

April 2019



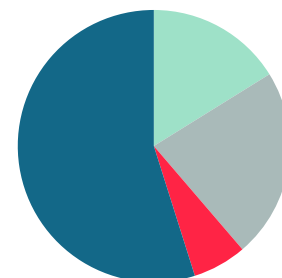
Area Delimited by County Of Creek - Residential Property Type



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%
Median List Price	118,950	129,900	9.21%
Median Sale Price	117,450	125,000	6.43%
Median Percent of Selling Price to List Price	97.49%	96.64%	-0.87%
Median Days on Market to Sale	42.50	28.00	-34.12%
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.

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 **6.43%** in April 2019 to \$125,000 versus the previous year at \$117,450.

Median Days on Market Shortens

The median number of **28.00** days that homes spent on the market before selling decreased by 14.50 days or **34.12%** in April 2019 compared to last year's same month at **42.50** 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 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.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

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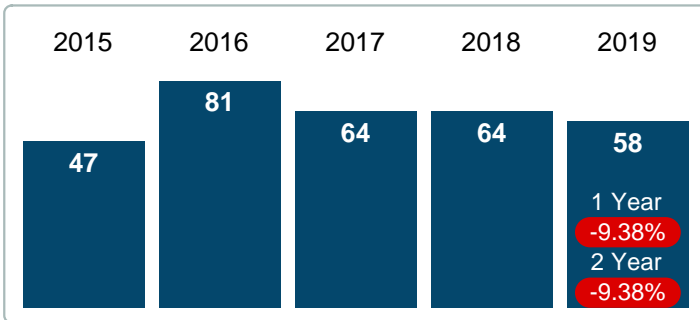
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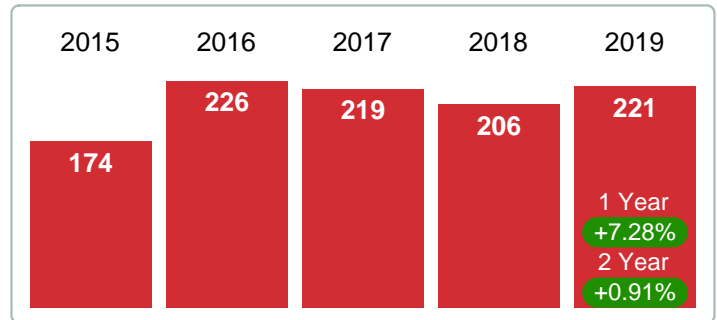
CLOSED LISTINGS

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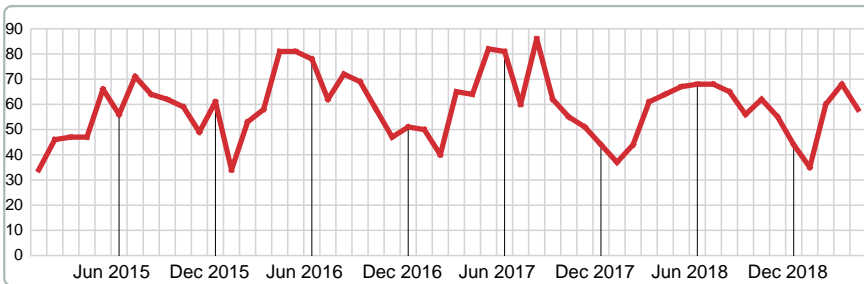
APRIL



YEAR TO DATE (YTD)

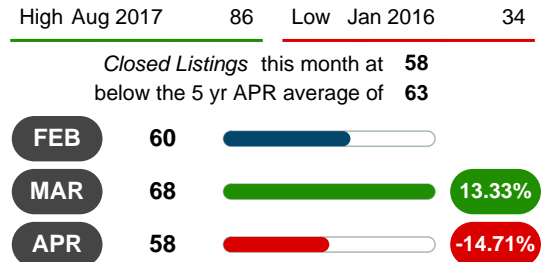


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 63



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	6	10.34%	98.5	3	3	0	0
\$50,001 - \$70,000	4	6.90%	69.0	2	2	0	0
\$70,001 - \$90,000	10	17.24%	28.0	2	7	0	1
\$90,001 - \$140,000	18	31.03%	18.0	0	15	3	0
\$140,001 - \$180,000	7	12.07%	52.0	1	5	1	0
\$180,001 - \$230,000	7	12.07%	4.0	0	4	3	0
\$230,001 and up	6	10.34%	24.0	0	1	5	0
Total Closed Units	58			8	37	12	1
Total Closed Volume	7,779,750	100%	28.0	516.00K	4.53M	2.66M	75.00K
Median Closed Price	\$125,000			\$55,500	\$122,000	\$209,500	\$75,000

