

May 2020



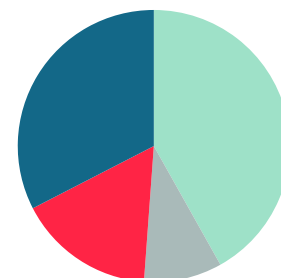
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) -
Leasing Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	May 2020	+/-%
Closed Listings	18	18	0.00%
Pending Listings	5	4	-20.00%
New Listings	18	18	0.00%
Average List Price	1,429	1,327	-7.15%
Average Sale Price	1,410	1,327	-5.91%
Average Percent of Selling Price to List Price	98.69%	100.00%	1.33%
Average Days on Market to Sale	45.11	29.61	-34.36%
End of Month Inventory	34	14	-58.82%
Months Supply of Inventory	2.47	0.90	-63.47%



■ Closed (41.86%)
■ Pending (9.30%)
■ Other OffMarket (16.28%)
■ Active (32.56%)

Absorption: Last 12 months, an Average of **16** Sales/Month
Active Inventory as of May 31, 2020 = **14**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **58.82%** to 14 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 **0.90** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **5.91%** in May 2020 to \$1,327 versus the previous year at \$1,410.

Average Days on Market Shortens

The average number of **29.61** days that homes spent on the market before selling decreased by 15.50 days or **34.36%** in May 2020 compared to last year's same month at **45.11** DOM.

Sales Success for May 2020 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 18 New Listings in May 2020, down **0.00%** from last year at 18. Furthermore, there were 18 Closed Listings this month versus last year at 18, a **0.00%** decrease.

Closed versus Listed trends yielded a **100.0%** ratio, down from previous year's, May 2019, at **100.0%**, a **0.00%** downswing. 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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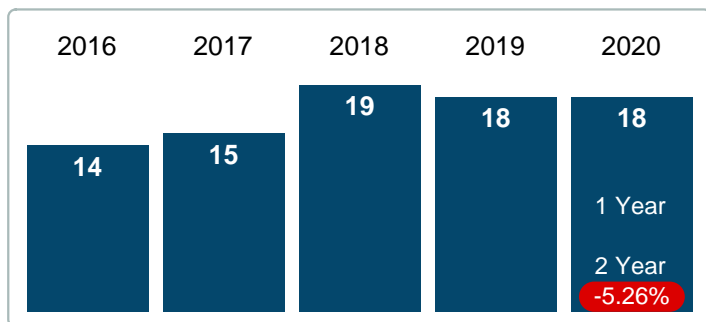
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



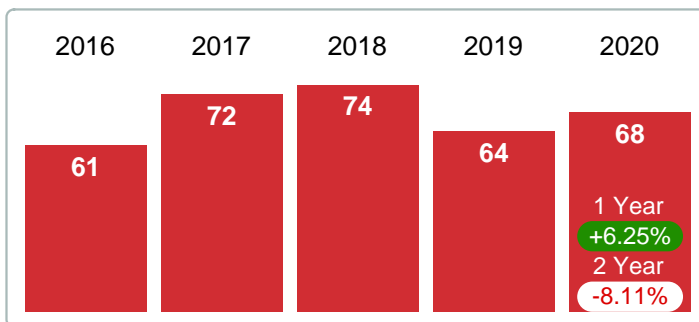
CLOSED LISTINGS

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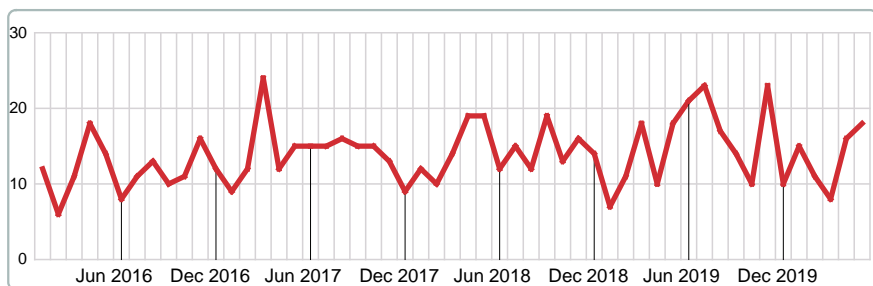
MAY



YEAR TO DATE (YTD)

