

April 2020



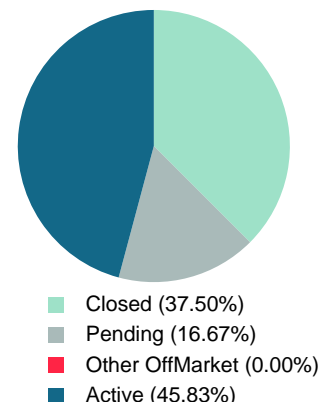
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist
(3) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 26, 2021 for MLS Technology Inc.

Compared Metrics	2019	April 2020	+/-%
Closed Listings	19	18	-5.26%
Pending Listings	6	8	33.33%
New Listings	22	16	-27.27%
Median List Price	1,345	1,435	6.69%
Median Sale Price	1,345	1,435	6.69%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	32.00	21.50	-32.81%
End of Month Inventory	30	22	-26.67%
Months Supply of Inventory	1.53	1.07	-29.93%



Absorption: Last 12 months, an Average of **21** Sales/Month
Active Inventory as of April 30, 2020 = **22**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2020 decreased **26.67%** to 22 existing homes available for sale. Over the last 12 months this area has had an average of 21 closed sales per month. This represents an unsold inventory index of **1.07** 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 **6.69%** in April 2020 to \$1,435 versus the previous year at \$1,345.

Median Days on Market Shortens

The median number of **21.50** days that homes spent on the market before selling decreased by 10.50 days or **32.81%** in April 2020 compared to last year's same month at **32.00** DOM.

Sales Success for April 2020 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 April 2020, down **27.27%** from last year at 22. Furthermore, there were 18 Closed Listings this month versus last year at 19, a **-5.26%** decrease.

Closed versus Listed trends yielded a **112.5%** ratio, up from previous year's, April 2019, at **86.4%**, a **30.26%** 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	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

April 2020



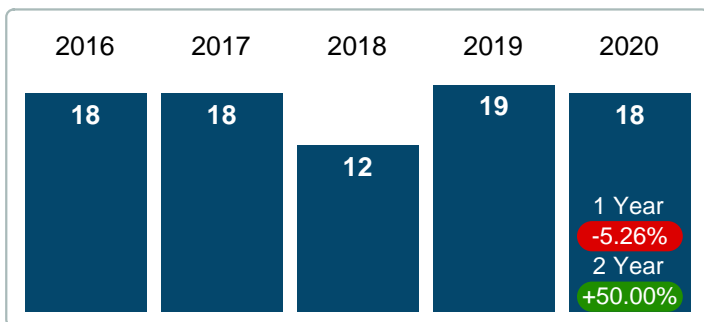
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



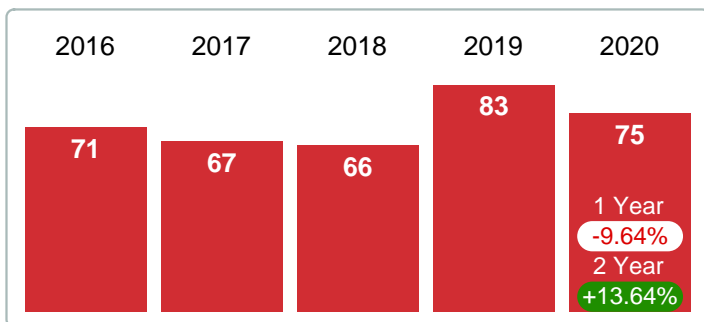
CLOSED LISTINGS

Report produced on Jan 26, 2021 for MLS Technology Inc.

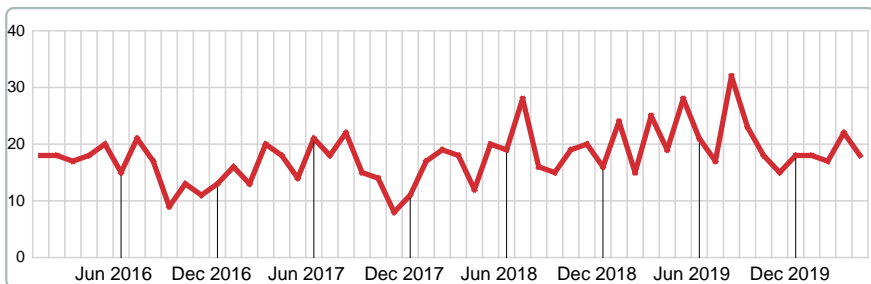
APRIL



YEAR TO DATE (YTD)

