

May 2020



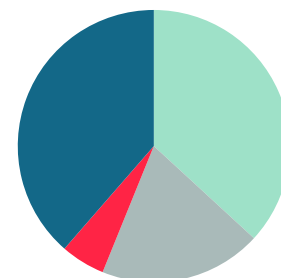
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	18	21	16.67%
Pending Listings	4	11	175.00%
New Listings	19	14	-26.32%
Average List Price	1,362	1,626	19.38%
Average Sale Price	1,362	1,675	22.98%
Average Percent of Selling Price to List Price	100.00%	101.29%	1.29%
Average Days on Market to Sale	48.22	41.95	-13.00%
End of Month Inventory	36	22	-38.89%
Months Supply of Inventory	2.27	1.41	-37.91%



■ Closed (36.84%)
■ Pending (19.30%)
■ Other OffMarket (5.26%)
■ Active (38.60%)

Absorption: Last 12 months, an Average of **16 Sales/Month**
Active Inventory as of May 31, 2020 = **22**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **38.89%** to 22 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 **1.41** 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 **22.98%** in May 2020 to \$1,675 versus the previous year at \$1,362.

Average Days on Market Shortens

The average number of **41.95** days that homes spent on the market before selling decreased by 6.27 days or **13.00%** in May 2020 compared to last year's same month at **48.22** DOM.

Sales Success for May 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 14 New Listings in May 2020, down **26.32%** from last year at 19. Furthermore, there were 21 Closed Listings this month versus last year at 18, a **16.67%** increase.

Closed versus Listed trends yielded a **150.0%** ratio, up from previous year's, May 2019, at **94.7%**, a **58.33%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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



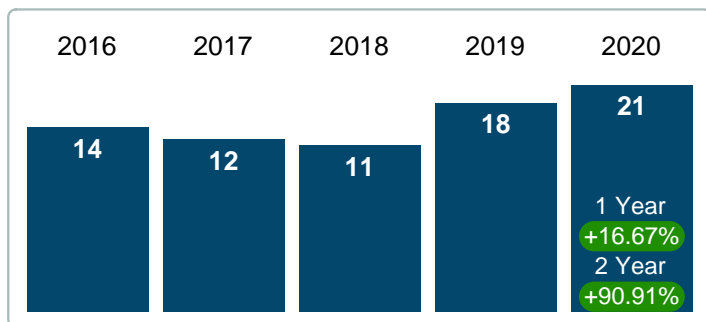
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



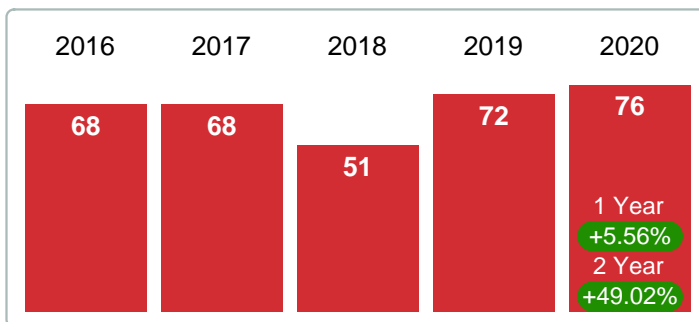
CLOSED LISTINGS

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

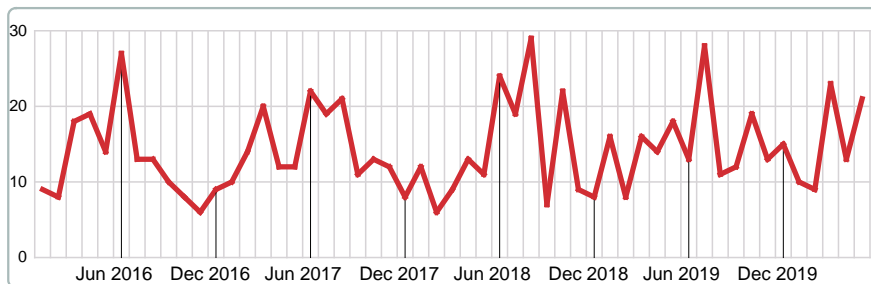
MAY



YEAR TO DATE (YTD)

