

May 2019



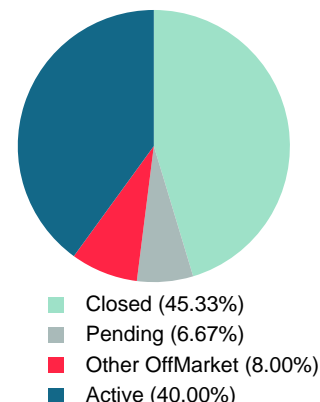
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2019 for MLS Technology Inc.

Compared Metrics	2018	May 2019	+/-%
Closed Listings	28	34	21.43%
Pending Listings	2	5	150.00%
New Listings	37	31	-16.22%
Average List Price	1,279	1,442	12.74%
Average Sale Price	1,279	1,436	12.26%
Average Percent of Selling Price to List Price	100.16%	99.56%	-0.60%
Average Days on Market to Sale	45.21	26.00	-42.50%
End of Month Inventory	46	30	-34.78%
Months Supply of Inventory	2.16	1.20	-44.38%



Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of May 31, 2019 = **30**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **34.78%** to 30 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **1.20** 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 **12.26%** in May 2019 to \$1,436 versus the previous year at \$1,279.

Average Days on Market Shortens

The average number of **26.00** days that homes spent on the market before selling decreased by 19.21 days or **42.50%** in May 2019 compared to last year's same month at **45.21** DOM.

Sales Success for May 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 31 New Listings in May 2019, down **16.22%** from last year at 37. Furthermore, there were 34 Closed Listings this month versus last year at 28, a **21.43%** increase.

Closed versus Listed trends yielded a **109.7%** ratio, up from previous year's, May 2018, at **75.7%**, a **44.93%** 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

May 2019



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

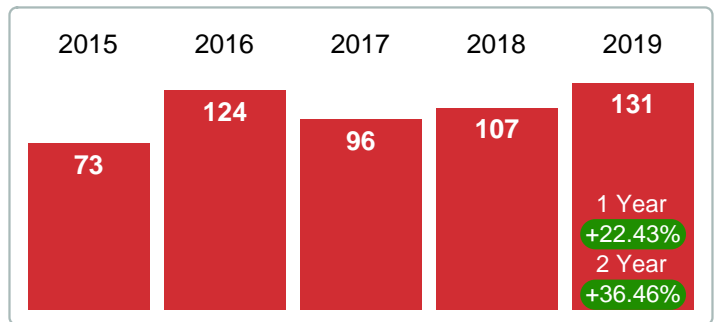
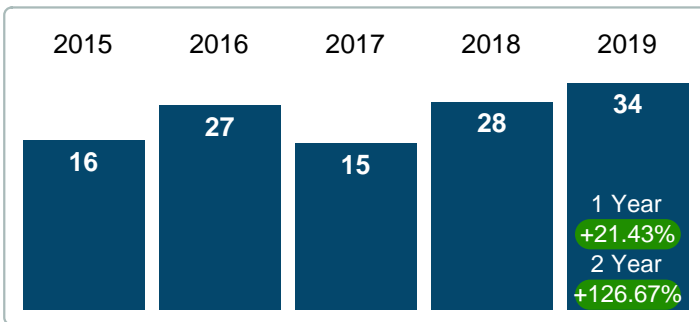


CLOSED LISTINGS

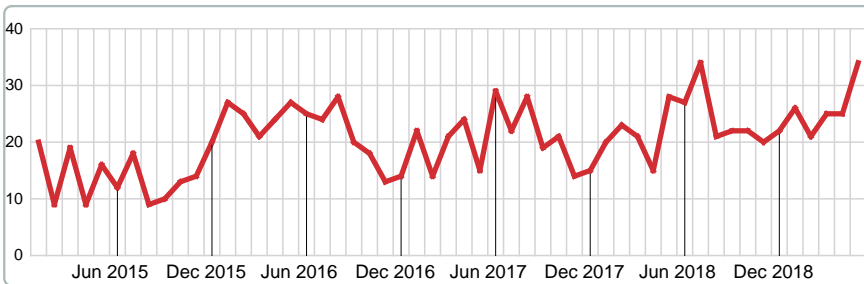
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MAY

YEAR TO DATE (YTD)

