

# May 2020



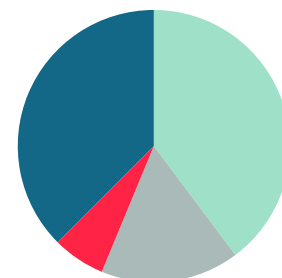
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) -  
Leasing Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	78	70	-10.26%
Pending Listings	20	29	45.00%
New Listings	94	54	-42.55%
Median List Price	995	995	0.00%
Median Sale Price	995	955	-4.02%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	31.00	24.00	-22.58%
End of Month Inventory	130	66	-49.23%
Months Supply of Inventory	2.04	1.07	-47.73%



**Absorption:** Last 12 months, an Average of **62 Sales/Month**  
**Active Inventory** as of May 31, 2020 = **66**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **49.23%** to 66 existing homes available for sale. Over the last 12 months this area has had an average of 62 closed sales per month. This represents an unsold inventory index of **1.07** 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 **4.02%** in May 2020 to \$955 versus the previous year at \$995.

#### Median Days on Market Shortens

The median number of **24.00** days that homes spent on the market before selling decreased by 7.00 days or **22.58%** in May 2020 compared to last year's same month at **31.00** 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 54 New Listings in May 2020, down **42.55%** from last year at 94. Furthermore, there were 70 Closed Listings this month versus last year at 78, a **-10.26%** decrease.

Closed versus Listed trends yielded a **129.6%** ratio, up from previous year's, May 2019, at **83.0%**, a **56.22%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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



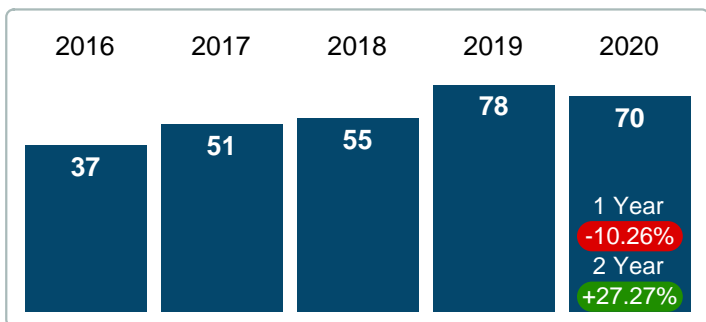
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



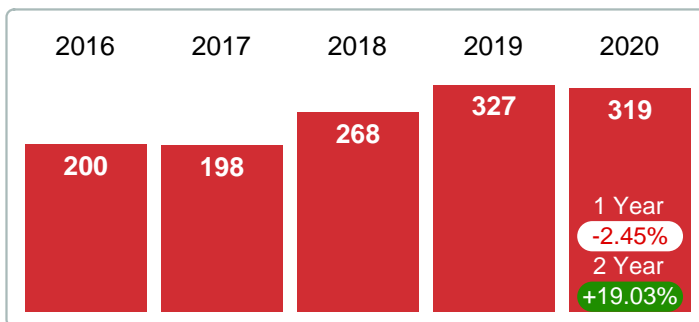
## CLOSED LISTINGS

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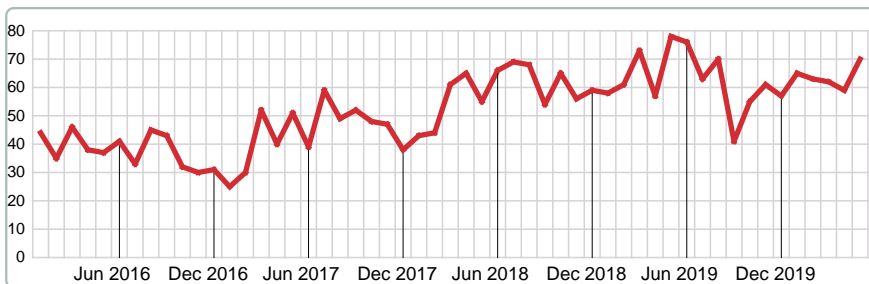
### MAY



