

February 2022

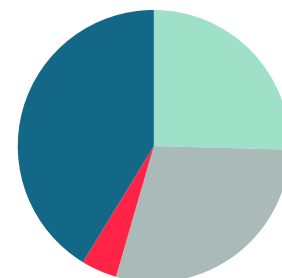
Area Delimited by County Of Tulsa



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	2021	February 2022	+/-%
Closed Listings	784	845	7.78%
Pending Listings	849	966	13.78%
New Listings	890	1,037	16.52%
Median List Price	195,000	200,000	2.56%
Median Sale Price	192,850	206,040	6.84%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	6.00	-45.45%
End of Month Inventory	2,990	1,372	-54.11%
Months Supply of Inventory	2.72	1.17	-56.90%



■ Closed (25.42%)
■ Pending (29.06%)
■ Other OffMarket (4.24%)
■ Active (41.28%)

Absorption: Last 12 months, an Average of **1,172** Sales/Month
Active Inventory as of February 28, 2022 = **1,372**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **54.11%** to 1,372 existing homes available for sale. Over the last 12 months this area has had an average of 1,172 closed sales per month. This represents an unsold inventory index of **1.17** 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 **6.84%** in February 2022 to \$206,040 versus the previous year at \$192,850.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 5.00 days or **45.45%** in February 2022 compared to last year's same month at **11.00** DOM.

Sales Success for February 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 1,037 New Listings in February 2022, up **16.52%** from last year at 890. Furthermore, there were 845 Closed Listings this month versus last year at 784, a **7.78%** increase.

Closed versus Listed trends yielded a **81.5%** ratio, down from previous year's, February 2021, at **88.1%**, a **7.50%** 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

February 2022

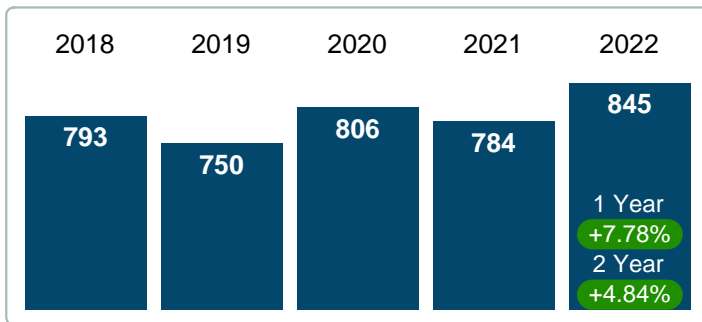
Area Delimited by County Of Tulsa



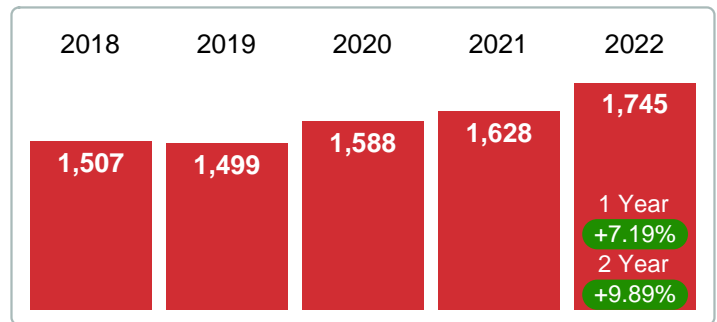
CLOSED LISTINGS

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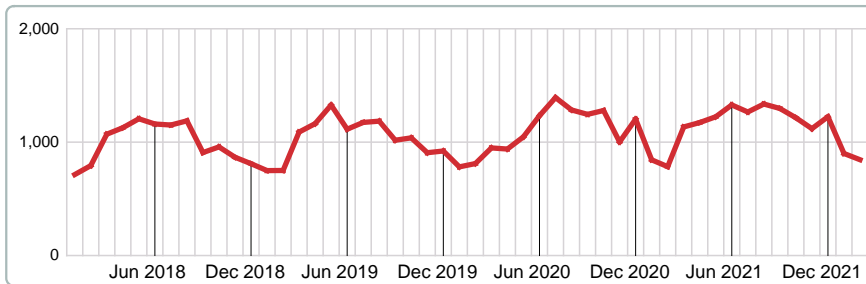
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

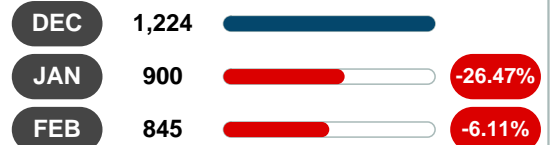


3 MONTHS

5 year FEB AVG = 796

High Jul 2020 1,393 Low Jan 2018 714

Closed Listings this month at **845**
above the 5 yr FEB average of **796**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$100,000	178	21.07%	21.0	84	74	18	2
\$100,001-\$150,000	93	11.01%	6.0	27	60	6	0
\$150,001-\$225,000	218	25.80%	4.0	24	173	20	1
\$225,001-\$300,000	146	17.28%	5.0	16	70	53	7
\$300,001-\$425,000	115	13.61%	4.0	5	41	60	9
\$425,001 and up	95	11.24%	10.0	6	23	54	12
Total Closed Units	845			162	441	211	31
Total Closed Volume	201,929,278	100%	6.0	25.64M	87.50M	75.63M	13.16M
Median Closed Price	\$206,040			\$98,000	\$192,000	\$315,000	\$400,000

