

June 2019



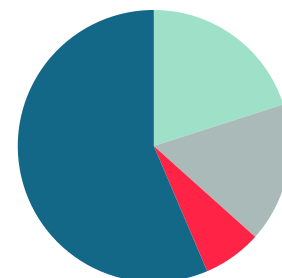
Area Delimited by County Of Creek - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	June 2019	+/-%
Closed Listings	68	75	10.29%
Pending Listings	70	62	-11.43%
New Listings	108	91	-15.74%
Average List Price	163,149	178,936	9.68%
Average Sale Price	159,396	174,022	9.18%
Average Percent of Selling Price to List Price	97.68%	97.53%	-0.15%
Average Days on Market to Sale	39.91	40.32	1.02%
End of Month Inventory	223	211	-5.38%
Months Supply of Inventory	3.83	3.50	-8.65%



■ Closed (20.05%)
■ Pending (16.58%)
■ Other OffMarket (6.95%)
■ Active (56.42%)

Absorption: Last 12 months, an Average of **60** Sales/Month
Active Inventory as of June 30, 2019 = **211**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2019 decreased **5.38%** to 211 existing homes available for sale. Over the last 12 months this area has had an average of 60 closed sales per month. This represents an unsold inventory index of **3.50** 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 **9.18%** in June 2019 to \$174,022 versus the previous year at \$159,396.

Average Days on Market Lengthens

The average number of **40.32** days that homes spent on the market before selling increased by 0.41 days or **1.02%** in June 2019 compared to last year's same month at **39.91** DOM.

Sales Success for June 2019 is Positive

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

There were 91 New Listings in June 2019, down **15.74%** from last year at 108. Furthermore, there were 75 Closed Listings this month versus last year at 68, a **10.29%** increase.

Closed versus Listed trends yielded a **82.4%** ratio, up from previous year's, June 2018, at **63.0%**, a **30.90%** upswing. 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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June 2019



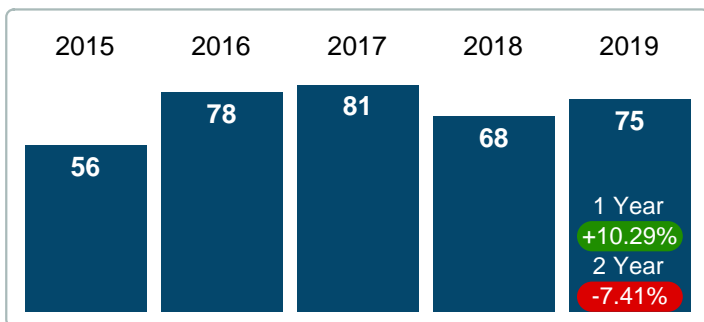
Area Delimited by County Of Creek - Residential Property Type



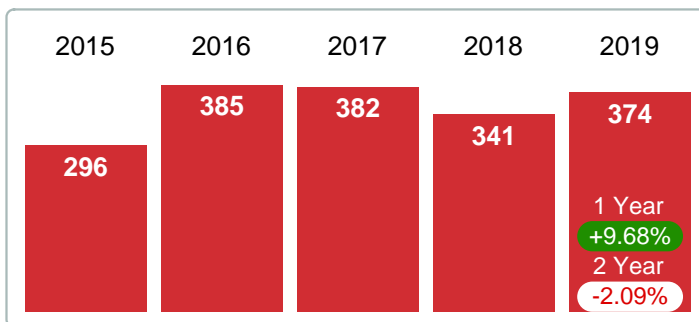
CLOSED LISTINGS

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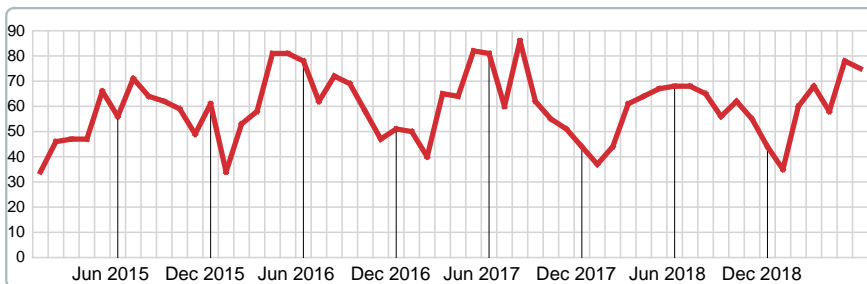
JUNE



YEAR TO DATE (YTD)

