

July 2020



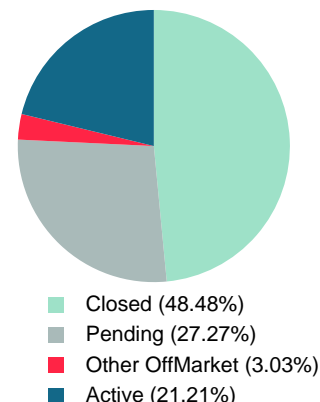
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	July 2020	+/-%
Closed Listings	16	16	0.00%
Pending Listings	5	9	80.00%
New Listings	17	10	-41.18%
Average List Price	1,829	1,934	5.74%
Average Sale Price	1,830	1,967	7.48%
Average Percent of Selling Price to List Price	100.28%	101.55%	1.27%
Average Days on Market to Sale	33.13	25.56	-22.83%
End of Month Inventory	26	7	-73.08%
Months Supply of Inventory	2.62	0.74	-71.65%



Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of July 31, 2020 = **7**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2020 decreased **73.08%** to 7 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 **0.74** 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 **7.48%** in July 2020 to \$1,967 versus the previous year at \$1,830.

Average Days on Market Shortens

The average number of **25.56** days that homes spent on the market before selling decreased by 7.56 days or **22.83%** in July 2020 compared to last year's same month at **33.13** DOM.

Sales Success for July 2020 is Positive

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

There were 10 New Listings in July 2020, down **41.18%** from last year at 17. Furthermore, there were 16 Closed Listings this month versus last year at 16, a **0.00%** decrease.

Closed versus Listed trends yielded a **160.0%** ratio, up from previous year's, July 2019, at **94.1%**, a **70.00%** upswing. 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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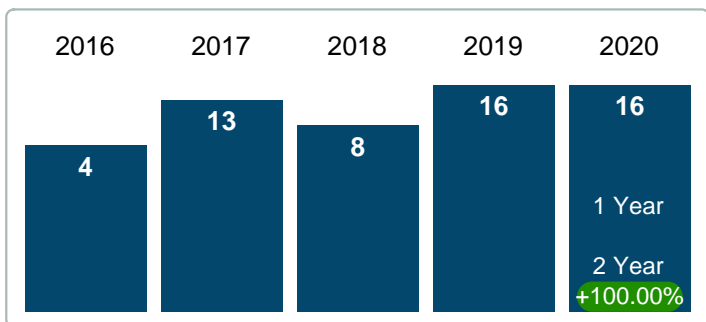
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



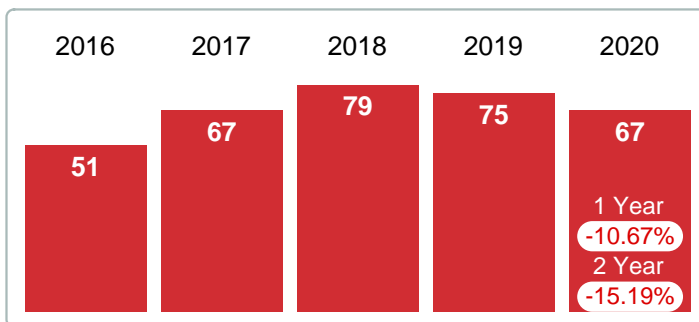
CLOSED LISTINGS

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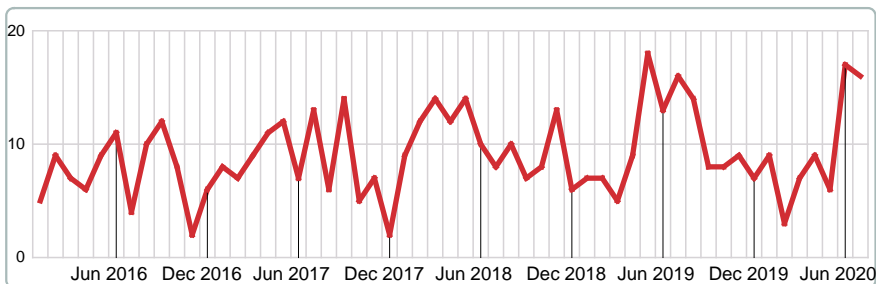
JULY



YEAR TO DATE (YTD)

