



May 2014

Area Delimited by County Of Muskogee

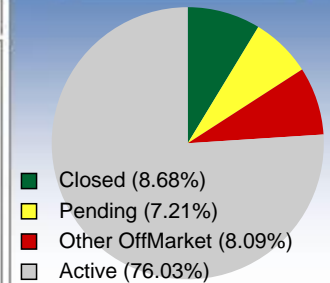


Absorption: Last 12 months, an Average of **44** Sales/Month

Active Inventory as of May 31, 2014 = **517**

	MAY		
	2013	2014	+/- %
Closed Listings	48	59	22.92%
Pending Listings	13	49	276.92%
New Listings	46	100	117.39%
Median List Price	97,450	95,000	-2.51%
Median Sale Price	95,250	94,900	-0.37%
Median Percent of List Price to Selling Price	99.26%	97.28%	-1.99%
Median Days on Market to Sale	1.00	42.00	4,100.00%
End of Month Inventory	133	517	288.72%
Months Supply of Inventory	2.98	11.82	296.13%

Market Activity



Monthly Inventory Analysis

Report Produced on: Jun 16, 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 May 2014 rose **288.72%** to 517 existing homes available for sale. Over the last 12 months this area has had an average of 44 closed sales per month. This represents an unsold inventory index of **11.82** 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 **0.37%** in May 2014 to \$94,900 versus the previous year at \$95,250.

Median Days on Market Lengthens

The median number of **42.00** days that homes spent on the market before selling increased by 41.00 days or **4,100.00%** in May 2014 compared to last year's same month at **1.00** DOM.

Sales Success for May 2014 is Positive

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

There were 100 New Listings in May 2014, up **117.39%** from last year at 46. Furthermore, there were 59 Closed Listings this month versus last year at 48, a **22.92%** increase.

Closed versus Listed trends yielded a **59.0%** ratio, down from last year's May 2014 at **104.3%**, a **43.46%** downswing. This will certainly create pressure on an increasing 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?

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Visit www.tulsarealtors.com to find a REALTOR® today.



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

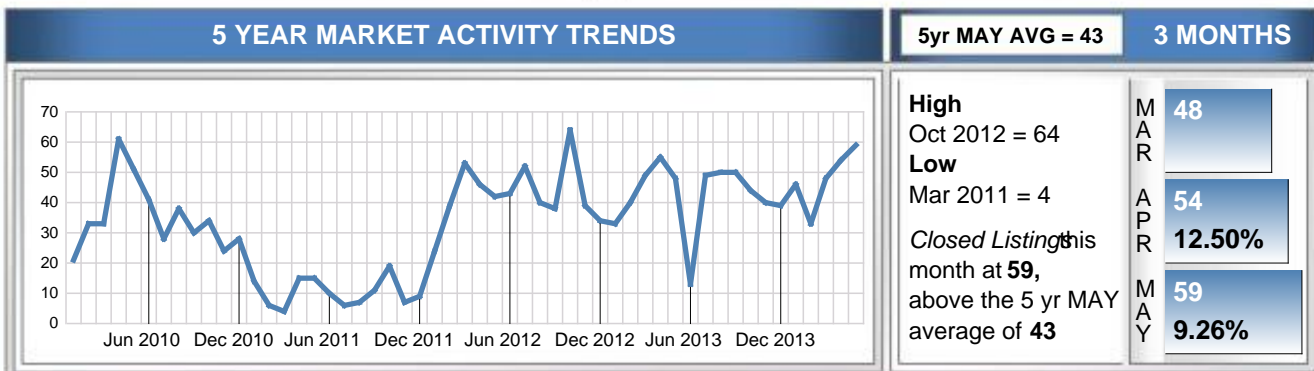
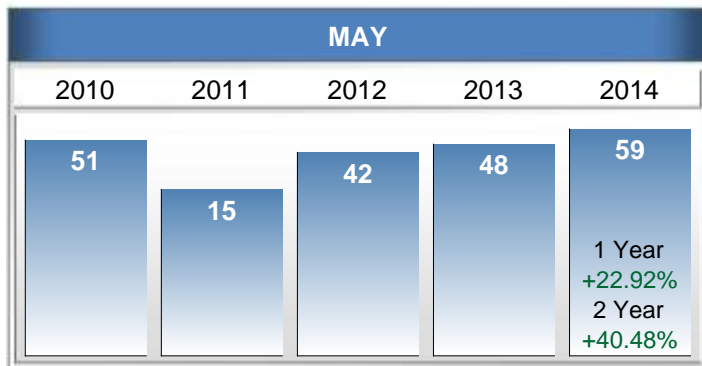
Closed Sales as of Jun 16, 2014