### YEAR TO DATE (YTD)

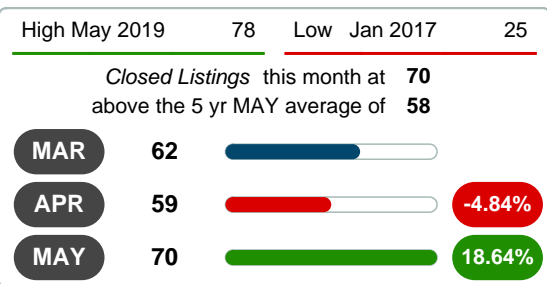


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 58



### 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	70	100.00%	24.0	24	41	4	1
<b>Total Closed Units</b>	<b>70</b>			<b>24</b>	<b>41</b>	<b>4</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>78,515</b>	<b>100%</b>	<b>24.0</b>	<b>21.68K</b>	<b>47.62K</b>	<b>7,495</b>	<b>1,725</b>
<b>Median Closed Price</b>	<b>\$955</b>			<b>\$838</b>	<b>\$1,100</b>	<b>\$1,425</b>	<b>\$1,725</b>

# May 2020



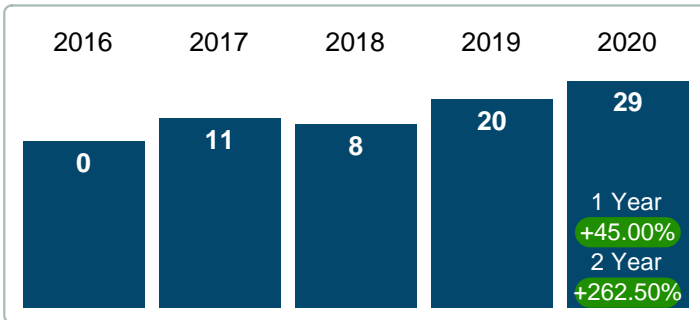
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



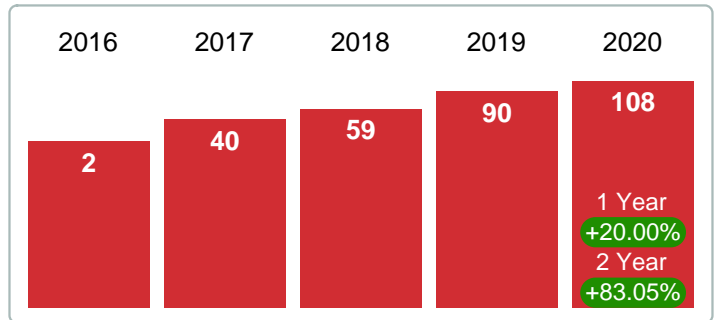
## PENDING LISTINGS

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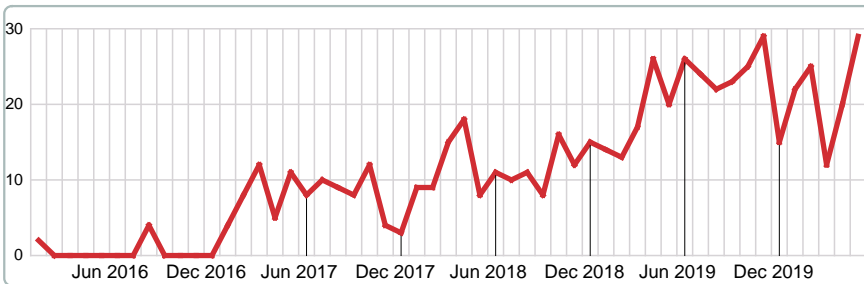
### MAY



