

February 2020



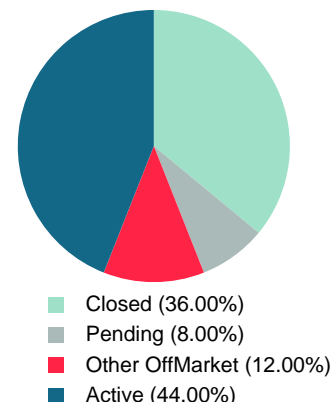
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	11	9	-18.18%
Pending Listings	3	2	-33.33%
New Listings	6	8	33.33%
Average List Price	1,441	1,487	3.21%
Average Sale Price	1,436	1,484	3.35%
Average Percent of Selling Price to List Price	99.75%	99.85%	0.10%
Average Days on Market to Sale	63.09	32.56	-48.40%
End of Month Inventory	12	11	-8.33%
Months Supply of Inventory	1.25	0.95	-24.16%



Absorption: Last 12 months, an Average of **12** Sales/Month
Active Inventory as of February 29, 2020 = **11**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **8.33%** to 11 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 **0.95** 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 **3.35%** in February 2020 to \$1,484 versus the previous year at \$1,436.

Average Days on Market Shortens

The average number of **32.56** days that homes spent on the market before selling decreased by 30.54 days or **48.40%** in February 2020 compared to last year's same month at **63.09** 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 8 New Listings in February 2020, up **33.33%** from last year at 6. Furthermore, there were 9 Closed Listings this month versus last year at 11, a **-18.18%** decrease.

Closed versus Listed trends yielded a **112.5%** ratio, down from previous year's, February 2019, at **183.3%**, a **38.64%** 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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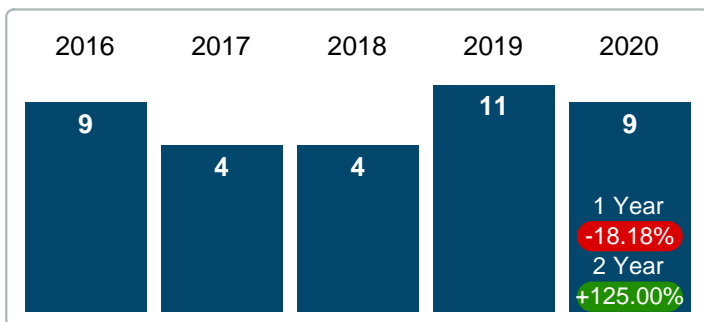
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



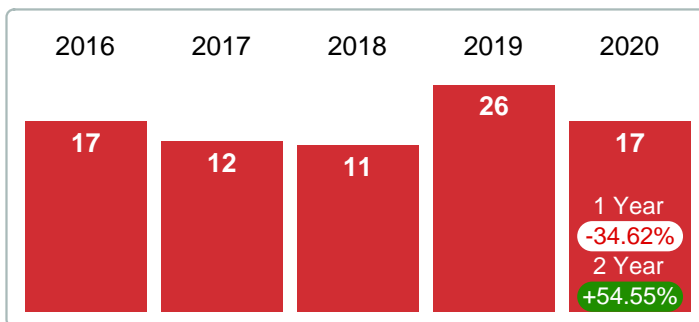
CLOSED LISTINGS

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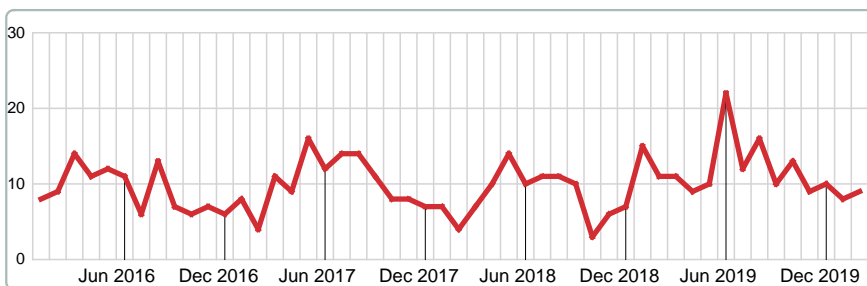
FEBRUARY



YEAR TO DATE (YTD)

