

February 2020



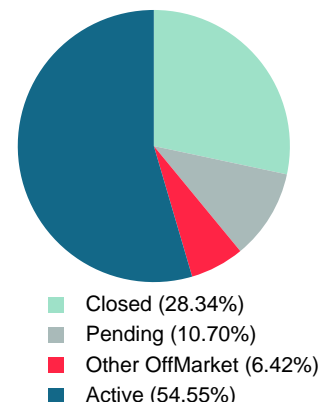
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	50	53	6.00%
Pending Listings	9	20	122.22%
New Listings	66	65	-1.52%
Median List Price	850	850	0.00%
Median Sale Price	850	850	0.00%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	33.50	36.00	7.46%
End of Month Inventory	126	102	-19.05%
Months Supply of Inventory	2.44	1.96	-19.57%



Absorption: Last 12 months, an Average of **52** Sales/Month
Active Inventory as of February 29, 2020 = **102**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **19.05%** to 102 existing homes available for sale. Over the last 12 months this area has had an average of 52 closed sales per month. This represents an unsold inventory index of **1.96** MSI for this period.

Median Sale Price Stays the Same

According to the preliminary trends, this market area has experienced some constant momentum with no variation of Median Price this month. Prices varied by **0.00%** in February 2020 to \$850 versus the previous year at \$850.

Median Days on Market Lengthens

The median number of **36.00** days that homes spent on the market before selling increased by 2.50 days or **7.46%** in February 2020 compared to last year's same month at **33.50** DOM.

Sales Success for February 2020 is Positive

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

There were 65 New Listings in February 2020, down **1.52%** from last year at 66. Furthermore, there were 53 Closed Listings this month versus last year at 50, a **6.00%** increase.

Closed versus Listed trends yielded a **81.5%** ratio, up from previous year's, February 2019, at **75.8%**, a **7.63%** 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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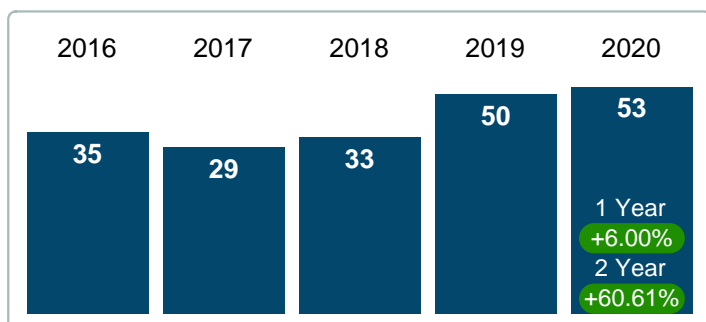
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



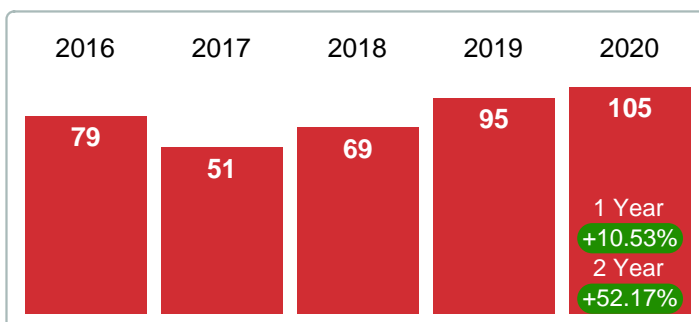
CLOSED LISTINGS

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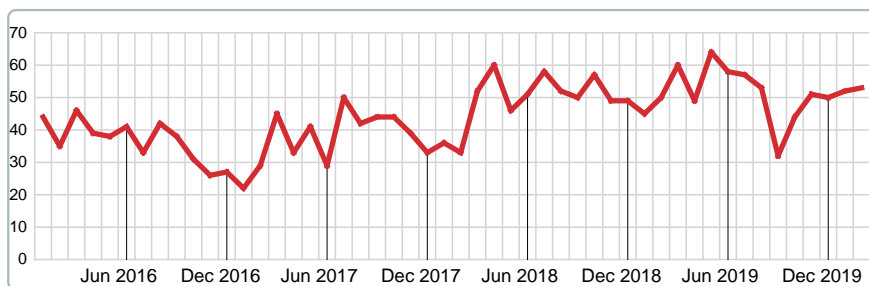
FEBRUARY



YEAR TO DATE (YTD)

