

May 2020



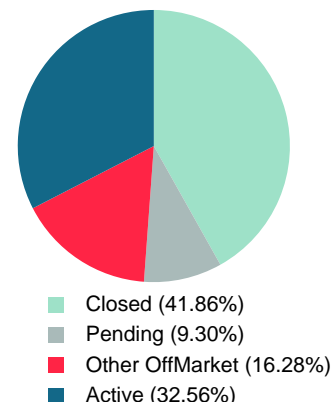
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) -
Leasing Property Type



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%
Median List Price	1,373	1,398	1.82%
Median Sale Price	1,373	1,398	1.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	27.50	14.00	-49.09%
End of Month Inventory	34	14	-58.82%
Months Supply of Inventory	2.47	0.90	-63.47%



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.

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 **1.82%** in May 2020 to \$1,398 versus the previous year at \$1,373.

Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 13.50 days or **49.09%** in May 2020 compared to last year's same month at **27.50** DOM.

Sales Success for May 2020 is Positive

Overall, with Median Prices going up 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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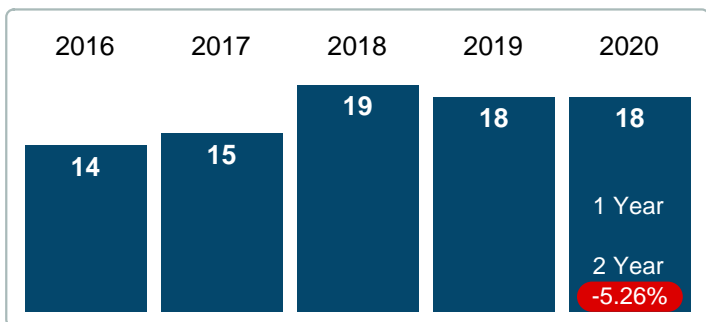
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



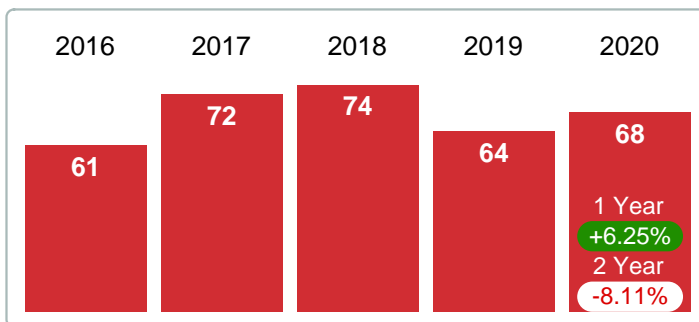
CLOSED LISTINGS

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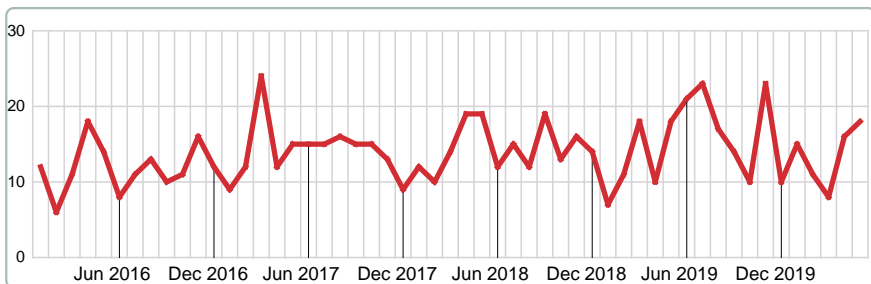
MAY



YEAR TO DATE (YTD)

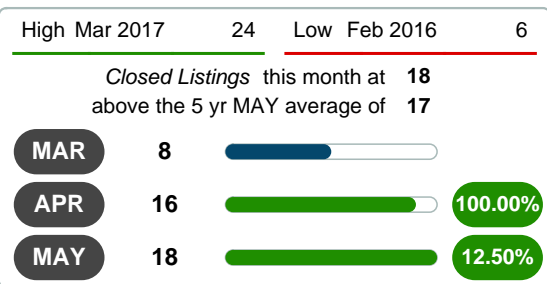


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 17



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	18	100.00%	14.0	0	12	6	0
Total Closed Units	18			0	12	6	0
Total Closed Volume	23,885	100%	14.0	0.00B	14.70K	9,185	0.00B
Median Closed Price	\$1,398			\$0	\$1,100	\$1,485	\$0