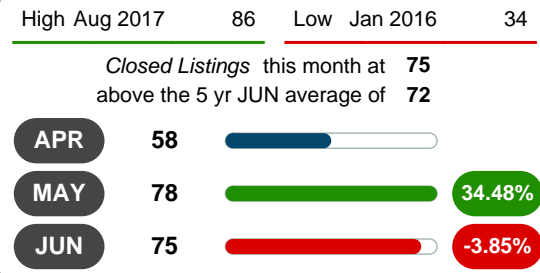


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 72



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	5	6.67%	60.0	1	4	0	0
\$50,001 - \$75,000	5	6.67%	55.8	2	3	0	0
\$75,001 - \$125,000	16	21.33%	29.2	2	11	3	0
\$125,001 - \$175,000	18	24.00%	30.9	3	14	1	0
\$175,001 - \$225,000	13	17.33%	37.9	0	10	3	0
\$225,001 - \$300,000	11	14.67%	55.5	0	7	2	2
\$300,001 and up	7	9.33%	45.4	0	1	4	2
Total Closed Units	75			8	50	13	4
Total Closed Volume	13,051,613	100%	40.3	767.40K	7.74M	3.21M	1.32M
Average Closed Price	\$174,022			\$95,925	\$154,892	\$247,287	\$331,225

June 2019



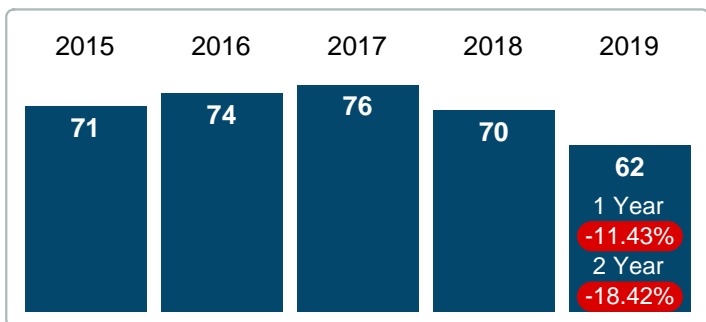
Area Delimited by County Of Creek - Residential Property Type



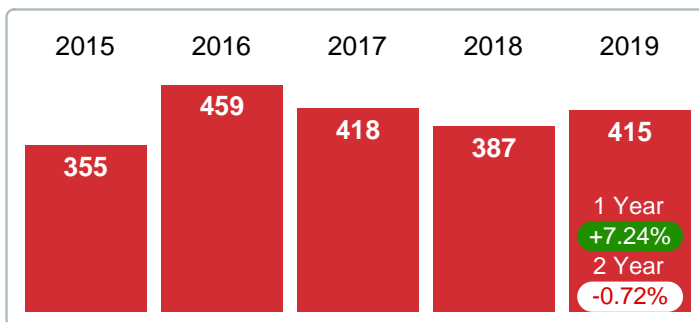
PENDING LISTINGS

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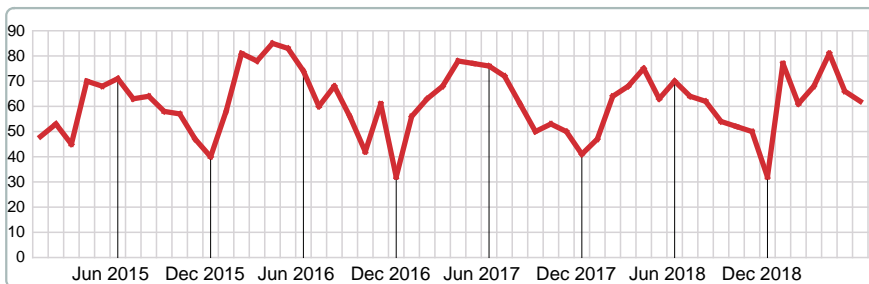
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 71

High Apr 2016 85 Low Dec 2018 32

Pending Listings this month at **62**
below the 5 yr JUN average of **71**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	6	9.68%	28.5	2	4	0	0
\$75,001 - \$100,000	8	12.90%	30.6	3	5	0	0
\$100,001 - \$125,000	7	11.29%	41.0	2	4	1	0
\$125,001 - \$150,000	8	12.90%	36.6	2	5	1	0
\$150,001 - \$225,000	19	30.65%	47.8	2	12	5	0
\$225,001 - \$325,000	7	11.29%	18.6	0	4	3	0
\$325,001 and up	7	11.29%	44.7	0	3	3	1
Total Pending Units	62			11	37	13	1
Total Pending Volume	11,052,350	100%	37.9	1.28M	6.12M	3.09M	569.00K
Average Listing Price	\$178,264			\$116,473	\$165,296	\$237,400	\$569,000