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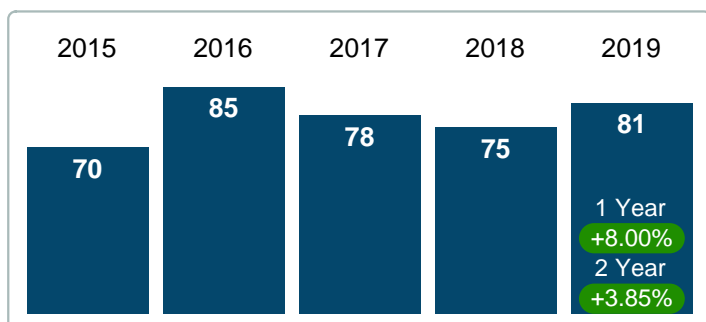
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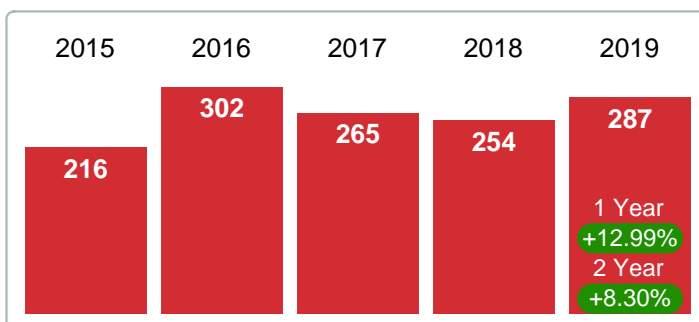
PENDING LISTINGS

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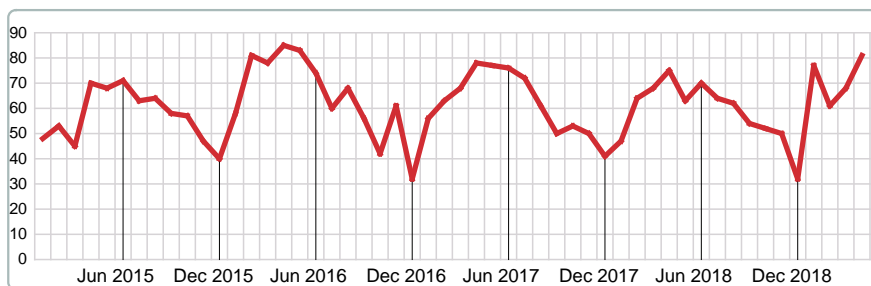
APRIL



YEAR TO DATE (YTD)

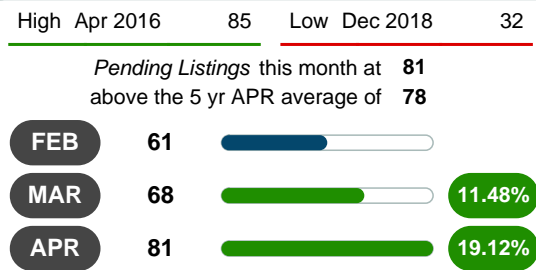


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 78



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	6	7.41%	3.5	1	4	1	0
\$50,001 - \$80,000	9	11.11%	58.0	3	6	0	0
\$80,001 - \$120,000	13	16.05%	13.0	6	5	2	0
\$120,001 - \$160,000	22	27.16%	8.0	4	17	0	1
\$160,001 - \$200,000	13	16.05%	7.0	1	9	3	0
\$200,001 - \$270,000	10	12.35%	11.0	1	6	2	1
\$270,001 and up	8	9.88%	98.5	0	3	2	3
Total Pending Units	81			16	50	10	5
Total Pending Volume	12,485,723	100%	11.0	1.78M	7.24M	2.06M	1.41M
Median Listing Price	\$139,000			\$97,450	\$138,000	\$197,000	\$280,000

