

May 2019



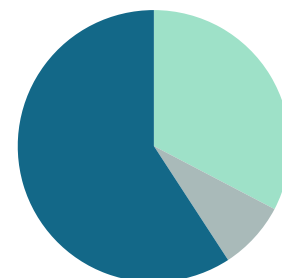
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2019 for MLS Technology Inc.

Compared Metrics	2018	May 2019	+/-%
Closed Listings	16	16	0.00%
Pending Listings	1	4	300.00%
New Listings	20	16	-20.00%
Average List Price	1,203	1,439	19.64%
Average Sale Price	1,201	1,418	18.05%
Average Percent of Selling Price to List Price	99.86%	98.53%	-1.34%
Average Days on Market to Sale	57.75	48.94	-15.26%
End of Month Inventory	29	29	0.00%
Months Supply of Inventory	2.26	2.35	4.05%



■ Closed (32.65%)
■ Pending (8.16%)
■ Other OffMarket (0.00%)
■ Active (59.18%)

Absorption: Last 12 months, an Average of **12 Sales/Month Active Inventory** as of May 31, 2019 = **29**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **0.00%** to 29 existing homes available for sale. Over the last 12 months this area has had an average of 12 closed sales per month. This represents an unsold inventory index of **2.35** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **18.05%** in May 2019 to \$1,418 versus the previous year at \$1,201.

Average Days on Market Shortens

The average number of **48.94** days that homes spent on the market before selling decreased by 8.81 days or **15.26%** in May 2019 compared to last year's same month at **57.75** DOM.

Sales Success for May 2019 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 16 New Listings in May 2019, down **20.00%** from last year at 20. Furthermore, there were 16 Closed Listings this month versus last year at 16, a **0.00%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, May 2018, at **80.0%**, a **25.00%** 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 Union - Sch Dist (9) - Leasing Property Type

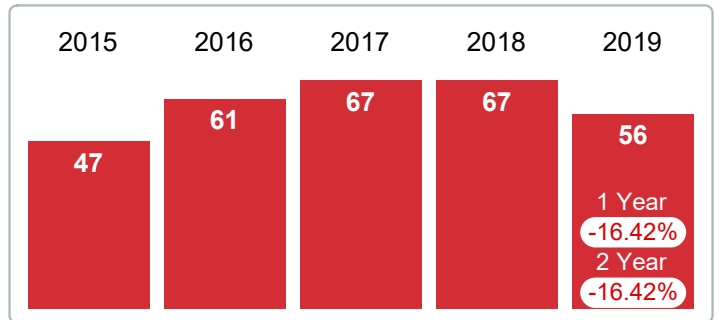
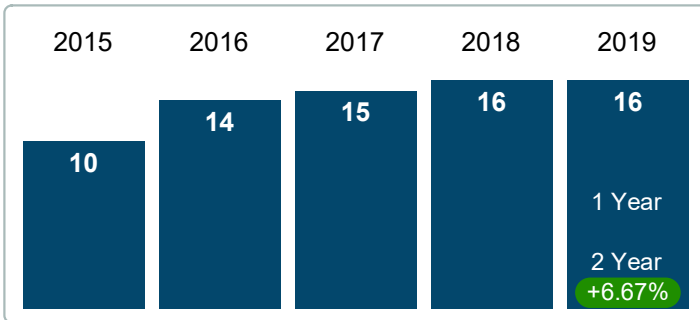


CLOSED LISTINGS

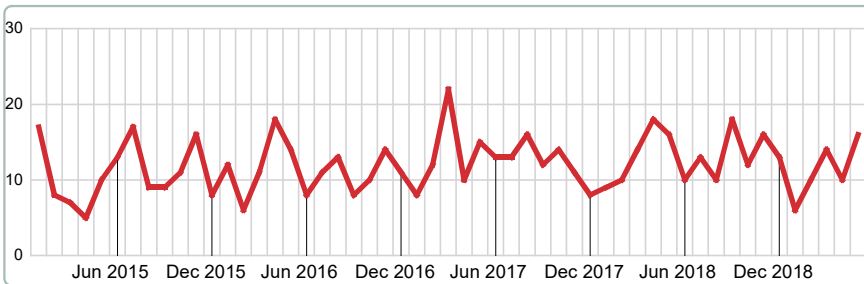
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MAY

YEAR TO DATE (YTD)

