

January 2020



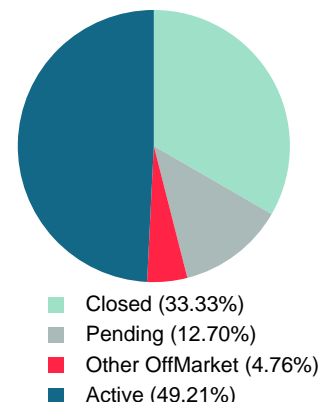
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	January 2020	+/-%
Closed Listings	26	21	-19.23%
Pending Listings	5	8	60.00%
New Listings	24	27	12.50%
Median List Price	1,123	1,300	15.81%
Median Sale Price	1,123	1,300	15.81%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	35.00	29.00	-17.14%
End of Month Inventory	38	31	-18.42%
Months Supply of Inventory	1.62	1.25	-23.07%



Absorption: Last 12 months, an Average of **25** Sales/Month
Active Inventory as of January 31, 2020 = **31**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2020 decreased **18.42%** to 31 existing homes available for sale. Over the last 12 months this area has had an average of 25 closed sales per month. This represents an unsold inventory index of **1.25** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **15.81%** in January 2020 to \$1,300 versus the previous year at \$1,123.

Median Days on Market Shortens

The median number of **29.00** days that homes spent on the market before selling decreased by 6.00 days or **17.14%** in January 2020 compared to last year's same month at **35.00** DOM.

Sales Success for January 2020 is Positive

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

There were 27 New Listings in January 2020, up **12.50%** from last year at 24. Furthermore, there were 21 Closed Listings this month versus last year at 26, a **-19.23%** decrease.

Closed versus Listed trends yielded a **77.8%** ratio, down from previous year's, January 2019, at **108.3%**, a **28.21%** 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

January 2020



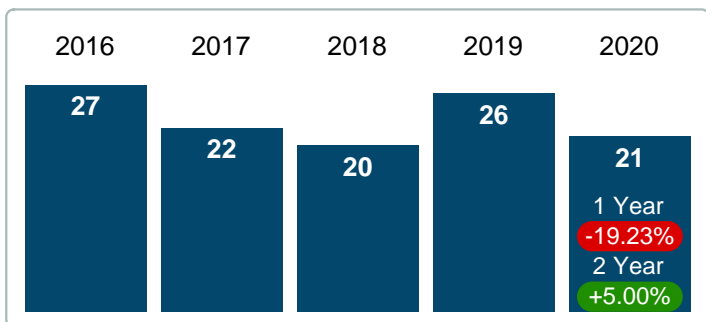
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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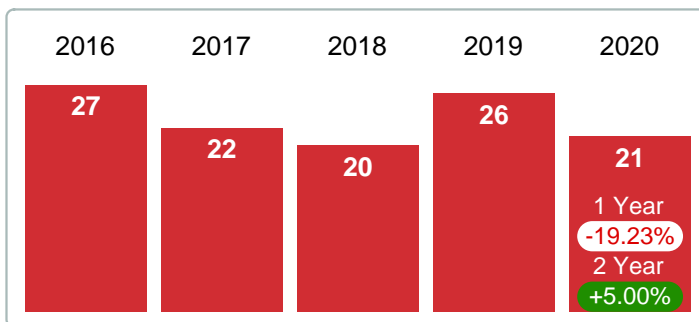
CLOSED LISTINGS

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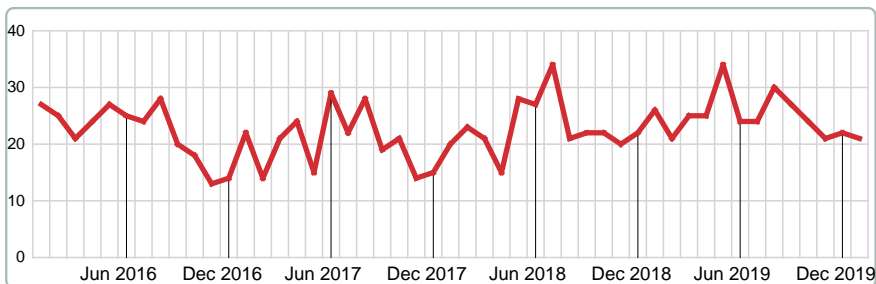
JANUARY



YEAR TO DATE (YTD)

