

December 2020



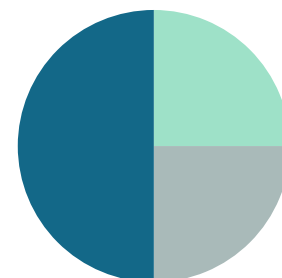
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	December 2020	+/-%
Closed Listings	7	5	-28.57%
Pending Listings	2	5	150.00%
New Listings	2	11	450.00%
Average List Price	2,056	2,116	2.93%
Average Sale Price	2,041	2,134	4.55%
Average Percent of Selling Price to List Price	99.21%	100.41%	1.21%
Average Days on Market to Sale	84.29	10.60	-87.42%
End of Month Inventory	15	10	-33.33%
Months Supply of Inventory	1.49	1.19	-20.13%



■ Closed (25.00%)
■ Pending (25.00%)
■ Other OffMarket (0.00%)
■ Active (50.00%)

Absorption: Last 12 months, an Average of **8** Sales/Month
Active Inventory as of December 31, 2020 = **10**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2020 decreased **33.33%** to 10 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 **1.19** 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 **4.55%** in December 2020 to \$2,134 versus the previous year at \$2,041.

Average Days on Market Shortens

The average number of **10.60** days that homes spent on the market before selling decreased by 73.69 days or **87.42%** in December 2020 compared to last year's same month at **84.29** DOM.

Sales Success for December 2020 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 11 New Listings in December 2020, up **450.00%** from last year at 2. Furthermore, there were 5 Closed Listings this month versus last year at 7, a **-28.57%** decrease.

Closed versus Listed trends yielded a **45.5%** ratio, down from previous year's, December 2019, at **350.0%**, a **87.01%** downswing. 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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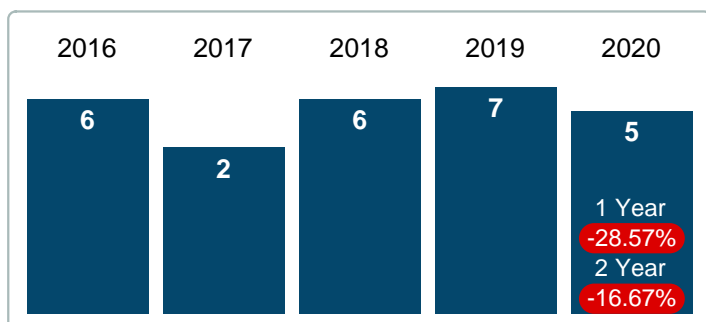
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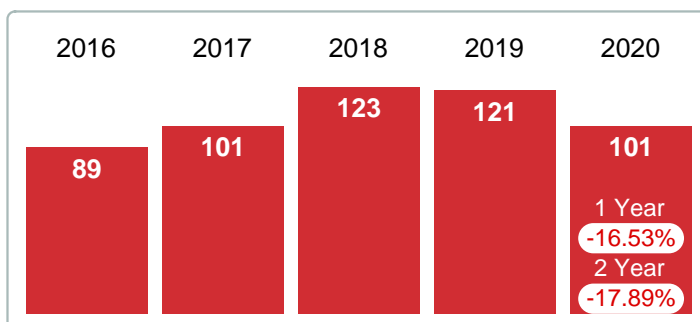
CLOSED LISTINGS

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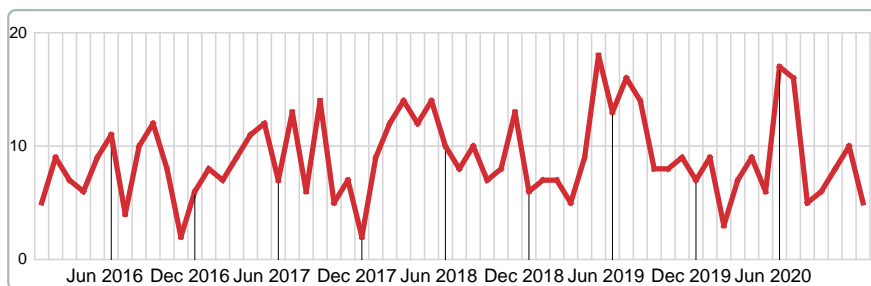
DECEMBER



YEAR TO DATE (YTD)