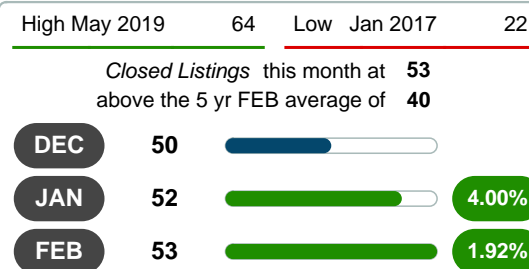


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 40



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	53	100.00%	36.0	21	27	5	0
Total Closed Units	53			21	27	5	0
Total Closed Volume	50,465	100%	36.0	16.88K	25.63K	7,965	0.00B
Median Closed Price	\$850			\$775	\$895	\$1,500	\$0

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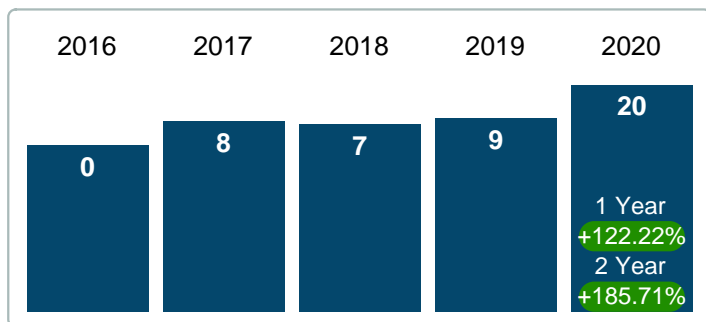
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



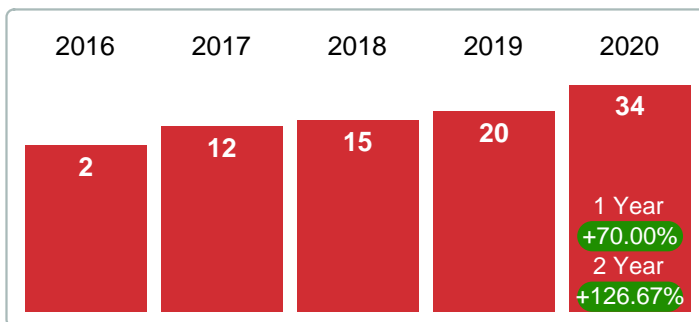
PENDING LISTINGS

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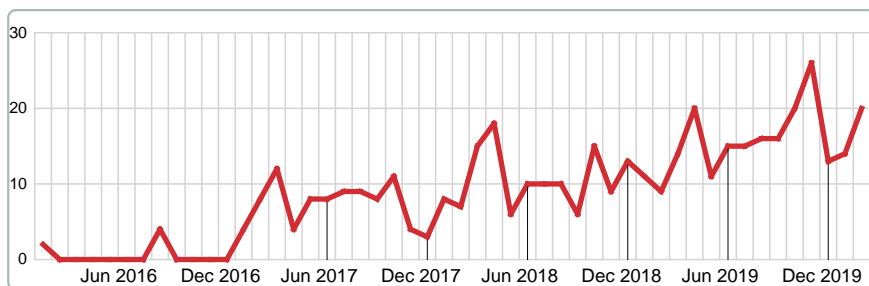
FEBRUARY



YEAR TO DATE (YTD)

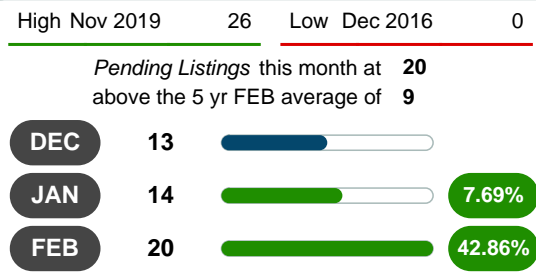


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 9



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%	36.0	0	0	0	0
\$1-\$0	0	0.00%	36.0	0	0	0	0
\$1-\$0	0	0.00%	36.0	0	0	0	0
\$1-\$0	0	0.00%	36.0	0	0	0	0
\$1-\$0	0	0.00%	36.0	0	0	0	0
\$1-\$0	0	0.00%	36.0	0	0	0	0
\$1 and up	20	100.00%	30.5	10	8	2	0
Total Pending Units	20			10	8	2	0
Total Pending Volume	22,015	100%	30.5	9,760	9,210	3,045	0.00B
Median Listing Price	\$898			\$788	\$948	\$1,523	\$0

