

June 2022



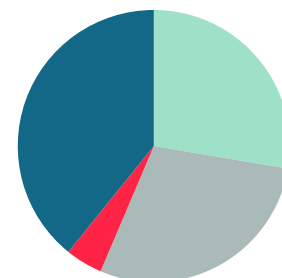
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	1,724	1,437	-16.65%
Pending Listings	1,678	1,493	-11.03%
New Listings	2,108	2,041	-3.18%
Average List Price	271,030	305,500	12.72%
Average Sale Price	271,341	307,802	13.44%
Average Percent of Selling Price to List Price	100.73%	101.40%	0.66%
Average Days on Market to Sale	12.98	13.34	2.79%
End of Month Inventory	4,088	2,036	-50.20%
Months Supply of Inventory	2.79	1.39	-50.31%



■ Closed (27.66%)
■ Pending (28.74%)
■ Other OffMarket (4.41%)
■ Active (39.19%)

Absorption: Last 12 months, an Average of **1,466** Sales/Month
Active Inventory as of June 30, 2022 = **2,036**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **50.20%** to 2,036 existing homes available for sale. Over the last 12 months this area has had an average of 1,466 closed sales per month. This represents an unsold inventory index of **1.39** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **13.44%** in June 2022 to \$307,802 versus the previous year at \$271,341.

Average Days on Market Lengthens

The average number of **13.34** days that homes spent on the market before selling increased by 0.36 days or **2.79%** in June 2022 compared to last year's same month at **12.98** DOM.

Sales Success for June 2022 is Positive

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

There were 2,041 New Listings in June 2022, down **3.18%** from last year at 2,108. Furthermore, there were 1,437 Closed Listings this month versus last year at 1,724, a **-16.65%** decrease.

Closed versus Listed trends yielded a **70.4%** ratio, down from previous year's, June 2021, at **81.8%**, a **13.91%** 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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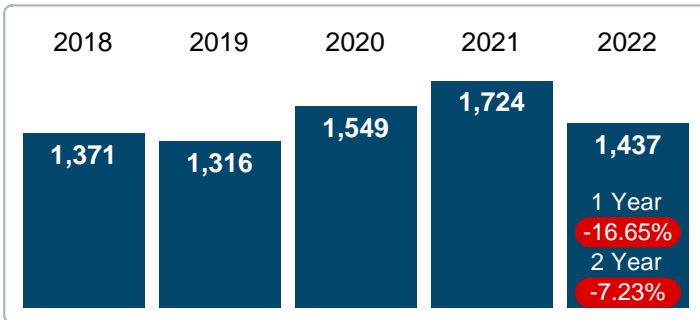
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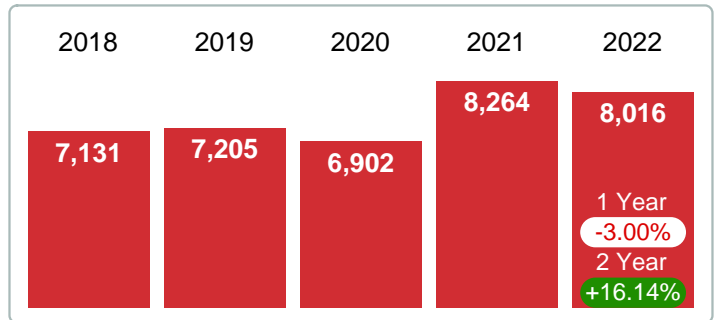
CLOSED LISTINGS

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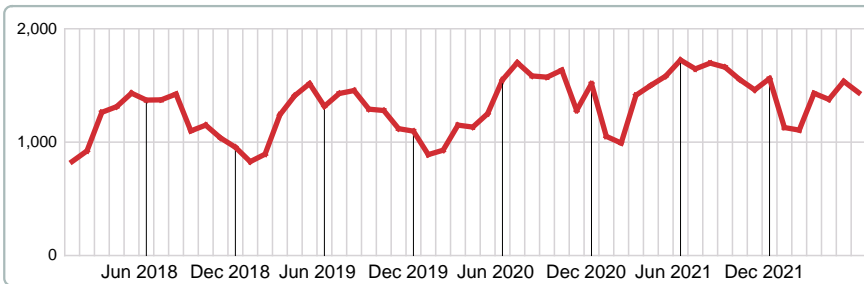
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,479

