

April 2019



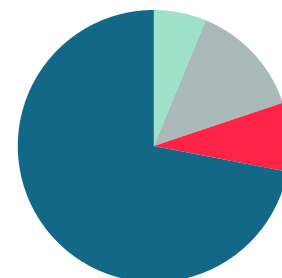
Area Delimited by County Of McIntosh - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	April 2019	+/-%
Closed Listings	17	16	-5.88%
Pending Listings	19	35	84.21%
New Listings	58	63	8.62%
Median List Price	92,000	96,250	4.62%
Median Sale Price	89,900	93,750	4.28%
Median Percent of Selling Price to List Price	94.44%	96.01%	1.66%
Median Days on Market to Sale	67.00	27.50	-58.96%
End of Month Inventory	220	185	-15.91%
Months Supply of Inventory	11.63	10.47	-9.96%



■ Closed (6.23%)
■ Pending (13.62%)
■ Other OffMarket (8.17%)
■ Active (71.98%)

Absorption: Last 12 months, an Average of **18** Sales/Month
Active Inventory as of April 30, 2019 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2019 decreased **15.91%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 18 closed sales per month. This represents an unsold inventory index of **10.47** 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 **4.28%** in April 2019 to \$93,750 versus the previous year at \$89,900.

Median Days on Market Shortens

The median number of **27.50** days that homes spent on the market before selling decreased by 39.50 days or **58.96%** in April 2019 compared to last year's same month at **67.00** 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 weak this month.

There were 63 New Listings in April 2019, up **8.62%** from last year at 58. Furthermore, there were 16 Closed Listings this month versus last year at 17, a **-5.88%** decrease.

Closed versus Listed trends yielded a **25.4%** ratio, down from previous year's, April 2018, at **29.3%**, a **13.35%** 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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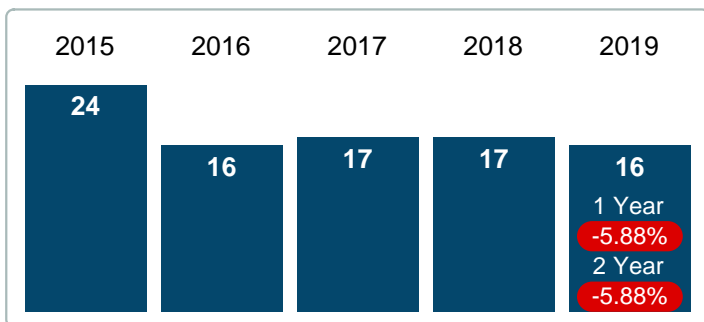
Area Delimited by County Of McIntosh - Residential Property Type



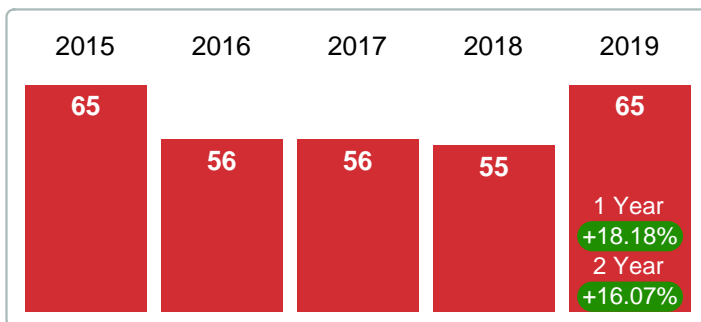
CLOSED LISTINGS

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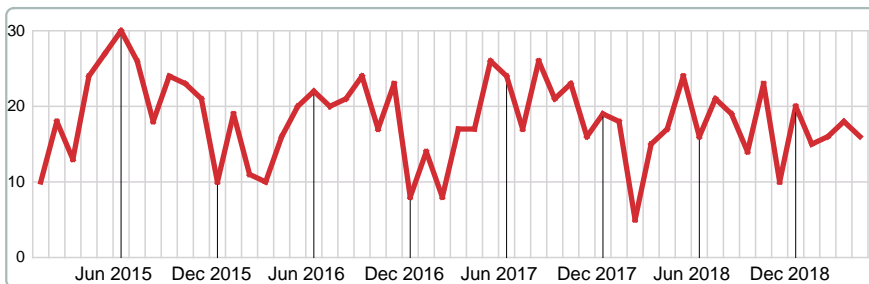
APRIL



YEAR TO DATE (YTD)

