

September 2019



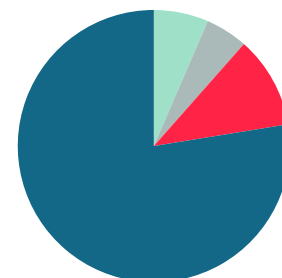
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | 2018 | September 2019 | +/-% |
|---|--------|----------------|---------|
| Closed Listings | 89 | 111 | 24.72% |
| Pending Listings | 91 | 86 | -5.49% |
| New Listings | 388 | 300 | -22.68% |
| Median List Price | 99,500 | 95,000 | -4.52% |
| Median Sale Price | 95,000 | 90,000 | -5.26% |
| Median Percent of Selling Price to List Price | 95.08% | 94.55% | -0.56% |
| Median Days on Market to Sale | 51.00 | 61.00 | 19.61% |
| End of Month Inventory | 1,630 | 1,327 | -18.59% |
| Months Supply of Inventory | 16.56 | 12.60 | -23.93% |



■ Closed (6.49%)
■ Pending (5.03%)
■ Other OffMarket (10.93%)
■ Active (77.56%)

Absorption: Last 12 months, an Average of **105** Sales/Month
Active Inventory as of September 30, 2019 = **1,327**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2019 decreased **18.59%** to 1,327 existing homes available for sale. Over the last 12 months this area has had an average of 105 closed sales per month. This represents an unsold inventory index of **12.60** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **5.26%** in September 2019 to \$90,000 versus the previous year at \$95,000.

Median Days on Market Lengthens

The median number of **61.00** days that homes spent on the market before selling increased by 10.00 days or **19.61%** in September 2019 compared to last year's same month at **51.00** DOM.

Sales Success for September 2019 is Positive

Overall, with Median Prices falling and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 300 New Listings in September 2019, down **22.68%** from last year at 388. Furthermore, there were 111 Closed Listings this month versus last year at 89, a **24.72%** increase.

Closed versus Listed trends yielded a **37.0%** ratio, up from previous year's, September 2018, at **22.9%**, a **61.30%** 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

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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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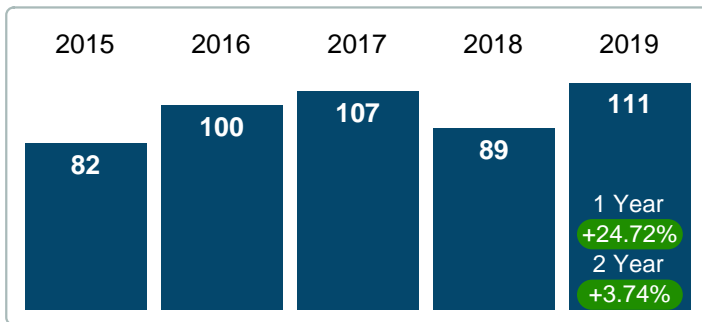
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



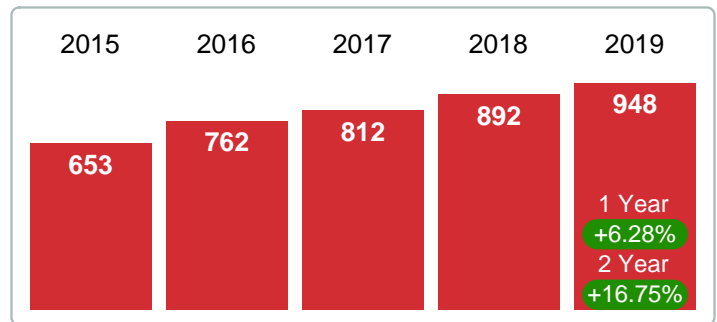
CLOSED LISTINGS

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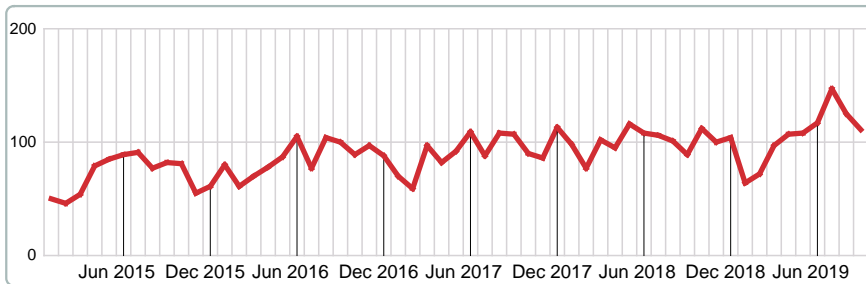
SEPTEMBER



YEAR TO DATE (YTD)

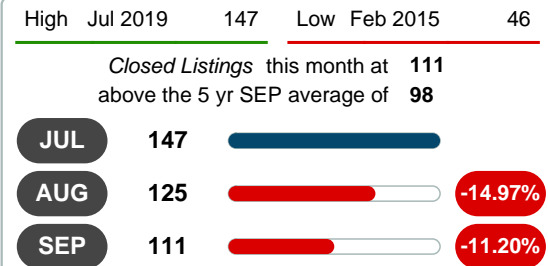


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 98



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$30,000 and less | 11 | 9.91% | 46.0 | 8 | 3 | 0 | 0 |
| \$30,001 - \$40,000 | 8 | 7.21% | 14.5 | 6 | 1 | 1 | 0 |
| \$40,001 - \$70,000 | 20 | 18.02% | 66.0 | 10 | 10 | 0 | 0 |
| \$70,001 - \$110,000 | 29 | 26.13% | 80.0 | 8 | 14 | 6 | 1 |
| \$110,001 - \$150,000 | 17 | 15.32% | 30.0 | 5 | 11 | 1 | 0 |
| \$150,001 - \$200,000 | 14 | 12.61% | 77.5 | 2 | 10 | 2 | 0 |
| \$200,001 and up | 12 | 10.81% | 41.0 | 1 | 6 | 4 | 1 |
| Total Closed Units | 111 | | | 40 | 55 | 14 | 2 |
| Total Closed Volume | 12,901,363 | 100% | 61.0 | 2.98M | 6.67M | 2.55M | 698.00K |
| Median Closed Price | \$90,000 | | | \$53,450 | \$110,000 | \$123,200 | \$349,000 |

