

May 2019



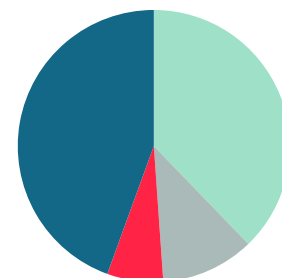
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	11	17	54.55%
Pending Listings	2	5	150.00%
New Listings	16	20	25.00%
Average List Price	1,510	1,616	7.03%
Average Sale Price	1,484	1,602	7.93%
Average Percent of Selling Price to List Price	97.87%	99.31%	1.47%
Average Days on Market to Sale	58.18	40.00	-31.25%
End of Month Inventory	22	20	-9.09%
Months Supply of Inventory	2.69	2.53	-6.22%



■ Closed (37.78%)
■ Pending (11.11%)
■ Other OffMarket (6.67%)
■ Active (44.44%)

Absorption: Last 12 months, an Average of **8** Sales/Month
Active Inventory as of May 31, 2019 = **20**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **9.09%** to 20 existing homes available for sale. Over the last 12 months this area has had an average of 8 closed sales per month. This represents an unsold inventory index of **2.53** 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 **7.93%** in May 2019 to \$1,602 versus the previous year at \$1,484.

Average Days on Market Shortens

The average number of **40.00** days that homes spent on the market before selling decreased by 18.18 days or **31.25%** in May 2019 compared to last year's same month at **58.18** 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 20 New Listings in May 2019, up **25.00%** from last year at 16. Furthermore, there were 17 Closed Listings this month versus last year at 11, a **54.55%** increase.

Closed versus Listed trends yielded a **85.0%** ratio, up from previous year's, May 2018, at **68.8%**, a **23.64%** 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

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Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type

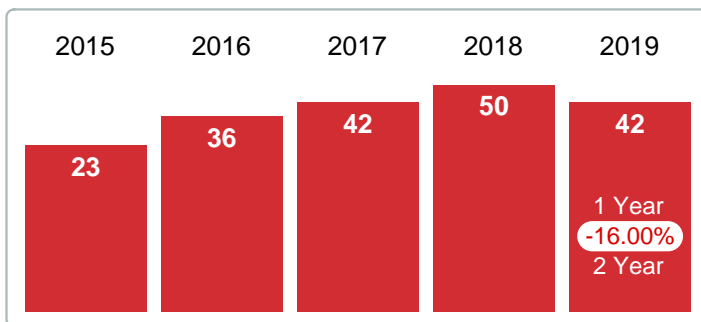
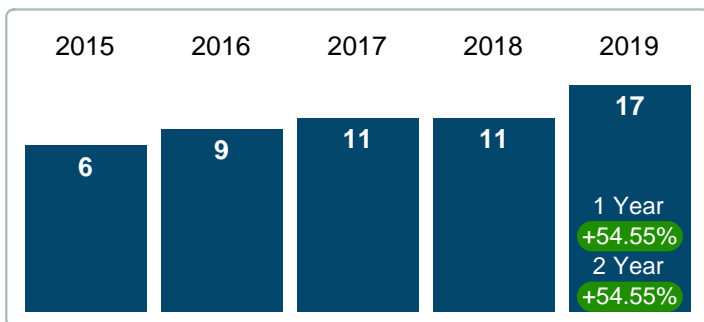


CLOSED LISTINGS

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

MAY

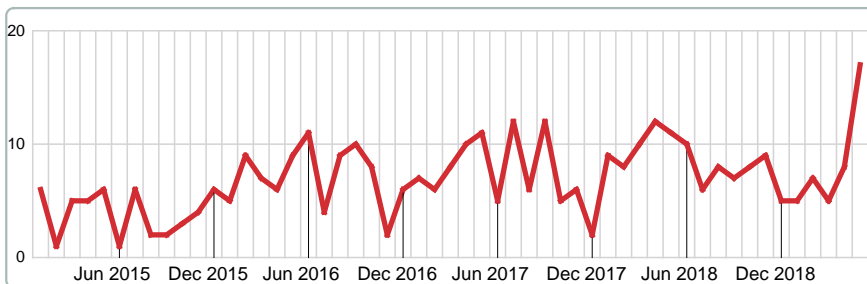
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year MAY AVG = 11