June 2019



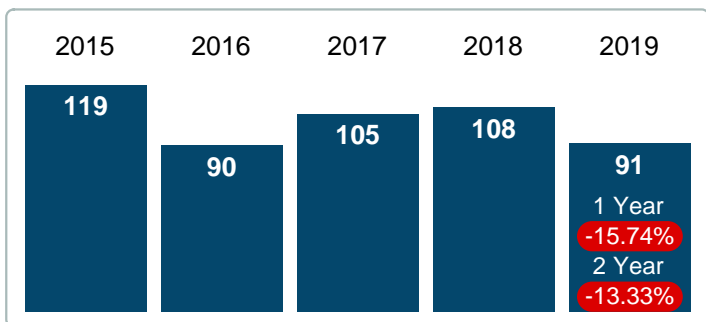
Area Delimited by County Of Creek - Residential Property Type



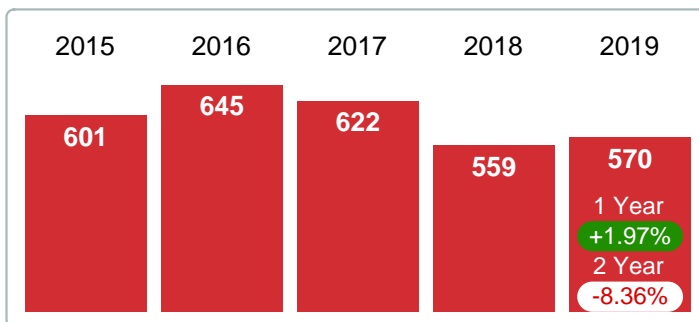
NEW LISTINGS

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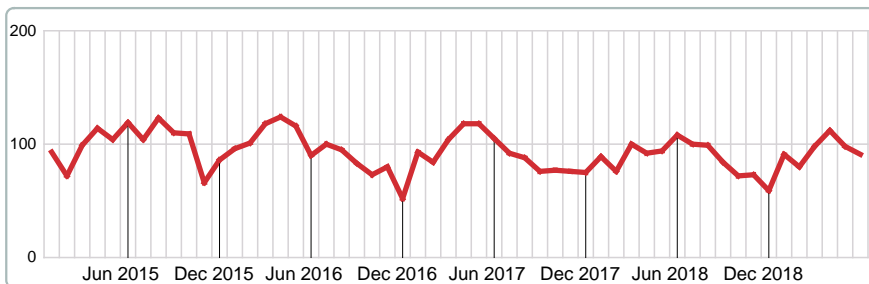
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 103

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 91
below the 5 yr JUN average of 103



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	4	4.40%	0	4	0	0
\$50,001 - \$75,000	11	12.09%	5	6	0	0
\$75,001 - \$100,000	15	16.48%	4	10	0	1
\$100,001 - \$175,000	26	28.57%	2	19	5	0
\$175,001 - \$250,000	14	15.38%	2	12	0	0
\$250,001 - \$325,000	9	9.89%	0	2	6	1
\$325,001 and up	12	13.19%	2	4	4	2
Total New Listed Units	91		15	57	15	4
Total New Listed Volume	19,723,550	100%	2.51M	8.59M	6.28M	2.35M
Average New Listed Listing Price	\$195,392		\$167,160	\$150,710	\$418,553	\$586,850

June 2019



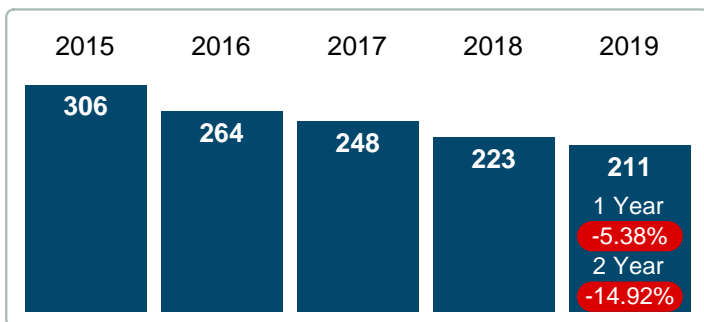
Area Delimited by County Of Creek - Residential Property Type



