

February 2020



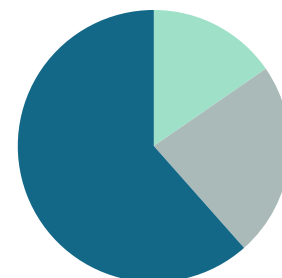
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	7	2	-71.43%
Pending Listings	2	3	50.00%
New Listings	9	3	-66.67%
Average List Price	1,701	1,345	-20.92%
Average Sale Price	1,658	1,345	-18.87%
Average Percent of Selling Price to List Price	98.32%	100.00%	1.71%
Average Days on Market to Sale	59.57	39.00	-34.53%
End of Month Inventory	17	8	-52.94%
Months Supply of Inventory	2.08	0.94	-54.79%



■ Closed (15.38%)
■ Pending (23.08%)
■ Other OffMarket (0.00%)
■ Active (61.54%)

Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of February 29, 2020 = **8**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2020 decreased **52.94%** to 8 existing homes available for sale. Over the last 12 months this area has had an average of 9 closed sales per month. This represents an unsold inventory index of **0.94** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **18.87%** in February 2020 to \$1,345 versus the previous year at \$1,658.

Average Days on Market Shortens

The average number of **39.00** days that homes spent on the market before selling decreased by 20.57 days or **34.53%** in February 2020 compared to last year's same month at **59.57** DOM.

Sales Success for February 2020 is Positive

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

There were 3 New Listings in February 2020, down **66.67%** from last year at 9. Furthermore, there were 2 Closed Listings this month versus last year at 7, a **-71.43%** decrease.

Closed versus Listed trends yielded a **66.7%** ratio, down from previous year's, February 2019, at **77.8%**, a **14.29%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

February 2020



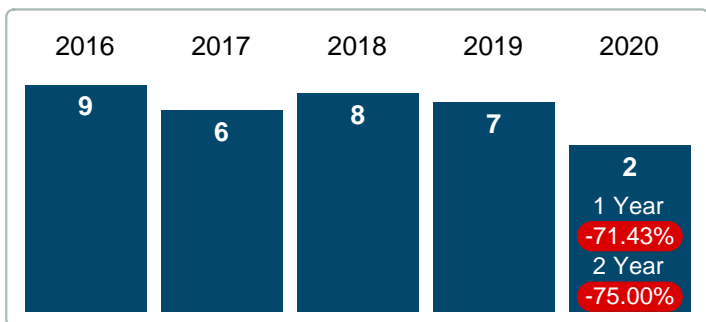
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



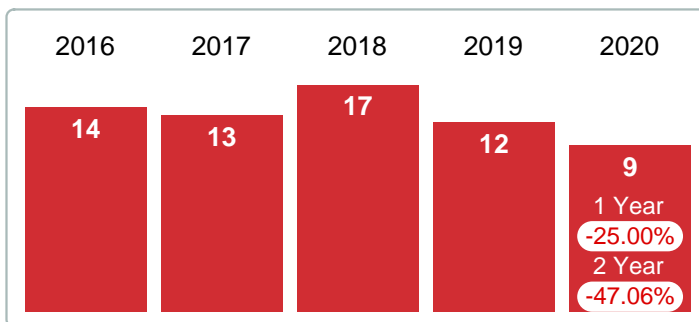
CLOSED LISTINGS

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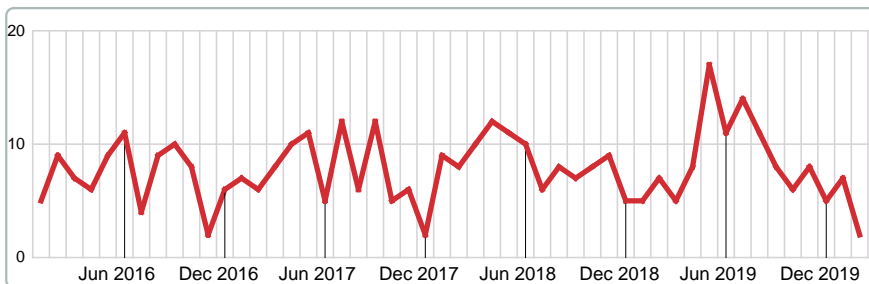
FEBRUARY