High May 2019 17 Low Jun 2015 1

Closed Listings this month at 17 above the 5 yr MAY average of 11

MAR	5	60.00%
APR	8	112.50%
MAY	17	

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	17	100.00%	40.0	0	14	2	1
Total Closed Units	17			0	14	2	1
Total Closed Volume	27,230	100%	40.0	0.00B	20.99K	3,545	2,700
Average Closed Price	\$1,602			\$0	\$1,499	\$1,773	\$2,700

May 2019



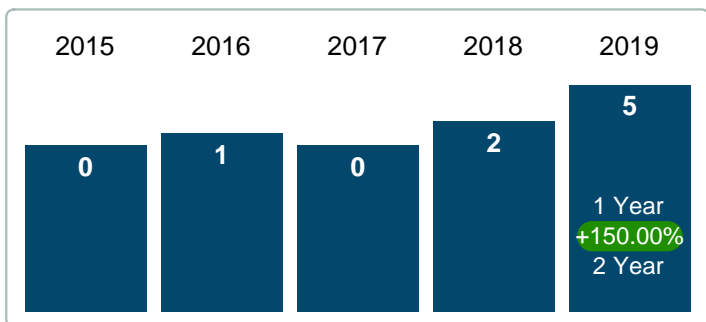
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



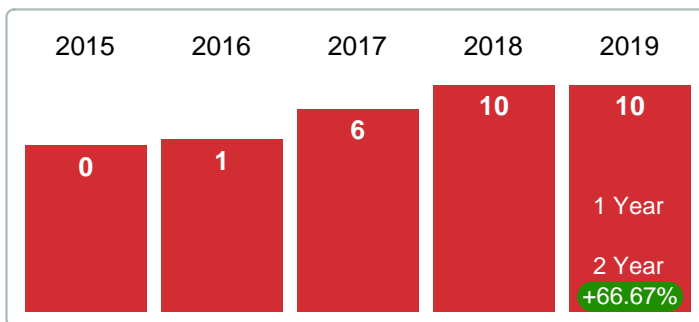
PENDING LISTINGS

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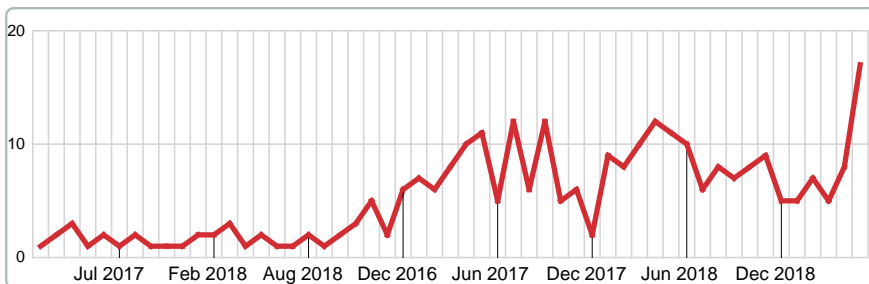
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

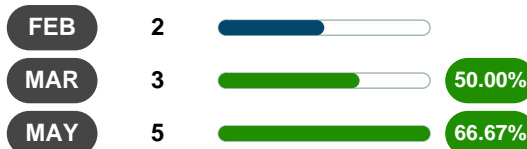


3 MONTHS

5 year MAY AVG = 2

High May 2019 17 Low Oct 2018 1

Pending Listings this month at 5
above the 5 yr MAY average of 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%	56.2	0	4	0	1
Total Pending Units	5			0	4	0	1
Total Pending Volume	10,440	100%	62.8	0.00B	6,445	0.00B	3,995
Average Listing Price	\$1,611			\$0	\$1,611	\$0	\$3,995

May 2019



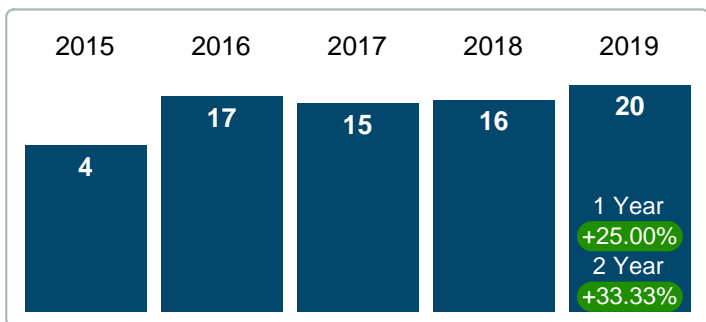
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