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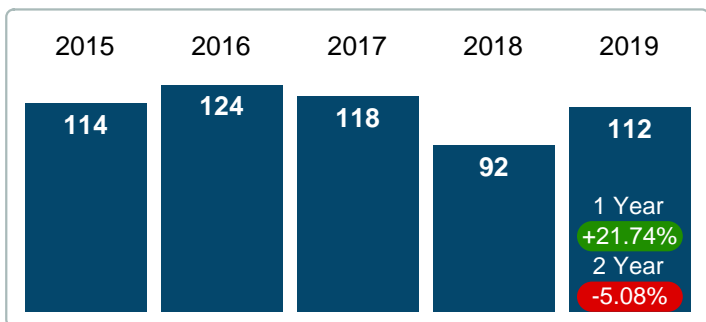
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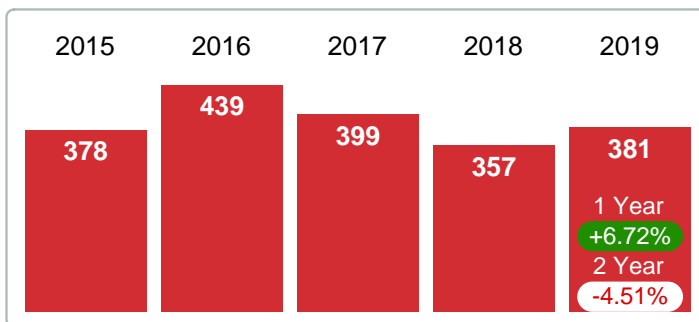
NEW LISTINGS

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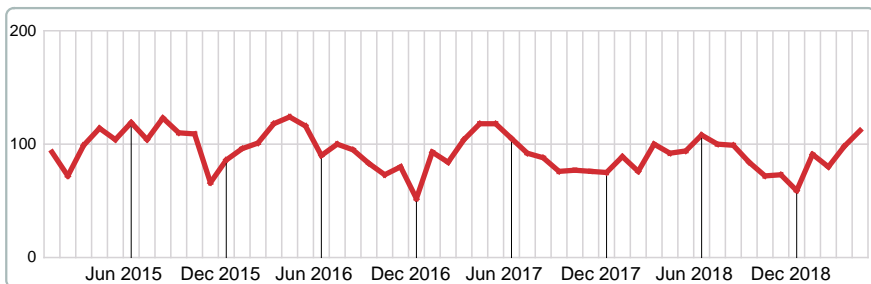
APRIL



YEAR TO DATE (YTD)

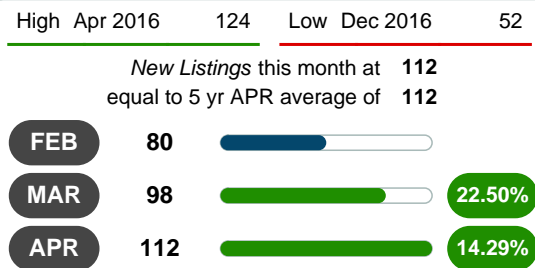


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 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
Median New Listed Listing Price	\$160,500		\$85,250	\$155,450	\$284,950	\$342,000

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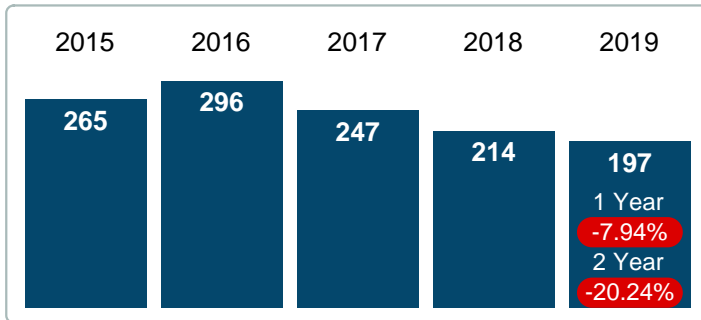
Area Delimited by County Of Creek - Residential Property Type



