

August 2019



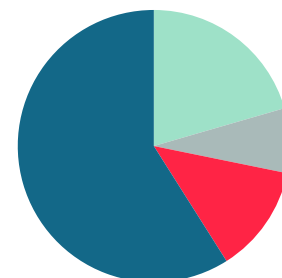
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 11, 2019 for MLS Technology Inc.

Compared Metrics	2018	August 2019	+/-%
Closed Listings	25	8	-68.00%
Pending Listings	7	3	-57.14%
New Listings	15	19	26.67%
Median List Price	1,350	1,573	16.48%
Median Sale Price	1,350	1,523	12.78%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	58.00	22.00	-62.07%
End of Month Inventory	35	23	-34.29%
Months Supply of Inventory	2.96	1.92	-35.20%



■ Closed (20.51%)
■ Pending (7.69%)
■ Other OffMarket (12.82%)
■ Active (58.97%)

Absorption: Last 12 months, an Average of **12 Sales/Month**
Active Inventory as of August 31, 2019 = **23**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2019 decreased **34.29%** to 23 existing homes available for sale. Over the last 12 months this area has had an average of 12 closed sales per month. This represents an unsold inventory index of **1.92** MSI for this period.

Median Sale Price 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 **12.78%** in August 2019 to \$1,523 versus the previous year at \$1,350.

Median Days on Market Shortens

The median number of **22.00** days that homes spent on the market before selling decreased by 36.00 days or **62.07%** in August 2019 compared to last year's same month at **58.00** DOM.

Sales Success for August 2019 is Positive

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

There were 19 New Listings in August 2019, up **26.67%** from last year at 15. Furthermore, there were 8 Closed Listings this month versus last year at 25, a **-68.00%** decrease.

Closed versus Listed trends yielded a **42.1%** ratio, down from previous year's, August 2018, at **166.7%**, a **74.74%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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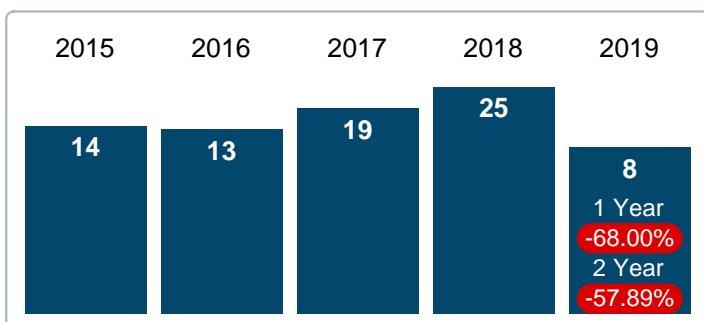
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



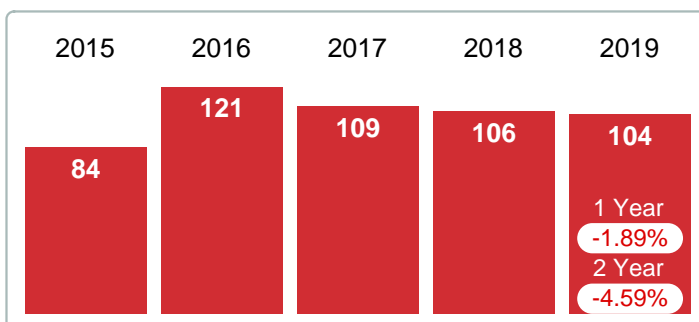
CLOSED LISTINGS

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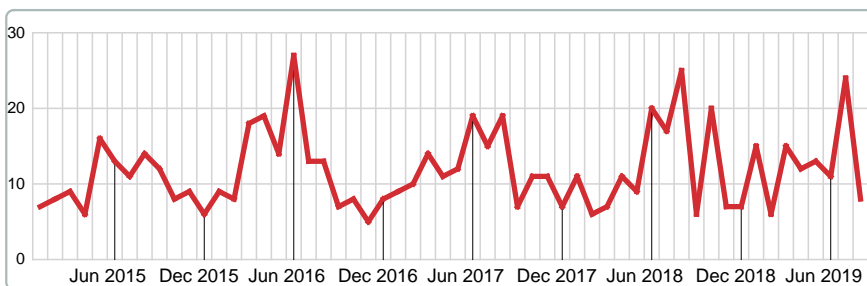
AUGUST



YEAR TO DATE (YTD)

