

May 2020



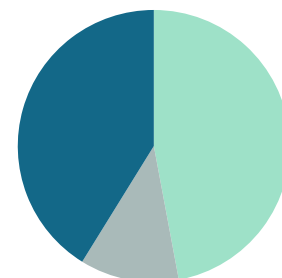
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	9	8	-11.11%
Pending Listings	4	2	-50.00%
New Listings	13	8	-38.46%
Average List Price	1,363	1,390	2.00%
Average Sale Price	1,363	1,368	0.35%
Average Percent of Selling Price to List Price	99.99%	98.66%	-1.33%
Average Days on Market to Sale	35.89	20.00	-44.27%
End of Month Inventory	17	7	-58.82%
Months Supply of Inventory	1.91	0.72	-62.02%



■ Closed (47.06%)
■ Pending (11.76%)
■ Other OffMarket (0.00%)
■ Active (41.18%)

Absorption: Last 12 months, an Average of **10** Sales/Month
Active Inventory as of May 31, 2020 = **7**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **58.82%** to 7 existing homes available for sale. Over the last 12 months this area has had an average of 10 closed sales per month. This represents an unsold inventory index of **0.72** 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 **0.35%** in May 2020 to \$1,368 versus the previous year at \$1,363.

Average Days on Market Shortens

The average number of **20.00** days that homes spent on the market before selling decreased by 15.89 days or **44.27%** in May 2020 compared to last year's same month at **35.89** 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 8 New Listings in May 2020, down **38.46%** from last year at 13. Furthermore, there were 8 Closed Listings this month versus last year at 9, a **-11.11%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, up from previous year's, May 2019, at **69.2%**, a **44.44%** 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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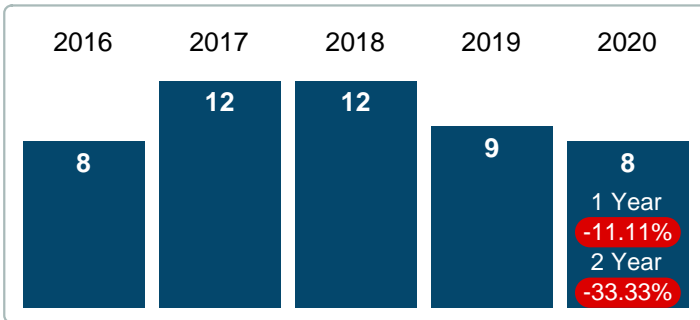
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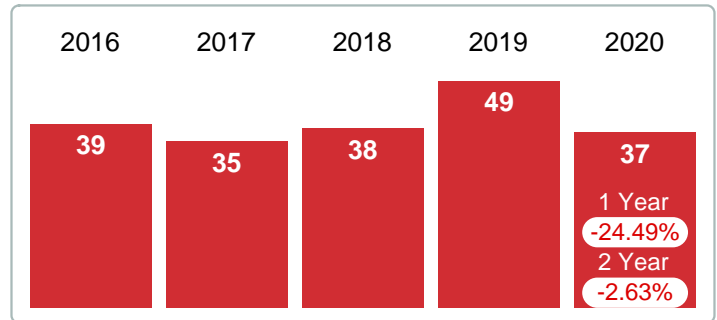
CLOSED LISTINGS

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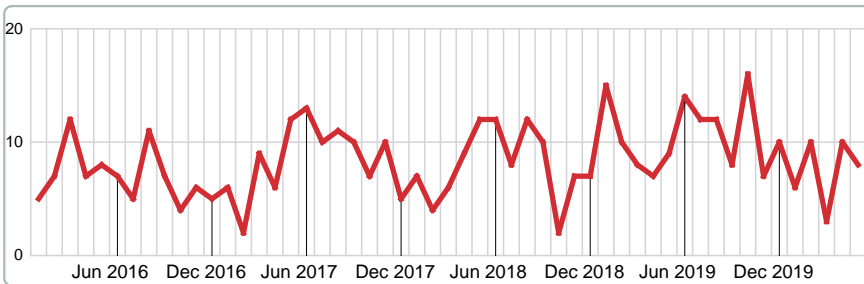
MAY



YEAR TO DATE (YTD)

