

July 2020



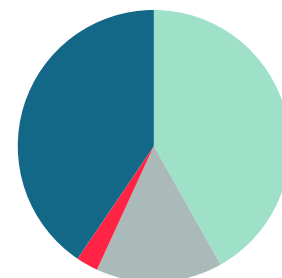
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	July 2020	+/-%
Closed Listings	63	64	1.59%
Pending Listings	24	23	-4.17%
New Listings	85	62	-27.06%
Median List Price	995	1,100	10.55%
Median Sale Price	995	1,100	10.55%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	22.00	15.00	-31.82%
End of Month Inventory	128	62	-51.56%
Months Supply of Inventory	2.00	1.03	-48.40%



■ Closed (41.83%)
■ Pending (15.03%)
■ Other OffMarket (2.61%)
■ Active (40.52%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of July 31, 2020 = **62**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **51.56%** to 62 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **1.03** 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 **10.55%** in July 2020 to \$1,100 versus the previous year at \$995.

Median Days on Market Shortens

The median number of **15.00** days that homes spent on the market before selling decreased by 7.00 days or **31.82%** in July 2020 compared to last year's same month at **22.00** 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 strong this month.

There were 62 New Listings in July 2020, down **27.06%** from last year at 85. Furthermore, there were 64 Closed Listings this month versus last year at 63, a **1.59%** increase.

Closed versus Listed trends yielded a **103.2%** ratio, up from previous year's, July 2019, at **74.1%**, a **39.27%** upswing. 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

July 2020



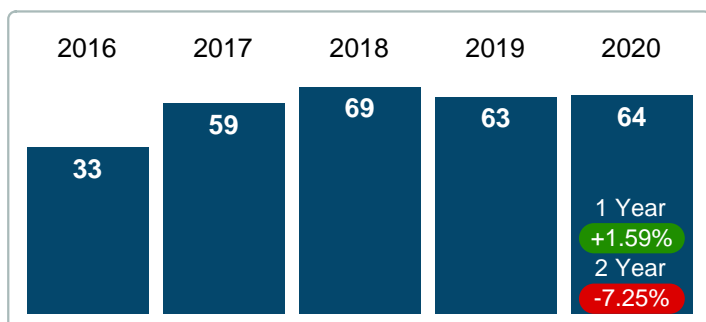
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



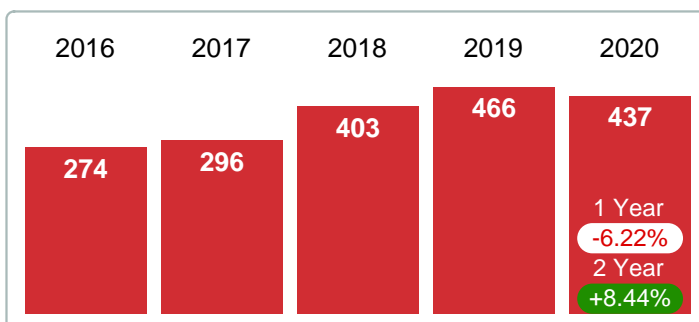
CLOSED LISTINGS

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

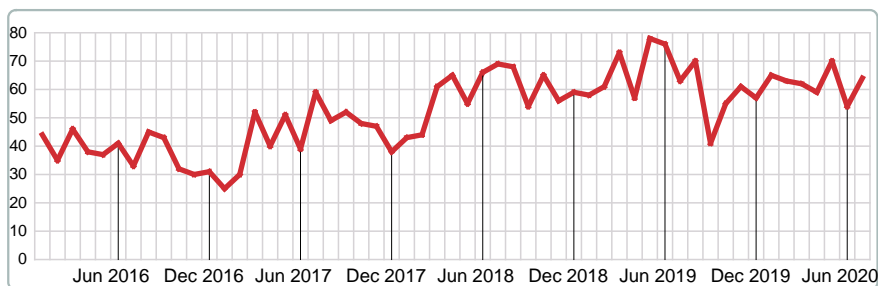
JULY



YEAR TO DATE (YTD)

