

April 2020



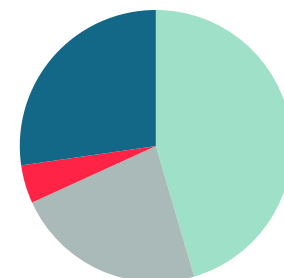
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	April 2020	+/-%
Closed Listings	7	10	42.86%
Pending Listings	0	5	inf%
New Listings	13	10	-23.08%
Average List Price	1,479	1,453	-1.78%
Average Sale Price	1,479	1,468	-0.80%
Average Percent of Selling Price to List Price	100.00%	101.18%	1.18%
Average Days on Market to Sale	27.86	41.20	47.90%
End of Month Inventory	14	6	-57.14%
Months Supply of Inventory	1.53	0.62	-59.71%



■ Closed (45.45%)
■ Pending (22.73%)
■ Other OffMarket (4.55%)
■ Active (27.27%)

Absorption: Last 12 months, an Average of **10 Sales/Month**
Active Inventory as of April 30, 2020 = **6**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2020 decreased **57.14%** to 6 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **0.62** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.80%** in April 2020 to \$1,468 versus the previous year at \$1,479.

Average Days on Market Lengthens

The average number of **41.20** days that homes spent on the market before selling increased by 13.34 days or **47.90%** in April 2020 compared to last year's same month at **27.86** DOM.

Sales Success for April 2020 is Positive

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

There were 10 New Listings in April 2020, down **23.08%** from last year at 13. Furthermore, there were 10 Closed Listings this month versus last year at 7, a **42.86%** increase.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, April 2019, at **53.8%**, a **85.71%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



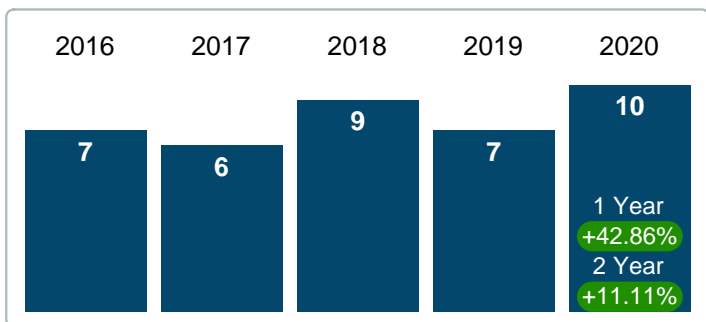
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



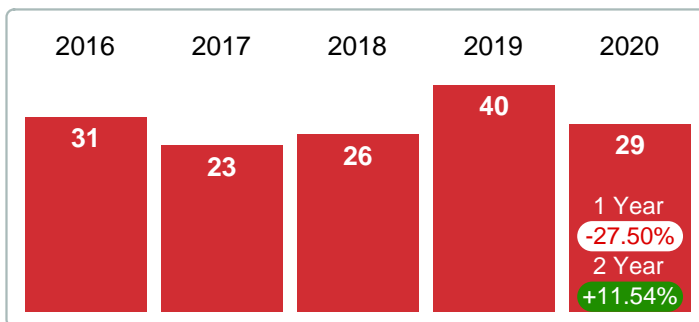
CLOSED LISTINGS

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

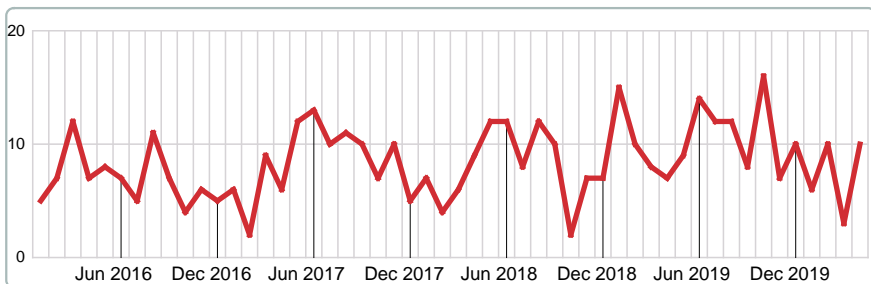
APRIL



YEAR TO DATE (YTD)

