

May 2019



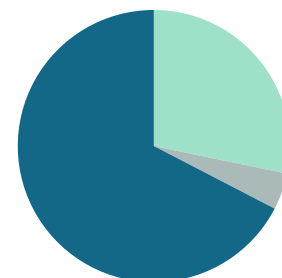
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



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%
Median List Price	1,590	1,325	-16.67%
Median Sale Price	1,590	1,325	-16.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	29.00	20.00	-31.03%
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.

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 **16.67%** in May 2019 to \$1,325 versus the previous year at \$1,590.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 9.00 days or **31.03%** in May 2019 compared to last year's same month at **29.00** DOM.

Sales Success for May 2019 is Positive

Overall, with Median Prices falling and Days on Market decreasing, 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.

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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 Jenks - Sch Dist (5) - Leasing Property Type

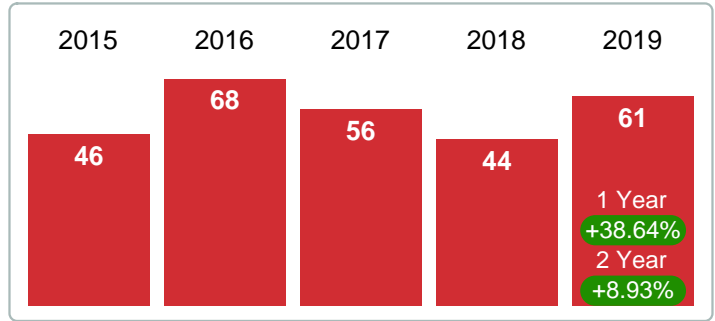
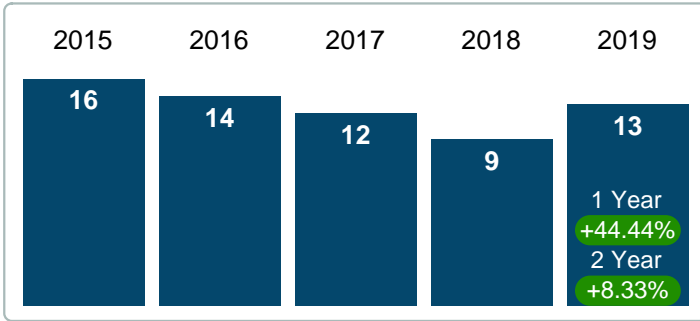


CLOSED LISTINGS

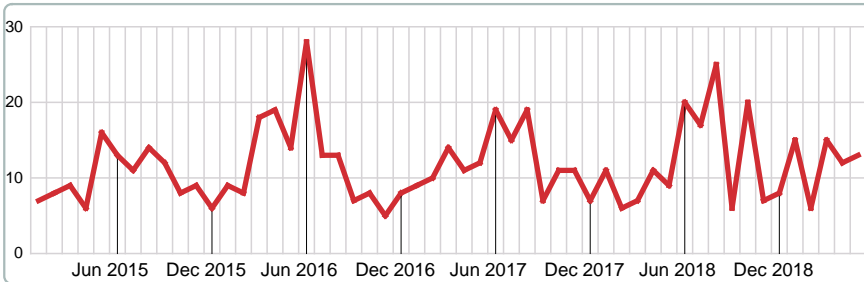
Report produced on Jun 11, 2019 for MLS Technology Inc.

MAY

YEAR TO DATE (YTD)

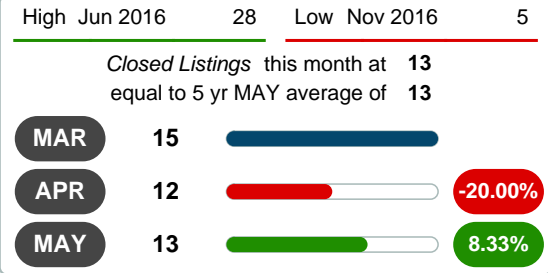


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 13



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	13	100.00%	20.0	3	7	3	0
Total Closed Units	13			3	7	3	0
Total Closed Volume	17,580	100%	20.0	2,570	9,110	5,900	0.00B
Median Closed Price	\$1,325			\$950	\$1,325	\$2,000	\$0

