

August 2020



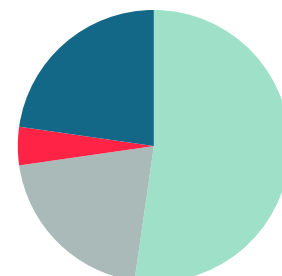
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	August 2020	+/-%
Closed Listings	11	23	109.09%
Pending Listings	6	9	50.00%
New Listings	21	17	-19.05%
Average List Price	1,773	1,341	-24.39%
Average Sale Price	1,755	1,341	-23.61%
Average Percent of Selling Price to List Price	98.99%	100.00%	1.02%
Average Days on Market to Sale	29.55	25.30	-14.35%
End of Month Inventory	29	10	-65.52%
Months Supply of Inventory	2.05	0.61	-70.39%



■ Closed (52.27%)
■ Pending (20.45%)
■ Other OffMarket (4.55%)
■ Active (22.73%)

Absorption: Last 12 months, an Average of **17** Sales/Month
Active Inventory as of August 31, 2020 = **10**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2020 decreased **65.52%** to 10 existing homes available for sale. Over the last 12 months this area has had an average of 17 closed sales per month. This represents an unsold inventory index of **0.61** 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 **23.61%** in August 2020 to \$1,341 versus the previous year at \$1,755.

Average Days on Market Shortens

The average number of **25.30** days that homes spent on the market before selling decreased by 4.24 days or **14.35%** in August 2020 compared to last year's same month at **29.55** DOM.

Sales Success for August 2020 is Positive

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

There were 17 New Listings in August 2020, down **19.05%** from last year at 21. Furthermore, there were 23 Closed Listings this month versus last year at 11, a **109.09%** increase.

Closed versus Listed trends yielded a **135.3%** ratio, up from previous year's, August 2019, at **52.4%**, a **158.29%** 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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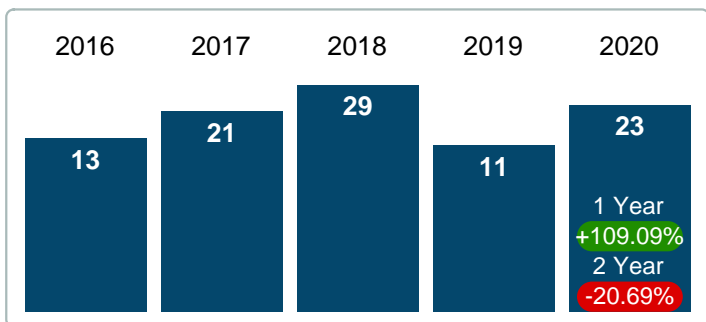
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



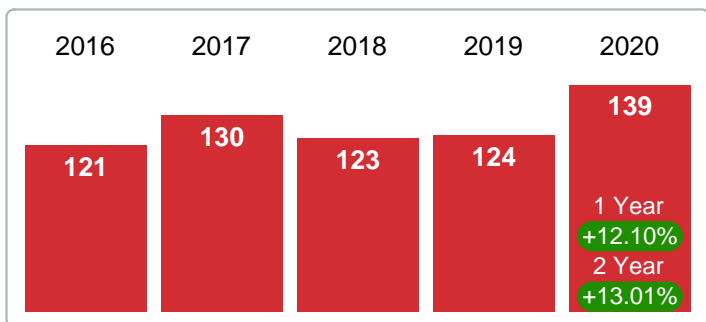
CLOSED LISTINGS

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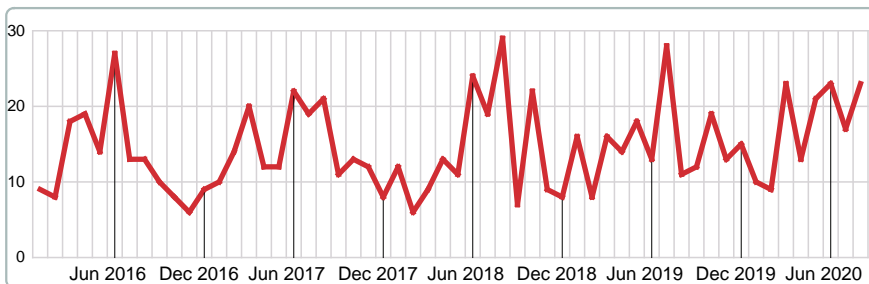
AUGUST



YEAR TO DATE (YTD)

