

July 2019



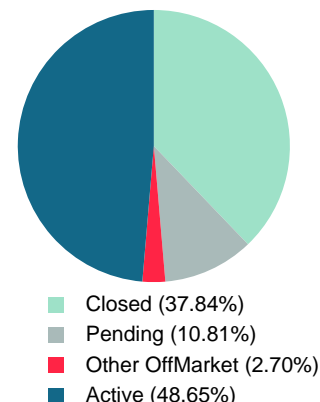
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	6	14	133.33%
Pending Listings	1	4	300.00%
New Listings	4	13	225.00%
Average List Price	1,776	1,814	2.13%
Average Sale Price	1,768	1,815	2.71%
Average Percent of Selling Price to List Price	99.35%	100.32%	0.98%
Average Days on Market to Sale	43.17	28.00	-35.14%
End of Month Inventory	16	18	12.50%
Months Supply of Inventory	1.98	2.08	4.93%



Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of July 31, 2019 = **18**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2019 rose **12.50%** to 18 existing homes available for sale. Over the last 12 months this area has had an average of 9 closed sales per month. This represents an unsold inventory index of **2.08** 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 **2.71%** in July 2019 to \$1,815 versus the previous year at \$1,768.

Average Days on Market Shortens

The average number of **28.00** days that homes spent on the market before selling decreased by 15.17 days or **35.14%** in July 2019 compared to last year's same month at **43.17** 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 weak this month.

There were 13 New Listings in July 2019, up **225.00%** from last year at 4. Furthermore, there were 14 Closed Listings this month versus last year at 6, a **133.33%** increase.

Closed versus Listed trends yielded a **107.7%** ratio, down from previous year's, July 2018, at **150.0%**, a **28.21%** downswing. This will certainly create pressure on an increasing 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 School District Bixby - Sch Dist (4) - Leasing Property Type

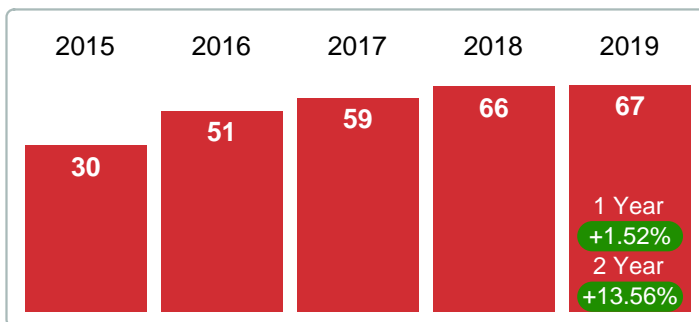
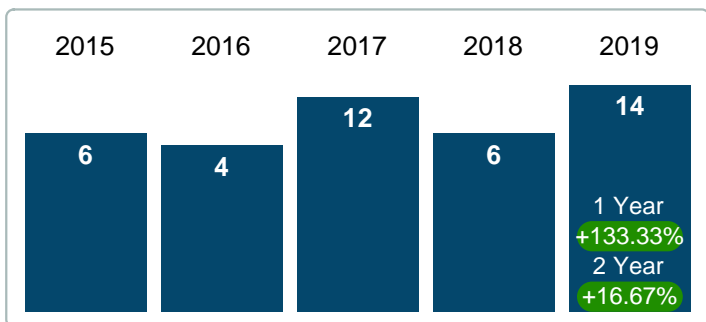


CLOSED LISTINGS

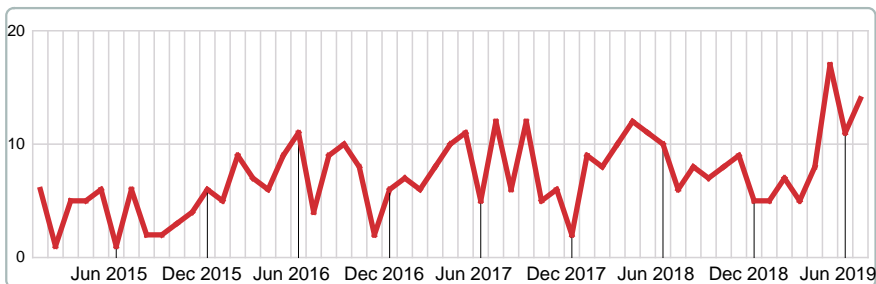
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JULY

YEAR TO DATE (YTD)

