

May 2019



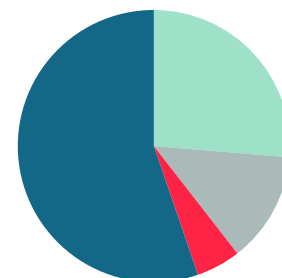
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	14	10	-28.57%
Pending Listings	3	5	66.67%
New Listings	13	18	38.46%
Average List Price	1,390	1,371	-1.37%
Average Sale Price	1,390	1,371	-1.37%
Average Percent of Selling Price to List Price	100.00%	99.99%	-0.01%
Average Days on Market to Sale	49.79	35.60	-28.49%
End of Month Inventory	16	21	31.25%
Months Supply of Inventory	1.66	2.23	34.73%



■ Closed (26.32%)
■ Pending (13.16%)
■ Other OffMarket (5.26%)
■ Active (55.26%)

Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of May 31, 2019 = **21**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2019 rose **31.25%** to 21 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 **2.23** 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 **1.37%** in May 2019 to \$1,371 versus the previous year at \$1,390.

Average Days on Market Shortens

The average number of **35.60** days that homes spent on the market before selling decreased by 14.19 days or **28.49%** in May 2019 compared to last year's same month at **49.79** DOM.

Sales Success for May 2019 is Positive

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

There were 18 New Listings in May 2019, up **38.46%** from last year at 13. Furthermore, there were 10 Closed Listings this month versus last year at 14, a **-28.57%** decrease.

Closed versus Listed trends yielded a **55.6%** ratio, down from previous year's, May 2018, at **107.7%**, a **48.41%** 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

May 2019



Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type

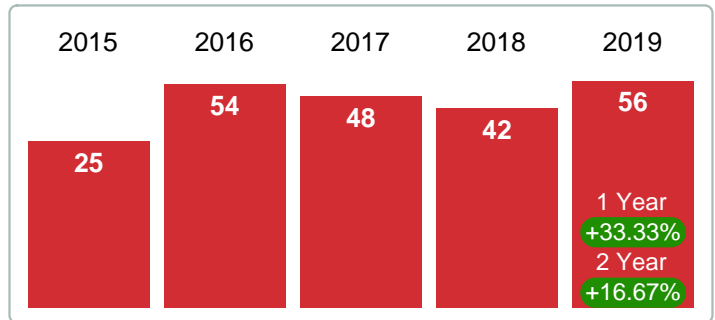
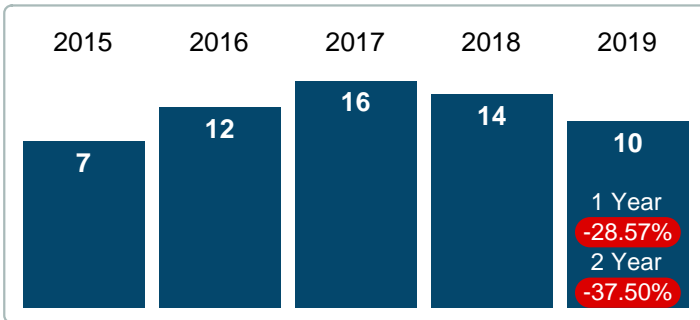


CLOSED LISTINGS

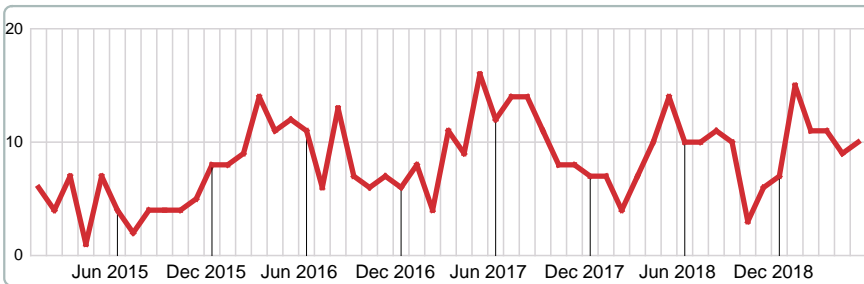
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MAY

YEAR TO DATE (YTD)

