

April 2019



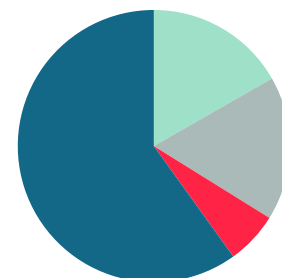
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 20, 2023 for MLS Technology Inc.

Compared Metrics	2018	April 2019	+/-%
Closed Listings	30	43	43.33%
Pending Listings	52	44	-15.38%
New Listings	68	86	26.47%
Median List Price	162,284	169,500	4.45%
Median Sale Price	162,284	172,000	5.99%
Median Percent of Selling Price to List Price	97.57%	100.00%	2.49%
Median Days on Market to Sale	36.00	26.00	-27.78%
End of Month Inventory	138	154	11.59%
Months Supply of Inventory	4.40	3.91	-11.29%



■ Closed (16.73%)
■ Pending (17.12%)
■ Other OffMarket (6.23%)
■ Active (59.92%)

Absorption: Last 12 months, an Average of **39** Sales/Month
Active Inventory as of April 30, 2019 = **154**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2019 rose **11.59%** to 154 existing homes available for sale. Over the last 12 months this area has had an average of 39 closed sales per month. This represents an unsold inventory index of **3.91** 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 **5.99%** in April 2019 to \$172,000 versus the previous year at \$162,284.

Median Days on Market Shortens

The median number of **26.00** days that homes spent on the market before selling decreased by 10.00 days or **27.78%** in April 2019 compared to last year's same month at **36.00** DOM.

Sales Success for April 2019 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 86 New Listings in April 2019, up **26.47%** from last year at 68. Furthermore, there were 43 Closed Listings this month versus last year at 30, a **43.33%** increase.

Closed versus Listed trends yielded a **50.0%** ratio, up from previous year's, April 2018, at **44.1%**, a **13.33%** upswing. This will certainly create pressure on an increasing 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®

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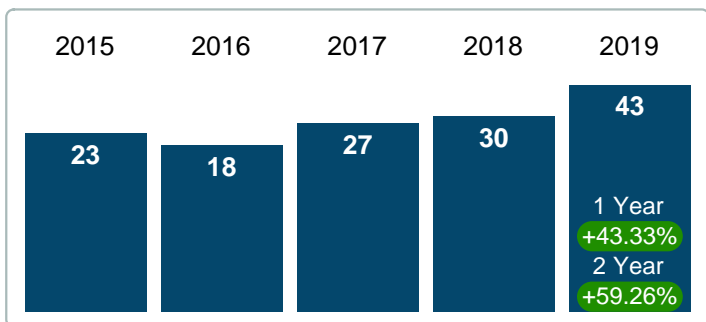
Area Delimited by County Of Bryan - Residential Property Type



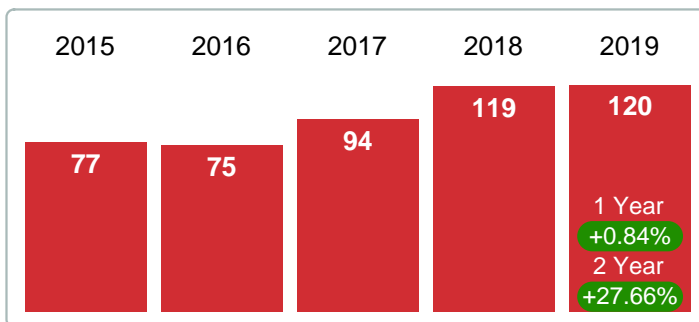
CLOSED LISTINGS

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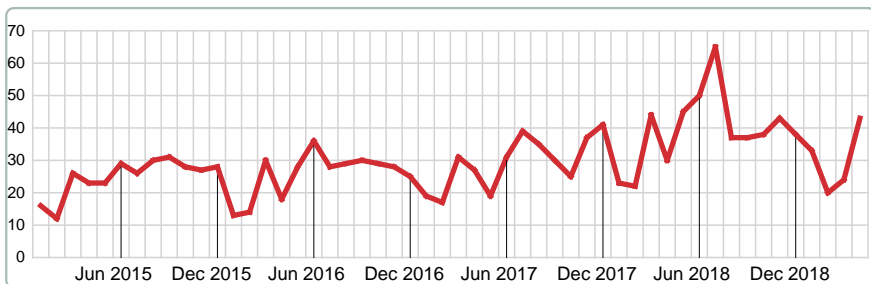
APRIL



YEAR TO DATE (YTD)