May 2019



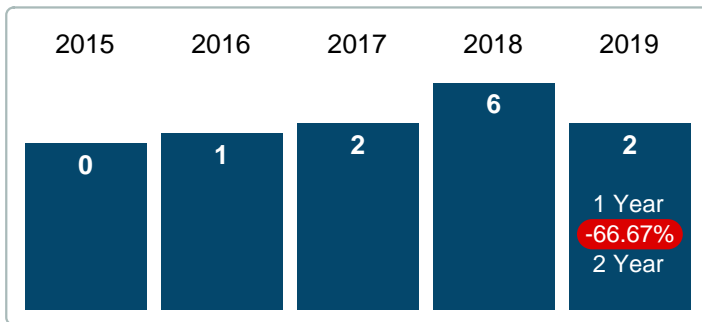
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



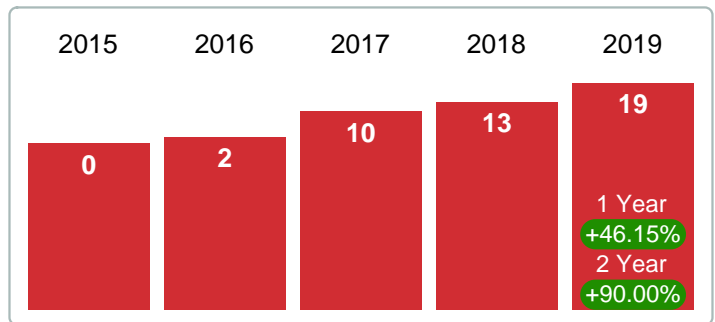
PENDING LISTINGS

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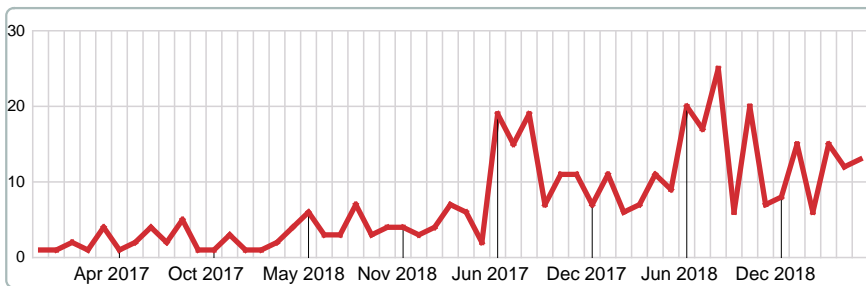
MAY



YEAR TO DATE (YTD)

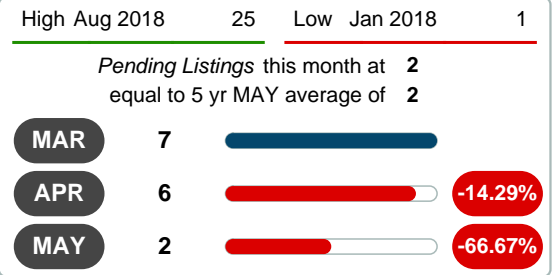


5 YEAR MARKET ACTIVITY TRENDS



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%	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	2	100.00%	47.5	0	0	2	0
Total Pending Units	2			0	0	2	0
Total Pending Volume	4,985	100%	47.5	0.00B	0.00B	4,985	0.00B
Median Listing Price	\$2,493			\$0	\$0	\$2,493	\$0

May 2019



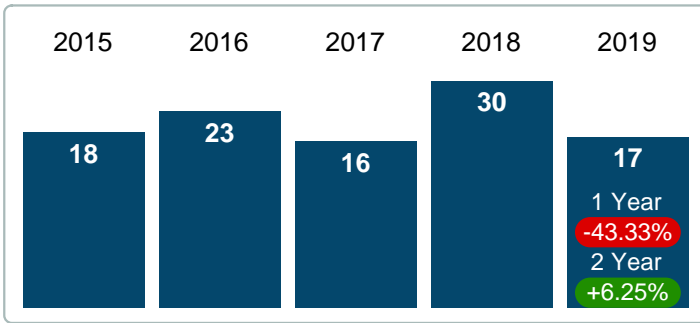
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