February 2022

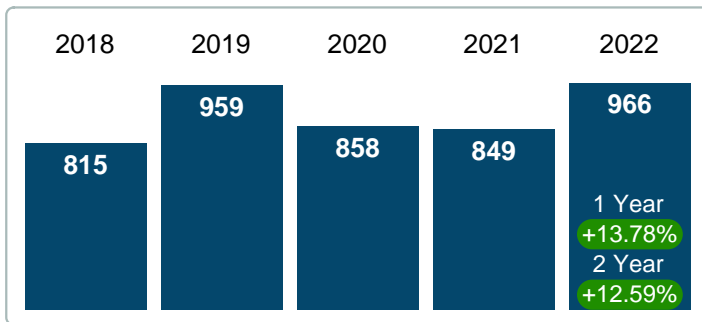
Area Delimited by County Of Tulsa



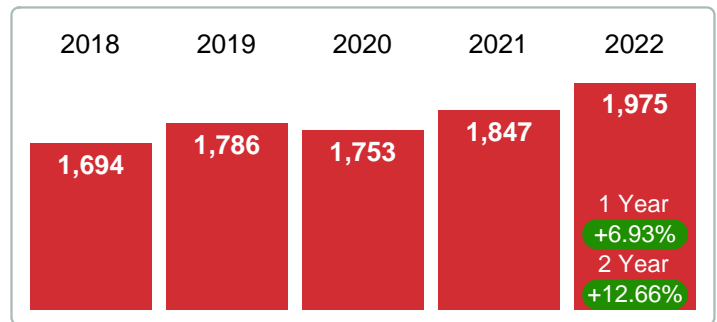
PENDING LISTINGS

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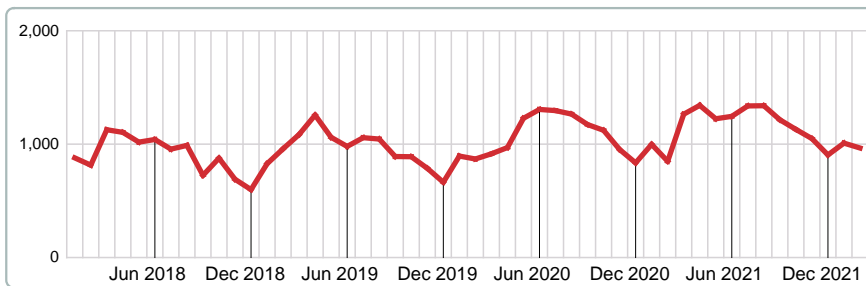
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

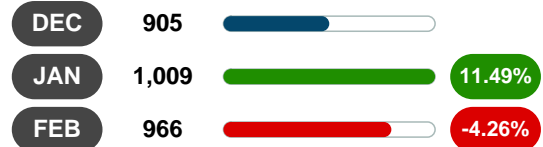


3 MONTHS

5 year FEB AVG = 889

High Apr 2021 1,342 Low Dec 2018 599

Pending Listings this month at **966**
above the 5 yr FEB average of **889**



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	72	7.45%	22.5	30	31	9	2
\$50,001 - \$125,000	111	11.49%	6.0	53	50	7	1
\$125,001 - \$175,000	125	12.94%	4.0	23	91	11	0
\$175,001 - \$250,000	251	25.98%	4.0	24	175	49	3
\$250,001 - \$350,000	190	19.67%	6.0	17	74	92	7
\$350,001 - \$500,000	112	11.59%	7.0	6	39	55	12
\$500,001 and up	105	10.87%	14.0	8	12	54	31
Total Pending Units	966			161	472	277	56
Total Pending Volume	270,274,935	100%	6.0	32.06M	103.69M	101.36M	33.16M
Median Listing Price	\$225,000			\$125,000	\$205,000	\$312,000	\$531,200