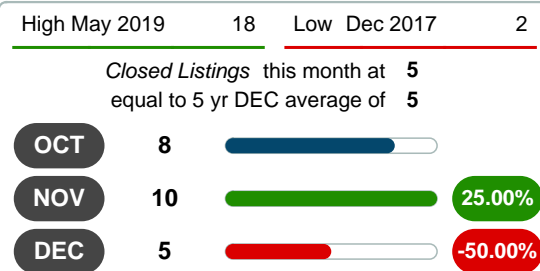


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 5



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	5	100.00%	10.6	0	4	0	1
Total Closed Units	5			0	4	0	1
Total Closed Volume	10,672	100%	10.6	0.00B	6,080	0.00B	4,592
Average Closed Price	\$2,134			\$0	\$1,520	\$0	\$4,592

December 2020



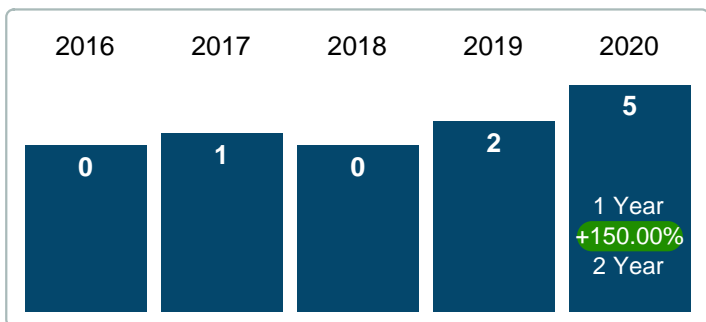
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



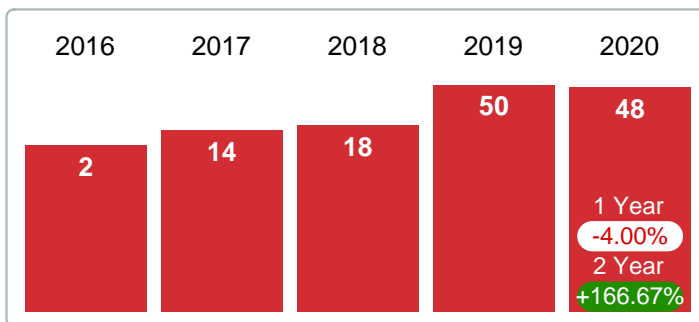
PENDING LISTINGS

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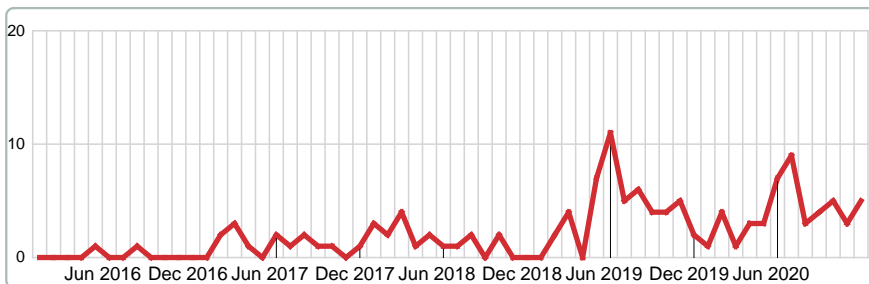
DECEMBER



YEAR TO DATE (YTD)

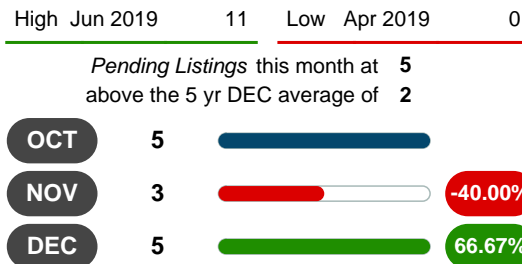


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC 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%	15.2	0	5	0	0
Total Pending Units	5			0	5	0	0
Total Pending Volume	8,280	100%	10.3	0.00B	8,280	0.00B	0.00B
Average Listing Price	\$1,695			\$0	\$1,656	\$0	\$0