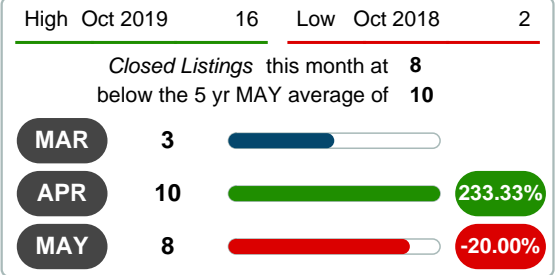


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 10



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	8	100.00%	20.0	0	7	1	0
Total Closed Units	8			0	7	1	0
Total Closed Volume	10,940	100%	20.0	0.00B	9,370	1,570	0.00B
Average Closed Price	\$1,368			\$0	\$1,339	\$1,570	\$0

May 2020



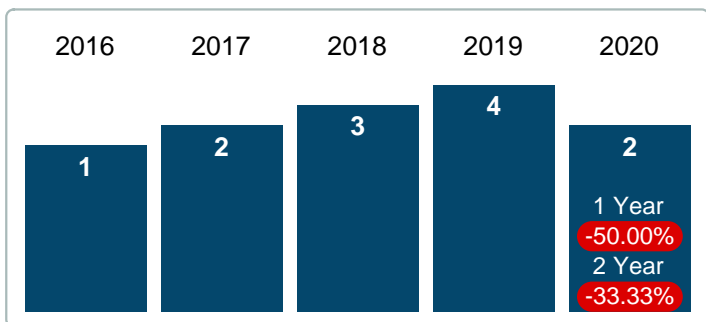
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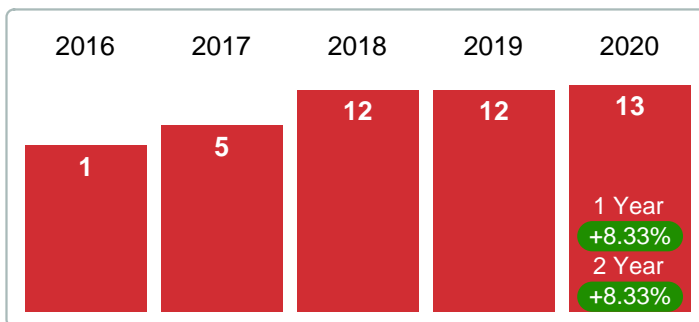
PENDING LISTINGS

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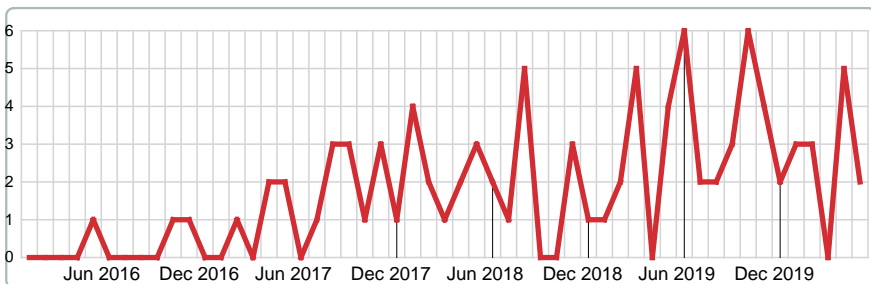
MAY



YEAR TO DATE (YTD)

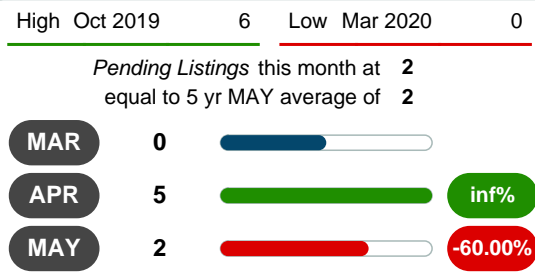


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2



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	2	100.00%	7.5	0	1	1	0
Total Pending Units	2			0	1	1	0
Total Pending Volume	2,750	100%	7.5	0.00B	1,350	1,400	0.00B
Average Listing Price	\$1,375			\$0	\$1,350	\$1,400	\$0