February 2022

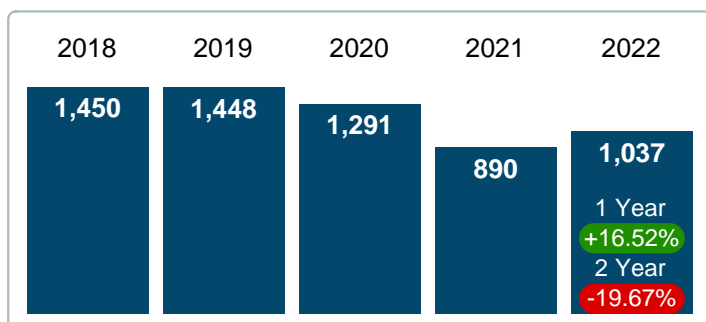
Area Delimited by County Of Tulsa



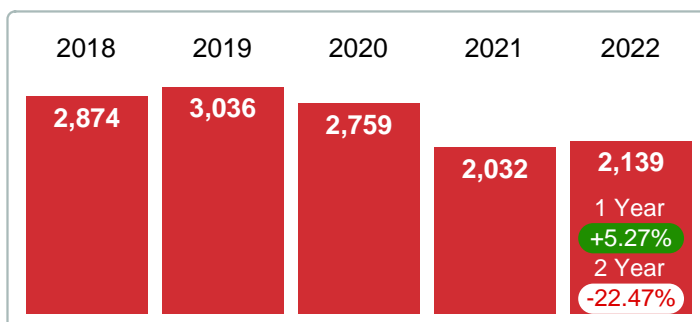
NEW LISTINGS

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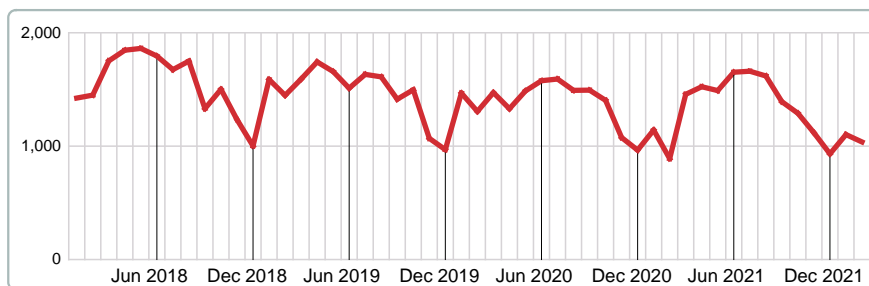
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

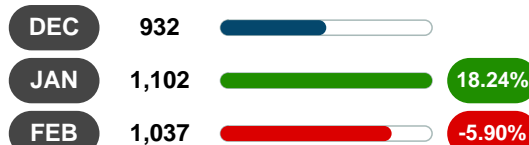


3 MONTHS

5 year FEB AVG = 1,223

High May 2018 1,862 Low Feb 2021 890

New Listings this month at **1,037**
below the 5 yr FEB average of **1,223**



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	106	10.22%	40	45	18	3
\$50,001 - \$125,000	118	11.38%	66	49	2	1
\$125,001 - \$175,000	131	12.63%	24	96	11	0
\$175,001 - \$250,000	256	24.69%	34	164	56	2
\$250,001 - \$350,000	194	18.71%	17	79	93	5
\$350,001 - \$500,000	122	11.76%	5	41	65	11
\$500,001 and up	110	10.61%	20	19	48	23
Total New Listed Units	1,037		206	493	293	45
Total New Listed Volume	302,244,154	100%	56.36M	112.28M	102.91M	30.70M
Median New Listed Listing Price	\$224,000		\$125,000	\$205,000	\$310,000	\$524,900