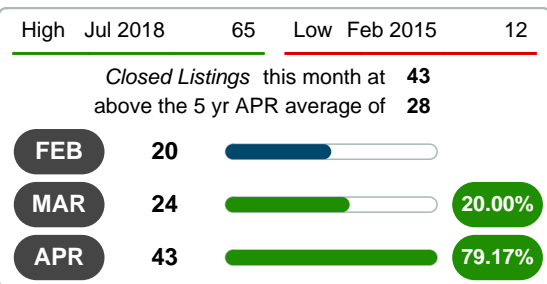


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 28



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	9.30%	1.5	1	2	1	0
\$75,001 - \$100,000	3	6.98%	10.0	1	2	0	0
\$100,001 - \$150,000	9	20.93%	22.0	0	6	3	0
\$150,001 - \$175,000	8	18.60%	15.0	0	8	0	0
\$175,001 - \$200,000	10	23.26%	39.5	1	8	1	0
\$200,001 - \$225,000	4	9.30%	45.5	0	3	1	0
\$225,001 and up	5	11.63%	110.0	0	4	1	0
Total Closed Units	43			3	33	7	0
Total Closed Volume	7,012,251	100%	26.0	316.00K	5.48M	1.22M	0.00B
Median Closed Price	\$172,000			\$98,000	\$172,000	\$146,000	\$0

April 2019



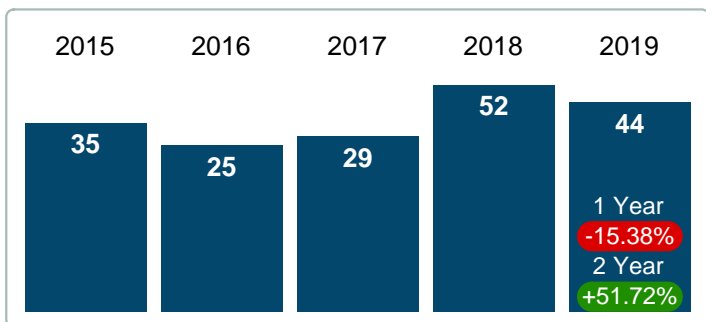
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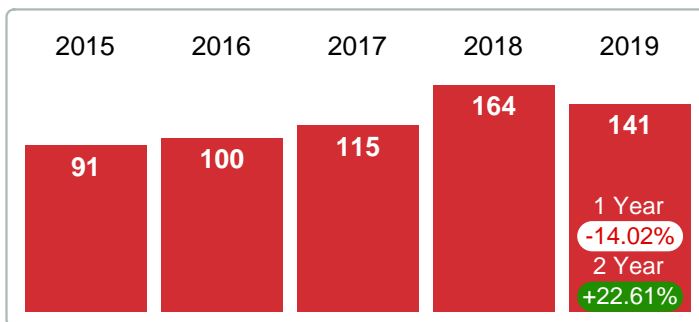
PENDING LISTINGS

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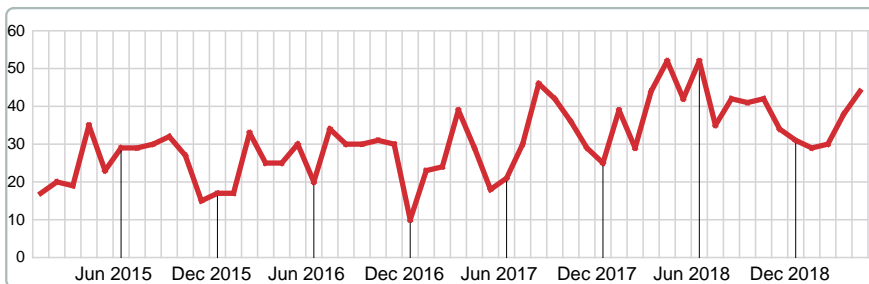
APRIL



YEAR TO DATE (YTD)

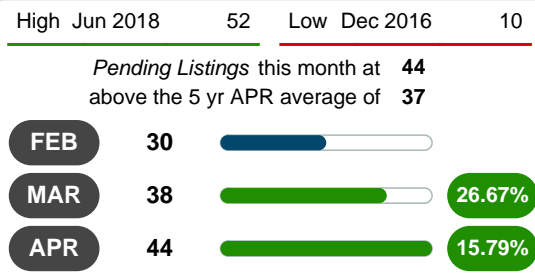


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 37



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	2	4.55%	16.0	2	0	0	0
\$50,001 - \$100,000	8	18.18%	5.0	2	5	1	0
\$100,001 - \$125,000	2	4.55%	92.5	0	1	1	0
\$125,001 - \$150,000	9	20.45%	8.0	0	7	2	0
\$150,001 - \$175,000	9	20.45%	41.0	0	8	1	0
\$175,001 - \$225,000	8	18.18%	5.5	0	7	1	0
\$225,001 and up	6	13.64%	63.5	0	5	0	1
Total Pending Units	44			4	33	6	1
Total Pending Volume	8,057,180	100%	14.0	203.00K	6.63M	877.00K	349.90K
Median Listing Price	\$154,340			\$45,000	\$158,500	\$147,450	\$349,900

