

July 2019



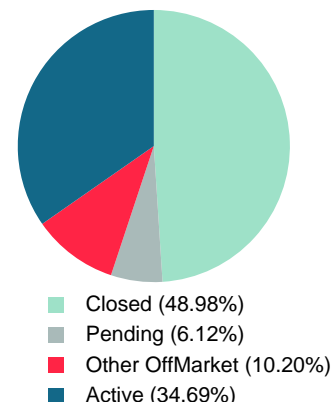
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	17	24	41.18%
Pending Listings	3	3	0.00%
New Listings	20	19	-5.00%
Average List Price	1,516	1,521	0.32%
Average Sale Price	1,516	1,519	0.18%
Average Percent of Selling Price to List Price	100.10%	99.85%	-0.25%
Average Days on Market to Sale	50.82	31.96	-37.12%
End of Month Inventory	49	17	-65.31%
Months Supply of Inventory	4.32	1.26	-70.87%



Absorption: Last 12 months, an Average of **14 Sales/Month Active Inventory** as of July 31, 2019 = **17**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **65.31%** to 17 existing homes available for sale. Over the last 12 months this area has had an average of 14 closed sales per month. This represents an unsold inventory index of **1.26** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **0.18%** in July 2019 to \$1,519 versus the previous year at \$1,516.

Average Days on Market Shortens

The average number of **31.96** days that homes spent on the market before selling decreased by 18.87 days or **37.12%** in July 2019 compared to last year's same month at **50.82** DOM.

Sales Success for July 2019 is Positive

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

There were 19 New Listings in July 2019, down **5.00%** from last year at 20. Furthermore, there were 24 Closed Listings this month versus last year at 17, a **41.18%** increase.

Closed versus Listed trends yielded a **126.3%** ratio, up from previous year's, July 2018, at **85.0%**, a **48.61%** upswing. 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 Jenks - Sch Dist (5) - Leasing Property Type

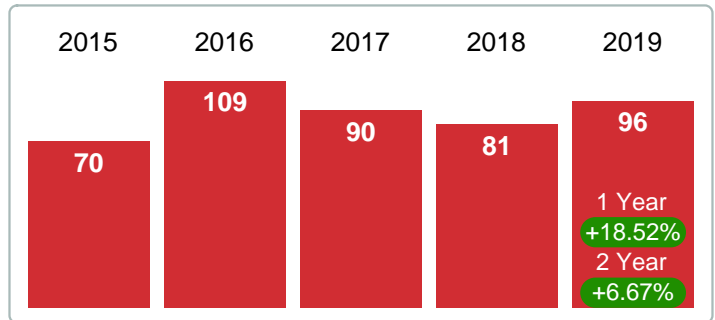
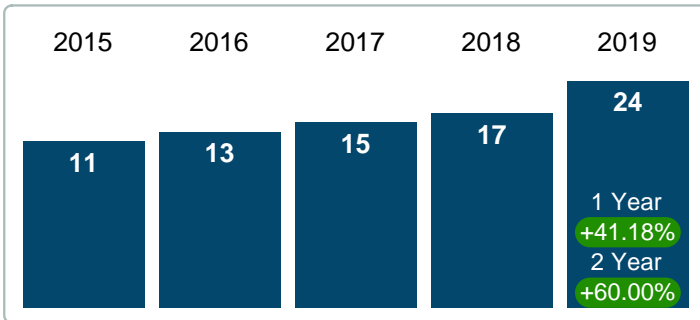


CLOSED LISTINGS

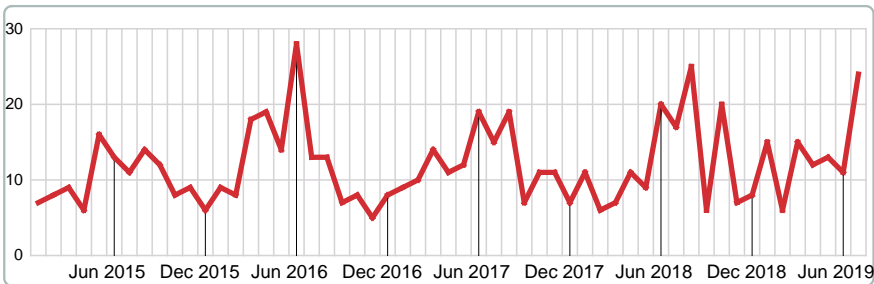
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JULY

