

May 2019



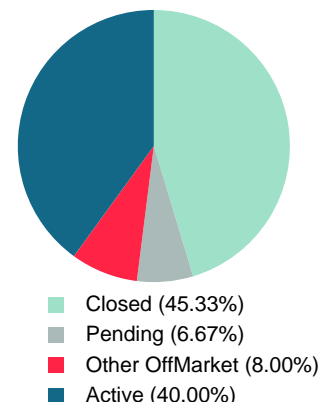
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



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%
Median List Price	1,238	1,395	12.73%
Median Sale Price	1,285	1,395	8.56%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	43.00	22.50	-47.67%
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.

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 **8.56%** in May 2019 to \$1,395 versus the previous year at \$1,285.

Median Days on Market Shortens

The median number of **22.50** days that homes spent on the market before selling decreased by 20.50 days or **47.67%** in May 2019 compared to last year's same month at **43.00** DOM.

Sales Success for May 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 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

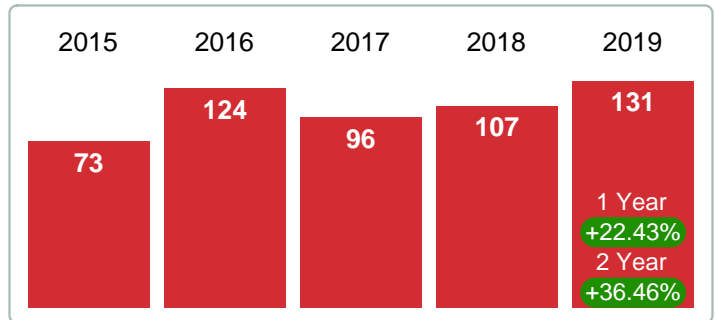
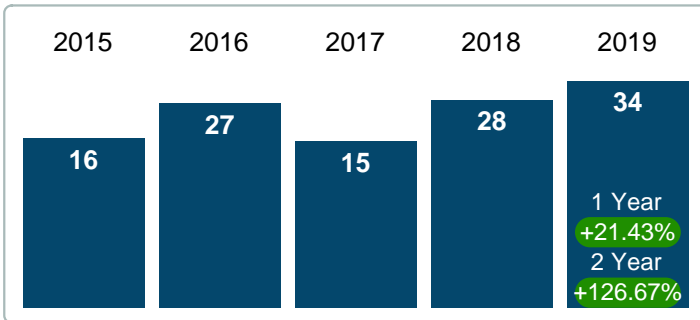


CLOSED LISTINGS

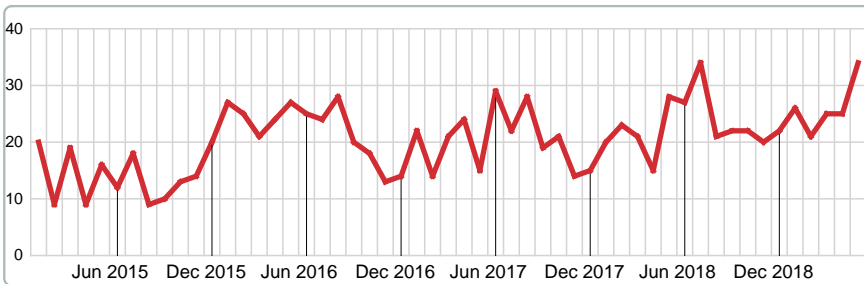
Report produced on Jun 11, 2019 for MLS Technology Inc.

MAY

YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 24

High May 2019: 34 | Low Aug 2015: 9

Closed Listings this month at **34**
above the 5 yr MAY average of **24**

MAR	25	<div style="width: 50%;"></div>	
APR	25	<div style="width: 50%;"></div>	0.00%
MAY	34	<div style="width: 100%;"></div>	36.00%

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>	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0.0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0.0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	22.5	0	21	12	1
Total Closed Units			34	0	21	12	1
Total Closed Volume		100%	48,830	0.00B	26.59K	19.75K	2,500
Median Closed Price			\$1,395	\$0	\$1,295	\$1,620	\$2,500