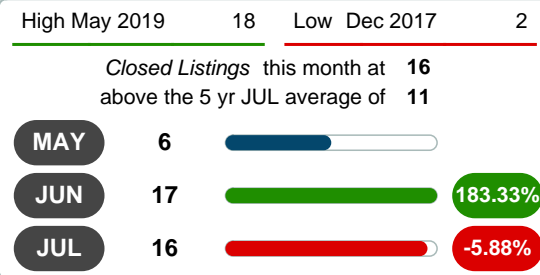


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11



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	16	100.00%	25.6	0	11	5	0
Total Closed Units	16			0	11	5	0
Total Closed Volume	31,475	100%	25.6	0.00B	18.46K	13.02K	0.00B
Average Closed Price	\$1,967			\$0	\$1,678	\$2,604	\$0

July 2020



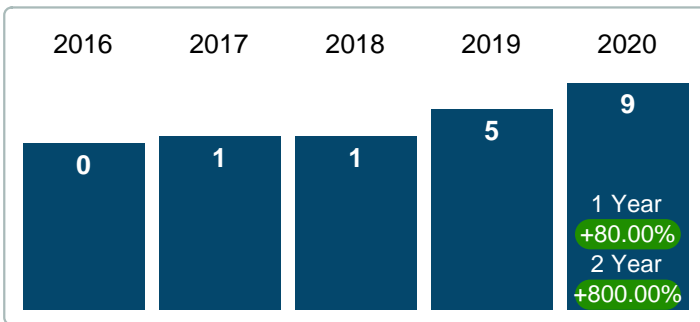
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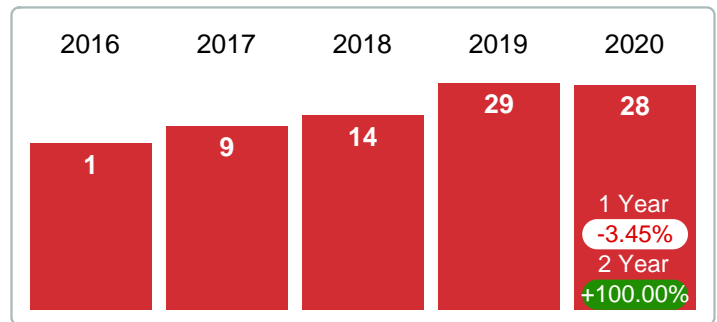
PENDING LISTINGS

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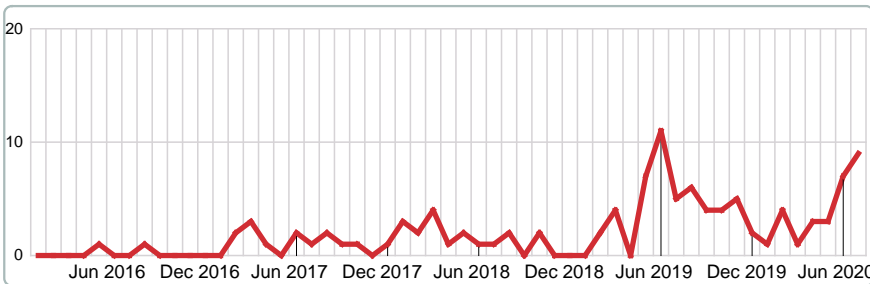
JULY



YEAR TO DATE (YTD)

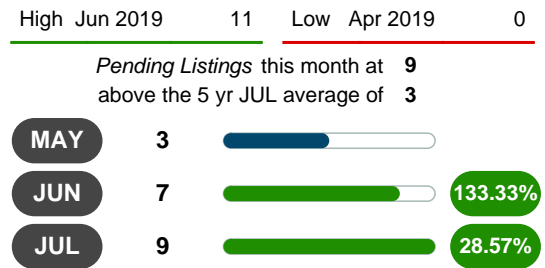


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3



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	9	100.00%	23.6	0	4	3	2
Total Pending Units	9			0	4	3	2
Total Pending Volume	17,850	100%	19.5	0.00B	6,870	6,490	4,490
Average Listing Price	\$2,019			\$0	\$1,718	\$2,163	\$2,245