YEAR TO DATE (YTD)

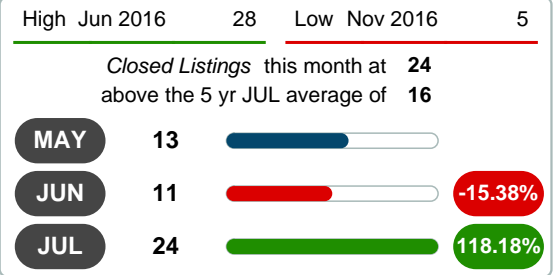


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	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%	32.0	1	13	9	1
Total Closed Units	24			1	13	9	1
Total Closed Volume	36,455	100%	32.0	700	17.25K	16.16K	2,350
Average Closed Price	\$1,519			\$700	\$1,327	\$1,796	\$2,350

July 2019



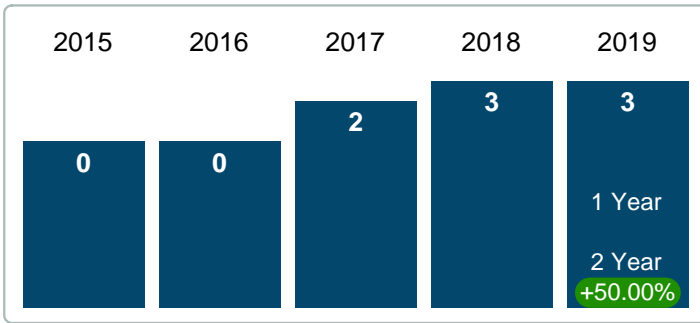
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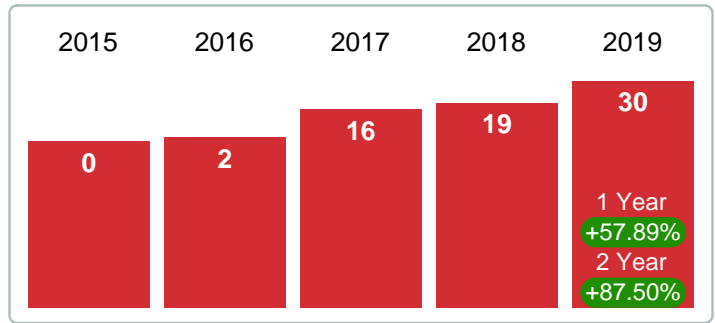
PENDING LISTINGS

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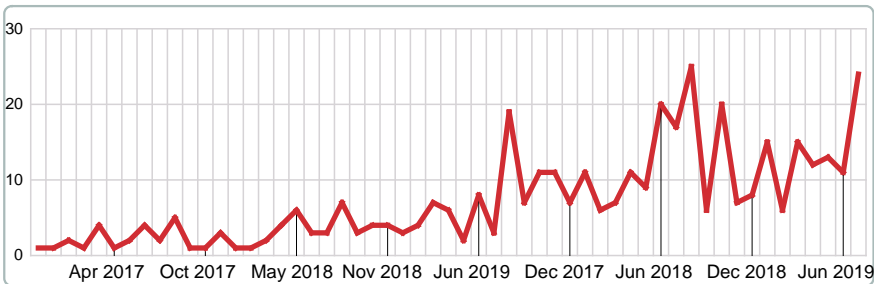
JULY



YEAR TO DATE (YTD)

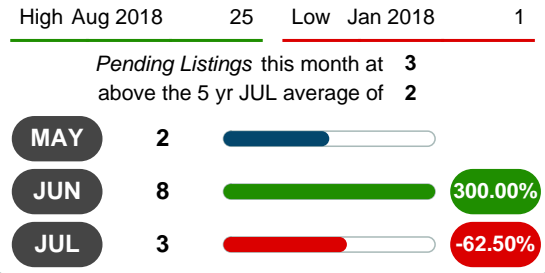


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	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	3	100.00%	12.7	0	2	1	0
Total Pending Units	3			0	2	1	0
Total Pending Volume	4,200	100%	12.0	0.00B	2,700	1,500	0.00B
Average Listing Price	\$1,425			\$0	\$1,350	\$1,500	\$0

