

July 2019



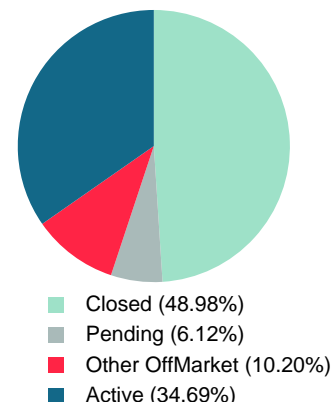
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



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%
Median List Price	1,350	1,423	5.37%
Median Sale Price	1,350	1,398	3.52%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	54.00	20.50	-62.04%
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.

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 **3.52%** in July 2019 to \$1,398 versus the previous year at \$1,350.

Median Days on Market Shortens

The median number of **20.50** days that homes spent on the market before selling decreased by 33.50 days or **62.04%** in July 2019 compared to last year's same month at **54.00** DOM.

Sales Success for July 2019 is Positive

Overall, with Median 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

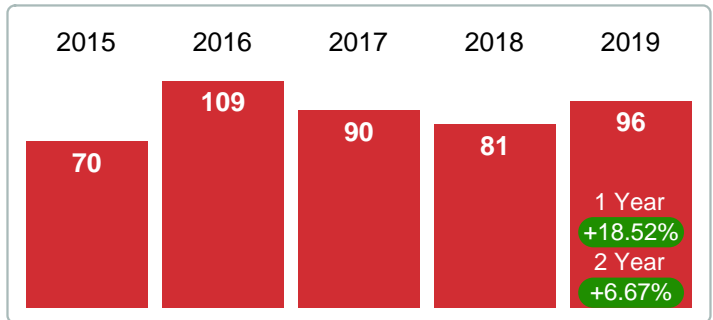
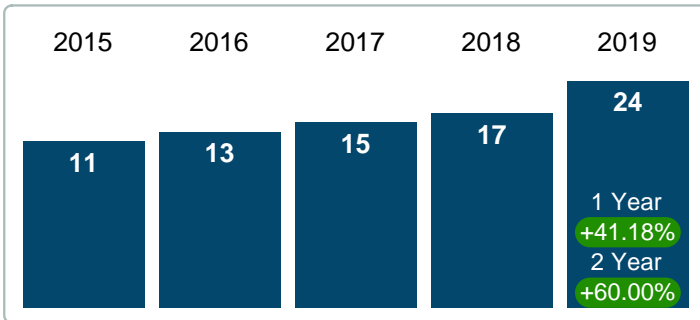


CLOSED LISTINGS

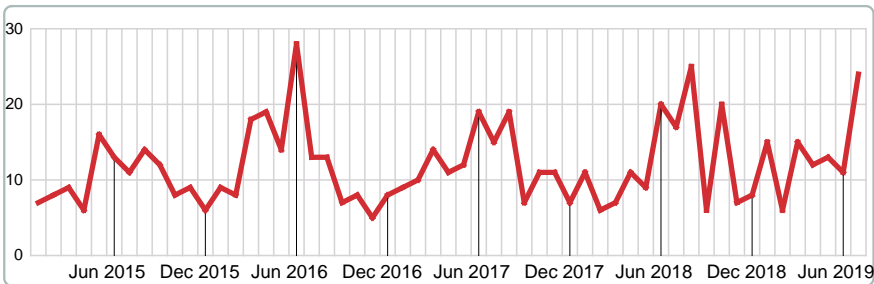
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JULY

YEAR TO DATE (YTD)

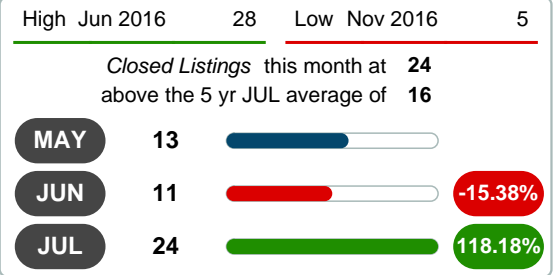


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0.0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 24	100.00%	20.5	1	13	9	1
Total Closed Units	24			1	13	9	1
Total Closed Volume	36,455	100%	20.5	700	17.25K	16.16K	2,350
Median Closed Price	\$1,398			\$700	\$1,350	\$1,645	\$2,350

