

July 2019



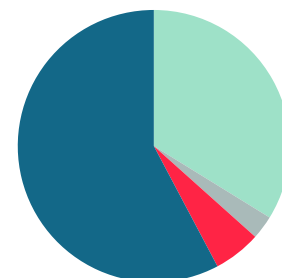
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 12, 2019 for MLS Technology Inc.

Compared Metrics	2018	July 2019	+/-%
Closed Listings	34	24	-29.41%
Pending Listings	2	2	0.00%
New Listings	32	33	3.13%
Median List Price	1,323	1,363	3.02%
Median Sale Price	1,373	1,363	-0.73%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	31.00	27.00	-12.90%
End of Month Inventory	44	41	-6.82%
Months Supply of Inventory	1.99	1.72	-13.66%



■ Closed (33.80%)
■ Pending (2.82%)
■ Other OffMarket (5.63%)
■ Active (57.75%)

Absorption: Last 12 months, an Average of **24** Sales/Month
Active Inventory as of July 31, 2019 = **41**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **6.82%** to 41 existing homes available for sale. Over the last 12 months this area has had an average of 24 closed sales per month. This represents an unsold inventory index of **1.72** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **0.73%** in July 2019 to \$1,363 versus the previous year at \$1,373.

Median Days on Market Shortens

The median number of **27.00** days that homes spent on the market before selling decreased by 4.00 days or **12.90%** in July 2019 compared to last year's same month at **31.00** DOM.

Sales Success for July 2019 is Positive

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

There were 33 New Listings in July 2019, up **3.13%** from last year at 32. Furthermore, there were 24 Closed Listings this month versus last year at 34, a **-29.41%** decrease.

Closed versus Listed trends yielded a **72.7%** ratio, down from previous year's, July 2018, at **106.3%**, a **31.55%** 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

July 2019



Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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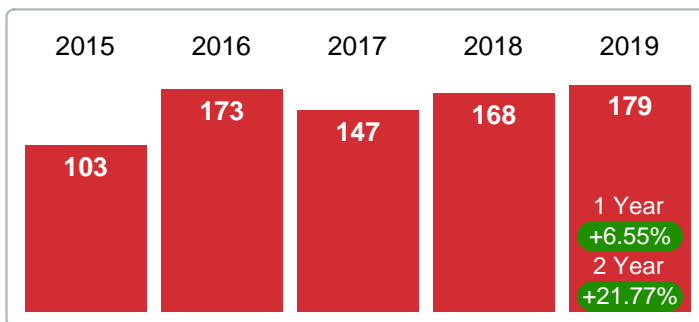
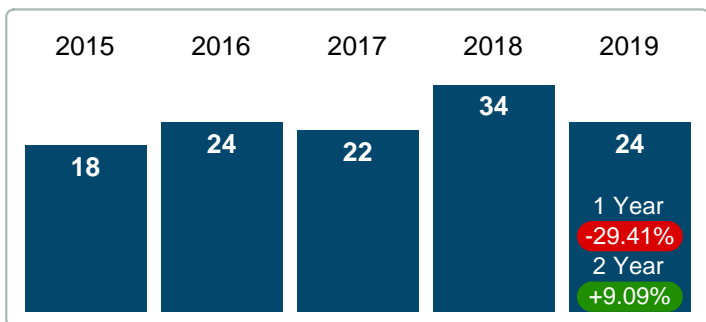


CLOSED LISTINGS

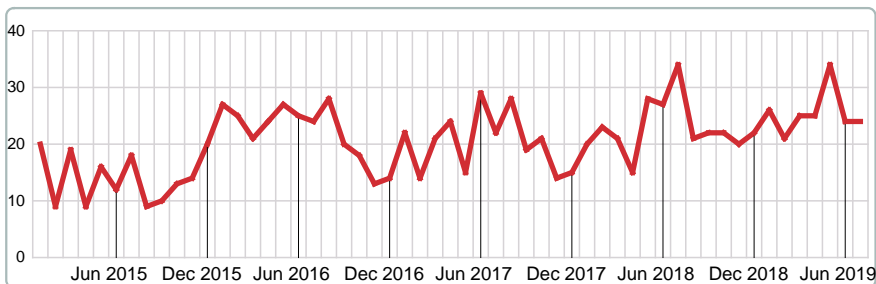
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JULY

YEAR TO DATE (YTD)

