



June 2015

Area Delimited by County Of Muskogee

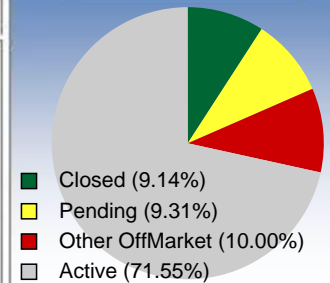


Absorption: Last 12 months, an Average of **48** Sales/Month

Active Inventory as of June 30, 2015 = **415**

	JUNE		
	2014	2015	+/- %
Closed Listings	46	53	15.22%
Pending Listings	59	54	-8.47%
New Listings	156	117	-25.00%
Median List Price	100,450	94,900	-5.53%
Median Sale Price	99,375	95,100	-4.30%
Median Percent of List Price to Selling Price	96.37%	97.77%	1.45%
Median Days on Market to Sale	51.50	25.00	-51.46%
End of Month Inventory	464	415	-10.56%
Months Supply of Inventory	10.01	8.69	-13.21%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jul 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 June 2015 decreased **10.56%** to 415 existing homes available for sale. Over the last 12 months this area has had an average of 48 closed sales per month. This represents an unsold inventory index of **8.69** 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 **4.30%** in June 2015 to \$95,100 versus the previous year at \$99,375.

Median Days on Market Shortens

The median number of **25.00** days that homes spent on the market before selling decreased by 26.50 days or **51.46%** in June 2015 compared to last year's same month at **51.50** DOM.

Sales Success for June 2015 is Positive

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

There were 117 New Listings in June 2015, down **25.00%** from last year at 156. Furthermore, there were 53 Closed Listings this month versus last year at 46, a **15.22%** increase.

Closed versus Listed trends yielded a **45.3%** ratio, up from last year's June 2015 at **29.5%**, a **53.62%** 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.

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®

June 2015

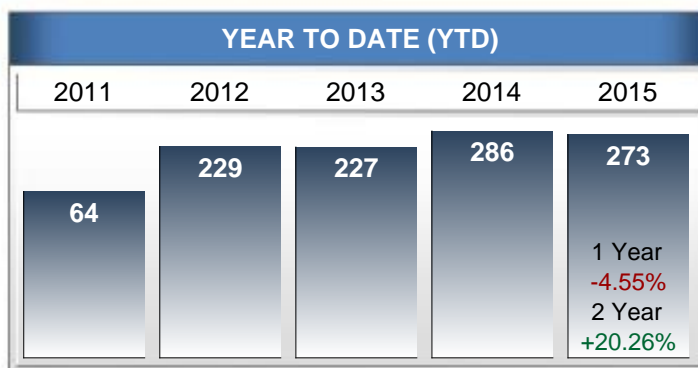
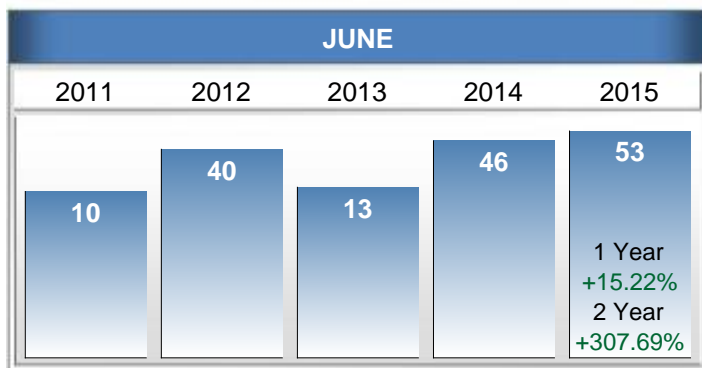
Closed Sales as of Jul 13, 2015