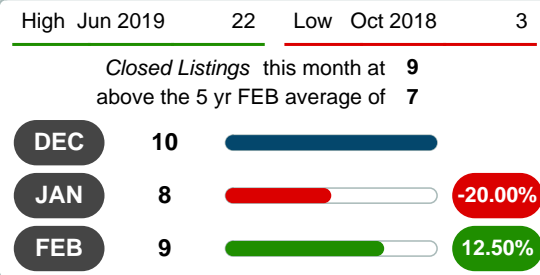


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 7



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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%	32.6	0	7	2	0
Total Closed Units	9			0	7	2	0
Total Closed Volume	13,360	100%	32.6	0.00B	9,805	3,555	0.00B
Average Closed Price	\$1,484			\$0	\$1,401	\$1,778	\$0

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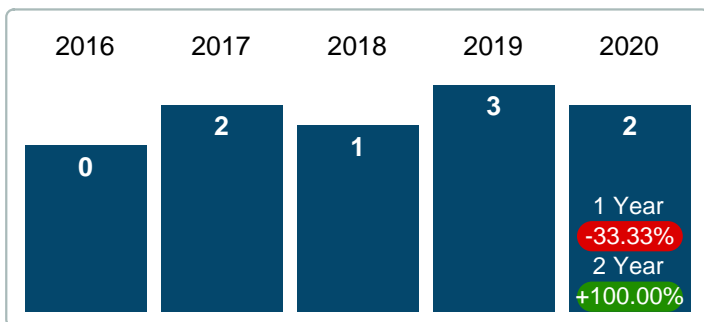
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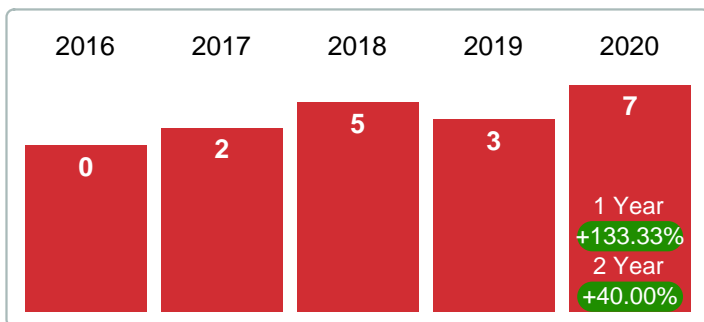
PENDING LISTINGS

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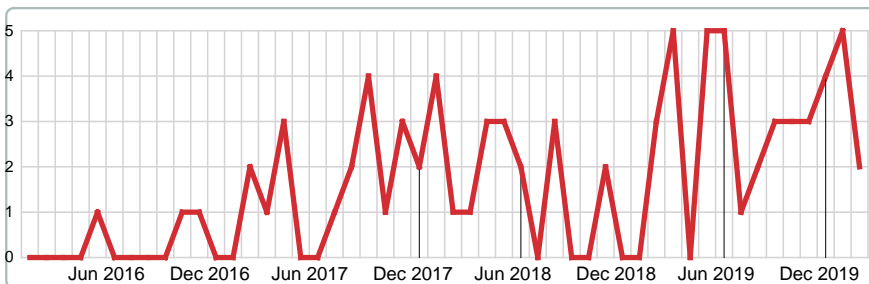
FEBRUARY



YEAR TO DATE (YTD)

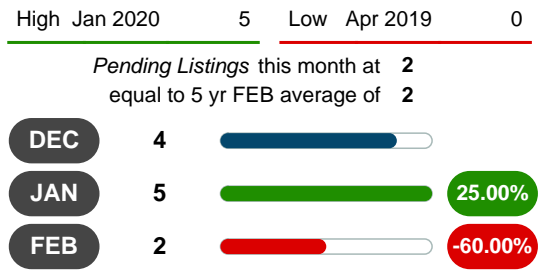


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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	2	100.00%	1.5	0	1	1	0
Total Pending Units	2			0	1	1	0
Total Pending Volume	3,390	100%	2.0	0.00B	1,545	1,845	0.00B
Average Listing Price	\$1,845			\$0	\$1,545	\$1,845	\$0

