

## February 2020



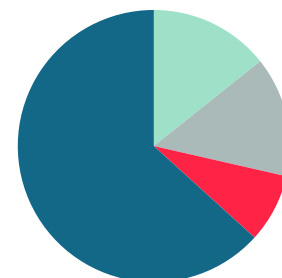
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	6	7	16.67%
Pending Listings	4	7	75.00%
New Listings	14	13	-7.14%
Median List Price	1,545	1,200	-22.33%
Median Sale Price	1,545	1,200	-22.33%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	40.50	51.00	25.93%
End of Month Inventory	30	31	3.33%
Months Supply of Inventory	2.38	2.64	10.66%



■ Closed (14.29%)  
■ Pending (14.29%)  
■ Other OffMarket (8.16%)  
■ Active (63.27%)

**Absorption:** Last 12 months, an Average of **12** Sales/Month  
**Active Inventory** as of February 29, 2020 = **31**

#### Analysis Wrap-Up

##### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2020 rose **3.33%** to 31 existing homes available for sale. Over the last 12 months this area has had an average of 12 closed sales per month. This represents an unsold inventory index of **2.64** MSI for this period.

##### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **22.33%** in February 2020 to \$1,200 versus the previous year at \$1,545.

##### Median Days on Market Lengthens

The median number of **51.00** days that homes spent on the market before selling increased by 10.50 days or **25.93%** in February 2020 compared to last year's same month at **40.50** DOM.

##### Sales Success for February 2020 is Positive

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

There were 13 New Listings in February 2020, down **7.14%** from last year at 14. Furthermore, there were 7 Closed Listings this month versus last year at 6, a **16.67%** increase.

Closed versus Listed trends yielded a **53.8%** ratio, up from previous year's, February 2019, at **42.9%**, a **25.64%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

#### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

#### 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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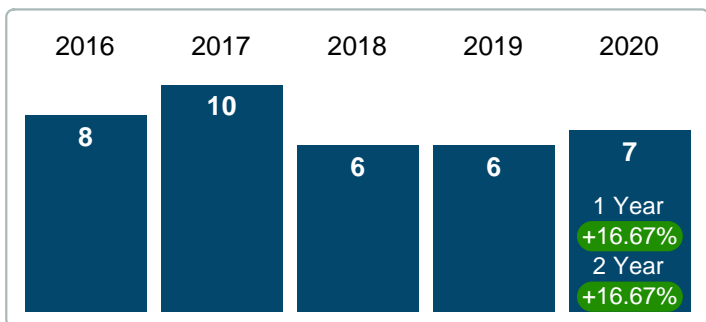
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



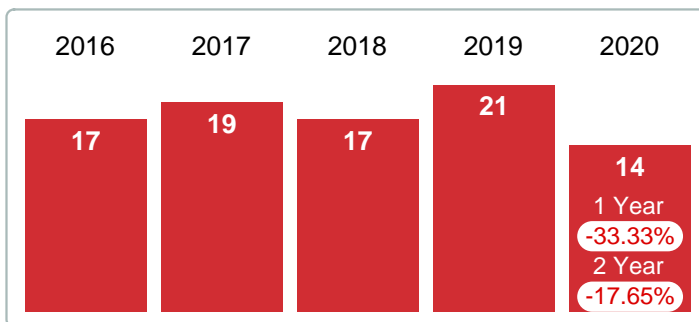
## CLOSED LISTINGS

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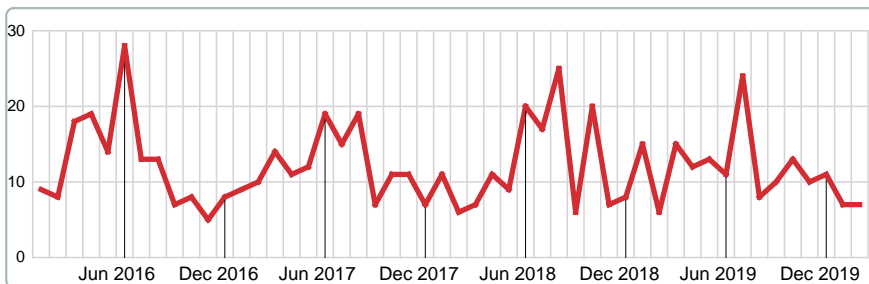
### FEBRUARY



