9.0	8.6	6.0	
\$110,001 \$170,000	92	17.69%	9.5	28.5	7.9	8.4	24.0	
\$170,001 \$280,000	63	12.12%	12.0	13.5	16.4	7.1	60.0	
\$280,001 and up	53	10.19%	53.0	156.0	44.0	22.0	60.0	
MSI:			11.0	19.8	8.6	6.9	16.8	
Total Active Inventory:			520	214	232	60	14	



Monthly Inventory Analysis

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August 2014

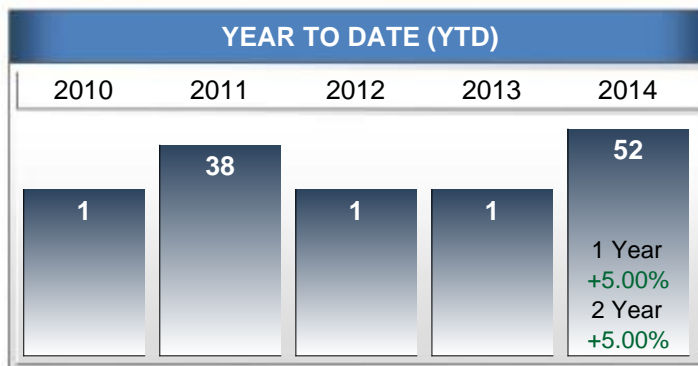
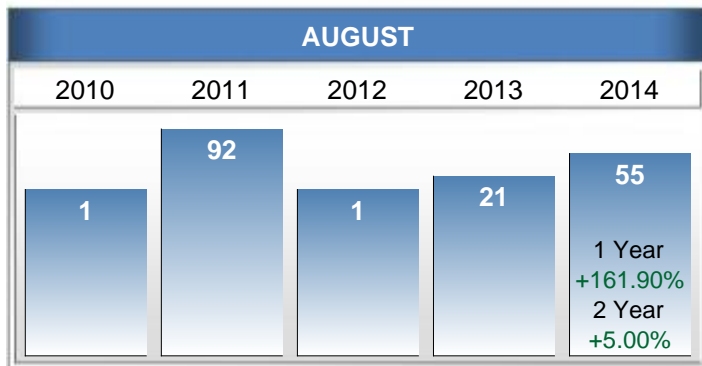
Closed Sales as of Sep 24, 2014



Median Days on Market to Sale

Report Produced on: Sep 24, 2014

Area Delimited by County Of Muskogee



5yr AUG AVG = 34 **3 MONTHS**

High
Aug 2011 = 92
Low
May 2013 = 1

Median DOM this month at **55**, above the 5 yr AUG average of **34**

JUN	52
JUL	49
AUG	55
-4.85%	
12.24%	

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+
\$10,000 and less	3			5.00%	58.0	29.5	65.0	0.0	0.0
\$10,001 \$30,000	9			15.00%	55.0	56.0	43.5	46.0	0.0
\$30,001 \$50,000	11			18.33%	112.0	105.0	118.0	23.0	0.0
\$50,001 \$90,000	12			20.00%	37.0	77.0	26.0	71.0	0.0
\$90,001 \$120,000	10			16.67%	34.0	22.5	55.0	19.0	0.0
\$120,001 \$170,000	9			15.00%	13.0	23.0	13.0	3.0	0.0
\$170,001 and up	6			10.00%	101.0	0.0	62.5	140.0	126.5
Median Closed DOM:					55.0	55.0	55.0	46.0	126.5
Total Closed Units:					60	15	33	10	2
Total Closed Volume:					5,170,880	721.40K	2.96M	958.57K	530.00K