July 2019



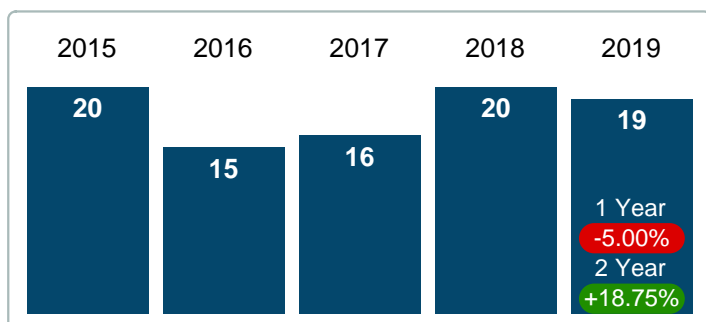
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



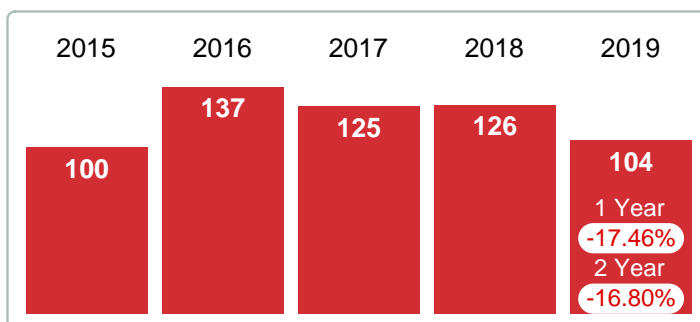
NEW LISTINGS

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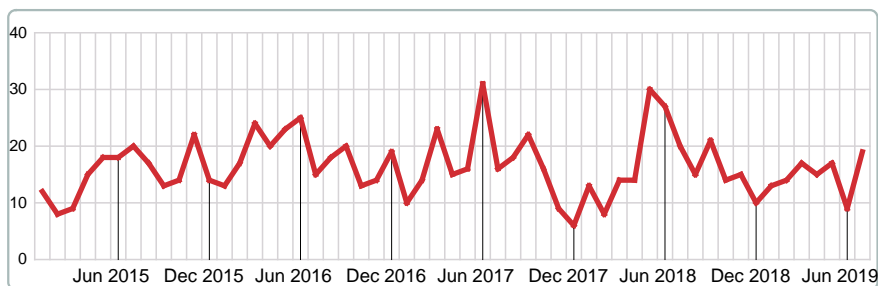
JULY



YEAR TO DATE (YTD)

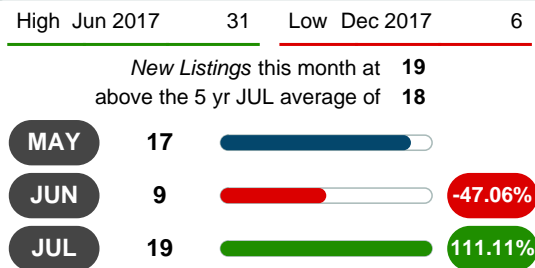


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 18



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	19	100.00%	2	11	6	0
Total New Listed Units	19		2	11	6	0
Total New Listed Volume	27,500	100%	1,500	13.62K	12.38K	0.00B
Average New Listed Listing Price	\$1,266		\$750	\$1,238	\$2,063	\$0

July 2019



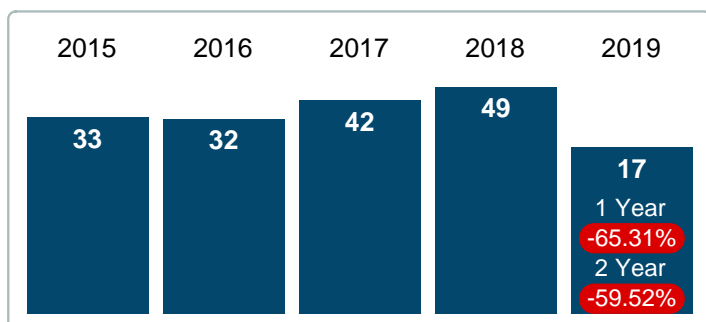
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