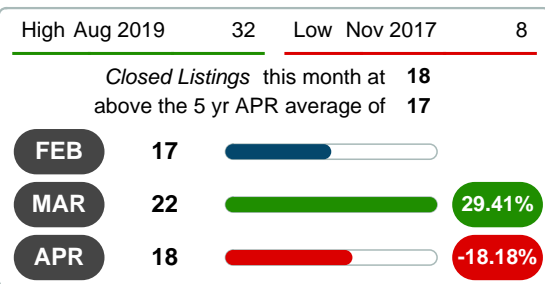


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 17



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	18	100.00%	21.5	1	11	6	0
Total Closed Units	18			1	11	6	0
Total Closed Volume	25,430	100%	21.5	795	15.71K	8,930	0.00B
Median Closed Price	\$1,435			\$795	\$1,295	\$1,473	\$0

April 2020



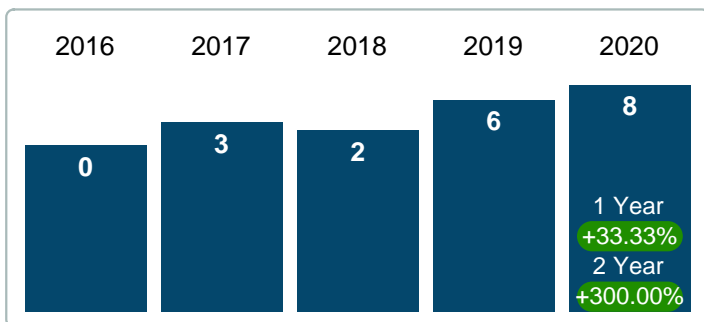
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



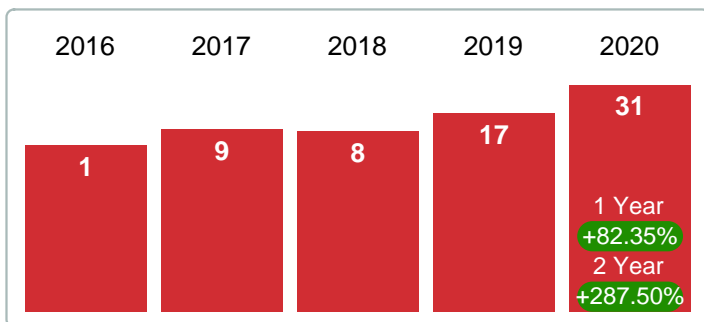
PENDING LISTINGS

Report produced on Jan 26, 2021 for MLS Technology Inc.

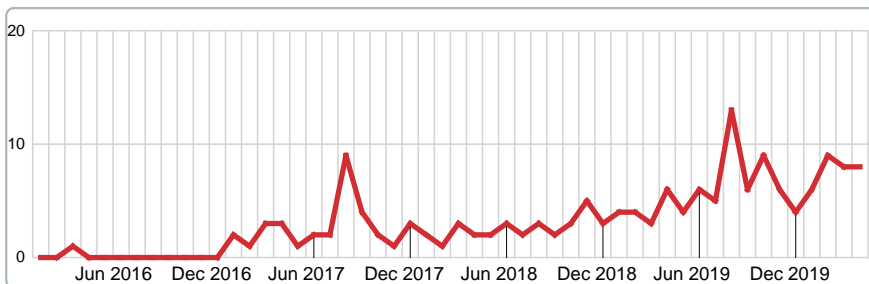
APRIL



YEAR TO DATE (YTD)

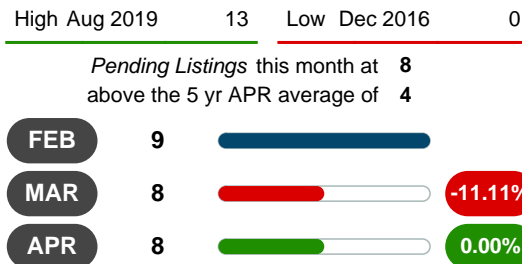


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 4



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%	21.5	0	0	0	0
\$1-\$0	0	0.00%	21.5	0	0	0	0
\$1-\$0	0	0.00%	21.5	0	0	0	0
\$1-\$0	0	0.00%	21.5	0	0	0	0
\$1-\$0	0	0.00%	21.5	0	0	0	0
\$1-\$0	0	0.00%	21.5	0	0	0	0
\$1 and up	8	100.00%	39.5	1	3	3	1
Total Pending Units	8			1	3	3	1
Total Pending Volume	12,255	100%	39.5	700	4,395	4,365	2,795
Median Listing Price	\$1,468			\$700	\$1,495	\$1,440	\$2,795