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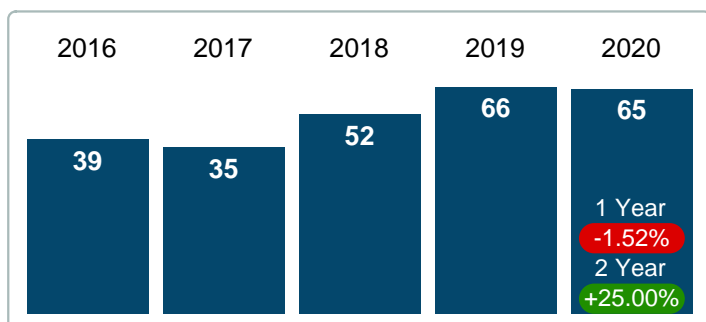
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



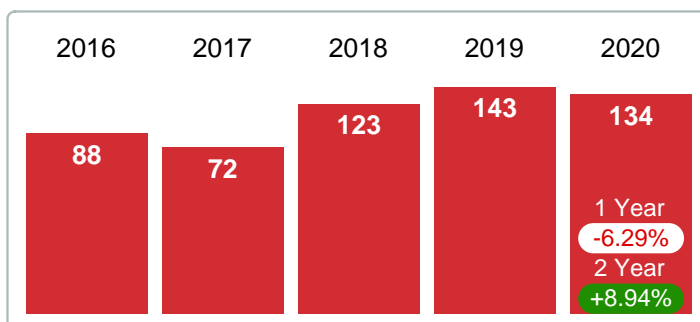
NEW LISTINGS

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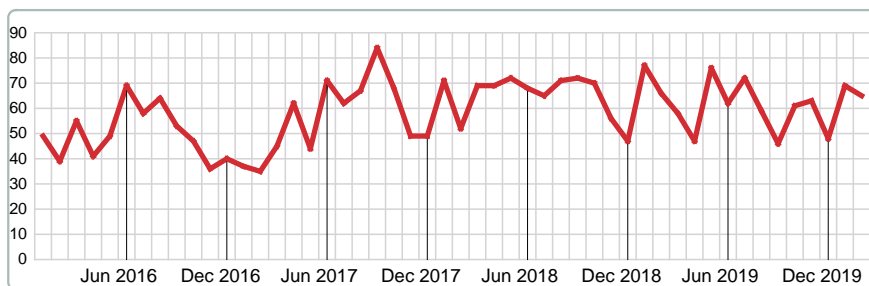
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 51

High Sep 2017 84 Low Feb 2017 35

New Listings this month at **65**
above the 5 yr FEB average of **51**



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	65	100.00%	30	31	4	0
Total New Listed Units	65		30	31	4	0
Total New Listed Volume	64,980	100%	28.23K	30.14K	6,620	0.00B
Median New Listed Listing Price	\$900		\$825	\$900	\$1,648	\$0

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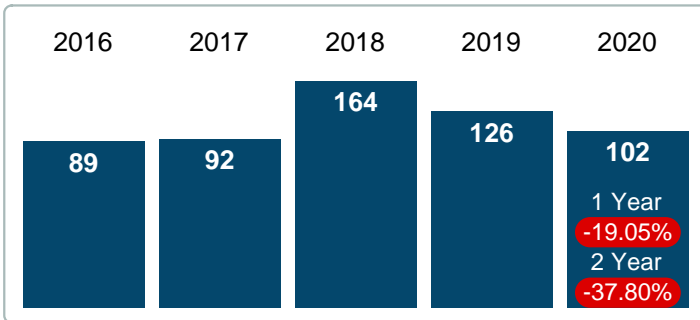
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