### YEAR TO DATE (YTD)

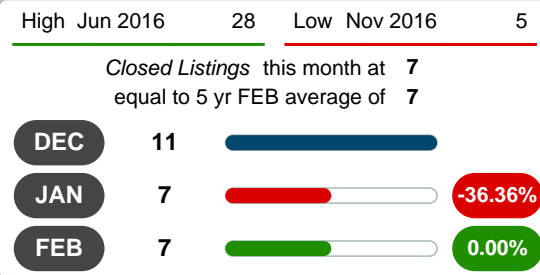


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 7



### 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	7	100.00%	51.0	2	4	1	0
<b>Total Closed Units</b>	<b>7</b>			<b>2</b>	<b>4</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>8,240</b>	<b>100%</b>	<b>51.0</b>	<b>1,850</b>	<b>4,895</b>	<b>1,495</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$1,200</b>			<b>\$925</b>	<b>\$1,298</b>	<b>\$1,495</b>	<b>\$0</b>

# February 2020



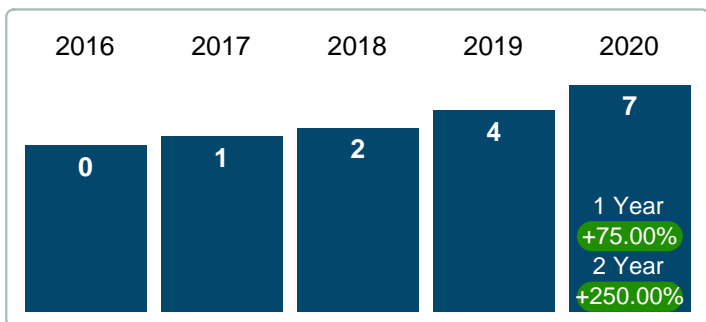
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



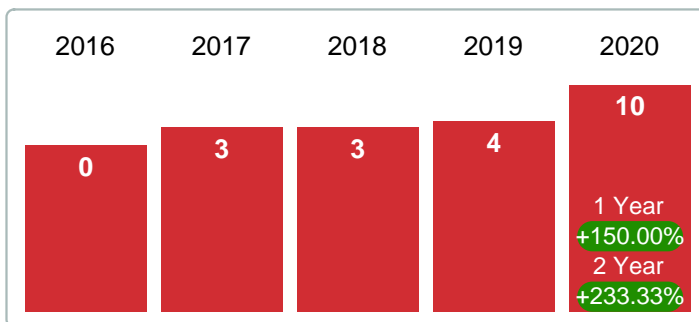
## PENDING LISTINGS

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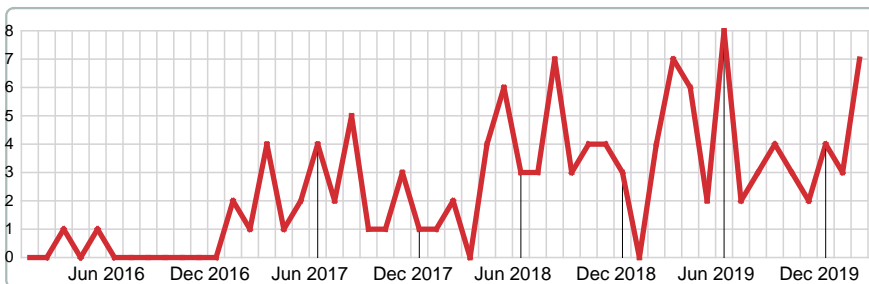
### FEBRUARY



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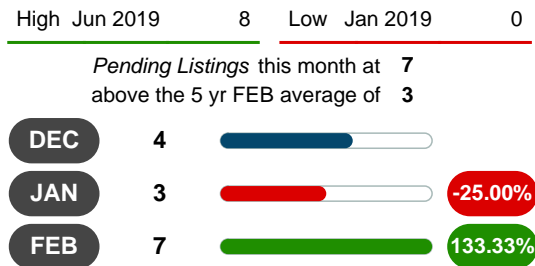


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 3



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	51.0	0	0	0	0
\$1-\$0	0	0.00%	51.0	0	0	0	0
\$1-\$0	0	0.00%	51.0	0	0	0	0
\$1-\$0	0	0.00%	51.0	0	0	0	0
\$1-\$0	0	0.00%	51.0	0	0	0	0
\$1-\$0	0	0.00%	51.0	0	0	0	0
\$1 and up	7	100.00%	13.0	2	5	0	0
<b>Total Pending Units</b>	<b>7</b>			<b>2</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>10,995</b>	<b>100%</b>	<b>13.0</b>	<b>1,850</b>	<b>9,145</b>	<b>0.00B</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$1,395</b>			<b>\$925</b>	<b>\$1,450</b>	<b>\$0</b>	<b>\$0</b>