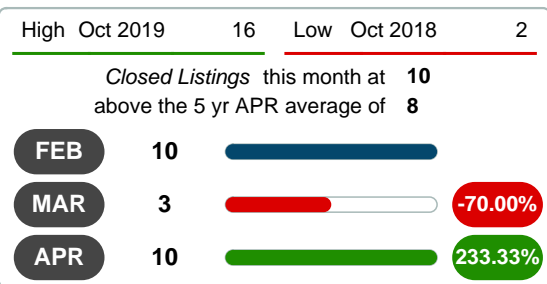


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 8



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	10	100.00%	41.2	0	9	0	1
Total Closed Units	10			0	9	0	1
Total Closed Volume	14,675	100%	41.2	0.00B	12.18K	0.00B	2,500
Average Closed Price	\$1,468			\$0	\$1,353	\$0	\$2,500

April 2020



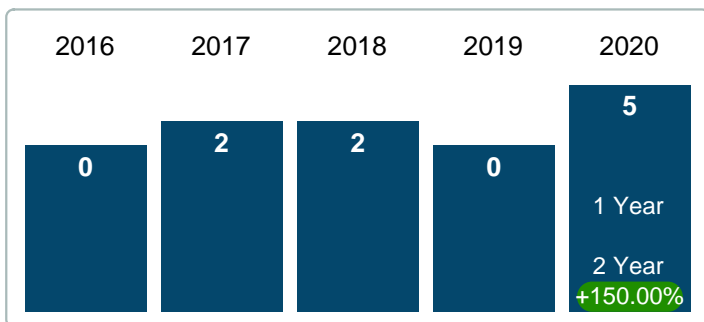
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



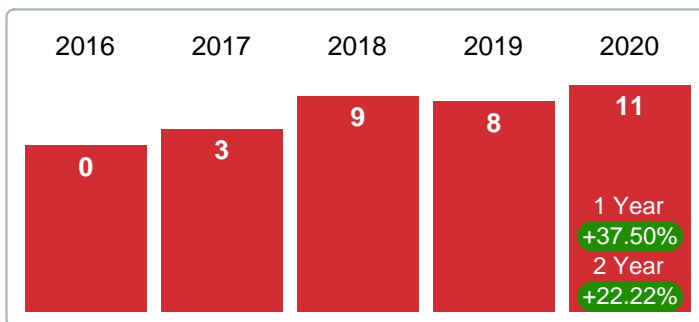
PENDING LISTINGS

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

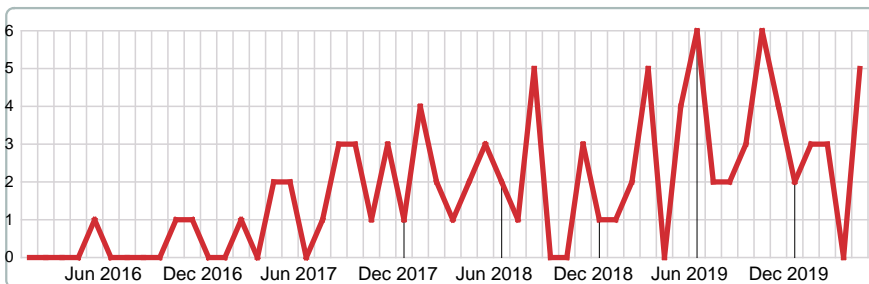
APRIL



YEAR TO DATE (YTD)

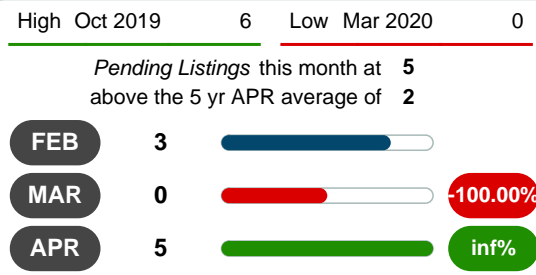


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 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%	27.6	0	5	0	0
Total Pending Units	5			0	5	0	0
Total Pending Volume	7,295	100%	27.6	0.00B	7,295	0.00B	0.00B
Average Listing Price	\$1,459			\$0	\$1,459	\$0	\$0