### YEAR TO DATE (YTD)

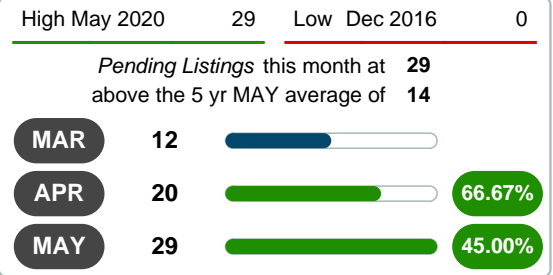


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 14



### 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%	24.0	0	0	0	0
\$1 \$0	0	0.00%	24.0	0	0	0	0
\$1 \$0	0	0.00%	24.0	0	0	0	0
\$1 \$0	0	0.00%	24.0	0	0	0	0
\$1 \$0	0	0.00%	24.0	0	0	0	0
\$1 \$0	0	0.00%	24.0	0	0	0	0
\$1 and up	29	100.00%	16.0	8	18	2	1
<b>Total Pending Units</b>	<b>29</b>			<b>8</b>	<b>18</b>	<b>2</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>35,590</b>	<b>100%</b>	<b>16.0</b>	<b>10.74K</b>	<b>19.93K</b>	<b>3,200</b>	<b>1,725</b>
<b>Median Listing Price</b>	<b>\$1,100</b>			<b>\$1,450</b>	<b>\$1,023</b>	<b>\$1,600</b>	<b>\$1,725</b>

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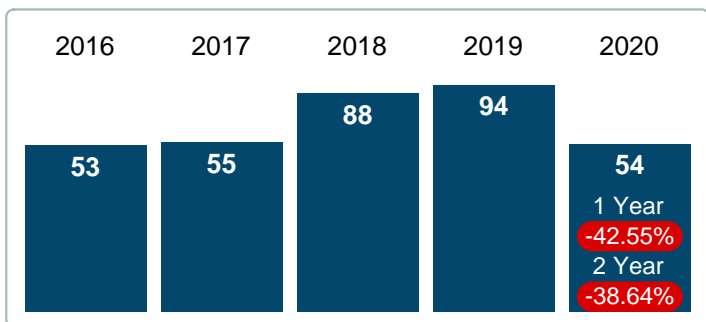
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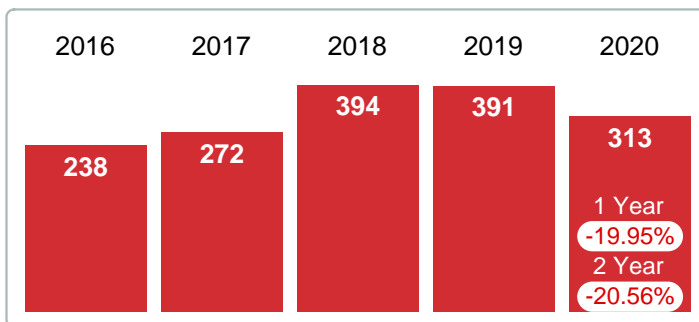
## NEW LISTINGS

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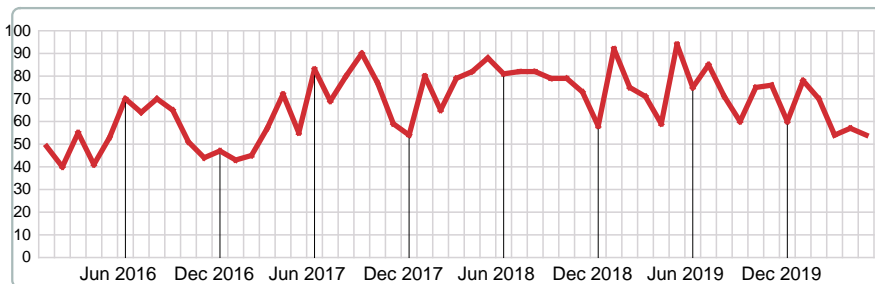
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

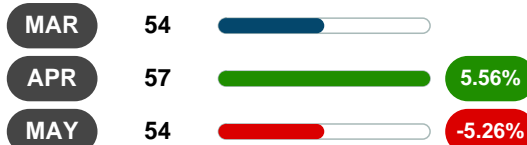


### 3 MONTHS

5 year MAY AVG = 69

High May 2019 94 Low Feb 2016 40

New Listings this month at 54  
below the 5 yr MAY average of 69



### 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	54	100.00%	21	28	5	0
<b>Total New Listed Units</b>	<b>54</b>		<b>21</b>	<b>28</b>	<b>5</b>	<b>0</b>
<b>Total New Listed Volume</b>	<b>62,900</b>	<b>100%</b>	<b>21.08K</b>	<b>34.78K</b>	<b>7,045</b>	<b>0.00B</b>
<b>Median New Listed Listing Price</b>	<b>\$995</b>		<b>\$895</b>	<b>\$1,075</b>	<b>\$1,300</b>	<b>\$0</b>