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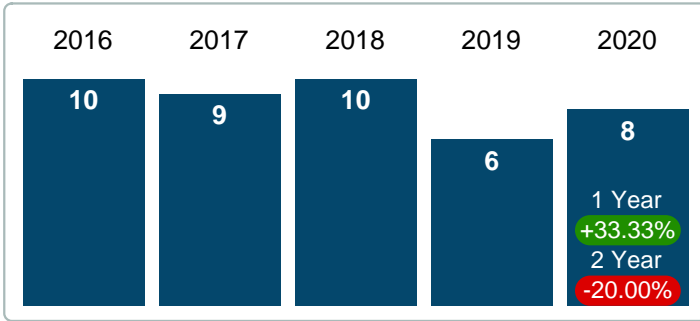
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



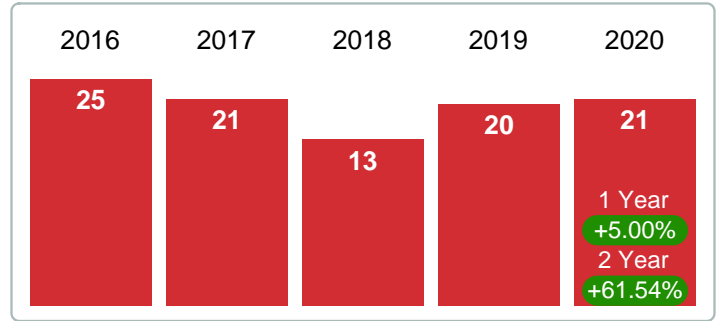
NEW LISTINGS

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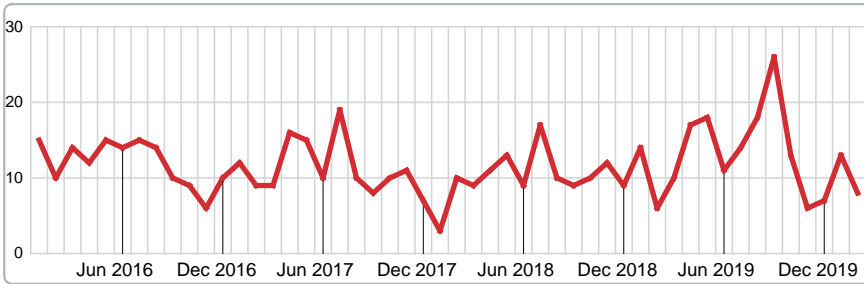
FEBRUARY



YEAR TO DATE (YTD)

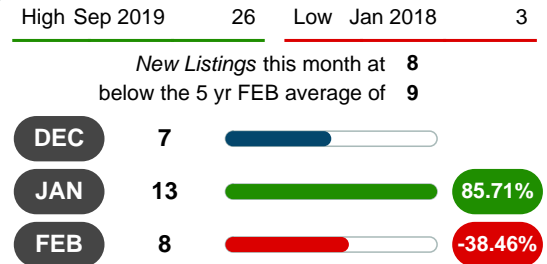


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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	8	100.00%	0	4	4	0
Total New Listed Units	8		0	4	4	0
Total New Listed Volume	13,205	100%	0.00B	5,595	7,610	0.00B
Average New Listed Listing Price	\$1,845		\$0	\$1,399	\$1,903	\$0

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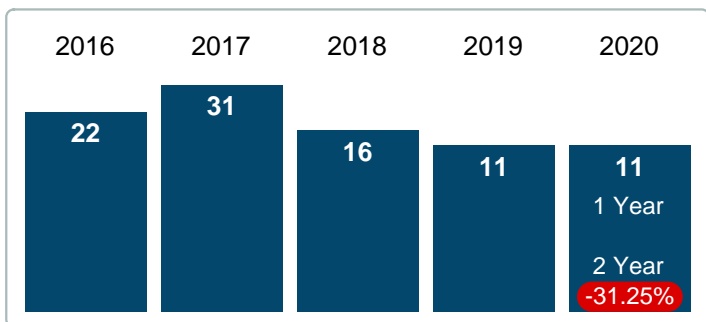
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