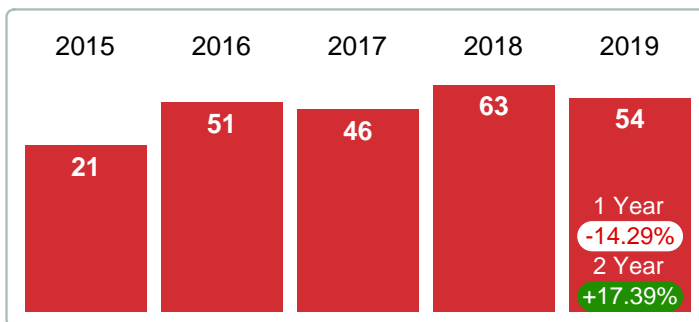
NEW LISTINGS

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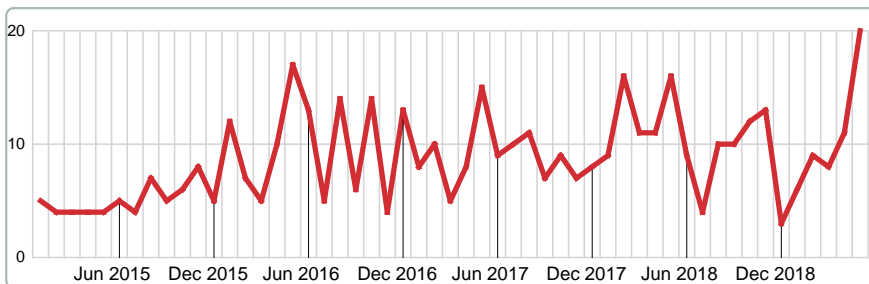
MAY



YEAR TO DATE (YTD)

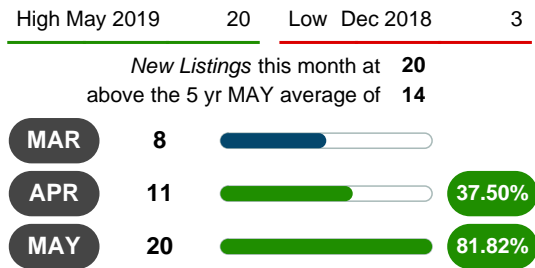


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 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	20	100.00%	1	12	5	2
Total New Listed Units	20		1	12	5	2
Total New Listed Volume	38,400	100%	750	21.60K	9,160	6,890
Average New Listed Listing Price	\$1,538		\$750	\$1,800	\$1,832	\$3,445

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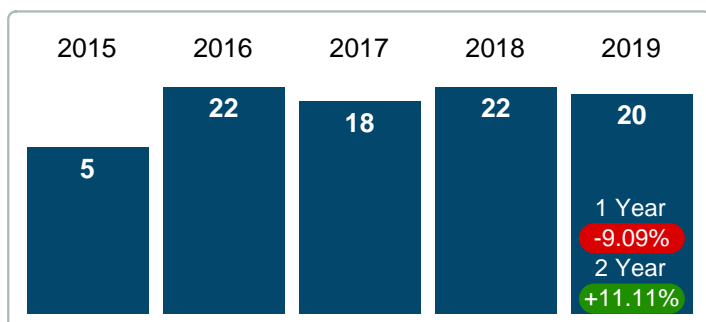
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