July 2019



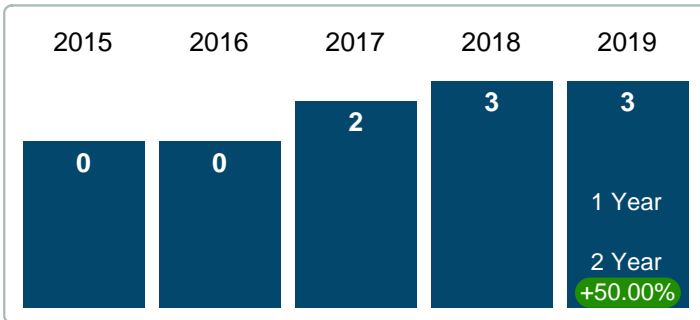
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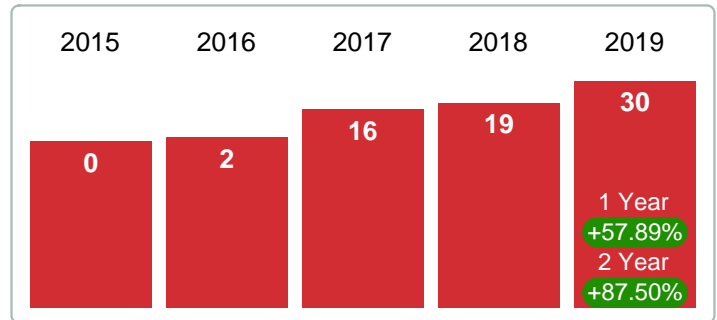
PENDING LISTINGS

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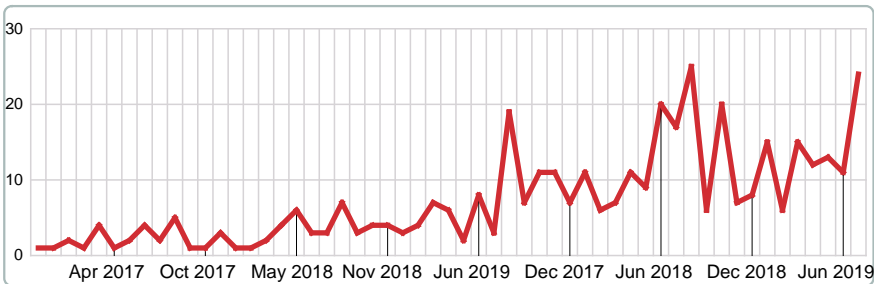
JULY



YEAR TO DATE (YTD)

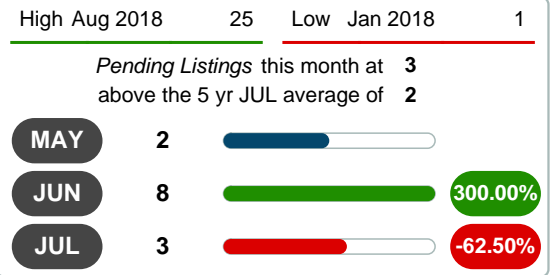


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	20.5	0	0	0	0
\$1-\$0	0	0.00%	20.5	0	0	0	0
\$1-\$0	0	0.00%	20.5	0	0	0	0
\$1-\$0	0	0.00%	20.5	0	0	0	0
\$1-\$0	0	0.00%	20.5	0	0	0	0
\$1-\$0	0	0.00%	20.5	0	0	0	0
\$1 and up	3	100.00%	14.0	0	2	1	0
Total Pending Units	3			0	2	1	0
Total Pending Volume	4,200	100%	14.0	0.00B	2,700	1,500	0.00B
Median Listing Price	\$1,350			\$0	\$1,350	\$1,500	\$0

