

May 2020



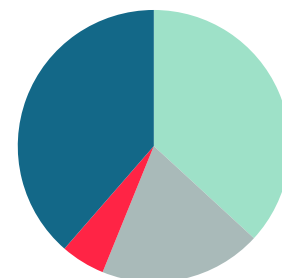
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) -
Leasing Property Type



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%
Median List Price	1,338	1,450	8.41%
Median Sale Price	1,338	1,475	10.28%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	25.50	35.00	37.25%
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.

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 **10.28%** in May 2020 to \$1,475 versus the previous year at \$1,338.

Median Days on Market Lengthens

The median number of **35.00** days that homes spent on the market before selling increased by 9.50 days or **37.25%** in May 2020 compared to last year's same month at **25.50** DOM.

Sales Success for May 2020 is Positive

Overall, with Median Prices going up and Days on Market increasing, 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.

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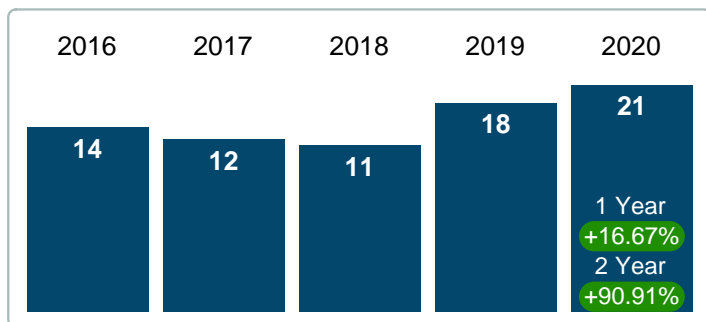
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



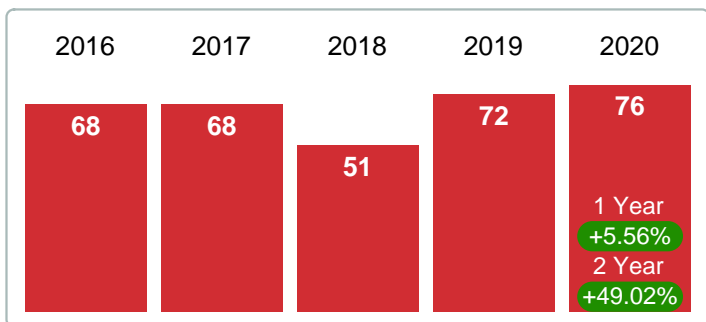
CLOSED LISTINGS

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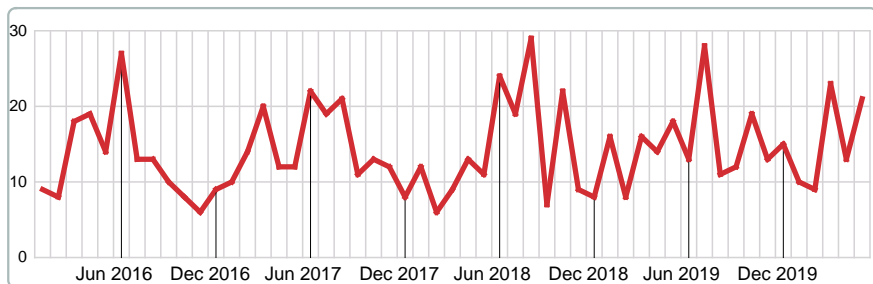
MAY



YEAR TO DATE (YTD)

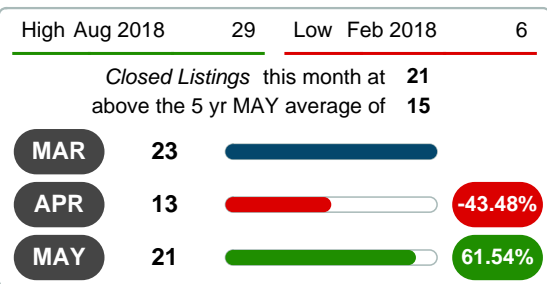


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 15



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	21	100.00%	35.0	3	11	5	2
Total Closed Units	21			3	11	5	2
Total Closed Volume	35,180	100%	35.0	2,800	16.23K	8,950	7,200
Median Closed Price	\$1,475			\$900	\$1,450	\$1,700	\$3,600

