

May 2019



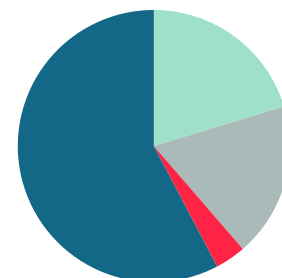
Area Delimited by County Of Rogers - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	146	145	-0.68%
Pending Listings	138	131	-5.07%
New Listings	196	200	2.04%
Median List Price	176,000	199,700	13.47%
Median Sale Price	173,950	194,900	12.04%
Median Percent of Selling Price to List Price	98.73%	99.76%	1.04%
Median Days on Market to Sale	26.50	20.00	-24.53%
End of Month Inventory	470	412	-12.34%
Months Supply of Inventory	4.21	3.45	-17.97%



■ Closed (20.31%)
■ Pending (18.35%)
■ Other OffMarket (3.64%)
■ Active (57.70%)

Absorption: Last 12 months, an Average of **119** Sales/Month
Active Inventory as of May 31, 2019 = **412**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2019 decreased **12.34%** to 412 existing homes available for sale. Over the last 12 months this area has had an average of 119 closed sales per month. This represents an unsold inventory index of **3.45** 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 **12.04%** in May 2019 to \$194,900 versus the previous year at \$173,950.

Median Days on Market Shortens

The median number of **20.00** days that homes spent on the market before selling decreased by 6.50 days or **24.53%** in May 2019 compared to last year's same month at **26.50** 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 200 New Listings in May 2019, up **2.04%** from last year at 196. Furthermore, there were 145 Closed Listings this month versus last year at 146, a **-0.68%** decrease.

Closed versus Listed trends yielded a **72.5%** ratio, down from previous year's, May 2018, at **74.5%**, a **2.67%** downswing. This will certainly create pressure on a decreasing Monthly 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?

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May 2019



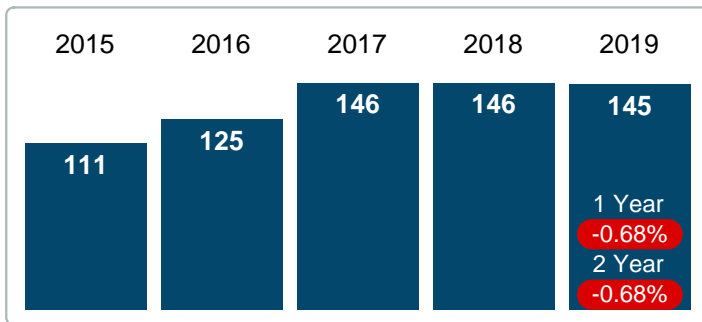
Area Delimited by County Of Rogers - Residential Property Type



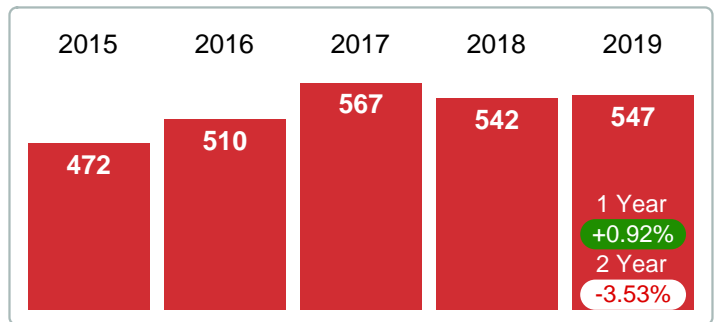
CLOSED LISTINGS

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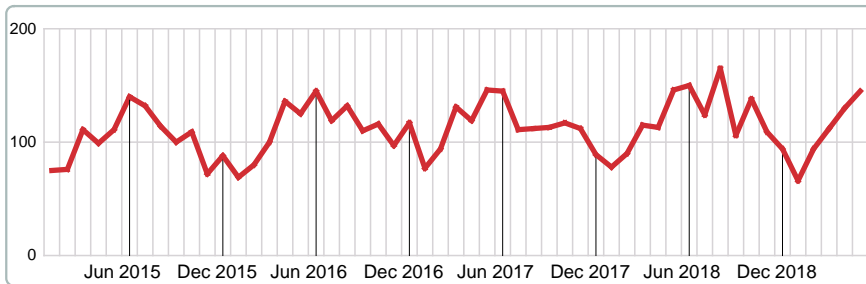
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

