

April 2019



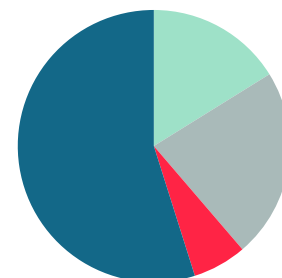
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	April 2019	+/-%
Closed Listings	64	58	-9.38%
Pending Listings	75	81	8.00%
New Listings	92	112	21.74%
Average List Price	134,380	138,786	3.28%
Average Sale Price	129,518	134,134	3.56%
Average Percent of Selling Price to List Price	95.80%	95.69%	-0.12%
Average Days on Market to Sale	52.20	42.93	-17.76%
End of Month Inventory	214	197	-7.94%
Months Supply of Inventory	3.53	3.35	-5.21%



■ Closed (16.16%)
■ Pending (22.56%)
■ Other OffMarket (6.41%)
■ Active (54.87%)

Absorption: Last 12 months, an Average of **59** Sales/Month
Active Inventory as of April 30, 2019 = **197**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2019 decreased **7.94%** to 197 existing homes available for sale. Over the last 12 months this area has had an average of 59 closed sales per month. This represents an unsold inventory index of **3.35** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **3.56%** in April 2019 to \$134,134 versus the previous year at \$129,518.

Average Days on Market Shortens

The average number of **42.93** days that homes spent on the market before selling decreased by 9.27 days or **17.76%** in April 2019 compared to last year's same month at **52.20** DOM.

Sales Success for April 2019 is Positive

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

There were 112 New Listings in April 2019, up **21.74%** from last year at 92. Furthermore, there were 58 Closed Listings this month versus last year at 64, a **-9.38%** decrease.

Closed versus Listed trends yielded a **51.8%** ratio, down from previous year's, April 2018, at **69.6%**, a **25.56%** 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.

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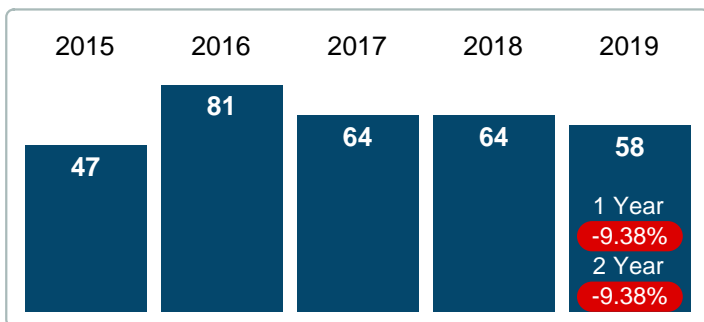
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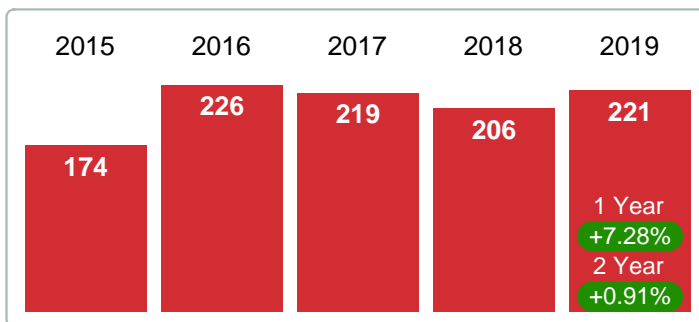
CLOSED LISTINGS

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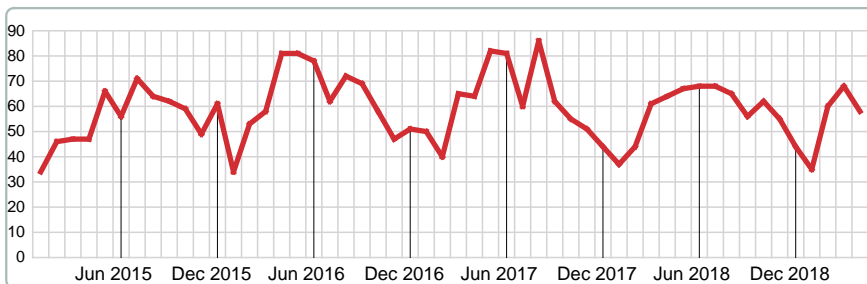
APRIL



YEAR TO DATE (YTD)