September 2019



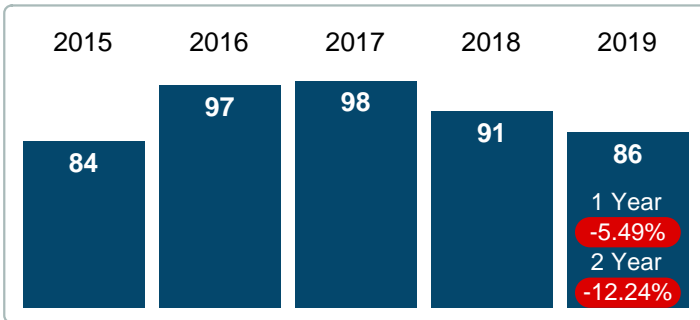
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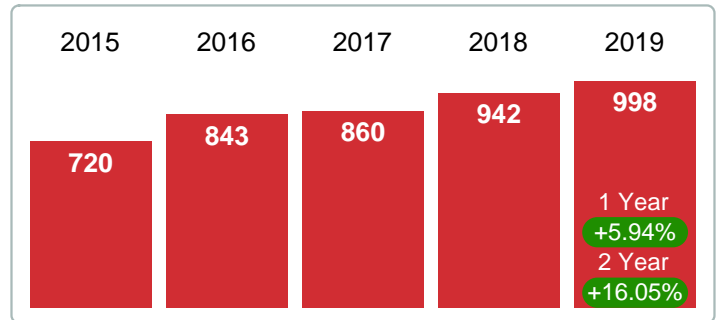
PENDING LISTINGS

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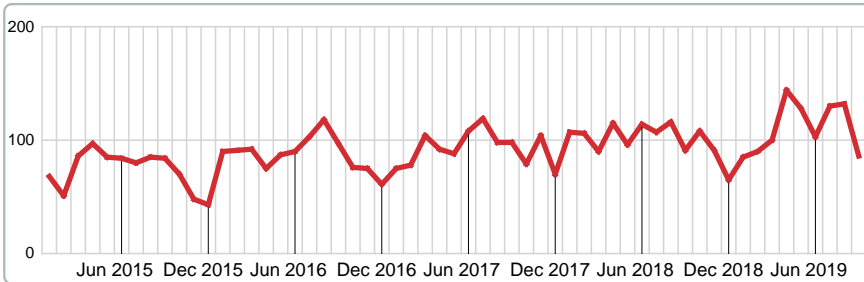
SEPTEMBER



YEAR TO DATE (YTD)

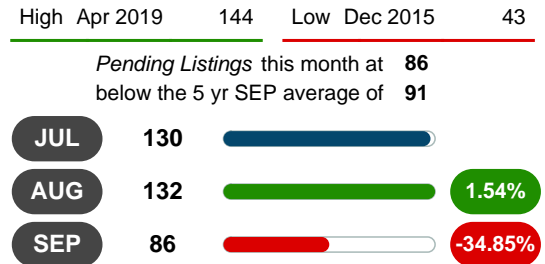


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 91



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|-----------------|------------------|------------------|------------------|
| \$20,000 and less | 4 | 4.65% | 44.5 | 4 | 0 | 0 | 0 |
| \$20,001 - \$50,000 | 14 | 16.28% | 74.5 | 6 | 8 | 0 | 0 |
| \$50,001 - \$80,000 | 14 | 16.28% | 34.0 | 5 | 6 | 3 | 0 |
| \$80,001 - \$130,000 | 20 | 23.26% | 33.5 | 6 | 11 | 2 | 1 |
| \$130,001 - \$210,000 | 14 | 16.28% | 53.0 | 5 | 8 | 1 | 0 |
| \$210,001 - \$340,000 | 11 | 12.79% | 27.0 | 5 | 5 | 1 | 0 |
| \$340,001 and up | 9 | 10.47% | 63.0 | 1 | 2 | 4 | 2 |
| Total Pending Units | 86 | | | 32 | 40 | 11 | 3 |
| Total Pending Volume | 12,683,350 | 100% | 41.5 | 3.75M | 5.42M | 2.38M | 1.13M |
| Median Listing Price | \$106,000 | | | \$89,950 | \$100,000 | \$139,900 | \$449,000 |