YEAR TO DATE (YTD)

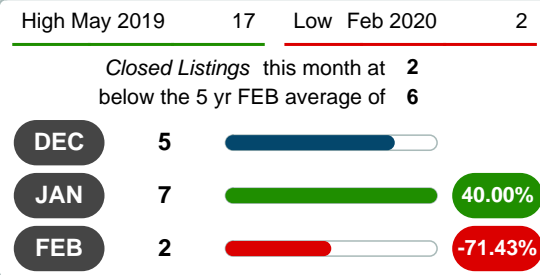


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 6



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	2	100.00%	39.0	0	2	0	0
Total Closed Units	2			0	2	0	0
Total Closed Volume	2,690	100%	39.0	0.00B	2,690	0.00B	0.00B
Average Closed Price	\$1,345			\$0	\$1,345	\$0	\$0

February 2020



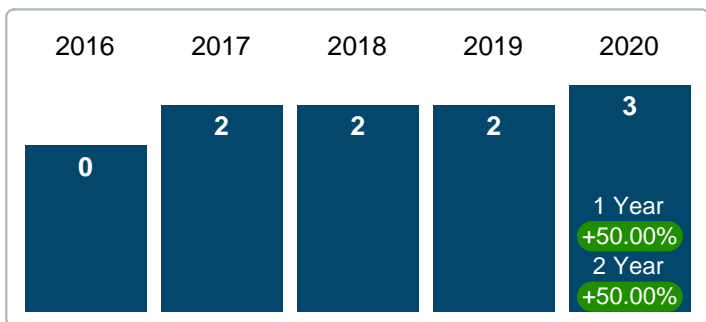
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



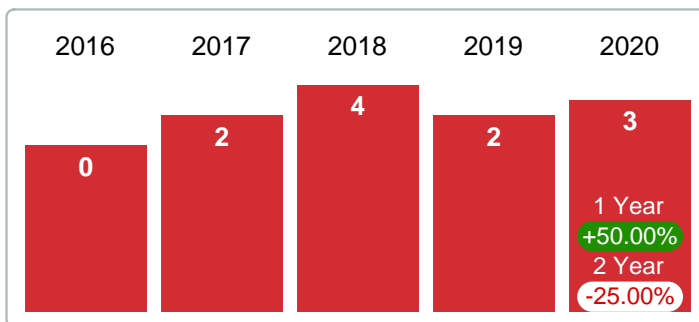
PENDING LISTINGS

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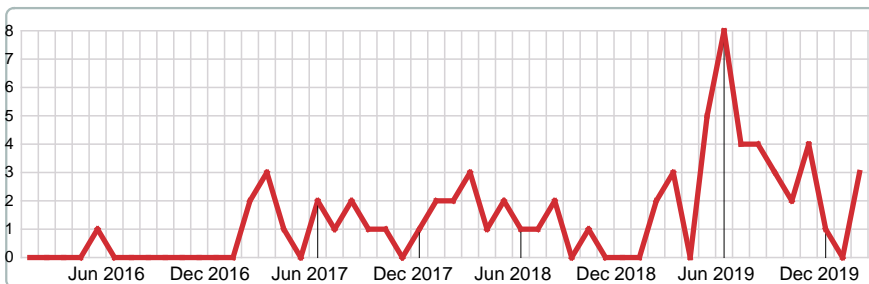
FEBRUARY



YEAR TO DATE (YTD)

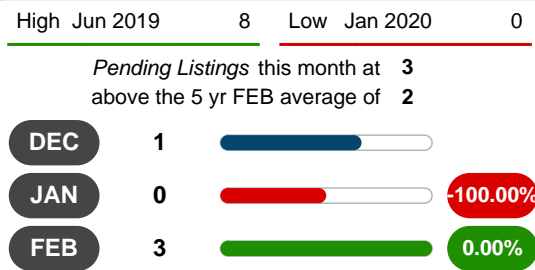


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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	3	100.00%	25.3	1	2	0	0
Total Pending Units	3			1	2	0	0
Total Pending Volume	3,450	100%	0.0	850	2,600	0.00B	0.00B
Average Listing Price	\$0			\$850	\$1,300	\$0	\$0

