

May 2019



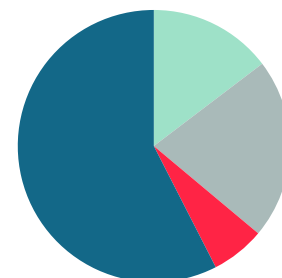
Area Delimited by County Of Bryan - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	45	39	-13.33%
Pending Listings	42	57	35.71%
New Listings	74	70	-5.41%
Median List Price	118,000	160,000	35.59%
Median Sale Price	113,000	161,000	42.48%
Median Percent of Selling Price to List Price	97.50%	99.29%	1.84%
Median Days on Market to Sale	31.00	26.00	-16.13%
End of Month Inventory	153	153	0.00%
Months Supply of Inventory	4.57	3.93	-13.92%



■ Closed (14.66%)
■ Pending (21.43%)
■ Other OffMarket (6.39%)
■ Active (57.52%)

Absorption: Last 12 months, an Average of **39** Sales/Month
Active Inventory as of May 31, 2019 = **153**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **0.00%** to 153 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 **3.93** 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 **42.48%** in May 2019 to \$161,000 versus the previous year at \$113,000.

Median Days on Market Shortens

The median number of **26.00** days that homes spent on the market before selling decreased by 5.00 days or **16.13%** in May 2019 compared to last year's same month at **31.00** DOM.

Sales Success for May 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 70 New Listings in May 2019, down **5.41%** from last year at 74. Furthermore, there were 39 Closed Listings this month versus last year at 45, a **-13.33%** decrease.

Closed versus Listed trends yielded a **55.7%** ratio, down from previous year's, May 2018, at **60.8%**, a **8.38%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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®

Visit www.tulsarealtors.com to find a REALTOR® today.

May 2019



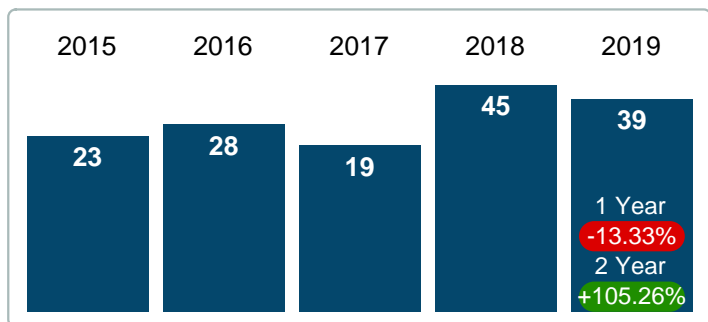
Area Delimited by County Of Bryan - Residential Property Type



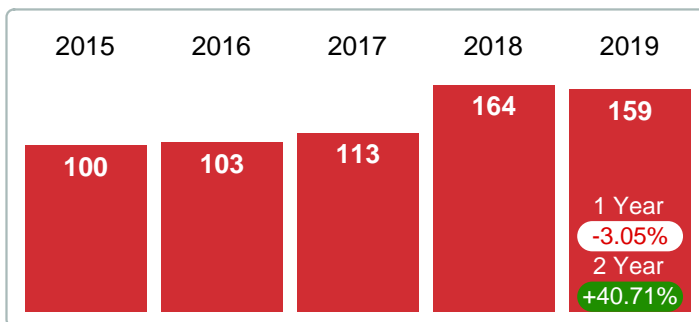
CLOSED LISTINGS

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

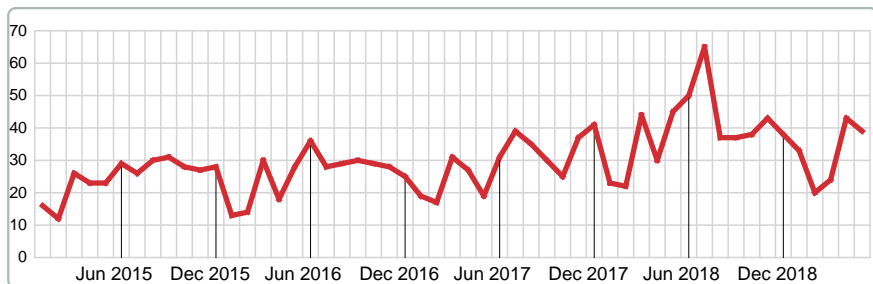
MAY



YEAR TO DATE (YTD)