May 2020



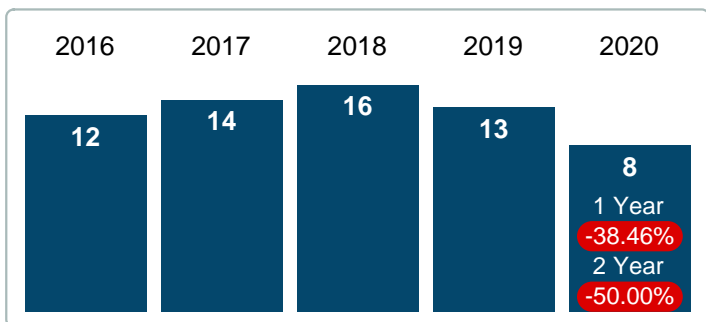
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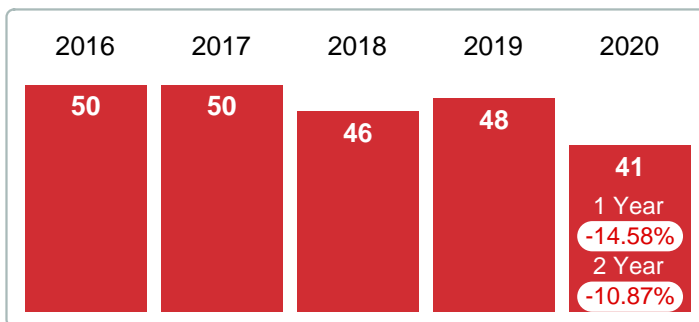
NEW LISTINGS

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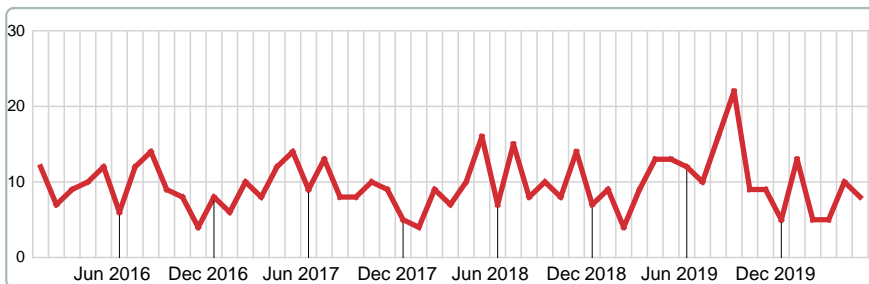
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 13

High Sep 2019 22 Low Feb 2019 4

New Listings this month at 8
below the 5 yr MAY average of 13



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-\$0	0	0.00%	0	0	0	0
\$1 and up	8	100.00%	0	4	4	0
Total New Listed Units	8		0	4	4	0
Total New Listed Volume	12,485	100%	0.00B	4,990	7,495	0.00B
Average New Listed Listing Price	\$1,561		\$0	\$1,248	\$1,874	\$0

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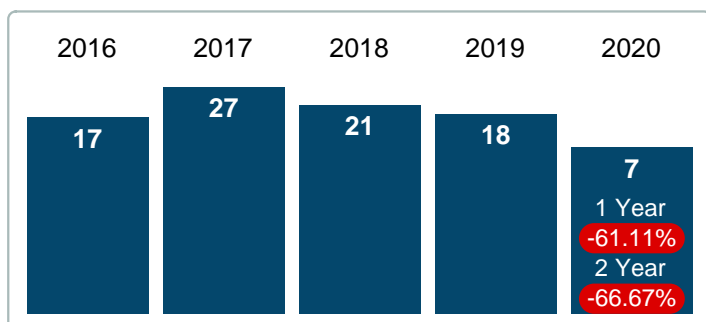
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



