

June 2020



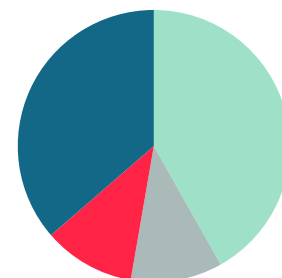
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	June 2020	+/-%
Closed Listings	13	23	76.92%
Pending Listings	12	6	-50.00%
New Listings	14	27	92.86%
Median List Price	1,475	1,495	1.36%
Median Sale Price	1,475	1,495	1.36%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	36.00	12.00	-66.67%
End of Month Inventory	34	20	-41.18%
Months Supply of Inventory	2.28	1.22	-46.55%



■ Closed (41.82%)
■ Pending (10.91%)
■ Other OffMarket (10.91%)
■ Active (36.36%)

Absorption: Last 12 months, an Average of **16** Sales/Month
Active Inventory as of June 30, 2020 = **20**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2020 decreased **41.18%** to 20 existing homes available for sale. Over the last 12 months this area has had an average of 16 closed sales per month. This represents an unsold inventory index of **1.22** 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 **1.36%** in June 2020 to \$1,495 versus the previous year at \$1,475.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 24.00 days or **66.67%** in June 2020 compared to last year's same month at **36.00** DOM.

Sales Success for June 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 June 2020, up **92.86%** from last year at 14. Furthermore, there were 23 Closed Listings this month versus last year at 13, a **76.92%** increase.

Closed versus Listed trends yielded a **85.2%** ratio, down from previous year's, June 2019, at **92.9%**, a **8.26%** 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

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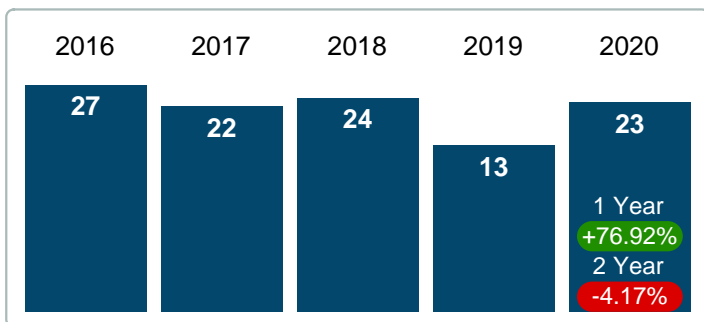
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



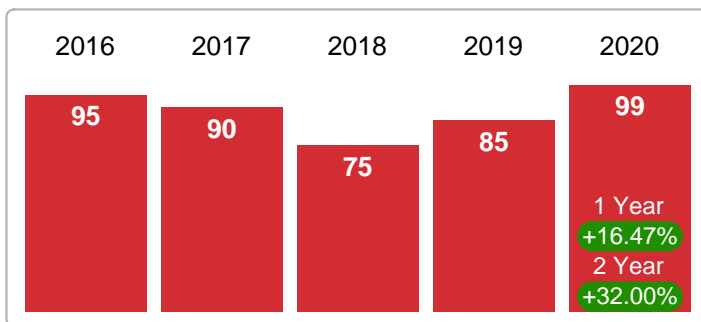
CLOSED LISTINGS

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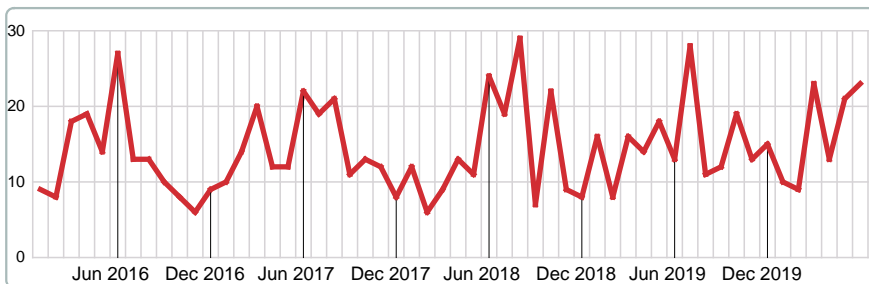
JUNE