April 2020



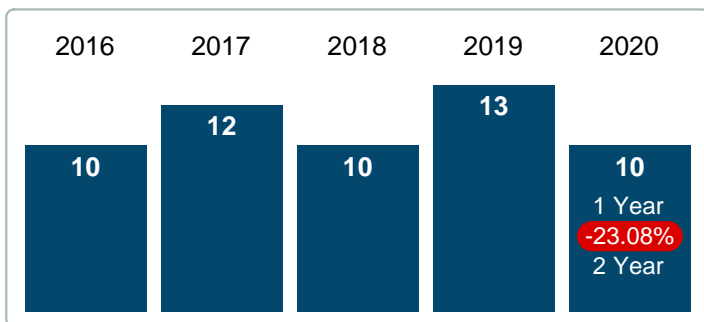
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



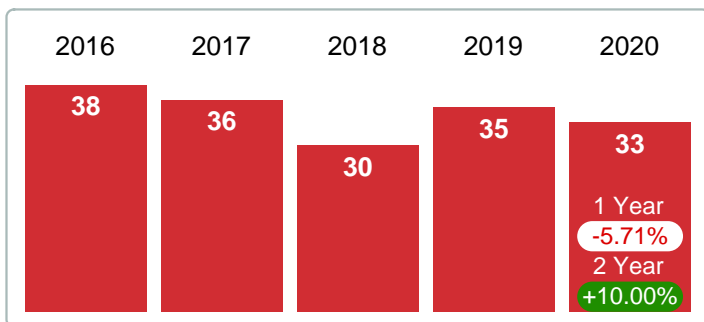
NEW LISTINGS

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

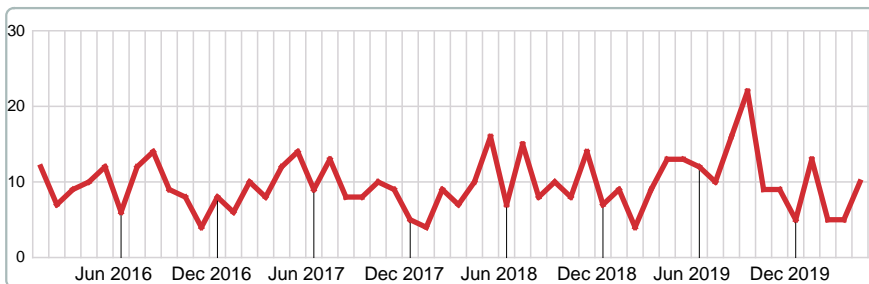
APRIL



YEAR TO DATE (YTD)

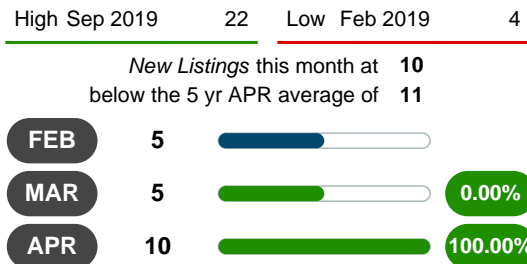


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 11



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	10	100.00%	0	8	2	0
Total New Listed Units	10		0	8	2	0
Total New Listed Volume	13,395	100%	0.00B	10.45K	2,945	0.00B
Average New Listed Listing Price	\$1,344		\$0	\$1,306	\$1,473	\$0

April 2020



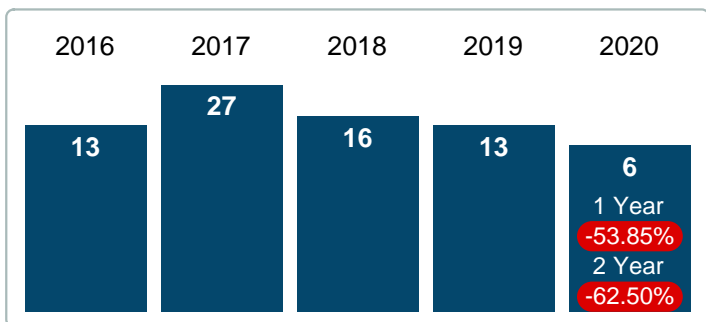
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