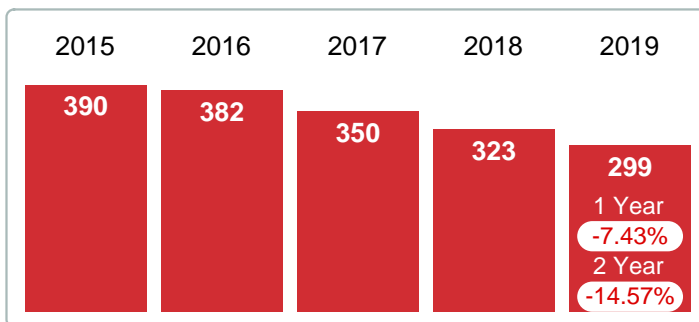
ACTIVE INVENTORY

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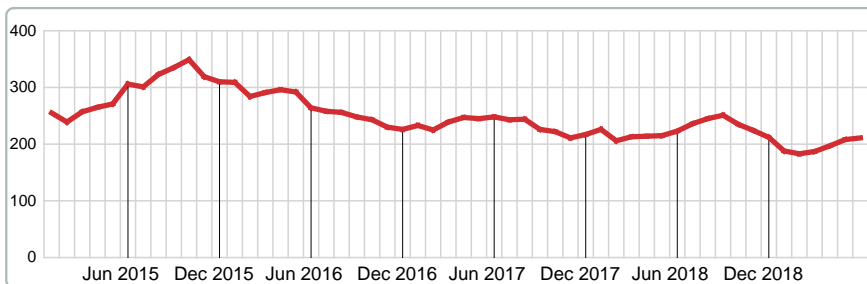
END OF JUNE



ACTIVE DURING JUNE

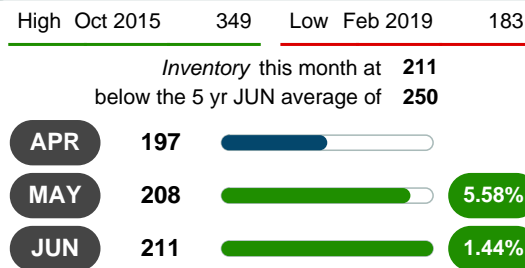


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 250



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	13	6.16%	75.2	5	7	1	0
\$50,001 - \$75,000	18	8.53%	64.4	9	9	0	0
\$75,001 - \$125,000	48	22.75%	88.6	10	31	5	2
\$125,001 - \$175,000	41	19.43%	58.4	4	28	9	0
\$175,001 - \$275,000	40	18.96%	53.8	1	27	11	1
\$275,001 - \$475,000	29	13.74%	64.2	0	8	18	3
\$475,001 and up	22	10.43%	70.2	2	1	13	6
Total Active Inventory by Units	211			31	111	57	12
Total Active Inventory by Volume	49,116,000	100%	68.0	3.83M	17.20M	21.70M	6.38M
Average Active Inventory Listing Price	\$232,777			\$123,600	\$154,976	\$380,691	\$531,892

June 2019



Area Delimited by County Of Creek - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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

MSI FOR JUNE

2015	2016	2017	2018	2019
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INDICATORS FOR JUNE 2019

Inventory	Closed	Absorption	MSI	MSI %
211	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 JUN AVG = inf

High Jun 2019	inf	Low Jun 2019	inf
Months Supply this month at inf equal to 5 yr JUN average of inf			
APR	inf		%
MAY	inf		%
JUN	inf		%

Distribution of Active Inventory by Price Range and MSI				%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	13		6.16%	2.23	1.94	2.21	12.00	0.00	
\$50,001 - \$75,000	18		8.53%	3.09	4.32	2.84	0.00	0.00	
\$75,001 - \$125,000	48		22.75%	3.13	4.62	2.76	3.00	8.00	
\$125,001 - \$175,000	41		19.43%	2.47	4.00	2.18	3.86	0.00	
\$175,001 - \$275,000	40		18.96%	3.56	3.00	3.72	3.47	2.00	
\$275,001 - \$475,000	29		13.74%	5.90	0.00	5.65	6.35	4.50	
\$475,001 and up	22		10.43%	37.71	0.00	12.00	78.00	18.00	
Market Supply of Inventory (MSI)		3.50			3.80	2.83	5.34	5.14	
Total Active Inventory by Units		211	100%	3.50	31	111	57	12	

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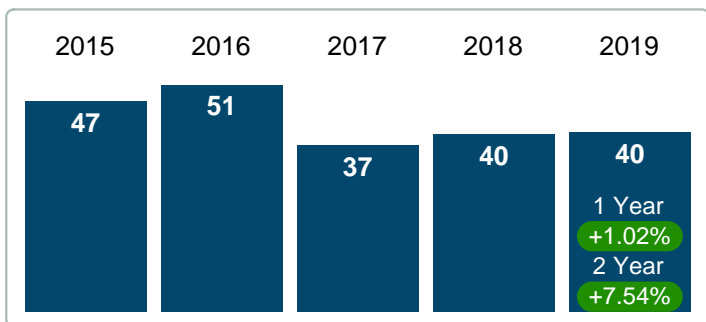
Area Delimited by County Of Creek - Residential Property Type



