

May 2019



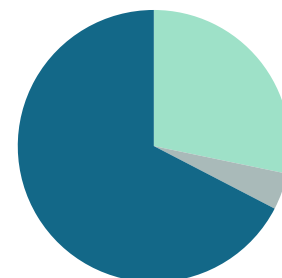
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	9	13	44.44%
Pending Listings	6	2	-66.67%
New Listings	30	17	-43.33%
Average List Price	1,458	1,352	-7.23%
Average Sale Price	1,446	1,352	-6.49%
Average Percent of Selling Price to List Price	99.10%	100.00%	0.91%
Average Days on Market to Sale	41.11	41.15	0.10%
End of Month Inventory	46	31	-32.61%
Months Supply of Inventory	4.15	2.27	-45.35%



■ Closed (28.26%)
■ Pending (4.35%)
■ Other OffMarket (0.00%)
■ Active (67.39%)

Absorption: Last 12 months, an Average of **14 Sales/Month Active Inventory** as of May 31, 2019 = **31**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **32.61%** to 31 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 **2.27** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **6.49%** in May 2019 to \$1,352 versus the previous year at \$1,446.

Average Days on Market Lengthens

The average number of **41.15** days that homes spent on the market before selling increased by 0.04 days or **0.10%** in May 2019 compared to last year's same month at **41.11** DOM.

Sales Success for May 2019 is Positive

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

There were 17 New Listings in May 2019, down **43.33%** from last year at 30. Furthermore, there were 13 Closed Listings this month versus last year at 9, a **44.44%** increase.

Closed versus Listed trends yielded a **76.5%** ratio, up from previous year's, May 2018, at **30.0%**, a **154.90%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	1
Pending Listings	2
New Listings	3
Inventory	4
Months Supply of Inventory	5
Average Days on Market to Sale	6
Average List Price at Closing	7
Average Sale Price at Closing	8
Average Percent of Selling Price to List Price	9
Market Summary	10

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 Jenks - Sch Dist (5) - Leasing Property Type

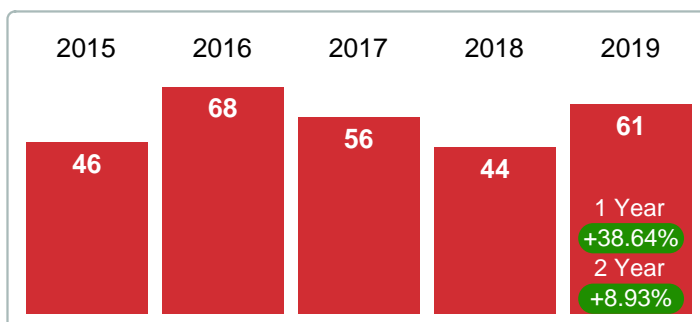
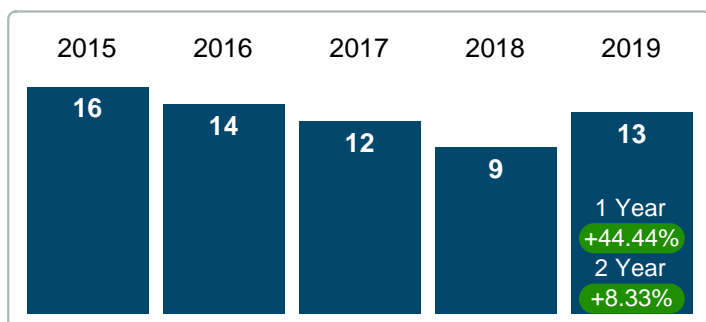


CLOSED LISTINGS

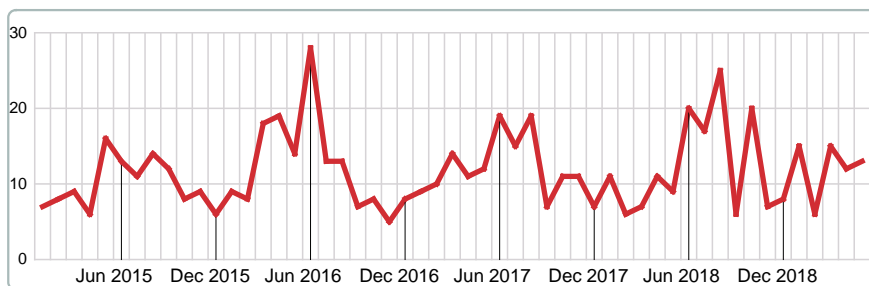
Report produced on Jun 11, 2019 for MLS Technology Inc.