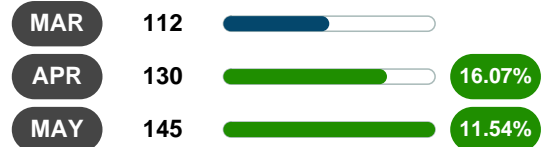


3 MONTHS

5 year MAY AVG = 135

High Aug 2018 165 Low Jan 2019 66

Closed Listings this month at **145**
above the 5 yr MAY average of **135**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	9.66%	16.0	4	9	1	0
\$100,001 - \$125,000	10	6.90%	21.0	0	9	1	0
\$125,001 - \$150,000	12	8.28%	21.5	1	10	1	0
\$150,001 - \$225,000	52	35.86%	16.0	1	36	15	0
\$225,001 - \$300,000	24	16.55%	40.0	0	12	10	2
\$300,001 - \$350,000	12	8.28%	34.5	0	2	8	2
\$350,001 and up	21	14.48%	20.0	0	1	15	5
Total Closed Units	145			6	79	51	9
Total Closed Volume	32,372,573	100%	20.0	534.69K	13.65M	14.24M	3.95M
Median Closed Price	\$194,900			\$72,500	\$168,980	\$259,000	\$423,000

May 2019



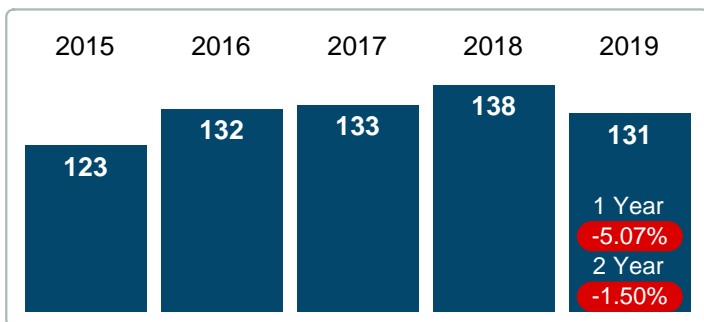
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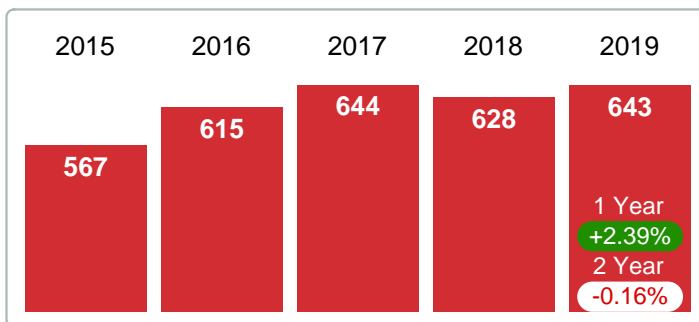
PENDING LISTINGS

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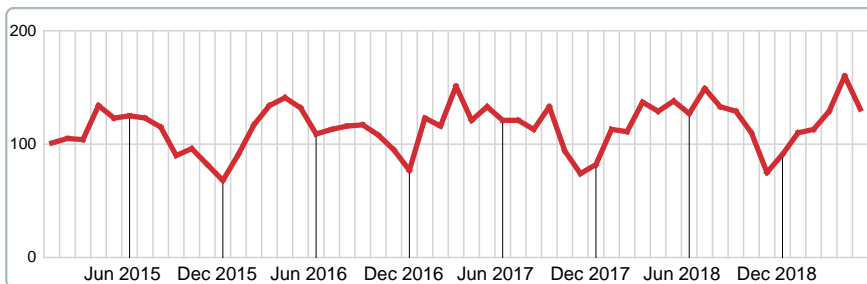
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 131

High Apr 2019 160 Low Dec 2015 68

Pending Listings this month at 131 equal to 5 yr MAY average of 131



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	5	3.82%	28.0	1	4	0	0
\$75,001 - \$125,000	22	16.79%	16.0	2	19	1	0
\$125,001 - \$150,000	16	12.21%	16.5	1	11	4	0
\$150,001 - \$200,000	31	23.66%	42.0	0	28	3	0
\$200,001 - \$300,000	27	20.61%	26.0	0	13	13	1
\$300,001 - \$375,000	11	8.40%	26.0	0	2	8	1
\$375,001 and up	19	14.50%	63.0	0	1	14	4
Total Pending Units	131			4	78	43	6
Total Pending Volume	30,399,445	100%	25.0	329.90K	12.96M	13.85M	3.25M
Median Listing Price	\$189,000			\$84,950	\$156,708	\$310,000	\$514,500