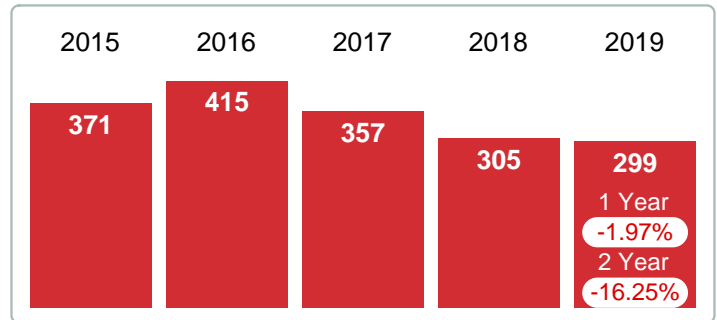
ACTIVE INVENTORY

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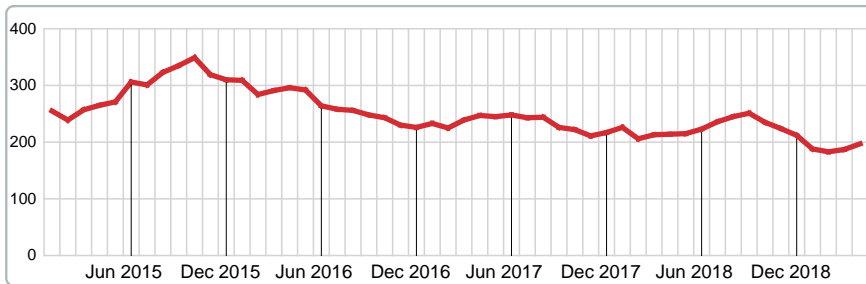
END OF APRIL



ACTIVE DURING APRIL

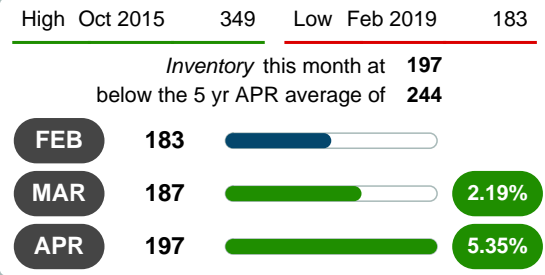


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 244



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	15	7.61%	43.0	7	7	1	0
\$50,001 - \$75,000	18	9.14%	56.0	7	10	1	0
\$75,001 - \$125,000	35	17.77%	49.0	5	26	3	1
\$125,001 - \$200,000	50	25.38%	49.5	4	37	8	1
\$200,001 - \$300,000	32	16.24%	48.0	0	17	15	0
\$300,001 - \$450,000	23	11.68%	42.0	0	4	14	5
\$450,001 and up	24	12.18%	50.0	1	3	14	6
Total Active Inventory by Units	197			24	104	56	13
Total Active Inventory by Volume	47,523,118	100%	49.0	2.54M	17.07M	21.60M	6.31M
Median Active Inventory Listing Price	\$175,000			\$67,450	\$152,400	\$297,500	\$425,000

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Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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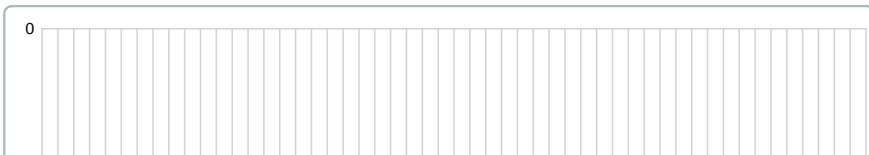
MSI FOR APRIL

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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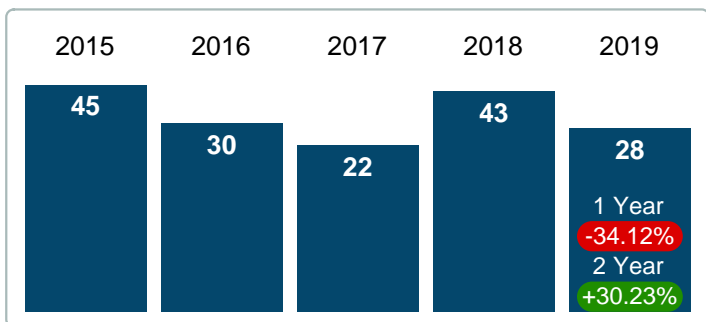
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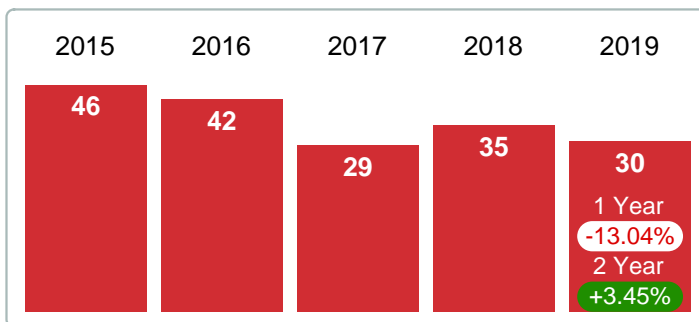
MEDIAN DAYS ON MARKET TO SALE