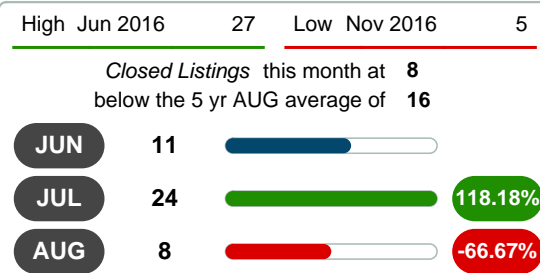


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$0	0	0.00%	0.0	0	0	0	0
\$1-\$0	0	0.00%	0.0	0	0	0	0
\$1-\$0	0	0.00%	0.0	0	0	0	0
\$1-\$0	0	0.00%	0.0	0	0	0	0
\$1-\$0	0	0.00%	0.0	0	0	0	0
\$1 and up	8	100.00%	22.0	0	5	3	0
Total Closed Units	8			0	5	3	0
Total Closed Volume	13,405	100%	22.0	0.00B	7,135	6,270	0.00B
Median Closed Price	\$1,523			\$0	\$1,400	\$1,795	\$0

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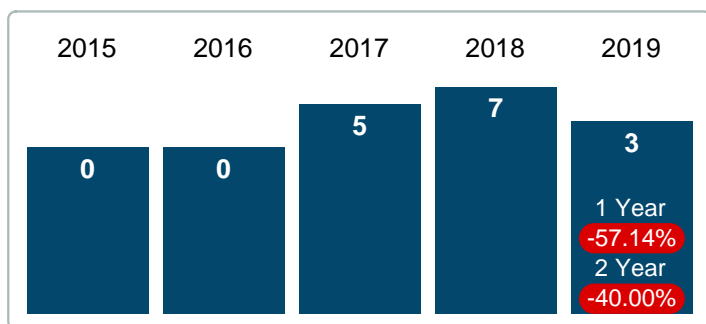
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



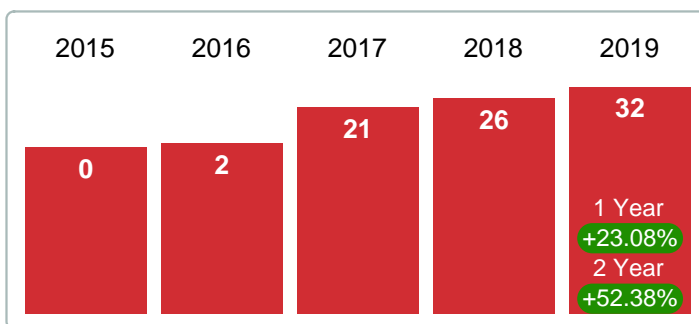
PENDING LISTINGS

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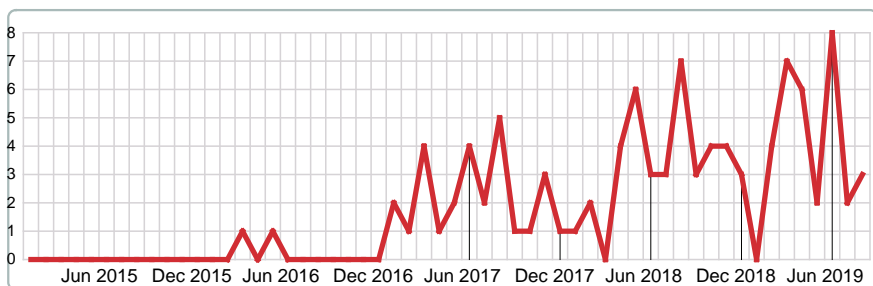
AUGUST



YEAR TO DATE (YTD)

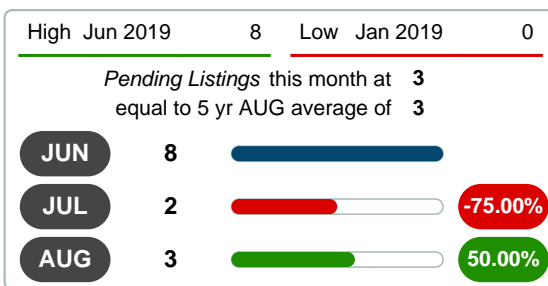


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	22.0	0	0	0	0
\$1-\$0	0	0.00%	22.0	0	0	0	0
\$1-\$0	0	0.00%	22.0	0	0	0	0
\$1-\$0	0	0.00%	22.0	0	0	0	0
\$1-\$0	0	0.00%	22.0	0	0	0	0
\$1-\$0	0	0.00%	22.0	0	0	0	0
\$1 and up	3	100.00%	43.0	0	1	2	0
Total Pending Units	3			0	1	2	0
Total Pending Volume	5,625	100%	43.0	0.00B	1,150	4,475	0.00B
Median Listing Price	\$1,775			\$0	\$1,150	\$2,238	\$0

