

# May 2019



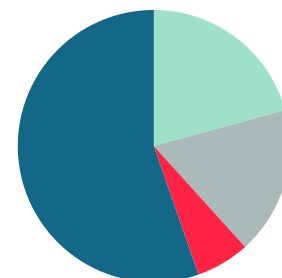
Area Delimited by County Of Creek - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	67	78	16.42%
Pending Listings	63	66	4.76%
New Listings	94	98	4.26%
Median List Price	147,900	131,950	-10.78%
Median Sale Price	143,000	129,450	-9.48%
Median Percent of Selling Price to List Price	98.73%	100.00%	1.29%
Median Days on Market to Sale	21.00	12.50	-40.48%
End of Month Inventory	215	208	-3.26%
Months Supply of Inventory	3.62	3.48	-3.93%



■ Closed (20.74%)  
■ Pending (17.55%)  
■ Other OffMarket (6.38%)  
■ Active (55.32%)

**Absorption:** Last 12 months, an Average of **60** Sales/Month  
**Active Inventory** as of May 31, 2019 = **208**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **3.26%** to 208 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 **3.48** MSI for this period.

#### Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **9.48%** in May 2019 to \$129,450 versus the previous year at \$143,000.

#### Median Days on Market Shortens

The median number of **12.50** days that homes spent on the market before selling decreased by 8.50 days or **40.48%** in May 2019 compared to last year's same month at **21.00** DOM.

#### Sales Success for May 2019 is Positive

Overall, with Median Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 98 New Listings in May 2019, up **4.26%** from last year at 94. Furthermore, there were 78 Closed Listings this month versus last year at 67, a **16.42%** increase.

Closed versus Listed trends yielded a **79.6%** ratio, up from previous year's, May 2018, at **71.3%**, a **11.67%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

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

### 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](http://www.tulsarealtors.com) to find a REALTOR® today.**

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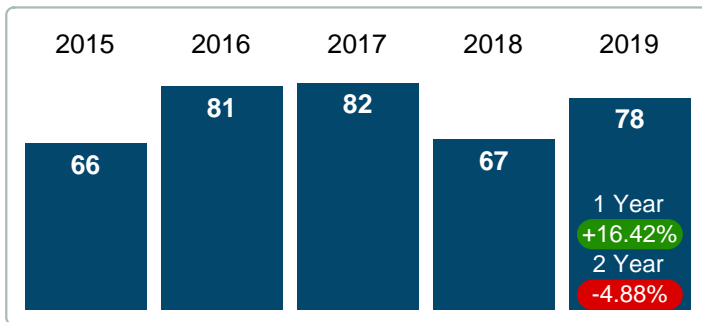
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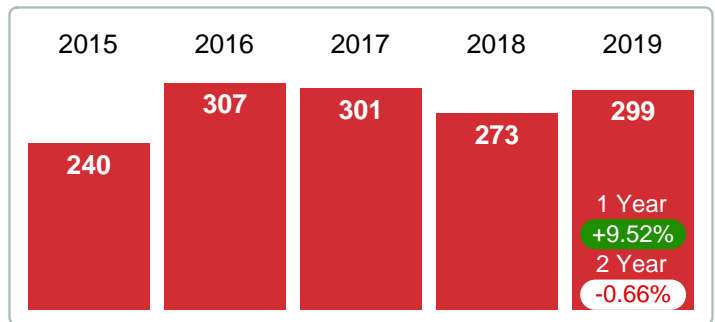
## CLOSED LISTINGS

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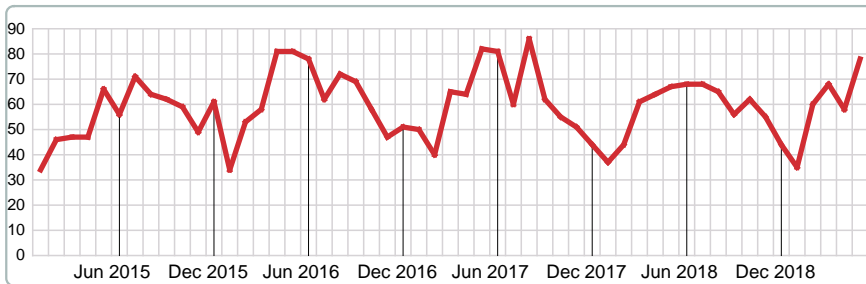
### MAY