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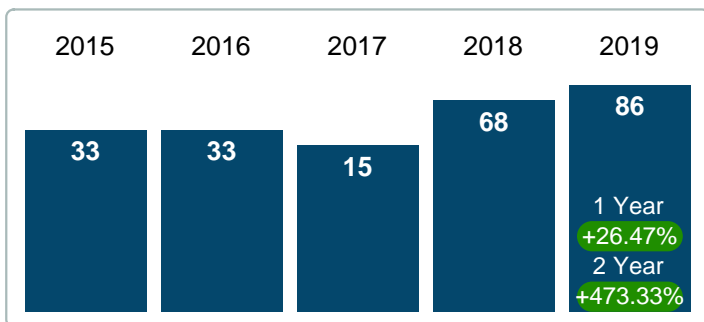
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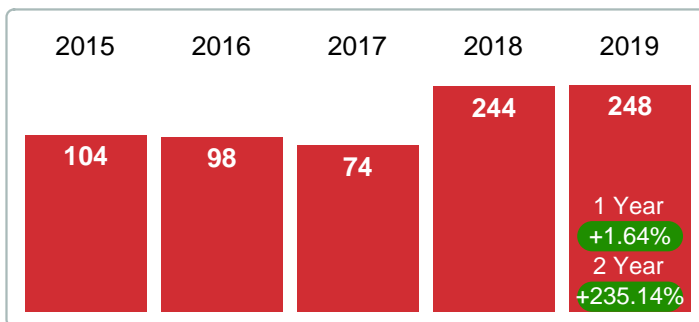
NEW LISTINGS

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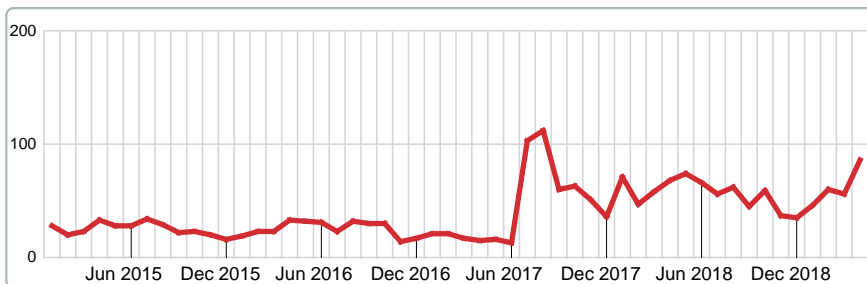
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 47

High Aug 2017 112 Low Jun 2017 13

New Listings this month at **86**
above the 5 yr APR average of **47**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	5.81%	3	2	0	0
\$75,001 - \$125,000	14	16.28%	2	8	3	1
\$125,001 - \$150,000	8	9.30%	0	6	2	0
\$150,001 - \$200,000	23	26.74%	0	19	4	0
\$200,001 - \$300,000	16	18.60%	1	6	8	1
\$300,001 - \$425,000	10	11.63%	1	4	3	2
\$425,001 and up	10	11.63%	0	5	2	3
Total New Listed Units	86		7	50	22	7
Total New Listed Volume	20,138,744	100%	859.50K	11.12M	5.35M	2.81M
Median New Listed Listing Price	\$192,200		\$78,000	\$182,400	\$209,590	\$395,000

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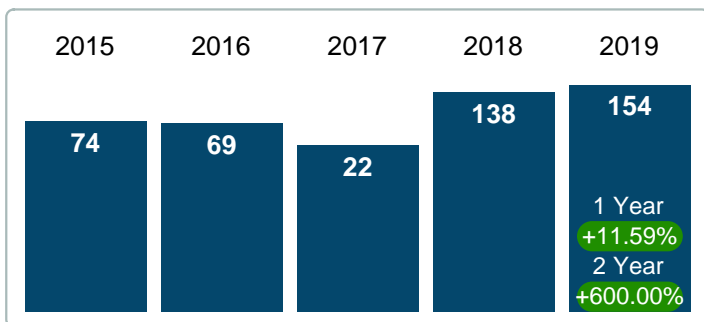
Area Delimited by County Of Bryan - Residential Property Type



