

July 2020



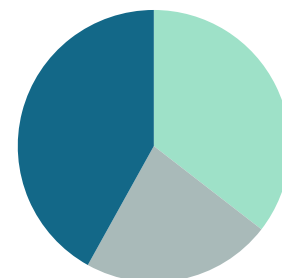
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 26, 2021 for MLS Technology Inc.

Compared Metrics	2019	July 2020	+/-%
Closed Listings	12	11	-8.33%
Pending Listings	2	7	250.00%
New Listings	10	17	70.00%
Median List Price	1,298	1,325	2.12%
Median Sale Price	1,298	1,325	2.12%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	20.50	11.00	-46.34%
End of Month Inventory	13	13	0.00%
Months Supply of Inventory	1.38	1.39	0.89%



■ Closed (35.48%)
■ Pending (22.58%)
■ Other OffMarket (0.00%)
■ Active (41.94%)

Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of July 31, 2020 = **13**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **0.00%** to 13 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 **1.39** 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 **2.12%** in July 2020 to \$1,325 versus the previous year at \$1,298.

Median Days on Market Shortens

The median number of **11.00** days that homes spent on the market before selling decreased by 9.50 days or **46.34%** in July 2020 compared to last year's same month at **20.50** DOM.

Sales Success for July 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 17 New Listings in July 2020, up **70.00%** from last year at 10. Furthermore, there were 11 Closed Listings this month versus last year at 12, a **-8.33%** decrease.

Closed versus Listed trends yielded a **64.7%** ratio, down from previous year's, July 2019, at **120.0%**, a **46.08%** 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

July 2020



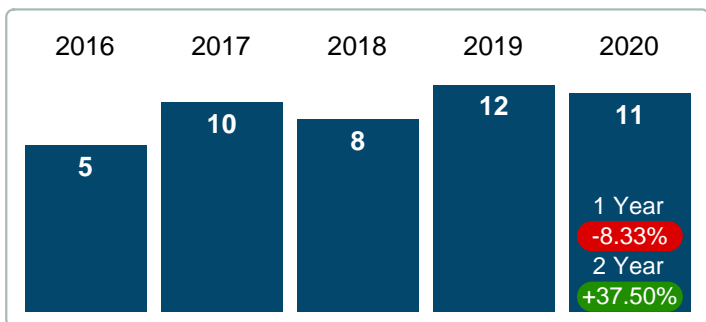
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



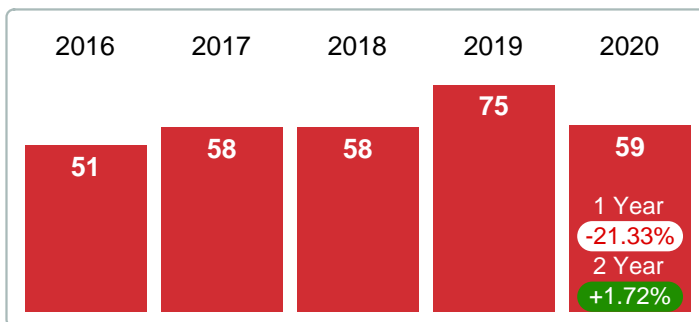
CLOSED LISTINGS

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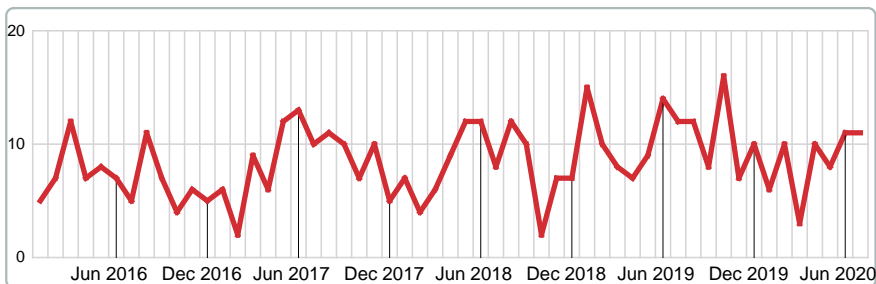
JULY