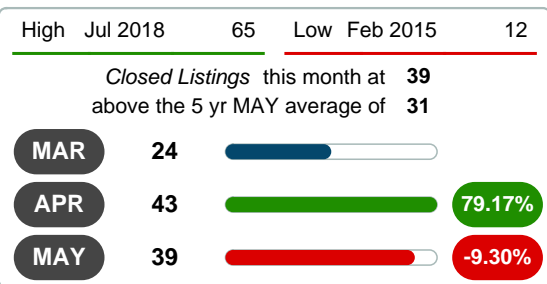


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 31



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	2	5.13%	16.5	2	0	0	0
\$50,001 - \$100,000	4	10.26%	22.0	2	2	0	0
\$100,001 - \$125,000	3	7.69%	26.0	1	0	2	0
\$125,001 - \$175,000	14	35.90%	18.0	0	12	2	0
\$175,001 - \$200,000	6	15.38%	30.5	0	6	0	0
\$200,001 - \$275,000	7	17.95%	23.0	0	5	2	0
\$275,001 and up	3	7.69%	67.0	0	3	0	0
Total Closed Units	39			5	28	6	0
Total Closed Volume	6,637,500	100%	26.0	300.20K	5.30M	1.03M	0.00B
Median Closed Price	\$161,000			\$65,000	\$173,000	\$153,250	\$0

May 2019



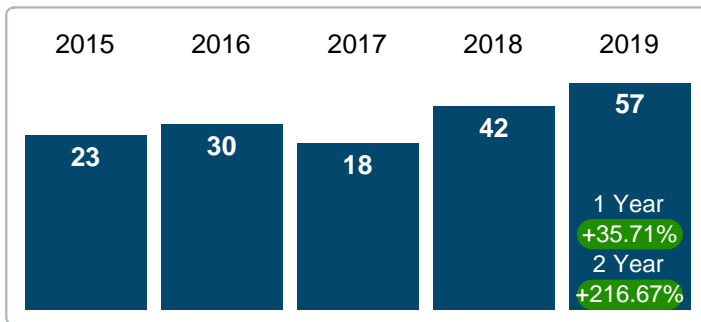
Area Delimited by County Of Bryan - Residential Property Type



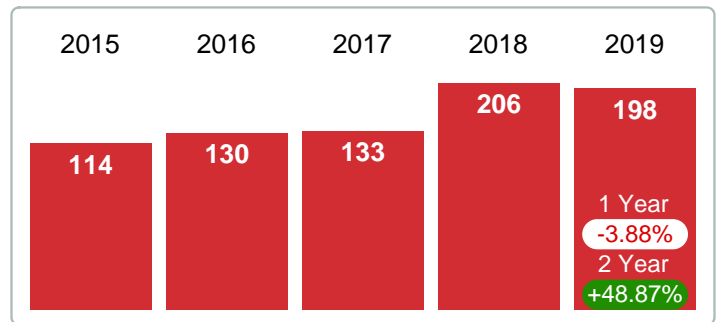
PENDING LISTINGS

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

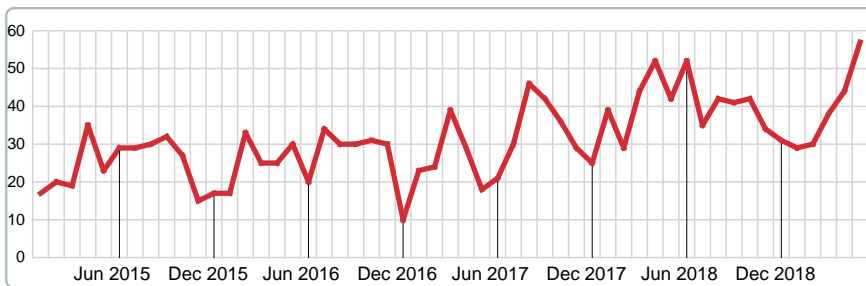
MAY



YEAR TO DATE (YTD)

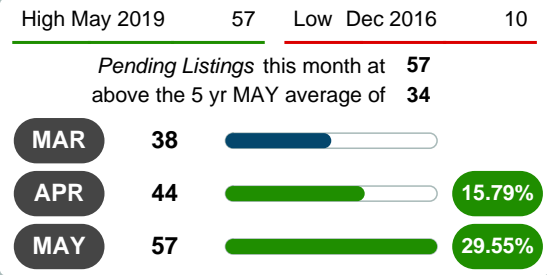


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 34



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	10.53%	3.5	3	2	1	0
\$50,001 - \$75,000	1	1.75%	5.0	0	1	0	0
\$75,001 - \$125,000	9	15.79%	23.0	3	5	1	0
\$125,001 - \$175,000	10	17.54%	8.0	0	6	4	0
\$175,001 - \$225,000	19	33.33%	15.0	0	14	5	0
\$225,001 - \$275,000	5	8.77%	58.0	0	3	2	0
\$275,001 and up	7	12.28%	25.0	1	1	2	3
Total Pending Units	57			7	32	15	3
Total Pending Volume	10,114,639	100%	19.0	714.40K	5.36M	3.00M	1.04M
Median Listing Price	\$179,900			\$79,900	\$179,925	\$185,000	\$325,000

