

# May 2019



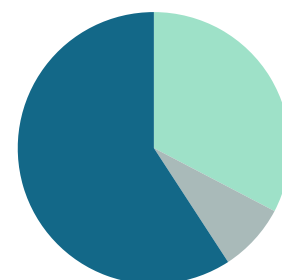
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



## 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%
Median List Price	1,138	1,373	20.66%
Median Sale Price	1,125	1,373	22.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	41.00	38.50	-6.10%
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.

#### 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 **22.00%** in May 2019 to \$1,373 versus the previous year at \$1,125.

#### Median Days on Market Shortens

The median number of **38.50** days that homes spent on the market before selling decreased by 2.50 days or **6.10%** in May 2019 compared to last year's same month at **41.00** 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 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

<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 Union - Sch Dist (9) - Leasing Property Type

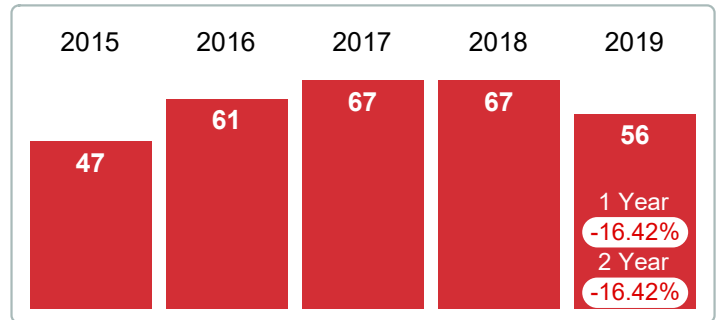
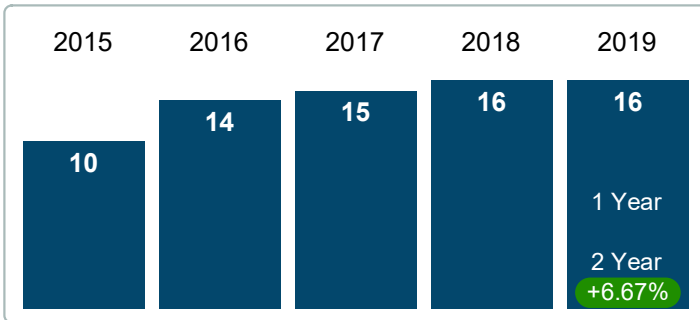


## CLOSED LISTINGS

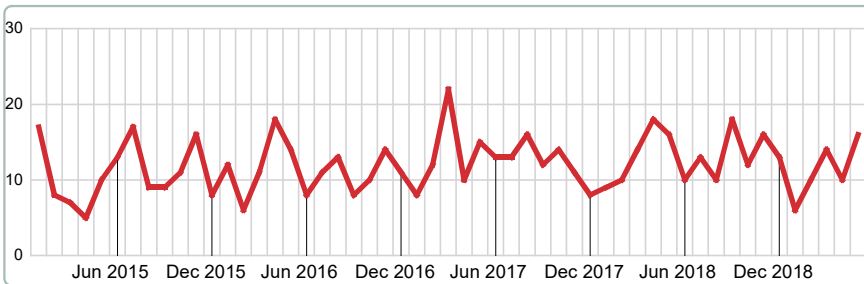
Report produced on Jun 13, 2019 for MLS Technology Inc.

### MAY

### YEAR TO DATE (YTD)

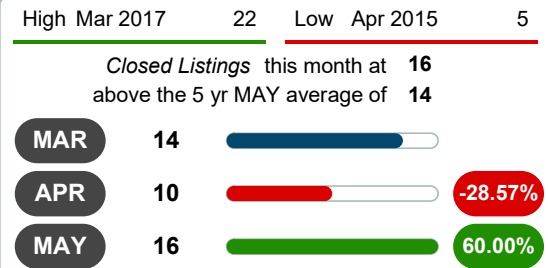


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 14



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	16	100.00%	38.5	0	6	9	1
Total Closed Units	16			0	6	9	1
Total Closed Volume	22,690	100%	38.5	0.00B	5,770	14.93K	1,995
Median Closed Price	\$1,373			\$0	\$973	\$1,600	\$1,995