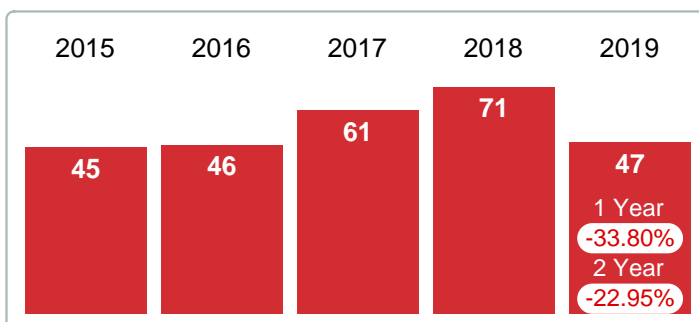
ACTIVE INVENTORY

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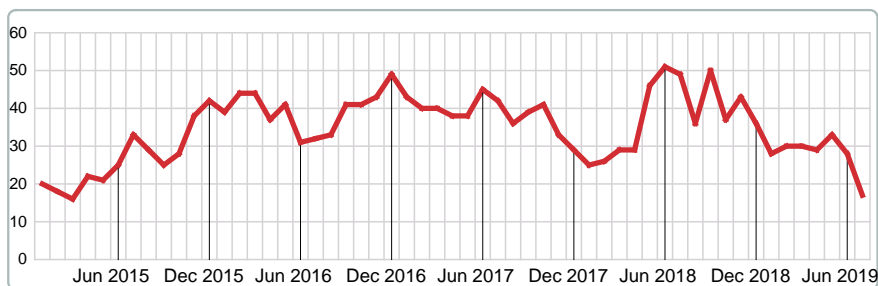
END OF JULY



ACTIVE DURING JULY

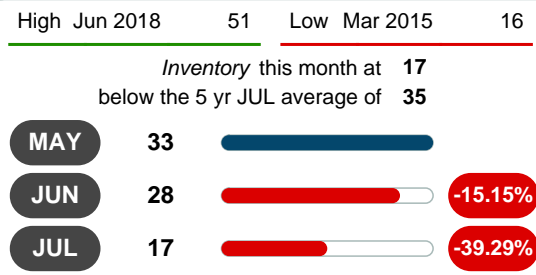


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 35



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	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	17	100.00%	47.3	3	10	4	0
Total Active Inventory by Units			17	3	10	4	0
Total Active Inventory by Volume			24,475	2,700	12.99K	8,790	0.00B
Average Active Inventory Listing Price			\$1,440	\$900	\$1,299	\$2,198	\$0

July 2019



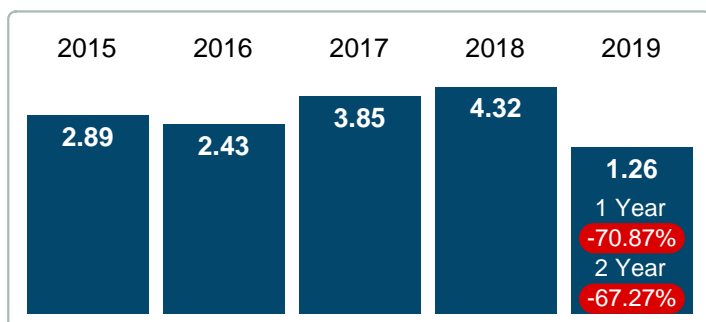
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



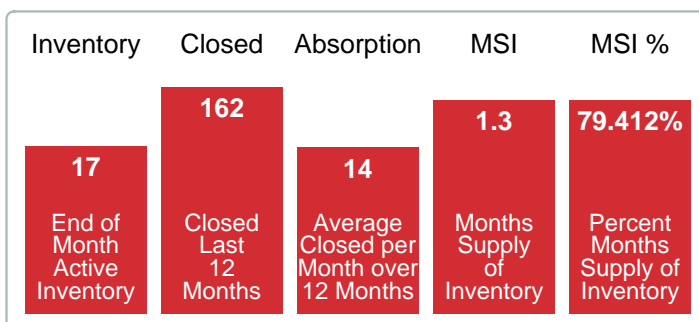
MONTHS SUPPLY of INVENTORY (MSI)

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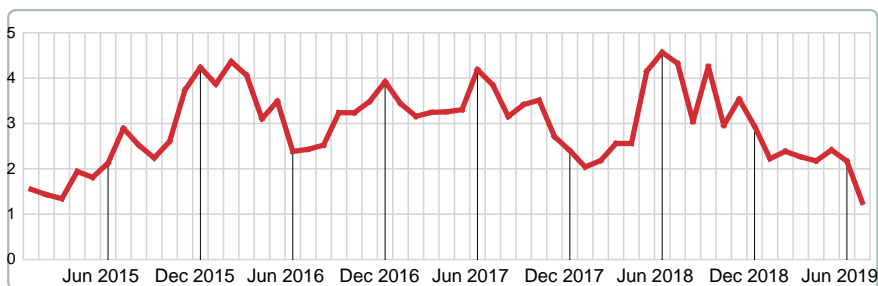
MSI FOR JULY