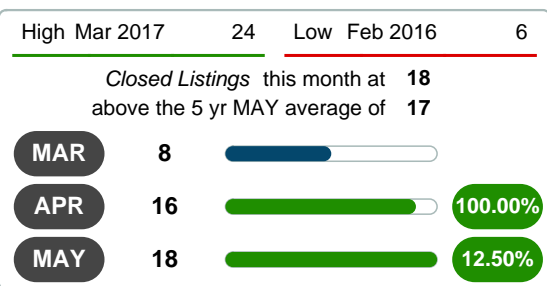


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



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	18	100.00%	29.6	0	12	6	0
Total Closed Units	18			0	12	6	0
Total Closed Volume	23,885	100%	29.6	0.00B	14.70K	9,185	0.00B
Average Closed Price	\$1,327			\$0	\$1,225	\$1,531	\$0

May 2020



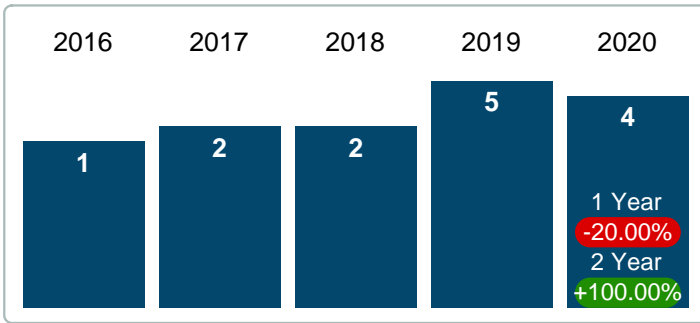
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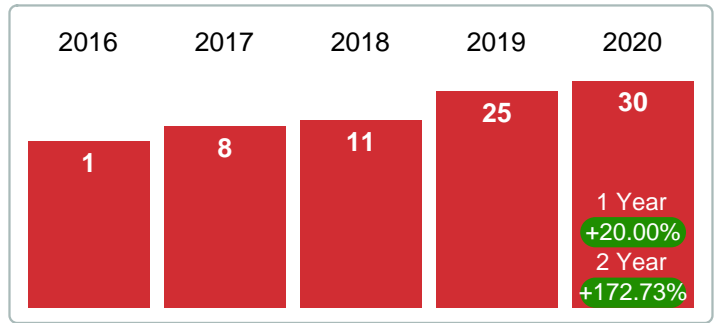
PENDING LISTINGS

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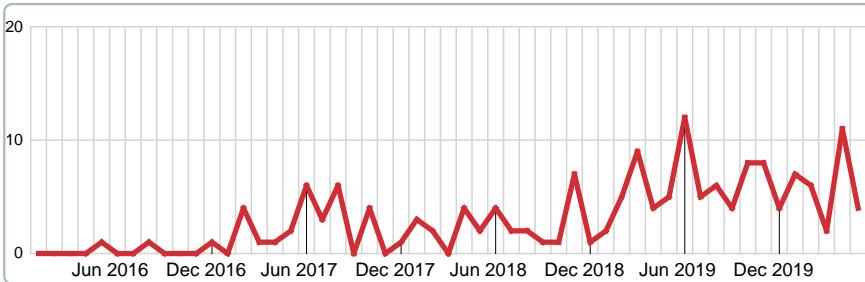
MAY



YEAR TO DATE (YTD)

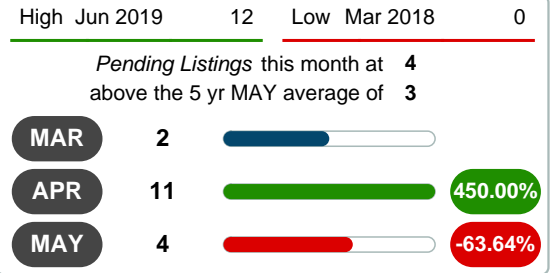


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3



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	4	100.00%	59.3	0	3	1	0
Total Pending Units	4			0	3	1	0
Total Pending Volume	5,335	100%	59.3	0.00B	3,640	1,695	0.00B
Average Listing Price	\$1,334			\$0	\$1,213	\$1,695	\$0