May 2020



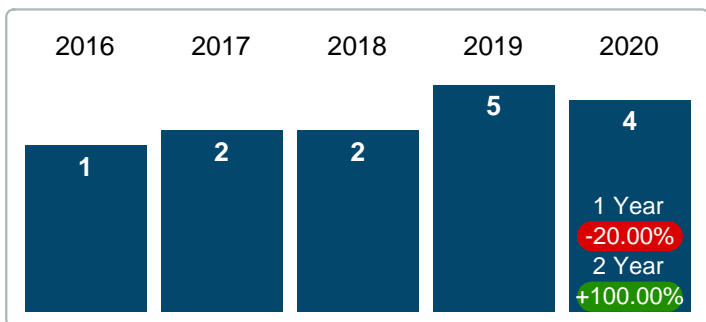
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



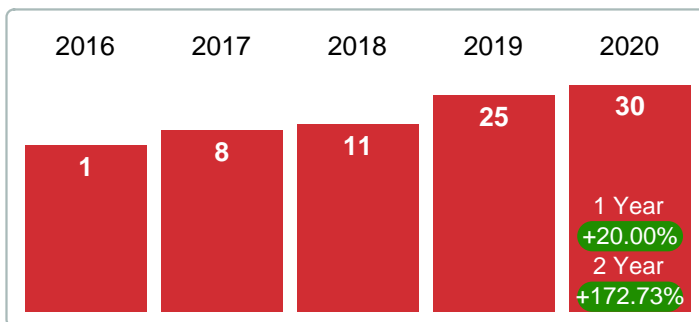
PENDING LISTINGS

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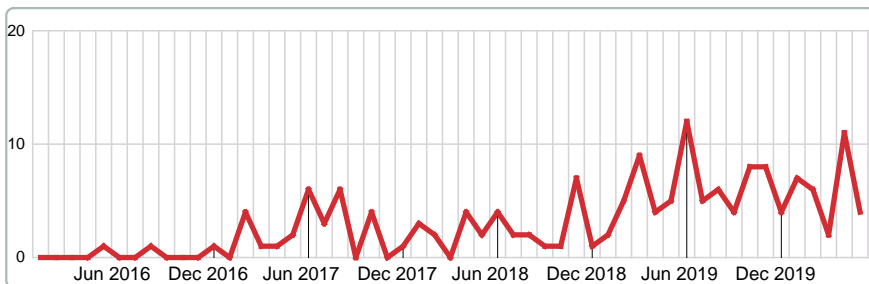
MAY



YEAR TO DATE (YTD)

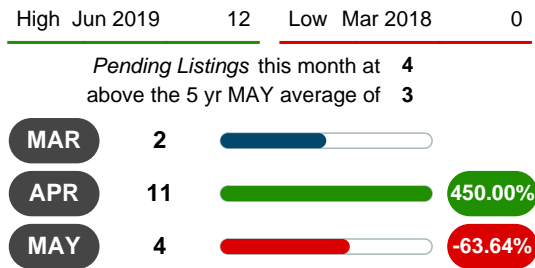


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3



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%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1-\$0	0	0.00%	14.0	0	0	0	0
\$1 and up	4	100.00%	24.5	0	3	1	0
Total Pending Units	4			0	3	1	0
Total Pending Volume	5,335	100%	24.5	0.00B	3,640	1,695	0.00B
Median Listing Price	\$1,323			\$0	\$995	\$1,695	\$0

May 2020



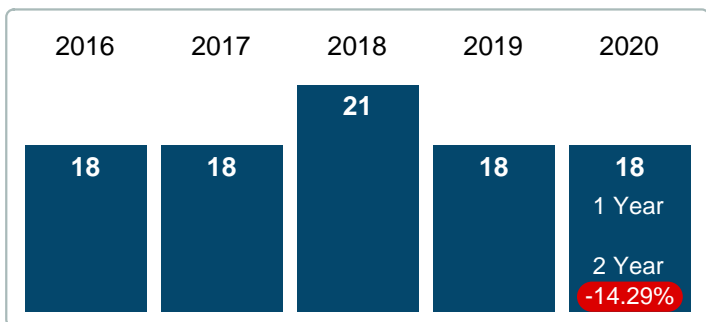
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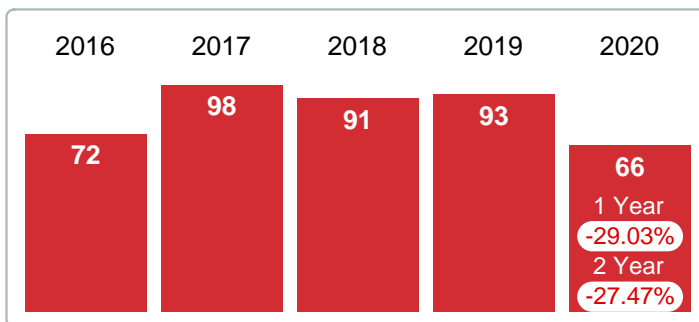
NEW LISTINGS