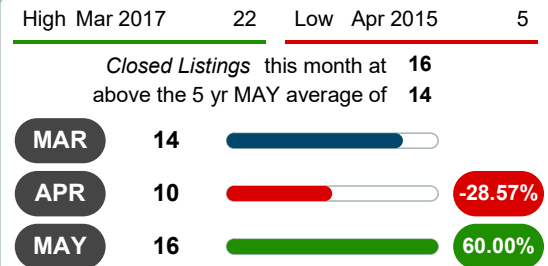


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 14



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	16	100.00%	48.9	0	6	9	1
Total Closed Units	16			0	6	9	1
Total Closed Volume	22,690	100%	48.9	0.00B	5,770	14.93K	1,995
Average Closed Price	\$1,418			\$0	\$962	\$1,658	\$1,995

May 2019



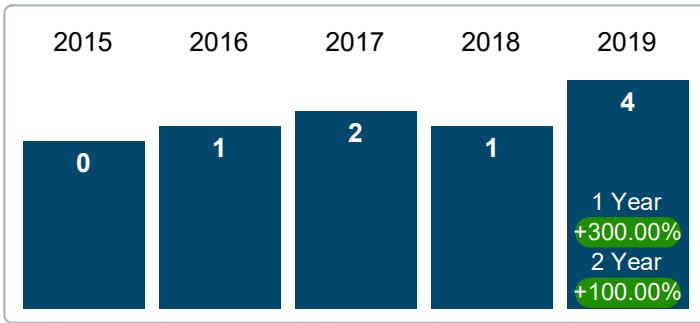
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



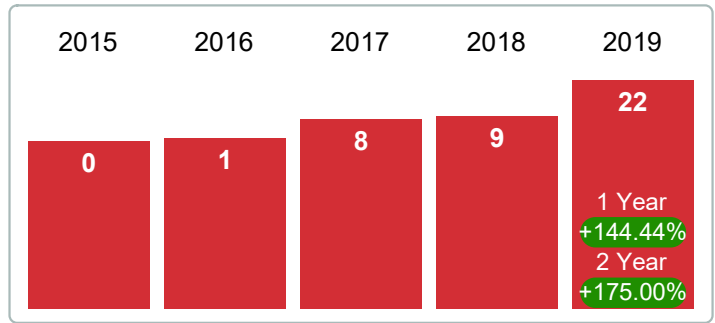
PENDING LISTINGS

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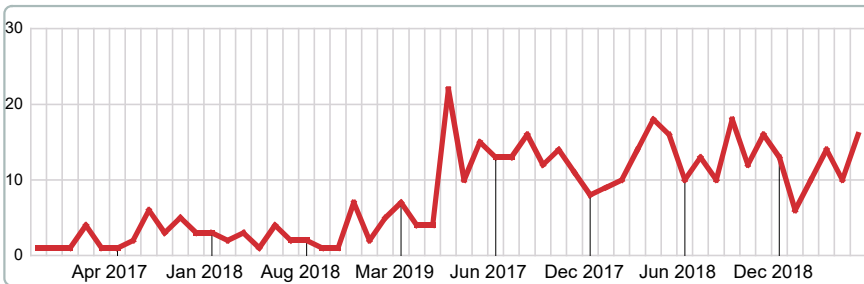
MAY



YEAR TO DATE (YTD)

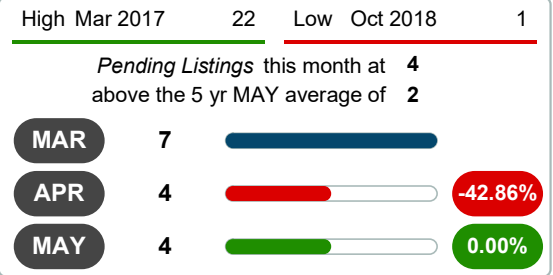


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	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	4	100.00%	62.3	0	4	0	0
Total Pending Units	4			0	4	0	0
Total Pending Volume	4,670	100%	73.3	0.00B	4,670	0.00B	0.00B
Average Listing Price	\$1,098			\$0	\$1,168	\$0	\$0