May 2019



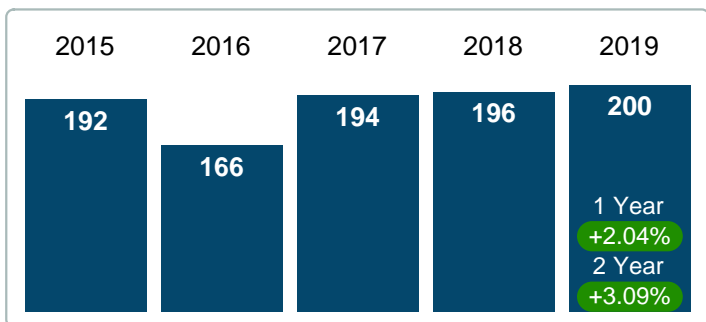
Area Delimited by County Of Rogers - Residential Property Type



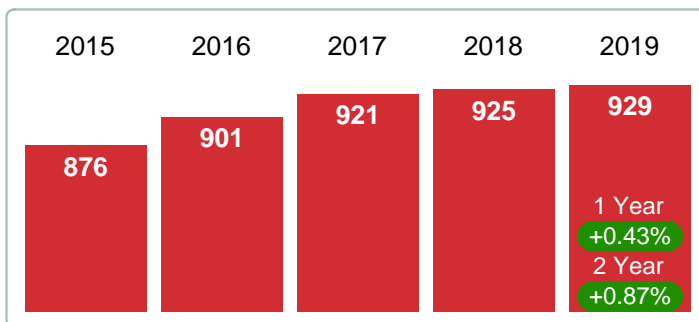
NEW LISTINGS

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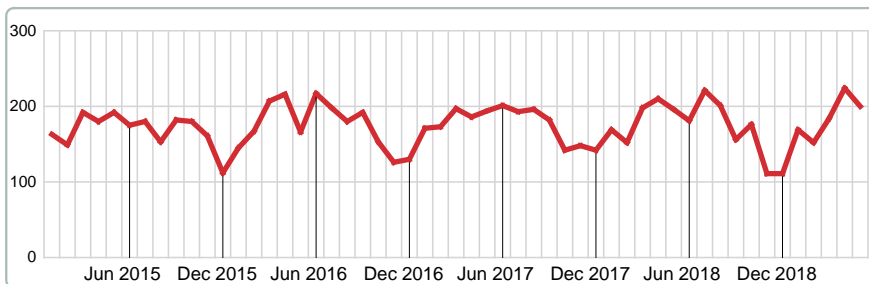
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 190

High Apr 2019 224 Low Dec 2018 111

New Listings this month at **200**
above the 5 yr MAY average of **190**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$100,000 and less	17	8.50%
\$100,001 - \$125,000	14	7.00%
\$125,001 - \$175,000	44	22.00%
\$175,001 - \$250,000	50	25.00%
\$250,001 - \$325,000	27	13.50%
\$325,001 - \$450,000	27	13.50%
\$450,001 and up	21	10.50%
Total New Listed Units	200	
Total New Listed Volume	58,572,299	100%
Median New Listed Listing Price	\$199,900	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	5	10	2	0
\$100,001 - \$125,000	3	9	2	0
\$125,001 - \$175,000	1	35	8	0
\$175,001 - \$250,000	2	29	19	0
\$250,001 - \$325,000	0	14	11	2
\$325,001 - \$450,000	0	8	15	4
\$450,001 and up	0	1	11	9
Total	11	106	68	15
Total New Listed Volume	1.22M	20.52M	21.79M	15.04M
Median New Listed Listing Price	\$110,000	\$175,000	\$279,950	\$511,125

May 2019



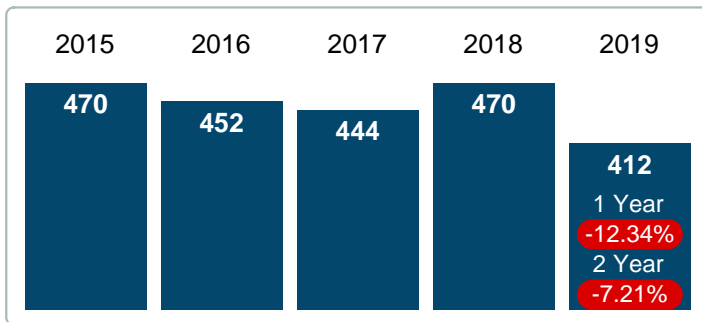
Area Delimited by County Of Rogers - Residential Property Type