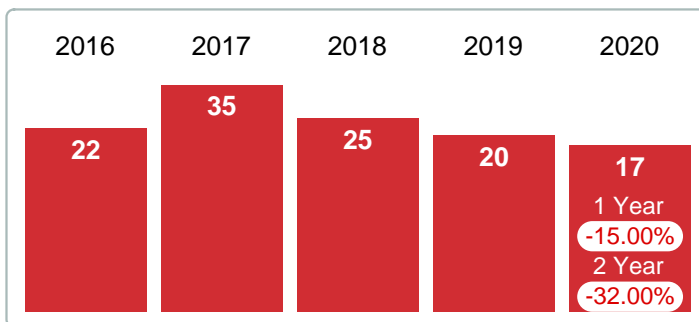
ACTIVE INVENTORY

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

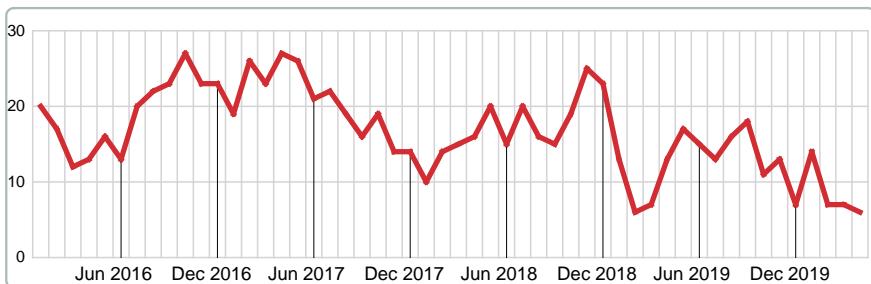
END OF APRIL



ACTIVE DURING APRIL

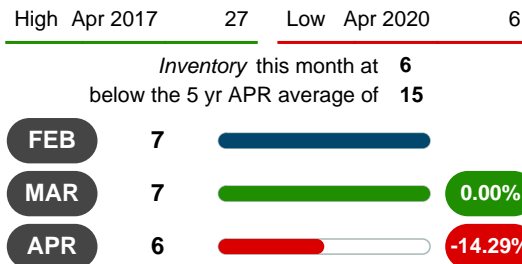


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 15



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	6	100.00%	19.8	0	5	1	0
Total Active Inventory by Units			6	0	5	1	0
Total Active Inventory by Volume			8,300	0.00B	6,650	1,650	0.00B
Average Active Inventory Listing Price			\$1,383	\$0	\$1,330	\$1,650	\$0

April 2020



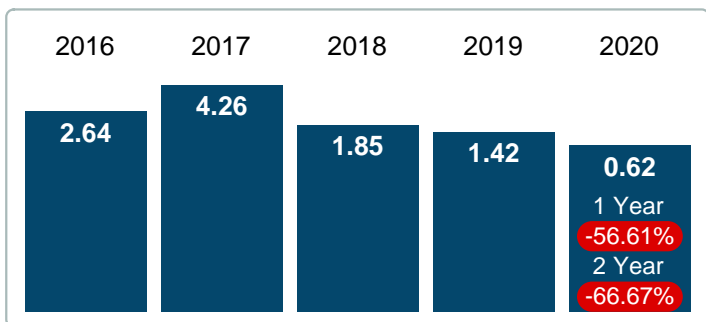
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



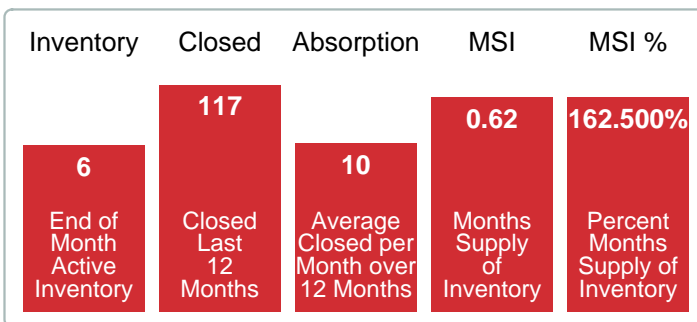
MONTHS SUPPLY of INVENTORY (MSI)