July 2019



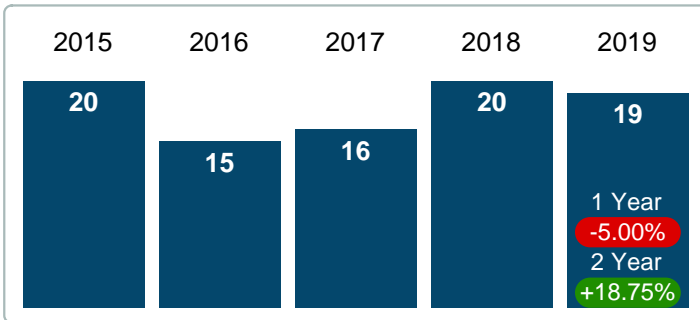
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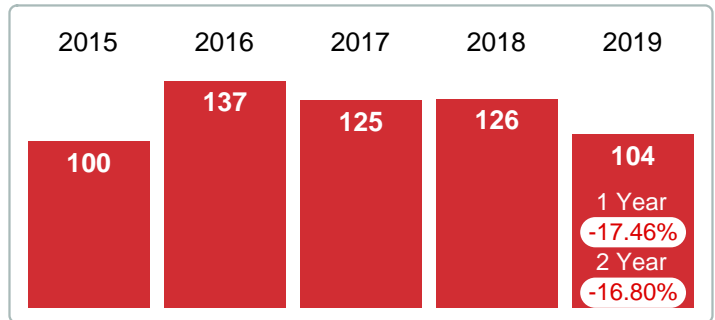
NEW LISTINGS

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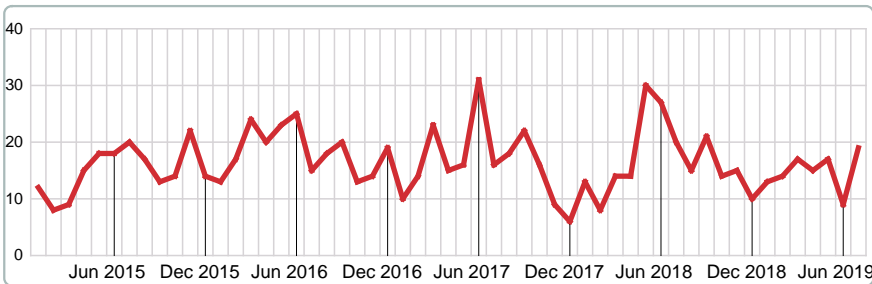
JULY



YEAR TO DATE (YTD)

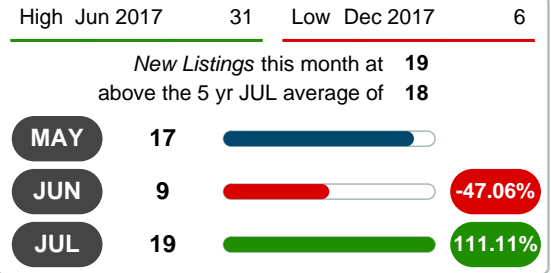


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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
Median New Listed Listing Price	\$1,350		\$750	\$1,350	\$1,920	\$0

July 2019



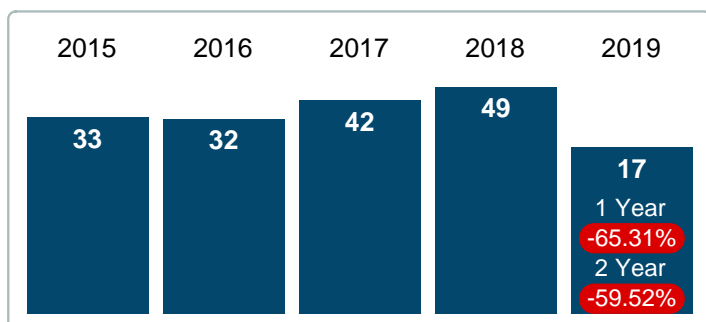
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