Monthly Inventory Analysis

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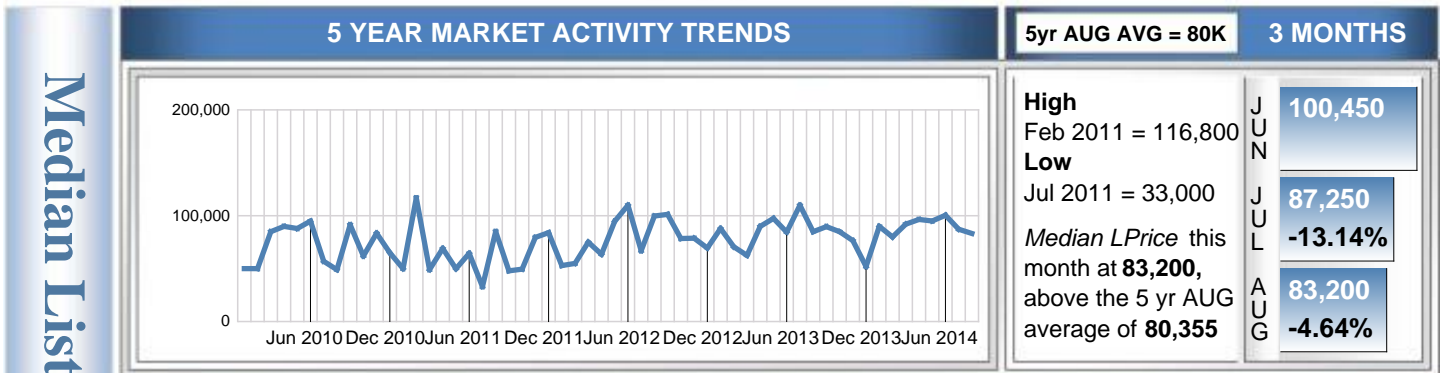
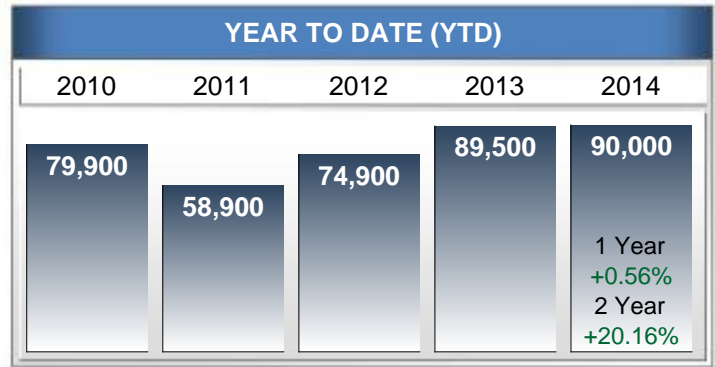
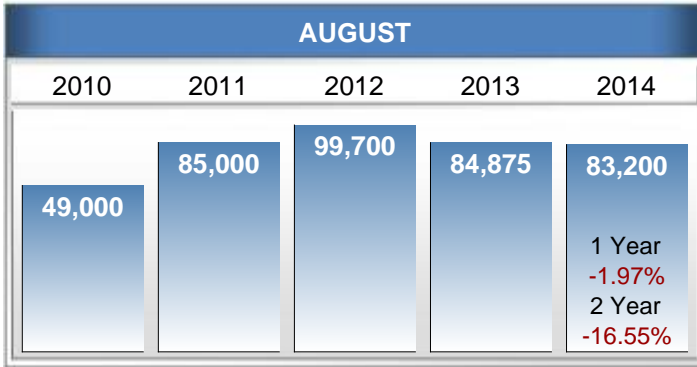
Closed Sales as of Sep 24, 2014



Median List Price at Closing

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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+
\$10,000 and less	3	5.00%	9,900	9,900	9,900	0	0
\$10,001 - \$30,000	9	15.00%	24,000	26,500	23,950	19,500	0
\$30,001 - \$50,000	10	16.67%	39,900	37,450	48,000	36,700	0
\$50,001 - \$90,000	13	21.67%	79,900	65,000	79,900	81,900	0
\$90,001 - \$120,000	9	15.00%	99,900	102,000	107,450	99,900	0
\$120,001 - \$170,000	10	16.67%	139,700	145,000	134,500	149,000	0
\$170,001 and up	6	10.00%	224,450	0	244,450	186,250	279,950
Median List Price:	\$83,200			\$35,000	\$84,900	\$99,450	\$279,950
Total Closed Units:	60			15	33	10	2
Total List Volume:	5,367,124			778.00K	3.05M	983.07K	559.90K