MAY

YEAR TO DATE (YTD)

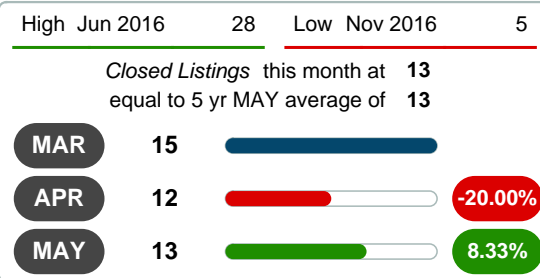


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 13



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	13	100.00%	41.2	3	7	3	0
Total Closed Units	13			3	7	3	0
Total Closed Volume	17,580	100%	41.2	2,570	9,110	5,900	0.00B
Average Closed Price	\$1,352			\$857	\$1,301	\$1,967	\$0

May 2019



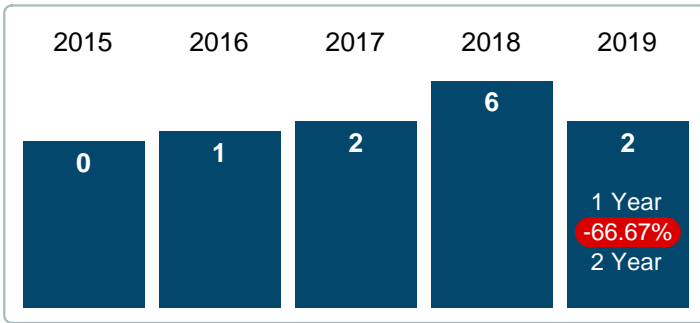
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



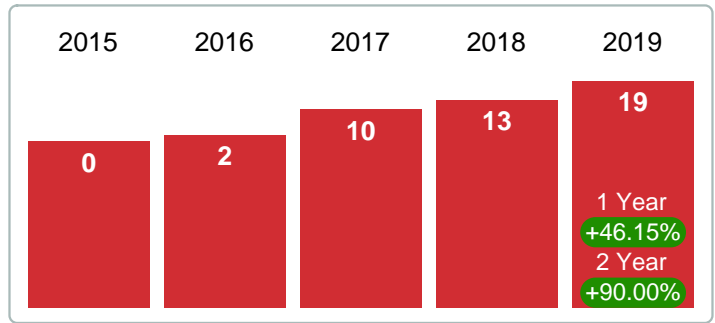
PENDING LISTINGS

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

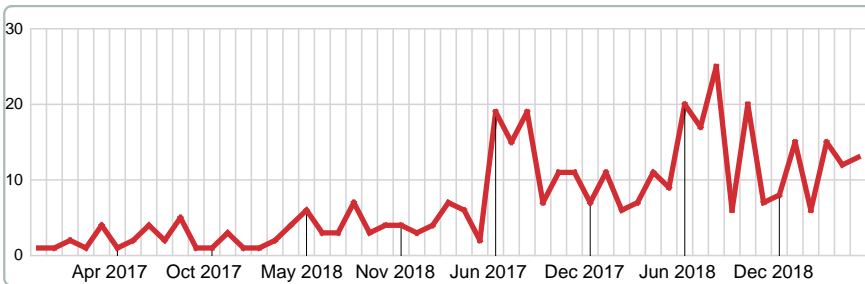
MAY



YEAR TO DATE (YTD)

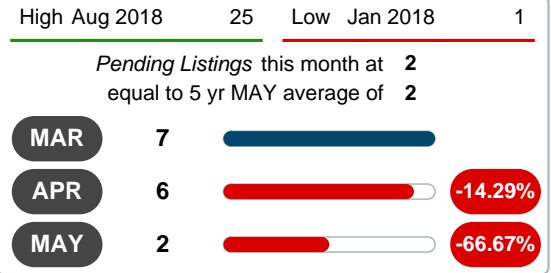


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	2	100.00%	47.5	0	0	2	0
Total Pending Units	2			0	0	2	0
Total Pending Volume	4,985	100%	0.0	0.00B	0.00B	4,985	0.00B
Average Listing Price	\$0			\$0	\$0	\$2,493	\$0