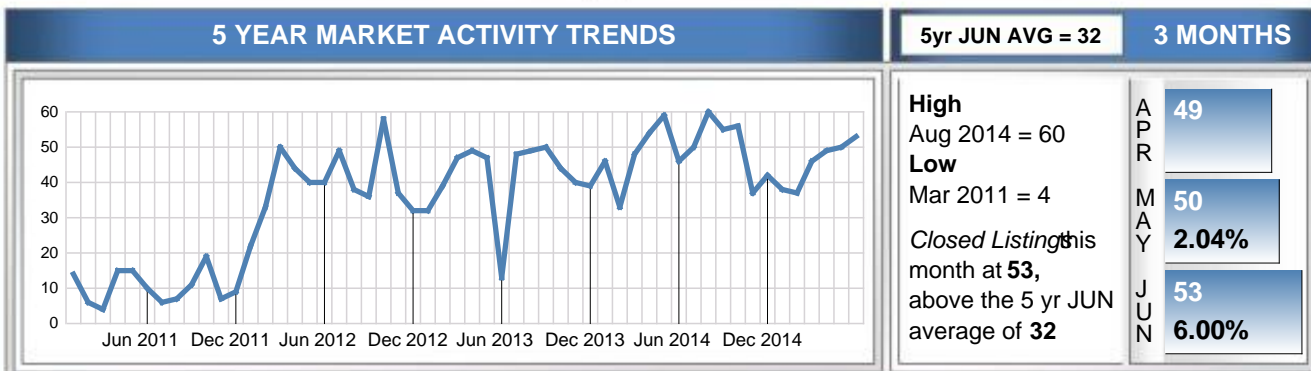
Report Produced on: Jul 13, 2015

Closed Listings

Area Delimited by County Of Muskogee



Closed Listings
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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	4	7.55%	35.5	2	1	1	0
\$20,001 \$50,000	7	13.21%	86.0	4	3	0	0
\$50,001 \$70,000	4	7.55%	63.5	1	2	1	0
\$70,001 \$120,000	18	33.96%	25.5	0	17	1	0
\$120,001 \$160,000	8	15.09%	13.5	0	7	1	0
\$160,001 \$220,000	6	11.32%	23.5	1	5	0	0
\$220,001 and up	6	11.32%	9.5	0	2	4	0
Total Closed Units:	53		25.0	8	37	8	0.00B
Total Closed Volume:	5,941,265			396.20K	4.24M	1.30M	0.00B
Median Closed Price:	\$95,100			\$31,750	\$106,000	\$174,950	\$0



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

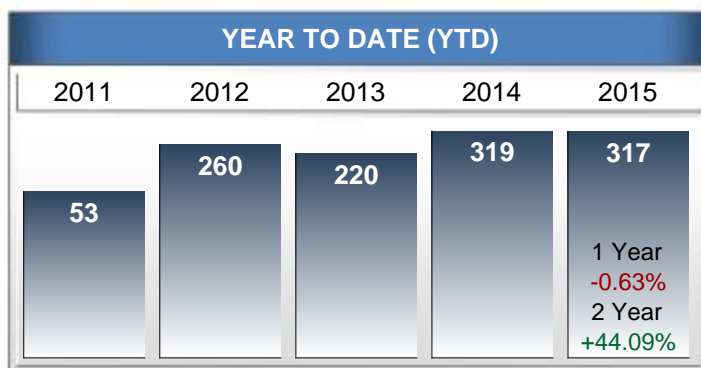
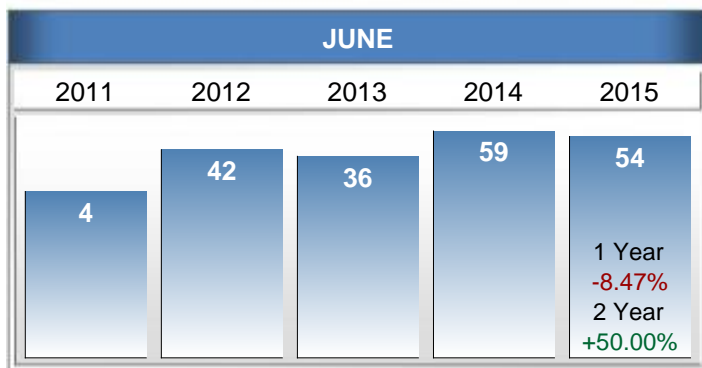
Pending Listings as of Jul 13, 2015



Pending Listings

Report Produced on: Jul 13, 2015

Area Delimited by County Of Muskogee



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	5	9.26%	63.0	3	1	1	0
\$20,001 \$40,000	7	12.96%	55.0	4	3	0	0
\$40,001 \$60,000	8	14.81%	32.5	5	3	0	0
\$60,001 \$110,000	10	18.52%	72.5	1	8	1	0
\$110,001 \$150,000	10	18.52%	35.0	0	9	1	0
\$150,001 \$170,000	5	9.26%	49.0	0	4	1	0
\$170,001 and up	9	16.67%	58.0	0	5	4	0
Total Pending Units: 54				56.0			
Total Pending Volume:		5,594,524		13	33	8	0.00B
Median Listing Price:		\$80,000		517.50K	3.60M	1.48M	\$0
				\$39,900	\$115,000	\$179,700	

