

January 2020



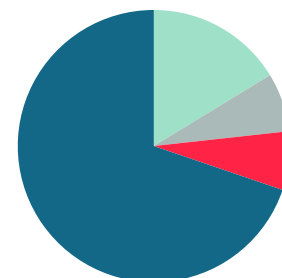
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	January 2020	+/-%
Closed Listings	15	7	-53.33%
Pending Listings	0	3	0.00%
New Listings	13	19	46.15%
Average List Price	1,295	1,362	5.18%
Average Sale Price	1,292	1,326	2.69%
Average Percent of Selling Price to List Price	99.88%	97.14%	-2.74%
Average Days on Market to Sale	46.47	32.29	-30.52%
End of Month Inventory	28	30	7.14%
Months Supply of Inventory	2.23	2.57	15.56%



■ Closed (16.28%)
■ Pending (6.98%)
■ Other OffMarket (6.98%)
■ Active (69.77%)

Absorption: Last 12 months, an Average of **12 Sales/Month Active Inventory** as of January 31, 2020 = **30**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2020 rose **7.14%** to 30 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 **2.57** 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 **2.69%** in January 2020 to \$1,326 versus the previous year at \$1,292.

Average Days on Market Shortens

The average number of **32.29** days that homes spent on the market before selling decreased by 14.18 days or **30.52%** in January 2020 compared to last year's same month at **46.47** DOM.

Sales Success for January 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 19 New Listings in January 2020, up **46.15%** from last year at 13. Furthermore, there were 7 Closed Listings this month versus last year at 15, a **-53.33%** decrease.

Closed versus Listed trends yielded a **36.8%** ratio, down from previous year's, January 2019, at **115.4%**, a **68.07%** downswing. This will certainly create pressure on an increasing 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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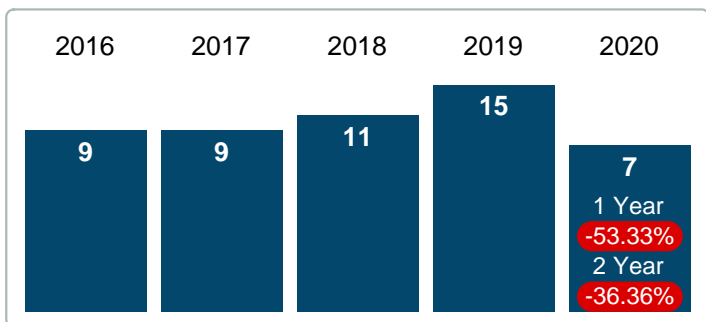
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



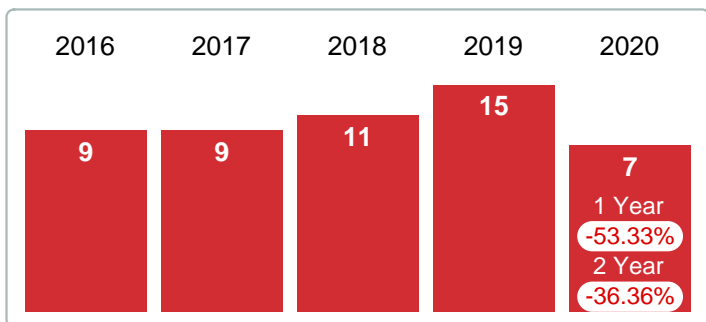
CLOSED LISTINGS

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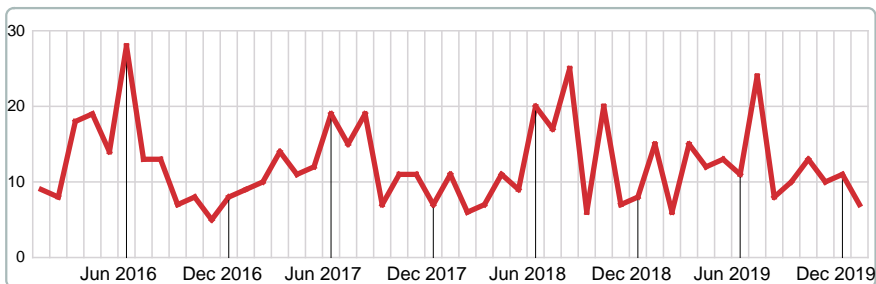
JANUARY



YEAR TO DATE (YTD)