# February 2020



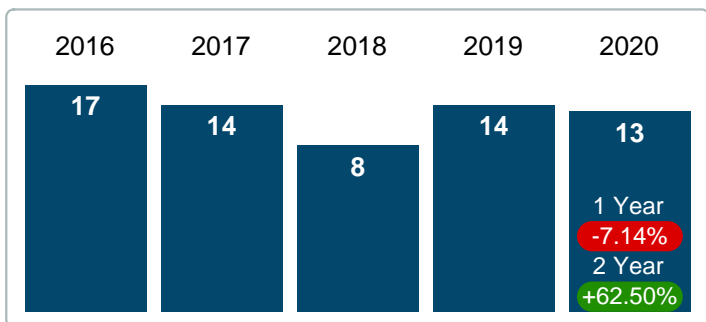
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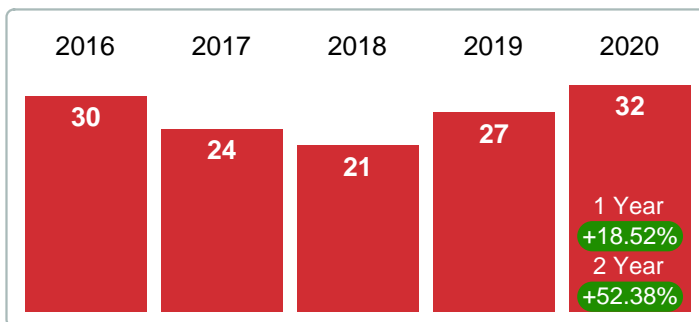
## NEW LISTINGS

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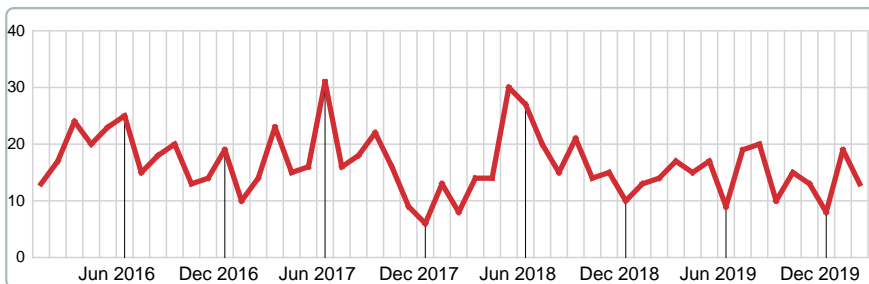
### FEBRUARY



### YEAR TO DATE (YTD)

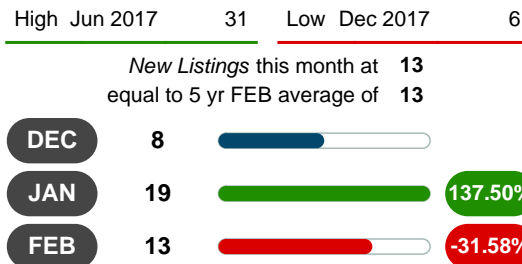


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 13



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	%		1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1 and up	100.00%	13	2	9	2	0
<b>Total New Listed Units</b>		<b>13</b>	<b>2</b>	<b>9</b>	<b>2</b>	<b>0</b>
<b>Total New Listed Volume</b>		<b>18,635</b>	<b>1,820</b>	<b>13.67K</b>	<b>3,145</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>		<b>\$1,425</b>	<b>\$910</b>	<b>\$1,425</b>	<b>\$1,573</b>	<b>\$0</b>

# February 2020



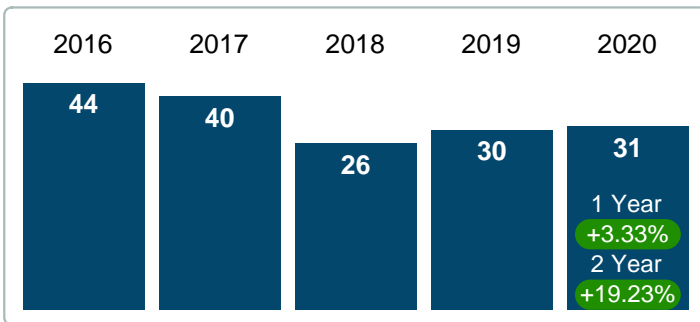
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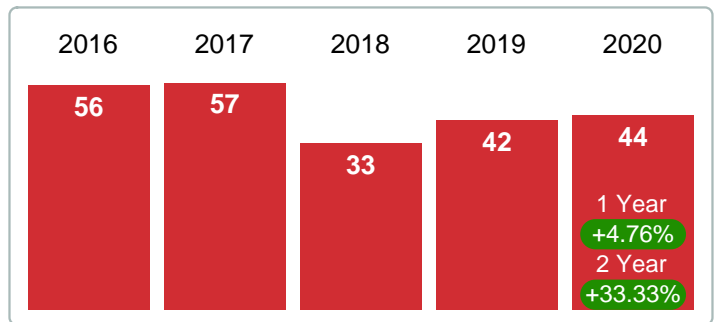
## ACTIVE INVENTORY