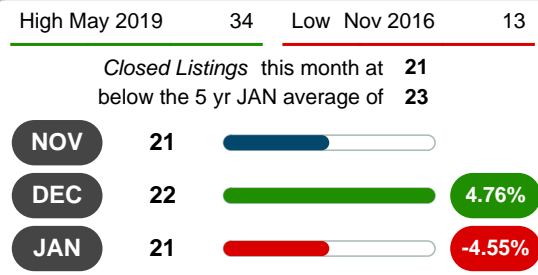


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 23



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	21	100.00%	29.0	0	16	5	0
Total Closed Units	21			0	16	5	0
Total Closed Volume	27,405	100%	29.0	0.00B	20.24K	7,170	0.00B
Median Closed Price	\$1,300			\$0	\$1,275	\$1,335	\$0

January 2020



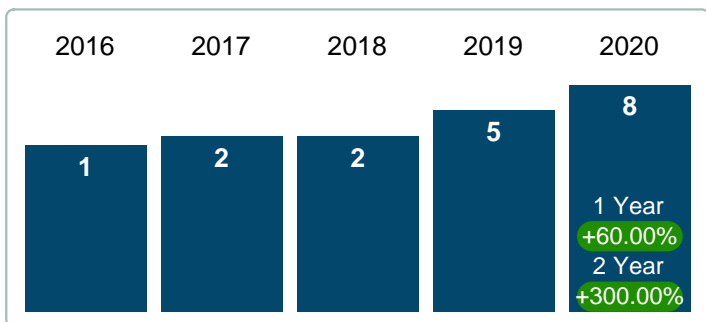
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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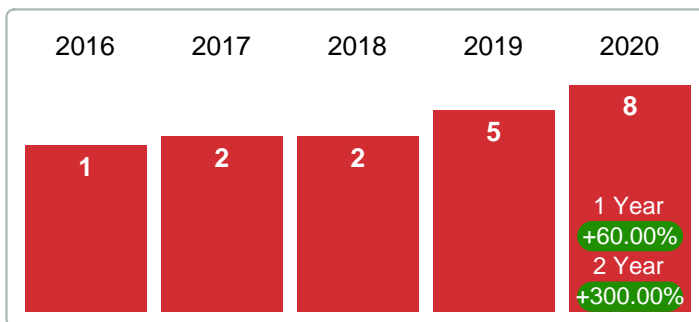
PENDING LISTINGS

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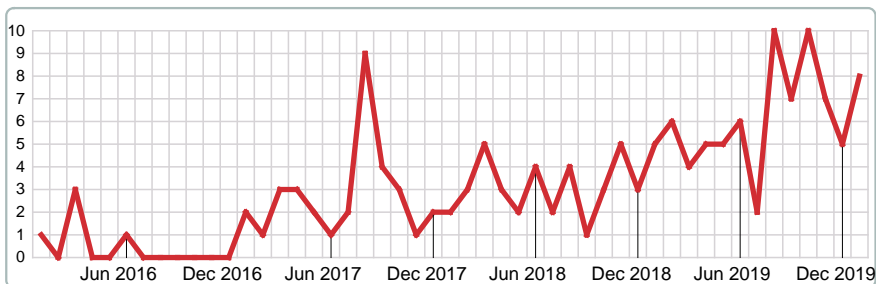
JANUARY



YEAR TO DATE (YTD)

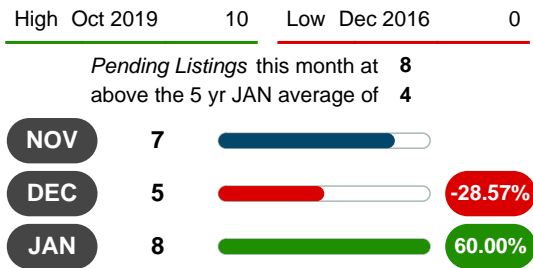


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4



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%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1-\$0	0	0.00%	29.0	0	0	0	0
\$1 and up	8	100.00%	51.0	0	4	4	0
Total Pending Units	8			0	4	4	0
Total Pending Volume	11,350	100%	51.0	0.00B	5,615	5,735	0.00B
Median Listing Price	\$1,413			\$0	\$1,413	\$1,445	\$0

January 2020



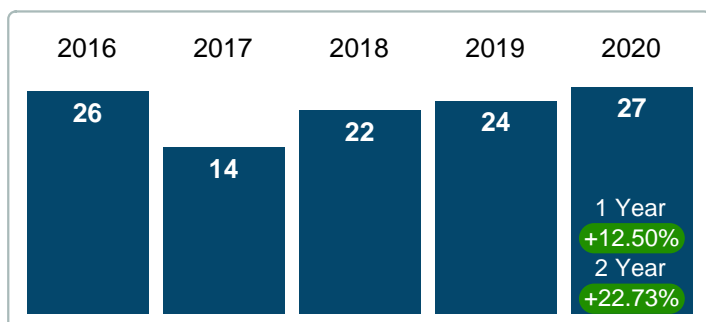
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