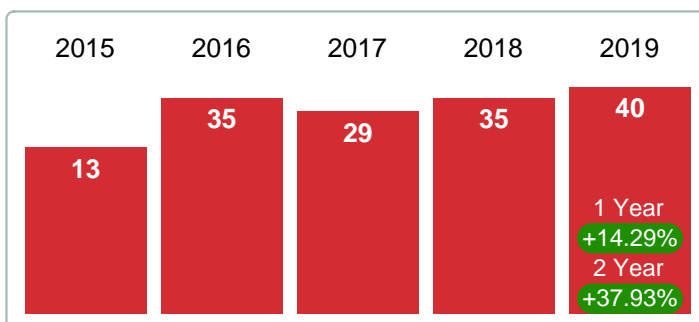
ACTIVE INVENTORY

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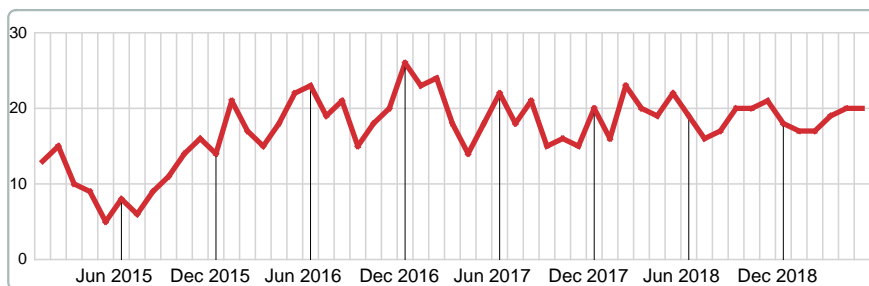
END OF MAY



ACTIVE DURING MAY

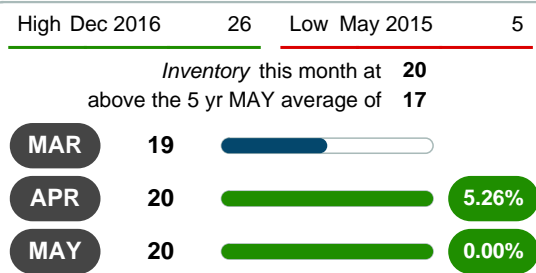


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



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	20	100.00%	37.3	0	9	7	4
Total Active Inventory by Units			20	0	9	7	4
Total Active Inventory by Volume			42,845	0.00B	17.06K	12.90K	12.89K
Average Active Inventory Listing Price			\$2,142	\$0	\$1,895	\$1,843	\$3,223

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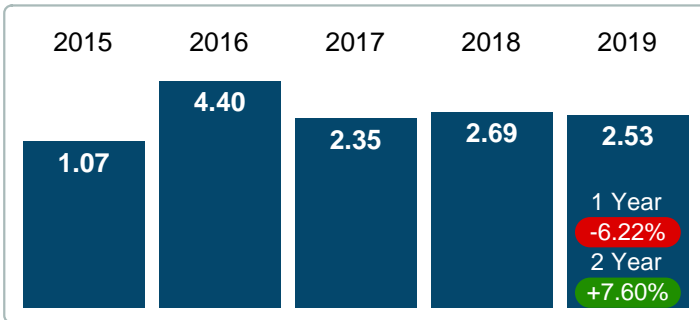
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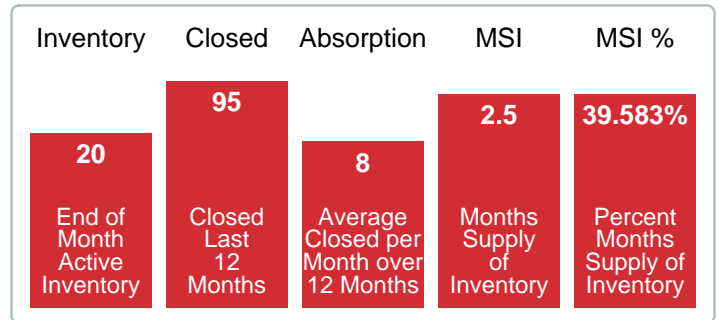
MONTHS SUPPLY of INVENTORY (MSI)

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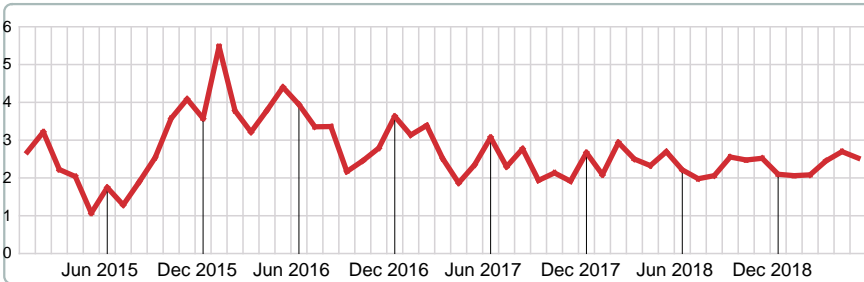
MSI FOR MAY