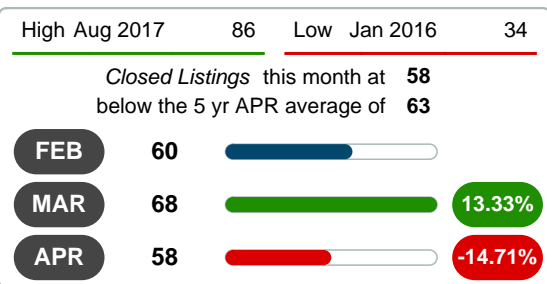


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.34%	92.2	3	3	0	0
\$50,001 - \$70,000	4	6.90%	67.3	2	2	0	0
\$70,001 - \$90,000	10	17.24%	36.7	2	7	0	1
\$90,001 - \$140,000	18	31.03%	22.7	0	15	3	0
\$140,001 - \$180,000	7	12.07%	64.6	1	5	1	0
\$180,001 - \$230,000	7	12.07%	23.6	0	4	3	0
\$230,001 and up	6	10.34%	45.8	0	1	5	0
Total Closed Units	58			8	37	12	1
Total Closed Volume	7,779,750	100%	42.9	516.00K	4.53M	2.66M	75.00K
Average Closed Price	\$134,134			\$64,500	\$122,404	\$221,650	\$75,000

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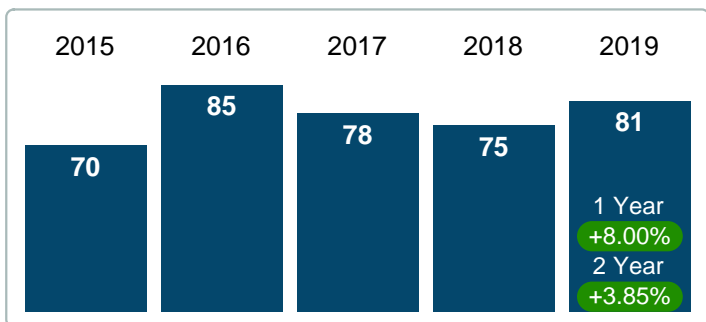
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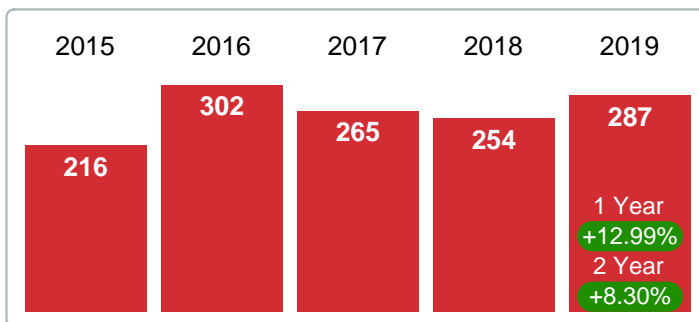
PENDING LISTINGS

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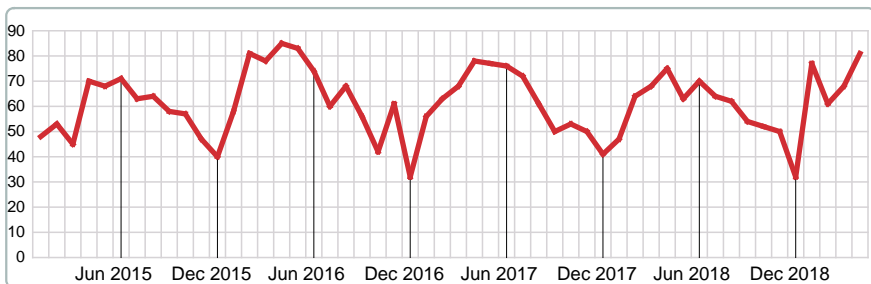
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 78

High Apr 2016 85 Low Dec 2018 32

Pending Listings this month at **81**
above the 5 yr APR average of **78**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	7.41%	4.7	1	4	1	0
\$50,001 - \$75,000	8	9.88%	56.0	3	5	0	0
\$75,001 - \$100,000	11	13.58%	45.4	5	6	0	0
\$100,001 - \$150,000	20	24.69%	22.1	4	13	2	1
\$150,001 - \$200,000	18	22.22%	12.1	2	13	3	0
\$200,001 - \$250,000	9	11.11%	45.9	1	5	2	1
\$250,001 and up	9	11.11%	92.1	0	4	2	3
Total Pending Units	81			16	50	10	5
Total Pending Volume	12,485,723	100%	34.2	1.78M	7.24M	2.06M	1.41M
Average Listing Price	\$152,680			\$111,019	\$144,788	\$206,260	\$281,480