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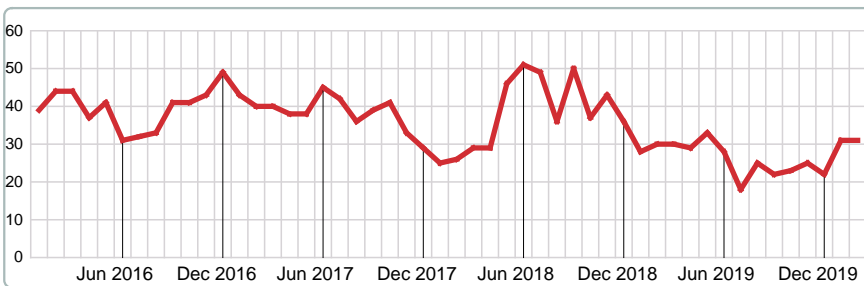
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

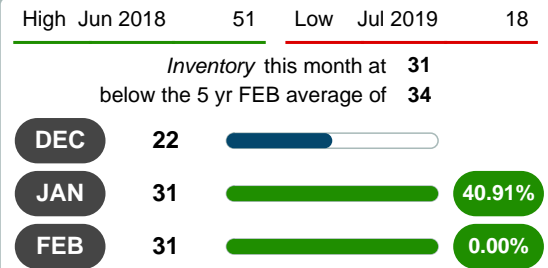


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 34



### 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%	13.0	0	0	0	0
\$1 \$0	0	0.00%	13.0	0	0	0	0
\$1 \$0	0	0.00%	13.0	0	0	0	0
\$1 \$0	0	0.00%	13.0	0	0	0	0
\$1 \$0	0	0.00%	13.0	0	0	0	0
\$1 \$0	0	0.00%	13.0	0	0	0	0
\$1 and up	31	100.00%	38.0	6	16	6	3
Total Active Inventory by Units			31	6	16	6	3
Total Active Inventory by Volume			47,705	5,395	19.83K	11.08K	11.40K
Median Active Inventory Listing Price			\$1,295	\$900	\$1,273	\$1,820	\$4,000

# February 2020



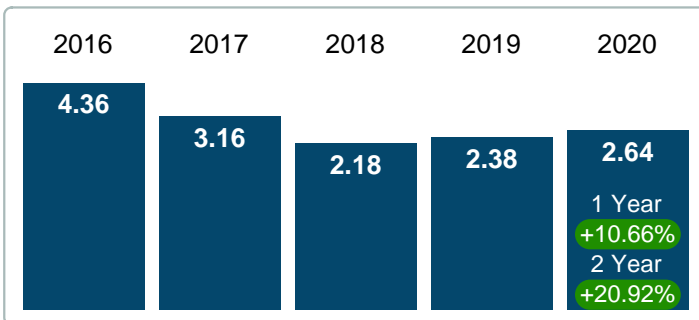
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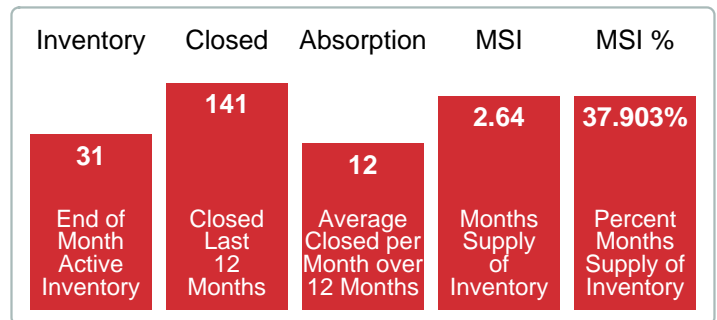
## MONTHS SUPPLY of INVENTORY (MSI)

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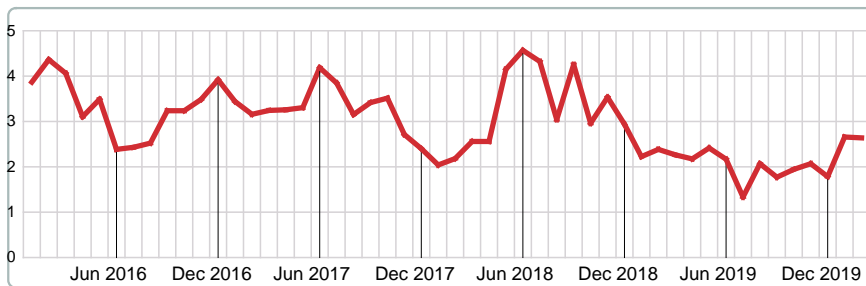
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2020