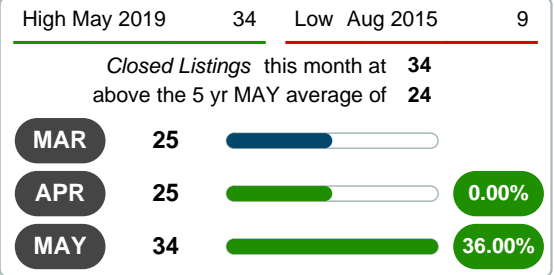


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 24



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	34	100.00%	26.0	0	21	12	1
Total Closed Units	34			0	21	12	1
Total Closed Volume	48,830	100%	26.0	0.00B	26.59K	19.75K	2,500
Average Closed Price	\$1,436			\$0	\$1,266	\$1,645	\$2,500

May 2019



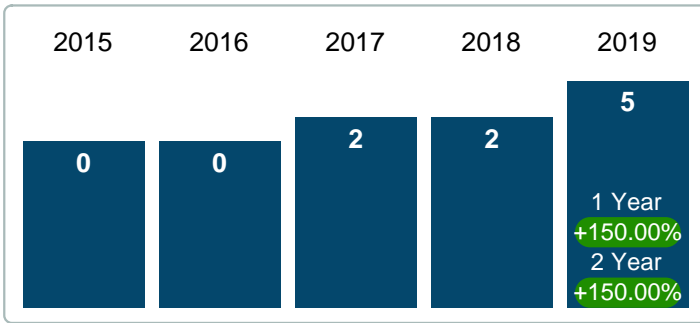
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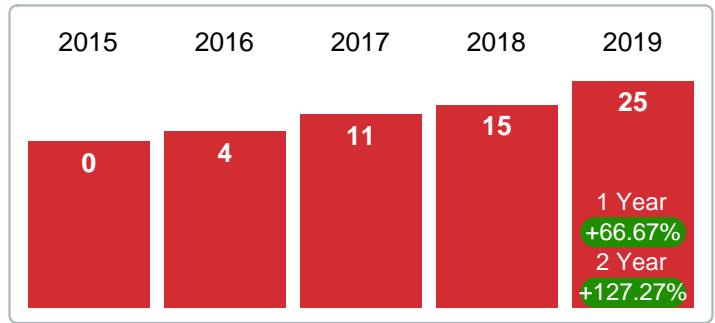
PENDING LISTINGS

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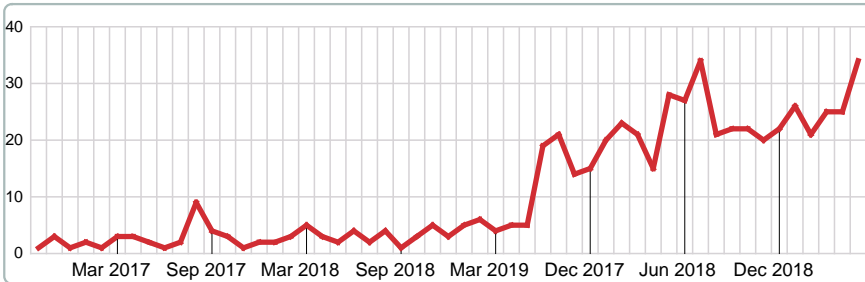
MAY



YEAR TO DATE (YTD)

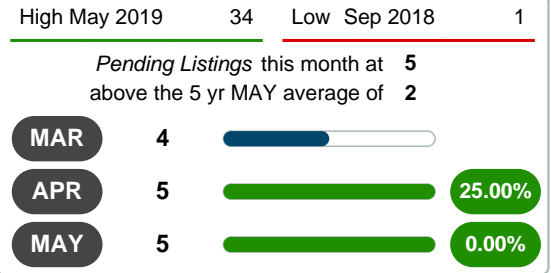


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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	5	100.00%	32.0	0	3	2	0
Total Pending Units	5			0	3	2	0
Total Pending Volume	6,935	100%	32.8	0.00B	3,745	3,190	0.00B
Average Listing Price	\$1,385			\$0	\$1,248	\$1,595	\$0