YEAR TO DATE (YTD)

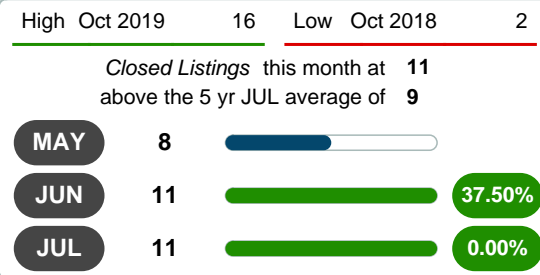


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 9



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	11	100.00%	11.0	0	8	3	0
Total Closed Units	11			0	8	3	0
Total Closed Volume	14,940	100%	11.0	0.00B	10.75K	4,190	0.00B
Median Closed Price	\$1,325			\$0	\$1,360	\$1,295	\$0

July 2020



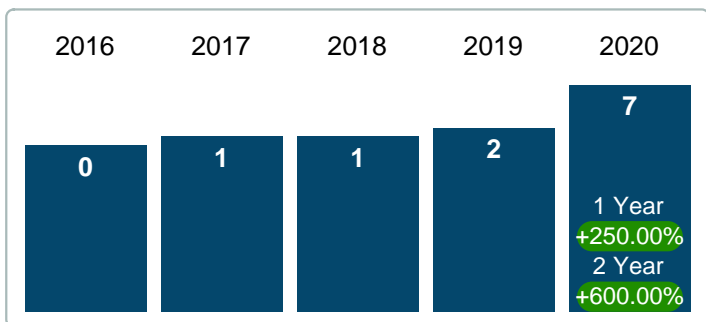
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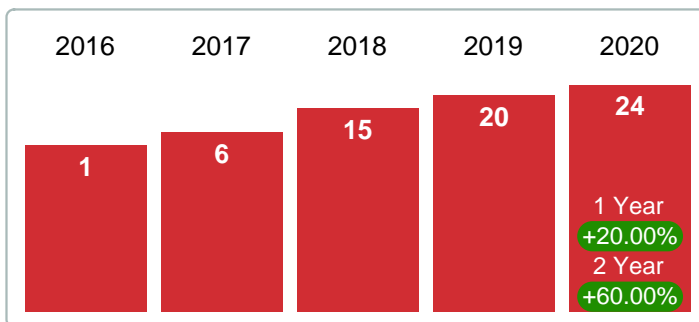
PENDING LISTINGS

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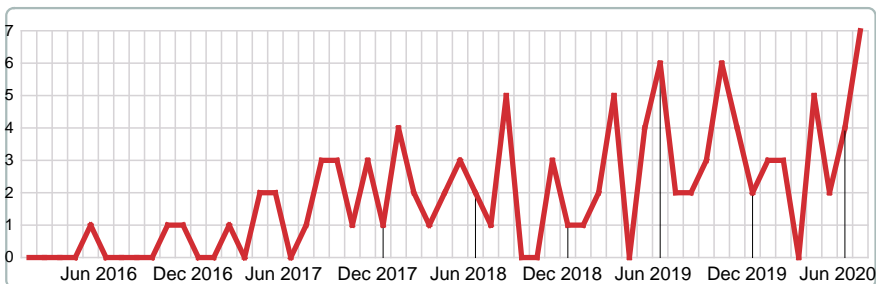
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

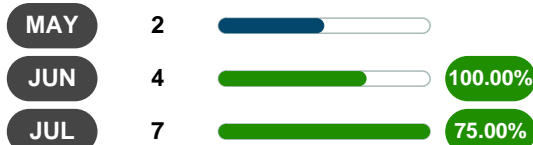


3 MONTHS

5 year JUL AVG = 2

High Jul 2020 7 Low Mar 2020 0

Pending Listings this month at 7 above the 5 yr JUL average of 2



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%	11.0	0	0	0	0
\$1 \$0	0	0.00%	11.0	0	0	0	0
\$1 \$0	0	0.00%	11.0	0	0	0	0
\$1 \$0	0	0.00%	11.0	0	0	0	0
\$1 \$0	0	0.00%	11.0	0	0	0	0
\$1 \$0	0	0.00%	11.0	0	0	0	0
\$1 and up	7	100.00%	11.0	2	4	1	0
Total Pending Units	7			2	4	1	0
Total Pending Volume	8,590	100%	11.0	1,200	5,695	1,695	0.00B
Median Listing Price	\$1,395			\$600	\$1,435	\$1,695	\$0