May 2019



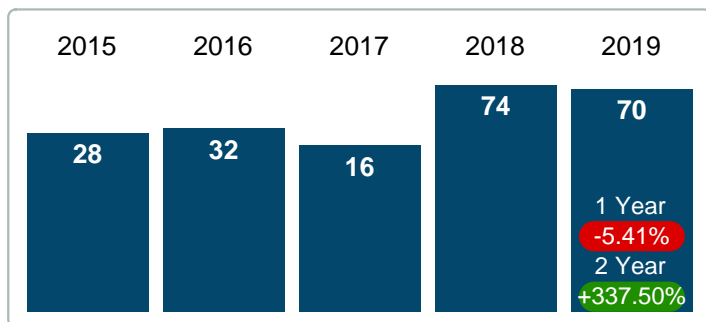
Area Delimited by County Of Bryan - Residential Property Type



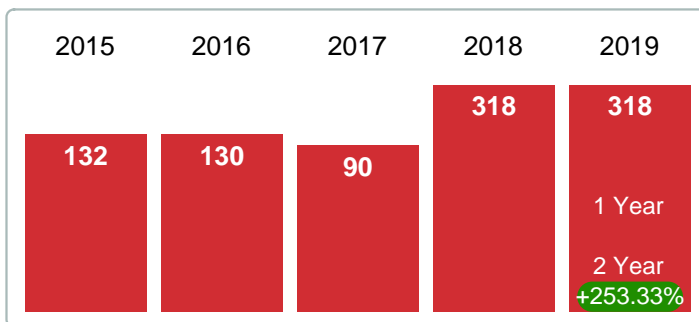
NEW LISTINGS

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

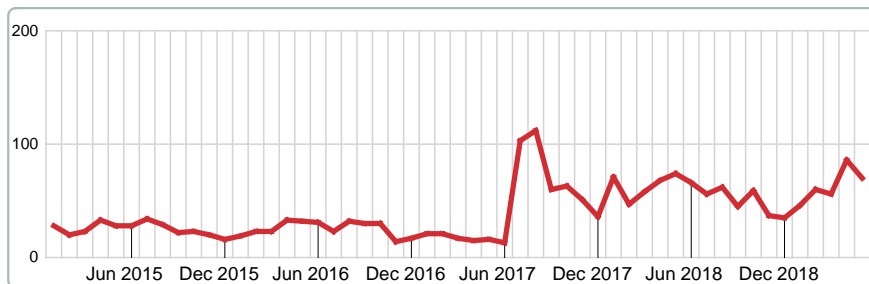
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 44

High Aug 2017 112 Low Jun 2017 13

New Listings this month at 70
above the 5 yr MAY average of 44



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	6	8.57%	3	3	0	0
\$50,001 - \$75,000	3	4.29%	1	2	0	0
\$75,001 - \$125,000	15	21.43%	4	9	1	1
\$125,001 - \$225,000	21	30.00%	1	16	4	0
\$225,001 - \$250,000	8	11.43%	0	6	2	0
\$250,001 - \$375,000	10	14.29%	0	2	6	2
\$375,001 and up	7	10.00%	0	3	2	2
Total New Listed Units	70		9	41	15	5
Total New Listed Volume	13,874,324	100%	722.80K	7.40M	4.11M	1.64M
Median New Listed Listing Price	\$176,088		\$79,900	\$149,900	\$265,000	\$355,000

May 2019



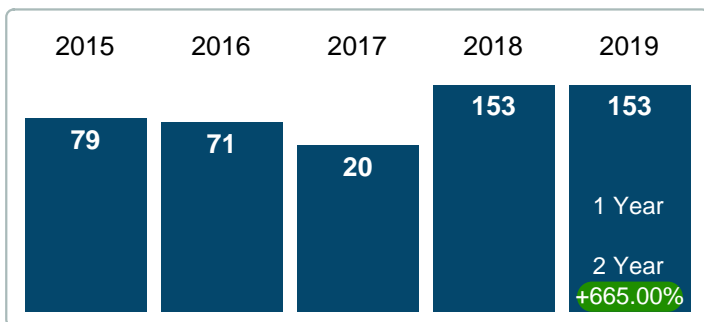
Area Delimited by County Of Bryan - Residential Property Type