May 2019



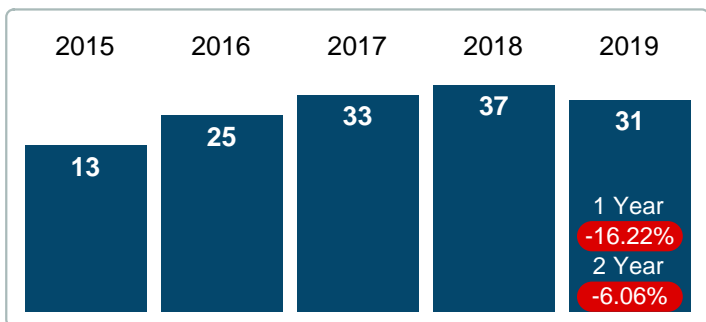
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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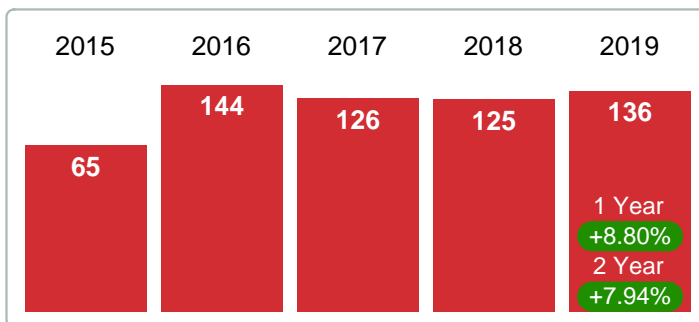
NEW LISTINGS

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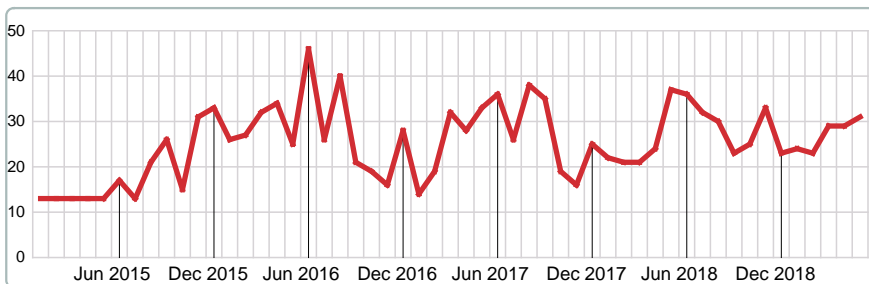
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

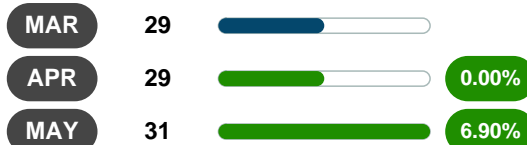


3 MONTHS

5 year MAY AVG = 28

High Jun 2016 46 Low Jul 2015 13

New Listings this month at 31
above the 5 yr MAY average of 28



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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	31	100.00%	0	24	5	2
Total New Listed Units	31		0	24	5	2
Total New Listed Volume	42,560	100%	0.00B	29.57K	8,430	4,560
Average New Listed Listing Price	\$1,277		\$0	\$1,232	\$1,686	\$2,280

May 2019



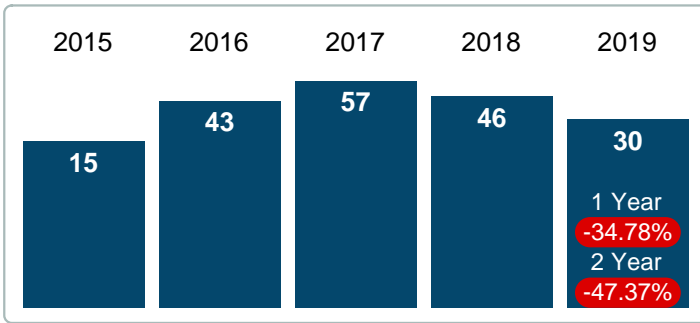
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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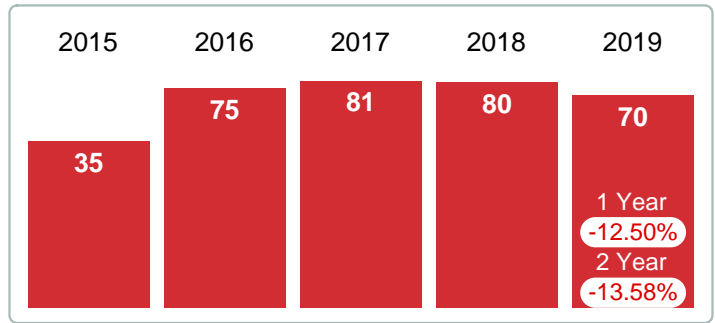
ACTIVE INVENTORY

