

April 2022



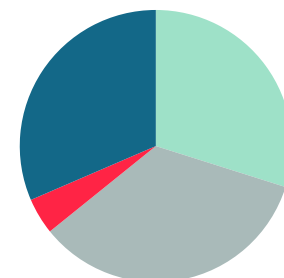
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	1,011	933	-7.72%
Pending Listings	1,223	1,072	-12.35%
New Listings	1,319	1,277	-3.18%
Median List Price	225,000	240,000	6.67%
Median Sale Price	227,000	245,000	7.93%
Median Percent of Selling Price to List Price	100.00%	100.06%	0.06%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	2,532	983	-61.18%
Months Supply of Inventory	2.59	0.96	-62.71%



■ Closed (29.88%)
■ Pending (34.33%)
■ Other OffMarket (4.32%)
■ Active (31.48%)

Absorption: Last 12 months, an Average of **1,019** Sales/Month
Active Inventory as of April 30, 2022 = **983**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **61.18%** to 983 existing homes available for sale. Over the last 12 months this area has had an average of 1,019 closed sales per month. This represents an unsold inventory index of **0.96** 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 **7.93%** in April 2022 to \$245,000 versus the previous year at \$227,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in April 2022 compared to last year's same month at **4.00** DOM.

Sales Success for April 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished weak this month.

There were 1,277 New Listings in April 2022, down **3.18%** from last year at 1,319. Furthermore, there were 933 Closed Listings this month versus last year at 1,011, a **-7.72%** decrease.

Closed versus Listed trends yielded a **73.1%** ratio, down from previous year's, April 2021, at **76.6%**, a **4.68%** 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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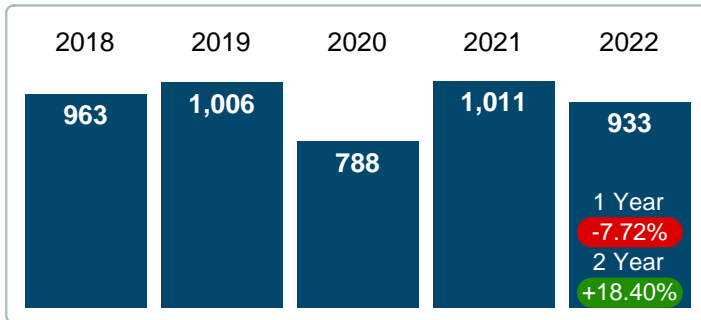
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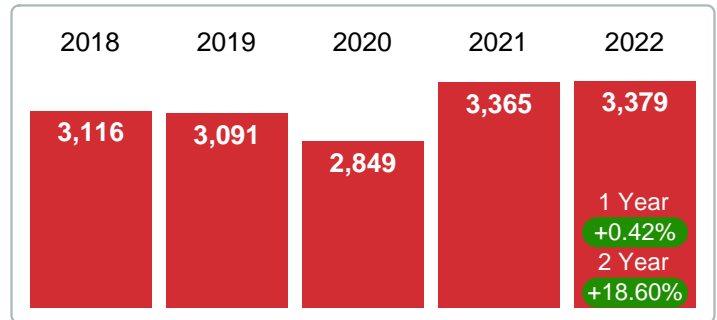
CLOSED LISTINGS

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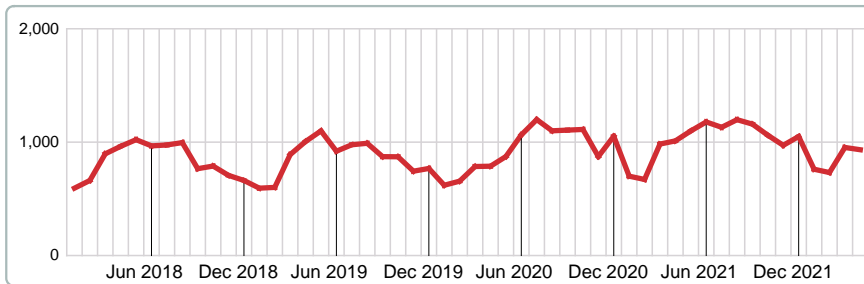
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 940

High Jul 2020 1,199 Low Jan 2019 594

Closed Listings this month at **933**
below the 5 yr APR average of **940**



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	80	8.57%	4.5	45	32	3	0
\$100,001 - \$150,000	107	11.47%	3.0	29	74	3	1
\$150,001 - \$200,000	133	14.26%	3.0	20	103	10	0
\$200,001 - \$275,000	227	24.33%	3.0	18	140	65	4
\$275,001 - \$350,000	142	15.22%	4.0	6	71	61	4
\$350,001 - \$500,000	147	15.76%	3.0	2	50	79	16
\$500,001 and up	97	10.40%	6.0	1	14	51	31
Total Closed Units	933			121	484	272	56
Total Closed Volume	277,273,136	100%	4.0	18.91M	113.64M	107.04M	37.68M
Median Closed Price	\$245,000			\$124,500	\$215,755	\$345,250	\$534,630