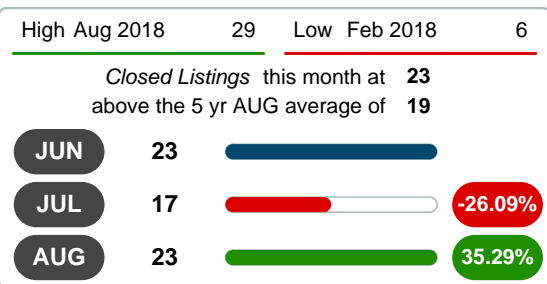


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 19



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	23	100.00%	25.3	5	14	4	0
Total Closed Units	23			5	14	4	0
Total Closed Volume	30,835	100%	25.3	4,520	19.47K	6,845	0.00B
Average Closed Price	\$1,341			\$904	\$1,391	\$1,711	\$0

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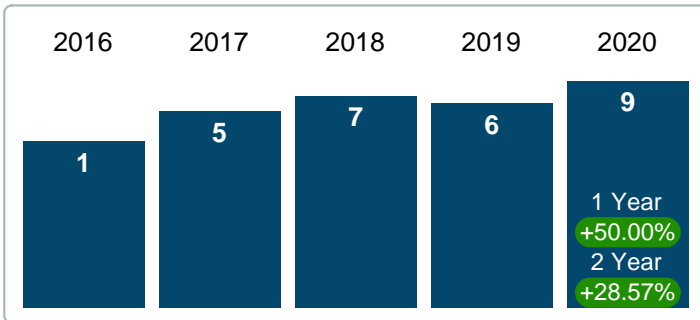
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



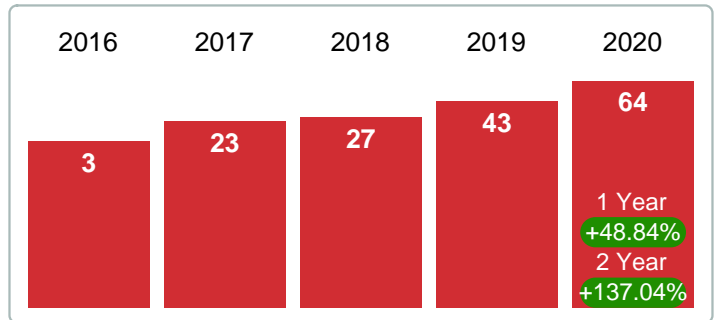
PENDING LISTINGS

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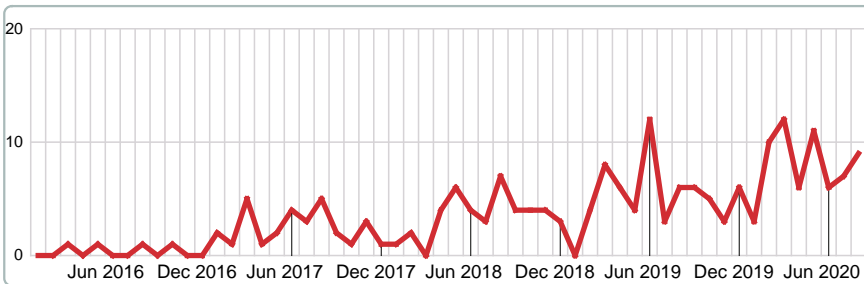
AUGUST



YEAR TO DATE (YTD)

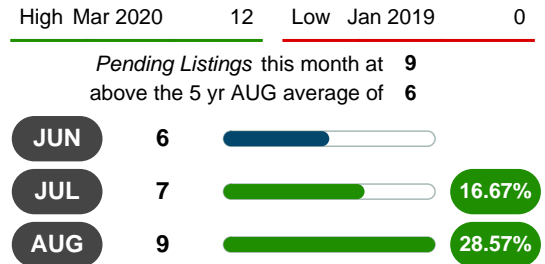


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 6



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	9	100.00%	14.3	1	8	0	0
Total Pending Units	9			1	8	0	0
Total Pending Volume	12,085	100%	14.3	825	11.26K	0.00B	0.00B
Average Listing Price	\$1,343			\$825	\$1,408	\$0	\$0