February 2020



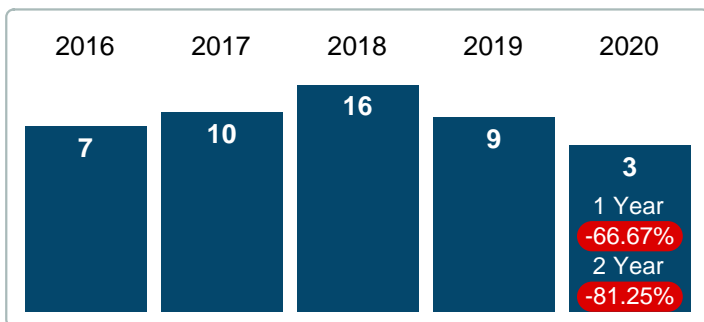
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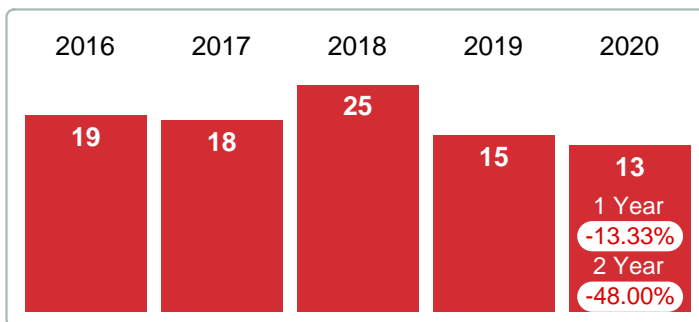
NEW LISTINGS

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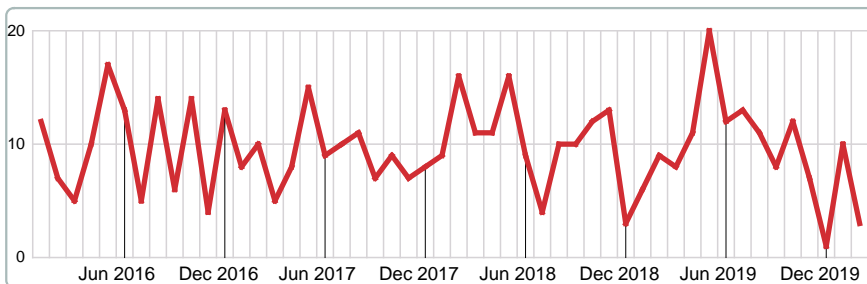
FEBRUARY



YEAR TO DATE (YTD)

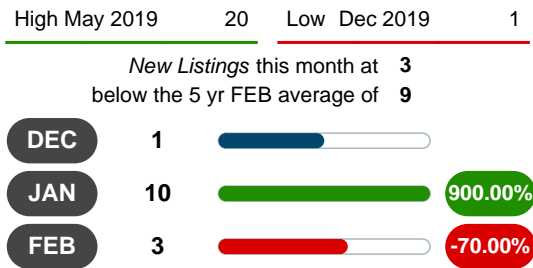


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 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	3	100.00%	0	3	0	0
Total New Listed Units	3		0	3	0	0
Total New Listed Volume	3,920	100%	0.00B	3,920	0.00B	0.00B
Average New Listed Listing Price	\$0		\$0	\$1,307	\$0	\$0

February 2020



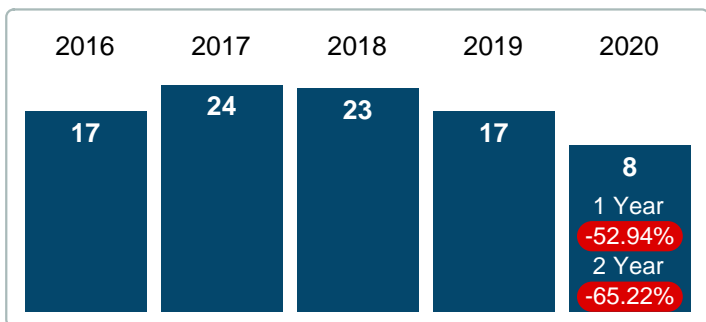
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