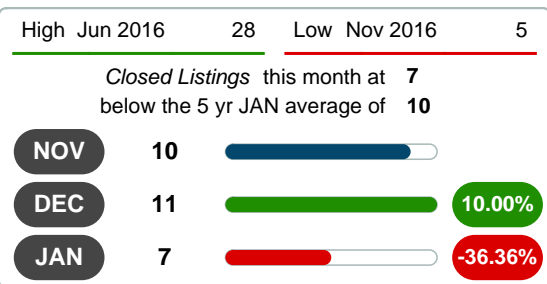


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 10



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	7	100.00%	32.3	0	5	2	0
Total Closed Units	7			0	5	2	0
Total Closed Volume	9,285	100%	32.3	0.00B	6,190	3,095	0.00B
Average Closed Price	\$1,326			\$0	\$1,238	\$1,548	\$0

January 2020



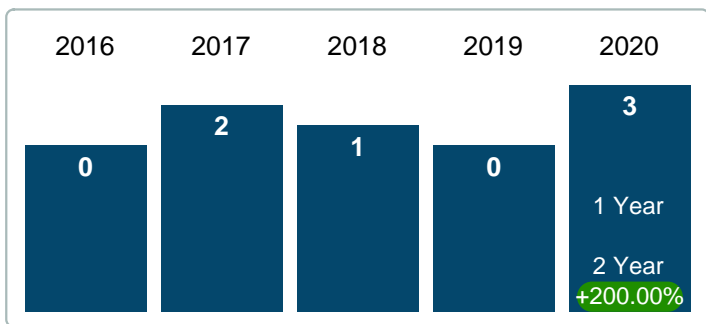
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



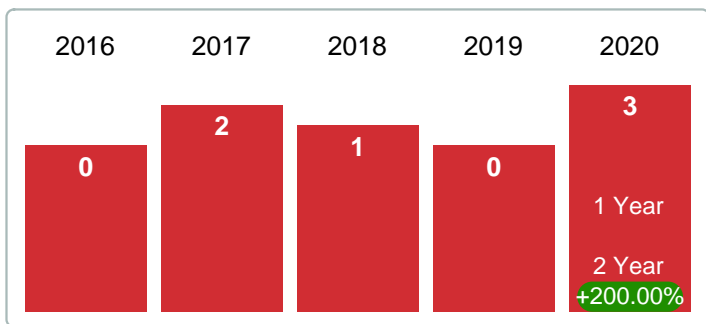
PENDING LISTINGS

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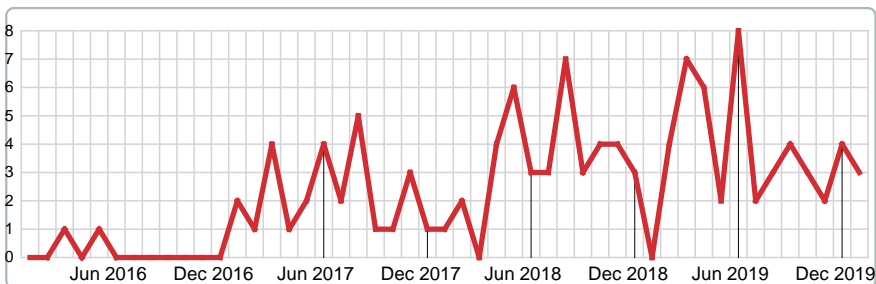
JANUARY



YEAR TO DATE (YTD)

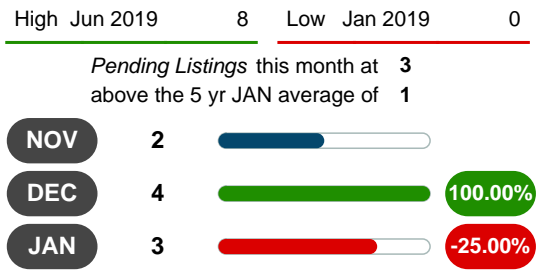


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1



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%	86.0	0	3	0	0
Total Pending Units	3			0	3	0	0
Total Pending Volume	3,745	100%	95.5	0.00B	3,745	0.00B	0.00B
Average Listing Price	\$1,198			\$0	\$1,248	\$0	\$0