YEAR TO DATE (YTD)

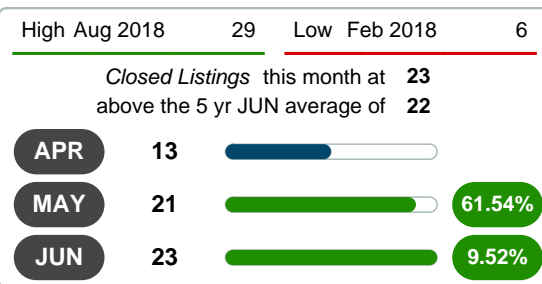


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 22



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	23	100.00%	12.0	1	17	5	0
Total Closed Units	23			1	17	5	0
Total Closed Volume	33,655	100%	12.0	695	24.57K	8,395	0.00B
Median Closed Price	\$1,495			\$695	\$1,400	\$1,545	\$0

June 2020



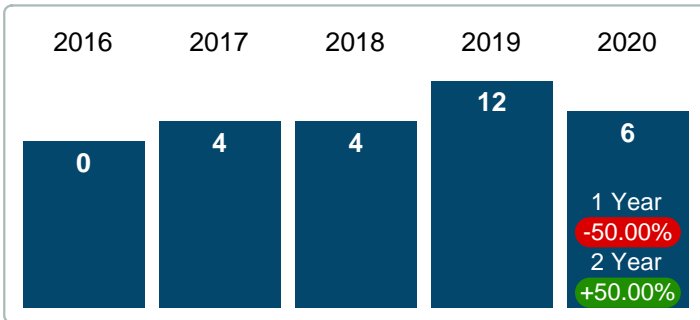
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



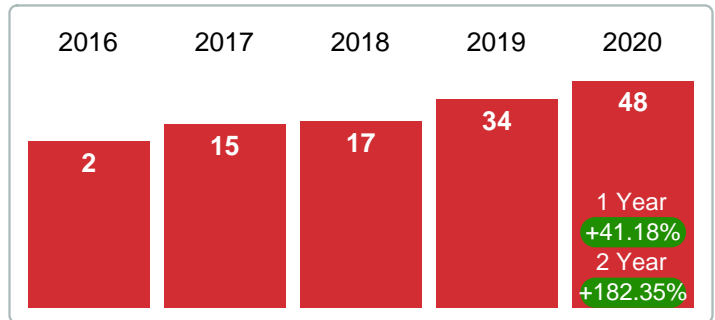
PENDING LISTINGS

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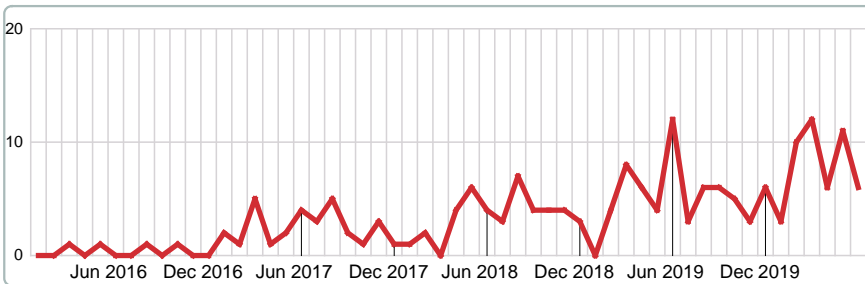
JUNE



YEAR TO DATE (YTD)

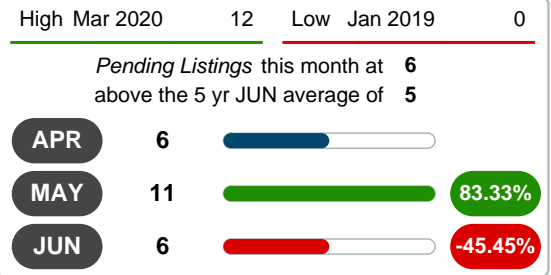


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 5



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%	12.0	0	0	0	0
\$1 \$0	0	0.00%	12.0	0	0	0	0
\$1 \$0	0	0.00%	12.0	0	0	0	0
\$1 \$0	0	0.00%	12.0	0	0	0	0
\$1 \$0	0	0.00%	12.0	0	0	0	0
\$1 \$0	0	0.00%	12.0	0	0	0	0
\$1 and up	6	100.00%	3.0	1	4	1	0
Total Pending Units	6			1	4	1	0
Total Pending Volume	8,165	100%	3.0	950	5,670	1,545	0.00B
Median Listing Price	\$1,388			\$950	\$1,388	\$1,545	\$0