May 2019



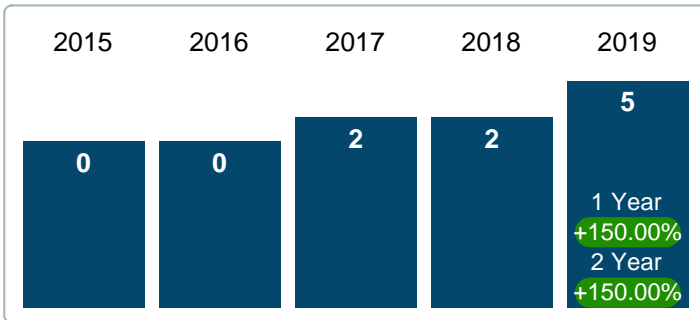
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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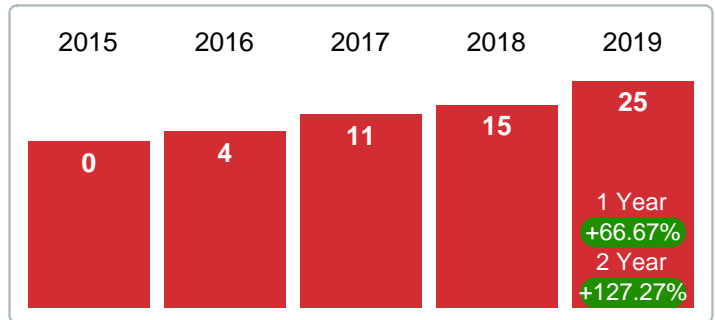
PENDING LISTINGS

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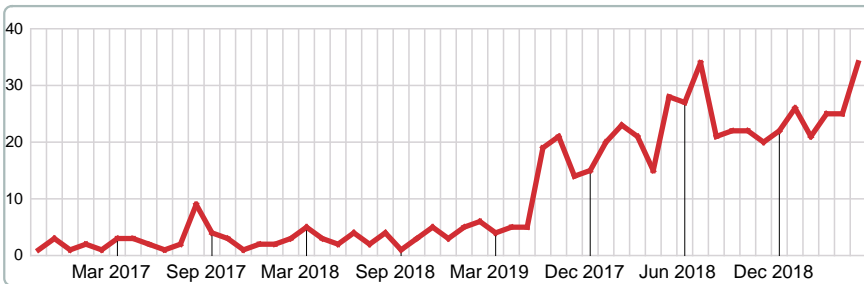
MAY



YEAR TO DATE (YTD)

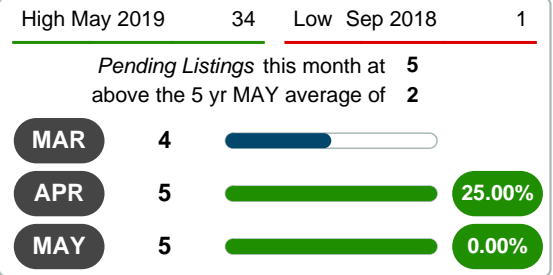


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	22.5	0	0	0	0
\$1-\$0	0	0.00%	22.5	0	0	0	0
\$1-\$0	0	0.00%	22.5	0	0	0	0
\$1-\$0	0	0.00%	22.5	0	0	0	0
\$1-\$0	0	0.00%	22.5	0	0	0	0
\$1-\$0	0	0.00%	22.5	0	0	0	0
\$1 and up	5	100.00%	29.0	0	3	2	0
Total Pending Units	5			0	3	2	0
Total Pending Volume	6,935	100%	29.0	0.00B	3,745	3,190	0.00B
Median Listing Price	\$1,395			\$0	\$1,250	\$1,595	\$0

May 2019



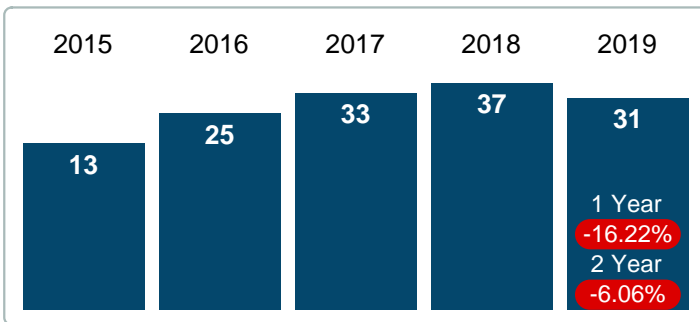
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