May 2020



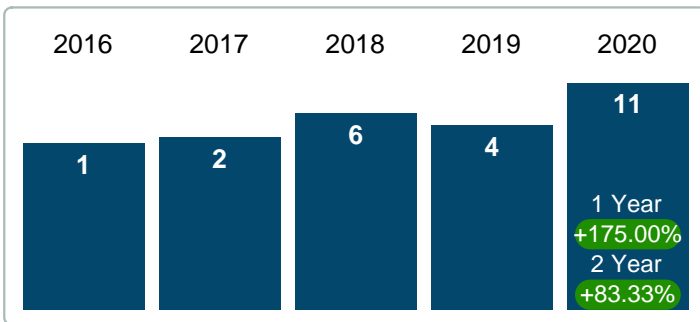
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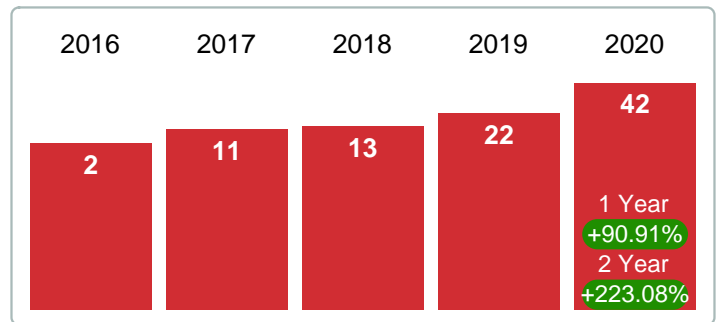
PENDING LISTINGS

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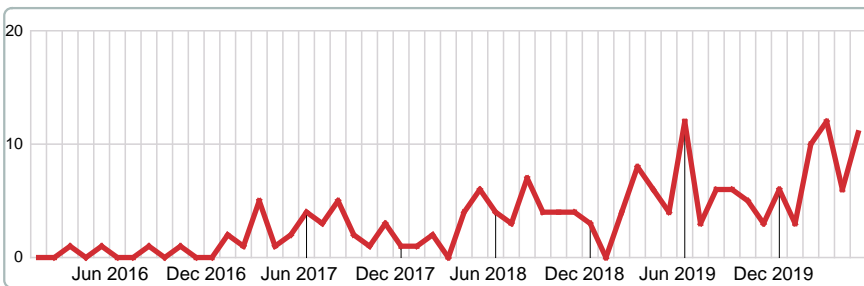
MAY



YEAR TO DATE (YTD)

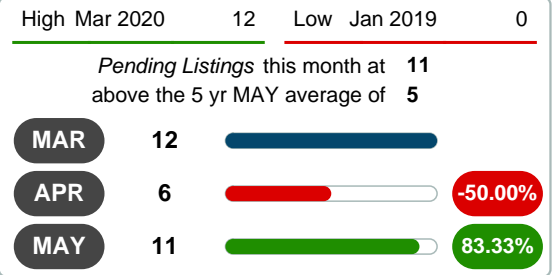


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 5



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	35.0	0	0	0	0
\$1-\$0	0	0.00%	35.0	0	0	0	0
\$1-\$0	0	0.00%	35.0	0	0	0	0
\$1-\$0	0	0.00%	35.0	0	0	0	0
\$1-\$0	0	0.00%	35.0	0	0	0	0
\$1-\$0	0	0.00%	35.0	0	0	0	0
\$1 and up	11	100.00%	30.0	2	6	1	2
Total Pending Units	11			2	6	1	2
Total Pending Volume	18,305	100%	30.0	1,595	8,760	1,750	6,200
Median Listing Price	\$1,395			\$798	\$1,360	\$1,750	\$3,100