### YEAR TO DATE (YTD)

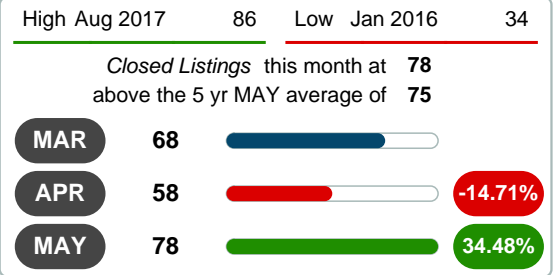


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 75



### 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	7.69%	23.5	3	3	0	0
\$50,001 - \$80,000	10	12.82%	35.5	3	6	1	0
\$80,001 - \$110,000	14	17.95%	7.5	4	10	0	0
\$110,001 - \$150,000	18	23.08%	13.5	2	12	2	2
\$150,001 - \$190,000	13	16.67%	6.0	1	10	1	1
\$190,001 - \$240,000	8	10.26%	8.0	0	5	3	0
\$240,001 and up	9	11.54%	48.0	0	6	1	2
<b>Total Closed Units</b>	<b>78</b>			<b>13</b>	<b>52</b>	<b>8</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>11,193,981</b>	<b>100%</b>	<b>12.5</b>	<b>1.14M</b>	<b>7.38M</b>	<b>1.45M</b>	<b>1.23M</b>
<b>Median Closed Price</b>	<b>\$129,450</b>			<b>\$83,500</b>	<b>\$130,000</b>	<b>\$177,500</b>	<b>\$190,000</b>

# May 2019



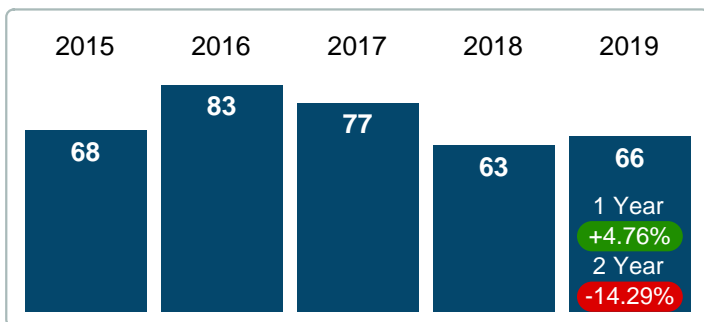
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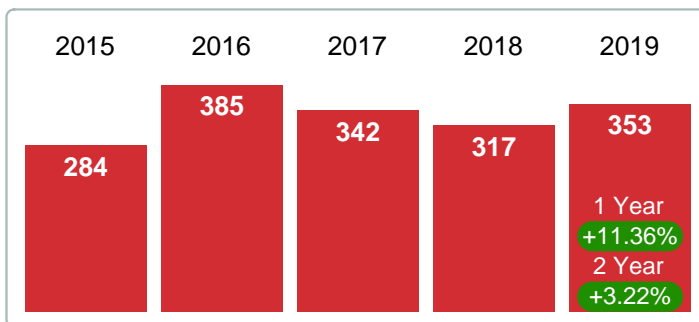
## PENDING LISTINGS

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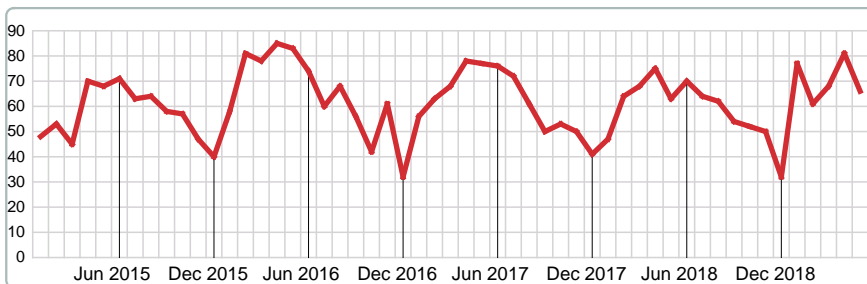
### MAY



### YEAR TO DATE (YTD)

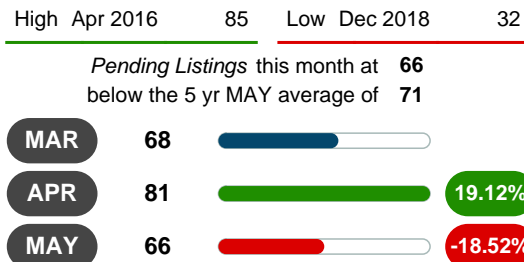


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 71



### 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	9.09%	55.0	2	4	0	0
\$50,001 - \$75,000	5	7.58%	64.0	1	4	0	0
\$75,001 - \$100,000	6	9.09%	16.5	1	4	1	0
\$100,001 - \$175,000	19	28.79%	18.0	1	14	4	0
\$175,001 - \$225,000	12	18.18%	47.5	1	9	2	0
\$225,001 - \$325,000	11	16.67%	48.0	0	5	5	1
\$325,001 and up	7	10.61%	31.0	0	1	4	2
<b>Total Pending Units</b>	<b>66</b>			<b>6</b>	<b>41</b>	<b>16</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>11,932,058</b>	<b>100%</b>	<b>37.0</b>	<b>527.40K</b>	<b>6.39M</b>	<b>3.94M</b>	<b>1.07M</b>
<b>Median Listing Price</b>	<b>\$162,400</b>			<b>\$73,250</b>	<b>\$159,900</b>	<b>\$245,450</b>	<b>\$399,900</b>