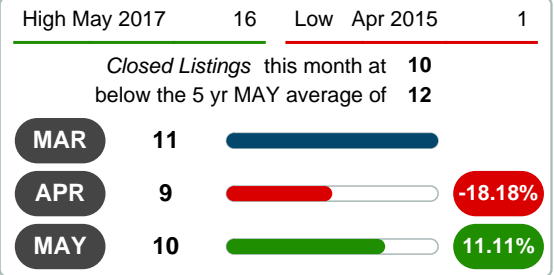


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 12



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	10	100.00%	35.6	1	6	3	0
Total Closed Units	10			1	6	3	0
Total Closed Volume	13,709	100%	35.6	525	8,499	4,685	0.00B
Average Closed Price	\$1,371			\$525	\$1,417	\$1,562	\$0

May 2019



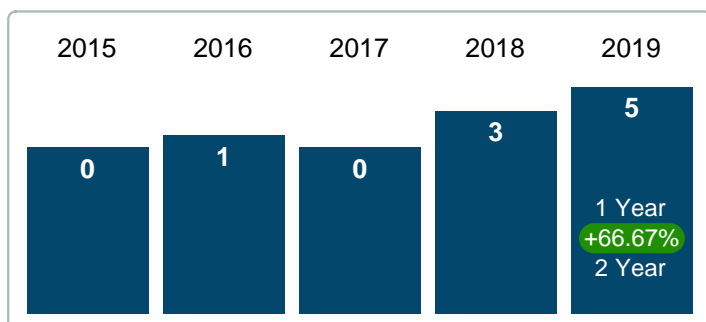
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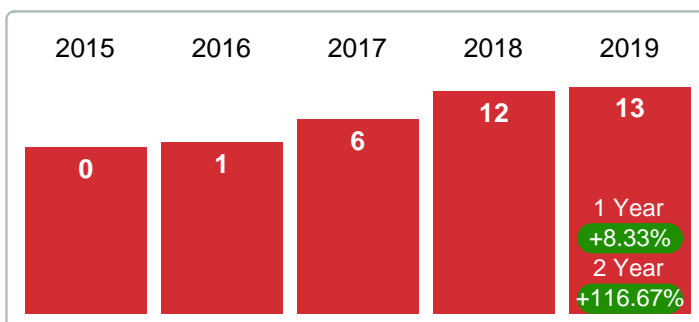
PENDING LISTINGS

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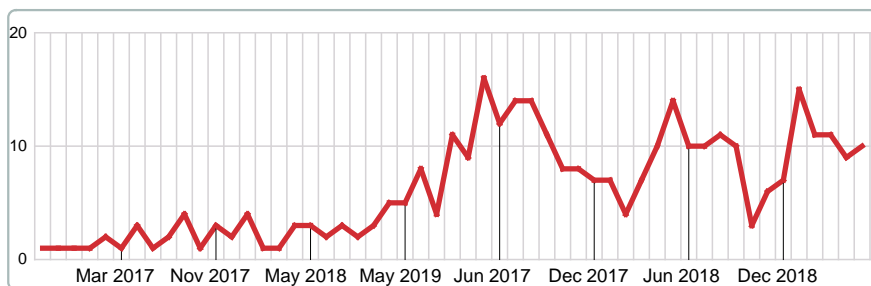
MAY



YEAR TO DATE (YTD)

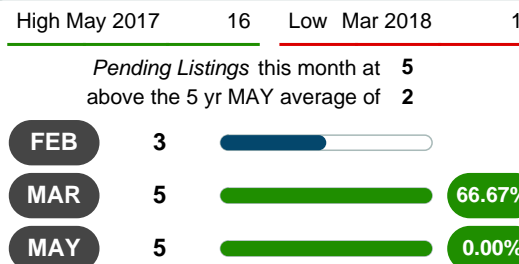


5 YEAR MARKET ACTIVITY TRENDS



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%	23.0	0	3	2	0
Total Pending Units	5			0	3	2	0
Total Pending Volume	6,880	100%	0.0	0.00B	3,780	3,100	0.00B
Average Listing Price	\$0			\$0	\$1,260	\$1,550	\$0