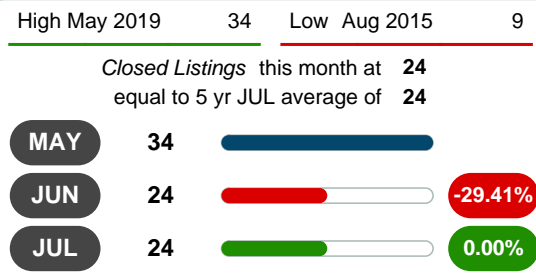


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 24



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	24	100.00%	27.0	2	18	3	1
Total Closed Units	24			2	18	3	1
Total Closed Volume	32,170	100%	27.0	3,350	22.67K	4,385	1,765
Median Closed Price	\$1,363			\$1,675	\$1,315	\$1,395	\$1,765

July 2019



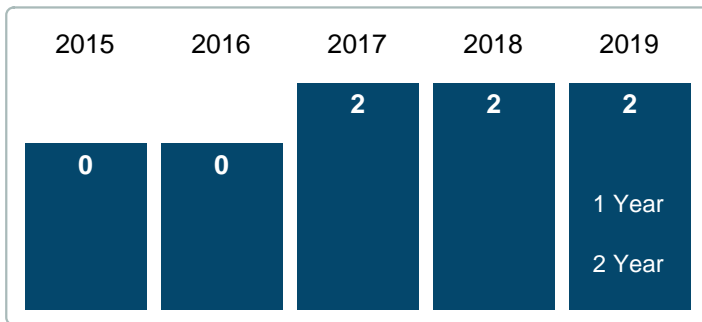
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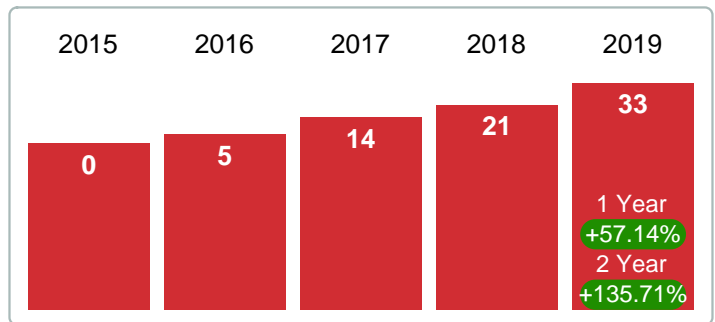
PENDING LISTINGS

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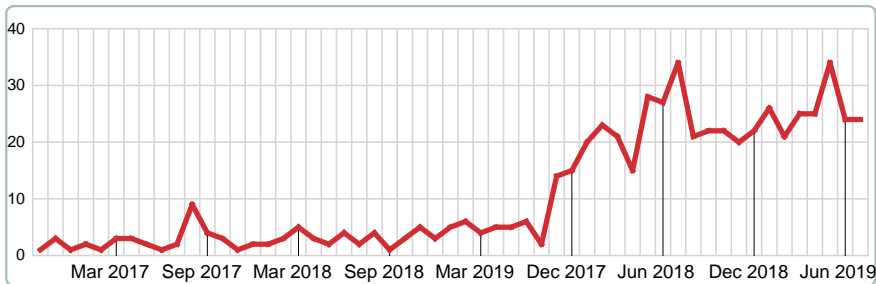
JULY



YEAR TO DATE (YTD)

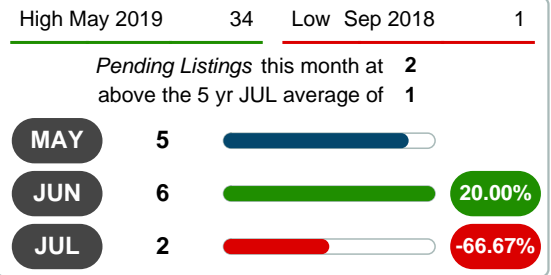


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1



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%	27.0	0	0	0	0
\$1-\$0	0	0.00%	27.0	0	0	0	0
\$1-\$0	0	0.00%	27.0	0	0	0	0
\$1-\$0	0	0.00%	27.0	0	0	0	0
\$1-\$0	0	0.00%	27.0	0	0	0	0
\$1-\$0	0	0.00%	27.0	0	0	0	0
\$1 and up	2	100.00%	21.5	0	2	0	0
Total Pending Units	2			0	2	0	0
Total Pending Volume	2,400	100%	21.5	0.00B	2,400	0.00B	0.00B
Median Listing Price	\$1,200			\$0	\$1,200	\$0	\$0

