

# May 2019



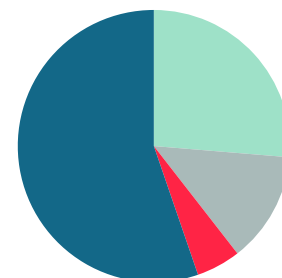
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



## 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%
Median List Price	1,398	1,443	3.22%
Median Sale Price	1,398	1,442	3.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	54.50	33.50	-38.53%
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.

#### 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 **3.18%** in May 2019 to \$1,442 versus the previous year at \$1,398.

#### Median Days on Market Shortens

The median number of **33.50** days that homes spent on the market before selling decreased by 21.00 days or **38.53%** in May 2019 compared to last year's same month at **54.50** 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 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.

### What's in this Issue

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

### 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

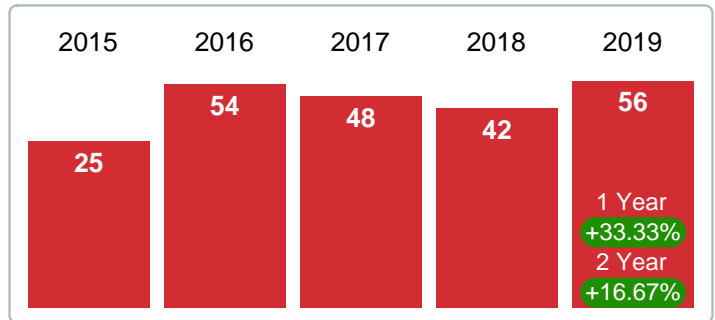
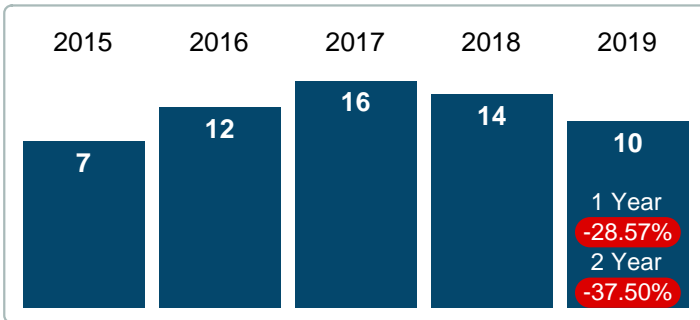


## CLOSED LISTINGS

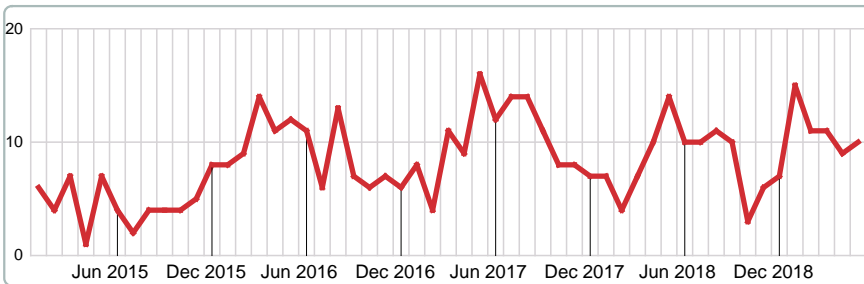
Report produced on Jun 11, 2019 for MLS Technology Inc.

### MAY

### YEAR TO DATE (YTD)

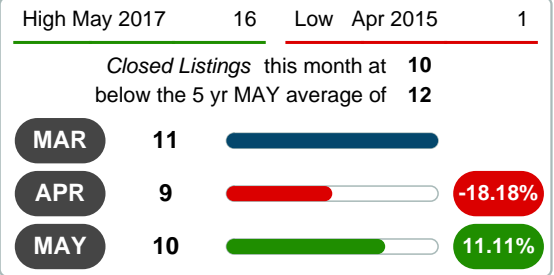


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 12



### 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	10	100.00%	33.5	1	6	3	0
<b>Total Closed Units</b>	<b>10</b>			<b>1</b>	<b>6</b>	<b>3</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>13,709</b>	<b>100%</b>	<b>33.5</b>	<b>525</b>	<b>8,499</b>	<b>4,685</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$1,442</b>			<b>\$525</b>	<b>\$1,370</b>	<b>\$1,595</b>	<b>\$0</b>