August 2020



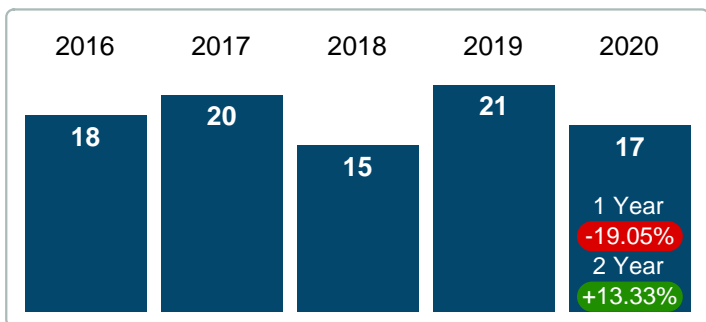
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



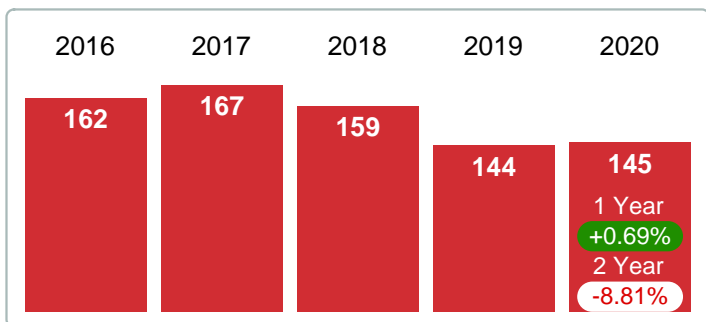
NEW LISTINGS

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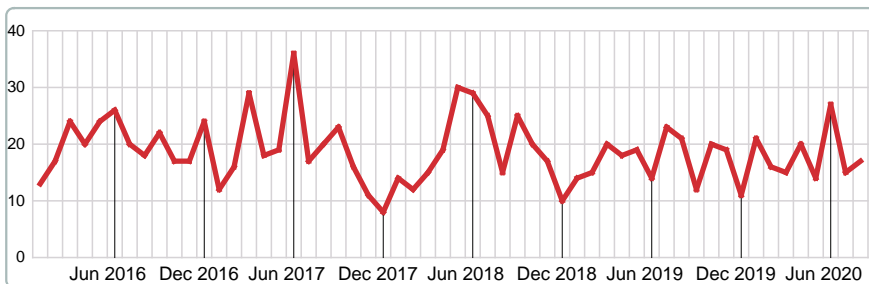
AUGUST



YEAR TO DATE (YTD)

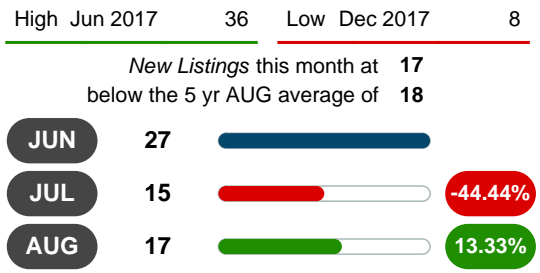


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 18



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	17	100.00%	2	12	3	0
Total New Listed Units	17		2	12	3	0
Total New Listed Volume	23,370	100%	1,525	16.86K	4,990	0.00B
Average New Listed Listing Price	\$1,413		\$763	\$1,405	\$1,663	\$0

August 2020



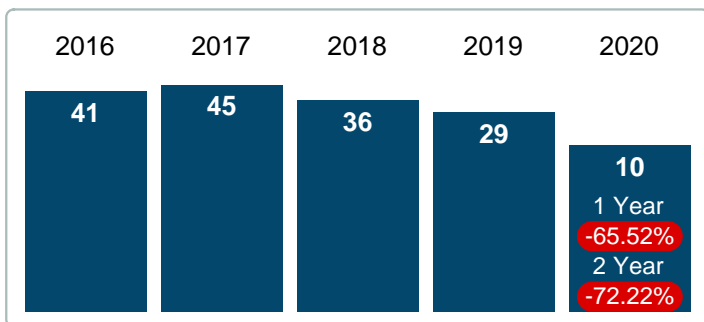
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