# May 2019



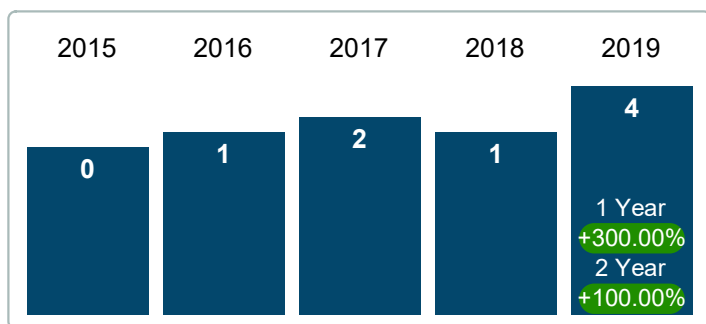
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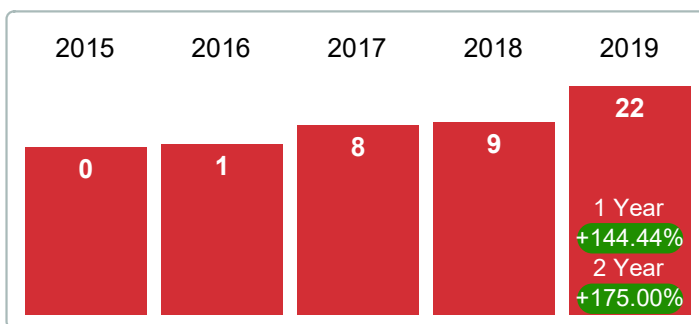
## PENDING LISTINGS

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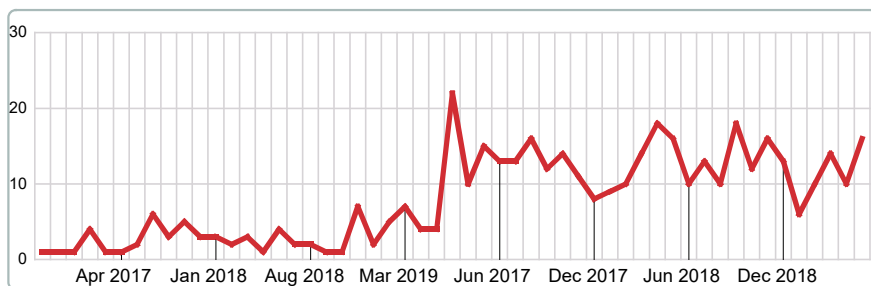
### MAY



### YEAR TO DATE (YTD)

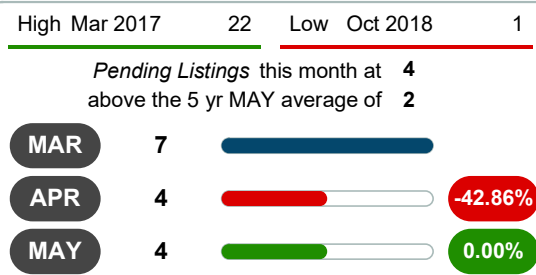


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	38.5	0	0	0	0
\$1-\$0	0	0.00%	38.5	0	0	0	0
\$1-\$0	0	0.00%	38.5	0	0	0	0
\$1-\$0	0	0.00%	38.5	0	0	0	0
\$1-\$0	0	0.00%	38.5	0	0	0	0
\$1-\$0	0	0.00%	38.5	0	0	0	0
\$1 and up	4	100.00%	34.0	0	4	0	0
<b>Total Pending Units</b>	<b>4</b>			<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>4,670</b>	<b>100%</b>	<b>34.0</b>	<b>0.00B</b>	<b>4,670</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$1,173</b>			<b>\$0</b>	<b>\$1,173</b>	<b>\$0</b>	<b>\$0</b>