May 2019



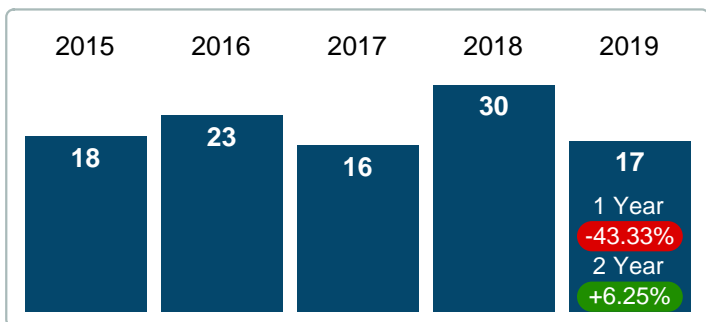
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



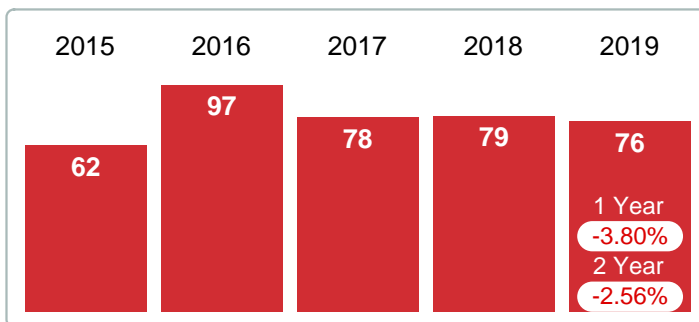
NEW LISTINGS

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

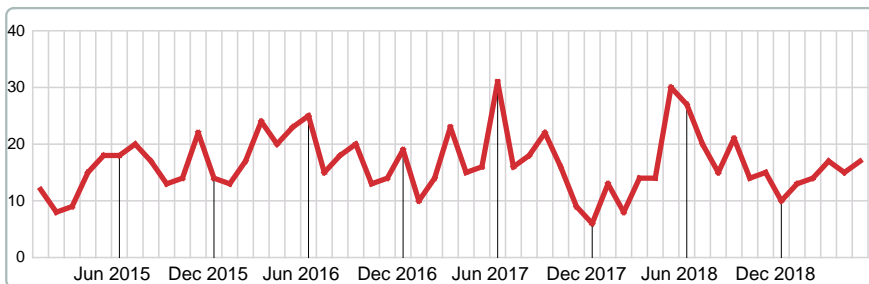
MAY



YEAR TO DATE (YTD)

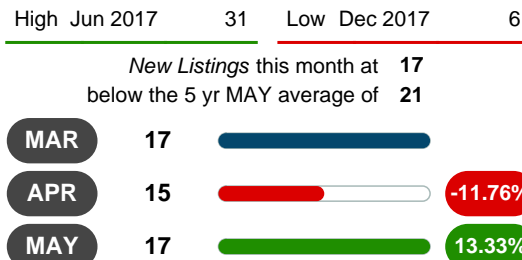


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 21



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	17	100.00%	1	7	8	1
Total New Listed Units	17		1	7	8	1
Total New Listed Volume	28,220	100%	1,050	9,435	15.39K	2,350
Average New Listed Listing Price	\$1,783		\$1,050	\$1,348	\$1,923	\$2,350

May 2019



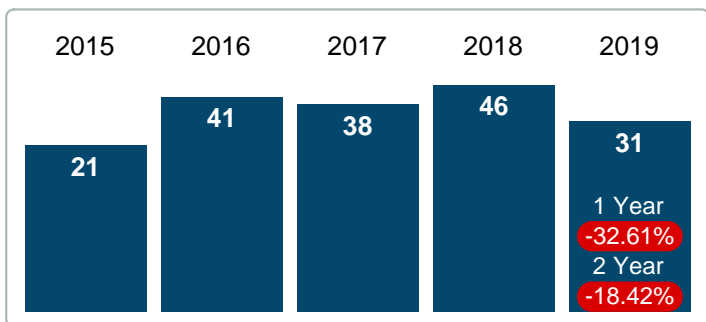
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



