

May 2020



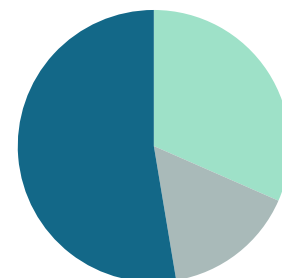
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	18	6	-66.67%
Pending Listings	7	3	-57.14%
New Listings	23	12	-47.83%
Median List Price	1,450	1,465	1.03%
Median Sale Price	1,450	1,465	1.03%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	27.00	3.50	-87.04%
End of Month Inventory	26	10	-61.54%
Months Supply of Inventory	2.89	1.10	-61.89%



■ Closed (31.58%)
■ Pending (15.79%)
■ Other OffMarket (0.00%)
■ Active (52.63%)

Absorption: Last 12 months, an Average of **9** Sales/Month
Active Inventory as of May 31, 2020 = **10**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **61.54%** to 10 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 **1.10** 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 **1.03%** in May 2020 to \$1,465 versus the previous year at \$1,450.

Median Days on Market Shortens

The median number of **3.50** days that homes spent on the market before selling decreased by 23.50 days or **87.04%** in May 2020 compared to last year's same month at **27.00** DOM.

Sales Success for May 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 12 New Listings in May 2020, down **47.83%** from last year at 23. Furthermore, there were 6 Closed Listings this month versus last year at 18, a **-66.67%** decrease.

Closed versus Listed trends yielded a **50.0%** ratio, down from previous year's, May 2019, at **78.3%**, a **36.11%** downswing. 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

May 2020



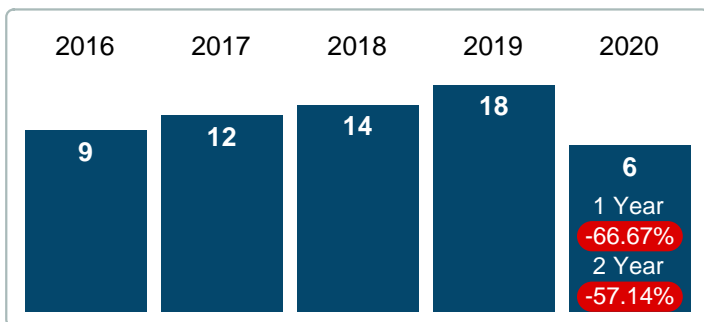
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



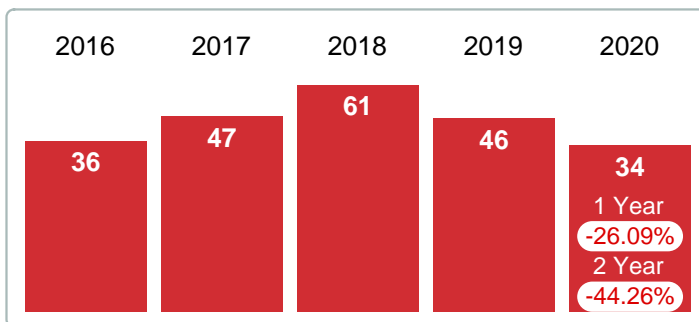
CLOSED LISTINGS

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

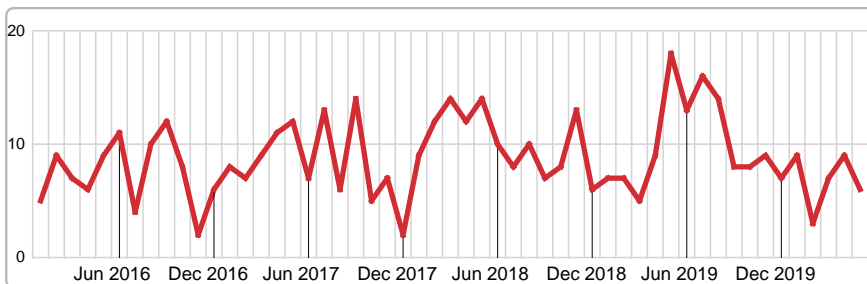
MAY



YEAR TO DATE (YTD)