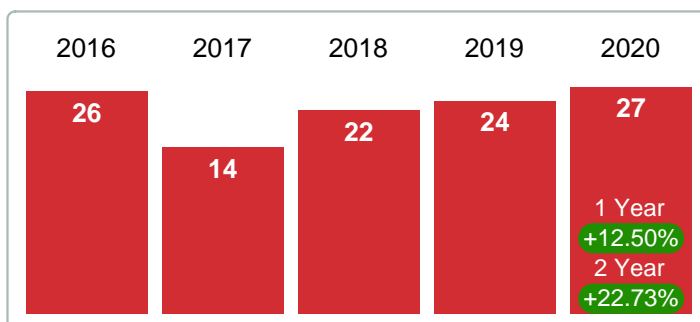
NEW LISTINGS

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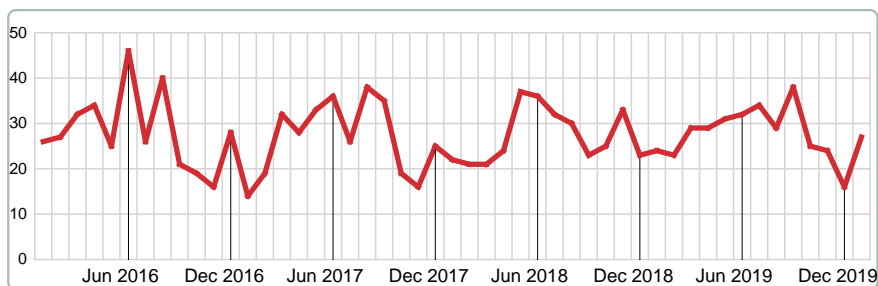
JANUARY



YEAR TO DATE (YTD)

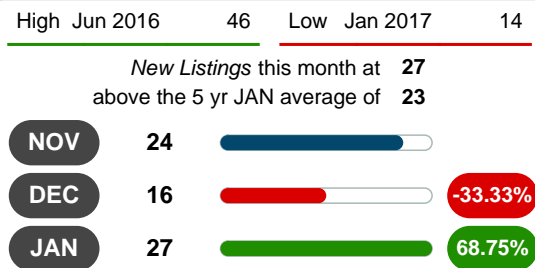


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 23



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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	27	100.00%	2	18	6	1
Total New Listed Units	27		2	18	6	1
Total New Listed Volume	36,780	100%	1,725	23.98K	9,080	1,995
Median New Listed Listing Price	\$1,325		\$863	\$1,288	\$1,623	\$1,995

January 2020



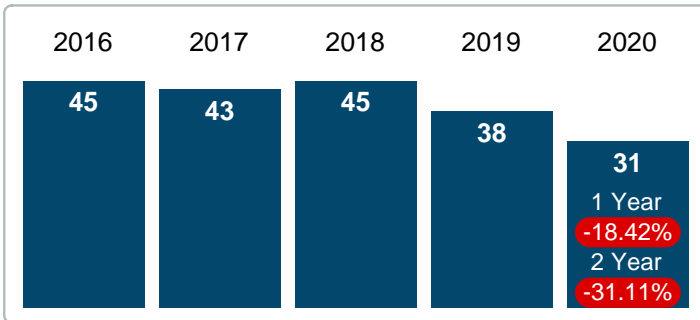
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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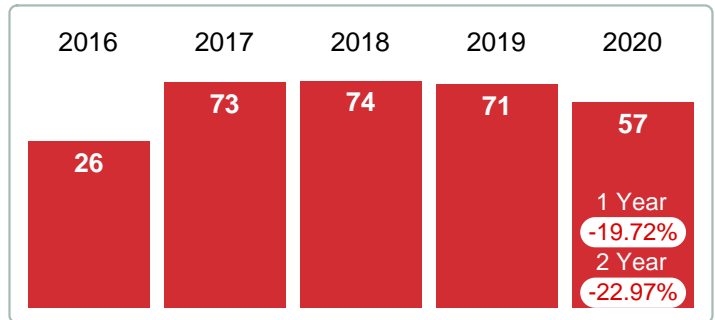
ACTIVE INVENTORY