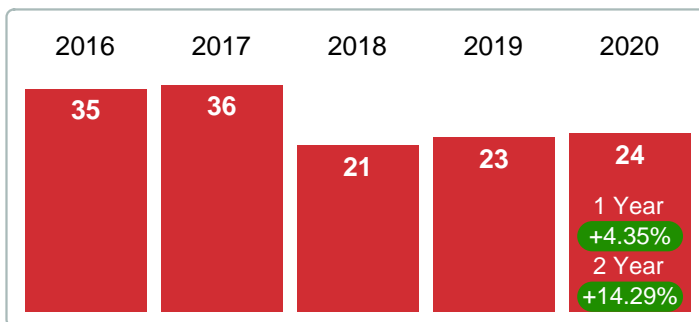
ACTIVE INVENTORY

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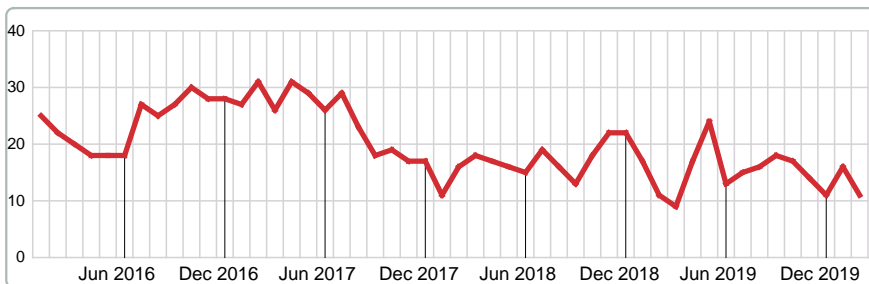
END OF FEBRUARY



ACTIVE DURING FEBRUARY

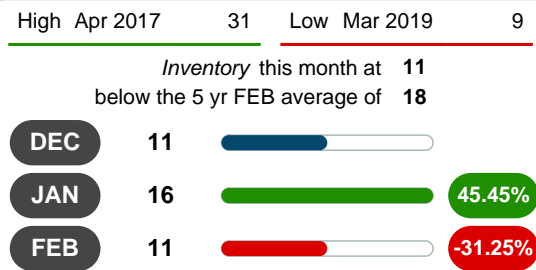


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 18



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	11	100.00%	27.5	0	6	4	1
Total Active Inventory by Units			11	0	6	4	1
Total Active Inventory by Volume			18,485	0.00B	8,520	7,465	2,500
Average Active Inventory Listing Price			\$1,680	\$0	\$1,420	\$1,866	\$2,500

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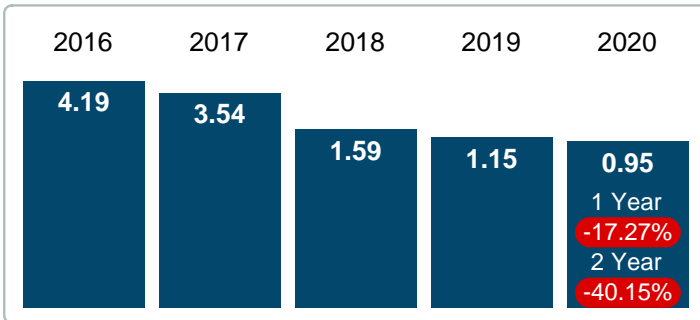
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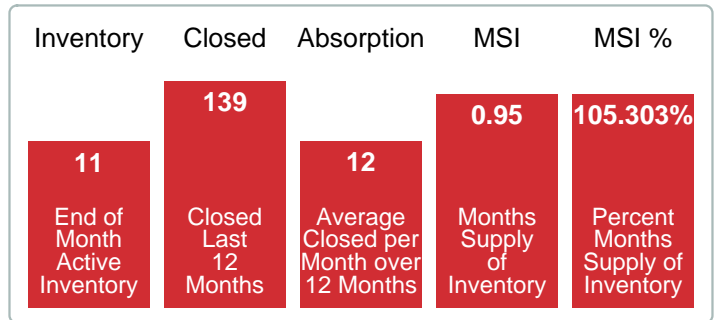
MONTHS SUPPLY of INVENTORY (MSI)

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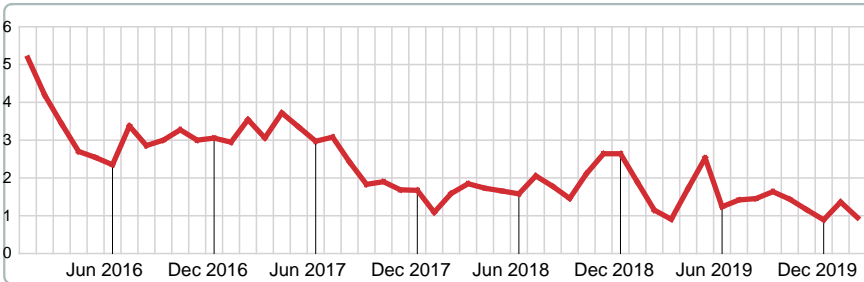
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.28

