

January 2020



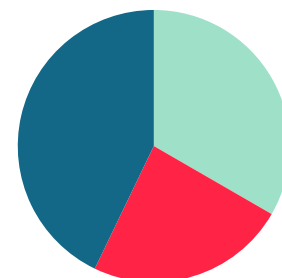
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	January 2020	+/-%
Closed Listings	5	7	40.00%
Pending Listings	0	0	0.00%
New Listings	6	10	66.67%
Median List Price	1,495	1,345	-10.03%
Median Sale Price	1,545	1,345	-12.94%
Median Percent of Selling Price to List Price	103.34%	100.00%	-3.24%
Median Days on Market to Sale	50.00	48.00	-4.00%
End of Month Inventory	17	9	-47.06%
Months Supply of Inventory	2.06	1.01	-51.02%



■ Closed (33.33%)
■ Pending (0.00%)
■ Other OffMarket (23.81%)
■ Active (42.86%)

Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of January 31, 2020 = **9**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2020 decreased **47.06%** to 9 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 **1.01** 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 **12.94%** in January 2020 to \$1,345 versus the previous year at \$1,545.

Median Days on Market Shortens

The median number of **48.00** days that homes spent on the market before selling decreased by 2.00 days or **4.00%** in January 2020 compared to last year's same month at **50.00** DOM.

Sales Success for January 2020 is Positive

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

There were 10 New Listings in January 2020, up **66.67%** from last year at 6. Furthermore, there were 7 Closed Listings this month versus last year at 5, a **40.00%** increase.

Closed versus Listed trends yielded a **70.0%** ratio, down from previous year's, January 2019, at **83.3%**, a **16.00%** 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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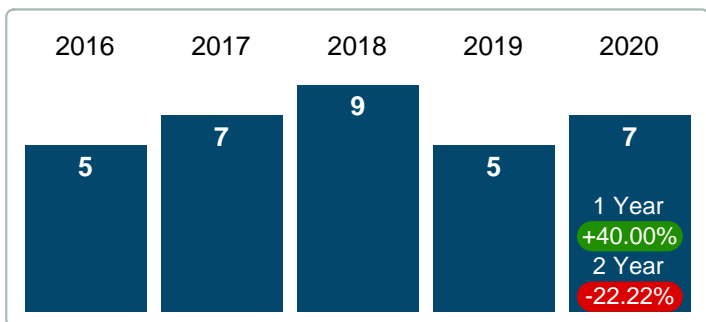
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



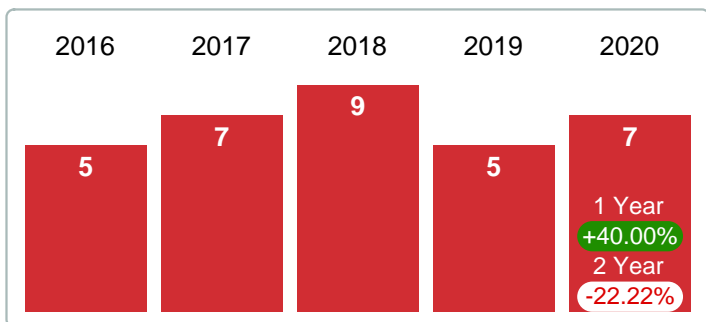
CLOSED LISTINGS

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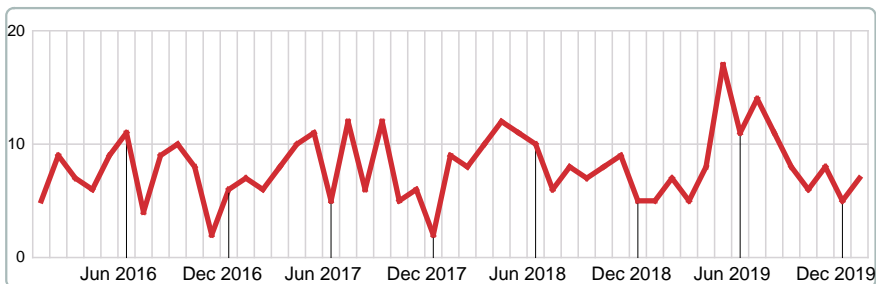
JANUARY



YEAR TO DATE (YTD)