INDICATORS FOR JULY 2019

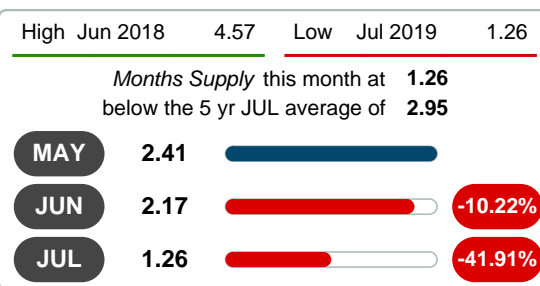


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.95



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	17	100.00%	1.26	1.89	1.40	0.92	0.00
Market Supply of Inventory (MSI)			1.26	1.89	1.40	0.92	0.00
Total Active Inventory by Units		100%	1.26	3	10	4	0

July 2019



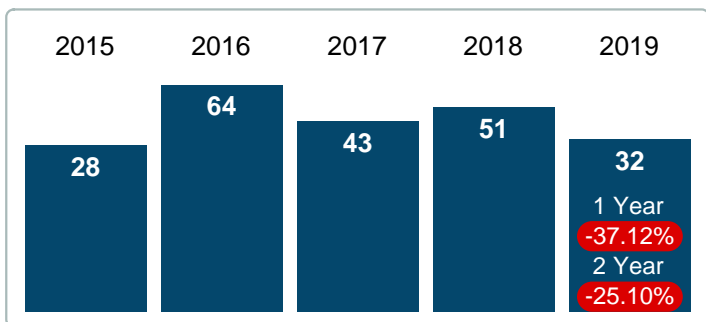
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



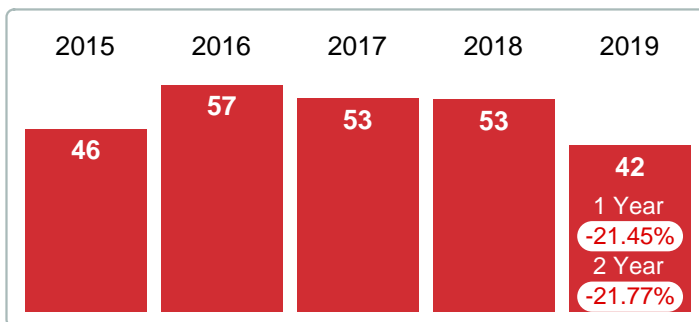
AVERAGE DAYS ON MARKET TO SALE

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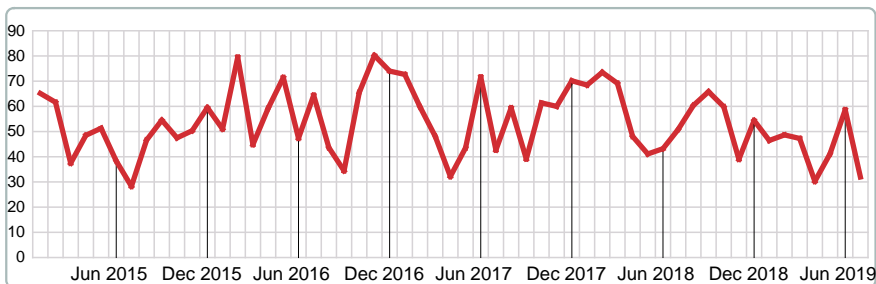
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

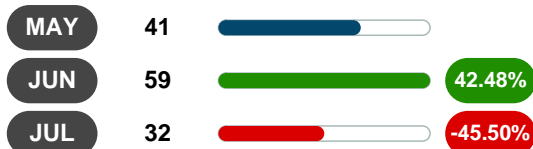


3 MONTHS

5 year JUL AVG = 44

High Nov 2016 80 Low Jul 2015 28

Average Days on Market to Sale this month at 32 below the 5 yr JUL average of 44



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1-\$0	0	0.00%	0	0	0	0	0
\$1 and up	24	100.00%	32	11	36	27	42
Average Closed DOM			32	11	36	27	42
Total Closed Units		100%	32.0	1	13	9	1
Total Closed Volume			36,455	700	17.25K	16.16K	2,350