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

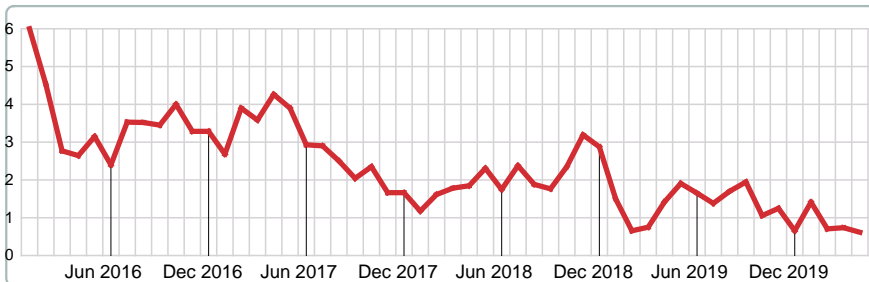
MSI FOR APRIL



INDICATORS FOR APRIL 2020



5 YEAR MARKET ACTIVITY TRENDS

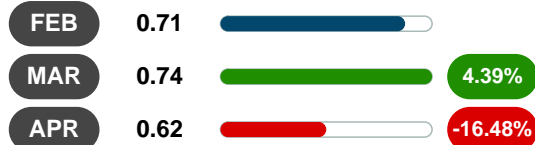


3 MONTHS

5 year APR AVG = 2.16

High Jan 2016 6.00 Low Apr 2020 0.62

Months Supply this month at **0.62**
below the 5 yr APR average of **2.16**



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	6	100.00%	0.62	0.00	0.85	0.39	0.00
Market Supply of Inventory (MSI)	0.62			0.00	0.85	0.39	0.00
Total Active Inventory by Units	6	100%	0.62	0	5	1	0

April 2020



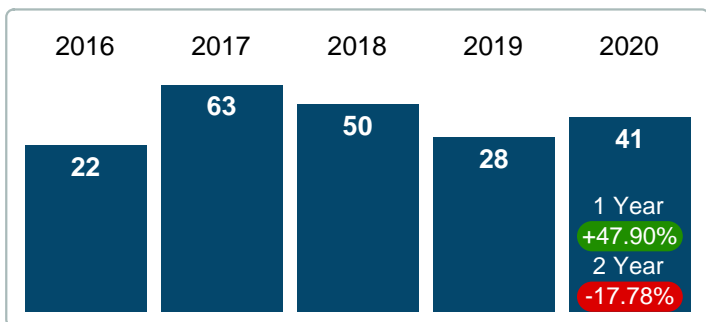
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



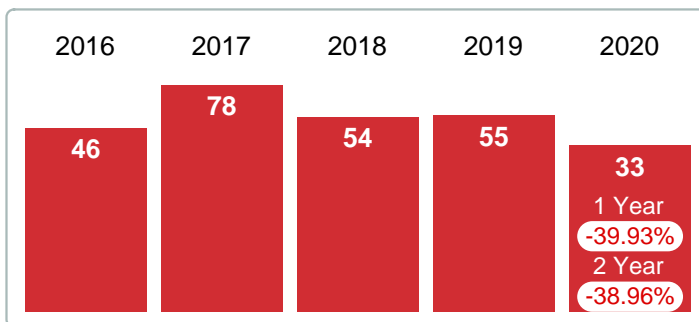
AVERAGE DAYS ON MARKET TO SALE

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

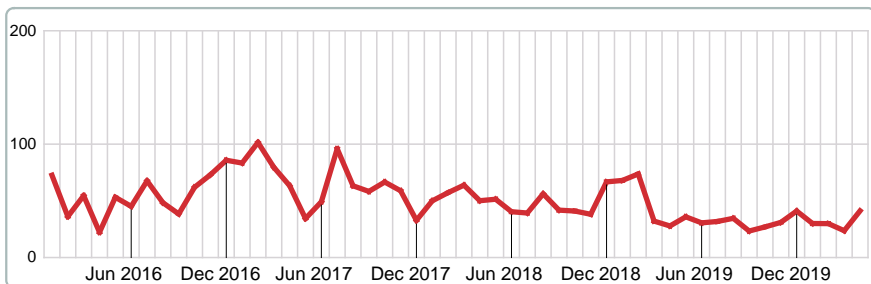
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 41

High Feb 2017 102 Low Apr 2016 22

Average Days on Market to Sale this month at 41 equal to 5 yr APR average of 41



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	10	100.00%	41	0	36	0	86
Average Closed DOM			41	0	36	0	86
Total Closed Units		100%	41		9		1
Total Closed Volume			14,675	0.00B	12.18K	0.00B	2,500