Closed Listings

Report Produced on: Jun 16, 2014

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	0	0.00%	0.0	0	0	0	0
\$20,001 - \$40,000	13	22.03%	42.0	6	3	3	1
\$40,001 - \$70,000	8	13.56%	32.0	4	3	1	0
\$70,001 - \$100,000	14	23.73%	48.5	1	13	0	0
\$100,001 - \$150,000	11	18.64%	74.0	1	8	2	0
\$150,001 - \$200,000	6	10.17%	22.5	1	4	1	0
\$200,001 and up	7	11.86%	17.0	1	2	4	0
Total Closed Units:	59		42.0	14	33	11	1
Total Closed Volume:	6,511,054			1.02M	3.91M	1.56M	25.38K
Median Closed Price:	\$94,900			\$52,250	\$98,000	\$146,000	\$25,379



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

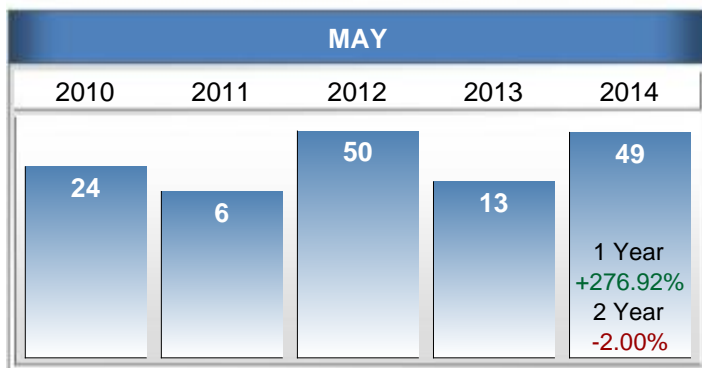
Pending Listings as of Jun 16, 2014



Pending Listings

Report Produced on: Jun 16, 2014

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	3	6.12%	56.0	0	2	1	0	
\$20,001 \$50,000	8	16.33%	44.5	3	3	2	0	
\$50,001 \$80,000	4	8.16%	37.5	2	2	0	0	
\$80,001 \$120,000	14	28.57%	50.0	2	11	1	0	
\$120,001 \$150,000	5	10.20%	41.0	0	5	0	0	
\$150,001 \$180,000	9	18.37%	58.0	1	8	0	0	
\$180,001 and up	6	12.24%	66.5	2	3	1	0	
Total Pending Units: 49				48.0	10	34	5	
Total Pending Volume: 5,252,595					917.60K	3.93M	402.30K	0.00B
Median Listing Price: \$107,000					\$72,450	\$109,450	\$42,000	\$0

Pending Listings

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

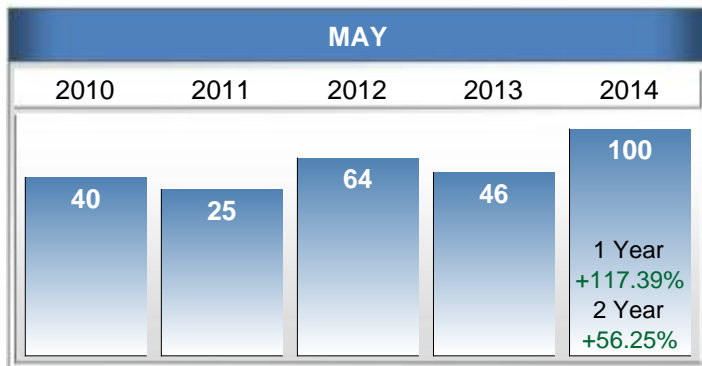
New Listings as of Jun 16, 2014



New Listings

Report Produced on: Jun 16, 2014

Area Delimited by County Of Muskogee



New Listings

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5yr MAY AVG = 55 **3 MONTHS**