June 2020



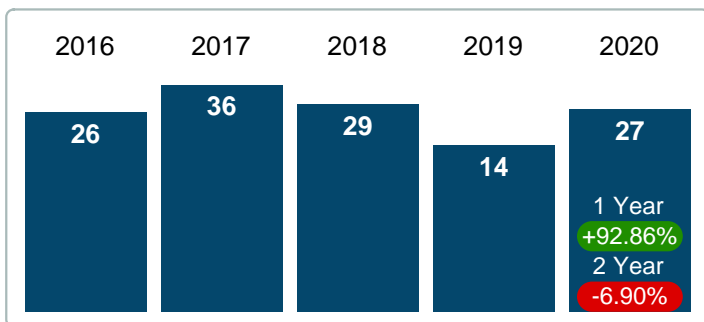
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



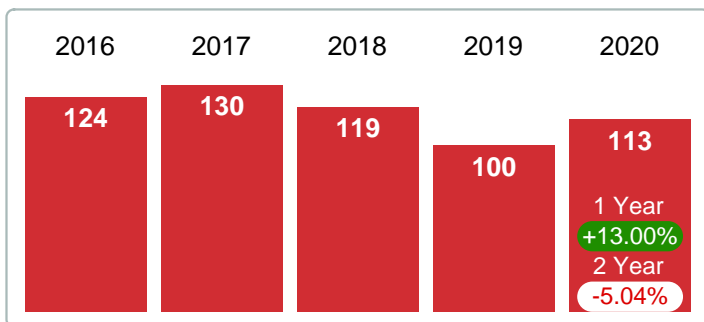
NEW LISTINGS

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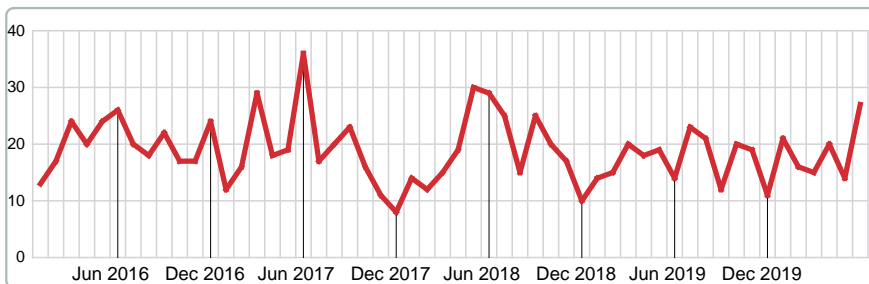
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 26

High Jun 2017 36 Low Dec 2017 8

New Listings this month at 27
above the 5 yr JUN average of 26

APR 20

MAY 14 -30.00%

JUN 27 92.86%

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%	5	16	6	0
Total New Listed Units	27		5	16	6	0
Total New Listed Volume	42,615	100%	4,200	22.77K	15.65K	0.00B
Median New Listed Listing Price	\$1,395		\$825	\$1,410	\$1,873	\$0

June 2020



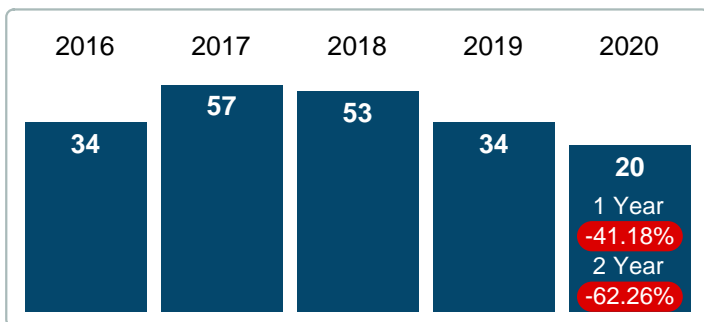
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