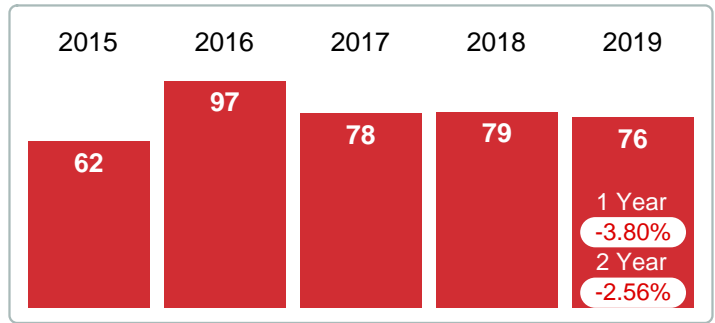
NEW LISTINGS

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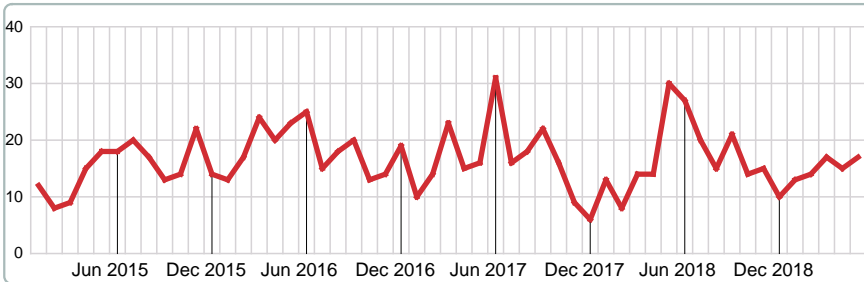
MAY



YEAR TO DATE (YTD)

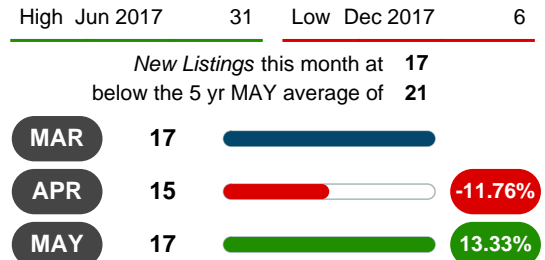


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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
Median New Listed Listing Price	\$1,495		\$1,050	\$1,350	\$1,950	\$2,350

May 2019



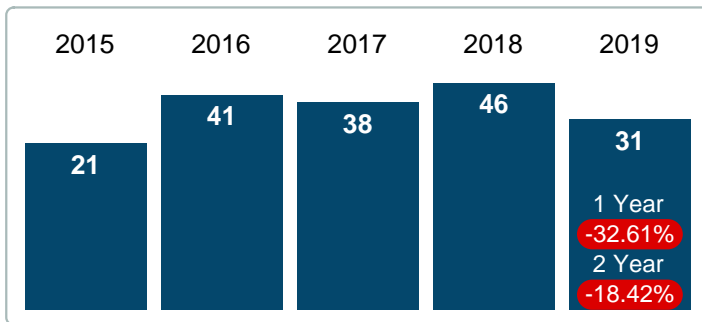
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