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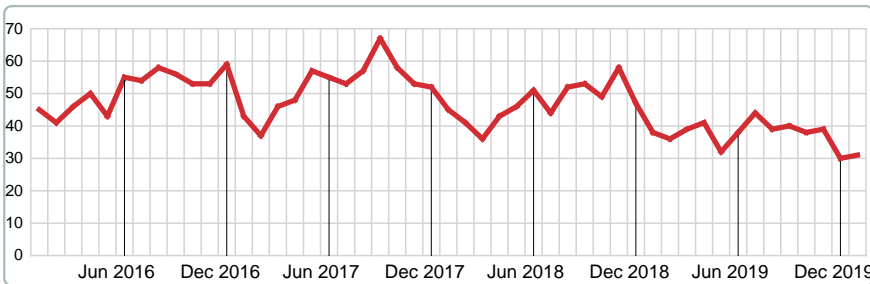
END OF JANUARY



ACTIVE DURING JANUARY

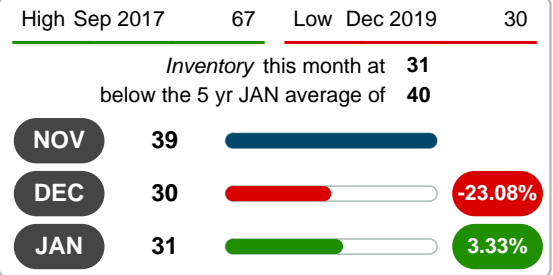


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 40



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%	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	31	100.00%	18.0	2	21	7	1
Total Active Inventory by Units			31	2	21	7	1
Total Active Inventory by Volume			45,550	1,725	30.69K	11.14K	1,995
Median Active Inventory Listing Price			\$1,495	\$863	\$1,495	\$1,595	\$1,995

January 2020



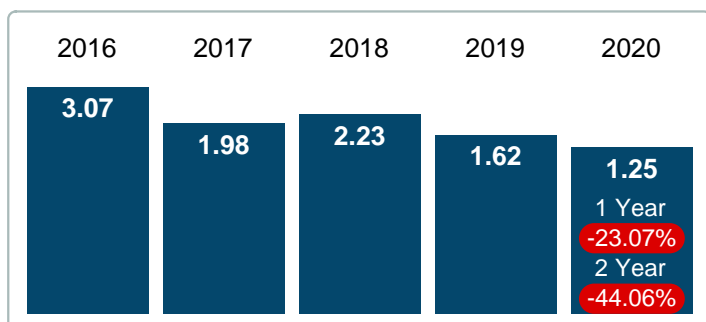
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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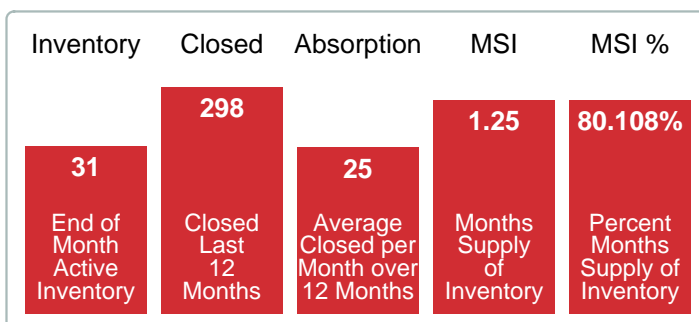
MONTHS SUPPLY of INVENTORY (MSI)

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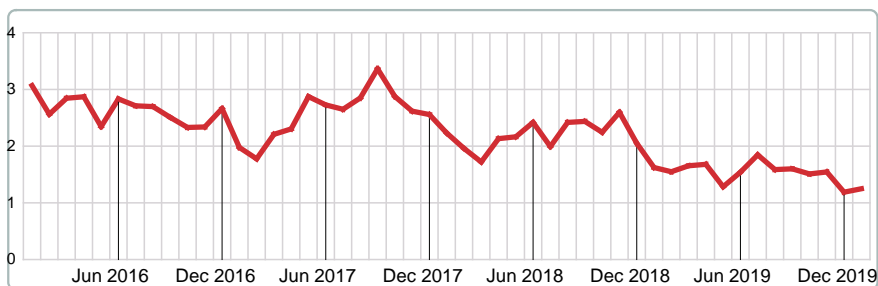
MSI FOR JANUARY



