

## May 2020



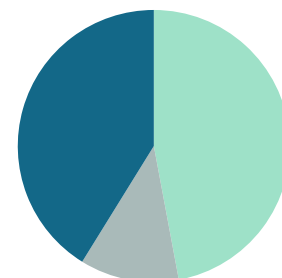
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) -  
Leasing Property Type



### 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%
Median List Price	1,440	1,400	-2.78%
Median Sale Price	1,440	1,400	-2.78%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	34.00	13.00	-61.76%
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.

##### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.78%** in May 2020 to \$1,400 versus the previous year at \$1,440.

##### Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 21.00 days or **61.76%** in May 2020 compared to last year's same month at **34.00** DOM.

##### Sales Success for May 2020 is Positive

Overall, with Median Prices falling 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.

#### What's in this Issue

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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

# May 2020



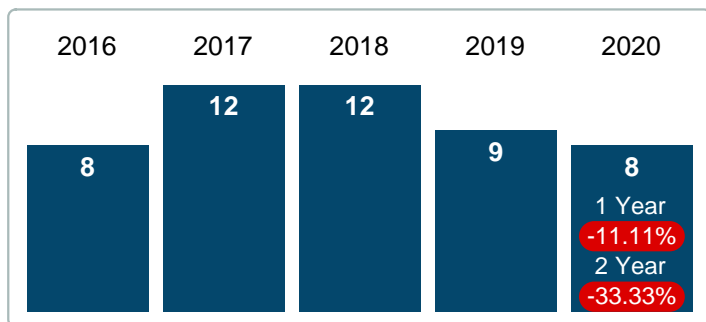
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



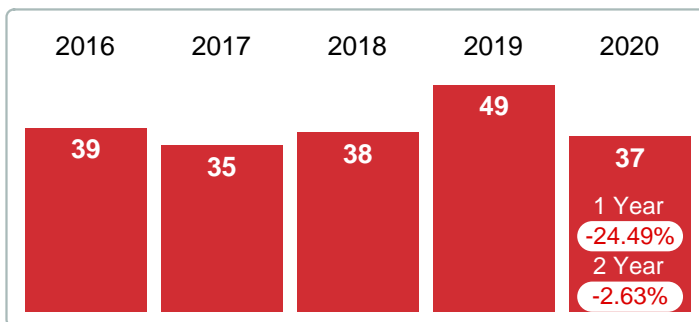
## CLOSED LISTINGS

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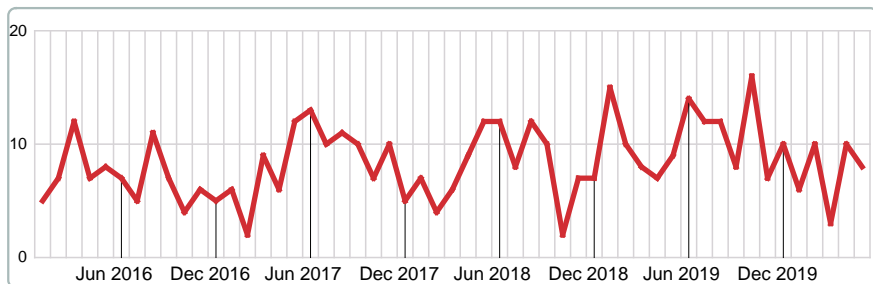
### MAY



### YEAR TO DATE (YTD)

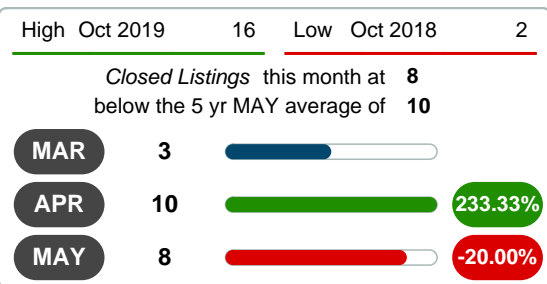


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 10



### 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	8	100.00%	13.0	0	7	1	0
<b>Total Closed Units</b>	<b>8</b>			<b>0</b>	<b>7</b>	<b>1</b>	<b>0</b>
<b>Total Closed Volume</b>	<b>10,940</b>	<b>100%</b>	<b>13.0</b>	<b>0.00B</b>	<b>9,370</b>	<b>1,570</b>	<b>0.00B</b>
<b>Median Closed Price</b>	<b>\$1,400</b>			<b>\$0</b>	<b>\$1,350</b>	<b>\$1,570</b>	<b>\$0</b>