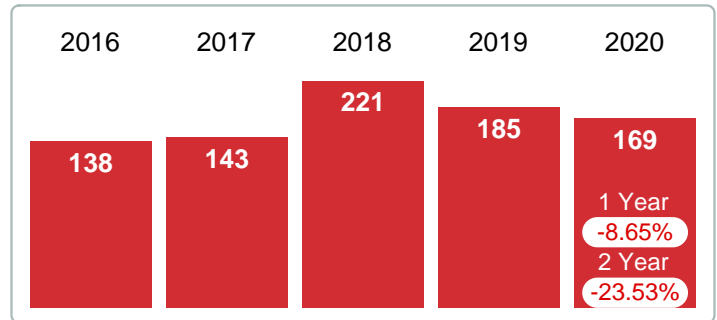
ACTIVE INVENTORY

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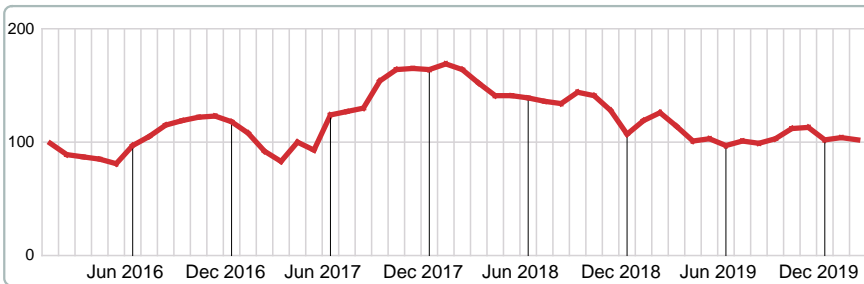
END OF FEBRUARY



ACTIVE DURING FEBRUARY



5 YEAR MARKET ACTIVITY TRENDS

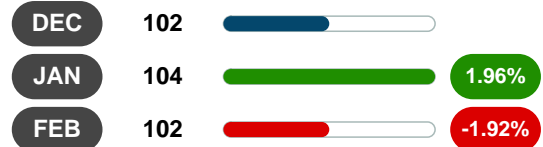


3 MONTHS

5 year FEB AVG = 115

High Jan 2018 169 Low May 2016 81

Inventory this month at 102
below the 5 yr FEB average of 115



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%	30.5	0	0	0	0
\$1-\$0	0	0.00%	30.5	0	0	0	0
\$1-\$0	0	0.00%	30.5	0	0	0	0
\$1-\$0	0	0.00%	30.5	0	0	0	0
\$1-\$0	0	0.00%	30.5	0	0	0	0
\$1-\$0	0	0.00%	30.5	0	0	0	0
\$1 and up	102	100.00%	27.0	47	52	3	0
Total Active Inventory by Units		102		47	52	3	0
Total Active Inventory by Volume		100,515	100%	45.08K	51.40K	4,040	0.00B
Median Active Inventory Listing Price		\$900		\$850	\$985	\$975	\$0

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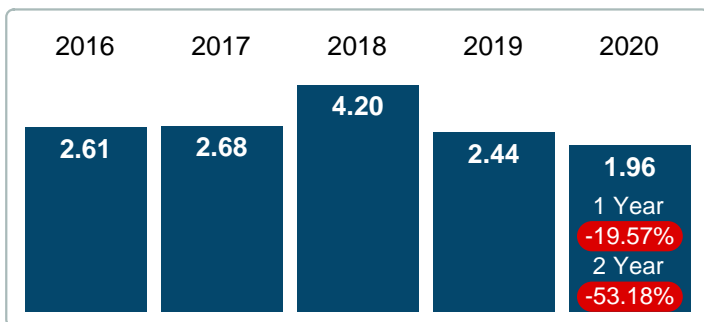
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



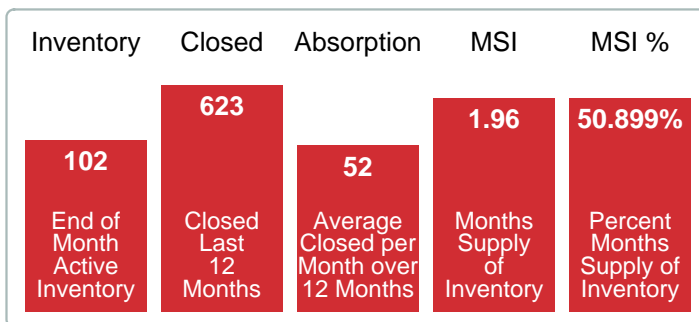
MONTHS SUPPLY of INVENTORY (MSI)