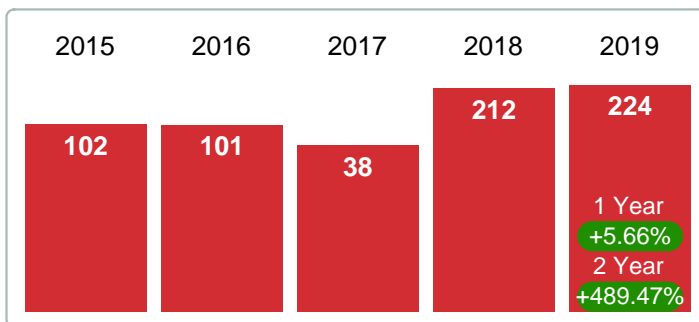
ACTIVE INVENTORY

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

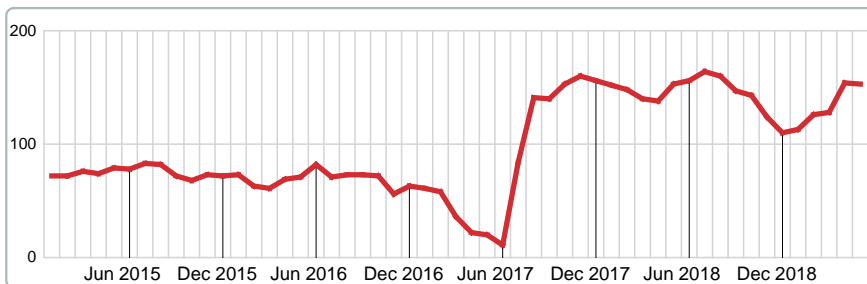
END OF MAY



ACTIVE DURING MAY

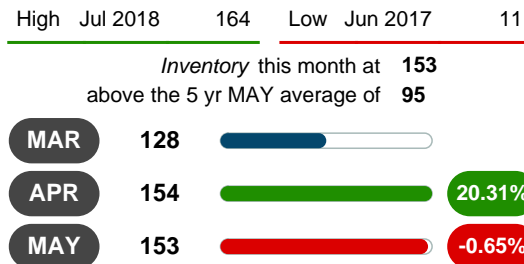


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 95



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	12	7.84%	47.5	4	6	1	1
\$75,001 - \$100,000	15	9.80%	37.0	3	9	2	1
\$100,001 - \$175,000	30	19.61%	48.0	5	22	2	1
\$175,001 - \$250,000	34	22.22%	60.0	0	22	11	1
\$250,001 - \$375,000	27	17.65%	53.0	2	9	15	1
\$375,001 - \$475,000	17	11.11%	45.0	0	6	5	6
\$475,001 and up	18	11.76%	95.0	0	7	4	7
Total Active Inventory by Units	153			14	81	40	18
Total Active Inventory by Volume	46,127,179	100%	55.0	1.66M	22.75M	12.10M	9.62M
Median Active Inventory Listing Price	\$229,900			\$102,250	\$187,500	\$274,450	\$441,500

May 2019



Area Delimited by County Of Bryan - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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

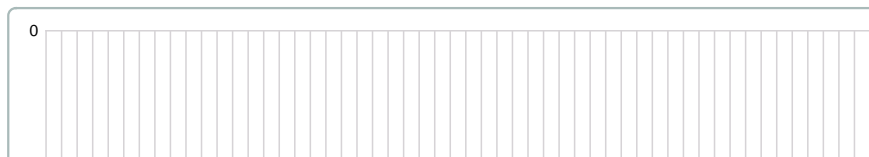
MSI FOR MAY

2015	2016	2017	2018	2019

INDICATORS FOR MAY 2019

Inventory	Closed	Absorption	MSI	MSI %
153	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 MAY AVG = inf

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

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	7.84%	2.12	1.78	2.25	1.50	12.00
\$75,001 - \$100,000	15	9.80%	4.50	3.27	4.70	4.00	0.00
\$100,001 - \$175,000	30	19.61%	1.98	15.00	1.87	0.75	2.40
\$175,001 - \$250,000	34	22.22%	3.16	0.00	3.00	3.67	4.00
\$250,001 - \$375,000	27	17.65%	9.00	12.00	6.75	12.86	3.00
\$375,001 - \$475,000	17	11.11%	40.80	0.00	36.00	20.00	0.00
\$475,001 and up	18	11.76%	30.86	0.00	42.00	12.00	84.00
Market Supply of Inventory (MSI)			3.93	3.65	3.20	4.66	15.43
Total Active Inventory by Units		100%	3.93	14	81	40	18