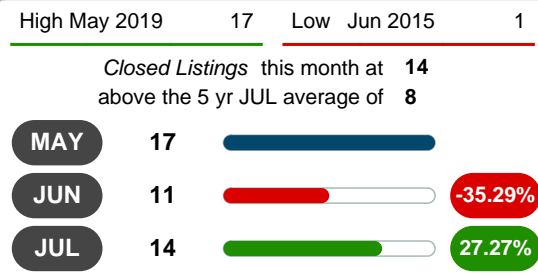


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 8



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	14	100.00%	28.0	0	8	5	1
Total Closed Units	14			0	8	5	1
Total Closed Volume	25,415	100%	28.0	0.00B	12.00K	9,615	3,800
Average Closed Price	\$1,815			\$0	\$1,500	\$1,923	\$3,800

July 2019



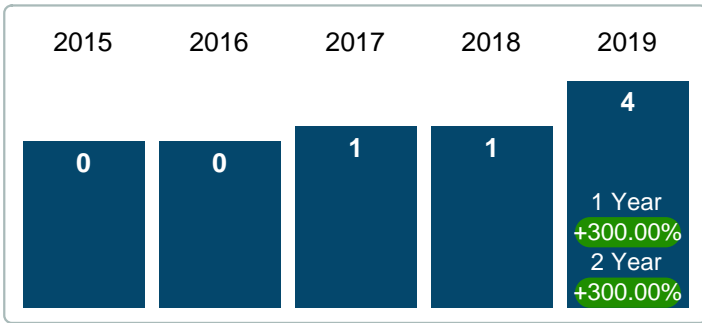
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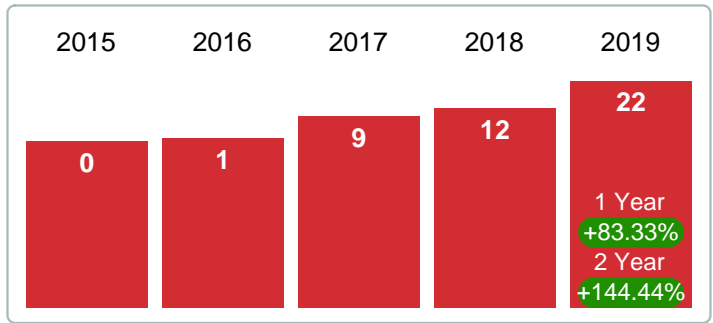
PENDING LISTINGS

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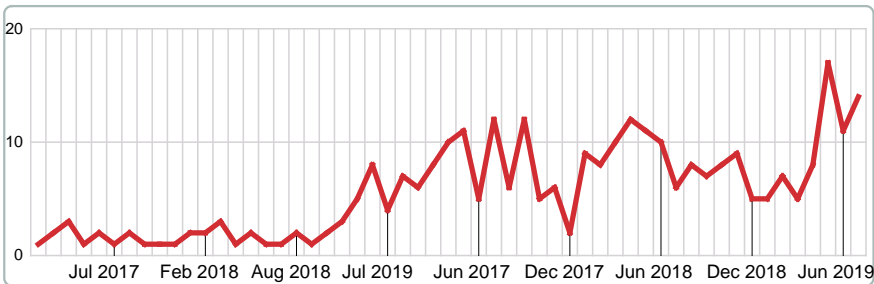
JULY



YEAR TO DATE (YTD)

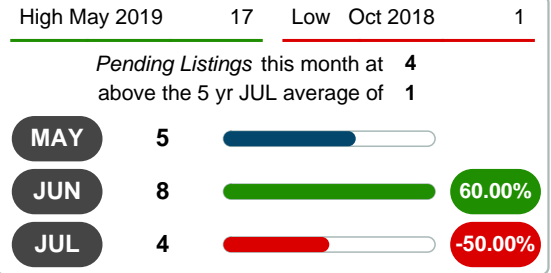


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	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	4	100.00%	39.3	0	4	0	0
Total Pending Units	4			0	4	0	0
Total Pending Volume	6,715	100%	7.0	0.00B	6,715	0.00B	0.00B
Average Listing Price	\$1,300			\$0	\$1,679	\$0	\$0