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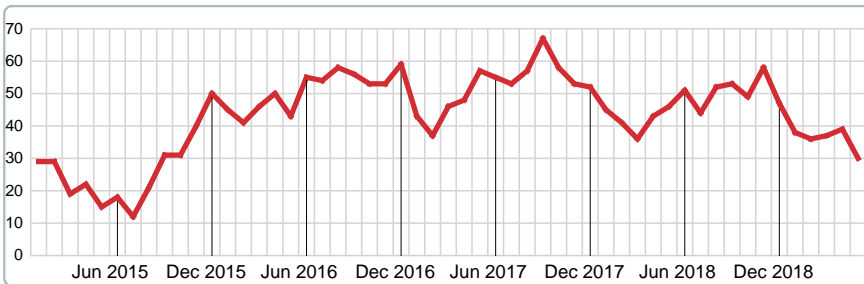
END OF MAY



ACTIVE DURING MAY

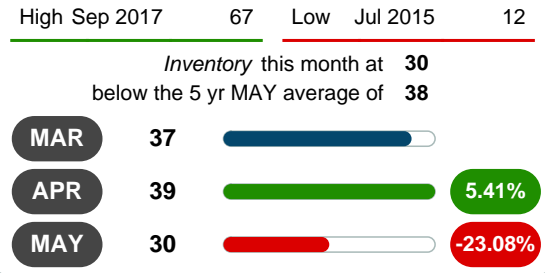


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38



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	30	100.00%	24.2	1	23	4	2
Total Active Inventory by Units			30	1	23	4	2
Total Active Inventory by Volume			42,720	1,125	29.95K	7,085	4,560
Average Active Inventory Listing Price			\$1,424	\$1,125	\$1,302	\$1,771	\$2,280

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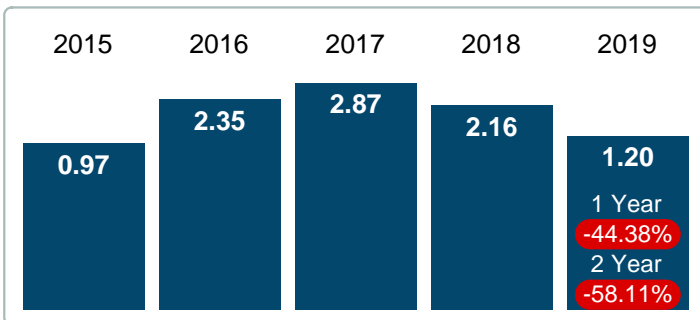
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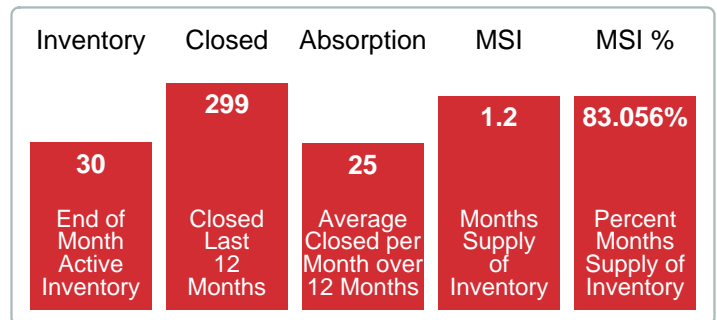
MONTHS SUPPLY of INVENTORY (MSI)

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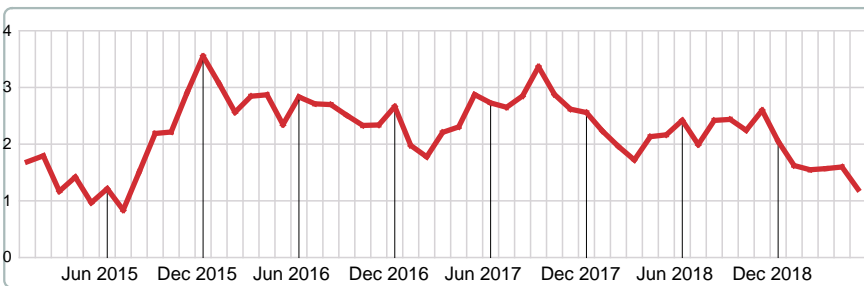
MSI FOR MAY