May 2019



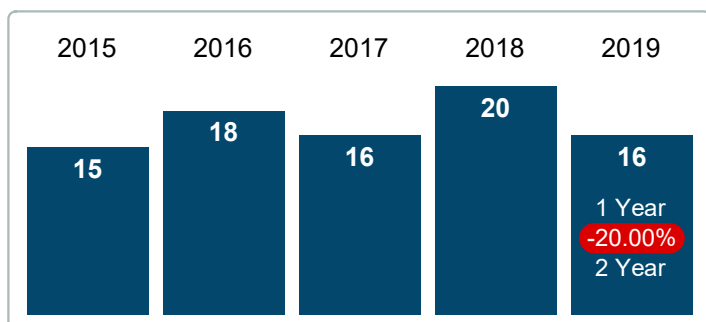
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



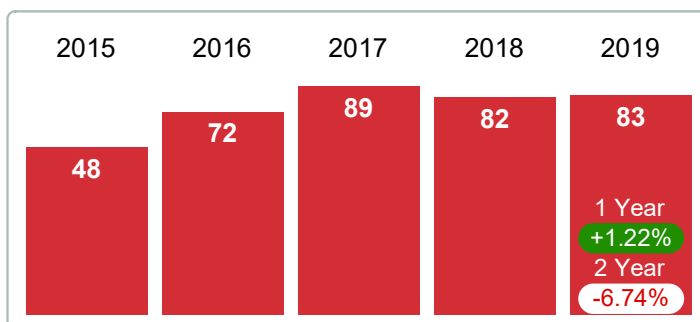
NEW LISTINGS

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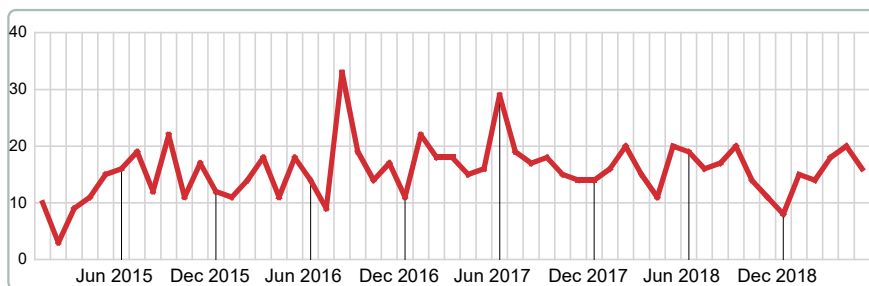
MAY



YEAR TO DATE (YTD)

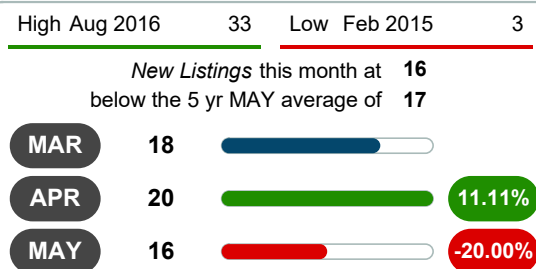


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



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	16	100.00%	2	6	8	0
Total New Listed Units	16		2	6	8	0
Total New Listed Volume	22,950	100%	2,195	6,900	13.86K	0.00B
Average New Listed Listing Price	\$2,595		\$1,098	\$1,150	\$1,732	\$0

May 2019



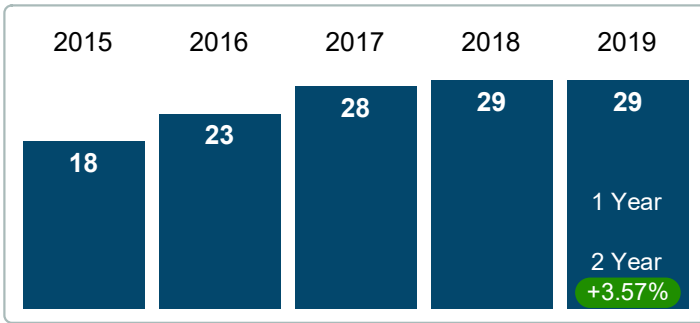
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