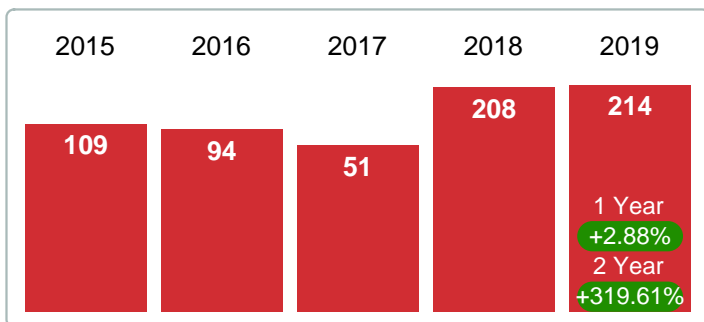
ACTIVE INVENTORY

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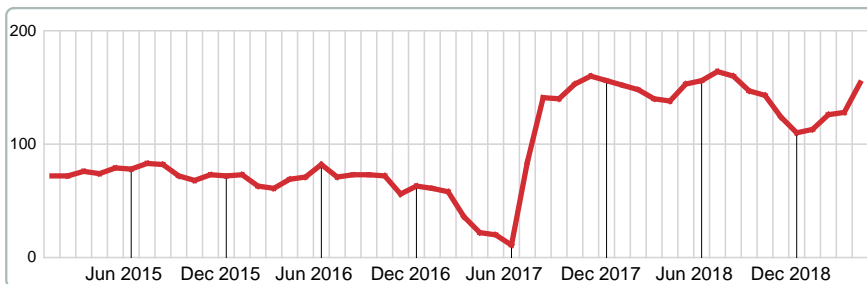
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 91

High Jul 2018 164 Low Jun 2017 11

Inventory this month at **154**
above the 5 yr APR average of **91**

FEB	126	<div style="width: 70%;"></div>
MAR	128	<div style="width: 75%;"></div> 1.59%
APR	154	<div style="width: 95%;"></div> 20.31%

INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$75,000 and less	10	6.49%	45.0	3	5	1	1	
\$75,001 - \$125,000	20	12.99%	23.0	5	11	2	2	
\$125,001 - \$175,000	25	16.23%	41.0	1	17	6	1	
\$175,001 - \$250,000	40	25.97%	40.5	0	27	12	1	
\$250,001 - \$350,000	22	14.29%	35.0	2	9	9	2	
\$350,001 - \$475,000	19	12.34%	40.0	0	5	8	6	
\$475,001 and up	18	11.69%	66.0	0	7	4	7	
Total Active Inventory by Units		154		11	81	42	20	
Total Active Inventory by Volume		46,751,244	100%	41.5	1.32M	23.61M	11.88M	9.94M
Median Active Inventory Listing Price		\$212,240			\$86,500	\$184,900	\$249,400	\$409,250

April 2019



Area Delimited by County Of Bryan - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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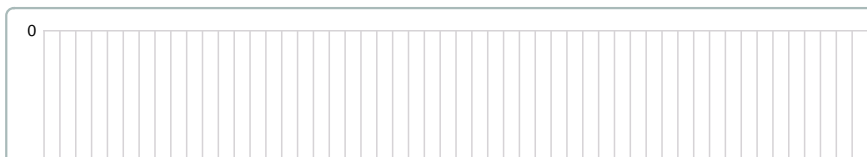
MSI FOR APRIL

2015	2016	2017	2018	2019

INDICATORS FOR APRIL 2019

Inventory	Closed	Absorption	MSI	MSI %
154	0	0	inf	0.000%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = inf

High Apr 2019	inf	Low Apr 2019	inf
Months Supply this month at inf equal to 5 yr APR average of inf			
FEB	inf		%
MAR	inf		%
APR	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	6.49%	1.58	1.33	1.54	1.33	12.00
\$75,001 - \$125,000	20	12.99%	2.53	3.75	2.00	2.00	24.00
\$125,001 - \$175,000	25	16.23%	2.29	12.00	2.02	2.88	3.00
\$175,001 - \$250,000	40	25.97%	3.84	0.00	3.90	3.89	4.00
\$250,001 - \$350,000	22	14.29%	8.25	12.00	7.71	8.31	8.00
\$350,001 - \$475,000	19	12.34%	28.50	0.00	20.00	24.00	72.00
\$475,001 and up	18	11.69%	36.00	0.00	84.00	12.00	84.00
Market Supply of Inventory (MSI)			3.91	2.75	3.17	4.85	17.14
Total Active Inventory by Units		100%	3.91	11	81	42	20