July 2020



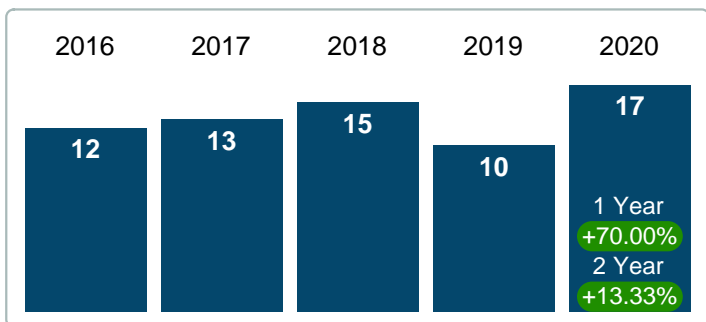
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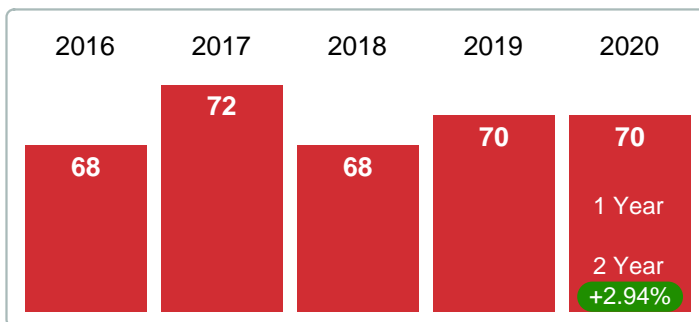
NEW LISTINGS

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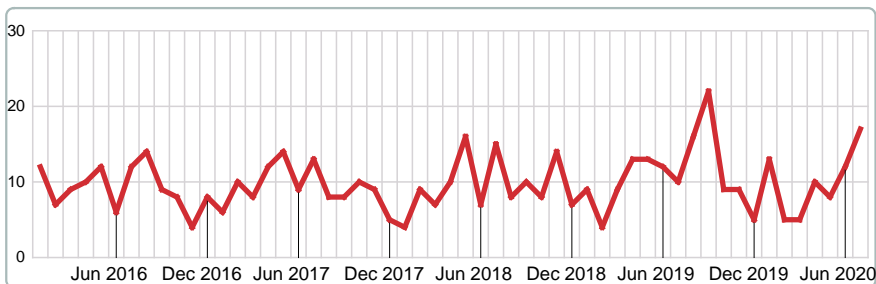
JULY



YEAR TO DATE (YTD)

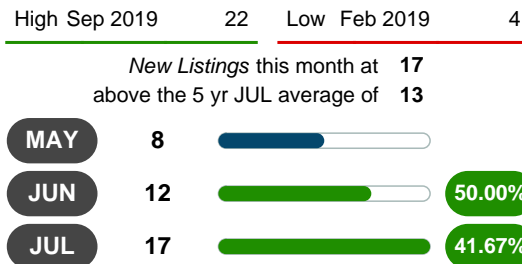


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 13



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	17	100.00%	4	10	2	1
Total New Listed Units	17		4	10	2	1
Total New Listed Volume	21,465	100%	2,575	14.15K	2,895	1,850
Median New Listed Listing Price	\$1,395		\$600	\$1,400	\$1,448	\$1,850

