

July 2019



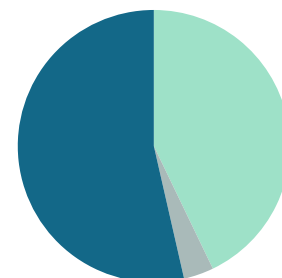
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	10	12	20.00%
Pending Listings	0	1	0.00%
New Listings	17	14	-17.65%
Median List Price	1,695	1,323	-21.98%
Median Sale Price	1,695	1,225	-27.73%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	46.50	19.50	-58.06%
End of Month Inventory	20	15	-25.00%
Months Supply of Inventory	2.18	1.42	-35.04%



■ Closed (42.86%)
■ Pending (3.57%)
■ Other OffMarket (0.00%)
■ Active (53.57%)

Absorption: Last 12 months, an Average of **11** Sales/Month
Active Inventory as of July 31, 2019 = **15**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **25.00%** to 15 existing homes available for sale. Over the last 12 months this area has had an average of 11 closed sales per month. This represents an unsold inventory index of **1.42** 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 **27.73%** in July 2019 to \$1,225 versus the previous year at \$1,695.

Median Days on Market Shortens

The median number of **19.50** days that homes spent on the market before selling decreased by 27.00 days or **58.06%** in July 2019 compared to last year's same month at **46.50** DOM.

Sales Success for July 2019 is Positive

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

There were 14 New Listings in July 2019, down **17.65%** from last year at 17. Furthermore, there were 12 Closed Listings this month versus last year at 10, a **20.00%** increase.

Closed versus Listed trends yielded a **85.7%** ratio, up from previous year's, July 2018, at **58.8%**, a **45.71%** 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 Owasso - Sch Dist (11) - Leasing Property Type

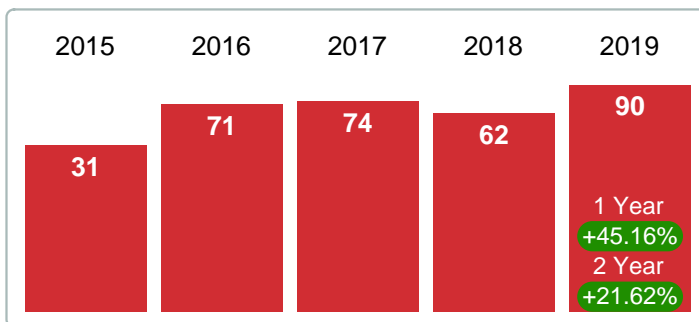
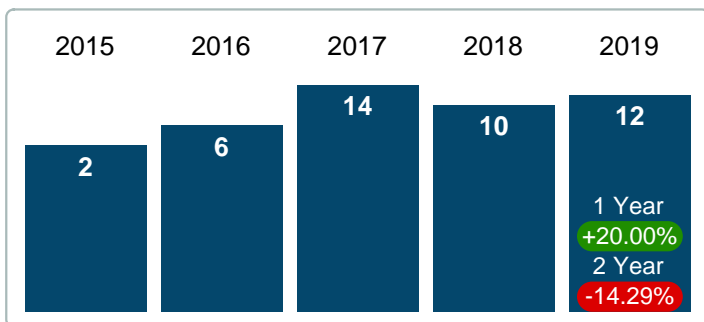


CLOSED LISTINGS

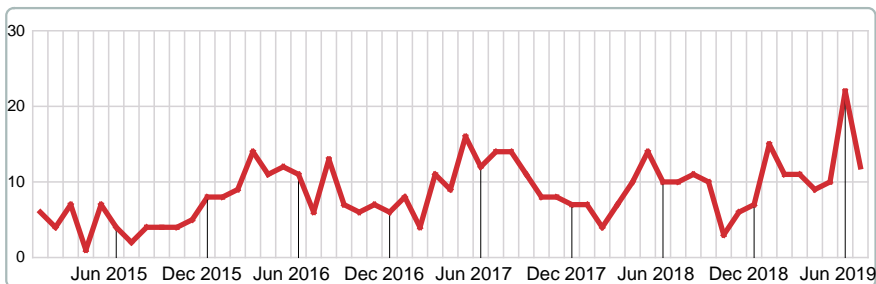
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JULY

YEAR TO DATE (YTD)