September 2019



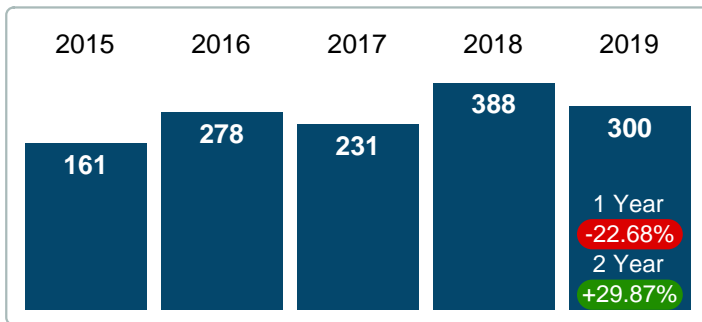
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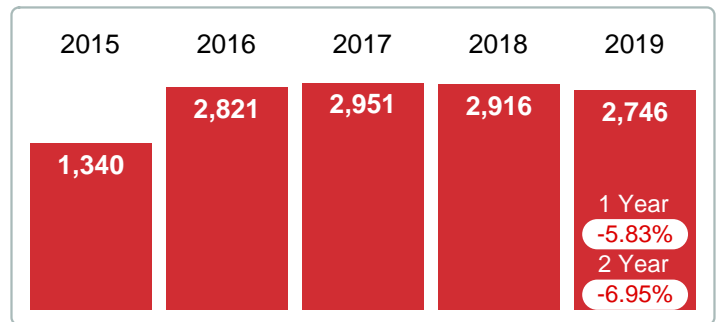
NEW LISTINGS

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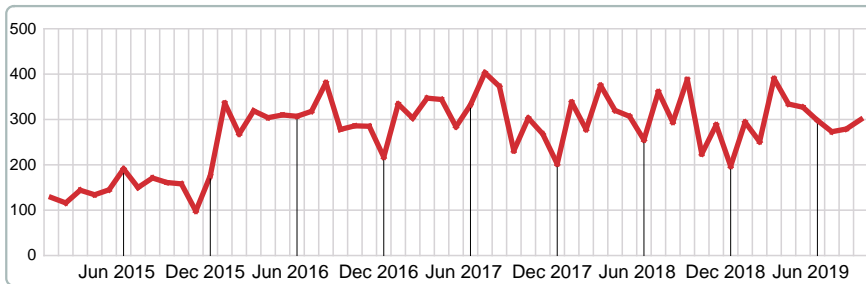
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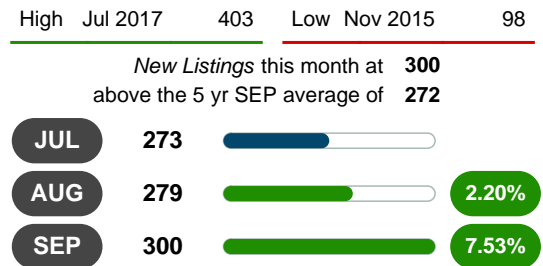


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 272



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of New Listings by Price Range | | % | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-----------------|------------------|------------------|------------------|
| \$10,000 and less | 19 | 6.33% | 9 | 8 | 2 | 0 |
| \$10,001 - \$20,000 | 18 | 6.00% | 17 | 1 | 0 | 0 |
| \$20,001 - \$60,000 | 74 | 24.67% | 63 | 10 | 1 | 0 |
| \$60,001 - \$130,000 | 69 | 23.00% | 32 | 31 | 5 | 1 |
| \$130,001 - \$220,000 | 52 | 17.33% | 9 | 31 | 11 | 1 |
| \$220,001 - \$320,000 | 37 | 12.33% | 17 | 9 | 9 | 2 |
| \$320,001 and up | 31 | 10.33% | 5 | 12 | 10 | 4 |
| Total New Listed Units | 300 | | 152 | 102 | 38 | 8 |
| Total New Listed Volume | 47,357,289 | 100% | 14.59M | 20.71M | 9.12M | 2.93M |
| Median New Listed Listing Price | \$91,000 | | \$39,950 | \$136,700 | \$229,000 | \$317,000 |

September 2019



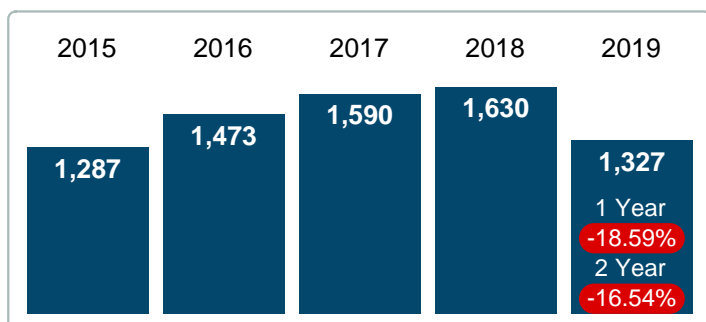
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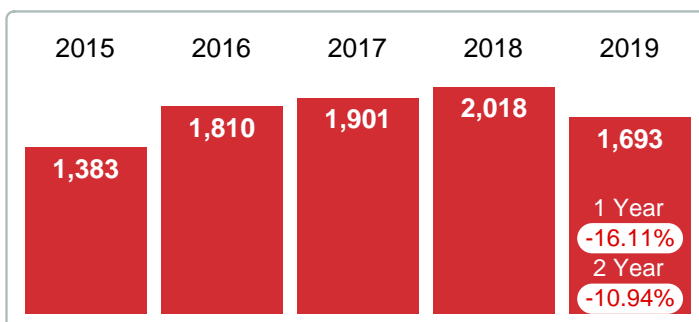
ACTIVE INVENTORY