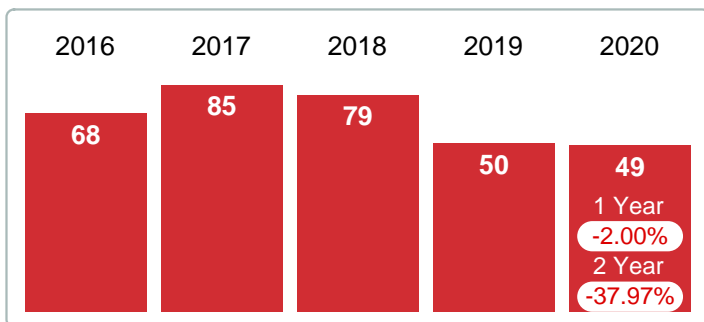
ACTIVE INVENTORY

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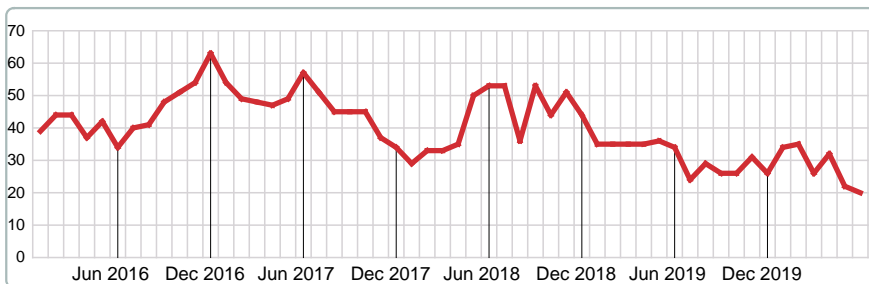
END OF JUNE



ACTIVE DURING JUNE

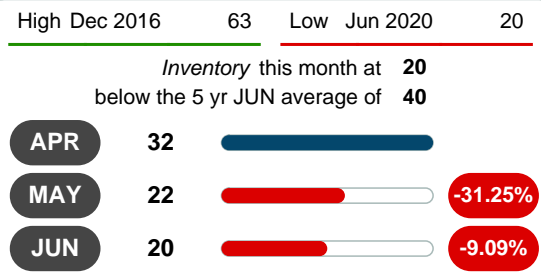


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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%	3.0	0	0	0	0
\$1-\$0	0	0.00%	3.0	0	0	0	0
\$1-\$0	0	0.00%	3.0	0	0	0	0
\$1-\$0	0	0.00%	3.0	0	0	0	0
\$1-\$0	0	0.00%	3.0	0	0	0	0
\$1-\$0	0	0.00%	3.0	0	0	0	0
\$1 and up	20	100.00%	15.0	6	8	5	1
Total Active Inventory by Units			20	6	8	5	1
Total Active Inventory by Volume			34,035	5,195	11,24K	14,10K	3,500
Median Active Inventory Listing Price			\$1,388	\$863	\$1,425	\$2,200	\$3,500

June 2020



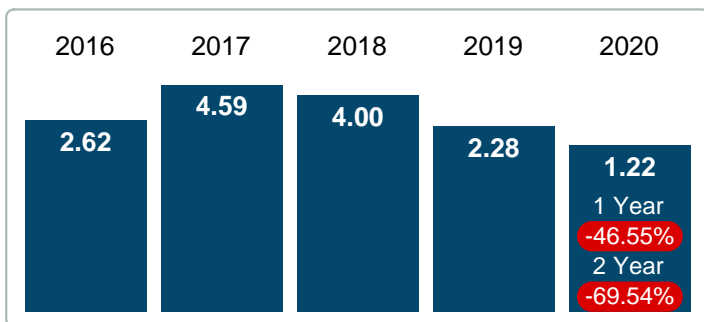
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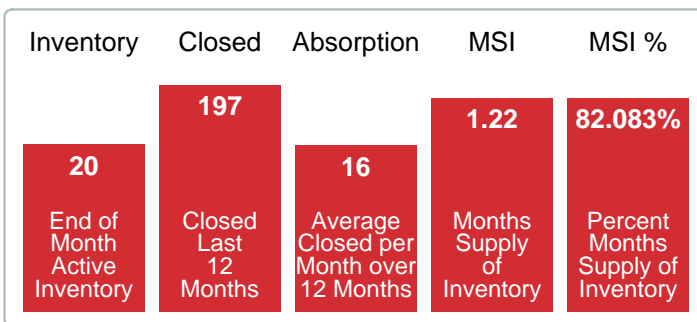
MONTHS SUPPLY of INVENTORY (MSI)