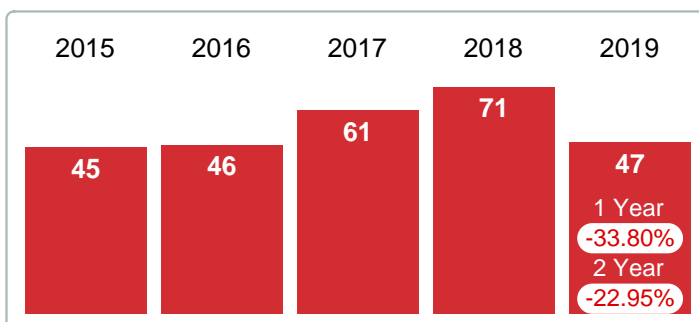
ACTIVE INVENTORY

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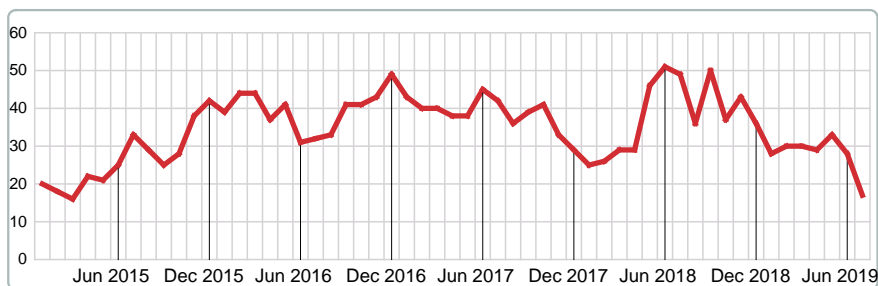
END OF JULY



ACTIVE DURING JULY

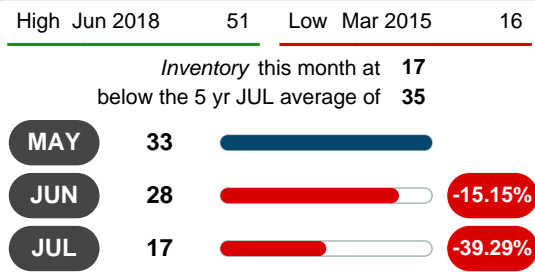


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 35



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1 and up	17	100.00%	26.0	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
Median Active Inventory Listing Price			\$1,395	\$900	\$1,323	\$2,158	\$0

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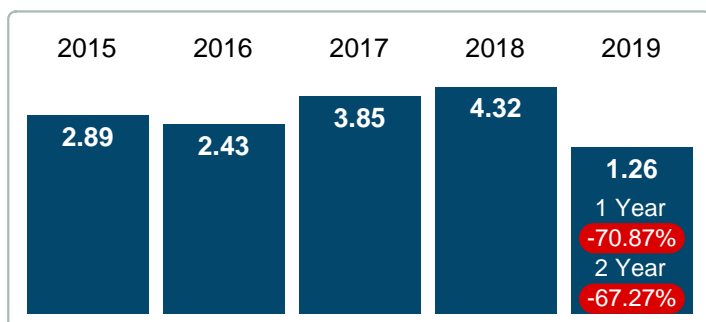
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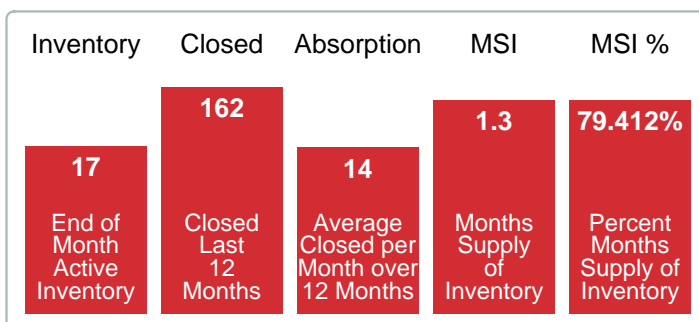
MONTHS SUPPLY of INVENTORY (MSI)

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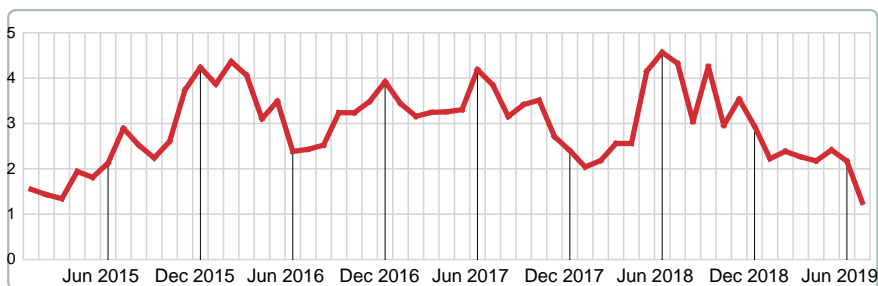
MSI FOR JULY