July 2020



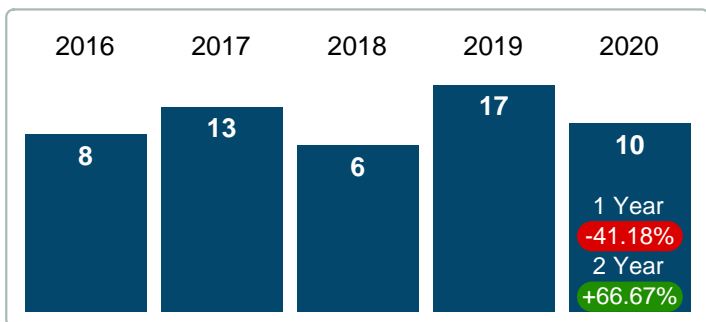
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



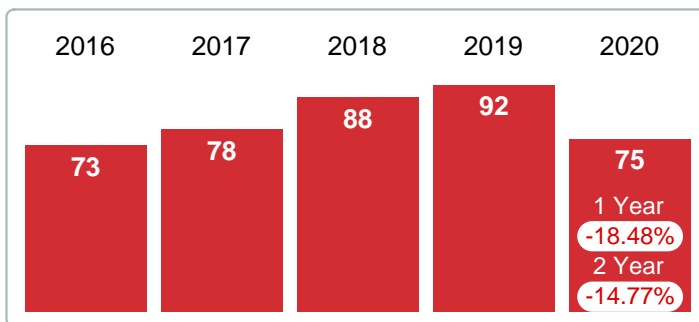
NEW LISTINGS

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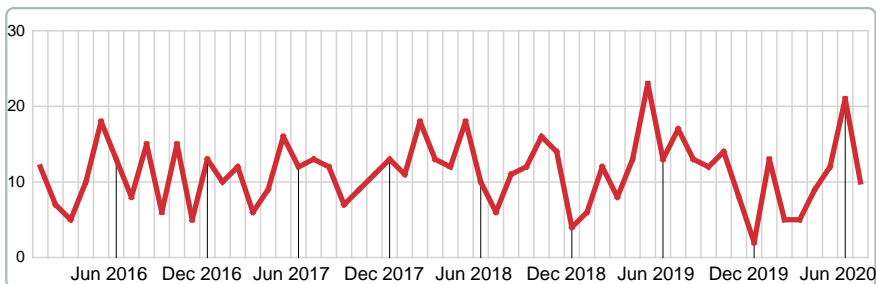
JULY



YEAR TO DATE (YTD)

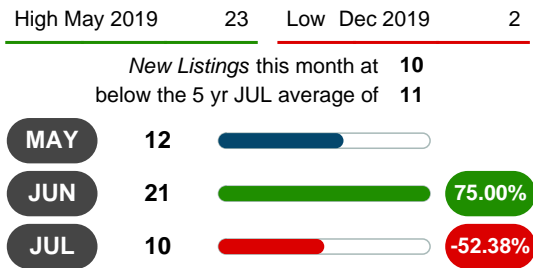


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11



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%	0	5	5	0
Total New Listed Units	10		0	5	5	0
Total New Listed Volume	21,340	100%	0.00B	7,795	13.55K	0.00B
Average New Listed Listing Price	\$2,134		\$0	\$1,559	\$2,709	\$0

July 2020



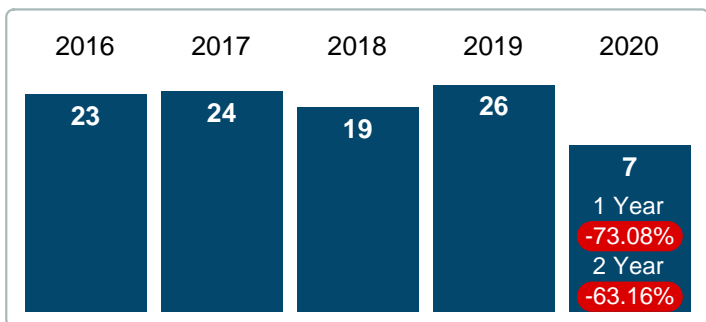
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