December 2020



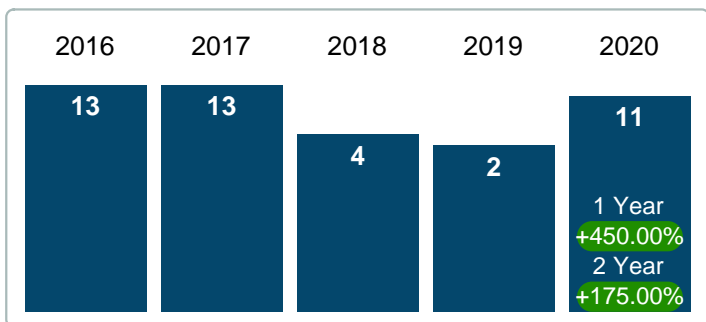
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



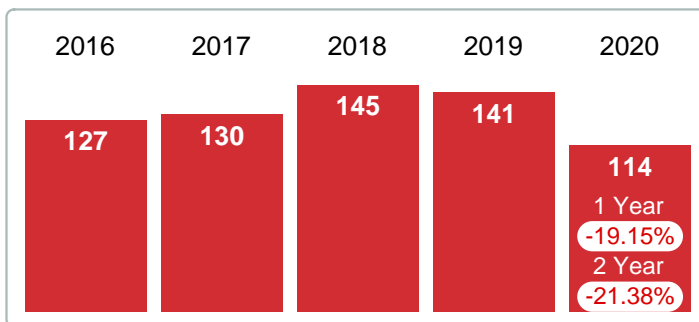
NEW LISTINGS

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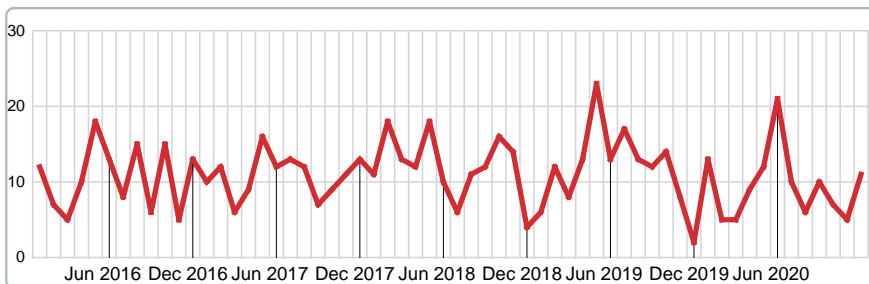
DECEMBER



YEAR TO DATE (YTD)

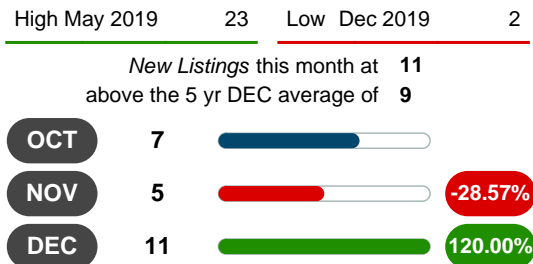


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 9



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	11	100.00%	0	7	1	3
Total New Listed Units	11		0	7	1	3
Total New Listed Volume	23,875	100%	0.00B	11.98K	1,445	10.45K
Average New Listed Listing Price	\$2,396		\$0	\$1,711	\$1,445	\$3,483

December 2020



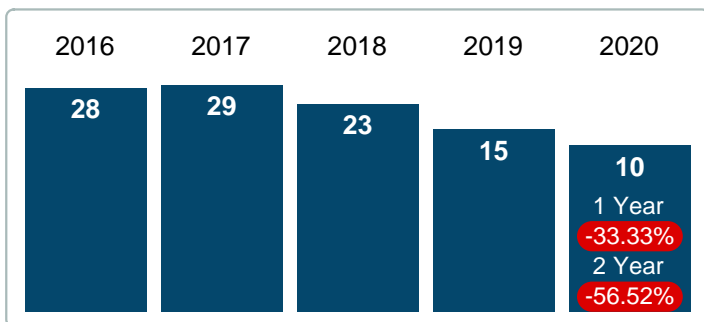
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