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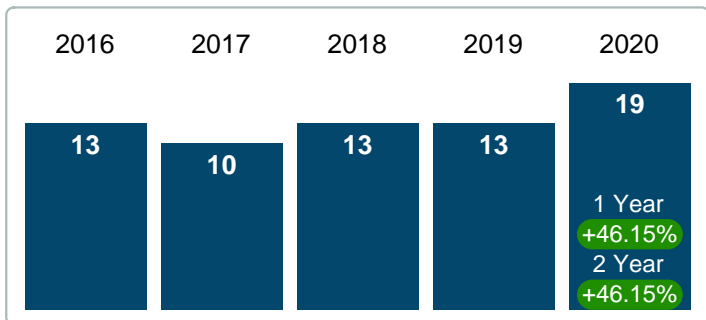
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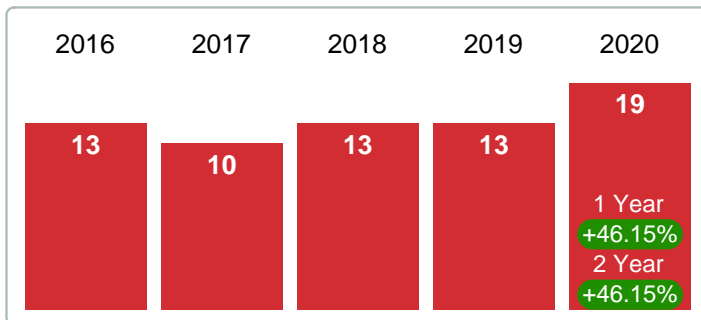
NEW LISTINGS

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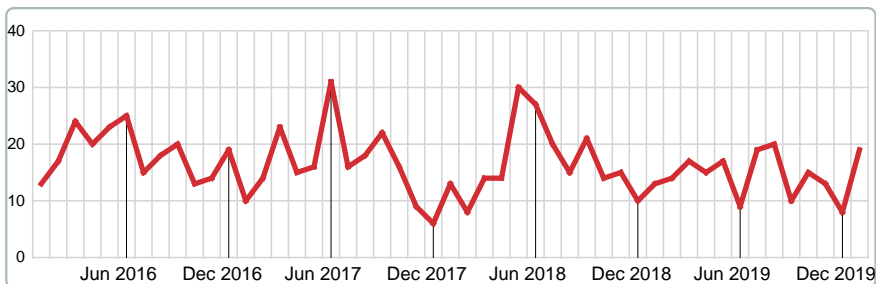
JANUARY



YEAR TO DATE (YTD)

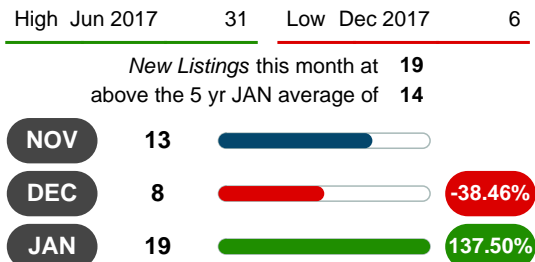


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 14



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	%		1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1-\$0	0.00%	0	0	0	0	0
\$1 and up	100.00%	19	3	8	6	2
Total New Listed Units		19	3	8	6	2
Total New Listed Volume		29,650	2,725	9,635	10,39K	6,900
Average New Listed Listing Price		\$1,448	\$908	\$1,204	\$1,732	\$3,450

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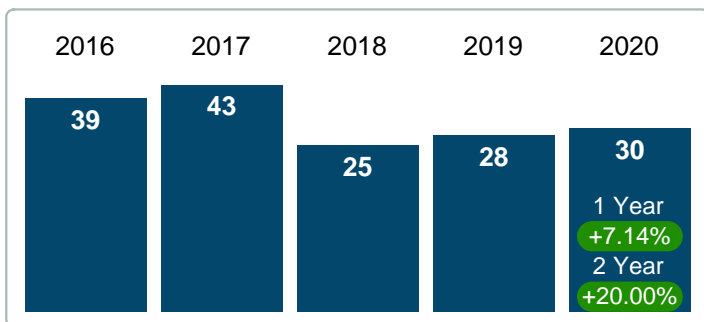
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