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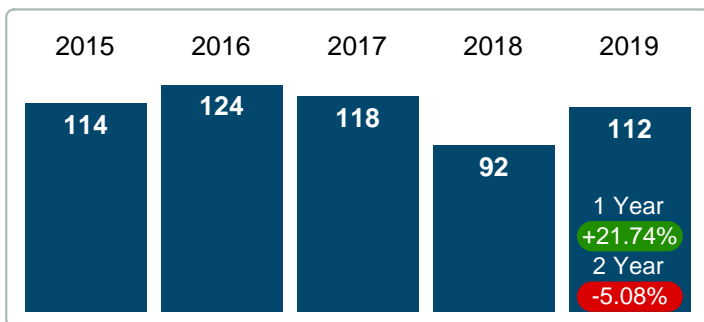
Area Delimited by County Of Creek - Residential Property Type



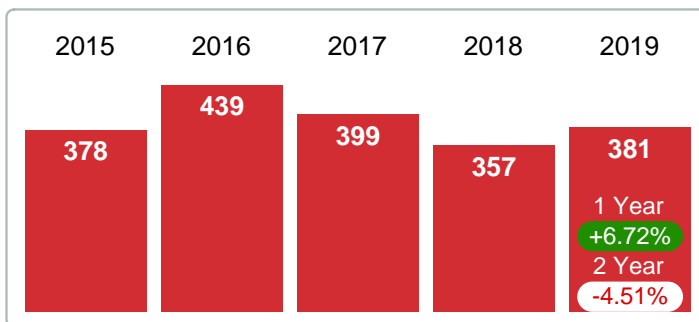
NEW LISTINGS

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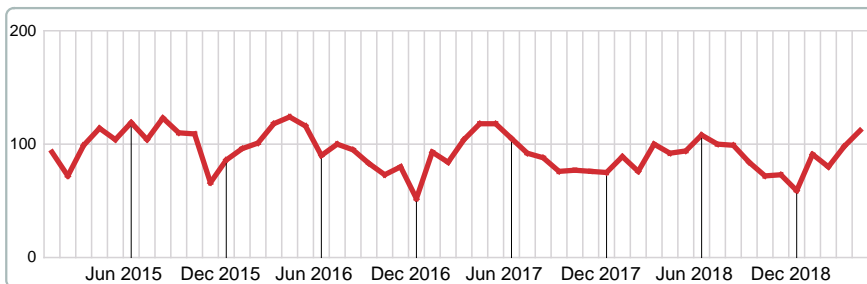
APRIL



YEAR TO DATE (YTD)

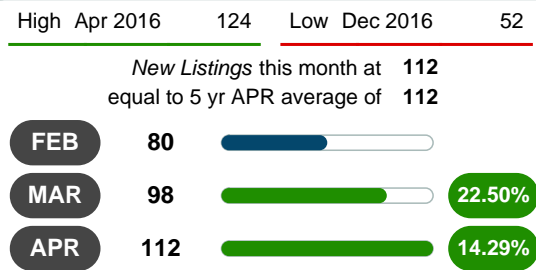


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 112



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	8.93%	4	5	1	0
\$50,001 - \$100,000	14	12.50%	7	7	0	0
\$100,001 - \$125,000	11	9.82%	1	8	2	0
\$125,001 - \$175,000	30	26.79%	4	24	2	0
\$175,001 - \$200,000	12	10.71%	1	8	2	1
\$200,001 - \$350,000	23	20.54%	1	13	7	2
\$350,001 and up	12	10.71%	0	1	8	3
Total New Listed Units	112		18	66	22	6
Total New Listed Volume	22,377,321	100%	1.86M	10.35M	8.24M	1.93M
Average New Listed Listing Price	\$173,040		\$103,233	\$156,794	\$374,741	\$321,067

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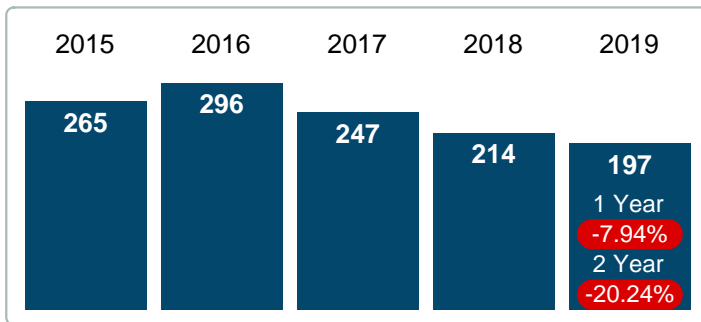
Area Delimited by County Of Creek - Residential Property Type