July 2019



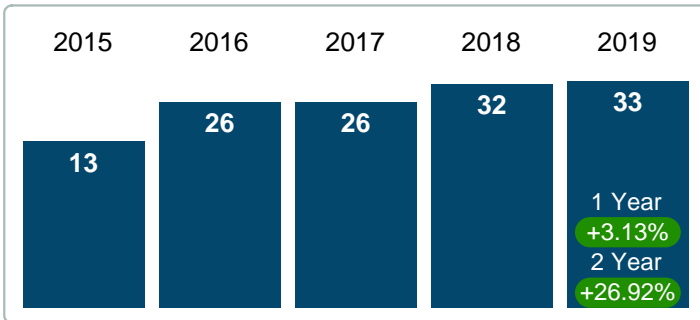
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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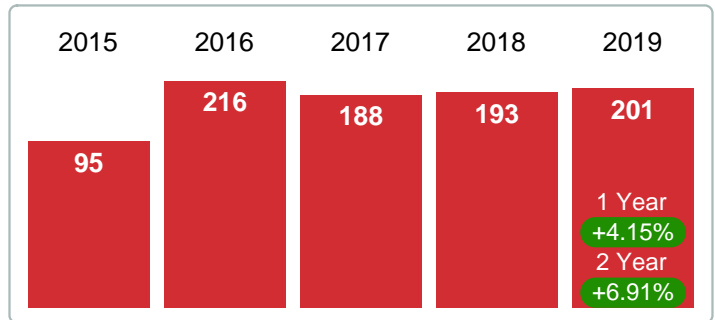
NEW LISTINGS

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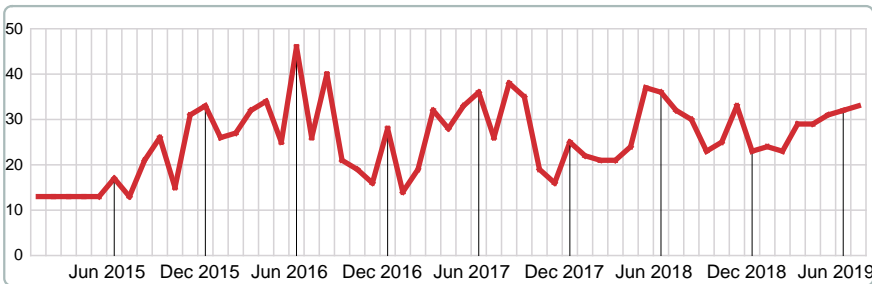
JULY



YEAR TO DATE (YTD)

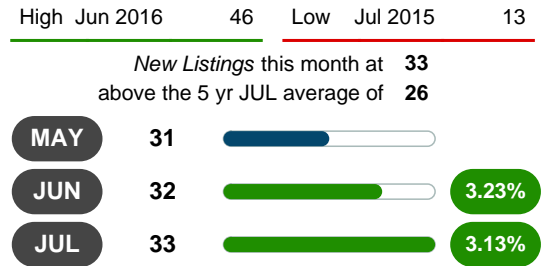


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 26



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0
\$1 and up	33	100.00%	2	22	8	1
Total New Listed Units	33		2	22	8	1
Total New Listed Volume	46,810	100%	3,250	28.17K	13.40K	1,995
Median New Listed Listing Price	\$1,350		\$1,625	\$1,200	\$1,648	\$1,995

July 2019



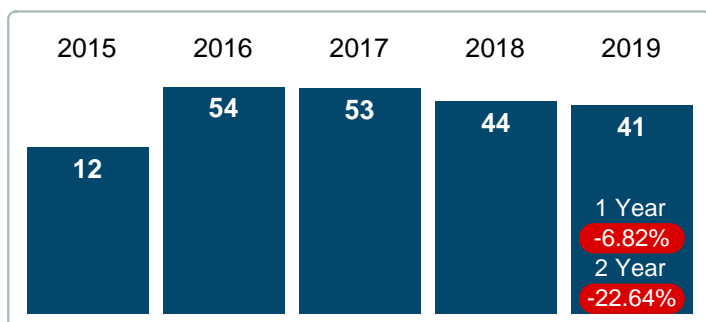
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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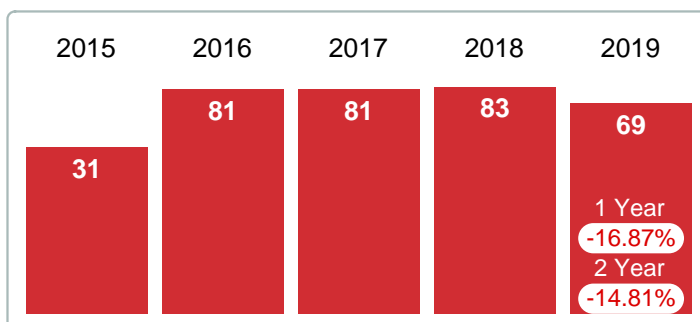
ACTIVE INVENTORY