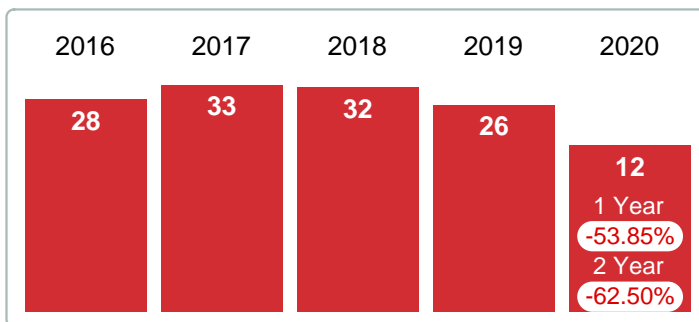
ACTIVE INVENTORY

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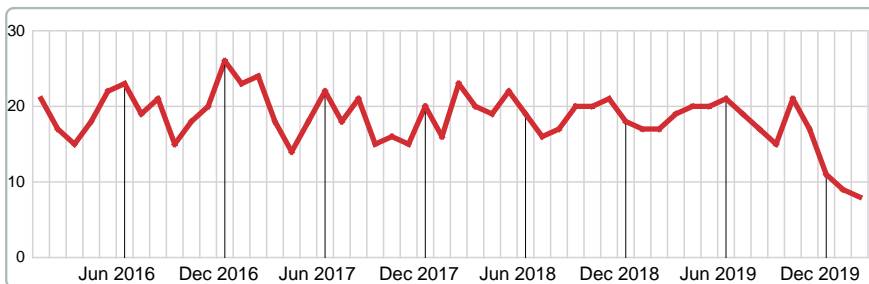
END OF FEBRUARY



ACTIVE DURING FEBRUARY

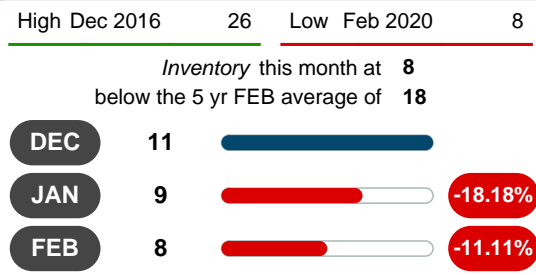


5 YEAR MARKET ACTIVITY TRENDS



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	8	100.00%	76.0	1	6	0	1
Total Active Inventory by Units	8			1	6	0	1
Total Active Inventory by Volume	16,955	100%	76.0	6,000	8,260	0.00B	2,695
Average Active Inventory Listing Price	\$2,119			\$6,000	\$1,377	\$0	\$2,695

February 2020



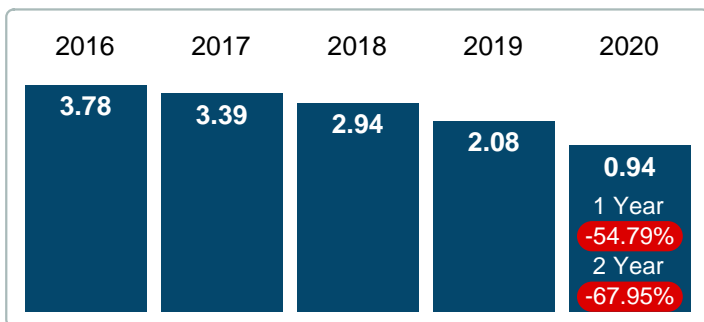
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



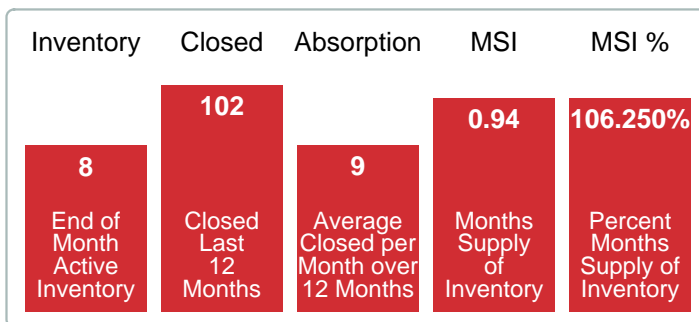
MONTHS SUPPLY of INVENTORY (MSI)