May 2020



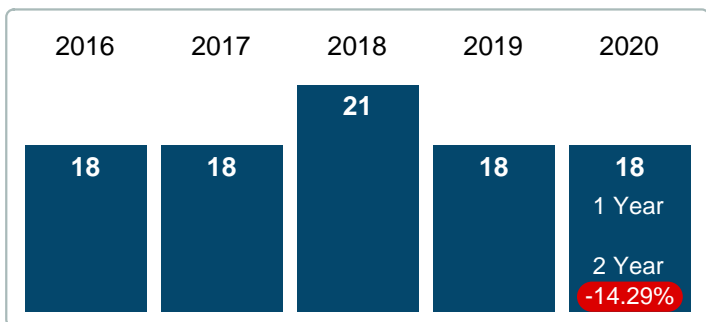
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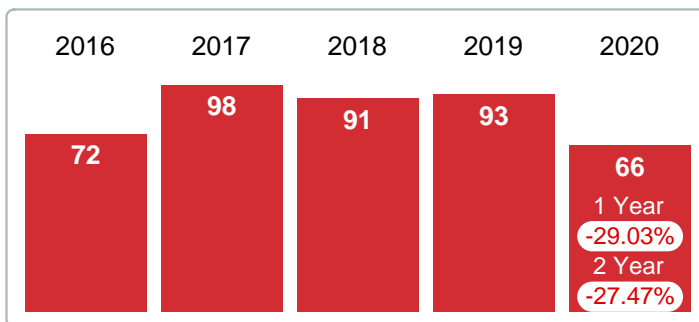
NEW LISTINGS

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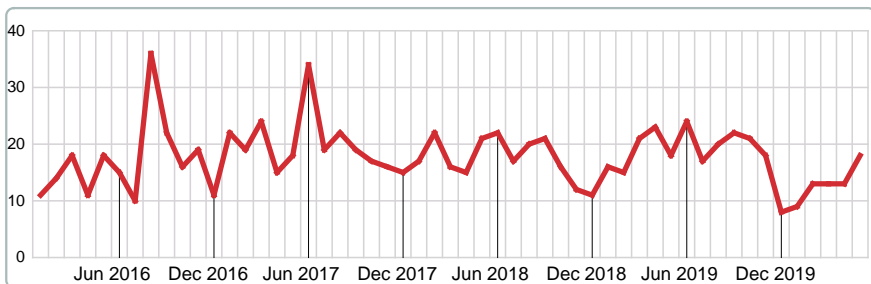
MAY



YEAR TO DATE (YTD)

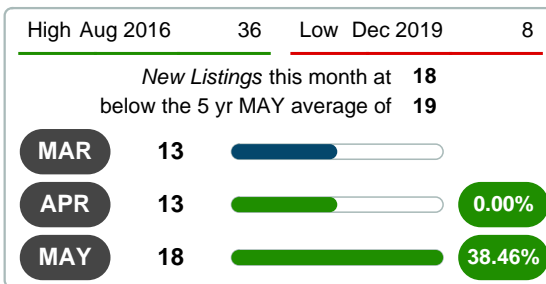


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 19



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	18	100.00%	0	7	10	1
Total New Listed Units	18		0	7	10	1
Total New Listed Volume	28,825	100%	0.00B	8,840	17.79K	2,195
Average New Listed Listing Price	\$1,636		\$0	\$1,263	\$1,779	\$2,195

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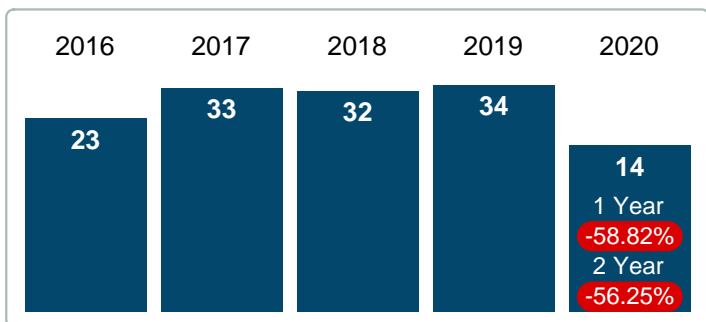
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