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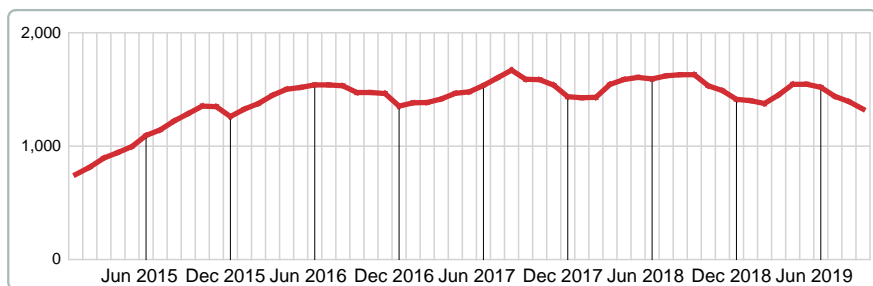
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS

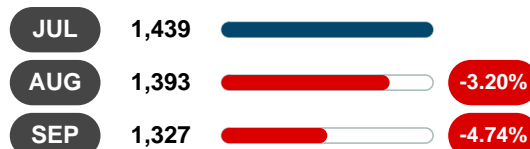


3 MONTHS

5 year SEP AVG = 1,461

High Aug 2017 1,670 Low Jan 2015 750

Inventory this month at 1,327
below the 5 yr SEP average of 1,461



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | MDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-----|-------------|-------|----------|-----------|-----------|-----------|
| \$20,000 and less | 134 | 10.10% | 101.5 | 120 | 12 | 2 | 0 |
| \$20,001 - \$40,000 | 161 | 12.13% | 72.0 | 149 | 9 | 3 | 0 |
| \$40,001 - \$70,000 | 184 | 13.87% | 93.0 | 140 | 36 | 7 | 1 |
| \$70,001 - \$140,000 | 350 | 26.38% | 93.0 | 193 | 133 | 22 | 2 |
| \$140,001 - \$220,000 | 200 | 15.07% | 83.5 | 84 | 82 | 31 | 3 |
| \$220,001 - \$350,000 | 167 | 12.58% | 63.0 | 75 | 55 | 33 | 4 |
| \$350,001 and up | 131 | 9.87% | 95.0 | 48 | 39 | 36 | 8 |
| Total Active Inventory by Units | | 1,327 | | 809 | 366 | 134 | 18 |
| Total Active Inventory by Volume | | 230,956,098 | 100% | 108.66M | 70.57M | 39.75M | 11.97M |
| Median Active Inventory Listing Price | | \$104,000 | | \$69,900 | \$139,000 | \$227,450 | \$267,500 |

September 2019



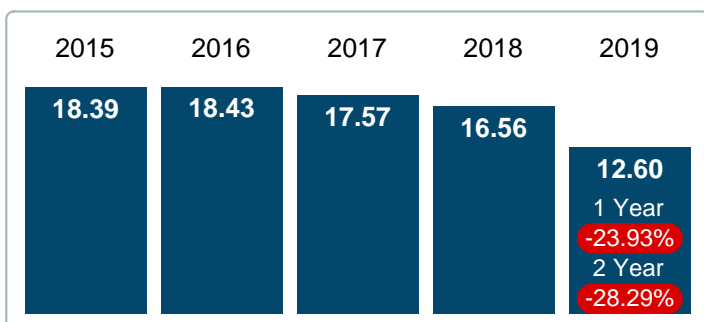
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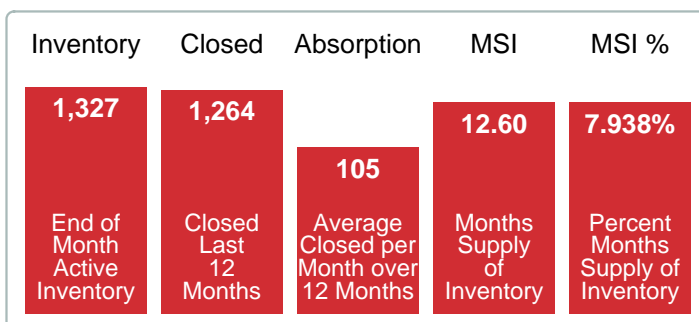
MONTHS SUPPLY of INVENTORY (MSI)

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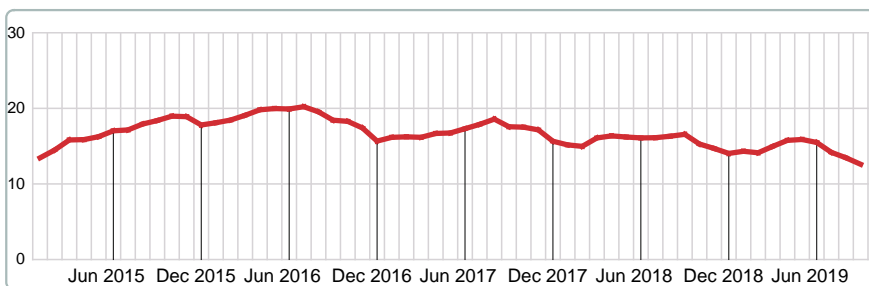
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2019