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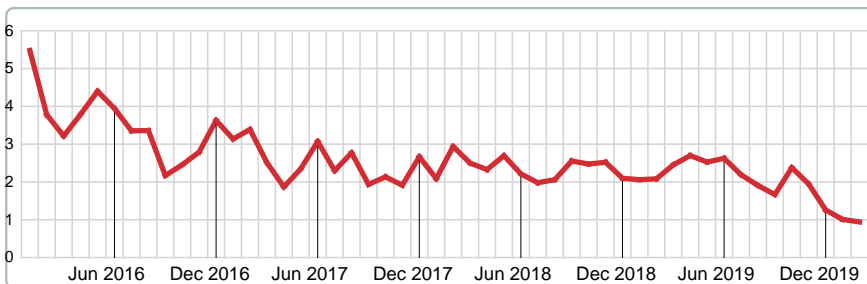
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.62

High Jan 2016 5.48 Low Feb 2020 0.94

Months Supply this month at **0.94**
below the 5 yr FEB average of **2.62**



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	8	100.00%	0.94	4.00	1.18	0.00	1.50
Market Supply of Inventory (MSI)			0.94	4.00	1.18	0.00	1.50
Total Active Inventory by Units		100%	0.94	1	6	0	1

February 2020



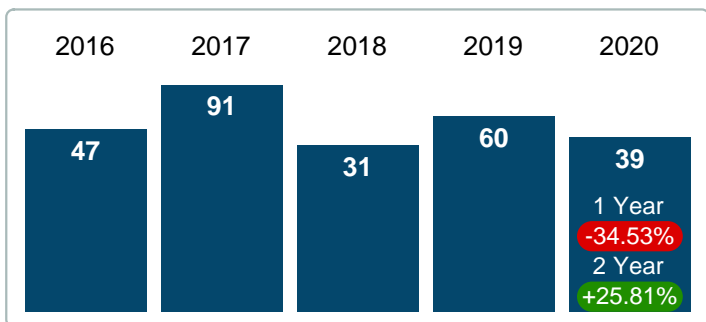
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



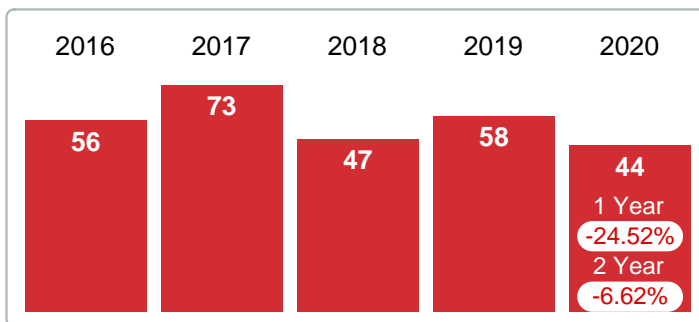
AVERAGE DAYS ON MARKET TO SALE

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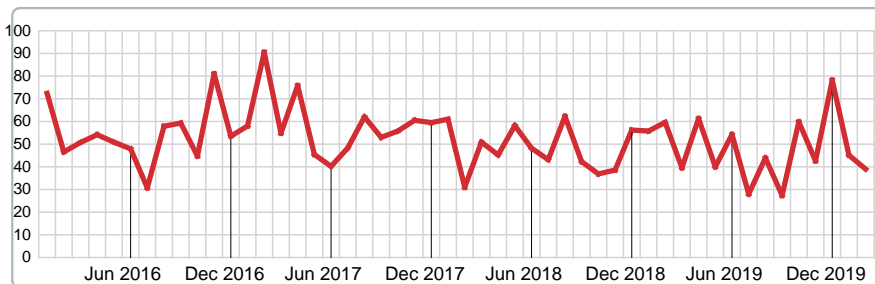
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