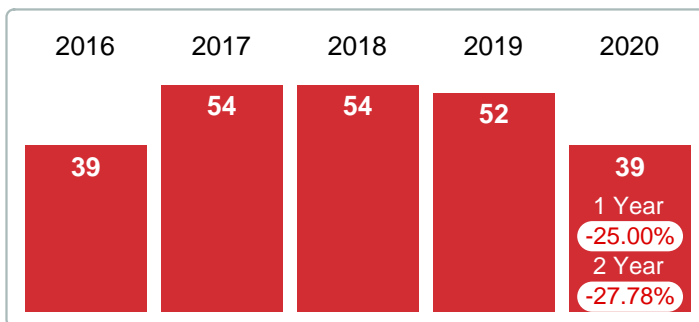
ACTIVE INVENTORY

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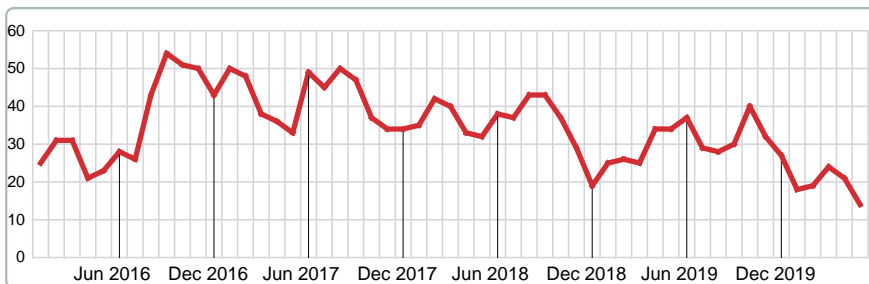
END OF MAY



ACTIVE DURING MAY

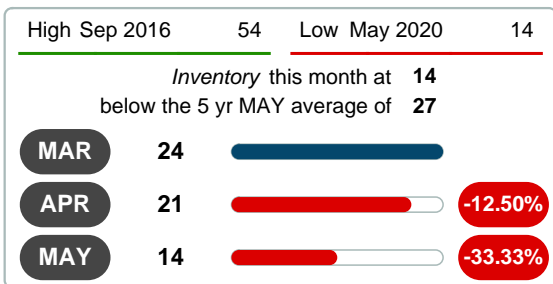


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 27



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	14	100.00%	30.8	1	6	7	0
Total Active Inventory by Units			14	1	6	7	0
Total Active Inventory by Volume			22,425	895	7,685	13.85K	0.00B
Average Active Inventory Listing Price			\$1,602	\$895	\$1,281	\$1,978	\$0

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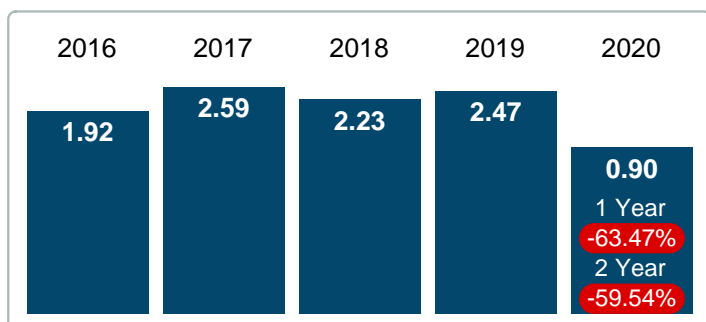
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



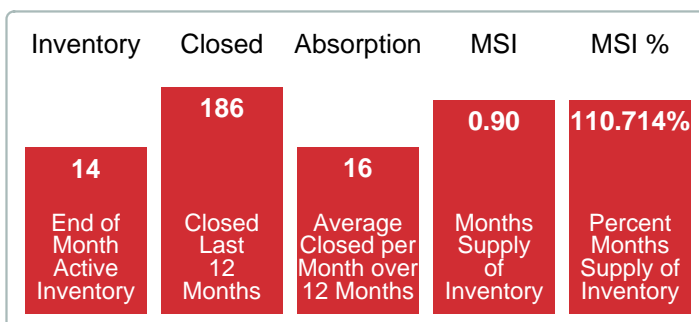
MONTHS SUPPLY of INVENTORY (MSI)