High
Jul 2013 = 267

Low
Nov 2010 = 20

New Listings this month at **100**, above the 5 yr MAY average of **55**

M A R	126
A P R	146
M A Y	100
	-31.51%

NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	4	4.00%	2	2	0	0
\$10,001 \$30,000	15	15.00%	10	4	1	0
\$30,001 \$50,000	14	14.00%	3	9	2	0
\$50,001 \$90,000	28	28.00%	7	20	1	0
\$90,001 \$130,000	13	13.00%	0	11	2	0
\$130,001 \$180,000	14	14.00%	1	12	1	0
\$180,001 and up	12	12.00%	4	6	1	1
Total New Listed Units:	100		27	64	8	1
Total New Listed Volume:	9,599,300		1.83M	6.48M	992.40K	295.00K
Median New Listed Listing Price:	\$75,000		\$35,000	\$88,250	\$80,750	\$295,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

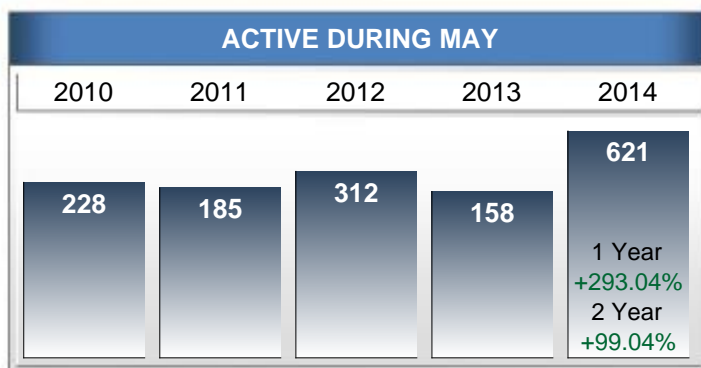
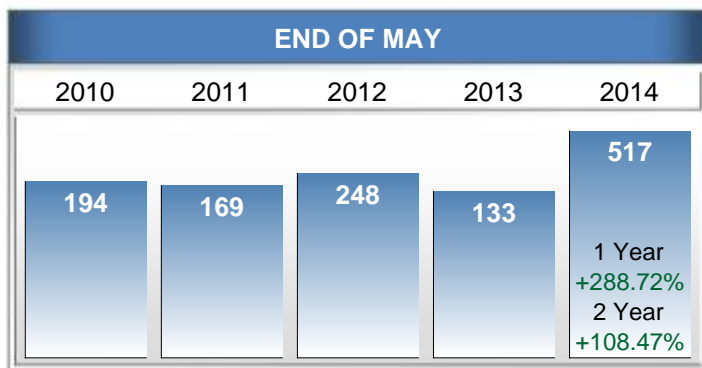
Active Inventory as of Jun 16, 2014



Active Inventory

Report Produced on: Jun 16, 2014

Area Delimited by County Of Muskogee



Active Inventory

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5yr MAY AVG = 252	3 MONTHS										
High Oct 2013 = 596 Low Apr 2013 = 112 <i>Inventory</i> this month at 517 , above the 5 yr MAY average of 252	<table border="1"> <tr> <td>M A R</td> <td>509</td> </tr> <tr> <td>A P R</td> <td>521</td> </tr> <tr> <td colspan="2">2.36%</td> </tr> <tr> <td>M A Y</td> <td>517</td> </tr> <tr> <td colspan="2">-0.77%</td> </tr> </table>	M A R	509	A P R	521	2.36%		M A Y	517	-0.77%	
M A R	509										
A P R	521										
2.36%											
M A Y	517										
-0.77%											

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	29	5.61%	95.0	26	3	0	0
\$10,001 - \$30,000	71	13.73%	75.0	56	13	2	0
\$30,001 - \$50,000	71	13.73%	69.0	41	25	5	0
\$50,001 - \$110,000	144	27.85%	68.0	36	92	15	1
\$110,001 - \$160,000	80	15.47%	97.5	23	44	12	1
\$160,001 - \$290,000	69	13.35%	86.0	14	31	22	2
\$290,001 and up	53	10.25%	85.0	28	8	10	7
Total Active Inventory by Units:		517	81.0	224	216	66	11
Total Active Inventory by Volume:		72,375,979		32.27M	24.06M	12.72M	3.32M
Median Active Inventory Listing Price:		\$85,000		\$44,998	\$94,200	\$159,900	\$295,000



Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

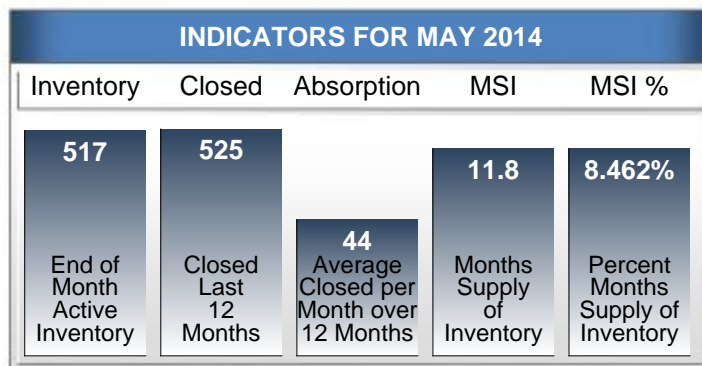
Active Inventory as of Jun 16, 2014



Months Supply of Inventory

Report Produced on: Jun 16, 2014

Area Delimited by County Of Muskogee



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI			%	MSI	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$10,000 and less	29		5.61%	10.9	14.2	7.2	0.0	0.0
\$10,001 \$30,000	71		13.73%	10.5	16.0	5.8	2.4	0.0
\$30,001 \$50,000	71		13.73%	14.0	30.8	9.4	5.5	0.0
\$50,001 \$110,000	144		27.85%	10.2	15.4	8.6	15.0	12.0
\$110,001 \$160,000	80		15.47%	9.9	27.6	7.5	9.0	12.0
\$160,001 \$290,000	69		13.35%	11.8	28.0	12.8	7.8	24.0
\$290,001 and up	53		10.25%	42.4	112.0	24.0	15.0	0.0
MSI:		11.8			21.2	8.8	8.4	14.7
Total Active Inventory:		517			224	216	66	11

Months Supply

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Monthly Inventory Analysis

Data from the Greater Tulsa Association of REALTORS®

May 2014

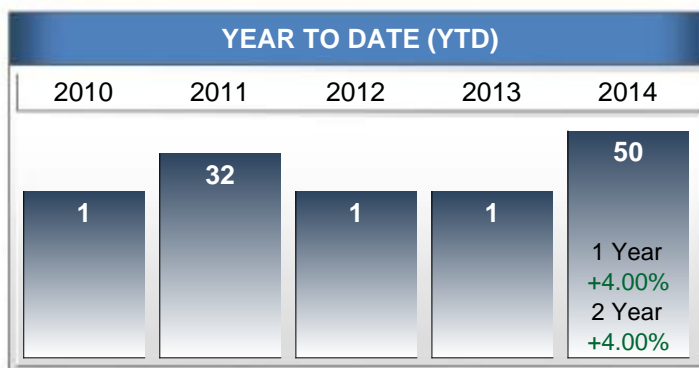
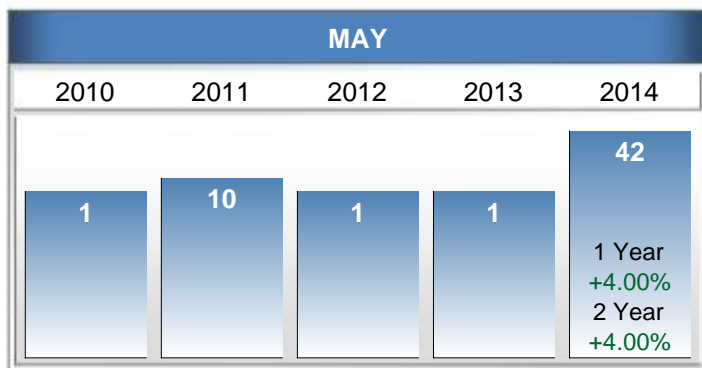
Closed Sales as of Jun 16, 2014



Median Days on Market to Sale

Report Produced on: Jun 16, 2014

Area Delimited by County Of Muskogee



Median Days on Market

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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+
\$20,000 and less	0			0.00%	85.0	0.0	0.0	0.0	0.0
\$20,001 \$40,000	13			22.03%	42.0	15.5	2.0	57.0	69.0
\$40,001 \$70,000	8			13.56%	32.0	83.0	11.0	28.0	0.0
\$70,001 \$100,000	14			23.73%	48.5	126.0	47.0	0.0	0.0
\$100,001 \$150,000	11			18.64%	74.0	82.0	59.5	81.0	0.0
\$150,001 \$200,000	6			10.17%	22.5	7.0	39.0	28.0	0.0
\$200,001 and up	7			11.86%	17.0	1.0	80.5	19.5	0.0
Median Closed DOM:					42.0	28.5	45.0	42.0	69.0
Total Closed Units:					59	14	33	11	1
Total Closed Volume:					6,511,054	1.02M	3.91M	1.56M	25.38K