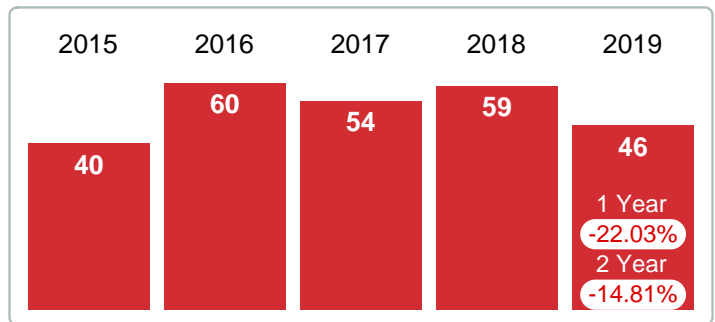
ACTIVE INVENTORY

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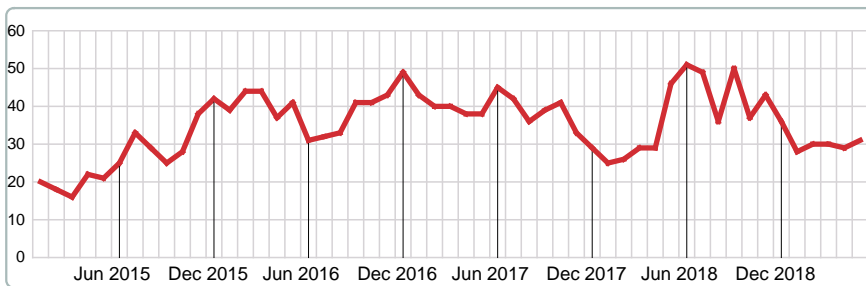
END OF MAY



ACTIVE DURING MAY

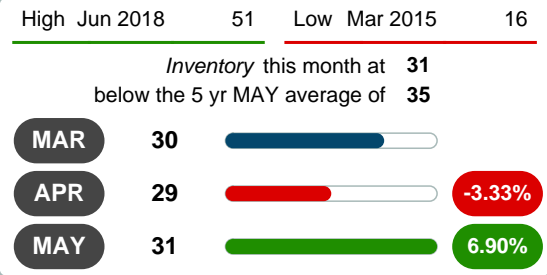


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 35



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	47.5	0	0	0	0
\$1-\$0	0	0.00%	47.5	0	0	0	0
\$1-\$0	0	0.00%	47.5	0	0	0	0
\$1-\$0	0	0.00%	47.5	0	0	0	0
\$1-\$0	0	0.00%	47.5	0	0	0	0
\$1-\$0	0	0.00%	47.5	0	0	0	0
\$1 and up	31	100.00%	35.0	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
Median Active Inventory Listing Price			\$1,450	\$800	\$1,445	\$1,895	\$2,350

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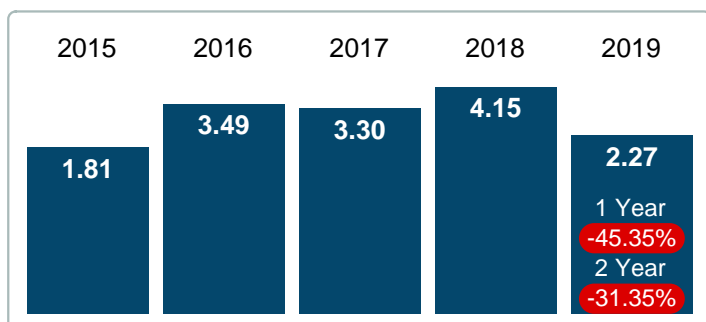
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



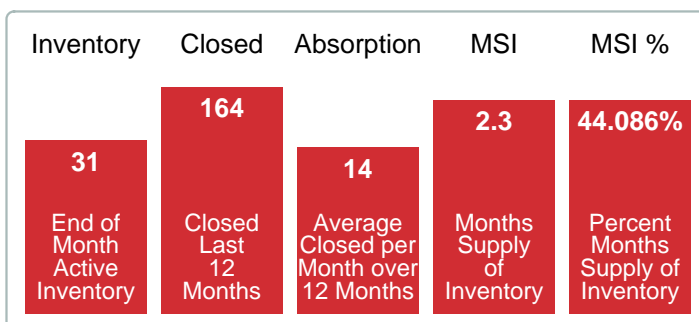
MONTHS SUPPLY of INVENTORY (MSI)