May 2019



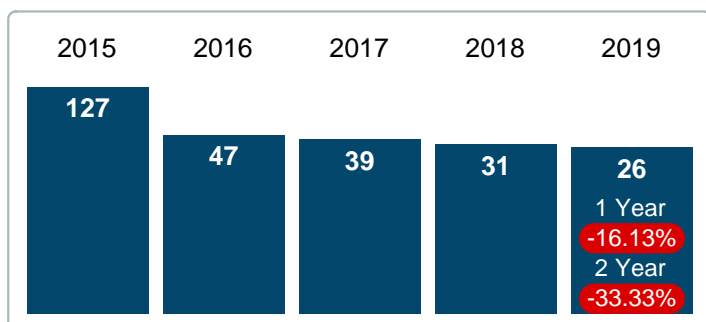
Area Delimited by County Of Bryan - Residential Property Type



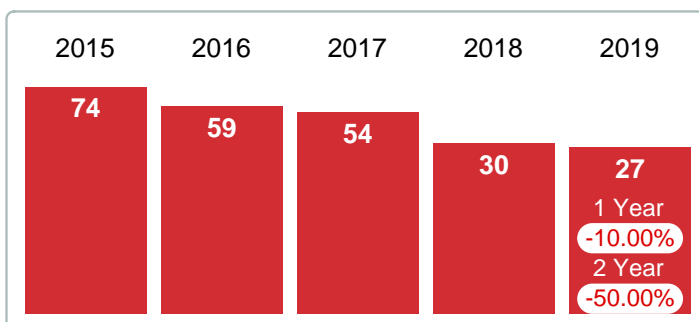
MEDIAN DAYS ON MARKET TO SALE

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

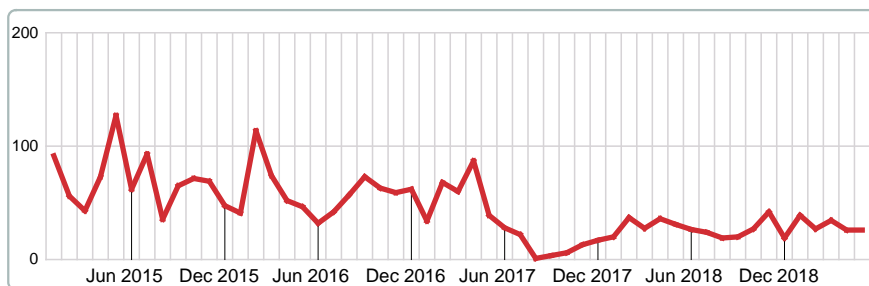
MAY



YEAR TO DATE (YTD)

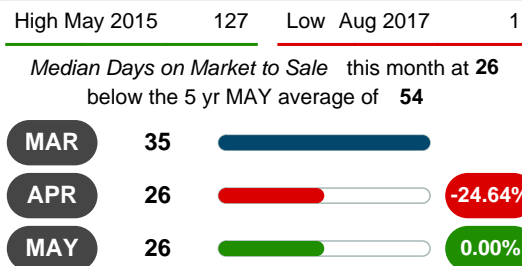


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 54



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	5.13%	17	17	0	0	0
\$50,001 - \$100,000	10.26%	22	41	9	0	0
\$100,001 - \$125,000	7.69%	26	26	0	41	0
\$125,001 - \$175,000	35.90%	18	0	18	68	0
\$175,001 - \$200,000	15.38%	31	0	31	0	0
\$200,001 - \$275,000	17.95%	23	0	5	62	0
\$275,001 and up	7.69%	67	0	67	0	0
Median Closed DOM		26	31	18	51	0
Total Closed Units	100%	26.0	5	28	6	
Total Closed Volume		6,637,500	300.20K	5.30M	1.03M	0.00B

May 2019



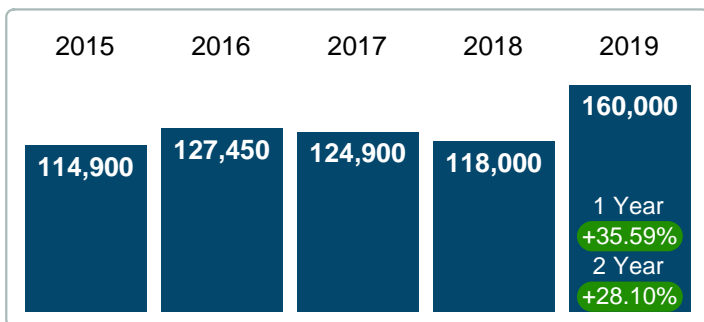
Area Delimited by County Of Bryan - Residential Property Type