# May 2019



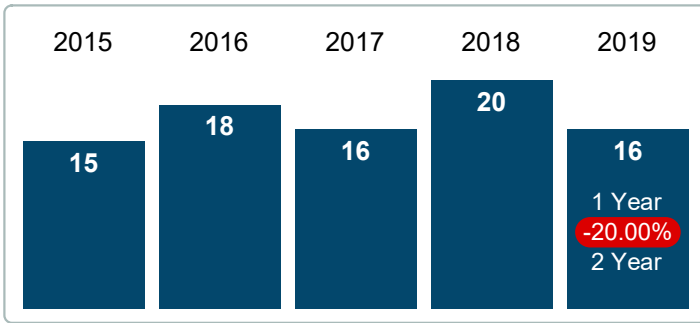
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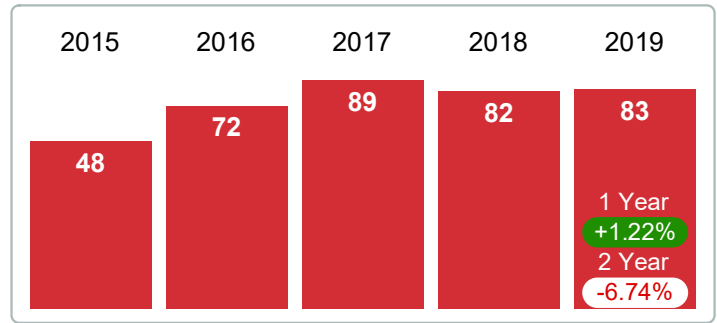
## NEW LISTINGS

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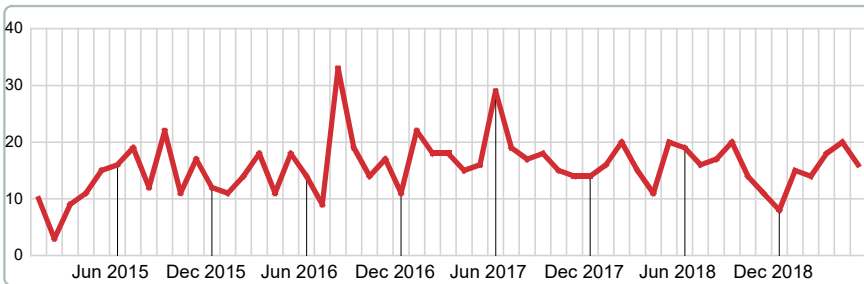
### MAY



### YEAR TO DATE (YTD)

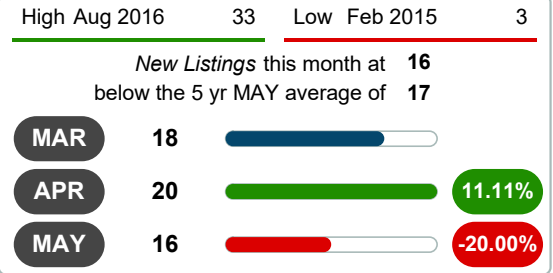


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 17



### 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	16	100.00%	2	6	8	0
<b>Total New Listed Units</b>	<b>16</b>		<b>2</b>	<b>6</b>	<b>8</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>22,950</b>	<b>100%</b>	<b>2,195</b>	<b>6,900</b>	<b>13.86K</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$1,313</b>		<b>\$1,098</b>	<b>\$1,063</b>	<b>\$1,635</b>	<b>\$0</b>

# May 2019



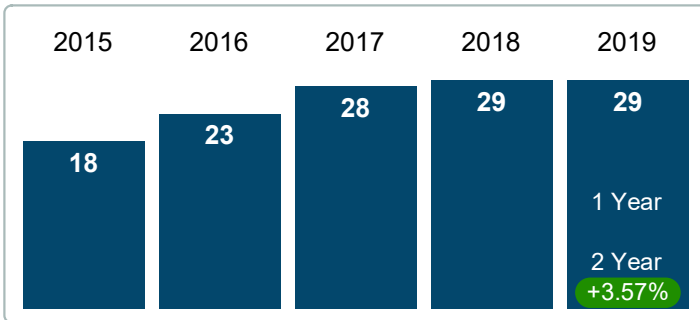
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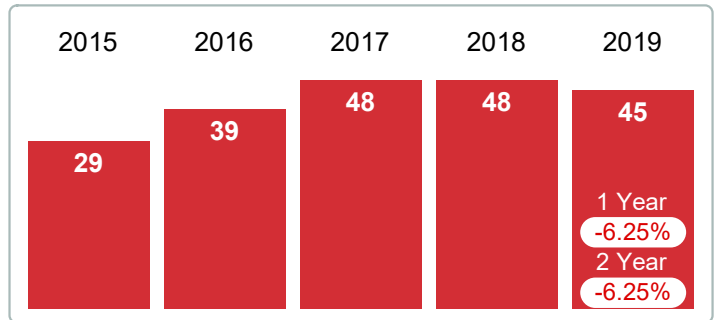
## ACTIVE INVENTORY