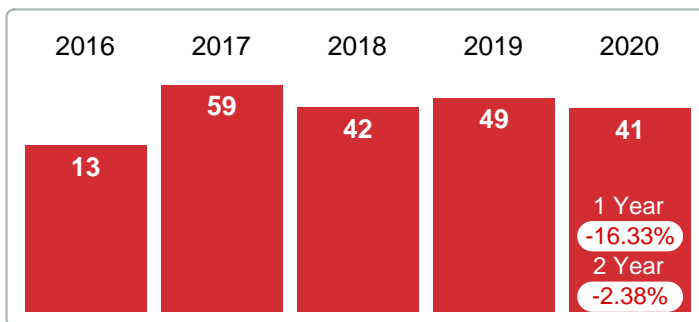
ACTIVE INVENTORY

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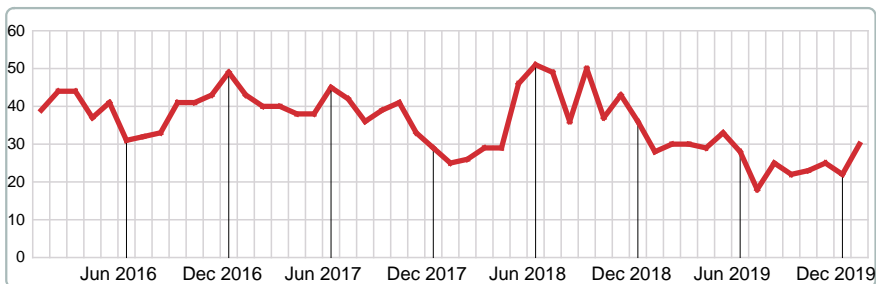
END OF JANUARY



ACTIVE DURING JANUARY

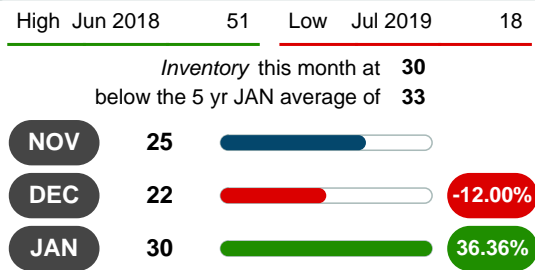


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 33



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 \$0	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 \$0	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 \$0	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 \$0	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 \$0	<div style="width: 0%; background-color: blue;"></div> 0	0.00%	0.0	0	0	0	0
\$1 and up	<div style="width: 100%; background-color: blue;"></div> 30	100.00%	46.2	7	13	7	3
Total Active Inventory by Units			30	7	13	7	3
Total Active Inventory by Volume			47,030	6,350	16.66K	12.63K	11.40K
Average Active Inventory Listing Price			\$1,568	\$907	\$1,281	\$1,804	\$3,800

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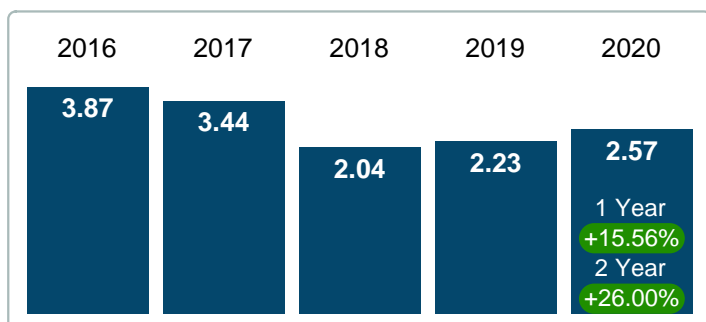
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



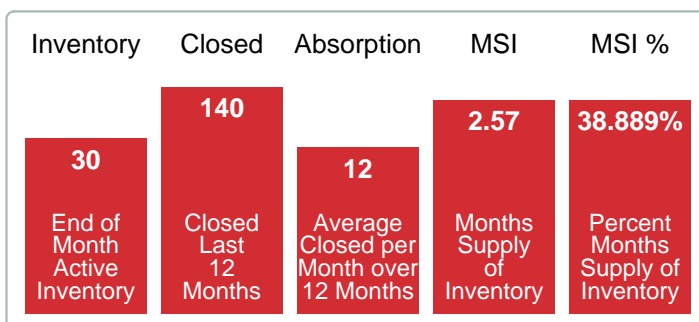
MONTHS SUPPLY of INVENTORY (MSI)

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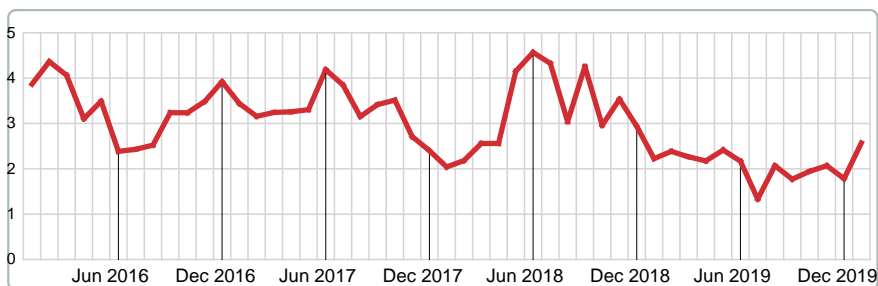
MSI FOR JANUARY



