

February 2020



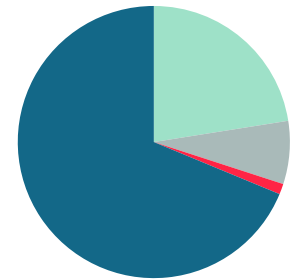
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 11, 2020 for MLS Technology Inc.

Compared Metrics	2019	February 2020	+/-%
Closed Listings	21	18	-14.29%
Pending Listings	6	6	0.00%
New Listings	23	42	82.61%
Average List Price	1,395	1,426	2.19%
Average Sale Price	1,391	1,426	2.53%
Average Percent of Selling Price to List Price	99.76%	100.00%	0.24%
Average Days on Market to Sale	40.00	31.61	-20.97%
End of Month Inventory	36	55	52.78%
Months Supply of Inventory	1.55	2.24	44.49%



■ Closed (22.50%)
■ Pending (7.50%)
■ Other OffMarket (1.25%)
■ Active (68.75%)

Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of February 29, 2020 = **55**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2020 rose **52.78%** to 55 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **2.24** 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 **2.53%** in February 2020 to \$1,426 versus the previous year at \$1,391.

Average Days on Market Shortens

The average number of **31.61** days that homes spent on the market before selling decreased by 8.39 days or **20.97%** in February 2020 compared to last year's same month at **40.00** DOM.

Sales Success for February 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 42 New Listings in February 2020, up **82.61%** from last year at 23. Furthermore, there were 18 Closed Listings this month versus last year at 21, a **-14.29%** decrease.

Closed versus Listed trends yielded a **42.9%** ratio, down from previous year's, February 2019, at **91.3%**, a **53.06%** downswing. This will certainly create pressure on an increasing 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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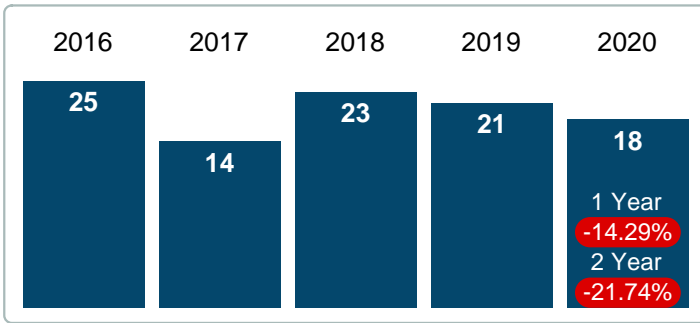
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



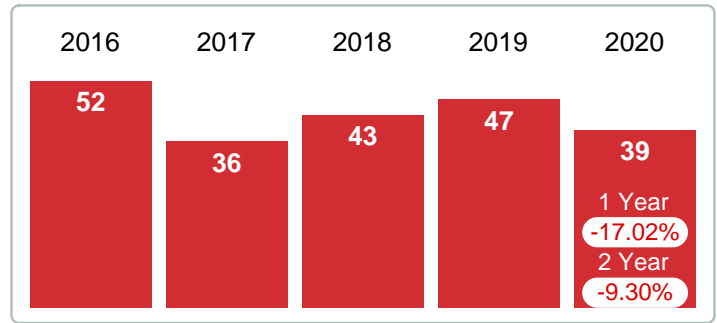
CLOSED LISTINGS

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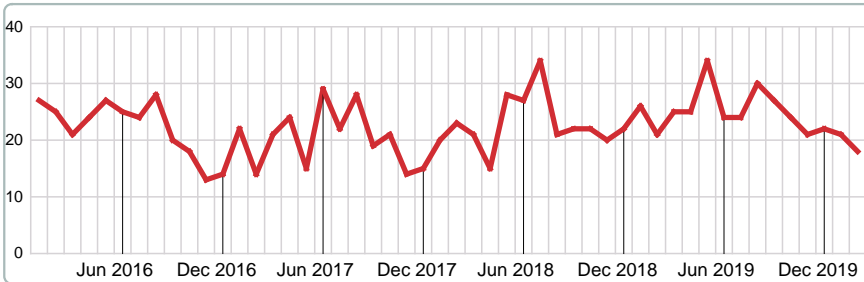
FEBRUARY



YEAR TO DATE (YTD)