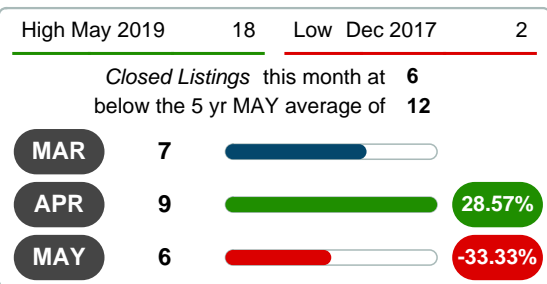


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 12



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	6	100.00%	3.5	0	4	2	0
Total Closed Units	6			0	4	2	0
Total Closed Volume	8,400	100%	3.5	0.00B	5,380	3,020	0.00B
Median Closed Price	\$1,465			\$0	\$1,315	\$1,510	\$0

May 2020



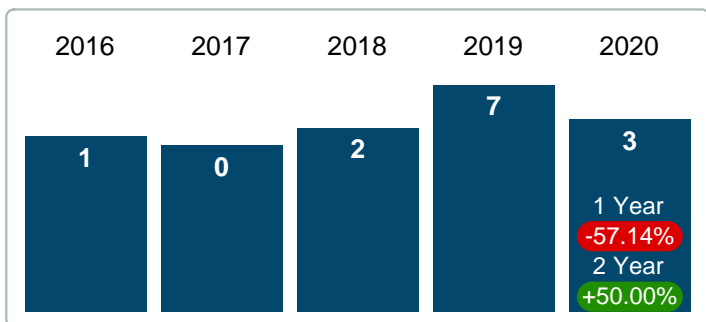
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



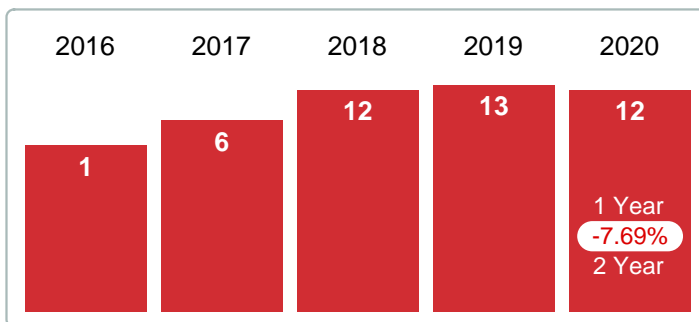
PENDING LISTINGS

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

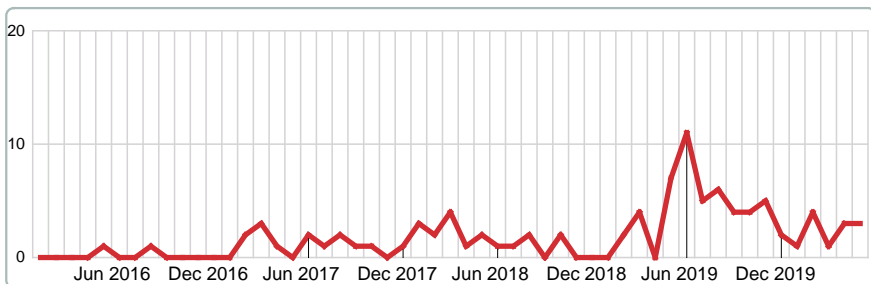
MAY



YEAR TO DATE (YTD)

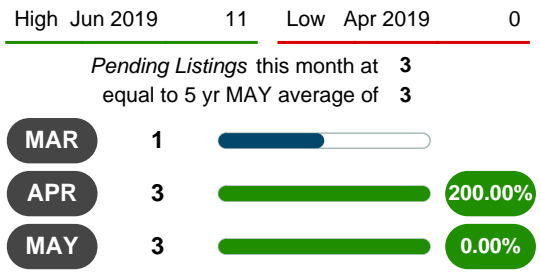


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3



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%	3.5	0	0	0	0
\$1-\$0	0	0.00%	3.5	0	0	0	0
\$1-\$0	0	0.00%	3.5	0	0	0	0
\$1-\$0	0	0.00%	3.5	0	0	0	0
\$1-\$0	0	0.00%	3.5	0	0	0	0
\$1-\$0	0	0.00%	3.5	0	0	0	0
\$1 and up	3	100.00%	16.0	0	2	1	0
Total Pending Units	3			0	2	1	0
Total Pending Volume	5,575	100%	16.0	0.00B	3,175	2,400	0.00B
Median Listing Price	\$1,650			\$0	\$1,588	\$2,400	\$0