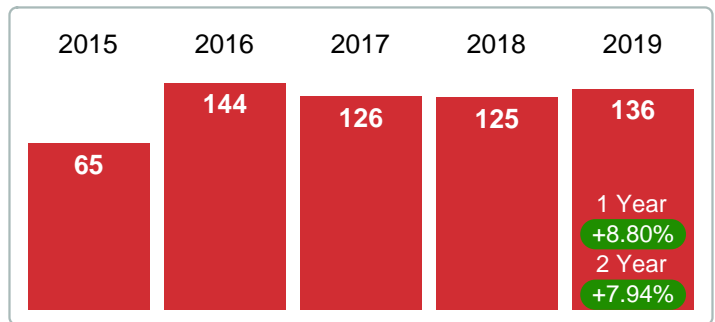
NEW LISTINGS

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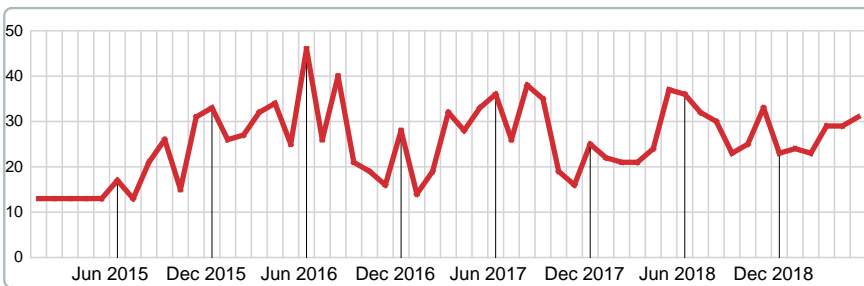
MAY



YEAR TO DATE (YTD)

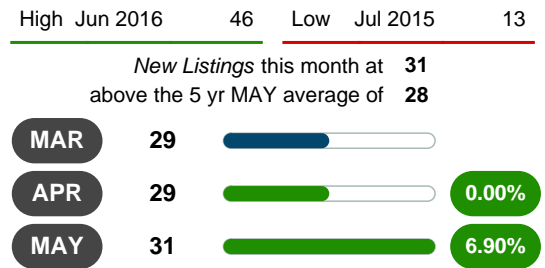


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
Median New Listed Listing Price	\$1,325		\$0	\$1,295	\$1,645	\$2,280

May 2019



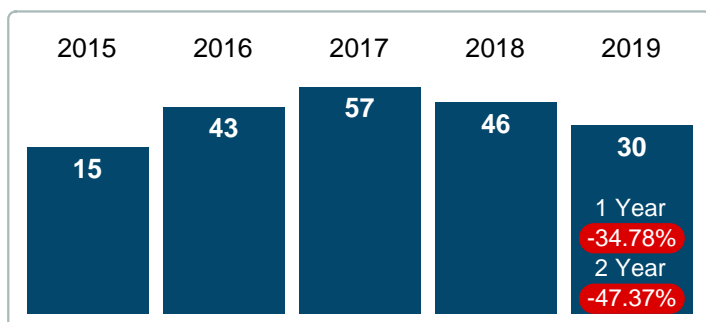
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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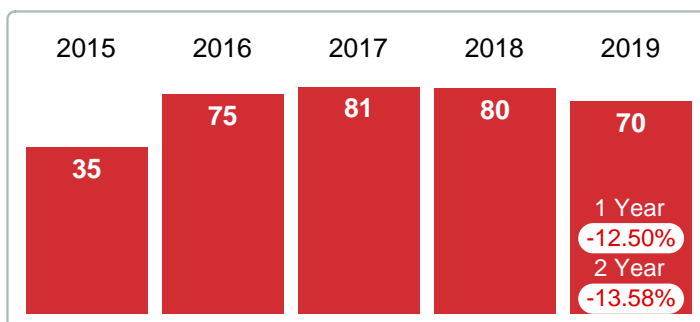
ACTIVE INVENTORY