# May 2019



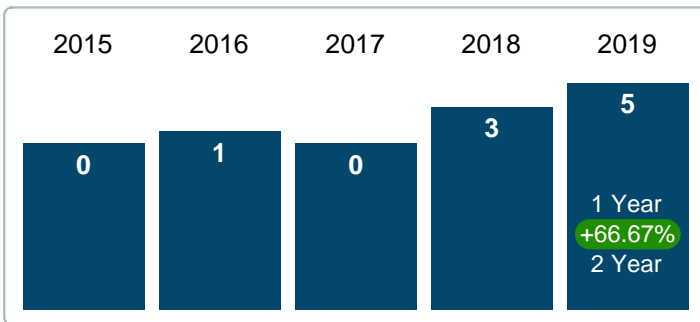
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



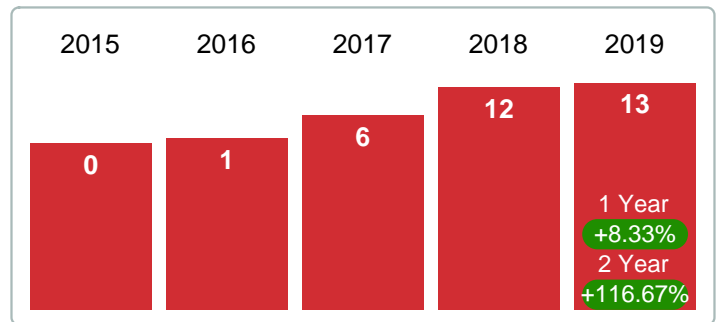
## PENDING LISTINGS

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

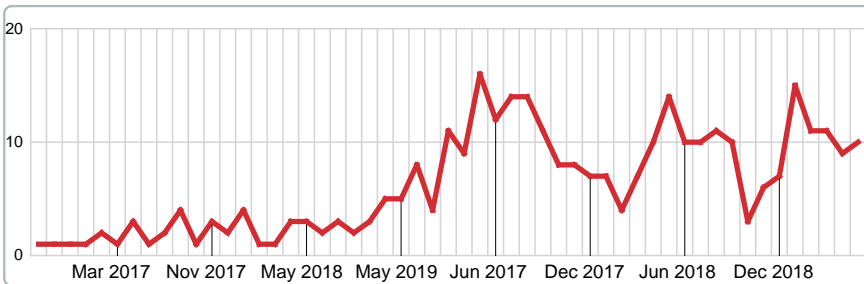
### MAY



### YEAR TO DATE (YTD)

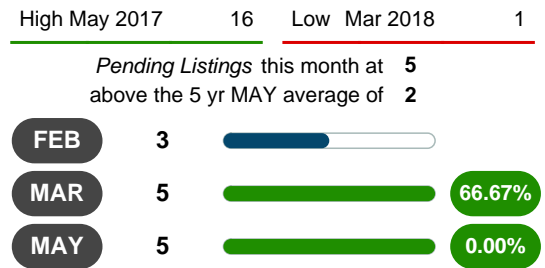


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	33.5	0	0	0	0
\$1-\$0	0	0.00%	33.5	0	0	0	0
\$1-\$0	0	0.00%	33.5	0	0	0	0
\$1-\$0	0	0.00%	33.5	0	0	0	0
\$1-\$0	0	0.00%	33.5	0	0	0	0
\$1-\$0	0	0.00%	33.5	0	0	0	0
\$1 and up	5	100.00%	21.0	0	3	2	0
<b>Total Pending Units</b>	<b>5</b>			<b>0</b>	<b>3</b>	<b>2</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>6,880</b>	<b>100%</b>	<b>21.0</b>	<b>0.00B</b>	<b>3,780</b>	<b>3,100</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$1,400</b>			<b>\$0</b>	<b>\$1,325</b>	<b>\$1,550</b>	<b>\$0</b>

# May 2019



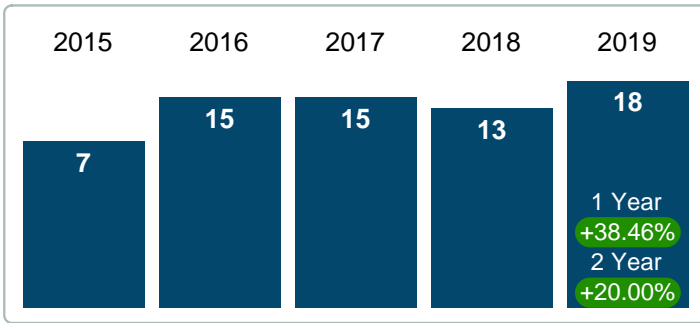
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