April 2020



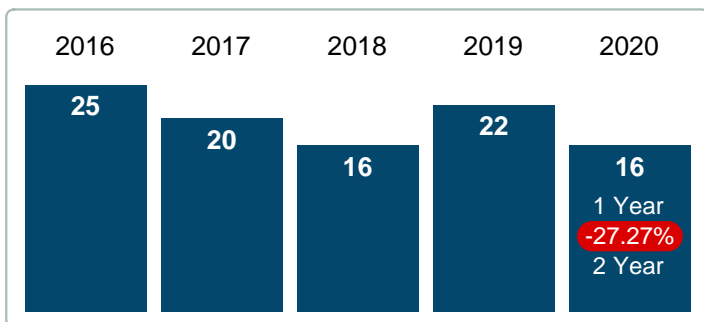
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist
(3) - Leasing Property Type



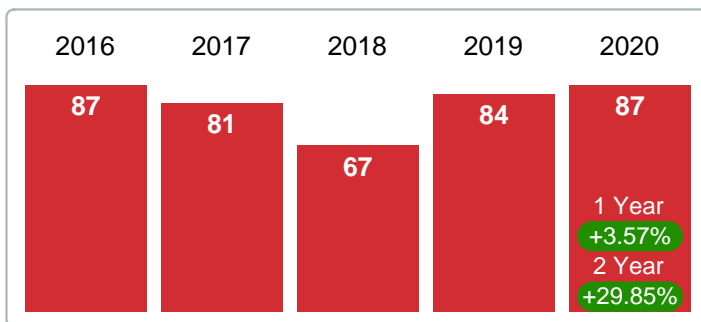
NEW LISTINGS

Report produced on Jan 26, 2021 for MLS Technology Inc.

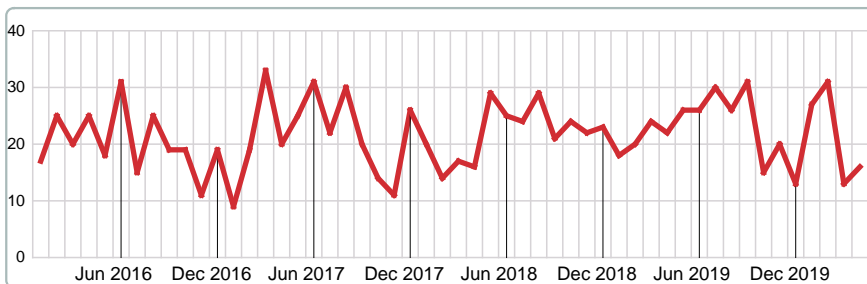
APRIL



YEAR TO DATE (YTD)

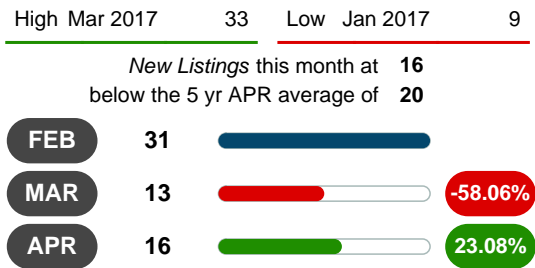


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 20



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	10	4	0
Total New Listed Units	16		2	10	4	0
Total New Listed Volume	21,375	100%	1,500	13.43K	6,450	0.00B
Median New Listed Listing Price	\$1,138		\$750	\$1,113	\$1,545	\$0

April 2020



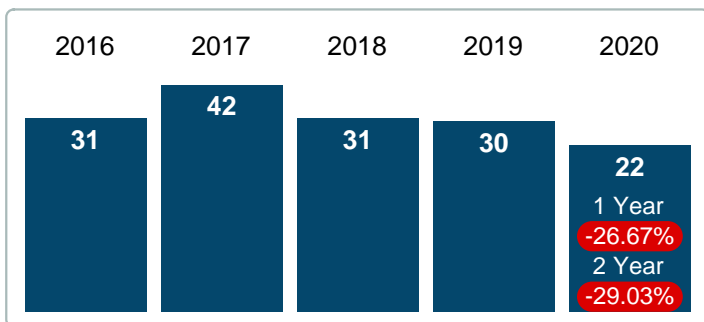
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