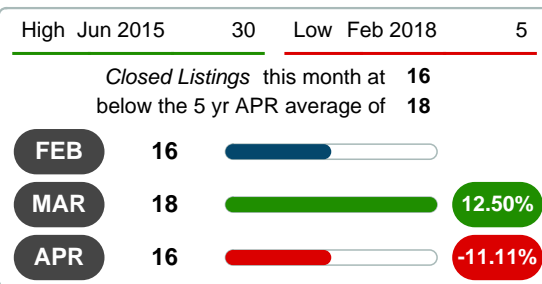


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 18



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	1	6.25%	32.0	0	0	1	0
\$30,001 - \$70,000	3	18.75%	65.0	1	2	0	0
\$70,001 - \$70,000	0	0.00%	65.0	0	0	0	0
\$70,001 - \$140,000	6	37.50%	5.5	1	5	0	0
\$140,001 - \$220,000	2	12.50%	8.5	0	2	0	0
\$220,001 - \$320,000	2	12.50%	58.0	0	2	0	0
\$320,001 and up	2	12.50%	85.5	0	1	1	0
Total Closed Units	16			2	12	2	0
Total Closed Volume	2,153,003	100%	27.5	157.50K	1.60M	399.50K	0.00B
Median Closed Price	\$93,750			\$78,750	\$107,500	\$199,752	\$0

April 2019



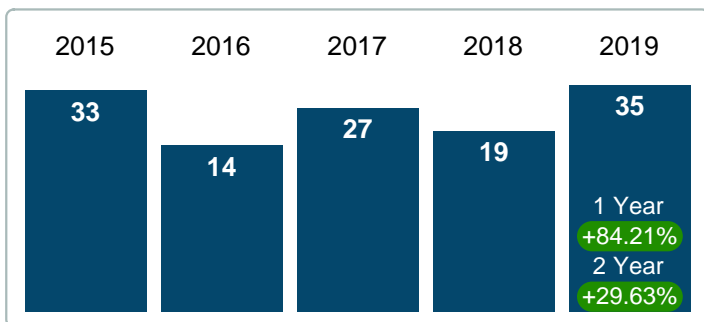
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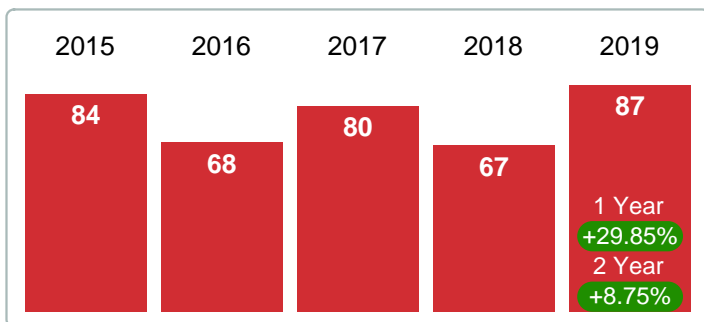
PENDING LISTINGS

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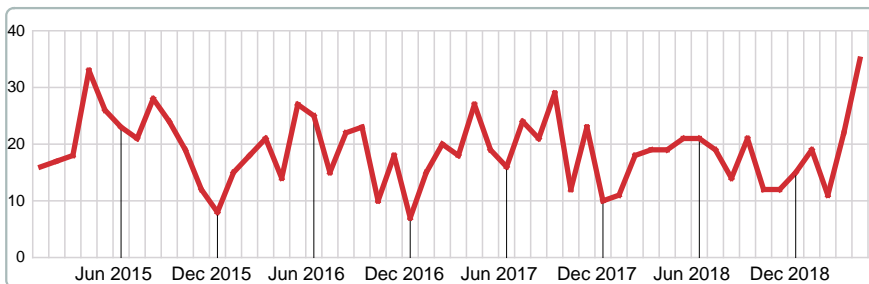
APRIL



YEAR TO DATE (YTD)

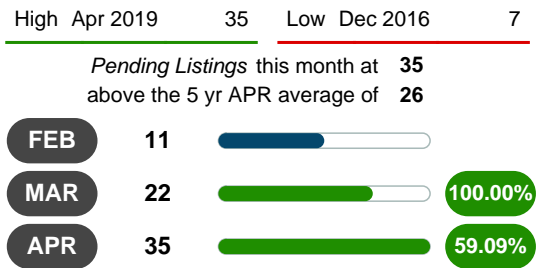


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 26



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$40,000 and less	3	8.57%	39.0	1	1	1	0
\$40,001 - \$50,000	2	5.71%	20.5	1	1	0	0
\$50,001 - \$100,000	9	25.71%	26.0	4	5	0	0
\$100,001 - \$140,000	5	14.29%	85.0	2	3	0	0
\$140,001 - \$220,000	8	22.86%	44.0	1	6	0	1
\$220,001 - \$280,000	3	8.57%	101.0	0	2	1	0
\$280,001 and up	5	14.29%	23.0	0	2	2	1
Total Pending Units	35			9	20	4	2
Total Pending Volume	5,075,299	100%	32.0	825.80K	2.86M	866.90K	519.90K
Median Listing Price	\$139,000			\$85,000	\$140,950	\$266,000	\$259,950