July 2019



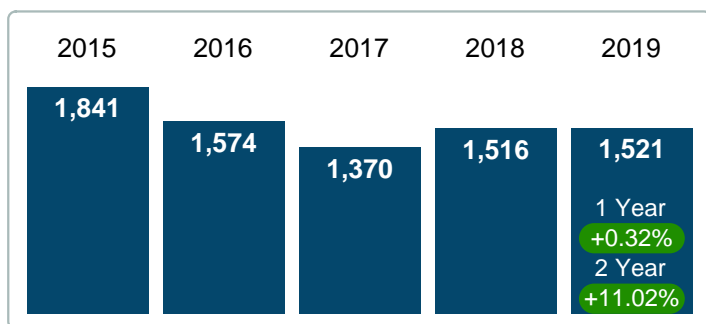
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



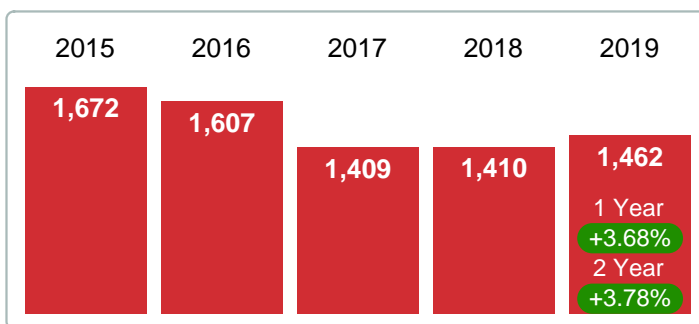
AVERAGE LIST PRICE AT CLOSING

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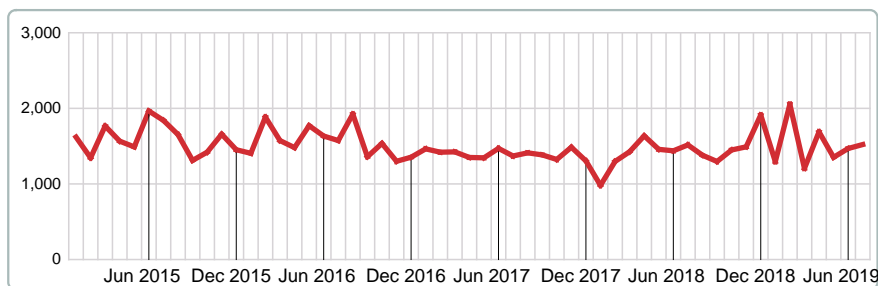
JULY



YEAR TO DATE (YTD)

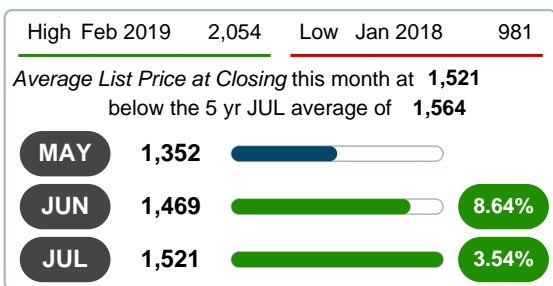


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,564



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 and up	24	100.00%	1,521	700	1,330	1,796	2,350
Average List Price			1,521	700	1,330	1,796	2,350
Total Closed Units		100%	1,521	1	13	9	1
Total Closed Volume			36,505	700	17.30K	16.16K	2,350

July 2019



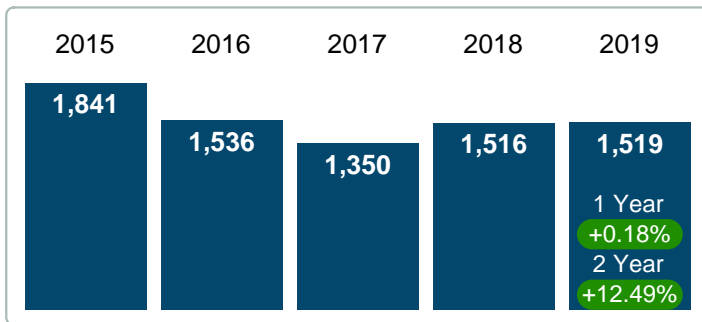
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