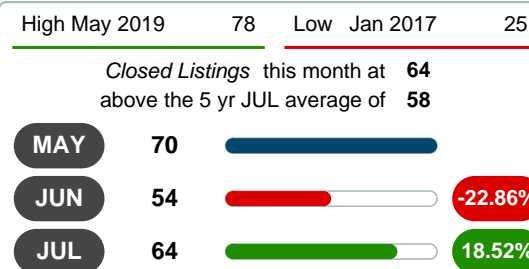


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 58



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	64	100.00%	15.0	22	40	2	0
Total Closed Units	64			22	40	2	0
Total Closed Volume	75,095	100%	15.0	22.19K	50.48K	2,425	0.00B
Median Closed Price	\$1,100			\$925	\$1,198	\$1,213	\$0

July 2020



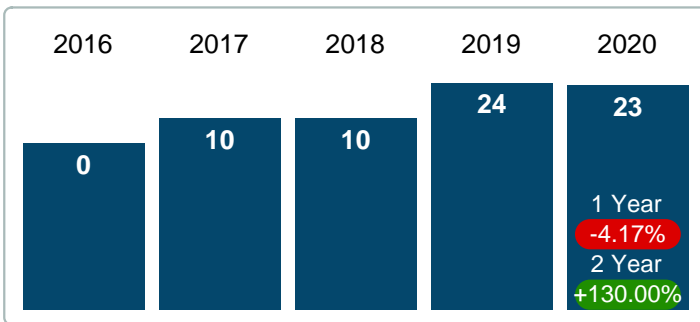
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



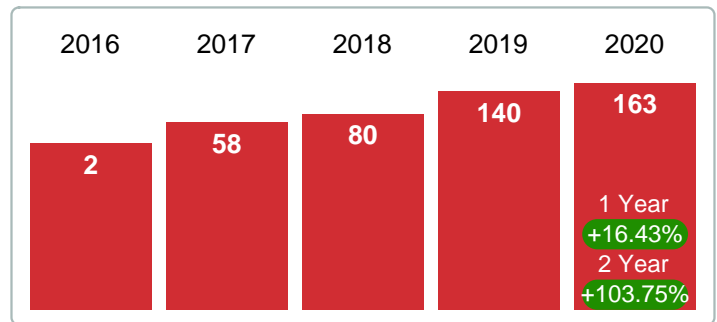
PENDING LISTINGS

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

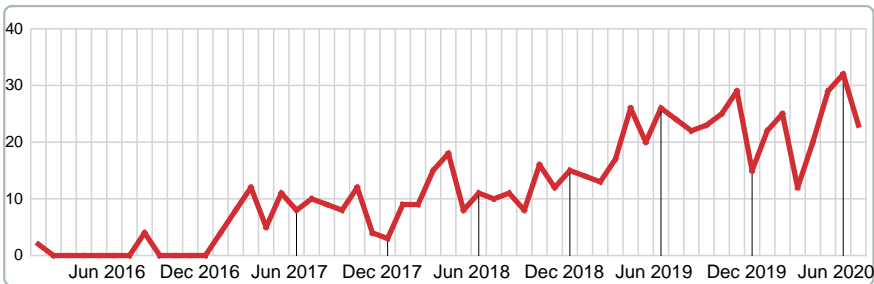
JULY



YEAR TO DATE (YTD)

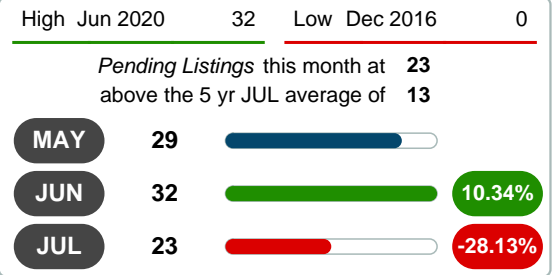


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 13



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%	15.0	0	0	0	0
\$1-\$0	0	0.00%	15.0	0	0	0	0
\$1-\$0	0	0.00%	15.0	0	0	0	0
\$1-\$0	0	0.00%	15.0	0	0	0	0
\$1-\$0	0	0.00%	15.0	0	0	0	0
\$1-\$0	0	0.00%	15.0	0	0	0	0
\$1 and up	23	100.00%	15.0	8	13	2	0
Total Pending Units	23			8	13	2	0
Total Pending Volume	30,135	100%	15.0	8,850	17.79K	3,500	0.00B
Median Listing Price	\$1,200			\$1,100	\$1,200	\$1,750	\$0