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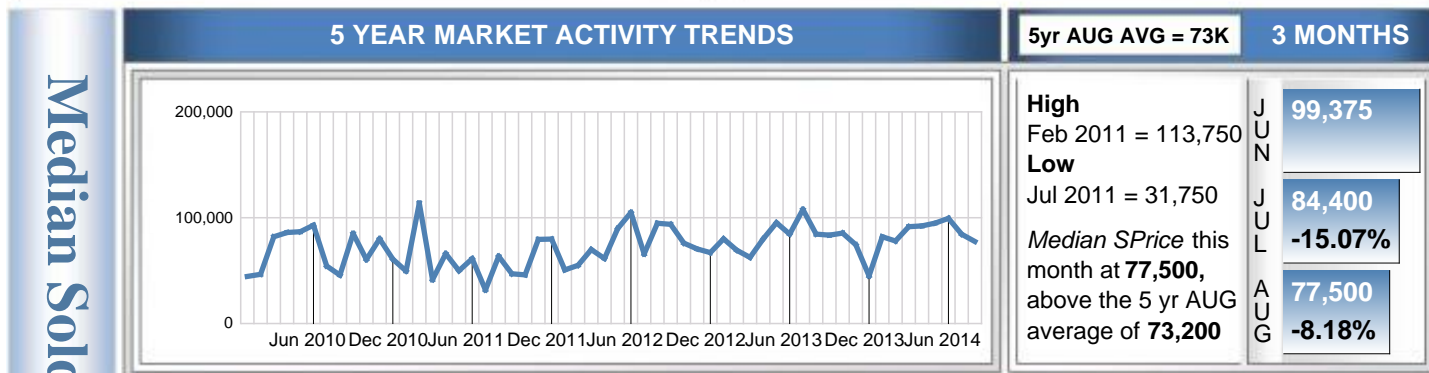
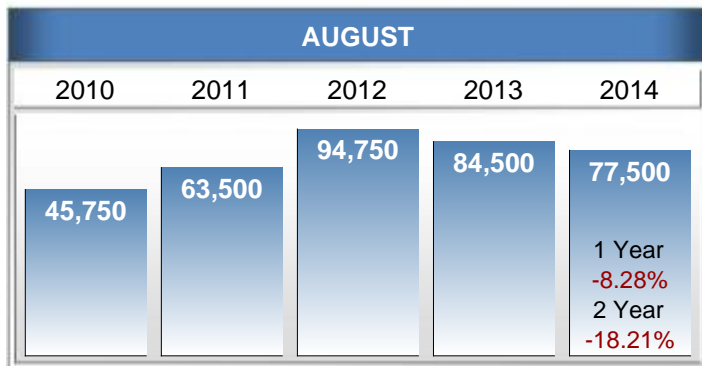
Closed Sales as of Sep 24, 2014



Median Sold Price at Closing

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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+
\$10,000 and less	3		5.00%	9,200	8,000	9,200	0	0
\$10,001 \$30,000	9		15.00%	22,000	22,000	22,475	17,000	0
\$30,001 \$50,000	11		18.33%	39,000	35,000	46,125	36,700	0
\$50,001 \$90,000	12		20.00%	75,000	69,000	75,000	83,550	0
\$90,001 \$120,000	10		16.67%	97,875	91,500	106,000	98,750	0
\$120,001 \$170,000	9		15.00%	135,000	135,000	133,250	137,000	0
\$170,001 and up	6		10.00%	216,000	0	236,700	184,500	265,000
Median Closed Price:		\$77,500			\$31,000	\$84,900	\$96,625	\$265,000
Total Closed Units:		60			15	33	10	2
Total Closed Volume:		5,170,880			721.40K	2.96M	958.57K	530.00K