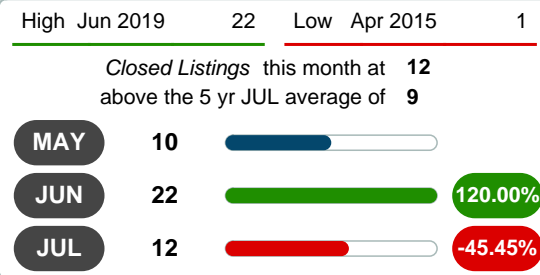


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 9



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	12	100.00%	19.5	1	8	3	0
Total Closed Units	12			1	8	3	0
Total Closed Volume	16,060	100%	19.5	895	10.35K	4,820	0.00B
Median Closed Price	\$1,225			\$895	\$1,225	\$1,625	\$0

July 2019



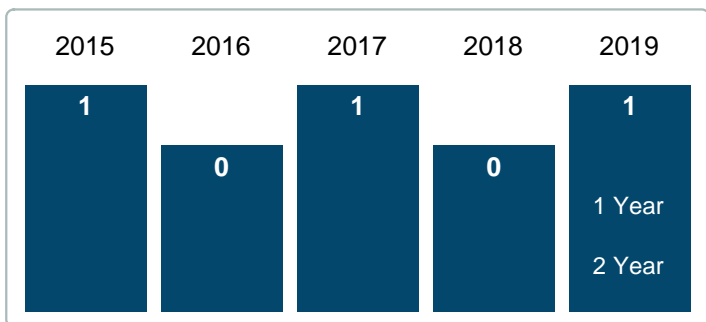
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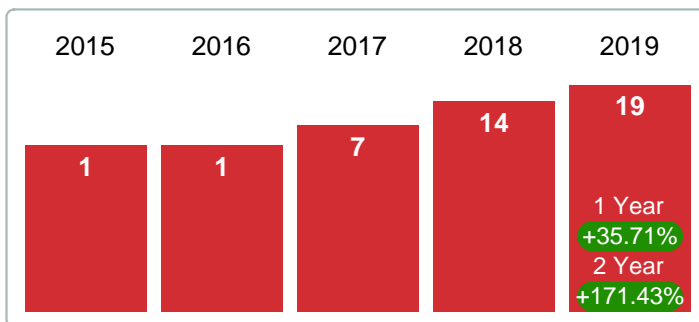
PENDING LISTINGS

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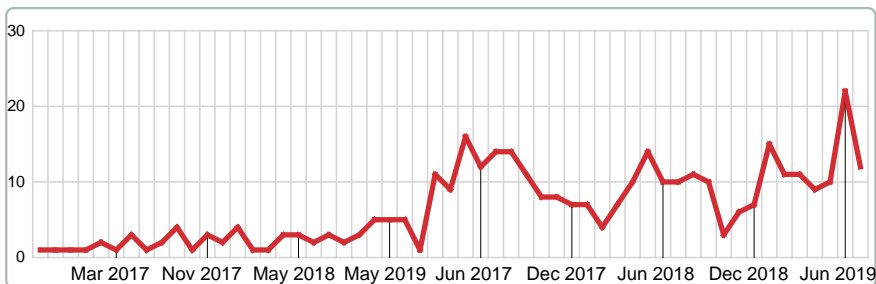
JULY



YEAR TO DATE (YTD)

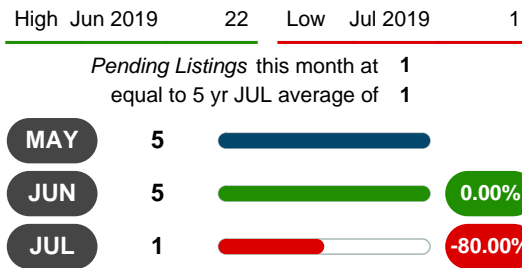


5 YEAR MARKET ACTIVITY TRENDS



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%	19.5	0	0	0	0
\$1-\$0	0	0.00%	19.5	0	0	0	0
\$1-\$0	0	0.00%	19.5	0	0	0	0
\$1-\$0	0	0.00%	19.5	0	0	0	0
\$1-\$0	0	0.00%	19.5	0	0	0	0
\$1-\$0	0	0.00%	19.5	0	0	0	0
\$1 and up	1	100.00%	20.0	0	1	0	0
Total Pending Units	1			0	1	0	0
Total Pending Volume	1,150	100%	20.0	0.00B	1,150	0.00B	0.00B
Median Listing Price	\$1,150			\$0	\$1,150	\$0	\$0