July 2019



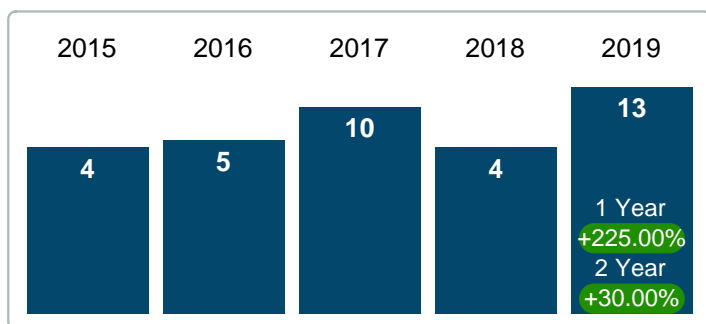
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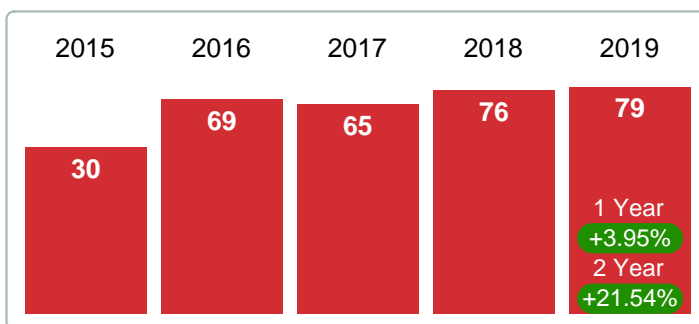
NEW LISTINGS

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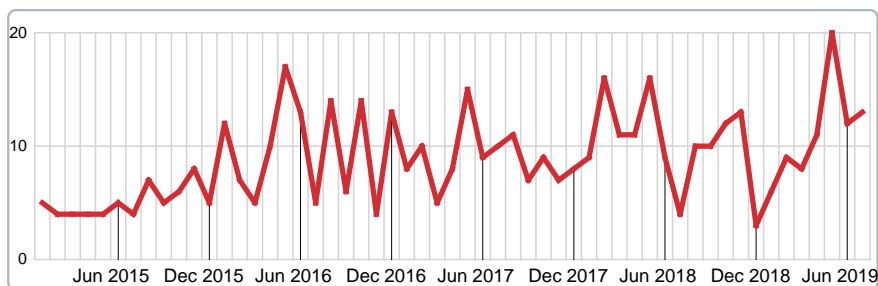
JULY



YEAR TO DATE (YTD)

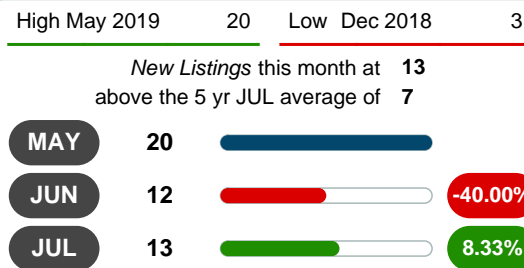


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 7



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	13	100.00%	0	9	4	0
Total New Listed Units	13		0	9	4	0
Total New Listed Volume	21,115	100%	0.00B	11.43K	9,690	0.00B
Average New Listed Listing Price	\$1,860		\$0	\$1,269	\$2,423	\$0

July 2019



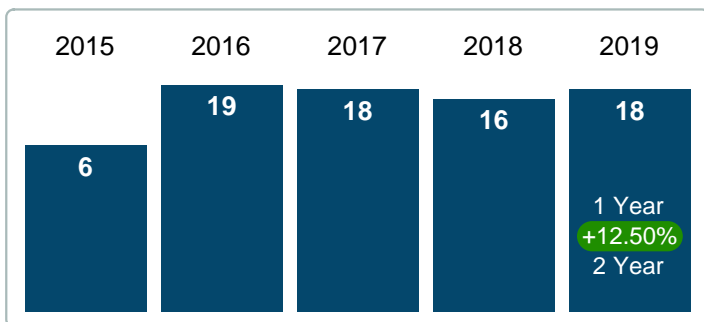
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