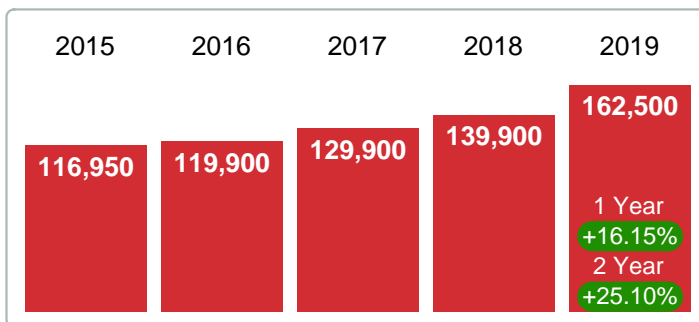
MEDIAN LIST PRICE AT CLOSING

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

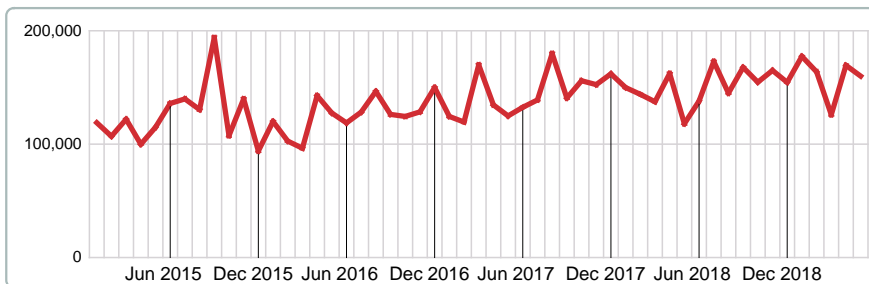
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

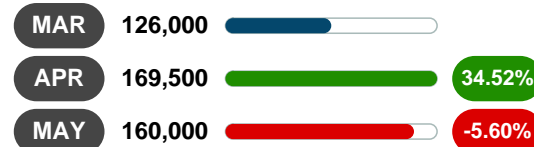


3 MONTHS

5 year MAY AVG = 129,050

High Sep 2015 194,000 Low Dec 2015 93,950

Median List Price at Closing this month at **160,000**
above the 5 yr MAY average of **129,050**



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	5.13%	27,500	27,500	0	0	0
\$50,001 - \$100,000	10.26%	71,500	73,950	71,450	0	0
\$100,001 - \$125,000	7.69%	122,500	104,900	0	123,500	0
\$125,001 - \$175,000	35.90%	152,000	0	152,000	151,250	0
\$175,001 - \$200,000	20.51%	189,900	0	189,900	0	0
\$200,001 - \$275,000	10.26%	229,950	0	235,000	210,000	0
\$275,001 and up	10.26%	332,000	0	374,000	290,000	0
Median List Price		160,000	65,000	177,450	151,250	0
Total Closed Units	100%	160,000	5	28	6	0
Total Closed Volume			307.80K	5.42M	1.05M	0.00B

May 2019



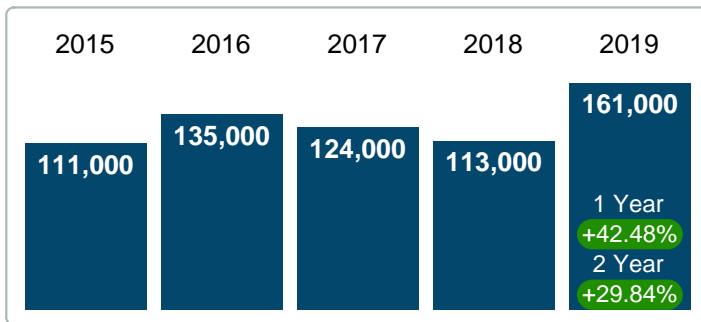
Area Delimited by County Of Bryan - Residential Property Type



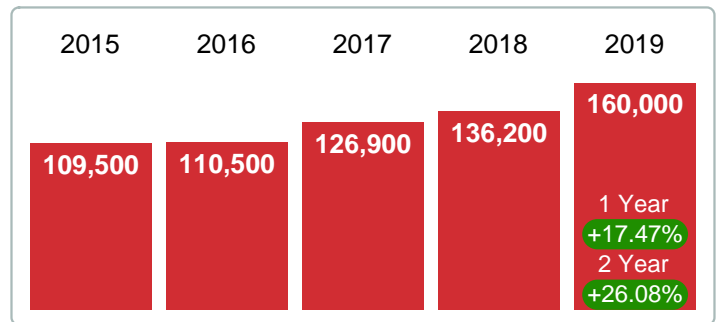
MEDIAN SOLD PRICE AT CLOSING

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

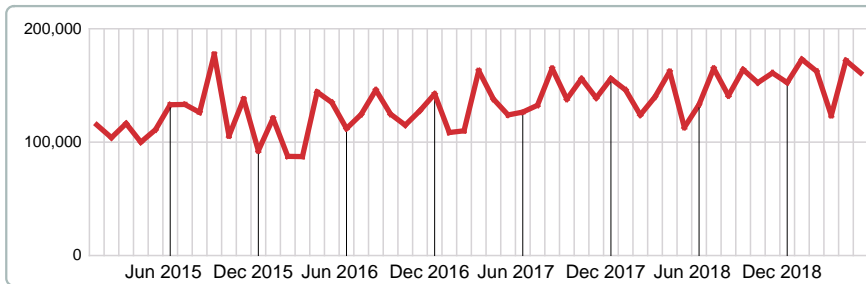
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