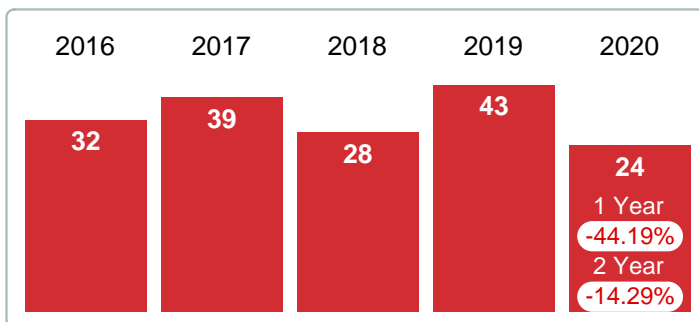
ACTIVE INVENTORY

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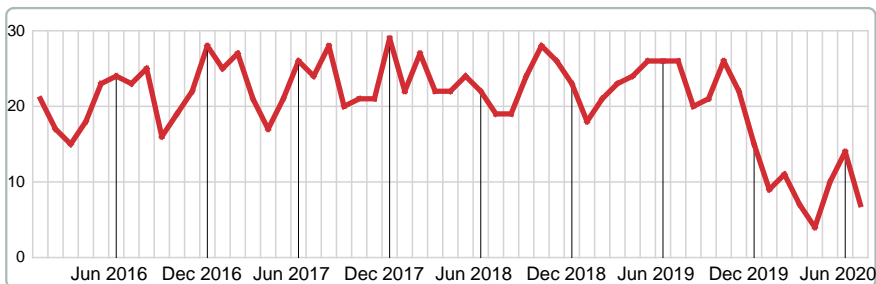
END OF JULY



ACTIVE DURING JULY

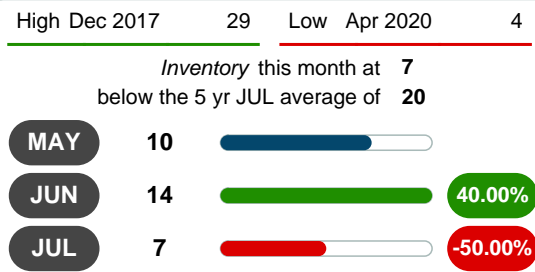


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 20



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory 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%	38.3	0	3	2	2
Total Active Inventory by Units			7	0	3	2	2
Total Active Inventory by Volume			16,240	0.00B	6,150	5,600	4,490
Average Active Inventory Listing Price			\$2,320	\$0	\$2,050	\$2,800	\$2,245

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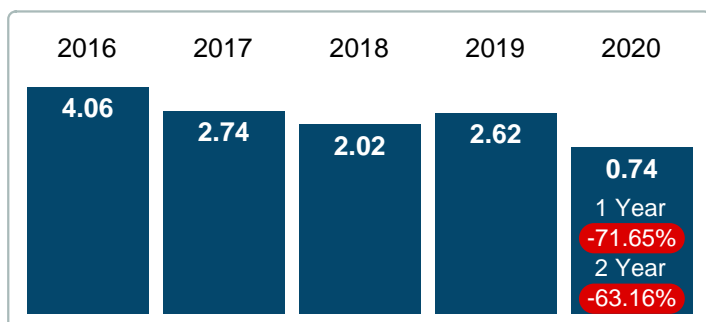
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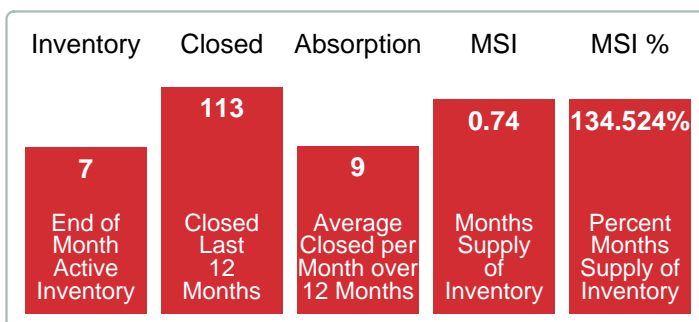
MONTHS SUPPLY of INVENTORY (MSI)

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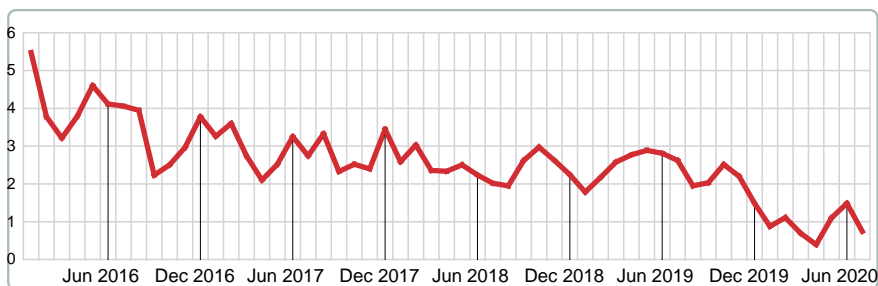
MSI FOR JULY