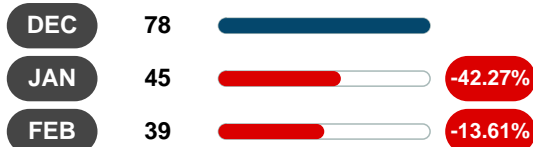


3 MONTHS

5 year FEB AVG = 53

High Feb 2017 91 Low Sep 2019 27

Average Days on Market to Sale this month at 39 below the 5 yr FEB 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	2	100.00%	39	0	39	0	0
Average Closed DOM			39	0	39	0	0
Total Closed Units		100%	39		2		
Total Closed Volume			2,690	0.00B	2,690	0.00B	0.00B

February 2020



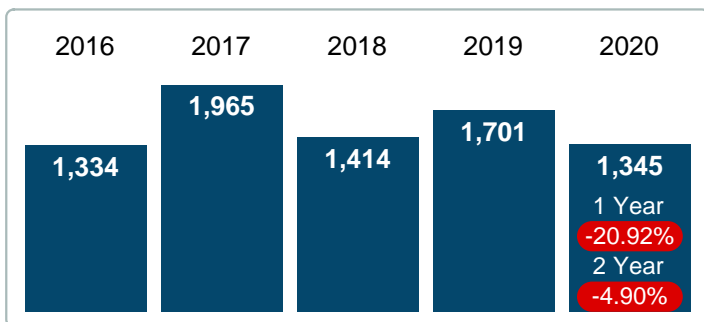
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



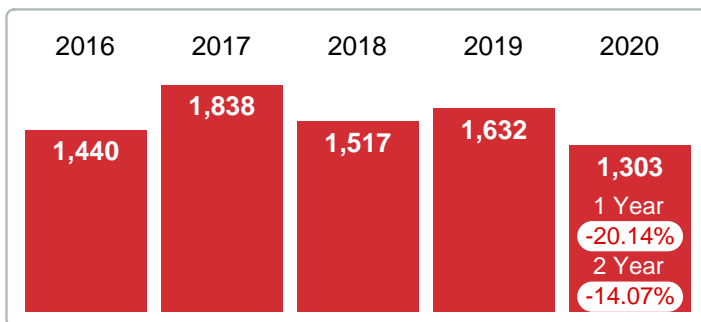
AVERAGE LIST PRICE AT CLOSING

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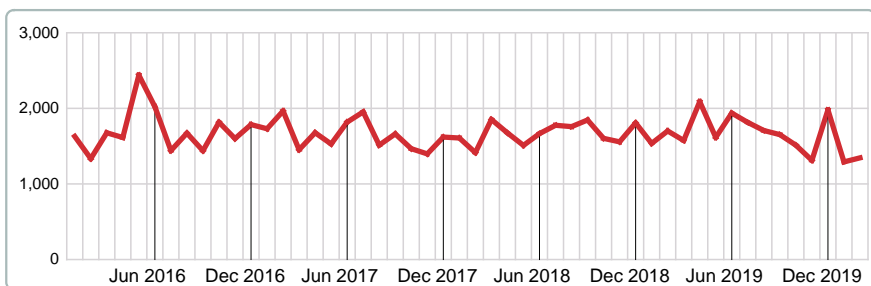
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,552

High May 2016 2,439 Low Jan 2020 1,291

Average List Price at Closing this month at **1,345**
below the 5 yr FEB average of **1,552**

- DEC 1,979
- JAN 1,291 (-34.74%)
- FEB 1,345 (4.15%)

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	2	100.00%	1,345	0	1,345	0	0
Average List Price			1,345	0	1,345	0	0
Total Closed Units		100%	1,345		2		
Total Closed Volume			2,690	0.00B	2,690	0.00B	0.00B