February 2022

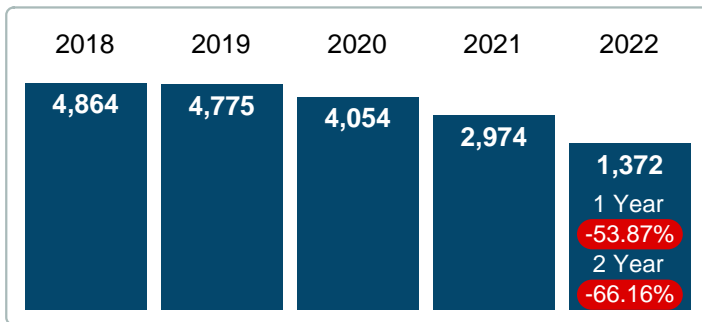
Area Delimited by County Of Tulsa



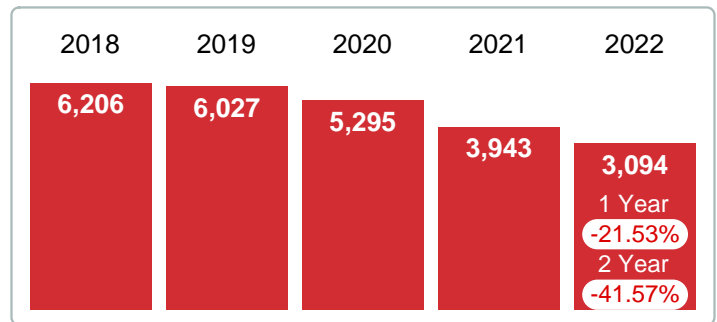
ACTIVE INVENTORY

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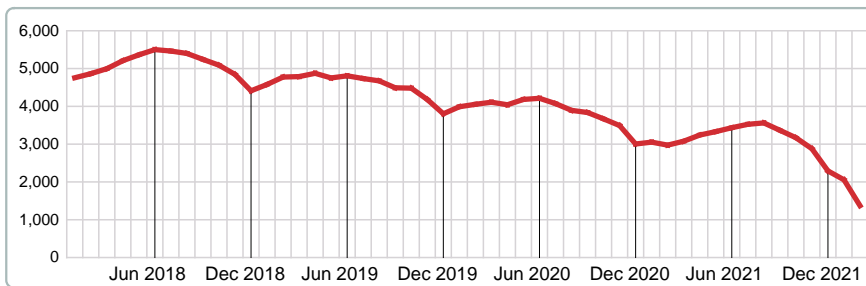
END OF FEBRUARY



ACTIVE DURING FEBRUARY



5 YEAR MARKET ACTIVITY TRENDS

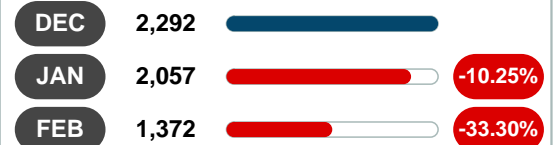


3 MONTHS

5 year FEB AVG = 3,608

High Jun 2018 5,501 Low Feb 2022 1,372

Inventory this month at 1,372 below the 5 yr FEB average of 3,608



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	121	8.82%	27.0	48	51	18	4
\$25,001 - \$100,000	175	12.76%	55.0	149	22	4	0
\$100,001 - \$175,000	168	12.24%	33.0	92	69	7	0
\$175,001 - \$350,000	389	28.35%	33.0	105	183	92	9
\$350,001 - \$525,000	205	14.94%	45.0	45	59	89	12
\$525,001 - \$1,125,000	175	12.76%	97.0	67	16	70	22
\$1,125,001 and up	139	10.13%	118.0	97	5	10	27
Total Active Inventory by Units			1,372	603	405	290	74
Total Active Inventory by Volume			665,536,600	339.67M	102.68M	134.70M	88.50M
Median Active Inventory Listing Price			\$257,553	\$185,000	\$215,000	\$398,000	\$767,000

February 2022



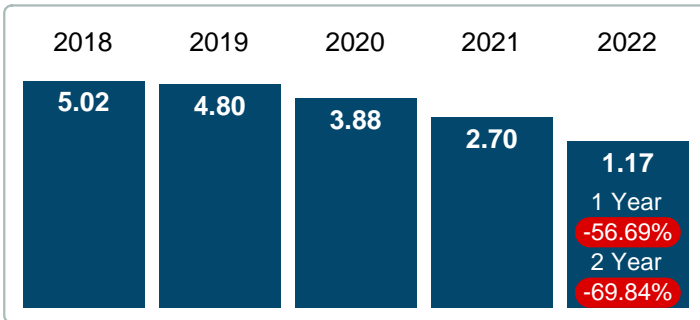
Area Delimited by County Of Tulsa



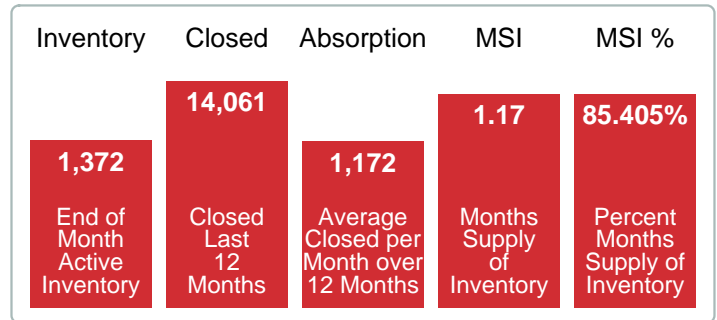
MONTHS SUPPLY of INVENTORY (MSI)

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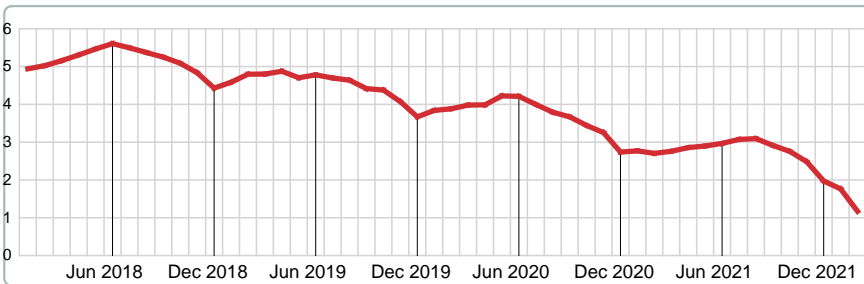
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