INDICATORS FOR JULY 2020



5 YEAR MARKET ACTIVITY TRENDS

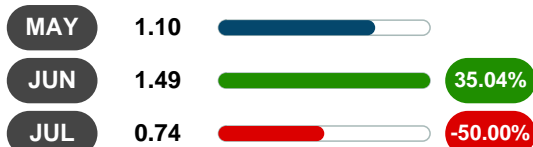


3 MONTHS

5 year JUL AVG = 2.44

High Jan 2016 5.48 Low Apr 2020 0.40

Months Supply this month at **0.74**
below the 5 yr JUL average of **2.44**



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	7	100.00%	0.74	0.00	0.53	0.69	3.43
Market Supply of Inventory (MSI)	0.74			0.00	0.53	0.69	3.43
Total Active Inventory by Units	7	100%	0.74	0	3	2	2

July 2020



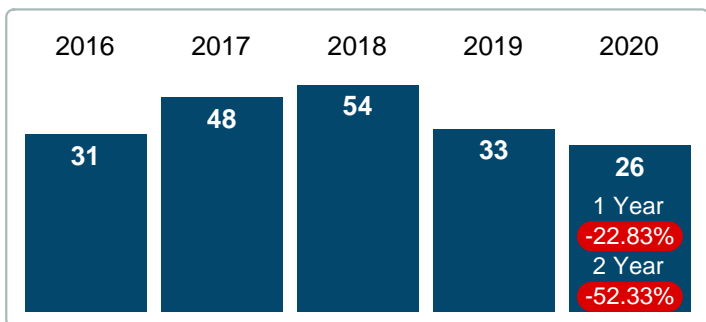
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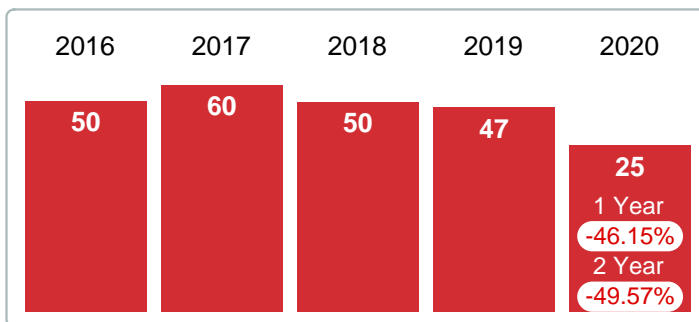
AVERAGE DAYS ON MARKET TO SALE

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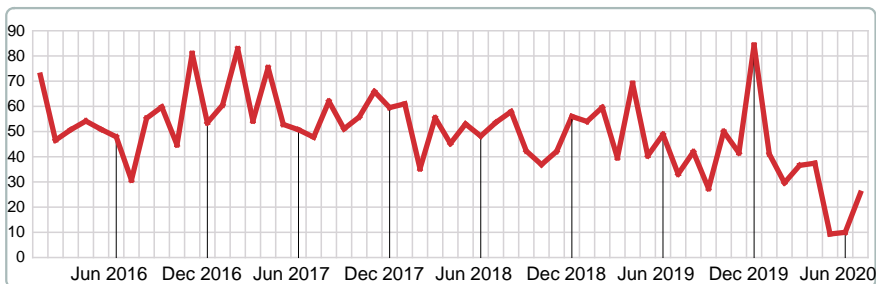
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

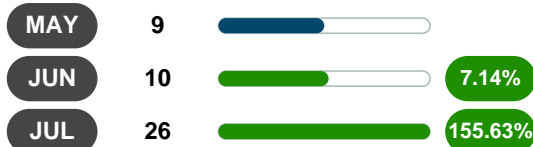


3 MONTHS

5 year JUL AVG = 38

High Dec 2019 84 Low May 2020 9

Average Days on Market to Sale this month at 26 below the 5 yr JUL average of 38



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	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div>	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div>	100.00%	26	0	33	9	0
Average Closed DOM			26	0	33	9	0
Total Closed Units		100%	26		11	5	
Total Closed Volume			31,475	0.00B	18.46K	13.02K	0.00B