February 2020



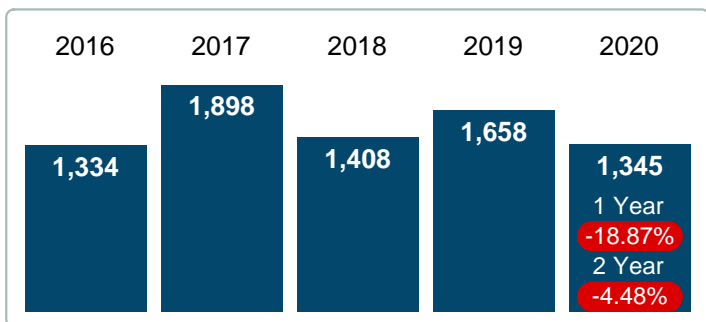
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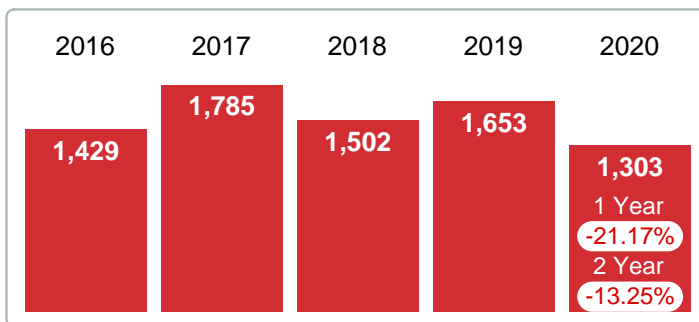
AVERAGE SOLD PRICE AT CLOSING

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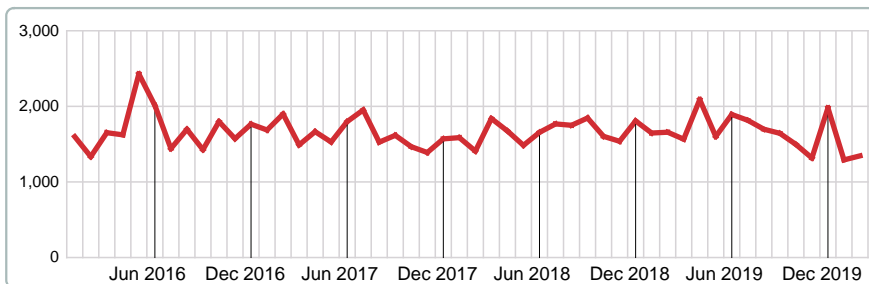
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 1,529

High May 2016 2,429 Low Jan 2020 1,291

Average Sold Price at Closing this month at 1,345 below the 5 yr FEB average of 1,529



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	2	100.00%	1,345	0	1,345	0	0
Average Sold Price			1,345	0	1,345	0	0
Total Closed Units		100%	1,345		2		
Total Closed Volume			2,690	0.00B	2,690	0.00B	0.00B

February 2020



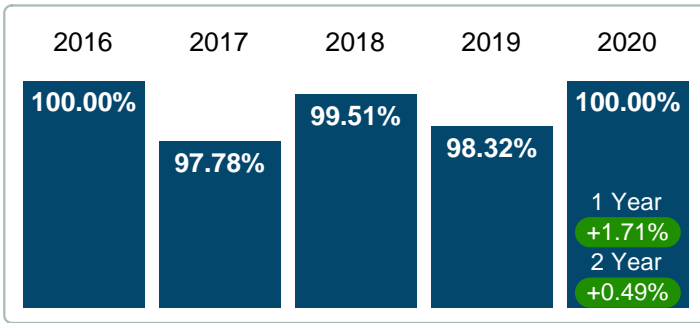
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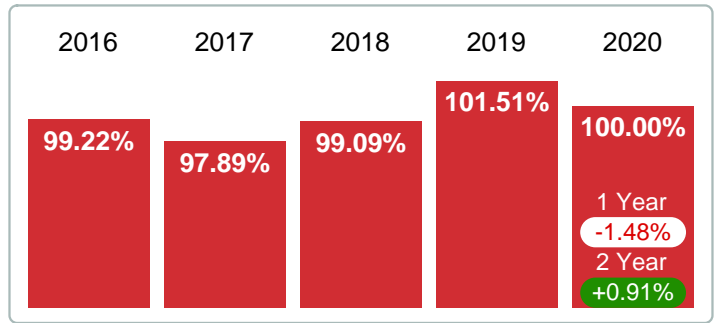
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