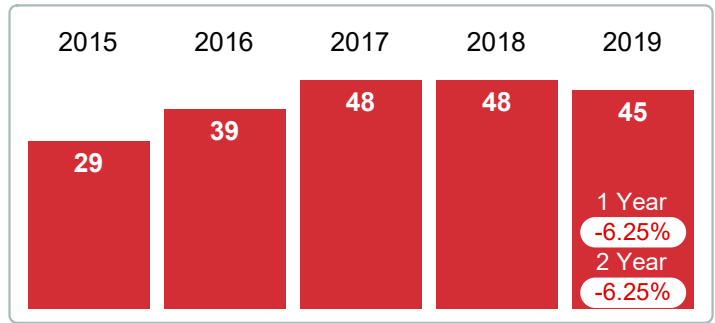
ACTIVE INVENTORY

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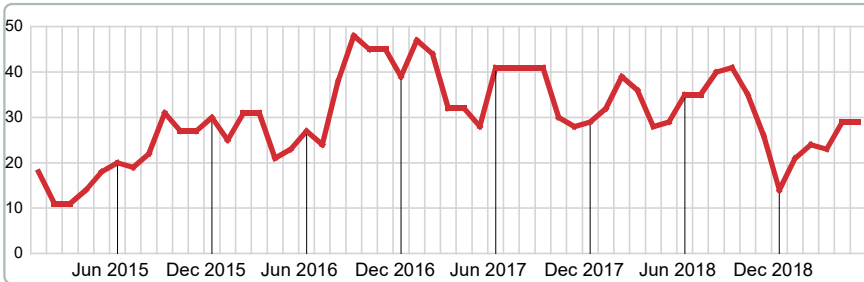
END OF MAY



ACTIVE DURING MAY

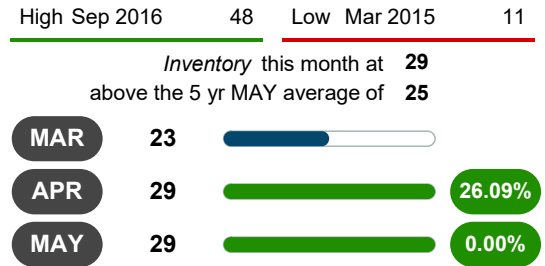


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 25



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	29	100.00%	38.9	4	14	10	1
Total Active Inventory by Units			29	4	14	10	1
Total Active Inventory by Volume			42,065	4,935	18.02K	16.82K	2,300
Average Active Inventory Listing Price			\$1,451	\$1,234	\$1,287	\$1,682	\$2,300

May 2019



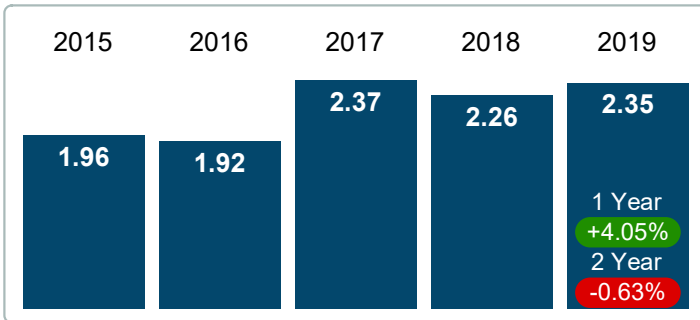
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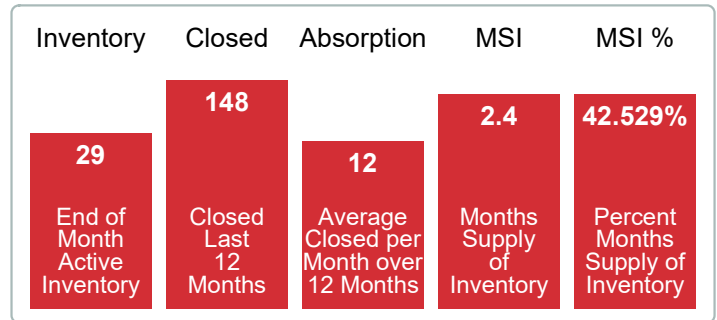
MONTHS SUPPLY of INVENTORY (MSI)

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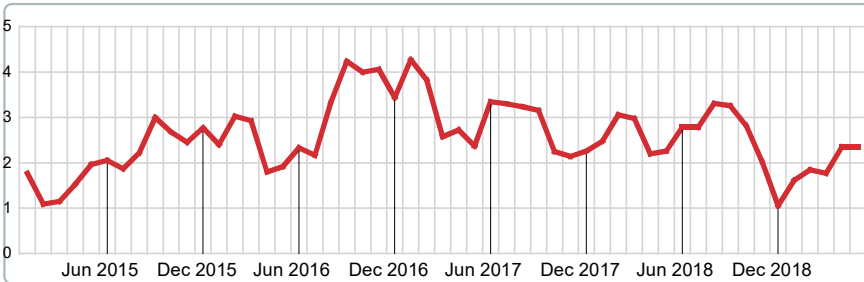
MSI FOR MAY