INDICATORS FOR JANUARY 2020

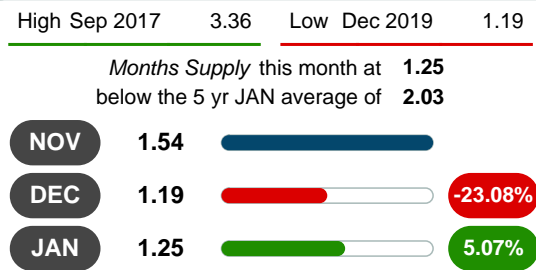


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.03



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%	1.25	1.71	1.25	1.11	2.00
Market Supply of Inventory (MSI)			1.25	1.71	1.25	1.11	2.00
Total Active Inventory by Units		100%	1.25	2	21	7	1

January 2020



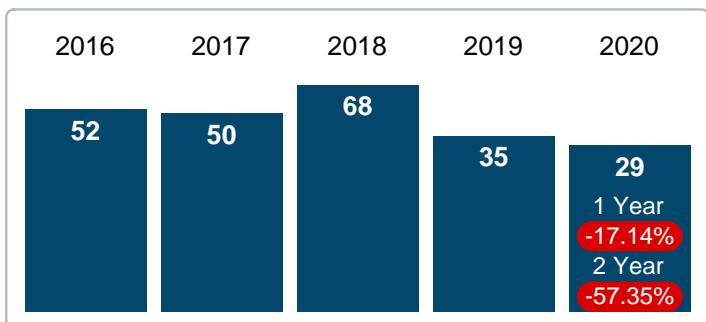
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
Property Type



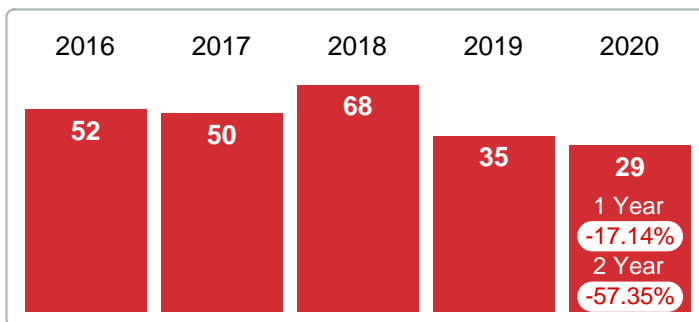
MEDIAN DAYS ON MARKET TO SALE

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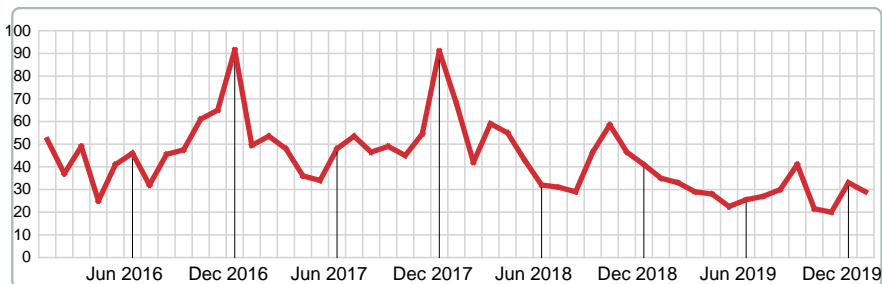
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

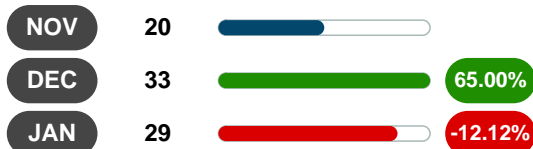


3 MONTHS

5 year JAN AVG = 47

High Dec 2016 92 Low Nov 2019 20

Median Days on Market to Sale this month at 29
below the 5 yr JAN average of 47



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%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	18	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	29	0	27	41	0
Median Closed DOM			29	0	27	41	0
Total Closed Units		100%	29.0		16	5	
Total Closed Volume			27,405	0.00B	20.24K	7,170	0.00B