INDICATORS FOR JULY 2019

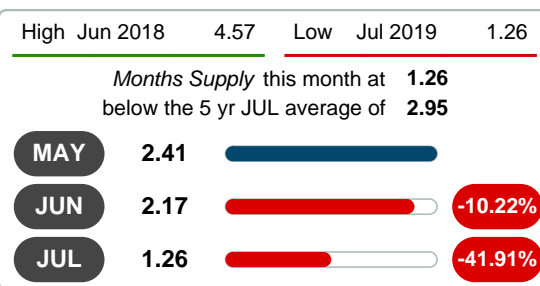


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 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

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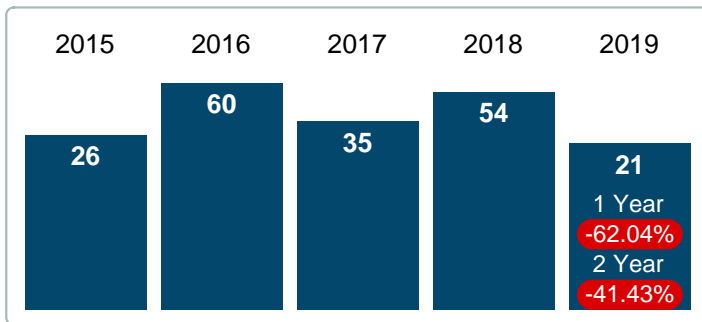
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



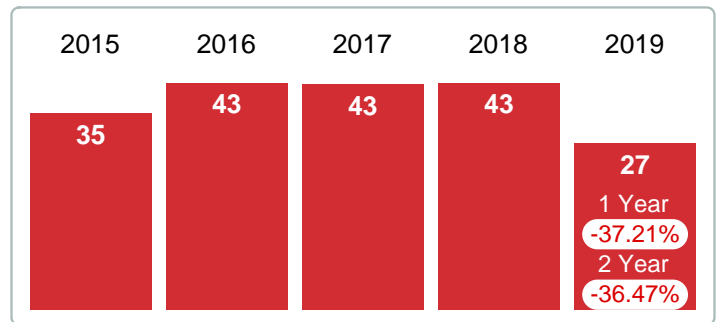
MEDIAN DAYS ON MARKET TO SALE

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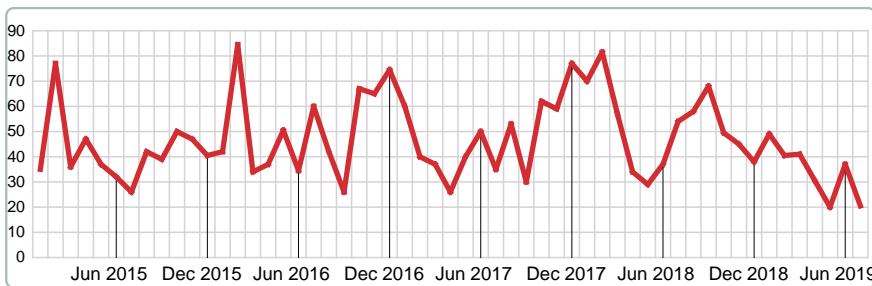
JULY



YEAR TO DATE (YTD)

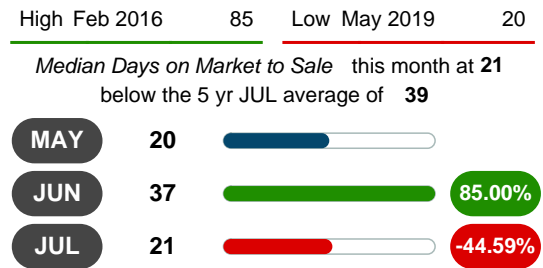


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 39



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	24	100.00%	21	11	17	21	42
Median Closed DOM			21	11	17	21	42
Total Closed Units		100%	24	1	13	9	1
Total Closed Volume			36,455	700	17.25K	16.16K	2,350