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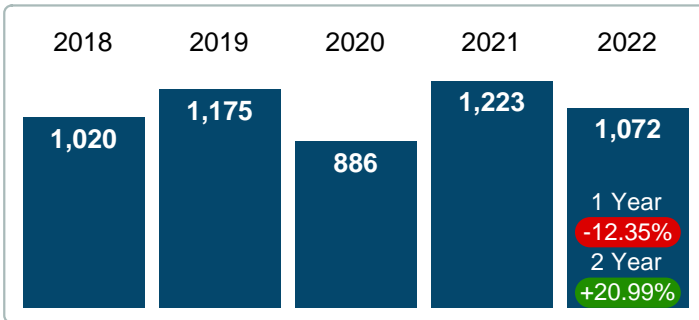
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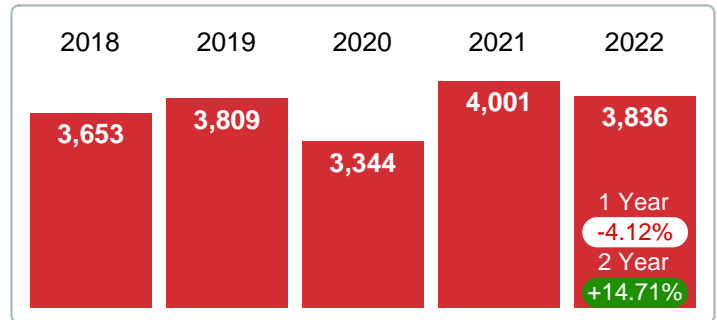
PENDING LISTINGS

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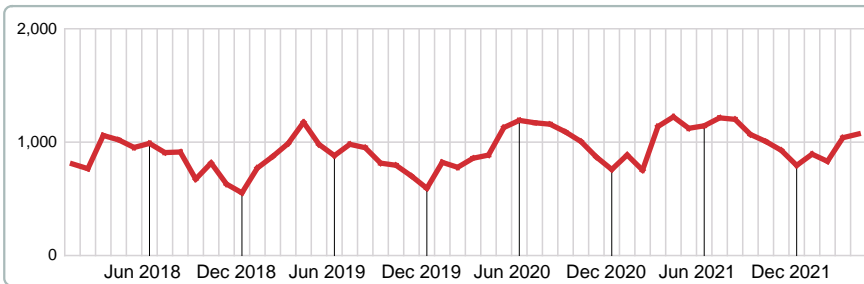
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,075

High Apr 2021 1,223 Low Dec 2018 553

Pending Listings this month at **1,072**
below the 5 yr APR average of **1,075**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	84	7.84%	5.5	45	36	3	0
\$100,001 - \$150,000	133	12.41%	5.0	43	84	5	1
\$150,001 - \$200,000	169	15.76%	4.0	25	125	18	1
\$200,001 - \$275,000	248	23.13%	5.0	17	184	45	2
\$275,001 - \$350,000	171	15.95%	5.0	6	78	80	7
\$350,001 - \$500,000	156	14.55%	5.0	3	43	91	19
\$500,001 and up	111	10.35%	7.0	0	15	64	32
Total Pending Units	1,072			139	565	306	62
Total Pending Volume	322,267,389	100%	5.0	20.35M	131.92M	127.09M	42.90M
Median Listing Price	\$245,000			\$135,000	\$219,900	\$355,000	\$524,000

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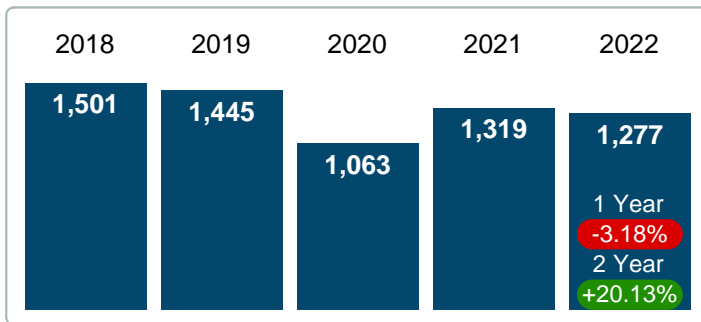
Area Delimited by County Of Tulsa - Residential Property Type