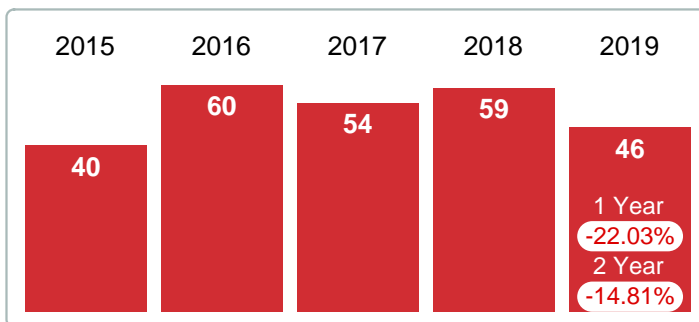
ACTIVE INVENTORY

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

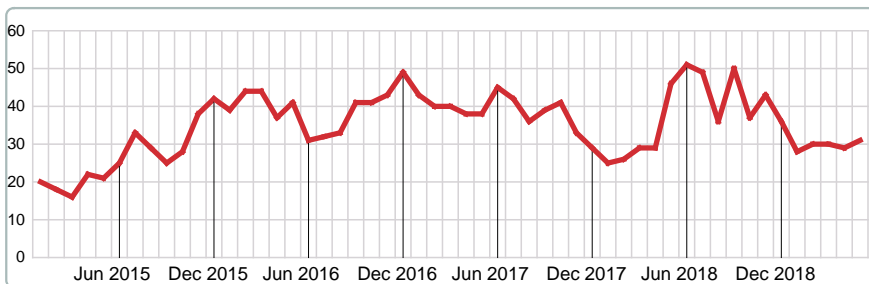
END OF MAY



ACTIVE DURING MAY

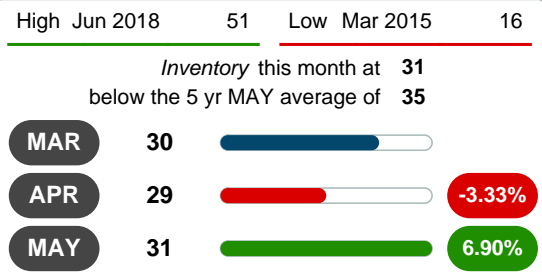


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 35



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	31	100.00%	55.5	7	14	9	1
Total Active Inventory by Units			31	7	14	9	1
Total Active Inventory by Volume			45,960	5,950	20.91K	16.76K	2,350
Average Active Inventory Listing Price			\$1,483	\$850	\$1,493	\$1,862	\$2,350

May 2019



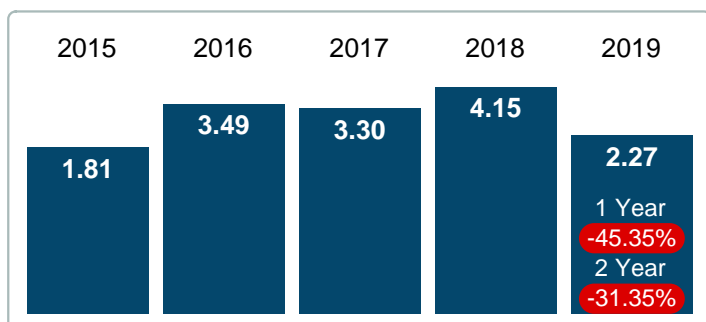
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



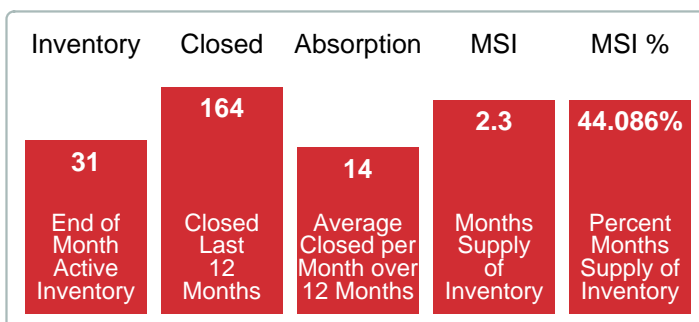
MONTHS SUPPLY of INVENTORY (MSI)