# May 2019



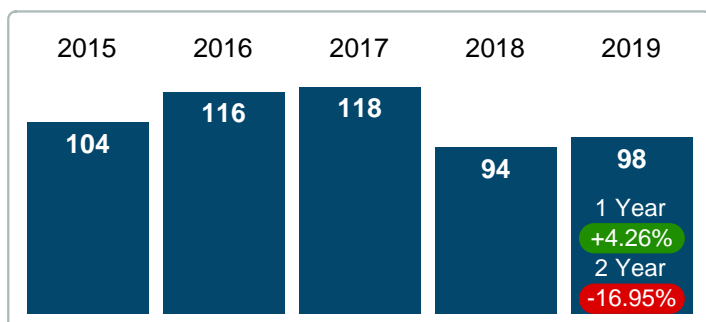
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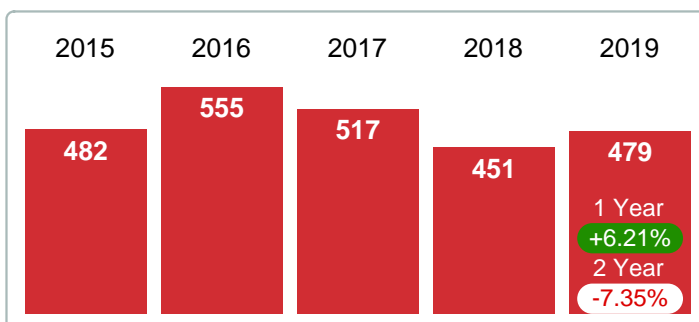
## NEW LISTINGS

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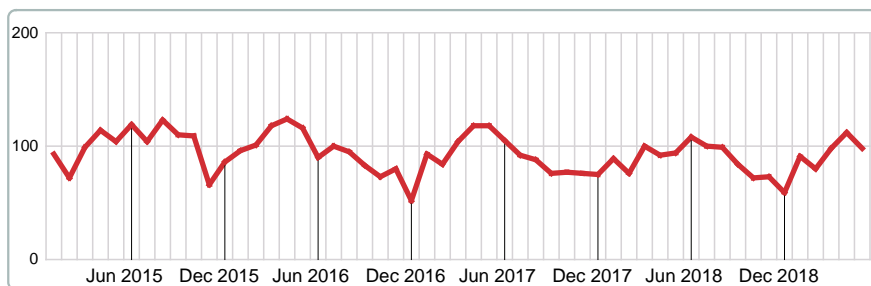
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

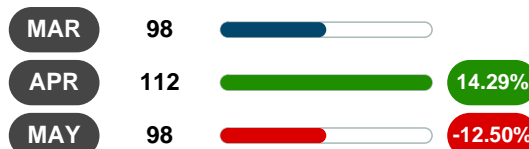


### 3 MONTHS

5 year MAY AVG = 106

High Apr 2016 124 Low Dec 2016 52

New Listings this month at 98  
below the 5 yr MAY average of 106



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$50,000 and less	7	7.14%
\$50,001 - \$100,000	16	16.33%
\$100,001 - \$125,000	14	14.29%
\$125,001 - \$150,000	10	10.20%
\$150,001 - \$200,000	26	26.53%
\$200,001 - \$275,000	12	12.24%
\$275,001 and up	13	13.27%
<b>Total New Listed Units</b>	<b>98</b>	
<b>Total New Listed Volume</b>	<b>17,117,350</b>	<b>100%</b>
<b>Median New Listed Listing Price</b>	<b>\$157,250</b>	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	3	4	0	0
\$50,001 - \$100,000	5	9	2	0
\$100,001 - \$125,000	5	5	4	0
\$125,001 - \$150,000	1	6	3	0
\$150,001 - \$200,000	2	19	5	0
\$200,001 - \$275,000	0	5	6	1
\$275,001 and up	0	6	6	1
<b>Total</b>	<b>16</b>	<b>54</b>	<b>26</b>	<b>2</b>
<b>Volume</b>	<b>1.58M</b>	<b>8.66M</b>	<b>6.03M</b>	<b>848.90K</b>
<b>Median Price</b>	<b>\$101,450</b>	<b>\$159,700</b>	<b>\$197,400</b>	<b>\$424,450</b>