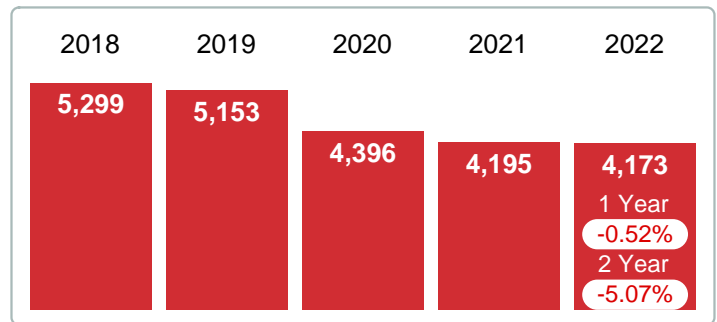
NEW LISTINGS

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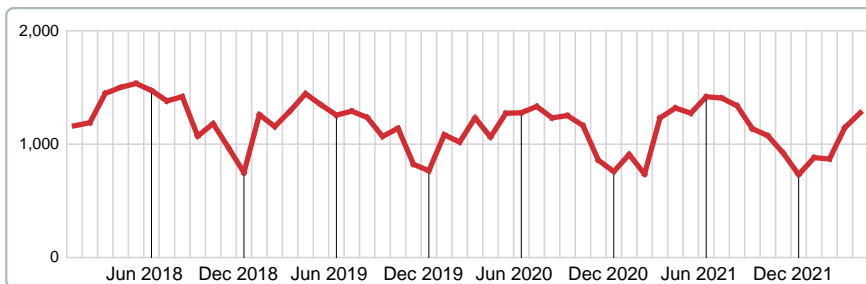
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,321

High May 2018 1,535 Low Dec 2021 731

New Listings this month at 1,277
below the 5 yr APR average of 1,321



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	97	7.60%	62	32	3	0
\$100,001 - \$150,000	133	10.42%	37	88	7	1
\$150,001 - \$200,000	187	14.64%	28	136	22	1
\$200,001 - \$300,000	363	28.43%	21	230	104	8
\$300,001 - \$375,000	164	12.84%	3	61	88	12
\$375,001 - \$550,000	206	16.13%	3	52	124	27
\$550,001 and up	127	9.95%	0	18	65	44
Total New Listed Units	1,277		154	617	413	93
Total New Listed Volume	418,607,686	100%	22.00M	151.83M	175.06M	69.71M
Median New Listed Listing Price	\$259,000		\$135,000	\$220,000	\$362,500	\$499,000

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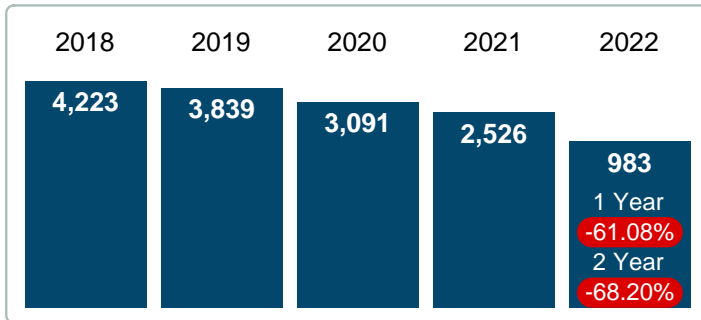
Area Delimited by County Of Tulsa - Residential Property Type



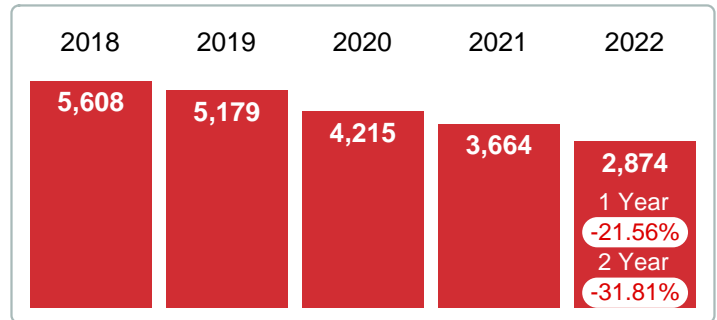
ACTIVE INVENTORY

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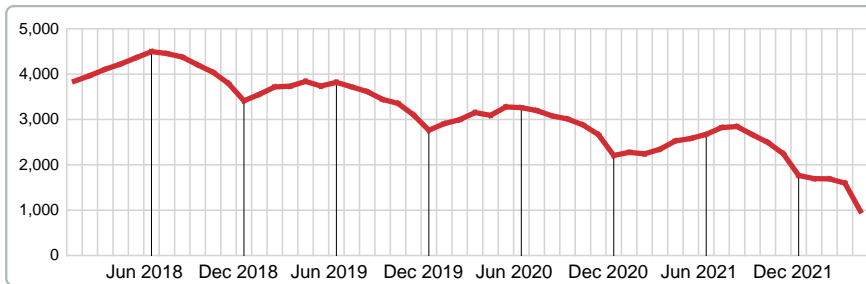
END OF APRIL