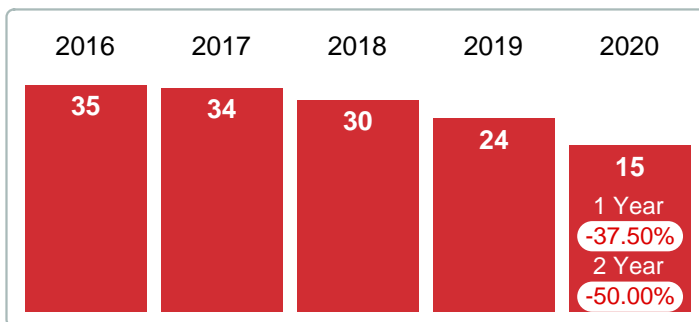
ACTIVE INVENTORY

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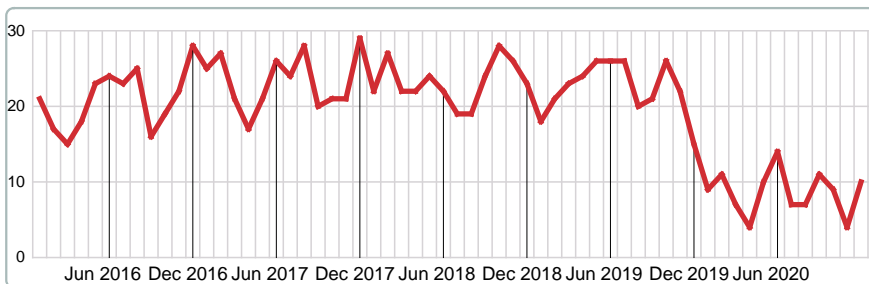
END OF DECEMBER



ACTIVE DURING DECEMBER

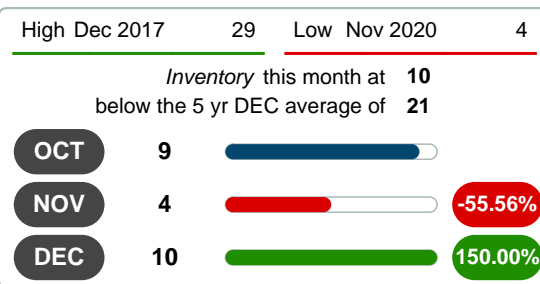


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 21



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%	40.2	0	6	1	3
Total Active Inventory by Units			10	0	6	1	3
Total Active Inventory by Volume			19,180	0.00B	10.09K	1,445	7,645
Average Active Inventory Listing Price			\$1,918	\$0	\$1,682	\$1,445	\$2,548

December 2020



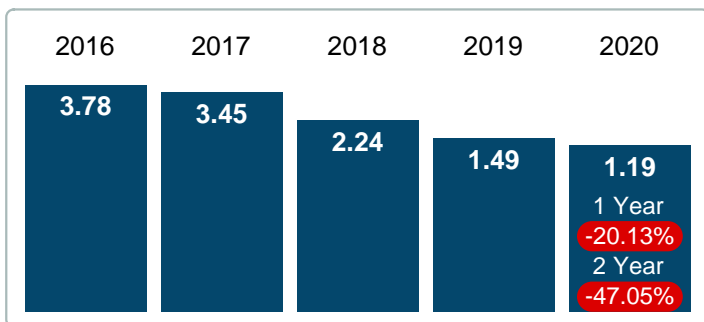
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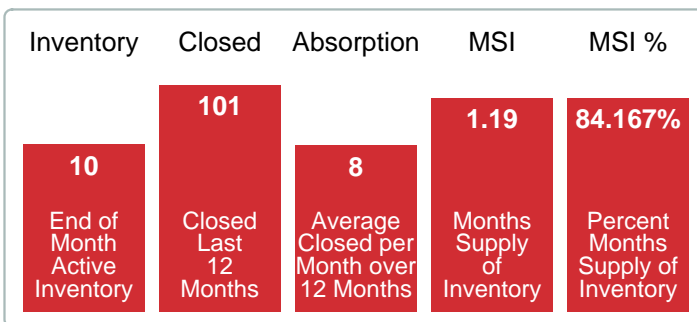
MONTHS SUPPLY of INVENTORY (MSI)

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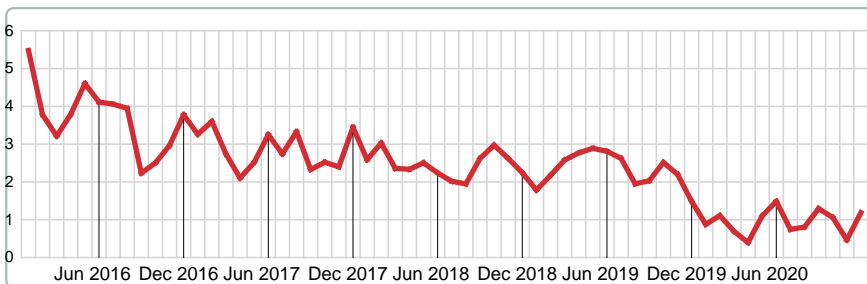
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2020