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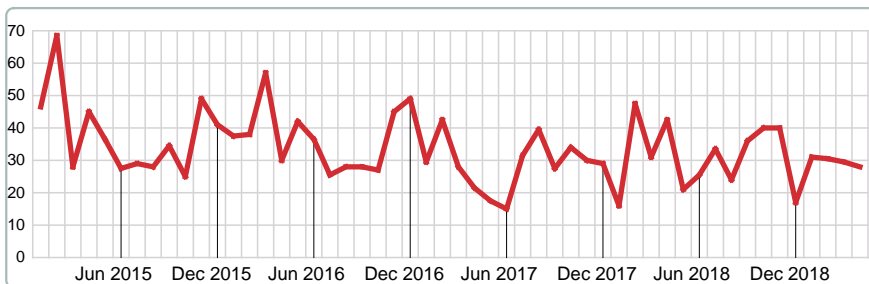
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

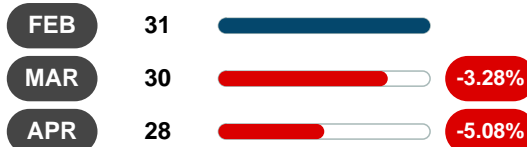


3 MONTHS

5 year APR AVG = 33

High Feb 2015 69 Low Jun 2017 15

Median Days on Market to Sale this month at 28 below the 5 yr APR 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
\$50,000 and less	10.34%	99	134	7	0	0
\$50,001 - \$70,000	6.90%	69	69	66	0	0
\$70,001 - \$90,000	17.24%	28	14	34	0	23
\$90,001 - \$140,000	31.03%	18	0	15	22	0
\$140,001 - \$180,000	12.07%	52	62	52	18	0
\$180,001 - \$230,000	12.07%	4	0	3	47	0
\$230,001 and up	10.34%	24	0	42	6	0
Median Closed DOM		28	64	28	20	23
Total Closed Units	100%	58	8	37	12	1
Total Closed Volume		7,779,750	516.00K	4.53M	2.66M	75.00K

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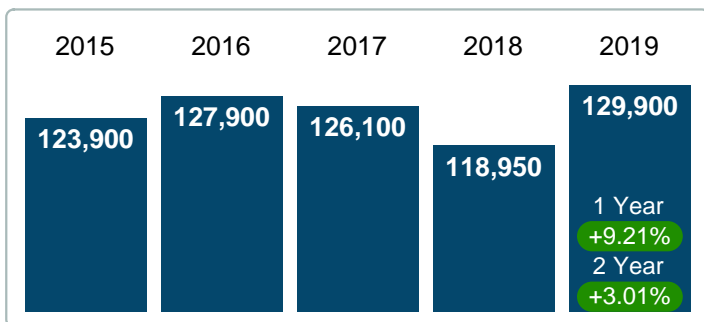
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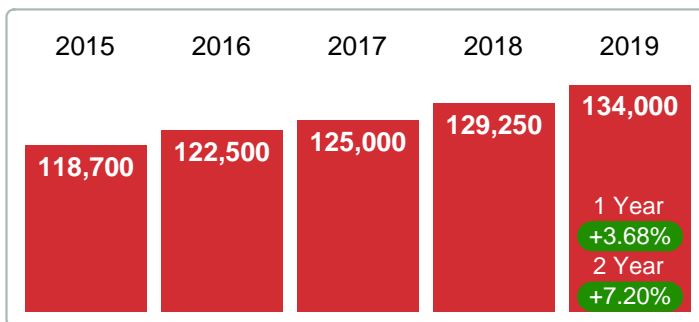
MEDIAN LIST PRICE AT CLOSING