July 2020



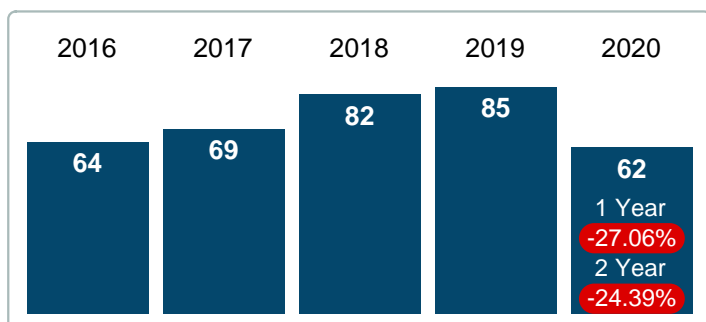
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



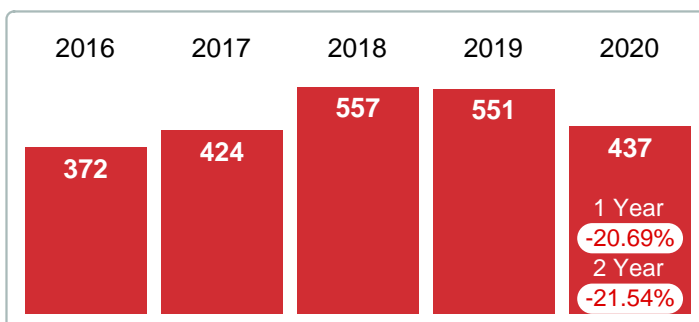
NEW LISTINGS

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

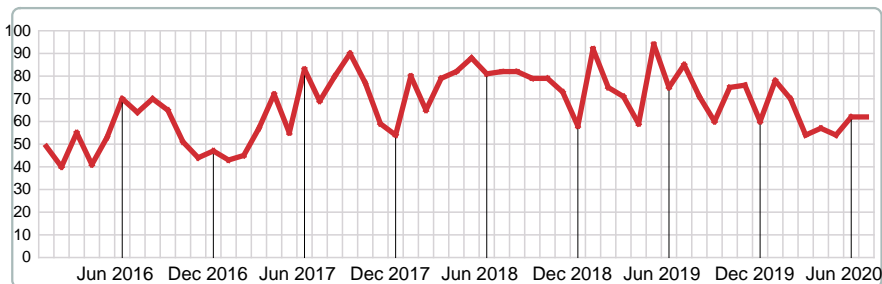
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

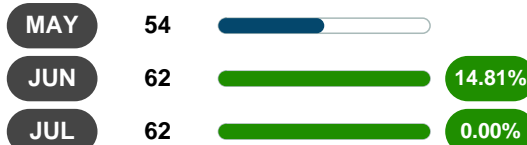


3 MONTHS

5 year JUL AVG = 72

High May 2019 94 Low Feb 2016 40

New Listings this month at 62
below the 5 yr JUL average of 72



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	62	100.00%	21	36	5	0
Total New Listed Units	62		21	36	5	0
Total New Listed Volume	71,810	100%	20.13K	44.94K	6,750	0.00B
Median New Listed Listing Price	\$998		\$895	\$1,100	\$1,350	\$0

July 2020



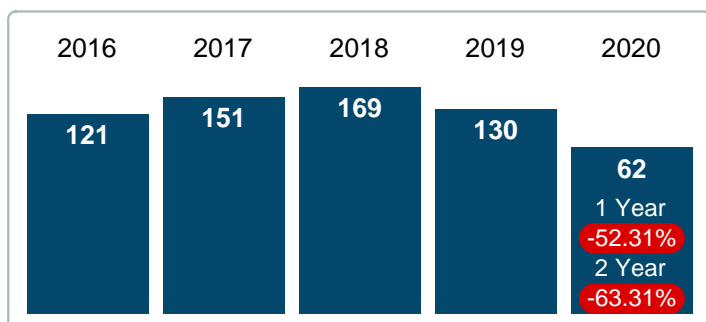
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