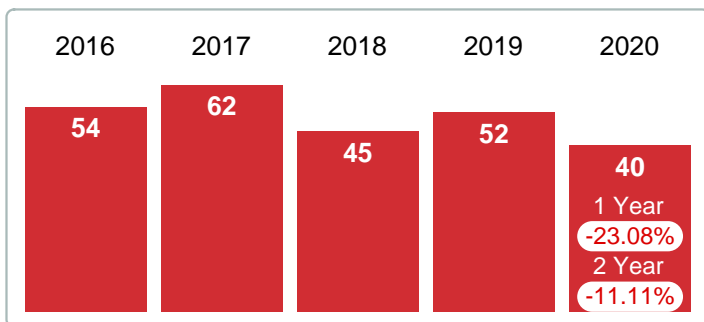
ACTIVE INVENTORY

Report produced on Jan 26, 2021 for MLS Technology Inc.

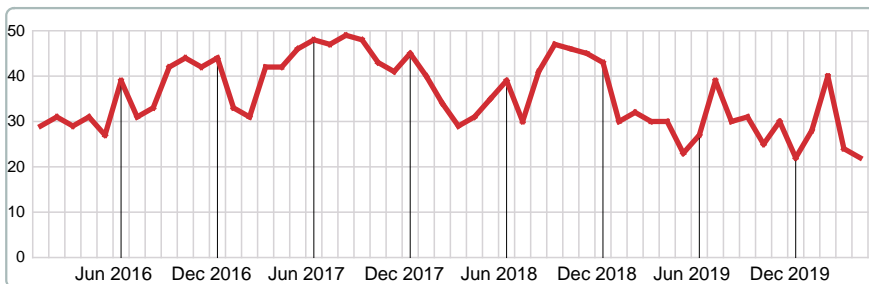
END OF APRIL



ACTIVE DURING APRIL

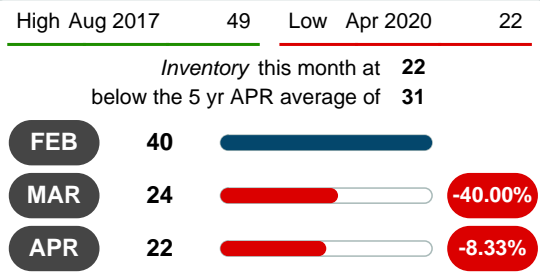


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 31



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%	39.5	0	0	0	0
\$1-\$0	0	0.00%	39.5	0	0	0	0
\$1-\$0	0	0.00%	39.5	0	0	0	0
\$1-\$0	0	0.00%	39.5	0	0	0	0
\$1-\$0	0	0.00%	39.5	0	0	0	0
\$1-\$0	0	0.00%	39.5	0	0	0	0
\$1 and up	22	100.00%	28.0	3	11	7	1
Total Active Inventory by Units			22	3	11	7	1
Total Active Inventory by Volume			31,904	2,499	15.74K	10.88K	2,795
Median Active Inventory Listing Price			\$1,398	\$800	\$1,335	\$1,500	\$2,795

April 2020



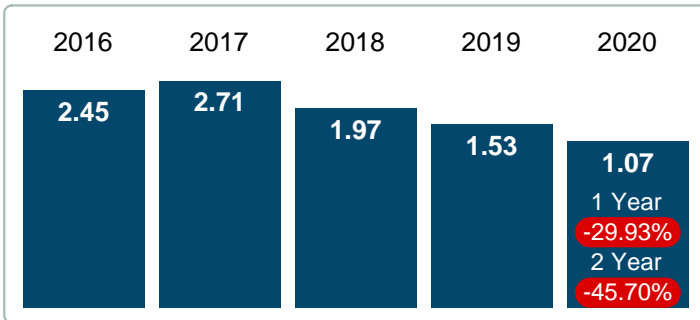
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



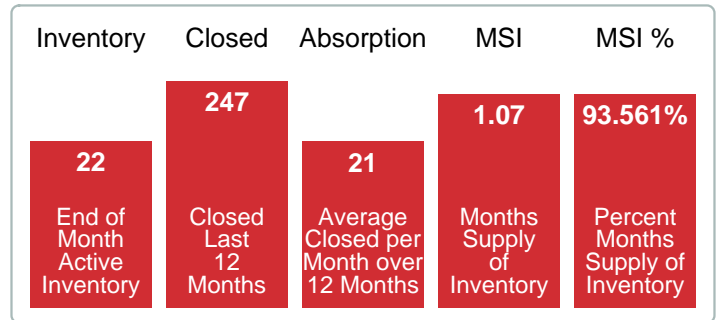
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jan 26, 2021 for MLS Technology Inc.