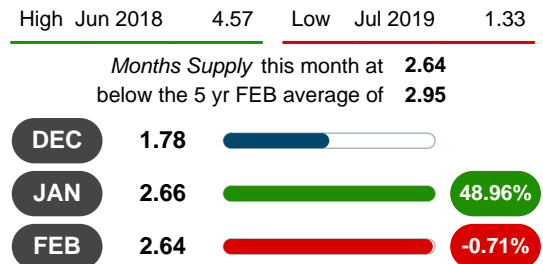


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 2.95



### 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	31	100.00%	2.64	4.00	2.40	1.80	12.00
Market Supply of Inventory (MSI)			2.64	4.00	2.40	1.80	12.00
Total Active Inventory by Units		100%	2.64	6	16	6	3

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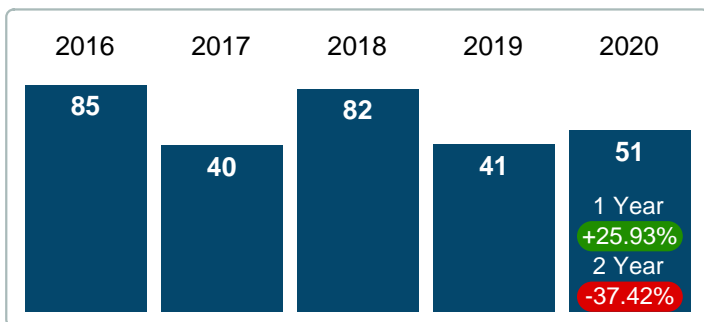
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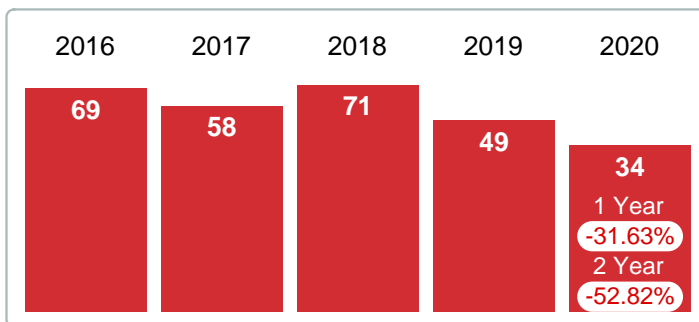
## MEDIAN DAYS ON MARKET TO SALE

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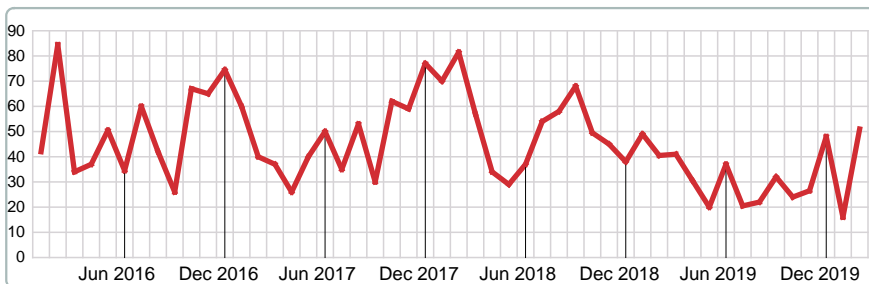
### FEBRUARY



### YEAR TO DATE (YTD)

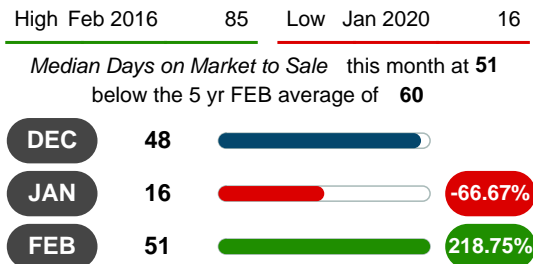


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 60



### 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%	38	0	0	0	0
\$1-\$0	0	0.00%	38	0	0	0	0
\$1-\$0	0	0.00%	38	0	0	0	0
\$1-\$0	0	0.00%	38	0	0	0	0
\$1-\$0	0	0.00%	38	0	0	0	0
\$1-\$0	0	0.00%	38	0	0	0	0
\$1 and up	7	100.00%	51	97	32	51	0
Median Closed DOM			51	97	32	51	0
Total Closed Units		100%	51.0	2	4	1	
Total Closed Volume			8,240	1,850	4,895	1,495	0.00B