May 2020



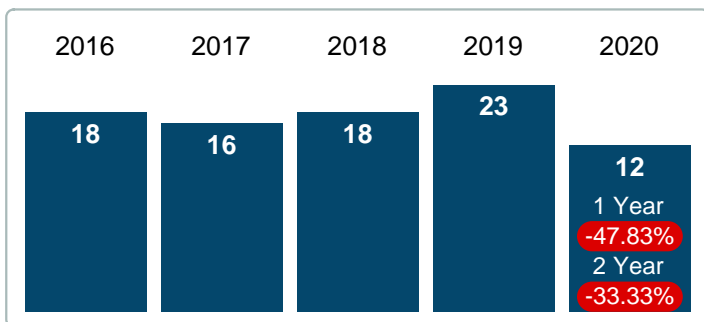
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



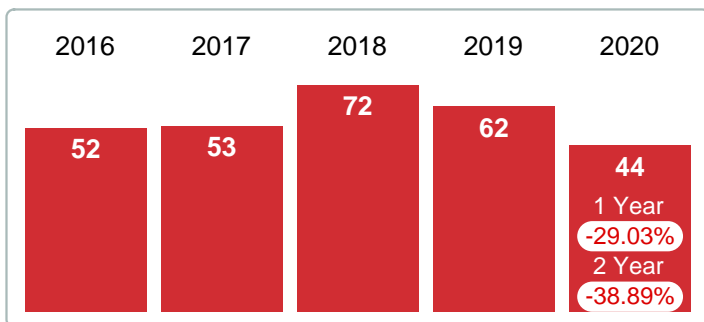
NEW LISTINGS

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

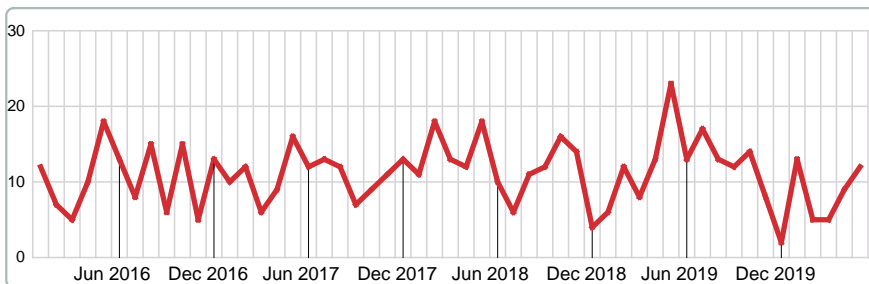
MAY



YEAR TO DATE (YTD)

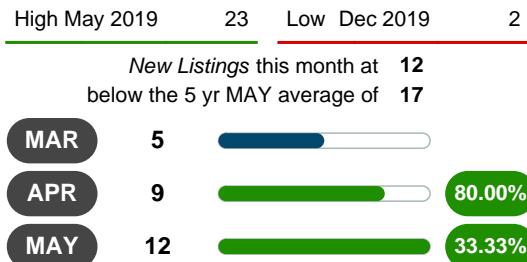


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



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	12	100.00%	0	7	4	1
Total New Listed Units	12		0	7	4	1
Total New Listed Volume	20,270	100%	0.00B	9,955	8,620	1,695
Median New Listed Listing Price	\$1,513		\$0	\$1,500	\$1,963	\$1,695