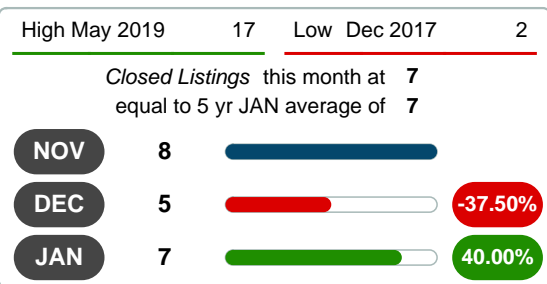


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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%	48.0	2	3	2	0
Total Closed Units	7			2	3	2	0
Total Closed Volume	9,040	100%	48.0	1,700	4,040	3,300	0.00B
Median Closed Price	\$1,345			\$850	\$1,345	\$1,650	\$0

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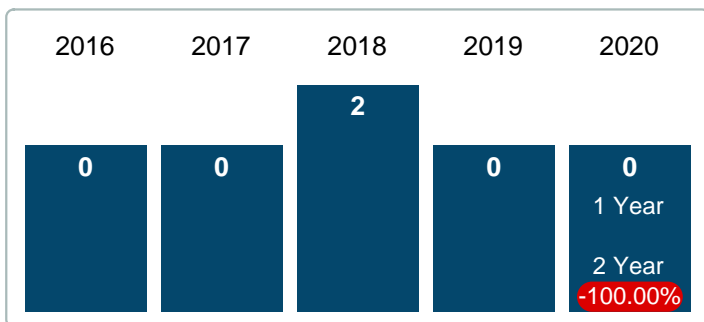
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



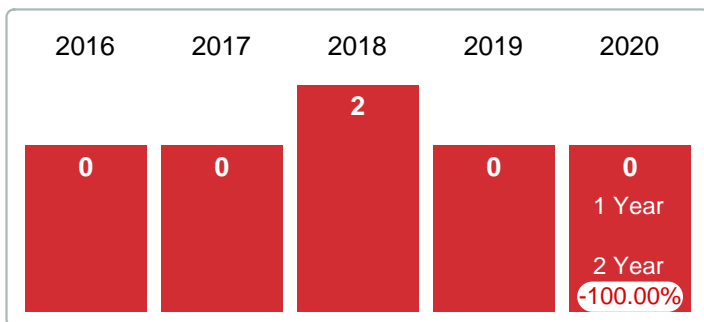
PENDING LISTINGS

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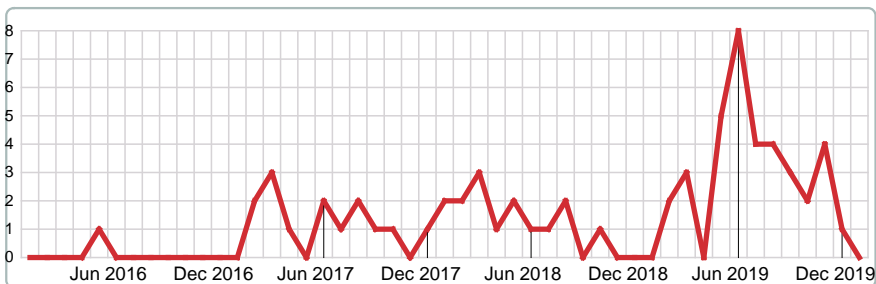
JANUARY



YEAR TO DATE (YTD)

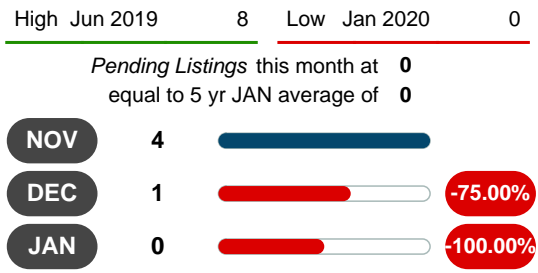


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 0



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%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1 and up	0	0.00%	48.0	0	0	0	0
Total Pending Units	0			0	0	0	0
Total Pending Volume	0	100%	48.0	0.00B	0.00B	0.00B	0.00B
Median Listing Price	\$1,650			\$0	\$0	\$0	\$0