May 2019



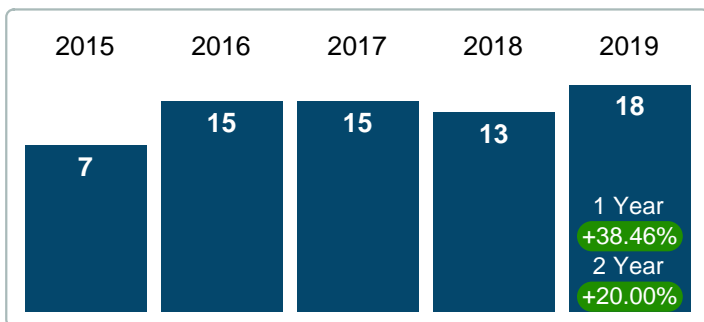
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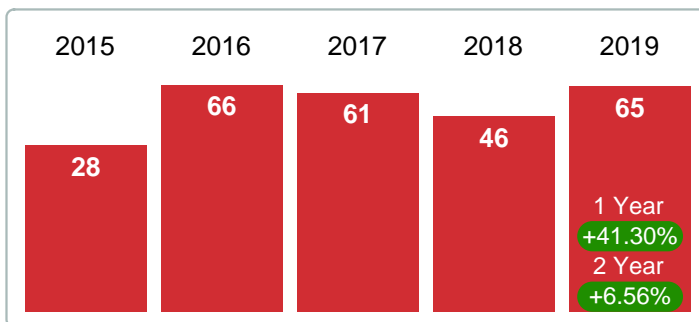
NEW LISTINGS

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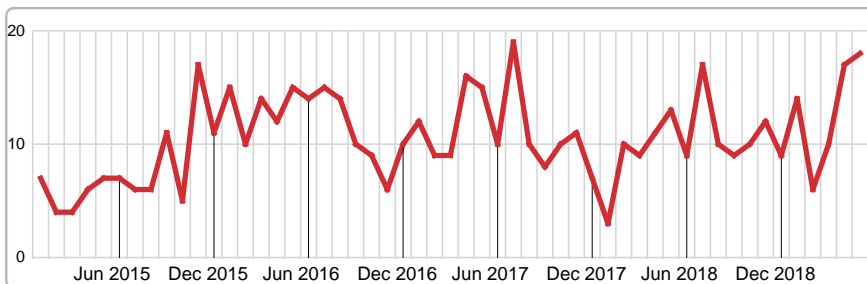
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 14

High Jul 2017 19 Low Jan 2018 3

New Listings this month at 18 above the 5 yr MAY average of 14

- MAR 10
- APR 17 (70.00%)
- MAY 18 (5.88%)

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	18	100.00%	0	9	8	1
Total New Listed Units	18		0	9	8	1
Total New Listed Volume	27,165	100%	0.00B	11.65K	12.92K	2,600
Average New Listed Listing Price	\$0		\$0	\$1,294	\$1,615	\$2,600

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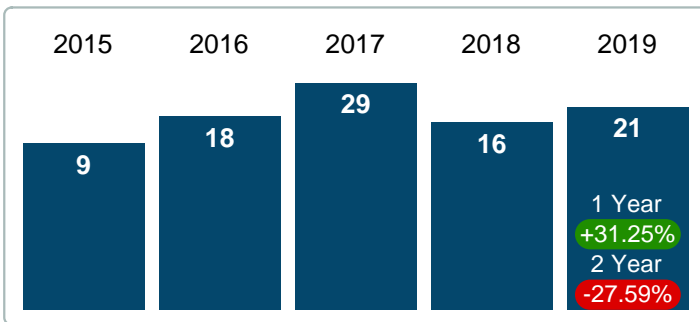
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