July 2020



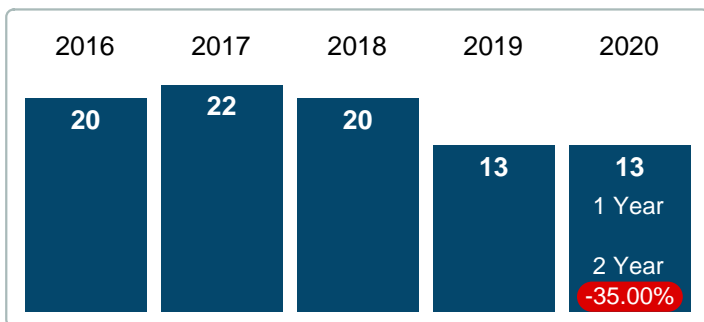
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



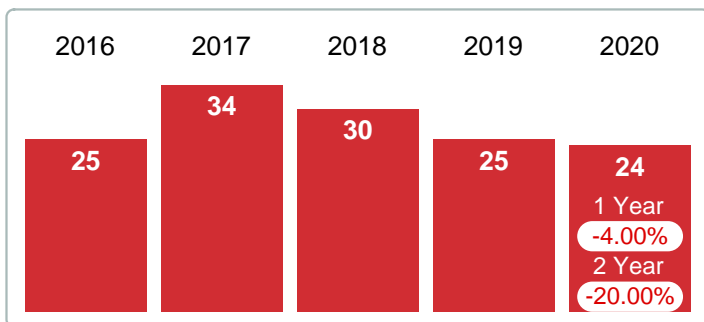
ACTIVE INVENTORY

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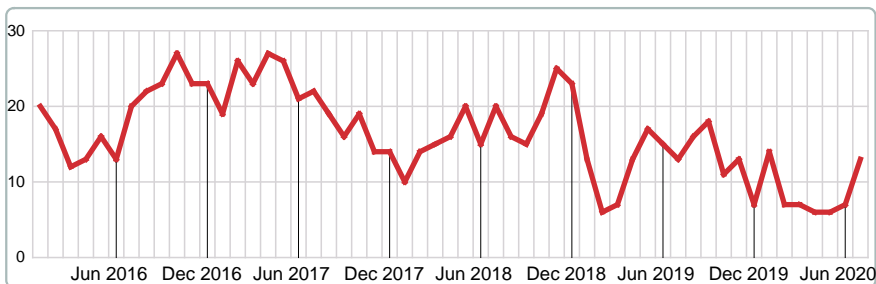
END OF JULY



ACTIVE DURING JULY

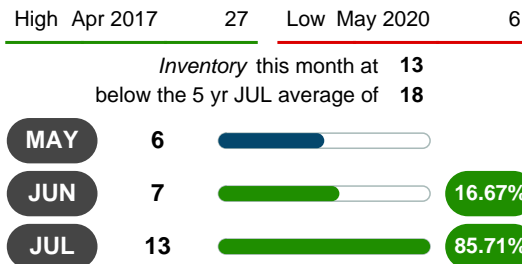


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 18



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%	11.0	0	0	0	0
\$1-\$0	0	0.00%	11.0	0	0	0	0
\$1-\$0	0	0.00%	11.0	0	0	0	0
\$1-\$0	0	0.00%	11.0	0	0	0	0
\$1-\$0	0	0.00%	11.0	0	0	0	0
\$1-\$0	0	0.00%	11.0	0	0	0	0
\$1 and up	13	100.00%	9.0	4	7	1	1
Total Active Inventory by Units			13	4	7	1	1
Total Active Inventory by Volume			16,000	2,575	9,880	1,695	1,850
Median Active Inventory Listing Price			\$1,400	\$600	\$1,440	\$1,695	\$1,850