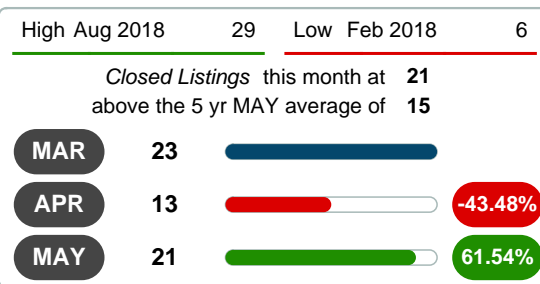


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 15



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	21	100.00%	42.0	3	11	5	2
Total Closed Units	21			3	11	5	2
Total Closed Volume	35,180	100%	42.0	2,800	16,23K	8,950	7,200
Average Closed Price	\$1,675			\$933	\$1,475	\$1,790	\$3,600

May 2020



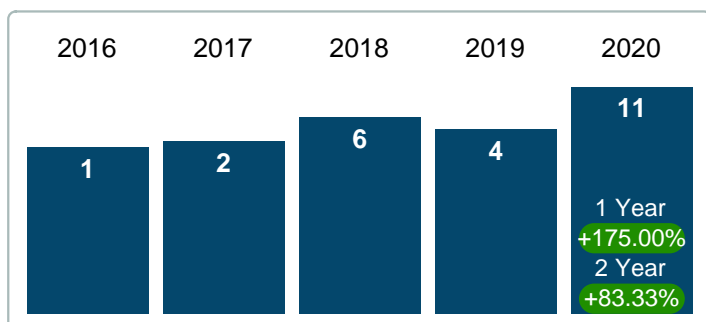
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



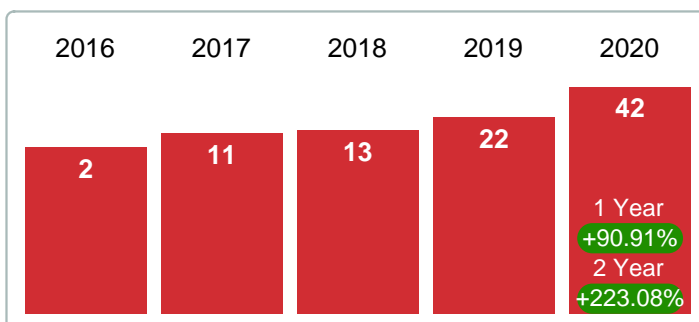
PENDING LISTINGS

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

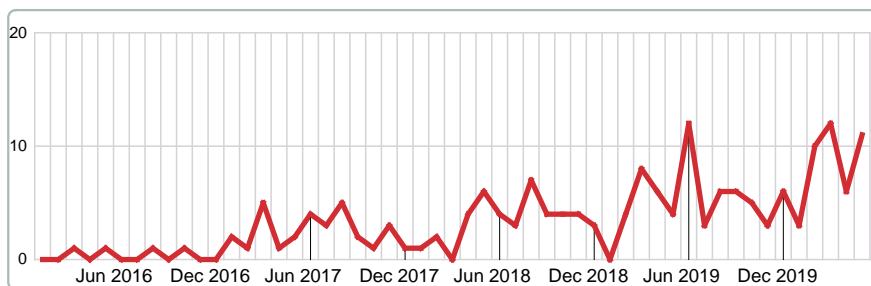
MAY



YEAR TO DATE (YTD)

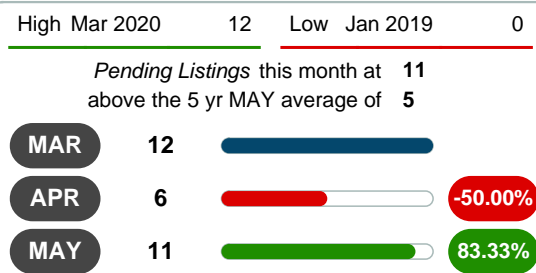


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 5



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	11	100.00%	51.8	2	6	1	2
Total Pending Units	11			2	6	1	2
Total Pending Volume	18,305	100%	51.8	1,595	8,760	1,750	6,200
Average Listing Price	\$1,664			\$798	\$1,460	\$1,750	\$3,100