May 2020



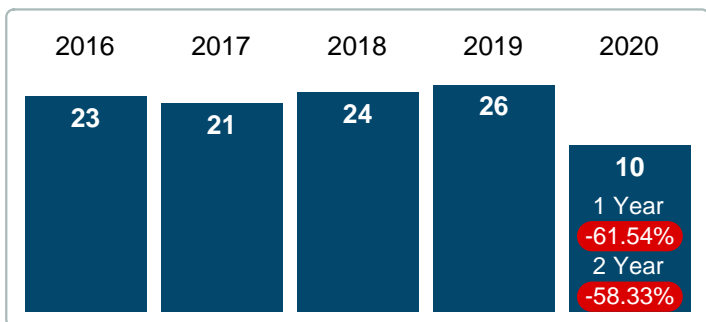
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



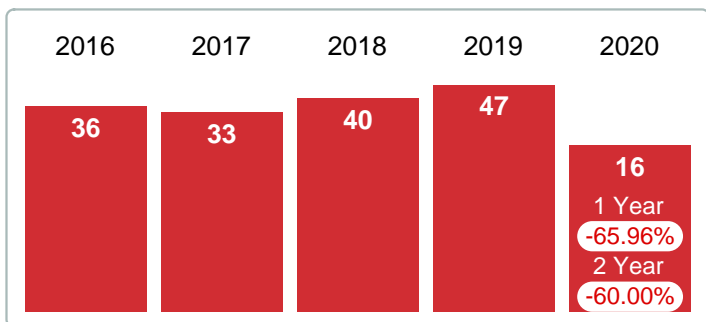
ACTIVE INVENTORY

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

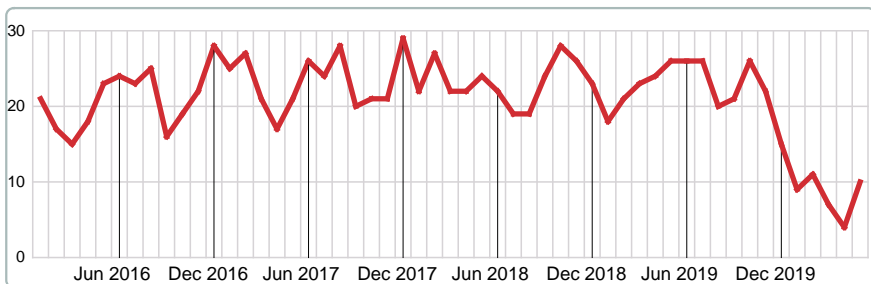
END OF MAY



ACTIVE DURING MAY

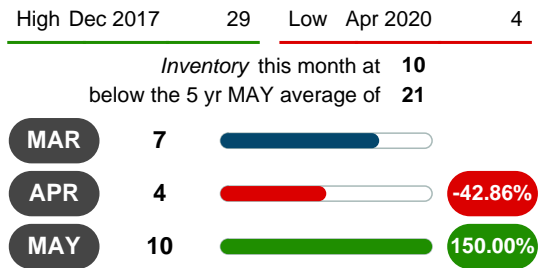


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 21



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%	16.0	0	0	0	0
\$1-\$0	0	0.00%	16.0	0	0	0	0
\$1-\$0	0	0.00%	16.0	0	0	0	0
\$1-\$0	0	0.00%	16.0	0	0	0	0
\$1-\$0	0	0.00%	16.0	0	0	0	0
\$1-\$0	0	0.00%	16.0	0	0	0	0
\$1 and up	10	100.00%	20.0	0	7	2	1
Total Active Inventory by Units			10	0	7	2	1
Total Active Inventory by Volume			20,610	0.00B	13.32K	5,600	1,695
Median Active Inventory Listing Price			\$1,745	\$0	\$1,525	\$2,800	\$1,695

May 2020



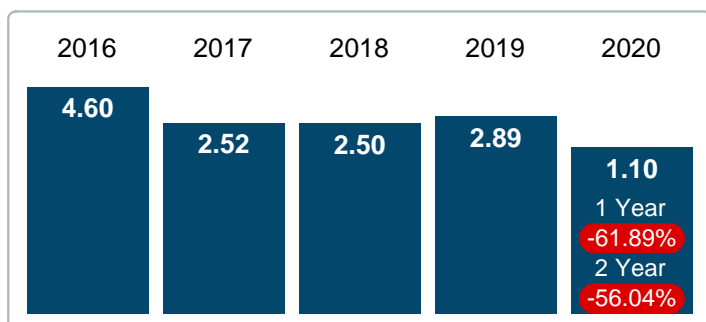
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