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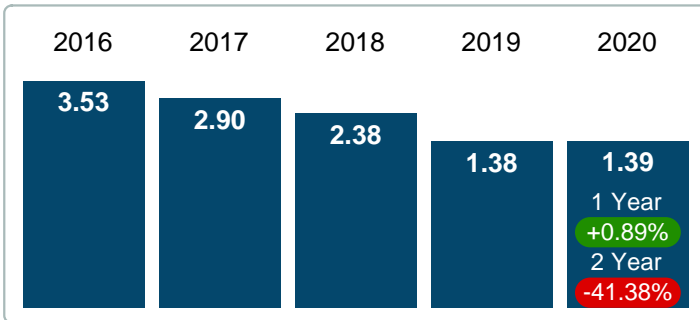
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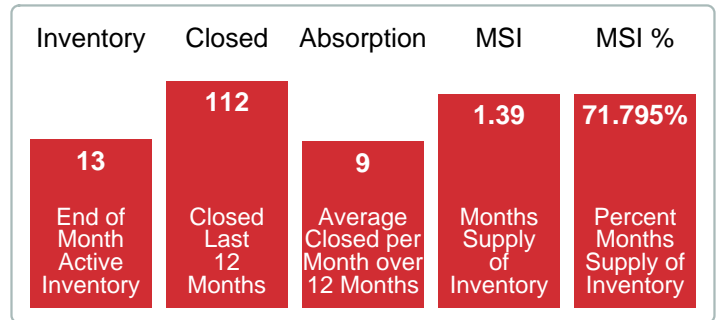
MONTHS SUPPLY of INVENTORY (MSI)

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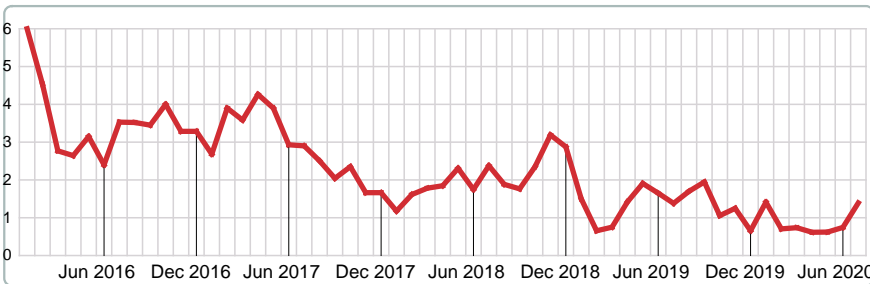
MSI FOR JULY



INDICATORS FOR JULY 2020

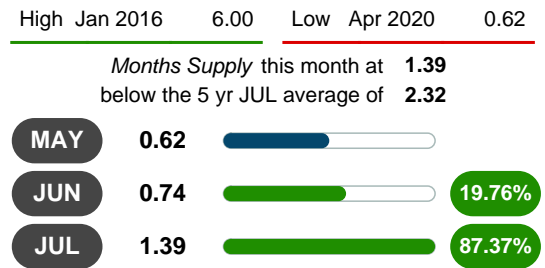


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.32



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%	nan	0.00	0.00	0.00	0.00
\$1-\$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$0	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1 and up	13	100.00%	1.39	6.00	1.22	0.39	3.00
Market Supply of Inventory (MSI)			1.39	6.00	1.22	0.39	3.00
Total Active Inventory by Units		100%	1.39	4	7	1	1

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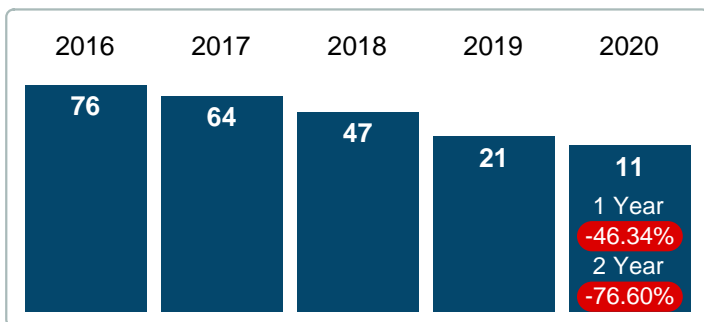
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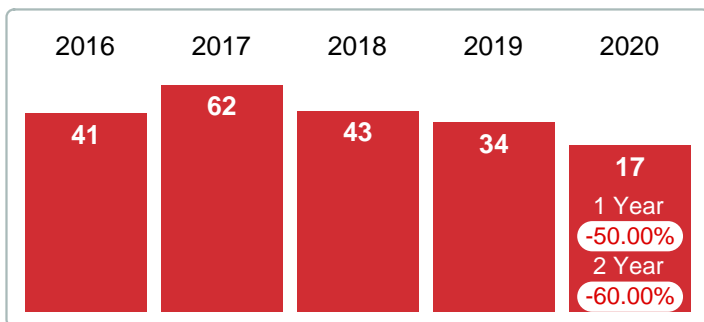
MEDIAN DAYS ON MARKET TO SALE