May 2020



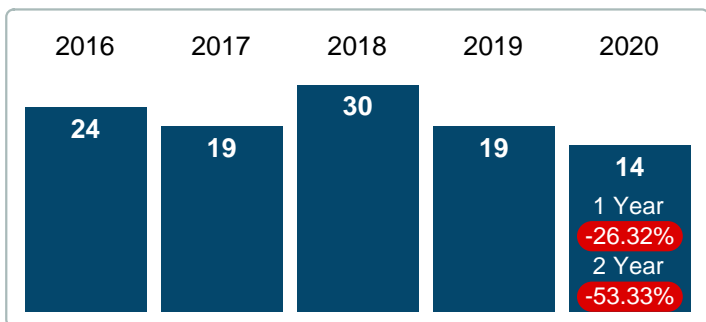
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



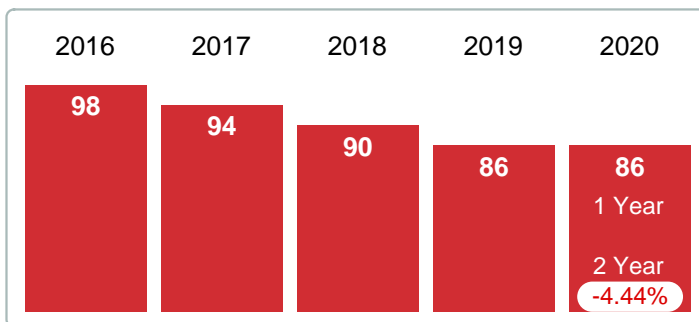
NEW LISTINGS

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

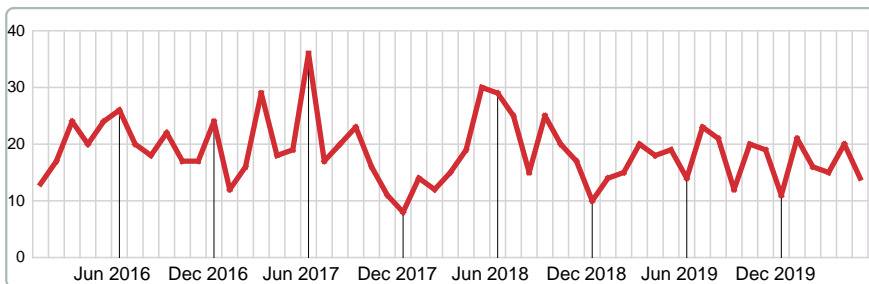
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 21

High Jun 2017 36 Low Dec 2017 8

New Listings this month at 14
 below the 5 yr MAY average of 21

Month	New Listings	% Change
MAR	15	
APR	20	33.33%
MAY	14	-30.00%

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	14	100.00%	2	6	5	1
Total New Listed Units	14		2	6	5	1
Total New Listed Volume	22,355	100%	1,890	8,315	9,950	2,200
Average New Listed Listing Price	\$1,537		\$945	\$1,386	\$1,990	\$2,200

May 2020



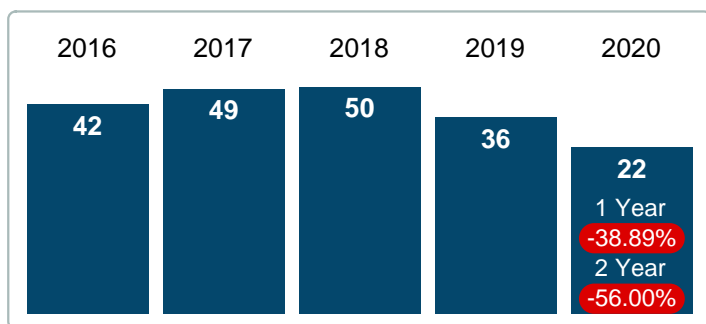
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