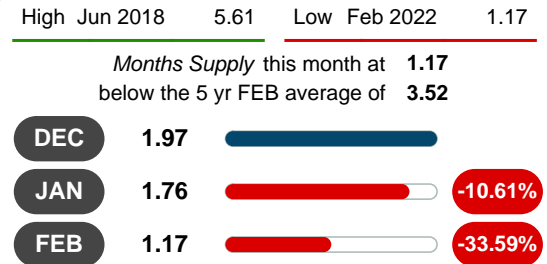


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.52



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
\$25,000 and less	121	8.82%	1.17	1.95	0.87	0.99	2.18
\$25,001 - \$100,000	175	12.76%	1.52	2.23	0.51	0.87	0.00
\$100,001 - \$175,000	168	12.24%	0.75	1.90	0.44	0.38	0.00
\$175,001 - \$350,000	389	28.35%	0.78	2.76	0.65	0.57	0.51
\$350,001 - \$525,000	205	14.94%	1.33	5.87	1.54	1.03	0.54
\$525,001 - \$1,125,000	175	12.76%	2.68	13.40	1.83	2.09	1.22
\$1,125,001 and up	139	10.13%	14.02	52.91	5.45	2.93	7.20
Market Supply of Inventory (MSI)			1.17	3.13	0.69	0.89	1.14
Total Active Inventory by Units		100%	1,372	603	405	290	74

February 2022

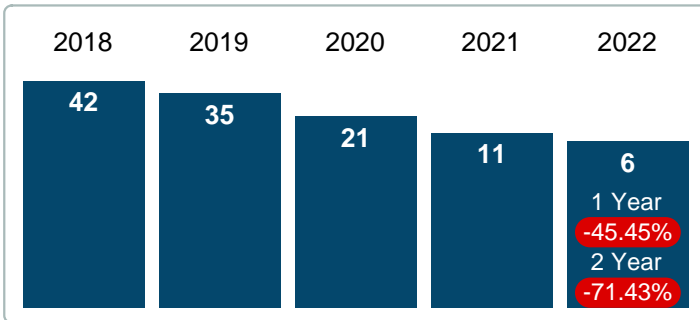
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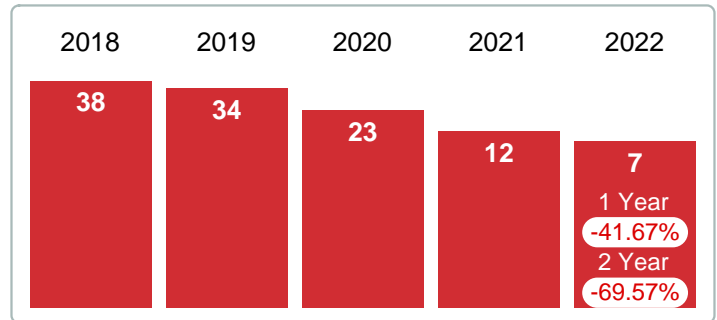
MEDIAN DAYS ON MARKET TO SALE

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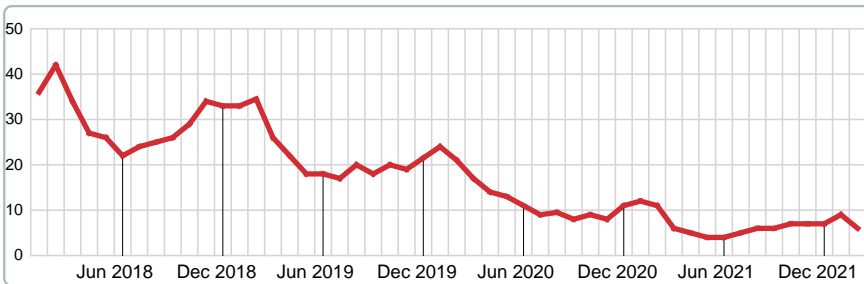
FEBRUARY



YEAR TO DATE (YTD)

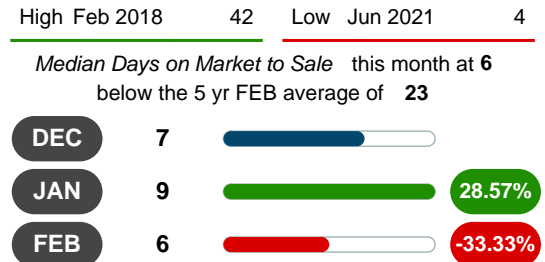


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 23



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
\$0 and less	0	0.00%	118	0	0	0	0
\$1-\$100,000	178	21.07%	21	14	26	23	41
\$100,001-\$150,000	93	11.01%	6	8	5	5	0
\$150,001-\$225,000	218	25.80%	4	7	4	7	17
\$225,001-\$300,000	146	17.28%	5	6	5	5	5
\$300,001-\$425,000	115	13.61%	4	6	3	4	4
\$425,001 and up	95	11.24%	10	4	4	10	28
Median Closed DOM	6		6.0	10	5	6	6
Total Closed Units	845	100%	6.0	162	441	211	31
Total Closed Volume	201,929,278			25.64M	87.50M	75.63M	13.16M