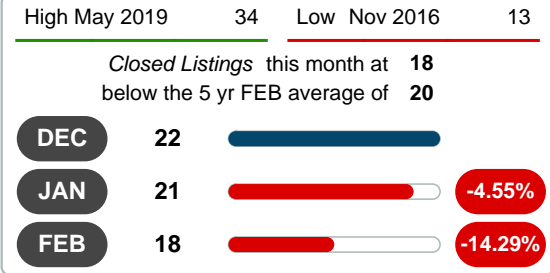


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 20



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	18	100.00%	31.6	1	11	5	1
Total Closed Units	18			1	11	5	1
Total Closed Volume	25,665	100%	31.6	825	14,31K	8,535	1,995
Average Closed Price	\$1,426			\$825	\$1,301	\$1,707	\$1,995

February 2020



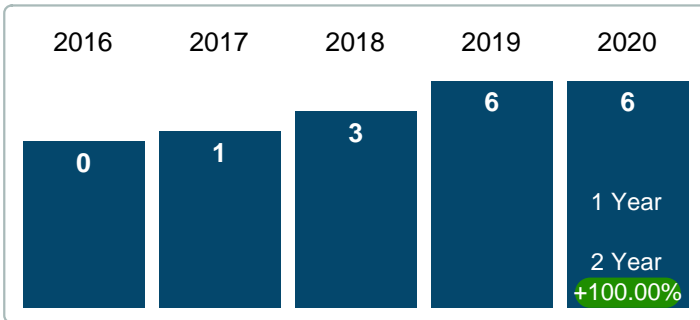
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



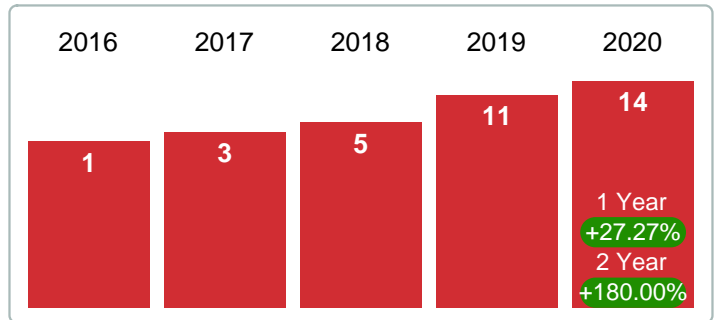
PENDING LISTINGS

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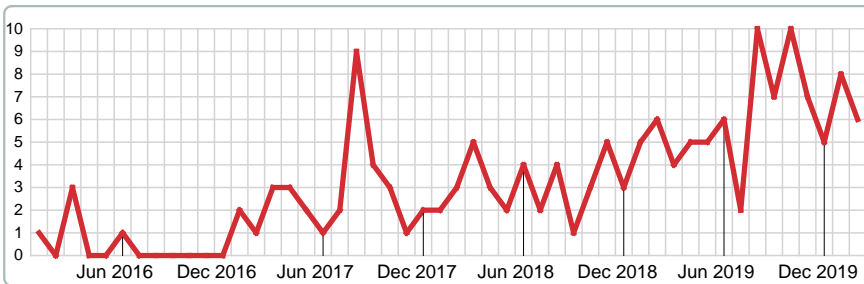
FEBRUARY



YEAR TO DATE (YTD)

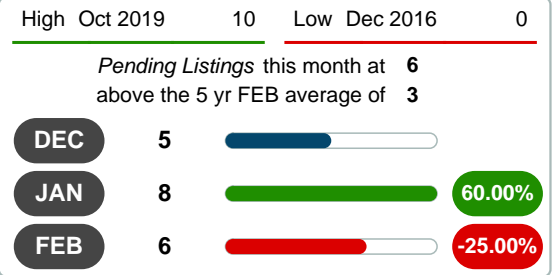


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3



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	6	100.00%	9.5	0	4	2	0
Total Pending Units	6			0	4	2	0
Total Pending Volume	8,185	100%	12.7	0.00B	5,395	2,790	0.00B
Average Listing Price	\$1,363			\$0	\$1,349	\$1,395	\$0