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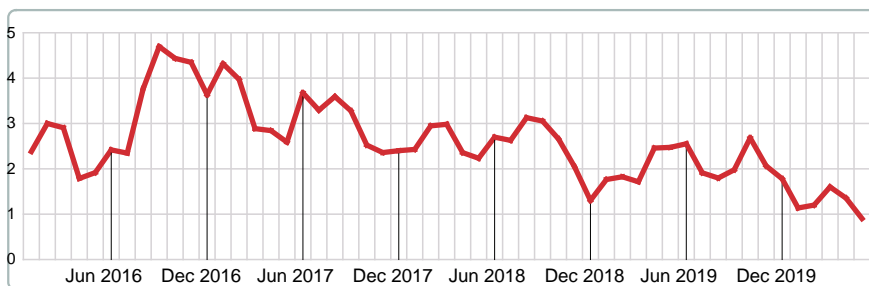
MSI FOR MAY



INDICATORS FOR MAY 2020

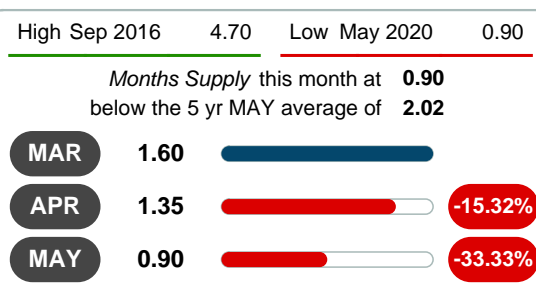


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.02



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	14	100.00%	0.90	1.20	0.57	1.79	0.00
Market Supply of Inventory (MSI)			0.90	1.20	0.57	1.79	0.00
Total Active Inventory by Units			14	1	6	7	0

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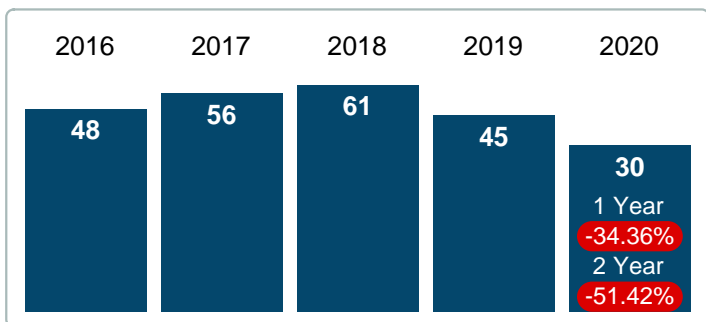
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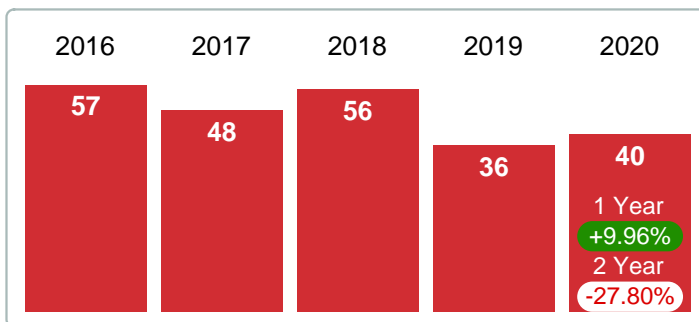
AVERAGE DAYS ON MARKET TO SALE

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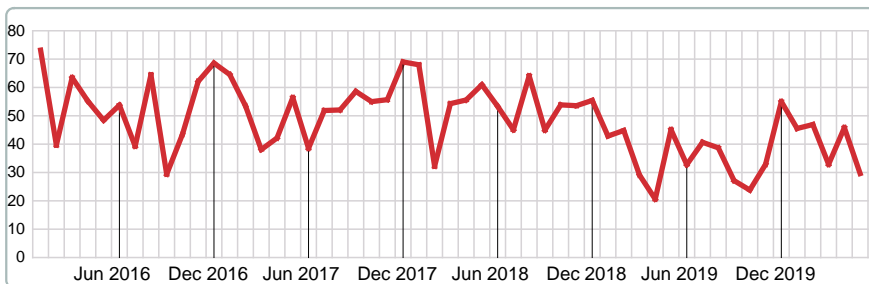
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

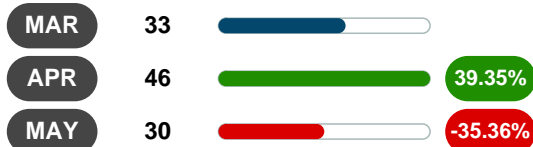


3 MONTHS

5 year MAY AVG = 48

High Jan 2016 73 Low Apr 2019 21

Average Days on Market to Sale this month at 30 below the 5 yr MAY average of 48



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	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1-\$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 18	100.00%	30	0	40	9	0
Average Closed DOM			30	0	40	9	0
Total Closed Units		100%	30		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