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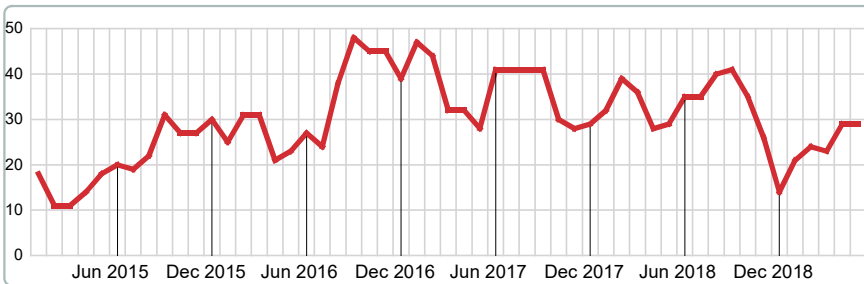
### END OF MAY



### ACTIVE DURING MAY

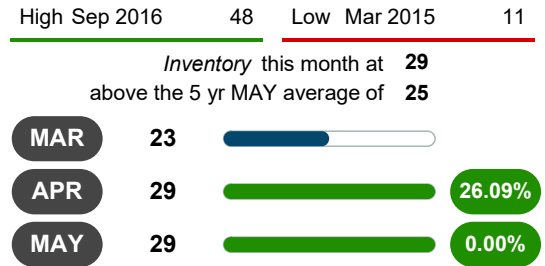


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 25



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	34.0	0	0	0	0
\$1 \$0	0	0.00%	34.0	0	0	0	0
\$1 \$0	0	0.00%	34.0	0	0	0	0
\$1 \$0	0	0.00%	34.0	0	0	0	0
\$1 \$0	0	0.00%	34.0	0	0	0	0
\$1 \$0	0	0.00%	34.0	0	0	0	0
\$1 and up	29	100.00%	30.0	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
Median Active Inventory Listing Price			\$1,395	\$1,275	\$1,325	\$1,595	\$2,300

# May 2019



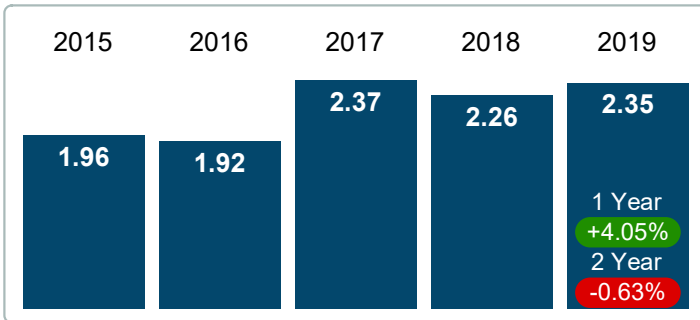
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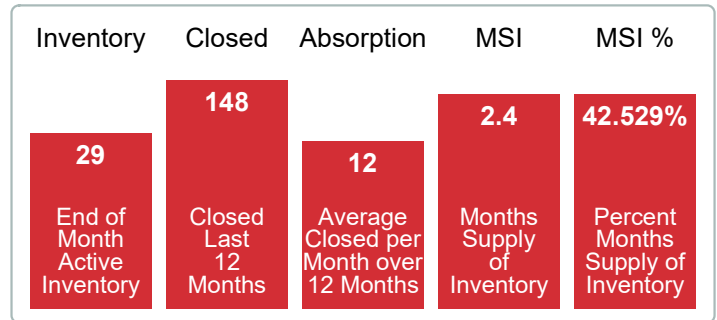
## MONTHS SUPPLY of INVENTORY (MSI)

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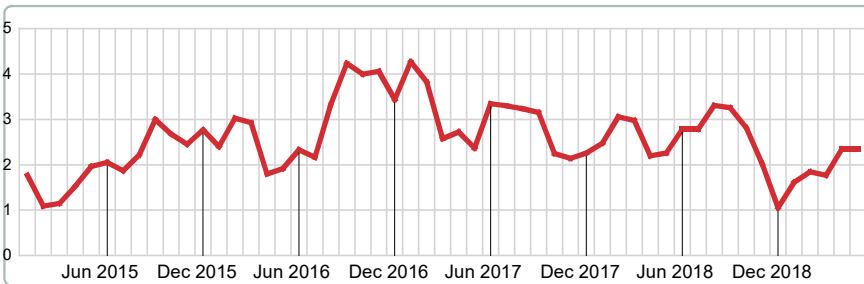
### MSI FOR MAY