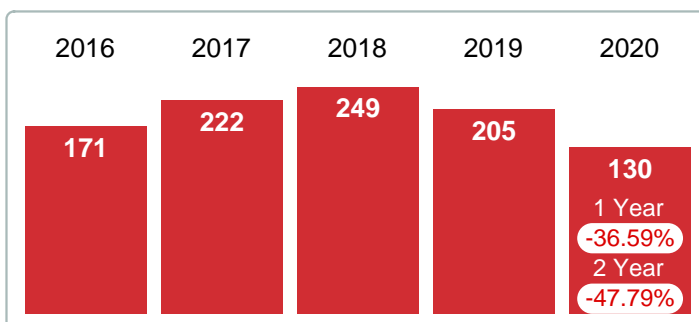
ACTIVE INVENTORY

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

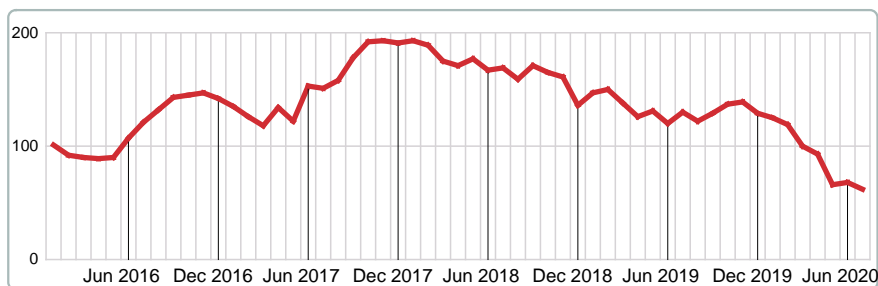
END OF JULY



ACTIVE DURING JULY

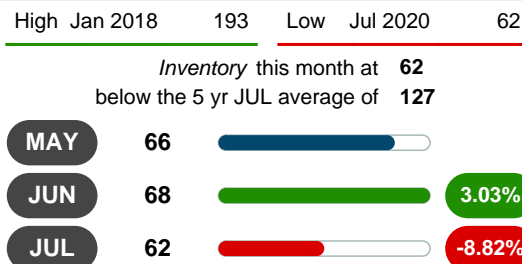


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 127



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%	15.0	0	0	0	0
\$1 \$0	0	0.00%	15.0	0	0	0	0
\$1 \$0	0	0.00%	15.0	0	0	0	0
\$1 \$0	0	0.00%	15.0	0	0	0	0
\$1 \$0	0	0.00%	15.0	0	0	0	0
\$1 \$0	0	0.00%	15.0	0	0	0	0
\$1 and up	62	100.00%	18.0	23	33	6	0
Total Active Inventory by Units		62		23	33	6	0
Total Active Inventory by Volume		78,305	100%	22.49K	47.20K	8,625	0.00B
Median Active Inventory Listing Price		\$1,195		\$895	\$1,200	\$1,375	\$0

July 2020



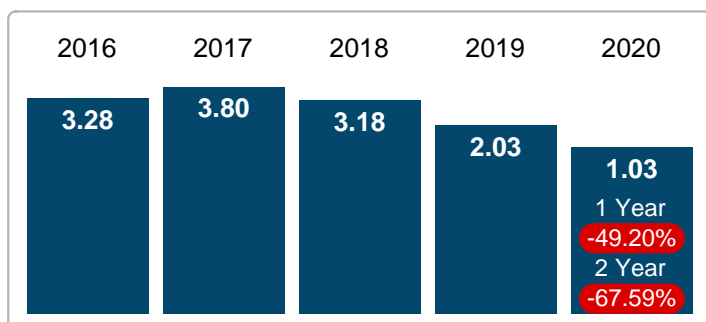
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