# May 2020



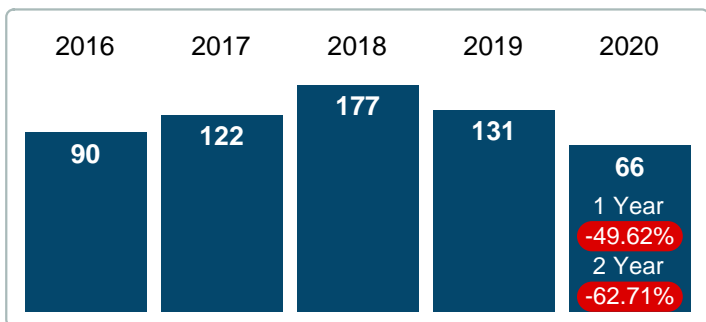
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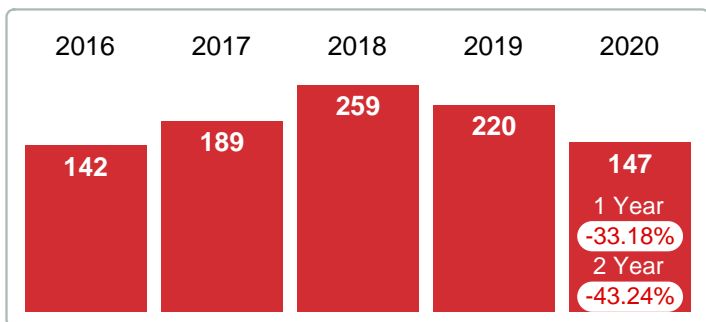
## ACTIVE INVENTORY

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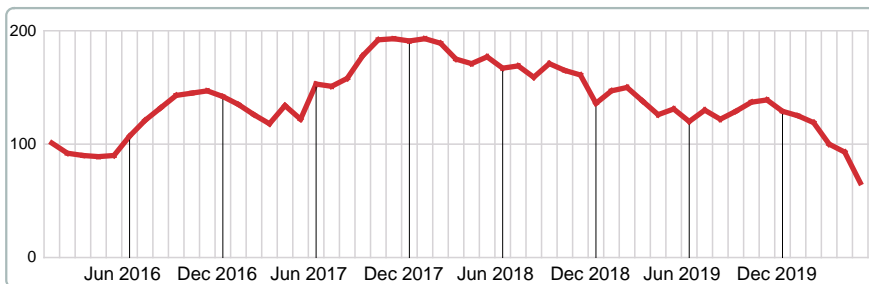
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 117

High Jan 2018 193 Low May 2020 66

Inventory this month at 66 below the 5 yr MAY average of 117



## 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	66	100.00%	26.0	30	33	3	0
Total Active Inventory by Units		66		30	33	3	0
Total Active Inventory by Volume		79,395	100%	33.28K	41.87K	4,250	0.00B
Median Active Inventory Listing Price		\$1,148		\$978	\$1,195	\$1,300	\$0

# May 2020



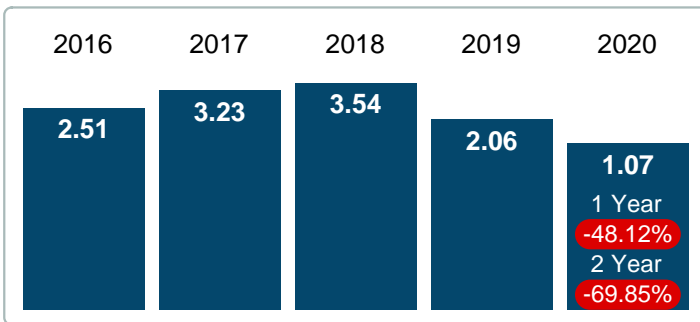
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