INDICATORS FOR MAY 2019

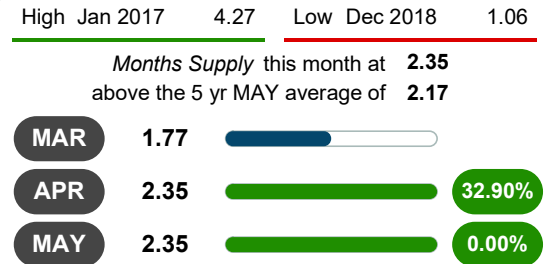


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.17



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	29	100.00%	2.35	6.86	1.85	2.67	2.40
Market Supply of Inventory (MSI)			2.35	6.86	1.85	2.67	2.40
Total Active Inventory by Units		100%	2.35	4	14	10	1

May 2019



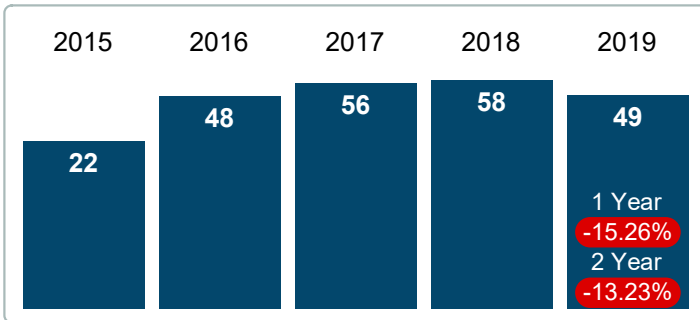
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



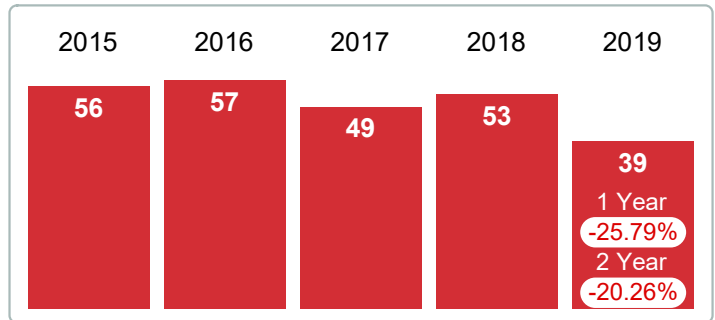
AVERAGE DAYS ON MARKET TO SALE

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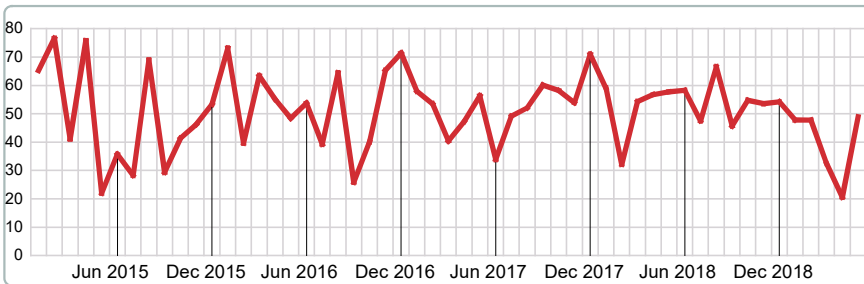
MAY



YEAR TO DATE (YTD)

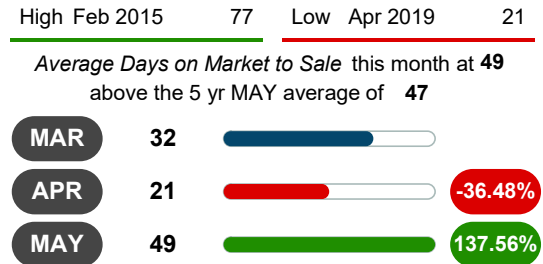


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 47



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	16	100.00%	49	0	60	47	6
Average Closed DOM			49	0	60	47	6
Total Closed Units		100%	48.9		6	9	1
Total Closed Volume			22,690	0.00B	5,770	14.93K	1,995