July 2019



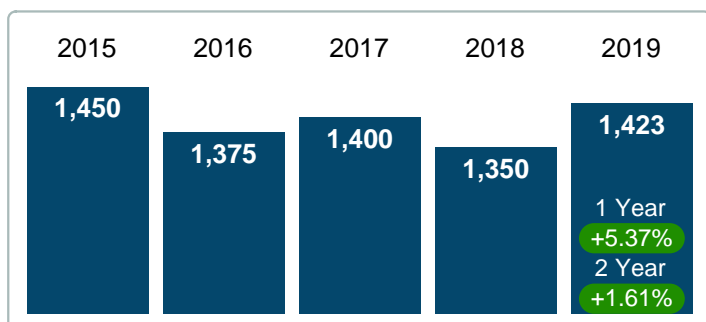
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



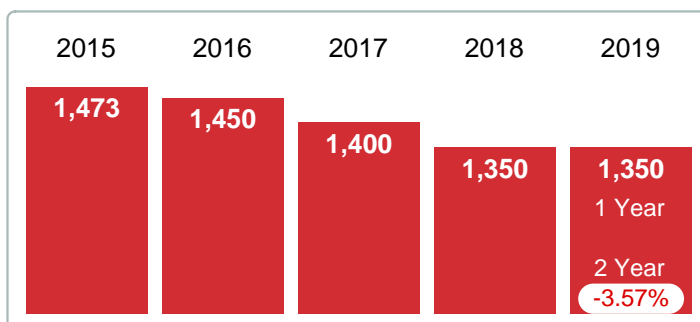
MEDIAN LIST PRICE AT CLOSING

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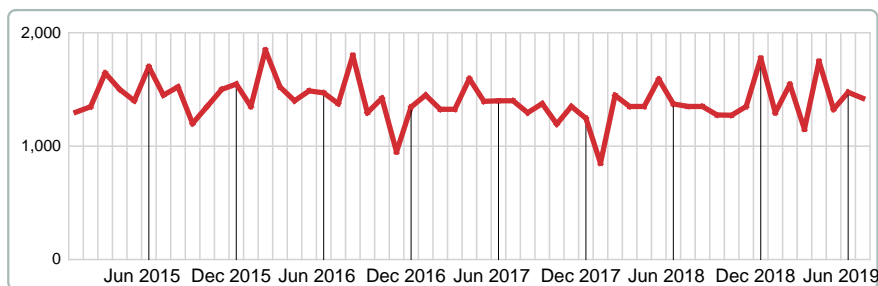
JULY



YEAR TO DATE (YTD)

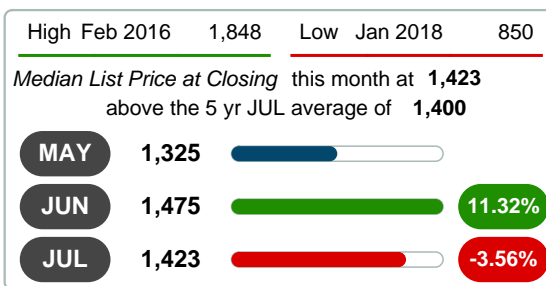


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,400



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%	21	0	0	0	0
\$1 \$0	0	0.00%	21	0	0	0	0
\$1 \$0	0	0.00%	21	0	0	0	0
\$1 \$0	0	0.00%	21	0	0	0	0
\$1 \$0	0	0.00%	21	0	0	0	0
\$1 \$0	0	0.00%	21	0	0	0	0
\$1 and up	24	100.00%	1,423	700	1,350	1,645	2,350
Median List Price			1,423	700	1,350	1,645	2,350
Total Closed Units		100%	1,423	1	13	9	1
Total Closed Volume			36,505	700	17.30K	16.16K	2,350

July 2019



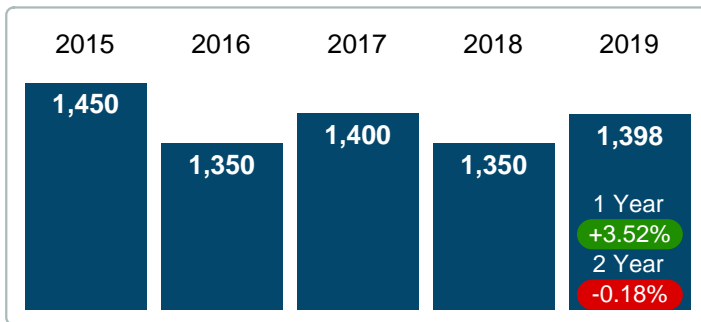
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