INDICATORS FOR MAY 2019

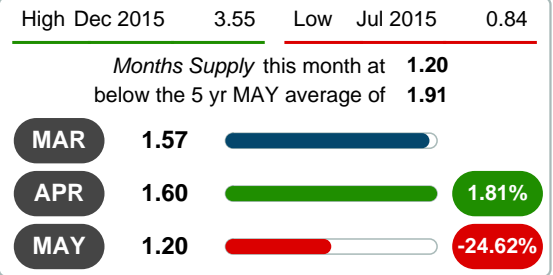


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1.91



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	30	100.00%	1.20	1.09	1.36	0.59	8.00
Market Supply of Inventory (MSI)			1.20	1.09	1.36	0.59	8.00
Total Active Inventory by Units		100%	1.20	1	23	4	2

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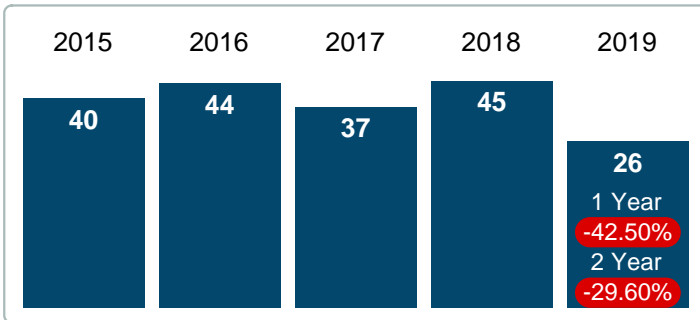
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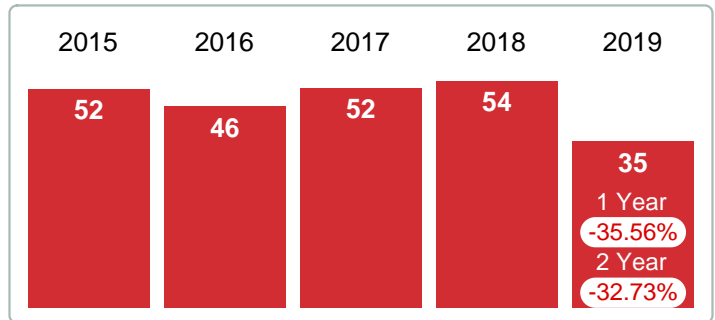
AVERAGE DAYS ON MARKET TO SALE

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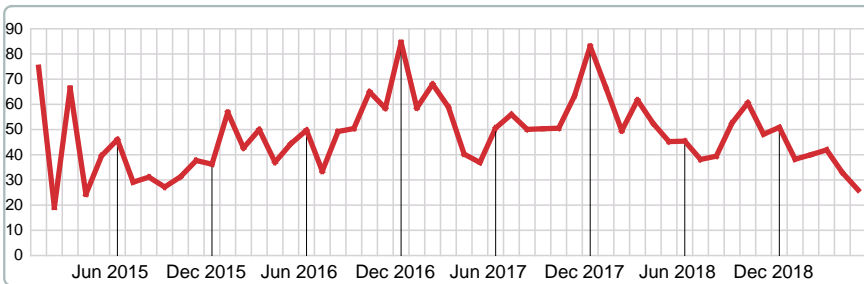
MAY



YEAR TO DATE (YTD)

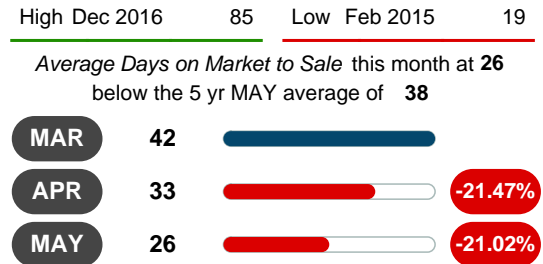


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38



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	34	100.00%	26	0	25	29	7
Average Closed DOM			26	0	25	29	7
Total Closed Units		100%	26.0		21	12	1
Total Closed Volume			48,830	0.00B	26.59K	19.75K	2,500