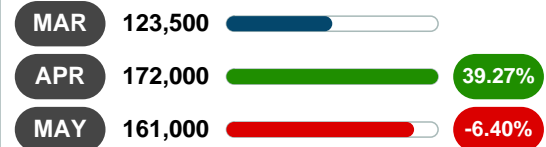


3 MONTHS

5 year MAY AVG = 128,800

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

Median Sold Price at Closing this month at **161,000** above the 5 yr MAY average of **128,800**



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	5.13%	25,750	25,750	0	0	0
\$50,001 - \$100,000	10.26%	72,500	73,100	72,500	0	0
\$100,001 - \$125,000	7.69%	120,000	102,500	0	121,250	0
\$125,001 - \$175,000	35.90%	149,000	0	146,250	153,250	0
\$175,001 - \$200,000	15.38%	181,050	0	181,050	0	0
\$200,001 - \$275,000	17.95%	223,000	0	223,000	242,500	0
\$275,001 and up	7.69%	350,000	0	350,000	0	0
Median Sold Price		161,000	65,000	173,000	153,250	0
Total Closed Units	100%	161,000	5	28	6	
Total Closed Volume		6,637,500	300.20K	5.30M	1.03M	0.00B

May 2019



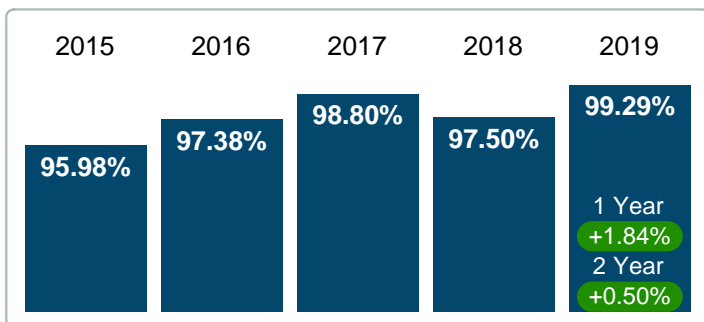
Area Delimited by County Of Bryan - Residential Property Type



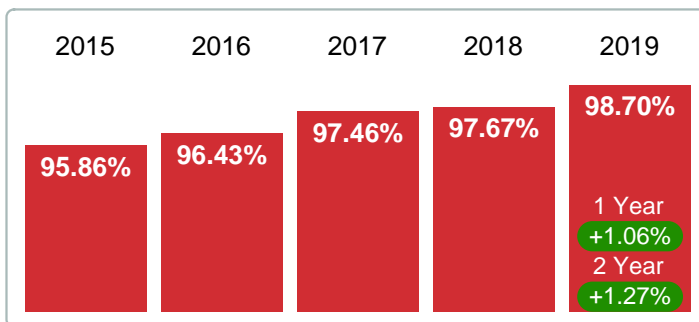
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

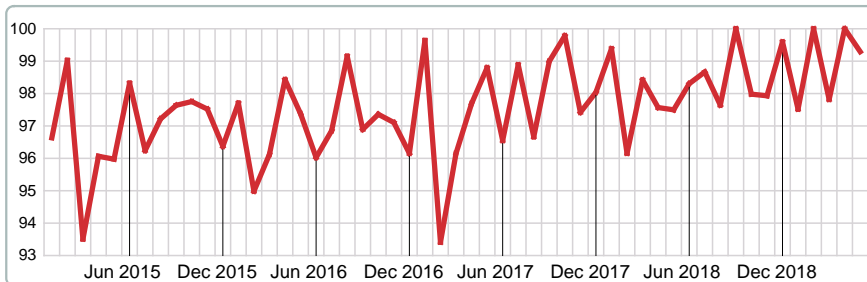
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

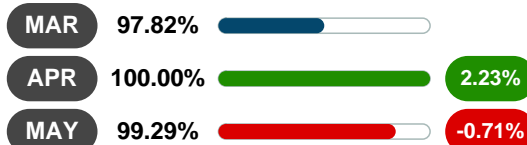


3 MONTHS

5 year MAY AVG = 97.79%

High Apr 2019 100.00% Low Feb 2017 93.41%

Median Sold/List Ratio this month at **99.29%**
above the 5 yr MAY average of **97.79%**