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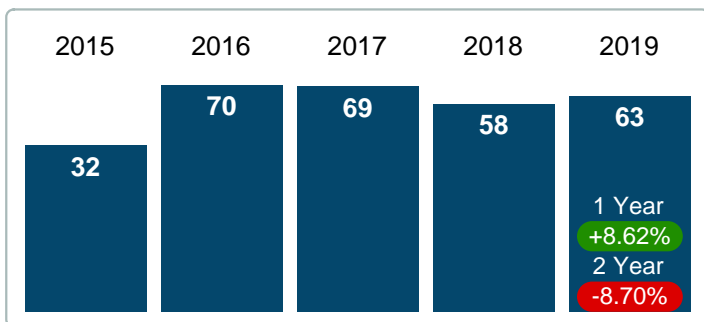
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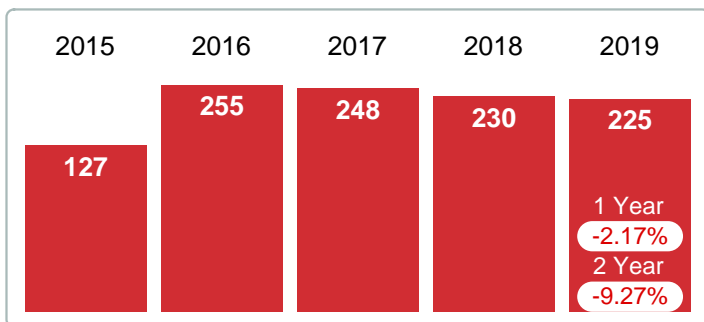
NEW LISTINGS

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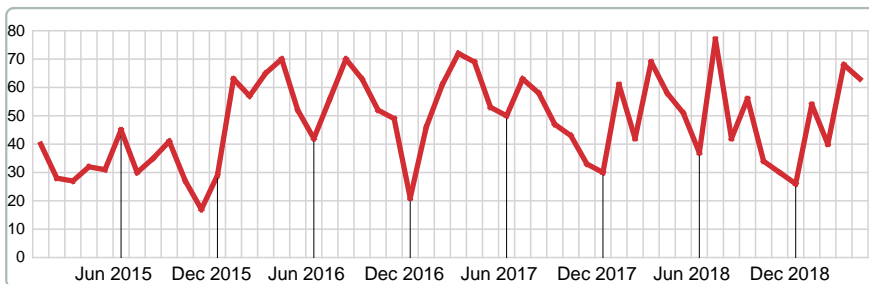
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 58

High Jul 2018 77 Low Nov 2015 17

New Listings this month at **63**
above the 5 yr APR average of **58**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	4	6.35%	3	1	0	0
\$30,001 - \$50,000	7	11.11%	5	2	0	0
\$50,001 - \$100,000	13	20.63%	7	5	1	0
\$100,001 - \$160,000	14	22.22%	1	12	1	0
\$160,001 - \$240,000	10	15.87%	3	5	2	0
\$240,001 - \$320,000	8	12.70%	0	5	3	0
\$320,001 and up	7	11.11%	0	3	3	1
Total New Listed Units	63		19	33	10	1
Total New Listed Volume	12,176,700	100%	1.59M	5.79M	4.47M	330.00K
Median New Listed Listing Price	\$141,900		\$63,500	\$149,000	\$276,000	\$330,000

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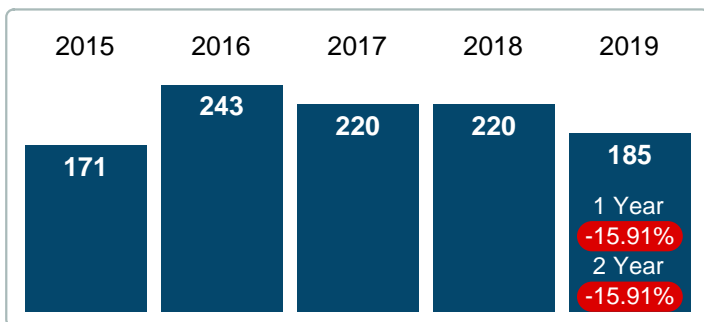
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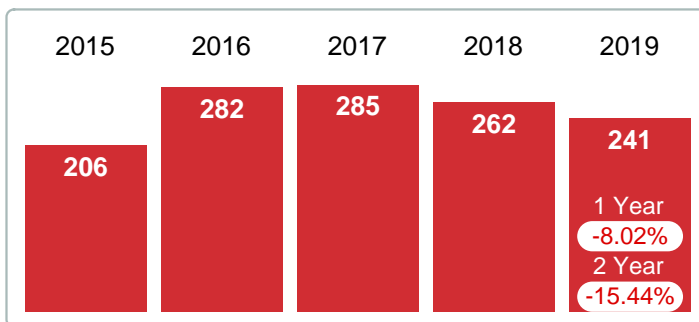
ACTIVE INVENTORY