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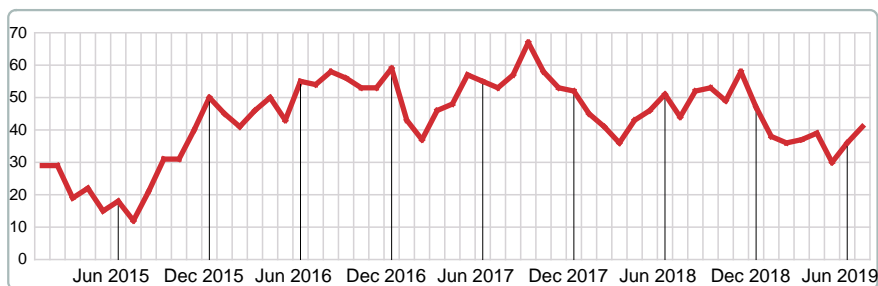
END OF JULY



ACTIVE DURING JULY

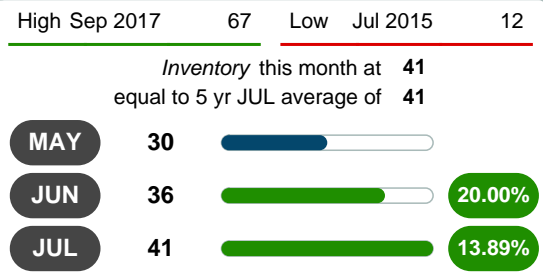


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 41



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%	21.5	0	0	0	0
\$1 \$0	0	0.00%	21.5	0	0	0	0
\$1 \$0	0	0.00%	21.5	0	0	0	0
\$1 \$0	0	0.00%	21.5	0	0	0	0
\$1 \$0	0	0.00%	21.5	0	0	0	0
\$1 \$0	0	0.00%	21.5	0	0	0	0
\$1 and up	41	100.00%	25.0	2	23	14	2
Total Active Inventory by Units			41	2	23	14	2
Total Active Inventory by Volume			59,430	1,825	30.35K	22.47K	4,790
Median Active Inventory Listing Price			\$1,400	\$913	\$1,250	\$1,595	\$2,395

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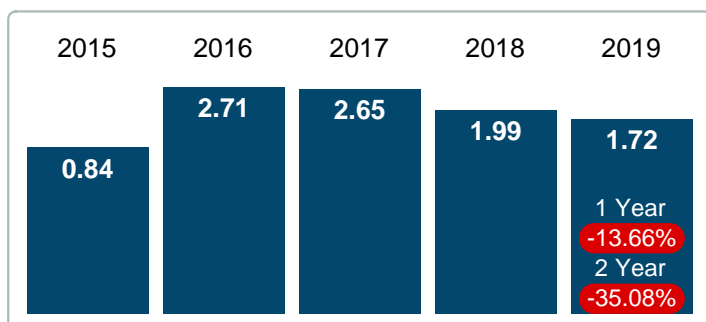
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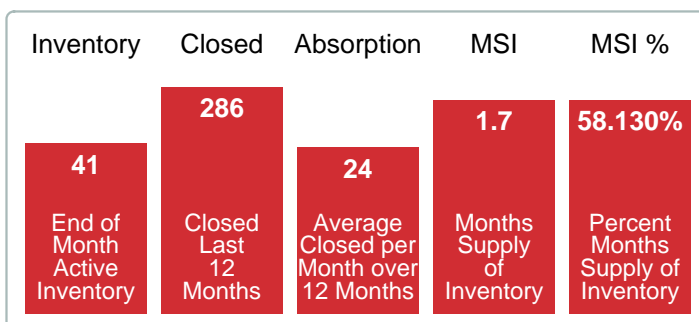
MONTHS SUPPLY of INVENTORY (MSI)

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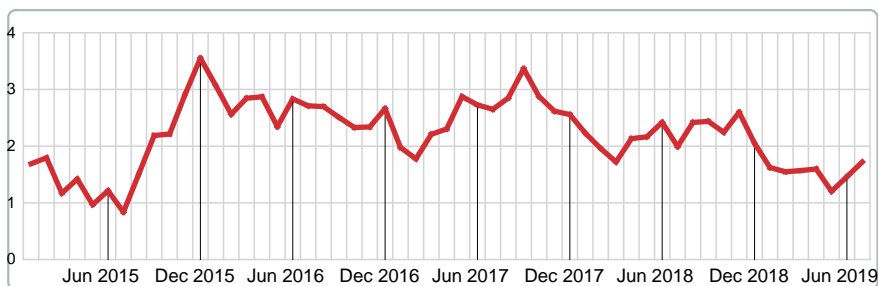
MSI FOR JULY