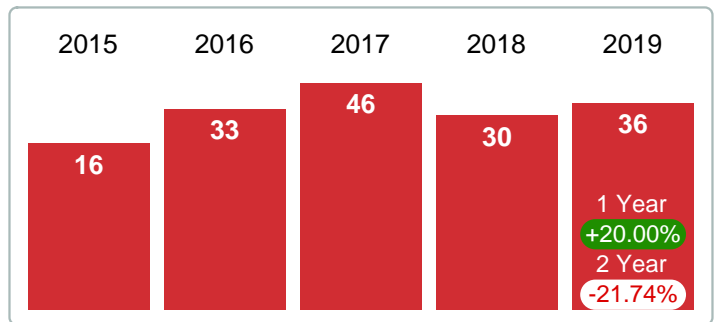
ACTIVE INVENTORY

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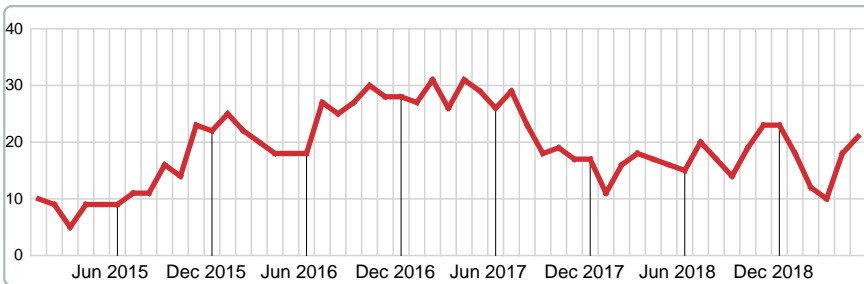
END OF MAY



ACTIVE DURING MAY

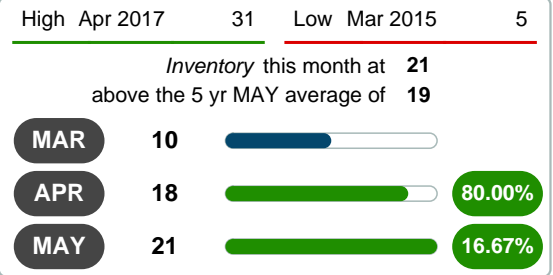


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 19



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	21	100.00%	25.3	1	9	10	1
Total Active Inventory by Units	21			1	9	10	1
Total Active Inventory by Volume	30,765	100%	25.3	895	11.61K	15.66K	2,600
Average Active Inventory Listing Price	\$1,465			\$895	\$1,290	\$1,566	\$2,600

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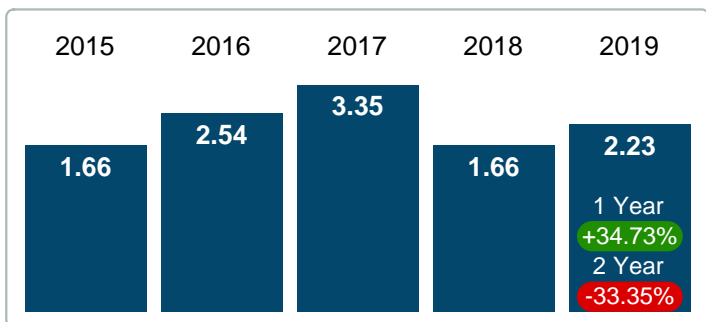
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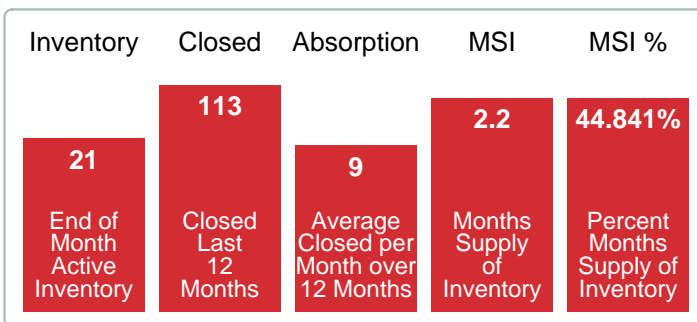
MONTHS SUPPLY of INVENTORY (MSI)

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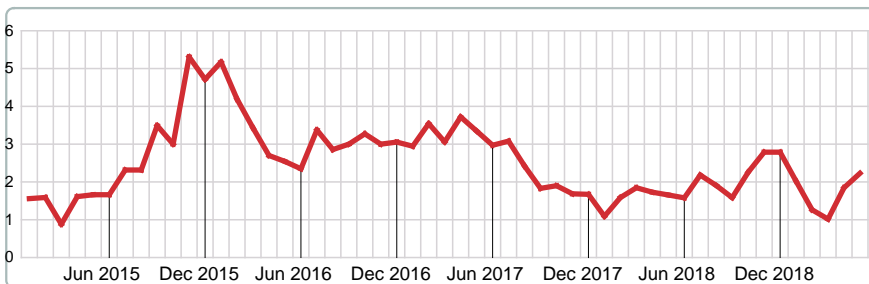
MSI FOR MAY