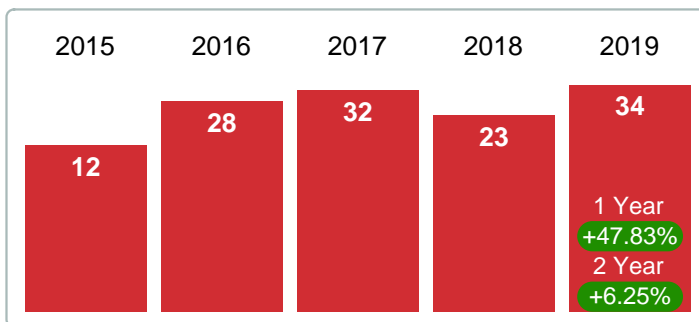
ACTIVE INVENTORY

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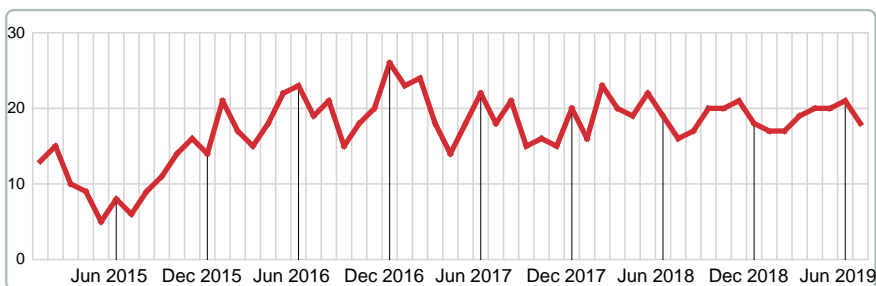
END OF JULY



ACTIVE DURING JULY

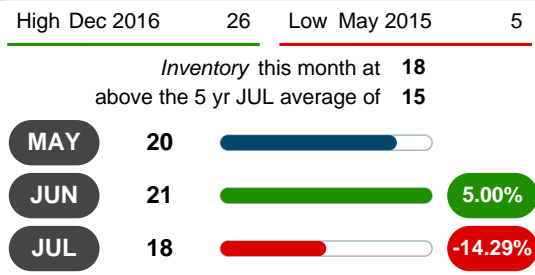


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 15



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	18	100.00%	43.8	0	10	7	1
Total Active Inventory by Units	18			0	10	7	1
Total Active Inventory by Volume	33,980	100%	43.8	0.00B	17.11K	13.98K	2,895
Average Active Inventory Listing Price	\$1,888			\$0	\$1,711	\$1,997	\$2,895

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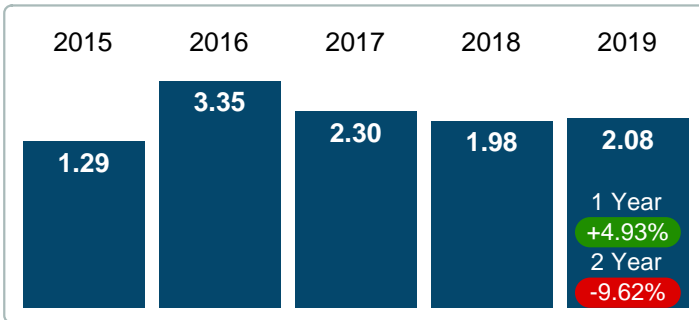
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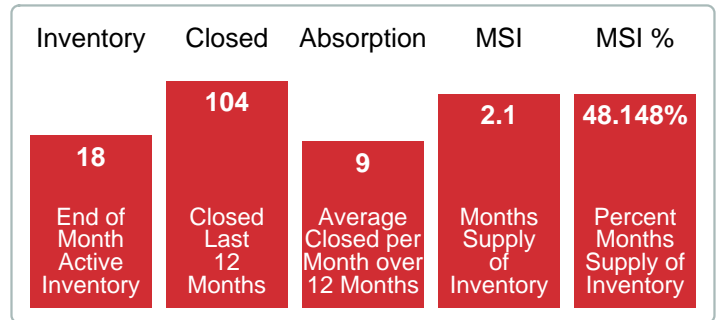
MONTHS SUPPLY of INVENTORY (MSI)

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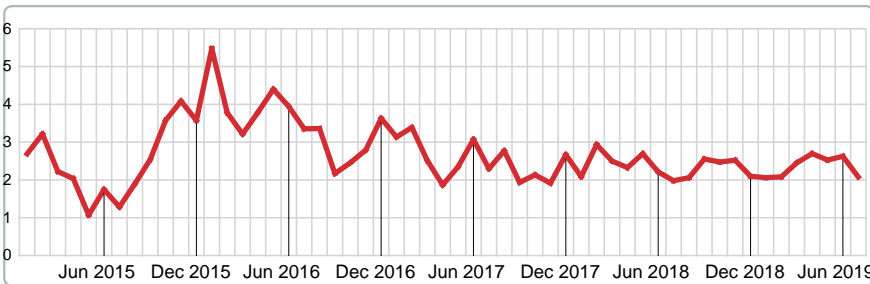
MSI FOR JULY