# May 2020



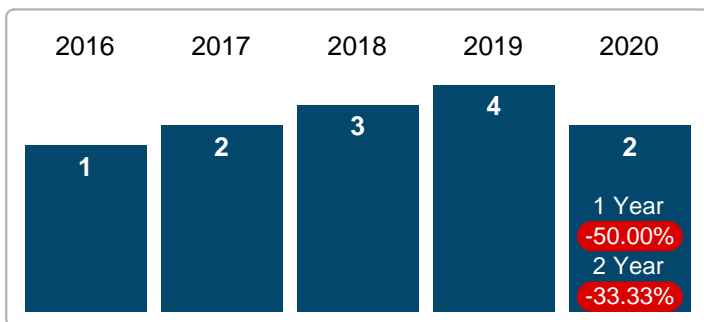
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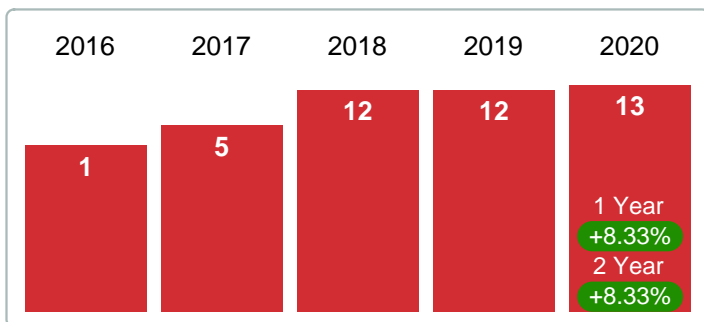
## PENDING LISTINGS

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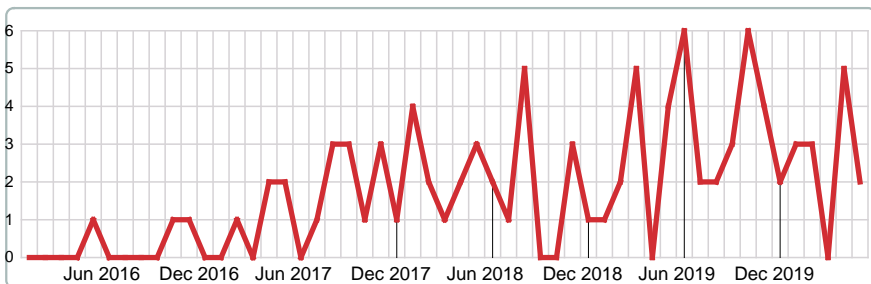
### MAY



### YEAR TO DATE (YTD)

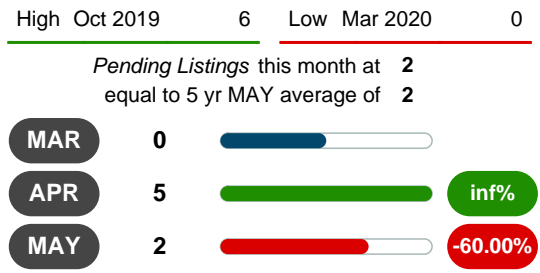


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	13.0	0	0	0	0
\$1-\$0	0	0.00%	13.0	0	0	0	0
\$1-\$0	0	0.00%	13.0	0	0	0	0
\$1-\$0	0	0.00%	13.0	0	0	0	0
\$1-\$0	0	0.00%	13.0	0	0	0	0
\$1-\$0	0	0.00%	13.0	0	0	0	0
\$1 and up	2	100.00%	7.5	0	1	1	0
<b>Total Pending Units</b>	<b>2</b>			<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total Pending Volume</b>	<b>2,750</b>	<b>100%</b>	<b>7.5</b>	<b>0.00B</b>	<b>1,350</b>	<b>1,400</b>	<b>0.00B</b>
<b>Median Listing Price</b>	<b>\$1,375</b>			<b>\$0</b>	<b>\$1,350</b>	<b>\$1,400</b>	<b>\$0</b>