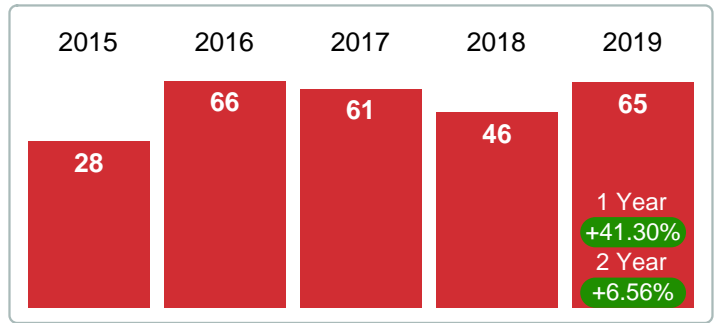
## NEW LISTINGS

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

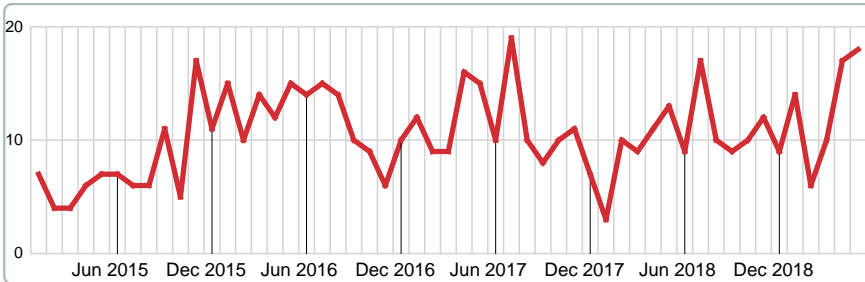
### MAY



### YEAR TO DATE (YTD)

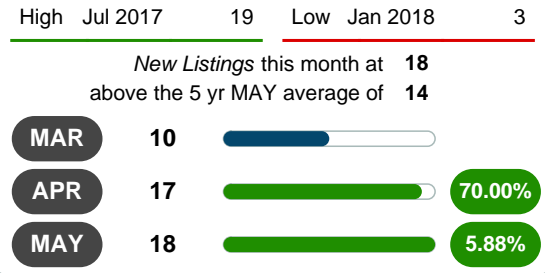


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 14



### 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
<b>Total New Listed Units</b>	<b>18</b>		<b>0</b>	<b>9</b>	<b>8</b>	<b>1</b>
<b>Total New Listed Volume</b>	<b>27,165</b>	<b>100%</b>	<b>0.00B</b>	<b>11.65K</b>	<b>12.92K</b>	<b>2,600</b>
<b>Median New Listed Listing Price</b>	<b>\$1,498</b>		<b>\$0</b>	<b>\$1,250</b>	<b>\$1,570</b>	<b>\$2,600</b>

# May 2019



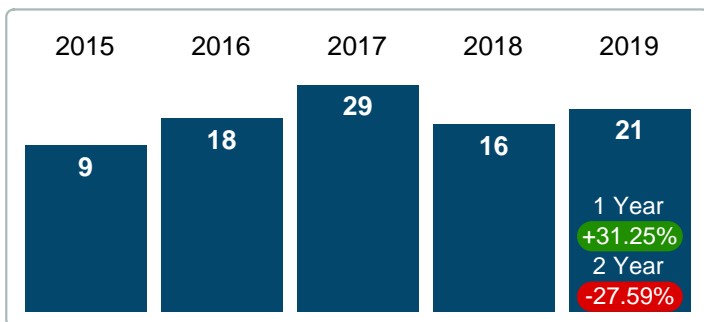
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