### INDICATORS FOR MAY 2019

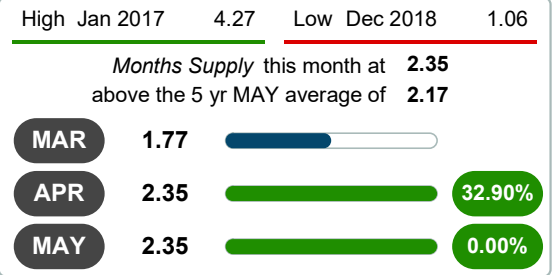


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



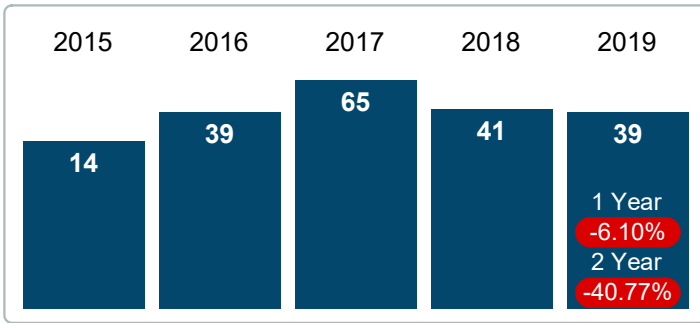
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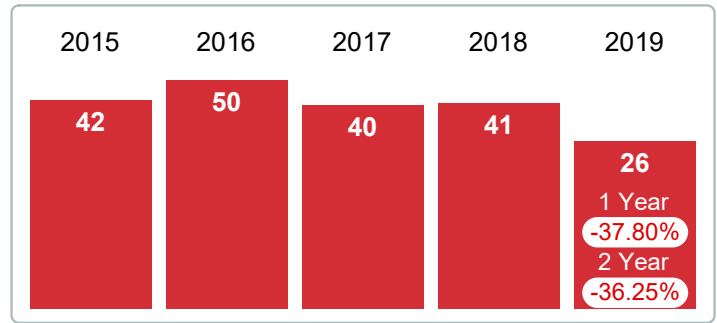
## MEDIAN DAYS ON MARKET TO SALE

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

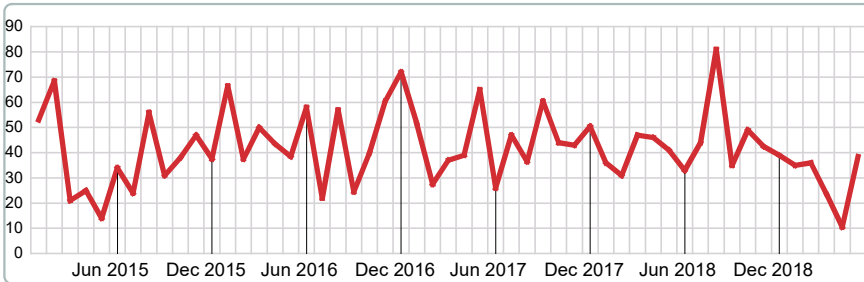
### MAY



### YEAR TO DATE (YTD)

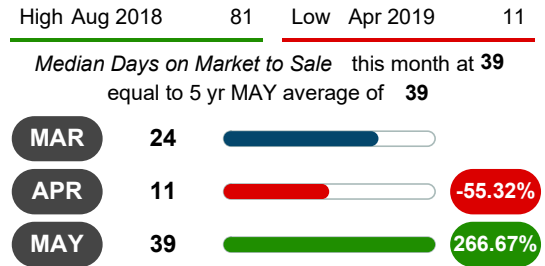


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 39



### 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%	30	0	0	0	0
\$1 \$0	0	0.00%	30	0	0	0	0
\$1 \$0	0	0.00%	30	0	0	0	0
\$1 \$0	0	0.00%	30	0	0	0	0
\$1 \$0	0	0.00%	30	0	0	0	0
\$1 \$0	0	0.00%	30	0	0	0	0
\$1 and up	16	100.00%	39	0	39	46	6
Median Closed DOM			39	0	39	46	6
Total Closed Units		100%	38.5		6	9	1
Total Closed Volume			22,690	0.00B	5,770	14.93K	1,995