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	<div style="width: 5.13%;"></div> 2	5.13%	93.00%	93.00%	0.00%	0.00%	0.00%
\$50,001 - \$100,000	<div style="width: 10.26%;"></div> 4	10.26%	98.97%	98.97%	103.30%	0.00%	0.00%
\$100,001 - \$125,000	<div style="width: 7.69%;"></div> 3	7.69%	97.71%	97.71%	0.00%	98.19%	0.00%
\$125,001 - \$175,000	<div style="width: 35.90%;"></div> 14	35.90%	98.17%	0.00%	96.54%	101.41%	0.00%
\$175,001 - \$200,000	<div style="width: 15.38%;"></div> 6	15.38%	99.65%	0.00%	99.65%	0.00%	0.00%
\$200,001 - \$275,000	<div style="width: 17.95%;"></div> 7	17.95%	100.00%	0.00%	100.00%	97.41%	0.00%
\$275,001 and up	<div style="width: 7.69%;"></div> 3	7.69%	93.58%	0.00%	93.58%	0.00%	0.00%
Median Sold/List Ratio	99.29%			97.95%	98.95%	99.68%	0.00%
Total Closed Units	39	100%	99.29%	5	28	6	
Total Closed Volume	6,637,500			300.20K	5.30M	1.03M	0.00B

May 2019



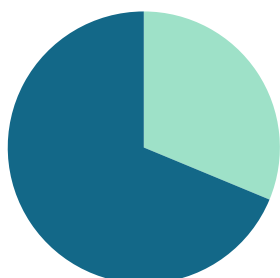
Area Delimited by County Of Bryan - Residential Property Type



MARKET SUMMARY

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

INVENTORY

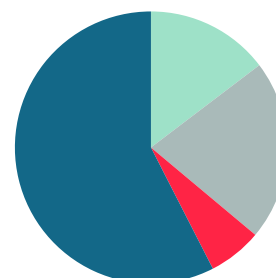


Inventory
 New Listings
70 = 31.25%
 Start Inventory
154
 Total Inventory Units
224
 Volume
\$60,625,568

Market Activity

Closed Sales
39 = 14.66%
 Pending Sales
57 = 21.43%
 Other Off Market
17 = 6.39%
 Active Inventory
153 = 57.52%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	45	39	-13.33%	164	159	-3.05%
Pending Sales	42	57	+35.71%	206	198	-3.88%
New Listings	74	70	-5.41%	318	318	0.00%
Median List Price	118,000	160,000	+35.59%	139,900	162,500	+16.15%
Median Sale Price	113,000	161,000	+42.48%	136,200	160,000	+17.47%
Median Percent of Selling Price to List Price	97.50%	99.29%	+1.84%	97.67%	98.70%	+1.06%
Median Days on Market to Sale	31.00	26.00	-16.13%	30.00	27.00	-10.00%
Monthly Inventory	153	153	0.00%	153	153	0.00%
Months Supply of Inventory	4.57	3.93	-13.92%	4.57	3.93	-13.92%

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

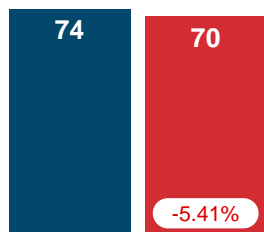
Inventory on May 31, 2019 = **153**

2018 **2019**

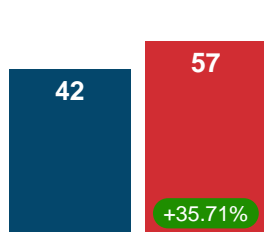
MAY MARKET

MEDIAN PRICES

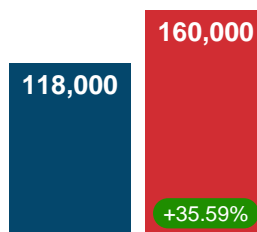
New Listings



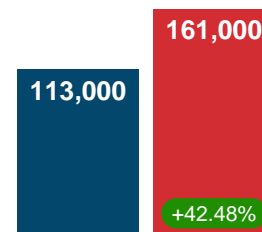
Pending Listings



List Price



Sale Price



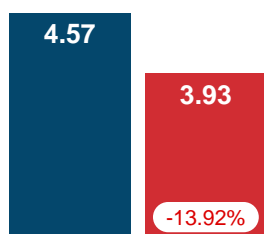
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

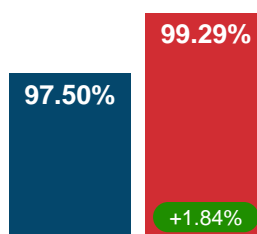
Active Inventory

+0.00%

Monthly Supply of Inventory



Sale/List Ratio



Days on Market