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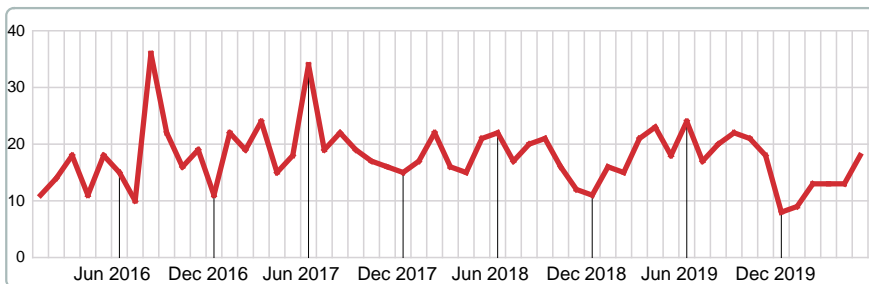
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 19

High Aug 2016 36 Low Dec 2019 8

New Listings this month at 18 below the 5 yr MAY average of 19

- MAR 13
- APR 13 (0.00%)
- MAY 18 (38.46%)

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
Median New Listed Listing Price	\$1,438		\$0	\$1,300	\$1,585	\$2,195

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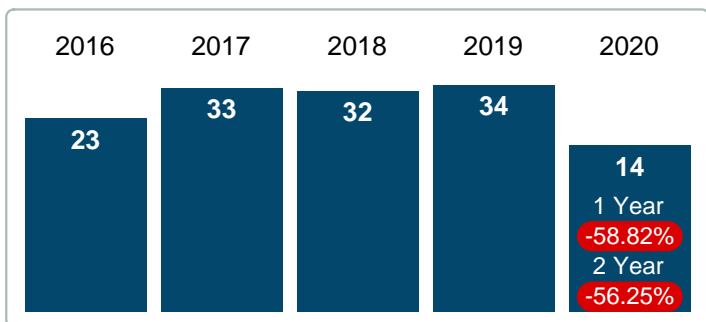
Area Delimited by County Of Tulsa; School District Union - Sch Dist (9) - Leasing Property Type



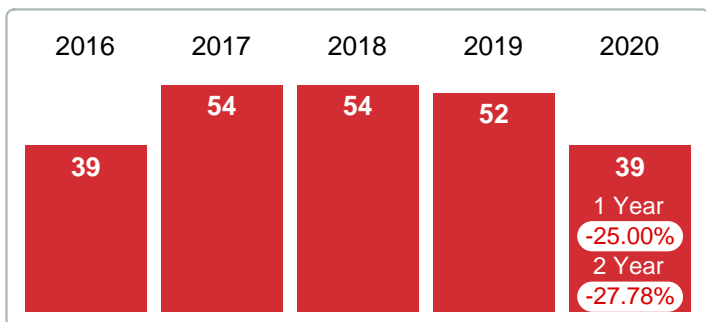
ACTIVE INVENTORY

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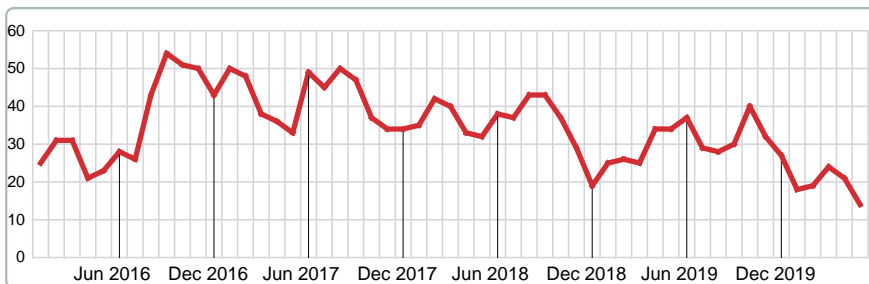
END OF MAY