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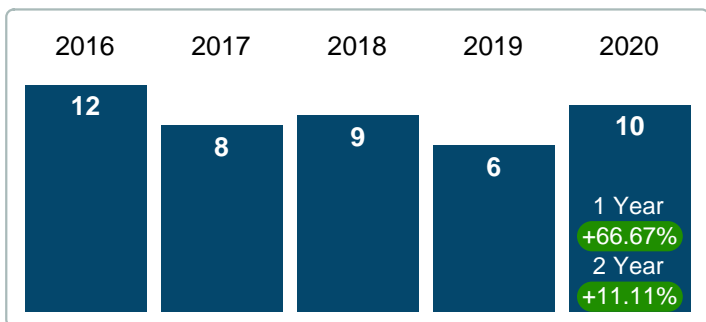
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



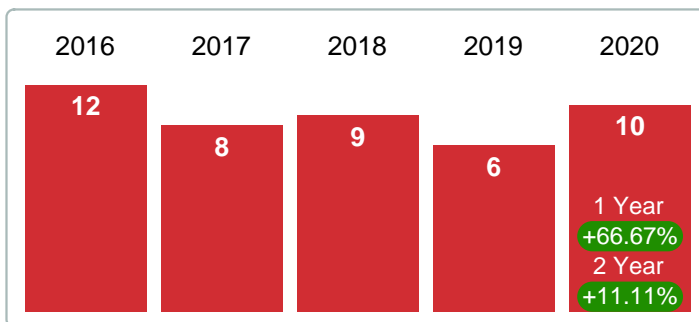
NEW LISTINGS

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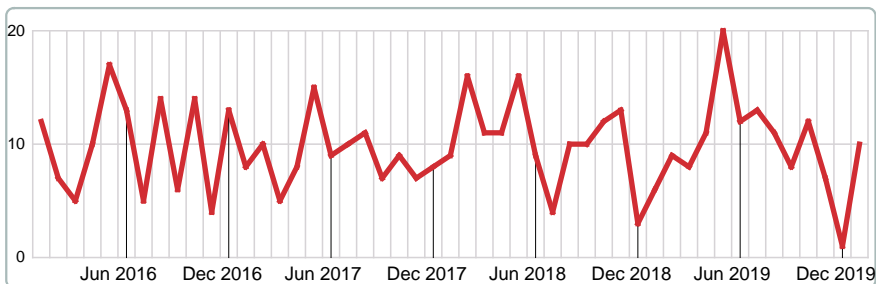
JANUARY



YEAR TO DATE (YTD)

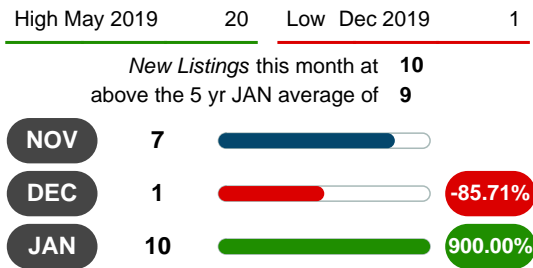


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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	10	100.00%	3	6	1	0
Total New Listed Units	10		3	6	1	0
Total New Listed Volume	12,525	100%	2,550	8,080	1,895	0.00B
Median New Listed Listing Price	\$1,295		\$850	\$1,348	\$1,895	\$0

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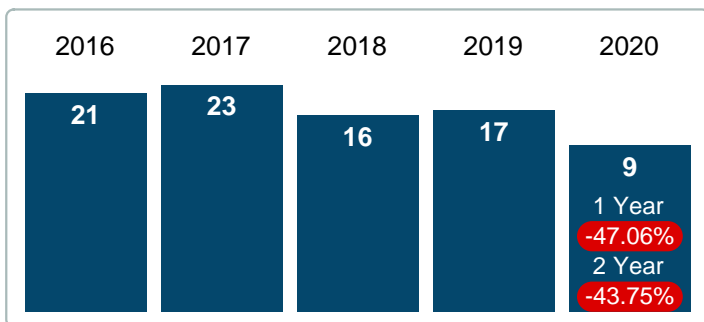
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