# May 2019



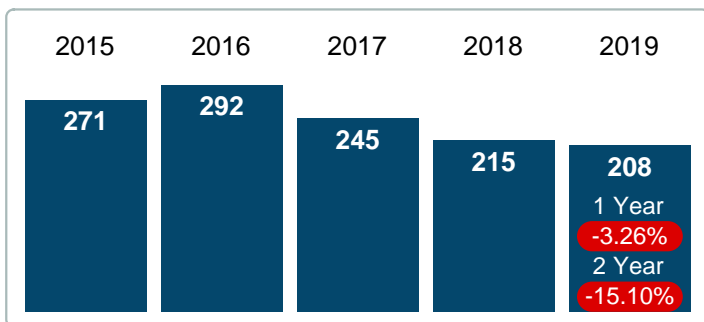
Area Delimited by County Of Creek - Residential Property Type



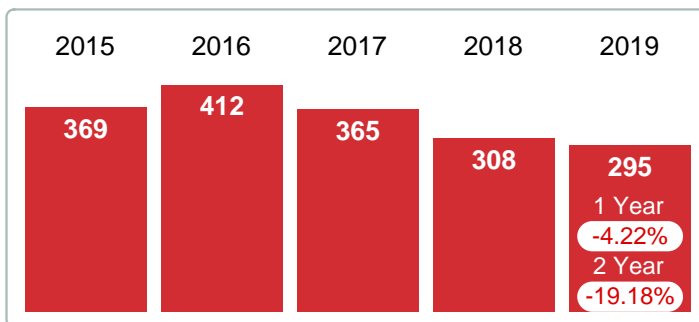
## ACTIVE INVENTORY

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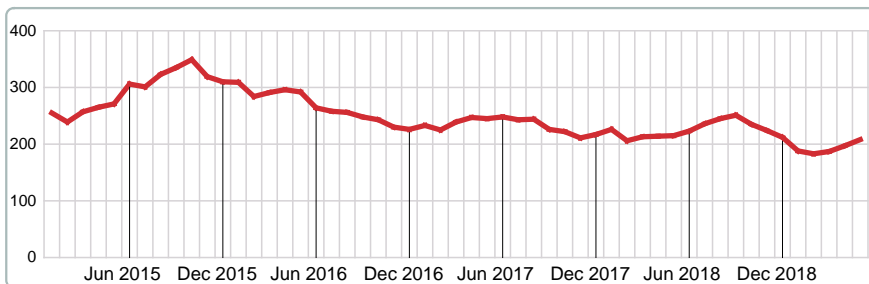
### END OF MAY



### ACTIVE DURING MAY

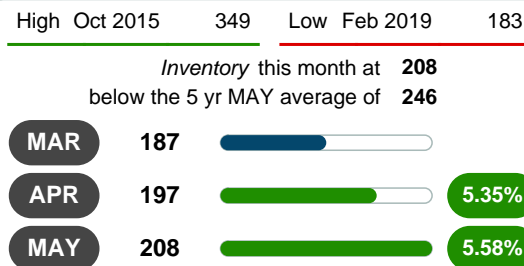


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 246



### 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	13	6.25%	53.0	6	6	1	0
\$50,001 - \$75,000	16	7.69%	74.0	7	8	1	0
\$75,001 - \$125,000	47	22.60%	35.0	12	28	6	1
\$125,001 - \$175,000	43	20.67%	35.0	5	29	9	0
\$175,001 - \$250,000	39	18.75%	43.0	1	21	16	1
\$250,001 - \$450,000	28	13.46%	45.0	0	12	14	2
\$450,001 and up	22	10.58%	70.0	1	2	14	5
<b>Total Active Inventory by Units</b>	<b>208</b>			<b>32</b>	<b>106</b>	<b>61</b>	<b>9</b>
<b>Total Active Inventory by Volume</b>	<b>47,268,310</b>	<b>100%</b>	<b>44.5</b>	<b>3.59M</b>	<b>17.28M</b>	<b>21.80M</b>	<b>4.60M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$161,500</b>			<b>\$87,950</b>	<b>\$149,700</b>	<b>\$249,900</b>	<b>\$575,000</b>

# May 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 MAY

2015	2016	2017	2018	2019

### INDICATORS FOR MAY 2019

Inventory	Closed	Absorption	MSI	MSI %
208	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
\$50,000 and less	13	6.25%	2.26	2.32	1.95	12.00	0.00
\$50,001 - \$75,000	16	7.69%	2.70	3.11	2.59	2.40	0.00
\$75,001 - \$125,000	47	22.60%	2.97	4.97	2.43	3.60	4.00
\$125,001 - \$175,000	43	20.67%	2.63	6.00	2.27	4.00	0.00
\$175,001 - \$250,000	39	18.75%	4.11	3.00	3.41	5.82	4.00
\$250,001 - \$450,000	28	13.46%	4.87	0.00	6.86	4.42	2.40
\$450,001 and up	22	10.58%	33.00	0.00	24.00	56.00	15.00
Market Supply of Inventory (MSI)		3.48		3.80	2.76	5.76	3.86
		100%	3.48				
Total Active Inventory by Units		208		32	106	61	9