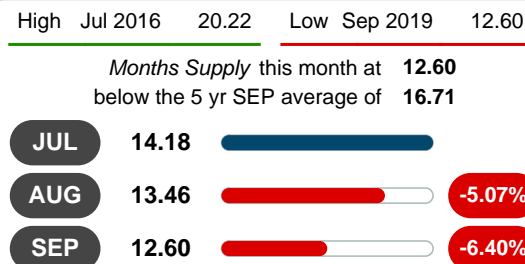


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 16.71



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 |
|---|--------|-------|----------|--------|--------|---------|
| \$20,000 and less | 10.10% | 14.49 | 20.57 | 4.24 | 3.43 | 0.00 |
| \$20,001 - \$40,000 | 12.13% | 13.23 | 18.06 | 2.84 | 4.00 | 0.00 |
| \$40,001 - \$70,000 | 13.87% | 10.93 | 20.00 | 3.96 | 10.50 | 12.00 |
| \$70,001 - \$140,000 | 26.38% | 11.05 | 19.30 | 7.39 | 6.44 | 8.00 |
| \$140,001 - \$220,000 | 15.07% | 11.16 | 36.00 | 7.18 | 8.45 | 6.00 |
| \$220,001 - \$350,000 | 12.58% | 15.07 | 47.37 | 8.68 | 12.38 | 8.00 |
| \$350,001 and up | 9.87% | 20.42 | 25.04 | 15.60 | 22.74 | 19.20 |
| Market Supply of Inventory (MSI) | | 12.60 | 21.91 | 6.86 | 10.05 | 10.29 |
| Total Active Inventory by Units | 100% | 1,327 | 809 | 366 | 134 | 18 |

September 2019



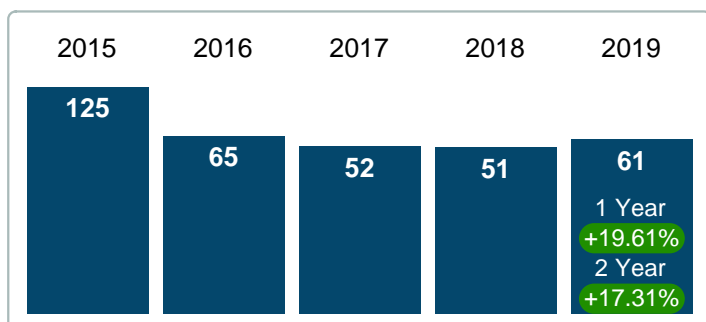
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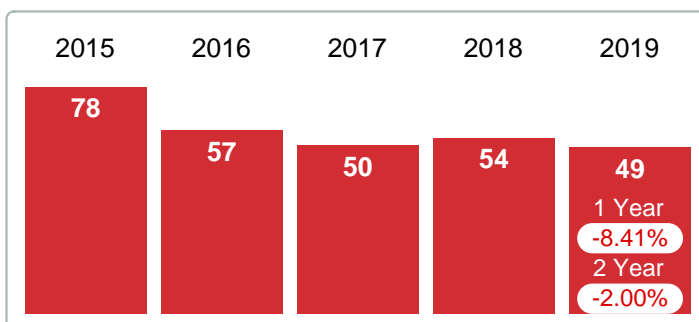
MEDIAN DAYS ON MARKET TO SALE

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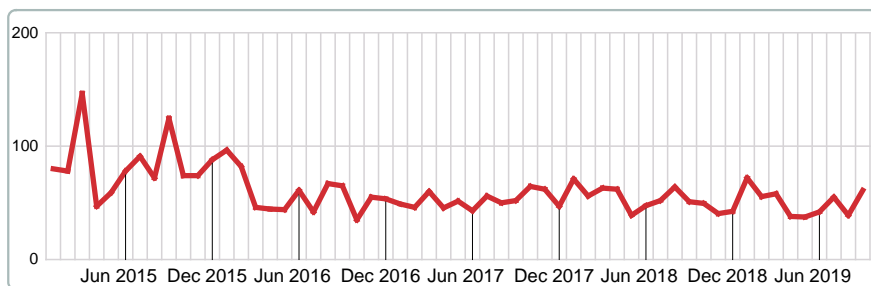
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 71

High Mar 2015 147 Low Oct 2016 35

Median Days on Market to Sale this month at 61 below the 5 yr SEP average of 71



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 |
|--|--------|------------|----------|--------|--------|---------|
| \$30,000 and less | 9.91% | 46 | 48 | 13 | 0 | 0 |
| \$30,001 - \$40,000 | 7.21% | 15 | 18 | 19 | 1 | 0 |
| \$40,001 - \$70,000 | 18.02% | 66 | 61 | 76 | 0 | 0 |
| \$70,001 - \$110,000 | 26.13% | 80 | 78 | 89 | 112 | 15 |
| \$110,001 - \$150,000 | 15.32% | 30 | 34 | 23 | 105 | 0 |
| \$150,001 - \$200,000 | 12.61% | 78 | 95 | 74 | 81 | 0 |
| \$200,001 and up | 10.81% | 41 | 158 | 12 | 40 | 67 |
| Median Closed DOM | | 61 | 51 | 66 | 81 | 41 |
| Total Closed Units | 100% | 111 | 40 | 55 | 14 | 2 |
| Total Closed Volume | | 12,901,363 | 2.98M | 6.67M | 2.55M | 698.00K |