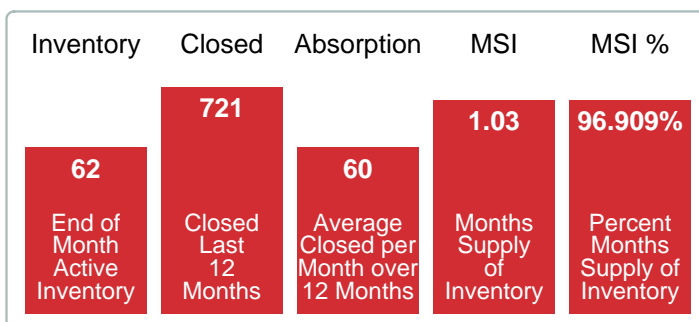
MONTHS SUPPLY of INVENTORY (MSI)

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

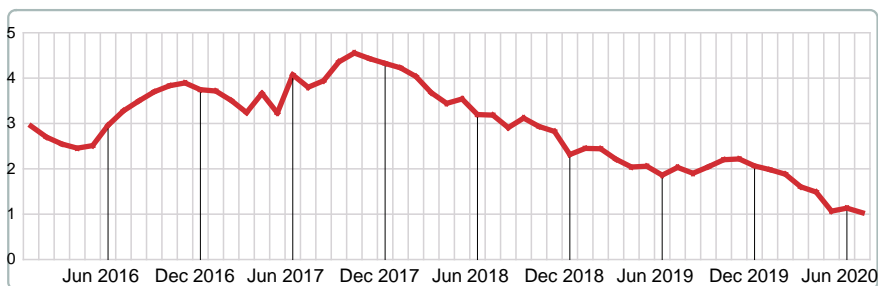
MSI FOR JULY



INDICATORS FOR JULY 2020

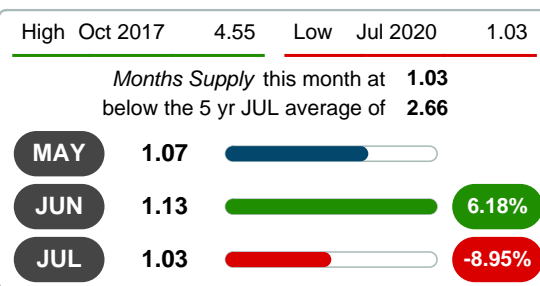


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.66



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	62	100.00%	1.03	0.97	1.01	1.67	0.00
Market Supply of Inventory (MSI)			1.03	0.97	1.01	1.67	0.00
Total Active Inventory by Units		100%	1.03	23	33	6	0

July 2020



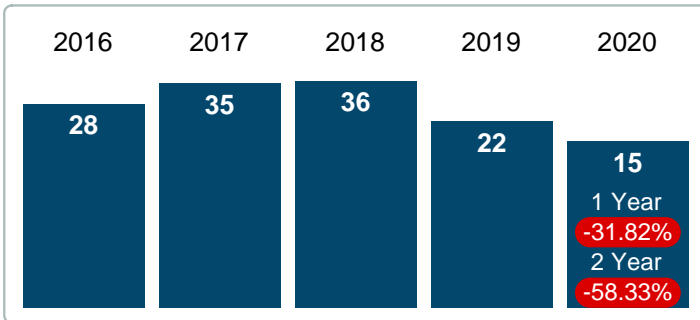
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