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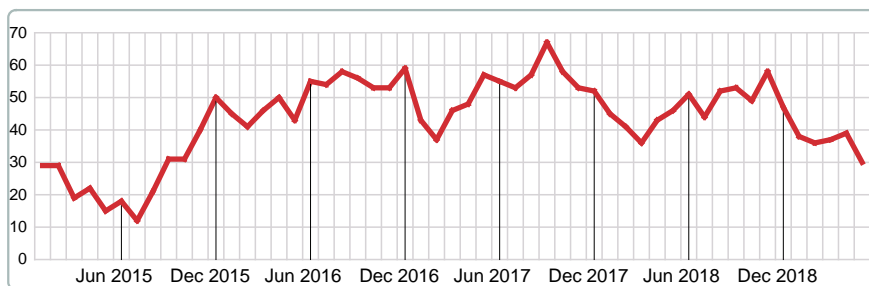
END OF MAY



ACTIVE DURING MAY

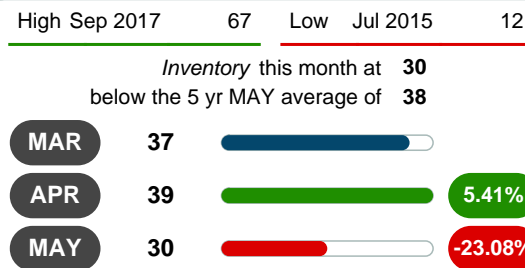


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1 and up	30	100.00%	15.0	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
Median Active Inventory Listing Price			\$1,395	\$1,125	\$1,325	\$1,720	\$2,280

May 2019



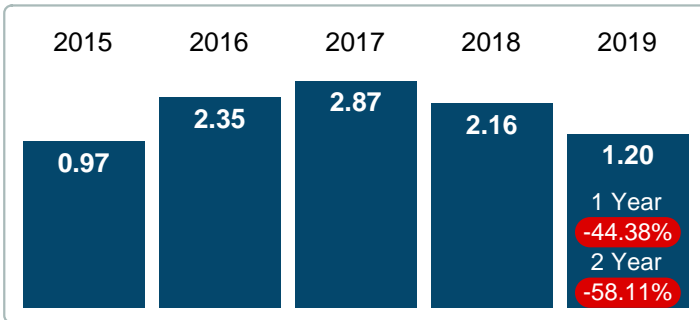
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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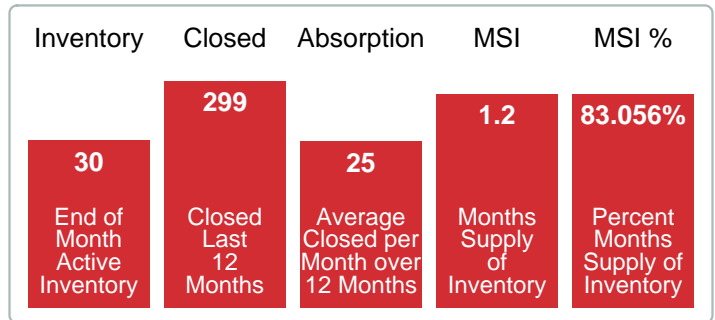
MONTHS SUPPLY of INVENTORY (MSI)

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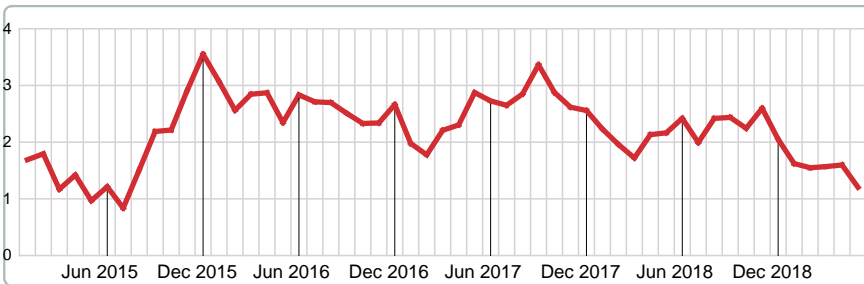
MSI FOR MAY