INDICATORS FOR MAY 2019

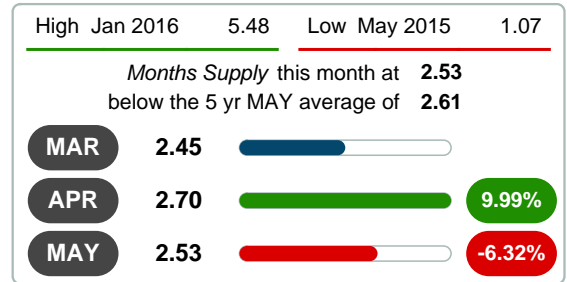


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.61



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	20	100.00%	2.53	0.00	1.86	3.11	6.00
Market Supply of Inventory (MSI)	2.53			0.00	1.86	3.11	6.00
Total Active Inventory by Units	20	100%	2.53	0	9	7	4

May 2019



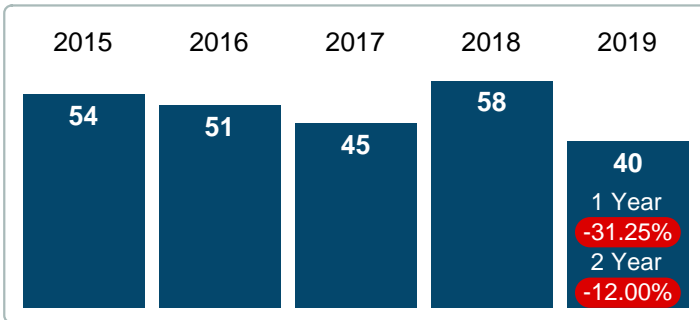
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



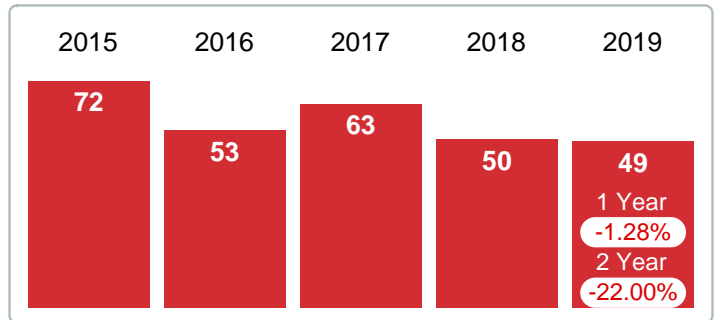
AVERAGE DAYS ON MARKET TO SALE

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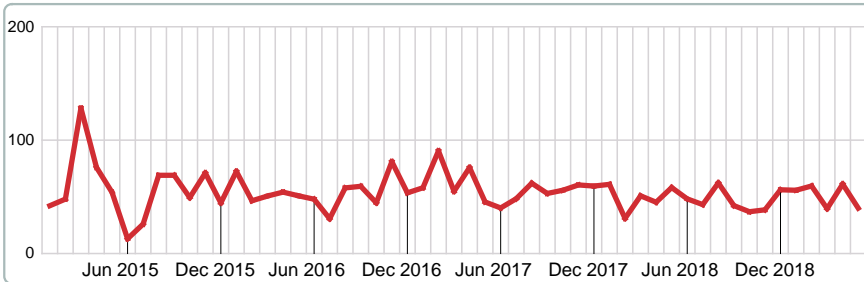
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

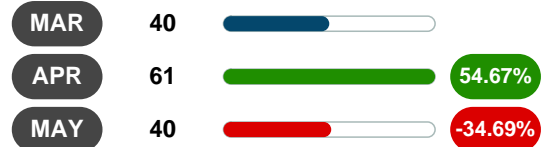


3 MONTHS

5 year MAY AVG = 50

High Mar 2015 128 Low Jun 2015 13

Average Days on Market to Sale this month at 40 below the 5 yr MAY average of 50



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	17	100.00%	40	0	44	21	26
Average Closed DOM			40	0	44	21	26
Total Closed Units		100%	40.0		14	2	1
Total Closed Volume			27,230	0.00B	20.99K	3,545	2,700