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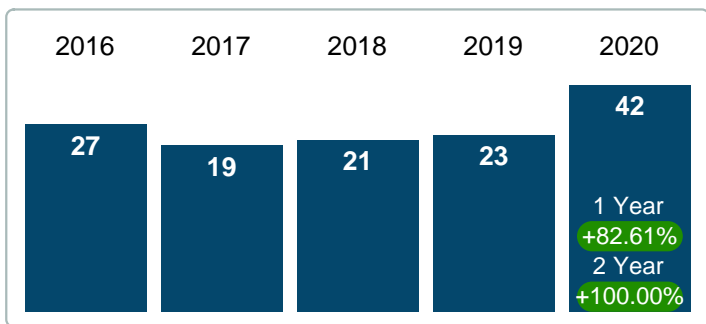
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



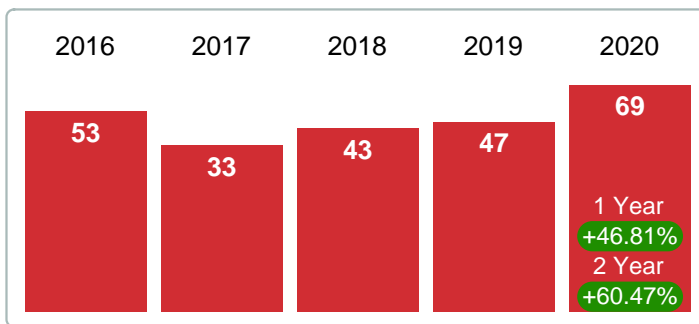
NEW LISTINGS

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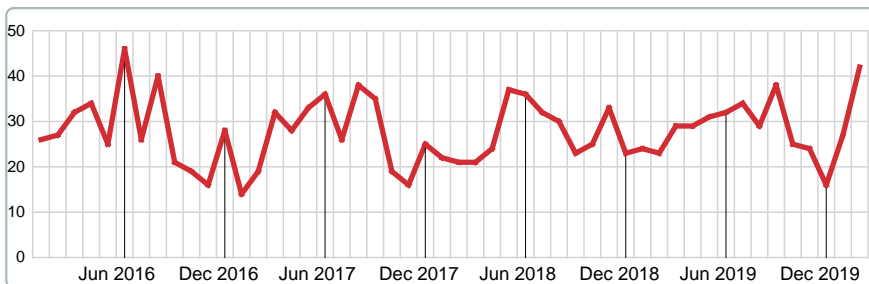
FEBRUARY



YEAR TO DATE (YTD)

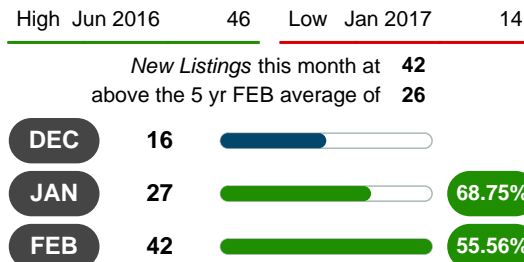


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 26



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	42	100.00%	0	28	13	1
Total New Listed Units	42		0	28	13	1
Total New Listed Volume	59,305	100%	0.00B	35.75K	20.77K	2,795
Average New Listed Listing Price	\$1,340		\$0	\$1,277	\$1,597	\$2,795

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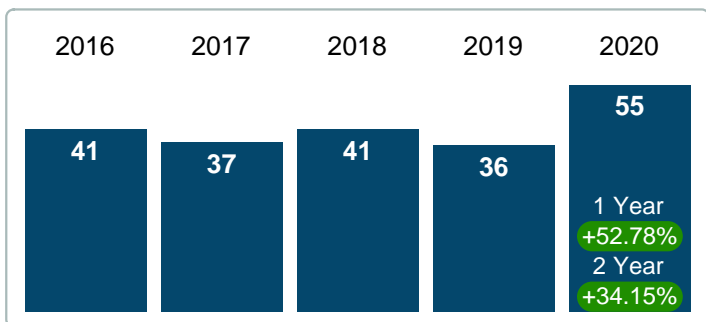
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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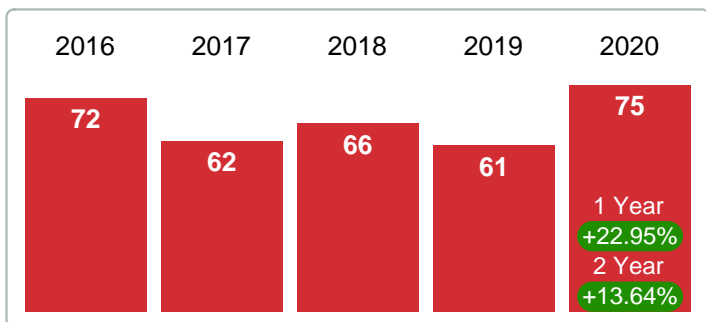
ACTIVE INVENTORY