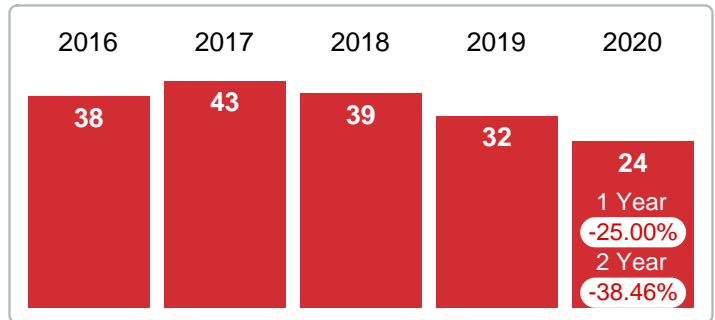
MEDIAN DAYS ON MARKET TO SALE

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

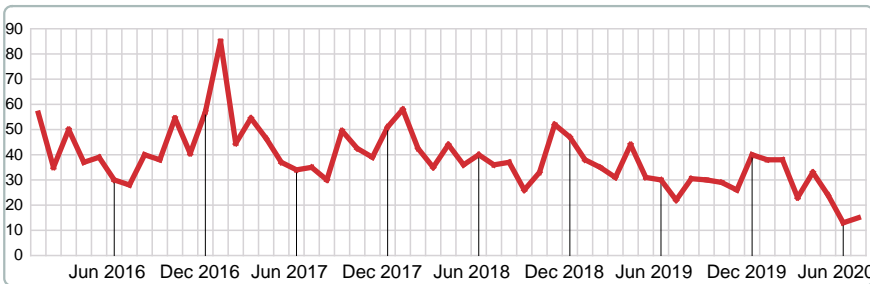
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 27

High Jan 2017 85 Low Jun 2020 13

Median Days on Market to Sale this month at 15 below the 5 yr JUL average of 27



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	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	18	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	18	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 64	100.00%	15	19	14	11	0
Median Closed DOM			15	19	14	11	0
Total Closed Units		100%	15.0	22	40	2	
Total Closed Volume			75,095	22.19K	50.48K	2,425	0.00B

July 2020



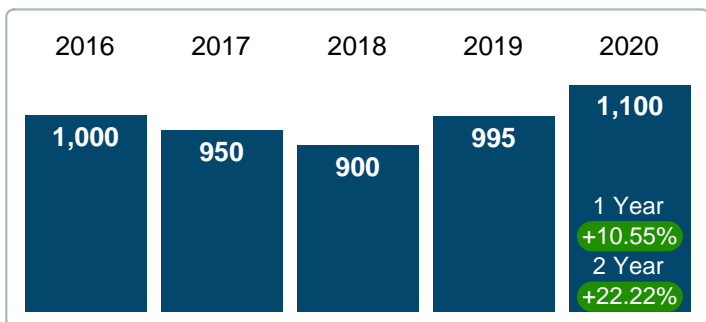
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



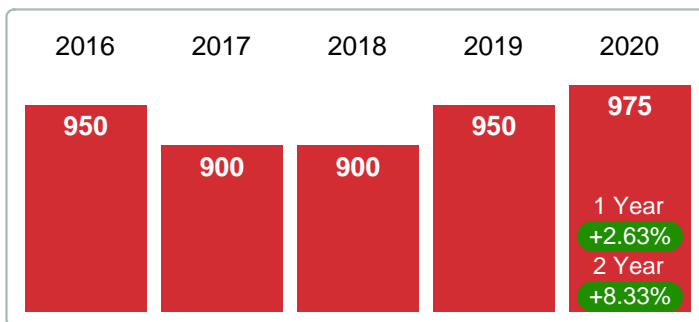
MEDIAN LIST PRICE AT CLOSING

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

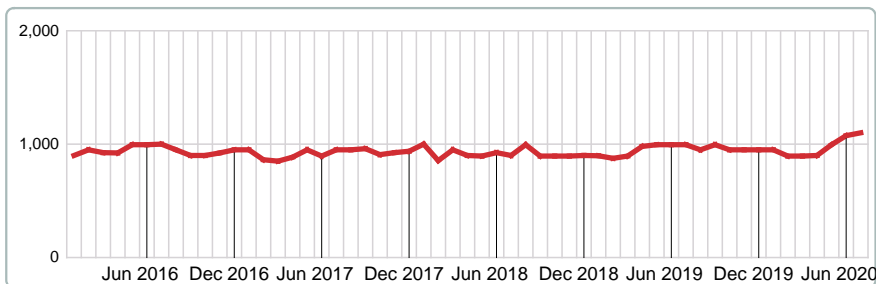
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 989

High Jul 2020 1,100 Low Mar 2017 850
 Median List Price at Closing this month at 1,100 above the 5 yr JUL average of 989