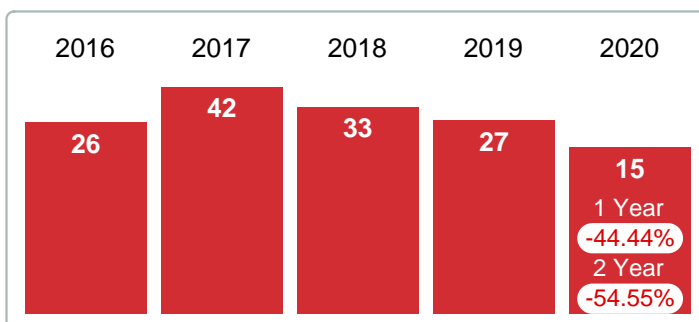
ACTIVE INVENTORY

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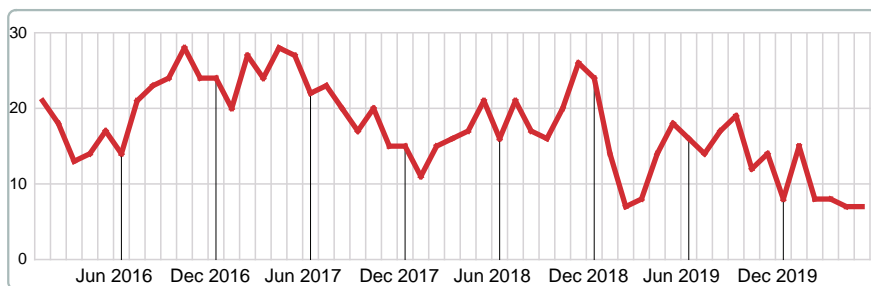
END OF MAY



ACTIVE DURING MAY

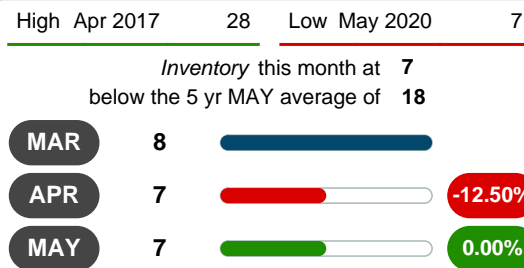


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 18



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%	6.0	0	3	4	0
Total Active Inventory by Units			7	0	3	4	0
Total Active Inventory by Volume			10,990	0.00B	3,495	7,495	0.00B
Average Active Inventory Listing Price			\$1,570	\$0	\$1,165	\$1,874	\$0

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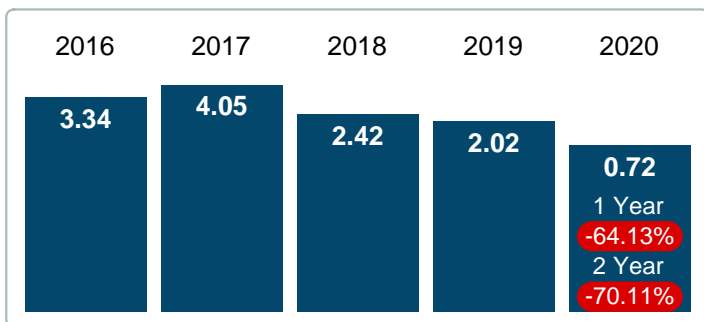
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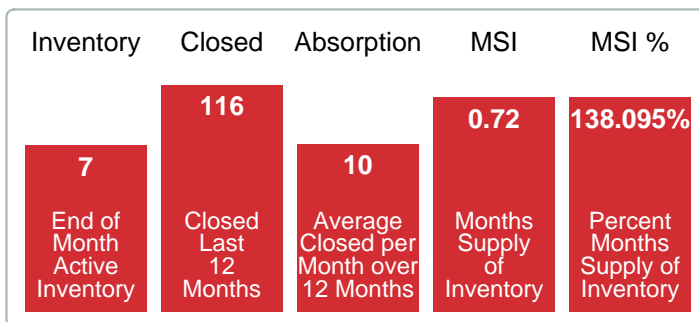
MONTHS SUPPLY of INVENTORY (MSI)

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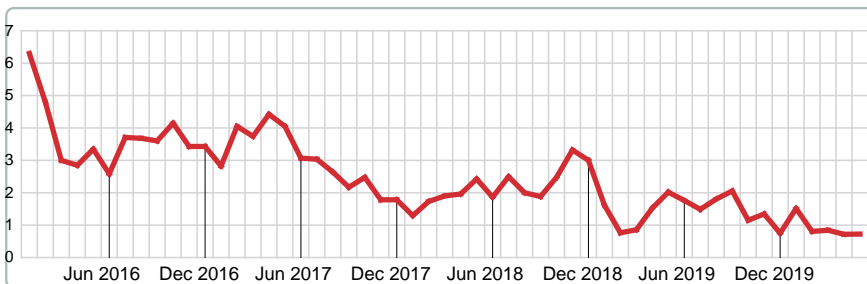
MSI FOR MAY