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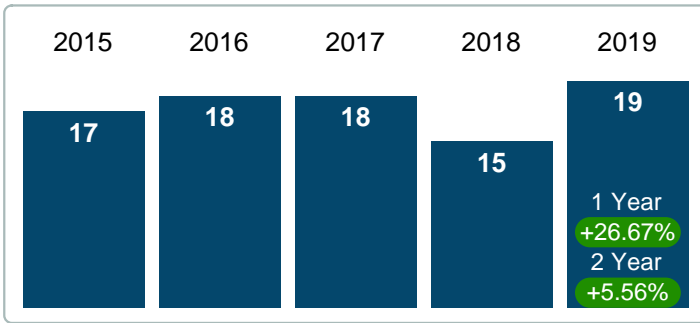
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



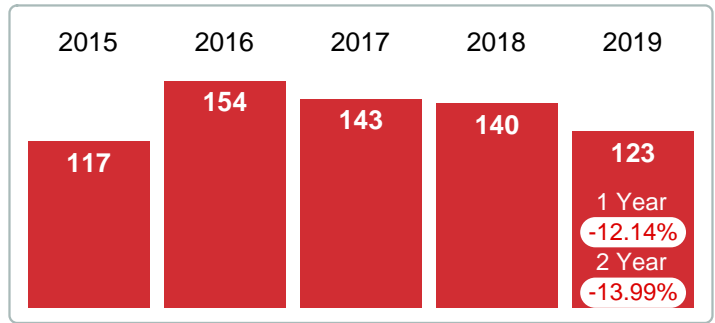
NEW LISTINGS

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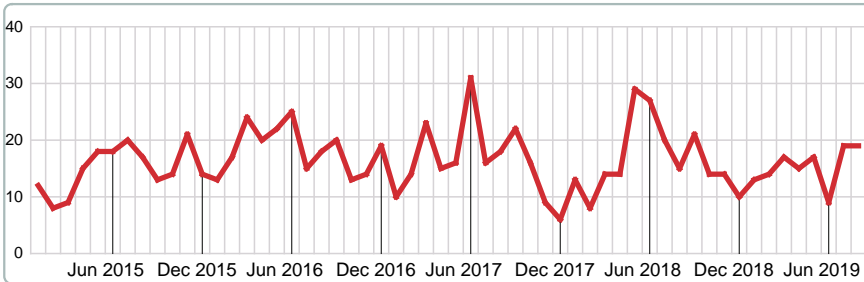
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

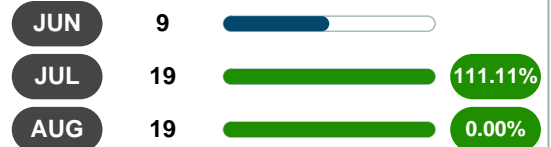


3 MONTHS

5 year AUG AVG = 17

High Jun 2017 31 Low Dec 2017 6

New Listings this month at 19
above the 5 yr AUG average of 17



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	%		1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1 and up	100.00%	19	2	9	7	1
Total New Listed Units		19	2	9	7	1
Total New Listed Volume		30,715	1,895	11.91K	12.91K	4,000
Median New Listed Listing Price		\$1,495	\$948	\$1,350	\$1,795	\$4,000

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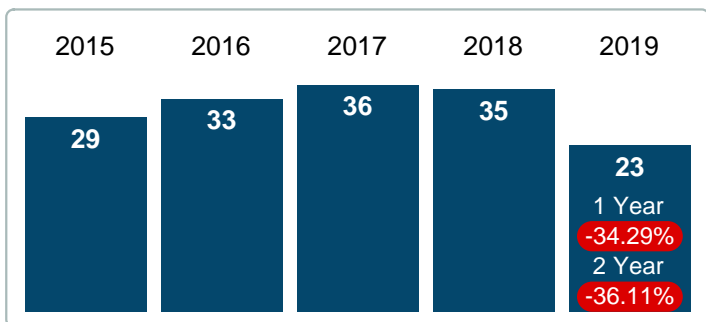
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