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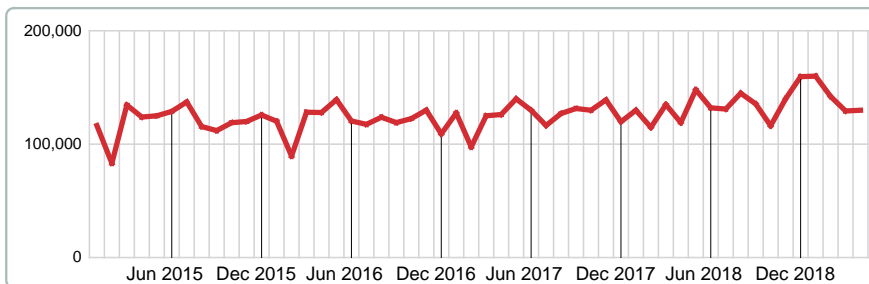
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YEAR TO DATE (YTD)

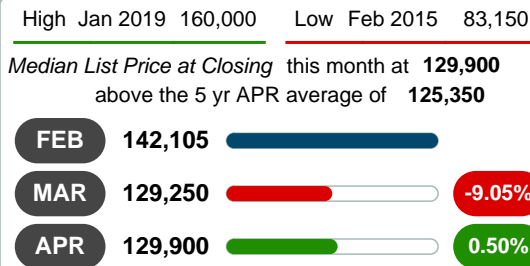


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 125,350



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
\$50,000 and less	10.34%	30,000	30,000	30,000	0	0
\$50,001 - \$70,000	6.90%	66,000	59,950	67,000	0	69,900
\$70,001 - \$90,000	17.24%	82,500	83,250	82,500	0	0
\$90,001 - \$140,000	29.31%	129,900	0	129,900	117,900	0
\$140,001 - \$180,000	12.07%	164,900	155,000	164,950	0	0
\$180,001 - \$230,000	12.07%	214,900	0	215,000	201,950	0
\$230,001 and up	12.07%	290,000	0	247,500	299,900	0
Median List Price		129,900	59,950	129,900	213,500	69,900
Total Closed Units	100%	129,900	8	37	12	1
Total Closed Volume		8,049,600	551.30K	4.69M	2.73M	69.90K

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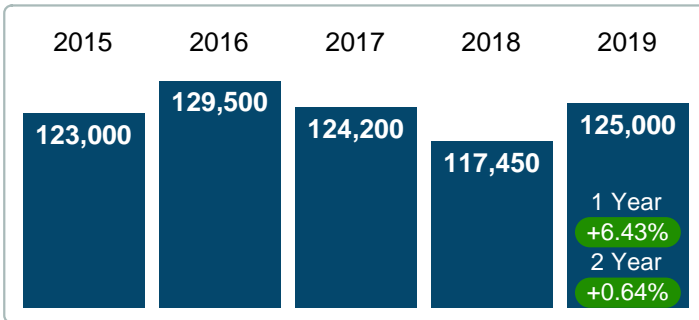
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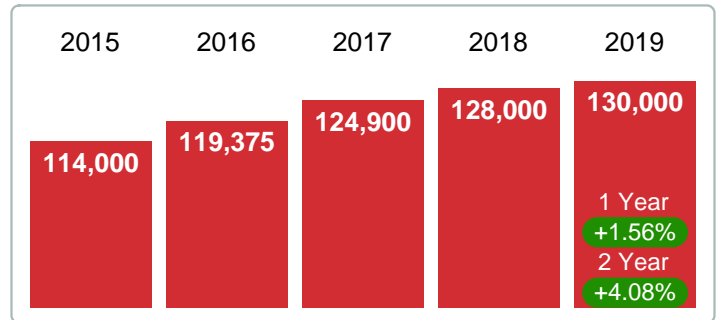
MEDIAN SOLD PRICE AT CLOSING