INDICATORS FOR MAY 2020

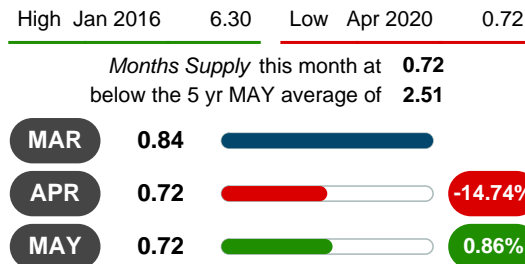


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.51



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%	0.72	0.00	0.50	1.60	0.00
Market Supply of Inventory (MSI)	0.72			0.00	0.50	1.60	0.00
Total Active Inventory by Units	7	100%	0.72	0	3	4	0

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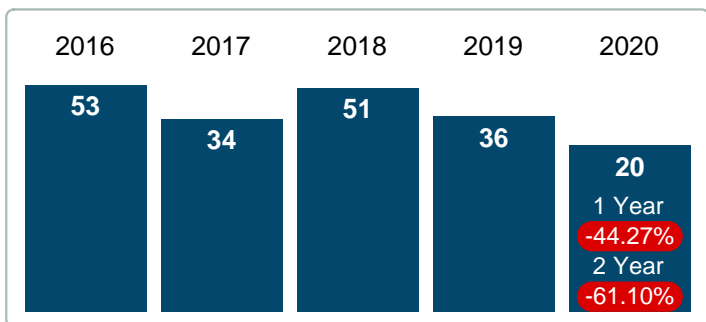
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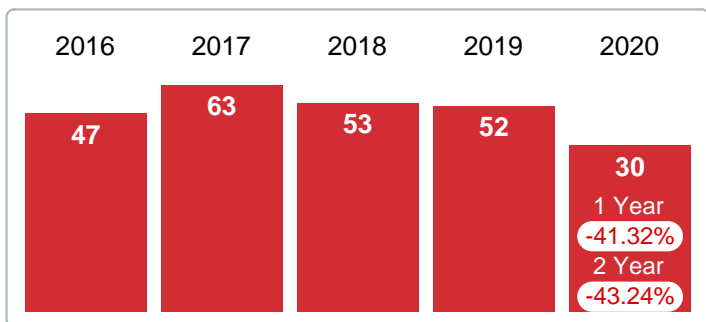
AVERAGE DAYS ON MARKET TO SALE

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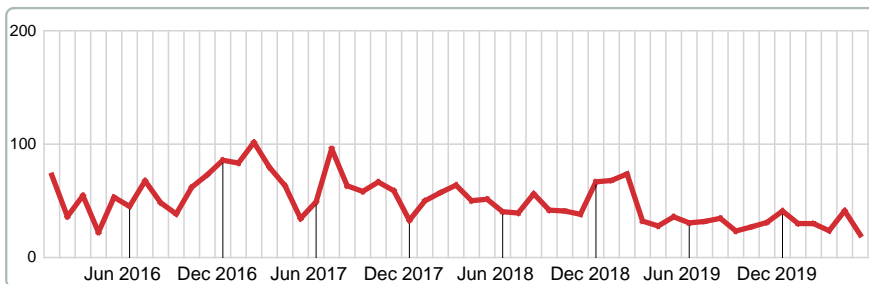
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

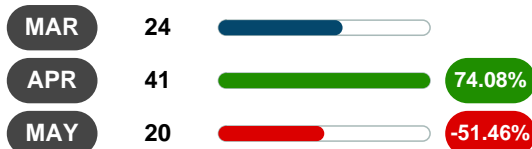


3 MONTHS

5 year MAY AVG = 39

High Feb 2017 102 Low May 2020 20

Average Days on Market to Sale this month at 20 below the 5 yr MAY average of 39



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%	20	0	15	57	0
Average Closed DOM			20	0	15	57	0
Total Closed Units		100%	20		7	1	
Total Closed Volume			10,940	0.00B	9,370	1,570	0.00B