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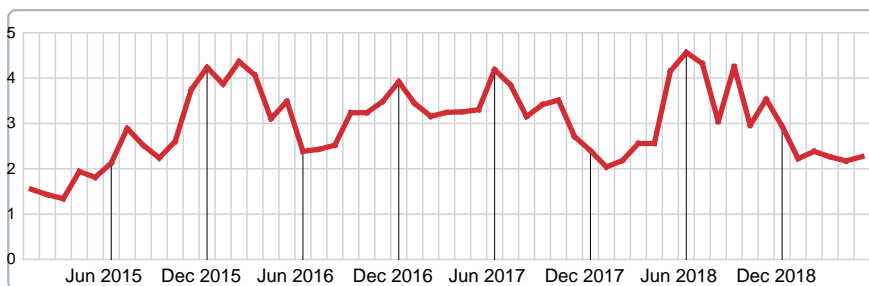
MSI FOR MAY



INDICATORS FOR MAY 2019

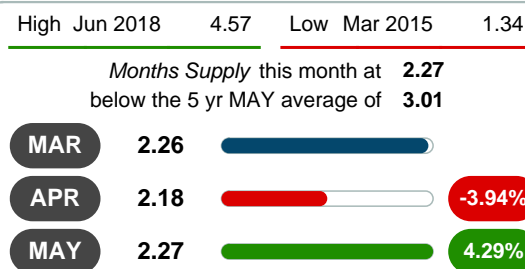


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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		100%	2.27	7	14	9	1

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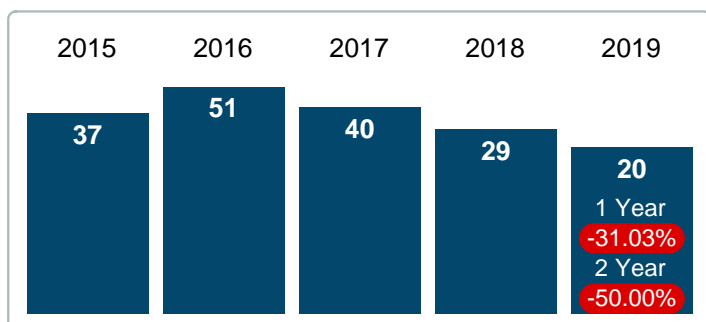
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



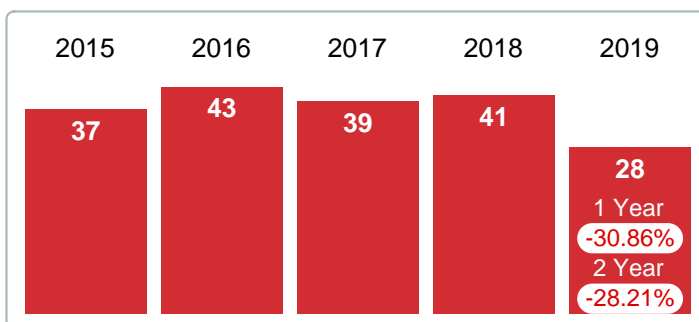
MEDIAN DAYS ON MARKET TO SALE

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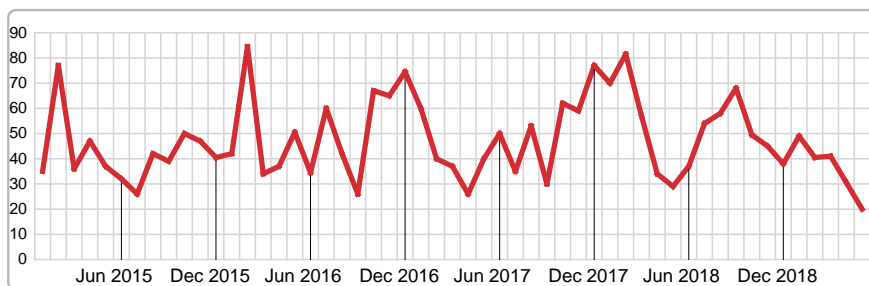
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