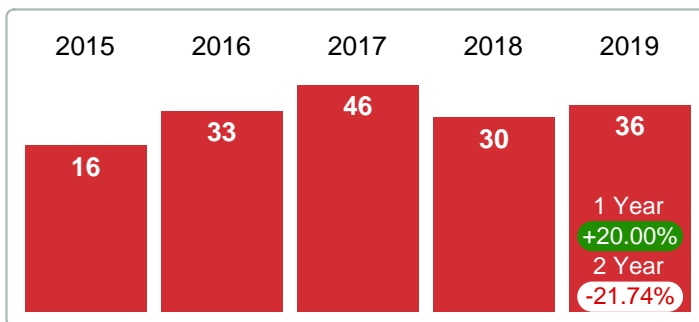
## ACTIVE INVENTORY

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

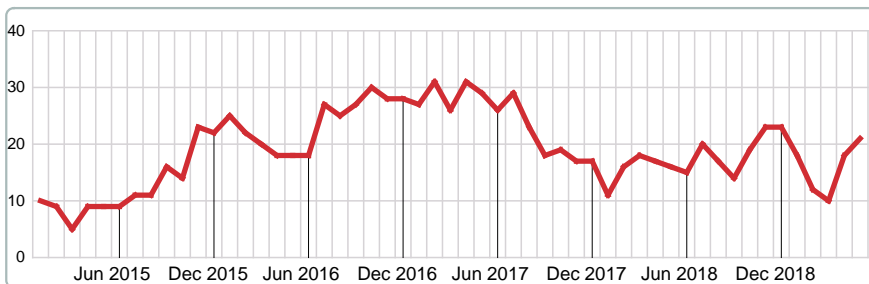
### END OF MAY



### ACTIVE DURING MAY

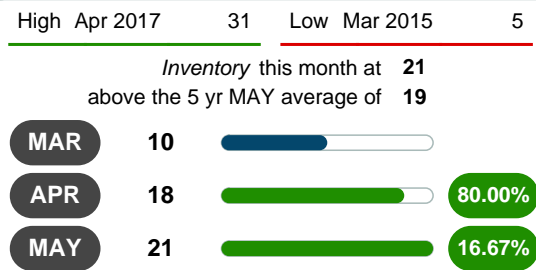


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 19



### 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%	21.0	0	0	0	0			
\$1-\$0	0	0.00%	21.0	0	0	0	0			
\$1-\$0	0	0.00%	21.0	0	0	0	0			
\$1-\$0	0	0.00%	21.0	0	0	0	0			
\$1-\$0	0	0.00%	21.0	0	0	0	0			
\$1-\$0	0	0.00%	21.0	0	0	0	0			
\$1 and up	21	100.00%	24.0	1	9	10	1			
Total Active Inventory by Units				21		1	9	10	1	
Total Active Inventory by Volume				30,765	100%	24.0	895	11.61K	15.66K	2,600
Median Active Inventory Listing Price				\$1,450			\$895	\$1,250	\$1,570	\$2,600

# May 2019



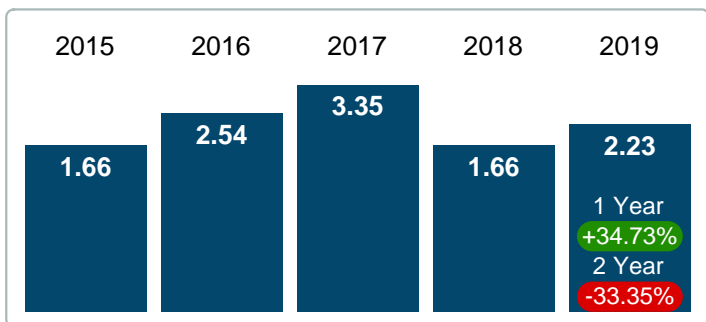
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



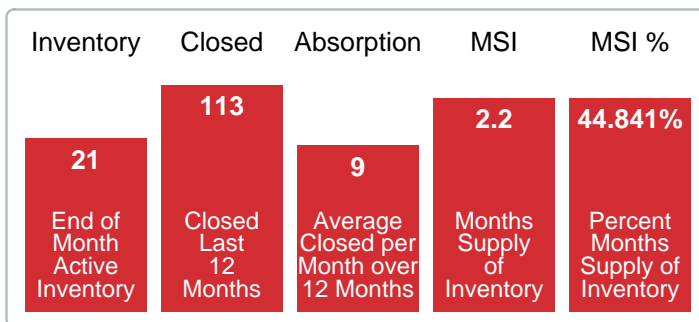
## MONTHS SUPPLY of INVENTORY (MSI)