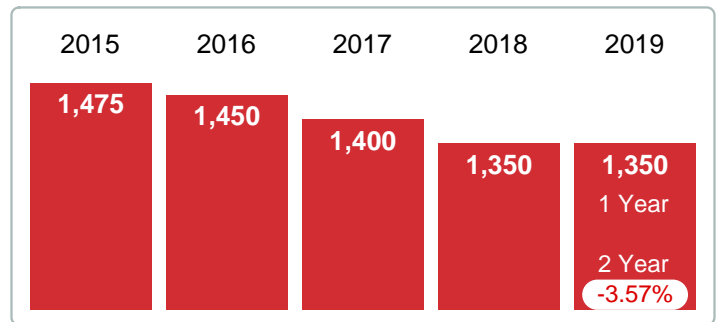
MEDIAN SOLD PRICE AT CLOSING

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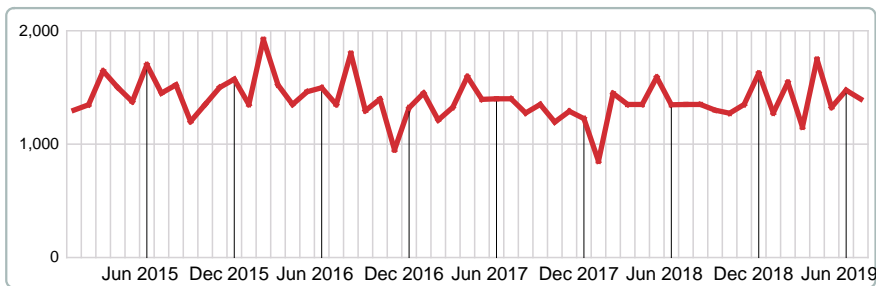
JULY



YEAR TO DATE (YTD)

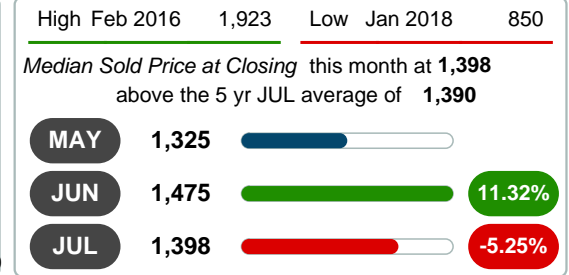


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,390



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%	1,423	0	0	0	0
\$1 \$0	0	0.00%	1,423	0	0	0	0
\$1 \$0	0	0.00%	1,423	0	0	0	0
\$1 \$0	0	0.00%	1,423	0	0	0	0
\$1 \$0	0	0.00%	1,423	0	0	0	0
\$1 \$0	0	0.00%	1,423	0	0	0	0
\$1 and up	24	100.00%	1,398	700	1,350	1,645	2,350
Median Sold Price			1,398	700	1,350	1,645	2,350
Total Closed Units		100%	1,398	1	13	9	1
Total Closed Volume			36,455	700	17.25K	16.16K	2,350

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

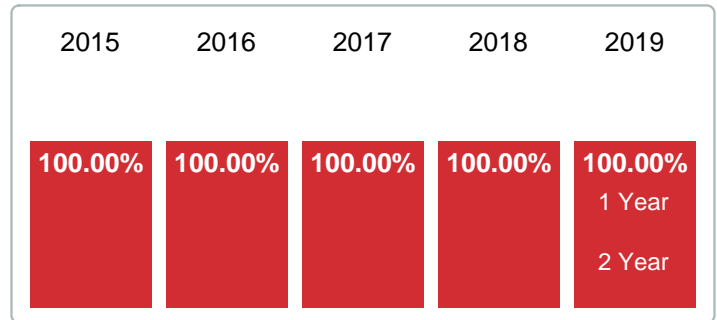
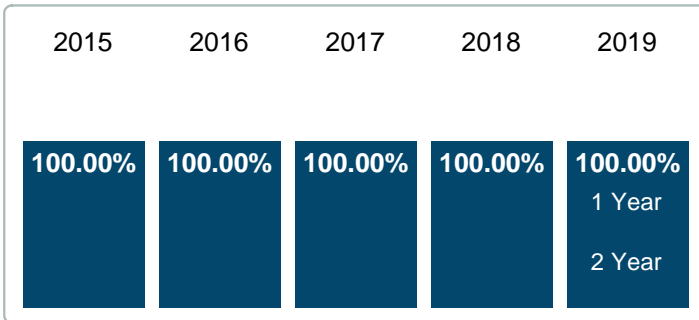