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,437 below the 5 yr JUN average of 1,479



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	108	7.52%	21.0	57	43	8	0
\$100,001 - \$175,000	225	15.66%	9.8	45	166	13	1
\$175,001 - \$225,000	197	13.71%	8.8	18	152	26	1
\$225,001 - \$300,000	359	24.98%	8.1	18	234	100	7
\$300,001 - \$375,000	197	13.71%	12.6	5	97	82	13
\$375,001 - \$500,000	198	13.78%	15.3	7	63	109	19
\$500,001 and up	153	10.65%	29.8	2	23	88	40
Total Closed Units	1,437			152	778	426	81
Total Closed Volume	442,310,951	100%	13.3	23.72M	195.58M	171.68M	51.34M
Average Closed Price	\$307,802			\$156,044	\$251,384	\$402,998	\$633,808

June 2022



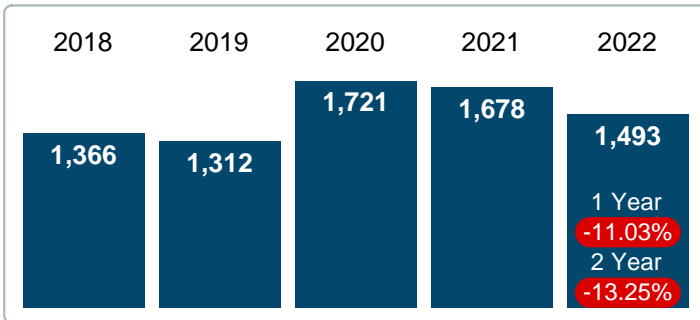
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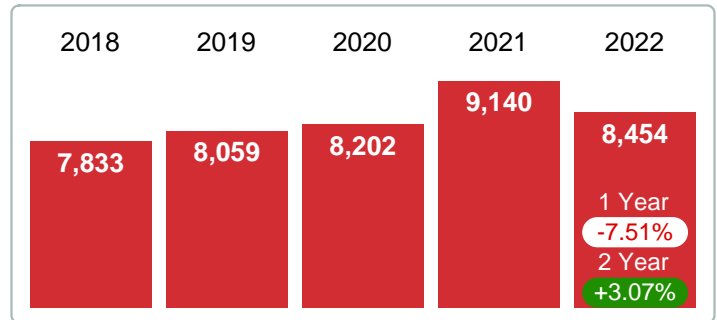
PENDING LISTINGS

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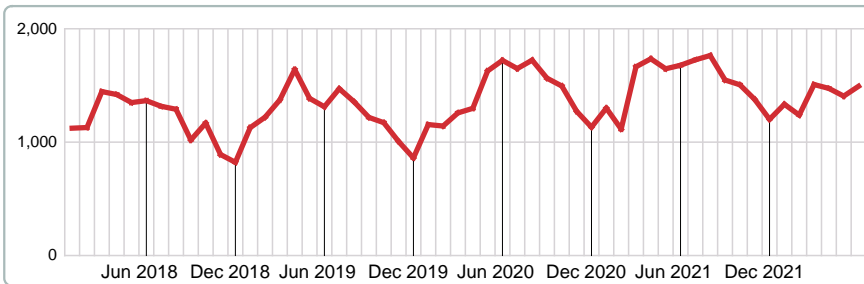
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,514

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,493 below the 5 yr JUN average of 1,514