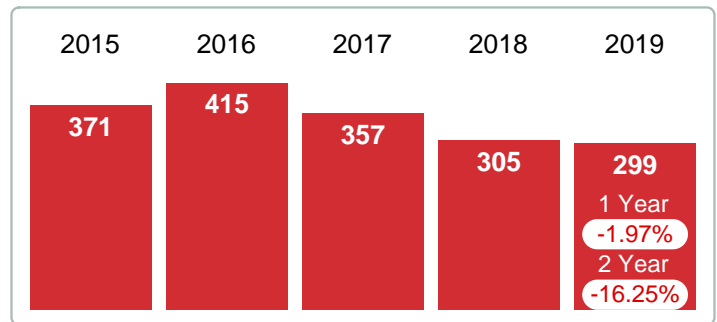
ACTIVE INVENTORY

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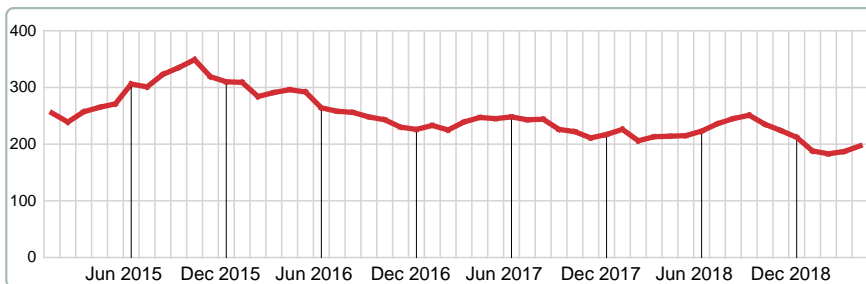
END OF APRIL



ACTIVE DURING APRIL

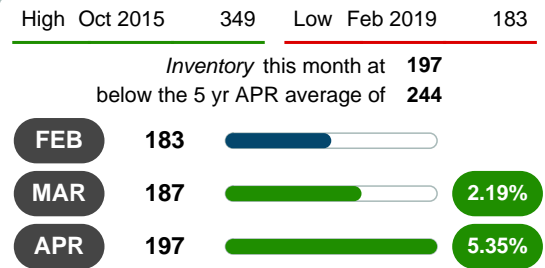


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 244



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	15	7.61%	49.9	7	7	1	0
\$50,001 - \$75,000	18	9.14%	65.1	7	10	1	0
\$75,001 - \$125,000	35	17.77%	101.1	5	26	3	1
\$125,001 - \$200,000	50	25.38%	93.2	4	37	8	1
\$200,001 - \$300,000	32	16.24%	64.9	0	17	15	0
\$300,001 - \$450,000	23	11.68%	54.6	0	4	14	5
\$450,001 and up	24	12.18%	66.8	1	3	14	6
Total Active Inventory by Units	197			24	104	56	13
Total Active Inventory by Volume	47,523,118	100%	76.4	2.54M	17.07M	21.60M	6.31M
Average Active Inventory Listing Price	\$241,234			\$105,863	\$164,165	\$385,664	\$485,546

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Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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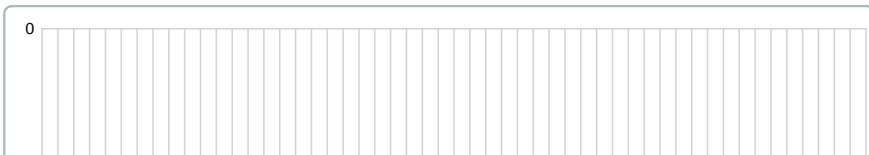
MSI FOR APRIL

2015	2016	2017	2018	2019

INDICATORS FOR APRIL 2019

Inventory	Closed	Absorption	MSI	MSI %
197	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
\$50,000 and less	15		7.61%	2.65	2.80	2.27	12.00	0.00	
\$50,001 - \$75,000	18		9.14%	3.18	3.23	3.33	3.00	0.00	
\$75,001 - \$125,000	35		17.77%	2.26	2.14	2.29	1.80	6.00	
\$125,001 - \$200,000	50		25.38%	2.48	4.36	2.39	2.46	2.00	
\$200,001 - \$300,000	32		16.24%	3.92	0.00	3.78	4.62	0.00	
\$300,001 - \$450,000	23		11.68%	7.89	0.00	6.00	8.00	10.00	
\$450,001 and up	24		12.18%	32.00	0.00	36.00	33.60	24.00	
Market Supply of Inventory (MSI)		3.35			3.00	2.72	5.21	6.78	
Total Active Inventory by Units		197	100%	3.35	24	104	56	13	