INDICATORS FOR MAY 2019

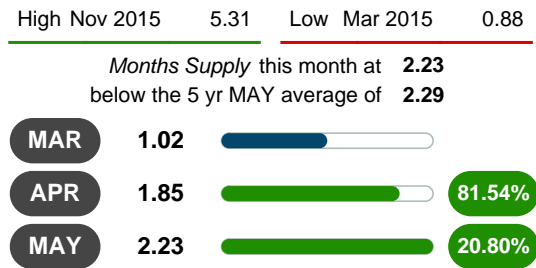


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.29



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	21	100.00%	2.23	2.40	1.54	3.75	2.00
Market Supply of Inventory (MSI)			2.23	2.40	1.54	3.75	2.00
Total Active Inventory by Units		100%	2.23	1	9	10	1

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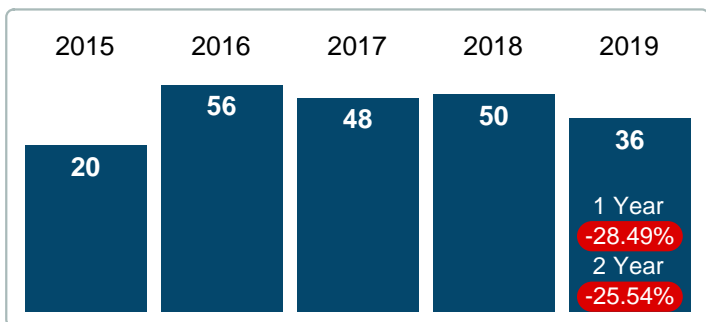
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



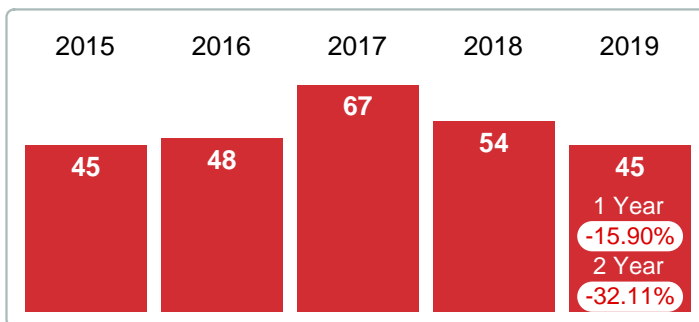
AVERAGE DAYS ON MARKET TO SALE

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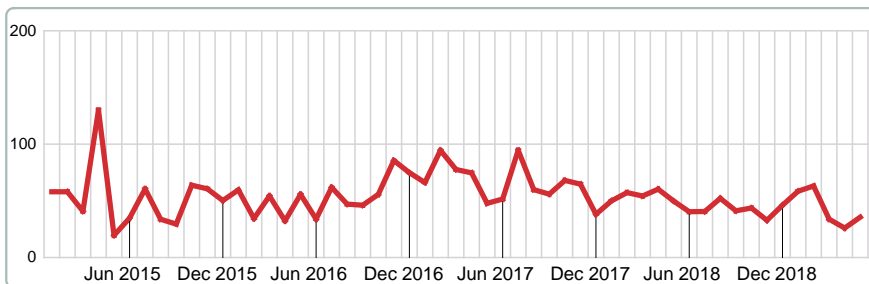
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 42

High Apr 2015 130 Low May 2015 20

Average Days on Market to Sale this month at 36 below the 5 yr MAY average of 42



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	10	100.00%	36	19	42	28	0
Average Closed DOM			36	19	42	28	0
Total Closed Units		100%	35.6	1	6	3	
Total Closed Volume			13,709	525	8,499	4,685	0.00B

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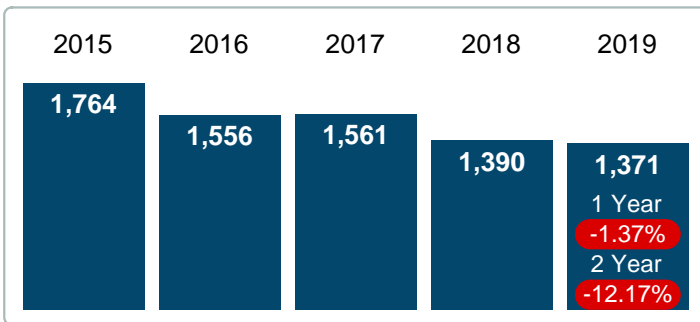
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