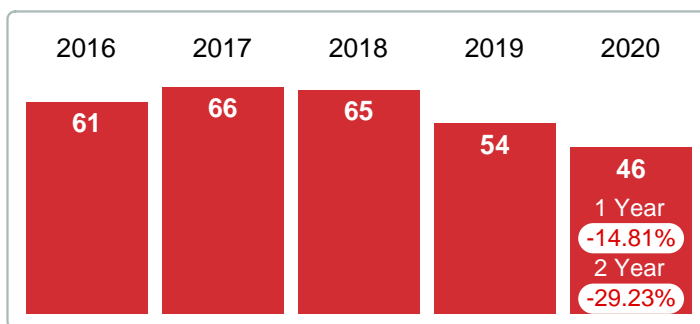
ACTIVE INVENTORY

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

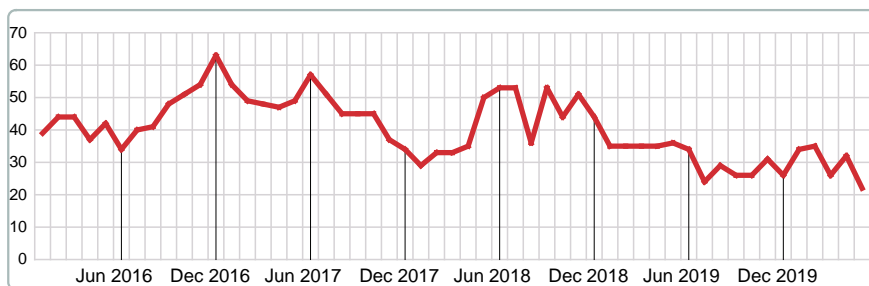
END OF MAY



ACTIVE DURING MAY

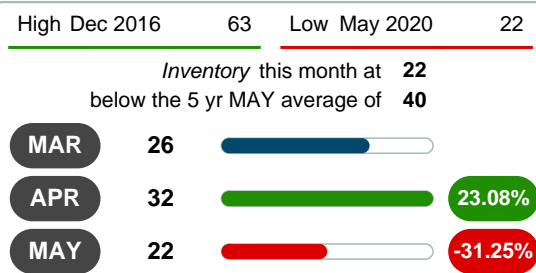


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 40



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less		0.00%	0.0	0	0	0	0
\$1 \$0		0.00%	0.0	0	0	0	0
\$1 \$0		0.00%	0.0	0	0	0	0
\$1 \$0		0.00%	0.0	0	0	0	0
\$1 \$0		0.00%	0.0	0	0	0	0
\$1 \$0		0.00%	0.0	0	0	0	0
\$1 and up		100.00%	73.8	7	10	4	1
Total Active Inventory by Units			22	7	10	4	1
Total Active Inventory by Volume			30,910	5,960	14.40K	7,050	3,500
Average Active Inventory Listing Price			\$1,405	\$851	\$1,440	\$1,763	\$3,500

May 2020



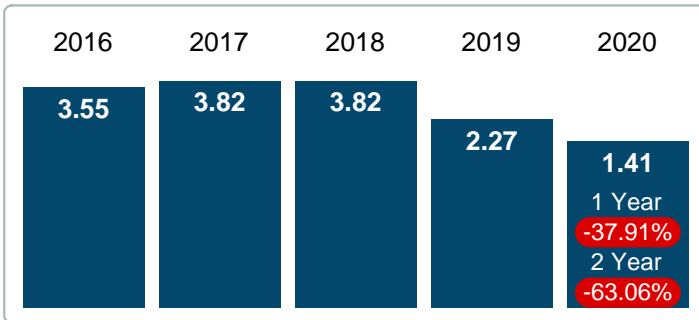
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



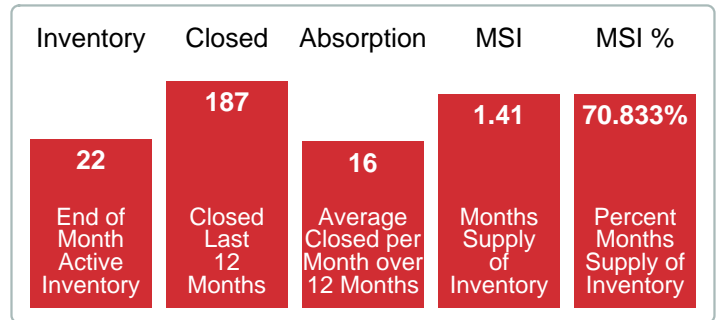
MONTHS SUPPLY of INVENTORY (MSI)