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

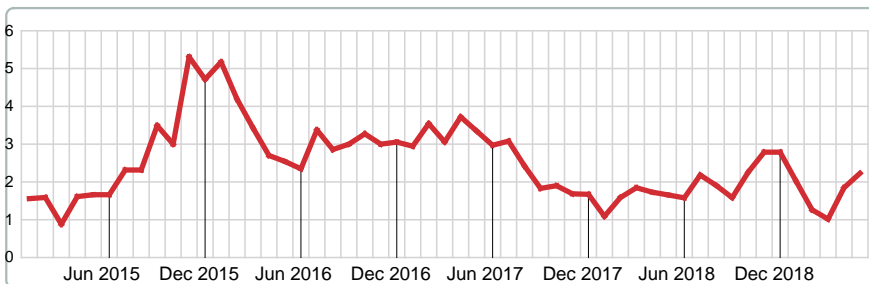
### MSI FOR MAY



### INDICATORS FOR MAY 2019

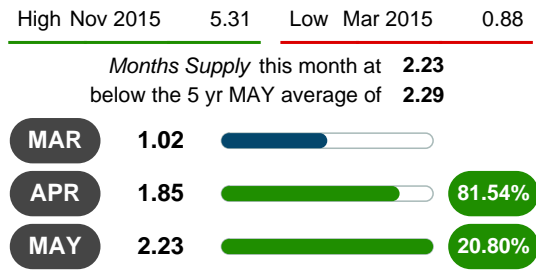


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 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

# May 2019



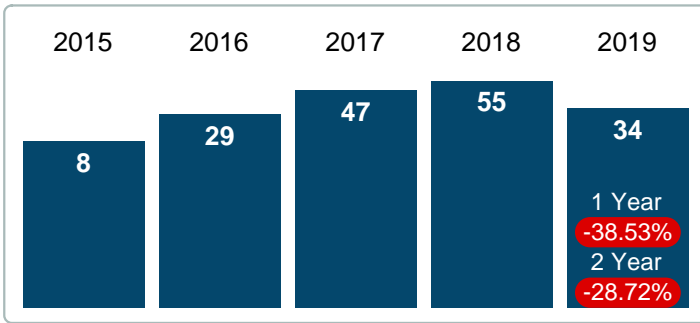
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



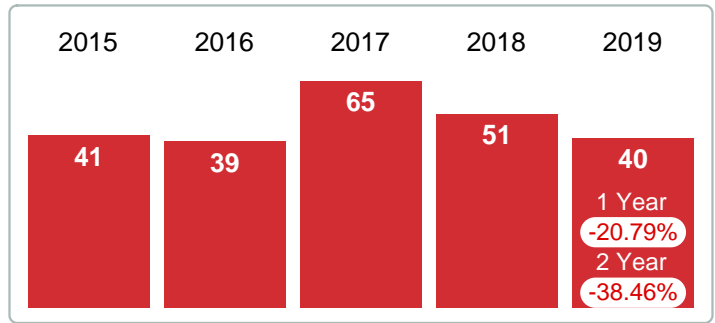
## MEDIAN DAYS ON MARKET TO SALE

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

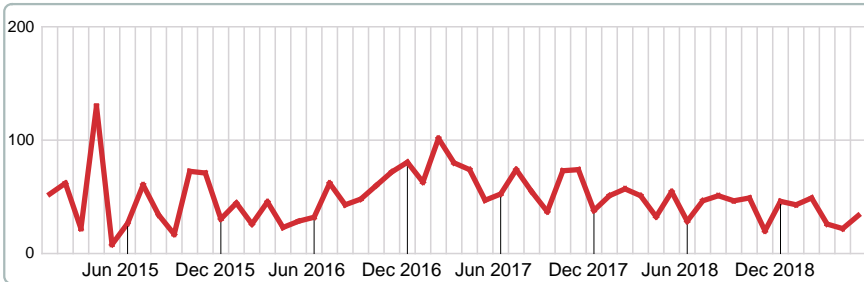
### MAY



### YEAR TO DATE (YTD)

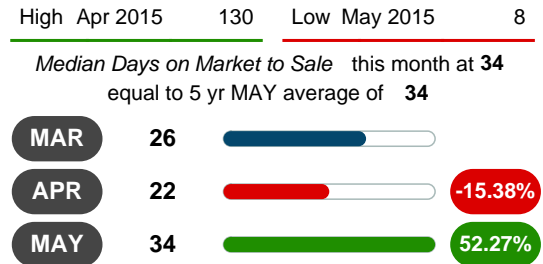


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 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%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 and up	10	100.00%	34	19	44	31	0
Median Closed DOM			34	19	44	31	0
Total Closed Units		100%	33.5	1	6	3	
Total Closed Volume			13,709	525	8,499	4,685	0.00B