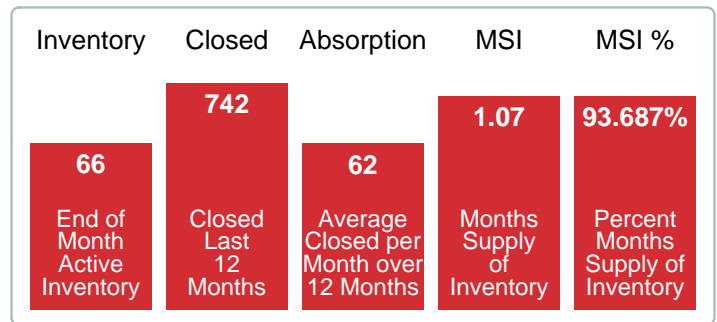
## MONTHS SUPPLY of INVENTORY (MSI)

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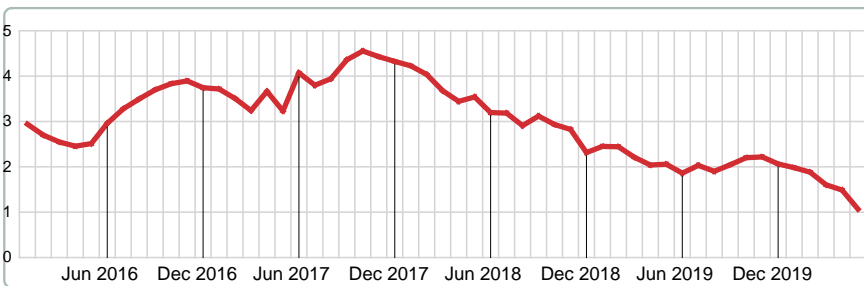
### MSI FOR MAY



### INDICATORS FOR MAY 2020

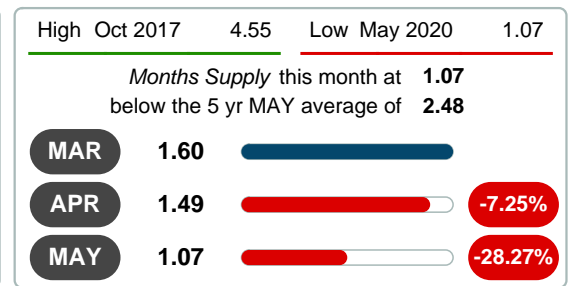


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 2.48



### 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	66	100.00%	1.07	1.23	0.99	0.78	0.00
Market Supply of Inventory (MSI)			1.07	1.23	0.99	0.78	0.00
Total Active Inventory by Units		100%	1.07	30	33	3	0

# May 2020



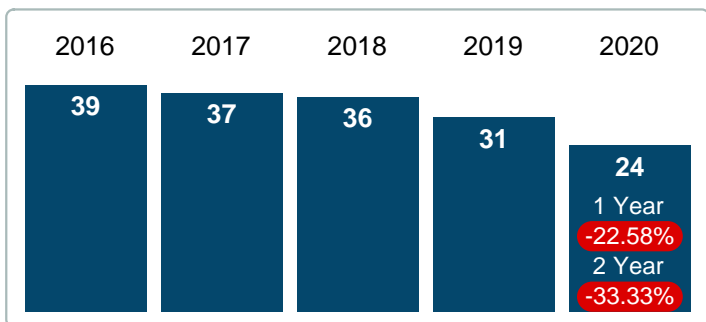
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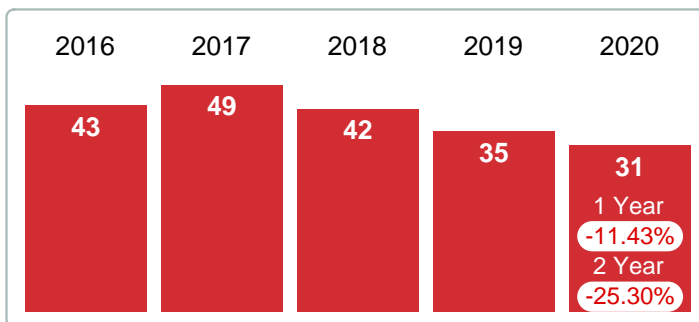
## MEDIAN DAYS ON MARKET TO SALE