May 2019



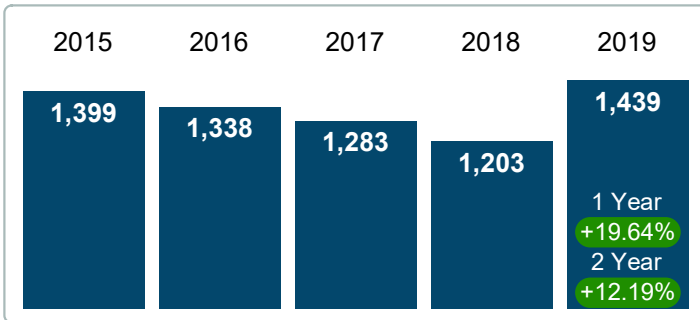
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



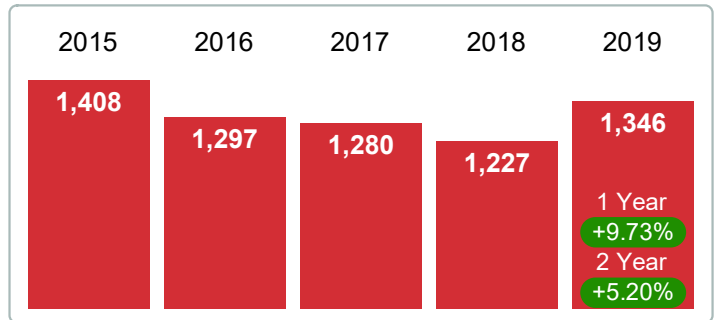
AVERAGE LIST PRICE AT CLOSING

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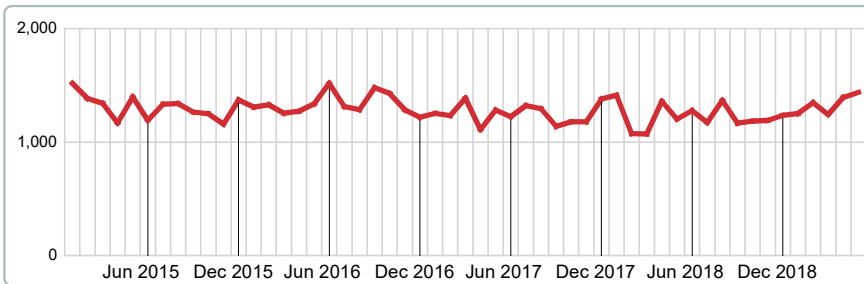
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

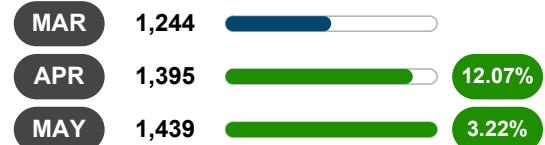


3 MONTHS

5 year MAY AVG = 1,332

High Jan 2015 1,520 Low Mar 2018 1,072

Average List Price at Closing this month at **1,439** above the 5 yr MAY average of **1,332**



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 and up	16	100.00%	1,439	0	986	1,680	1,995
Average List Price			1,439	0	986	1,680	1,995
Total Closed Units		100%	1,439		6	9	1
Total Closed Volume			23,030	0.00B	5,915	15.12K	1,995

May 2019



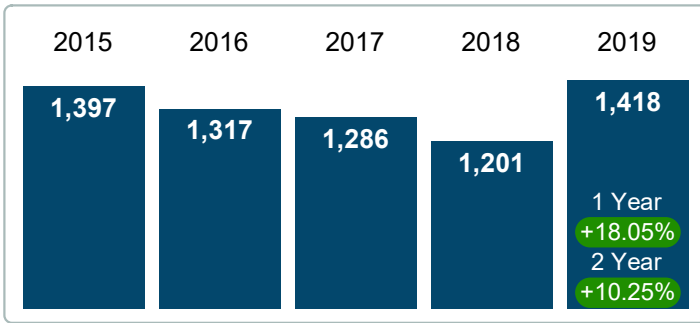
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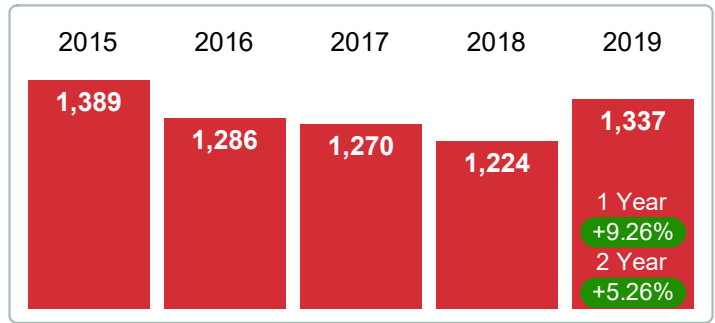
AVERAGE SOLD PRICE AT CLOSING