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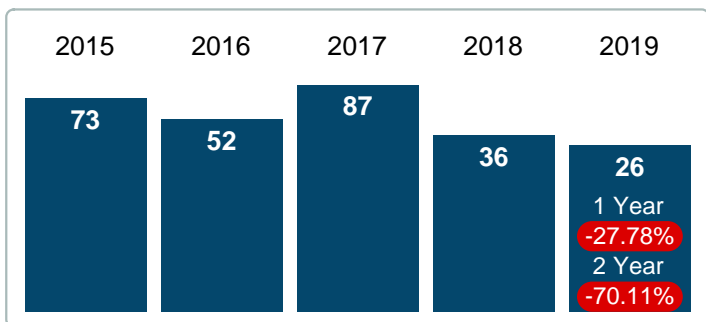
Area Delimited by County Of Bryan - Residential Property Type



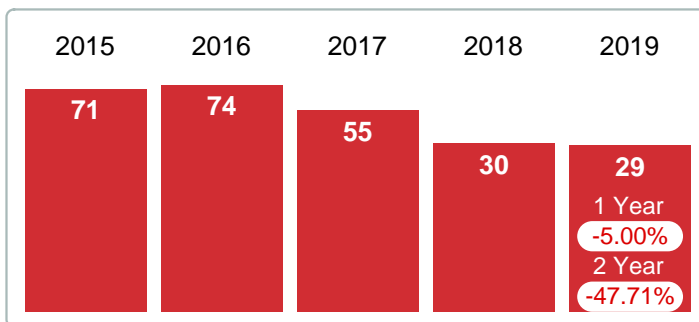
MEDIAN DAYS ON MARKET TO SALE

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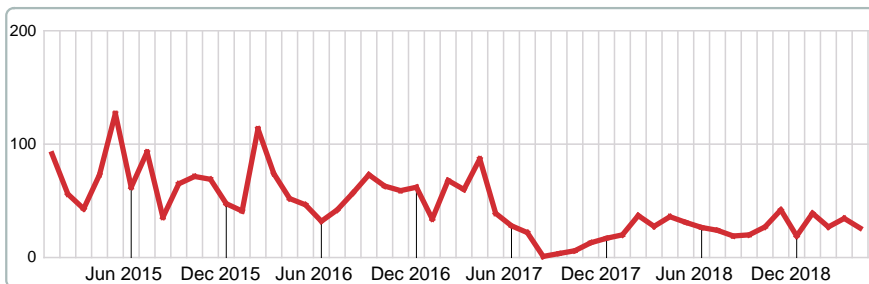
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

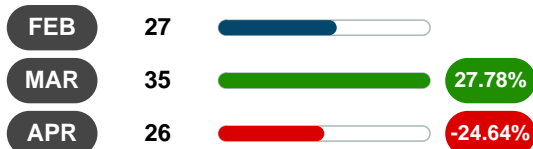


3 MONTHS

5 year APR AVG = 55

High May 2015 127 Low Aug 2017 1

Median Days on Market to Sale this month at 26 below the 5 yr APR average of 55



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
\$75,000 and less	9.30%	2	1	2	9	0
\$75,001 - \$100,000	6.98%	10	1	22	0	0
\$100,001 - \$150,000	20.93%	22	0	11	25	0
\$150,001 - \$175,000	18.60%	15	0	15	0	0
\$175,001 - \$200,000	23.26%	40	1	44	39	0
\$200,001 - \$225,000	9.30%	46	0	63	28	0
\$225,001 and up	11.63%	110	0	124	93	0
Median Closed DOM		26	1	27	28	0
Total Closed Units	100%	43	3	33	7	
Total Closed Volume		7,012,251	316.00K	5.48M	1.22M	0.00B

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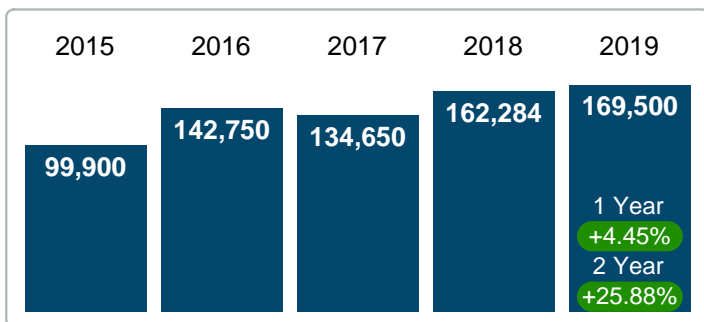
Area Delimited by County Of Bryan - Residential Property Type