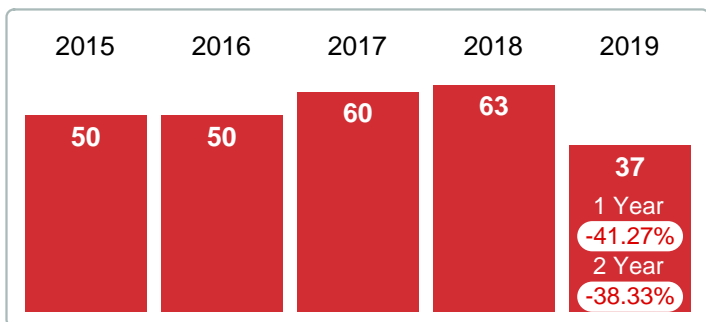
ACTIVE INVENTORY

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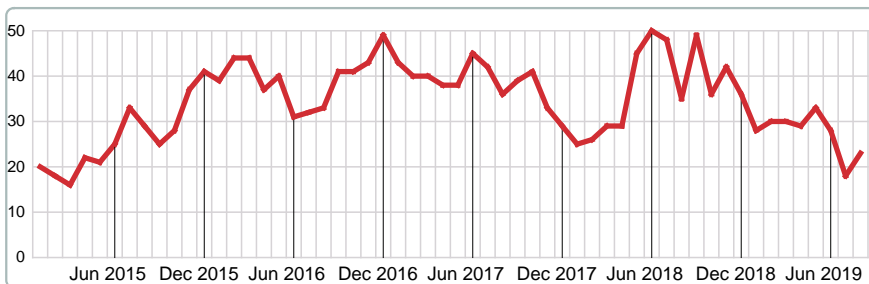
END OF AUGUST



ACTIVE DURING AUGUST

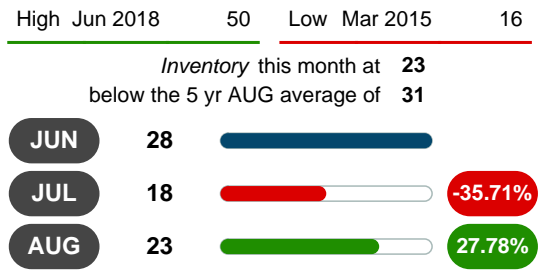


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 31



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	43.0	0	0	0	0
\$1 \$0	0	0.00%	43.0	0	0	0	0
\$1 \$0	0	0.00%	43.0	0	0	0	0
\$1 \$0	0	0.00%	43.0	0	0	0	0
\$1 \$0	0	0.00%	43.0	0	0	0	0
\$1 \$0	0	0.00%	43.0	0	0	0	0
\$1 and up	23	100.00%	26.0	3	12	7	1
Total Active Inventory by Units			23	3	12	7	1
Total Active Inventory by Volume			36,145	2,845	15.77K	13.54K	4,000
Median Active Inventory Listing Price			\$1,400	\$950	\$1,350	\$2,000	\$4,000

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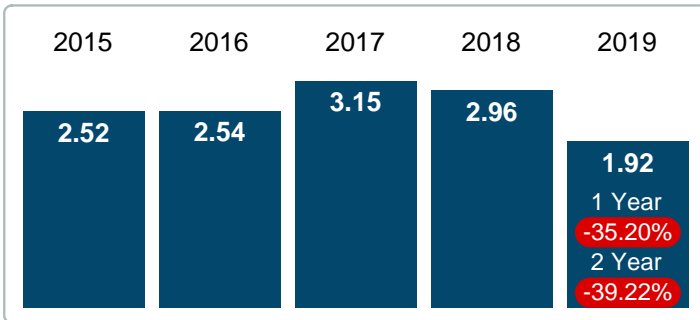
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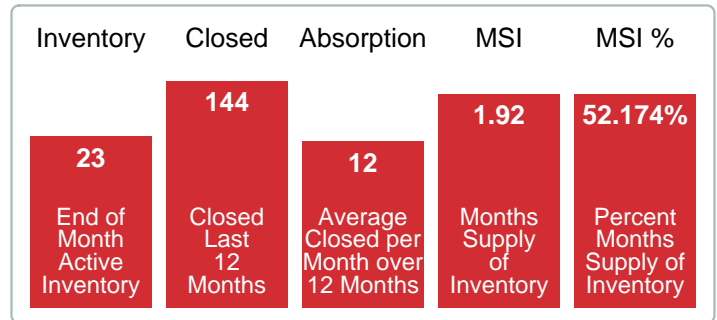
MONTHS SUPPLY of INVENTORY (MSI)