May 2020



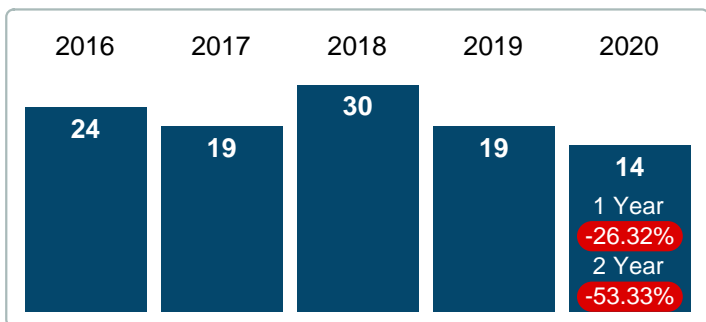
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



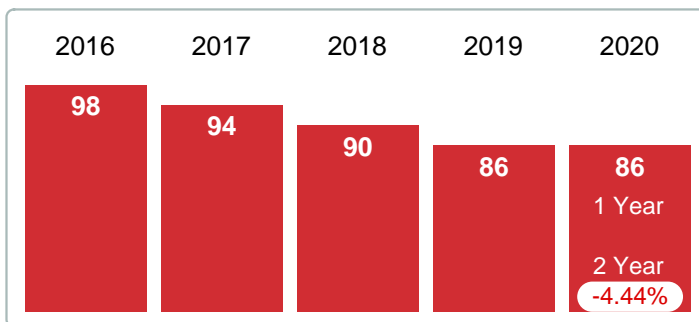
NEW LISTINGS

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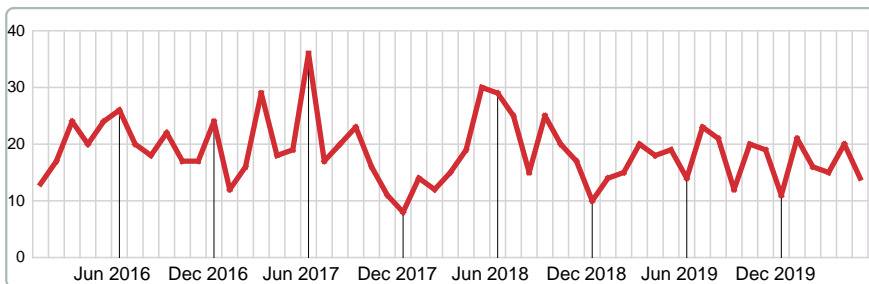
MAY



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

- 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
Median New Listed Listing Price	\$1,498		\$945	\$1,445	\$1,700	\$2,200

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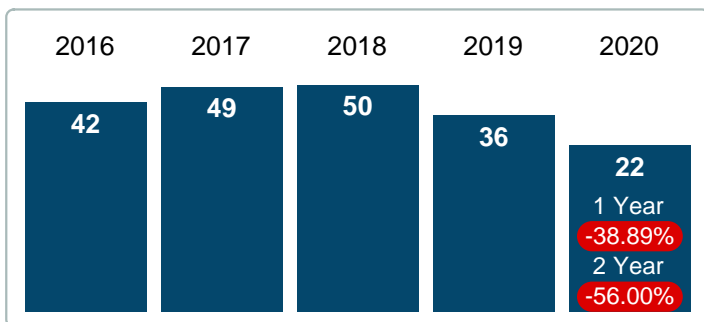
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