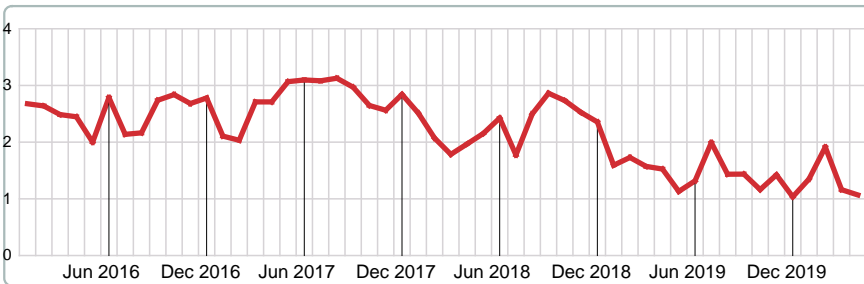
MSI FOR APRIL



INDICATORS FOR APRIL 2020



5 YEAR MARKET ACTIVITY TRENDS

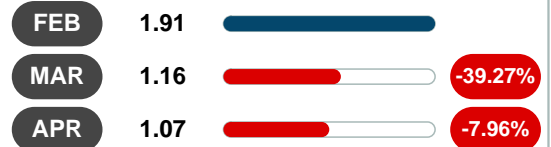


3 MONTHS

5 year APR AVG = 1.94

High Aug 2017 3.13 Low Dec 2019 1.04

Months Supply this month at 1.07 below the 5 yr APR average of 1.94



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%	nan	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 \$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 and up	22	100.00%	1.07	2.40	0.80	1.38	2.00
Market Supply of Inventory (MSI)			1.07	2.40	0.80	1.38	2.00
Total Active Inventory by Units		100%	1.07	3	11	7	1

April 2020



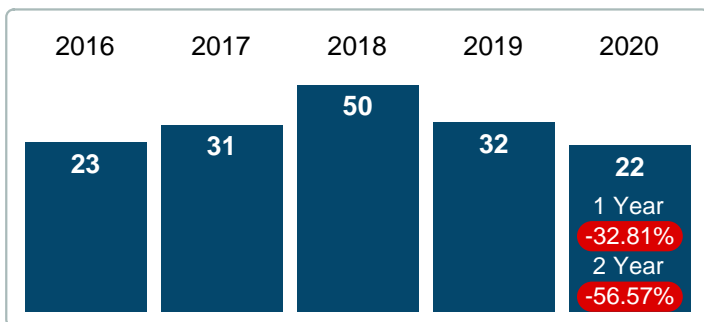
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist
(3) - Leasing Property Type



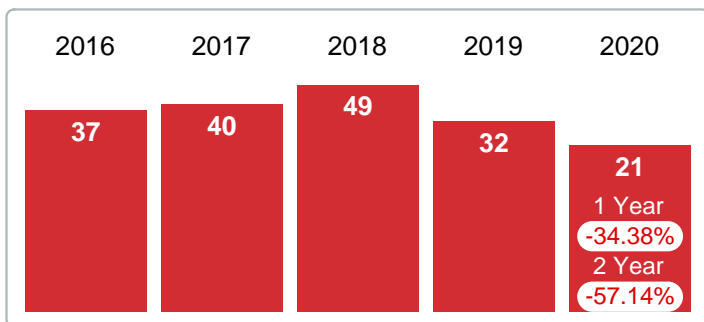
MEDIAN DAYS ON MARKET TO SALE

Report produced on Jan 26, 2021 for MLS Technology Inc.