5 YEAR MARKET ACTIVITY TRENDS

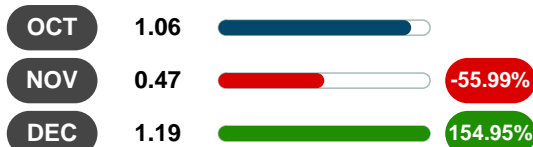


3 MONTHS

5 year DEC AVG = 2.43

High Jan 2016 5.48 Low Apr 2020 0.40

Months Supply this month at 1.19 below the 5 yr DEC average of 2.43



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%	1.19	0.00	1.09	0.44	7.20
Market Supply of Inventory (MSI)			1.19	0.00	1.09	0.44	7.20
Total Active Inventory by Units		100%	1.19	0	6	1	3

December 2020



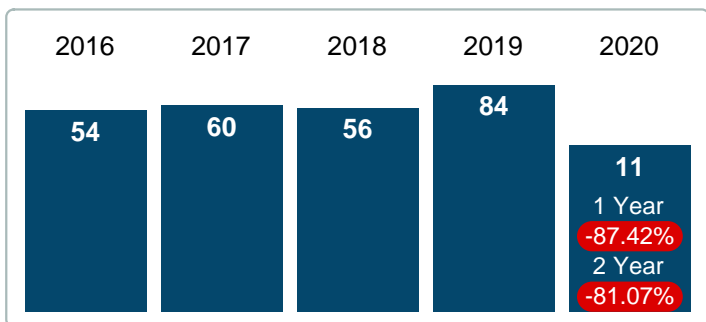
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



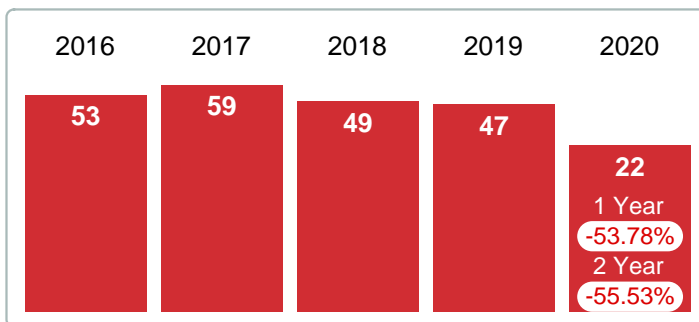
AVERAGE DAYS ON MARKET TO SALE

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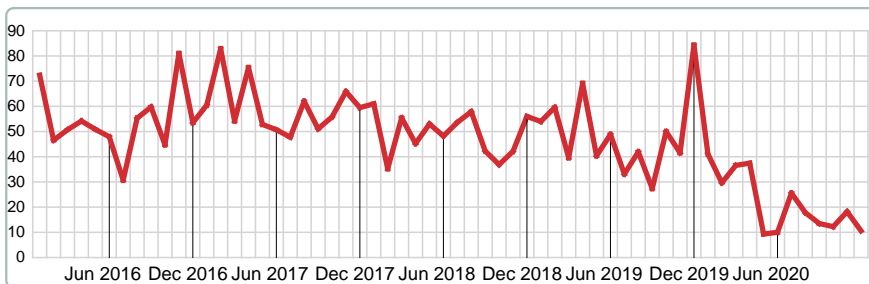
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

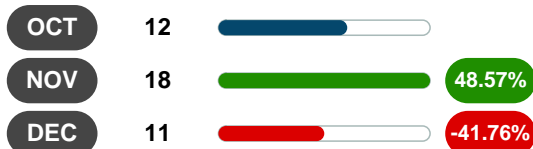


3 MONTHS

5 year DEC AVG = 53

High Dec 2019 84 Low May 2020 9

Average Days on Market to Sale this month at 11 below the 5 yr DEC average of 53



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	5	100.00%	11	0	12	0	7
Average Closed DOM			11	0	12	0	7
Total Closed Units		100%	11		4		1
Total Closed Volume			10,672	0.00B	6,080	0.00B	4,592