# May 2019



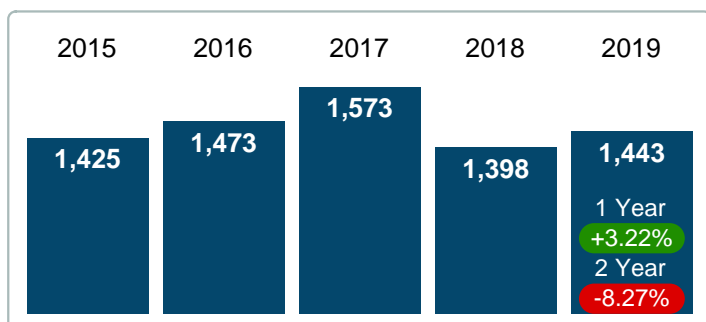
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



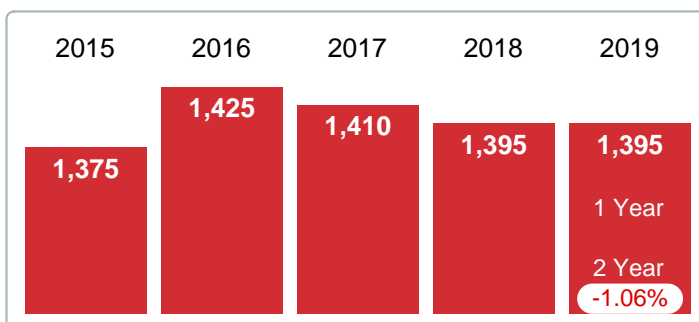
## MEDIAN LIST PRICE AT CLOSING

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

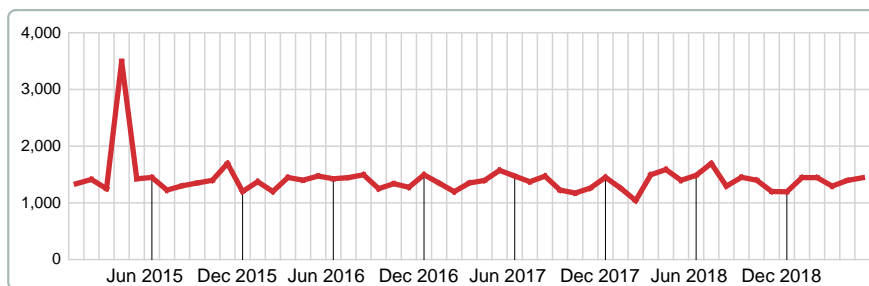
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

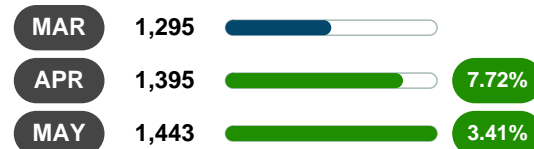


### 3 MONTHS

5 year MAY AVG = 1,462

High Apr 2015 3,495 Low Feb 2018 1,040

Median List Price at Closing this month at 1,443 below the 5 yr MAY average of 1,462



### 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%	34	0	0	0	0
\$1 \$0	0	0.00%	34	0	0	0	0
\$1 \$0	0	0.00%	34	0	0	0	0
\$1 \$0	0	0.00%	34	0	0	0	0
\$1 \$0	0	0.00%	34	0	0	0	0
\$1 \$0	0	0.00%	34	0	0	0	0
\$1 and up	10	100.00%	1,443	525	1,370	1,595	0
Median List Price			1,443	525	1,370	1,595	0
Total Closed Units		100%	1,443	1	6	3	
Total Closed Volume			13,710	525	8,500	4,685	0.00B



# May 2019



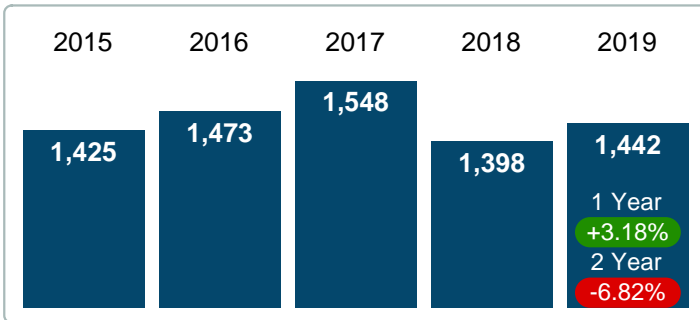
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