July 2019



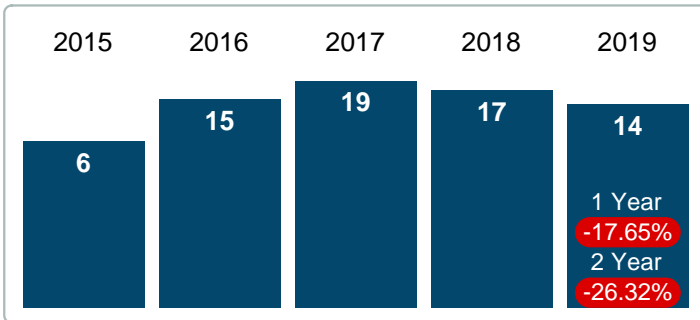
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



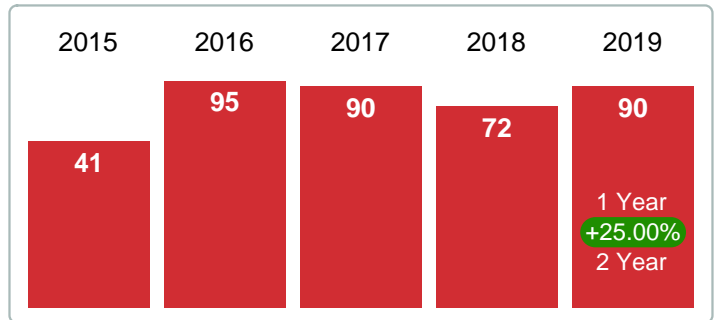
NEW LISTINGS

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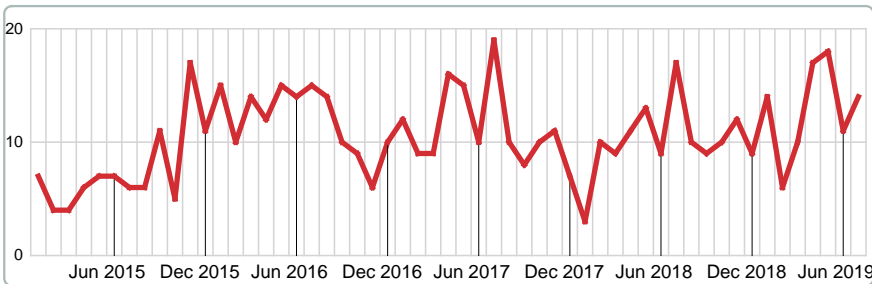
JULY



YEAR TO DATE (YTD)

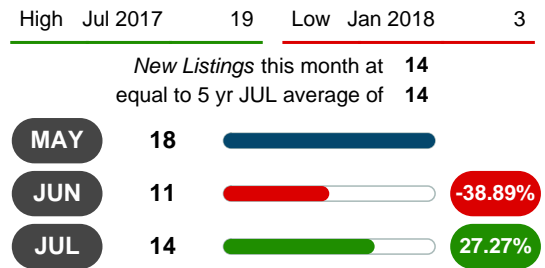


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 14



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	14	100.00%	2	6	5	1
Total New Listed Units	14		2	6	5	1
Total New Listed Volume	21,210	100%	1,525	8,795	8,790	2,100
Median New Listed Listing Price	\$1,463		\$763	\$1,398	\$1,675	\$2,100

July 2019



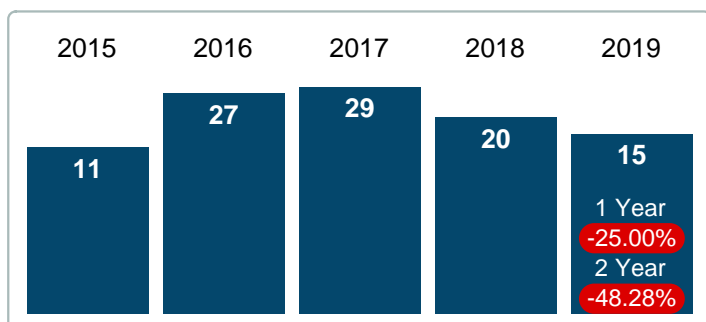
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