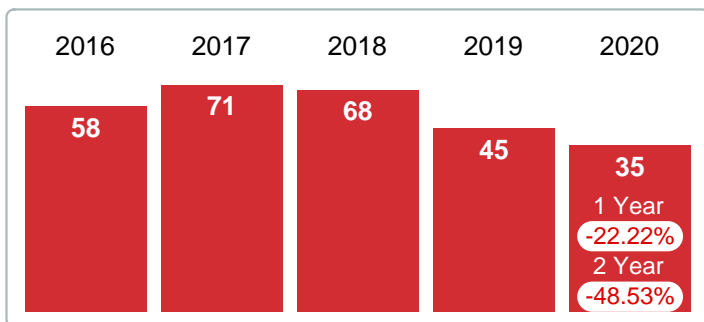
ACTIVE INVENTORY

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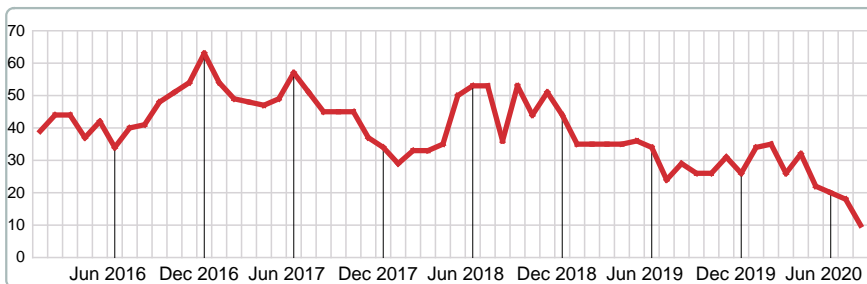
END OF AUGUST



ACTIVE DURING AUGUST

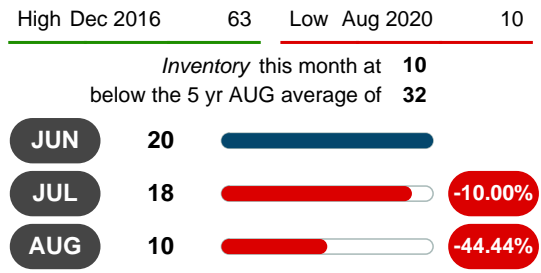


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 32



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	10	100.00%	19.9	1	6	3	0
Total Active Inventory by Units			10	1	6	3	0
Total Active Inventory by Volume			18,235	725	8,815	8,695	0.00B
Average Active Inventory Listing Price			\$1,824	\$725	\$1,469	\$2,898	\$0

August 2020



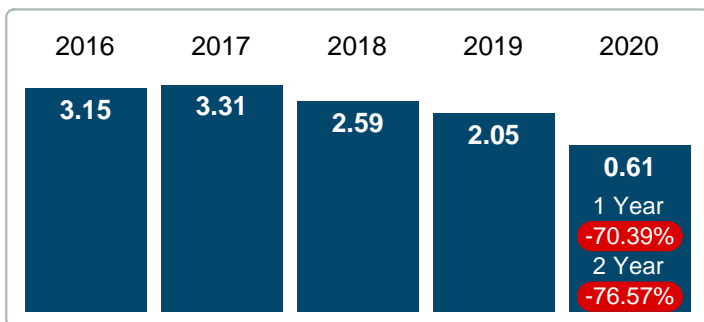
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



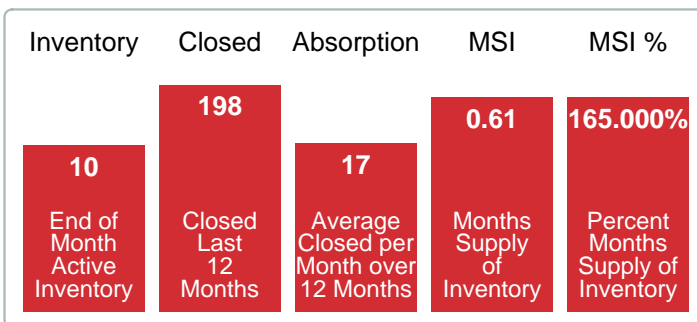
MONTHS SUPPLY of INVENTORY (MSI)

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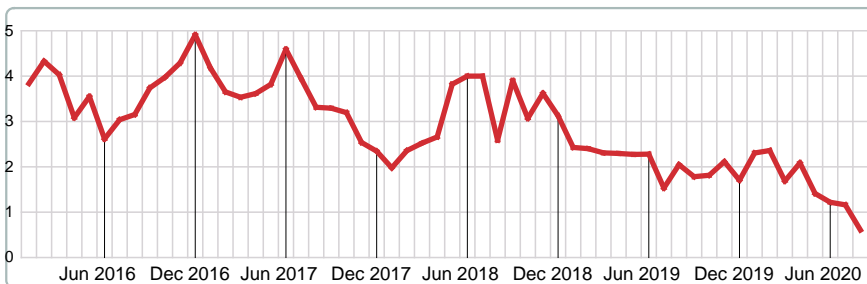
MSI FOR AUGUST