May 2019



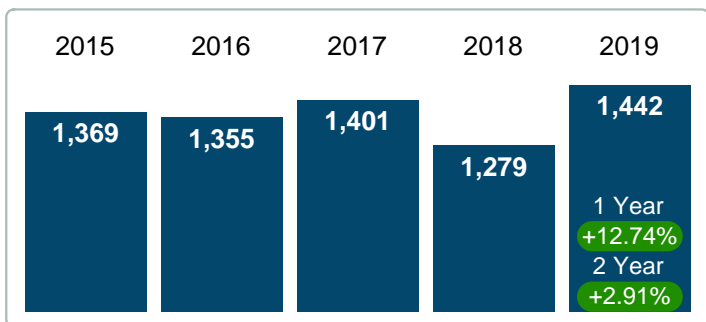
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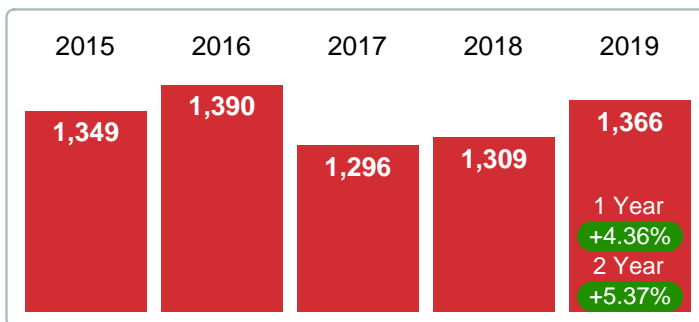
AVERAGE LIST PRICE AT CLOSING

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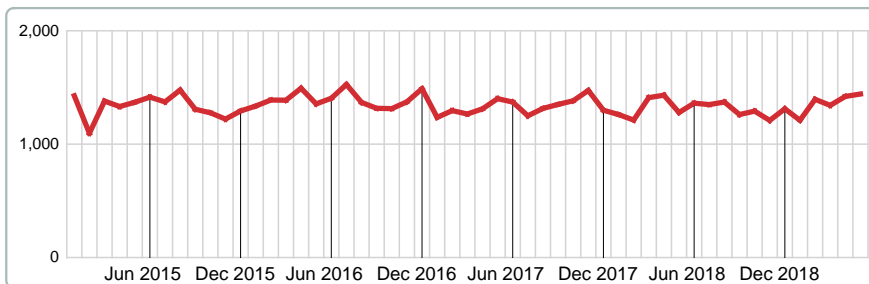
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,369

High Jul 2016 1,526 Low Feb 2015 1,096
Average List Price at Closing this month at **1,442**
above the 5 yr MAY average of **1,369**

Month	Price	% Change
MAR	1,342	
APR	1,421	+5.86%
MAY	1,442	+1.50%

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	34	100.00%	1,442	0	1,275	1,645	2,500
Average List Price			1,442	0	1,275	1,645	2,500
Total Closed Units		100%	1,442		21	12	1
Total Closed Volume			49,030	0.00B	26.79K	19.75K	2,500

May 2019



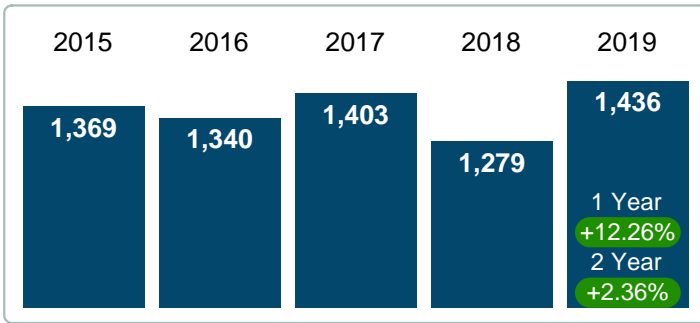
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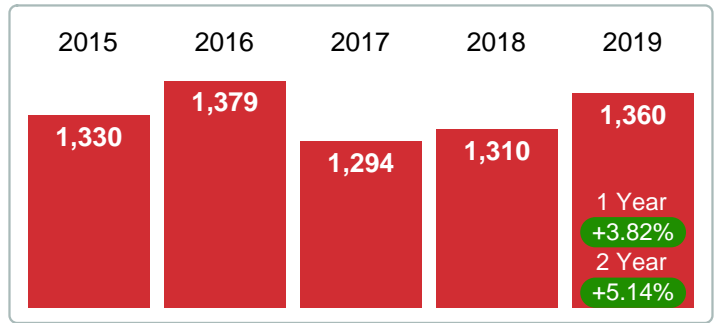
AVERAGE SOLD PRICE AT CLOSING