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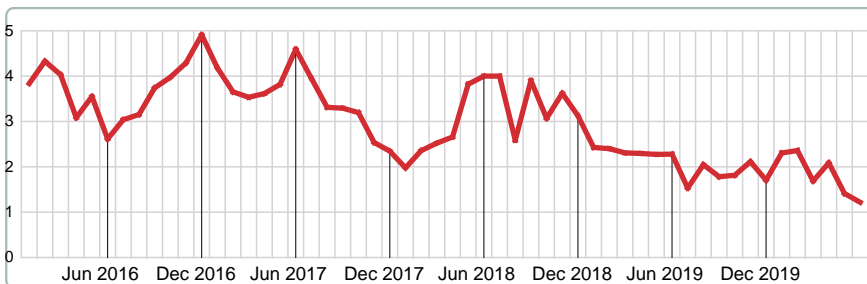
MSI FOR JUNE



INDICATORS FOR JUNE 2020

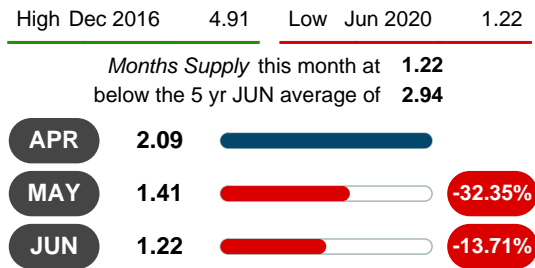


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.94



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	20	100.00%	1.22	3.43	0.81	1.22	1.50
Market Supply of Inventory (MSI)			1.22	3.43	0.81	1.22	1.50
Total Active Inventory by Units		100%	1.22	6	8	5	1

June 2020



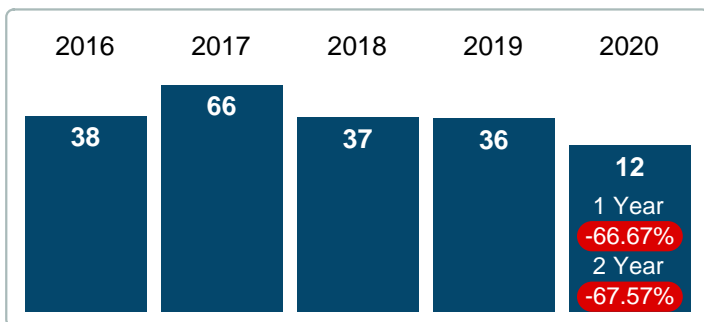
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