Pending Listings

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

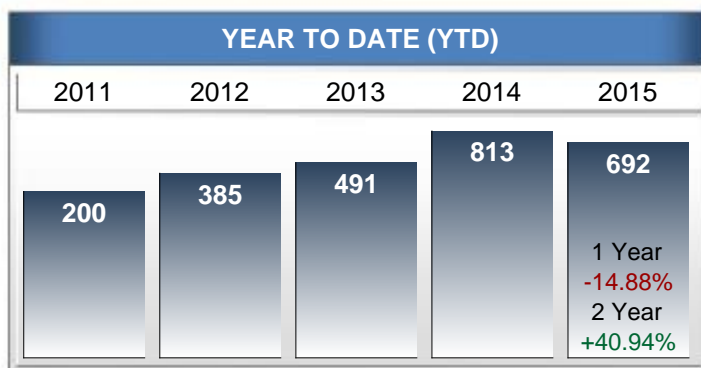
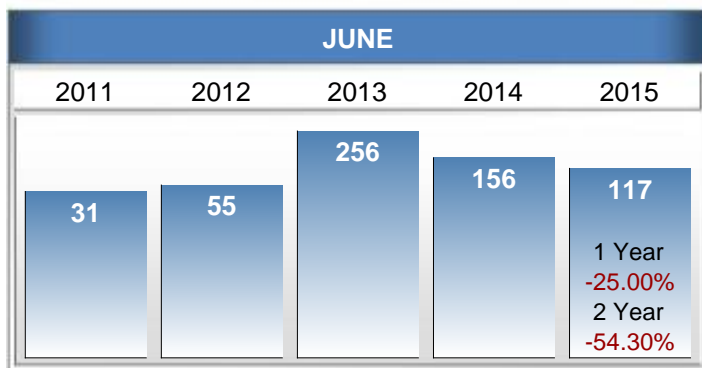
New Listings as of Jul 13, 2015



New Listings

Report Produced on: Jul 13, 2015

Area Delimited by County Of Muskogee



New Listings
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5yr JUN AVG = 123 **3 MONTHS**

High
Jul 2013 = 263

Low
Feb 2011 = 22

New Listings this month at **117**, below the 5 yr JUN average of **123**

A P R	109
M A Y	122
J U N	117
	-4.10%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$30,000 and less	14	11.97%	10	3	1	0
\$30,001 - \$40,000	9	7.69%	8	1	0	0
\$40,001 - \$70,000	19	16.24%	10	9	0	0
\$70,001 - \$120,000	31	26.50%	5	20	6	0
\$120,001 - \$170,000	13	11.11%	2	9	2	0
\$170,001 - \$250,000	20	17.09%	1	13	5	1
\$250,001 and up	11	9.40%	4	4	3	0
Total New Listed Units:			40	59	17	1
Total New Listed Volume:			4.43M	7.80M	2.73M	230.00K
Median New Listed Listing Price:			\$46,250	\$115,000	\$159,900	\$230,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

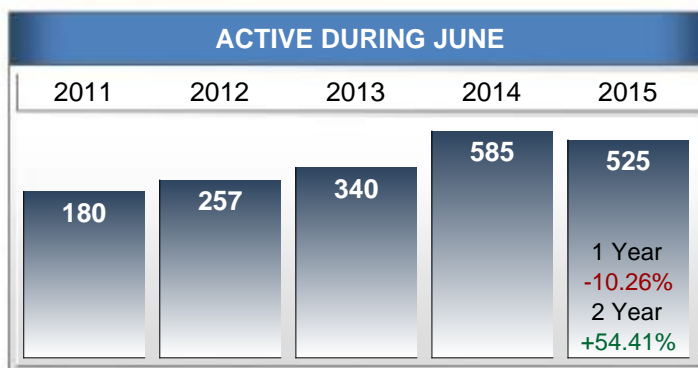
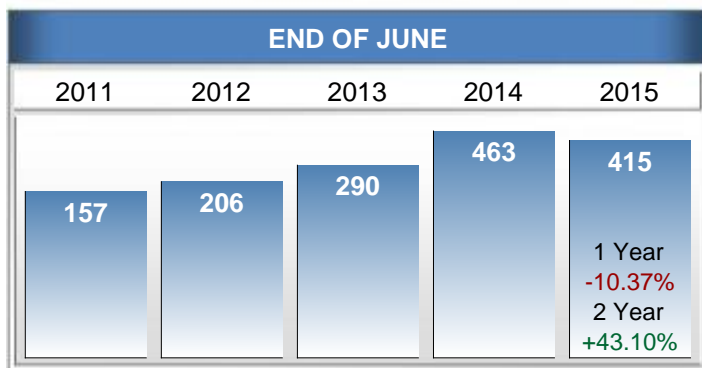
Active Inventory as of Jul 13, 2015



Active Inventory

Report Produced on: Jul 13, 2015

Area Delimited by County Of Muskogee



Active Inventory

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5yr JUN AVG = 306 **3 MONTHS**