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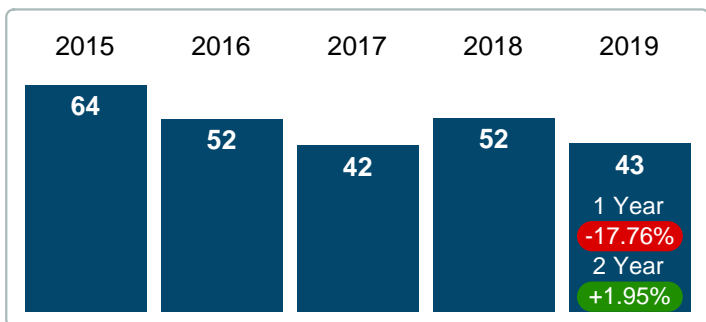
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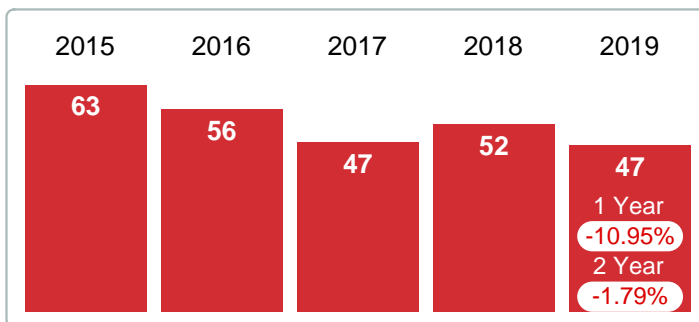
AVERAGE DAYS ON MARKET TO SALE

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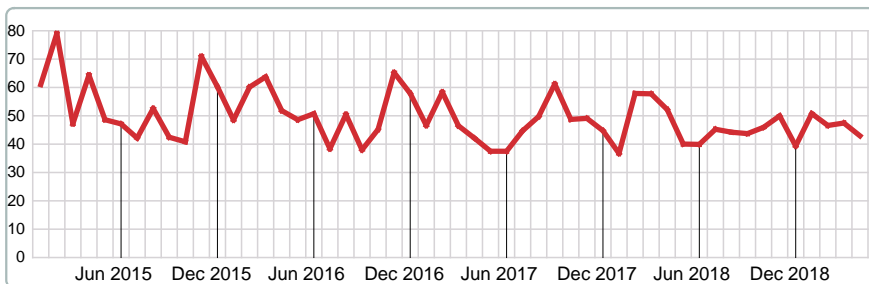
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

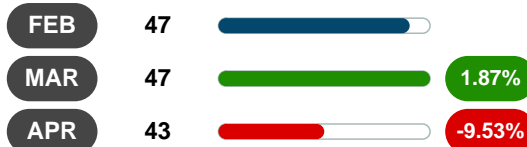


3 MONTHS

5 year APR AVG = 51

High Feb 2015 79 Low Jan 2018 37

Average Days on Market to Sale this month at 43 below the 5 yr APR average of 51



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
\$50,000 and less	10.34%	92	123	61	0	0
\$50,001 - \$70,000	6.90%	67	69	66	0	0
\$70,001 - \$90,000	17.24%	37	14	45	0	23
\$90,001 - \$140,000	31.03%	23	0	23	23	0
\$140,001 - \$180,000	12.07%	65	62	74	18	0
\$180,001 - \$230,000	12.07%	24	0	8	44	0
\$230,001 and up	10.34%	46	0	42	47	0
Average Closed DOM		43	75	38	38	23
Total Closed Units	100%	43	8	37	12	1
Total Closed Volume		7,779,750	516.00K	4.53M	2.66M	75.00K

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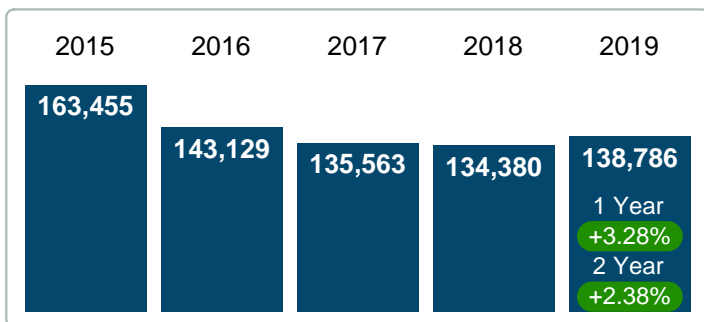
Area Delimited by County Of Creek - Residential Property Type