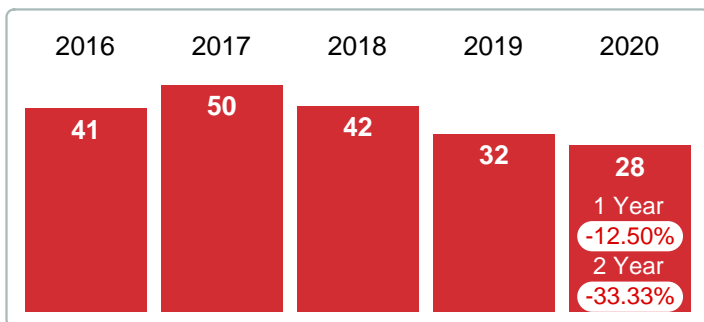
MEDIAN DAYS ON MARKET TO SALE

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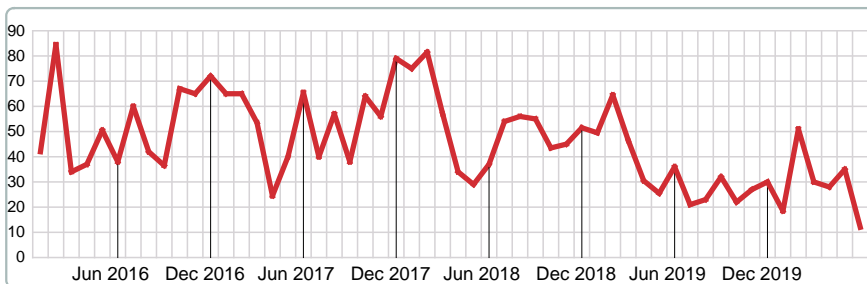
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

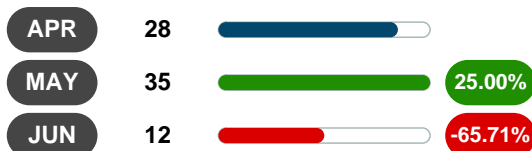


3 MONTHS

5 year JUN AVG = 38

High Feb 2016 85 Low Jun 2020 12

Median Days on Market to Sale this month at 12 below the 5 yr JUN average of 38



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%	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	23	100.00%	12	30	12	8	0
Median Closed DOM			12	30	12	8	0
Total Closed Units		100%	12.0	1	17	5	
Total Closed Volume			33,655	695	24.57K	8,395	0.00B

June 2020



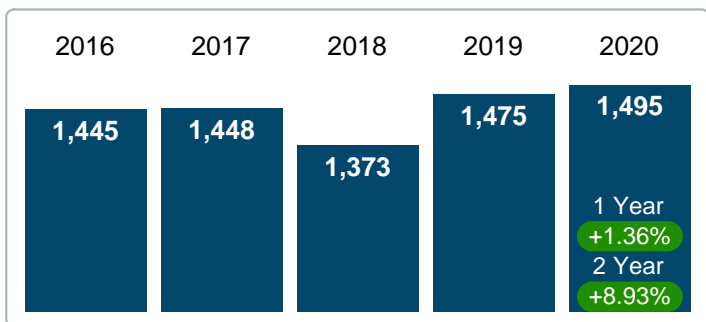
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



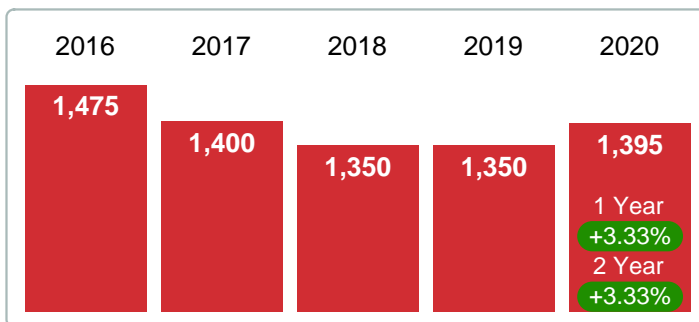
MEDIAN LIST PRICE AT CLOSING

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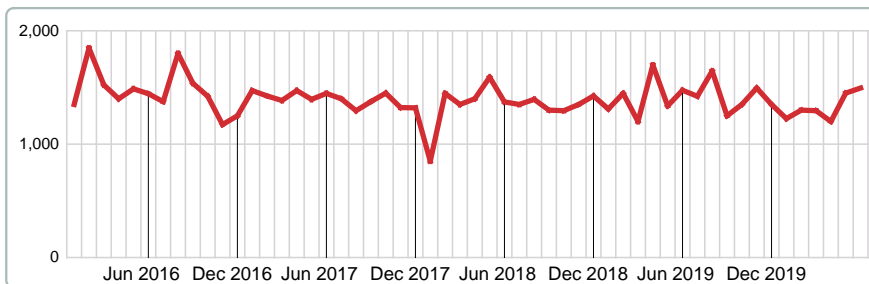
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