High Jan 2016 5.17 Low Dec 2019 0.89

Months Supply this month at **0.95**
below the 5 yr FEB average of **2.28**



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	11	100.00%	0.95	0.00	0.89	1.09	2.00
Market Supply of Inventory (MSI)			0.95	0.00	0.89	1.09	2.00
Total Active Inventory by Units		100%	0.95	0	6	4	1

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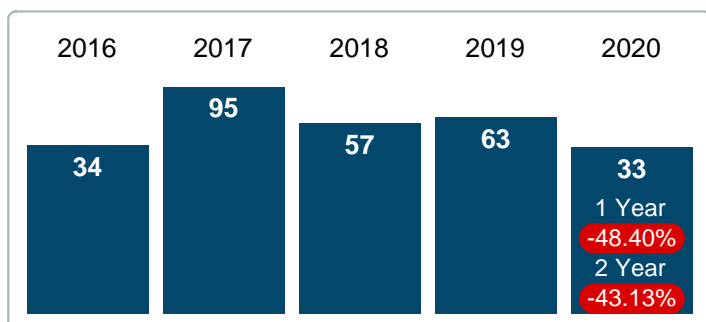
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



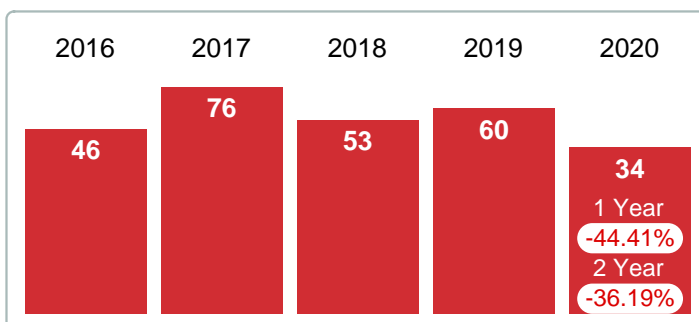
AVERAGE DAYS ON MARKET TO SALE

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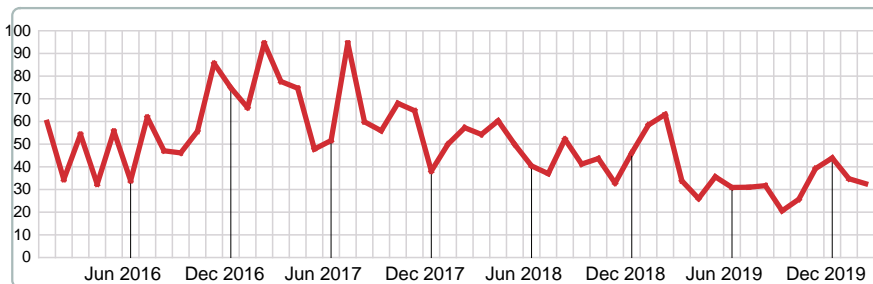
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

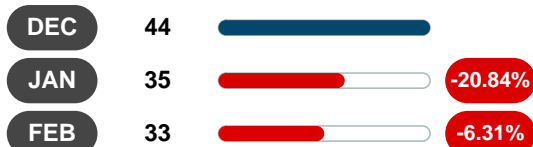


3 MONTHS

5 year FEB AVG = 56

High Jul 2017 95 Low Sep 2019 21

Average Days on Market to Sale this month at 33 below the 5 yr FEB average of 56



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	9	100.00%	33	0	40	7	0
Average Closed DOM			33	0	40	7	0
Total Closed Units		100%	33		7	2	
Total Closed Volume			13,360	0.00B	9,805	3,555	0.00B