ACTIVE DURING MAY

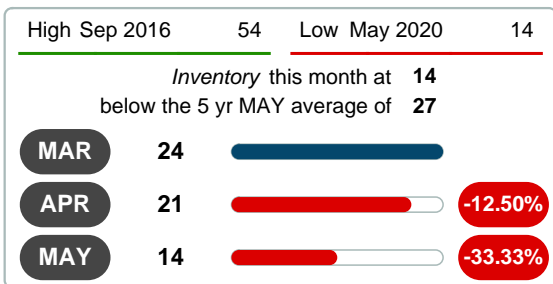


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 27



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	24.5	0	0	0	0
\$1-\$0	0	0.00%	24.5	0	0	0	0
\$1-\$0	0	0.00%	24.5	0	0	0	0
\$1-\$0	0	0.00%	24.5	0	0	0	0
\$1-\$0	0	0.00%	24.5	0	0	0	0
\$1-\$0	0	0.00%	24.5	0	0	0	0
\$1 and up	14	100.00%	24.5	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
Median Active Inventory Listing Price			\$1,325	\$895	\$1,048	\$1,850	\$0

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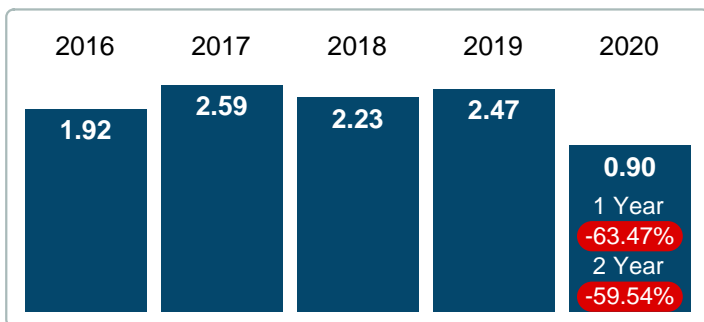
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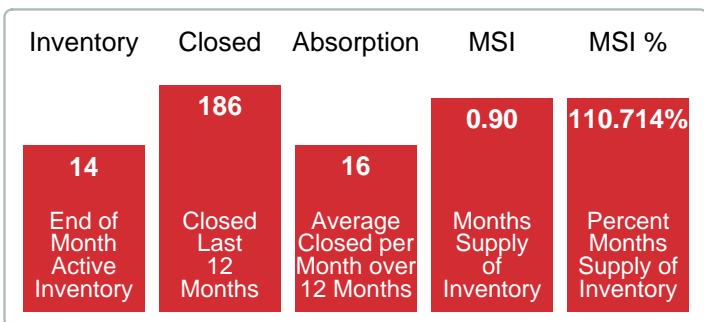
MONTHS SUPPLY of INVENTORY (MSI)

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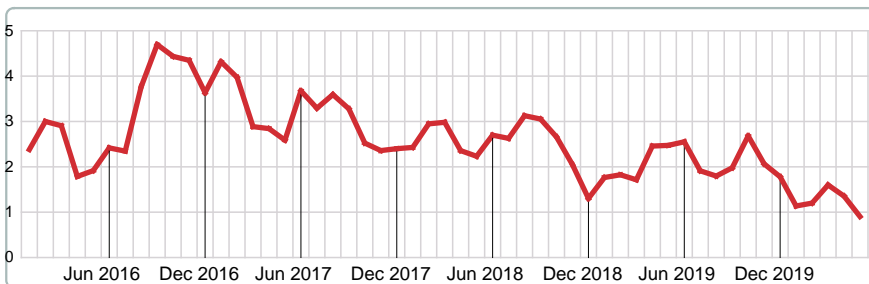
MSI FOR MAY