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

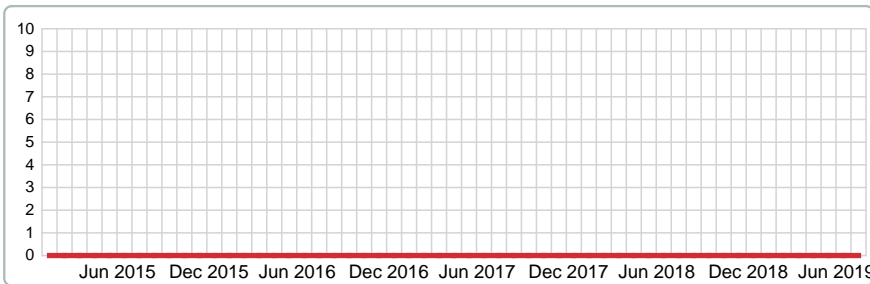
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

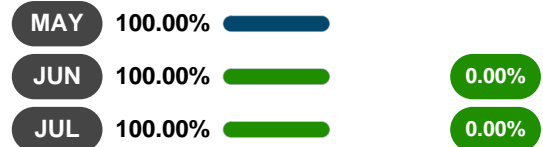
3 MONTHS

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%	1,397.50%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,397.50%	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%	1	13	9	1
Total Closed Volume		36,455			700	17.25K	16.16K	2,350

July 2019



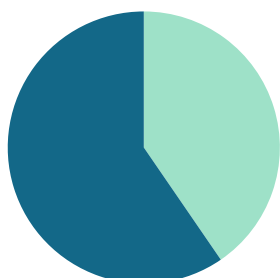
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

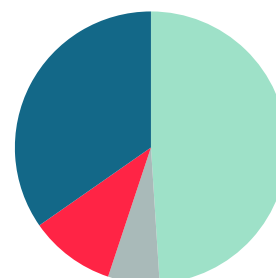


Inventory
 New Listings
19 = 40.43%
 Start Inventory
28
 Total Inventory Units
47
 Volume
\$70,025

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%
Median List Price	1,350	1,423	5.37%	1,350	1,350	0.00%
Median Sale Price	1,350	1,398	3.52%	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	54.00	20.50	-62.04%	43.00	27.00	-37.21%
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

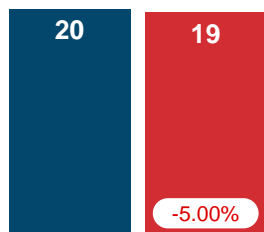
Inventory on July 31, 2019 = **17**

2018 **2019**

JULY MARKET

MEDIAN PRICES

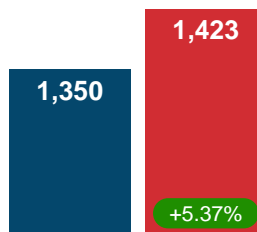
New Listings



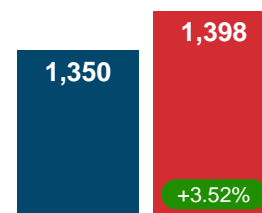
Pending Listings



List Price



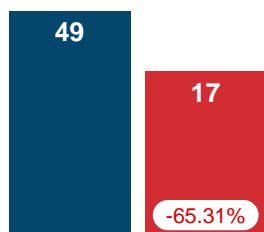
Sale Price



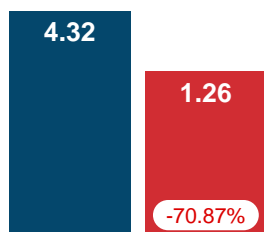
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

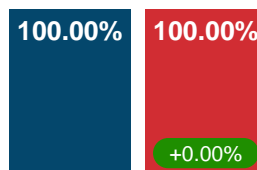
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