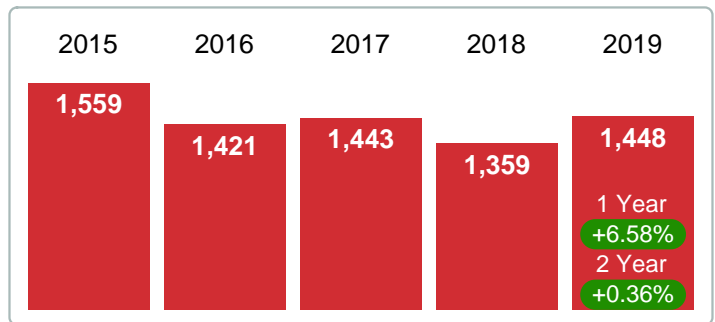
AVERAGE LIST PRICE AT CLOSING

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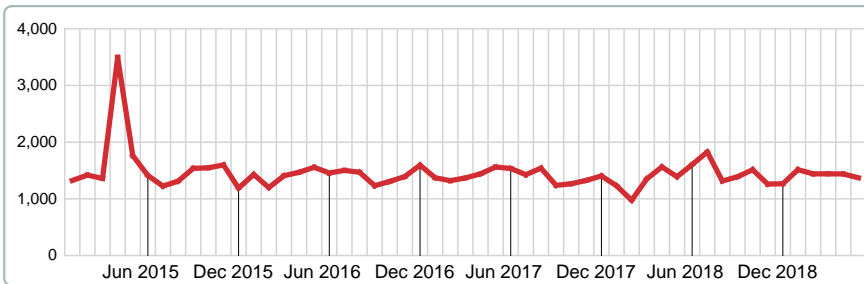
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

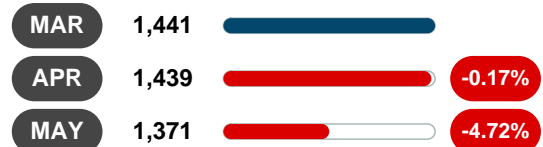


3 MONTHS

5 year MAY AVG = 1,528

High Apr 2015 3,495 Low Feb 2018 975

Average List Price at Closing this month at 1,371 below the 5 yr MAY average of 1,528



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	10	100.00%	1,371	525	1,417	1,562	0
Average List Price			1,371	525	1,417	1,562	0
Total Closed Units		100%	1,371	1	6	3	
Total Closed Volume			13,710	525	8,500	4,685	0.00B

May 2019



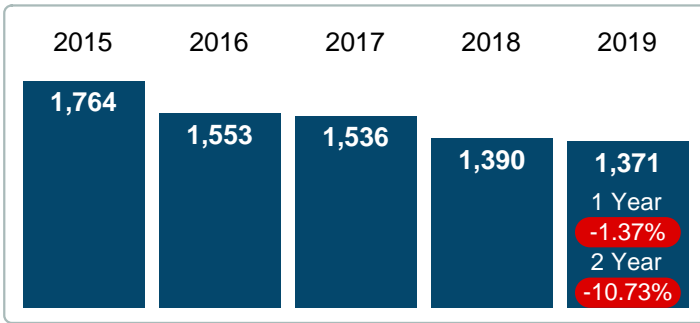
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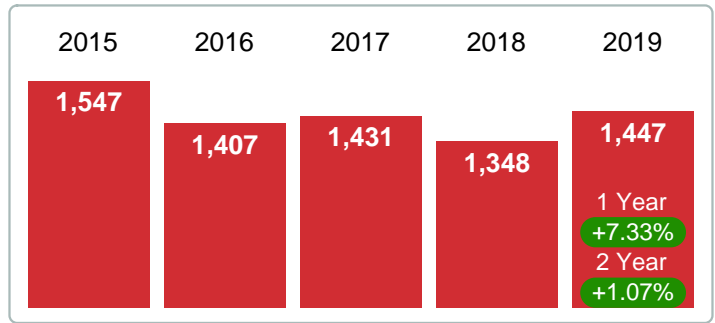
AVERAGE SOLD PRICE AT CLOSING