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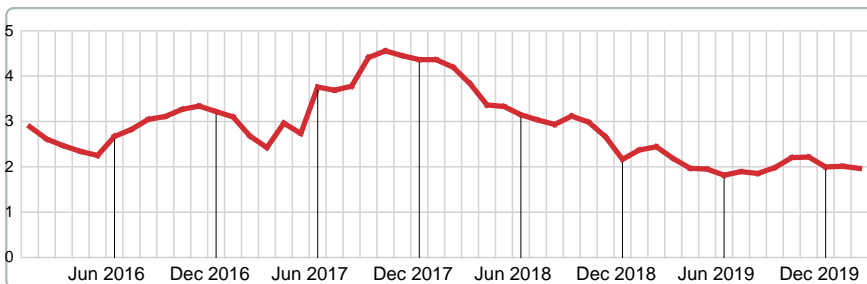
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

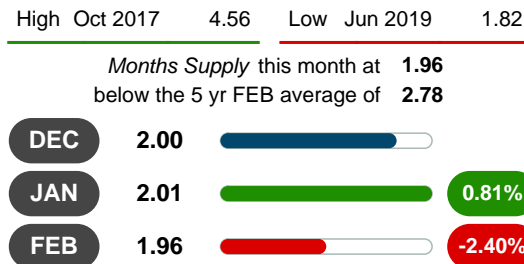


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.78



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	102	100.00%	1.96	2.29	1.87	0.90	0.00
Market Supply of Inventory (MSI)			1.96	2.29	1.87	0.90	0.00
		100%	1.96	47	52	3	0
Total Active Inventory by Units			102				

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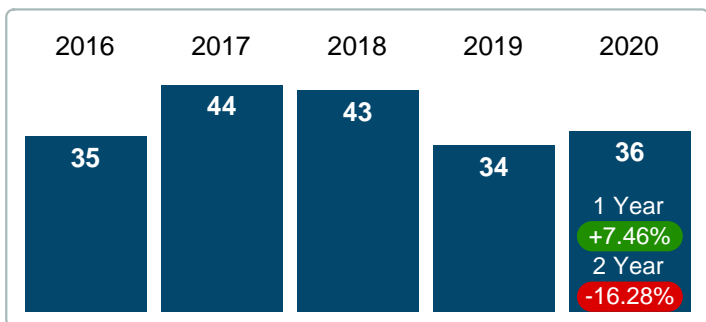
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



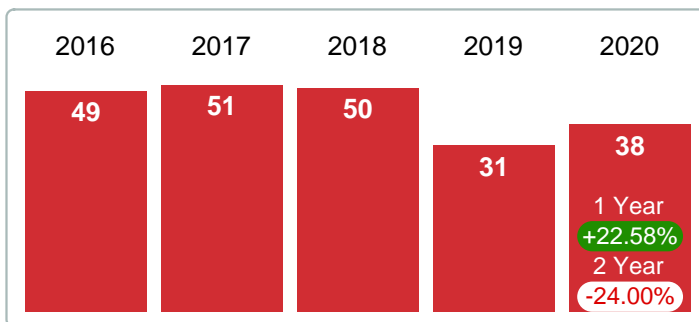
MEDIAN DAYS ON MARKET TO SALE

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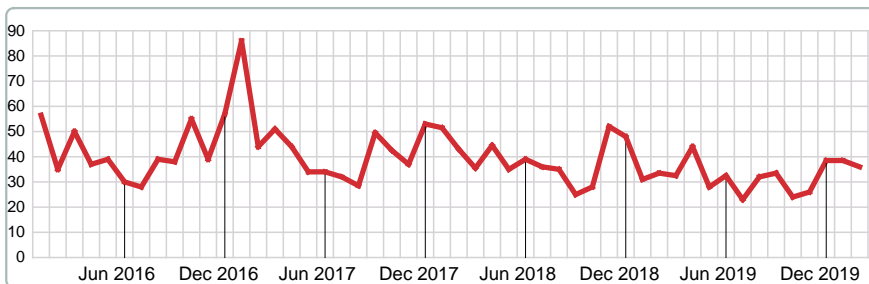
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 38

High Jan 2017 86 Low Jul 2019 23

Median Days on Market to Sale this month at 36 below the 5 yr FEB average of 38



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%	27	0	0	0	0
\$1-\$0	0	0.00%	27	0	0	0	0
\$1-\$0	0	0.00%	27	0	0	0	0
\$1-\$0	0	0.00%	27	0	0	0	0
\$1-\$0	0	0.00%	27	0	0	0	0
\$1-\$0	0	0.00%	27	0	0	0	0
\$1 and up	53	100.00%	36	41	38	22	0
Median Closed DOM			36	41	38	22	0
Total Closed Units		100%	36.0	21	27	5	
Total Closed Volume			50,465	16.88K	25.63K	7,965	0.00B