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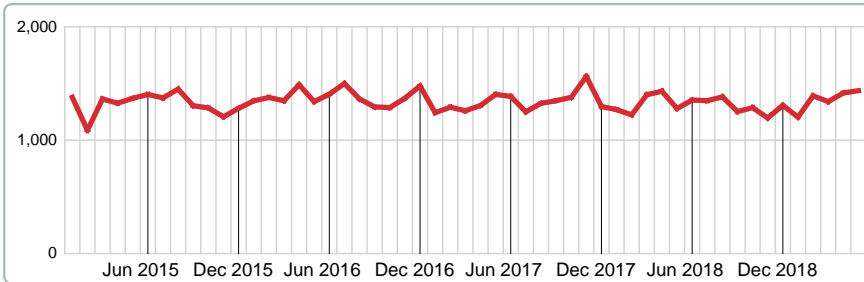
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,365

High Nov 2017 1,561 | Low Feb 2015 1,088

Average Sold Price at Closing this month at **1,436**
above the 5 yr MAY average of **1,365**

Month	Average Sold Price	Change (%)
MAR	1,340	
APR	1,416	5.66%
MAY	1,436	1.42%

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	34	100.00%	1,436	0	1,266	1,645	2,500
Average Sold Price			1,436	0	1,266	1,645	2,500
Total Closed Units		100%	1,436		21	12	1
Total Closed Volume			48,830	0.00B	26.59K	19.75K	2,500

May 2019



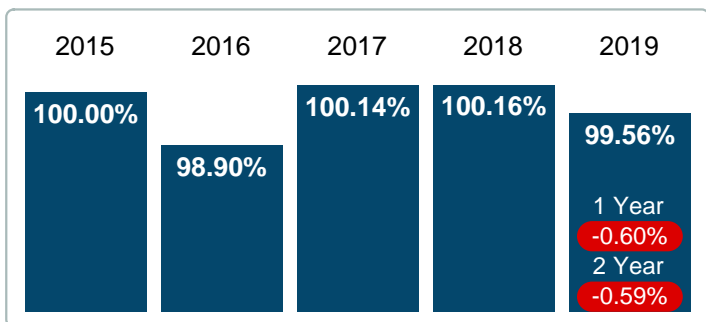
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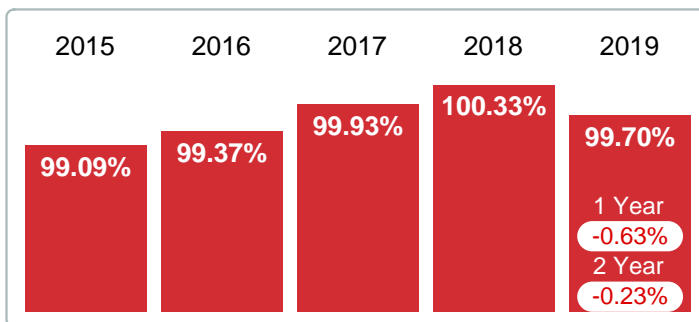
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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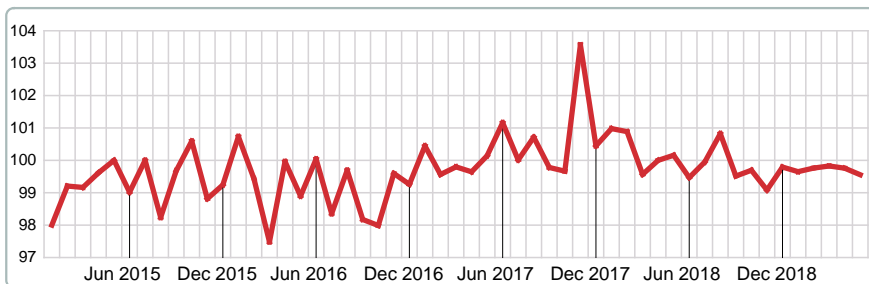
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