May 2020



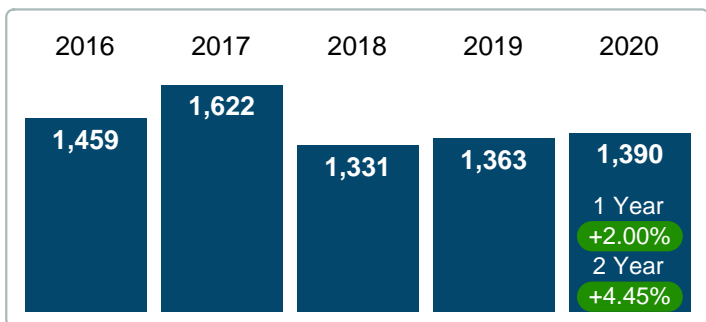
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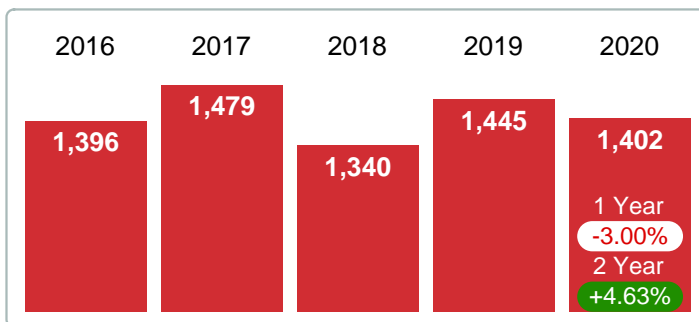
AVERAGE LIST PRICE AT CLOSING

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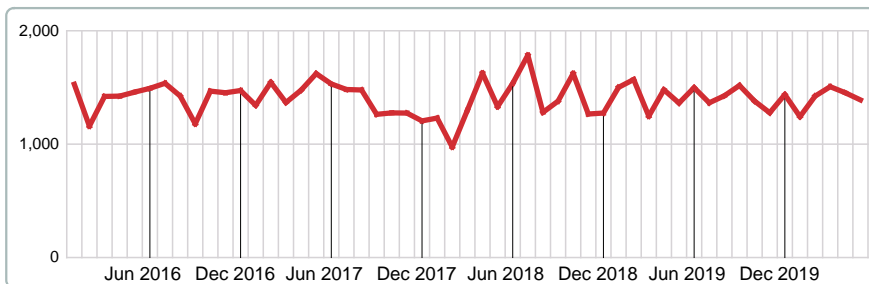
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,433

High Jul 2018 1,784 Low Feb 2018 975

Average List Price at Closing this month at **1,390**
 below the 5 yr MAY average of **1,433**

MAR	1,507	
APR	1,453	-3.56%
MAY	1,390	-4.34%

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	8	100.00%	1,390	0	1,353	1,650	0
Average List Price			1,390	0	1,353	1,650	0
Total Closed Units		100%	1,390		7	1	
Total Closed Volume			11,120	0.00B	9,470	1,650	0.00B

May 2020



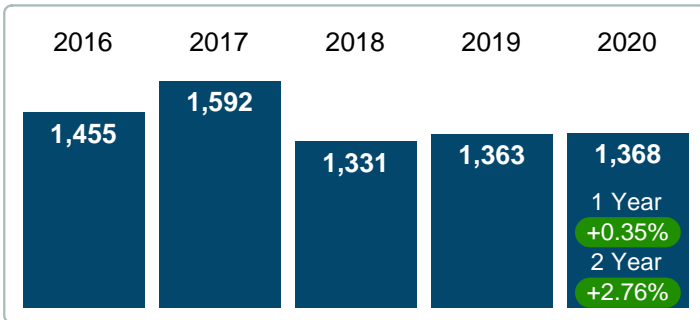
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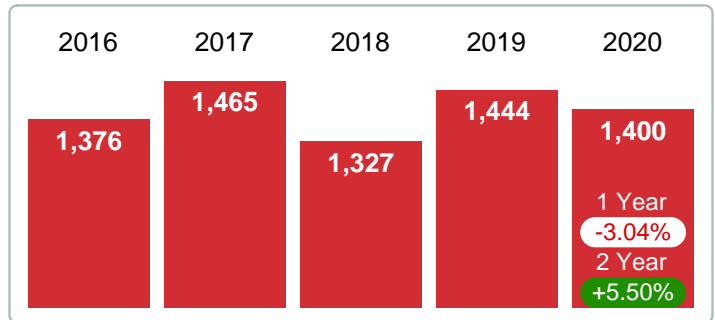
AVERAGE SOLD PRICE AT CLOSING