INDICATORS FOR MAY 2020

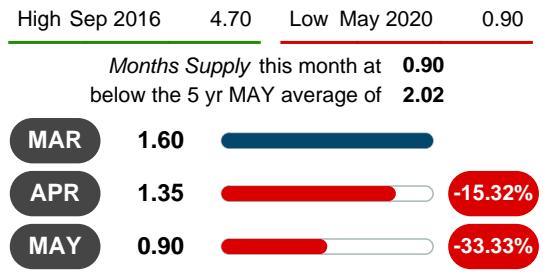


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.02



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	100%	0.90	1	6	7	0

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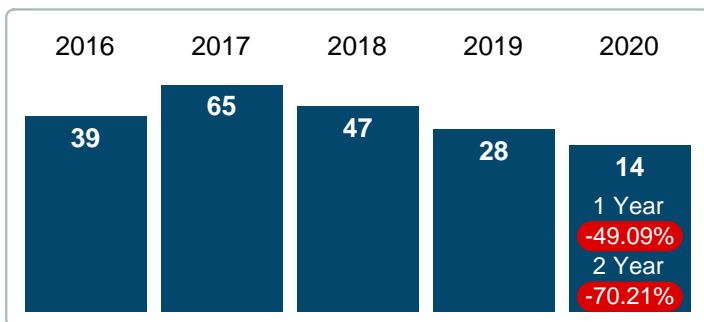
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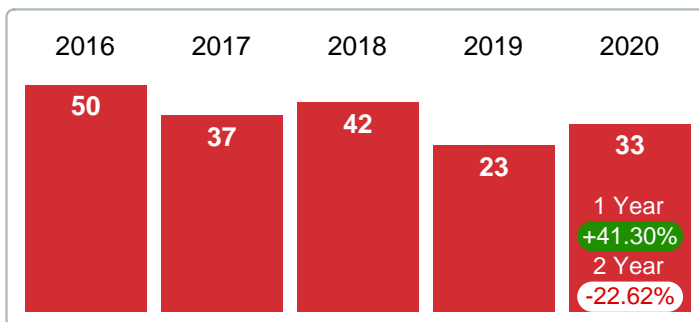
MEDIAN DAYS ON MARKET TO SALE

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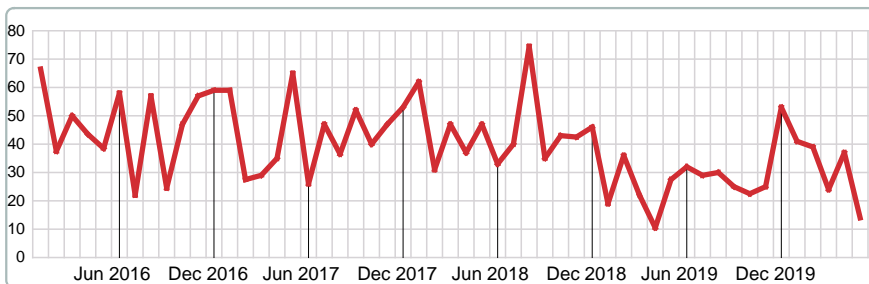
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 38

High Aug 2018 75 Low Apr 2019 11

Median Days on Market to Sale this month at 14 below the 5 yr MAY average of 38

MAR	24	
APR	37	54.17%
MAY	14	-62.16%

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%	25	0	0	0	0
\$1-\$0	0	0.00%	25	0	0	0	0
\$1-\$0	0	0.00%	25	0	0	0	0
\$1-\$0	0	0.00%	25	0	0	0	0
\$1-\$0	0	0.00%	25	0	0	0	0
\$1-\$0	0	0.00%	25	0	0	0	0
\$1 and up	18	100.00%	14	0	27	10	0
Median Closed DOM			14	0	27	10	0
Total Closed Units		100%	14.0		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

May 2020



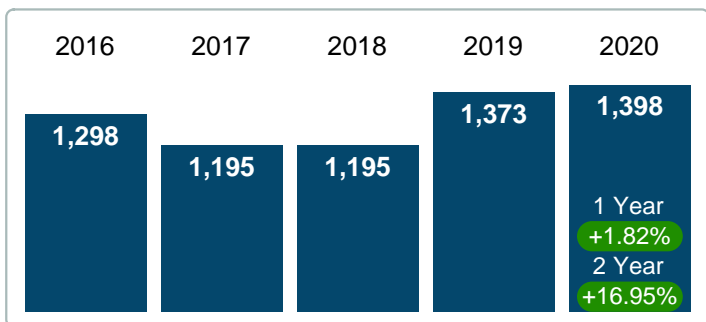
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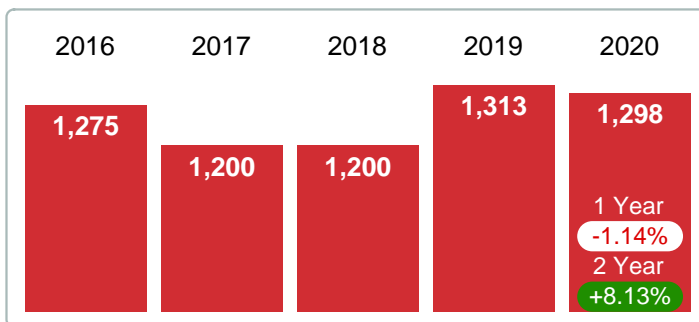
MEDIAN LIST PRICE AT CLOSING