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

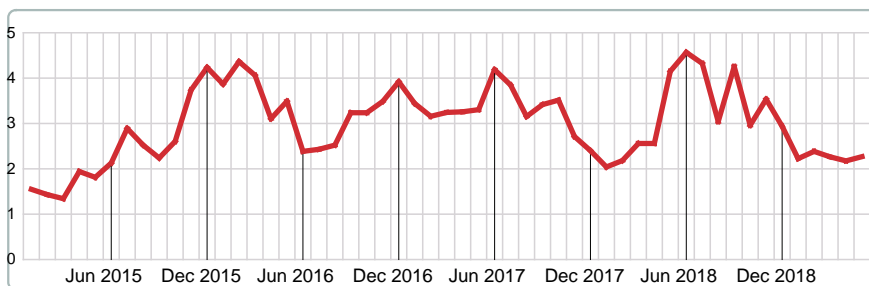
MSI FOR MAY



INDICATORS FOR MAY 2019

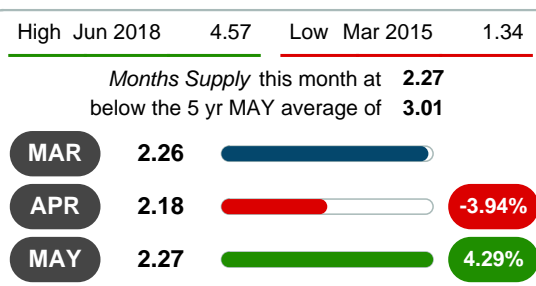


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.01



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	31	100.00%	2.27	4.67	1.89	2.12	2.00
Market Supply of Inventory (MSI)	2.27			4.67	1.89	2.12	2.00
Total Active Inventory by Units	31	100%	2.27	7	14	9	1

May 2019



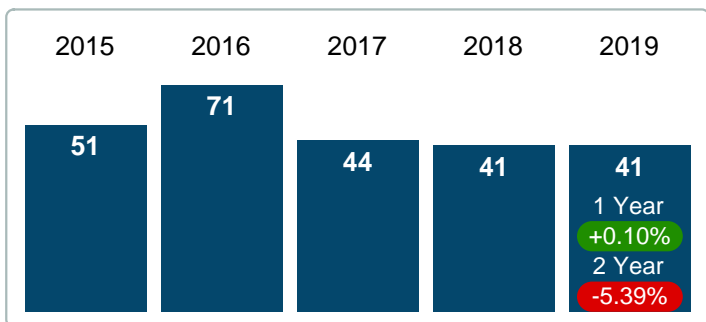
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



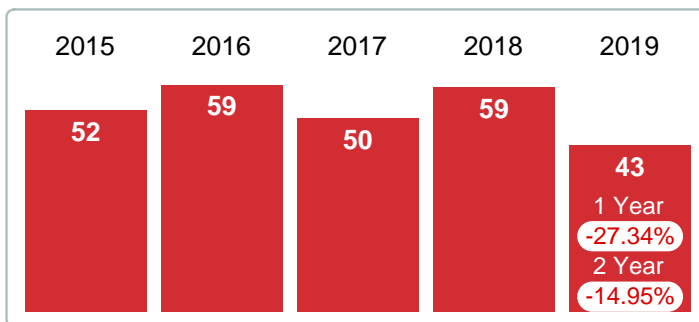
AVERAGE DAYS ON MARKET TO SALE

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

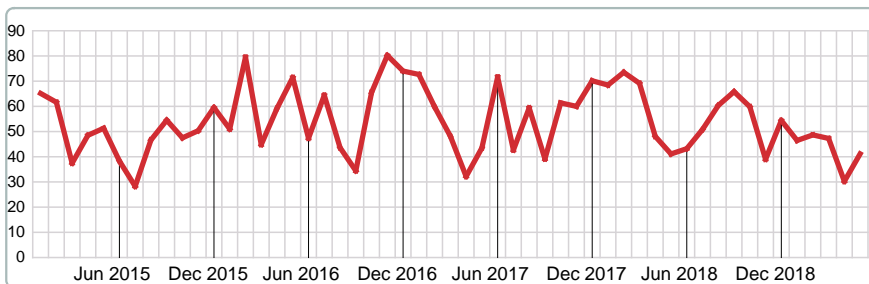
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 50