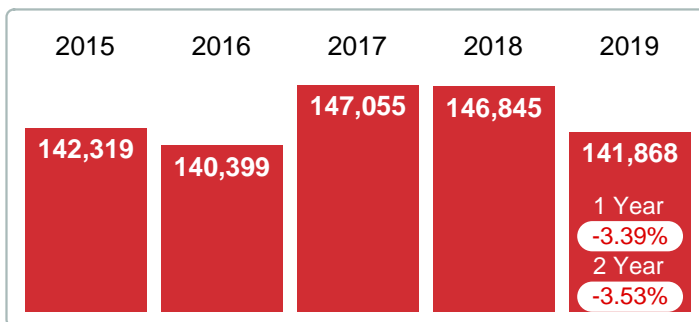
AVERAGE LIST PRICE AT CLOSING

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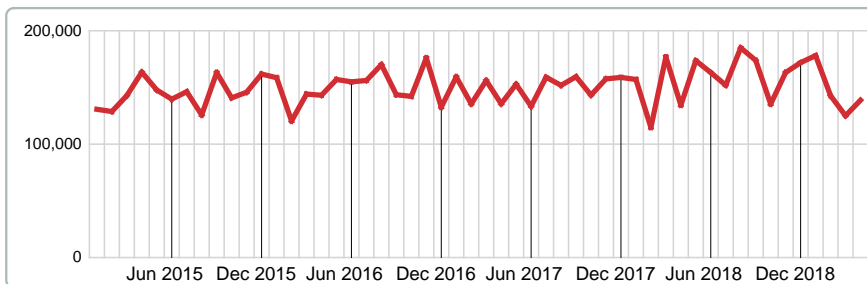
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

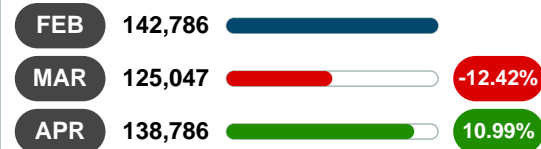


3 MONTHS

5 year APR AVG = 143,062

High Aug 2018 184,937 Low Feb 2018 114,760

Average List Price at Closing this month at **138,786**
below the 5 yr APR average of **143,062**



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
\$50,000 and less	10.34%	34,150	36,633	31,667	0	0
\$50,001 - \$70,000	6.90%	64,200	59,950	69,700	0	0
\$70,001 - \$90,000	17.24%	83,220	83,250	84,757	0	69,900
\$90,001 - \$140,000	29.31%	122,941	0	125,800	115,967	0
\$140,001 - \$180,000	12.07%	162,014	155,000	166,840	185,000	0
\$180,001 - \$230,000	12.07%	208,829	0	222,475	208,967	0
\$230,001 and up	12.07%	295,686	0	255,000	314,960	0
Average List Price		138,786	68,913	126,859	227,883	69,900
Total Closed Units	100%	138,786	8	37	12	1
Total Closed Volume		8,049,600	551.30K	4.69M	2.73M	69.90K

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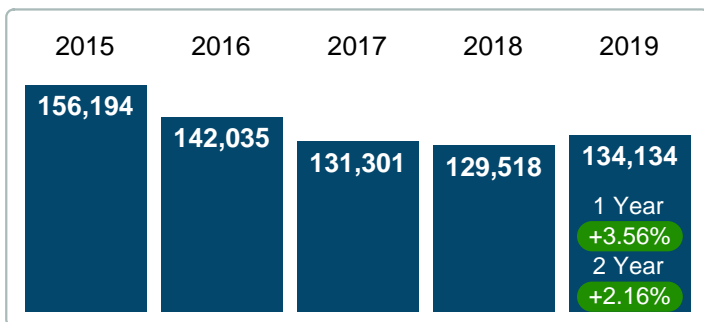
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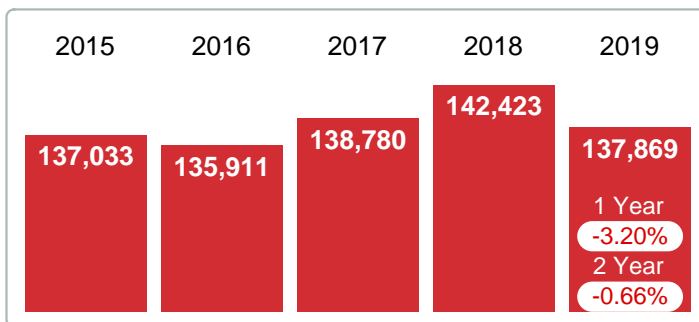
AVERAGE SOLD PRICE AT CLOSING