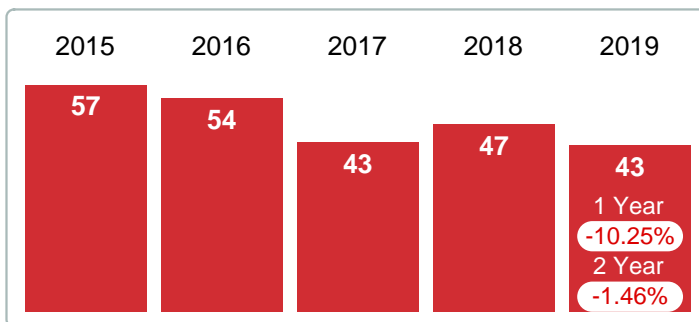
AVERAGE DAYS ON MARKET TO SALE

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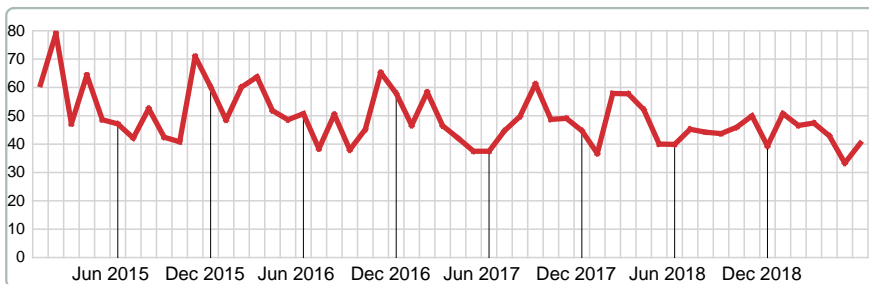
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 43

High Feb 2015 79 Low May 2019 33

Average Days on Market to Sale this month at 40 below the 5 yr JUN average of 43



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	6.67%	60	52	62	0	0	
\$50,001 - \$75,000	6.67%	56	106	22	0	0	
\$75,001 - \$125,000	21.33%	29	14	30	36	0	
\$125,001 - \$175,000	24.00%	31	51	29	1	0	
\$175,001 - \$225,000	17.33%	38	0	36	45	0	
\$225,001 - \$300,000	14.67%	56	0	56	100	8	
\$300,001 and up	9.33%	45	0	52	50	34	
Average Closed DOM		40		55	37	49	21
Total Closed Units	100%	40	8	50	13	4	
Total Closed Volume		13,051,613	767.40K	7.74M	3.21M	1.32M	

June 2019



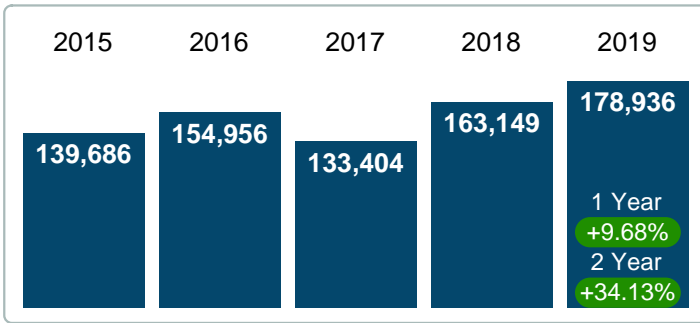
Area Delimited by County Of Creek - Residential Property Type