# May 2019



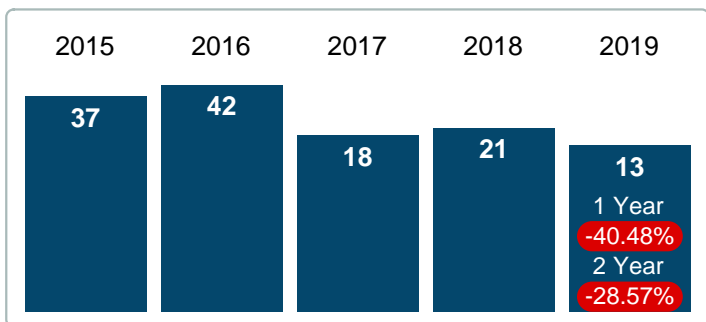
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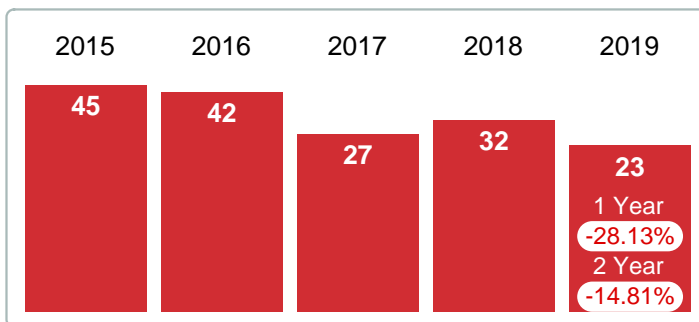
## MEDIAN DAYS ON MARKET TO SALE

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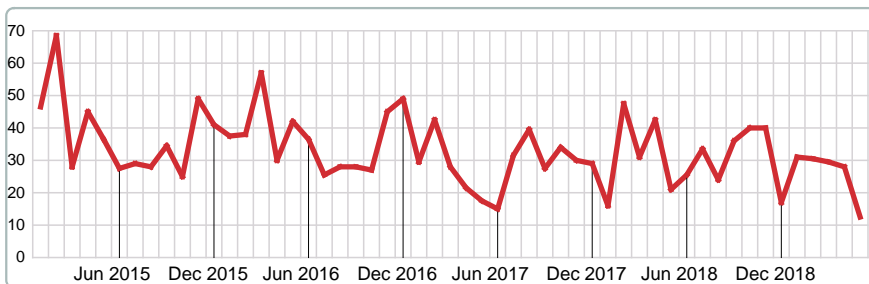
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 26

High Feb 2015 69 Low May 2019 13

Median Days on Market to Sale this month at 13 below the 5 yr MAY average of 26



### 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	7.69%	24	22	25	0	0
\$50,001 - \$80,000	12.82%	36	2	58	14	0
\$80,001 - \$110,000	17.95%	8	7	10	0	0
\$110,001 - \$150,000	23.08%	14	16	11	11	121
\$150,001 - \$190,000	16.67%	6	12	5	26	15
\$190,001 - \$240,000	10.26%	8	0	10	6	0
\$240,001 and up	11.54%	48	0	10	106	107
Median Closed DOM		13	12	8	14	86
Total Closed Units	100%	78	13	52	8	5
Total Closed Volume		11,193,981	1.14M	7.38M	1.45M	1.23M

# May 2019



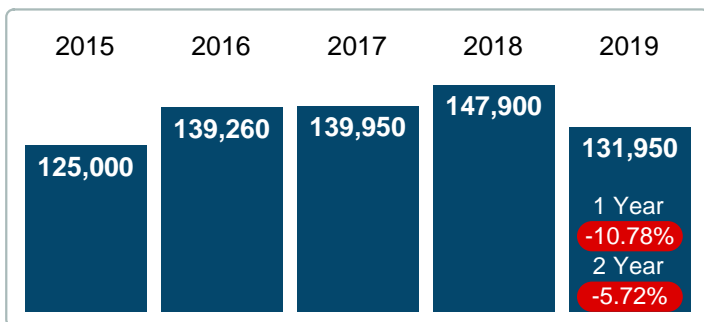
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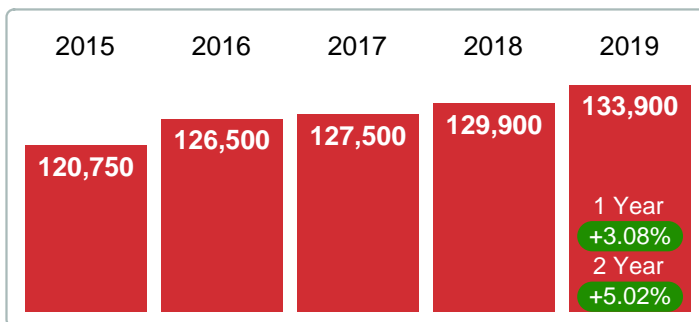
## MEDIAN LIST PRICE AT CLOSING