December 2020



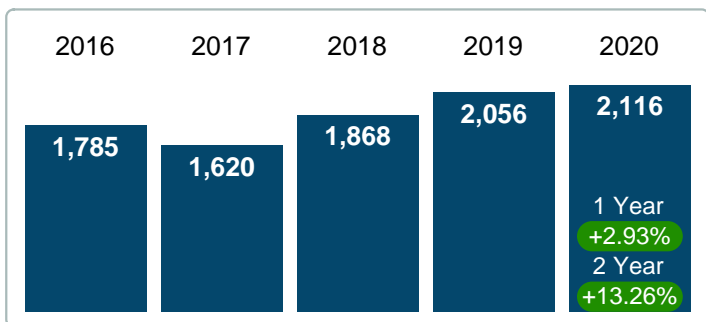
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



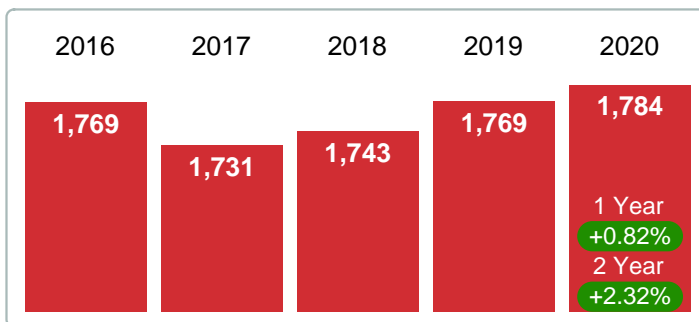
AVERAGE LIST PRICE AT CLOSING

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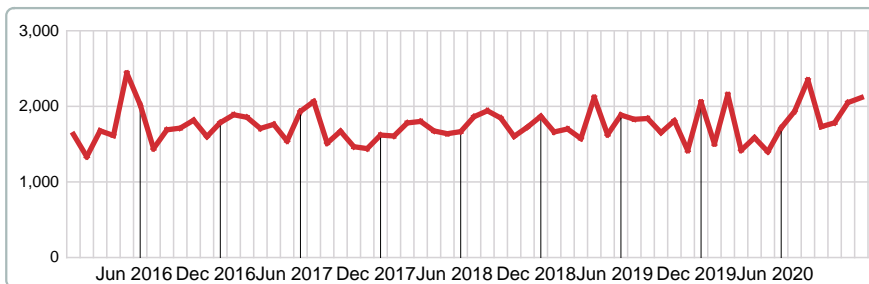
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1,889

High May 2016 2,439 Low Feb 2016 1,334

Average List Price at Closing this month at **2,116** above the 5 yr DEC average of **1,889**

OCT	1,783	<div style="width: 20%;"></div>
NOV	2,050	<div style="width: 80%;"></div> 15.01%
DEC	2,116	<div style="width: 100%;"></div> 3.22%

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	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 5	100.00%	2,116	0	1,520	0	4,500
Average List Price			2,116	0	1,520	0	4,500
Total Closed Units		100%	2,116		4		1
Total Closed Volume			10,580	0.00B	6,080	0.00B	4,500

December 2020



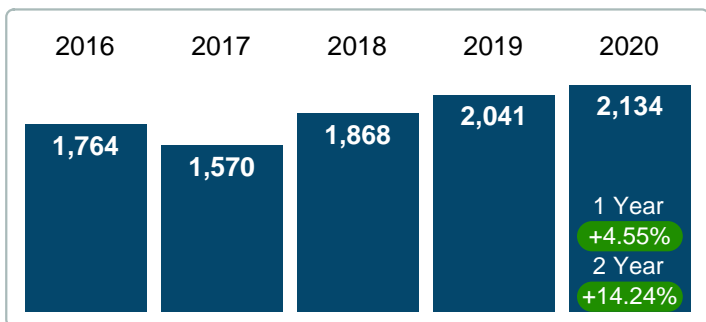
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