INDICATORS FOR AUGUST 2020



5 YEAR MARKET ACTIVITY TRENDS

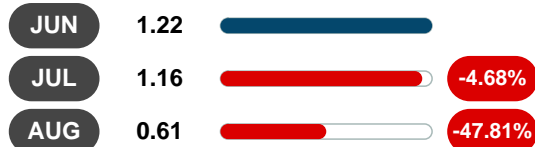


3 MONTHS

5 year AUG AVG = 2.34

High Dec 2016 4.91 Low Aug 2020 0.61

Months Supply this month at 0.61 below the 5 yr AUG average of 2.34



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	10	100.00%	0.61	0.41	0.60	0.88	0.00
Market Supply of Inventory (MSI)	0.61			0.41	0.60	0.88	0.00
Total Active Inventory by Units	10	100%	0.61	1	6	3	0

August 2020



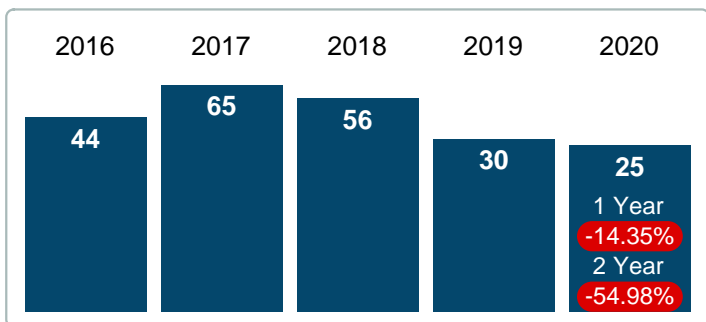
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



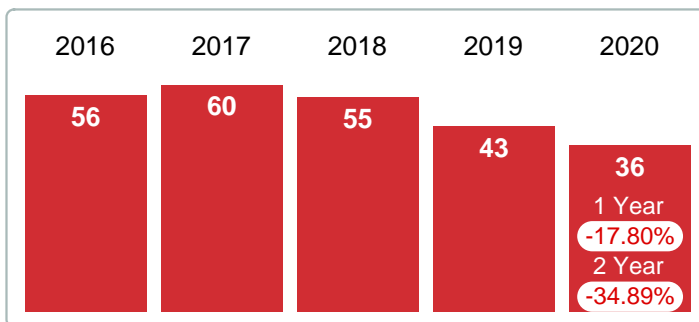
AVERAGE DAYS ON MARKET TO SALE

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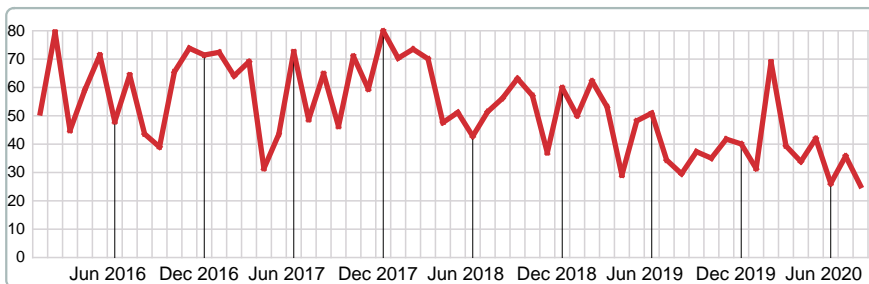
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

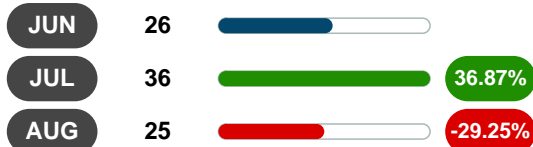


3 MONTHS

5 year AUG AVG = 44

High Dec 2017 80 Low Aug 2020 25

Average Days on Market to Sale this month at 25 below the 5 yr AUG average of 44



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	<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%	25	30	21	35	0
Average Closed DOM			25	30	21	35	0
Total Closed Units		100%	25	5	14	4	
Total Closed Volume			30,835	4,520	19.47K	6,845	0.00B