INDICATORS FOR JANUARY 2020



5 YEAR MARKET ACTIVITY TRENDS

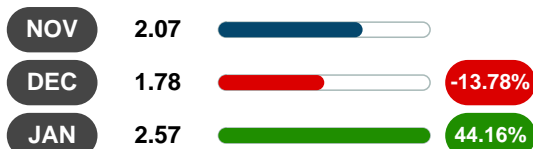


3 MONTHS

5 year JAN AVG = 2.83

High Jun 2018 4.57 Low Jul 2019 1.33

Months Supply this month at 2.57 below the 5 yr JAN average of 2.83



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	30	100.00%	2.57	5.25	2.00	2.00	9.00
Market Supply of Inventory (MSI)			2.57	5.25	2.00	2.00	9.00
Total Active Inventory by Units		100%	2.57	7	13	7	3

January 2020



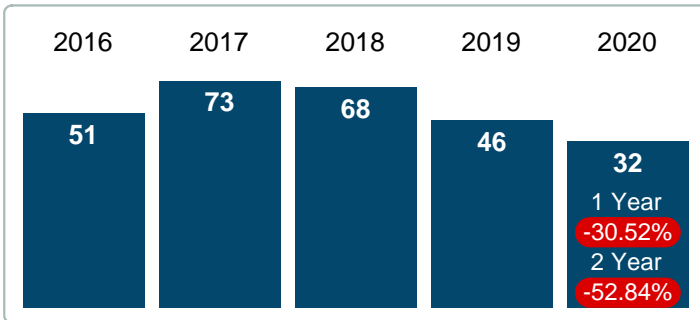
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



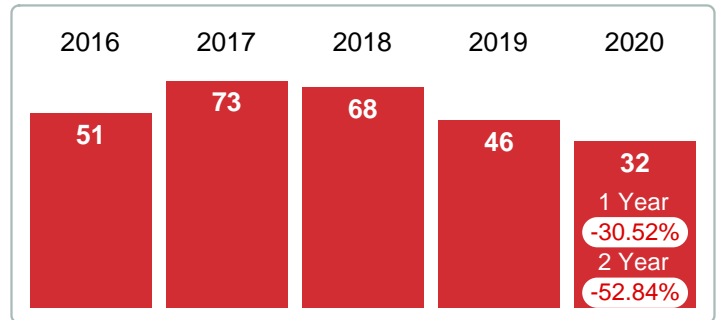
AVERAGE DAYS ON MARKET TO SALE

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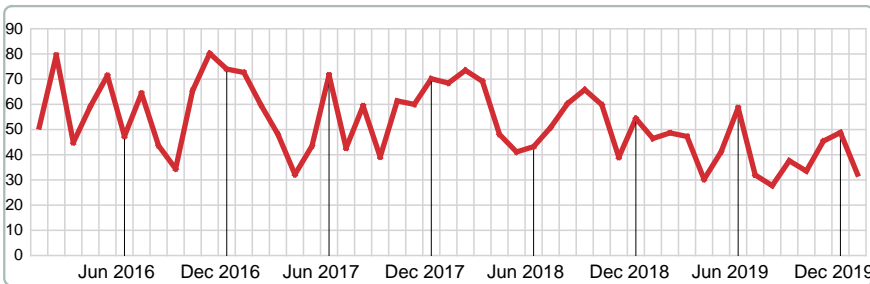
JANUARY



YEAR TO DATE (YTD)

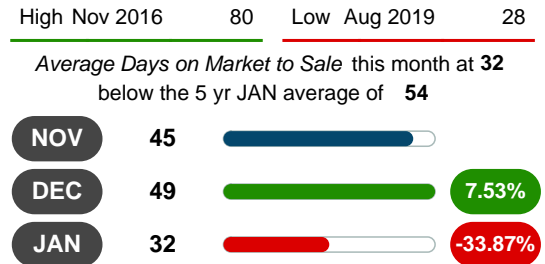


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 54



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	7	100.00%	32	0	39	15	0
Average Closed DOM			32	0	39	15	0
Total Closed Units		100%	32		5	2	
Total Closed Volume			9,285	0.00B	6,190	3,095	0.00B