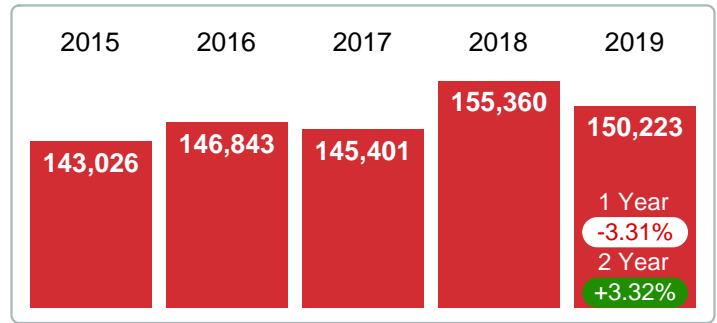
AVERAGE LIST PRICE AT CLOSING

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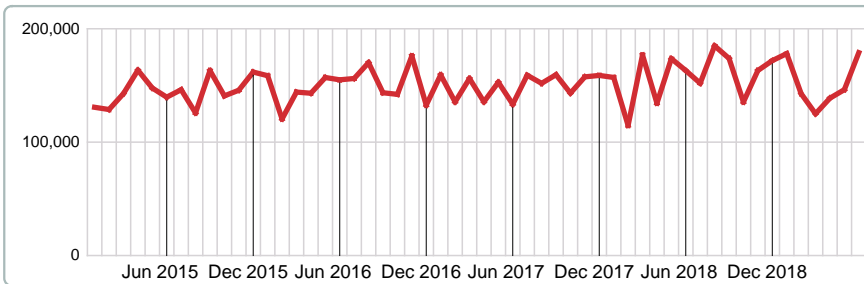
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

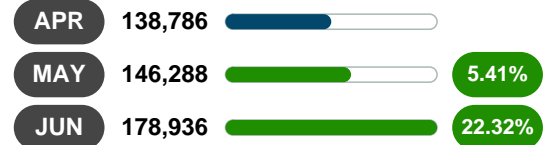


3 MONTHS

5 year JUN AVG = 154,026

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

Average List Price at Closing this month at **178,936**
above the 5 yr JUN average of **154,026**



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	5	6.67%	41,920	39,900	46,175	0	0
\$50,001 - \$75,000	6	8.00%	65,200	56,400	63,133	0	0
\$75,001 - \$125,000	15	20.00%	103,273	88,950	101,909	108,767	0
\$125,001 - \$175,000	17	22.67%	152,188	154,633	152,657	161,000	0
\$175,001 - \$225,000	14	18.67%	196,971	0	197,110	203,167	0
\$225,001 - \$300,000	10	13.33%	270,360	0	269,100	297,500	267,450
\$300,001 and up	8	10.67%	402,737	0	525,000	390,500	412,450
Average List Price			178,936	99,313	160,242	250,292	339,950
Total Closed Units		100%	178,936	8	50	13	4
Total Closed Volume			13,420,197	794.50K	8.01M	3.25M	1.36M

June 2019



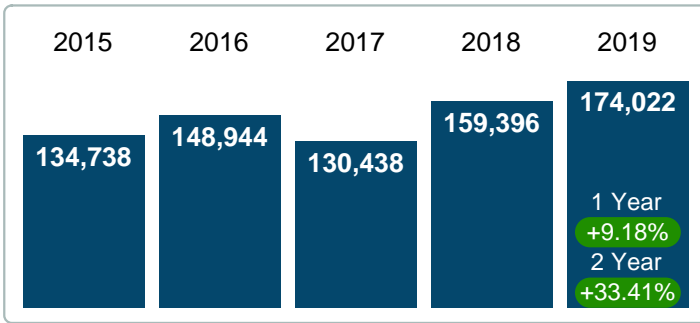
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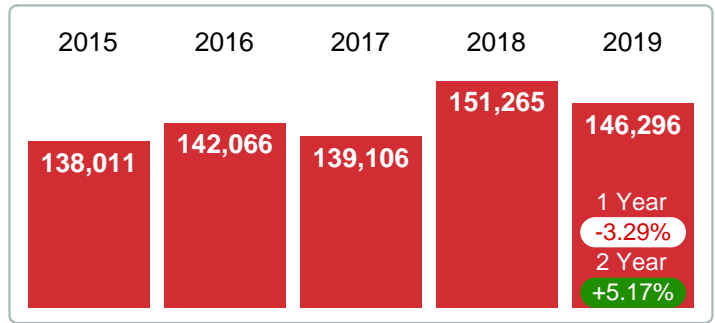
AVERAGE SOLD PRICE AT CLOSING

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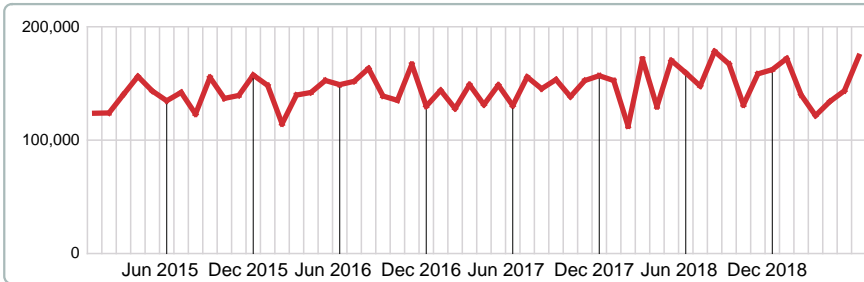
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