# May 2020



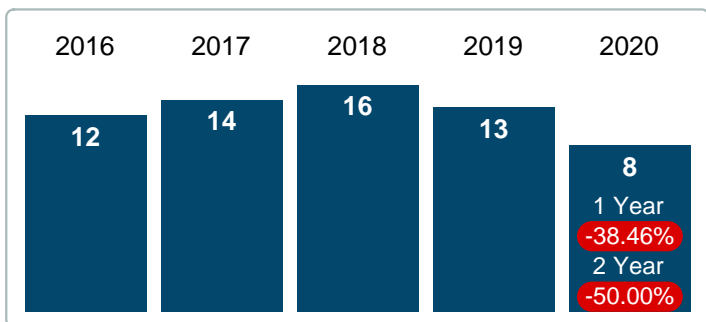
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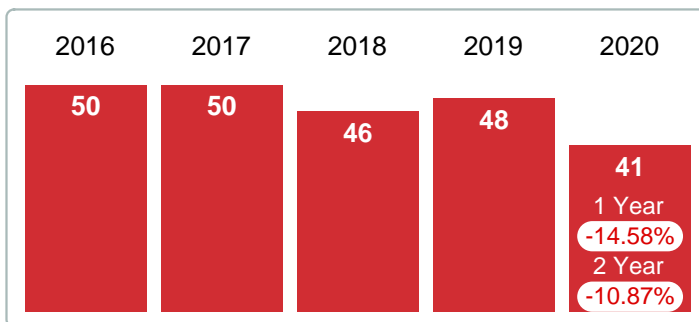
## NEW LISTINGS

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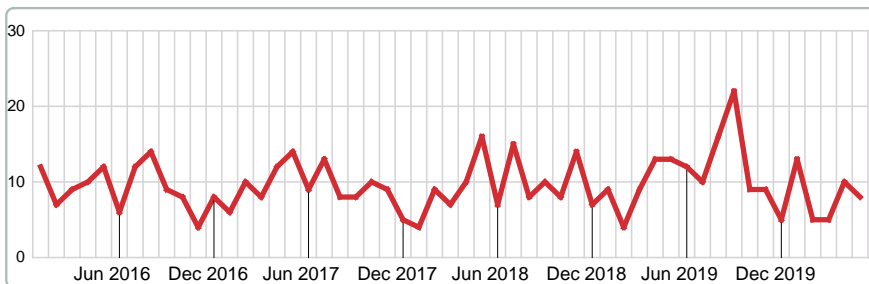
### MAY



### 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		%	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	8	100.00%	0	4	4	0
<b>Total New Listed Units</b>	<b>8</b>		<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>12,485</b>	<b>100%</b>	<b>0.00B</b>	<b>4,990</b>	<b>7,495</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$1,398</b>		<b>\$0</b>	<b>\$1,223</b>	<b>\$1,600</b>	<b>\$0</b>