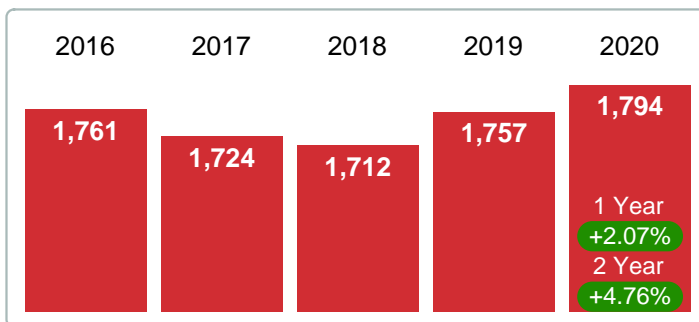
AVERAGE SOLD PRICE AT CLOSING

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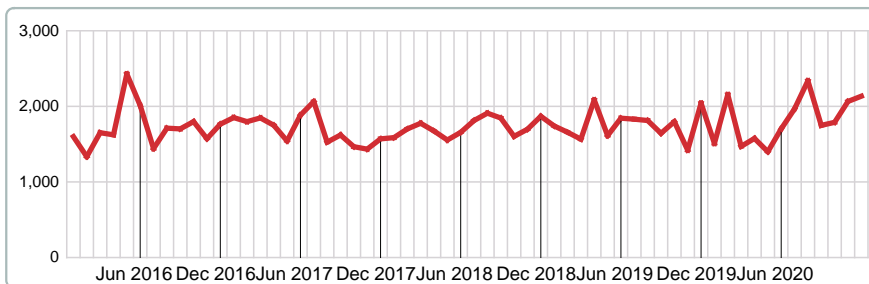
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 1,876

High May 2016 2,429 Low Feb 2016 1,334

Average Sold Price at Closing this month at **2,134** above the 5 yr DEC average of **1,876**

Month	Average Sold Price	% Change
OCT	1,789	
NOV	2,065	15.44%
DEC	2,134	3.36%

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	5	100.00%	2,134	0	1,520	0	4,592
Average Sold Price			2,134	0	1,520	0	4,592
Total Closed Units		100%	2,134		4		1
Total Closed Volume			10,672	0.00B	6,080	0.00B	4,592

December 2020



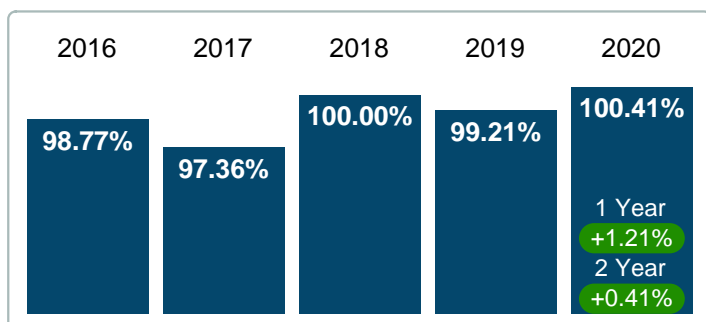
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



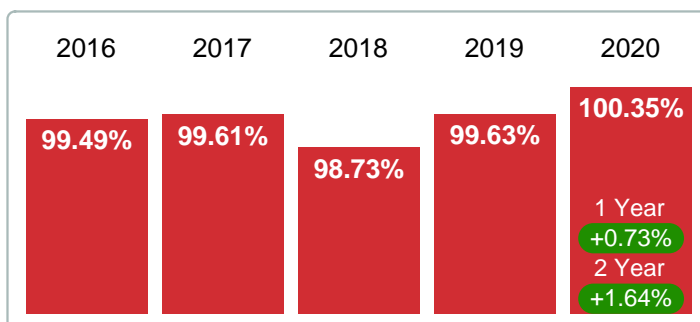
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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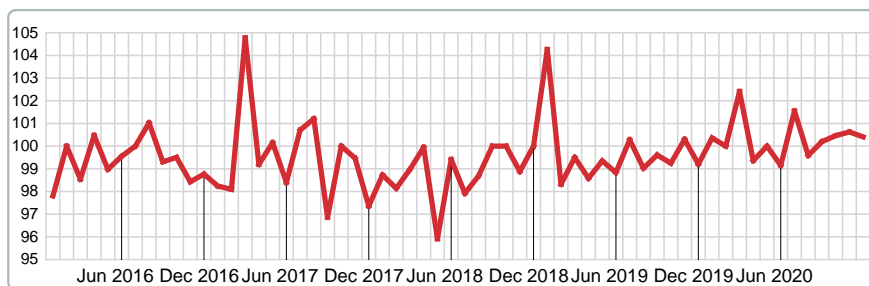
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