High
Oct 2013 = 497

Low
Apr 2013 = 94

Inventory this month at **415**, above the 5 yr JUN average of **306**

A P R	451
M A Y	408
J U N	415
-9.53%	
1.72%	

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	39	9.40%	145.0	34	4	1	0
\$20,001 \$40,000	51	12.29%	52.0	39	11	1	0
\$40,001 \$70,000	65	15.66%	68.0	34	28	1	2
\$70,001 \$130,000	97	23.37%	50.0	22	60	15	0
\$130,001 \$190,000	62	14.94%	60.0	8	40	13	1
\$190,001 \$340,000	59	14.22%	68.0	11	25	22	1
\$340,001 and up	42	10.12%	107.5	24	7	10	1
Total Active Inventory by Units:		415	68.0	172	175	63	5
Total Active Inventory by Volume:		69,588,428		29.08M	24.56M	14.66M	1.28M
Median Active Inventory Listing Price:		\$99,500		\$53,750	\$114,000	\$199,500	\$150,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

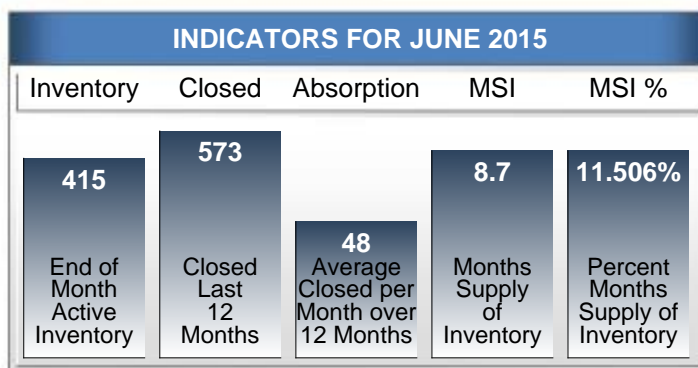
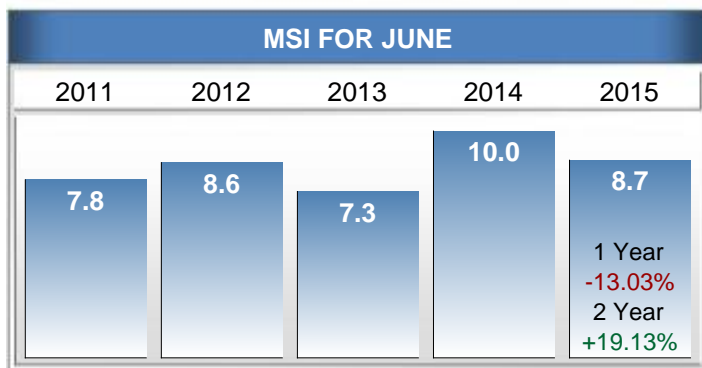
Active Inventory as of Jul 13, 2015



Months Supply of Inventory

Report Produced on: Jul 13, 2015

Area Delimited by County Of Muskogee



Months Supply

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5yr JUN AVG = 8.5	3 MONTHS																
High Jan 2012 = 21.3 Low Apr 2013 = 2.3 <i>Months Supply</i> this month at 8.7 , above the 5 yr JUN average of 8.5	<table border="1"> <tr> <td>A</td> <td>9.4</td> </tr> <tr> <td>P</td> <td></td> </tr> <tr> <td>R</td> <td></td> </tr> <tr> <td>M</td> <td>8.7</td> </tr> <tr> <td>A</td> <td>-8.10%</td> </tr> <tr> <td>Y</td> <td></td> </tr> <tr> <td>J</td> <td>8.7</td> </tr> <tr> <td>U</td> <td>0.47%</td> </tr> </table>	A	9.4	P		R		M	8.7	A	-8.10%	Y		J	8.7	U	0.47%
A	9.4																
P																	
R																	
M	8.7																
A	-8.10%																
Y																	
J	8.7																
U	0.47%																

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	39	9.40%	8.7	12.4	3.2	2.0	0.0	
\$20,001 \$40,000	51	12.29%	8.1	11.4	4.6	3.0	0.0	
\$40,001 \$70,000	65	15.66%	9.3	19.4	5.9	2.0	0.0	
\$70,001 \$130,000	97	23.37%	5.7	11.0	4.4	10.6	0.0	
\$130,001 \$190,000	62	14.94%	8.8	12.0	9.1	6.8	12.0	
\$190,001 \$340,000	59	14.22%	13.1	22.0	15.8	11.5	2.0	
\$340,001 and up	42	10.12%	36.0	36.0	0.0	40.0	4.0	
MSI:	8.7			14.6	6.3	9.2	4.0	
Total Active Inventory:	415			172	175	63	5	