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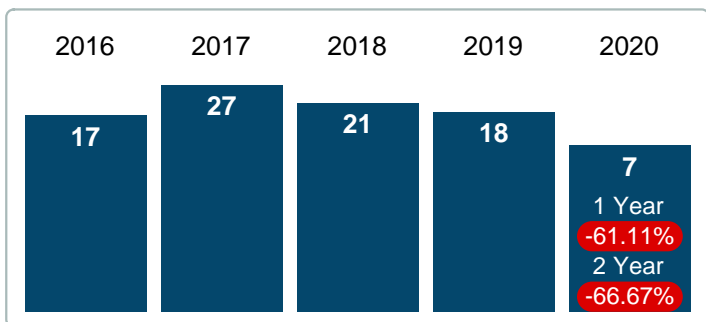
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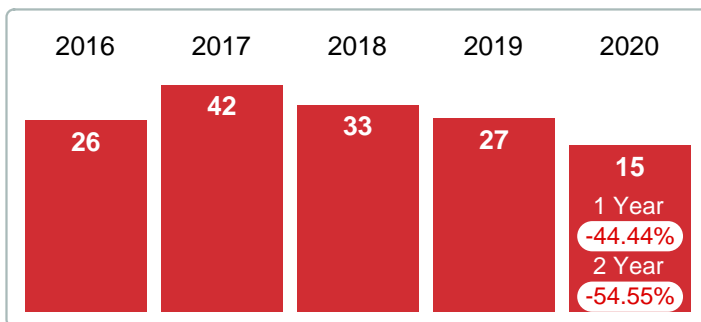
## ACTIVE INVENTORY

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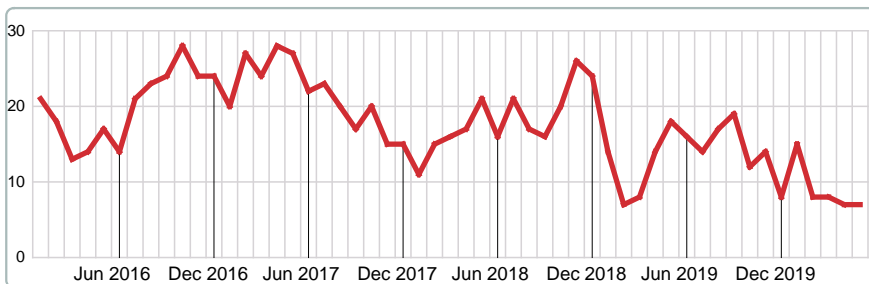
### END OF MAY



### ACTIVE DURING MAY

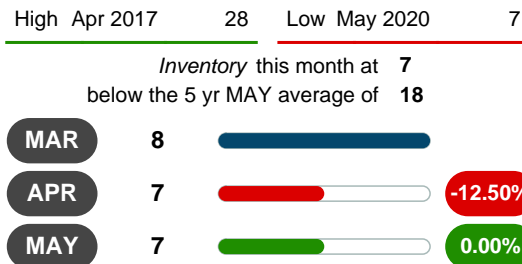


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 18



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	7.5	0	0	0	0
\$1 \$0	0	0.00%	7.5	0	0	0	0
\$1 \$0	0	0.00%	7.5	0	0	0	0
\$1 \$0	0	0.00%	7.5	0	0	0	0
\$1 \$0	0	0.00%	7.5	0	0	0	0
\$1 \$0	0	0.00%	7.5	0	0	0	0
\$1 and up	7	100.00%	5.0	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
Median Active Inventory Listing Price			\$1,395	\$0	\$1,050	\$1,600	\$0

# May 2020



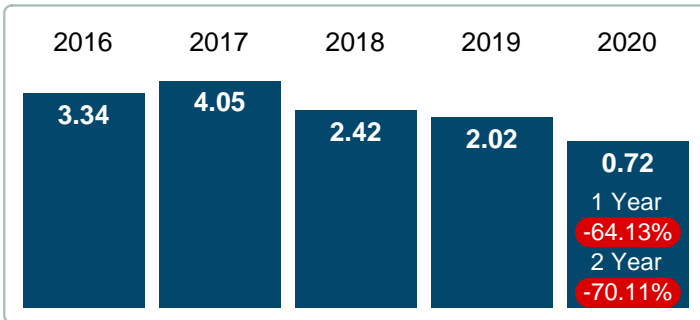
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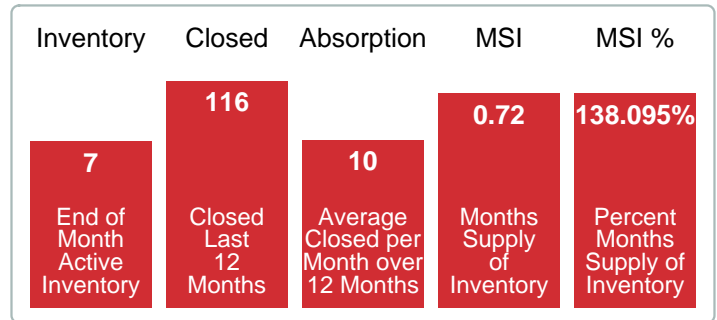
## MONTHS SUPPLY of INVENTORY (MSI)