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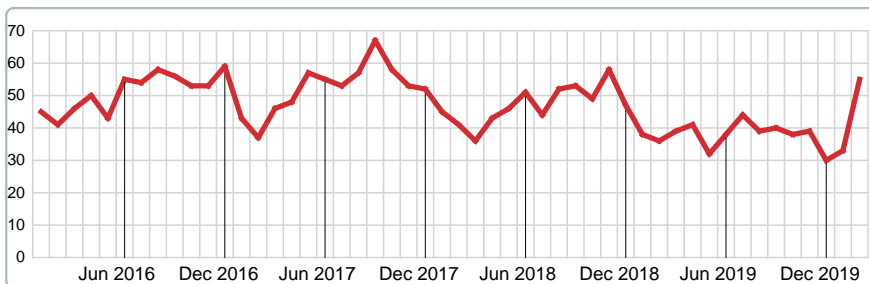
END OF FEBRUARY



ACTIVE DURING FEBRUARY

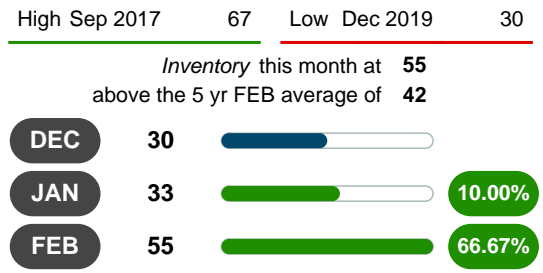


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 42



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	55	100.00%	32.8	1	37	16	1
Total Active Inventory by Units			55	1	37	16	1
Total Active Inventory by Volume			78,490	900	50.09K	24.71K	2,795
Average Active Inventory Listing Price			\$1,427	\$900	\$1,354	\$1,544	\$2,795

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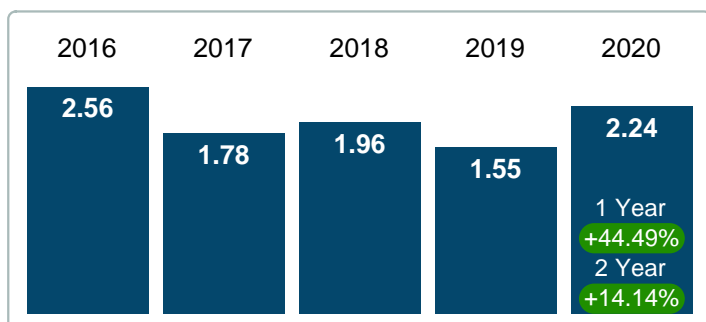
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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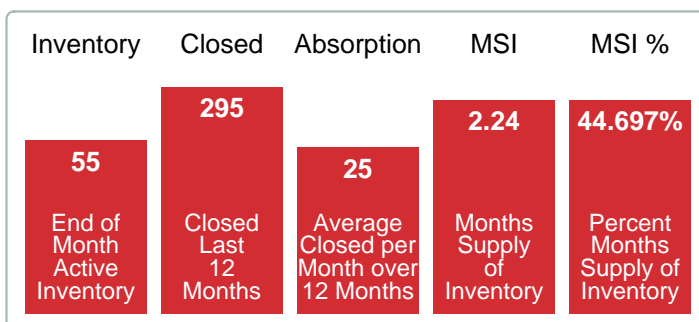
MONTHS SUPPLY of INVENTORY (MSI)

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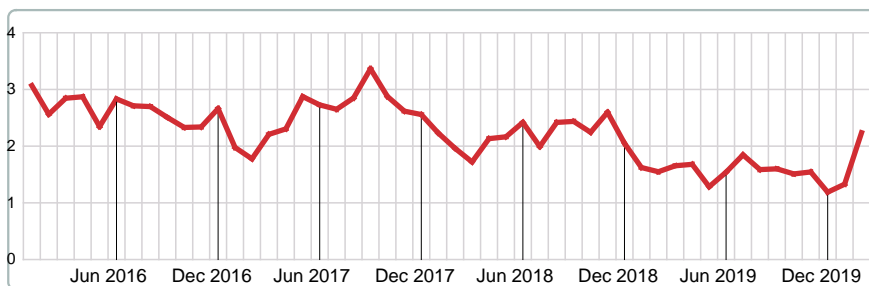
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020