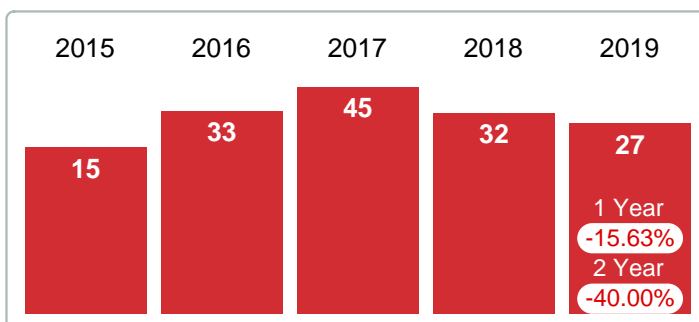
ACTIVE INVENTORY

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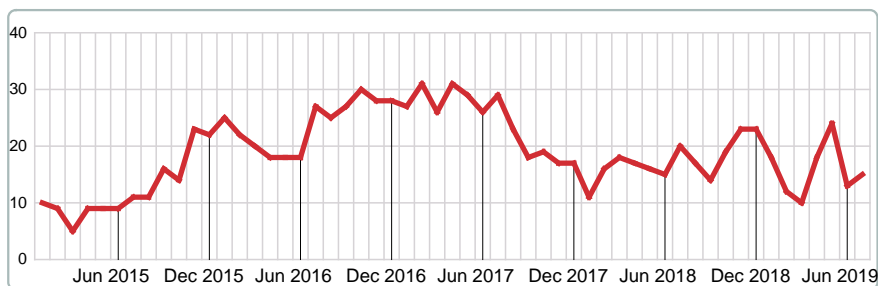
END OF JULY



ACTIVE DURING JULY

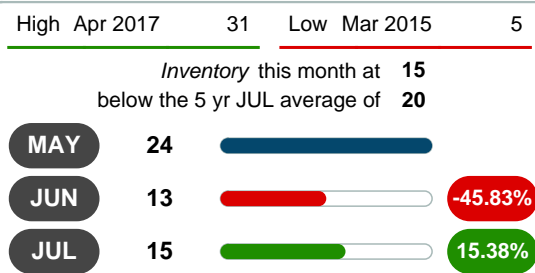


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 20



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%	20.0	0	0	0	0
\$1 \$0	0	0.00%	20.0	0	0	0	0
\$1 \$0	0	0.00%	20.0	0	0	0	0
\$1 \$0	0	0.00%	20.0	0	0	0	0
\$1 \$0	0	0.00%	20.0	0	0	0	0
\$1 \$0	0	0.00%	20.0	0	0	0	0
\$1 and up	15	100.00%	15.0	2	7	5	1
Total Active Inventory by Units			15	2	7	5	1
Total Active Inventory by Volume			22,220	1,525	9,845	8,750	2,100
Median Active Inventory Listing Price			\$1,495	\$763	\$1,400	\$1,675	\$2,100

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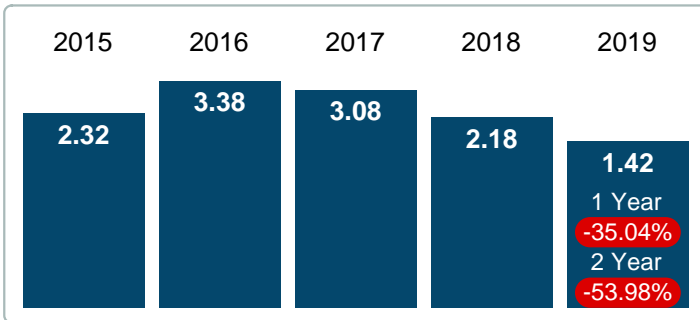
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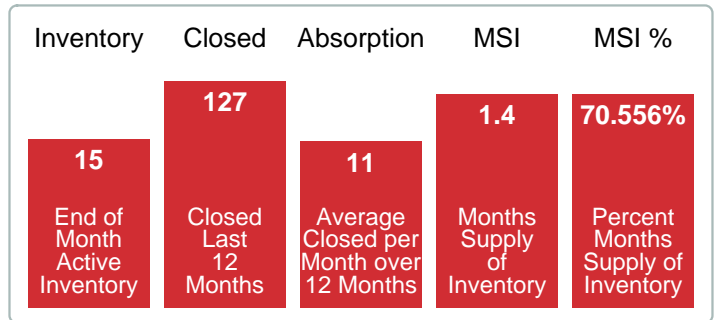
MONTHS SUPPLY of INVENTORY (MSI)