January 2020



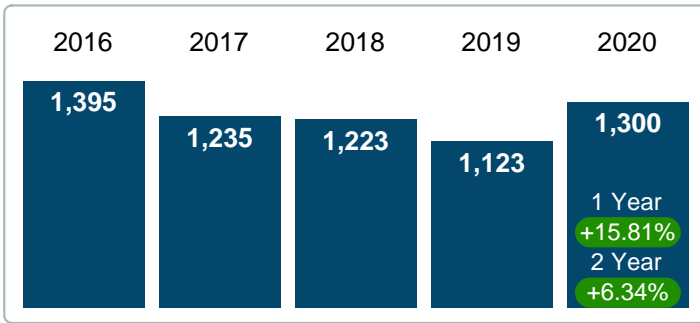
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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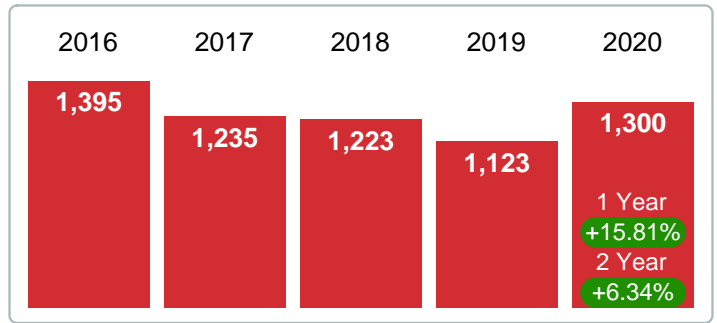
MEDIAN LIST PRICE AT CLOSING

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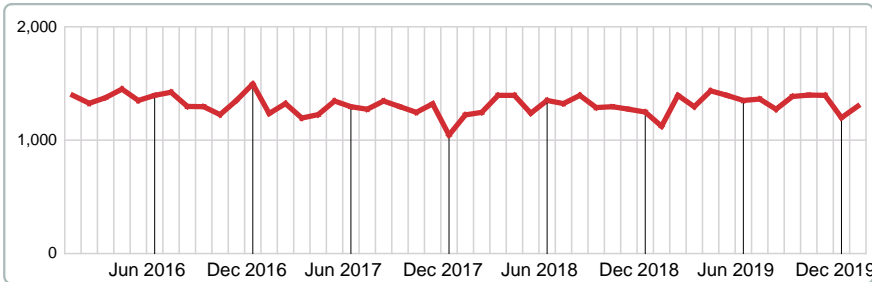
JANUARY



YEAR TO DATE (YTD)

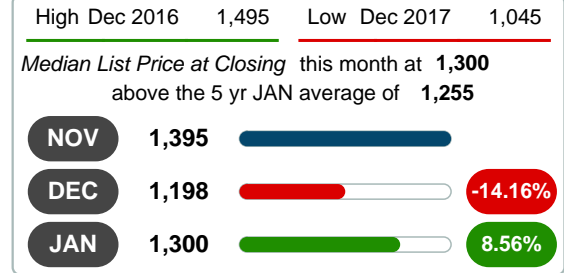


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,255



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%	29	0	0	0	0
\$1 \$0	0	0.00%	29	0	0	0	0
\$1 \$0	0	0.00%	29	0	0	0	0
\$1 \$0	0	0.00%	29	0	0	0	0
\$1 \$0	0	0.00%	29	0	0	0	0
\$1 \$0	0	0.00%	29	0	0	0	0
\$1 and up	21	100.00%	1,300	0	1,275	1,335	0
Median List Price			1,300	0	1,275	1,335	0
Total Closed Units		100%	1,300		16	5	
Total Closed Volume			27,355	0.00B	20.29K	7,070	0.00B

January 2020



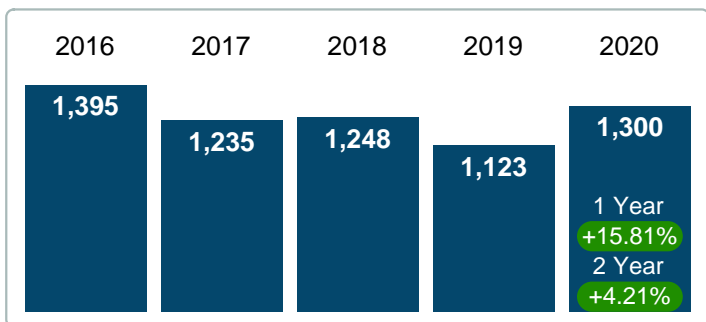
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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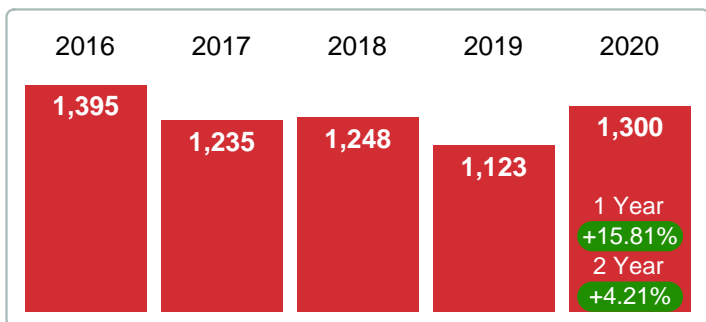
MEDIAN SOLD PRICE AT CLOSING