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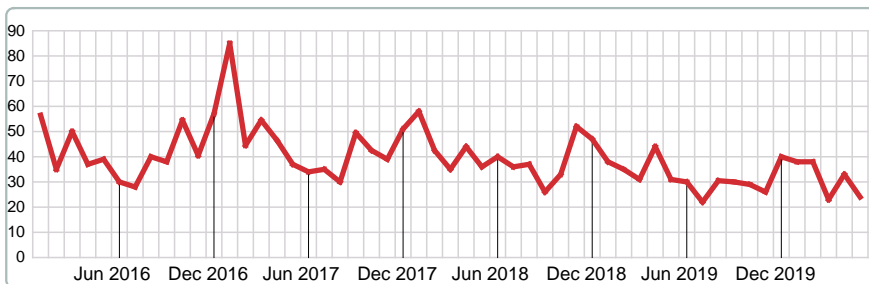
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

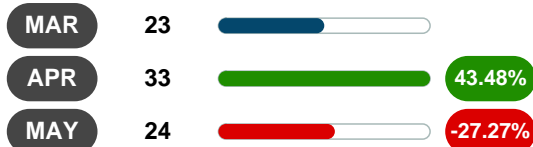


### 3 MONTHS

5 year MAY AVG = 33

High Jan 2017 85 Low Jul 2019 22

Median Days on Market to Sale this month at 24 below the 5 yr MAY average of 33



### 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	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	26	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 70	100.00%	24	30	17	14	51
Median Closed DOM			24	30	17	14	51
Total Closed Units		100%	24.0	24	41	4	1
Total Closed Volume			78,515	21.68K	47.62K	7,495	1,725

# May 2020



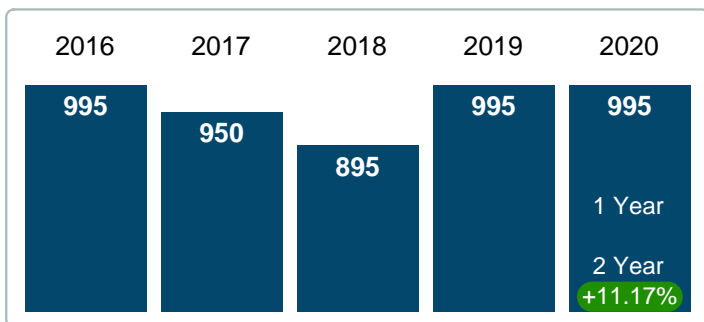
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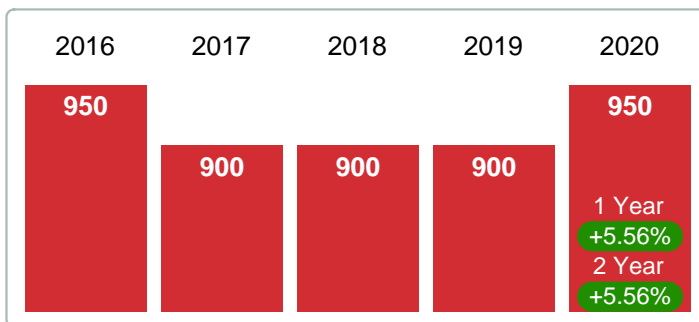
## MEDIAN LIST PRICE AT CLOSING

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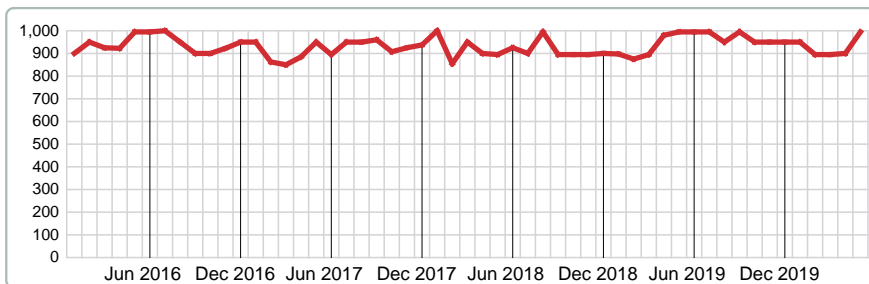
### MAY