February 2022

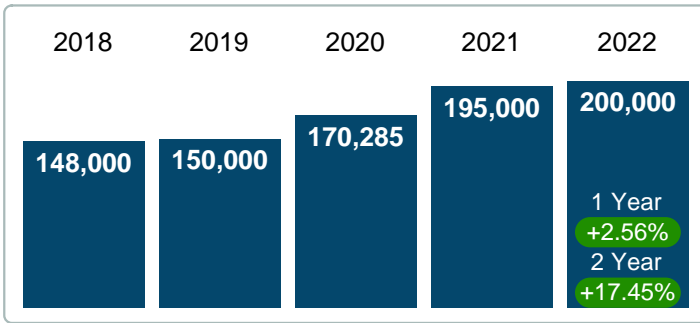
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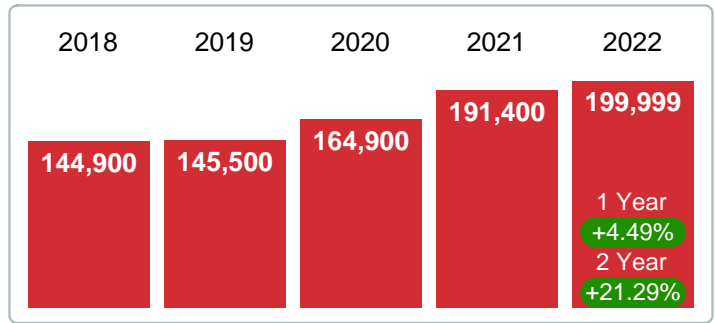
MEDIAN LIST PRICE AT CLOSING

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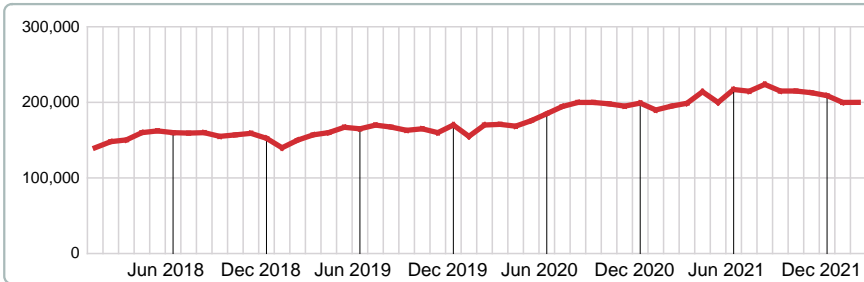
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

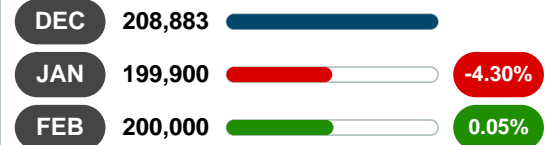


3 MONTHS

5 year FEB AVG = 172,657

High Aug 2021 223,728 Low Jan 2019 139,900

Median List Price at Closing this month at **200,000**
above the 5 yr FEB average of **172,657**



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
\$0 and less	0	0.00%	10	0	0	0	0
\$1	177	20.95%	26,000	55,000	1,650	1,895	3,748
\$100,001	104	12.31%	130,000	130,000	130,000	129,950	0
\$150,001	210	24.85%	190,000	192,450	189,950	198,000	214,500
\$225,001	154	18.22%	261,278	289,250	255,000	276,450	259,000
\$300,001	107	12.66%	355,000	339,000	354,950	361,350	392,450
\$425,001 and up	93	11.01%	525,000	1,253,009	465,000	575,000	589,000
Median List Price			200,000	99,450	189,900	314,999	399,900
Total Closed Units		100%	200,000	162	441	211	31
Total Closed Volume			201,837,614	26.08M	86.82M	75.95M	12.98M