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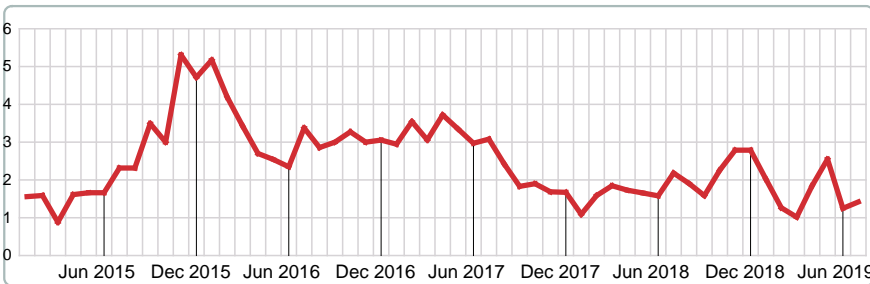
MSI FOR JULY



INDICATORS FOR JULY 2019

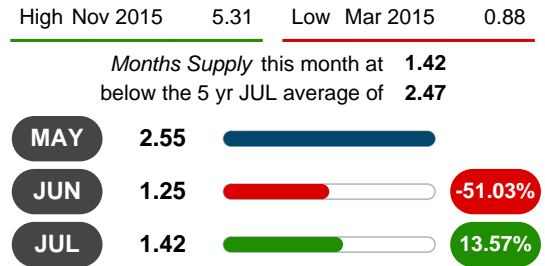


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.47



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	15	100.00%	1.42	6.00	1.09	1.50	2.00
Market Supply of Inventory (MSI)			1.42	6.00	1.09	1.50	2.00
Total Active Inventory by Units		100%	1.42	2	7	5	1

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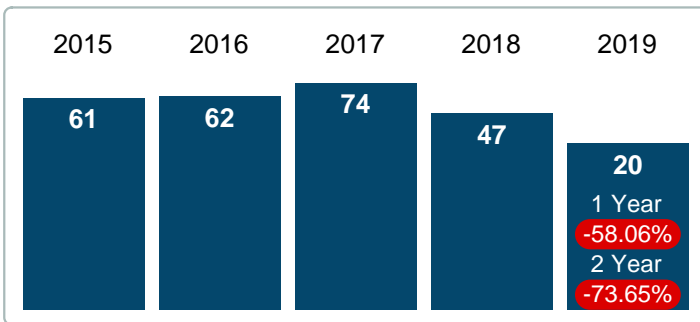
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



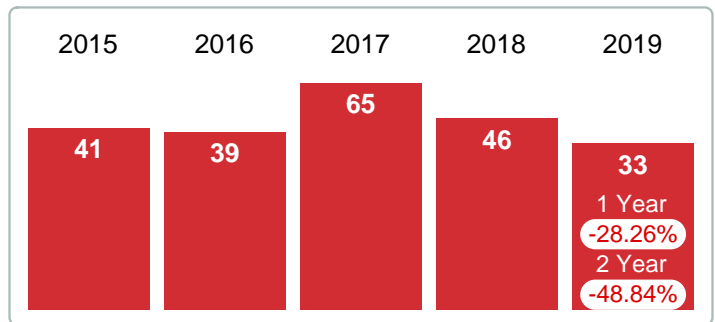
MEDIAN DAYS ON MARKET TO SALE

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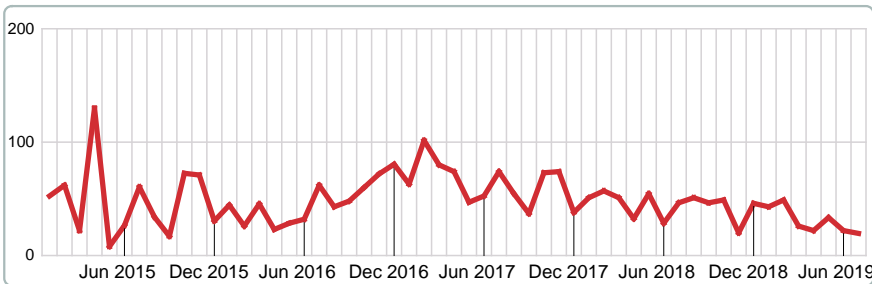
JULY



YEAR TO DATE (YTD)

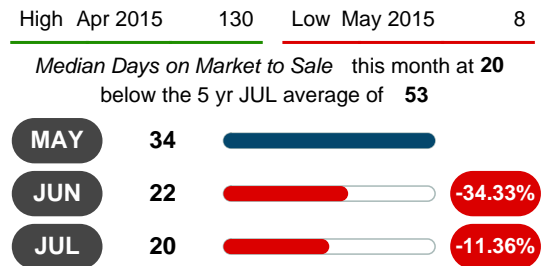


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 53



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%	15	0	0	0	0
\$1 \$0	0	0.00%	15	0	0	0	0
\$1 \$0	0	0.00%	15	0	0	0	0
\$1 \$0	0	0.00%	15	0	0	0	0
\$1 \$0	0	0.00%	15	0	0	0	0
\$1 \$0	0	0.00%	15	0	0	0	0
\$1 and up	12	100.00%	20	103	30	14	0
Median Closed DOM			20	103	30	14	0
Total Closed Units		100%	19.5	1	8	3	
Total Closed Volume			16,060	895	10.35K	4,820	0.00B