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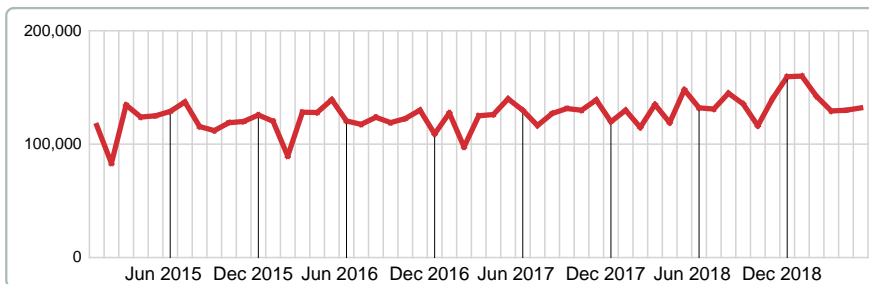
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

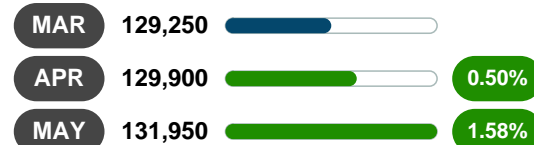


### 3 MONTHS

5 year MAY AVG = 136,812

High Jan 2019 160,000 Low Feb 2015 83,150

Median List Price at Closing this month at 131,950 below the 5 yr MAY average of 136,812



### 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	6.41%	29,900	32,450	25,080	45,600	0
\$50,001 - \$80,000	14.10%	70,000	66,500	73,400	0	0
\$80,001 - \$110,000	19.23%	96,900	91,000	96,900	108,000	0
\$110,001 - \$150,000	20.51%	131,950	133,900	129,950	148,000	130,750
\$150,001 - \$190,000	16.67%	162,900	0	161,400	185,000	0
\$190,001 - \$240,000	12.82%	217,250	195,000	214,500	225,000	220,000
\$240,001 and up	10.26%	297,450	0	285,000	375,000	389,950
Median List Price		131,950	89,900	132,500	192,000	220,000
Total Closed Units	100%	131,950	13	52	8	5
Total Closed Volume		11,410,483	1.21M	7.43M	1.51M	1.26M



# May 2019



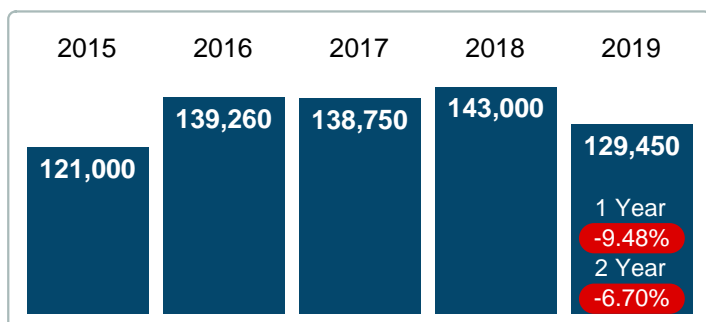
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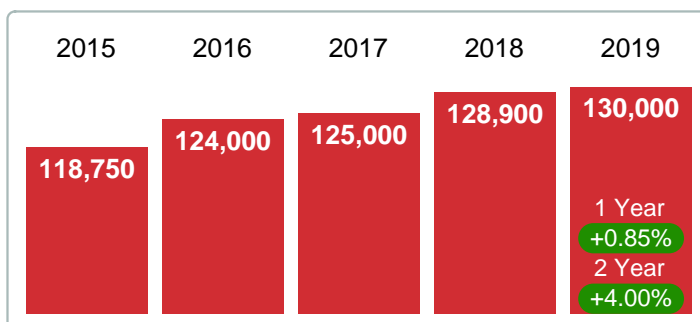
## MEDIAN SOLD PRICE AT CLOSING