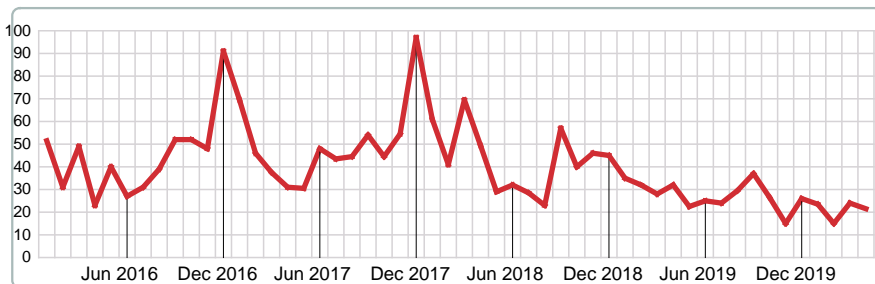
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 31

High Dec 2017 97 Low Feb 2020 15

Median Days on Market to Sale this month at 22 below the 5 yr APR average of 31



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%	28	0	0	0	0
\$1-\$0	0	0.00%	28	0	0	0	0
\$1-\$0	0	0.00%	28	0	0	0	0
\$1-\$0	0	0.00%	28	0	0	0	0
\$1-\$0	0	0.00%	28	0	0	0	0
\$1-\$0	0	0.00%	28	0	0	0	0
\$1 and up	18	100.00%	22	9	29	16	0
Median Closed DOM			22	9	29	16	0
Total Closed Units		100%	21.5	1	11	6	
Total Closed Volume			25,430	795	15.71K	8,930	0.00B

April 2020



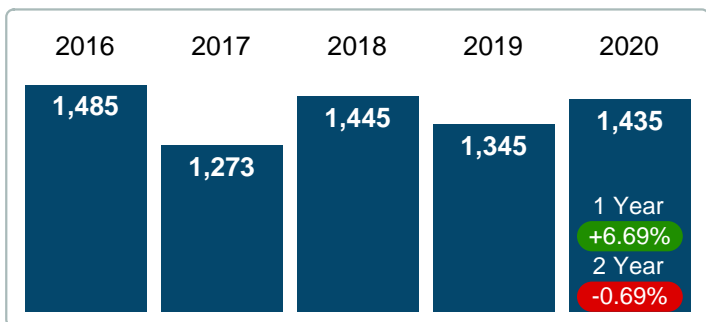
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



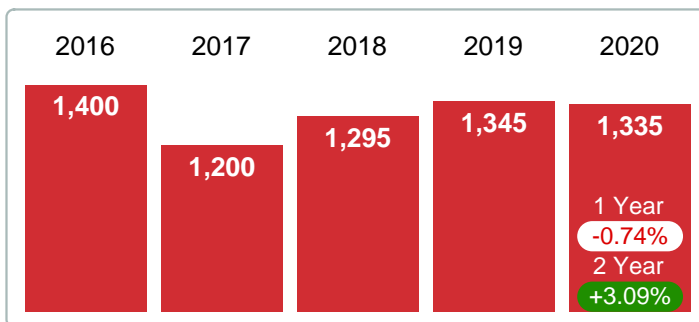
MEDIAN LIST PRICE AT CLOSING

Report produced on Jan 26, 2021 for MLS Technology Inc.

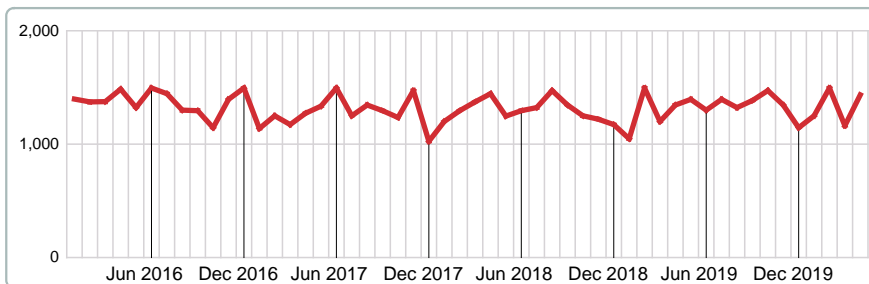
APRIL



YEAR TO DATE (YTD)