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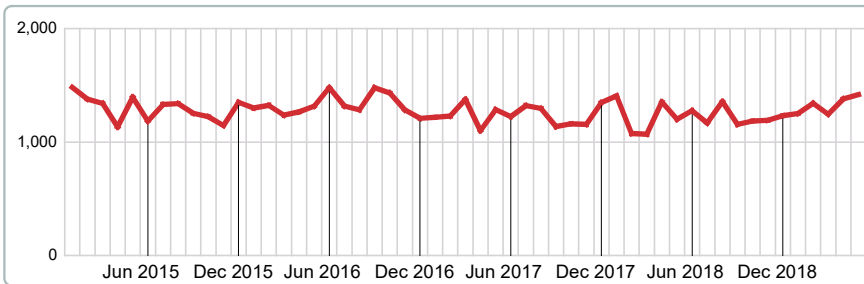
MAY



YEAR TO DATE (YTD)

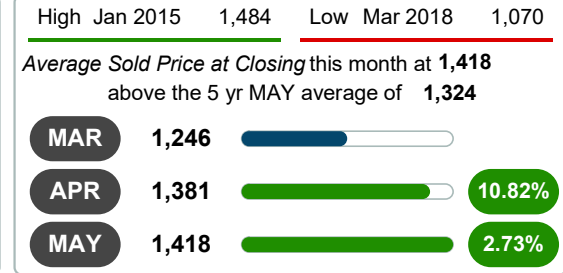


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,324



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	16	100.00%	1,418	0	962	1,658	1,995
Average Sold Price			1,418	0	962	1,658	1,995
Total Closed Units		100%	1,418		6	9	1
Total Closed Volume			22,690	0.00B	5,770	14.93K	1,995

May 2019



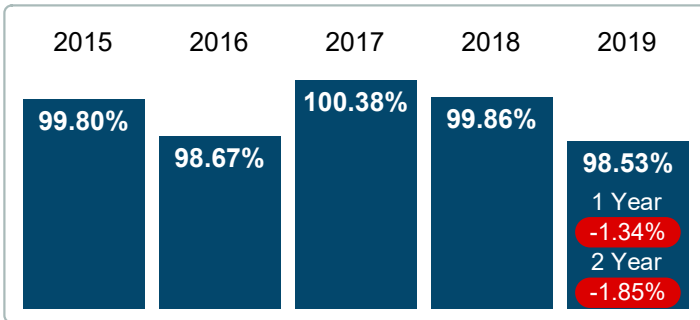
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



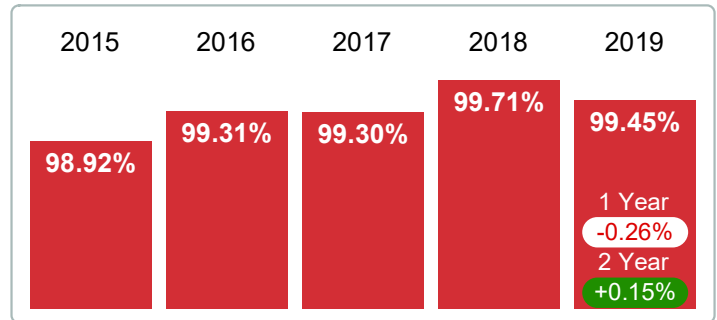
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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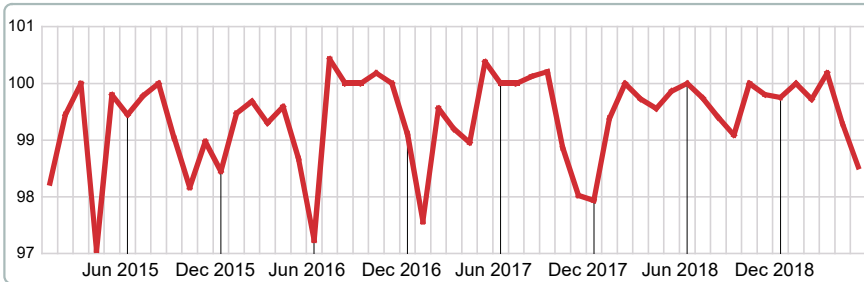
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