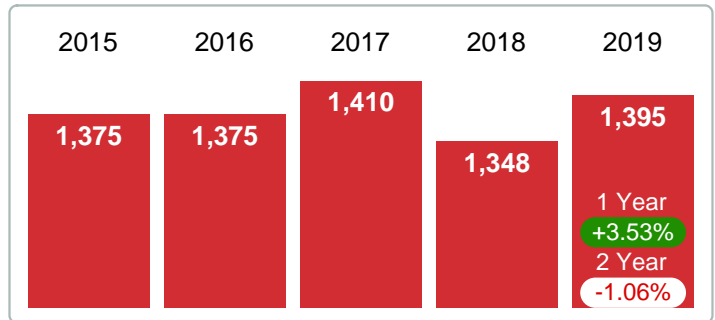
## MEDIAN SOLD PRICE AT CLOSING

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

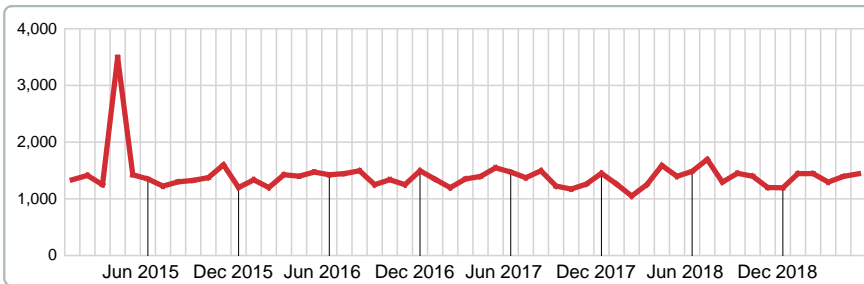
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

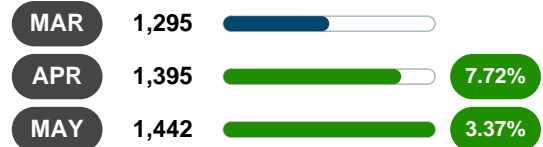


### 3 MONTHS

5 year MAY AVG = 1,457

High Apr 2015 3,495 Low Feb 2018 1,050

Median Sold Price at Closing this month at 1,442 below the 5 yr MAY average of 1,457



### 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%	1,443	0	0	0	0
\$1 \$0	0	0.00%	1,443	0	0	0	0
\$1 \$0	0	0.00%	1,443	0	0	0	0
\$1 \$0	0	0.00%	1,443	0	0	0	0
\$1 \$0	0	0.00%	1,443	0	0	0	0
\$1 \$0	0	0.00%	1,443	0	0	0	0
\$1 and up	10	100.00%	1,442	525	1,370	1,595	0
Median Sold Price			1,442	525	1,370	1,595	0
Total Closed Units		100%	1,442	1	6	3	
Total Closed Volume			13,709	525	8,499	4,685	0.00B

# May 2019



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

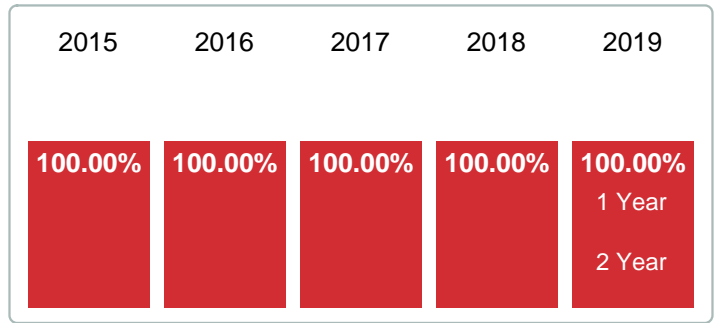
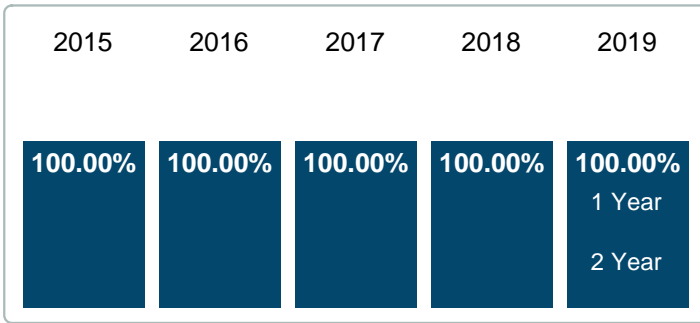