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

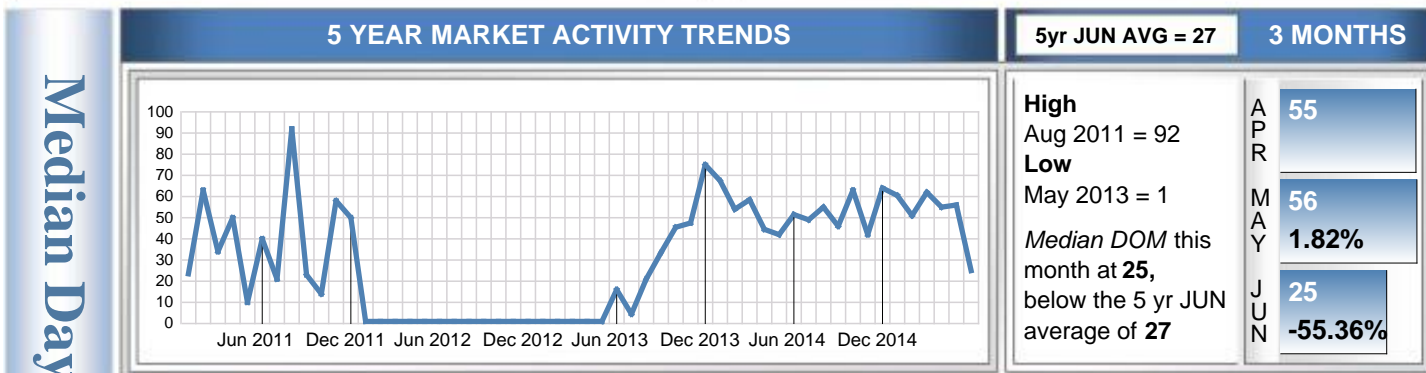
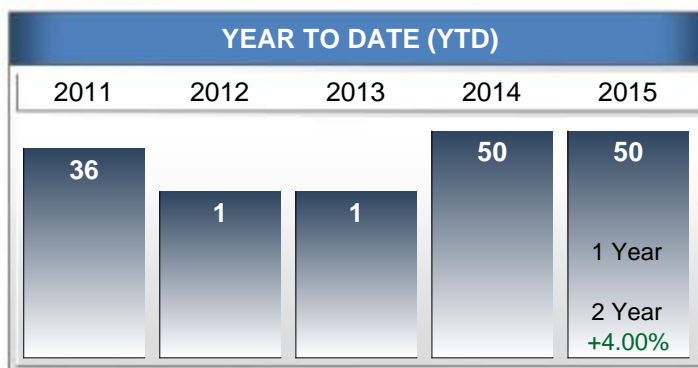
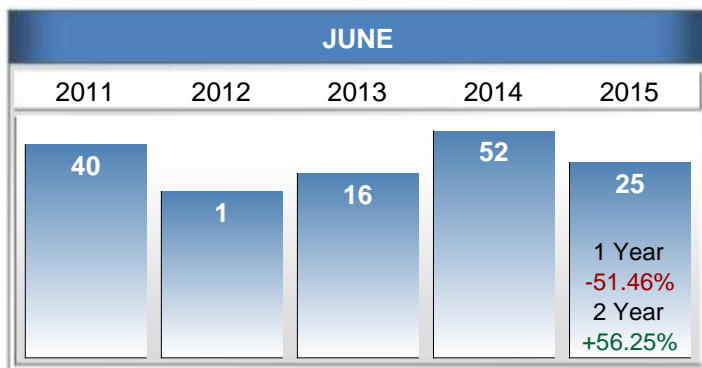
Closed Sales as of Jul 13, 2015



Median Days on Market to Sale

Report Produced on: Jul 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	4	7.55%	35.5	96.0	2.0	27.0	0.0
\$20,001 \$50,000	7	13.21%	86.0	77.0	125.0	0.0	0.0
\$50,001 \$70,000	4	7.55%	63.5	90.0	65.0	20.0	0.0
\$70,001 \$120,000	18	33.96%	25.5	0.0	30.0	17.0	0.0
\$120,001 \$160,000	8	15.09%	13.5	0.0	10.0	132.0	0.0
\$160,001 \$220,000	6	11.32%	23.5	43.0	14.0	0.0	0.0
\$220,001 and up	6	11.32%	9.5	0.0	1.5	20.0	0.0
Median Closed DOM:	25.0			77.0	19.0	22.5	0.0
Total Closed Units:	53			8	37	8	
Total Closed Volume:	5,941,265			396.20K	4.24M	1.30M	0.00B