Month	Price	% Change
MAY	995	
JUN	1,075	8.04%
JUL	1,100	2.33%

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%	15	0	0	0	0
\$1-\$0	0	0.00%	15	0	0	0	0
\$1-\$0	0	0.00%	15	0	0	0	0
\$1-\$0	0	0.00%	15	0	0	0	0
\$1-\$0	0	0.00%	15	0	0	0	0
\$1-\$0	0	0.00%	15	0	0	0	0
\$1 and up	64	100.00%	1,100	925	1,195	1,213	0
Median List Price			1,100	925	1,195	1,213	0
Total Closed Units		100%	1,100	22	40	2	
Total Closed Volume			75,285	22.00K	50.87K	2,425	0.00B

July 2020



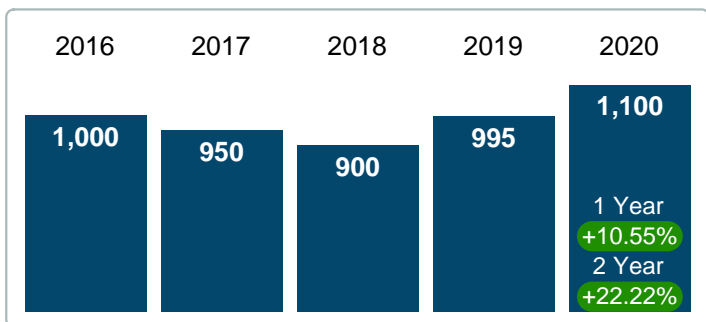
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



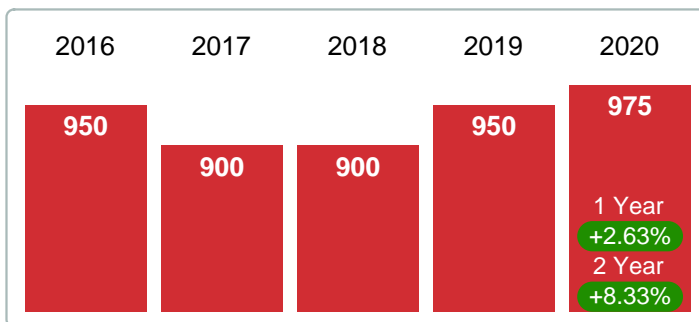
MEDIAN SOLD PRICE AT CLOSING

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

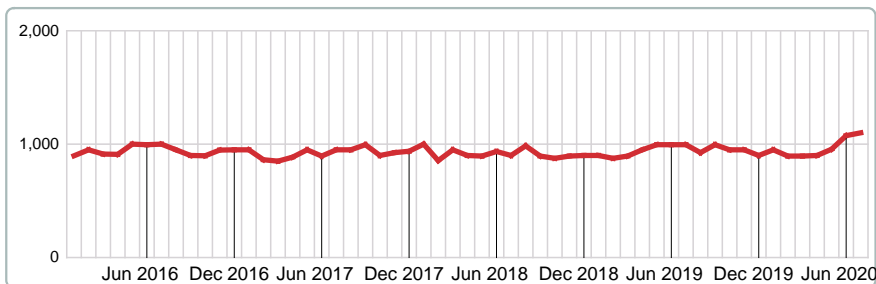
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 989

High Jul 2020 1,100 Low Mar 2017 850
 Median Sold Price at Closing this month at 1,100 above the 5 yr JUL average of 989

Month	Price	% Change
MAY	955	
JUN	1,075	12.57%
JUL	1,100	2.33%

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%	1,100	0	0	0	0
\$1 \$0	0	0.00%	1,100	0	0	0	0
\$1 \$0	0	0.00%	1,100	0	0	0	0
\$1 \$0	0	0.00%	1,100	0	0	0	0
\$1 \$0	0	0.00%	1,100	0	0	0	0
\$1 \$0	0	0.00%	1,100	0	0	0	0
\$1 and up	64	100.00%	1,100	925	1,198	1,213	0
Median Sold Price			1,100	925	1,198	1,213	0
Total Closed Units		100%	1,100	22	40	2	
Total Closed Volume			75,095	22.19K	50.48K	2,425	0.00B