5 YEAR MARKET ACTIVITY TRENDS

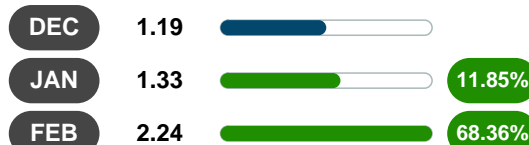


3 MONTHS

5 year FEB AVG = 2.02

High Sep 2017 3.36 Low Dec 2019 1.19

Months Supply this month at 2.24
above the 5 yr FEB average of 2.02



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%	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	55	100.00%	2.24	0.80	2.27	2.49	1.71
Market Supply of Inventory (MSI)			2.24	0.80	2.27	2.49	1.71
Total Active Inventory by Units		100%	2.24	1	37	16	1

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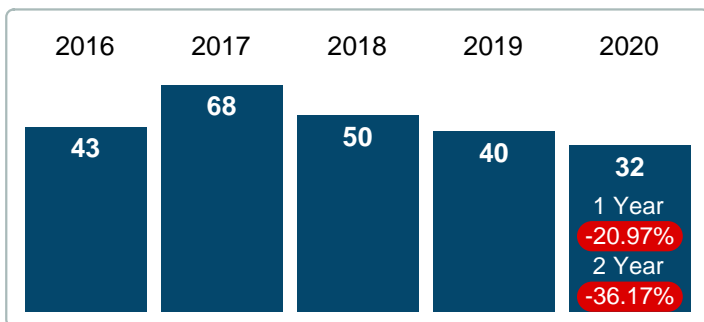
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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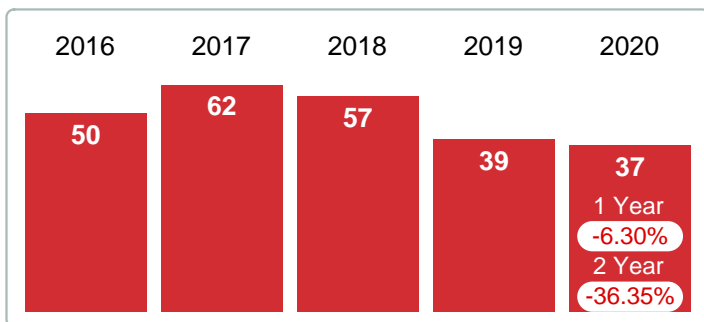
AVERAGE DAYS ON MARKET TO SALE

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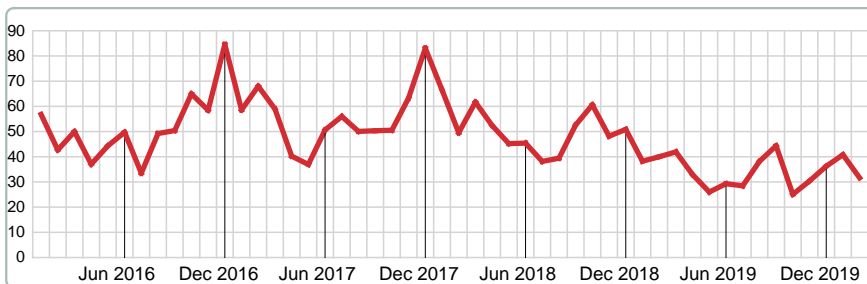
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 46

High Dec 2016 85 Low Oct 2019 25

Average Days on Market to Sale this month at 32 below the 5 yr FEB average of 46



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	18	100.00%	32	21	21	61	15
Average Closed DOM			32	21	21	61	15
Total Closed Units		100%	32	1	11	5	1
Total Closed Volume			25,665	825	14.31K	8,535	1,995