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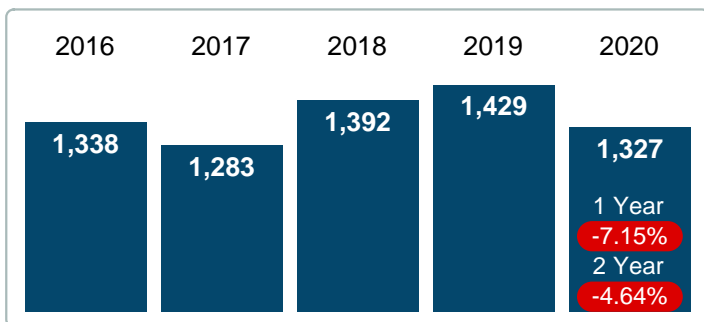
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



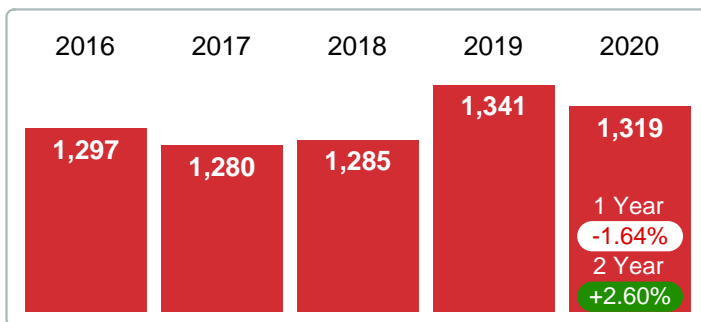
AVERAGE LIST PRICE AT CLOSING

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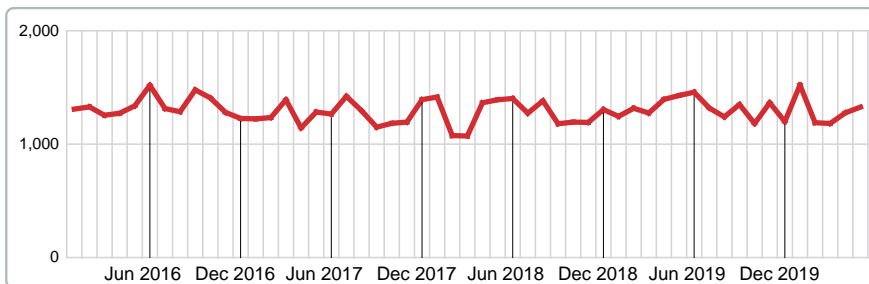
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,354

High Jan 2020 1,522 Low Mar 2018 1,072

Average List Price at Closing this month at **1,327**
below the 5 yr MAY average of **1,354**

MAR	1,183	<div style="width: 20%;"></div>
APR	1,276	<div style="width: 40%;"></div> 7.93%
MAY	1,327	<div style="width: 50%;"></div> 3.97%

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	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 \$0	<div style="width: 0%;"></div> 0	0.00%	0	0	0	0	0
\$1 and up	<div style="width: 100%;"></div> 18	100.00%	1,327	0	1,225	1,531	0
Average List Price			1,327	0	1,225	1,531	0
Total Closed Units		100%	1,327		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

May 2020



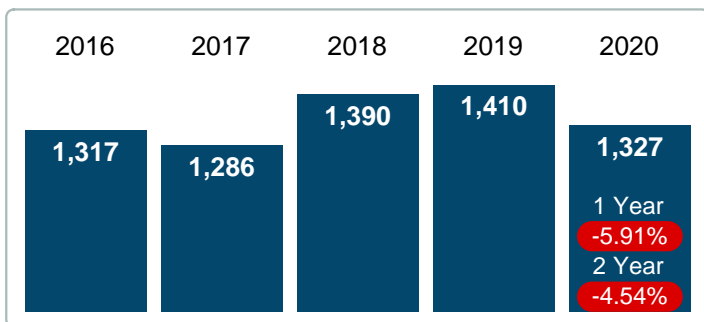
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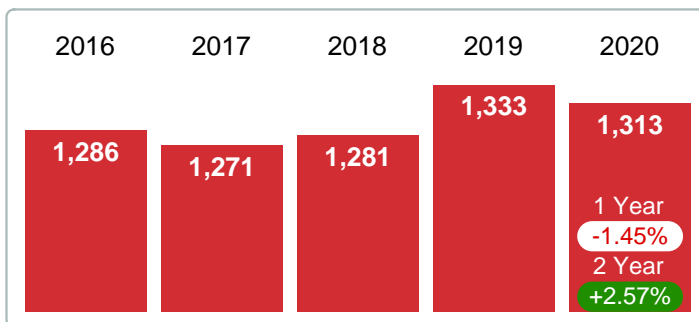
AVERAGE SOLD PRICE AT CLOSING