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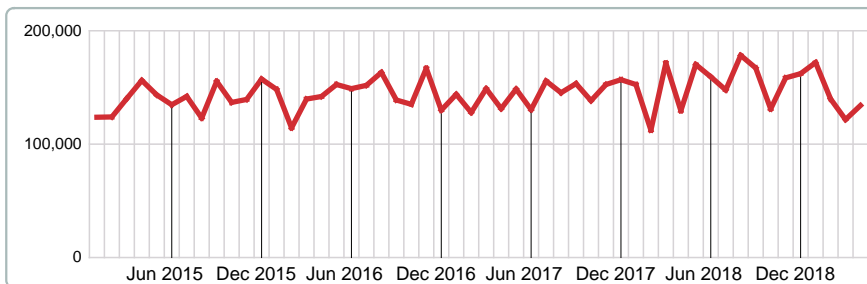
APRIL



YEAR TO DATE (YTD)

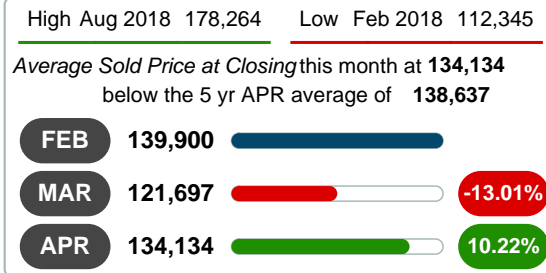


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 138,637



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
\$50,000 and less	10.34%	30,833	32,667	29,000	0	0
\$50,001 - \$70,000	6.90%	59,250	55,500	63,000	0	0
\$70,001 - \$90,000	17.24%	77,780	79,500	77,686	0	75,000
\$90,001 - \$140,000	31.03%	120,603	0	122,057	113,333	0
\$140,001 - \$180,000	12.07%	165,686	148,000	166,360	180,000	0
\$180,001 - \$230,000	12.07%	211,429	0	217,750	203,000	0
\$230,001 and up	10.34%	294,883	0	238,500	306,160	0
Average Sold Price		134,134	64,500	122,404	221,650	75,000
Total Closed Units	100%	134,134	8	37	12	1
Total Closed Volume		7,779,750	516.00K	4.53M	2.66M	75.00K

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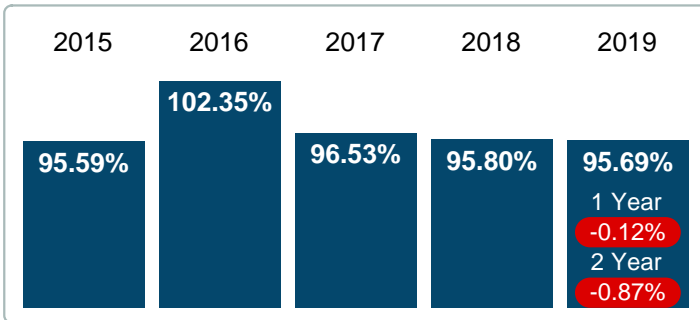
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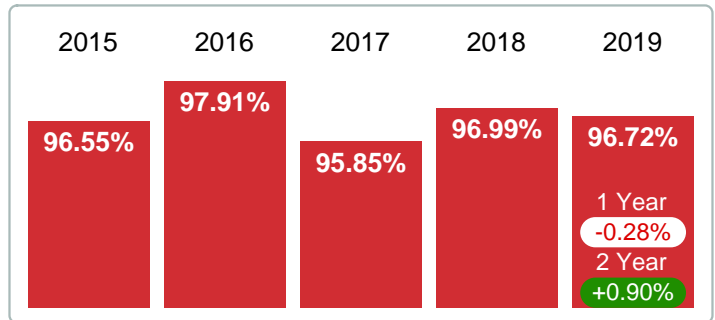
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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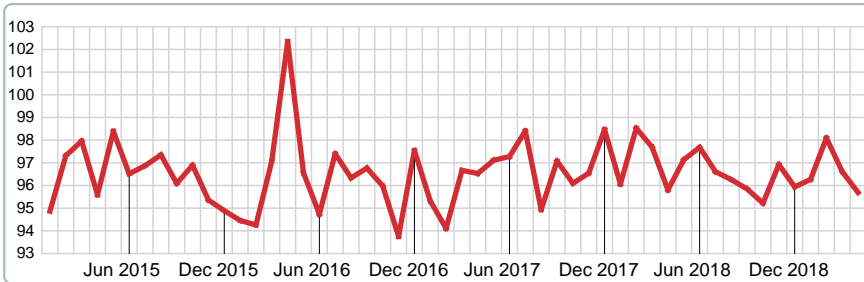
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