July 2020



Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

JULY

YEAR TO DATE (YTD)

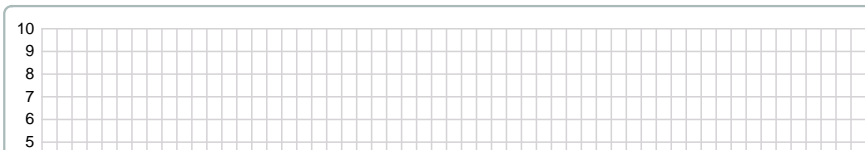
2016	2017	2018	2019	2020
------	------	------	------	------

2016	2017	2018	2019	2020
------	------	------	------	------

5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUL AVG = 100.00%



High Jul 2020 100.00% Low Jul 2020 100.00%

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%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,100.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	64	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		64	100%	100.00%	22	40	2
Total Closed Volume		75,095			22.19K	50.48K	2,425
					0.00B		

July 2020



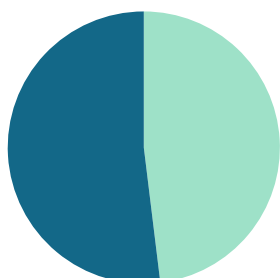
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

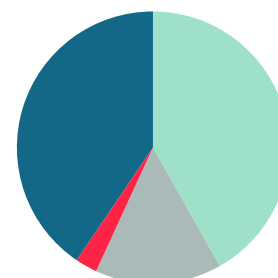


Inventory
 New Listings **62 = 48.06%**
 Start Inventory **67**
 Total Inventory Units **129**
 Volume **\$154,590**

Market Activity

Closed Sales **64 = 41.83%**
 Pending Sales **23 = 15.03%**
 Other Off Market **4 = 2.61%**
 Active Inventory **62 = 40.52%**

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	63	64	1.59%	466	437	-6.22%
Pending Sales	24	23	-4.17%	140	163	16.43%
New Listings	85	62	-27.06%	551	437	-20.69%
Median List Price	995	1,100	10.55%	950	975	2.63%
Median Sale Price	995	1,100	10.55%	950	975	2.63%
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	22.00	15.00	-31.82%	32.00	24.00	-25.00%
Monthly Inventory	128	62	-51.56%	128	62	-51.56%
Months Supply of Inventory	2.00	1.03	-48.40%	2.00	1.03	-48.40%

Absorption: Last 12 months, an Average of **60** Sales/Month

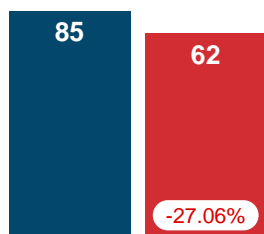
Inventory on July 31, 2020 = **62**

2019 **2020**

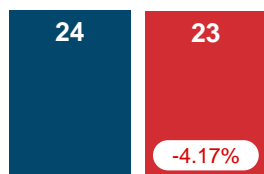
JULY MARKET

MEDIAN PRICES

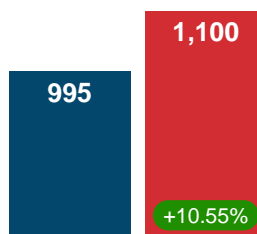
New Listings



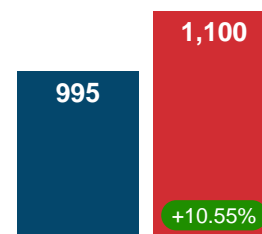
Pending Listings



List Price



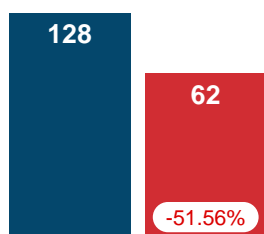
Sale Price



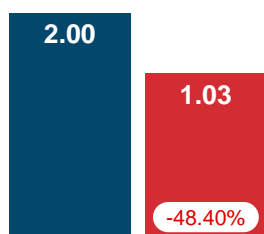
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