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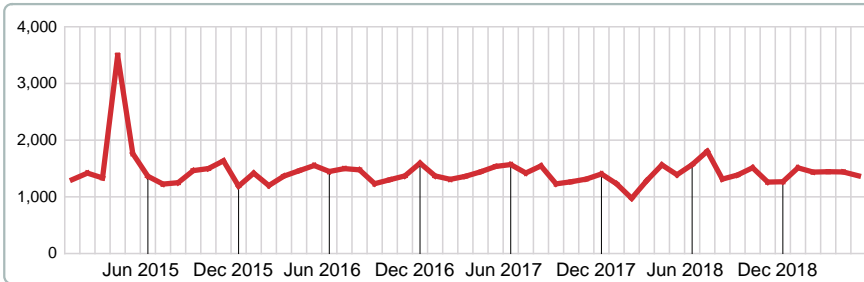
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

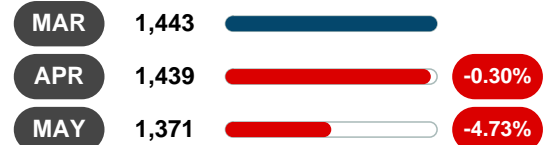


3 MONTHS

5 year MAY AVG = 1,523

High Apr 2015 3,495 Low Feb 2018 974

Average Sold Price at Closing this month at 1,371 below the 5 yr MAY average of 1,523



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	10	100.00%	1,371	525	1,417	1,562	0
Average Sold Price			1,371	525	1,417	1,562	0
Total Closed Units		100%	1,371	1	6	3	
Total Closed Volume			13,709	525	8,499	4,685	0.00B

May 2019



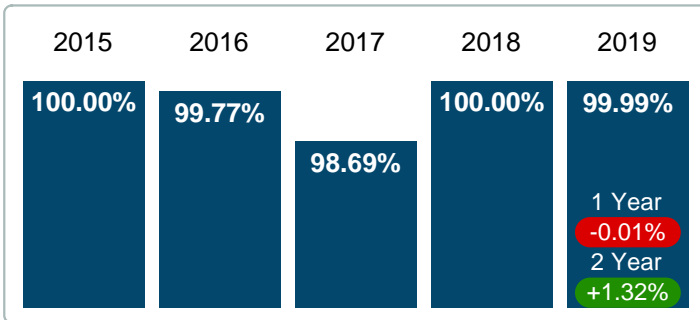
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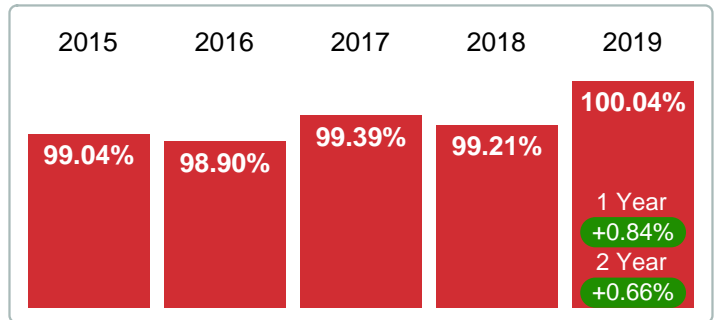
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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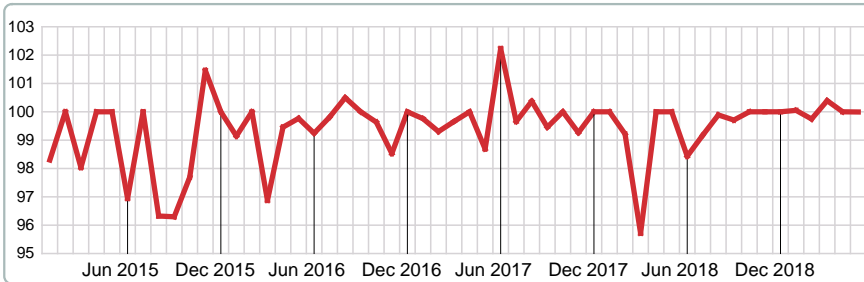
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