Monthly Inventory Analysis

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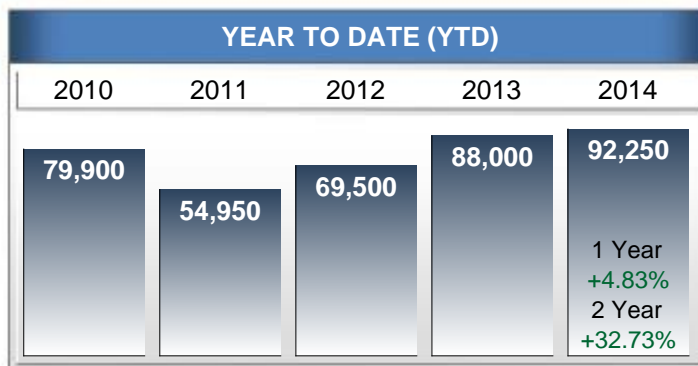
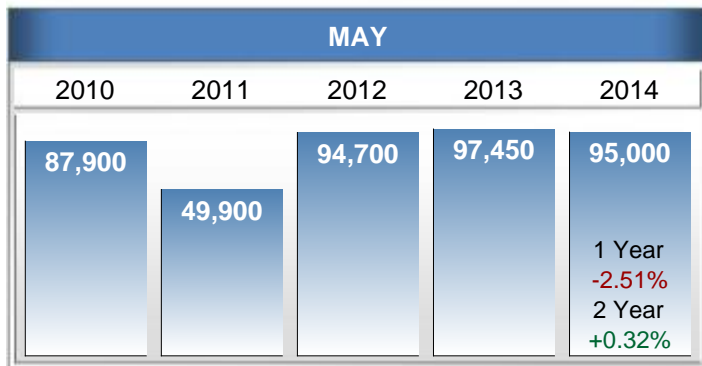
Closed Sales as of Jun 16, 2014



Median List Price at Closing

Report Produced on: Jun 16, 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	0		0.00%	17	0	0	0	0
\$20,001 \$40,000	11		18.64%	29,900	28,950	34,900	37,900	24,900
\$40,001 \$70,000	10		16.95%	53,000	57,750	62,500	45,500	0
\$70,001 \$100,000	12		20.34%	93,500	95,000	92,500	0	0
\$100,001 \$150,000	10		16.95%	112,450	0	112,450	0	0
\$150,001 \$200,000	10		16.95%	177,200	189,000	180,200	167,500	0
\$200,001 and up	6		10.17%	282,000	0	462,450	249,750	0
Median List Price:		\$95,000			\$51,500	\$99,500	\$167,500	\$24,900
Total Closed Units:		59			14	33	11	1
Total List Volume:		6,828,700			1.06M	4.07M	1.68M	24.90K



Monthly Inventory Analysis

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May 2014

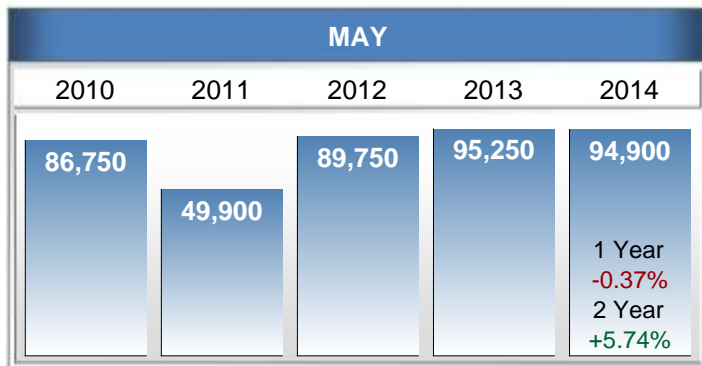
Closed Sales as of Jun 16, 2014



Median Sold Price at Closing

Report Produced on: Jun 16, 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\$S	≤2 Beds	3 Beds	4 Beds	5 Beds+
\$20,000 and less	0	0.00%	282,000	0	0	0	0
\$20,001 \$40,000	13	22.03%	32,000	27,250	32,000	35,000	25,379
\$40,001 \$70,000	8	13.56%	58,800	57,750	65,000	46,000	0
\$70,001 \$100,000	14	23.73%	90,500	86,500	94,500	0	0
\$100,001 \$150,000	11	18.64%	119,175	150,000	114,950	132,588	0
\$150,001 \$200,000	6	10.17%	175,000	175,000	178,150	167,500	0
\$200,001 and up	7	11.86%	263,000	203,900	410,000	244,000	0
Median Closed Price:	\$94,900			\$52,250	\$98,000	\$146,000	\$25,379
Total Closed Units:	59			14	33	11	1
Total Closed Volume:	6,511,054			1.02M	3.91M	1.56M	25.38K