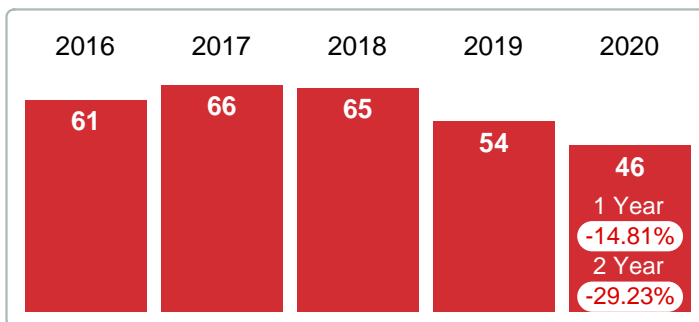
ACTIVE INVENTORY

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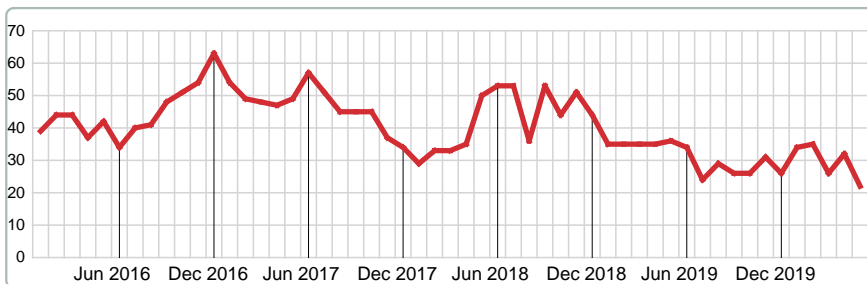
END OF MAY



ACTIVE DURING MAY

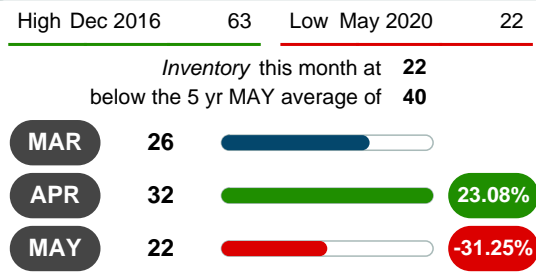


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 40



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	30.0	0	0	0	0
\$1 \$0	0	0.00%	30.0	0	0	0	0
\$1 \$0	0	0.00%	30.0	0	0	0	0
\$1 \$0	0	0.00%	30.0	0	0	0	0
\$1 \$0	0	0.00%	30.0	0	0	0	0
\$1 \$0	0	0.00%	30.0	0	0	0	0
\$1 and up	22	100.00%	56.0	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
Median Active Inventory Listing Price			\$1,398	\$850	\$1,448	\$1,625	\$3,500

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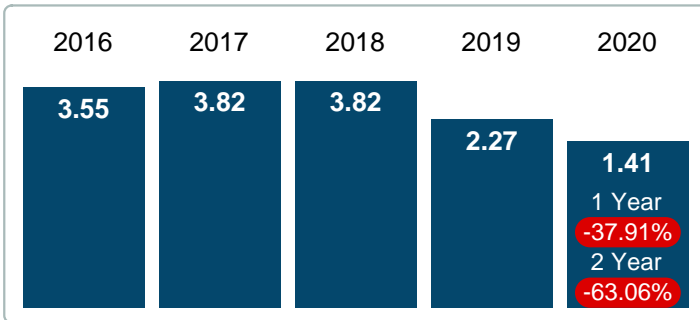
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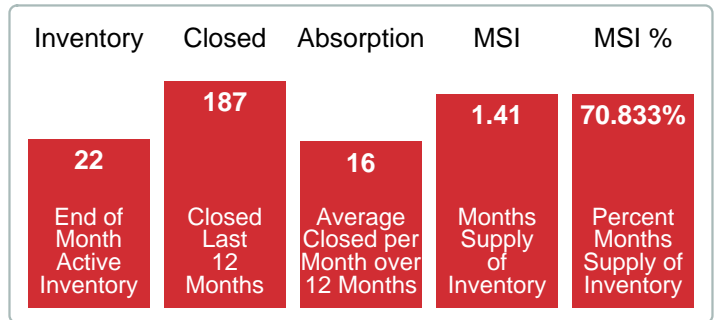
MONTHS SUPPLY of INVENTORY (MSI)