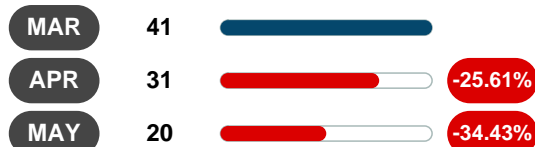


3 MONTHS

5 year MAY AVG = 35

High Feb 2016: 85 | Low May 2019: 20

Median Days on Market to Sale this month at 20 below the 5 yr MAY average of 35



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	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	35	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	20	17	25	20	0
Median Closed DOM			20	17	25	20	0
Total Closed Units		100%	20.0	3	7	3	
Total Closed Volume			17,580	2,570	9,110	5,900	0.00B

May 2019



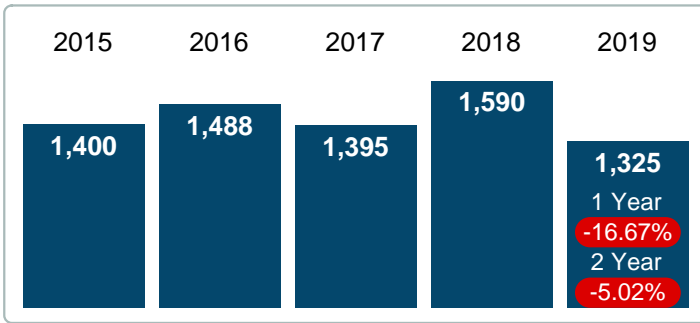
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



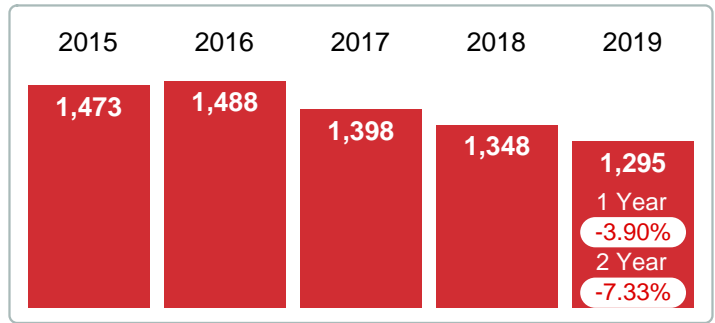
MEDIAN LIST PRICE AT CLOSING

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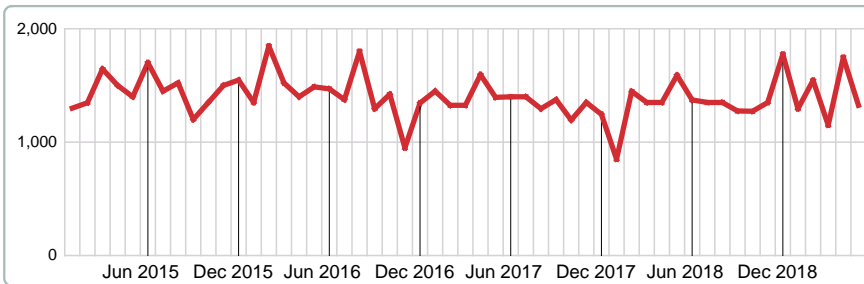
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,440

High Feb 2016 1,848 Low Jan 2018 850

Median List Price at Closing this month at 1,325 below the 5 yr MAY average of 1,440



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	13	100.00%	1,325	950	1,325	2,000	0
Median List Price			1,325	950	1,325	2,000	0
Total Closed Units		100%	1,325	3	7	3	
Total Closed Volume			17,580	2,570	9,110	5,900	0.00B