INDICATORS FOR JULY 2019

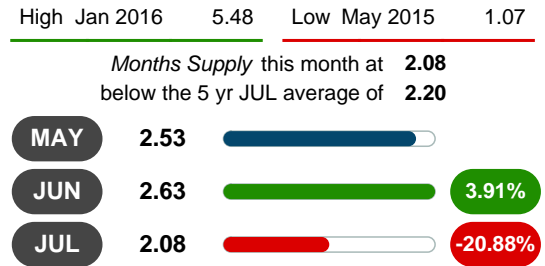


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.20



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	18	100.00%	2.08	0.00	1.90	2.71	1.33
Market Supply of Inventory (MSI)			2.08	0.00	1.90	2.71	1.33
Total Active Inventory by Units		100%	2.08	0	10	7	1

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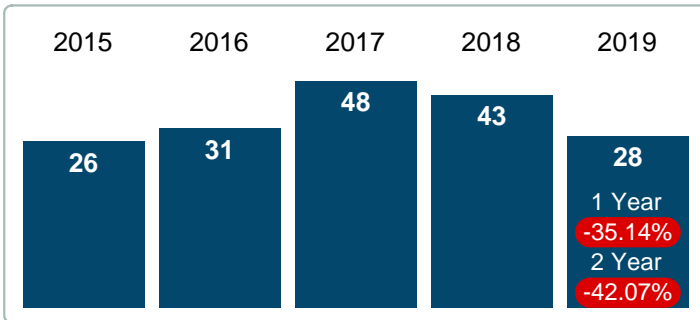
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



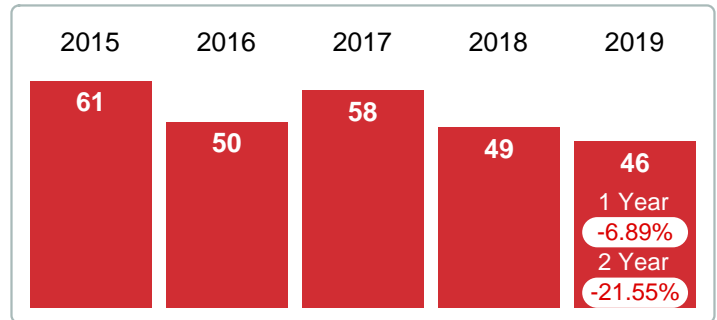
AVERAGE DAYS ON MARKET TO SALE

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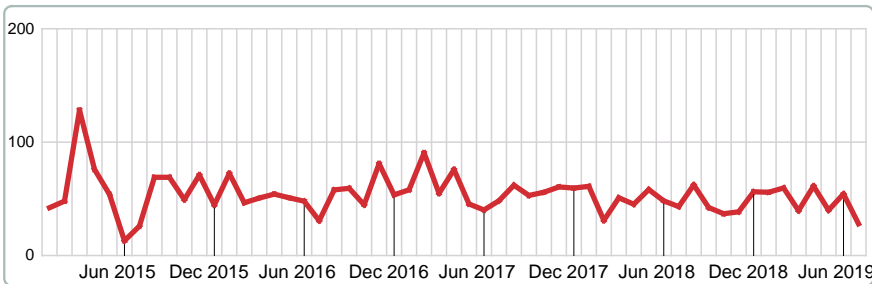
JULY



YEAR TO DATE (YTD)

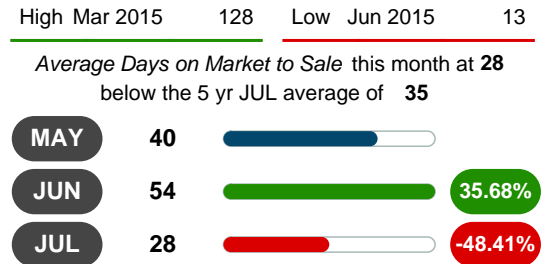


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 35



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	14	100.00%	28	0	32	24	16
Average Closed DOM			28	0	32	24	16
Total Closed Units		100%	28.0		8	5	1
Total Closed Volume			25,415	0.00B	12.00K	9,615	3,800