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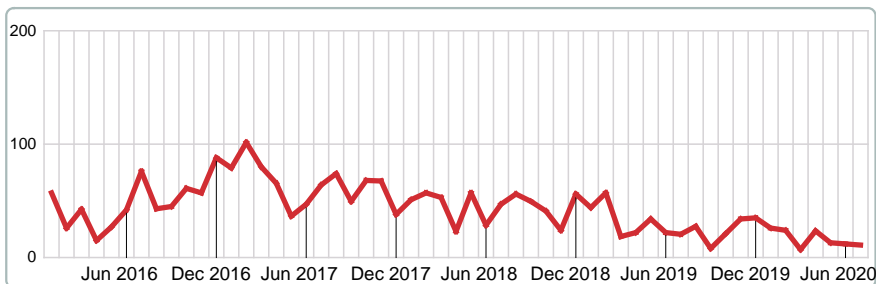
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 44

High Feb 2017 102 Low Mar 2020 7

Median Days on Market to Sale this month at 11 below the 5 yr JUL average of 44



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%	9	0	0	0	0
\$1-\$0	0	0.00%	9	0	0	0	0
\$1-\$0	0	0.00%	9	0	0	0	0
\$1-\$0	0	0.00%	9	0	0	0	0
\$1-\$0	0	0.00%	9	0	0	0	0
\$1-\$0	0	0.00%	9	0	0	0	0
\$1 and up	11	100.00%	11	0	11	6	0
Median Closed DOM			11	0	11	6	0
Total Closed Units		100%	11.0		8	3	
Total Closed Volume			14,940	0.00B	10.75K	4,190	0.00B

July 2020



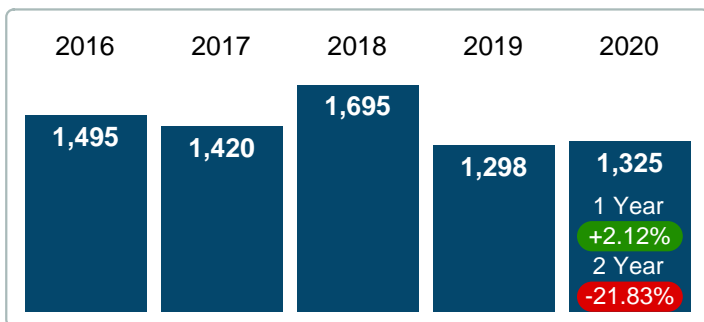
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