July 2020



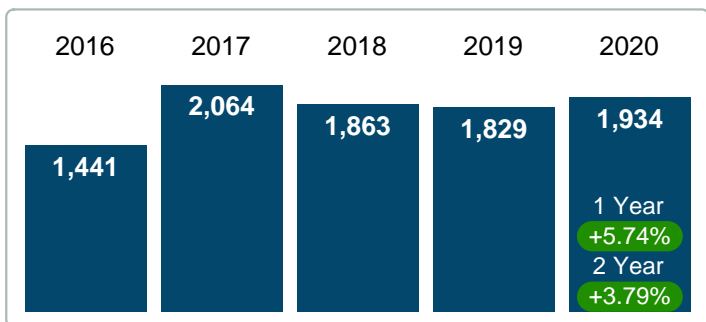
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



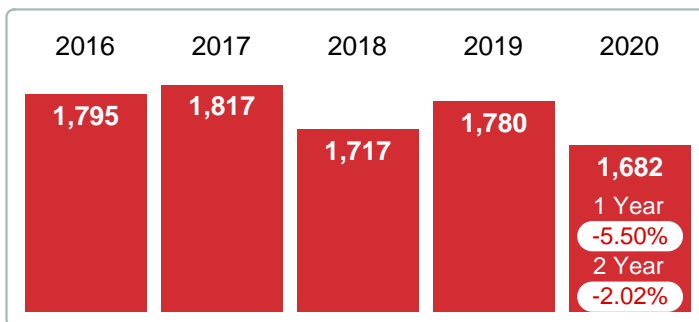
AVERAGE LIST PRICE AT CLOSING

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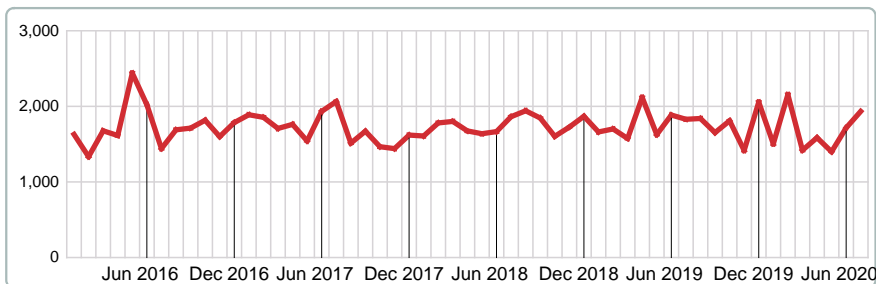
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

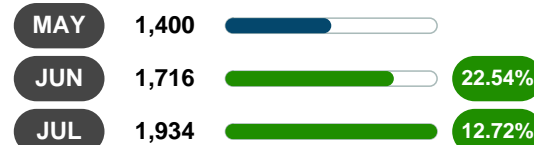


3 MONTHS

5 year JUL AVG = 1,826

High May 2016 2,439 Low Feb 2016 1,334

Average List Price at Closing this month at 1,934 above the 5 yr JUL average of 1,826



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	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 16	100.00%	1,934	0	1,655	2,548	0
Average List Price			1,934	0	1,655	2,548	0
Total Closed Units		100%	1,934		11	5	
Total Closed Volume			30,940	0.00B	18.20K	12.74K	0.00B

July 2020



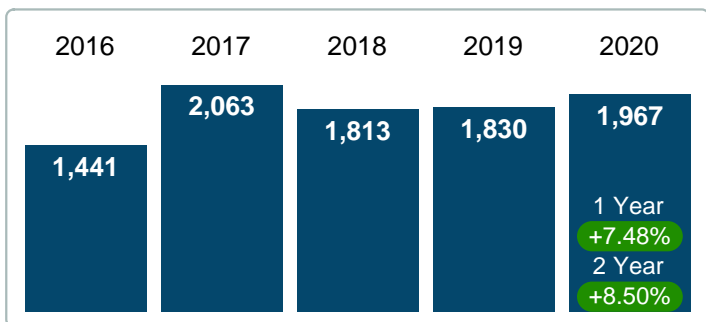
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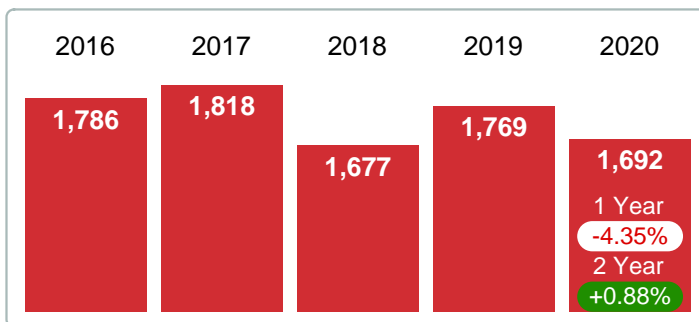
AVERAGE SOLD PRICE AT CLOSING