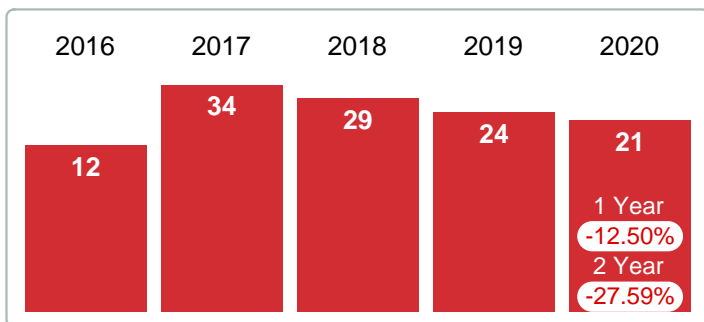
ACTIVE INVENTORY

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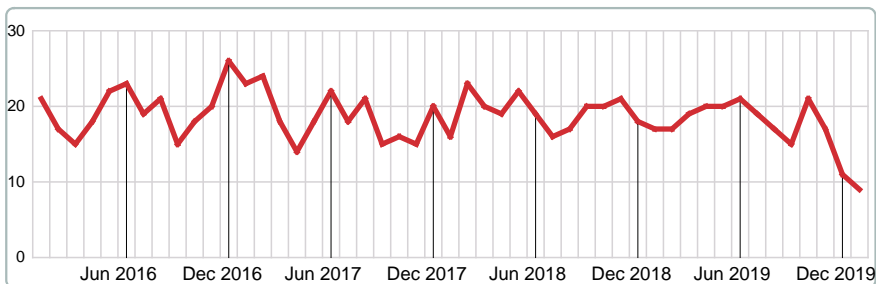
END OF JANUARY



ACTIVE DURING JANUARY

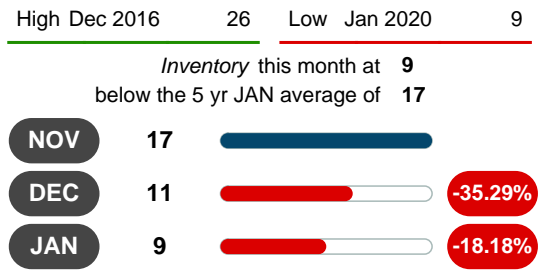


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 17



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%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1-\$0	0	0.00%	48.0	0	0	0	0
\$1 and up	9	100.00%	16.0	2	6	0	1
Total Active Inventory by Units	9			2	6	0	1
Total Active Inventory by Volume	17,775	100%	16.0	6,850	8,230	0.00B	2,695
Median Active Inventory Listing Price	\$1,495			\$3,425	\$1,395	\$0	\$2,695

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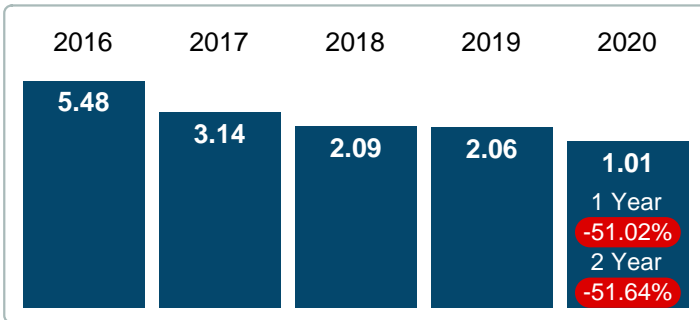
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



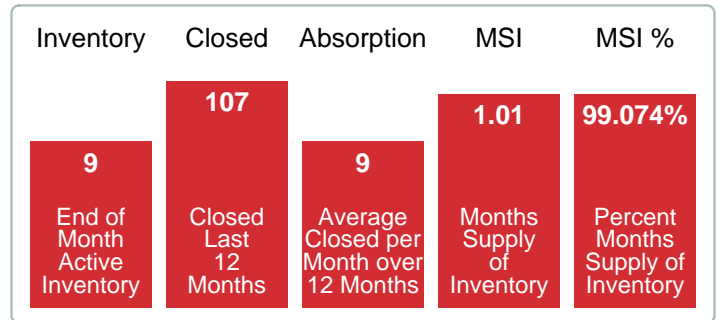
MONTHS SUPPLY of INVENTORY (MSI)

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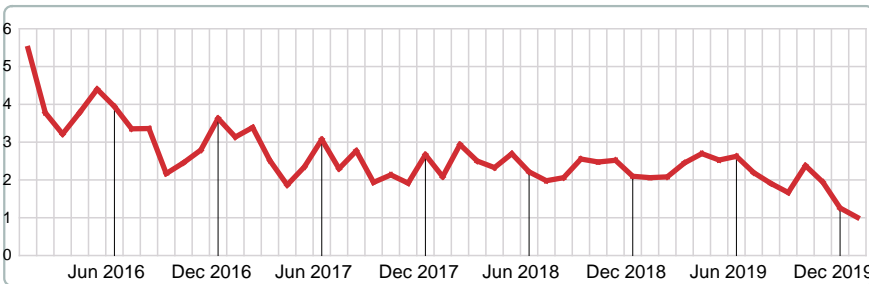
MSI FOR JANUARY