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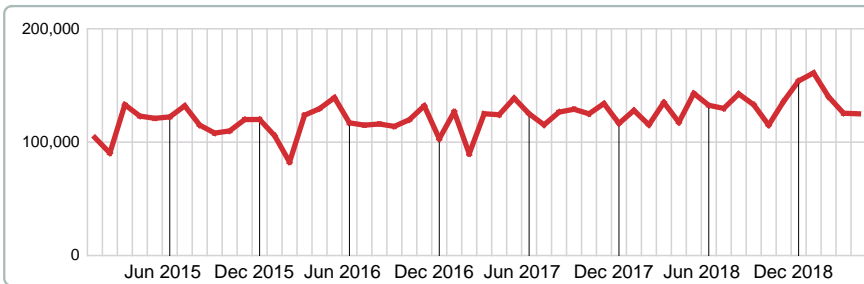
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

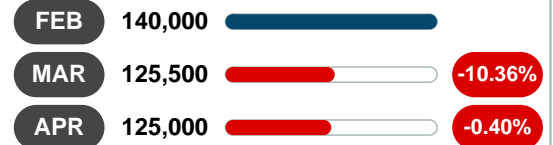


3 MONTHS

5 year APR AVG = 123,830

High Jan 2019 161,000 Low Feb 2016 82,432

Median Sold Price at Closing this month at **125,000**
above the 5 yr APR average of **123,830**



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
\$50,000 and less	6	10.34%	27,500	25,000	30,000	0	0
\$50,001 - \$70,000	4	6.90%	59,500	55,500	63,000	0	0
\$70,001 - \$90,000	10	17.24%	78,000	79,500	78,000	0	75,000
\$90,001 - \$140,000	18	31.03%	125,000	0	128,000	110,000	0
\$140,001 - \$180,000	7	12.07%	166,900	148,000	166,900	180,000	0
\$180,001 - \$230,000	7	12.07%	210,000	0	218,500	209,000	0
\$230,001 and up	6	10.34%	284,950	0	238,500	289,900	0
Median Sold Price			125,000	55,500	122,000	209,500	75,000
Total Closed Units		100%	125,000	8	37	12	1
Total Closed Volume			7,779,750	516.00K	4.53M	2.66M	75.00K

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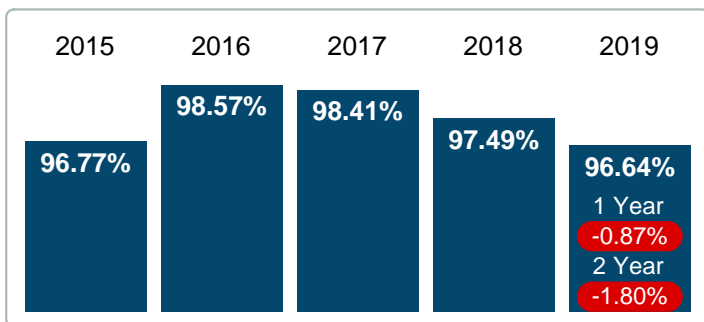
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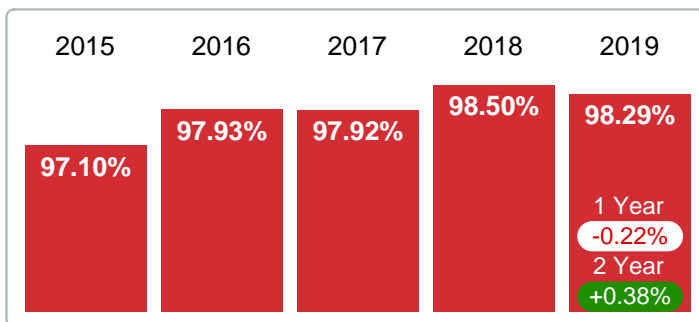
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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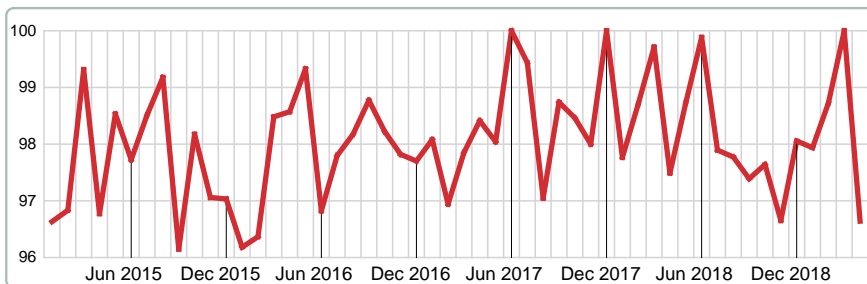
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