High Nov 2016 80 Low Jul 2015 28

Average Days on Market to Sale this month at 41 below the 5 yr MAY average of 50



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	13	100.00%	41	28	58	16	0
Average Closed DOM			41	28	58	16	0
Total Closed Units		100%	41.2	3	7	3	
Total Closed Volume			17,580	2,570	9,110	5,900	0.00B

May 2019



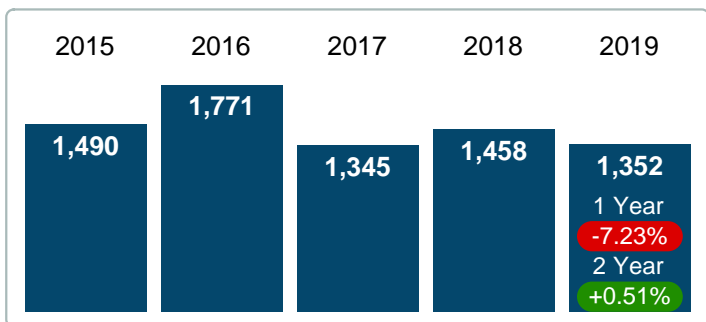
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



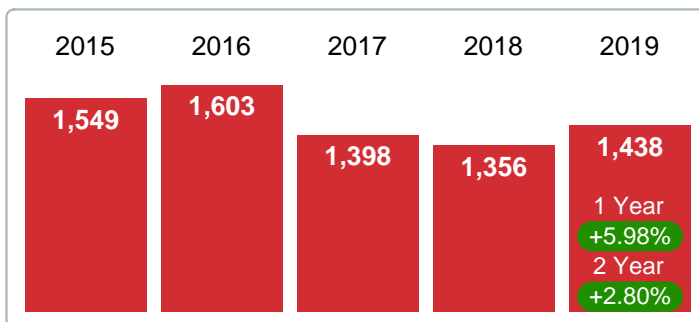
AVERAGE LIST PRICE AT CLOSING

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

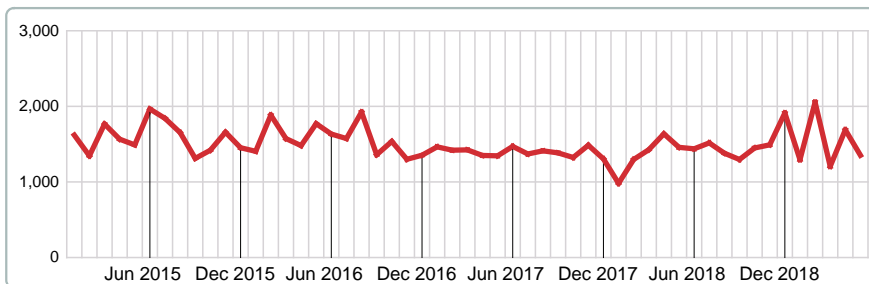
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,483

High Feb 2019 2,054 Low Jan 2018 981

Average List Price at Closing this month at 1,352 below the 5 yr MAY average of 1,483

MAR	1,206	
APR	1,689	40.02%
MAY	1,352	-19.94%

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 \$0	0	0.00%	0	0	0	0	0
\$1 and up	13	100.00%	1,352	857	1,301	1,967	0
Average List Price			1,352	857	1,301	1,967	0
Total Closed Units		100%	1,352	3	7	3	
Total Closed Volume			17,580	2,570	9,110	5,900	0.00B

May 2019



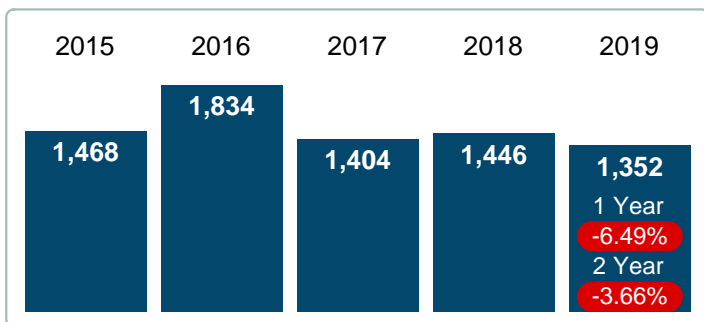
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