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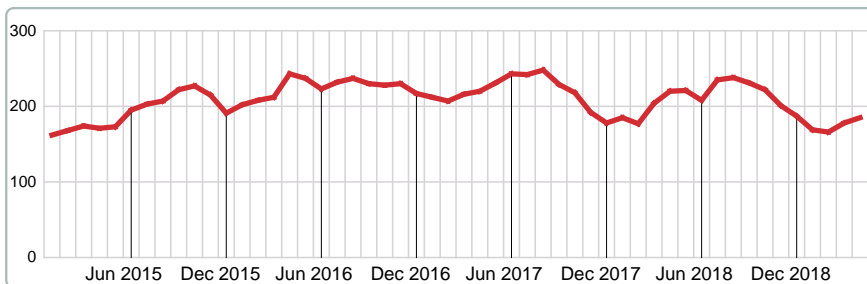
END OF APRIL



ACTIVE DURING APRIL

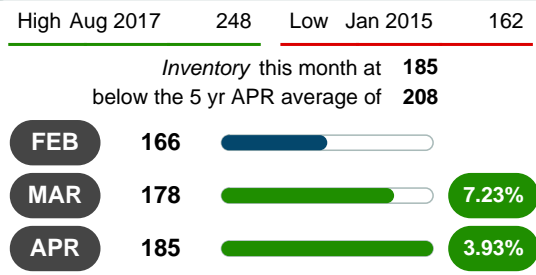


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 208



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	11	5.95%	75.0	8	3	0	0
\$30,001 - \$70,000	31	16.76%	46.0	18	12	1	0
\$70,001 - \$100,000	27	14.59%	43.0	14	10	3	0
\$100,001 - \$170,000	45	24.32%	54.0	11	27	7	0
\$170,001 - \$240,000	27	14.59%	48.0	7	15	4	1
\$240,001 - \$360,000	25	13.51%	39.0	0	12	11	2
\$360,001 and up	19	10.27%	73.0	0	7	8	4
Total Active Inventory by Units		185		58	86	34	7
Total Active Inventory by Volume		35,640,069	100%	5.10M	15.57M	11.68M	3.29M
Median Active Inventory Listing Price		\$135,000		\$76,500	\$146,950	\$259,000	\$375,000

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Area Delimited by County Of McIntosh - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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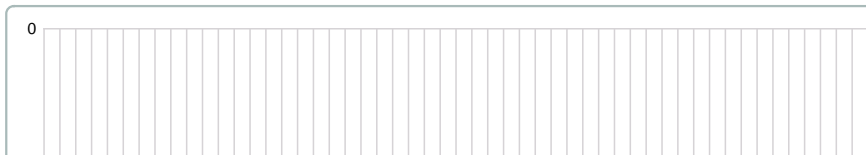
MSI FOR APRIL

2015	2016	2017	2018	2019

INDICATORS FOR APRIL 2019

Inventory	Closed	Absorption	MSI	MSI %
185	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
\$30,000 and less	11	5.95%	9.43	9.60	18.00	0.00	0.00
\$30,001 - \$70,000	31	16.76%	9.54	16.62	6.26	4.00	0.00
\$70,001 - \$100,000	27	14.59%	6.89	8.40	5.45	7.20	0.00
\$100,001 - \$170,000	45	24.32%	8.71	8.80	8.53	10.50	0.00
\$170,001 - \$240,000	27	14.59%	14.09	0.00	8.18	48.00	0.00
\$240,001 - \$360,000	25	13.51%	15.79	0.00	12.00	33.00	24.00
\$360,001 and up	19	10.27%	28.50	0.00	21.00	48.00	24.00
Market Supply of Inventory (MSI)			10.47	11.60	8.39	16.32	21.00
		100%	10.47				
Total Active Inventory by Units			185	58	86	34	7