INDICATORS FOR JULY 2019

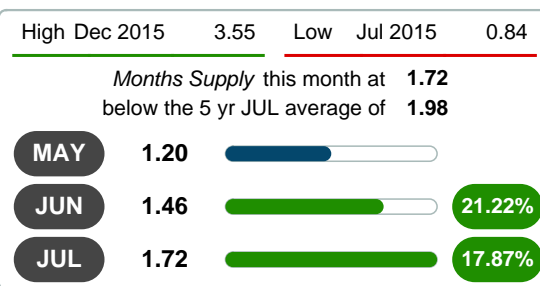


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1.98



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	41	100.00%	1.72	2.40	1.37	2.37	8.00
Market Supply of Inventory (MSI)			1.72	2.40	1.37	2.37	8.00
Total Active Inventory by Units		100%	1.72	2	23	14	2

July 2019



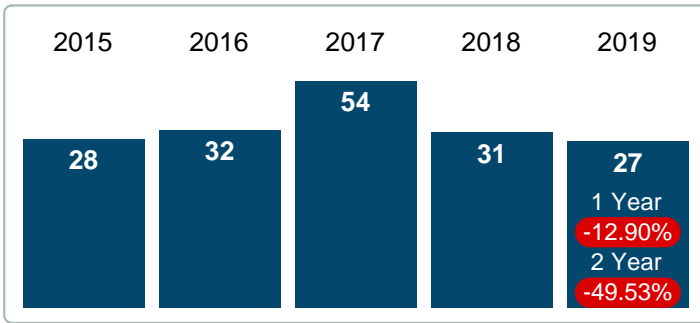
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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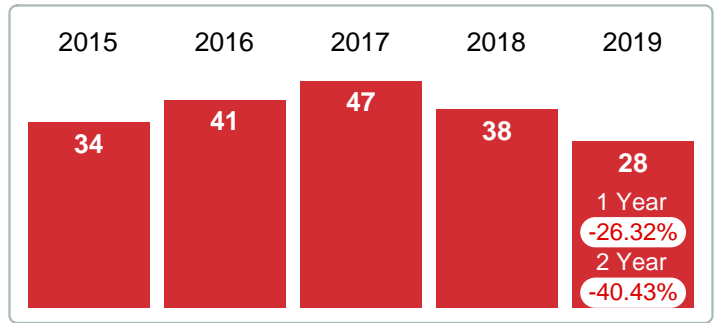
MEDIAN DAYS ON MARKET TO SALE

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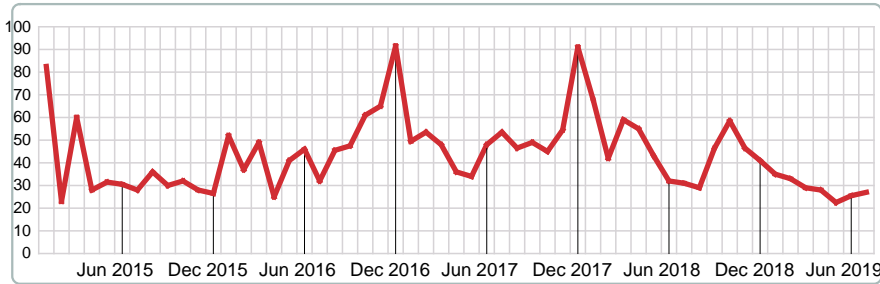
JULY



YEAR TO DATE (YTD)

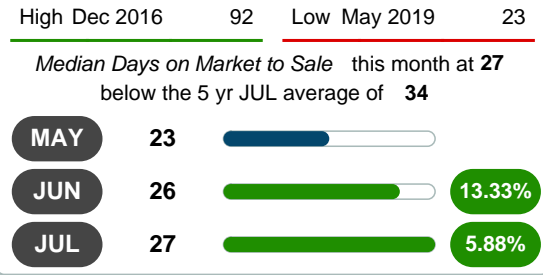


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 34



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%	25	0	0	0	0
\$1 \$0	0	0.00%	25	0	0	0	0
\$1 \$0	0	0.00%	25	0	0	0	0
\$1 \$0	0	0.00%	25	0	0	0	0
\$1 \$0	0	0.00%	25	0	0	0	0
\$1 \$0	0	0.00%	25	0	0	0	0
\$1 and up	24	100.00%	27	13	29	28	43
Median Closed DOM			27	13	29	28	43
Total Closed Units		100%	27.0	2	18	3	1
Total Closed Volume			32,170	3,350	22.67K	4,385	1,765