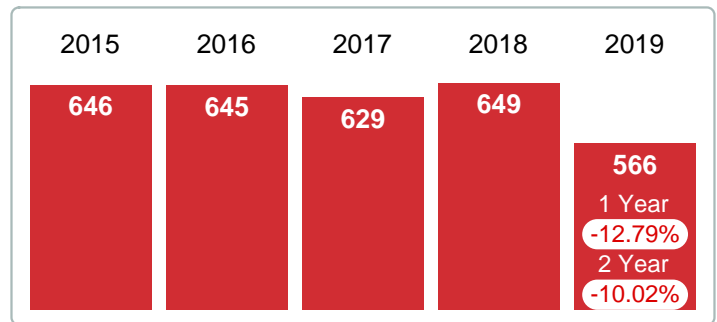
ACTIVE INVENTORY

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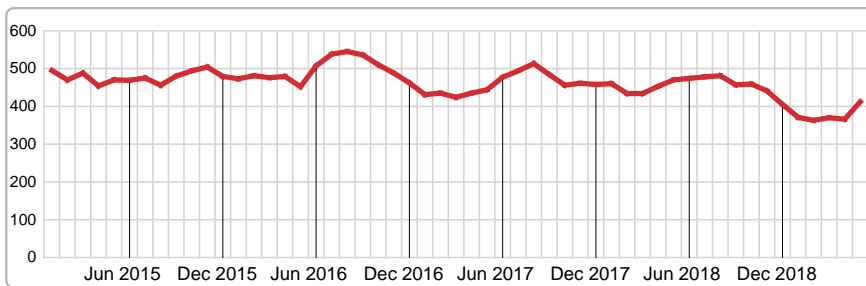
END OF MAY



ACTIVE DURING MAY

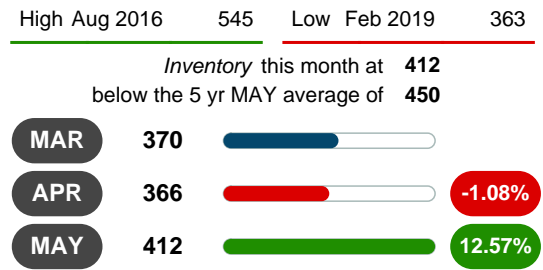


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 450



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	40	9.71%	31.5	10	24	6	0
\$125,001 - \$150,000	39	9.47%	39.0	1	29	7	2
\$150,001 - \$175,000	45	10.92%	35.0	0	29	16	0
\$175,001 - \$300,000	129	31.31%	37.0	4	61	60	4
\$300,001 - \$375,000	50	12.14%	57.5	0	19	24	7
\$375,001 - \$525,000	67	16.26%	58.0	0	12	40	15
\$525,001 and up	42	10.19%	63.0	0	6	13	23
Total Active Inventory by Units	412			15	180	166	51
Total Active Inventory by Volume	139,481,759	100%	46.5	1.80M	41.61M	53.50M	42.57M
Median Active Inventory Listing Price	\$245,400			\$118,000	\$179,900	\$289,450	\$500,000

May 2019



Area Delimited by County Of Rogers - 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 %
412	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
\$125,000 and less	40	9.71%	1.36	1.67	1.21	1.85	0.00
\$125,001 - \$150,000	39	9.47%	2.52	1.20	2.18	6.00	12.00
\$150,001 - \$175,000	45	10.92%	2.81	0.00	2.40	4.68	0.00
\$175,001 - \$300,000	129	31.31%	3.46	24.00	2.92	4.04	2.82
\$300,001 - \$375,000	50	12.14%	4.55	0.00	7.60	3.51	5.25
\$375,001 - \$525,000	67	16.26%	9.69	0.00	13.09	9.60	8.18
\$525,001 and up	42	10.19%	13.26	0.00	72.00	8.67	14.53
Market Supply of Inventory (MSI)			3.45	1.96	2.58	4.72	7.46
Total Active Inventory by Units		100%	3.45	15	180	166	51

May 2019



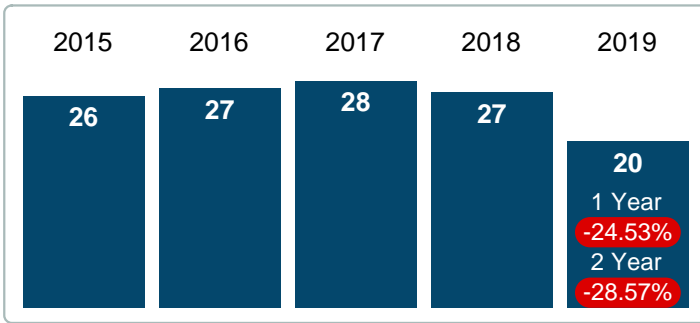
Area Delimited by County Of Rogers - Residential Property Type