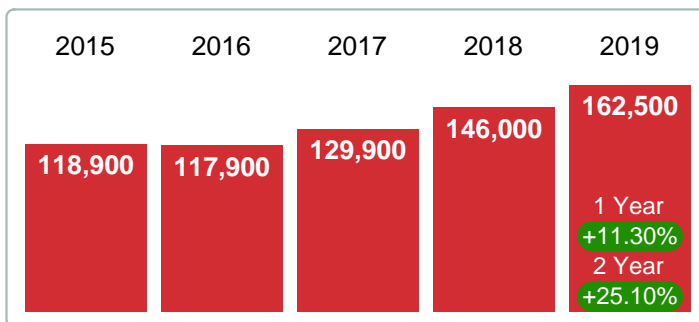
MEDIAN LIST PRICE AT CLOSING

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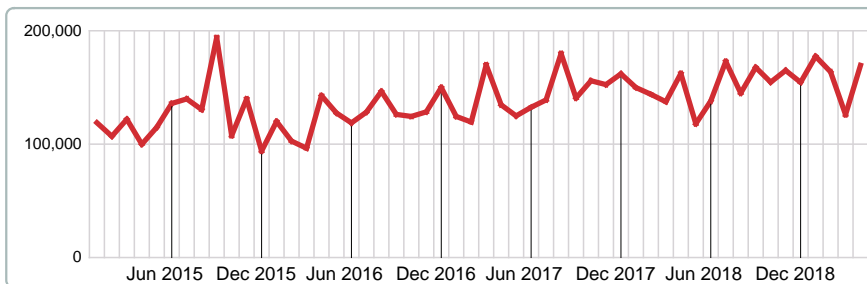
APRIL



YEAR TO DATE (YTD)

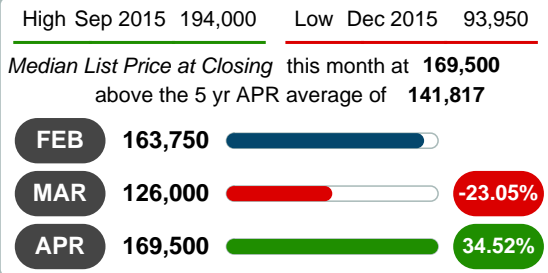


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 141,817



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
\$75,000 and less	4.65%	45,000	20,000	70,000	0	0
\$75,001 - \$100,000	11.63%	80,000	93,000	80,000	77,000	0
\$100,001 - \$150,000	20.93%	142,500	0	131,200	149,000	0
\$150,001 - \$175,000	13.95%	159,000	0	159,000	0	0
\$175,001 - \$200,000	23.26%	186,750	0	186,750	0	0
\$200,001 - \$225,000	11.63%	209,900	209,900	210,000	204,900	0
\$225,001 and up	13.95%	237,500	0	237,500	282,500	0
Median List Price		169,500	93,000	177,000	149,900	0
Total Closed Units	100%	169,500	3	33	7	
Total Closed Volume		7,141,325	322.90K	5.53M	1.29M	0.00B

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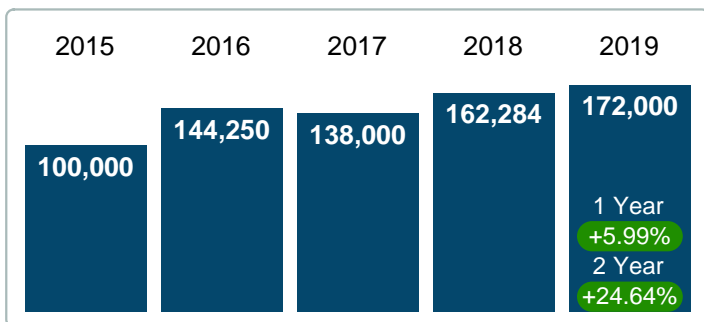
Area Delimited by County Of Bryan - Residential Property Type