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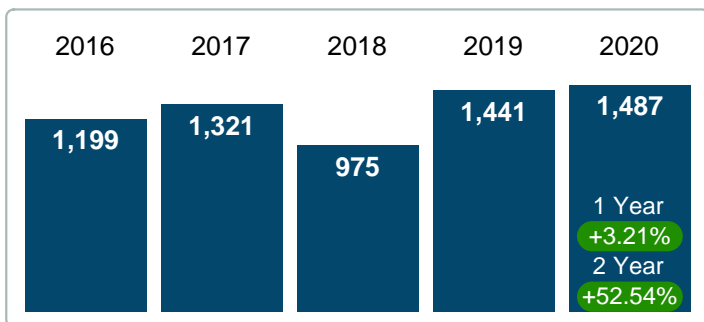
Area Delimited by School District Owasso - Sch Dist (11) - Leasing Property Type



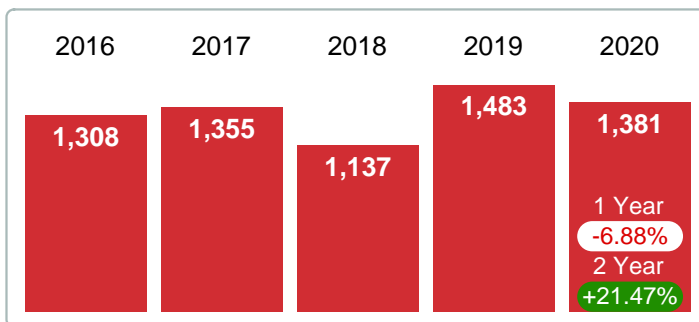
AVERAGE LIST PRICE AT CLOSING

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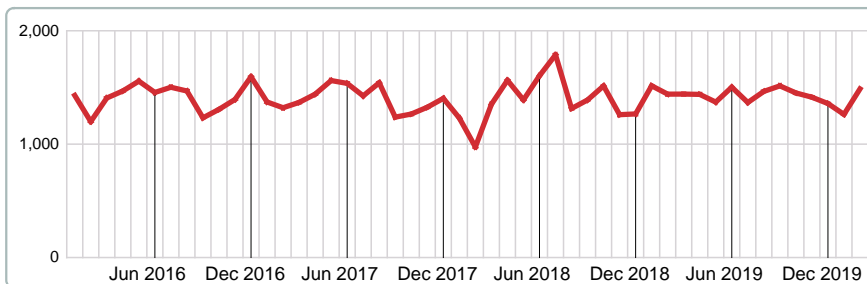
FEBRUARY



YEAR TO DATE (YTD)

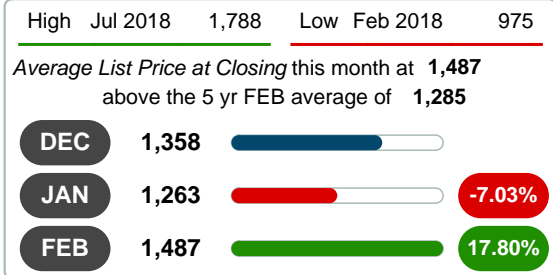


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,285



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	9	100.00%	1,487	0	1,401	1,790	0
Average List Price			1,487	0	1,401	1,790	0
Total Closed Units		100%	1,487		7	2	
Total Closed Volume			13,385	0.00B	9,805	3,580	0.00B

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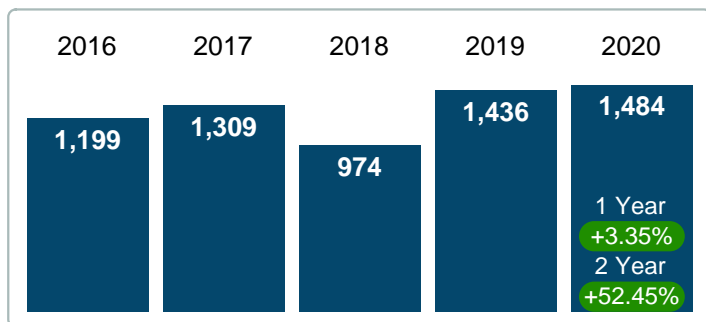
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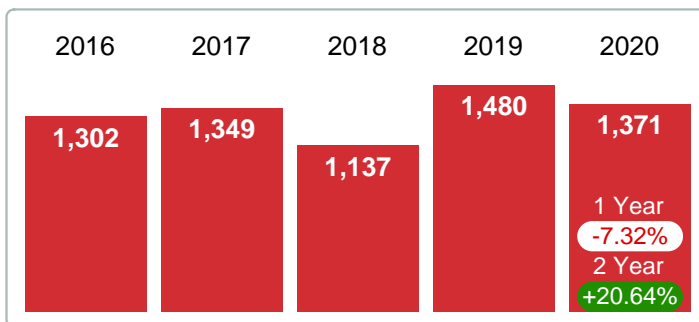
AVERAGE SOLD PRICE AT CLOSING