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

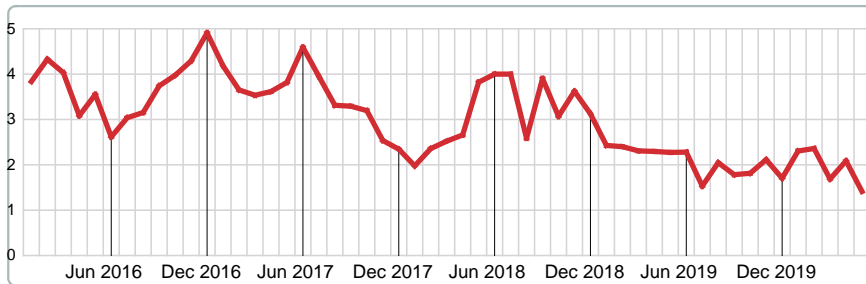
MSI FOR MAY



INDICATORS FOR MAY 2020

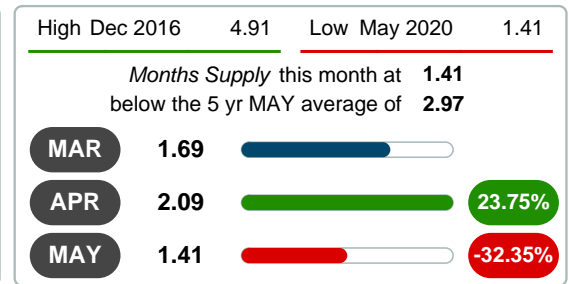


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.97



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	22	100.00%	1.41	3.82	1.13	0.94	1.50
Market Supply of Inventory (MSI)			1.41	3.82	1.13	0.94	1.50
Total Active Inventory by Units		100%	1.41	7	10	4	1

May 2020



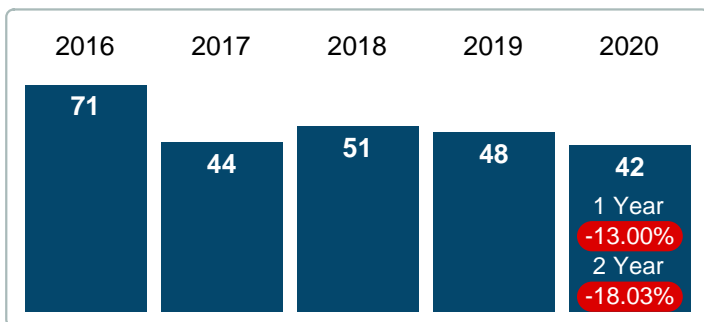
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



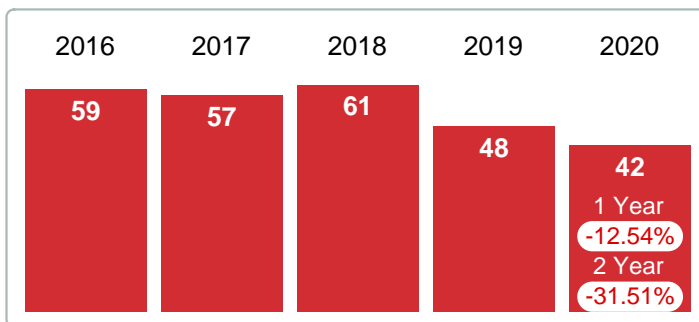
AVERAGE DAYS ON MARKET TO SALE

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

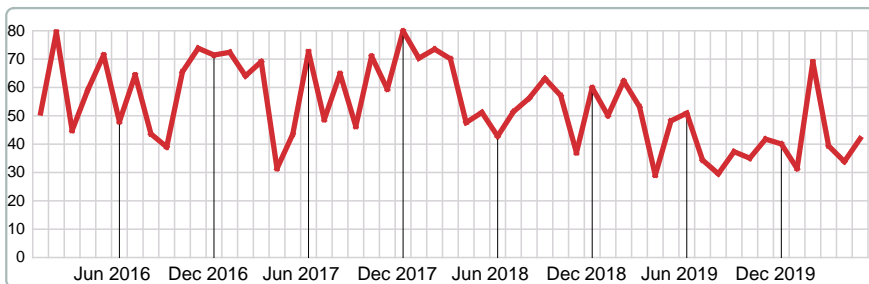
MAY



YEAR TO DATE (YTD)

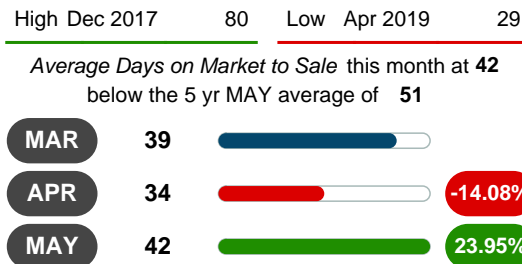


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 51



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	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 and up	21	100.00%	42	88	33	23	68
Average Closed DOM			42	88	33	23	68
Total Closed Units		100%	42	3	11	5	2
Total Closed Volume			35,180	2,800	16.23K	8,950	7,200