# May 2019



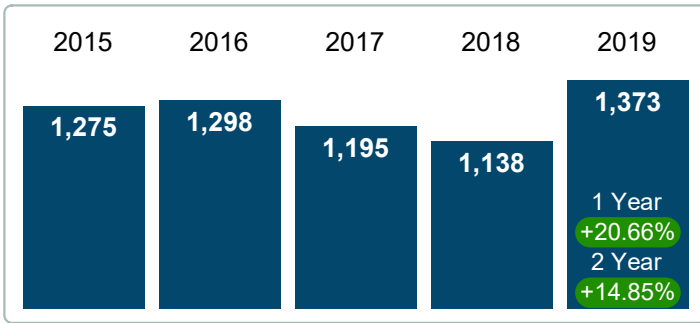
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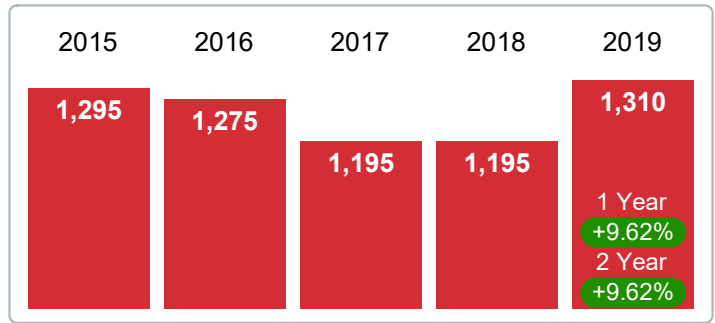
## MEDIAN LIST PRICE AT CLOSING

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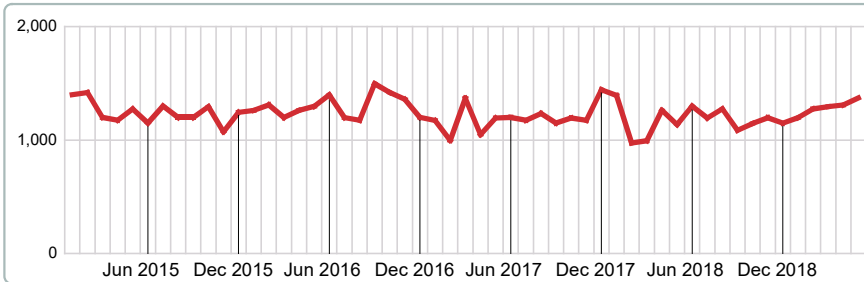
### MAY



### YEAR TO DATE (YTD)

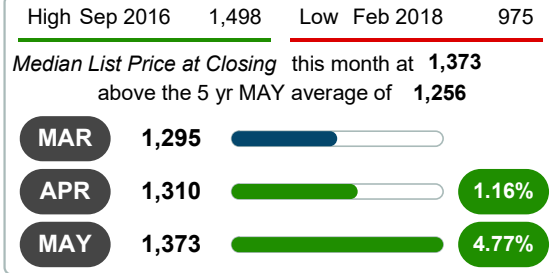


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,256



### 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%	39	0	0	0	0
\$1 \$0	0	0.00%	39	0	0	0	0
\$1 \$0	0	0.00%	39	0	0	0	0
\$1 \$0	0	0.00%	39	0	0	0	0
\$1 \$0	0	0.00%	39	0	0	0	0
\$1 \$0	0	0.00%	39	0	0	0	0
\$1 and up	16	100.00%	1,373	0	973	1,645	1,995
Median List Price			1,373	0	973	1,645	1,995
Total Closed Units		100%	1,373		6	9	1
Total Closed Volume			23,030	0.00B	5,915	15.12K	1,995