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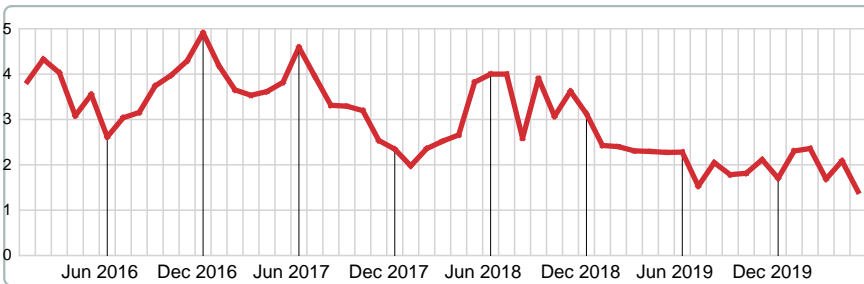
MSI FOR MAY



INDICATORS FOR MAY 2020

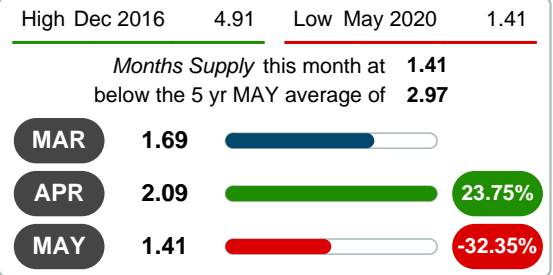


5 YEAR MARKET ACTIVITY TRENDS



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

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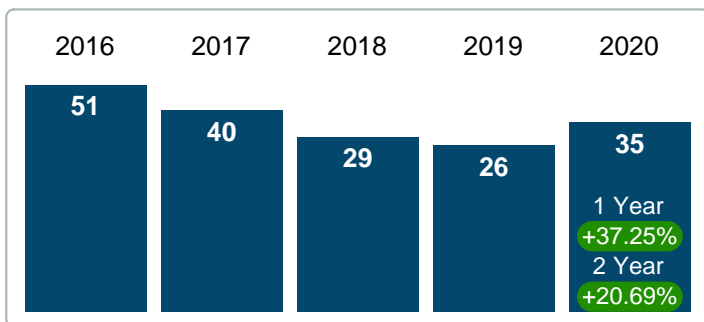
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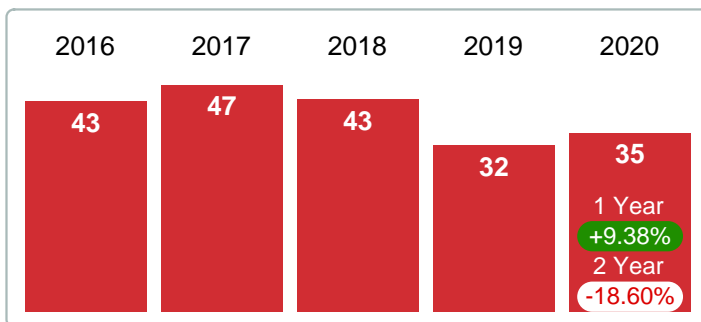
MEDIAN DAYS ON MARKET TO SALE

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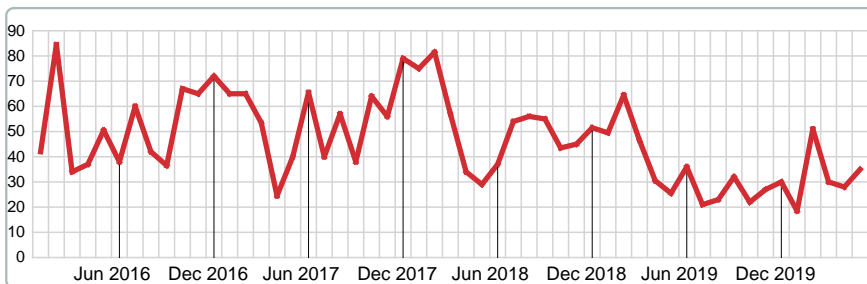
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 36