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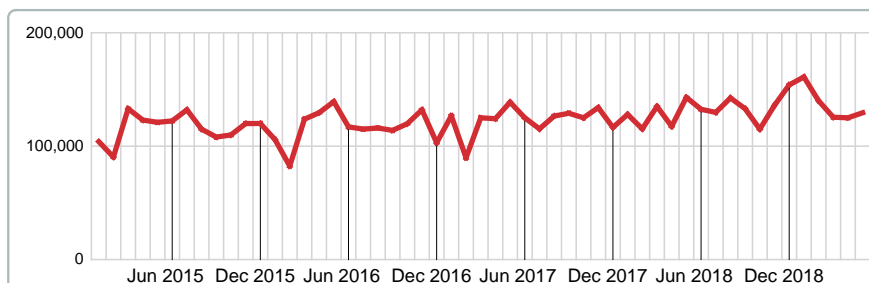
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

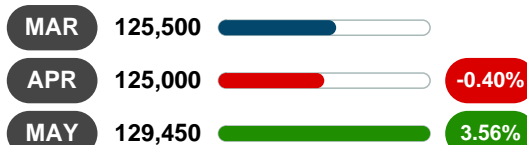


### 3 MONTHS

5 year MAY AVG = 134,292

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

Median Sold Price at Closing this month at 129,450 below the 5 yr MAY average of 134,292



### 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	7.69%	32,250	33,000	26,160	0	0
\$50,001 - \$80,000	12.82%	70,000	69,500	74,200	53,050	0
\$80,001 - \$110,000	17.95%	95,500	96,500	91,700	0	0
\$110,001 - \$150,000	23.08%	129,450	121,950	129,950	130,025	131,250
\$150,001 - \$190,000	16.67%	163,000	189,000	163,000	156,000	190,000
\$190,001 - \$240,000	10.26%	207,000	0	204,000	210,000	0
\$240,001 and up	11.54%	287,000	0	277,500	350,000	386,900
Median Sold Price		129,450	83,500	130,000	177,500	190,000
Total Closed Units	100%	78	13	52	8	5
Total Closed Volume		11,193,981	1.14M	7.38M	1.45M	1.23M

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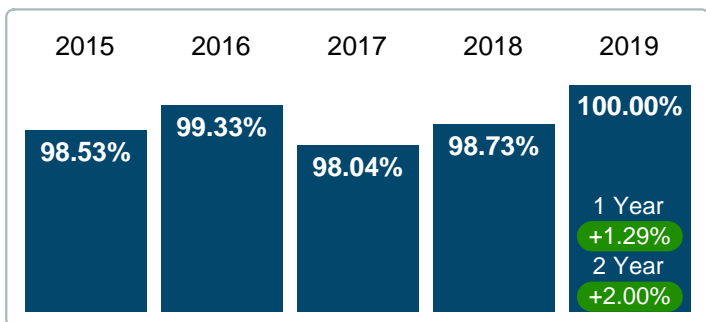
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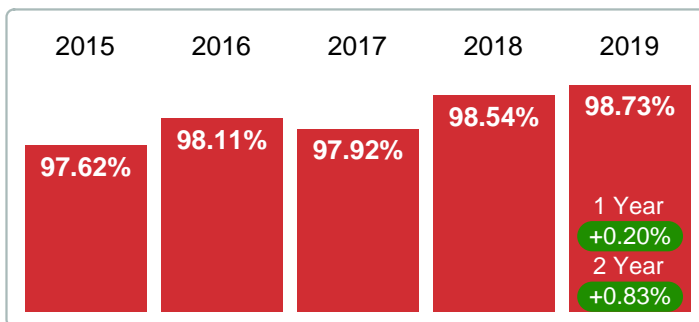
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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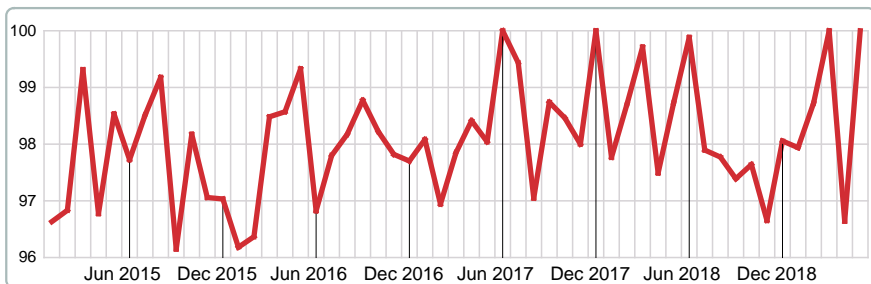
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

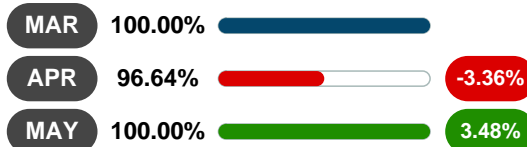


### 3 MONTHS

5 year MAY AVG = 98.93%

High May 2019 100.00% Low Sep 2015 96.15%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **98.93%**