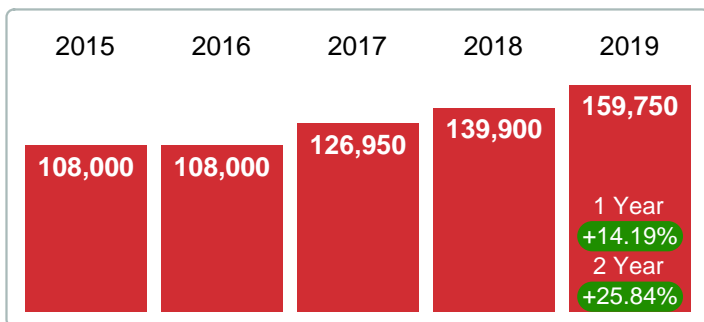
MEDIAN SOLD PRICE AT CLOSING

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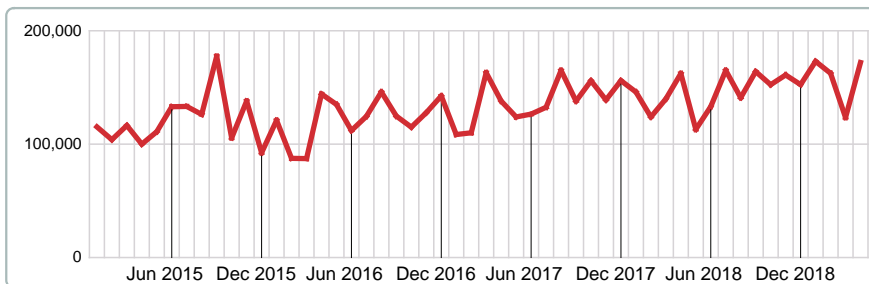
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

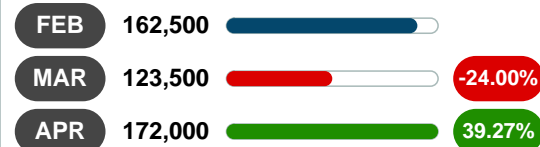


3 MONTHS

5 year APR AVG = 143,307

High Sep 2015 177,500 Low Mar 2016 87,250

Median Sold Price at Closing this month at 172,000 above the 5 yr APR average of 143,307



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
\$75,000 and less	4	9.30%	71,000	20,000	72,500	72,000	0
\$75,001 - \$100,000	3	6.98%	85,000	98,000	84,450	0	0
\$100,001 - \$150,000	9	20.93%	129,550	0	127,275	144,001	0
\$150,001 - \$175,000	8	18.60%	159,750	0	159,750	0	0
\$175,001 - \$200,000	10	23.26%	193,250	198,000	187,750	200,000	0
\$200,001 - \$225,000	4	9.30%	218,450	0	212,000	225,000	0
\$225,001 and up	5	11.63%	238,000	0	236,500	323,000	0
Median Sold Price			172,000	98,000	172,000	146,000	0
Total Closed Units		100%	172,000	3	33	7	
Total Closed Volume			7,012,251	316.00K	5.48M	1.22M	0.00B

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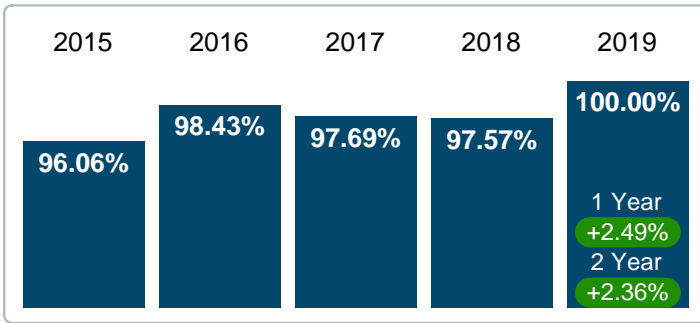
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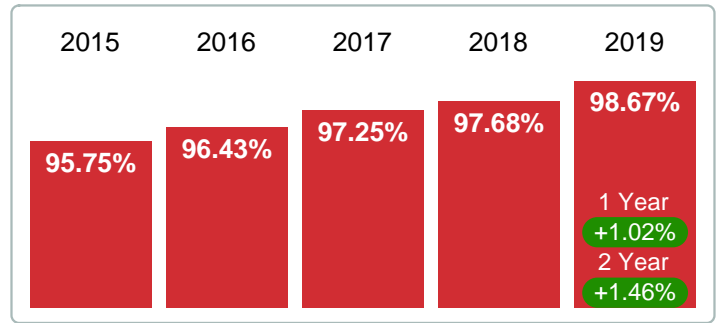
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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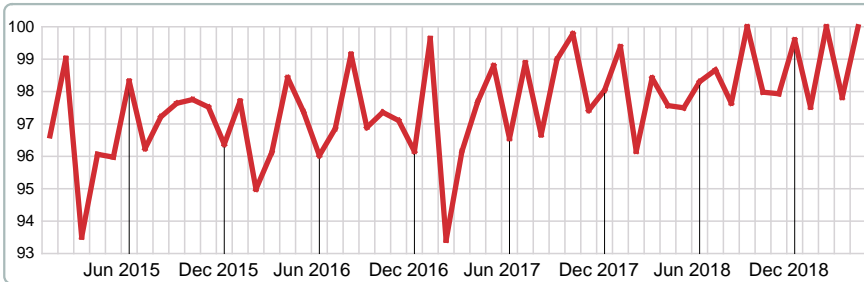
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