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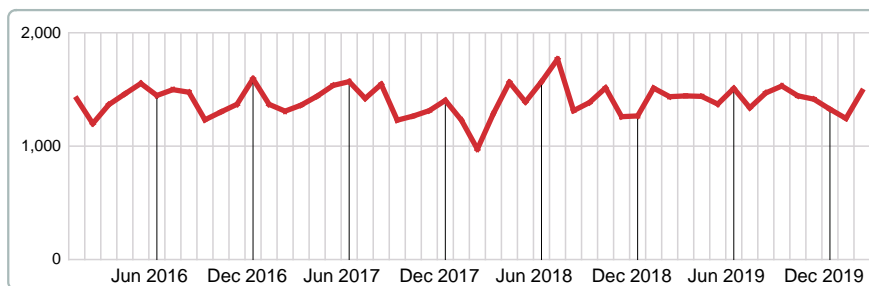
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,280

High Jul 2018 1,767 Low Feb 2018 974
Average Sold Price at Closing this month at 1,484 above the 5 yr FEB average of 1,280

DEC	1,326	
JAN	1,244	-6.16%
FEB	1,484	19.29%

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	9	100.00%	1,484	0	1,401	1,778	0
Average Sold Price			1,484	0	1,401	1,778	0
Total Closed Units		100%	1,484		7	2	
Total Closed Volume			13,360	0.00B	9,805	3,555	0.00B

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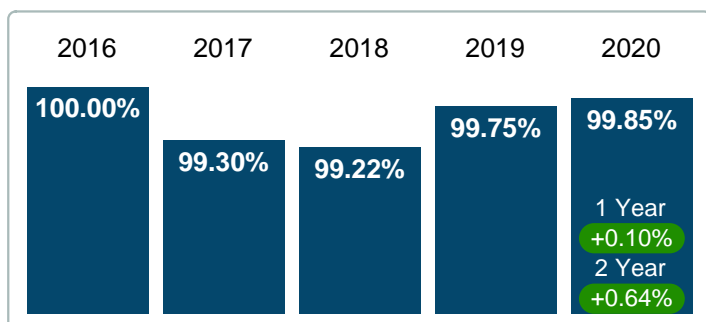
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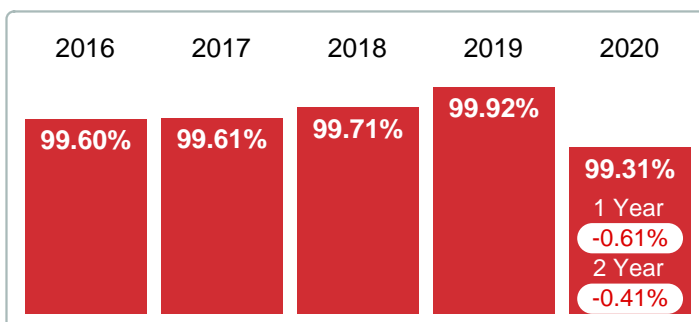
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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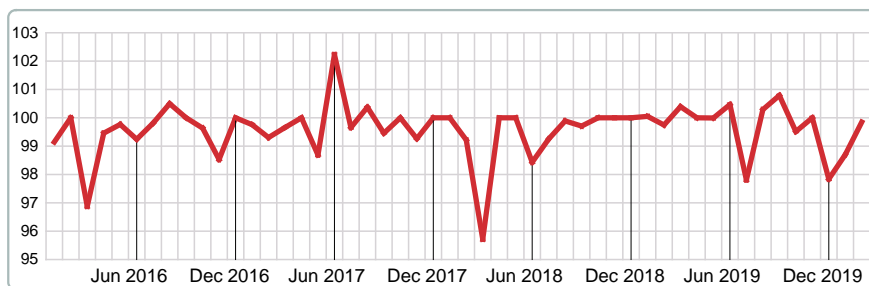
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