May 2019



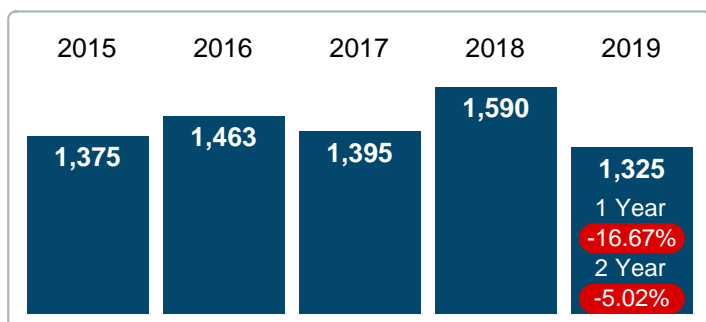
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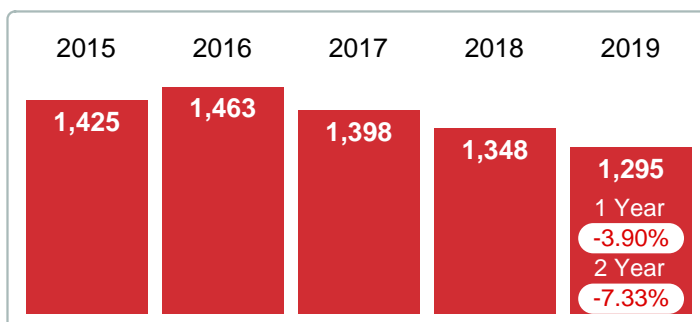
MEDIAN SOLD PRICE AT CLOSING

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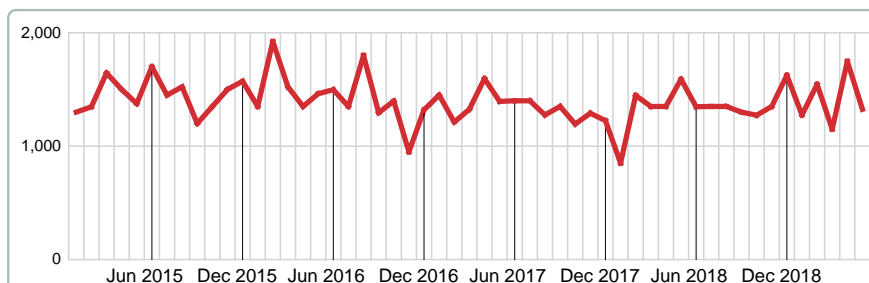
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

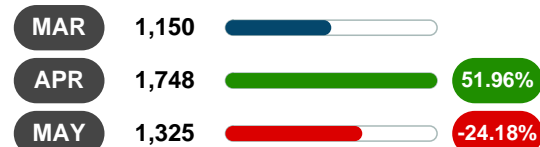


3 MONTHS

5 year MAY AVG = 1,430

High Feb 2016 1,923 Low Jan 2018 850

Median Sold Price at Closing this month at 1,325 below the 5 yr MAY average of 1,430



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%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 and up	13	100.00%	1,325	950	1,325	2,000	0
Median Sold Price			1,325	950	1,325	2,000	0
Total Closed Units		100%	1,325	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

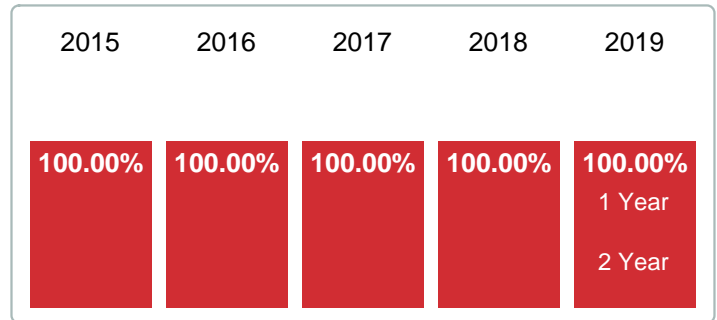
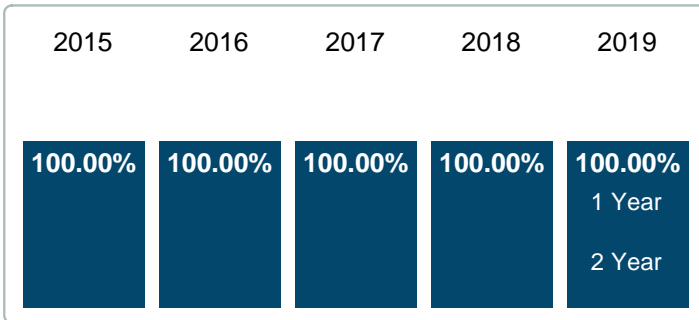