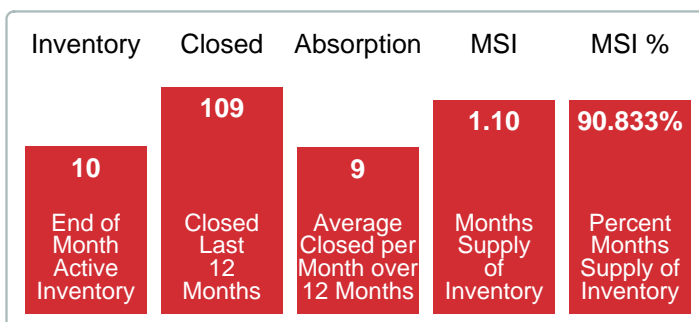
MONTHS SUPPLY of INVENTORY (MSI)

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

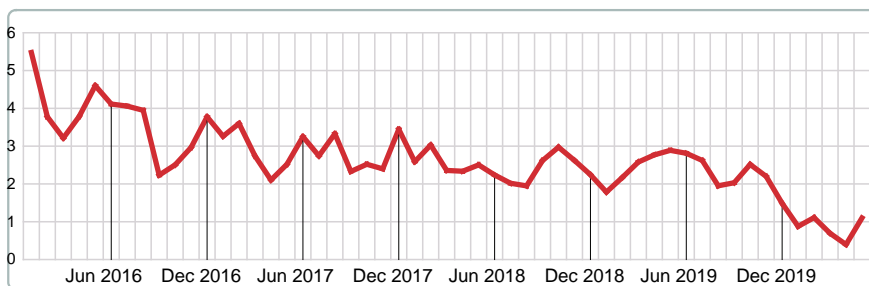
MSI FOR MAY



INDICATORS FOR MAY 2020

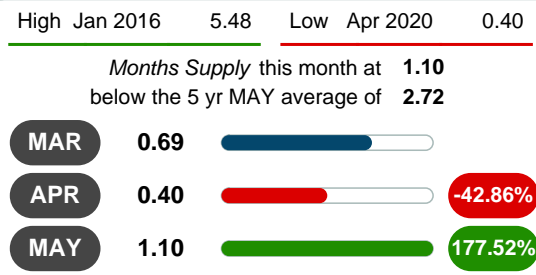


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.72



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	10	100.00%	1.10	0.00	1.33	0.75	1.20
Market Supply of Inventory (MSI)			1.10	0.00	1.33	0.75	1.20
Total Active Inventory by Units		100%	1.10	0	7	2	1

May 2020



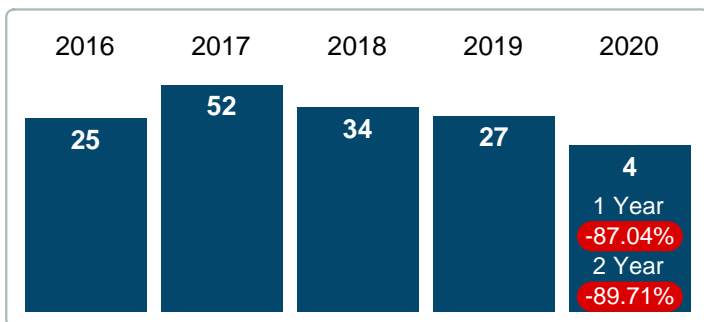
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