# February 2020



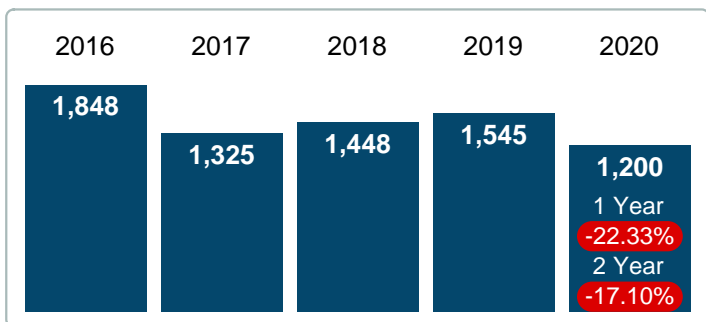
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



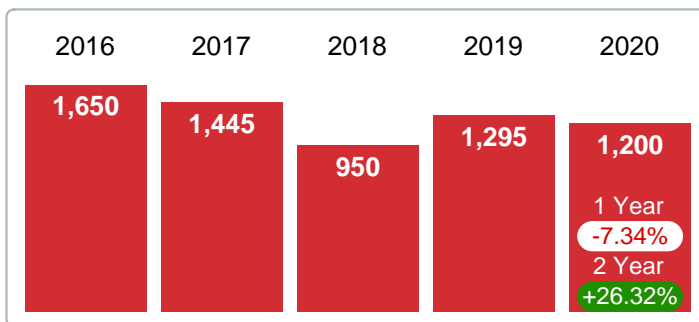
## MEDIAN LIST PRICE AT CLOSING

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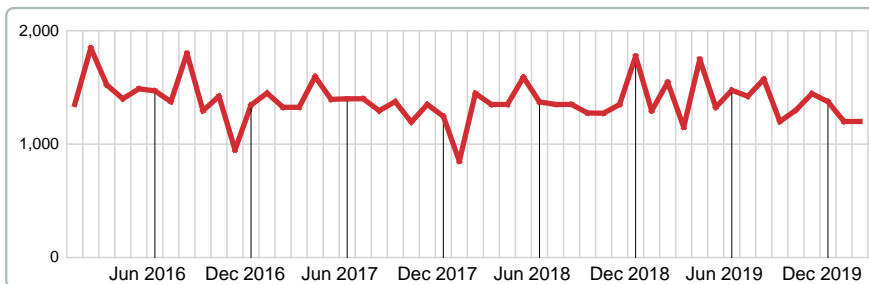
### FEBRUARY



### YEAR TO DATE (YTD)

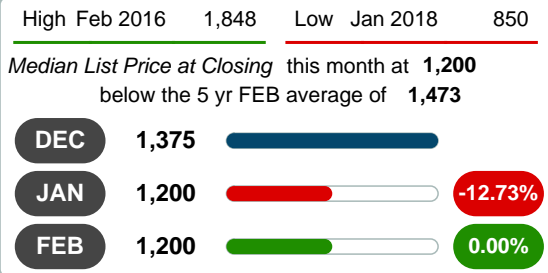


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1,473



### 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%	51	0	0	0	0
\$1-\$0	0	0.00%	51	0	0	0	0
\$1-\$0	0	0.00%	51	0	0	0	0
\$1-\$0	0	0.00%	51	0	0	0	0
\$1-\$0	0	0.00%	51	0	0	0	0
\$1-\$0	0	0.00%	51	0	0	0	0
\$1 and up	7	100.00%	1,200	925	1,298	1,495	0
Median List Price			1,200	925	1,298	1,495	0
Total Closed Units		100%	1,200	2	4	1	
Total Closed Volume			8,240	1,850	4,895	1,495	0.00B