INDICATORS FOR JANUARY 2020

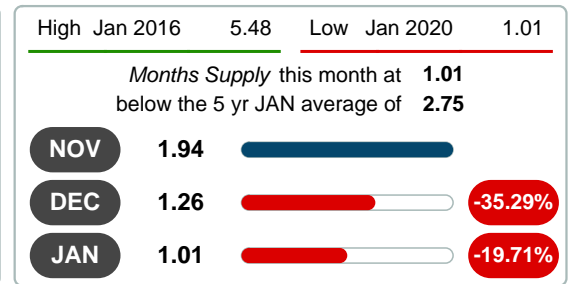


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.75



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	9	100.00%	1.01	8.00	1.14	0.00	1.33
Market Supply of Inventory (MSI)			1.01	8.00	1.14	0.00	1.33
Total Active Inventory by Units		100%	1.01	2	6	0	1

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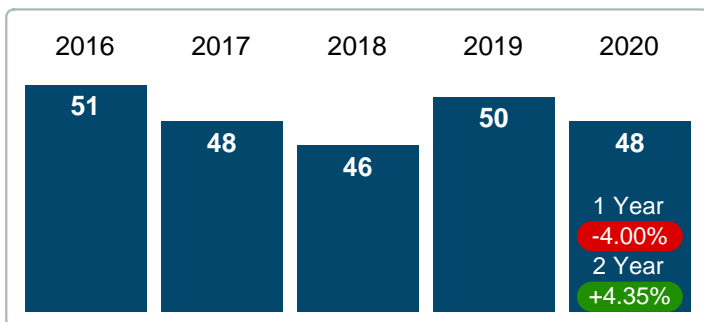
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



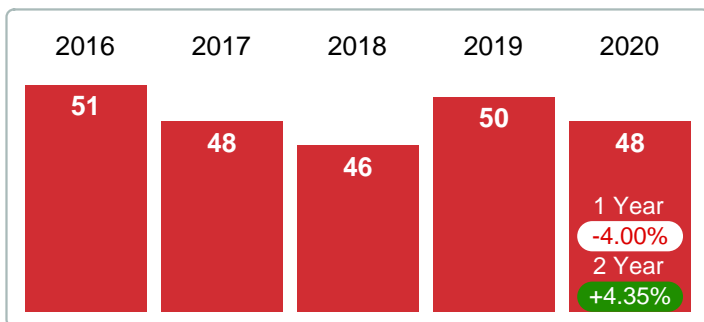
MEDIAN DAYS ON MARKET TO SALE

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

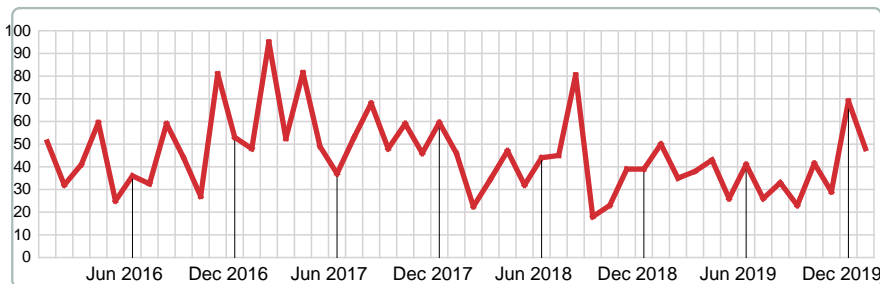
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 49

High Feb 2017 95 Low Sep 2018 18

Median Days on Market to Sale this month at 48 below the 5 yr JAN average of 49



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	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	16	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	48	3	48	100	0
Median Closed DOM			48	3	48	100	0
Total Closed Units		100%	48.0	2	3	2	
Total Closed Volume			9,040	1,700	4,040	3,300	0.00B