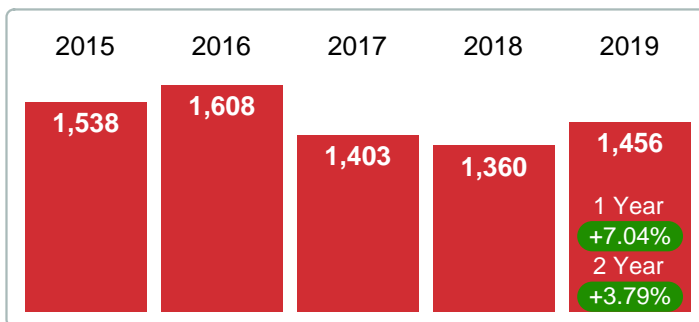
AVERAGE SOLD PRICE AT CLOSING

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

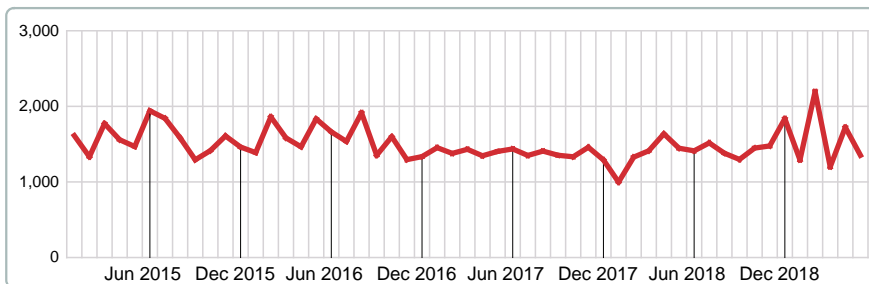
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,501

High Feb 2019 2,196 Low Jan 2018 998

Average Sold Price at Closing this month at **1,352**
 below the 5 yr MAY average of **1,501**

MAR	1,200	
APR	1,723	43.50%
MAY	1,352	-21.49%

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	13	100.00%	1,352	857	1,301	1,967	0
Average Sold Price			1,352	857	1,301	1,967	0
Total Closed Units		100%	1,352	3	7	3	
Total Closed Volume			17,580	2,570	9,110	5,900	0.00B

May 2019



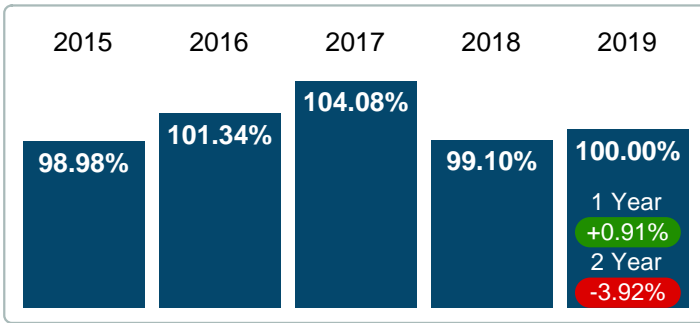
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



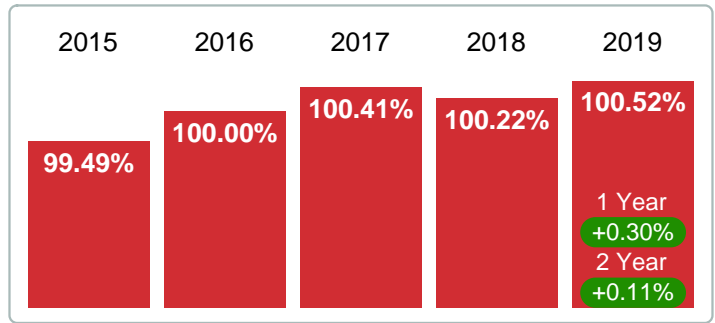
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

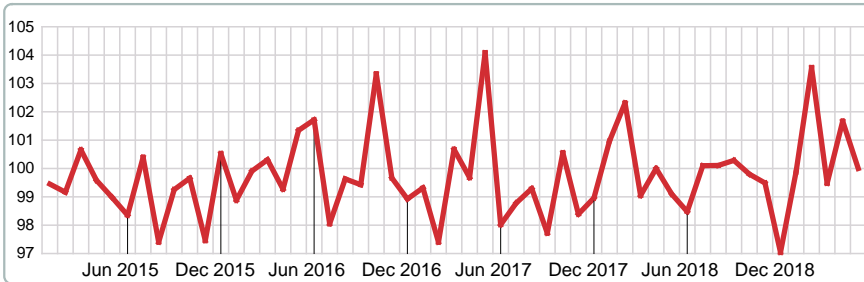
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