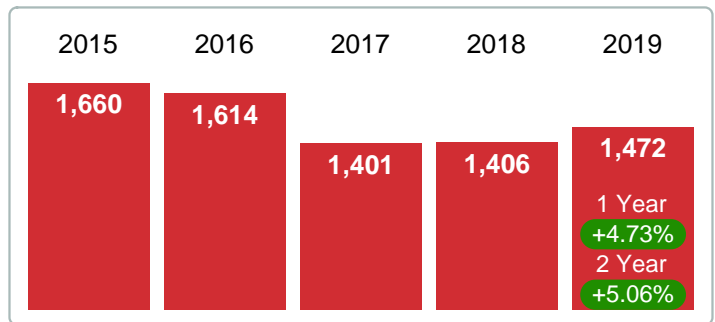
AVERAGE SOLD PRICE AT CLOSING

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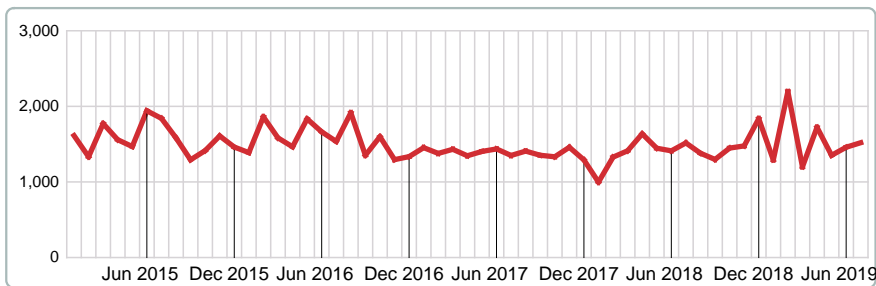
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

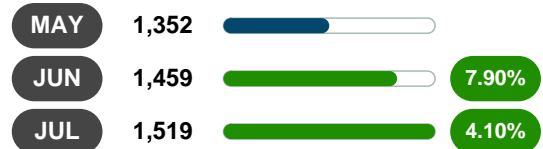


3 MONTHS

5 year JUL AVG = 1,552

High Feb 2019 2,196 Low Jan 2018 998

Average Sold Price at Closing this month at 1,519 below the 5 yr JUL average of 1,552



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	1,519	700	1,327	1,796	2,350
Average Sold Price			1,519	700	1,327	1,796	2,350
Total Closed Units		100%	1,519	1	13	9	1
Total Closed Volume			36,455	700	17.25K	16.16K	2,350

July 2019



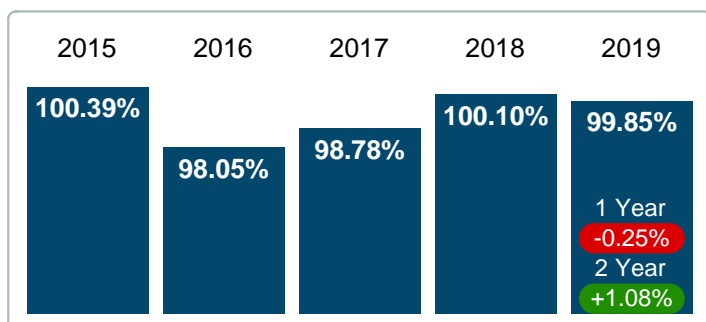
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



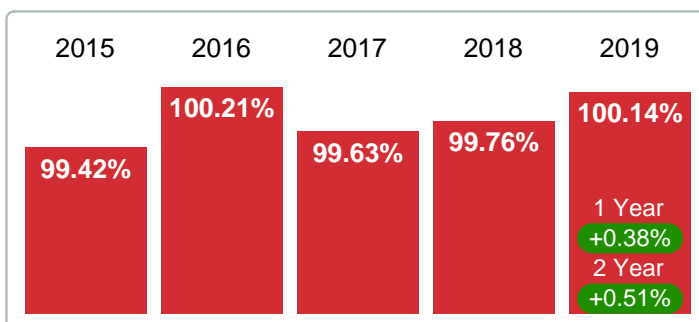
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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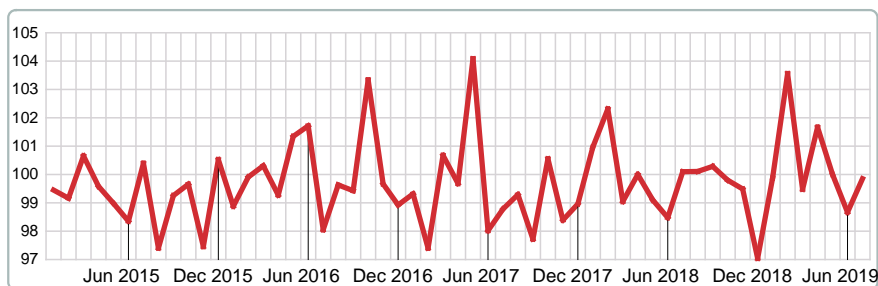
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