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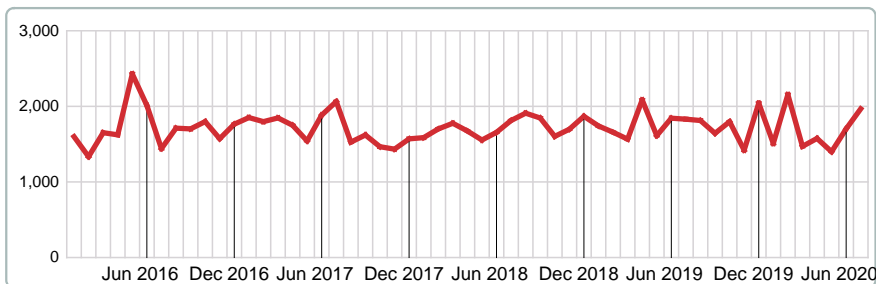
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

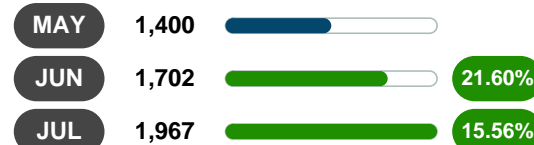


3 MONTHS

5 year JUL AVG = 1,823

High May 2016 2,429 Low Feb 2016 1,334

Average Sold Price at Closing this month at 1,967 above the 5 yr JUL average of 1,823



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	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 16	100.00%	1,967	0	1,678	2,604	0
Average Sold Price			1,967	0	1,678	2,604	0
Total Closed Units		100%	1,967		11	5	
Total Closed Volume			31,475	0.00B	18.46K	13.02K	0.00B

July 2020



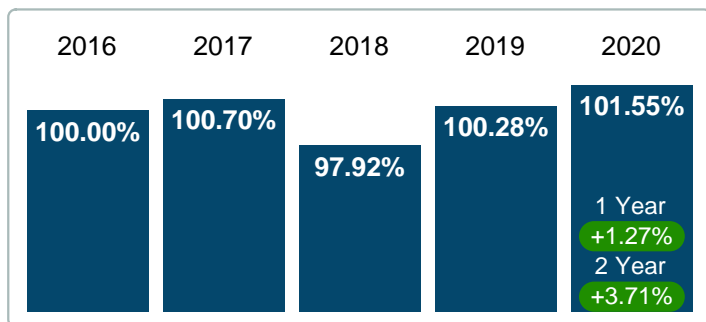
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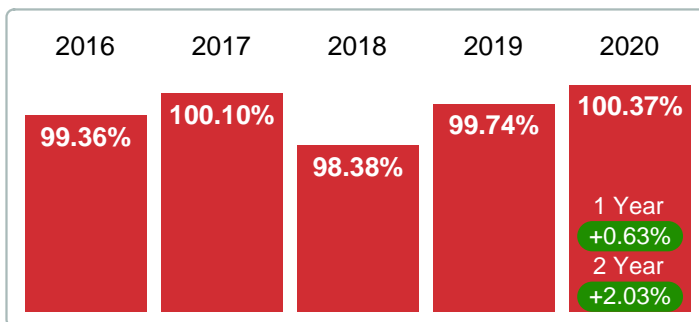
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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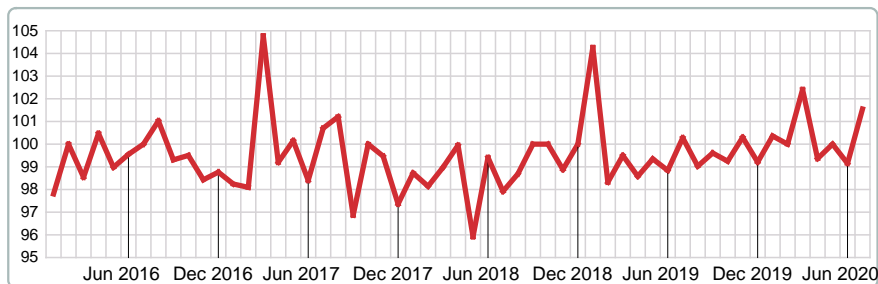
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