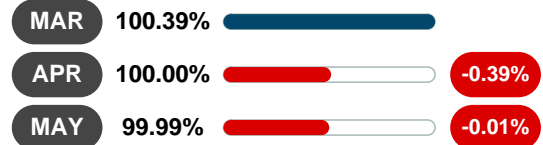


3 MONTHS

5 year MAY AVG = 99.69%

High Jun 2017 102.23% Low Mar 2018 95.71%

Average Sold/List Ratio this month at **99.99%** equal to 5 yr MAY average of **99.69%**



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	10	100.00%	99.99%	100.00%	99.99%	100.00%	0.00%
Average Sold/List Ratio		100.00%		100.00%	99.99%	100.00%	0.00%
Total Closed Units		10	100%	1	6	3	
Total Closed Volume		13,709		525	8,499	4,685	0.00B

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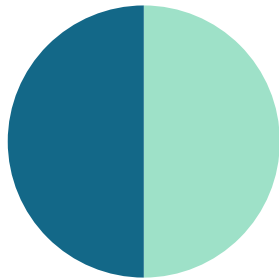
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MARKET SUMMARY

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INVENTORY

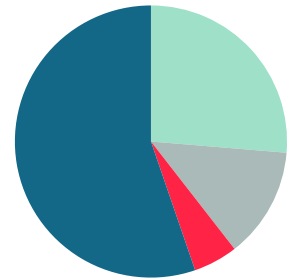


Inventory
 New Listings
18 = 50.00%
 Start Inventory
18
 Total Inventory Units
36
 Volume
\$51,790

Market Activity

Closed Sales
10 = 26.32%
 Pending Sales
5 = 13.16%
 Other Off Market
2 = 5.26%
 Active Inventory
21 = 55.26%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	14	10	-28.57%	42	56	33.33%
Pending Sales	3	5	66.67%	12	13	8.33%
New Listings	13	18	38.46%	46	65	41.30%
Average List Price	1,390	1,371	-1.37%	1,359	1,448	6.58%
Average Sale Price	1,390	1,371	-1.37%	1,348	1,447	7.33%
Average Percent of Selling Price to List Price	100.00%	99.99%	-0.01%	99.21%	100.04%	0.84%
Average Days on Market to Sale	49.79	35.60	-28.49%	53.79	45.23	-15.90%
Monthly Inventory	16	21	31.25%	16	21	31.25%
Months Supply of Inventory	1.66	2.23	34.73%	1.66	2.23	34.73%

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

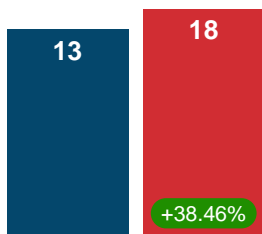
Inventory on May 31, 2019 = **21**

2018 **2019**

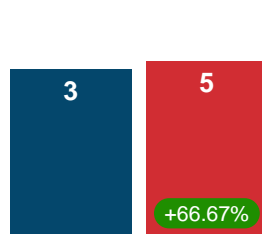
MAY MARKET

AVERAGE PRICES

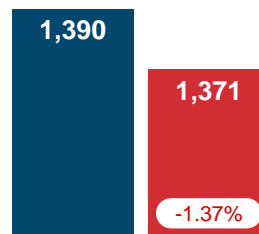
New Listings



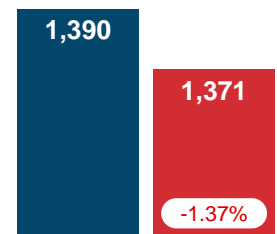
Pending Listings



List Price



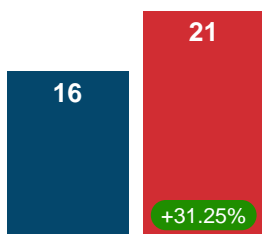
Sale Price



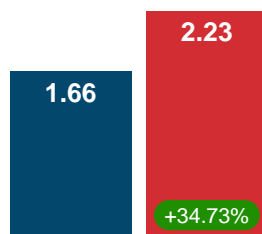
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

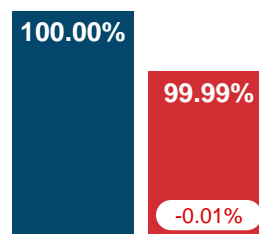
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