INDICATORS FOR MAY 2019

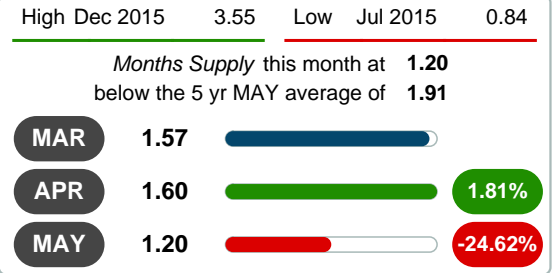


5 YEAR MARKET ACTIVITY TRENDS



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

May 2019



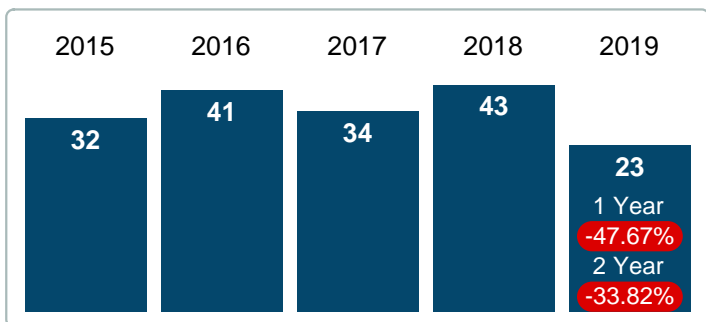
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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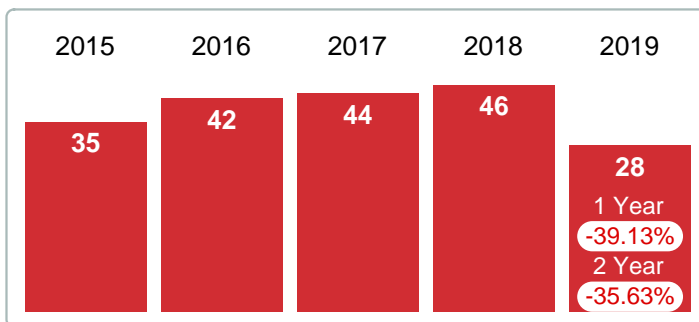
MEDIAN DAYS ON MARKET TO SALE

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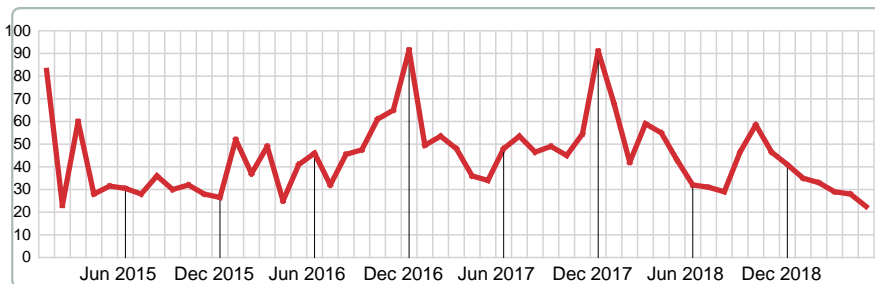
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 34

High Dec 2016 92 Low May 2019 23

Median Days on Market to Sale this month at 23
below the 5 yr MAY average of 34



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	34	100.00%	23	0	22	24	7
Median Closed DOM			23	0	22	24	7
Total Closed Units		100%	22.5		21	12	1
Total Closed Volume			48,830	0.00B	26.59K	19.75K	2,500

May 2019



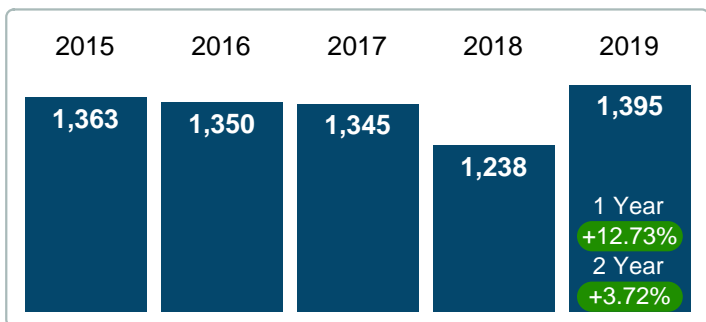
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