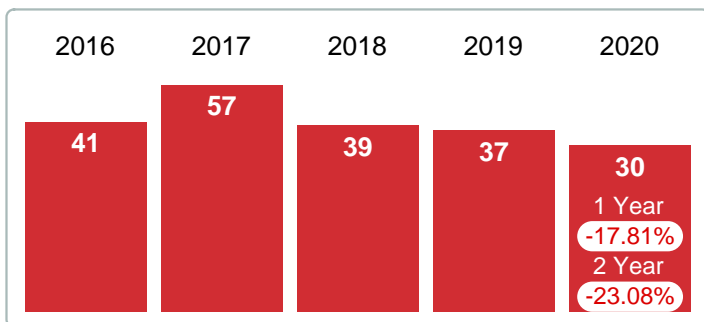
MEDIAN DAYS ON MARKET TO SALE

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

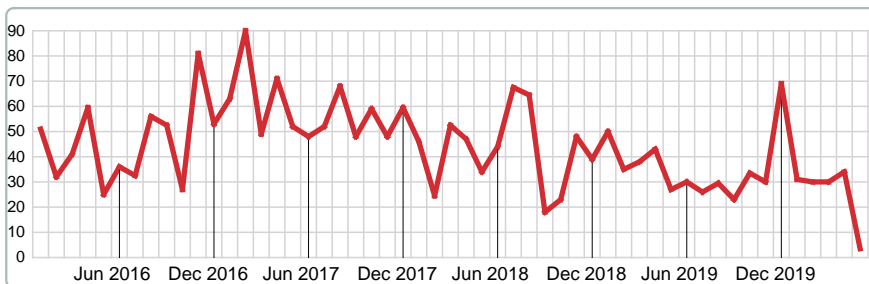
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

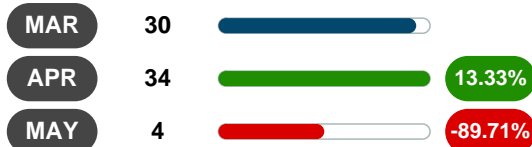


3 MONTHS

5 year MAY AVG = 28

High Feb 2017 90 Low May 2020 4

Median Days on Market to Sale this month at 4 below the 5 yr MAY average of 28



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%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 \$0	0	0.00%	20	0	0	0	0
\$1 and up	6	100.00%	4	0	10	1	0
Median Closed DOM			4	0	10	1	0
Total Closed Units		100%	3.5		4	2	
Total Closed Volume			8,400	0.00B	5,380	3,020	0.00B

May 2020



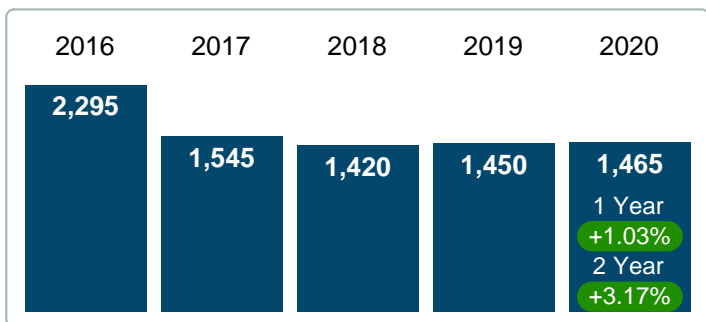
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