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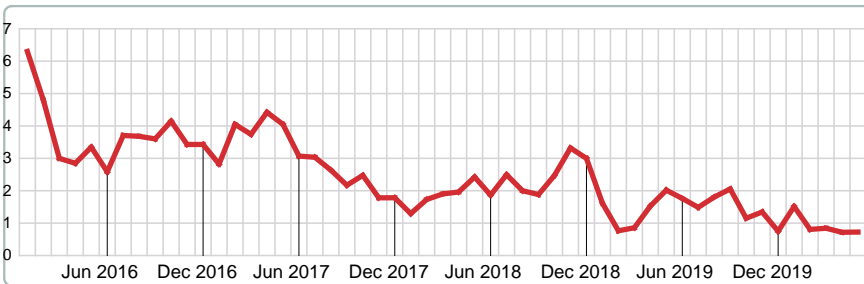
### MSI FOR MAY



### INDICATORS FOR MAY 2020

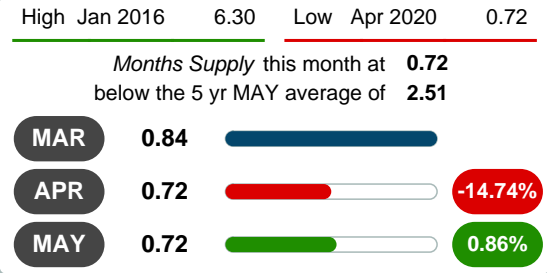


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2020



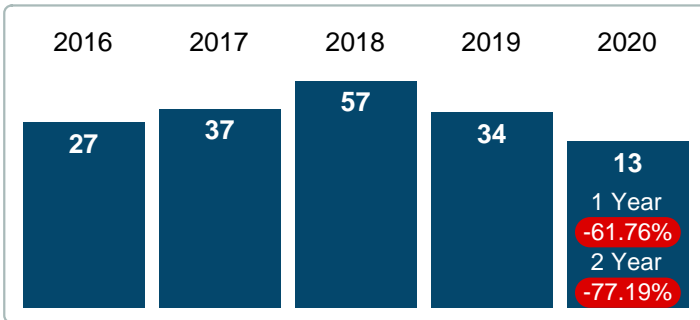
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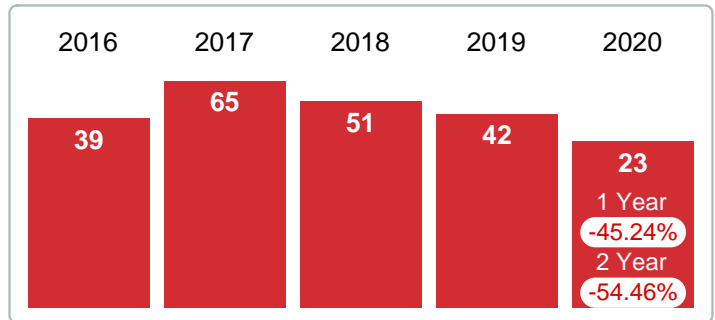
## MEDIAN DAYS ON MARKET TO SALE