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.57%	25.0	72	50	6	0
\$100,001 - \$150,000	11.19%	18.7	37	119	10	1
\$150,001 - \$200,000	14.00%	12.1	25	166	18	0
\$200,001 - \$275,000	25.92%	13.7	24	287	73	3
\$275,001 - \$350,000	16.08%	15.6	9	137	88	6
\$350,001 - \$500,000	13.93%	24.0	6	74	112	16
\$500,001 and up	10.31%	35.7	3	32	82	37
Total Pending Units		1,493	176	865	389	63
Total Pending Volume		438,141,668	26.57M	216.46M	153.47M	41.64M
Average Listing Price		\$286,753	\$150,983	\$250,244	\$394,522	\$660,926

June 2022



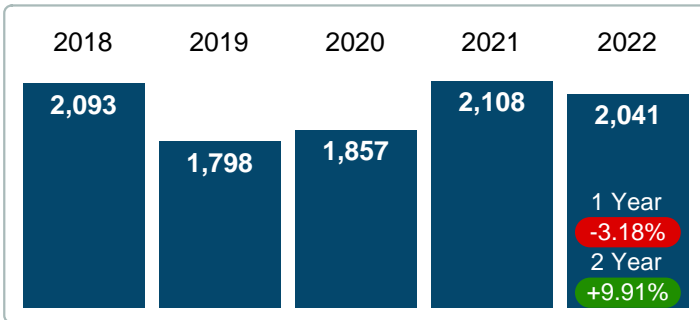
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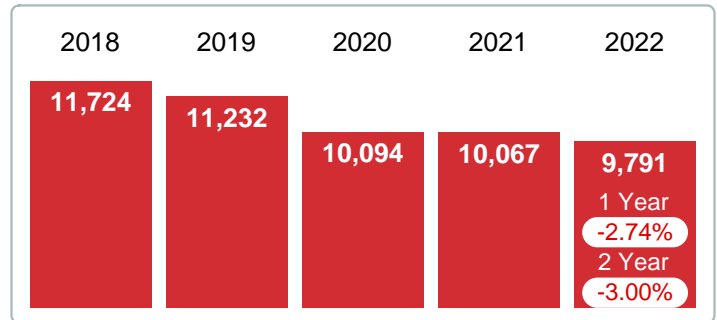
NEW LISTINGS

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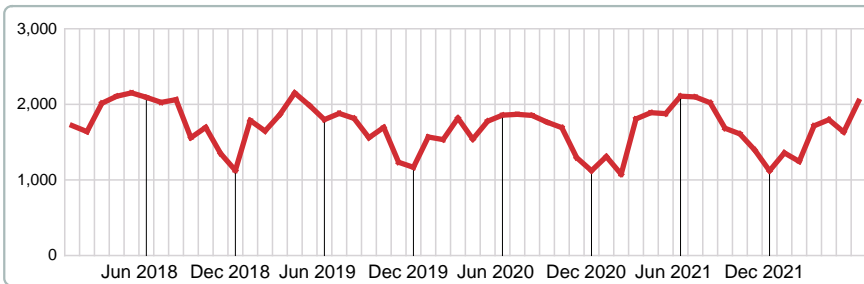
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,979

High May 2018 2,152 | Low Feb 2021 1,076

New Listings this month at **2,041**
above the 5 yr JUN average of **1,979**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	203	9.95%	94	93	15	1
\$125,001 - \$175,000	255	12.49%	45	187	18	5
\$175,001 - \$225,000	301	14.75%	18	241	41	1
\$225,001 - \$300,000	513	25.13%	23	335	148	7
\$300,001 - \$375,000	282	13.82%	6	133	131	12
\$375,001 - \$525,000	265	12.98%	10	91	138	26
\$525,001 and up	222	10.88%	3	54	108	57
Total New Listed Units	2,041		199	1,134	599	109
Total New Listed Volume	658,783,962	100%	31.96M	304.11M	247.48M	75.23M
Average New Listed Listing Price	\$260,912		\$160,585	\$268,174	\$413,162	\$690,227