July 2019



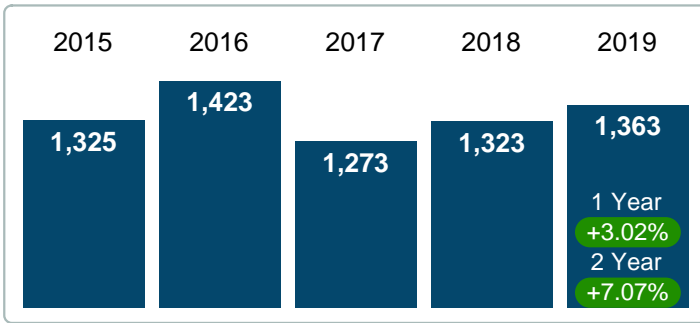
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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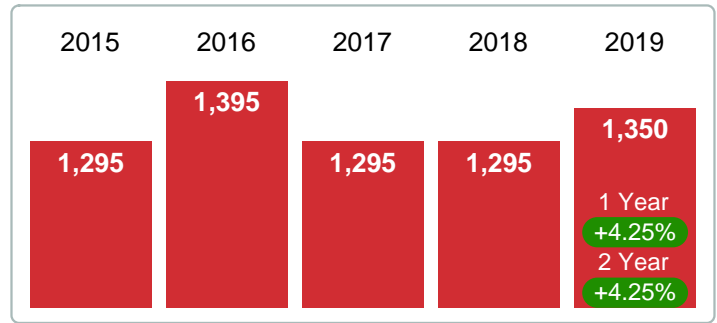
MEDIAN LIST PRICE AT CLOSING

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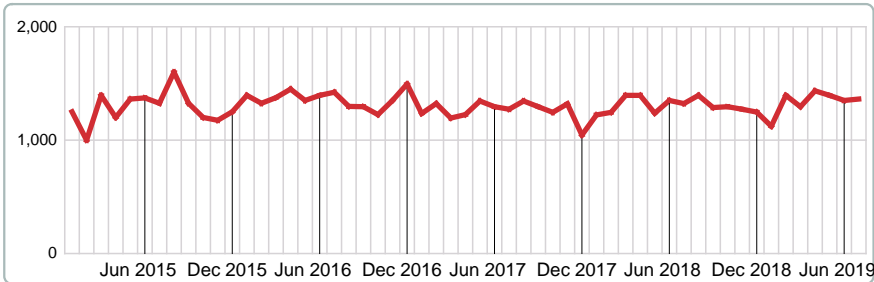
JULY



YEAR TO DATE (YTD)

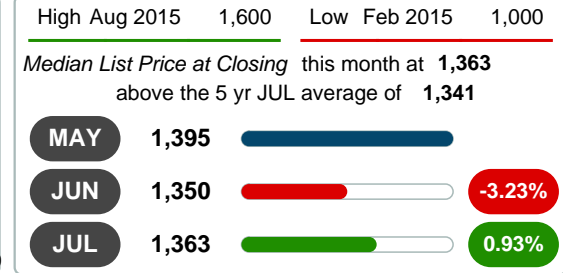


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,341



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%	27	0	0	0	0
\$1 \$0	0	0.00%	27	0	0	0	0
\$1 \$0	0	0.00%	27	0	0	0	0
\$1 \$0	0	0.00%	27	0	0	0	0
\$1 \$0	0	0.00%	27	0	0	0	0
\$1 \$0	0	0.00%	27	0	0	0	0
\$1 and up	24	100.00%	1,363	1,675	1,315	1,395	1,765
Median List Price			1,363	1,675	1,315	1,395	1,765
Total Closed Units		100%	1,363	2	18	3	1
Total Closed Volume			32,270	3,350	22.77K	4,385	1,765

July 2019



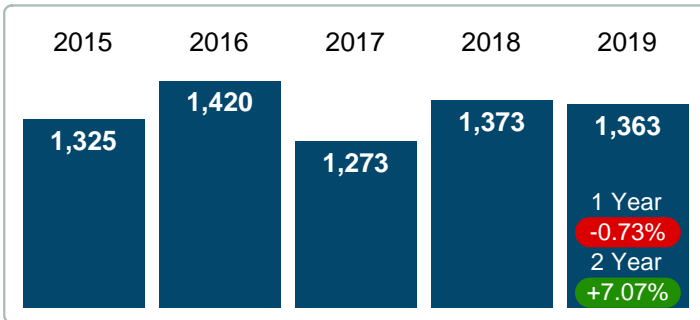
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