High Feb 2016 85 Low Jan 2020 19

Median Days on Market to Sale this month at 35 below the 5 yr MAY average of 36



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%	56	0	0	0	0
\$1 \$0	0	0.00%	56	0	0	0	0
\$1 \$0	0	0.00%	56	0	0	0	0
\$1 \$0	0	0.00%	56	0	0	0	0
\$1 \$0	0	0.00%	56	0	0	0	0
\$1 \$0	0	0.00%	56	0	0	0	0
\$1 and up	21	100.00%	35	68	35	21	68
Median Closed DOM			35	68	35	21	68
Total Closed Units		100%	35.0	3	11	5	2
Total Closed Volume			35,180	2,800	16.23K	8,950	7,200

May 2020



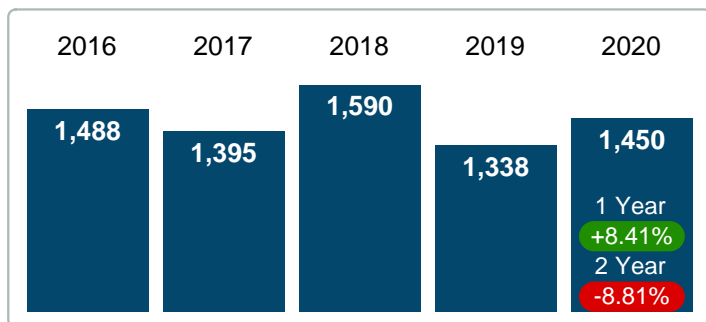
Area Delimited by County Of Tulsa; School District Jenks - Sch Dist (5) - Leasing Property Type



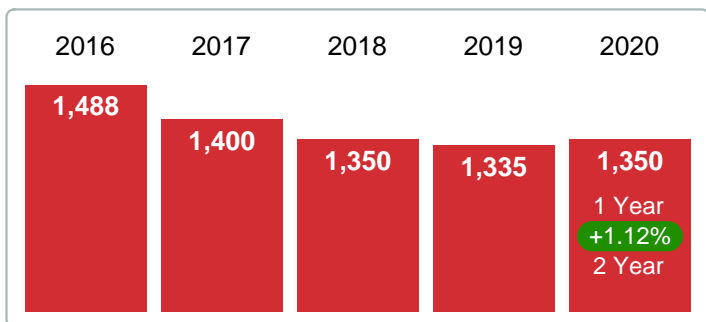
MEDIAN LIST PRICE AT CLOSING

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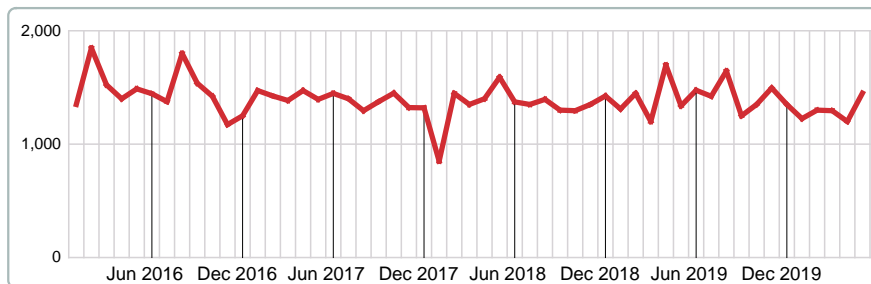
MAY



YEAR TO DATE (YTD)