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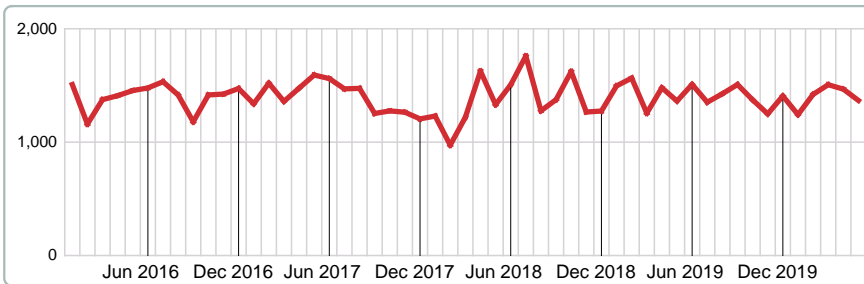
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

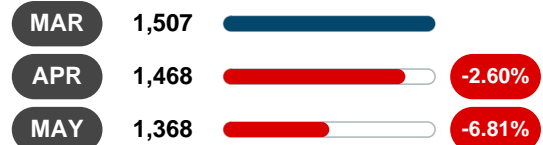


3 MONTHS

5 year MAY AVG = 1,422

High Jul 2018 1,759 Low Feb 2018 974

Average Sold Price at Closing this month at 1,368 below the 5 yr MAY average of 1,422



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	8	100.00%	1,368	0	1,339	1,570	0
Average Sold Price			1,368	0	1,339	1,570	0
Total Closed Units		100%	1,368		7	1	
Total Closed Volume			10,940	0.00B	9,370	1,570	0.00B

May 2020



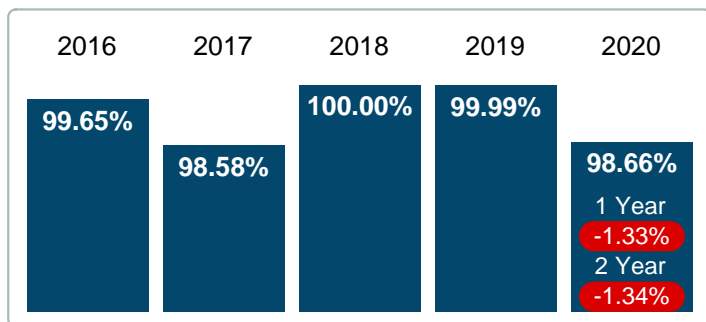
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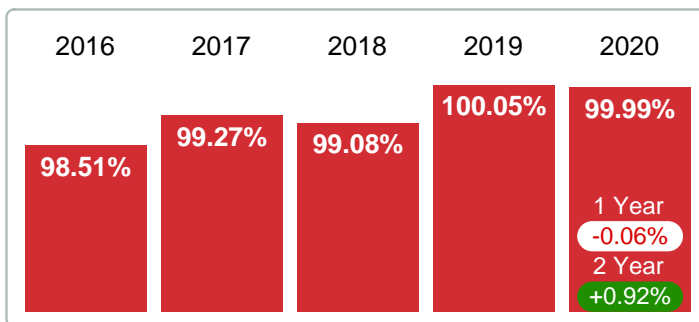
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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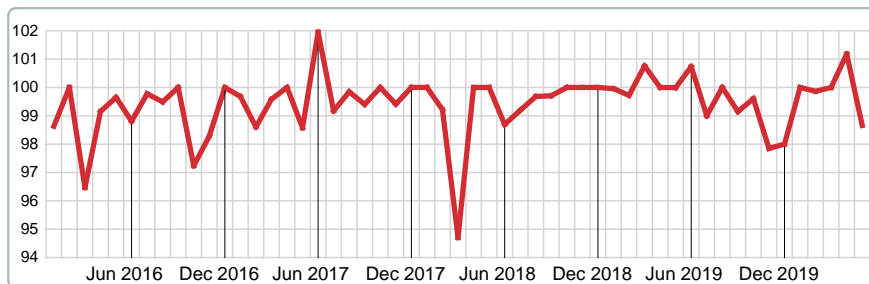
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