ACTIVE DURING APRIL

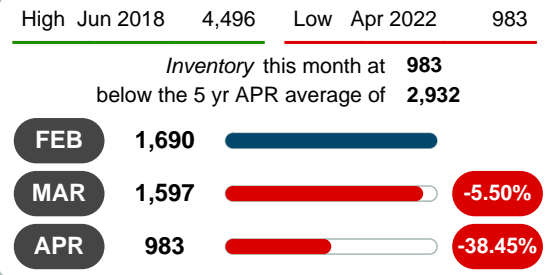


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2,932



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	80	8.14%	22.0	45	31	4	0
\$100,001 - \$175,000	124	12.61%	17.0	24	86	13	1
\$175,001 - \$250,000	171	17.40%	21.0	14	124	31	2
\$250,001 - \$375,000	225	22.89%	22.0	11	96	107	11
\$375,001 - \$500,000	147	14.95%	23.0	2	44	86	15
\$500,001 - \$725,000	139	14.14%	37.0	0	37	85	17
\$725,001 and up	97	9.87%	39.0	0	15	35	47
Total Active Inventory by Units			983	96	433	361	93
Total Active Inventory by Volume			429,701,985	13.81M	128.49M	174.71M	112.70M
Median Active Inventory Listing Price			\$315,000	\$124,950	\$235,000	\$410,900	\$735,000

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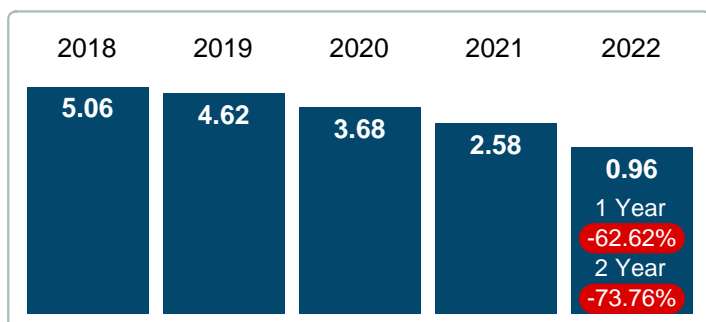
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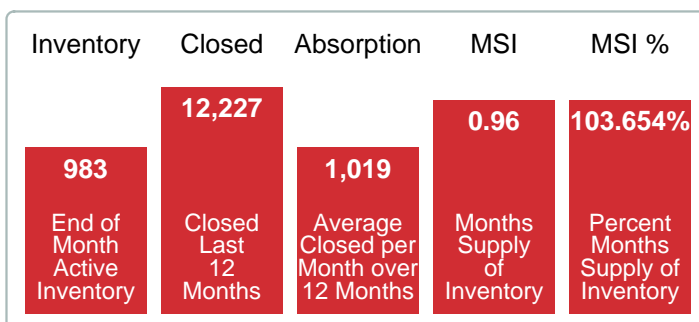
MONTHS SUPPLY of INVENTORY (MSI)

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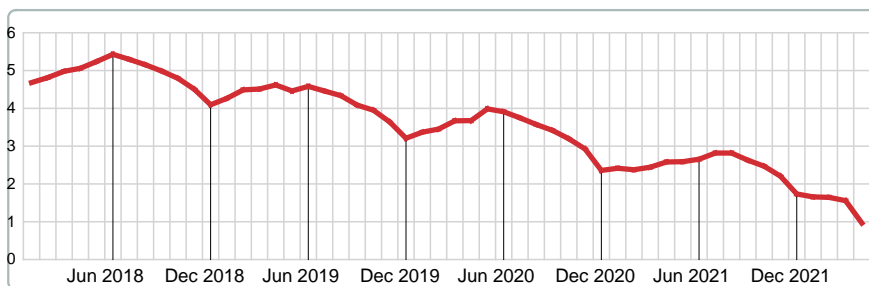
MSI FOR APRIL



INDICATORS FOR APRIL 2022

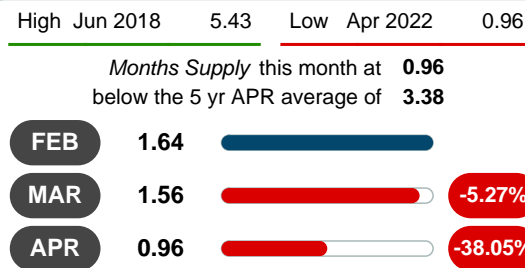


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.38



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	80	8.14%	0.81	0.86	0.74	0.86	0.00
\$100,001 - \$175,000	124	12.61%	0.60	0.63	0.58	0.76	0.86
\$175,001 - \$250,000	171	17.40%	0.61	0.62	0.64	0.52	0.45
\$250,001 - \$375,000	225	22.89%	0.92	1.14	0.93	0.92	0.75
\$375,001 - \$500,000	147	14.95%	1.36	0.62	1.61	1.37	0.99
\$500,001 - \$725,000	139	14.14%	2.56	0.00	3.86	2.82	1.21
\$725,001 and up	97	9.87%	3.49	0.00	5.14	2.61	4.18
Market Supply of Inventory (MSI)			0.96	0.76	0.82	1.19	1.53
Total Active Inventory by Units		100%	983	96	433	361	93