### YEAR TO DATE (YTD)

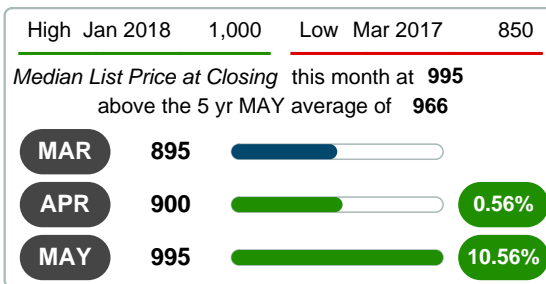


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 966



### 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%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 \$0	0	0.00%	24	0	0	0	0
\$1 and up	70	100.00%	995	838	1,100	1,425	1,725
Median List Price			995	838	1,100	1,425	1,725
Total Closed Units		100%	995	24	41	4	1
Total Closed Volume			79,470	21.73K	48.33K	7,695	1,725



# May 2020



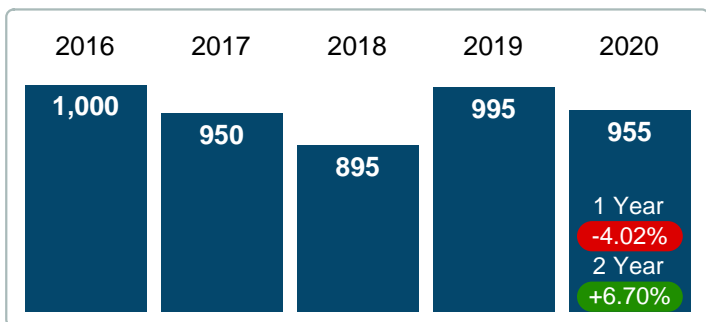
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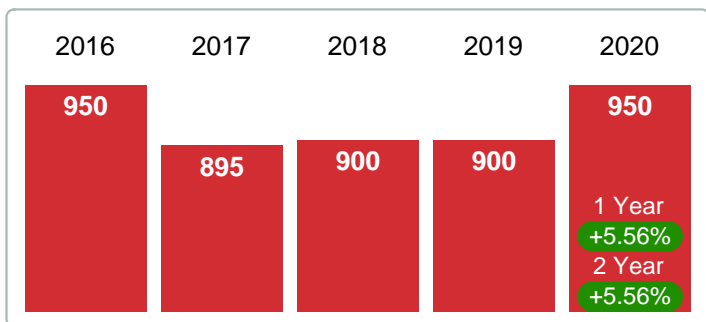
## MEDIAN SOLD PRICE AT CLOSING

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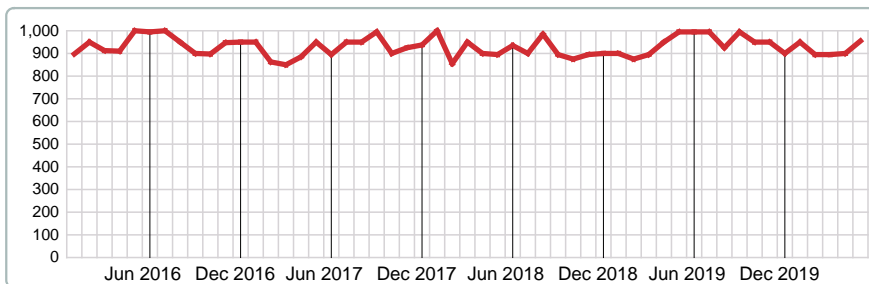
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 959

High Jan 2018 1,000 Low Mar 2017 850  
 Median Sold Price at Closing this month at **955**  
 below the 5 yr MAY average of **959**

MAR	895	Progress bar	
APR	900	Progress bar	0.56%
MAY	955	Progress bar	6.11%

### 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%	995	0	0	0	0
\$1 \$0	0	0.00%	995	0	0	0	0
\$1 \$0	0	0.00%	995	0	0	0	0
\$1 \$0	0	0.00%	995	0	0	0	0
\$1 \$0	0	0.00%	995	0	0	0	0
\$1 \$0	0	0.00%	995	0	0	0	0
\$1 and up	70	100.00%	955	838	1,100	1,425	1,725
Median Sold Price			955	838	1,100	1,425	1,725
Total Closed Units		100%	955	24	41	4	1
Total Closed Volume			78,515	21.68K	47.62K	7,495	1,725