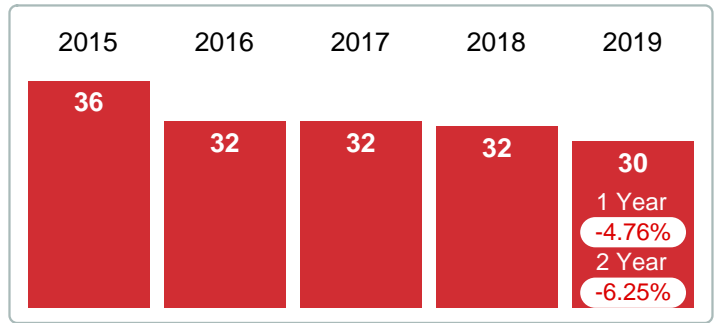
MEDIAN DAYS ON MARKET TO SALE

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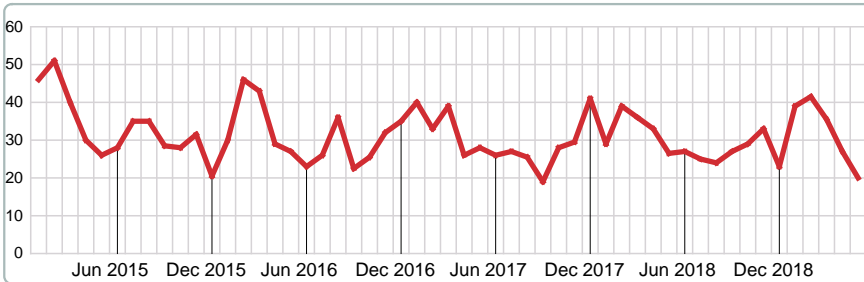
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

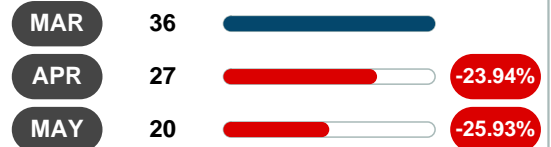


3 MONTHS

5 year MAY AVG = 26

High Feb 2015 51 Low Sep 2017 19

Median Days on Market to Sale this month at 20 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
\$100,000 and less	9.66%	16	45	7	39	0
\$100,001 - \$125,000	6.90%	21	0	22	20	0
\$125,001 - \$150,000	8.28%	22	91	21	18	0
\$150,001 - \$225,000	35.86%	16	31	13	28	0
\$225,001 - \$300,000	16.55%	40	0	32	85	9
\$300,001 - \$350,000	8.28%	35	0	31	52	7
\$350,001 and up	14.48%	20	0	20	8	98
Median Closed DOM		20	45	15	28	13
Total Closed Units	100%	20.0	6	79	51	9
Total Closed Volume		32,372,573	534.69K	13.65M	14.24M	3.95M

May 2019



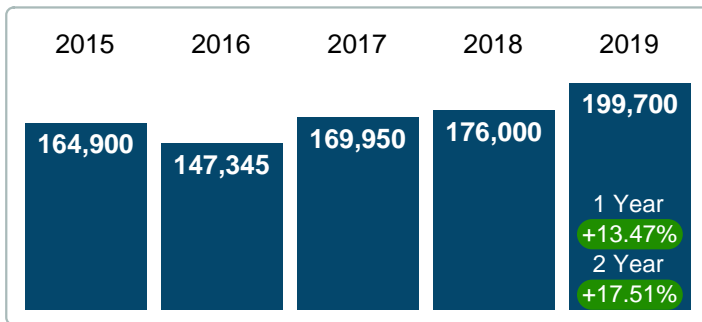
Area Delimited by County Of Rogers - Residential Property Type