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

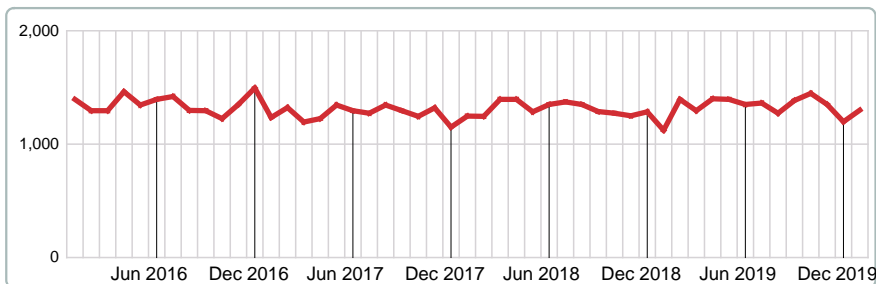
JANUARY



YEAR TO DATE (YTD)

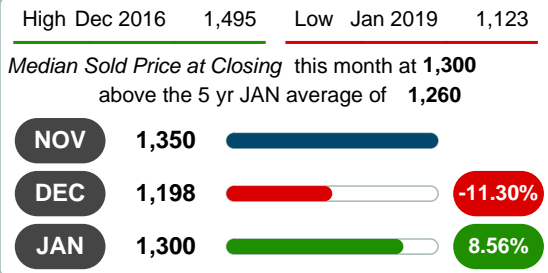


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,260



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%	1,300	0	0	0	0
\$1 \$0	0	0.00%	1,300	0	0	0	0
\$1 \$0	0	0.00%	1,300	0	0	0	0
\$1 \$0	0	0.00%	1,300	0	0	0	0
\$1 \$0	0	0.00%	1,300	0	0	0	0
\$1 \$0	0	0.00%	1,300	0	0	0	0
\$1 and up	21	100.00%	1,300	0	1,275	1,335	0
Median Sold Price			1,300	0	1,275	1,335	0
Total Closed Units		100%	1,300		16	5	
Total Closed Volume			27,405	0.00B	20.24K	7,170	0.00B

January 2020



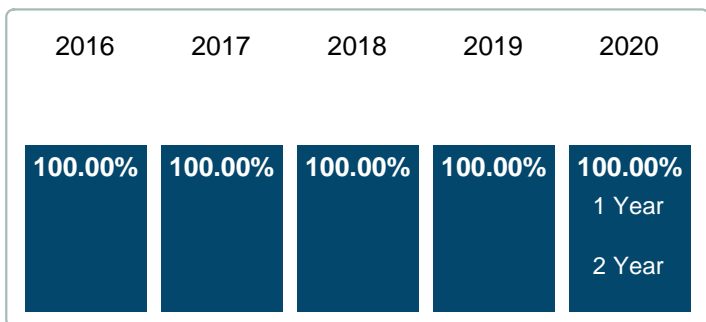
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing
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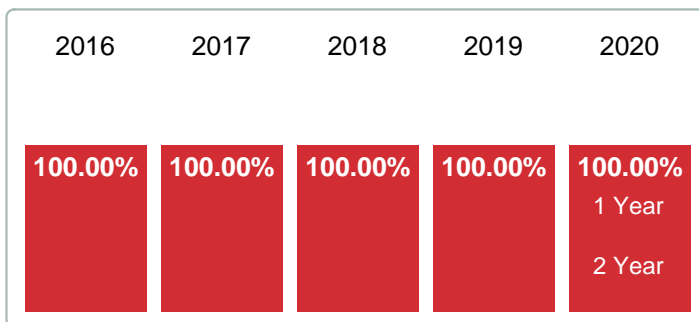
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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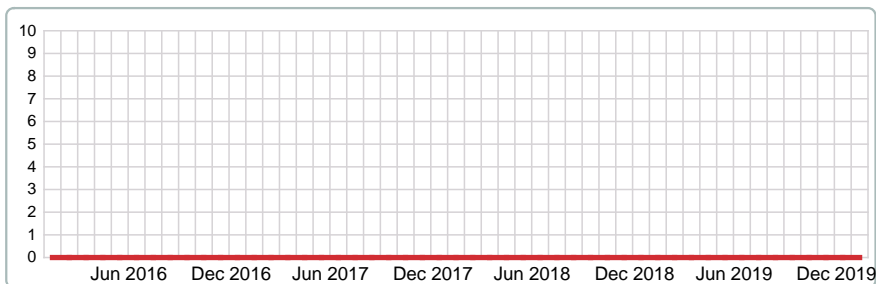
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