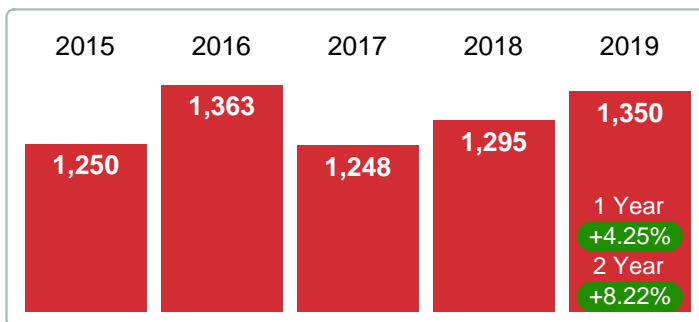
MEDIAN LIST PRICE AT CLOSING

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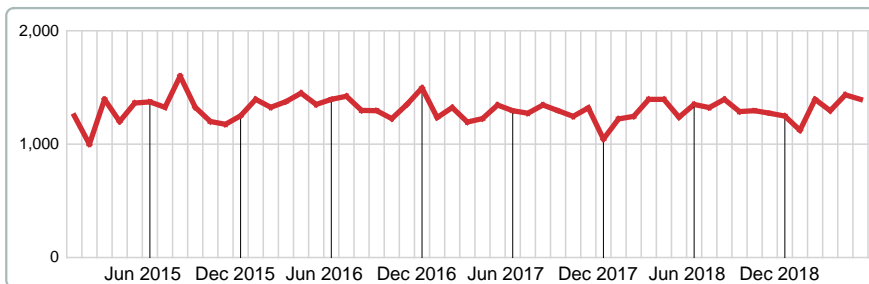
MAY



YEAR TO DATE (YTD)

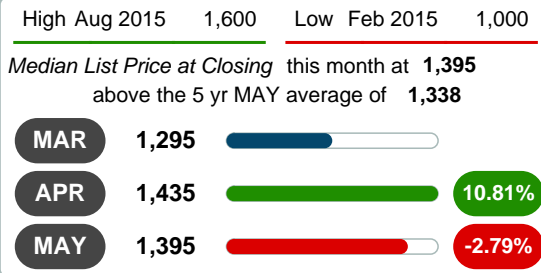


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,338



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%	23	0	0	0	0
\$1 \$0	0	0.00%	23	0	0	0	0
\$1 \$0	0	0.00%	23	0	0	0	0
\$1 \$0	0	0.00%	23	0	0	0	0
\$1 \$0	0	0.00%	23	0	0	0	0
\$1 \$0	0	0.00%	23	0	0	0	0
\$1 and up	34	100.00%	1,395	0	1,300	1,620	2,500
Median List Price			1,395	0	1,300	1,620	2,500
Total Closed Units		100%	1,395		21	12	1
Total Closed Volume			49,030	0.00B	26.79K	19.75K	2,500

May 2019



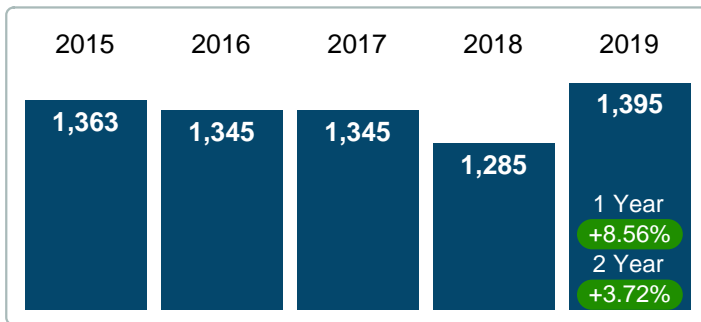
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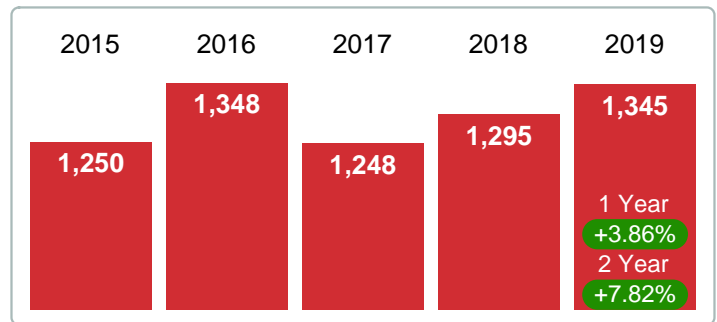
MEDIAN SOLD PRICE AT CLOSING