June 2022



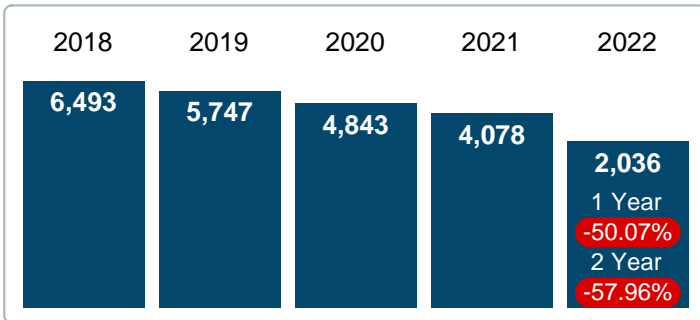
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



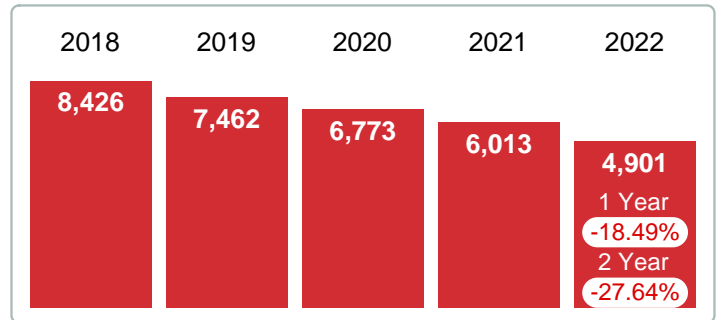
ACTIVE INVENTORY

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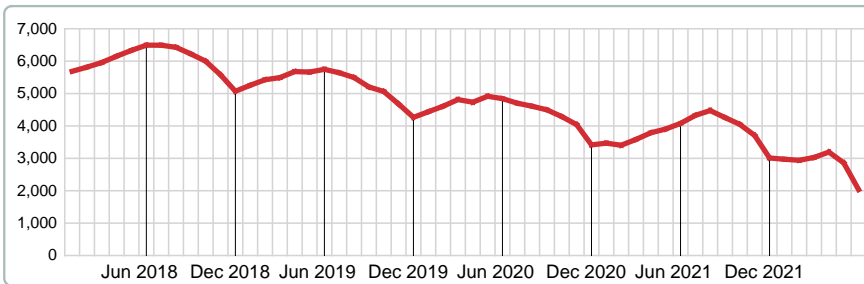
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

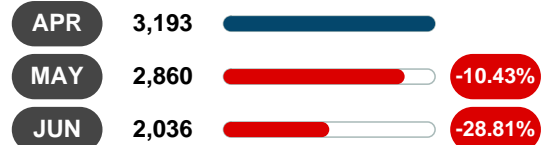


3 MONTHS

5 year JUN AVG = 4,639

High Jun 2018 6,493 Low Jun 2022 2,036

Inventory this month at 2,036 below the 5 yr JUN average of 4,639



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	159	7.81%	69.1	81	69	8	1
\$100,001 - \$175,000	269	13.21%	41.8	65	173	26	5
\$175,001 - \$250,000	334	16.40%	29.8	23	236	70	5
\$250,001 - \$350,000	480	23.58%	35.2	14	258	194	14
\$350,001 - \$475,000	297	14.59%	49.5	14	114	138	31
\$475,001 - \$675,000	271	13.31%	66.4	6	68	161	36
\$675,001 and up	226	11.10%	65.9	5	51	90	80
Total Active Inventory by Units			2,036	208	969	687	172
Total Active Inventory by Volume			851,748,602	39.68M	302.48M	328.22M	181.38M
Average Active Inventory Listing Price			\$418,344	\$190,761	\$312,153	\$477,757	\$1,054,507