February 2020



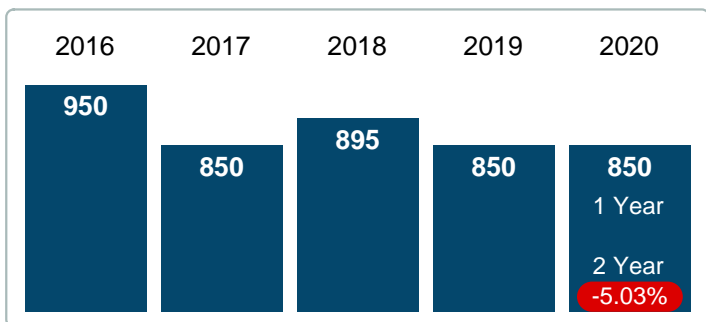
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



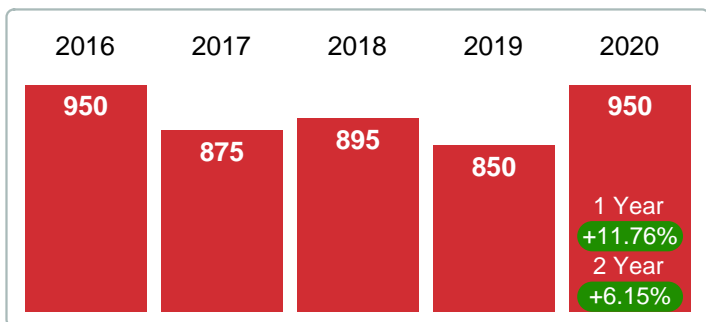
MEDIAN LIST PRICE AT CLOSING

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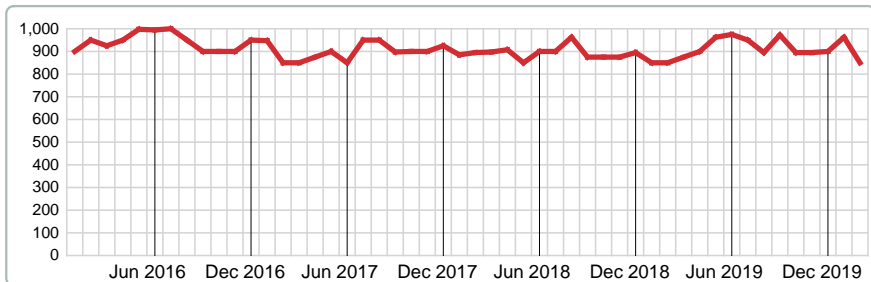
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 879

High Jul 2016 1,000 Low Feb 2020 850

Median List Price at Closing this month at **850**
below the 5 yr FEB average of **879**

Month	Price	% Change
DEC	900	
JAN	963	+6.94%
FEB	850	-11.69%

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%	36	0	0	0	0
\$1 \$0	0	0.00%	36	0	0	0	0
\$1 \$0	0	0.00%	36	0	0	0	0
\$1 \$0	0	0.00%	36	0	0	0	0
\$1 \$0	0	0.00%	36	0	0	0	0
\$1 \$0	0	0.00%	36	0	0	0	0
\$1 and up	53	100.00%	850	775	895	1,500	0
Median List Price			850	775	895	1,500	0
Total Closed Units		100%	850	21	27	5	
Total Closed Volume			50,530	16.92K	25.62K	7,990	0.00B

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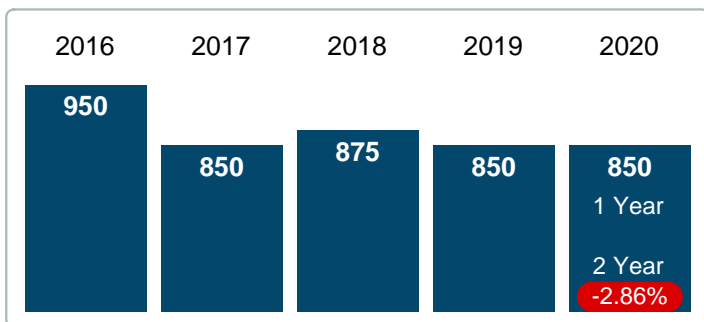
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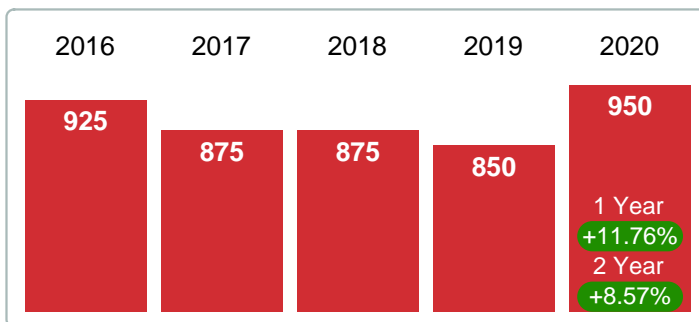
MEDIAN SOLD PRICE AT CLOSING