February 2022

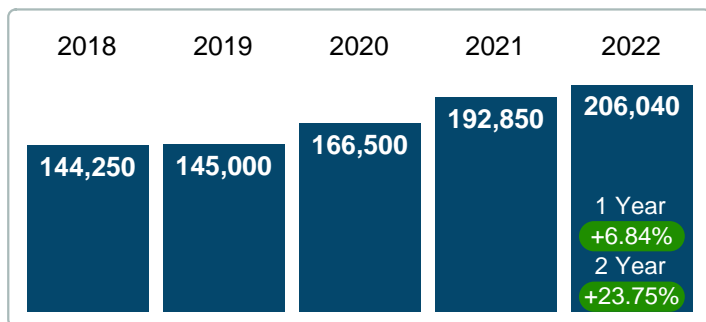
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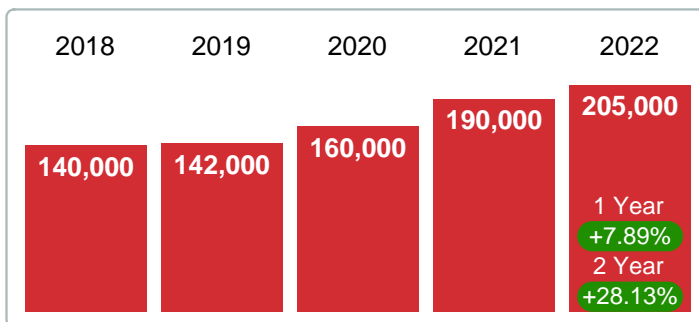
MEDIAN SOLD PRICE AT CLOSING

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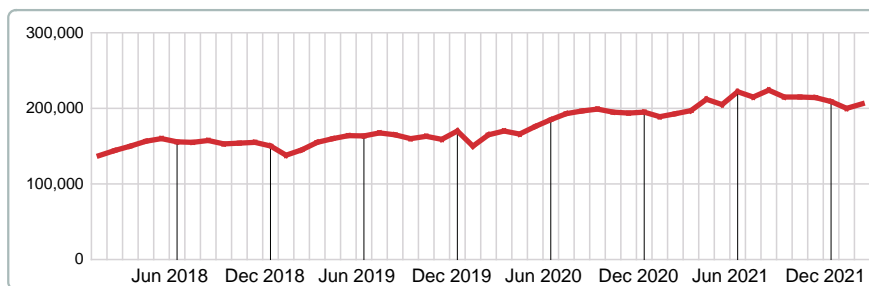
FEBRUARY



YEAR TO DATE (YTD)

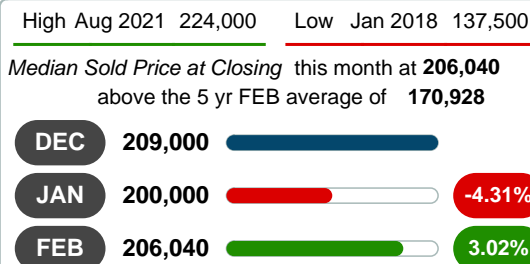


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 170,928



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
\$0 and less	0	0.00%	525,000	0	0	0	0
\$1	178	21.07%	29,000	50,000	1,638	1,848	3,723
\$100,001	93	11.01%	127,000	128,000	126,250	130,000	0
\$150,001	218	25.80%	191,375	189,900	192,000	192,875	211,000
\$225,001	146	17.28%	260,483	280,000	255,000	268,100	269,900
\$300,001	115	13.61%	355,000	325,000	350,400	360,000	385,000
\$425,001 and up	95	11.24%	544,290	1,253,009	475,000	562,872	602,500
Median Sold Price			206,040	98,000	192,000	315,000	400,000
Total Closed Units		100%	206,040	162	441	211	31
Total Closed Volume			201,929,278	25.64M	87.50M	75.63M	13.16M

February 2022

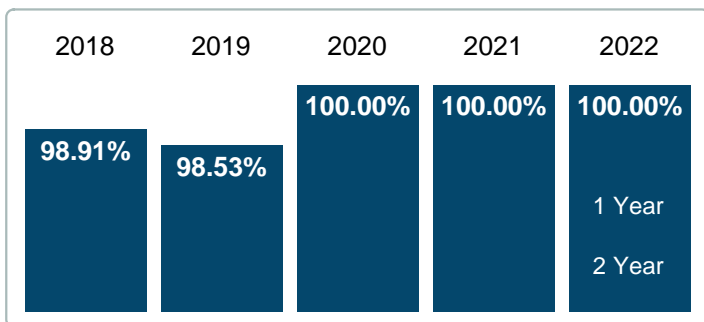
Area Delimited by County Of Tulsa



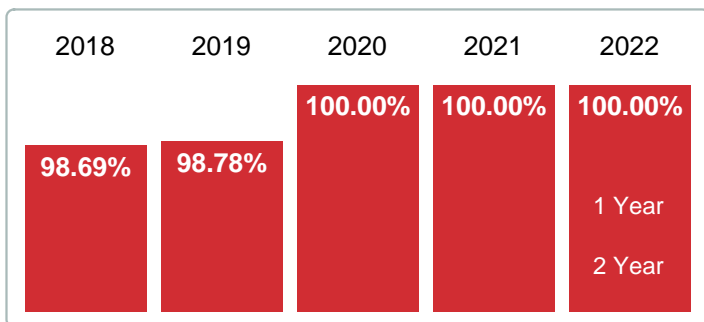
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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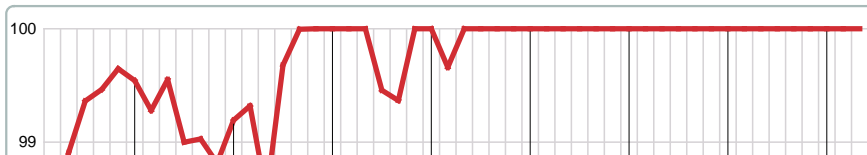
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.49%