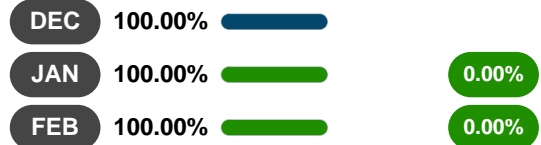


3 MONTHS

5 year FEB AVG = 99.12%

High Jan 2019 105.97% Low Sep 2017 97.10%

Average Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **99.12%**



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	2	100.00%	100.00%	0.00%	100.00%	0.00%	0.00%
Average Sold/List Ratio		100.00%		0.00%	100.00%	0.00%	0.00%
Total Closed Units		2	100%		2		
Total Closed Volume		2,690		0.00B	2,690	0.00B	0.00B

February 2020



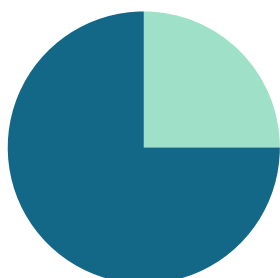
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MARKET SUMMARY

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INVENTORY

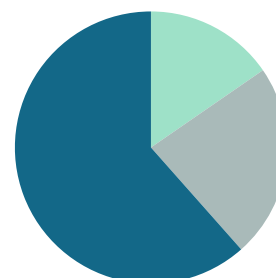


Inventory
 New Listings
3 = 25.00%
 Start Inventory
9
 Total Inventory Units
12
 Volume
\$21,595

Market Activity

Closed Sales
2 = 15.38%
 Pending Sales
3 = 23.08%
 Other Off Market
0 = 0.00%
 Active Inventory
8 = 61.54%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	7	2	-71.43%	12	9	-25.00%
Pending Sales	2	3	50.00%	2	3	50.00%
New Listings	9	3	-66.67%	15	13	-13.33%
Average List Price	1,701	1,345	-20.92%	1,632	1,303	-20.14%
Average Sale Price	1,658	1,345	-18.87%	1,653	1,303	-21.17%
Average Percent of Selling Price to List Price	98.32%	100.00%	1.71%	101.51%	100.00%	-1.48%
Average Days on Market to Sale	59.57	39.00	-34.53%	58.00	43.78	-24.52%
Monthly Inventory	17	8	-52.94%	17	8	-52.94%
Months Supply of Inventory	2.08	0.94	-54.79%	2.08	0.94	-54.79%

Absorption: Last 12 months, an Average of **9** Sales/Month

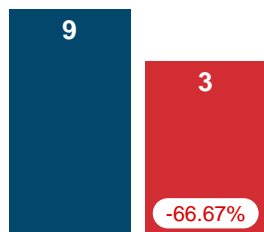
Inventory on February 29, 2020 = **8**

2019 **2020**

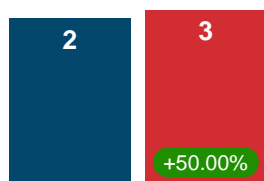
FEBRUARY MARKET

AVERAGE PRICES

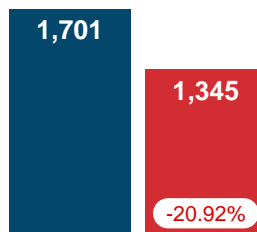
New Listings



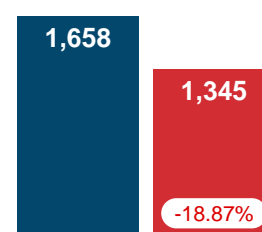
Pending Listings



List Price



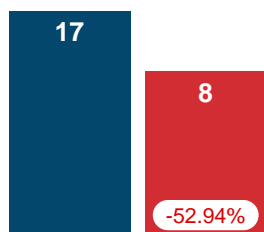
Sale Price



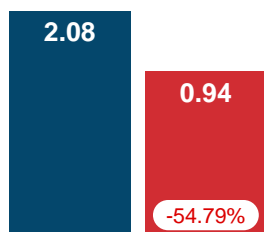
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

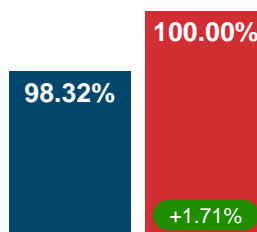
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