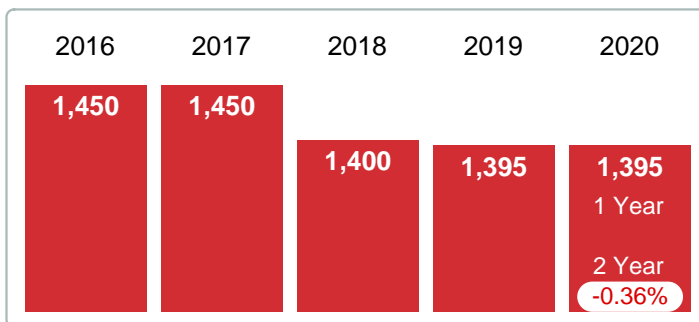
MEDIAN LIST PRICE AT CLOSING

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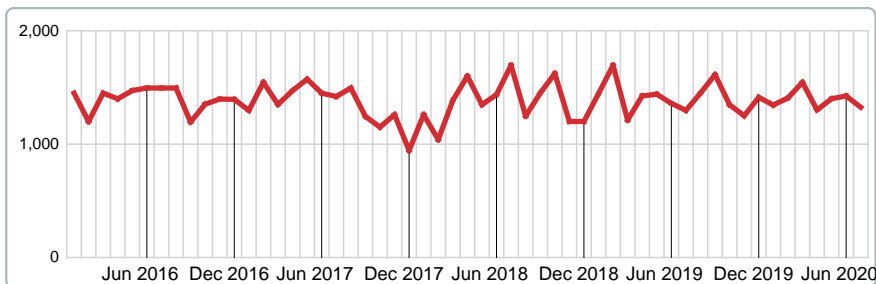
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,447

High Feb 2019 1,695 Low Dec 2017 945

Median List Price at Closing this month at 1,325 below the 5 yr JUL average of 1,447



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%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 \$0	0	0.00%	11	0	0	0	0
\$1 and up	11	100.00%	1,325	0	1,360	1,295	0
Median List Price			1,325	0	1,360	1,295	0
Total Closed Units		100%	1,325		8	3	
Total Closed Volume			14,940	0.00B	10.75K	4,190	0.00B

July 2020



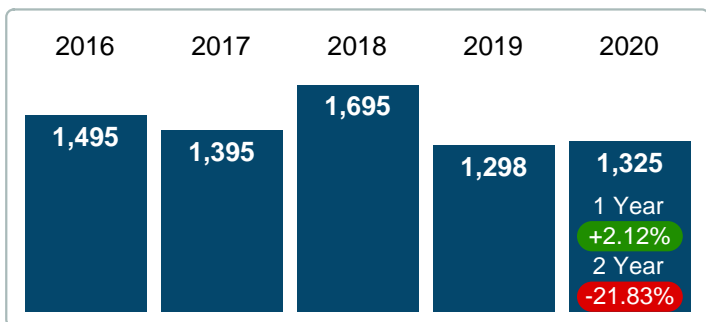
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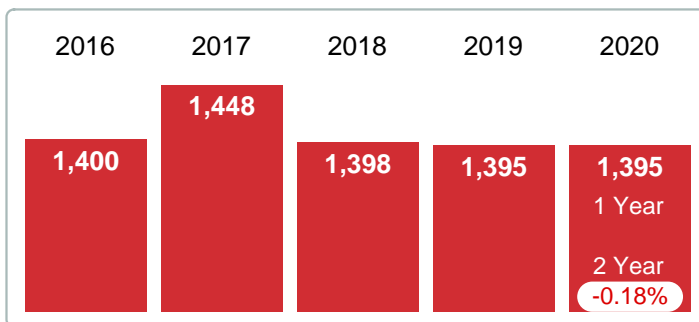
MEDIAN SOLD PRICE AT CLOSING

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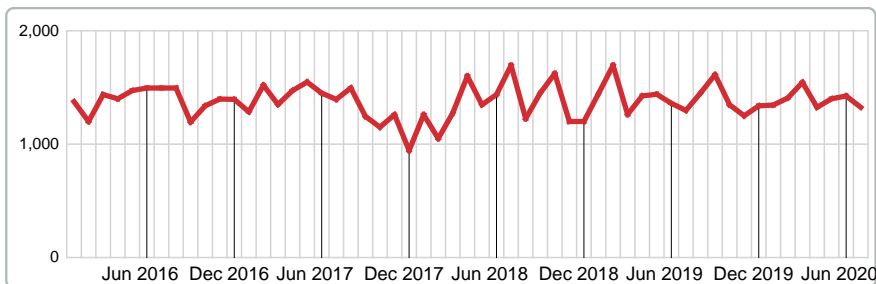
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,442

High Feb 2019 1,695 Low Dec 2017 945
 Median Sold Price at Closing this month at 1,325 below the 5 yr JUL average of 1,442