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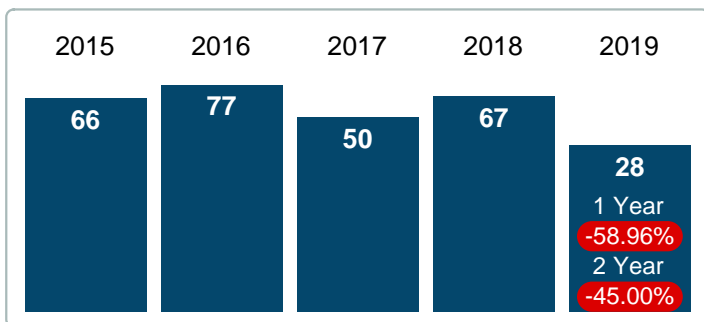
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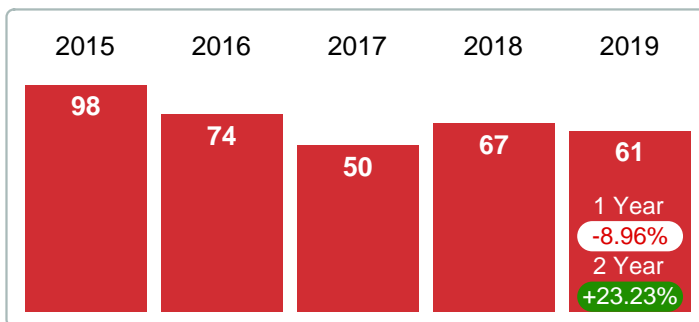
MEDIAN DAYS ON MARKET TO SALE

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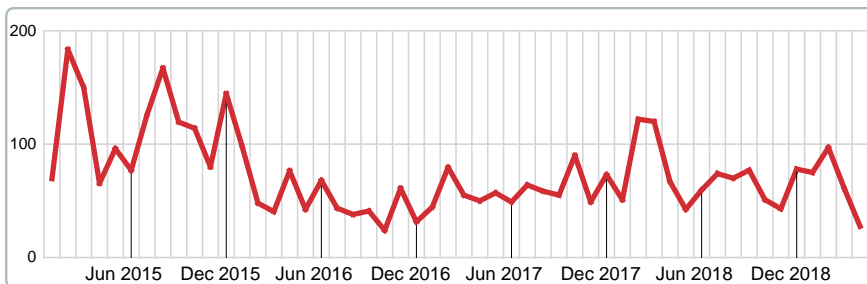
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

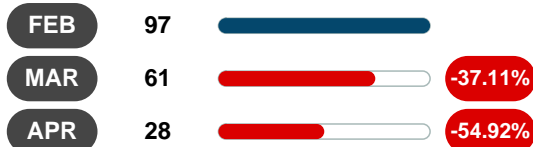


3 MONTHS

5 year APR AVG = 57

High Feb 2015 184 Low Oct 2016 24

Median Days on Market to Sale this month at 28 below the 5 yr APR average of 57



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
\$30,000 and less	6.25%	32	0	0	32	0
\$30,001 - \$70,000	18.75%	65	6	73	0	0
\$70,001 - \$70,000	0.00%	65	0	0	0	0
\$70,001 - \$140,000	37.50%	6	8	3	0	0
\$140,001 - \$220,000	12.50%	9	0	9	0	0
\$220,001 - \$320,000	12.50%	58	0	58	0	0
\$320,001 and up	12.50%	86	0	62	109	0
Median Closed DOM		28	7	38	71	0
Total Closed Units	100%	27.5	2	12	2	
Total Closed Volume		2,153,003	157.50K	1.60M	399.50K	0.00B

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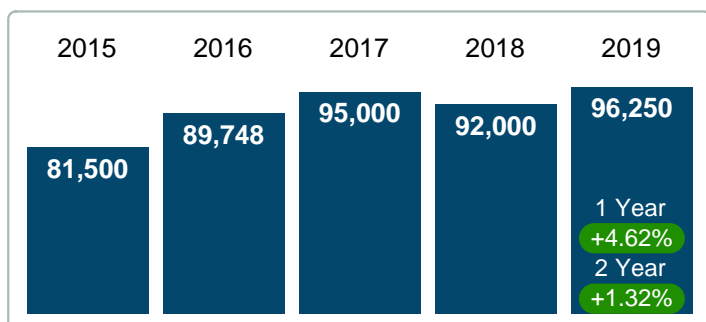
Area Delimited by County Of McIntosh - Residential Property Type