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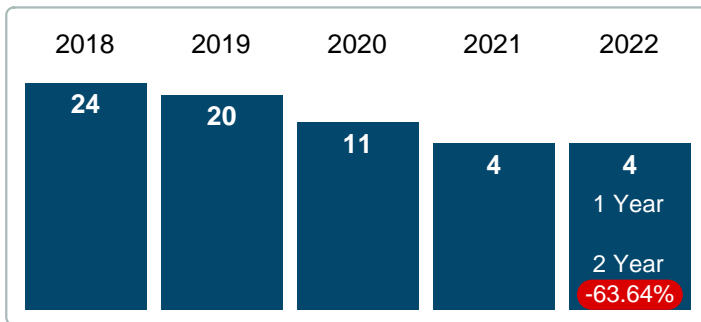
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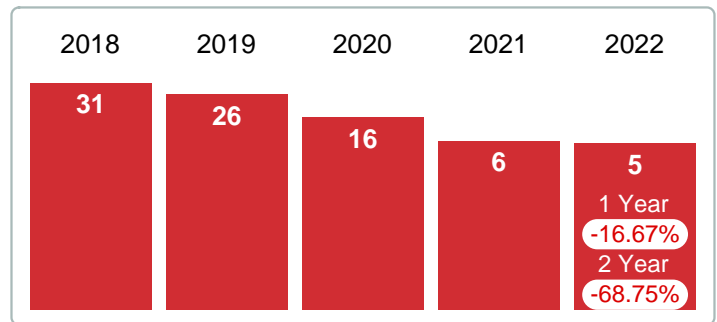
MEDIAN DAYS ON MARKET TO SALE

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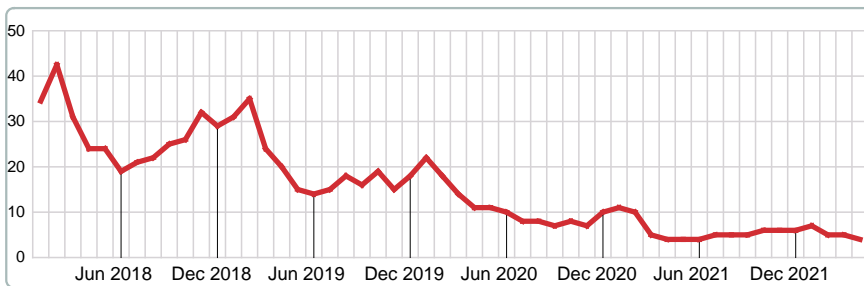
APRIL



YEAR TO DATE (YTD)

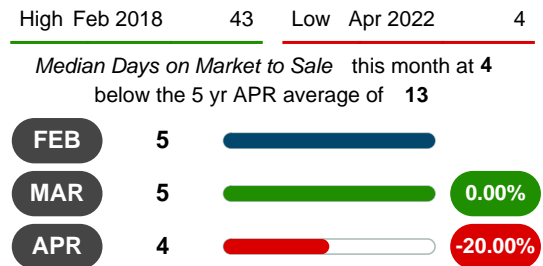


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



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	80	8.57%	5	7	4	5	0
\$100,001 - \$150,000	107	11.47%	3	4	2	3	1
\$150,001 - \$200,000	133	14.26%	3	5	3	5	0
\$200,001 - \$275,000	227	24.33%	3	3	3	4	2
\$275,001 - \$350,000	142	15.22%	4	6	4	4	6
\$350,001 - \$500,000	147	15.76%	3	35	3	3	3
\$500,001 and up	97	10.40%	6	170	5	7	6
Median Closed DOM			4	5	3	4	5
Total Closed Units		100%	933	121	484	272	56
Total Closed Volume			277,273,136	18.91M	113.64M	107.04M	37.68M