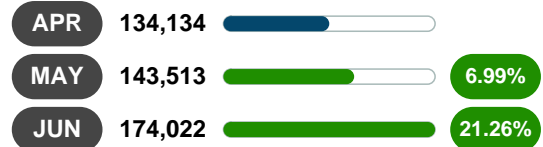


3 MONTHS

5 year JUN AVG = 149,507

High Aug 2018 178,264 Low Feb 2018 112,345

Average Sold Price at Closing this month at **174,022**
 above the 5 yr JUN average of **149,507**



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	6.67%	37,460	37,500	37,450	0	0
\$50,001 - \$75,000	6.67%	60,290	62,450	58,850	0	0
\$75,001 - \$125,000	21.33%	102,276	84,500	102,489	113,346	0
\$125,001 - \$175,000	24.00%	148,747	145,333	148,375	164,200	0
\$175,001 - \$225,000	17.33%	195,785	0	193,570	203,167	0
\$225,001 - \$300,000	14.67%	263,536	0	258,986	283,000	260,000
\$300,001 and up	9.33%	400,700	0	465,000	383,750	402,450
Average Sold Price		174,022	95,925	154,892	247,287	331,225
Total Closed Units	100%	174,022	8	50	13	4
Total Closed Volume		13,051,613	767.40K	7.74M	3.21M	1.32M

June 2019

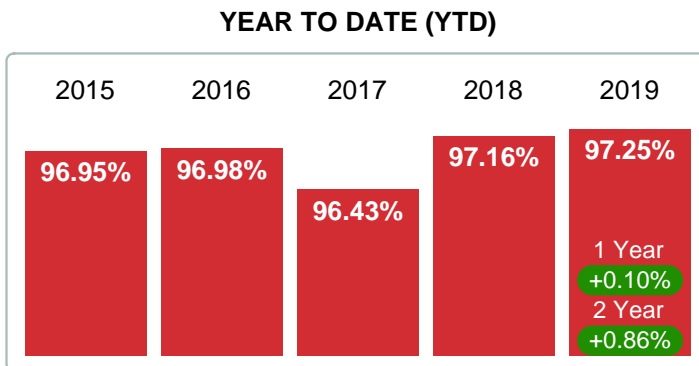
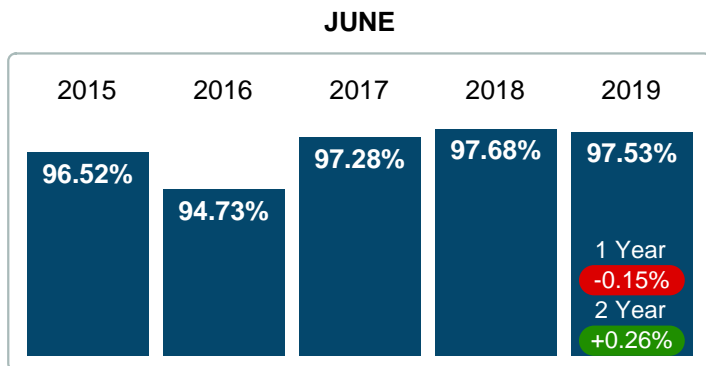


Area Delimited by County Of Creek - Residential Property Type

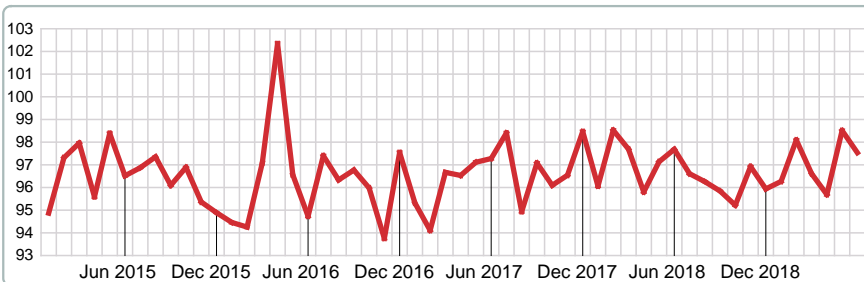


AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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5 YEAR MARKET ACTIVITY TRENDS

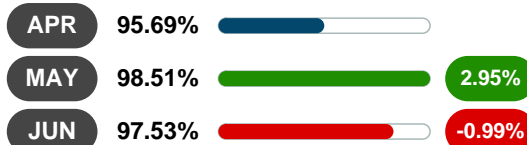


3 MONTHS

5 year JUN AVG = 96.75%

High Apr 2016 102.35% Low Nov 2016 93.76%

Average Sold/List Ratio this month at **97.53%**
above the 5 yr JUN average of **96.75%**