April 2020



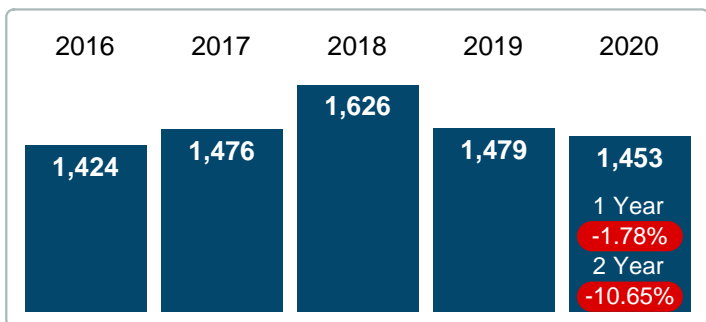
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



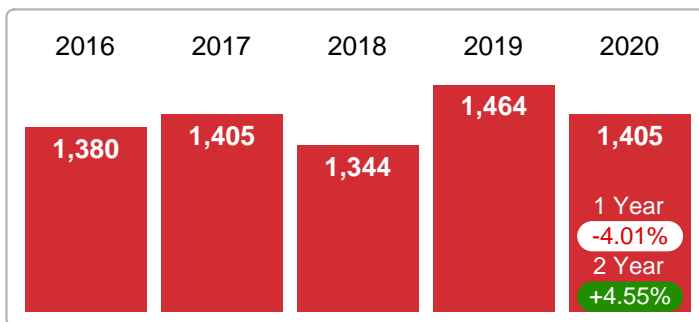
AVERAGE LIST PRICE AT CLOSING

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

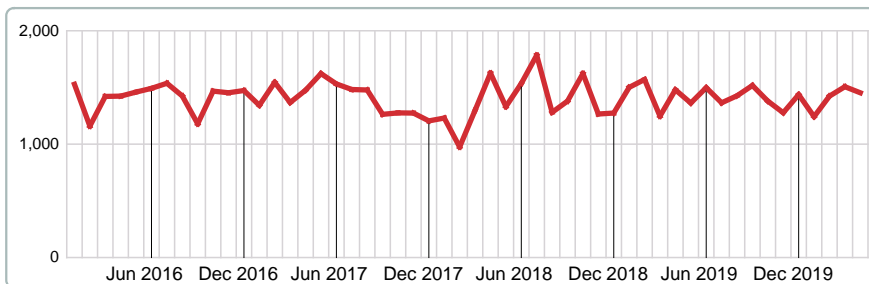
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,492

High Jul 2018 1,784 Low Feb 2018 975

Average List Price at Closing this month at **1,453** below the 5 yr APR average of **1,492**

FEB	1,424	Progress bar	
MAR	1,507	Progress bar	5.84%
APR	1,453	Progress bar	-3.56%

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	10	100.00%	1,453	0	1,337	0	2,500
Average List Price			1,453	0	1,337	0	2,500
Total Closed Units		100%	1,453		9		1
Total Closed Volume			14,530	0.00B	12.03K	0.00B	2,500

April 2020



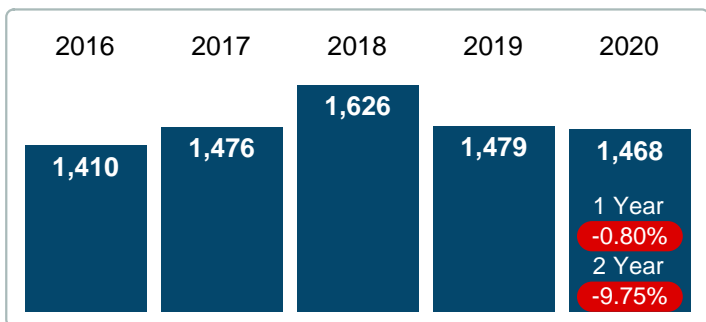
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