July 2019



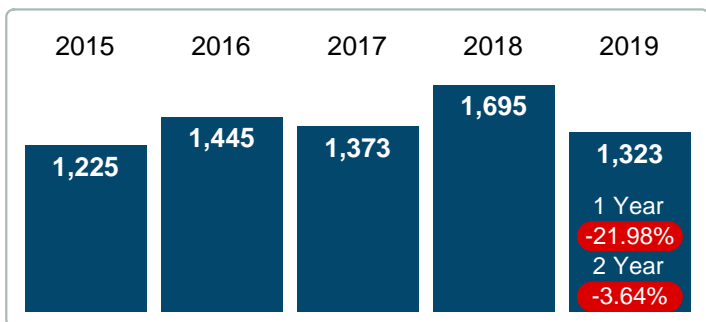
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



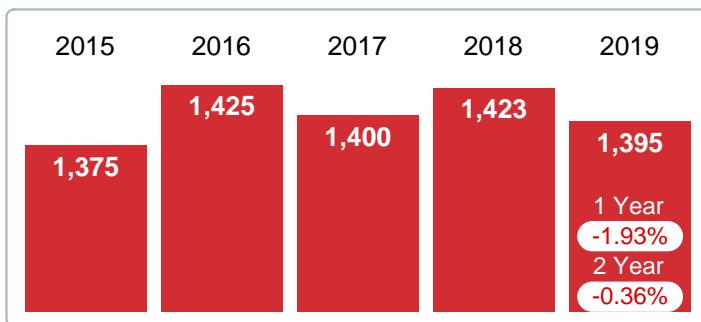
MEDIAN LIST PRICE AT CLOSING

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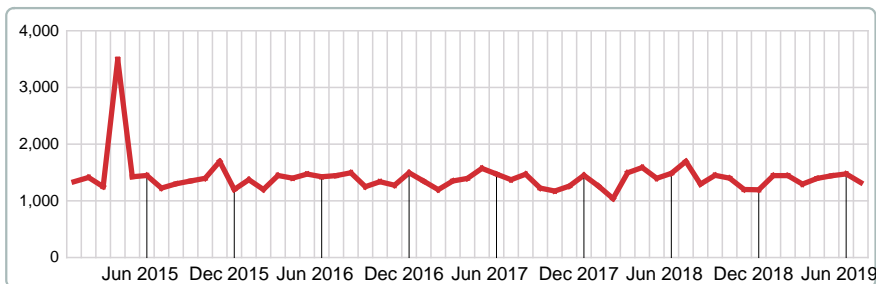
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,412

High Apr 2015 3,495 Low Feb 2018 1,040
 Median List Price at Closing this month at 1,323 below the 5 yr JUL average of 1,412

Month	Price	Change
MAY	1,443	
JUN	1,475	2.25%
JUL	1,323	-10.34%

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%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 and up	12	100.00%	1,323	895	1,238	1,625	0
Median List Price			1,323	895	1,238	1,625	0
Total Closed Units		100%	1,323	1	8	3	
Total Closed Volume			16,410	895	10.50K	5,020	0.00B

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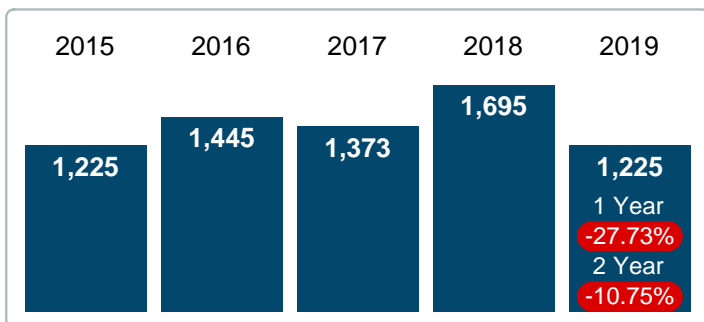
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