July 2019



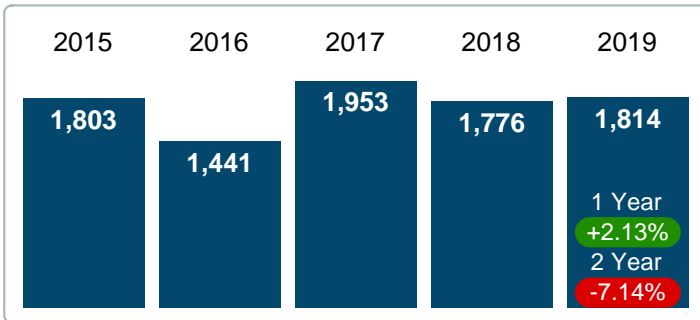
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



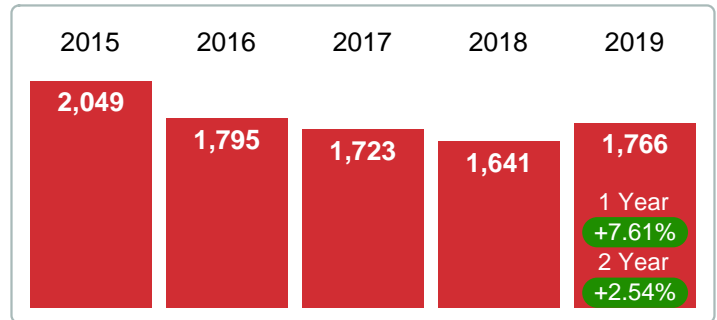
AVERAGE LIST PRICE AT CLOSING

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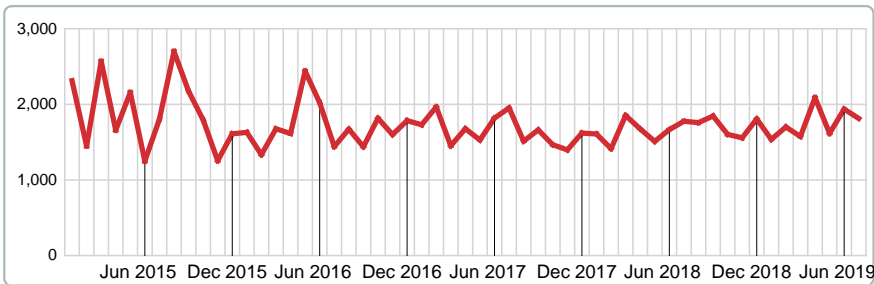
JULY



YEAR TO DATE (YTD)

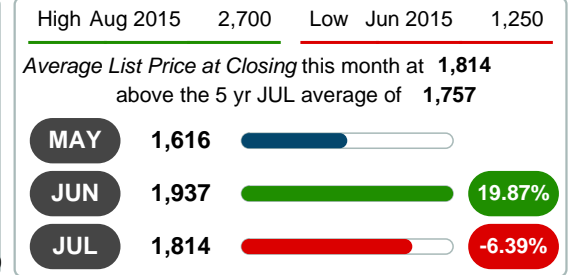


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,757



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	14	100.00%	1,814	0	1,497	1,923	3,800
Average List Price			1,814	0	1,497	1,923	3,800
Total Closed Units		100%	1,814		8	5	1
Total Closed Volume			25,390	0.00B	11.98K	9,615	3,800

July 2019



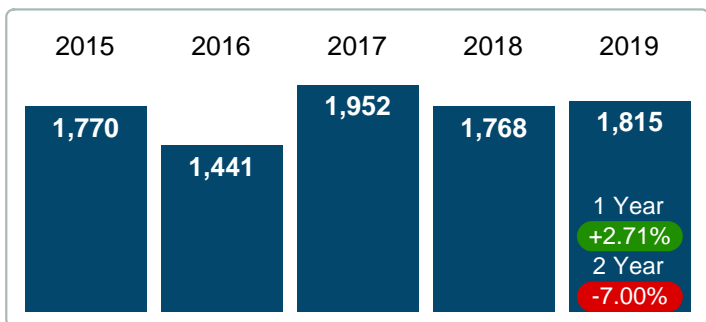
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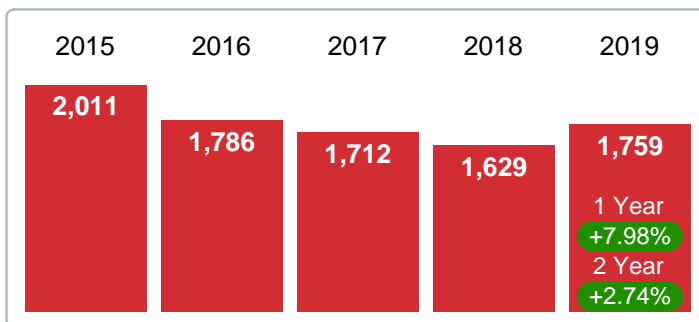
AVERAGE SOLD PRICE AT CLOSING