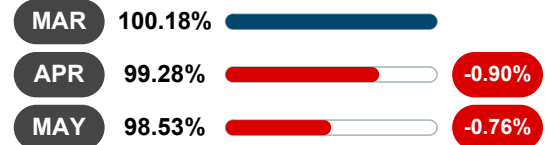


3 MONTHS

5 year MAY AVG = 99.45%

High Jul 2016 100.43% Low Apr 2015 97.06%

Average Sold/List Ratio this month at **98.53%** equal to 5 yr MAY average of **99.45%**



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	16	100.00%	98.53%	0.00%	97.89%	98.79%	100.00%
Average Sold/List Ratio		98.50%		0.00%	97.89%	98.79%	100.00%
Total Closed Units		16	100%		6	9	1
Total Closed Volume		22,690		0.00B	5,770	14.93K	1,995

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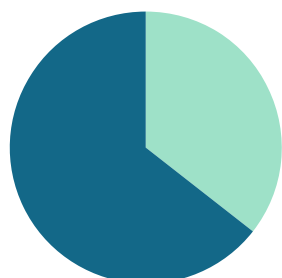
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MARKET SUMMARY

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INVENTORY

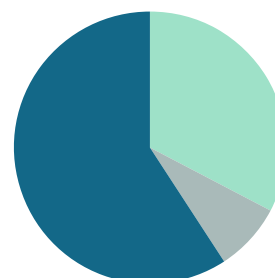


Inventory
 New Listings
16 = 35.56%
 Start Inventory
29
 Total Inventory Units
45
 Volume
\$65,095

Market Activity

Closed Sales
16 = 32.65%
 Pending Sales
4 = 8.16%
 Other Off Market
0 = 0.00%
 Active Inventory
29 = 59.18%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	16	16	0.00%	67	56	-16.42%
Pending Sales	1	4	300.00%	9	22	144.44%
New Listings	20	16	-20.00%	82	83	1.22%
Average List Price	1,203	1,439	19.64%	1,227	1,346	9.73%
Average Sale Price	1,201	1,418	18.05%	1,224	1,337	9.26%
Average Percent of Selling Price to List Price	99.86%	98.53%	-1.34%	99.71%	99.45%	-0.26%
Average Days on Market to Sale	57.75	48.94	-15.26%	53.13	39.43	-25.79%
Monthly Inventory	29	29	0.00%	29	29	0.00%
Months Supply of Inventory	2.26	2.35	4.05%	2.26	2.35	4.05%

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

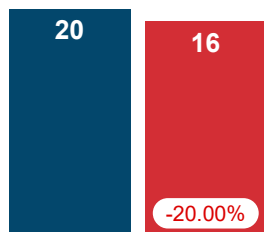
Inventory on May 31, 2019 = **29**

2018 **2019**

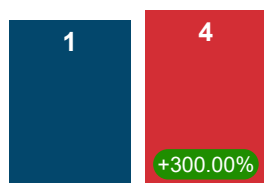
MAY MARKET

AVERAGE PRICES

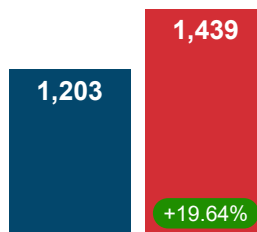
New Listings



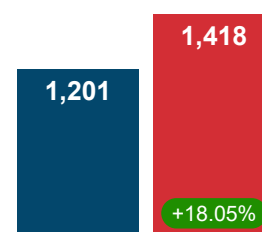
Pending Listings



List Price



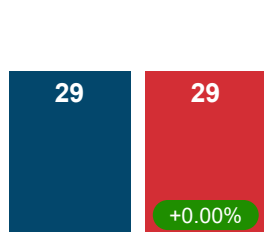
Sale Price



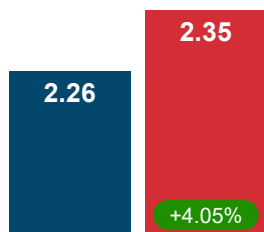
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

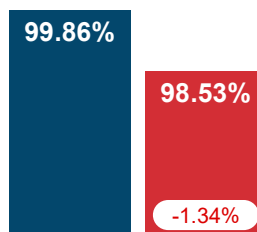
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