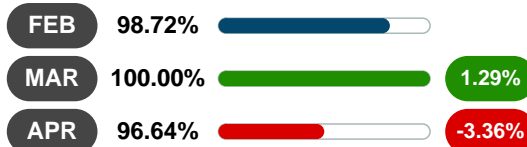


3 MONTHS

5 year APR AVG = 97.58%

High Mar 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **96.64%**
below the 5 yr APR average of **97.58%**



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	
\$50,000 and less	6	10.34%	91.81%	83.61%	100.00%	0.00%	0.00%	
\$50,001 - \$70,000	4	6.90%	90.96%	92.74%	90.36%	0.00%	0.00%	
\$70,001 - \$90,000	10	17.24%	92.49%	95.84%	91.88%	0.00%	107.30%	
\$90,001 - \$140,000	18	31.03%	97.85%	0.00%	97.81%	100.00%	0.00%	
\$140,001 - \$180,000	7	12.07%	98.18%	95.48%	100.00%	97.30%	0.00%	
\$180,001 - \$230,000	7	12.07%	95.83%	0.00%	97.92%	94.17%	0.00%	
\$230,001 and up	6	10.34%	96.61%	0.00%	93.53%	96.67%	0.00%	
Median Sold/List Ratio		96.64%		92.74%	96.66%	96.84%	107.30%	
Total Closed Units		58	100%	96.64%	8	37	12	1
Total Closed Volume		7,779,750			516.00K	4.53M	2.66M	75.00K

April 2019



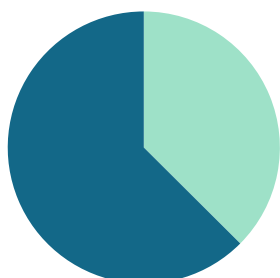
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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

INVENTORY

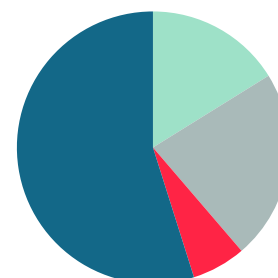


Inventory
 New Listings
112 = 37.46%
 Start Inventory
187
 Total Inventory Units
299
 Volume
\$64,611,241

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%
Median List Price	118,950	129,900	9.21%	129,250	134,000	3.68%
Median Sale Price	117,450	125,000	6.43%	128,000	130,000	1.56%
Median Percent of Selling Price to List Price	97.49%	96.64%	-0.87%	98.50%	98.29%	-0.22%
Median Days on Market to Sale	42.50	28.00	-34.12%	34.50	30.00	-13.04%
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

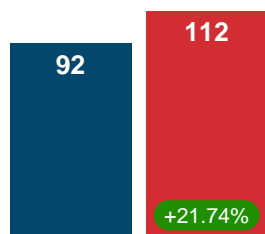
Inventory on April 30, 2019 = **197**

2018 **2019**

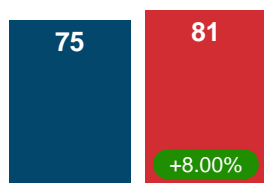
APRIL MARKET

MEDIAN PRICES

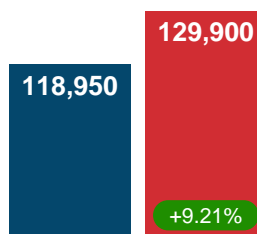
New Listings



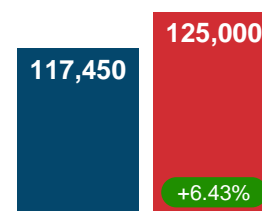
Pending Listings



List Price



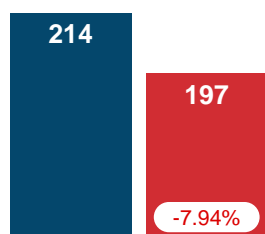
Sale Price



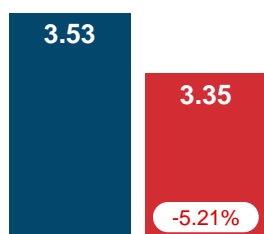
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

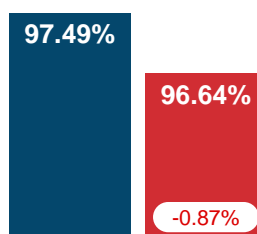
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