May 2019



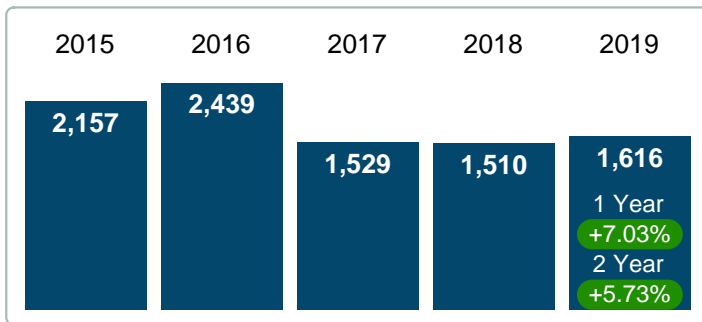
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



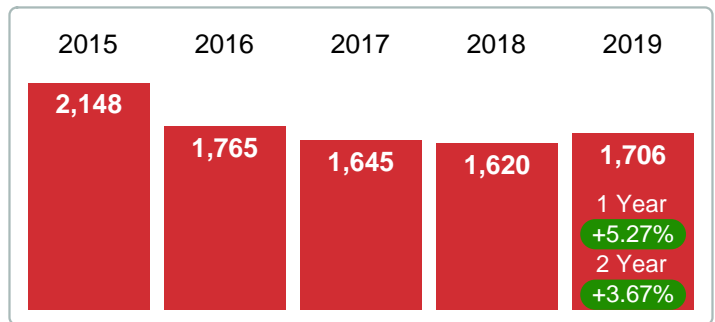
AVERAGE LIST PRICE AT CLOSING

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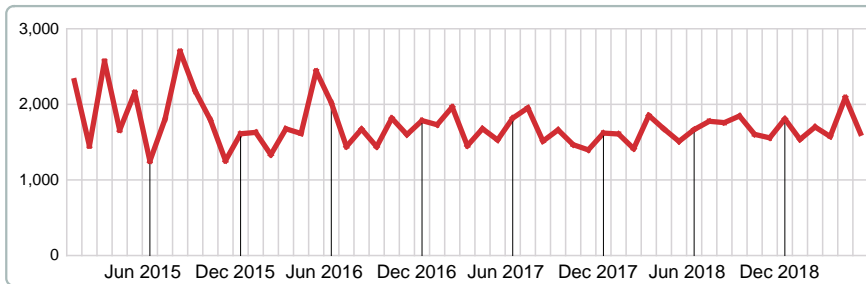
MAY



YEAR TO DATE (YTD)

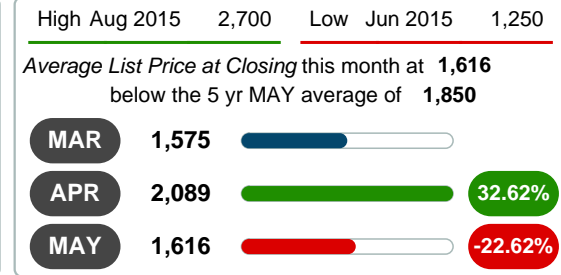


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,850



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	17	100.00%	1,616	0	1,502	1,823	2,800
Average List Price			1,616	0	1,502	1,823	2,800
Total Closed Units		100%	1,616		14	2	1
Total Closed Volume			27,475	0.00B	21.03K	3,645	2,800

May 2019



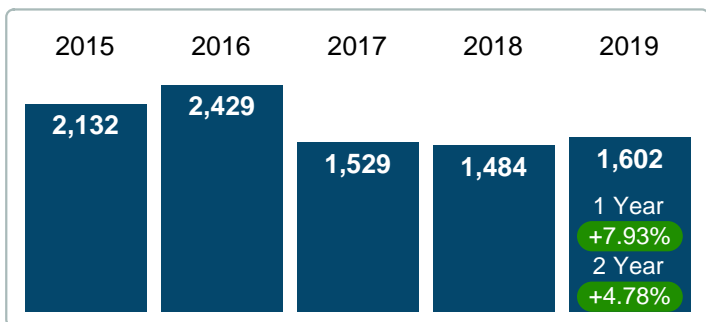
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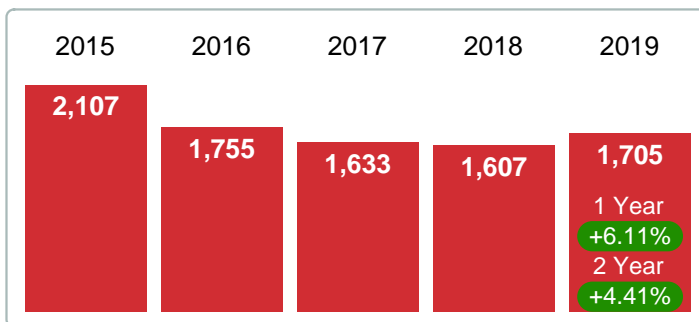
AVERAGE SOLD PRICE AT CLOSING