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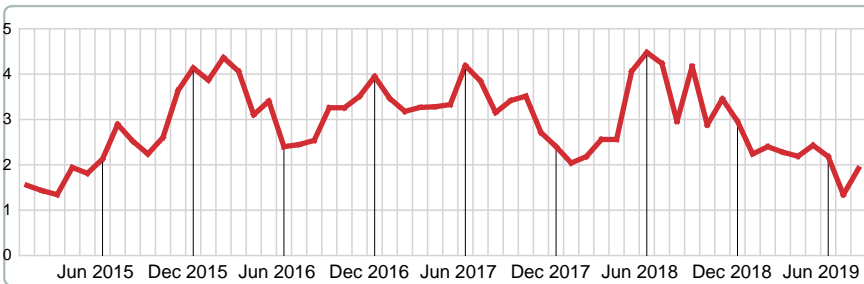
MSI FOR AUGUST



INDICATORS FOR AUGUST 2019



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 2.62

High Jun 2018 4.48 Low Jul 2019 1.34

Months Supply this month at 1.92 below the 5 yr AUG average of 2.62



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	0.00	0.00	0.00	0.00	0.00
\$1 and up	23	100.00%	1.92	2.25	1.92	1.75	2.40
Market Supply of Inventory (MSI)			1.92	2.25	1.92	1.75	2.40
Total Active Inventory by Units		100%	1.92	3	12	7	1

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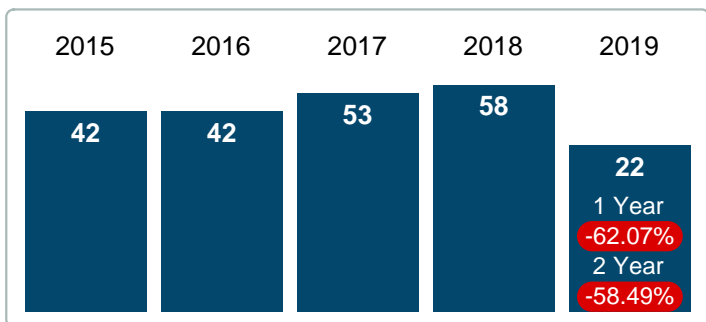
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



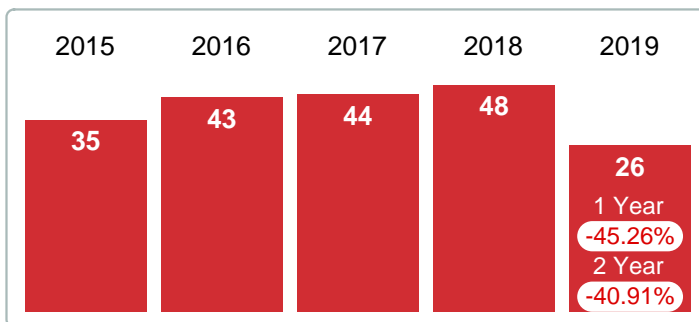
MEDIAN DAYS ON MARKET TO SALE

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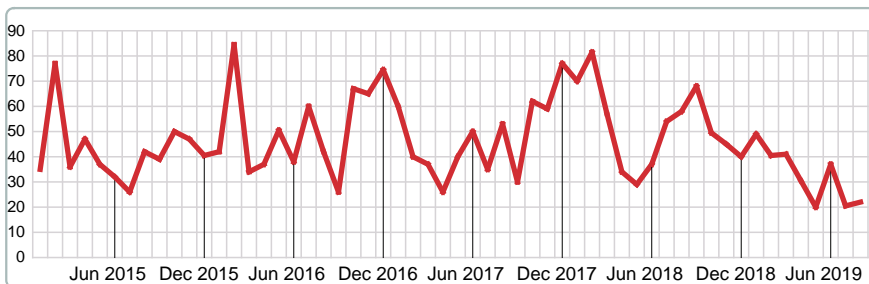
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 43

High Feb 2016 85 Low May 2019 20

Median Days on Market to Sale this month at 22 below the 5 yr AUG average of 43



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	26	0	0	0	0
\$1 \$0	0	0.00%	26	0	0	0	0
\$1 \$0	0	0.00%	26	0	0	0	0
\$1 \$0	0	0.00%	26	0	0	0	0
\$1 \$0	0	0.00%	26	0	0	0	0
\$1 \$0	0	0.00%	26	0	0	0	0
\$1 and up	8	100.00%	22	0	21	28	0
Median Closed DOM			22	0	21	28	0
Total Closed Units		100%	22.0		5	3	
Total Closed Volume			13,405	0.00B	7,135	6,270	0.00B