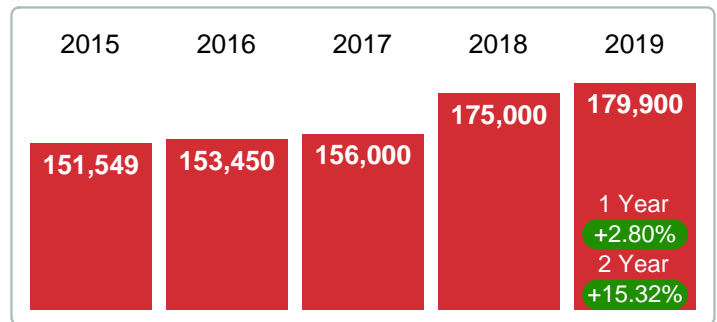
MEDIAN LIST PRICE AT CLOSING

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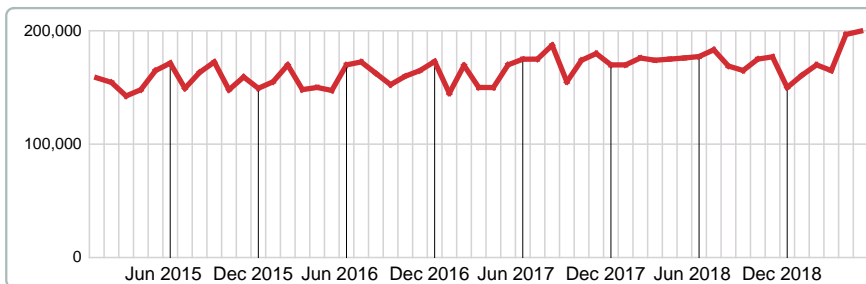
MAY



YEAR TO DATE (YTD)

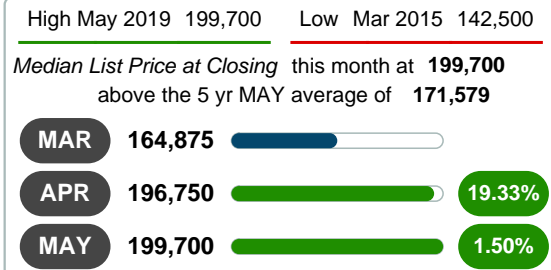


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 171,579



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	
\$100,000 and less	15	10.34%	60,000	50,000	61,000	75,000	
\$100,001 - \$125,000	9	6.21%	112,500	0	113,750	108,200	
\$125,001 - \$150,000	13	8.97%	141,000	135,000	141,950	140,000	
\$150,001 - \$225,000	51	35.17%	185,000	0	179,900	194,900	
\$225,001 - \$300,000	23	15.86%	255,000	0	265,000	246,450	
\$300,001 - \$350,000	13	8.97%	329,500	0	325,000	324,750	
\$350,001 and up	21	14.48%	389,900	0	369,900	379,900	
Median List Price		199,700		55,000	172,500	259,000	
Total Closed Units		145	100%	199,700	6	79	51
Total Closed Volume		32,583,176		410.40K	13.80M	14.38M	3.99M

May 2019



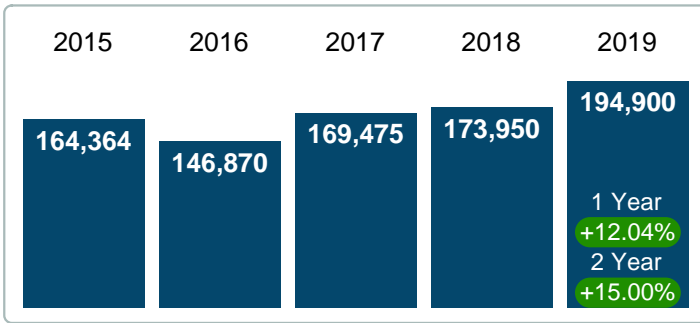
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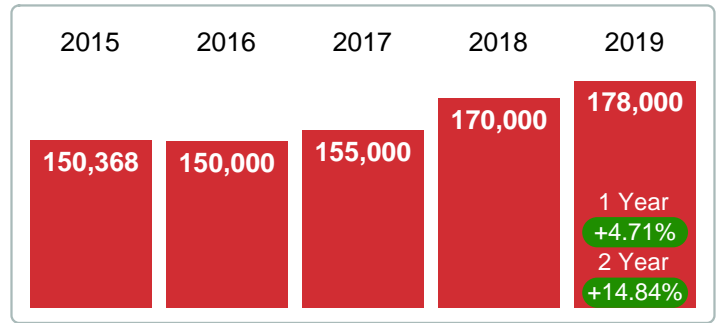
MEDIAN SOLD PRICE AT CLOSING

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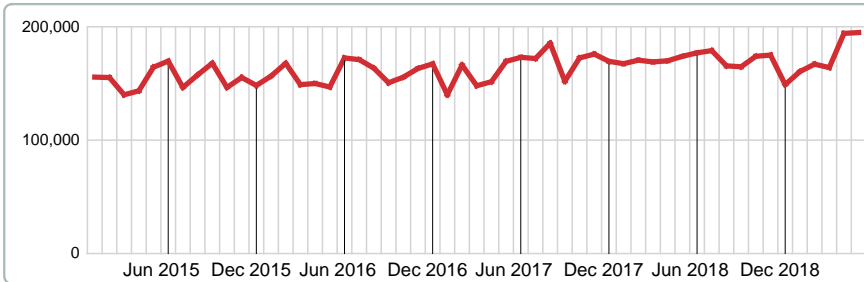
MAY