April 2022



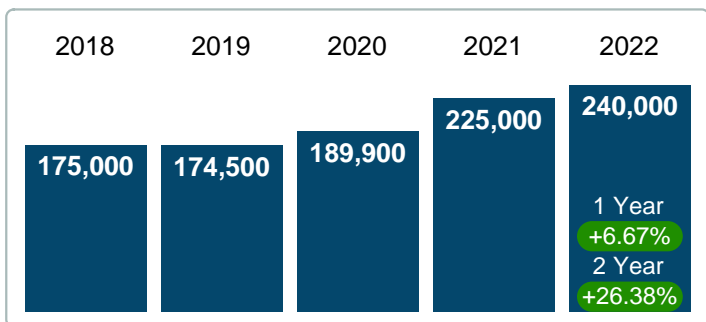
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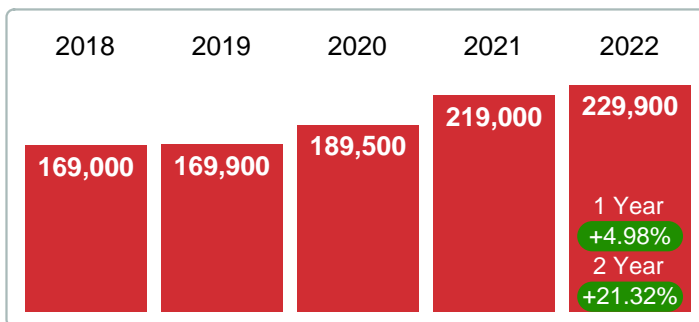
MEDIAN LIST PRICE AT CLOSING

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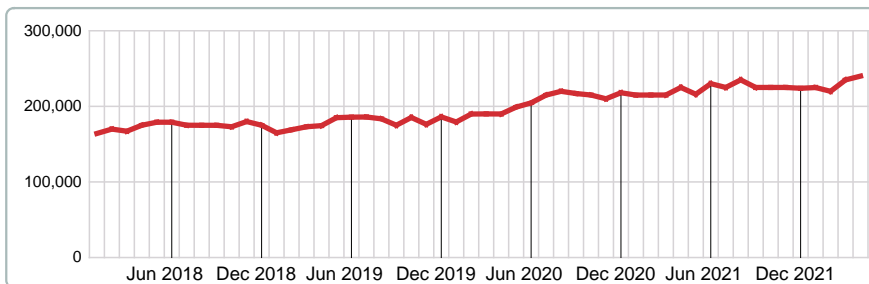
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

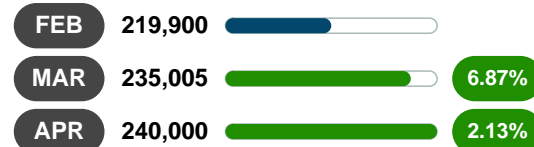


3 MONTHS

5 year APR AVG = 200,880

High Apr 2022 240,000 Low Jan 2018 164,125

Median List Price at Closing this month at **240,000** above the 5 yr APR average of **200,880**



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	8.79%	81,886	81,250	84,500	75,000	0
\$100,001 - \$150,000	12.86%	126,000	124,250	129,900	137,450	125,000
\$150,001 - \$200,000	14.36%	175,000	175,000	175,000	175,000	200,000
\$200,001 - \$275,000	24.12%	235,000	235,000	230,000	236,250	239,000
\$275,001 - \$350,000	15.33%	307,261	300,000	300,000	312,000	329,950
\$350,001 - \$500,000	14.36%	406,405	399,000	405,938	403,400	418,500
\$500,001 and up	10.18%	629,000	1,740,000	595,000	592,000	749,000
Median List Price		240,000	124,000	210,000	339,950	540,880
Total Closed Units	100%	240,000	121	484	272	56
Total Closed Volume		275,051,647	18.97M	111.35M	106.55M	38.18M

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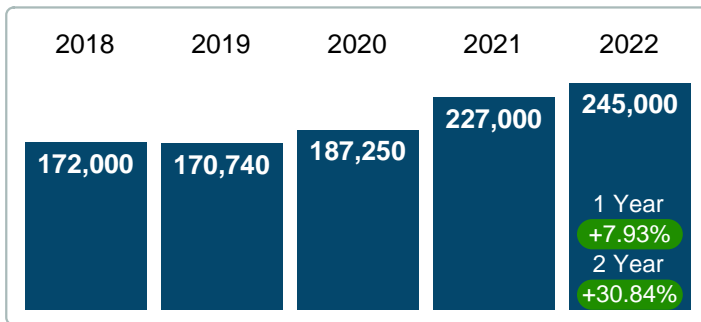
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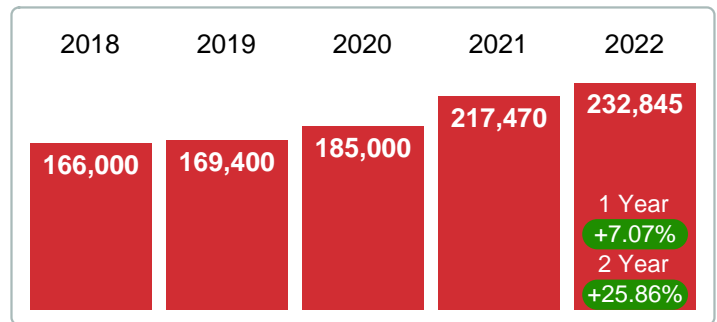
MEDIAN SOLD PRICE AT CLOSING