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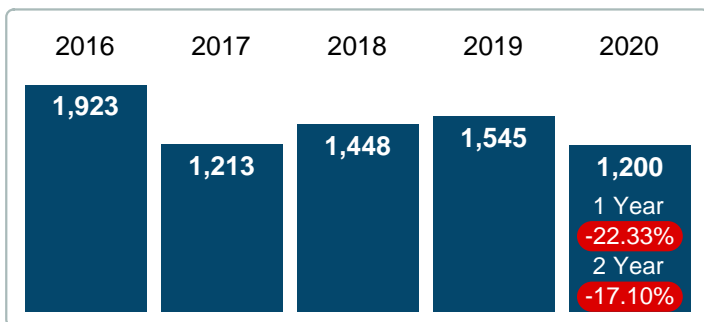
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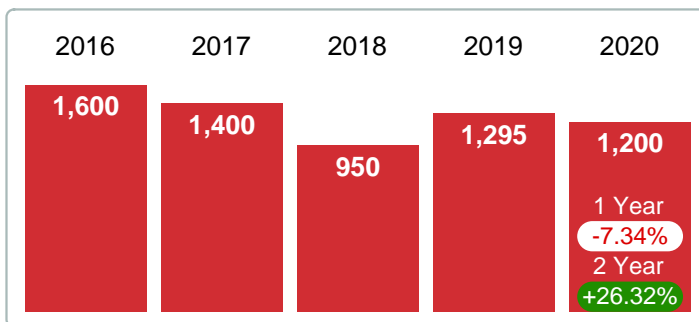
## MEDIAN SOLD PRICE AT CLOSING

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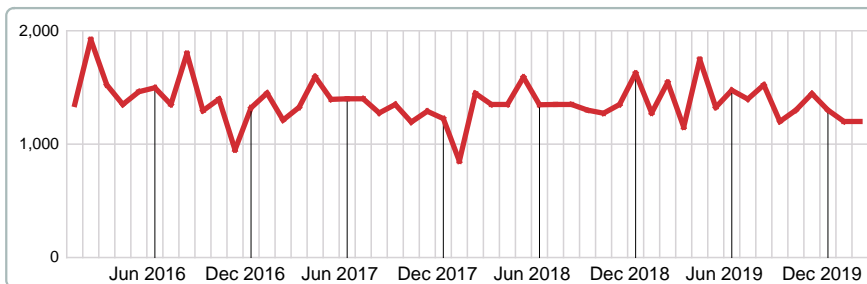
### FEBRUARY



### YEAR TO DATE (YTD)

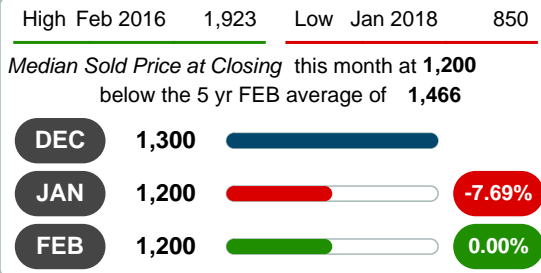


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1,466



### 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%	1,200	0	0	0	0
\$1 \$0	0	0.00%	1,200	0	0	0	0
\$1 \$0	0	0.00%	1,200	0	0	0	0
\$1 \$0	0	0.00%	1,200	0	0	0	0
\$1 \$0	0	0.00%	1,200	0	0	0	0
\$1 \$0	0	0.00%	1,200	0	0	0	0
\$1 and up	7	100.00%	1,200	925	1,298	1,495	0
Median Sold Price			1,200	925	1,298	1,495	0
Total Closed Units		100%	1,200	2	4	1	
Total Closed Volume			8,240	1,850	4,895	1,495	0.00B

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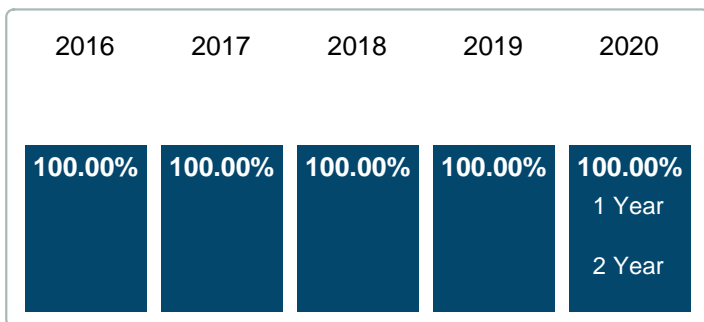
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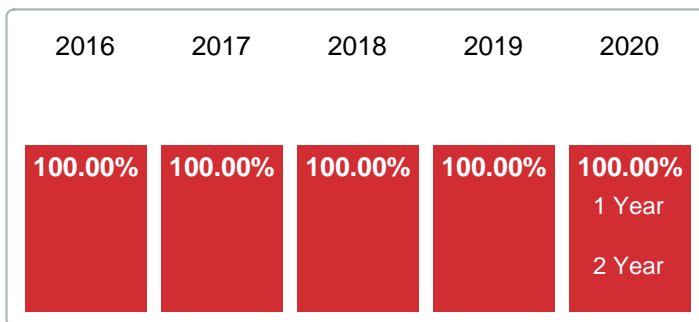
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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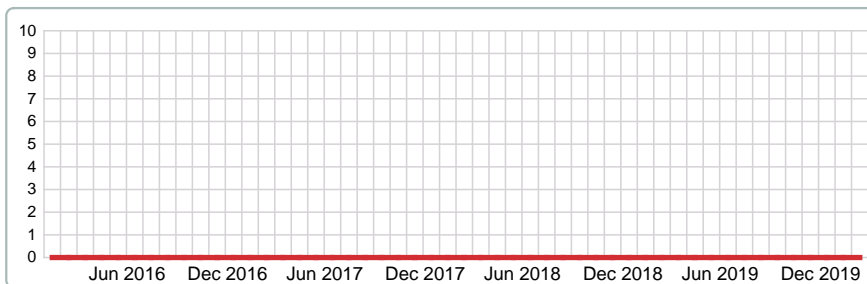
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