September 2019



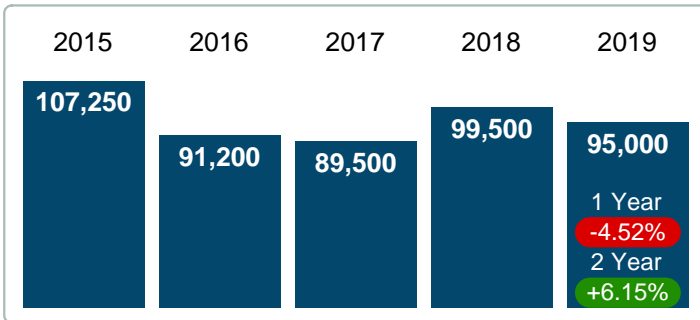
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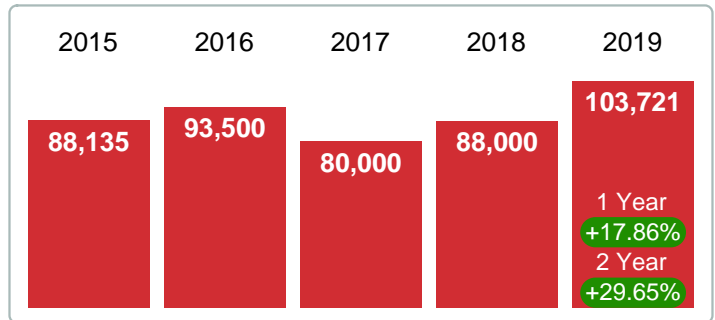
MEDIAN LIST PRICE AT CLOSING

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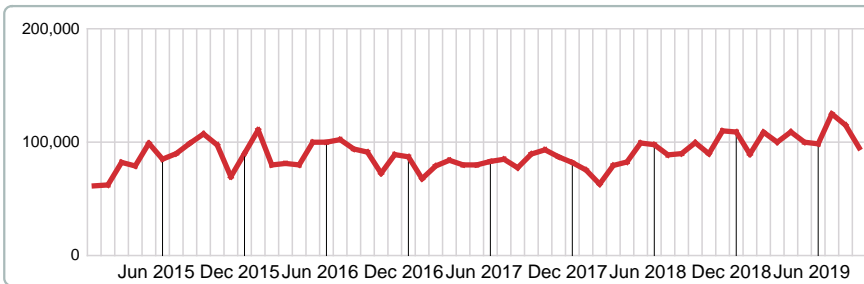
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

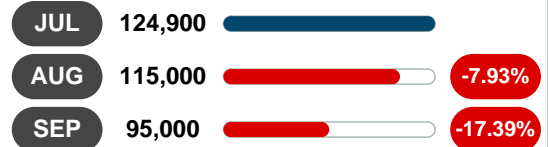


3 MONTHS

5 year SEP AVG = 96,490

High Jul 2019 124,900 Low Jan 2015 61,450

Median List Price at Closing this month at **95,000**
below the 5 yr SEP average of **96,490**



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 |
|---|----|--------|------------|----------|---------|---------|---------|
| \$30,000 and less | 10 | 9.01% | 20,000 | 20,000 | 16,000 | 0 | 0 |
| \$30,001 - \$40,000 | 7 | 6.31% | 39,000 | 39,900 | 33,750 | 0 | 0 |
| \$40,001 - \$70,000 | 22 | 19.82% | 59,450 | 52,000 | 64,900 | 49,900 | 0 |
| \$70,001 - \$110,000 | 26 | 23.42% | 90,975 | 92,532 | 91,950 | 89,900 | 84,900 |
| \$110,001 - \$150,000 | 19 | 17.12% | 124,900 | 127,500 | 120,000 | 125,000 | 0 |
| \$150,001 - \$200,000 | 14 | 12.61% | 175,500 | 186,270 | 169,000 | 182,000 | 0 |
| \$200,001 and up | 13 | 11.71% | 359,000 | 585,000 | 228,900 | 398,500 | 650,000 |
| Median List Price | | | 95,000 | 57,450 | 110,000 | 132,450 | 367,450 |
| Total Closed Units | | 100% | 95,000 | 40 | 55 | 14 | 2 |
| Total Closed Volume | | | 13,679,352 | 3.32M | 6.94M | 2.68M | 734.90K |

September 2019



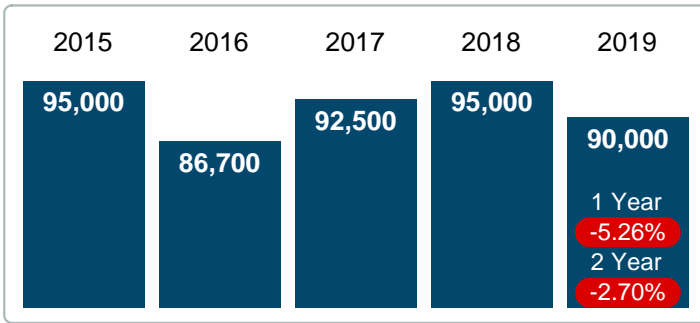
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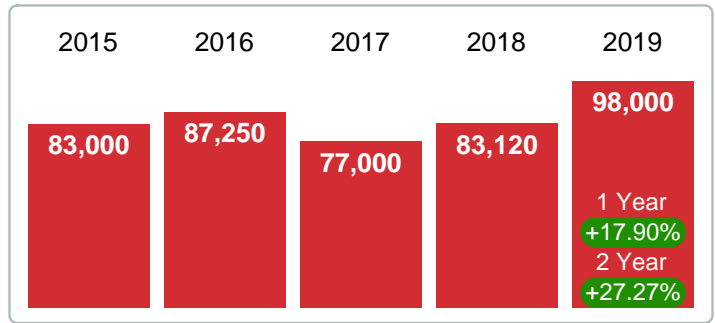
MEDIAN SOLD PRICE AT CLOSING