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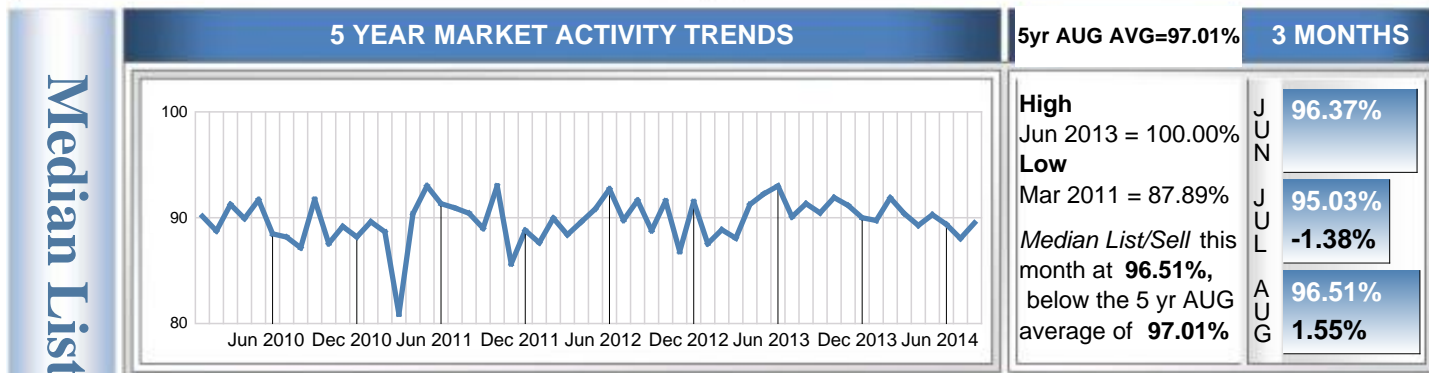
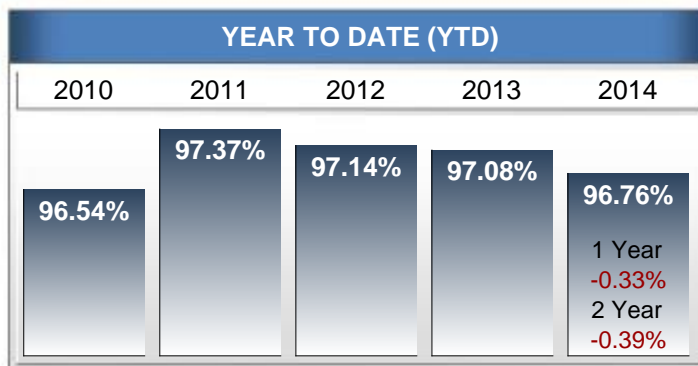
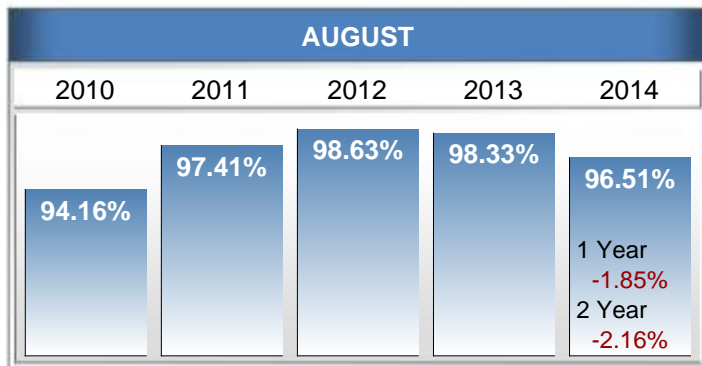
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Median Percent of List Price to Selling Price

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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+
\$10,000 and less	3	5.00%	92.93%	80.81%	92.93%	0.00%	0.00%
\$10,001 \$30,000	9	15.00%	91.67%	92.98%	93.41%	85.83%	0.00%
\$30,001 \$50,000	11	18.33%	95.23%	93.16%	94.73%	100.00%	0.00%
\$50,001 \$90,000	12	20.00%	99.32%	100.00%	97.39%	102.01%	0.00%
\$90,001 \$120,000	10	16.67%	98.34%	99.57%	97.10%	99.75%	0.00%
\$120,001 \$170,000	9	15.00%	97.60%	93.10%	97.93%	91.95%	0.00%
\$170,001 and up	6	10.00%	96.97%	0.00%	96.97%	99.07%	94.60%
Median List/Sell Ratio:	96.51%			93.33%	96.88%	99.07%	94.60%
Total Closed Units:	60			15	33	10	2
Total Closed Volume:	5,170,880			721.40K	2.96M	958.57K	530.00K



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Inventory as of Sep 24, 2014



Market Summary

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Absorption: Last 12 months, an Average of 47 Sales/Month

Active Inventory as of August 31, 2014 = 520

	AUGUST			Year To Date		
	2013	2014	+/- %	2013	2014	+/- %
Closed Sales	50	60	20.00%	337	396	17.51%
Pending Sales	65	44	-32.31%	356	416	16.85%
New Listings	125	116	-7.20%	888	1,075	21.06%
Median List Price	84,875	83,200	-1.97%	89,500	90,000	0.56%
Median Sale Price	84,500	77,500	-8.28%	84,000	86,750	3.27%
Median Percent of List Price to Selling Price	98.33%	96.51%	-1.85%	97.08%	96.76%	-0.33%
Median Days on Market to Sale	21.00	55.00	161.90%	1.00	51.505,050.00%	
Monthly Inventory	540	520	-3.70%	540	520	-3.70%
Months Supply of Inventory	12.66	10.97	-13.35%	12.66	10.97	-13.35%