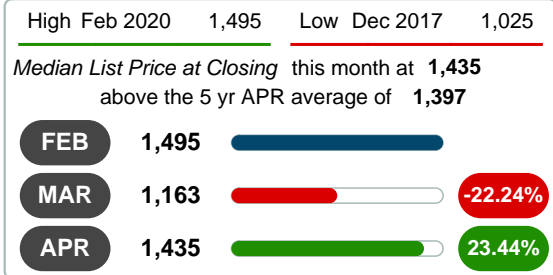


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,397



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%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 \$0	0	0.00%	22	0	0	0	0
\$1 and up	18	100.00%	1,435	795	1,295	1,473	0
Median List Price			1,435	795	1,295	1,473	0
Total Closed Units		100%	1,435	1	11	6	
Total Closed Volume			25,430	795	15.71K	8,930	0.00B

April 2020



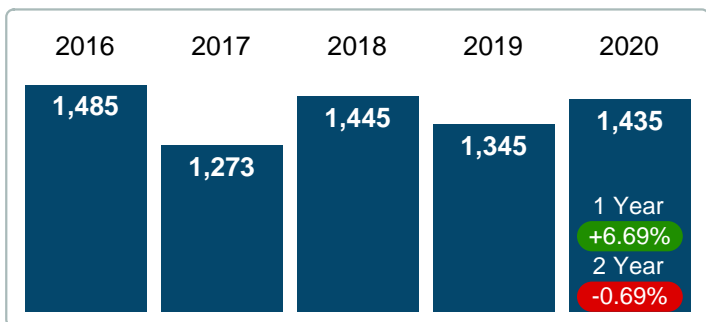
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



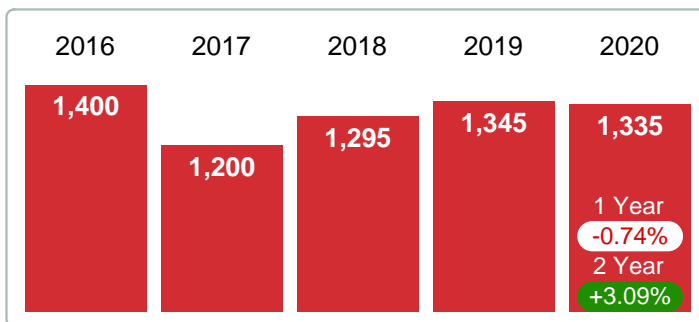
MEDIAN SOLD PRICE AT CLOSING

Report produced on Jan 26, 2021 for MLS Technology Inc.

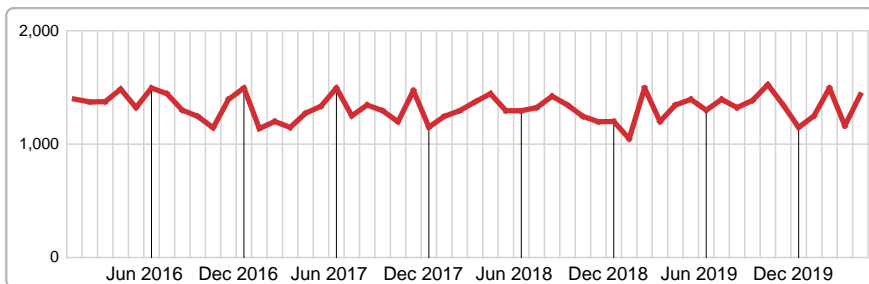
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

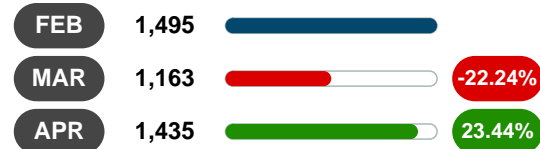


3 MONTHS

5 year APR AVG = 1,397

High Oct 2019 1,525 Low Jan 2019 1,048

Median Sold Price at Closing this month at 1,435 above the 5 yr APR average of 1,397



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%	1,435	0	0	0	0
\$1 \$0	0	0.00%	1,435	0	0	0	0
\$1 \$0	0	0.00%	1,435	0	0	0	0
\$1 \$0	0	0.00%	1,435	0	0	0	0
\$1 \$0	0	0.00%	1,435	0	0	0	0
\$1 \$0	0	0.00%	1,435	0	0	0	0
\$1 and up	18	100.00%	1,435	795	1,295	1,473	0
Median Sold Price			1,435	795	1,295	1,473	0
Total Closed Units		100%	1,435	1	11	6	
Total Closed Volume			25,430	795	15.71K	8,930	0.00B

April 2020



Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist (3) - Leasing Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jan 26, 2021 for MLS Technology Inc.