YEAR TO DATE (YTD)

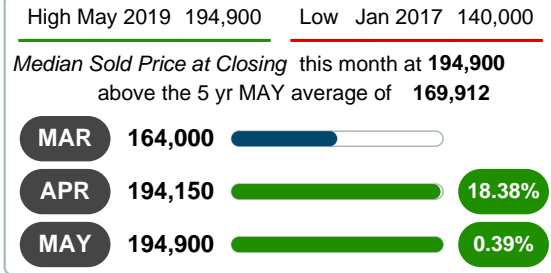


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 169,912



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
\$100,000 and less	9.66%	59,500	39,345	73,500	54,500	0
\$100,001 - \$125,000	6.90%	116,000	0	117,000	108,205	0
\$125,001 - \$150,000	8.28%	142,975	135,000	144,750	140,001	0
\$150,001 - \$225,000	35.86%	182,750	217,000	176,154	193,000	0
\$225,001 - \$300,000	16.55%	251,500	0	257,500	243,250	262,950
\$300,001 - \$350,000	8.28%	322,875	0	322,875	319,500	349,950
\$350,001 and up	14.48%	385,000	0	369,000	376,950	447,000
Median Sold Price		194,900	72,500	168,980	259,000	423,000
Total Closed Units	100%	145	6	79	51	9
Total Closed Volume		32,372,573	534.69K	13.65M	14.24M	3.95M

May 2019



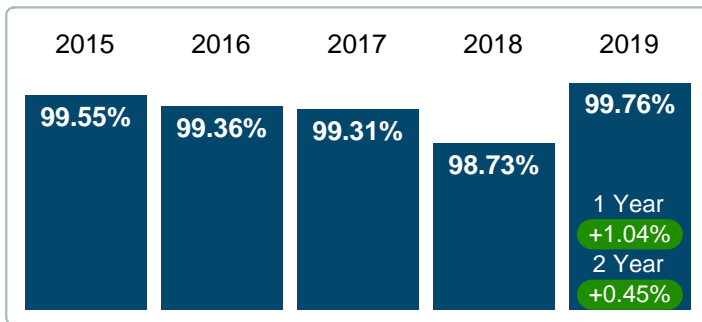
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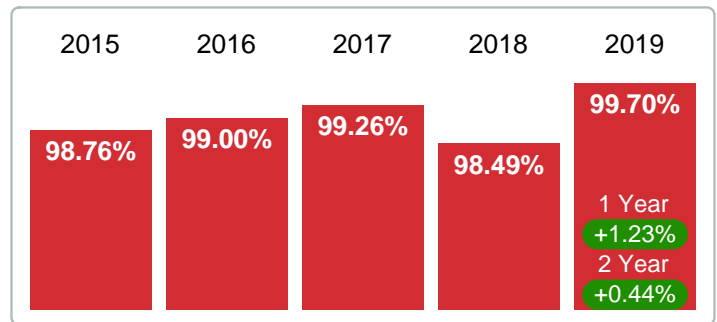
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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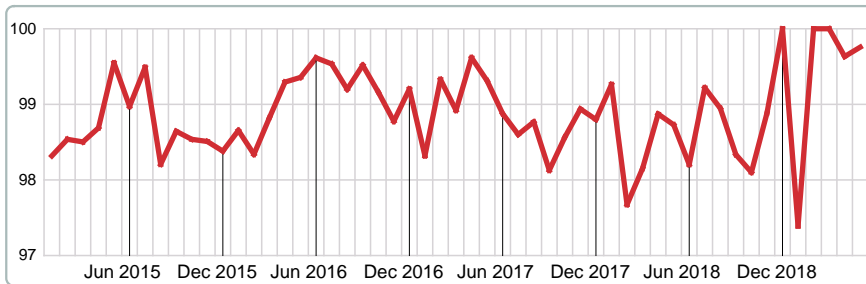
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

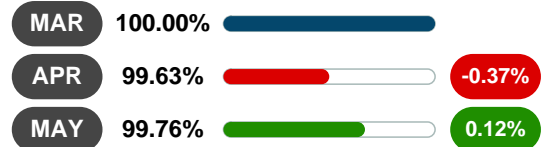


3 MONTHS

5 year MAY AVG = 99.34%

High Mar 2019 100.00% Low Jan 2019 97.39%

Median Sold/List Ratio this month at **99.76%**
above the 5 yr MAY average of **99.34%**