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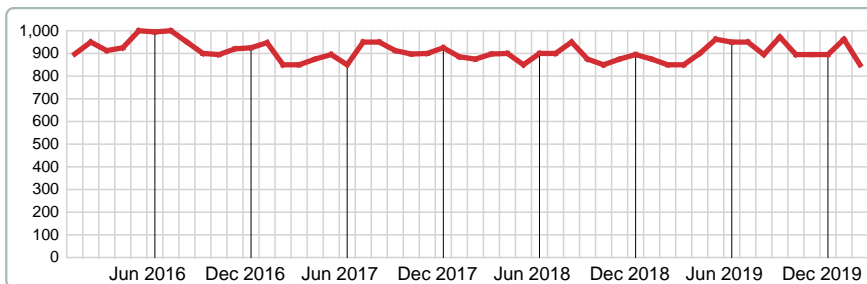
FEBRUARY



YEAR TO DATE (YTD)

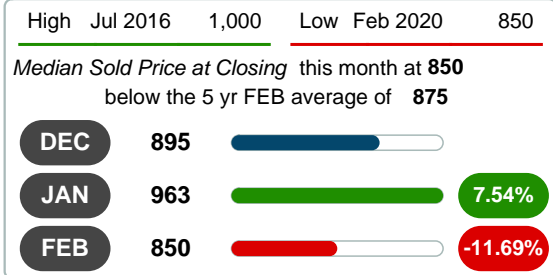


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 875



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%	850	0	0	0	0
\$1 \$0	0	0.00%	850	0	0	0	0
\$1 \$0	0	0.00%	850	0	0	0	0
\$1 \$0	0	0.00%	850	0	0	0	0
\$1 \$0	0	0.00%	850	0	0	0	0
\$1 \$0	0	0.00%	850	0	0	0	0
\$1 and up	53	100.00%	850	775	895	1,500	0
Median Sold Price			850	775	895	1,500	0
Total Closed Units		100%	850	21	27	5	
Total Closed Volume			50,465	16.88K	25.63K	7,965	0.00B

February 2020



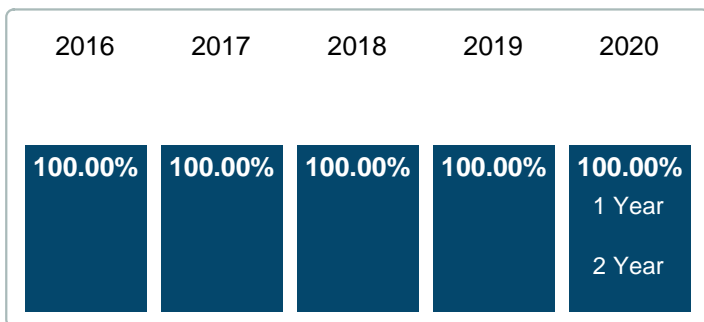
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



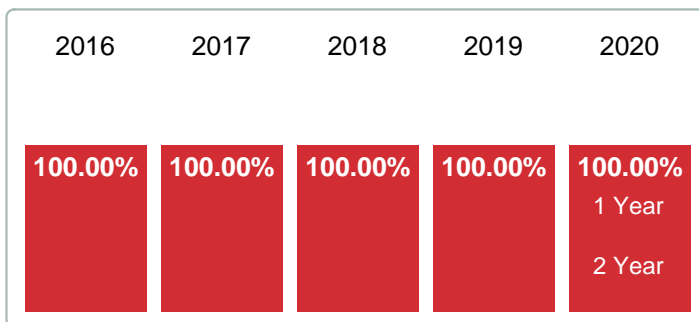
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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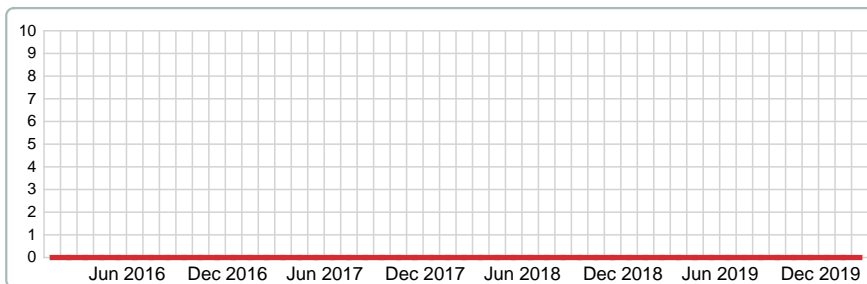
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