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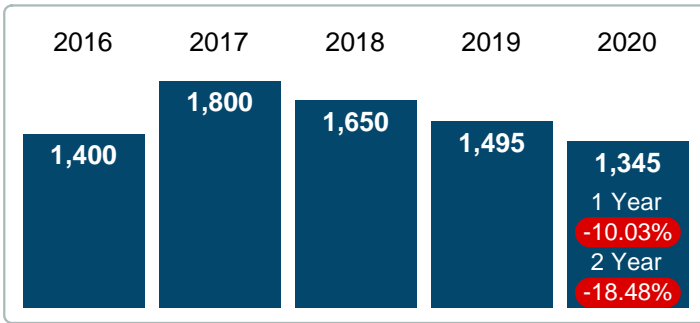
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



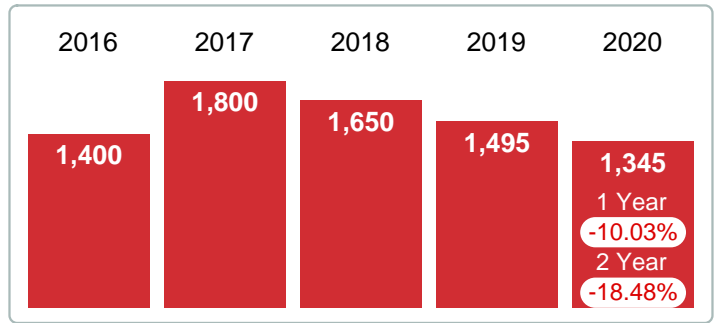
MEDIAN LIST PRICE AT CLOSING

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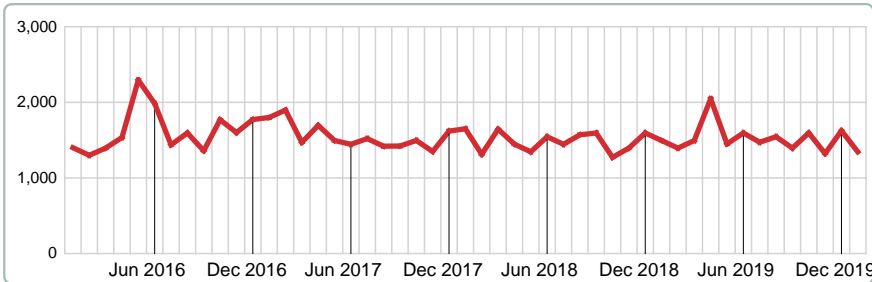
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

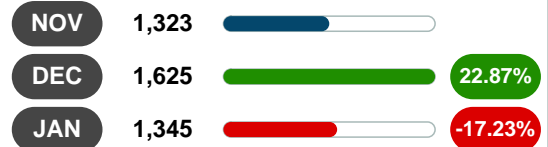


3 MONTHS

5 year JAN AVG = 1,538

High May 2016 2,295 Low Oct 2018 1,273

Median List Price at Closing this month at 1,345 below the 5 yr JAN average of 1,538



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%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 \$0	0	0.00%	48	0	0	0	0
\$1 and up	7	100.00%	1,345	850	1,345	1,650	0
Median List Price			1,345	850	1,345	1,650	0
Total Closed Units		100%	1,345	2	3	2	
Total Closed Volume			9,040	1,700	4,040	3,300	0.00B

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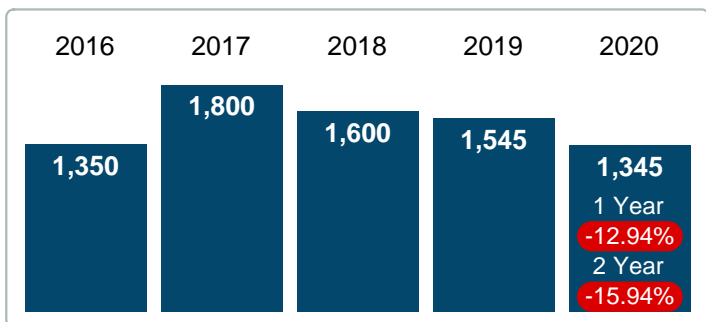
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