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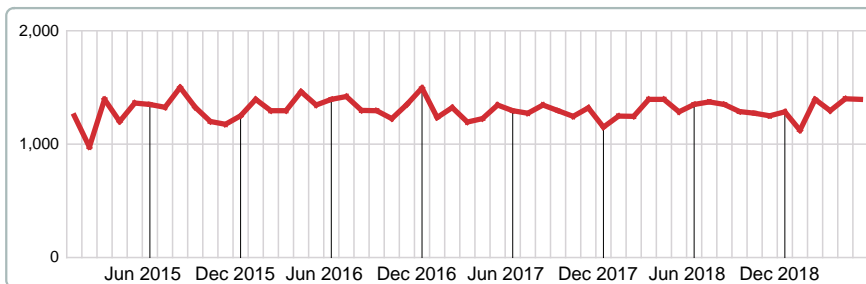
MAY



YEAR TO DATE (YTD)

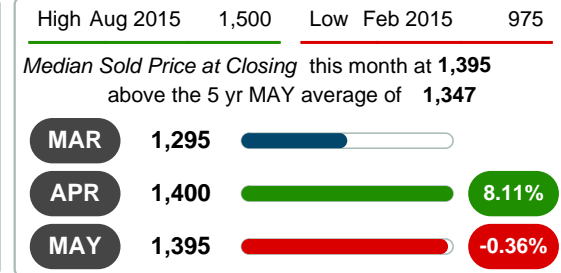


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,347



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%	1,395	0	0	0	0
\$1-\$0	0	0.00%	1,395	0	0	0	0
\$1-\$0	0	0.00%	1,395	0	0	0	0
\$1-\$0	0	0.00%	1,395	0	0	0	0
\$1-\$0	0	0.00%	1,395	0	0	0	0
\$1-\$0	0	0.00%	1,395	0	0	0	0
\$1 and up	34	100.00%	1,395	0	1,295	1,620	2,500
Median Sold Price			1,395	0	1,295	1,620	2,500
Total Closed Units		100%	1,395		21	12	1
Total Closed Volume			48,830	0.00B	26.59K	19.75K	2,500

May 2019



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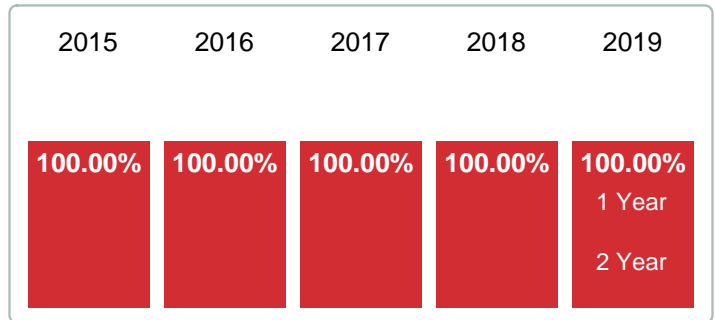
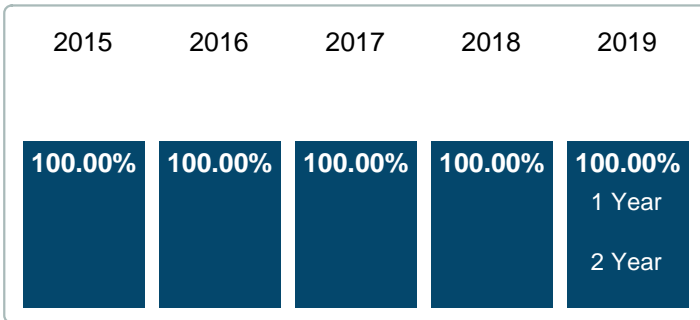