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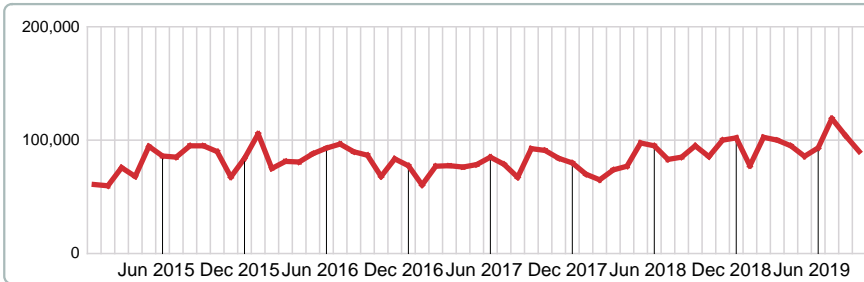
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

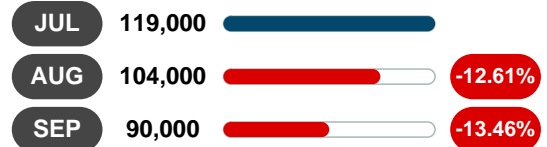


3 MONTHS

5 year SEP AVG = 91,840

High Jul 2019 119,000 Low Feb 2015 59,750

Median Sold Price at Closing this month at 90,000 below the 5 yr SEP average of 91,840



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 |
|---|--------|------------|----------|---------|---------|---------|
| \$30,000 and less | 9.91% | 18,500 | 19,750 | 16,000 | 0 | 0 |
| \$30,001 - \$40,000 | 7.21% | 35,000 | 35,000 | 38,000 | 40,000 | 0 |
| \$40,001 - \$70,000 | 18.02% | 51,700 | 47,450 | 54,250 | 0 | 0 |
| \$70,001 - \$110,000 | 26.13% | 87,500 | 81,500 | 89,500 | 103,000 | 80,000 |
| \$110,001 - \$150,000 | 15.32% | 120,000 | 121,125 | 118,900 | 136,400 | 0 |
| \$150,001 - \$200,000 | 12.61% | 180,000 | 187,635 | 175,000 | 183,000 | 0 |
| \$200,001 and up | 10.81% | 360,000 | 450,000 | 254,950 | 380,500 | 618,000 |
| Median Sold Price | | 90,000 | 53,450 | 110,000 | 123,200 | 349,000 |
| Total Closed Units | 100% | 90,000 | 40 | 55 | 14 | 2 |
| Total Closed Volume | | 12,901,363 | 2.98M | 6.67M | 2.55M | 698.00K |

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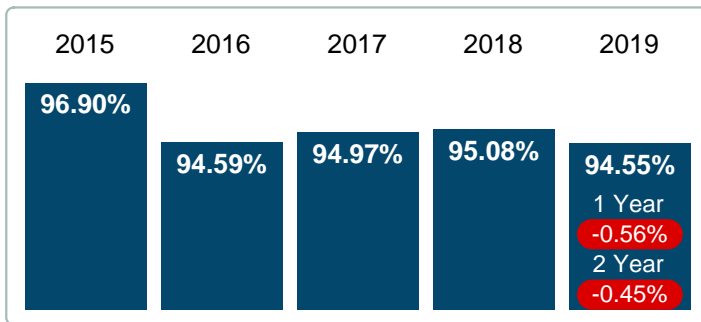
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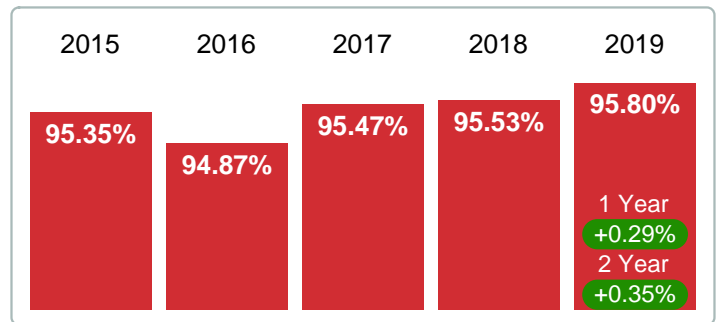
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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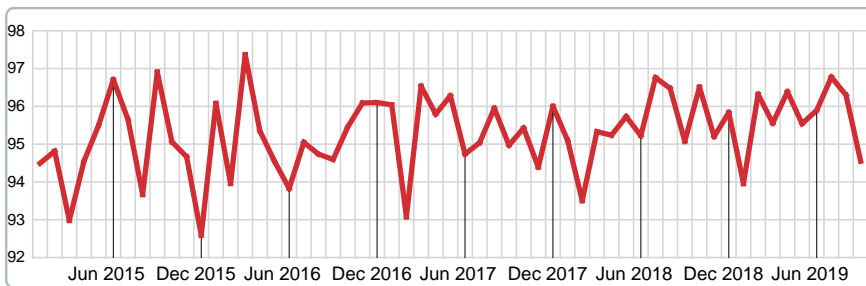
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

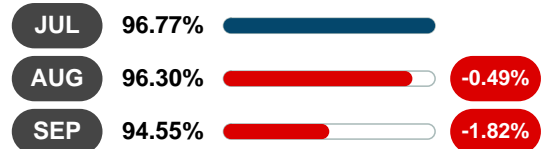


3 MONTHS

5 year SEP AVG = 95.22%

High Mar 2016 97.37% Low Dec 2015 92.59%

Median Sold/List Ratio this month at **94.55%**
equal to 5 yr SEP average of **95.22%**