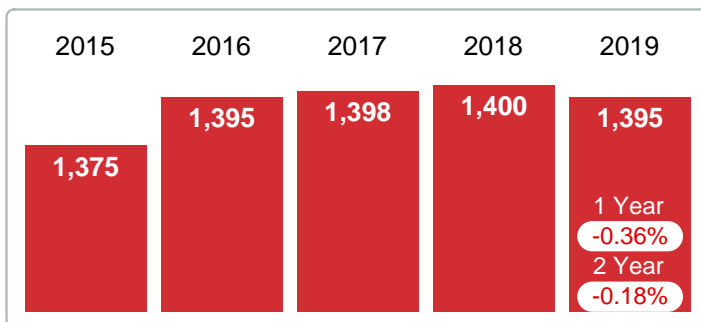
MEDIAN SOLD PRICE AT CLOSING

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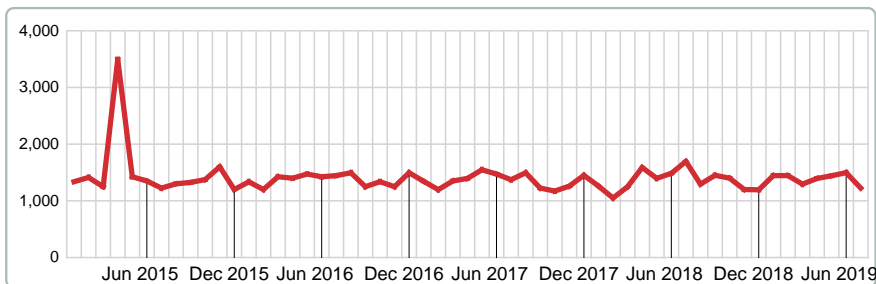
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,393

High Apr 2015 3,495 | Low Feb 2018 1,050

Median Sold Price at Closing this month at 1,225 below the 5 yr JUL average of 1,393

MAY	1,442	Progress bar
JUN	1,498	Progress bar (3.85%)
JUL	1,225	Progress bar (-18.20%)

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%	1,323	0	0	0	0
\$1 \$0	0	0.00%	1,323	0	0	0	0
\$1 \$0	0	0.00%	1,323	0	0	0	0
\$1 \$0	0	0.00%	1,323	0	0	0	0
\$1 \$0	0	0.00%	1,323	0	0	0	0
\$1 \$0	0	0.00%	1,323	0	0	0	0
\$1 and up	12	100.00%	1,225	895	1,225	1,625	0
Median Sold Price			1,225	895	1,225	1,625	0
Total Closed Units		100%	1,225	1	8	3	
Total Closed Volume			16,060	895	10.35K	4,820	0.00B

July 2019



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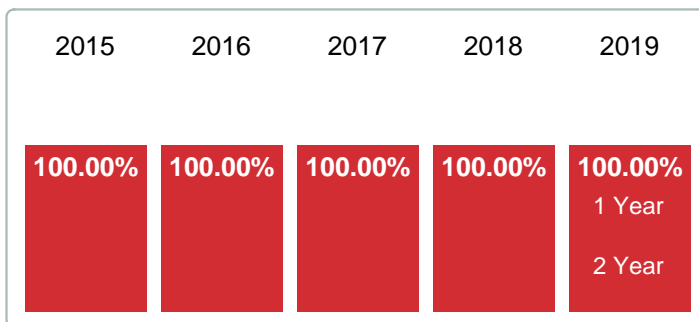
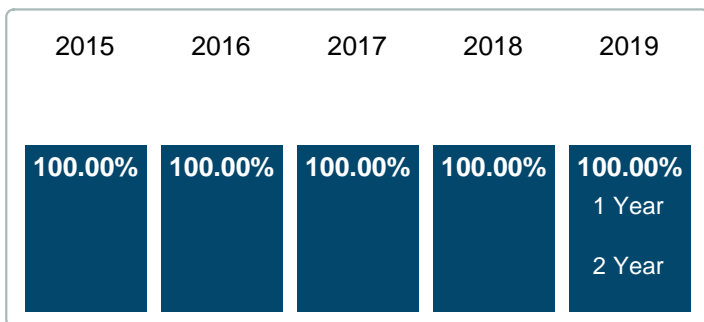