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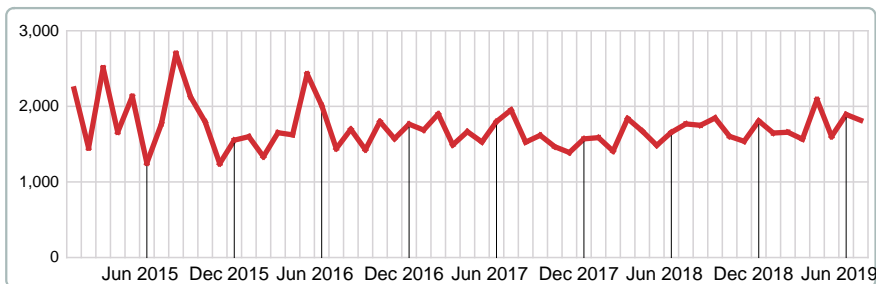
JULY



YEAR TO DATE (YTD)

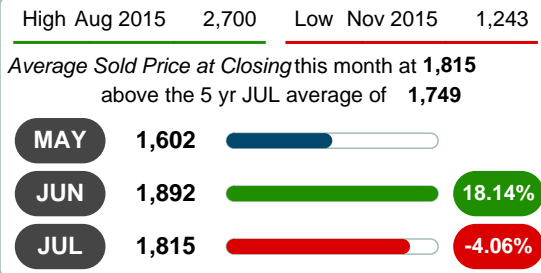


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,749



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	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	14	100.00%	1,815	0	1,500	1,923	3,800
Average Sold Price			1,815	0	1,500	1,923	3,800
Total Closed Units		100%	1,815		8	5	1
Total Closed Volume			25,415	0.00B	12.00K	9,615	3,800

July 2019



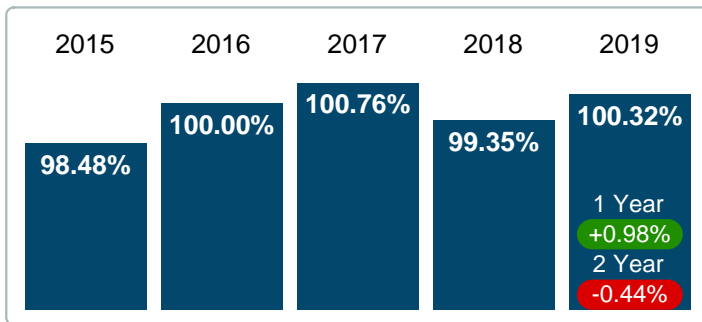
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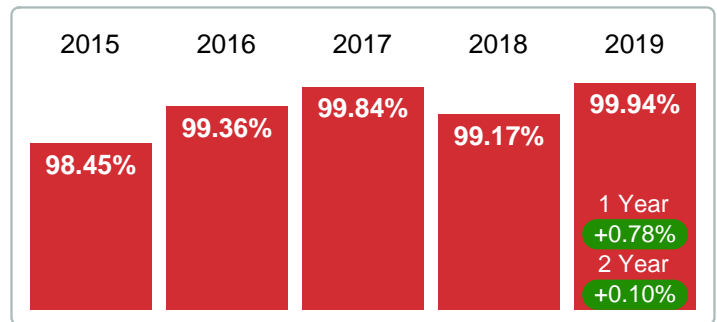
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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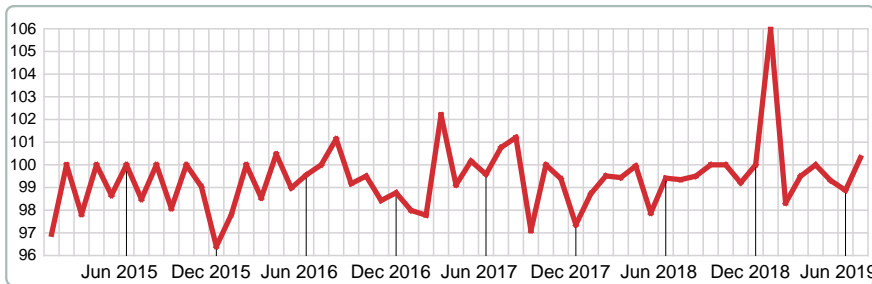
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