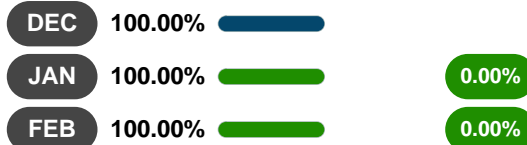


### 3 MONTHS

5 year FEB AVG = 100.00%

High Feb 2020 100.00% Low Feb 2020 100.00%

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



## MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,200.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	7	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		7	100%	2	4	1	
Total Closed Volume		8,240		1,850	4,895	1,495	0.00B

# February 2020



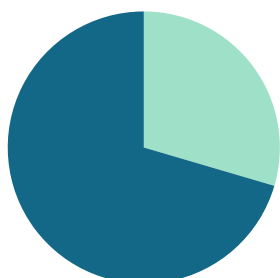
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



## MARKET SUMMARY

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

### INVENTORY

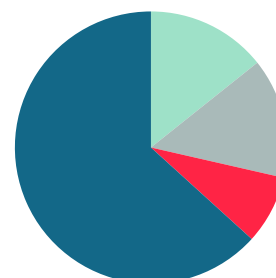


**Inventory**  
 New Listings  
 13 = 29.55%  
 Start Inventory  
 31  
 Total Inventory Units  
 44  
 Volume  
 \$66,490

### Market Activity

Closed Sales  
 7 = 14.29%  
 Pending Sales  
 7 = 14.29%  
 Other Off Market  
 4 = 8.16%  
 Active Inventory  
 31 = 63.27%

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	6	7	16.67%	21	14	-33.33%
Pending Sales	4	7	75.00%	4	10	150.00%
New Listings	14	13	-7.14%	27	32	18.52%
Median List Price	1,545	1,200	-22.33%	1,295	1,200	-7.34%
Median Sale Price	1,545	1,200	-22.33%	1,295	1,200	-7.34%
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	40.50	51.00	25.93%	49.00	33.50	-31.63%
Monthly Inventory	30	31	3.33%	30	31	3.33%
Months Supply of Inventory	2.38	2.64	10.66%	2.38	2.64	10.66%

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

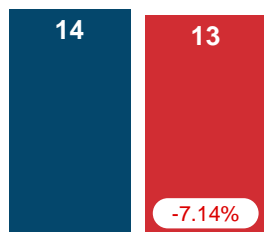
**Inventory** on February 29, 2020 = 31

2019 2020

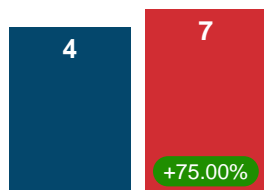
### FEBRUARY MARKET

### MEDIAN PRICES

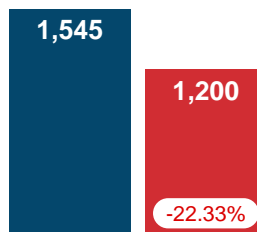
#### New Listings



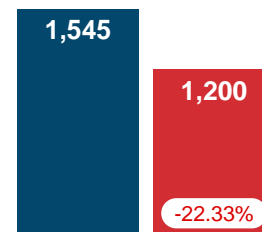
#### Pending Listings



#### List Price



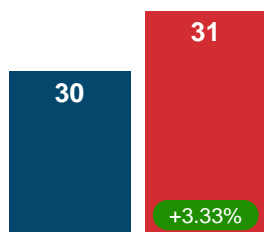
#### Sale Price



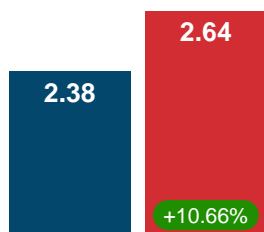
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

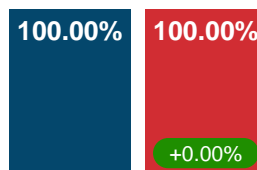
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