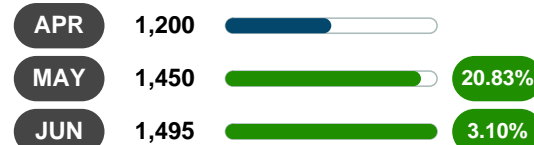


3 MONTHS

5 year JUN AVG = 1,447

High Feb 2016 1,848 Low Jan 2018 850

Median List Price at Closing this month at 1,495 above the 5 yr JUN 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%	12	0	0	0	0
\$1 \$0	0	0.00%	12	0	0	0	0
\$1 \$0	0	0.00%	12	0	0	0	0
\$1 \$0	0	0.00%	12	0	0	0	0
\$1 \$0	0	0.00%	12	0	0	0	0
\$1 \$0	0	0.00%	12	0	0	0	0
\$1 and up	23	100.00%	1,495	695	1,425	1,545	0
Median List Price			1,495	695	1,425	1,545	0
Total Closed Units		100%	1,495	1	17	5	
Total Closed Volume			33,895	695	24.61K	8,595	0.00B

June 2020



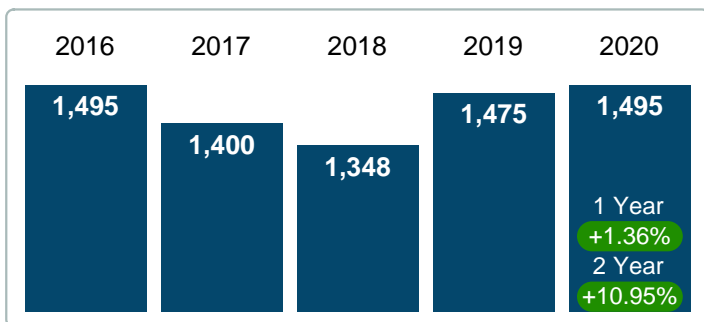
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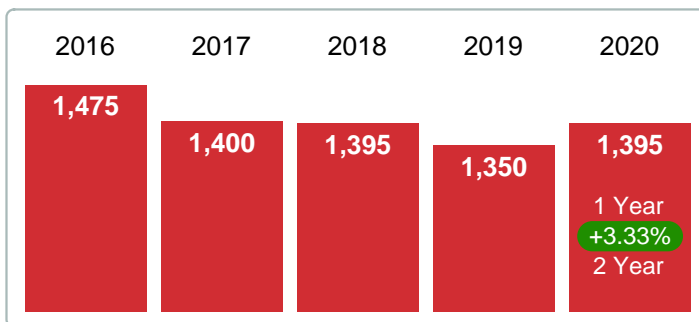
MEDIAN SOLD PRICE AT CLOSING

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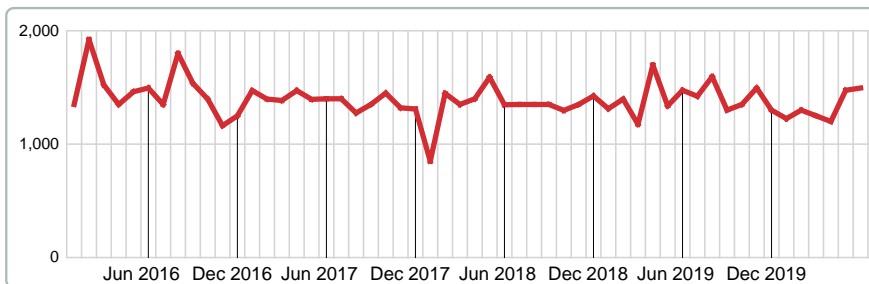
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,443

High Feb 2016 1,923 Low Jan 2018 850

Median Sold Price at Closing this month at 1,495 above the 5 yr JUN average of 1,443



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%	1,495	0	0	0	0
\$1 \$0	0	0.00%	1,495	0	0	0	0
\$1 \$0	0	0.00%	1,495	0	0	0	0
\$1 \$0	0	0.00%	1,495	0	0	0	0
\$1 \$0	0	0.00%	1,495	0	0	0	0
\$1 \$0	0	0.00%	1,495	0	0	0	0
\$1 and up	23	100.00%	1,495	695	1,400	1,545	0
Median Sold Price			1,495	695	1,400	1,545	0
Total Closed Units		100%	1,495	1	17	5	
Total Closed Volume			33,655	695	24.57K	8,395	0.00B