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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MAY

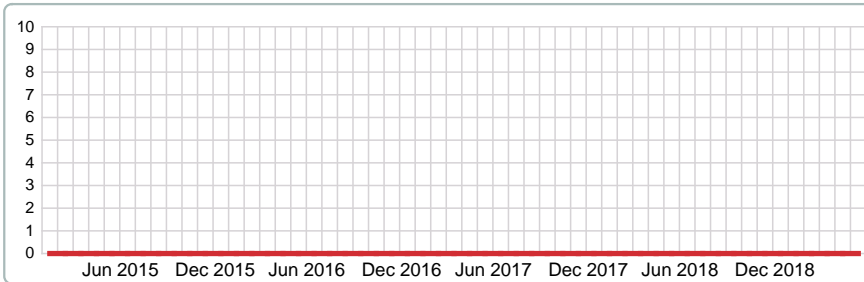
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

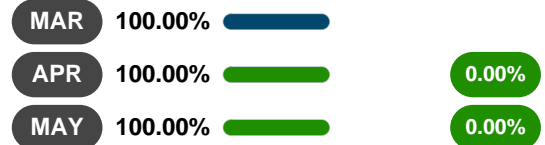
3 MONTHS

5 year MAY AVG = 100.00%



High May 2019 100.00% Low May 2019 100.00%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY 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%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,395.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	34	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		0.00%	100.00%	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

May 2019



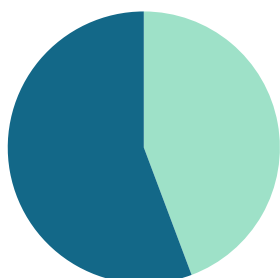
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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MARKET SUMMARY

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INVENTORY

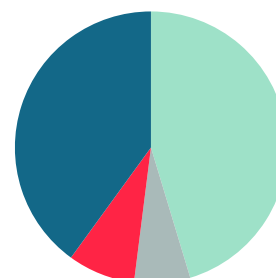


Inventory
 New Listings
31 = 44.29%
 Start Inventory
39
 Total Inventory Units
70
 Volume
\$100,640

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%
Median List Price	1,238	1,395	12.73%	1,295	1,350	4.25%
Median Sale Price	1,285	1,395	8.56%	1,295	1,345	3.86%
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	43.00	22.50	-47.67%	46.00	28.00	-39.13%
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

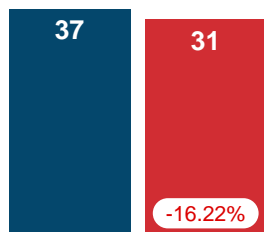
Inventory on May 31, 2019 = 30

2018 **2019**

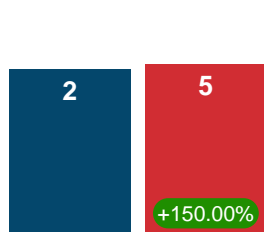
MAY MARKET

MEDIAN PRICES

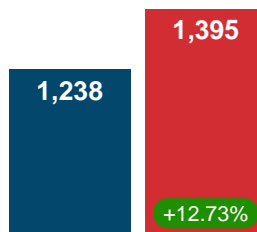
New Listings



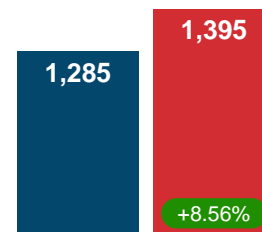
Pending Listings



List Price



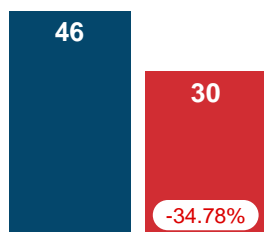
Sale Price



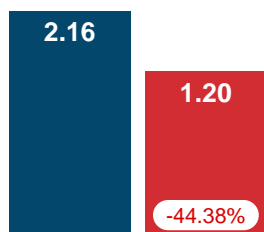
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

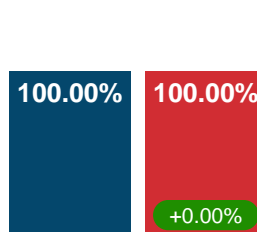
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