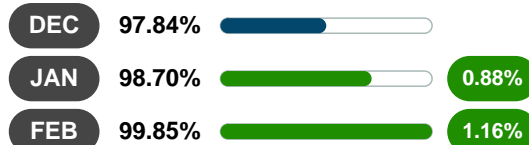


3 MONTHS

5 year FEB AVG = 99.62%

High Jun 2017 102.23% Low Mar 2018 95.71%

Average Sold/List Ratio this month at **99.85%** equal to 5 yr FEB average of **99.62%**



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	9	100.00%	99.85%	0.00%	100.00%	99.32%	0.00%
Average Sold/List Ratio		99.80%		0.00%	100.00%	99.32%	0.00%
Total Closed Units		9	100%		7	2	
Total Closed Volume		13,360		0.00B	9,805	3,555	0.00B

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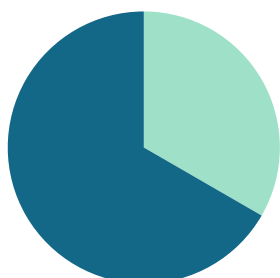
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MARKET SUMMARY

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INVENTORY

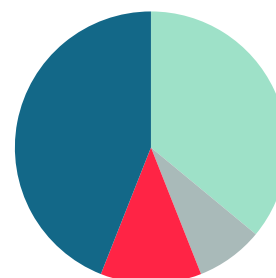


Inventory
 New Listings
8 = 33.33%
 Start Inventory
16
 Total Inventory Units
24
 Volume
\$37,260

Market Activity

Closed Sales
9 = 36.00%
 Pending Sales
2 = 8.00%
 Other Off Market
3 = 12.00%
 Active Inventory
11 = 44.00%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	11	9	-18.18%	26	17	-34.62%
Pending Sales	3	2	-33.33%	3	7	133.33%
New Listings	6	8	33.33%	20	21	5.00%
Average List Price	1,441	1,487	3.21%	1,483	1,381	-6.88%
Average Sale Price	1,436	1,484	3.35%	1,480	1,371	-7.32%
Average Percent of Selling Price to List Price	99.75%	99.85%	0.10%	99.92%	99.31%	-0.61%
Average Days on Market to Sale	63.09	32.56	-48.40%	60.42	33.59	-44.41%
Monthly Inventory	12	11	-8.33%	12	11	-8.33%
Months Supply of Inventory	1.25	0.95	-24.16%	1.25	0.95	-24.16%

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

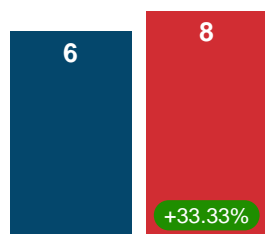
Inventory on February 29, 2020 = **11**

2019 **2020**

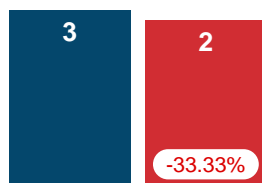
FEBRUARY MARKET

AVERAGE PRICES

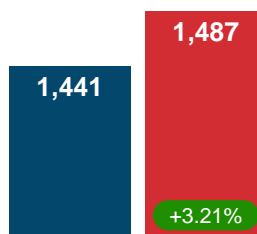
New Listings



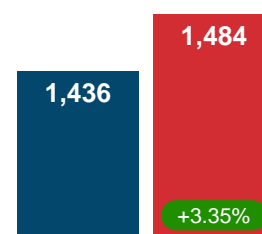
Pending Listings



List Price



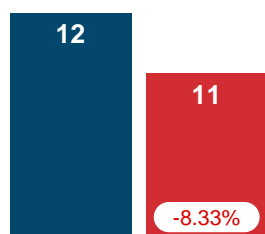
Sale Price



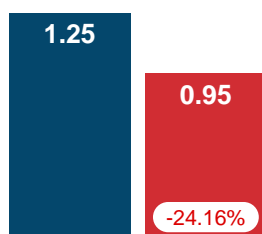
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

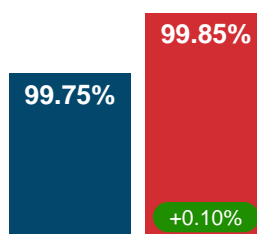
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