February 2020



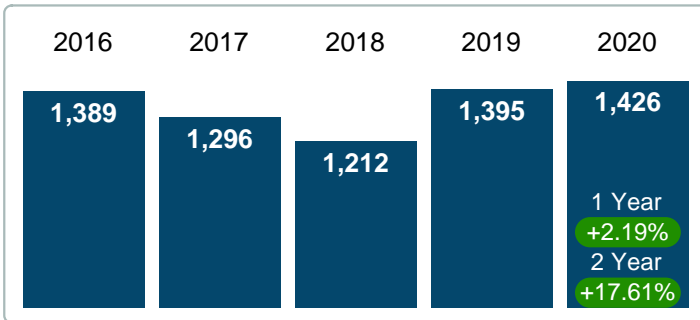
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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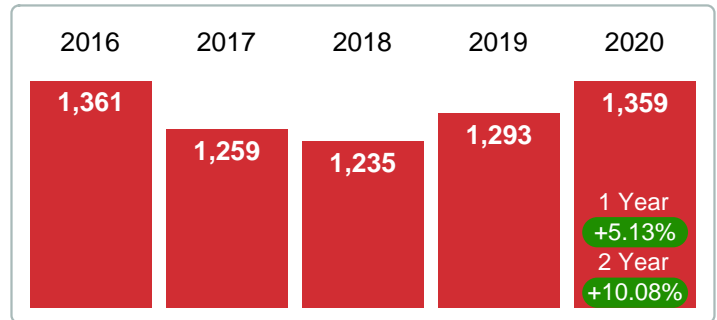
AVERAGE LIST PRICE AT CLOSING

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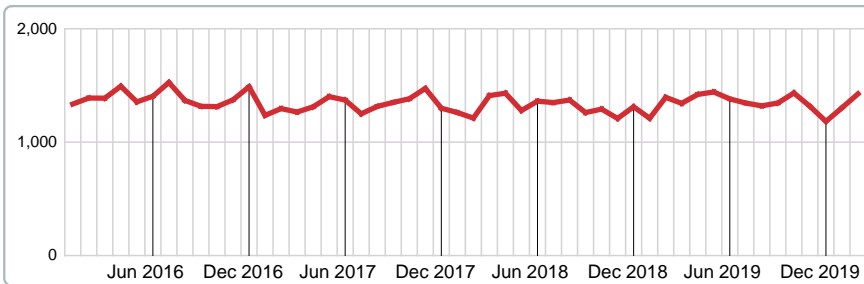
FEBRUARY



YEAR TO DATE (YTD)

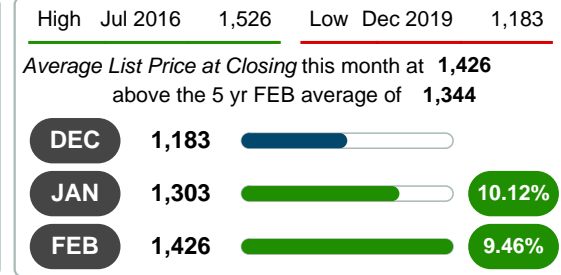


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,344



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	18	100.00%	1,426	825	1,301	1,707	1,995
Average List Price			1,426	825	1,301	1,707	1,995
Total Closed Units		100%	1,426	1	11	5	1
Total Closed Volume			25,665	825	14.31K	8,535	1,995

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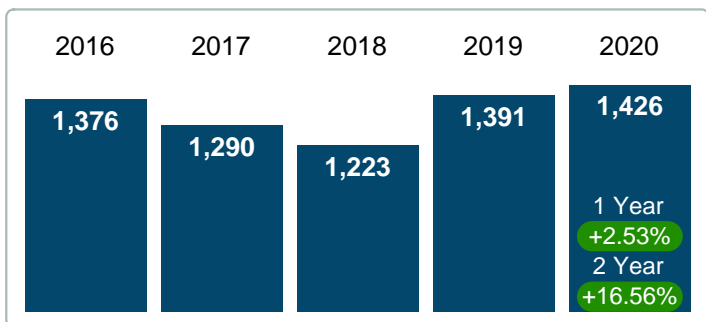
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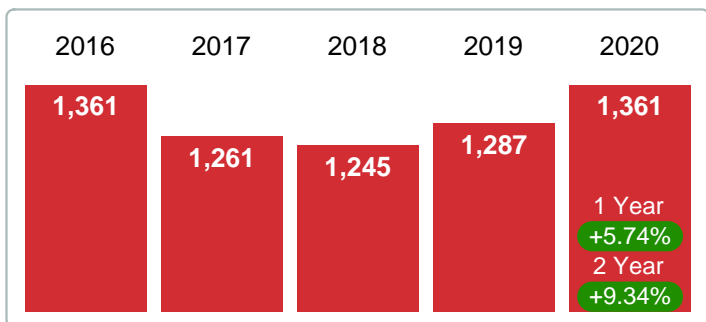
AVERAGE SOLD PRICE AT CLOSING