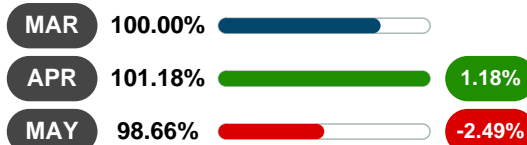


3 MONTHS

5 year MAY AVG = 99.38%

High Jun 2017 101.95% Low Mar 2018 94.70%

Average Sold/List Ratio this month at **98.66%** equal to 5 yr MAY average of **99.38%**



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	8	100.00%	98.66%	0.00%	99.16%	95.15%	0.00%
Average Sold/List Ratio		98.70%		0.00%	99.16%	95.15%	0.00%
Total Closed Units		8	100%		7	1	
Total Closed Volume		10,940		0.00B	9,370	1,570	0.00B

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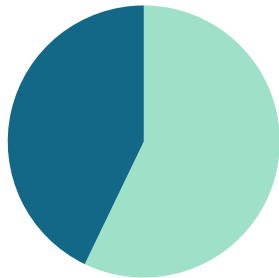
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MARKET SUMMARY

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

INVENTORY

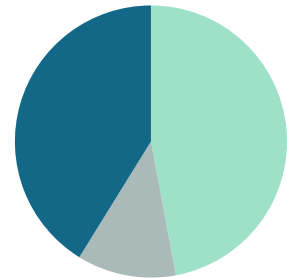


Inventory
 New Listings
8 = 57.14%
 Start Inventory
6
 Total Inventory Units
14
 Volume
\$20,785

Market Activity

Closed Sales
8 = 47.06%
 Pending Sales
2 = 11.76%
 Other Off Market
0 = 0.00%
 Active Inventory
7 = 41.18%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	9	8	-11.11%	49	37	-24.49%
Pending Sales	4	2	-50.00%	12	13	8.33%
New Listings	13	8	-38.46%	48	41	-14.58%
Average List Price	1,363	1,390	2.00%	1,445	1,402	-3.00%
Average Sale Price	1,363	1,368	0.35%	1,444	1,400	-3.04%
Average Percent of Selling Price to List Price	99.99%	98.66%	-1.33%	100.05%	99.99%	-0.06%
Average Days on Market to Sale	35.89	20.00	-44.27%	51.67	30.32	-41.32%
Monthly Inventory	17	7	-58.82%	17	7	-58.82%
Months Supply of Inventory	1.91	0.72	-62.02%	1.91	0.72	-62.02%

Absorption: Last 12 months, an Average of **10** Sales/Month

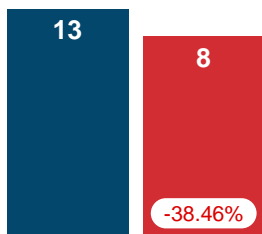
Inventory on May 31, 2020 = **7**

2019 **2020**

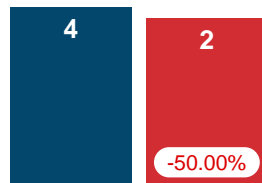
MAY MARKET

AVERAGE PRICES

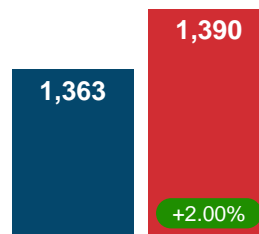
New Listings



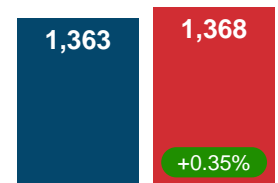
Pending Listings



List Price



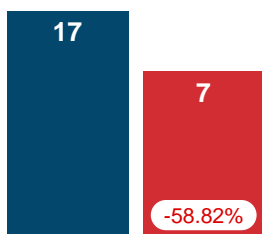
Sale Price



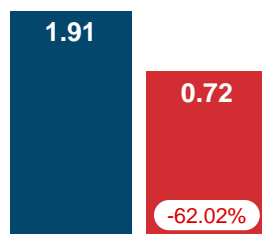
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

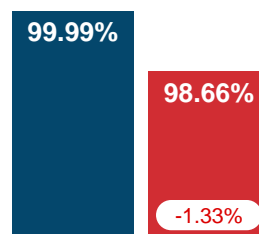
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