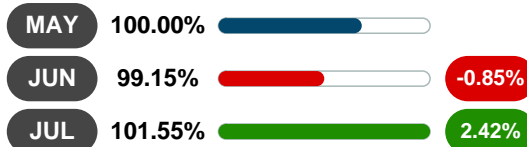


3 MONTHS

5 year JUL AVG = 100.09%

High Mar 2017 104.78% Low May 2018 95.92%

Average Sold/List Ratio this month at **101.55%** above the 5 yr JUL average of **100.09%**



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	16	100.00%	101.55%	0.00%	101.04%	102.67%	0.00%
Average Sold/List Ratio		101.50%		0.00%	101.04%	102.67%	0.00%
Total Closed Units		16	100%		11	5	
Total Closed Volume		31,475		0.00B	18.46K	13.02K	0.00B

July 2020



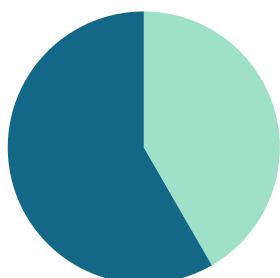
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

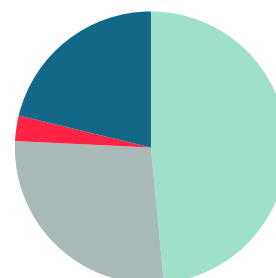


Inventory
 New Listings
10 = 41.67%
 Start Inventory
14
 Total Inventory Units
24
 Volume
\$48,830

Market Activity

Closed Sales
16 = 48.48%
 Pending Sales
9 = 27.27%
 Other Off Market
1 = 3.03%
 Active Inventory
7 = 21.21%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	16	16	0.00%	75	67	-10.67%
Pending Sales	5	9	80.00%	29	28	-3.45%
New Listings	17	10	-41.18%	92	75	-18.48%
Average List Price	1,829	1,934	5.74%	1,780	1,682	-5.50%
Average Sale Price	1,830	1,967	7.48%	1,769	1,692	-4.35%
Average Percent of Selling Price to List Price	100.28%	101.55%	1.27%	99.74%	100.37%	0.63%
Average Days on Market to Sale	33.13	25.56	-22.83%	46.76	25.18	-46.15%
Monthly Inventory	26	7	-73.08%	26	7	-73.08%
Months Supply of Inventory	2.62	0.74	-71.65%	2.62	0.74	-71.65%

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

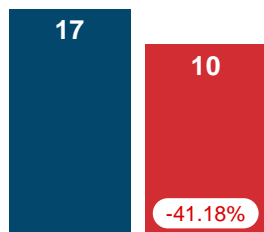
Inventory on July 31, 2020 = 7

2019 2020

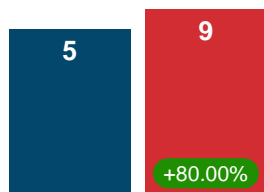
JULY MARKET

AVERAGE PRICES

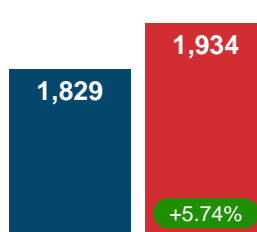
New Listings



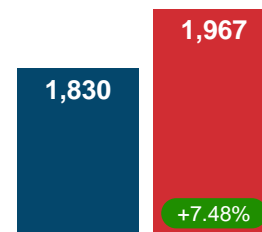
Pending Listings



List Price



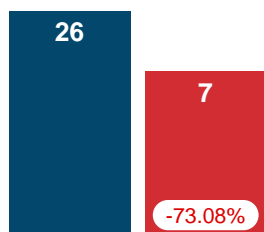
Sale Price



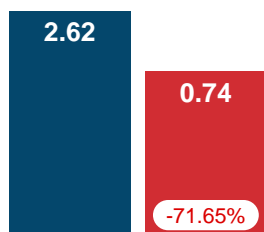
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

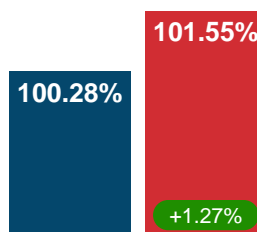
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