June 2022



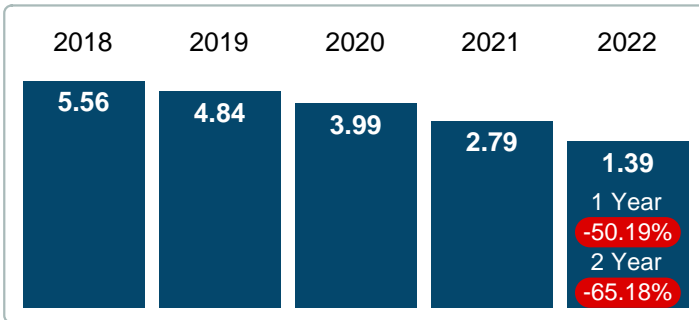
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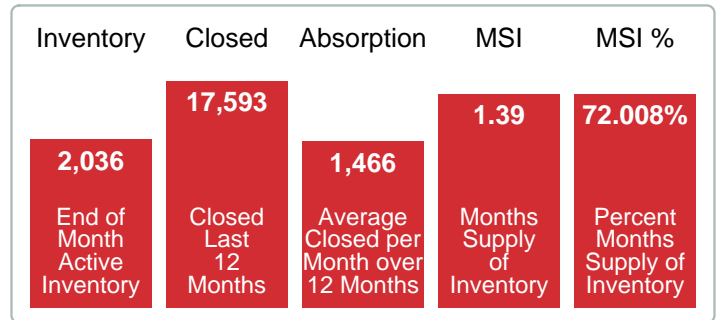
MONTHS SUPPLY of INVENTORY (MSI)

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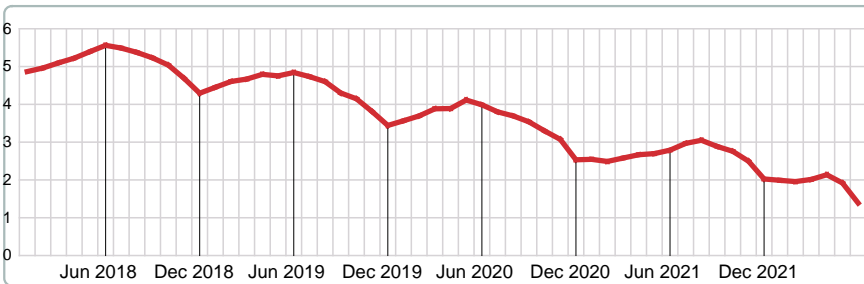
MSI FOR JUNE



INDICATORS FOR JUNE 2022

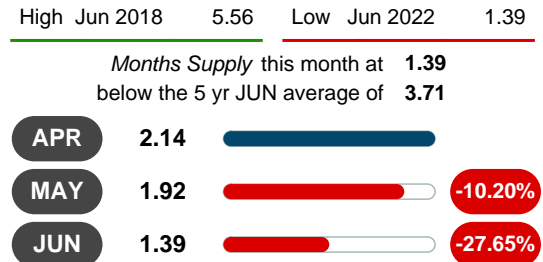


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.71



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	159	7.81%	1.18	1.20	1.16	1.19	1.09
\$100,001 - \$175,000	269	13.21%	0.92	1.19	0.82	1.08	2.50
\$175,001 - \$250,000	334	16.40%	0.83	0.83	0.82	0.89	0.90
\$250,001 - \$350,000	480	23.58%	1.55	1.15	1.67	1.49	1.20
\$350,001 - \$475,000	297	14.59%	1.57	3.17	1.83	1.34	1.58
\$475,001 - \$675,000	271	13.31%	2.88	6.00	3.47	2.92	1.96
\$675,001 and up	226	11.10%	4.91	12.00	9.42	4.00	4.53
Market Supply of Inventory (MSI)			1.39	1.24	1.21	1.63	2.27
Total Active Inventory by Units		100%	1.39	208	969	687	172