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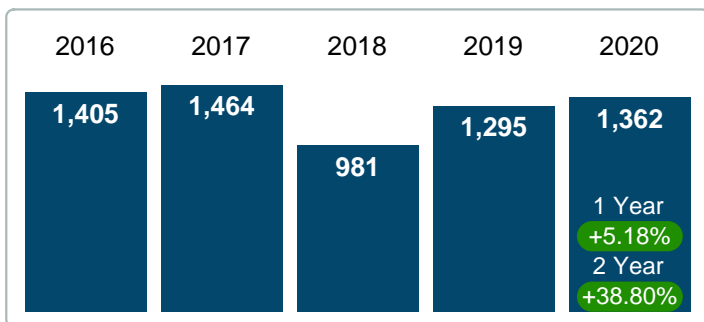
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



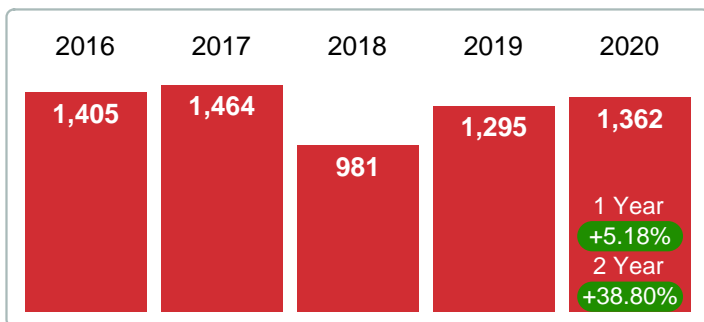
AVERAGE LIST PRICE AT CLOSING

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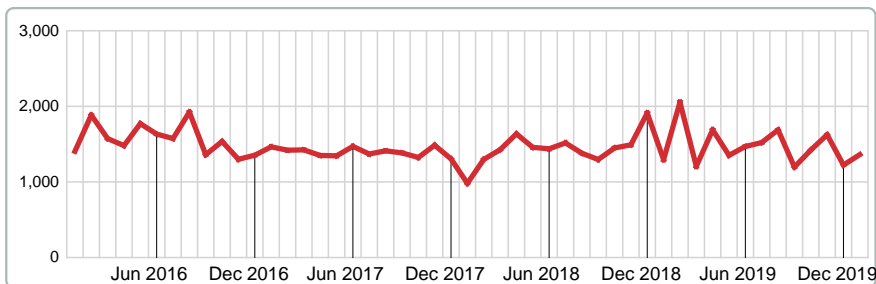
JANUARY



YEAR TO DATE (YTD)

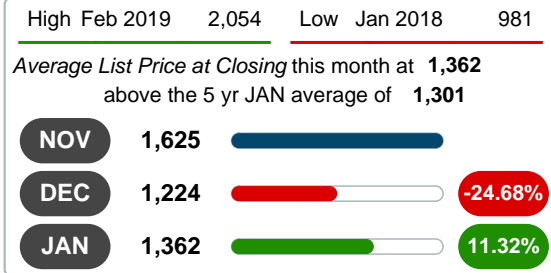


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,301



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	7	100.00%	1,362	0	1,278	1,573	0
Average List Price			1,362	0	1,278	1,573	0
Total Closed Units		100%	1,362		5	2	
Total Closed Volume			9,535	0.00B	6,390	3,145	0.00B

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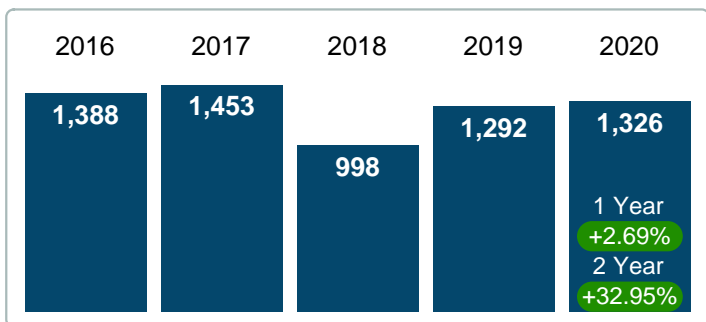
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