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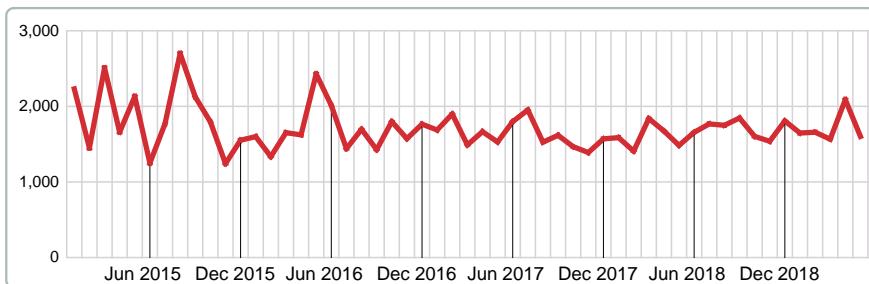
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,835

High Aug 2015 2,700 Low Nov 2015 1,243

Average Sold Price at Closing this month at **1,602**
below the 5 yr MAY average of **1,835**

MAR	1,566	<div style="width: 85%;"></div>
APR	2,089	<div style="width: 114%; background-color: green;"></div> 33.38%
MAY	1,602	<div style="width: 87%; background-color: red;"></div> -23.31%

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	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	1,602	0	1,499	1,773	2,700
Average Sold Price			1,602	0	1,499	1,773	2,700
Total Closed Units		100%	1,602		14	2	1
Total Closed Volume			27,230	0.00B	20.99K	3,545	2,700

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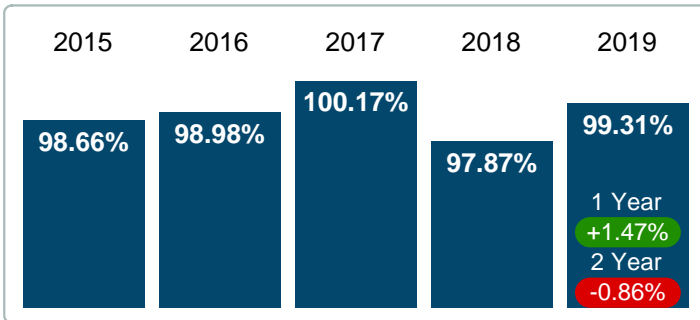
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



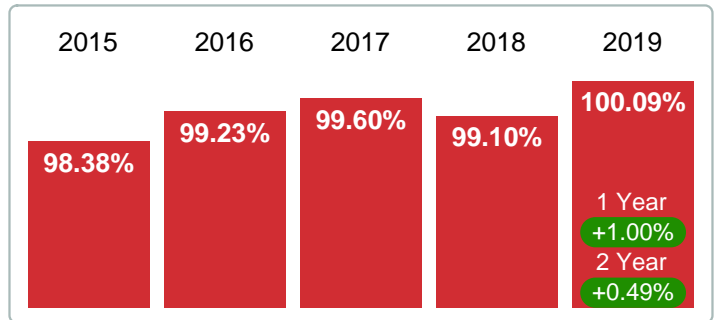
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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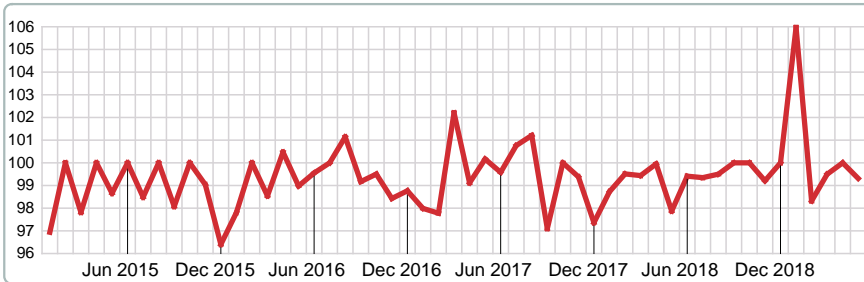
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