August 2020



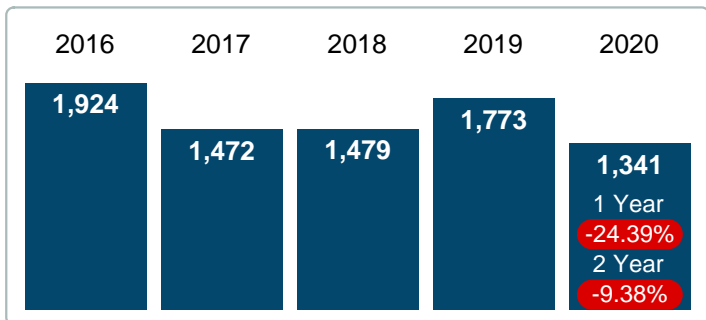
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



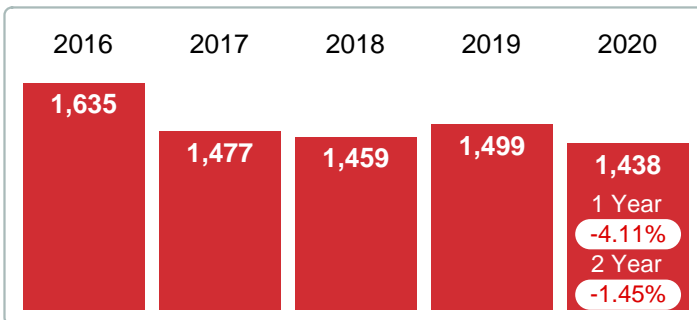
AVERAGE LIST PRICE AT CLOSING

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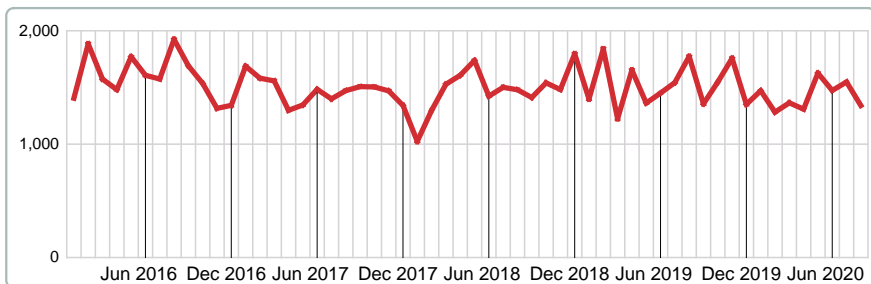
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

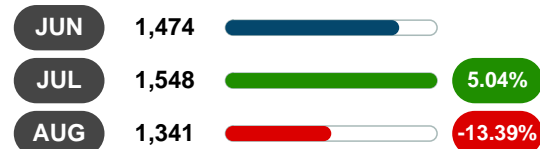


3 MONTHS

5 year AUG AVG = 1,598

High Aug 2016 1,924 Low Jan 2018 1,025

Average List Price at Closing this month at 1,341 below the 5 yr AUG average of 1,598



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 \$0	0	0.00%	0	0	0	0	0
\$1 and up	23	100.00%	1,341	904	1,391	1,711	0
Average List Price			1,341	904	1,391	1,711	0
Total Closed Units		100%	1,341	5	14	4	
Total Closed Volume			30,835	4,520	19.47K	6,845	0.00B

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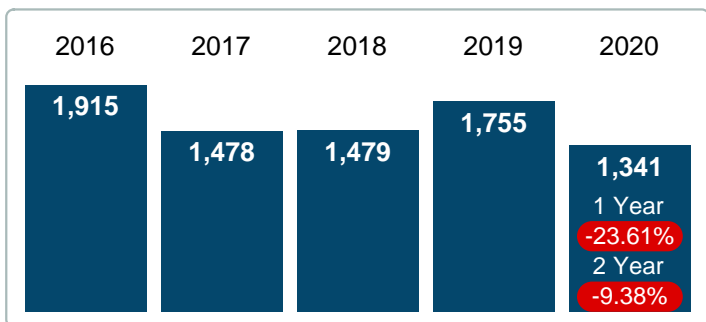
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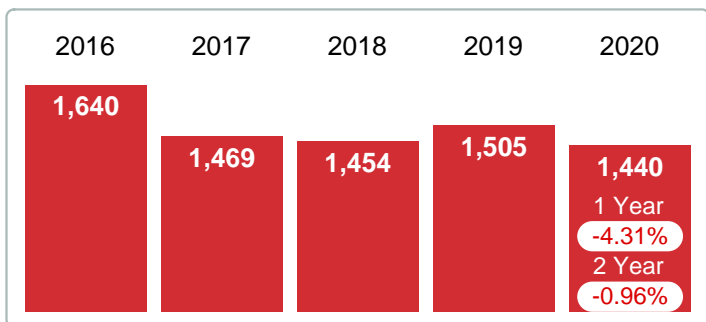
AVERAGE SOLD PRICE AT CLOSING