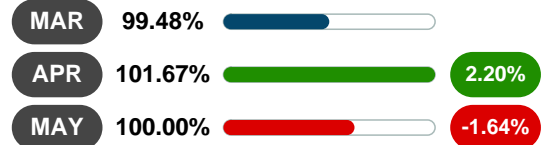


3 MONTHS

5 year MAY AVG = 100.70%

High May 2017 104.08% Low Dec 2018 97.04%

Average Sold/List Ratio this month at **100.00%** below the 5 yr MAY average of **100.70%**



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	13	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Average Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		13	100%	3	7	3	
Total Closed Volume		17,580		2,570	9,110	5,900	0.00B

May 2019



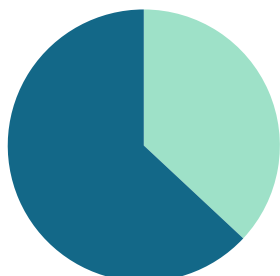
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

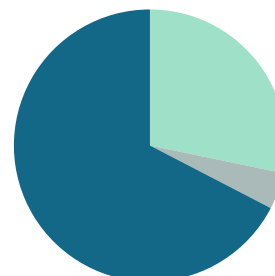


Inventory
 New Listings
 17 = **36.96%**
 Start Inventory
 29
 Total Inventory Units
 46
 Volume
 \$68,525

Market Activity

Closed Sales
 13 = **28.26%**
 Pending Sales
 2 = **4.35%**
 Other Off Market
 0 = **0.00%**
 Active Inventory
 31 = **67.39%**

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	9	13	44.44%	44	61	38.64%
Pending Sales	6	2	-66.67%	13	19	46.15%
New Listings	30	17	-43.33%	79	76	-3.80%
Average List Price	1,458	1,352	-7.23%	1,356	1,438	5.98%
Average Sale Price	1,446	1,352	-6.49%	1,360	1,456	7.04%
Average Percent of Selling Price to List Price	99.10%	100.00%	0.91%	100.22%	100.52%	0.30%
Average Days on Market to Sale	41.11	41.15	0.10%	58.57	42.56	-27.34%
Monthly Inventory	46	31	-32.61%	46	31	-32.61%
Months Supply of Inventory	4.15	2.27	-45.35%	4.15	2.27	-45.35%

Absorption: Last 12 months, an Average of 14 Sales/Month

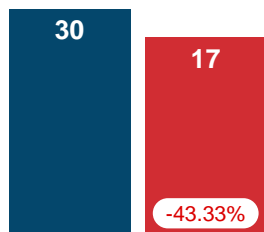
Inventory on May 31, 2019 = 31

2018 2019

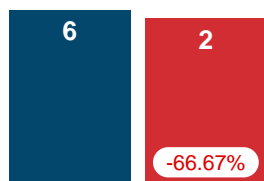
MAY MARKET

AVERAGE PRICES

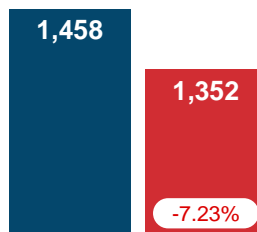
New Listings



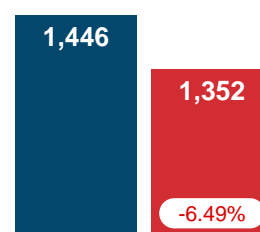
Pending Listings



List Price



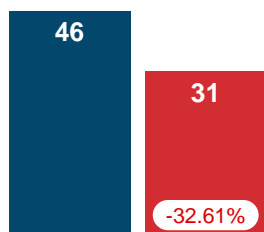
Sale Price



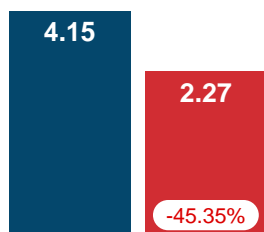
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

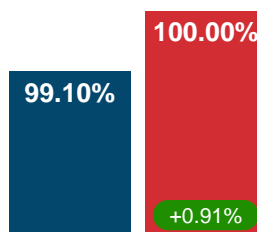
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