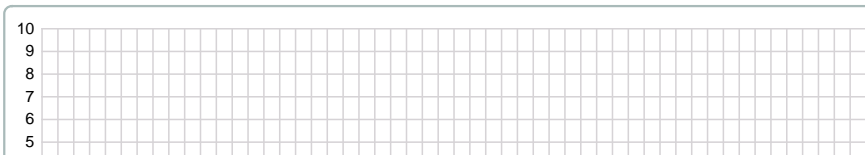
APRIL

2016	2017	2018	2019	2020
------	------	------	------	------

YEAR TO DATE (YTD)

2016	2017	2018	2019	2020
------	------	------	------	------

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 100.00%

High Apr 2020 100.00% Low Apr 2020 100.00%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 100.00%

FEB 100.00%
MAR 100.00%
APR 100.00%

0.00%
0.00%

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%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,435.00%	0.00%	0.00%	0.00%	0.00%	
\$1 and up	18	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		18	100%	100.00%	1	11	6	
Total Closed Volume		25,430			795	15.71K	8,930	0.00B

April 2020



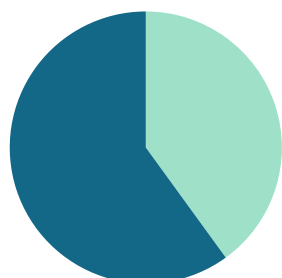
Area Delimited by County Of Tulsa; School District Broken Arrow - Sch Dist
(3) - Leasing Property Type



MARKET SUMMARY

Report produced on Jan 26, 2021 for MLS Technology Inc.

INVENTORY

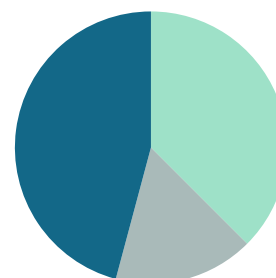


Inventory
 New Listings
16 = 40.00%
 Start Inventory
24
 Total Inventory Units
40
 Volume
\$57,334

Market Activity

Closed Sales
18 = 37.50%
 Pending Sales
8 = 16.67%
 Other Off Market
0 = 0.00%
 Active Inventory
22 = 45.83%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	19	18	-5.26%	83	75	-9.64%
Pending Sales	6	8	33.33%	17	31	82.35%
New Listings	22	16	-27.27%	84	87	3.57%
Median List Price	1,345	1,435	6.69%	1,345	1,335	-0.74%
Median Sale Price	1,345	1,435	6.69%	1,345	1,335	-0.74%
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	32.00	21.50	-32.81%	32.00	21.00	-34.38%
Monthly Inventory	30	22	-26.67%	30	22	-26.67%
Months Supply of Inventory	1.53	1.07	-29.93%	1.53	1.07	-29.93%

Absorption: Last 12 months, an Average of **21** Sales/Month

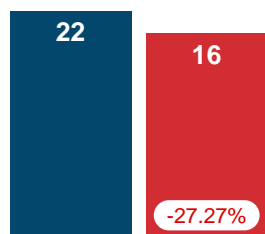
Inventory on April 30, 2020 = **22**

2019 **2020**

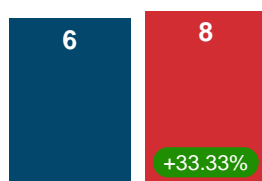
APRIL MARKET

MEDIAN PRICES

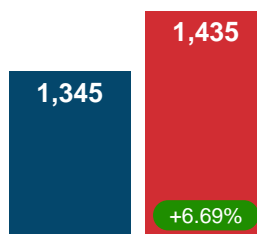
New Listings



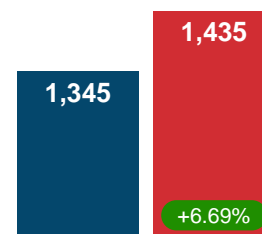
Pending Listings



List Price



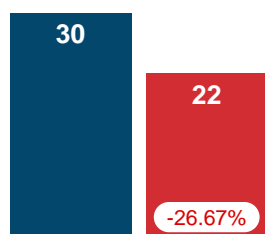
Sale Price



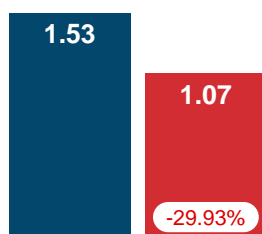
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