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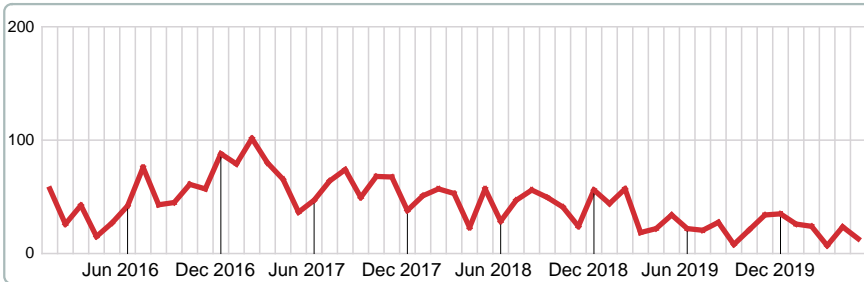
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 34

High Feb 2017 102 Low Mar 2020 7

Median Days on Market to Sale this month at 13 below the 5 yr MAY average of 34



### 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%	5	0	0	0	0
\$1-\$0	0	0.00%	5	0	0	0	0
\$1-\$0	0	0.00%	5	0	0	0	0
\$1-\$0	0	0.00%	5	0	0	0	0
\$1-\$0	0	0.00%	5	0	0	0	0
\$1-\$0	0	0.00%	5	0	0	0	0
\$1 and up	8	100.00%	13	0	12	57	0
Median Closed DOM			13	0	12	57	0
Total Closed Units		100%	13.0		7	1	
Total Closed Volume			10,940	0.00B	9,370	1,570	0.00B

# May 2020



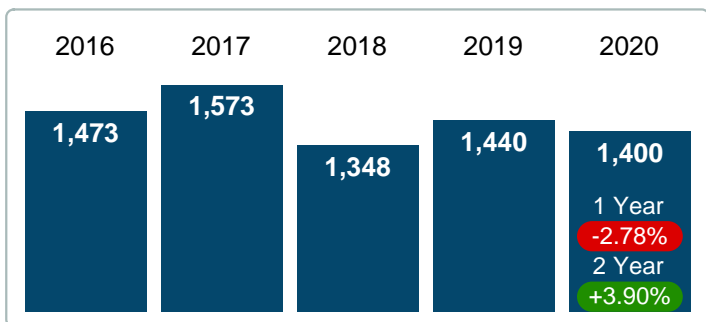
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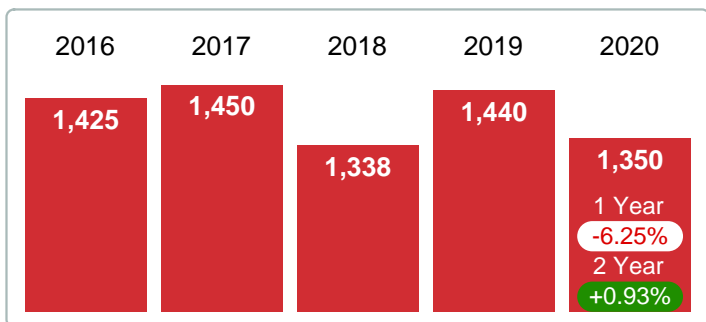
## MEDIAN LIST PRICE AT CLOSING

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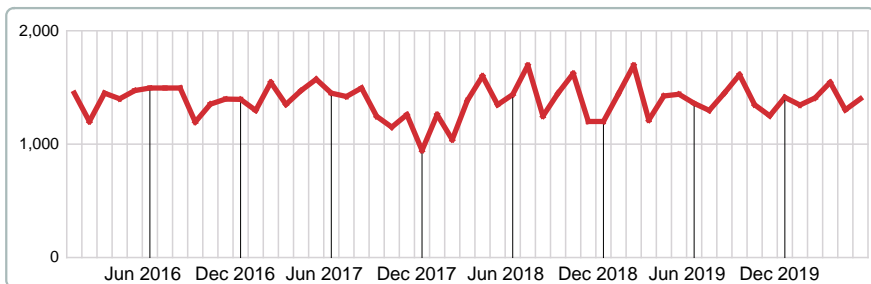
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,447

High Feb 2019 1,695 | Low Dec 2017 945

Median List Price at Closing this month at **1,400**  
 below the 5 yr MAY average of **1,447**