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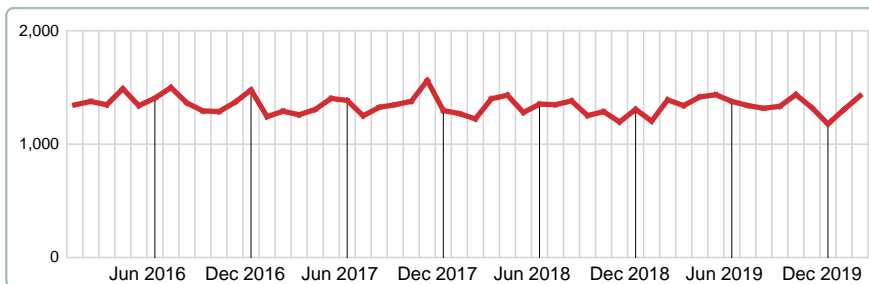
FEBRUARY



YEAR TO DATE (YTD)

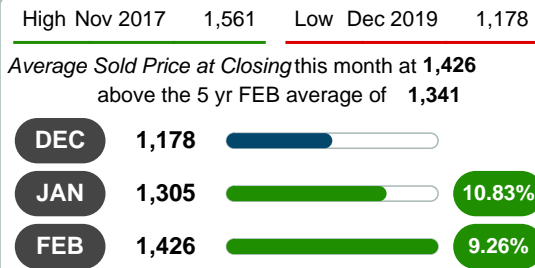


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,341



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	18	100.00%	1,426	825	1,301	1,707	1,995
Average Sold Price			1,426	825	1,301	1,707	1,995
Total Closed Units		100%	1,426	1	11	5	1
Total Closed Volume			25,665	825	14.31K	8,535	1,995

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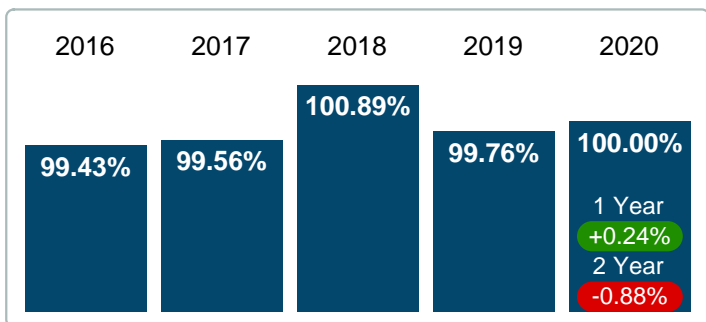
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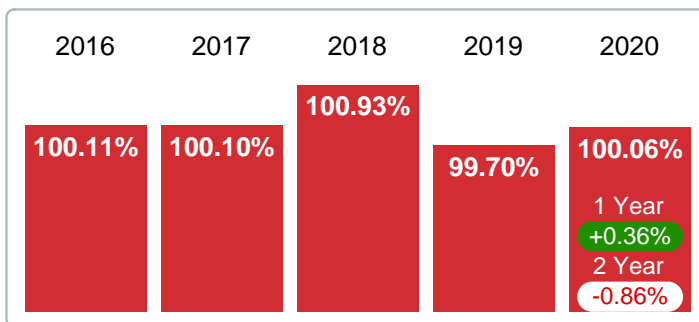
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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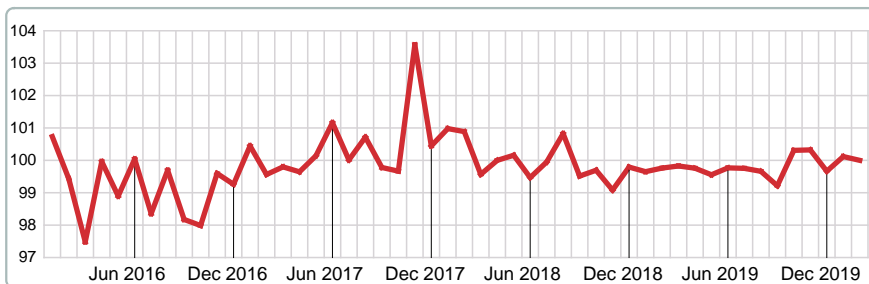
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