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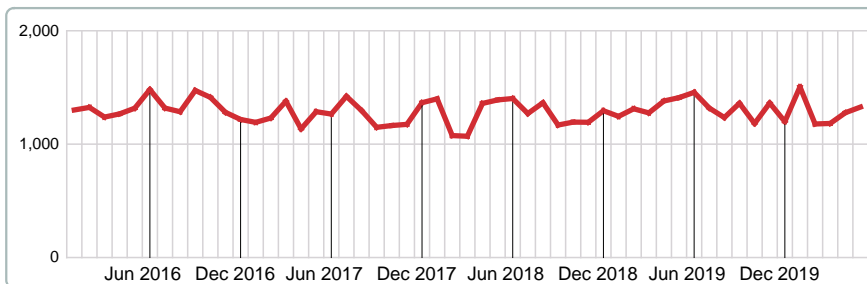
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,346

High Jan 2020 1,505 Low Mar 2018 1,070
Average Sold Price at Closing this month at 1,327 below the 5 yr MAY average of 1,346

MAR	1,183	Progress bar
APR	1,277	Progress bar 8.01%
MAY	1,327	Progress bar 3.90%

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	18	100.00%	1,327	0	1,225	1,531	0
Average Sold Price			1,327	0	1,225	1,531	0
Total Closed Units		100%	1,327		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

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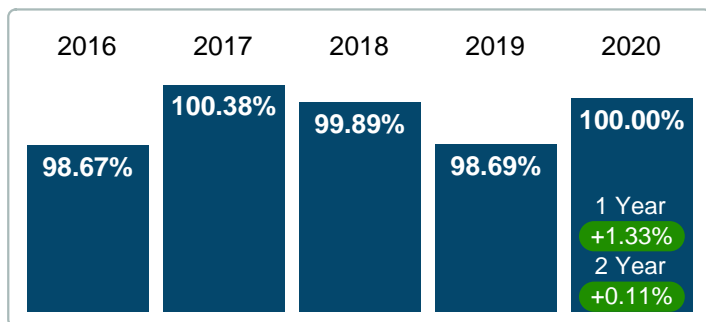
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



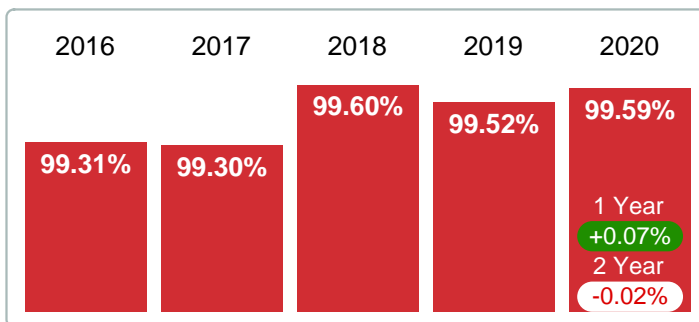
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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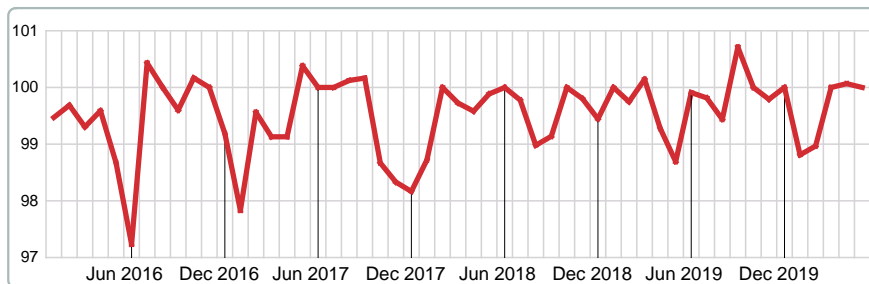
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