June 2020



Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE

YEAR TO DATE (YTD)

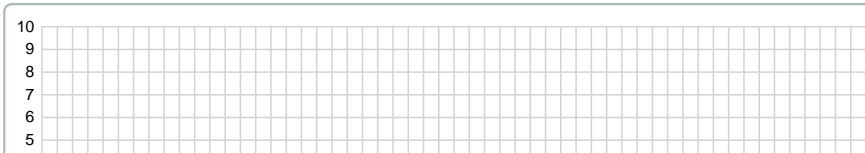
2016	2017	2018	2019	2020
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2016	2017	2018	2019	2020
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year JUN AVG = 100.00%



High Jun 2020 100.00% Low Jun 2020 100.00%

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

APR 100.00%
MAY 100.00%
JUN 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%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,495.00%	0.00%	0.00%	0.00%	0.00%	
\$1 and up	23	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		23	100%	100.00%	1	17	5	
Total Closed Volume		33,655			695	24.57K	8,395	0.00B

June 2020



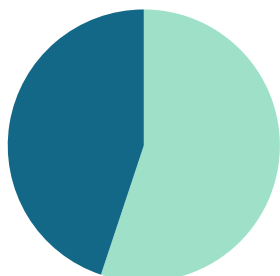
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MARKET SUMMARY

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INVENTORY

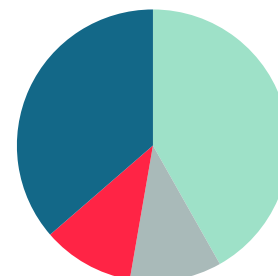


Inventory
 New Listings
27 = 55.10%
 Start Inventory
22
 Total Inventory Units
49
 Volume
\$73,525

Market Activity

Closed Sales
23 = 41.82%
 Pending Sales
6 = 10.91%
 Other Off Market
6 = 10.91%
 Active Inventory
20 = 36.36%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	13	23	76.92%	85	99	16.47%
Pending Sales	12	6	-50.00%	34	48	41.18%
New Listings	14	27	92.86%	100	113	13.00%
Median List Price	1,475	1,495	1.36%	1,350	1,395	3.33%
Median Sale Price	1,475	1,495	1.36%	1,350	1,395	3.33%
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	36.00	12.00	-66.67%	32.00	28.00	-12.50%
Monthly Inventory	34	20	-41.18%	34	20	-41.18%
Months Supply of Inventory	2.28	1.22	-46.55%	2.28	1.22	-46.55%

Absorption: Last 12 months, an Average of **16** Sales/Month

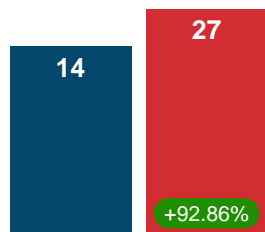
Inventory on June 30, 2020 = 20

2019 **2020**

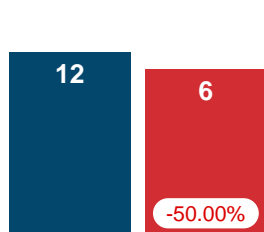
JUNE MARKET

MEDIAN PRICES

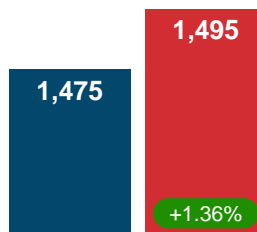
New Listings



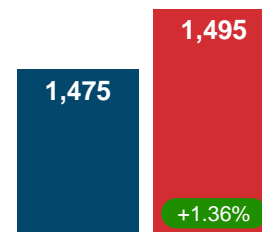
Pending Listings



List Price



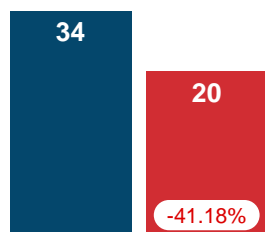
Sale Price



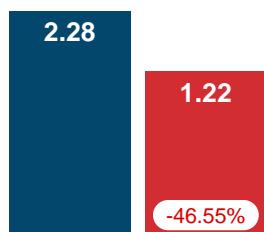
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