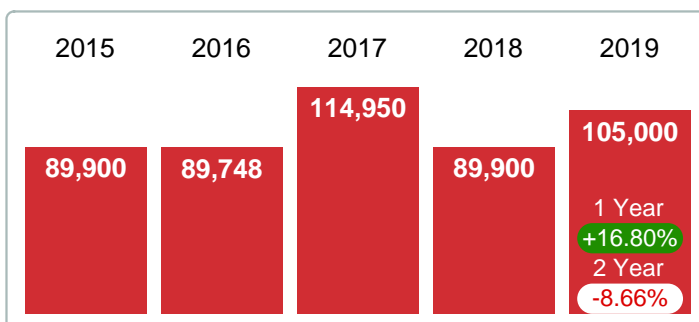
MEDIAN LIST PRICE AT CLOSING

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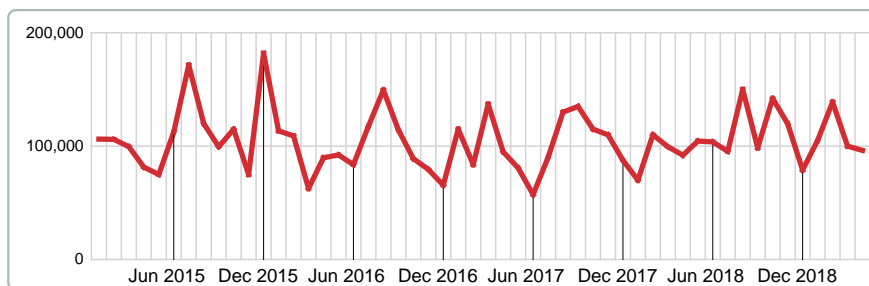
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

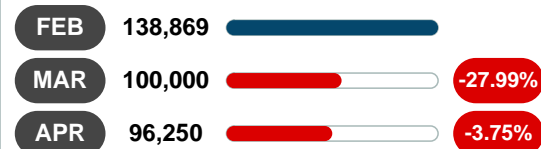


3 MONTHS

5 year APR AVG = 90,900

High Dec 2015 181,900 Low Jun 2017 57,300

Median List Price at Closing this month at **96,250**
above the 5 yr APR average of **90,900**



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
\$30,000 and less	6.25%	19,900	0	0	19,900	0
\$30,001 - \$70,000	12.50%	48,200	0	48,200	0	0
\$70,001 - \$70,000	0.00%	48,200	0	0	0	0
\$70,001 - \$140,000	50.00%	84,750	84,750	90,000	0	0
\$140,001 - \$220,000	6.25%	159,900	0	159,900	0	0
\$220,001 - \$320,000	12.50%	240,000	0	240,000	0	0
\$320,001 and up	12.50%	362,450	0	335,000	389,900	0
Median List Price		96,250	84,750	110,000	204,900	0
Total Closed Units		16	2	12	2	0
Total Closed Volume		2,230,500	169.50K	1.65M	409.80K	0.00B

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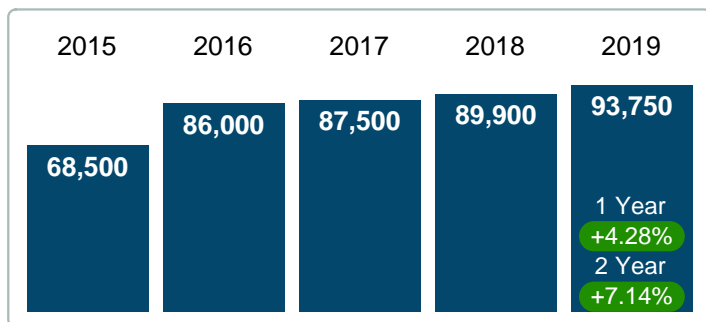
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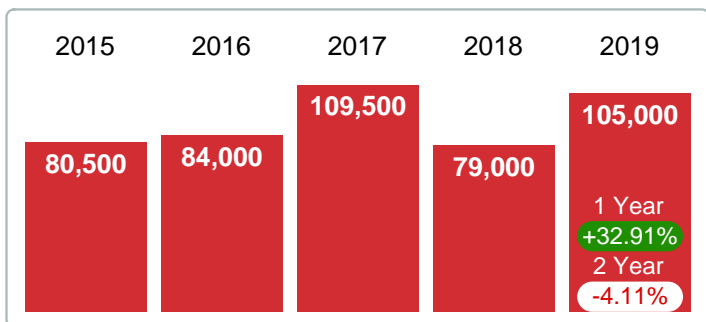
MEDIAN SOLD PRICE AT CLOSING