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
\$100,000 and less	14	9.66%	93.39%	85.83%	100.00%	72.67%	0.00%
\$100,001 - \$125,000	10	6.90%	100.00%	0.00%	100.00%	100.00%	0.00%
\$125,001 - \$150,000	12	8.28%	100.00%	100.00%	100.00%	100.00%	0.00%
\$150,001 - \$225,000	52	35.86%	98.86%	434.00%	98.86%	97.86%	0.00%
\$225,001 - \$300,000	24	16.55%	99.62%	0.00%	98.68%	100.00%	99.38%
\$300,001 - \$350,000	12	8.28%	99.19%	0.00%	97.42%	99.08%	100.01%
\$350,001 and up	21	14.48%	98.74%	0.00%	99.76%	100.00%	98.18%
Median Sold/List Ratio		99.76%		91.80%	100.00%	99.59%	98.60%
Total Closed Units		145	100%	6	79	51	9
Total Closed Volume		32,372,573		534.69K	13.65M	14.24M	3.95M

May 2019



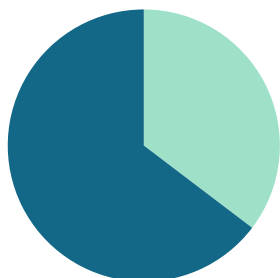
Area Delimited by County Of Rogers - Residential Property Type



MARKET SUMMARY

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INVENTORY

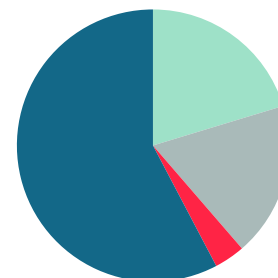


Inventory
 New Listings
200 = 35.34%
 Start Inventory
366
 Total Inventory Units
566
 Volume
\$177,861,666

Market Activity

Closed Sales
145 = 20.31%
 Pending Sales
131 = 18.35%
 Other Off Market
26 = 3.64%
 Active Inventory
412 = 57.70%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	146	145	-0.68%	542	547	0.92%
Pending Sales	138	131	-5.07%	628	643	2.39%
New Listings	196	200	2.04%	925	929	0.43%
Median List Price	176,000	199,700	13.47%	175,000	179,900	2.80%
Median Sale Price	173,950	194,900	12.04%	170,000	178,000	4.71%
Median Percent of Selling Price to List Price	98.73%	99.76%	1.04%	98.49%	99.70%	1.23%
Median Days on Market to Sale	26.50	20.00	-24.53%	31.50	30.00	-4.76%
Monthly Inventory	470	412	-12.34%	470	412	-12.34%
Months Supply of Inventory	4.21	3.45	-17.97%	4.21	3.45	-17.97%

Absorption: Last 12 months, an Average of **119** Sales/Month

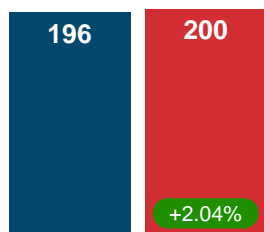
Inventory on May 31, 2019 = **412**

2018 **2019**

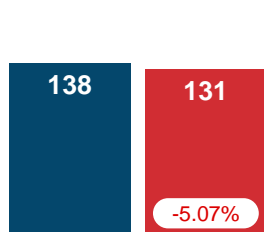
MAY MARKET

MEDIAN PRICES

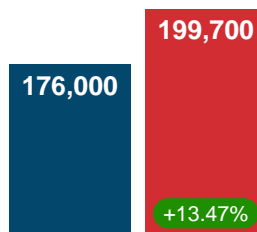
New Listings



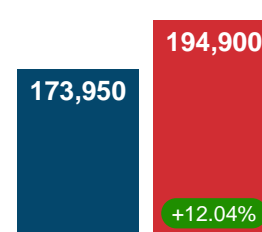
Pending Listings



List Price



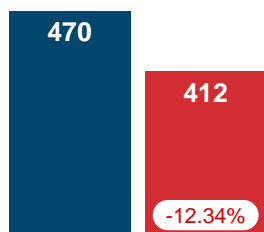
Sale Price



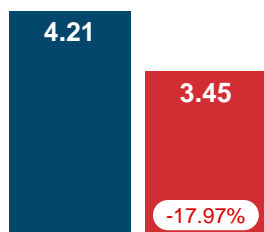
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

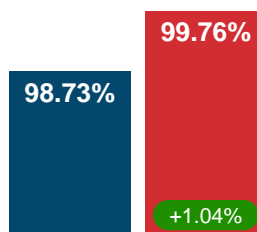
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