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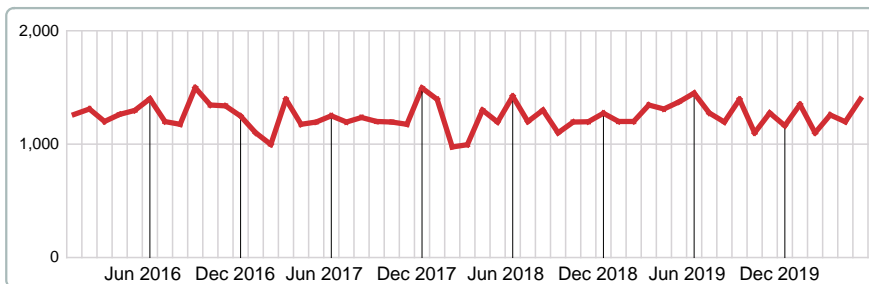
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,292

High Sep 2016 1,498 Low Feb 2018 975

Median List Price at Closing this month at 1,398 above the 5 yr MAY average of 1,292



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%	14	0	0	0	0
\$1 \$0	0	0.00%	14	0	0	0	0
\$1 \$0	0	0.00%	14	0	0	0	0
\$1 \$0	0	0.00%	14	0	0	0	0
\$1 \$0	0	0.00%	14	0	0	0	0
\$1 \$0	0	0.00%	14	0	0	0	0
\$1 and up	18	100.00%	1,398	0	1,100	1,485	0
Median List Price			1,398	0	1,100	1,485	0
Total Closed Units		100%	1,398		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

May 2020



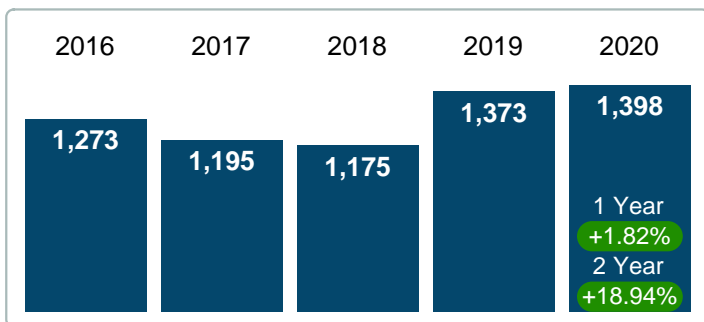
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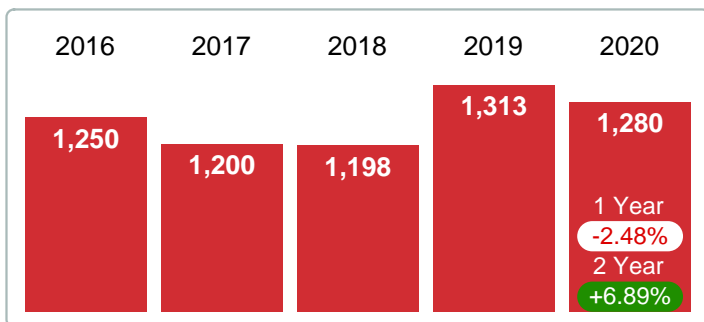
MEDIAN SOLD PRICE AT CLOSING

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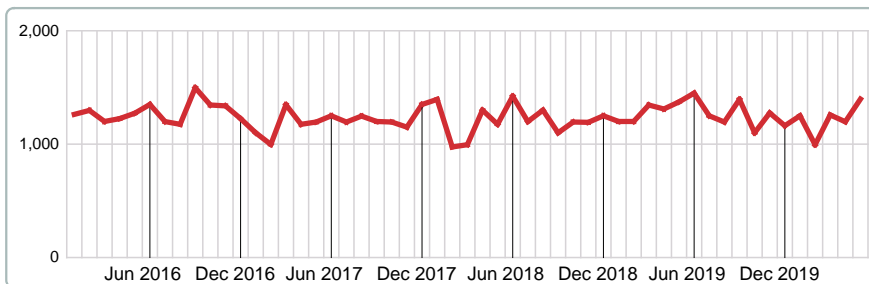
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,283