May 2020



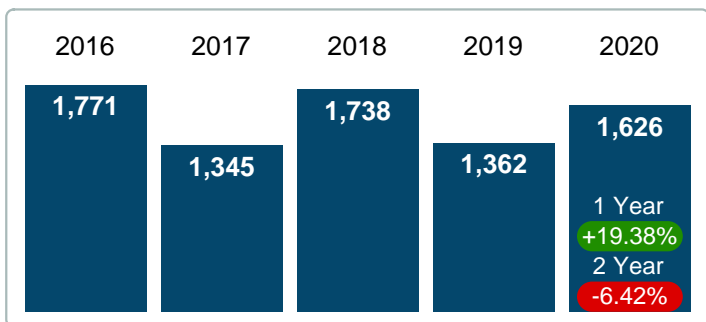
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



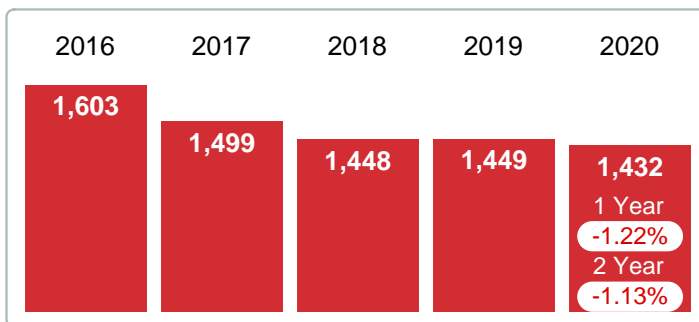
AVERAGE LIST PRICE AT CLOSING

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

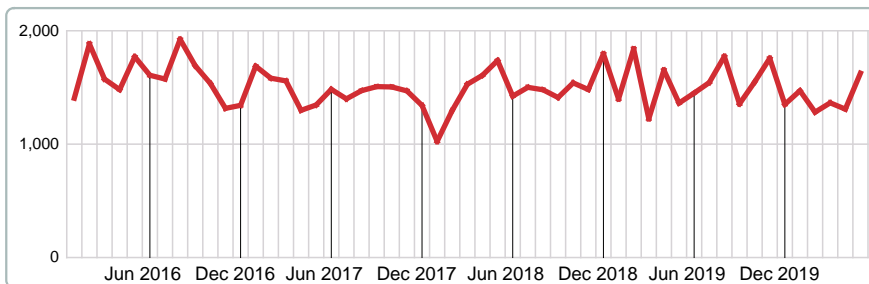
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,568

High Aug 2016 1,924 Low Jan 2018 1,025

Average List Price at Closing this month at **1,626** above the 5 yr MAY average of **1,568**



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	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 and up	21	100.00%	1,626	933	1,473	1,790	3,100
Average List Price			1,626	933	1,473	1,790	3,100
Total Closed Units		100%	1,626	3	11	5	2
Total Closed Volume			34,150	2,800	16.20K	8,950	6,200

May 2020



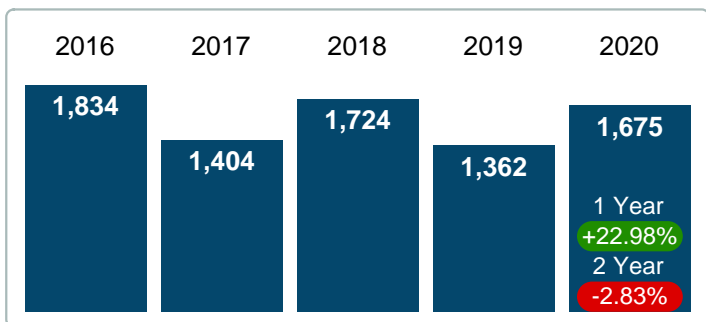
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