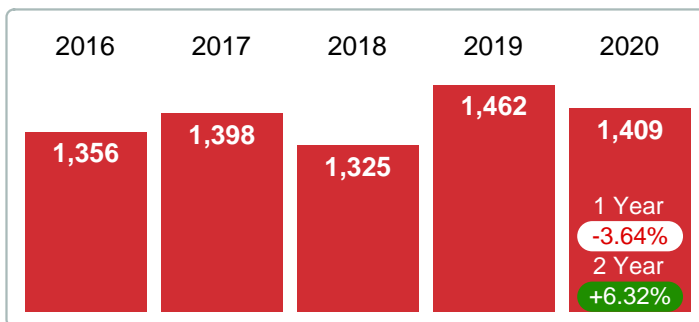
AVERAGE SOLD PRICE AT CLOSING

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

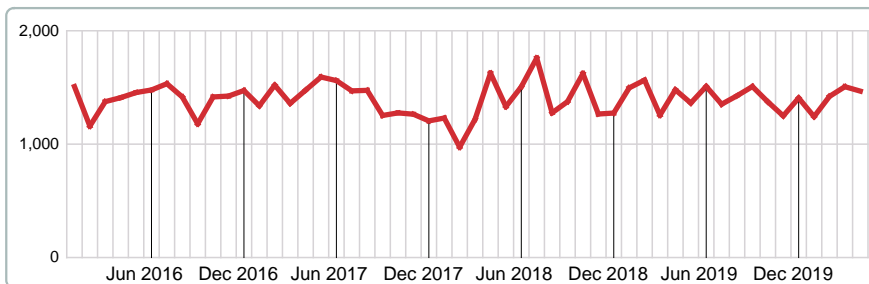
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,492

High Jul 2018 1,759 Low Feb 2018 974

Average Sold Price at Closing this month at 1,468 below the 5 yr APR average of 1,492

FEB	1,421	Progress bar	
MAR	1,507	Progress bar	6.03%
APR	1,468	Progress bar	-2.60%

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	10	100.00%	1,468	0	1,353	0	2,500
Average Sold Price			1,468	0	1,353	0	2,500
Total Closed Units		100%	1,468		9		1
Total Closed Volume			14,675	0.00B	12.18K	0.00B	2,500

April 2020



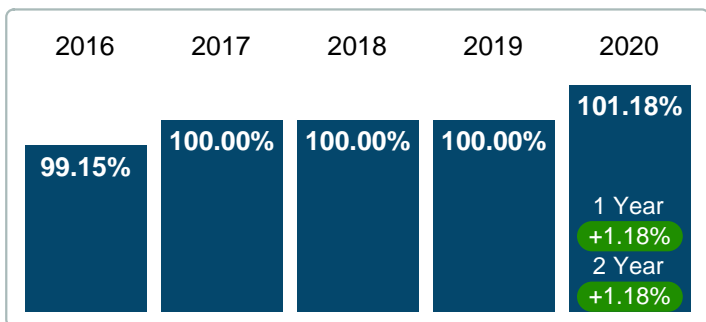
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



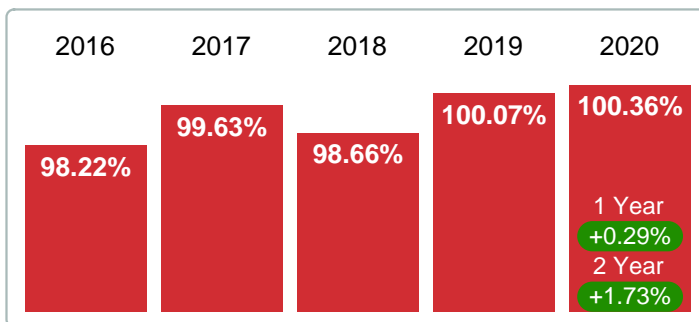
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

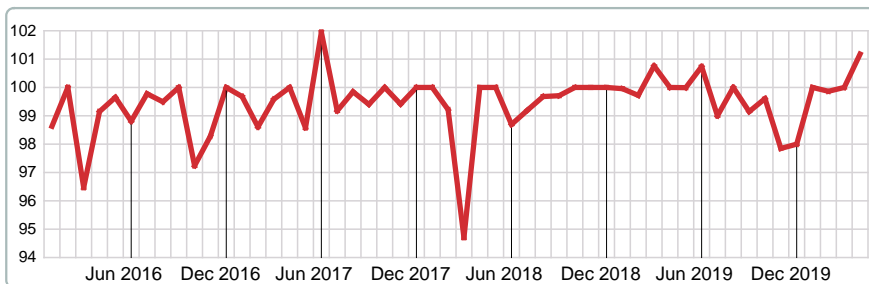
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