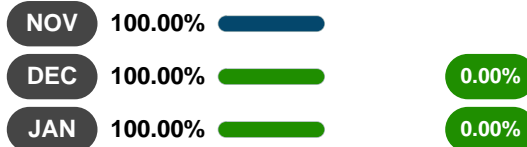


3 MONTHS

5 year JAN AVG = 100.00%

High Jan 2020 100.00% Low Jan 2020 100.00%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JAN 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%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,300.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	21	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		0.00%	100.00%	100.00%	0.00%
Total Closed Units		21	100%		16	5	
Total Closed Volume		27,405		0.00B	20.24K	7,170	0.00B

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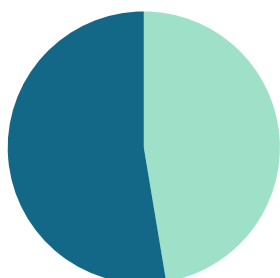
Area Delimited by School District Broken Arrow - Sch Dist (3) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY



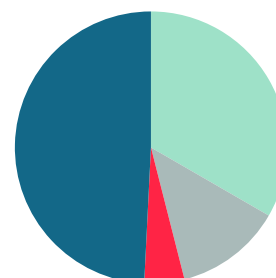
Inventory

- New Listings
27 = 47.37%
- Start Inventory
30
- Total Inventory Units
57
- Volume
\$78,380

Market Activity

- Closed Sales
21 = 33.33%
- Pending Sales
8 = 12.70%
- Other Off Market
3 = 4.76%
- Active Inventory
31 = 49.21%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	26	21	-19.23%	26	21	-19.23%
Pending Sales	5	8	60.00%	5	8	60.00%
New Listings	24	27	12.50%	24	27	12.50%
Median List Price	1,123	1,300	15.81%	1,123	1,300	15.81%
Median Sale Price	1,123	1,300	15.81%	1,123	1,300	15.81%
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	35.00	29.00	-17.14%	35.00	29.00	-17.14%
Monthly Inventory	38	31	-18.42%	38	31	-18.42%
Months Supply of Inventory	1.62	1.25	-23.07%	1.62	1.25	-23.07%

Absorption: Last 12 months, an Average of **25** Sales/Month

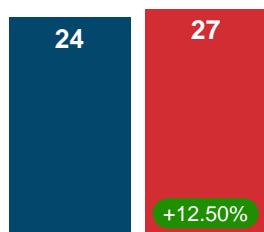
Inventory on January 31, 2020 = **31**

2019 **2020**

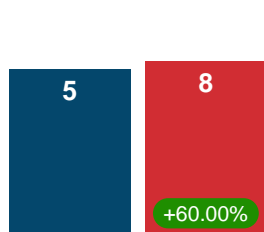
JANUARY MARKET

MEDIAN PRICES

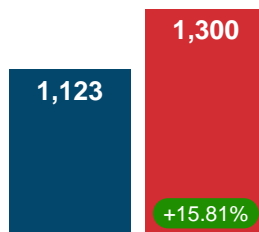
New Listings



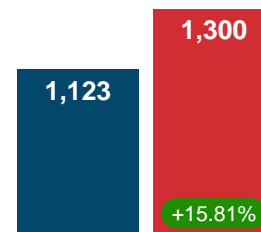
Pending Listings



List Price



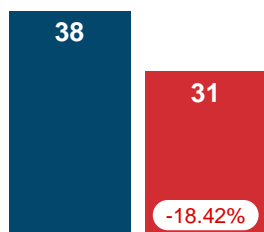
Sale Price



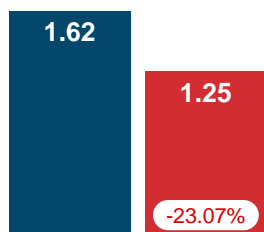
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

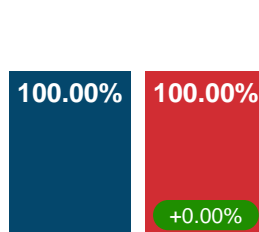
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