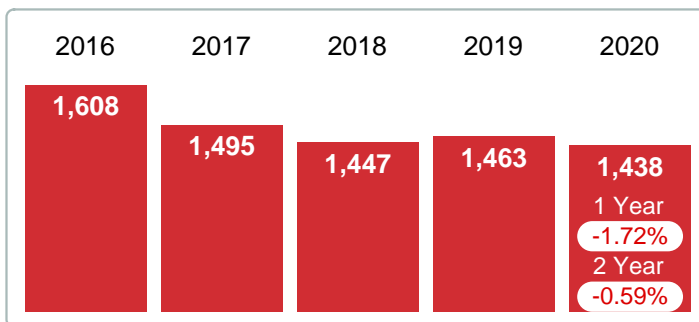
AVERAGE SOLD PRICE AT CLOSING

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

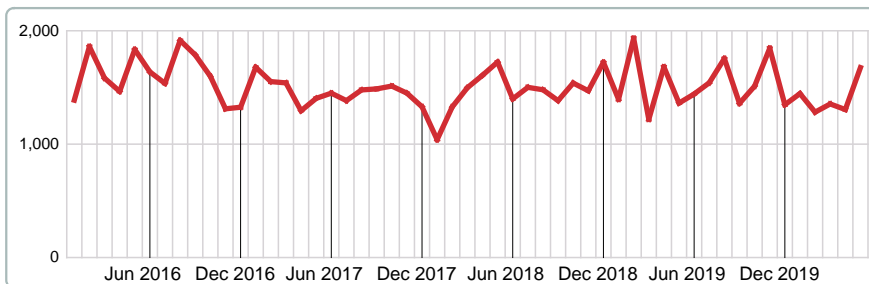
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,600

High Feb 2019 1,934 Low Jan 2018 1,040
Average Sold Price at Closing this month at 1,675 above the 5 yr MAY average of 1,600

MAR	1,355	
APR	1,305	-3.66%
MAY	1,675	28.37%

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	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 \$0	0	0.00%	0	0	0	0	0
\$1 and up	21	100.00%	1,675	933	1,475	1,790	3,600
Average Sold Price			1,675	933	1,475	1,790	3,600
Total Closed Units		100%	1,675	3	11	5	2
Total Closed Volume			35,180	2,800	16.23K	8,950	7,200

May 2020



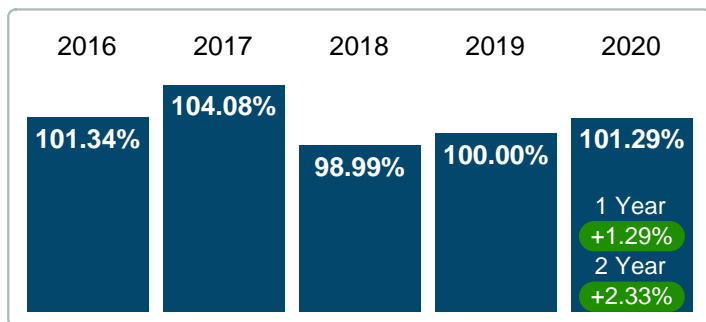
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



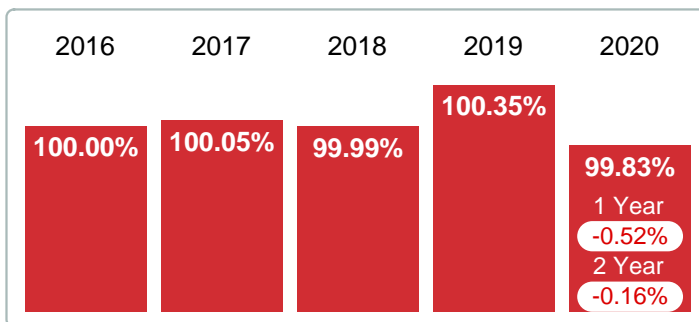
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

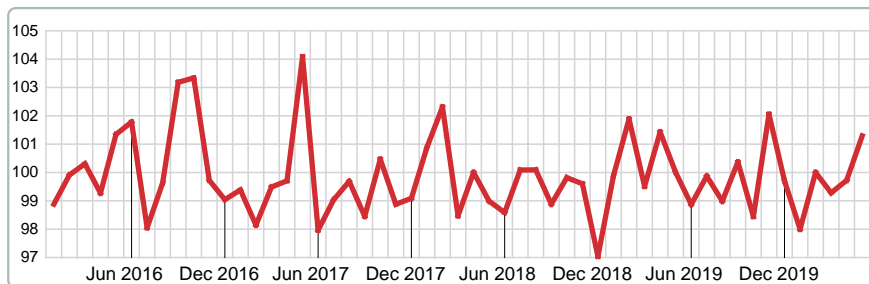
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