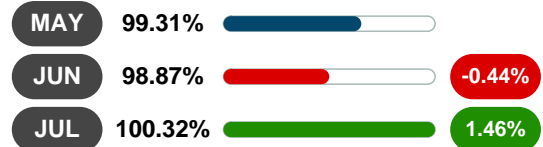


3 MONTHS

5 year JUL AVG = 99.78%

High Jan 2019 105.97% Low Dec 2015 96.40%

Average Sold/List Ratio this month at **100.32%** equal to 5 yr JUL average of **99.78%**



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	14	100.00%	100.32%	0.00%	100.55%	100.00%	100.00%
Average Sold/List Ratio		100.30%		0.00%	100.55%	100.00%	100.00%
Total Closed Units		14	100%		8	5	1
Total Closed Volume		25,415		0.00B	12.00K	9,615	3,800

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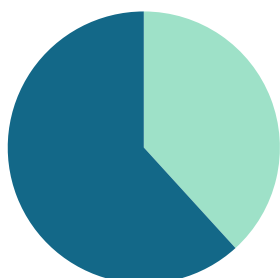
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

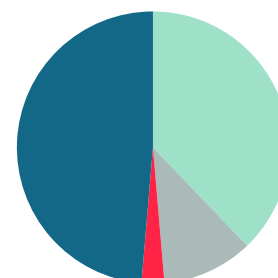


Inventory
 New Listings
13 = 38.24%
 Start Inventory
21
 Total Inventory Units
34
 Volume
\$63,865

Market Activity

Closed Sales
14 = 37.84%
 Pending Sales
4 = 10.81%
 Other Off Market
1 = 2.70%
 Active Inventory
18 = 48.65%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	6	14	133.33%	66	67	1.52%
Pending Sales	1	4	300.00%	12	22	83.33%
New Listings	4	13	225.00%	76	79	3.95%
Average List Price	1,776	1,814	2.13%	1,641	1,766	7.61%
Average Sale Price	1,768	1,815	2.71%	1,629	1,759	7.98%
Average Percent of Selling Price to List Price	99.35%	100.32%	0.98%	99.17%	99.94%	0.78%
Average Days on Market to Sale	43.17	28.00	-35.14%	48.94	45.57	-6.89%
Monthly Inventory	16	18	12.50%	16	18	12.50%
Months Supply of Inventory	1.98	2.08	4.93%	1.98	2.08	4.93%

Absorption: Last 12 months, an Average of **9** Sales/Month

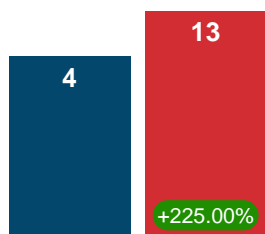
Inventory on July 31, 2019 = **18**

2018 **2019**

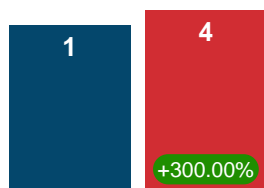
JULY MARKET

AVERAGE PRICES

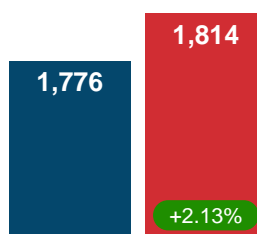
New Listings



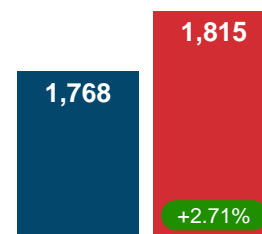
Pending Listings



List Price



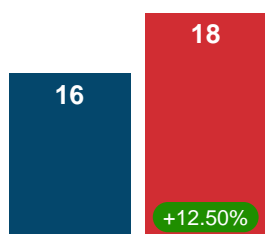
Sale Price



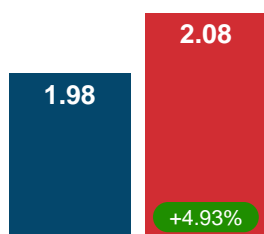
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

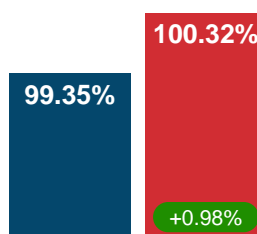
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