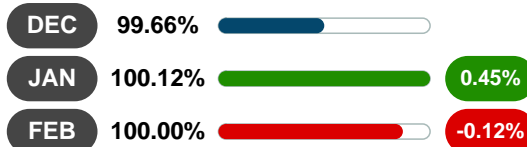


3 MONTHS

5 year FEB AVG = 99.93%

High Nov 2017 103.57% Low Mar 2016 97.48%

Average Sold/List Ratio this month at **100.00%**
equal to 5 yr FEB average of **99.93%**



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	18	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Average Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		18	100%	1	11	5	1
Total Closed Volume		25,665		825	14.31K	8,535	1,995

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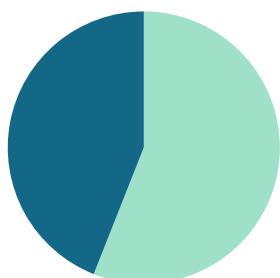
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

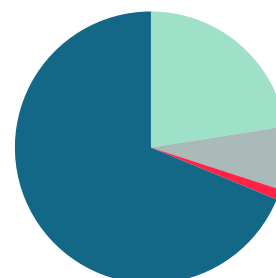


Inventory
 New Listings
42 = 56.00%
 Start Inventory
33
 Total Inventory Units
75
 Volume
\$106,980

Market Activity

Closed Sales
18 = 22.50%
 Pending Sales
6 = 7.50%
 Other Off Market
1 = 1.25%
 Active Inventory
55 = 68.75%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	21	18	-14.29%	47	39	-17.02%
Pending Sales	6	6	0.00%	11	14	27.27%
New Listings	23	42	82.61%	47	69	46.81%
Average List Price	1,395	1,426	2.19%	1,293	1,359	5.13%
Average Sale Price	1,391	1,426	2.53%	1,287	1,361	5.74%
Average Percent of Selling Price to List Price	99.76%	100.00%	0.24%	99.70%	100.06%	0.36%
Average Days on Market to Sale	40.00	31.61	-20.97%	39.02	36.56	-6.30%
Monthly Inventory	36	55	52.78%	36	55	52.78%
Months Supply of Inventory	1.55	2.24	44.49%	1.55	2.24	44.49%

Absorption: Last 12 months, an Average of **25** Sales/Month

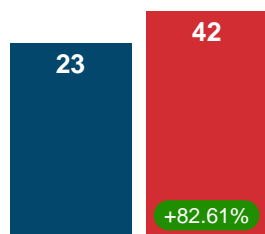
Inventory on February 29, 2020 = **55**

2019 **2020**

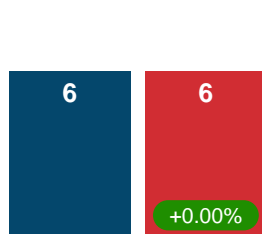
FEBRUARY MARKET

AVERAGE PRICES

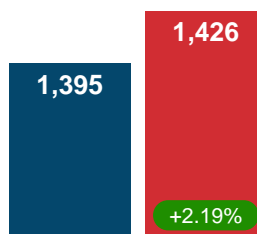
New Listings



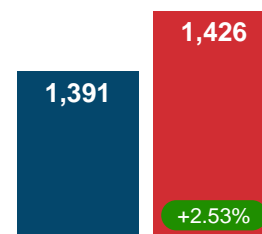
Pending Listings



List Price



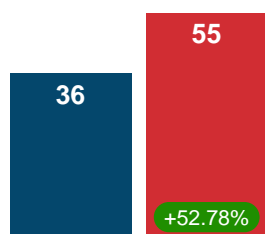
Sale Price



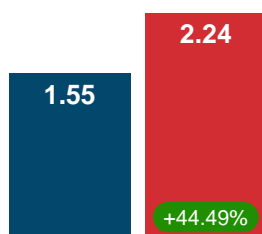
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

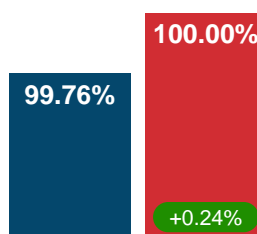
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