Monthly Inventory Analysis

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June 2015

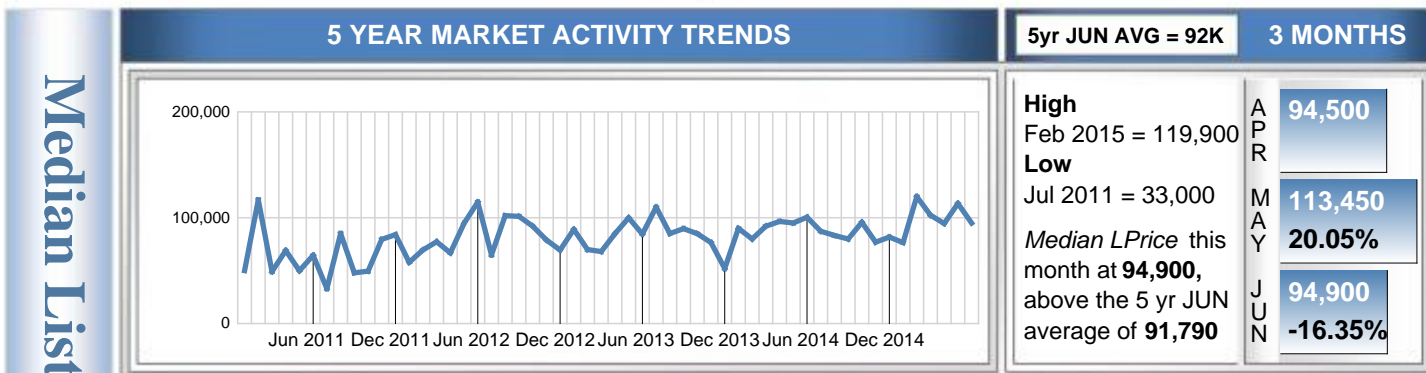
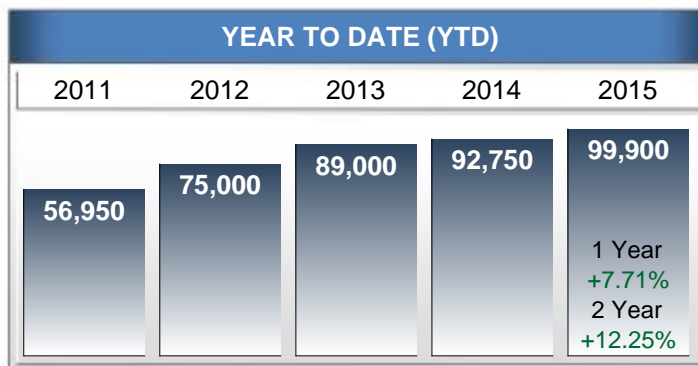
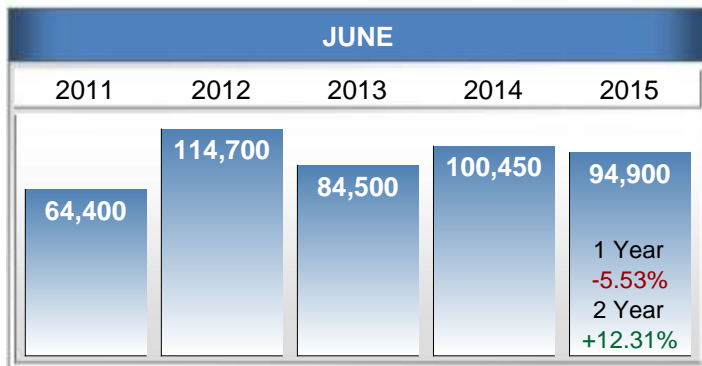
Closed Sales as of Jul 13, 2015



Median List Price at Closing

Report Produced on: Jul 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	3		5.66%	19,000	16,800	19,000	19,500	0
\$20,001 \$50,000	7		13.21%	39,900	32,500	48,950	0	0
\$50,001 \$70,000	5		9.43%	69,500	69,900	65,700	0	0
\$70,001 \$120,000	17		32.08%	89,900	0	89,900	99,450	0
\$120,001 \$160,000	9		16.98%	134,900	0	137,400	124,900	0
\$160,001 \$220,000	6		11.32%	176,200	167,500	179,500	0	0
\$220,001 and up	6		11.32%	249,250	0	268,750	246,450	0
Median List Price:		\$94,900			\$36,200	\$108,000	\$177,200	\$0
Total Closed Units:		53			8	37	8	
Total List Volume:		6,137,900			424.50K	4.35M	1.37M	0.00B