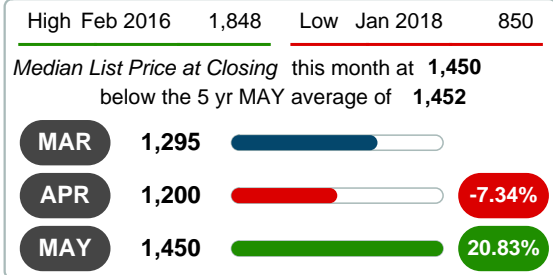


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,452



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%	35	0	0	0	0
\$1 \$0	0	0.00%	35	0	0	0	0
\$1 \$0	0	0.00%	35	0	0	0	0
\$1 \$0	0	0.00%	35	0	0	0	0
\$1 \$0	0	0.00%	35	0	0	0	0
\$1 \$0	0	0.00%	35	0	0	0	0
\$1 and up	21	100.00%	1,450	900	1,400	1,700	3,100
Median List Price			1,450	900	1,400	1,700	3,100
Total Closed Units		100%	1,450	3	11	5	2
Total Closed Volume			34,150	2,800	16.20K	8,950	6,200

May 2020



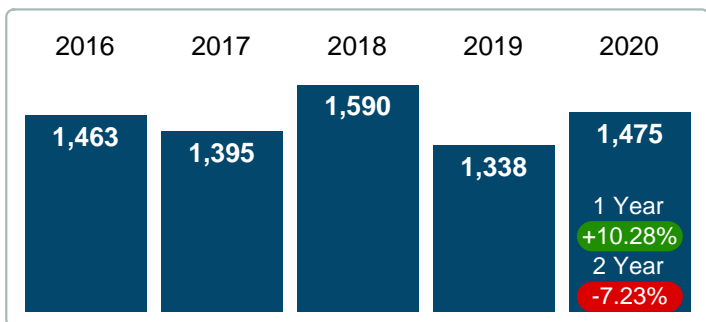
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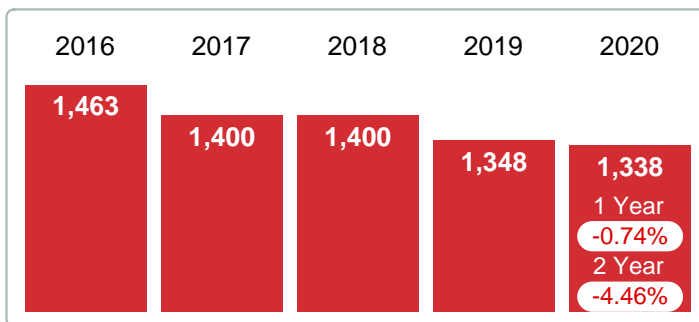
MEDIAN SOLD PRICE AT CLOSING

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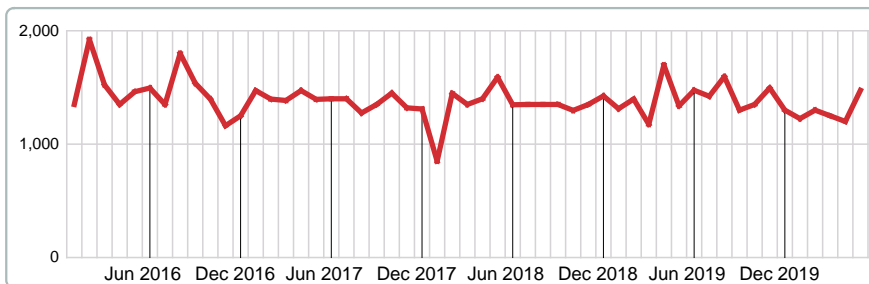
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,452

High Feb 2016 1,923 Low Jan 2018 850

Median Sold Price at Closing this month at **1,475** above the 5 yr MAY average of **1,452**

- MAR 1,250
- APR 1,200 (-4.00%)
- MAY 1,475 (22.92%)