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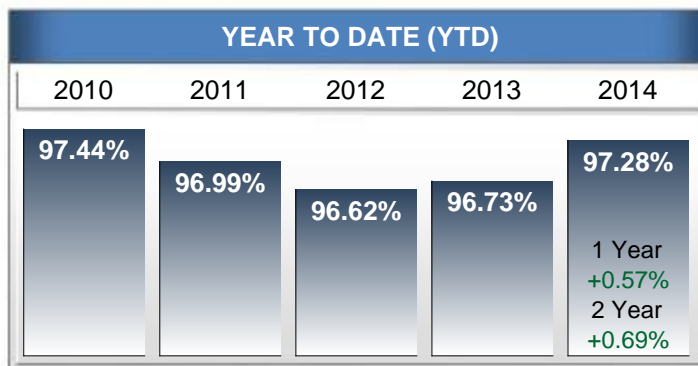
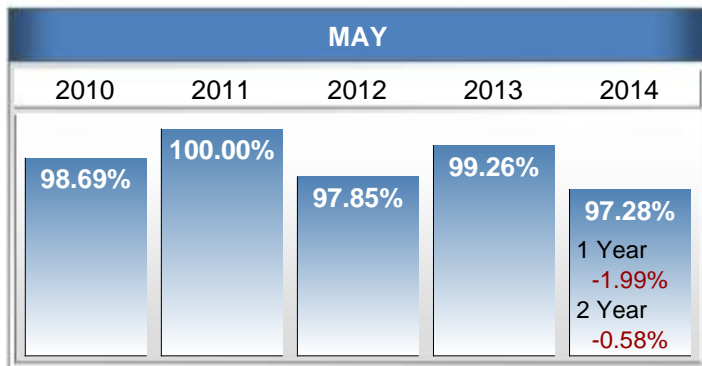
Closed Sales as of Jun 16, 2014



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	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$20,001 - \$40,000	13	22.03%	90.77%	90.84%	89.74%	78.57%	101.92%
\$40,001 - \$70,000	8	13.56%	98.64%	98.58%	103.96%	92.18%	0.00%
\$70,001 - \$100,000	14	23.73%	98.28%	91.05%	98.99%	0.00%	0.00%
\$100,001 - \$150,000	11	18.64%	93.81%	93.81%	100.00%	79.31%	0.00%
\$150,001 - \$200,000	6	10.17%	100.00%	92.59%	100.11%	100.00%	0.00%
\$200,001 and up	7	11.86%	96.72%	102.00%	88.66%	97.64%	0.00%
Median List/Sell Ratio:	97.28%			94.83%	98.99%	95.81%	101.92%
Total Closed Units:	59			14	33	11	1
Total Closed Volume:	6,511,054			1.02M	3.91M	1.56M	25.38K



Monthly Inventory Analysis

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May 2014

Inventory as of Jun 16, 2014



Market Summary

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Absorption: Last 12 months, an Average of 44 Sales/Month

Active Inventory as of May 31, 2014 = 517

	MAY			Year To Date		
	2013	2014	+/-%	2013	2014	+/-%
Closed Sales	48	59	22.92%	225	240	6.67%
Pending Sales	13	49	276.92%	191	258	35.08%
New Listings	46	100	117.39%	240	658	174.17%
Median List Price	97,450	95,000	-2.51%	88,000	92,250	4.83%
Median Sale Price	95,250	94,900	-0.37%	80,000	89,950	12.44%
Median Percent of List Price to Selling Price	99.26%	97.28%	-1.99%	96.73%	97.28%	0.57%
Median Days on Market to Sale	1.00	42.00	4,100.00%	1.00	50.00	4,900.00%
Monthly Inventory	133	517	288.72%	133	517	288.72%
Months Supply of Inventory	2.98	11.82	296.13%	2.98	11.82	296.13%