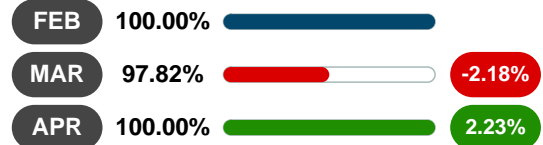


3 MONTHS

5 year APR AVG = 97.95%

High Apr 2019 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr APR average of **97.95%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	9.30%	96.88%	100.00%	96.88%	93.51%	0.00%
\$75,001 - \$100,000	3	6.98%	105.38%	105.38%	100.92%	0.00%	0.00%
\$100,001 - \$150,000	9	20.93%	97.40%	0.00%	98.33%	97.40%	0.00%
\$150,001 - \$175,000	8	18.60%	99.35%	0.00%	99.35%	0.00%	0.00%
\$175,001 - \$200,000	10	23.26%	100.00%	94.33%	100.00%	97.61%	0.00%
\$200,001 - \$225,000	4	9.30%	99.54%	0.00%	100.00%	95.74%	0.00%
\$225,001 and up	5	11.63%	100.00%	0.00%	100.00%	97.88%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	97.40%	0.00%
Total Closed Units		43	100%	3	33	7	
Total Closed Volume		7,012,251		316.00K	5.48M	1.22M	0.00B

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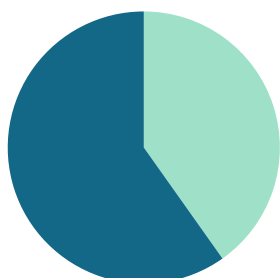
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

Report produced on Jul 20, 2023 for MLS Technology Inc.

INVENTORY

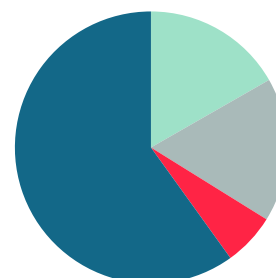


Inventory
 New Listings
86 = 40.19%
 Start Inventory
128
 Total Inventory Units
214
 Volume
\$62,300,324

Market Activity

Closed Sales
43 = 16.73%
 Pending Sales
44 = 17.12%
 Other Off Market
16 = 6.23%
 Active Inventory
154 = 59.92%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	30	43	43.33%	119	120	0.84%
Pending Sales	52	44	-15.38%	164	141	-14.02%
New Listings	68	86	26.47%	244	248	1.64%
Median List Price	162,284	169,500	4.45%	146,000	162,500	11.30%
Median Sale Price	162,284	172,000	5.99%	139,900	159,750	14.19%
Median Percent of Selling Price to List Price	97.57%	100.00%	2.49%	97.68%	98.67%	1.02%
Median Days on Market to Sale	36.00	26.00	-27.78%	30.00	28.50	-5.00%
Monthly Inventory	138	154	11.59%	138	154	11.59%
Months Supply of Inventory	4.40	3.91	-11.29%	4.40	3.91	-11.29%

Absorption: Last 12 months, an Average of **39** Sales/Month

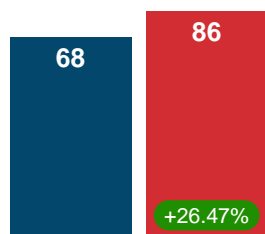
Inventory on April 30, 2019 = **154**

2018 **2019**

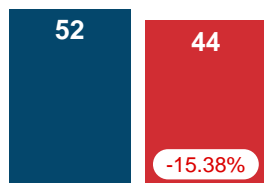
APRIL MARKET

MEDIAN PRICES

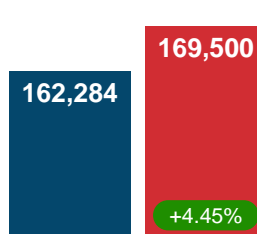
New Listings



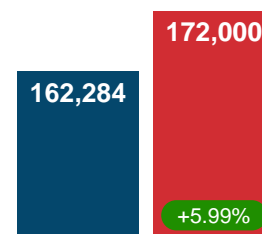
Pending Listings



List Price



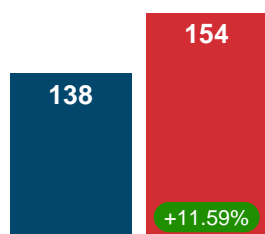
Sale Price



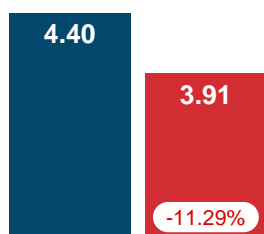
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

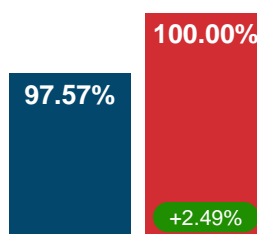
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