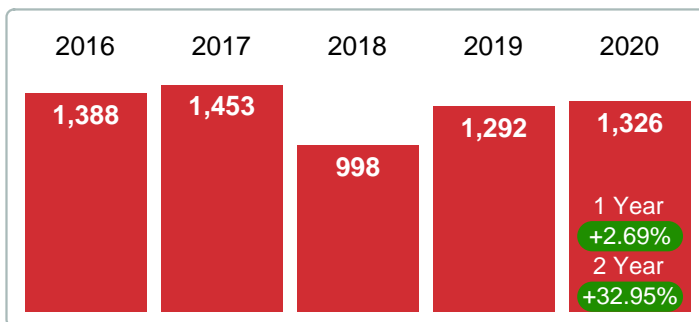
AVERAGE SOLD PRICE AT CLOSING

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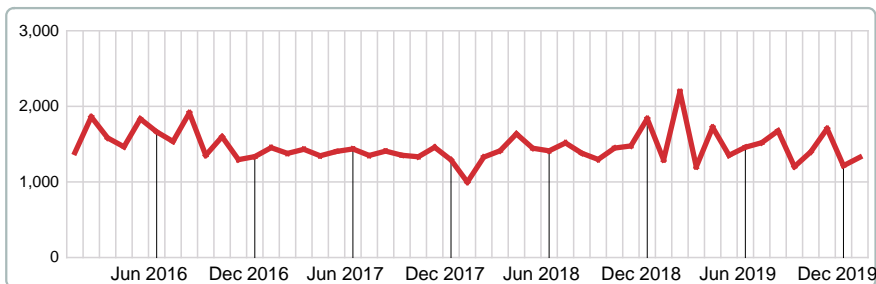
JANUARY



YEAR TO DATE (YTD)

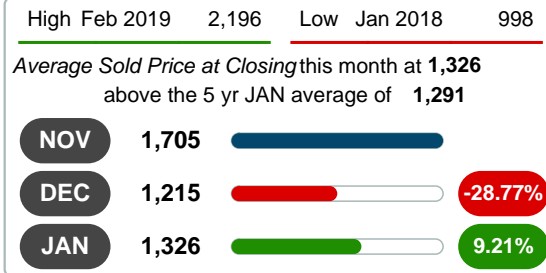


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1,291



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	7	100.00%	1,326	0	1,238	1,548	0
Average Sold Price			1,326	0	1,238	1,548	0
Total Closed Units		100%	1,326		5	2	
Total Closed Volume			9,285	0.00B	6,190	3,095	0.00B

January 2020



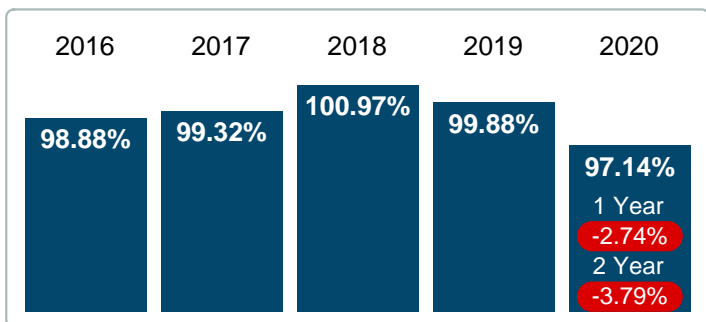
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



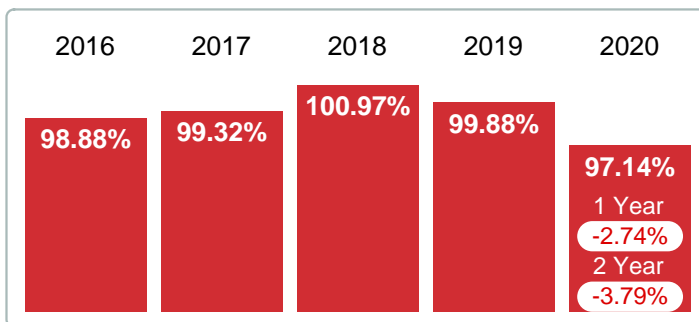
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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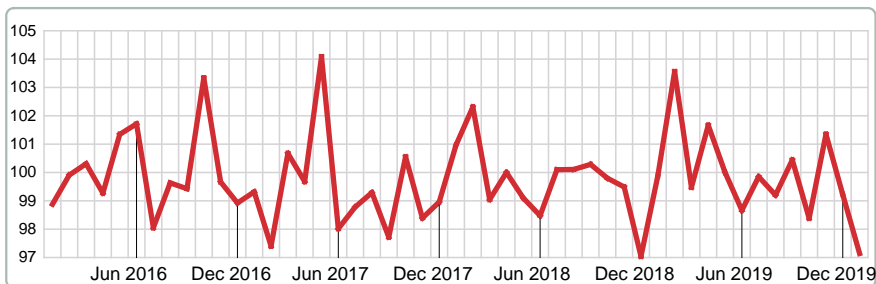
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