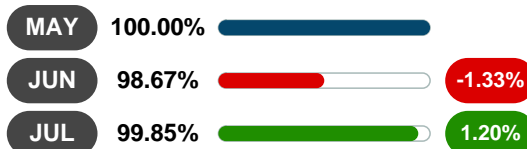


3 MONTHS

5 year JUL AVG = 99.44%

High May 2017 104.08% Low Dec 2018 97.04%

Average Sold/List Ratio this month at **99.85%** above the 5 yr JUL average of **99.44%**



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

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	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	24	100.00%	99.85%	100.00%	99.73%	100.00%	100.00%
Average Sold/List Ratio		99.90%		100.00%	99.73%	100.00%	100.00%
Total Closed Units		24	100%	1	13	9	1
Total Closed Volume		36,455		700	17.25K	16.16K	2,350

July 2019



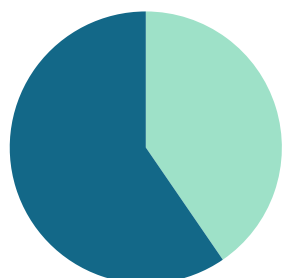
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

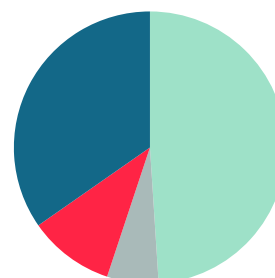


Inventory
 New Listings
19 = 40.43%
 Start Inventory
28
 Total Inventory Units
47
 Volume
\$70,025

Market Activity

Closed Sales
24 = 48.98%
 Pending Sales
3 = 6.12%
 Other Off Market
5 = 10.20%
 Active Inventory
17 = 34.69%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	17	24	41.18%	81	96	18.52%
Pending Sales	3	3	0.00%	19	30	57.89%
New Listings	20	19	-5.00%	126	104	-17.46%
Average List Price	1,516	1,521	0.32%	1,410	1,462	3.68%
Average Sale Price	1,516	1,519	0.18%	1,406	1,472	4.73%
Average Percent of Selling Price to List Price	100.10%	99.85%	-0.25%	99.76%	100.14%	0.38%
Average Days on Market to Sale	50.82	31.96	-37.12%	53.15	41.75	-21.45%
Monthly Inventory	49	17	-65.31%	49	17	-65.31%
Months Supply of Inventory	4.32	1.26	-70.87%	4.32	1.26	-70.87%

Absorption: Last 12 months, an Average of **14** Sales/Month

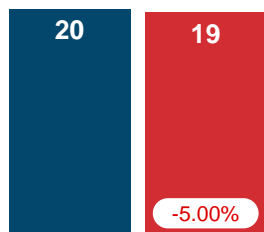
Inventory on July 31, 2019 = **17**

2018 **2019**

JULY MARKET

AVERAGE PRICES

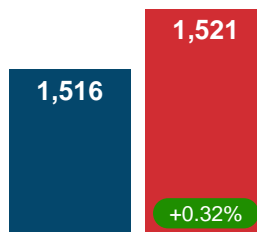
New Listings



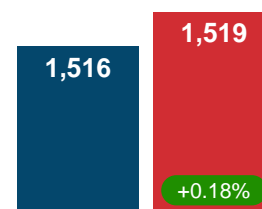
Pending Listings



List Price



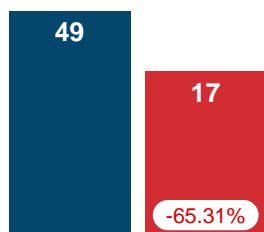
Sale Price



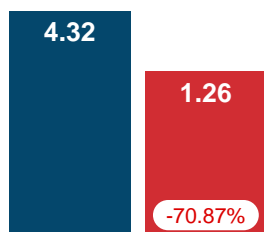
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

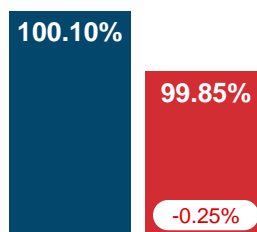
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