Monthly Inventory Analysis

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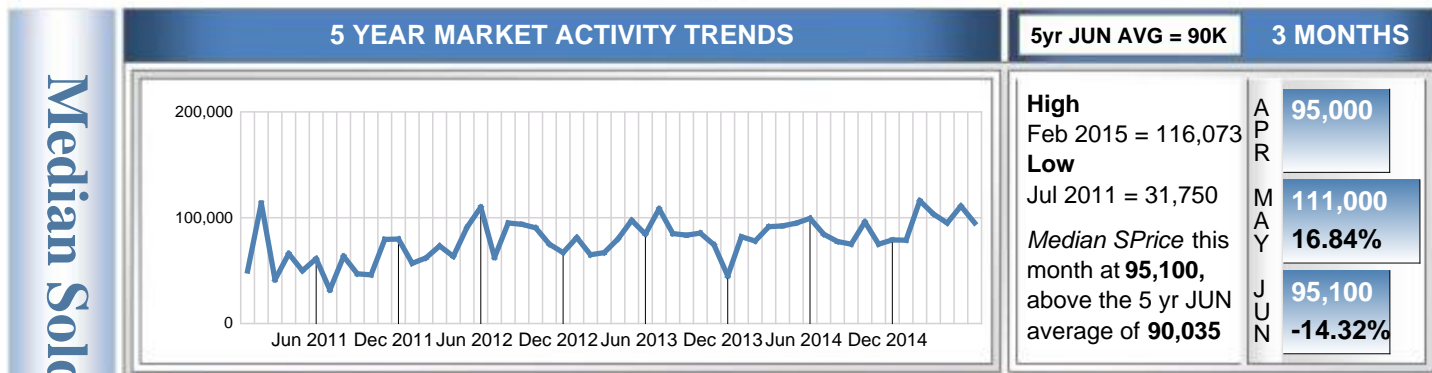
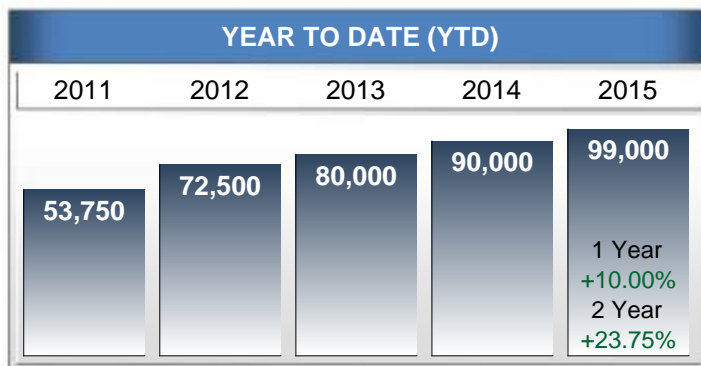
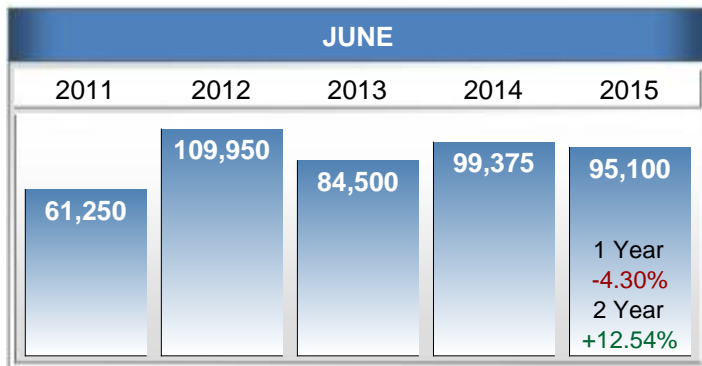
Closed Sales as of Jul 13, 2015



Median Sold Price at Closing

Report Produced on: Jul 13, 2015

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	4		7.55%	19,000	18,400	19,000	19,000	0
\$20,001 \$50,000	7		13.21%	40,000	31,750	48,600	0	0
\$50,001 \$70,000	4		7.55%	61,798	69,900	59,273	63,000	0
\$70,001 \$120,000	18		33.96%	93,000	0	92,000	116,500	0
\$120,001 \$160,000	8		15.09%	132,950	0	135,900	124,900	0
\$160,001 \$220,000	6		11.32%	167,500	161,000	170,000	0	0
\$220,001 and up	6		11.32%	245,250	0	266,750	239,750	0
Median Closed Price:		\$95,100			\$31,750	\$106,000	\$174,950	\$0
Total Closed Units:		53			8	37	8	
Total Closed Volume:		5,941,265			396.20K	4.24M	1.30M	0.00B