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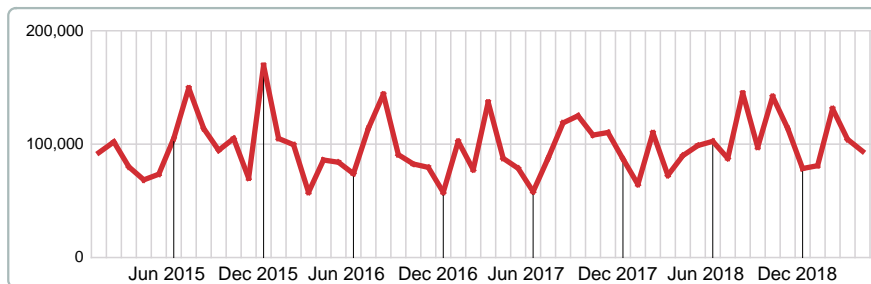
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

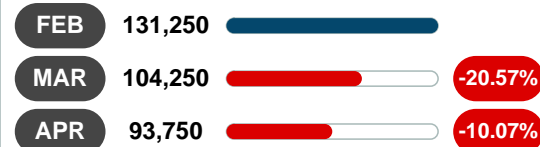


3 MONTHS

5 year APR AVG = 85,130

High Dec 2015 169,500 Low Dec 2016 57,500

Median Sold Price at Closing this month at **93,750**
above the 5 yr APR average of **85,130**



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
\$30,000 and less	6.25%	22,503	0	0	22,503	0
\$30,001 - \$70,000	18.75%	51,000	70,000	44,250	0	0
\$70,001 - \$70,000	0.00%	51,000	0	0	0	0
\$70,001 - \$140,000	37.50%	81,250	87,500	75,000	0	0
\$140,001 - \$220,000	12.50%	148,000	0	148,000	0	0
\$220,001 - \$320,000	12.50%	224,000	0	224,000	0	0
\$320,001 and up	12.50%	352,000	0	327,000	377,000	0
Median Sold Price		93,750	78,750	107,500	199,752	0
Total Closed Units		16	2	12	2	0
Total Closed Volume		2,153,003	157.50K	1.60M	399.50K	0.00B

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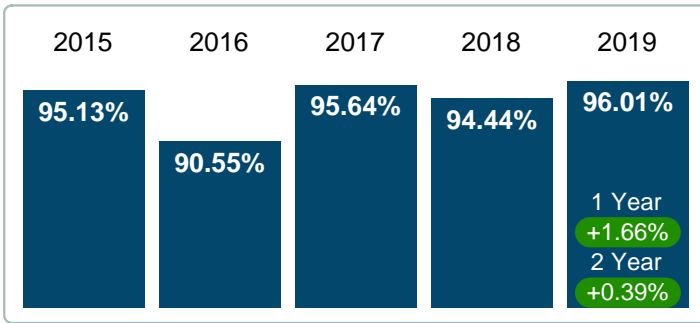
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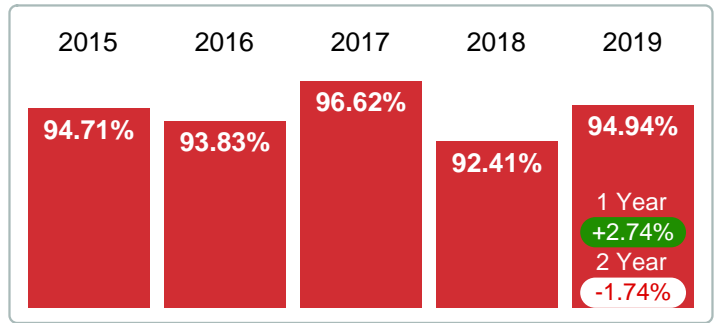
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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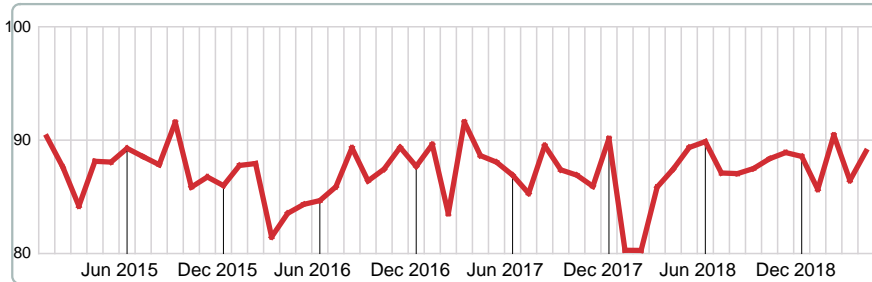
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

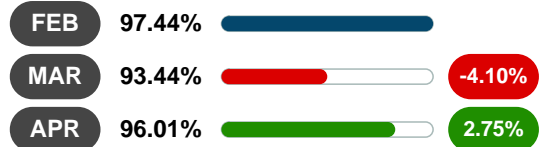


3 MONTHS

5 year APR AVG = 94.35%

High Mar 2017 98.59% Low Feb 2018 87.27%

Median Sold/List Ratio this month at **96.01%**
above the 5 yr APR average of **94.35%**