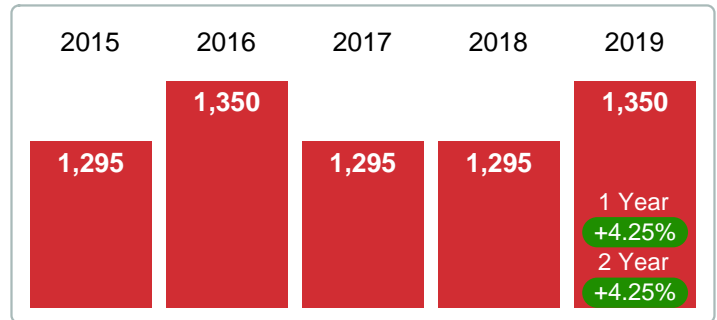
MEDIAN SOLD PRICE AT CLOSING

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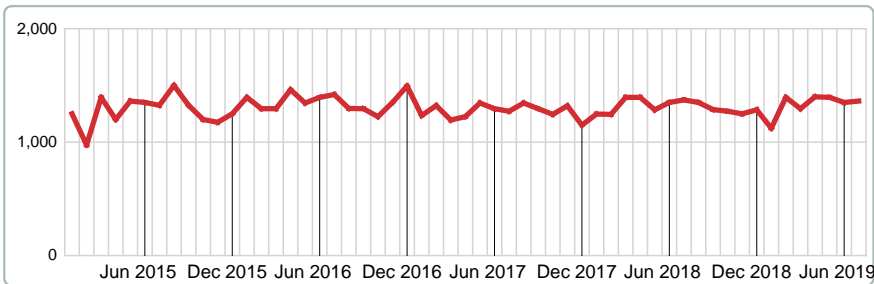
JULY



YEAR TO DATE (YTD)

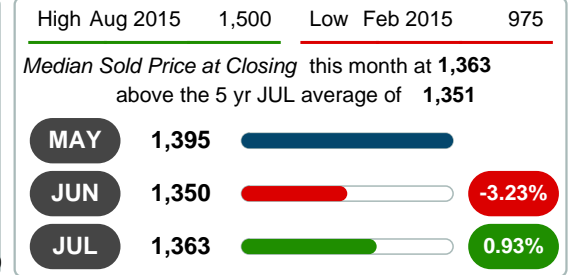


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,351



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%	1,363	0	0	0	0
\$1 \$0	0	0.00%	1,363	0	0	0	0
\$1 \$0	0	0.00%	1,363	0	0	0	0
\$1 \$0	0	0.00%	1,363	0	0	0	0
\$1 \$0	0	0.00%	1,363	0	0	0	0
\$1 \$0	0	0.00%	1,363	0	0	0	0
\$1 and up	24	100.00%	1,363	1,675	1,315	1,395	1,765
Median Sold Price			1,363	1,675	1,315	1,395	1,765
Total Closed Units		100%	1,363	2	18	3	1
Total Closed Volume			32,170	3,350	22.67K	4,385	1,765

July 2019



Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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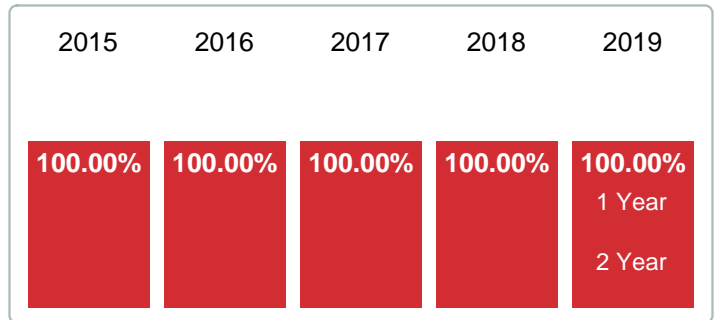
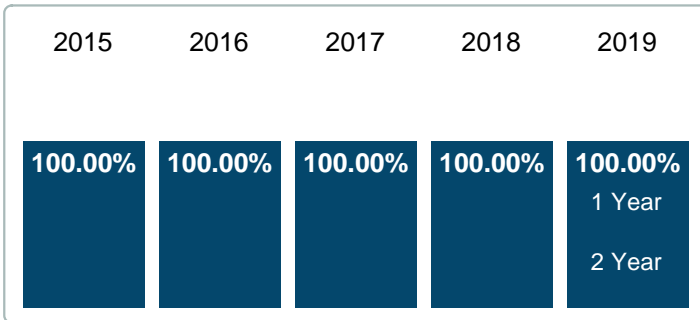