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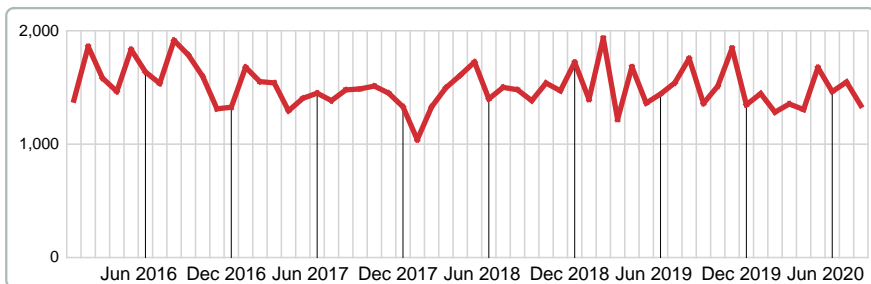
AUGUST



YEAR TO DATE (YTD)

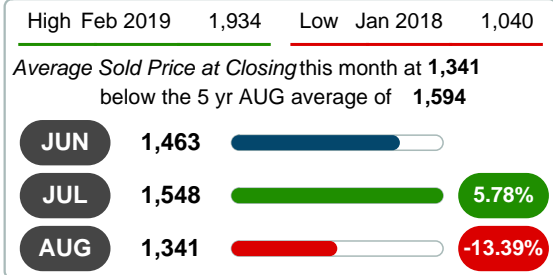


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,594



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	23	100.00%	1,341	904	1,391	1,711	0
Average Sold Price			1,341	904	1,391	1,711	0
Total Closed Units		100%	1,341	5	14	4	
Total Closed Volume			30,835	4,520	19.47K	6,845	0.00B

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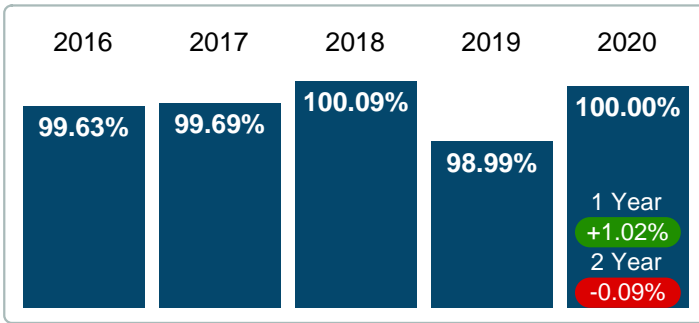
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



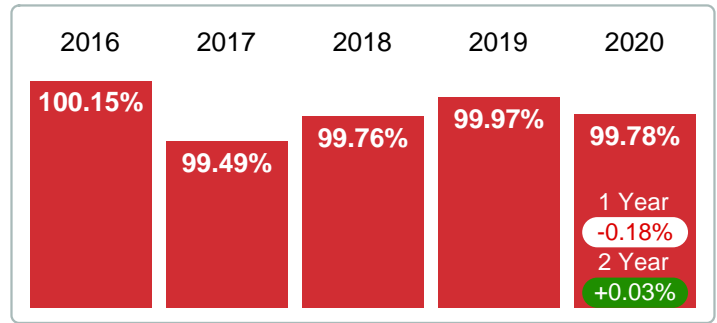
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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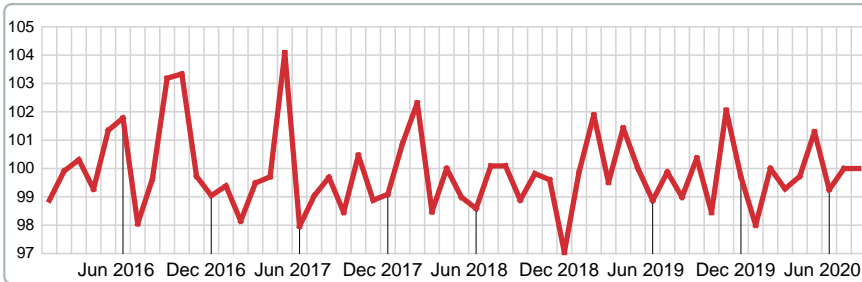
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