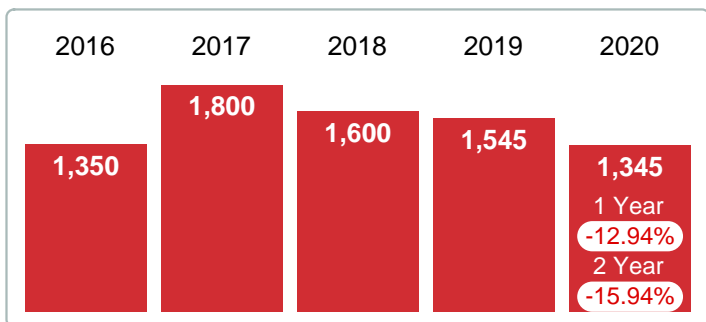
MEDIAN SOLD PRICE AT CLOSING

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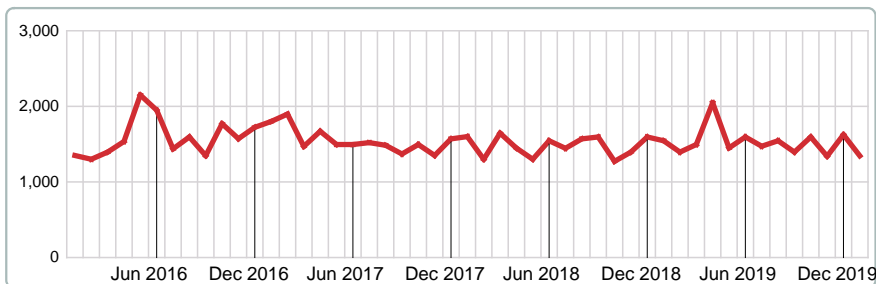
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,528

High May 2016 2,150 Low Oct 2018 1,273
 Median Sold Price at Closing this month at 1,345 below the 5 yr JAN average of 1,528

Month	Price	Change
NOV	1,340	
DEC	1,625	21.27%
JAN	1,345	-17.23%

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%	1,345	0	0	0	0
\$1 \$0	0	0.00%	1,345	0	0	0	0
\$1 \$0	0	0.00%	1,345	0	0	0	0
\$1 \$0	0	0.00%	1,345	0	0	0	0
\$1 \$0	0	0.00%	1,345	0	0	0	0
\$1 \$0	0	0.00%	1,345	0	0	0	0
\$1 and up	7	100.00%	1,345	850	1,345	1,650	0
Median Sold Price			1,345	850	1,345	1,650	0
Total Closed Units		100%	1,345	2	3	2	
Total Closed Volume			9,040	1,700	4,040	3,300	0.00B

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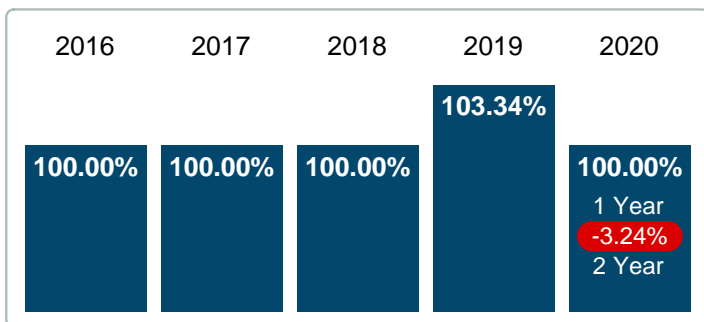
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



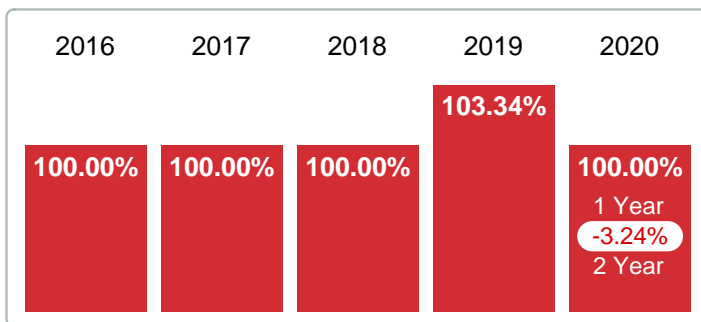
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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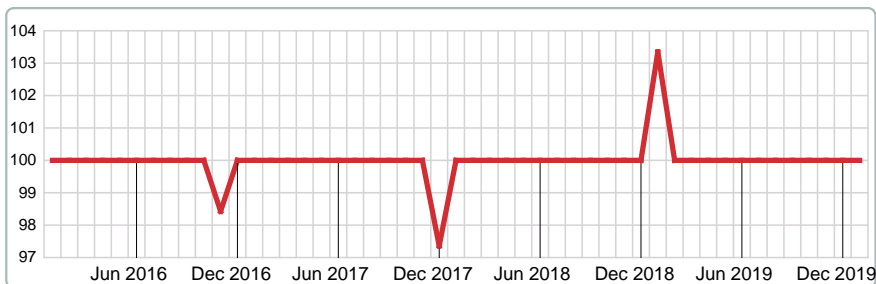
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