# May 2019



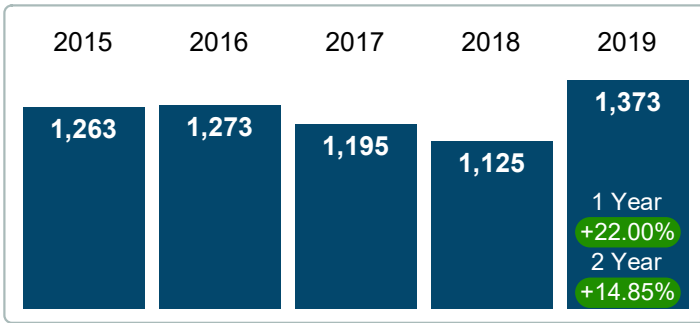
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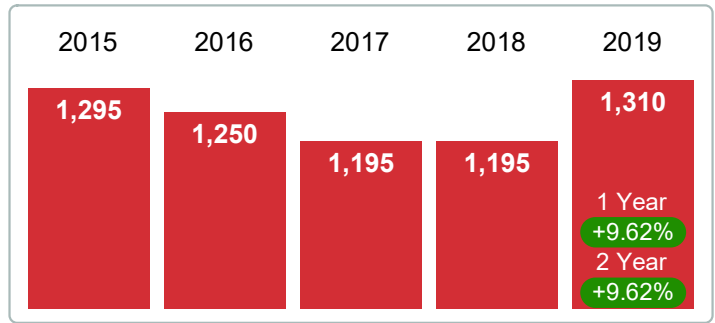
## MEDIAN SOLD PRICE AT CLOSING

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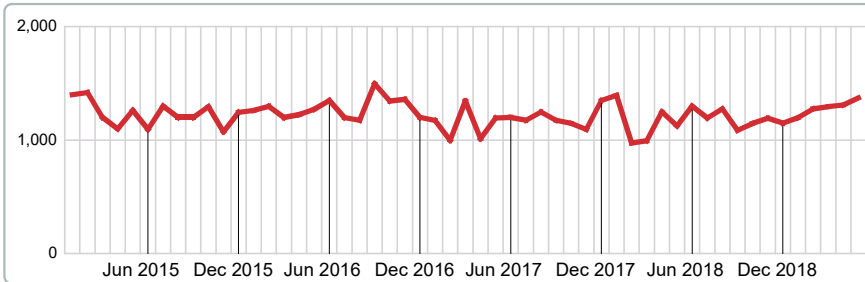
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

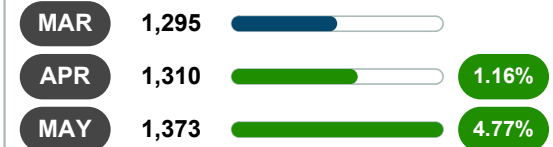


### 3 MONTHS

5 year MAY AVG = 1,246

High Sep 2016 1,498 Low Feb 2018 975

Median Sold Price at Closing this month at 1,373 above the 5 yr MAY average of 1,246



### 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%	1,373	0	0	0	0
\$1 \$0	0	0.00%	1,373	0	0	0	0
\$1 \$0	0	0.00%	1,373	0	0	0	0
\$1 \$0	0	0.00%	1,373	0	0	0	0
\$1 \$0	0	0.00%	1,373	0	0	0	0
\$1 \$0	0	0.00%	1,373	0	0	0	0
\$1 and up	16	100.00%	1,373	0	973	1,600	1,995
Median Sold Price			1,373	0	973	1,600	1,995
Total Closed Units		100%	1,373		6	9	1
Total Closed Volume			22,690	0.00B	5,770	14.93K	1,995

# May 2019



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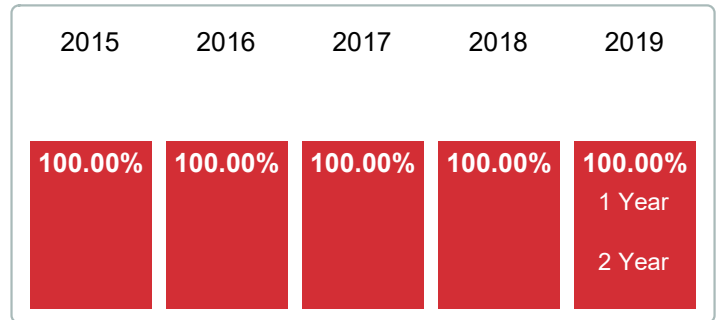
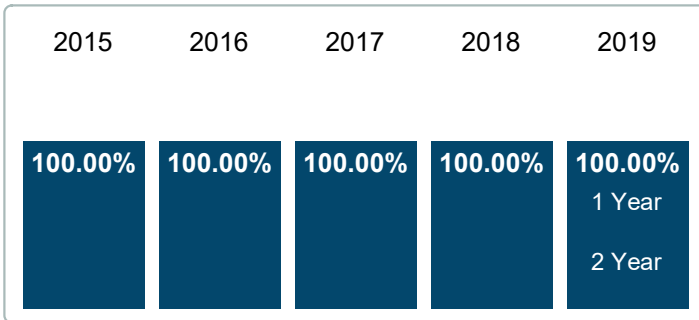