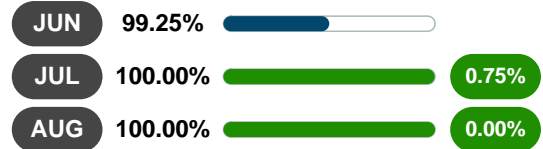


3 MONTHS

5 year AUG AVG = 99.68%

High May 2017 104.08% Low Dec 2018 97.04%

Average Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.68%**



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	23	100.00%	100.00%	100.00%	100.00%	100.00%	0.00%
Average Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	0.00%
Total Closed Units		23	100%	5	14	4	
Total Closed Volume		30,835		4,520	19.47K	6,845	0.00B

August 2020



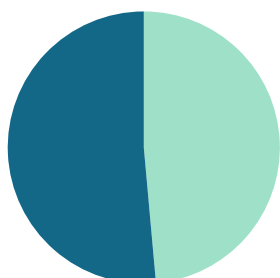
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

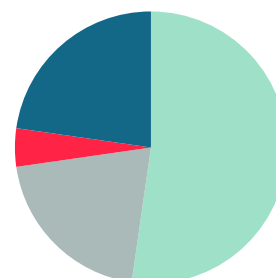


Inventory
 New Listings
 17 = 48.57%
 Start Inventory
 18
 Total Inventory Units
 35
 Volume
 \$51,220

Market Activity

Closed Sales
 23 = 52.27%
 Pending Sales
 9 = 20.45%
 Other Off Market
 2 = 4.55%
 Active Inventory
 10 = 22.73%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	11	23	109.09%	124	139	12.10%
Pending Sales	6	9	50.00%	43	64	48.84%
New Listings	21	17	-19.05%	144	145	0.69%
Average List Price	1,773	1,341	-24.39%	1,499	1,438	-4.11%
Average Sale Price	1,755	1,341	-23.61%	1,505	1,440	-4.31%
Average Percent of Selling Price to List Price	98.99%	100.00%	1.02%	99.97%	99.78%	-0.18%
Average Days on Market to Sale	29.55	25.30	-14.35%	43.35	35.63	-17.80%
Monthly Inventory	29	10	-65.52%	29	10	-65.52%
Months Supply of Inventory	2.05	0.61	-70.39%	2.05	0.61	-70.39%

Absorption: Last 12 months, an Average of 17 Sales/Month

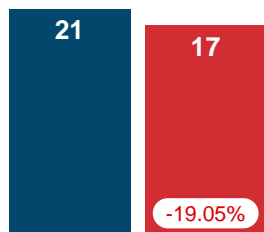
Inventory on August 31, 2020 = 10

2019 2020

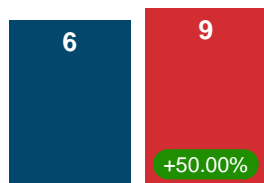
AUGUST MARKET

AVERAGE PRICES

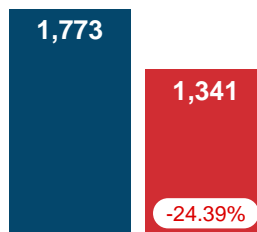
New Listings



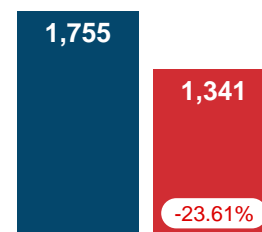
Pending Listings



List Price



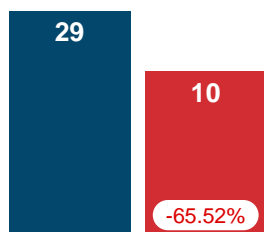
Sale Price



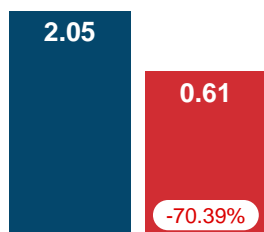
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

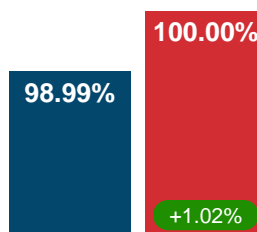
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