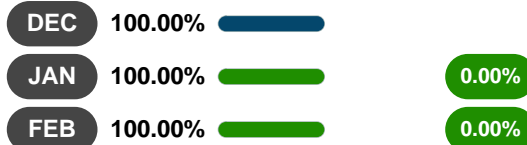


3 MONTHS

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%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	850.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	53	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		53	100%	100.00%	21	27	5
Total Closed Volume		50,465			16.88K	25.63K	7,965
					0.00B		

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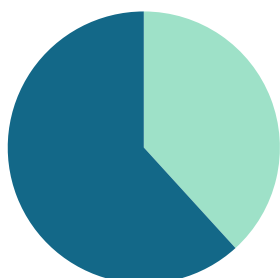
Area Delimited by School District Tulsa - Sch Dist (1) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

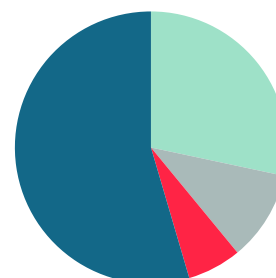


Inventory
 New Listings
65 = 38.24%
 Start Inventory
105
 Total Inventory Units
170
 Volume
\$170,045

Market Activity

Closed Sales
53 = 28.34%
 Pending Sales
20 = 10.70%
 Other Off Market
12 = 6.42%
 Active Inventory
102 = 54.55%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	50	53	6.00%	95	105	10.53%
Pending Sales	9	20	122.22%	20	34	70.00%
New Listings	66	65	-1.52%	143	134	-6.29%
Median List Price	850	850	0.00%	850	950	11.76%
Median Sale Price	850	850	0.00%	850	950	11.76%
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	33.50	36.00	7.46%	31.00	38.00	22.58%
Monthly Inventory	126	102	-19.05%	126	102	-19.05%
Months Supply of Inventory	2.44	1.96	-19.57%	2.44	1.96	-19.57%

Absorption: Last 12 months, an Average of **52** Sales/Month

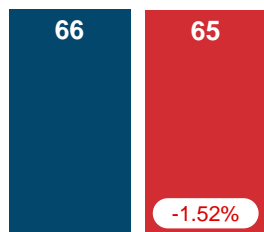
Inventory on February 29, 2020 = **102**

2019 **2020**

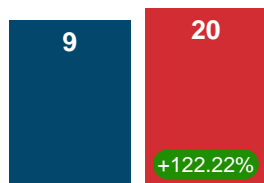
FEBRUARY MARKET

MEDIAN PRICES

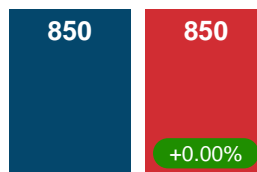
New Listings



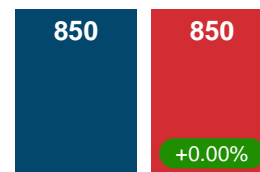
Pending Listings



List Price



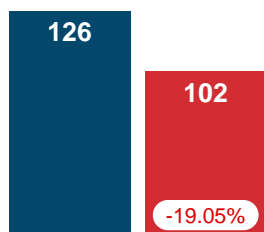
Sale Price



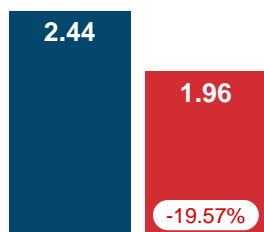
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

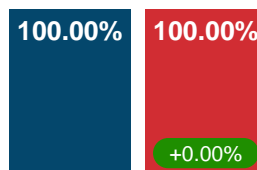
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