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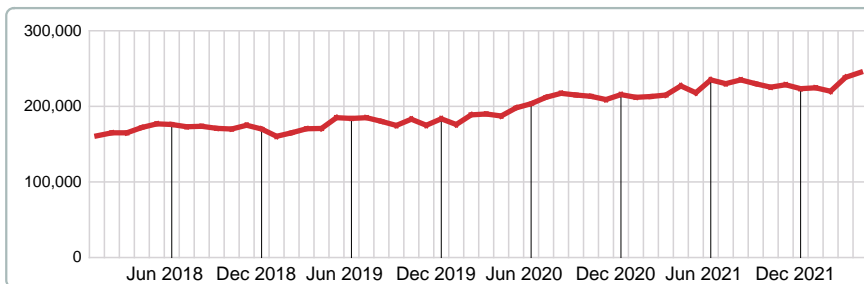
APRIL



YEAR TO DATE (YTD)

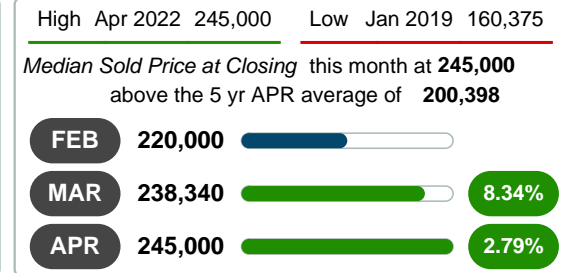


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 200,398



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	8.57%	80,000	80,000	79,000	80,000	0
\$100,001 - \$150,000	11.47%	125,000	120,000	125,000	147,000	125,000
\$150,001 - \$200,000	14.26%	173,980	175,500	173,000	179,750	0
\$200,001 - \$275,000	24.33%	235,000	236,000	231,000	240,000	235,250
\$275,001 - \$350,000	15.22%	308,500	315,250	305,500	312,000	342,500
\$350,001 - \$500,000	15.76%	400,000	399,500	399,950	405,000	409,500
\$500,001 and up	10.40%	635,000	1,650,000	577,000	599,500	755,000
Median Sold Price		245,000	124,500	215,755	345,250	534,630
Total Closed Units	100%	933	121	484	272	56
Total Closed Volume		277,273,136	18.91M	113.64M	107.04M	37.68M

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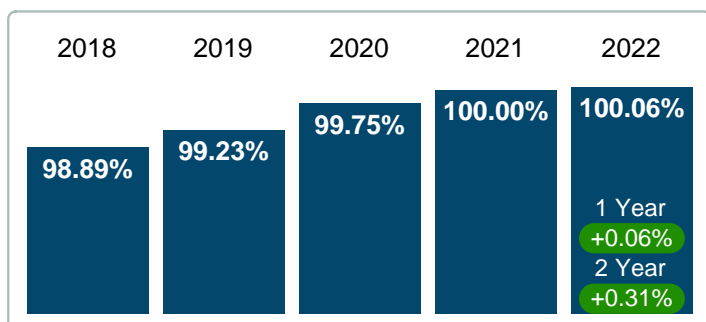
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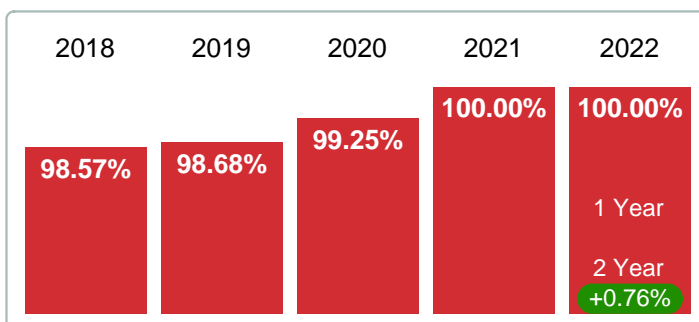
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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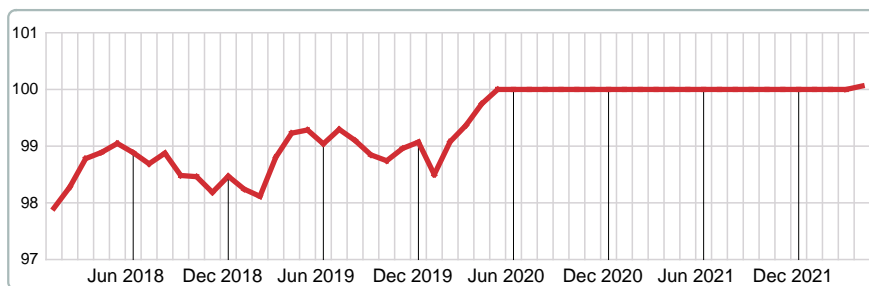
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