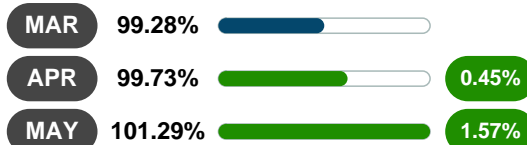


3 MONTHS

5 year MAY AVG = 101.14%

High May 2017 104.08% Low Dec 2018 97.04%

Average Sold/List Ratio this month at **101.29%** equal to 5 yr MAY average of **101.14%**



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	21	100.00%	101.29%	100.00%	100.20%	100.00%	112.50%
Average Sold/List Ratio		101.30%		100.00%	100.20%	100.00%	112.50%
Total Closed Units		21	100%	3	11	5	2
Total Closed Volume		35,180		2,800	16.23K	8,950	7,200

May 2020



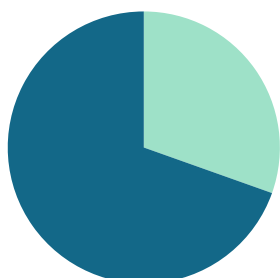
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

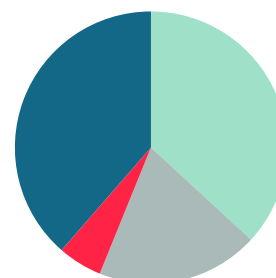


Inventory
 New Listings
14 = 30.43%
 Start Inventory
32
 Total Inventory Units
46
 Volume
\$71,150

Market Activity

Closed Sales
21 = 36.84%
 Pending Sales
11 = 19.30%
 Other Off Market
3 = 5.26%
 Active Inventory
22 = 38.60%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	18	21	16.67%	72	76	5.56%
Pending Sales	4	11	175.00%	22	42	90.91%
New Listings	19	14	-26.32%	86	86	0.00%
Average List Price	1,362	1,626	19.38%	1,449	1,432	-1.22%
Average Sale Price	1,362	1,675	22.98%	1,463	1,438	-1.72%
Average Percent of Selling Price to List Price	100.00%	101.29%	1.29%	100.35%	99.83%	-0.52%
Average Days on Market to Sale	48.22	41.95	-13.00%	47.57	41.61	-12.54%
Monthly Inventory	36	22	-38.89%	36	22	-38.89%
Months Supply of Inventory	2.27	1.41	-37.91%	2.27	1.41	-37.91%

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

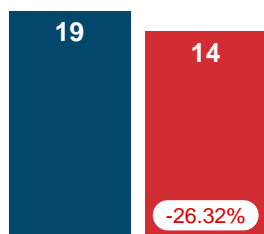
Inventory on May 31, 2020 = **22**

2019 **2020**

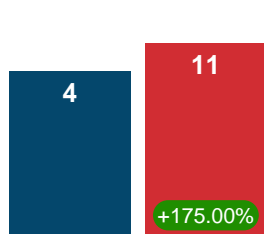
MAY MARKET

AVERAGE PRICES

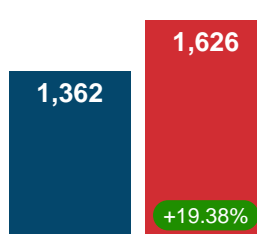
New Listings



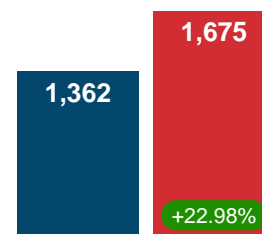
Pending Listings



List Price



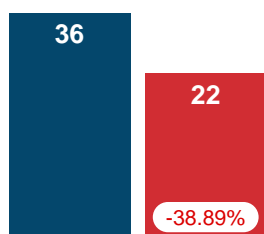
Sale Price



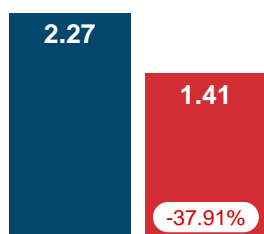
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

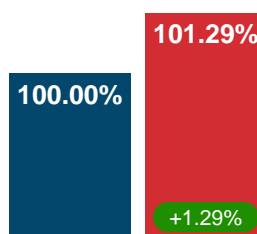
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