Month	Price	Change
MAR	1,545	
APR	1,303	-15.70%
MAY	1,400	7.49%

### 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%	13	0	0	0	0
\$1 \$0	0	0.00%	13	0	0	0	0
\$1 \$0	0	0.00%	13	0	0	0	0
\$1 \$0	0	0.00%	13	0	0	0	0
\$1 \$0	0	0.00%	13	0	0	0	0
\$1 \$0	0	0.00%	13	0	0	0	0
\$1 and up	8	100.00%	1,400	0	1,350	1,650	0
Median List Price			1,400	0	1,350	1,650	0
Total Closed Units		100%	1,400		7	1	
Total Closed Volume			11,120	0.00B	9,470	1,650	0.00B



# May 2020



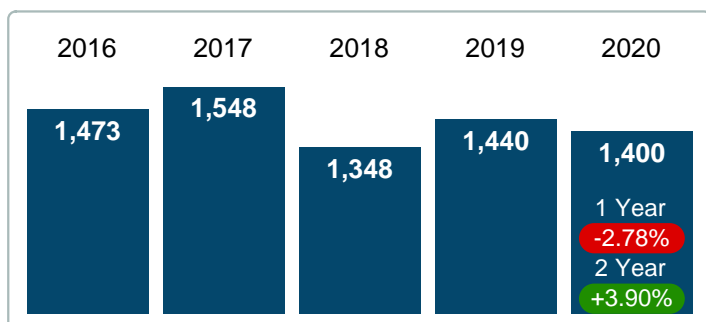
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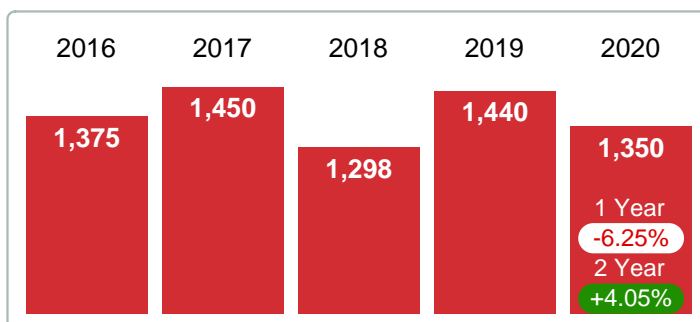
## MEDIAN SOLD PRICE AT CLOSING

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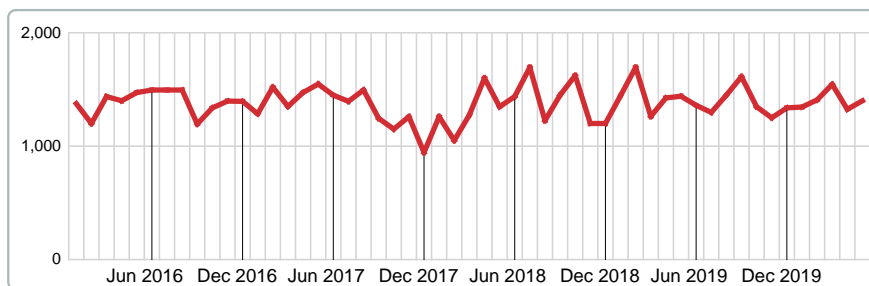
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

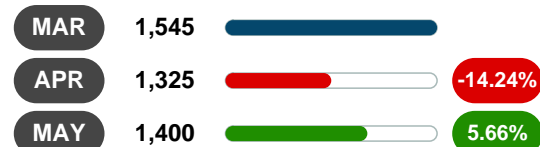


### 3 MONTHS

5 year MAY AVG = 1,442

High Feb 2019 1,695 Low Dec 2017 945

Median Sold Price at Closing this month at 1,400 below the 5 yr MAY average of 1,442



### 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%	1,400	0	0	0	0
\$1 \$0	0	0.00%	1,400	0	0	0	0
\$1 \$0	0	0.00%	1,400	0	0	0	0
\$1 \$0	0	0.00%	1,400	0	0	0	0
\$1 \$0	0	0.00%	1,400	0	0	0	0
\$1 \$0	0	0.00%	1,400	0	0	0	0
\$1 and up	8	100.00%	1,400	0	1,350	1,570	0
Median Sold Price			1,400	0	1,350	1,570	0
Total Closed Units		100%	1,400		7	1	
Total Closed Volume			10,940	0.00B	9,370	1,570	0.00B