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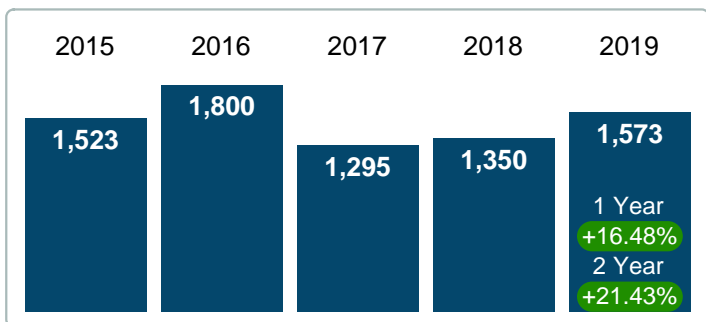
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



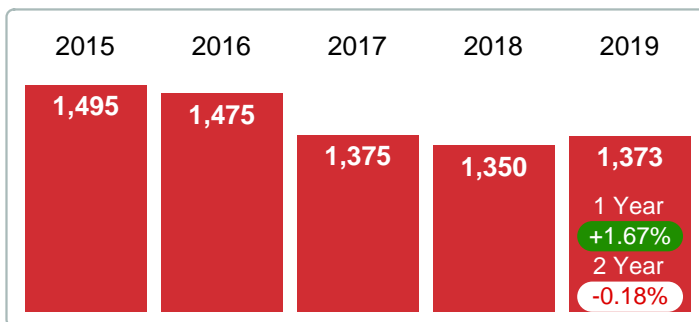
MEDIAN LIST PRICE AT CLOSING

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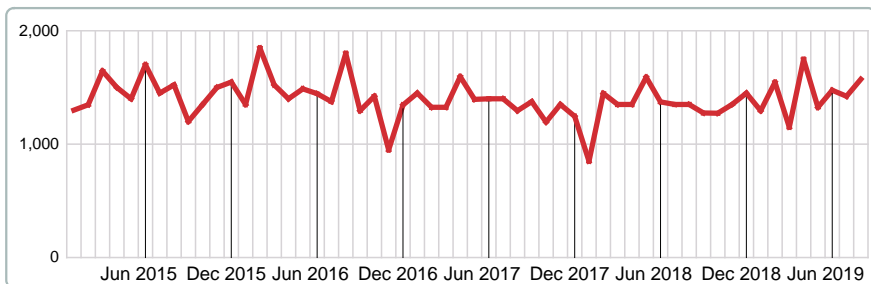
AUGUST



YEAR TO DATE (YTD)

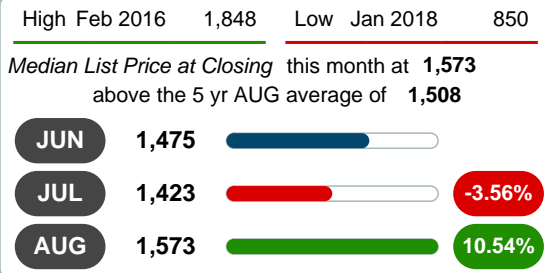


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,508



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 and up	8	100.00%	1,573	0	1,400	1,795	0
Median List Price			1,573	0	1,400	1,795	0
Total Closed Units		100%	1,573		5	3	
Total Closed Volume			13,505	0.00B	7,235	6,270	0.00B

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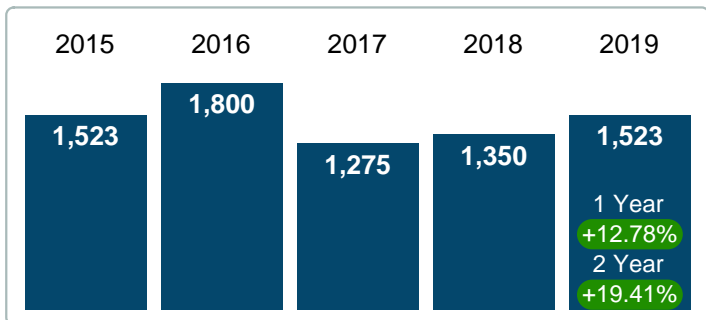
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