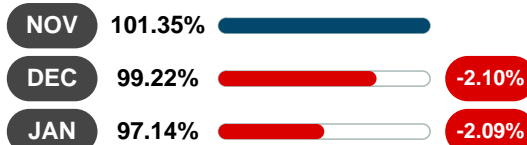


3 MONTHS

5 year JAN AVG = 99.24%

High May 2017 104.08% Low Dec 2018 97.04%

Average Sold/List Ratio this month at **97.14%**
below the 5 yr JAN average of **99.24%**



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	7	100.00%	97.14%	0.00%	96.67%	98.33%	0.00%
Average Sold/List Ratio		97.10%		0.00%	96.67%	98.33%	0.00%
Total Closed Units		7	100%		5	2	
Total Closed Volume		9,285		0.00B	6,190	3,095	0.00B

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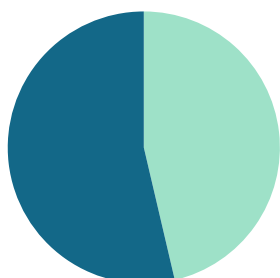
Area Delimited by School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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INVENTORY

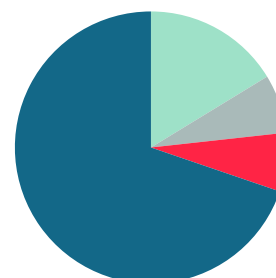


Inventory
 New Listings
19 = 46.34%
 Start Inventory
22
 Total Inventory Units
41
 Volume
\$61,540

Market Activity

Closed Sales
7 = 16.28%
 Pending Sales
3 = 6.98%
 Other Off Market
3 = 6.98%
 Active Inventory
30 = 69.77%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	15	7	-53.33%	15	7	-53.33%
Pending Sales	0	3	0.00%	0	3	0.00%
New Listings	13	19	46.15%	13	19	46.15%
Average List Price	1,295	1,362	5.18%	1,295	1,362	5.18%
Average Sale Price	1,292	1,326	2.69%	1,292	1,326	2.69%
Average Percent of Selling Price to List Price	99.88%	97.14%	-2.74%	99.88%	97.14%	-2.74%
Average Days on Market to Sale	46.47	32.29	-30.52%	46.47	32.29	-30.52%
Monthly Inventory	28	30	7.14%	28	30	7.14%
Months Supply of Inventory	2.23	2.57	15.56%	2.23	2.57	15.56%

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

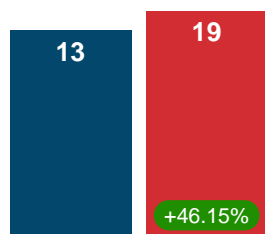
Inventory on January 31, 2020 = **30**

2019 **2020**

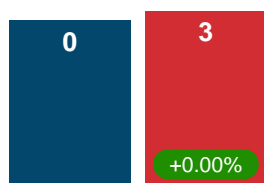
JANUARY MARKET

AVERAGE PRICES

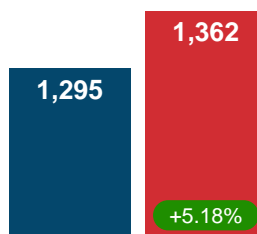
New Listings



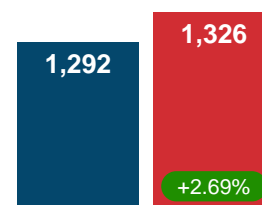
Pending Listings



List Price



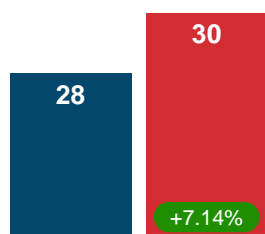
Sale Price



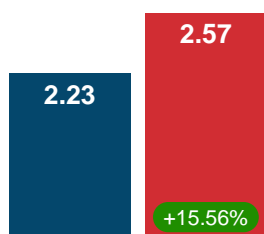
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

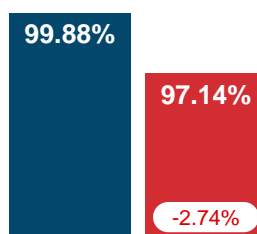
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