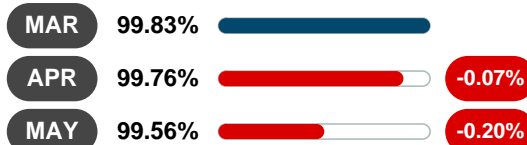


3 MONTHS

5 year MAY AVG = 99.75%

High Nov 2017 103.57% Low Mar 2016 97.48%

Average Sold/List Ratio this month at **99.56%**
equal to 5 yr MAY average of **99.75%**



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	34	100.00%	99.56%	0.00%	99.28%	100.00%	100.00%
Average Sold/List Ratio		99.60%		0.00%	99.28%	100.00%	100.00%
Total Closed Units		34	100%		21	12	1
Total Closed Volume		48,830		0.00B	26.59K	19.75K	2,500

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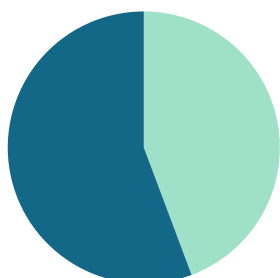
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MARKET SUMMARY

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INVENTORY

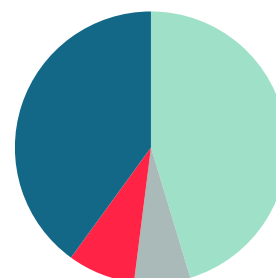


Inventory
 New Listings
31 = 44.29%
 Start Inventory
39
 Total Inventory Units
70
 Volume
\$100,640

Market Activity

Closed Sales
34 = 45.33%
 Pending Sales
5 = 6.67%
 Other Off Market
6 = 8.00%
 Active Inventory
30 = 40.00%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	28	34	21.43%	107	131	22.43%
Pending Sales	2	5	150.00%	15	25	66.67%
New Listings	37	31	-16.22%	125	136	8.80%
Average List Price	1,279	1,442	12.74%	1,309	1,366	4.36%
Average Sale Price	1,279	1,436	12.26%	1,310	1,360	3.82%
Average Percent of Selling Price to List Price	100.16%	99.56%	-0.60%	100.33%	99.70%	-0.63%
Average Days on Market to Sale	45.21	26.00	-42.50%	54.36	35.03	-35.56%
Monthly Inventory	46	30	-34.78%	46	30	-34.78%
Months Supply of Inventory	2.16	1.20	-44.38%	2.16	1.20	-44.38%

Absorption: Last 12 months, an Average of **25** Sales/Month

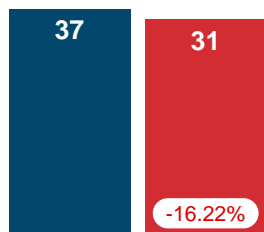
Inventory on May 31, 2019 = 30

2018 **2019**

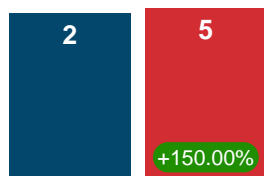
MAY MARKET

AVERAGE PRICES

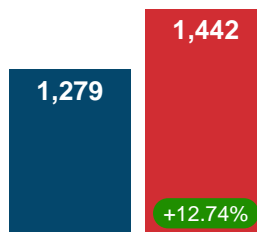
New Listings



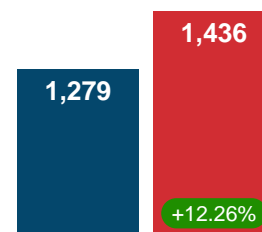
Pending Listings



List Price



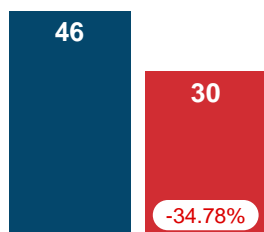
Sale Price



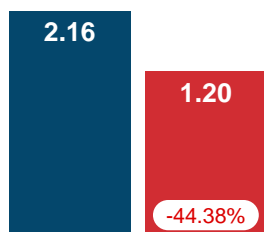
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

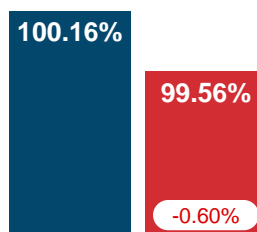
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