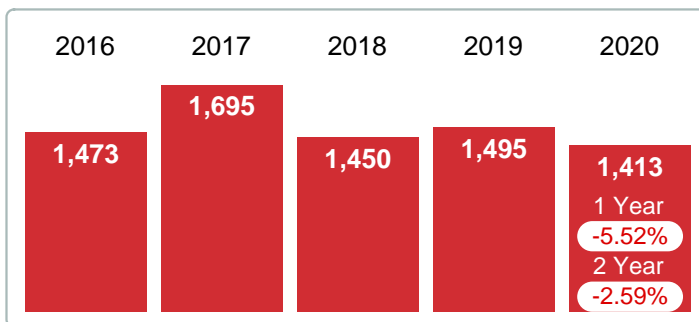
MEDIAN LIST PRICE AT CLOSING

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

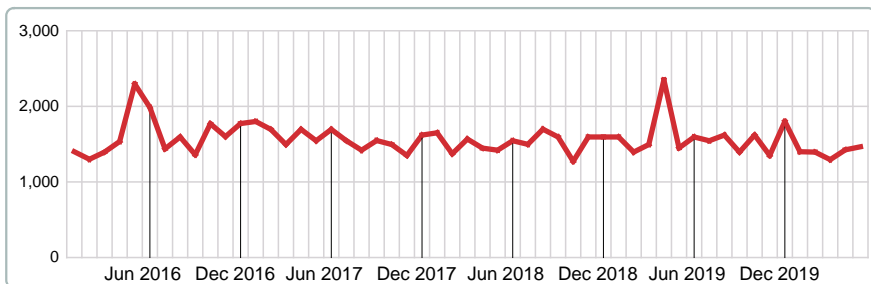
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

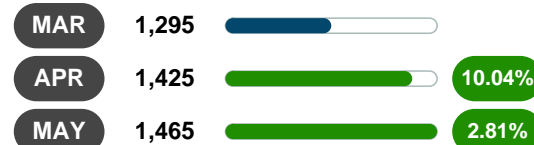


3 MONTHS

5 year MAY AVG = 1,635

High Apr 2019 2,350 Low Oct 2018 1,273

Median List Price at Closing this month at 1,465 below the 5 yr MAY average of 1,635



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%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 \$0	0	0.00%	4	0	0	0	0
\$1 and up	6	100.00%	1,465	0	1,315	1,510	0
Median List Price			1,465	0	1,315	1,510	0
Total Closed Units		100%	1,465		4	2	
Total Closed Volume			8,400	0.00B	5,380	3,020	0.00B

May 2020



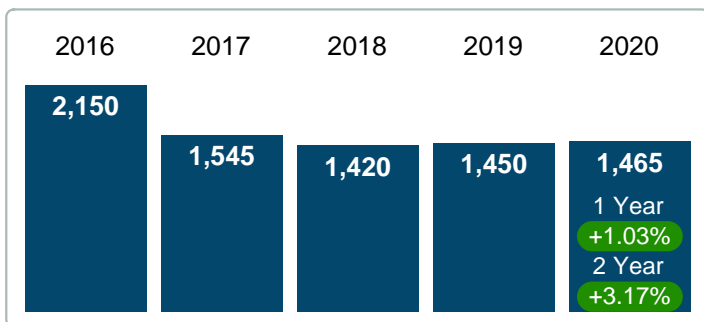
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



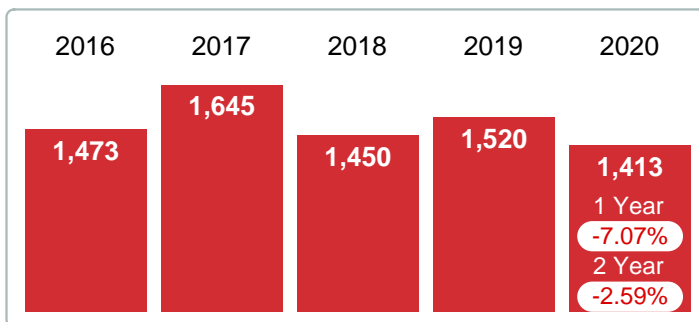
MEDIAN SOLD PRICE AT CLOSING

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

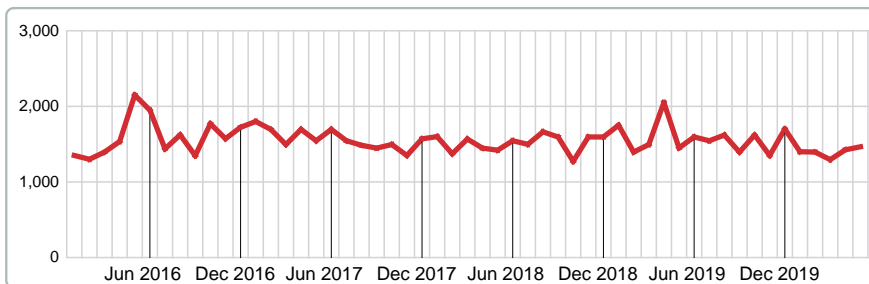
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,606