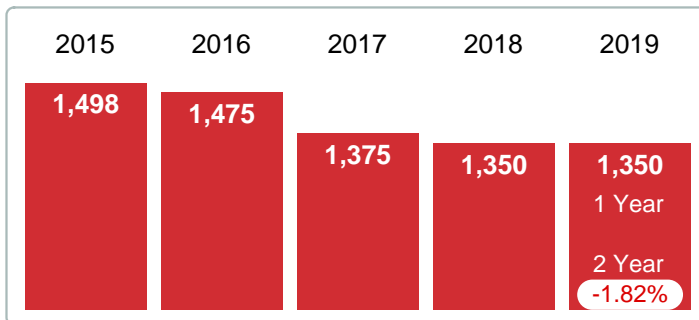
MEDIAN SOLD PRICE AT CLOSING

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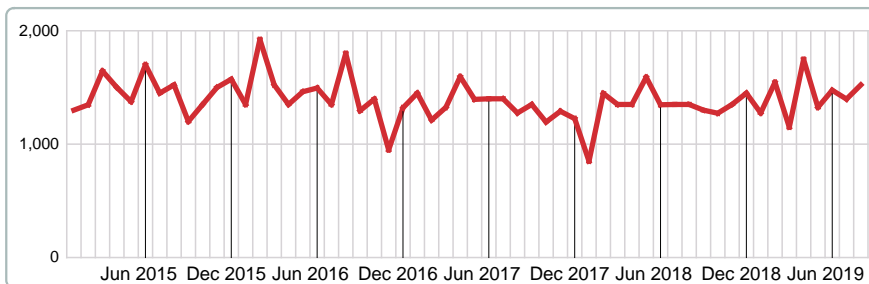
AUGUST



YEAR TO DATE (YTD)

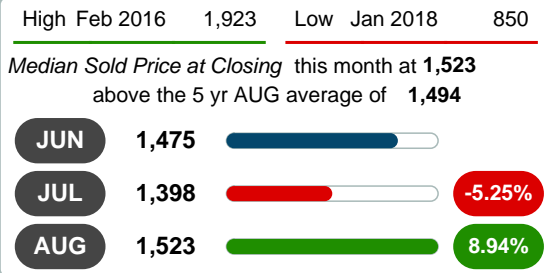


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,494



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	1,573	0	0	0	0
\$1 \$0	0	0.00%	1,573	0	0	0	0
\$1 \$0	0	0.00%	1,573	0	0	0	0
\$1 \$0	0	0.00%	1,573	0	0	0	0
\$1 \$0	0	0.00%	1,573	0	0	0	0
\$1 \$0	0	0.00%	1,573	0	0	0	0
\$1 and up	8	100.00%	1,523	0	1,400	1,795	0
Median Sold Price			1,523	0	1,400	1,795	0
Total Closed Units		100%	1,523		5	3	
Total Closed Volume			13,405	0.00B	7,135	6,270	0.00B

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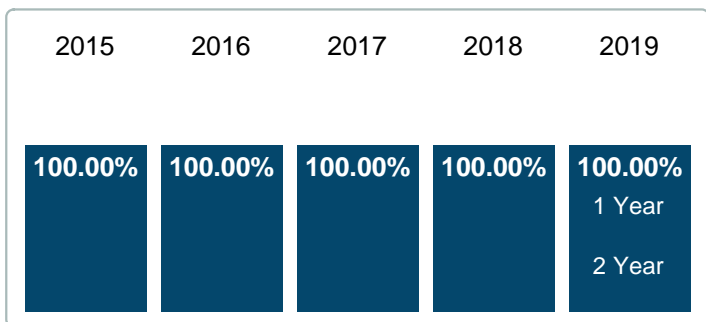
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



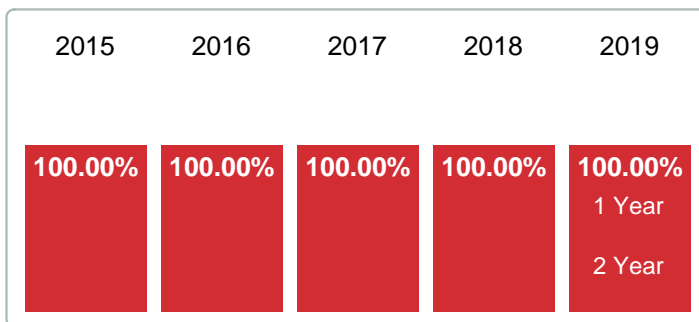
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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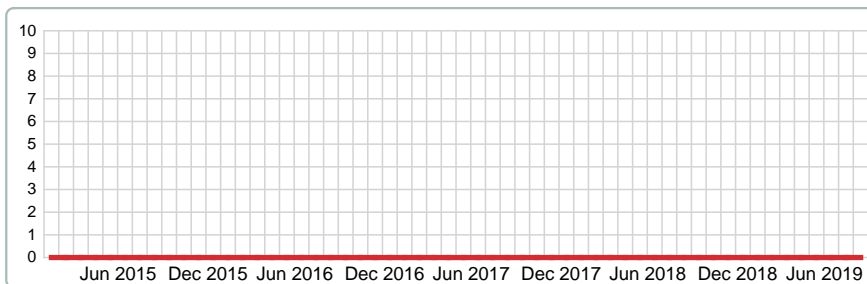
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