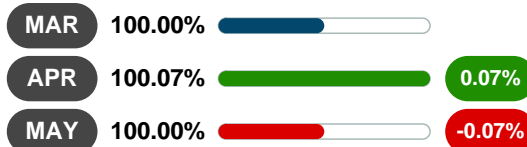


3 MONTHS

5 year MAY AVG = 99.53%

High Sep 2019 100.71% Low Jun 2016 97.23%

Average Sold/List Ratio this month at **100.00%** equal to 5 yr MAY average of **99.53%**



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	18	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Average Sold/List Ratio		100.00%		0.00%	100.00%	100.00%	0.00%
Total Closed Units		18	100%		12	6	
Total Closed Volume		23,885		0.00B	14.70K	9,185	0.00B

May 2020



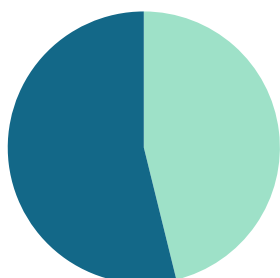
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



MARKET SUMMARY

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

INVENTORY

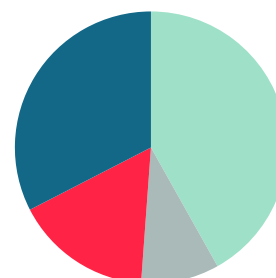


Inventory
 New Listings
18 = 46.15%
 Start Inventory
21
 Total Inventory Units
39
 Volume
\$57,005

Market Activity

Closed Sales
18 = 41.86%
 Pending Sales
4 = 9.30%
 Other Off Market
7 = 16.28%
 Active Inventory
14 = 32.56%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	18	18	0.00%	64	68	6.25%
Pending Sales	5	4	-20.00%	25	30	20.00%
New Listings	18	18	0.00%	93	66	-29.03%
Average List Price	1,429	1,327	-7.15%	1,341	1,319	-1.64%
Average Sale Price	1,410	1,327	-5.91%	1,333	1,313	-1.45%
Average Percent of Selling Price to List Price	98.69%	100.00%	1.33%	99.52%	99.59%	0.07%
Average Days on Market to Sale	45.11	29.61	-34.36%	36.48	40.12	9.96%
Monthly Inventory	34	14	-58.82%	34	14	-58.82%
Months Supply of Inventory	2.47	0.90	-63.47%	2.47	0.90	-63.47%

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

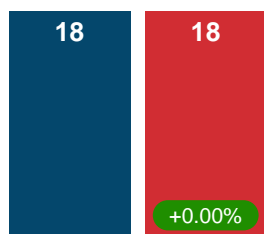
Inventory on May 31, 2020 = **14**

2019 **2020**

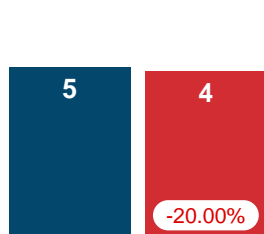
MAY MARKET

AVERAGE PRICES

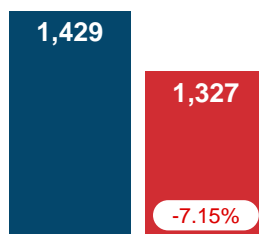
New Listings



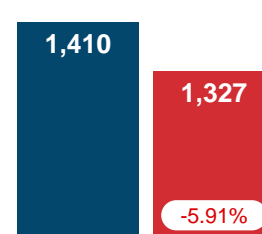
Pending Listings



List Price



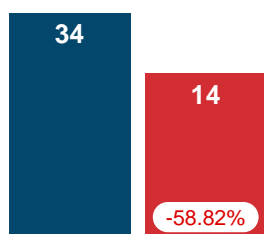
Sale Price



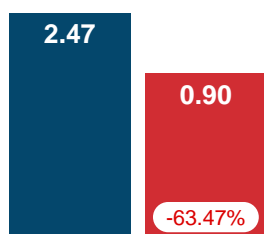
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

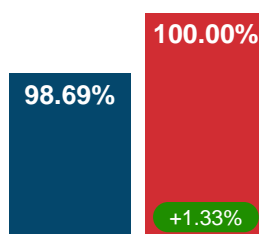
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