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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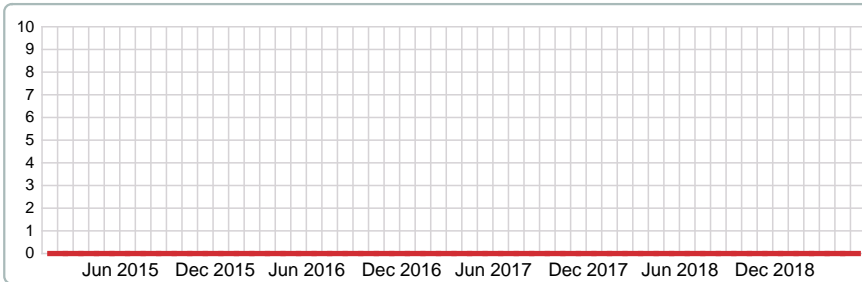
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

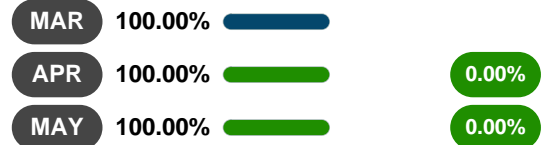
3 MONTHS

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%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	13	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		13	100%	100.00%	3	7	3
Total Closed Volume		17,580			2,570	9,110	5,900
							0.00B

May 2019



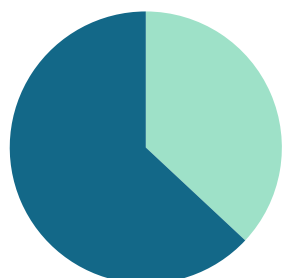
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

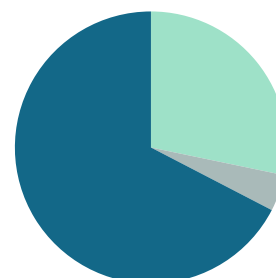


Inventory
 New Listings
17 = 36.96%
 Start Inventory
29
 Total Inventory Units
46
 Volume
\$68,525

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%
Median List Price	1,590	1,325	-16.67%	1,348	1,295	-3.90%
Median Sale Price	1,590	1,325	-16.67%	1,348	1,295	-3.90%
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	29.00	20.00	-31.03%	40.50	28.00	-30.86%
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

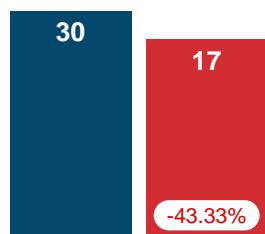
Inventory on May 31, 2019 = **31**

2018 **2019**

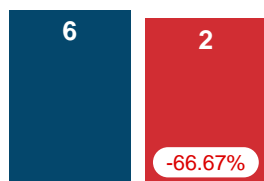
MAY MARKET

MEDIAN PRICES

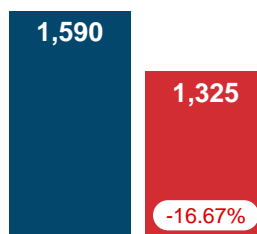
New Listings



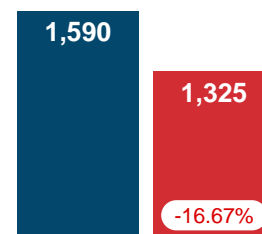
Pending Listings



List Price



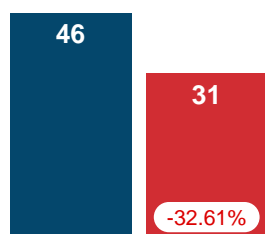
Sale Price



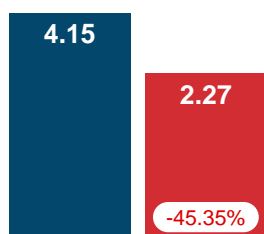
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

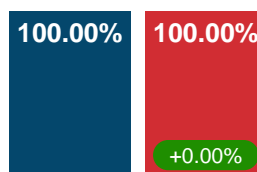
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