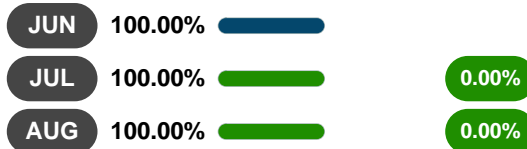


3 MONTHS

5 year AUG AVG = 100.00%

High Aug 2019 100.00% Low Aug 2019 100.00%

Median Sold/List Ratio this month at 100.00% equal to 5 yr AUG average of 100.00%



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,522.50%	0.00%	0.00%	0.00%	0.00%
\$1 and up	8	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		0.00%	100.00%	100.00%	0.00%
Total Closed Units		8	100%		5	3	
Total Closed Volume		13,405		0.00B	7,135	6,270	0.00B

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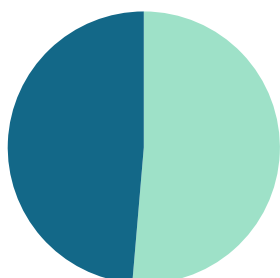
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MARKET SUMMARY

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INVENTORY

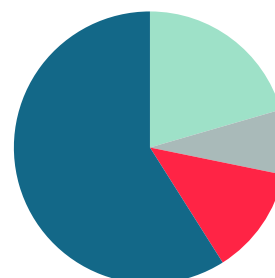


Inventory
 New Listings
19 = 51.35%
 Start Inventory
18
 Total Inventory Units
37
 Volume
\$56,490

Market Activity

Closed Sales
8 = 20.51%
 Pending Sales
3 = 7.69%
 Other Off Market
5 = 12.82%
 Active Inventory
23 = 58.97%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	25	8	-68.00%	106	104	-1.89%
Pending Sales	7	3	-57.14%	26	32	23.08%
New Listings	15	19	26.67%	140	123	-12.14%
Median List Price	1,350	1,573	16.48%	1,350	1,373	1.67%
Median Sale Price	1,350	1,523	12.78%	1,350	1,350	0.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	58.00	22.00	-62.07%	47.50	26.00	-45.26%
Monthly Inventory	35	23	-34.29%	35	23	-34.29%
Months Supply of Inventory	2.96	1.92	-35.20%	2.96	1.92	-35.20%

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

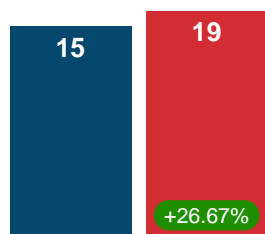
Inventory on August 31, 2019 = **23**

2018 **2019**

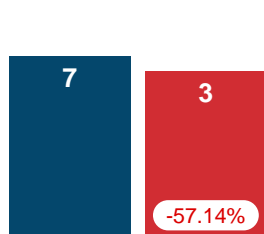
AUGUST MARKET

MEDIAN PRICES

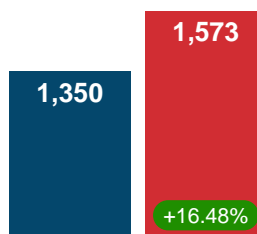
New Listings



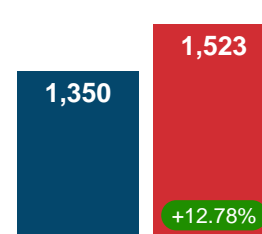
Pending Listings



List Price



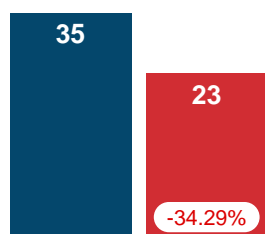
Sale Price



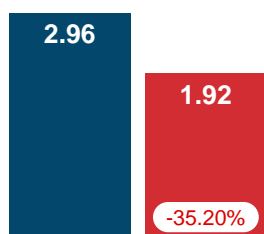
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

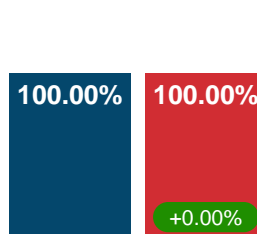
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