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%	1,450	0	0	0	0
\$1 \$0	0	0.00%	1,450	0	0	0	0
\$1 \$0	0	0.00%	1,450	0	0	0	0
\$1 \$0	0	0.00%	1,450	0	0	0	0
\$1 \$0	0	0.00%	1,450	0	0	0	0
\$1 \$0	0	0.00%	1,450	0	0	0	0
\$1 and up	21	100.00%	1,475	900	1,450	1,700	3,600
Median Sold Price			1,475	900	1,450	1,700	3,600
Total Closed Units		100%	1,475	3	11	5	2
Total Closed Volume			35,180	2,800	16.23K	8,950	7,200

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MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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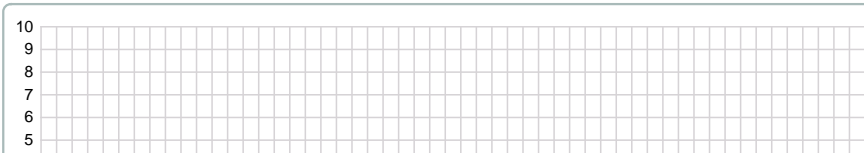
MAY

2016	2017	2018	2019	2020
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YEAR TO DATE (YTD)

2016	2017	2018	2019	2020
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5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 100.00%

High May 2020 100.00% Low May 2020 100.00%

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%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 \$0	0	0.00%	1,475.00%	0.00%	0.00%	0.00%	0.00%	
\$1 and up	21	100.00%	100.00%	100.00%	100.00%	100.00%	112.50%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	112.50%	
Total Closed Units		21	100%	100.00%	3	11	5	2
Total Closed Volume		35,180			2,800	16.23K	8,950	7,200

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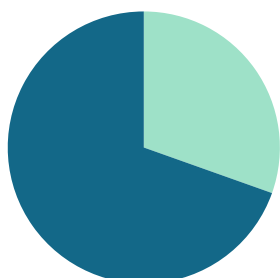
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MARKET SUMMARY

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INVENTORY

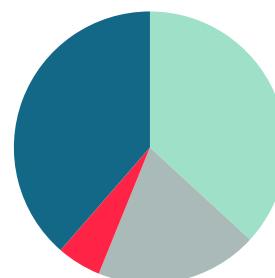


Inventory
 New Listings
14 = 30.43%
 Start Inventory
32
 Total Inventory Units
46
 Volume
\$71,150

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%
Median List Price	1,338	1,450	8.41%	1,335	1,350	1.12%
Median Sale Price	1,338	1,475	10.28%	1,348	1,338	-0.74%
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	25.50	35.00	37.25%	32.00	35.00	9.38%
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

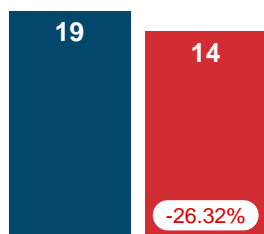
Inventory on May 31, 2020 = **22**

2019 **2020**

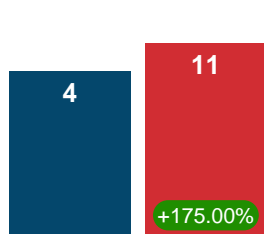
MAY MARKET

MEDIAN PRICES

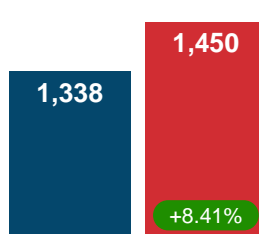
New Listings



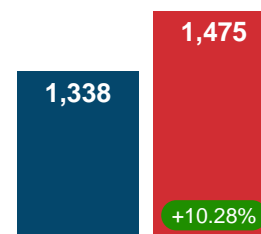
Pending Listings



List Price



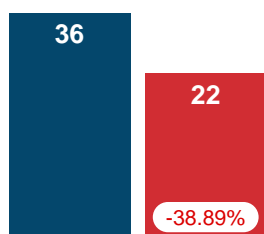
Sale Price



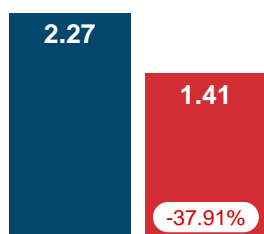
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