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 |
|--|------------|--------|--------|----------|---------|---------|---------|
| \$30,000 and less | 11 | 9.91% | 90.00% | 88.00% | 100.00% | 0.00% | 0.00% |
| \$30,001 - \$40,000 | 8 | 7.21% | 85.88% | 87.61% | 76.15% | 80.16% | 0.00% |
| \$40,001 - \$70,000 | 20 | 18.02% | 92.90% | 95.02% | 91.49% | 0.00% | 0.00% |
| \$70,001 - \$110,000 | 29 | 26.13% | 92.90% | 92.69% | 94.94% | 90.27% | 94.23% |
| \$110,001 - \$150,000 | 17 | 15.32% | 96.84% | 92.31% | 96.99% | 101.11% | 0.00% |
| \$150,001 - \$200,000 | 14 | 12.61% | 98.86% | 97.27% | 98.22% | 100.61% | 0.00% |
| \$200,001 and up | 12 | 10.81% | 96.94% | 76.92% | 97.70% | 95.48% | 95.08% |
| Median Sold/List Ratio | | 94.55% | | 91.05% | 96.84% | 94.43% | 94.65% |
| Total Closed Units | 111 | 100% | 94.55% | 40 | 55 | 14 | 2 |
| Total Closed Volume | 12,901,363 | | | 2.98M | 6.67M | 2.55M | 698.00K |

September 2019



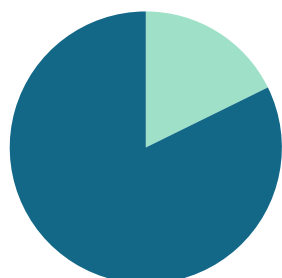
Area Delimited by Counties Haskell, Latimer, Leflore, McIntosh, Pittsburg, Pushmataha



MARKET SUMMARY

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

INVENTORY

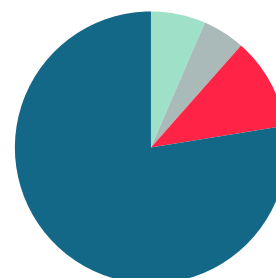


Inventory
 New Listings
300 = 17.72%
 Start Inventory
1,393
 Total Inventory Units
1,693
 Volume
\$293,141,034

Market Activity

Closed Sales
111 = 6.49%
 Pending Sales
86 = 5.03%
 Other Off Market
187 = 10.93%
 Active Inventory
1,327 = 77.56%

MARKET ACTIVITY



| Compared Metrics | September | | | Year to Date | | |
|---|-----------|--------|---------|--------------|---------|---------|
| | 2018 | 2019 | +/-% | 2018 | 2019 | +/-% |
| Closed Sales | 89 | 111 | 24.72% | 892 | 948 | 6.28% |
| Pending Sales | 91 | 86 | -5.49% | 942 | 998 | 5.94% |
| New Listings | 388 | 300 | -22.68% | 2,916 | 2,746 | -5.83% |
| Median List Price | 99,500 | 95,000 | -4.52% | 88,000 | 103,721 | 17.86% |
| Median Sale Price | 95,000 | 90,000 | -5.26% | 83,120 | 98,000 | 17.90% |
| Median Percent of Selling Price to List Price | 95.08% | 94.55% | -0.56% | 95.53% | 95.80% | 0.29% |
| Median Days on Market to Sale | 51.00 | 61.00 | 19.61% | 53.50 | 49.00 | -8.41% |
| Monthly Inventory | 1,630 | 1,327 | -18.59% | 1,630 | 1,327 | -18.59% |
| Months Supply of Inventory | 16.56 | 12.60 | -23.93% | 16.56 | 12.60 | -23.93% |

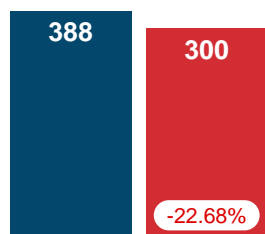
Absorption: Last 12 months, an Average of **105** Sales/Month

Inventory on September 30, 2019 = **1,327** 2018 2019

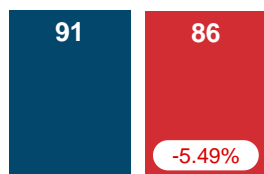
SEPTEMBER MARKET

MEDIAN PRICES

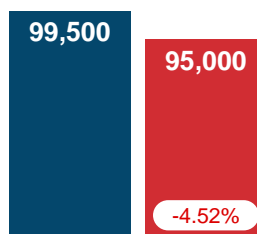
New Listings



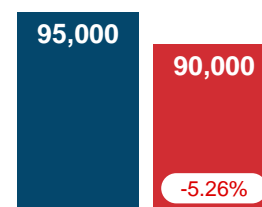
Pending Listings



List Price



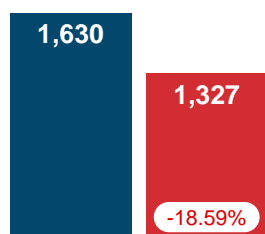
Sale Price



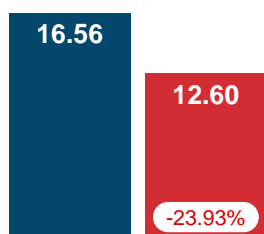
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

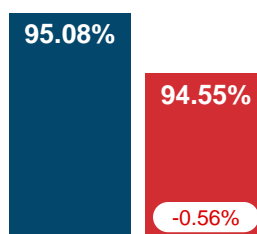
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