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	5	6.67%	84.80%	93.98%	82.50%	0.00%	0.00%	
\$50,001 - \$75,000	5	6.67%	100.78%	110.32%	94.42%	0.00%	0.00%	
\$75,001 - \$125,000	16	21.33%	101.45%	95.01%	101.55%	105.35%	0.00%	
\$125,001 - \$175,000	18	24.00%	97.03%	93.89%	97.35%	101.99%	0.00%	
\$175,001 - \$225,000	13	17.33%	98.62%	0.00%	98.20%	100.00%	0.00%	
\$225,001 - \$300,000	11	14.67%	96.23%	0.00%	96.28%	95.05%	97.27%	
\$300,001 and up	7	9.33%	96.69%	0.00%	88.57%	98.24%	97.65%	
Average Sold/List Ratio		97.50%		98.29%	96.76%	100.08%	97.46%	
Total Closed Units		75	100%	97.50%	8	50	13	4
Total Closed Volume		13,051,613			767.40K	7.74M	3.21M	1.32M

June 2019



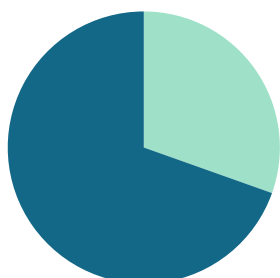
Area Delimited by County Of Creek - Residential Property Type



MARKET SUMMARY

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INVENTORY

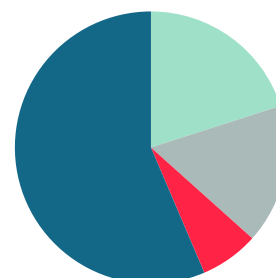


Inventory
 New Listings
91 = 30.43%
 Start Inventory
208
 Total Inventory Units
299
 Volume
\$66,991,860

Market Activity

Closed Sales
75 = 20.05%
 Pending Sales
62 = 16.58%
 Other Off Market
26 = 6.95%
 Active Inventory
211 = 56.42%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	68	75	10.29%	341	374	9.68%
Pending Sales	70	62	-11.43%	387	415	7.24%
New Listings	108	91	-15.74%	559	570	1.97%
Average List Price	163,149	178,936	9.68%	155,360	150,223	-3.31%
Average Sale Price	159,396	174,022	9.18%	151,265	146,296	-3.29%
Average Percent of Selling Price to List Price	97.68%	97.53%	-0.15%	97.16%	97.25%	0.10%
Average Days on Market to Sale	39.91	40.32	1.02%	47.41	42.55	-10.25%
Monthly Inventory	223	211	-5.38%	223	211	-5.38%
Months Supply of Inventory	3.83	3.50	-8.65%	3.83	3.50	-8.65%

Absorption: Last 12 months, an Average of **60** Sales/Month

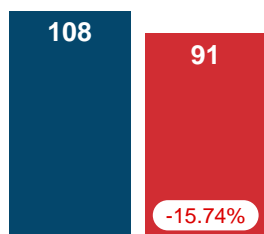
Inventory on June 30, 2019 = **211**

2018 **2019**

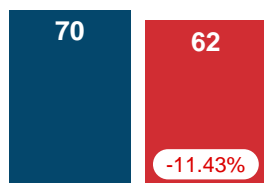
JUNE MARKET

AVERAGE PRICES

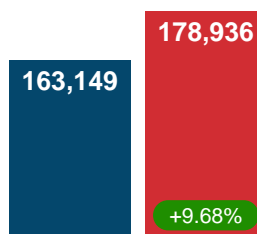
New Listings



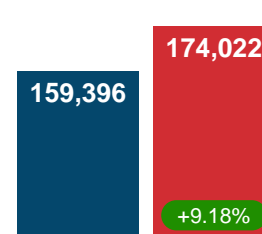
Pending Listings



List Price



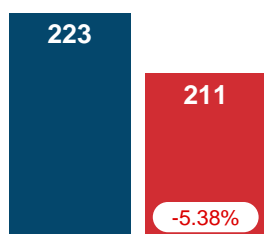
Sale Price



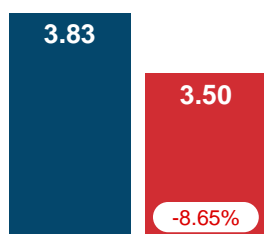
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

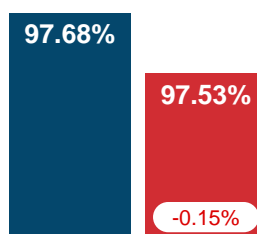
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