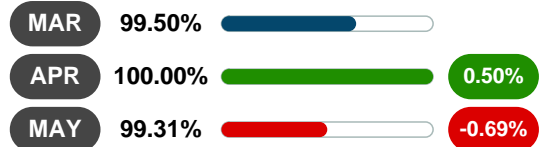


3 MONTHS

5 year MAY AVG = 99.00%

High Jan 2019 105.97% Low Dec 2015 96.40%

Average Sold/List Ratio this month at **99.31%** equal to 5 yr MAY average of **99.00%**



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	17	100.00%	99.31%	0.00%	99.83%	97.14%	96.43%
Average Sold/List Ratio		99.30%		0.00%	99.83%	97.14%	96.43%
Total Closed Units		17	100%		14	2	1
Total Closed Volume		27,230		0.00B	20.99K	3,545	2,700

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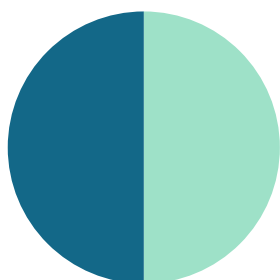
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

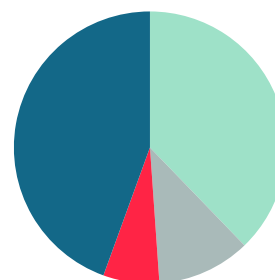


Inventory
 New Listings
20 = 50.00%
 Start Inventory
20
 Total Inventory Units
40
 Volume
\$76,020

Market Activity

Closed Sales
17 = 37.78%
 Pending Sales
5 = 11.11%
 Other Off Market
3 = 6.67%
 Active Inventory
20 = 44.44%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	11	17	54.55%	50	42	-16.00%
Pending Sales	2	5	150.00%	10	10	0.00%
New Listings	16	20	25.00%	63	54	-14.29%
Average List Price	1,510	1,616	7.03%	1,620	1,706	5.27%
Average Sale Price	1,484	1,602	7.93%	1,607	1,705	6.11%
Average Percent of Selling Price to List Price	97.87%	99.31%	1.47%	99.10%	100.09%	1.00%
Average Days on Market to Sale	58.18	40.00	-31.25%	49.78	49.14	-1.28%
Monthly Inventory	22	20	-9.09%	22	20	-9.09%
Months Supply of Inventory	2.69	2.53	-6.22%	2.69	2.53	-6.22%

Absorption: Last 12 months, an Average of **8** Sales/Month

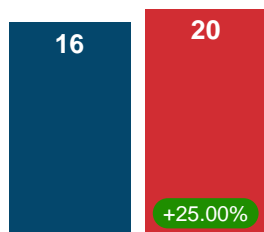
Inventory on May 31, 2019 = **20**

2018 **2019**

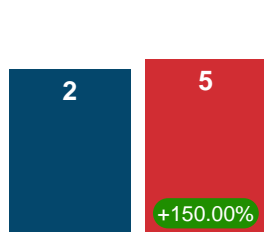
MAY MARKET

AVERAGE PRICES

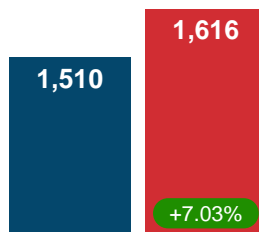
New Listings



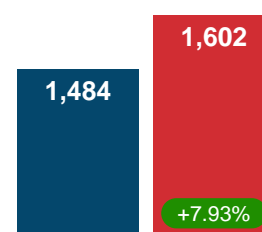
Pending Listings



List Price



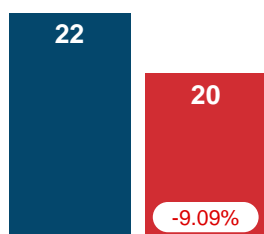
Sale Price



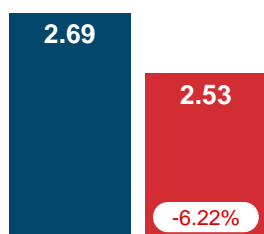
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

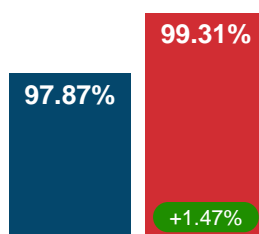
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