Monthly Inventory Analysis

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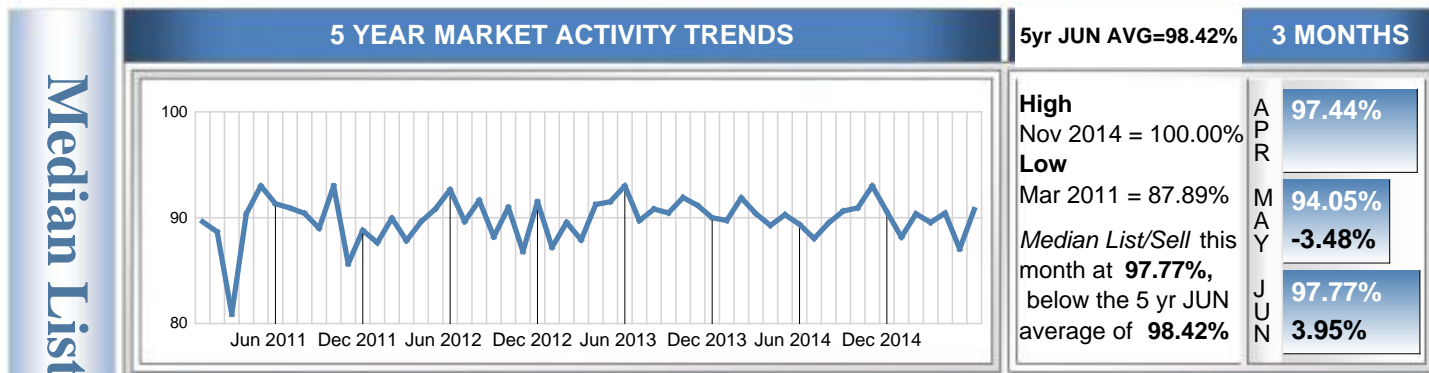
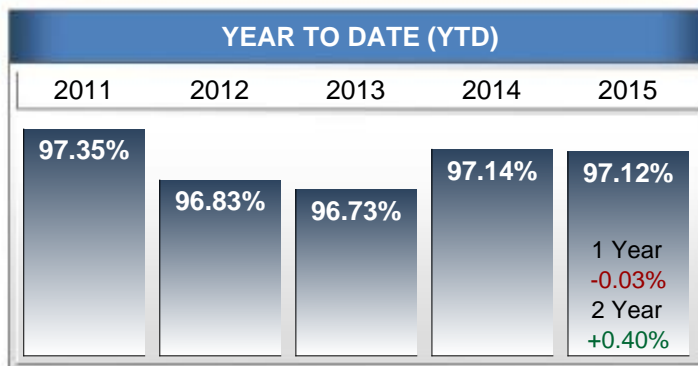
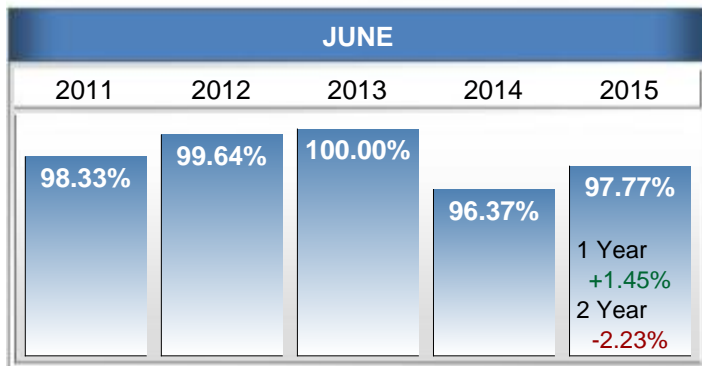
Closed Sales as of Jul 13, 2015



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	4	7.55%	98.72%	88.61%	100.00%	97.44%	0.00%
\$20,001 \$50,000	7	13.21%	92.73%	88.92%	97.39%	0.00%	0.00%
\$50,001 \$70,000	4	7.55%	90.40%	100.00%	90.40%	79.75%	0.00%
\$70,001 \$120,000	18	33.96%	100.00%	0.00%	100.00%	97.16%	0.00%
\$120,001 \$160,000	8	15.09%	98.71%	0.00%	98.03%	100.00%	0.00%
\$160,001 \$220,000	6	11.32%	96.62%	96.12%	97.12%	0.00%	0.00%
\$220,001 and up	6	11.32%	97.86%	0.00%	99.33%	97.30%	0.00%
Median List/Sell Ratio:	97.77%			94.43%	98.66%	97.30%	0.00%
Total Closed Units:	53			8	37	8	
Total Closed Volume:	5,941,265			396.20K	4.24M	1.30M	0.00B



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

June 2015

Inventory as of Jul 13, 2015



Market Summary

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Area Delimited by County Of Muskogee



Absorption: Last 12 months, an Average of 48 Sales/Month

Active Inventory as of June 30, 2015 = 415

	JUNE			Year To Date		
	2014	2015	+/- %	2014	2015	+/- %
Closed Sales	46	53	15.22%	286	273	-4.55%
Pending Sales	59	54	-8.47%	319	317	-0.63%
New Listings	156	117	-25.00%	813	692	-14.88%
Median List Price	100,450	94,900	-5.53%	92,750	99,900	7.71%
Median Sale Price	99,375	95,100	-4.30%	90,000	99,000	10.00%
Median Percent of List Price to Selling Price	96.37%	97.77%	1.45%	97.14%	97.12%	-0.03%
Median Days on Market to Sale	51.50	25.00	-51.46%	50.00	50.00	0.00%
Monthly Inventory	464	415	-10.56%	464	415	-10.56%
Months Supply of Inventory	10.01	8.69	-13.21%	10.01	8.69	-13.21%