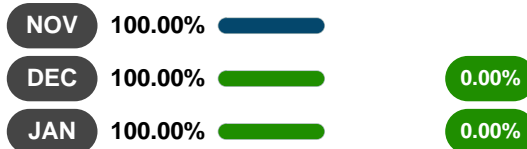


3 MONTHS

5 year JAN AVG = 100.67%

High Jan 2019 103.34% Low Dec 2017 97.36%

Median Sold/List Ratio this month at 100.00% below the 5 yr JAN average of 100.67%



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%	1,345.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,345.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,345.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,345.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,345.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,345.00%	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	3	2	
Total Closed Volume		9,040		1,700	4,040	3,300	0.00B

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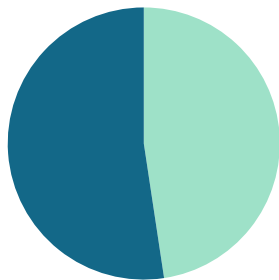
Area Delimited by School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

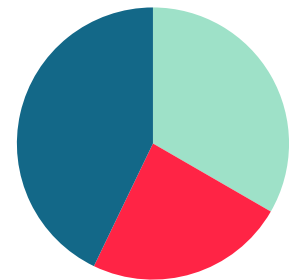


Inventory
 New Listings
10 = 47.62%
 Start Inventory
11
 Total Inventory Units
21
 Volume
\$38,830

Market Activity

Closed Sales
7 = 33.33%
 Pending Sales
0 = 0.00%
 Other Off Market
5 = 23.81%
 Active Inventory
9 = 42.86%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	5	7	40.00%	5	7	40.00%
Pending Sales	0	0	0.00%	0	0	0.00%
New Listings	6	10	66.67%	6	10	66.67%
Median List Price	1,495	1,345	-10.03%	1,495	1,345	-10.03%
Median Sale Price	1,545	1,345	-12.94%	1,545	1,345	-12.94%
Median Percent of Selling Price to List Price	103.34%	100.00%	-3.24%	103.34%	100.00%	-3.24%
Median Days on Market to Sale	50.00	48.00	-4.00%	50.00	48.00	-4.00%
Monthly Inventory	17	9	-47.06%	17	9	-47.06%
Months Supply of Inventory	2.06	1.01	-51.02%	2.06	1.01	-51.02%

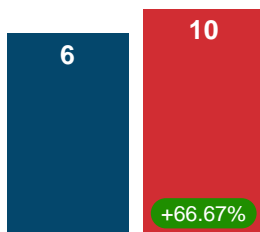
Absorption: Last 12 months, an Average of **9** Sales/Month

Inventory on January 31, 2020 = **9** 2019 2020

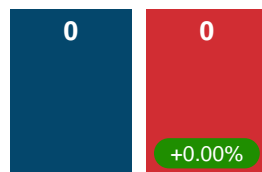
JANUARY MARKET

MEDIAN PRICES

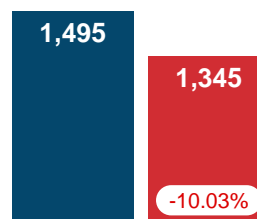
New Listings



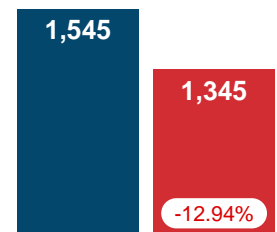
Pending Listings



List Price



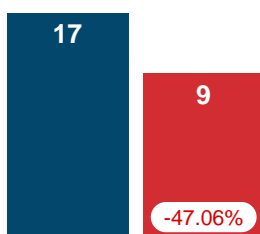
Sale Price



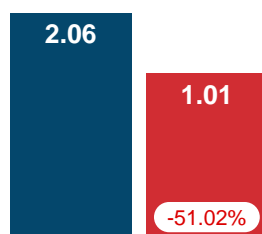
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

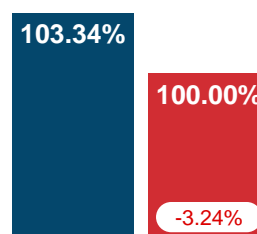
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