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### MAY

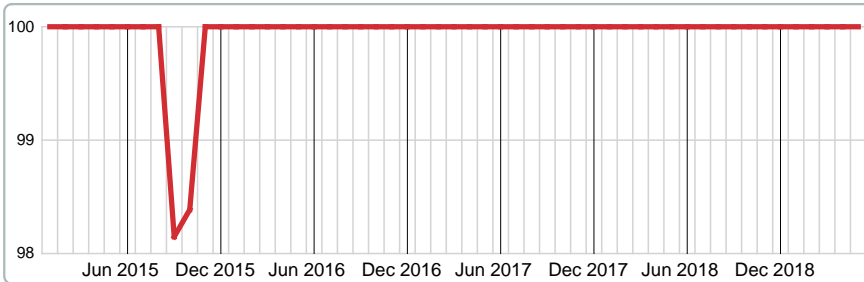
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

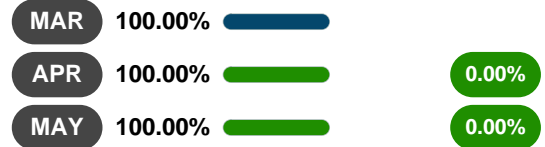
### 3 MONTHS

5 year MAY AVG = 100.00%



High May 2019 100.00% Low Sep 2015 98.15%

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%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,442.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	10	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		10	100%	100.00%	1	6	3
Total Closed Volume		13,709			525	8,499	4,685
							0.00B

# May 2019



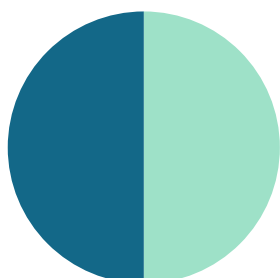
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



## MARKET SUMMARY

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

### INVENTORY

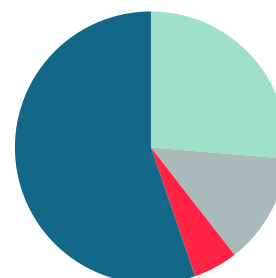


**Inventory**  
 New Listings  
**18 = 50.00%**  
 Start Inventory  
**18**  
 Total Inventory Units  
**36**  
 Volume  
**\$51,790**

### 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%
Median List Price	1,398	1,443	3.22%	1,395	1,395	0.00%
Median Sale Price	1,398	1,442	3.18%	1,348	1,395	3.53%
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	54.50	33.50	-38.53%	50.50	40.00	-20.79%
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

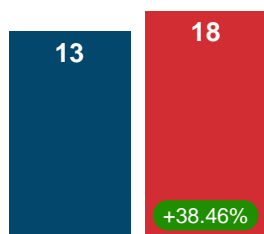
**Inventory** on May 31, 2019 = **21**

**2018** **2019**

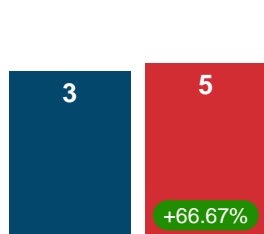
### MAY MARKET

### MEDIAN PRICES

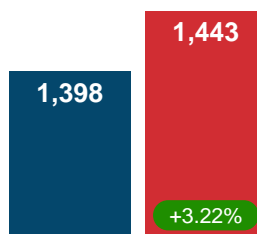
#### New Listings



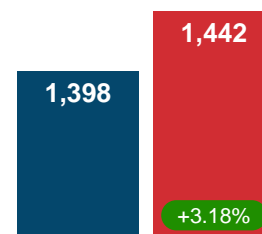
#### Pending Listings



#### List Price



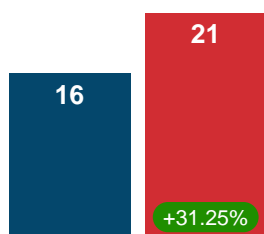
#### Sale Price



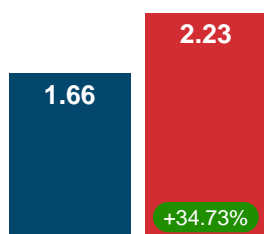
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

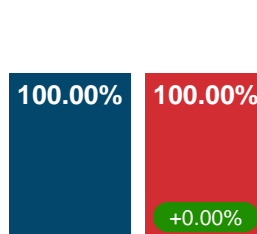
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