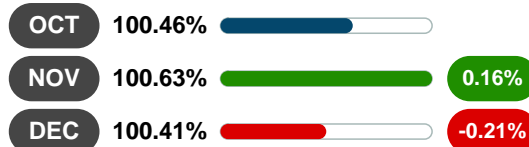


3 MONTHS

5 year DEC AVG = 99.15%

High Mar 2017 104.78% Low May 2018 95.92%

Average Sold/List Ratio this month at **100.41%** above the 5 yr DEC average of **99.15%**



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	5	100.00%	100.41%	0.00%	100.00%	0.00%	102.04%
Average Sold/List Ratio		100.40%		0.00%	100.00%	0.00%	102.04%
Total Closed Units		5	100%		4		1
Total Closed Volume		10,672		0.00B	6,080	0.00B	4,592

December 2020



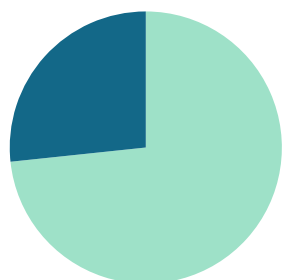
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

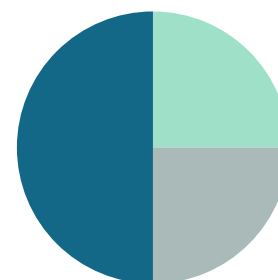


Inventory
 New Listings
11 = 73.33%
 Start Inventory
4
 Total Inventory Units
15
 Volume
\$29,760

Market Activity

Closed Sales
5 = 25.00%
 Pending Sales
5 = 25.00%
 Other Off Market
0 = 0.00%
 Active Inventory
10 = 50.00%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	7	5	-28.57%	121	101	-16.53%
Pending Sales	2	5	150.00%	50	48	-4.00%
New Listings	2	11	450.00%	141	114	-19.15%
Average List Price	2,056	2,116	2.93%	1,769	1,784	0.82%
Average Sale Price	2,041	2,134	4.55%	1,757	1,794	2.07%
Average Percent of Selling Price to List Price	99.21%	100.41%	1.21%	99.63%	100.35%	0.73%
Average Days on Market to Sale	84.29	10.60	-87.42%	46.92	21.68	-53.78%
Monthly Inventory	15	10	-33.33%	15	10	-33.33%
Months Supply of Inventory	1.49	1.19	-20.13%	1.49	1.19	-20.13%

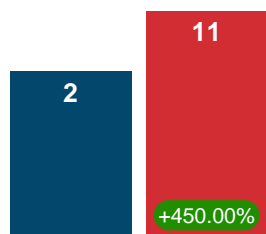
Absorption: Last 12 months, an Average of **8** Sales/Month

Inventory on December 31, 2020 = **10** 2019 2020

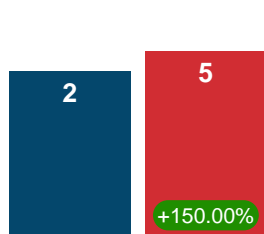
DECEMBER MARKET

AVERAGE PRICES

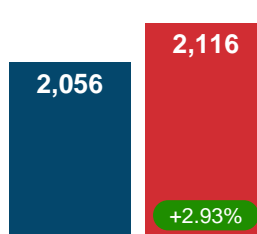
New Listings



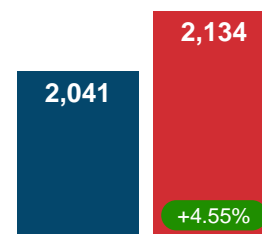
Pending Listings



List Price



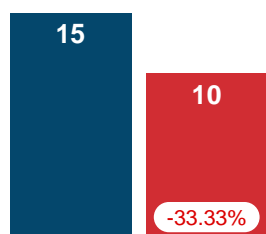
Sale Price



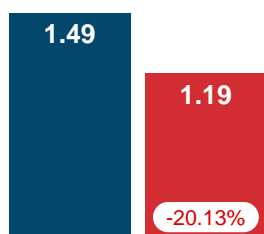
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

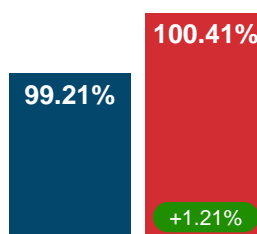
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