High Feb 2022 100.00% Low Jan 2018 98.41%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **99.49%**

DEC 100.00%
JAN 100.00%
FEB 100.00%

0.00%
0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$0 and less	0	0.00%	44.2900%	0.00%	0.00%	0.00%	0.00%	
\$1	178	21.07%	100.00%	100.00%	100.00%	100.00%	99.00%	
\$100,001	93	11.01%	100.00%	100.00%	100.00%	100.03%	0.00%	
\$150,001	218	25.80%	100.00%	100.00%	100.00%	100.00%	98.37%	
\$225,001	146	17.28%	100.00%	98.24%	100.12%	100.00%	101.93%	
\$300,001	115	13.61%	100.03%	95.87%	100.65%	100.14%	100.00%	
\$425,001 and up	95	11.24%	100.00%	100.00%	100.00%	100.00%	101.54%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%	
Total Closed Units		845	100%	100.00%	162	441	211	31
Total Closed Volume		201,929,278			25.64M	87.50M	75.63M	13.16M

February 2022

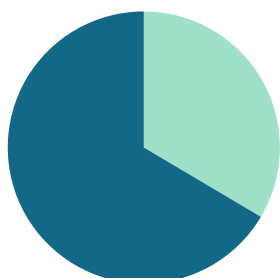
Area Delimited by County Of Tulsa



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

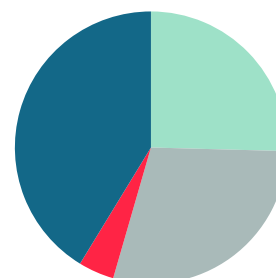


Inventory
 New Listings
1,037 = 33.51%
 Start Inventory
2,058
 Total Inventory Units
3,095
 Volume
\$1,147,811,189

Market Activity

Closed Sales
845 = 25.42%
 Pending Sales
966 = 29.06%
 Other Off Market
141 = 4.24%
 Active Inventory
1,372 = 41.28%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	784	845	7.78%	1,628	1,745	7.19%
Pending Sales	849	966	13.78%	1,847	1,975	6.93%
New Listings	890	1,037	16.52%	2,032	2,139	5.27%
Median List Price	195,000	200,000	2.56%	191,400	199,999	4.49%
Median Sale Price	192,850	206,040	6.84%	190,000	205,000	7.89%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	6.00	-45.45%	12.00	7.00	-41.67%
Monthly Inventory	2,990	1,372	-54.11%	2,990	1,372	-54.11%
Months Supply of Inventory	2.72	1.17	-56.90%	2.72	1.17	-56.90%

Absorption: Last 12 months, an Average of **1,172** Sales/Month

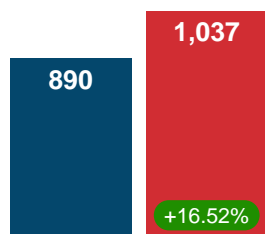
Inventory on February 28, 2022 = **1,372**

2021 **2022**

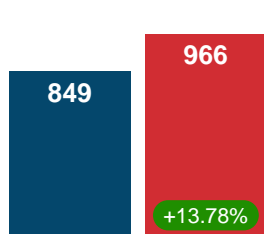
FEBRUARY MARKET

MEDIAN PRICES

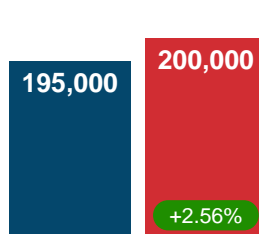
New Listings



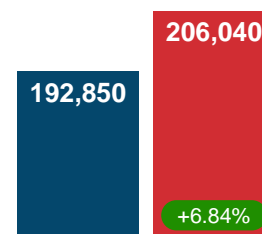
Pending Listings



List Price



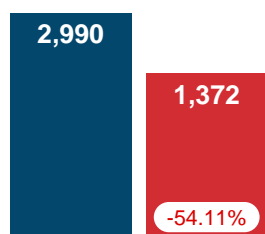
Sale Price



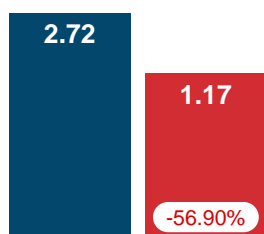
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