High Sep 2016 1,498 Low Feb 2018 975

Median Sold Price at Closing this month at **1,398** above the 5 yr MAY average of **1,283**

- MAR 1,258
- APR 1,198 (-4.77%)
- MAY 1,398 (16.70%)

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%	1,398	0	0	0	0
\$1 \$0	0	0.00%	1,398	0	0	0	0
\$1 \$0	0	0.00%	1,398	0	0	0	0
\$1 \$0	0	0.00%	1,398	0	0	0	0
\$1 \$0	0	0.00%	1,398	0	0	0	0
\$1 \$0	0	0.00%	1,398	0	0	0	0
\$1 and up	18	100.00%	1,398	0	1,100	1,485	0
Median Sold Price			1,398	0	1,100	1,485	0
Total Closed Units		100%	1,398		12	6	
Total Closed Volume			23,885	0.00B	14.70K	9,185	0.00B

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MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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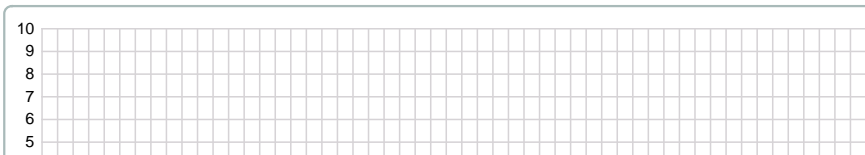
MAY

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%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 \$0	0	0.00%	1,397.50%	0.00%	0.00%	0.00%	0.00%
\$1 and up	18	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median 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



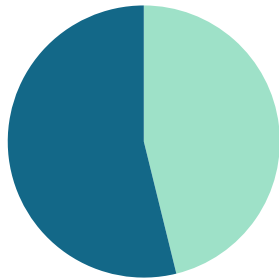
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MARKET SUMMARY

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INVENTORY

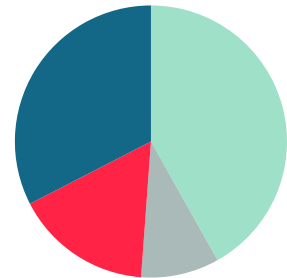


Inventory
 New Listings
18 = 46.15%
 Start Inventory
21
 Total Inventory Units
39
 Volume
\$57,005

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%
Median List Price	1,373	1,398	1.82%	1,313	1,298	-1.14%
Median Sale Price	1,373	1,398	1.82%	1,313	1,280	-2.48%
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	27.50	14.00	-49.09%	23.00	32.50	41.30%
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

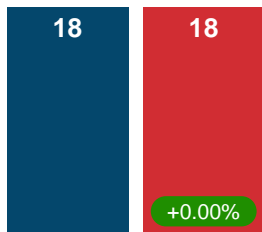
Inventory on May 31, 2020 = **14**

2019 **2020**

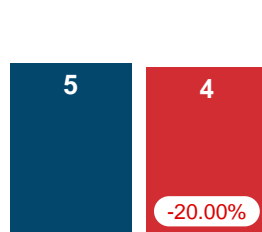
MAY MARKET

MEDIAN PRICES

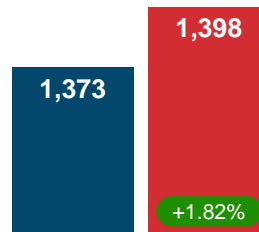
New Listings



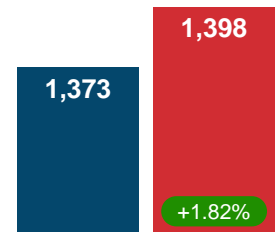
Pending Listings



List Price



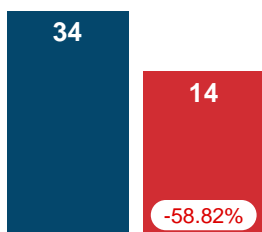
Sale Price



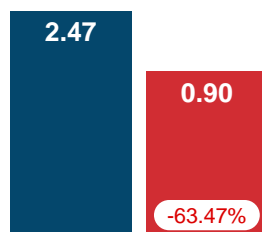
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

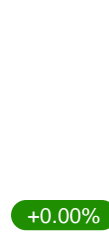
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