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

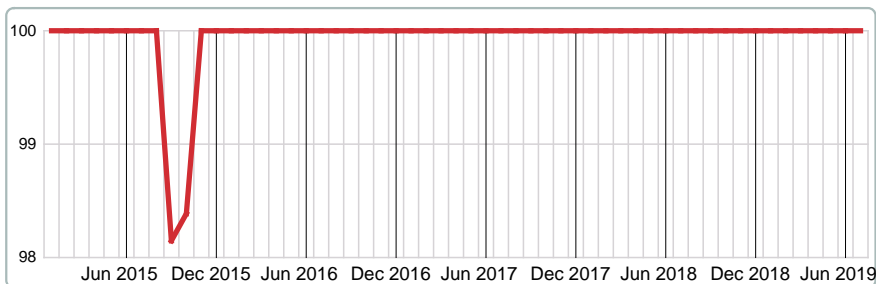
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

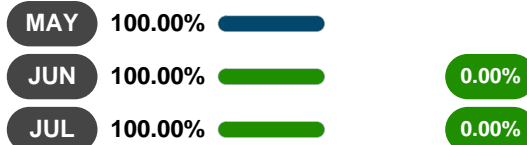
3 MONTHS

5 year JUL AVG = 100.00%



High Jul 2019 100.00% Low Sep 2015 98.15%

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%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,225.00%	0.00%	0.00%	0.00%	0.00%	
\$1 and up	12	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%	
Total Closed Units		12	100%	100.00%	1	8	3	
Total Closed Volume		16,060			895	10.35K	4,820	0.00B

July 2019



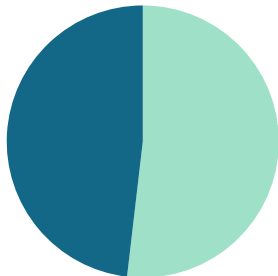
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MARKET SUMMARY

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INVENTORY

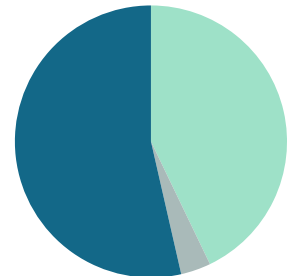


Inventory
 New Listings
14 = 51.85%
 Start Inventory
13
 Total Inventory Units
27
 Volume
\$38,630

Market Activity

Closed Sales
12 = 42.86%
 Pending Sales
1 = 3.57%
 Other Off Market
0 = 0.00%
 Active Inventory
15 = 53.57%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	10	12	20.00%	62	90	45.16%
Pending Sales	0	1	0.00%	14	19	35.71%
New Listings	17	14	-17.65%	72	90	25.00%
Median List Price	1,695	1,323	-21.98%	1,423	1,395	-1.93%
Median Sale Price	1,695	1,225	-27.73%	1,400	1,395	-0.36%
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	46.50	19.50	-58.06%	46.00	33.00	-28.26%
Monthly Inventory	20	15	-25.00%	20	15	-25.00%
Months Supply of Inventory	2.18	1.42	-35.04%	2.18	1.42	-35.04%

Absorption: Last 12 months, an Average of 11 Sales/Month

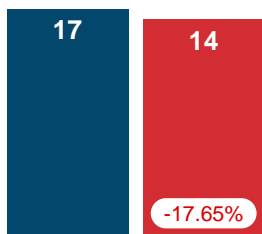
Inventory on July 31, 2019 = 15

2018 2019

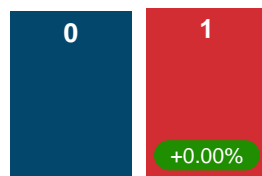
JULY MARKET

MEDIAN PRICES

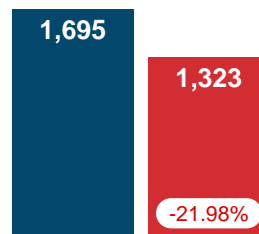
New Listings



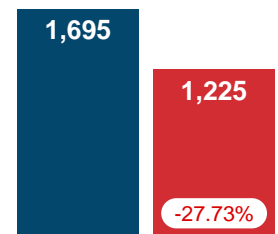
Pending Listings



List Price



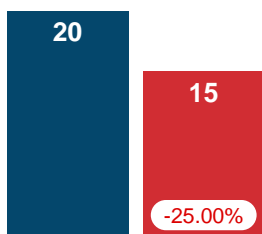
Sale Price



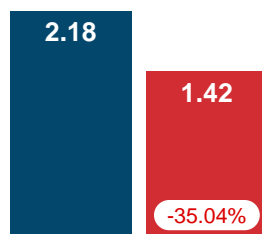
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

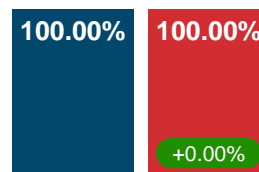
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