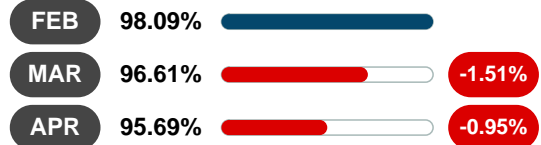


3 MONTHS

5 year APR AVG = 97.19%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **95.69%**
below the 5 yr APR average of **97.19%**



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
\$50,000 and less	6	10.34%	90.05%	86.76%	93.33%	0.00%	0.00%
\$50,001 - \$70,000	4	6.90%	91.55%	92.74%	90.36%	0.00%	0.00%
\$70,001 - \$90,000	10	17.24%	94.12%	95.84%	91.75%	0.00%	107.30%
\$90,001 - \$140,000	18	31.03%	97.14%	0.00%	97.02%	97.77%	0.00%
\$140,001 - \$180,000	7	12.07%	98.86%	95.48%	99.85%	97.30%	0.00%
\$180,001 - \$230,000	7	12.07%	97.65%	0.00%	97.92%	97.29%	0.00%
\$230,001 and up	6	10.34%	96.36%	0.00%	93.53%	96.93%	0.00%
Average Sold/List Ratio		95.70%		91.62%	95.75%	97.26%	107.30%
Total Closed Units		58	100%	8	37	12	1
Total Closed Volume		7,779,750		516.00K	4.53M	2.66M	75.00K

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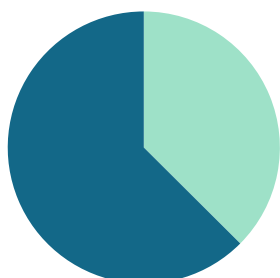
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

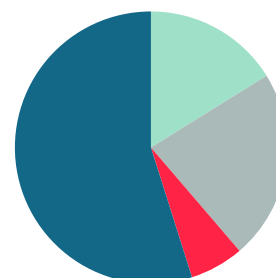


Inventory
 New Listings
112 = 37.46%
 Start Inventory
187
 Total Inventory Units
299
 Volume
\$64,611,241

Market Activity

Closed Sales
58 = 16.16%
 Pending Sales
81 = 22.56%
 Other Off Market
23 = 6.41%
 Active Inventory
197 = 54.87%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	64	58	-9.38%	206	221	7.28%
Pending Sales	75	81	8.00%	254	287	12.99%
New Listings	92	112	21.74%	357	381	6.72%
Average List Price	134,380	138,786	3.28%	146,845	141,868	-3.39%
Average Sale Price	129,518	134,134	3.56%	142,423	137,869	-3.20%
Average Percent of Selling Price to List Price	95.80%	95.69%	-0.12%	96.99%	96.72%	-0.28%
Average Days on Market to Sale	52.20	42.93	-17.76%	52.28	46.56	-10.95%
Monthly Inventory	214	197	-7.94%	214	197	-7.94%
Months Supply of Inventory	3.53	3.35	-5.21%	3.53	3.35	-5.21%

Absorption: Last 12 months, an Average of **59** Sales/Month

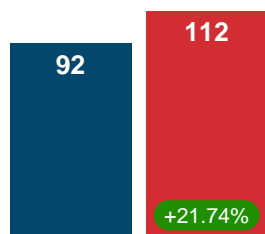
Inventory on April 30, 2019 = **197**

2018 **2019**

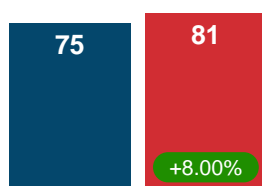
APRIL MARKET

AVERAGE PRICES

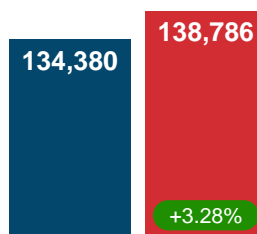
New Listings



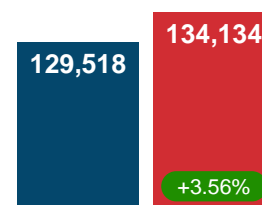
Pending Listings



List Price



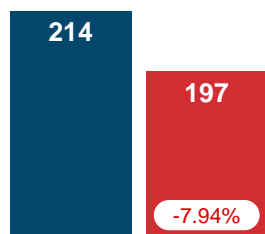
Sale Price



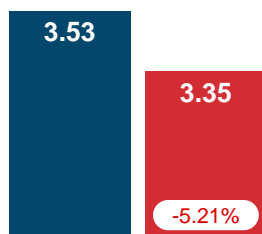
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

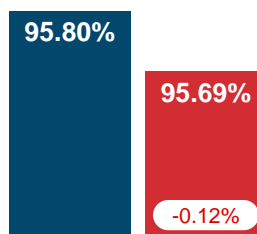
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