# May 2020



Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### MAY

### YEAR TO DATE (YTD)

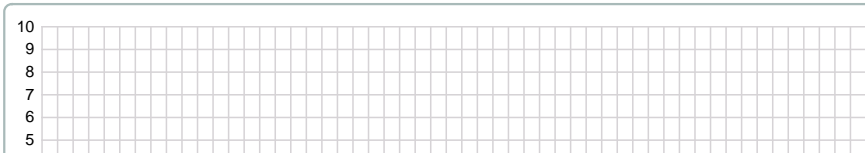
2016	2017	2018	2019	2020
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2016	2017	2018	2019	2020
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### 5 YEAR MARKET ACTIVITY TRENDS

### 3 MONTHS

5 year MAY AVG = 100.00%



High May 2020 100.00% Low 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%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	955.00%	0.00%	0.00%	0.00%	0.00%
\$1 and up	70	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		70	100%	24	41	4	1
Total Closed Volume		78,515		21.68K	47.62K	7,495	1,725

# May 2020



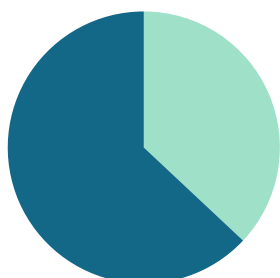
Area Delimited by County Of Tulsa; School District Tulsa - Sch Dist (1) - Leasing Property Type



## MARKET SUMMARY

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

### INVENTORY

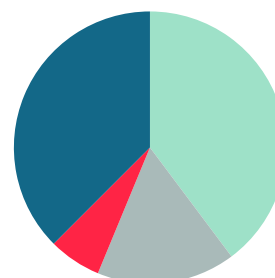


**Inventory**  
 New Listings  
**54 = 36.99%**  
 Start Inventory  
**92**  
 Total Inventory Units  
**146**  
 Volume  
**\$167,130**

### Market Activity

Closed Sales  
**70 = 39.77%**  
 Pending Sales  
**29 = 16.48%**  
 Other Off Market  
**11 = 6.25%**  
 Active Inventory  
**66 = 37.50%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	78	70	-10.26%	327	319	-2.45%
Pending Sales	20	29	45.00%	90	108	20.00%
New Listings	94	54	-42.55%	391	313	-19.95%
Median List Price	995	995	0.00%	900	950	5.56%
Median Sale Price	995	955	-4.02%	900	950	5.56%
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	31.00	24.00	-22.58%	35.00	31.00	-11.43%
Monthly Inventory	130	66	-49.23%	130	66	-49.23%
Months Supply of Inventory	2.04	1.07	-47.73%	2.04	1.07	-47.73%

**Absorption:** Last 12 months, an Average of **62** Sales/Month

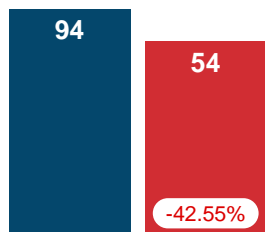
**Inventory** on May 31, 2020 = **66**

**2019** **2020**

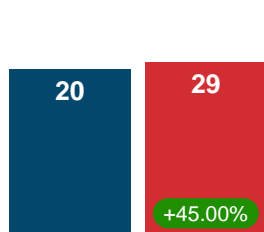
### MAY MARKET

### MEDIAN PRICES

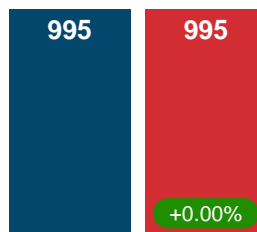
#### New Listings



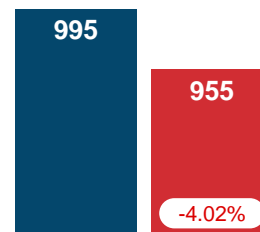
#### Pending Listings



#### List Price



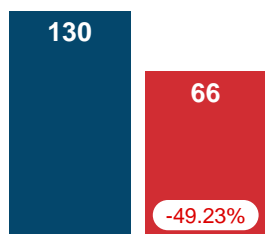
#### Sale Price



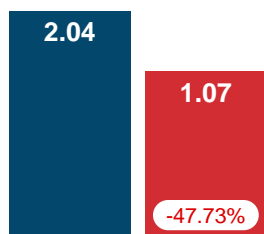
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