# May 2020



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



## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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### MAY

### YEAR TO DATE (YTD)

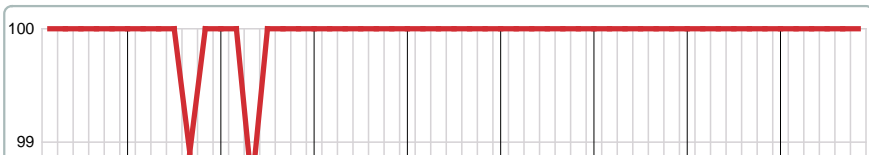
2016	2017	2018	2019	2020
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2016	2017	2018	2019	2020
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### 5 YEAR MARKET ACTIVITY TRENDS

### 3 MONTHS

5 year MAY AVG = 100.00%



High May 2020 100.00%    Low Feb 2017 98.61%

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%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,400.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	8	100.00%	100.00%	0.00%	100.00%	95.15%	0.00%
Median Sold/List Ratio		100.00%		0.00%	100.00%	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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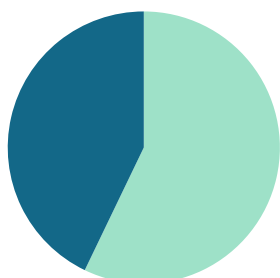
Area Delimited by County Of Tulsa; School District Owasso - Sch Dist (11) - Leasing Property Type



## MARKET SUMMARY

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

### INVENTORY

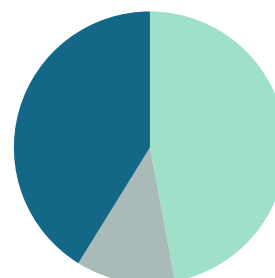


**Inventory**  
 New Listings  
**8 = 57.14%**  
 Start Inventory  
**6**  
 Total Inventory Units  
**14**  
 Volume  
**\$20,785**

### 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%
Median List Price	1,440	1,400	-2.78%	1,440	1,350	-6.25%
Median Sale Price	1,440	1,400	-2.78%	1,440	1,350	-6.25%
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	34.00	13.00	-61.76%	42.00	23.00	-45.24%
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

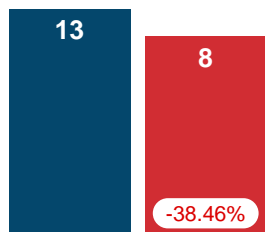
**Inventory** on May 31, 2020 = **7**

**2019** **2020**

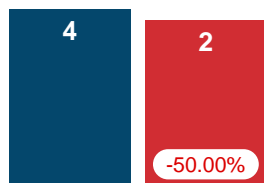
### MAY MARKET

### MEDIAN PRICES

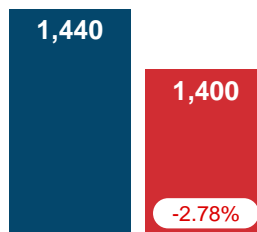
#### New Listings



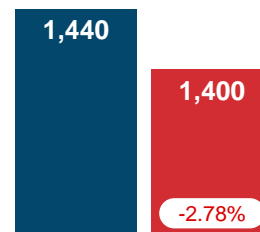
#### Pending Listings



#### List Price



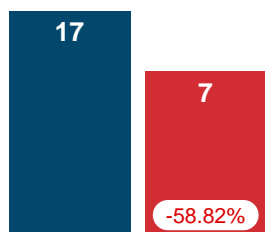
#### Sale Price



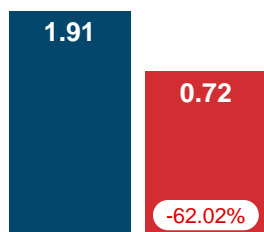
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