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
\$30,000 and less	1	6.25%	113.08%	0.00%	0.00%	113.08%	0.00%
\$30,001 - \$70,000	3	18.75%	89.63%	85.37%	92.28%	0.00%	0.00%
\$70,001 - \$70,000	0	0.00%	89.63%	0.00%	0.00%	0.00%	0.00%
\$70,001 - \$140,000	6	37.50%	100.00%	100.00%	100.00%	0.00%	0.00%
\$140,001 - \$220,000	2	12.50%	101.31%	0.00%	101.31%	0.00%	0.00%
\$220,001 - \$320,000	2	12.50%	93.37%	0.00%	93.37%	0.00%	0.00%
\$320,001 and up	2	12.50%	97.15%	0.00%	97.61%	96.69%	0.00%
Median Sold/List Ratio		96.01%		92.68%	95.29%	104.89%	0.00%
Total Closed Units		16	100%	2	12	2	
Total Closed Volume		2,153,003		157.50K	1.60M	399.50K	0.00B

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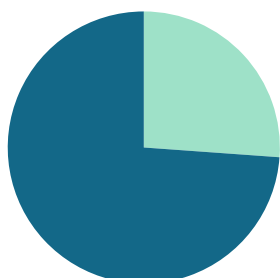
Area Delimited by County Of McIntosh - Residential Property Type



MARKET SUMMARY

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

INVENTORY

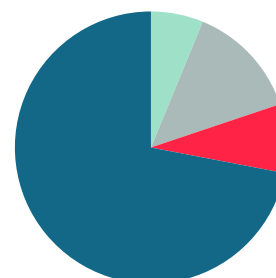


Inventory
 New Listings
63 = 26.14%
 Start Inventory
178
 Total Inventory Units
241
 Volume
\$45,187,917

Market Activity

Closed Sales
16 = 6.23%
 Pending Sales
35 = 13.62%
 Other Off Market
21 = 8.17%
 Active Inventory
185 = 71.98%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	17	16	-5.88%	55	65	18.18%
Pending Sales	19	35	84.21%	67	87	29.85%
New Listings	58	63	8.62%	230	225	-2.17%
Median List Price	92,000	96,250	4.62%	89,900	105,000	16.80%
Median Sale Price	89,900	93,750	4.28%	79,000	105,000	32.91%
Median Percent of Selling Price to List Price	94.44%	96.01%	1.66%	92.41%	94.94%	2.74%
Median Days on Market to Sale	67.00	27.50	-58.96%	67.00	61.00	-8.96%
Monthly Inventory	220	185	-15.91%	220	185	-15.91%
Months Supply of Inventory	11.63	10.47	-9.96%	11.63	10.47	-9.96%

Absorption: Last 12 months, an Average of **18** Sales/Month

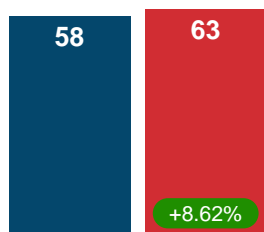
Inventory on April 30, 2019 = **185**

2018 **2019**

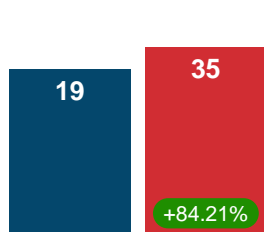
APRIL MARKET

MEDIAN PRICES

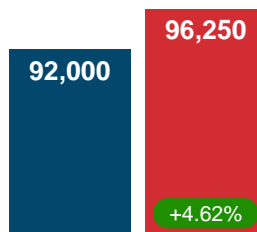
New Listings



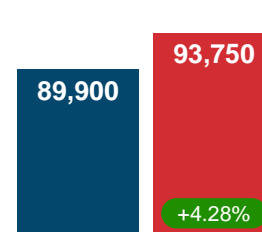
Pending Listings



List Price



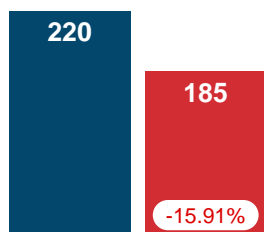
Sale Price



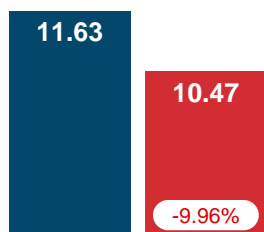
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

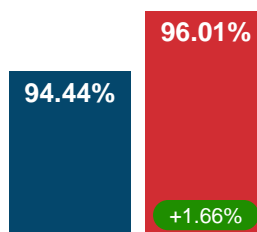
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