MAY	1,400	
JUN	1,425	1.79%
JUL	1,325	-7.02%

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%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 \$0	0	0.00%	1,325	0	0	0	0
\$1 and up	11	100.00%	1,325	0	1,360	1,295	0
Median Sold Price			1,325	0	1,360	1,295	0
Total Closed Units		100%	1,325		8	3	
Total Closed Volume			14,940	0.00B	10.75K	4,190	0.00B

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MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

YEAR TO DATE (YTD)

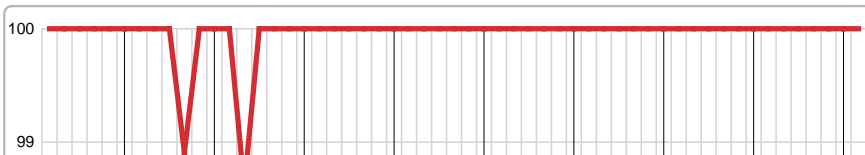
2016	2017	2018	2019	2020
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2016	2017	2018	2019	2020
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUL AVG = 100.00%



High Jul 2020 100.00% Low Feb 2017 98.61%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 100.00%

- MAY 100.00%
- JUN 100.00%
- JUL 100.00%

0.00%
0.00%

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%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,325.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	11	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		11	100%		8	3	
Total Closed Volume		14,940		0.00B	10.75K	4,190	0.00B

July 2020



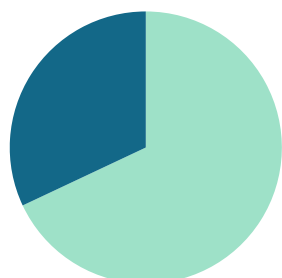
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MARKET SUMMARY

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INVENTORY

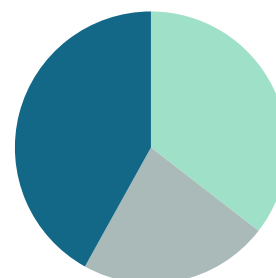


Inventory
 New Listings
17 = 68.00%
 Start Inventory
8
 Total Inventory Units
25
 Volume
\$32,265

Market Activity

Closed Sales
11 = 35.48%
 Pending Sales
7 = 22.58%
 Other Off Market
0 = 0.00%
 Active Inventory
13 = 41.94%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	12	11	-8.33%	75	59	-21.33%
Pending Sales	2	7	250.00%	20	24	20.00%
New Listings	10	17	70.00%	70	70	0.00%
Median List Price	1,298	1,325	2.12%	1,395	1,395	0.00%
Median Sale Price	1,298	1,325	2.12%	1,395	1,395	0.00%
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	20.50	11.00	-46.34%	34.00	17.00	-50.00%
Monthly Inventory	13	13	0.00%	13	13	0.00%
Months Supply of Inventory	1.38	1.39	0.89%	1.38	1.39	0.89%

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

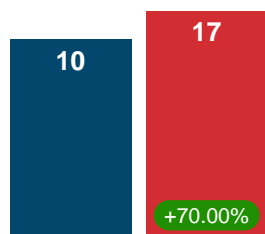
Inventory on July 31, 2020 = **13**

2019 **2020**

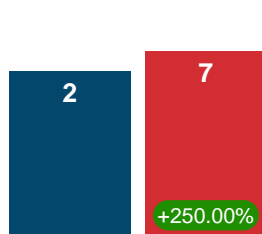
JULY MARKET

MEDIAN PRICES

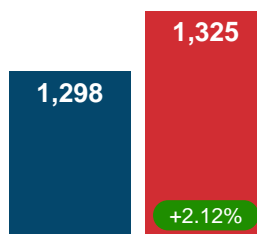
New Listings



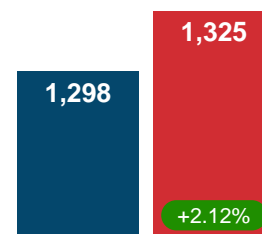
Pending Listings



List Price



Sale Price



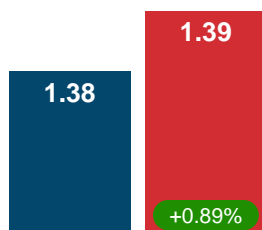
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