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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### MAY

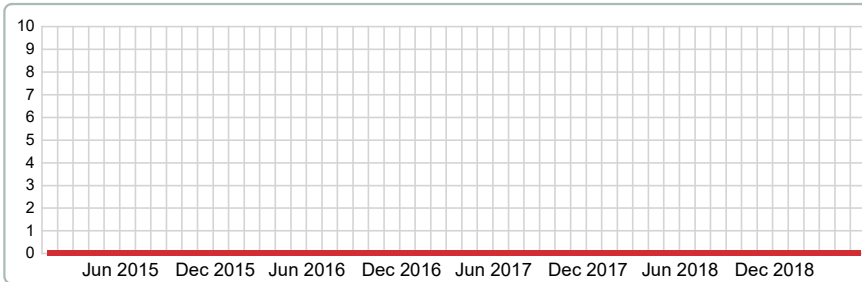
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

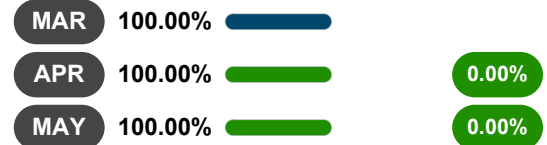
### 3 MONTHS

5 year MAY AVG = 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%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,372.50%	0.00%	0.00%	0.00%	0.00%
\$1 and up	16	100.00%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		0.00%	100.00%	100.00%	100.00%
Total Closed Units		16	100%		6	9	1
Total Closed Volume		22,690		0.00B	5,770	14.93K	1,995

# May 2019



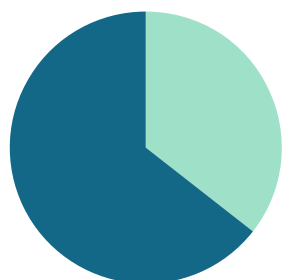
Area Delimited by School District Union - Sch Dist (9) - Leasing Property Type



## MARKET SUMMARY

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

### INVENTORY

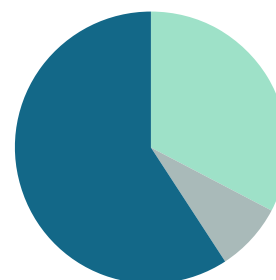


**Inventory**  
 New Listings  
**16 = 35.56%**  
 Start Inventory  
**29**  
 Total Inventory Units  
**45**  
 Volume  
**\$65,095**

### 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%
Median List Price	1,138	1,373	20.66%	1,195	1,310	9.62%
Median Sale Price	1,125	1,373	22.00%	1,195	1,310	9.62%
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	41.00	38.50	-6.10%	41.00	25.50	-37.80%
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

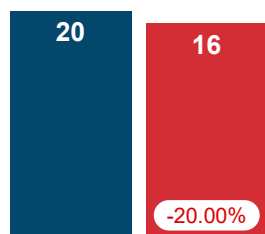
**Inventory** on May 31, 2019 = **29**

**2018** **2019**

### MAY MARKET

### MEDIAN PRICES

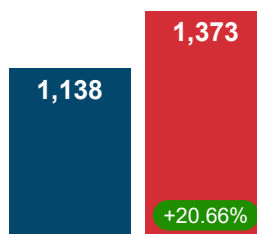
#### New Listings



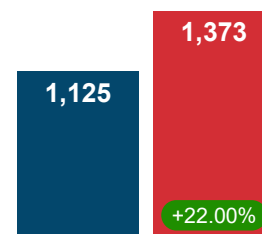
#### Pending Listings



#### List Price



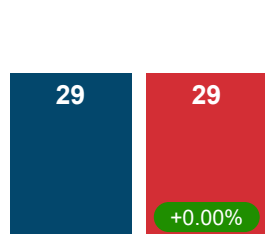
#### Sale Price



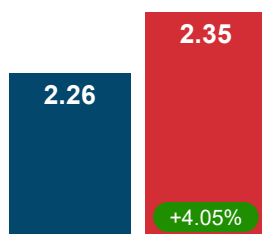
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

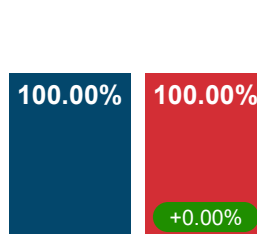
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