## 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	7.69%	97.14%	94.29%	100.00%	0.00%	0.00%
\$50,001 - \$80,000	10	12.82%	100.00%	100.00%	100.00%	116.34%	0.00%
\$80,001 - \$110,000	14	17.95%	100.00%	95.19%	101.71%	0.00%	0.00%
\$110,001 - \$150,000	18	23.08%	100.00%	98.17%	99.64%	101.88%	100.41%
\$150,001 - \$190,000	13	16.67%	99.50%	96.92%	100.00%	84.32%	86.36%
\$190,001 - \$240,000	8	10.26%	97.84%	0.00%	97.90%	97.78%	0.00%
\$240,001 and up	9	11.54%	100.00%	0.00%	100.00%	93.33%	99.94%
Median Sold/List Ratio		100.00%		96.92%	100.00%	98.89%	100.00%
Total Closed Units		78	100%	13	52	8	5
Total Closed Volume		11,193,981		1.14M	7.38M	1.45M	1.23M

# May 2019



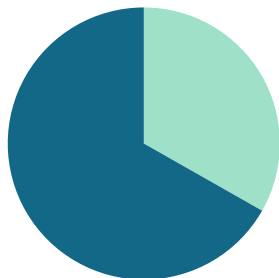
Area Delimited by County Of Creek - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



**Inventory**

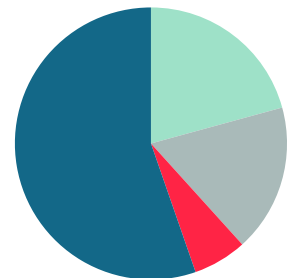
- New Listings **98 = 33.22%**
- Start Inventory **197**
- Total Inventory Units **295**
- Volume **\$64,640,468**

### Market Activity

**Market Activity**

- Closed Sales **78 = 20.74%**
- Pending Sales **66 = 17.55%**
- Other Off Market **24 = 6.38%**
- Active Inventory **208 = 55.32%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	67	78	16.42%	273	299	9.52%
Pending Sales	63	66	4.76%	317	353	11.36%
New Listings	94	98	4.26%	451	479	6.21%
Median List Price	147,900	131,950	-10.78%	129,900	133,900	3.08%
Median Sale Price	143,000	129,450	-9.48%	128,900	130,000	0.85%
Median Percent of Selling Price to List Price	98.73%	100.00%	1.29%	98.54%	98.73%	0.20%
Median Days on Market to Sale	21.00	12.50	-40.48%	32.00	23.00	-28.13%
Monthly Inventory	215	208	-3.26%	215	208	-3.26%
Months Supply of Inventory	3.62	3.48	-3.93%	3.62	3.48	-3.93%

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

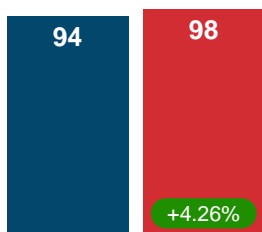
**Inventory** on May 31, 2019 = **208**

**2018** **2019**

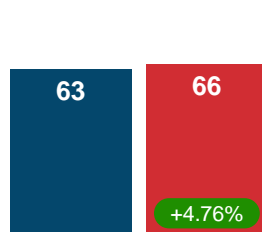
### MAY MARKET

### MEDIAN PRICES

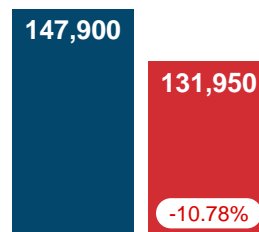
#### New Listings



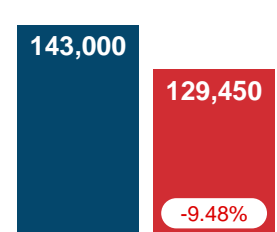
#### Pending Listings



#### List Price



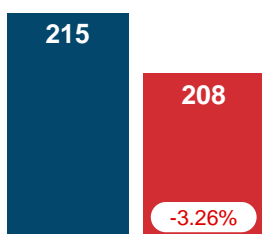
#### Sale Price



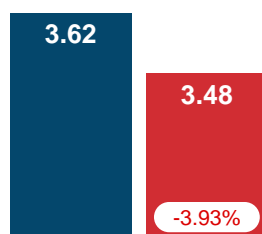
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

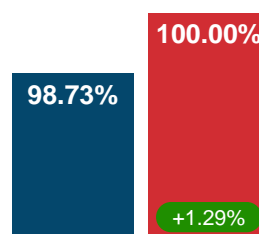
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