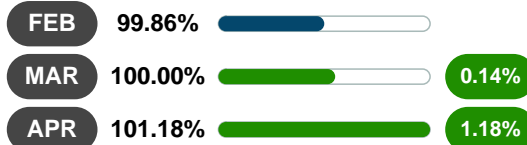


3 MONTHS

5 year APR AVG = 100.07%

High Jun 2017 101.95% Low Mar 2018 94.70%

Average Sold/List Ratio this month at **101.18%** above the 5 yr APR average of **100.07%**



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	10	100.00%	101.18%	0.00%	101.31%	0.00%	100.00%
Average Sold/List Ratio		101.20%		0.00%	101.31%	0.00%	100.00%
Total Closed Units		10	100%		9		1
Total Closed Volume		14,675		0.00B	12.18K	0.00B	2,500

April 2020



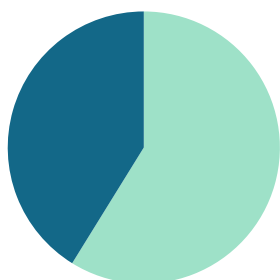
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

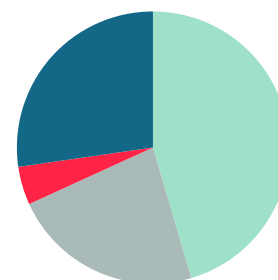


Inventory
 New Listings
10 = 58.82%
 Start Inventory
7
 Total Inventory Units
17
 Volume
\$24,125

Market Activity

Closed Sales
10 = 45.45%
 Pending Sales
5 = 22.73%
 Other Off Market
1 = 4.55%
 Active Inventory
6 = 27.27%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	7	10	42.86%	40	29	-27.50%
Pending Sales	0	5	inf%	8	11	37.50%
New Listings	13	10	-23.08%	35	33	-5.71%
Average List Price	1,479	1,453	-1.78%	1,464	1,405	-4.01%
Average Sale Price	1,479	1,468	-0.80%	1,462	1,409	-3.64%
Average Percent of Selling Price to List Price	100.00%	101.18%	1.18%	100.07%	100.36%	0.29%
Average Days on Market to Sale	27.86	41.20	47.90%	55.23	33.17	-39.93%
Monthly Inventory	14	6	-57.14%	14	6	-57.14%
Months Supply of Inventory	1.53	0.62	-59.71%	1.53	0.62	-59.71%

Absorption: Last 12 months, an Average of 10 Sales/Month

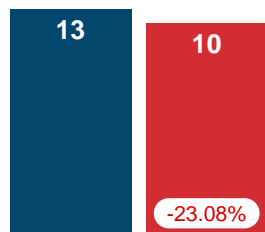
Inventory on April 30, 2020 = 6

2019 2020

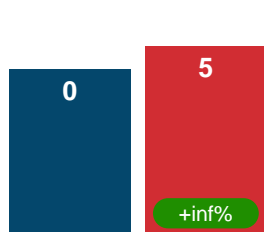
APRIL MARKET

AVERAGE PRICES

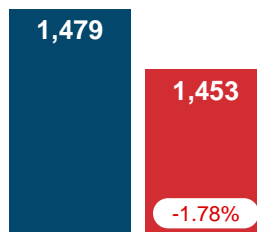
New Listings



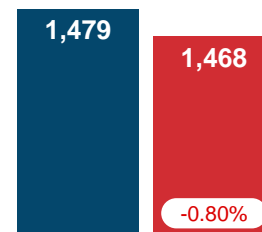
Pending Listings



List Price



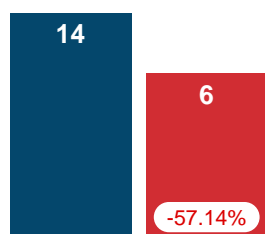
Sale Price



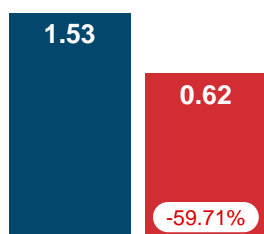
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

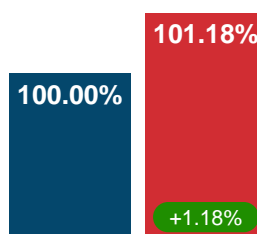
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