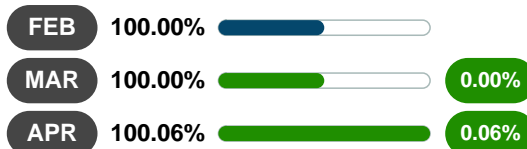


3 MONTHS

5 year APR AVG = 99.59%

High Apr 2022 100.06% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.06%**
equal to 5 yr APR average of **99.59%**



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	80	8.57%	100.00%	100.00%	100.00%	85.71%	0.00%
\$100,001 - \$150,000	107	11.47%	100.00%	100.00%	100.00%	91.93%	100.00%
\$150,001 - \$200,000	133	14.26%	101.25%	100.00%	101.40%	105.44%	0.00%
\$200,001 - \$275,000	227	24.33%	101.30%	100.89%	102.33%	100.00%	101.88%
\$275,001 - \$350,000	142	15.22%	101.88%	99.17%	102.76%	101.70%	106.08%
\$350,001 - \$500,000	147	15.76%	100.71%	97.06%	100.47%	101.23%	99.57%
\$500,001 and up	97	10.40%	100.00%	94.83%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.06%		100.00%	101.04%	100.17%	100.00%
Total Closed Units		933	100%	121	484	272	56
Total Closed Volume		277,273,136		18.91M	113.64M	107.04M	37.68M

April 2022



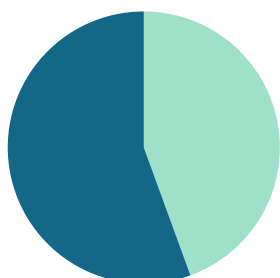
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2022 for MLS Technology Inc.

INVENTORY

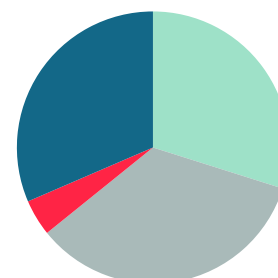


Inventory
 New Listings
1,277 = 44.43%
 Start Inventory
1,597
 Total Inventory Units
2,874
 Volume
\$1,012,185,705

Market Activity

Closed Sales
933 = 29.88%
 Pending Sales
1,072 = 34.33%
 Other Off Market
135 = 4.32%
 Active Inventory
983 = 31.48%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,011	933	-7.72%	3,365	3,379	0.42%
Pending Sales	1,223	1,072	-12.35%	4,001	3,836	-4.12%
New Listings	1,319	1,277	-3.18%	4,195	4,173	-0.52%
Median List Price	225,000	240,000	6.67%	219,000	229,900	4.98%
Median Sale Price	227,000	245,000	7.93%	217,470	232,845	7.07%
Median Percent of Selling Price to List Price	100.00%	100.06%	0.06%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	6.00	5.00	-16.67%
Monthly Inventory	2,532	983	-61.18%	2,532	983	-61.18%
Months Supply of Inventory	2.59	0.96	-62.71%	2.59	0.96	-62.71%

Absorption: Last 12 months, an Average of **1,019** Sales/Month

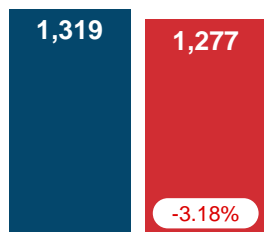
Inventory on April 30, 2022 = **983**

2021 **2022**

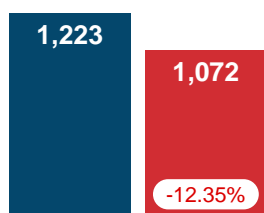
APRIL MARKET

MEDIAN PRICES

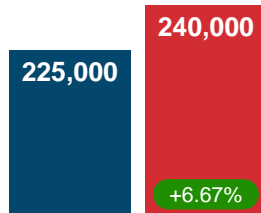
New Listings



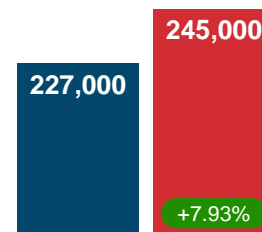
Pending Listings



List Price



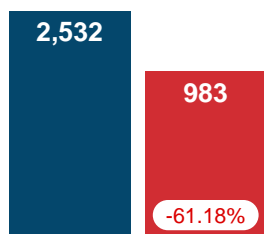
Sale Price



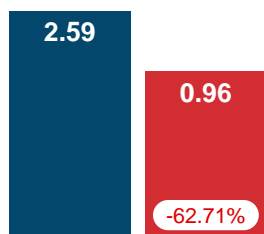
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

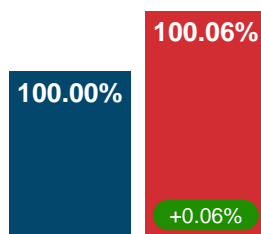
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%