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

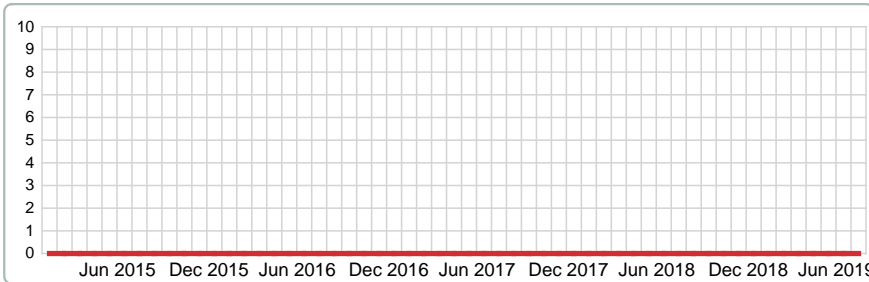
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

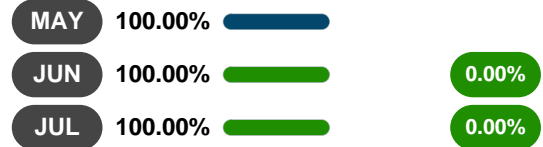
3 MONTHS

5 year JUL AVG = 100.00%



High Jul 2019 100.00% Low Jul 2019 100.00%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL 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%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,362.50%	0.00%	0.00%	0.00%	0.00%
\$1 and up	24	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units	24	100%	100.00%	2	18	3	1
Total Closed Volume	32,170			3,350	22.67K	4,385	1,765

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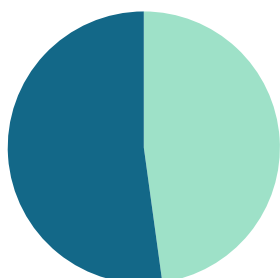
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

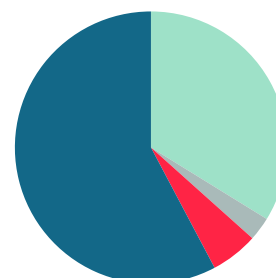


Inventory
 New Listings
33 = 47.83%
 Start Inventory
36
 Total Inventory Units
69
 Volume
\$97,660

Market Activity

Closed Sales
24 = 33.80%
 Pending Sales
2 = 2.82%
 Other Off Market
4 = 5.63%
 Active Inventory
41 = 57.75%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	34	24	-29.41%	168	179	6.55%
Pending Sales	2	2	0.00%	21	33	57.14%
New Listings	32	33	3.13%	193	201	4.15%
Median List Price	1,323	1,363	3.02%	1,295	1,350	4.25%
Median Sale Price	1,373	1,363	-0.73%	1,295	1,350	4.25%
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	31.00	27.00	-12.90%	38.00	28.00	-26.32%
Monthly Inventory	44	41	-6.82%	44	41	-6.82%
Months Supply of Inventory	1.99	1.72	-13.66%	1.99	1.72	-13.66%

Absorption: Last 12 months, an Average of **24** Sales/Month

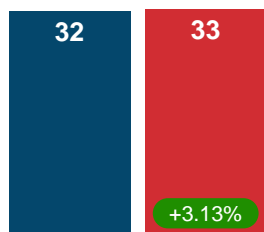
Inventory on July 31, 2019 = **41**

2018 **2019**

JULY MARKET

MEDIAN PRICES

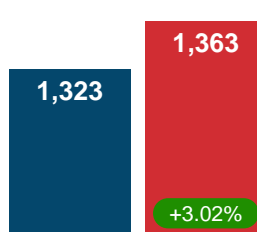
New Listings



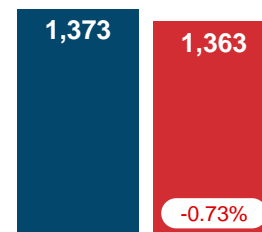
Pending Listings



List Price



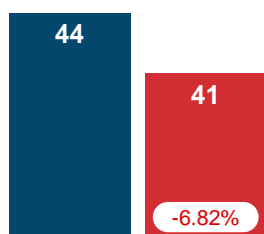
Sale Price



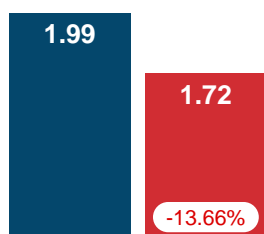
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

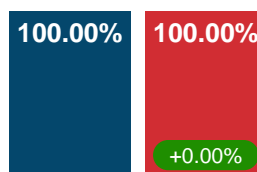
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