High May 2016 2,150 Low Oct 2018 1,273

Median Sold Price at Closing this month at 1,465 below the 5 yr MAY average of 1,606

MAR	1,295	<div style="width: 20%;"></div>
APR	1,425	<div style="width: 60%;"></div> 10.04%
MAY	1,465	<div style="width: 92%;"></div> 2.81%

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	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	1,465	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 6	100.00%	1,465	0	1,315	1,510	0
Median Sold Price	1,465			0	1,315	1,510	0
Total Closed Units	6				4	2	
Total Closed Volume	8,400			0.00B	5,380	3,020	0.00B

May 2020



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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

MAY

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

YEAR TO DATE (YTD)

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

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 100.00%

High May 2020 100.00% Low Dec 2017 97.36%

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

- MAR 100.00% ↗
- APR 100.00% ↗
- MAY 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%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,465.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	6	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		6	100%		4	2	
Total Closed Volume		8,400		0.00B	5,380	3,020	0.00B

May 2020



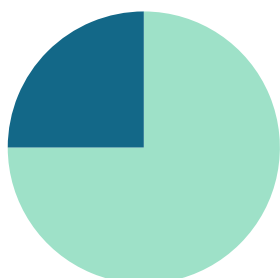
Area Delimited by County Of Tulsa; School District Bixby - Sch Dist (4) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

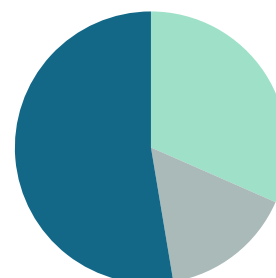


Inventory
 New Listings
12 = 75.00%
 Start Inventory
4
 Total Inventory Units
16
 Volume
\$29,010

Market Activity

Closed Sales
6 = 31.58%
 Pending Sales
3 = 15.79%
 Other Off Market
0 = 0.00%
 Active Inventory
10 = 52.63%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	18	6	-66.67%	46	34	-26.09%
Pending Sales	7	3	-57.14%	13	12	-7.69%
New Listings	23	12	-47.83%	62	44	-29.03%
Median List Price	1,450	1,465	1.03%	1,495	1,413	-5.52%
Median Sale Price	1,450	1,465	1.03%	1,520	1,413	-7.07%
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	27.00	3.50	-87.04%	36.50	30.00	-17.81%
Monthly Inventory	26	10	-61.54%	26	10	-61.54%
Months Supply of Inventory	2.89	1.10	-61.89%	2.89	1.10	-61.89%

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

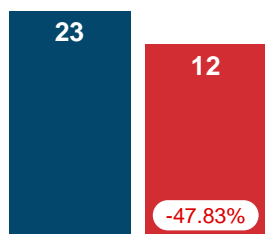
Inventory on May 31, 2020 = **10**

2019 **2020**

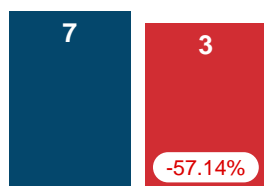
MAY MARKET

MEDIAN PRICES

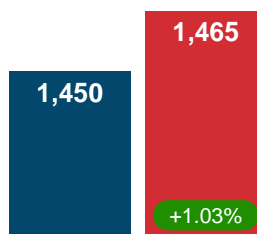
New Listings



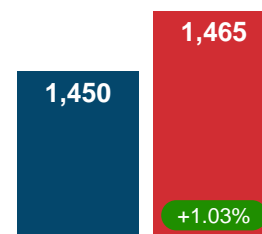
Pending Listings



List Price



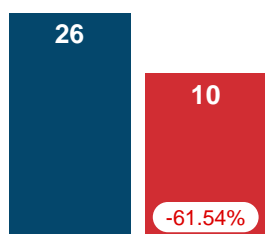
Sale Price



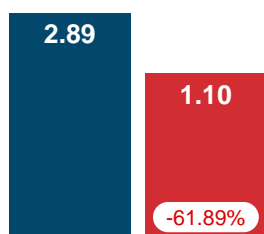
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