June 2022



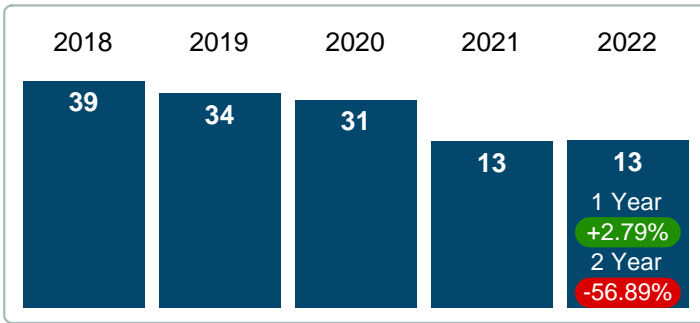
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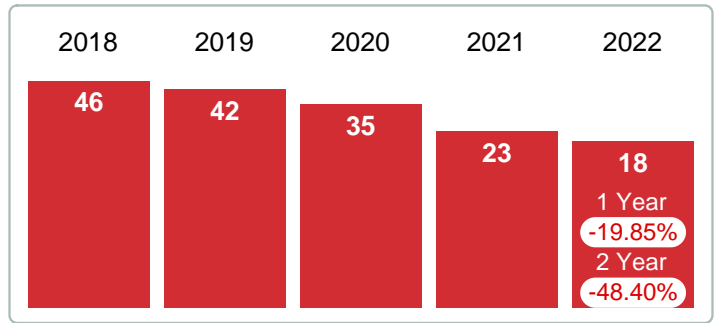
AVERAGE DAYS ON MARKET TO SALE

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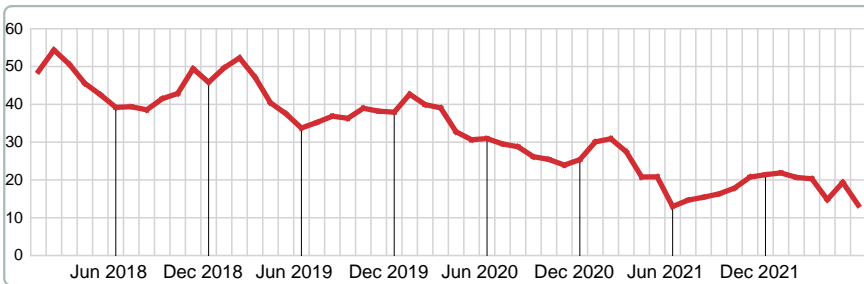
JUNE



YEAR TO DATE (YTD)

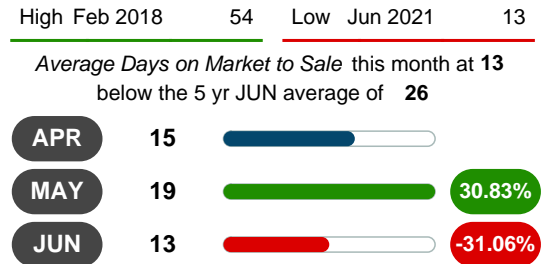


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 26



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.52%	21	17	24	34	0
\$100,001 - \$175,000	15.66%	10	14	8	18	10
\$175,001 - \$225,000	13.71%	9	6	8	16	1
\$225,001 - \$300,000	24.98%	8	6	7	10	10
\$300,001 - \$375,000	13.71%	13	28	13	11	16
\$375,001 - \$500,000	13.78%	15	19	20	12	14
\$500,001 and up	10.65%	30	1	23	28	39
Average Closed DOM		13	14	11	16	26
Total Closed Units	100%	1,437	152	778	426	81
Total Closed Volume		442,310,951	23.72M	195.58M	171.68M	51.34M

June 2022



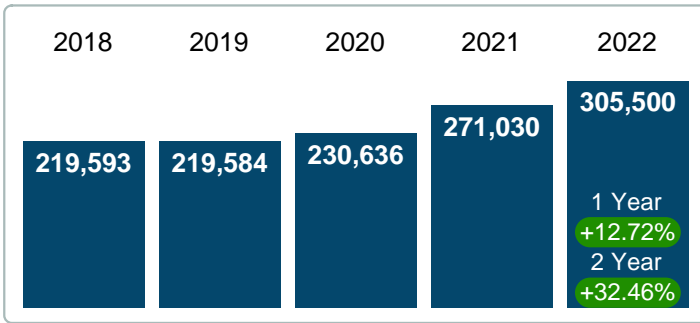
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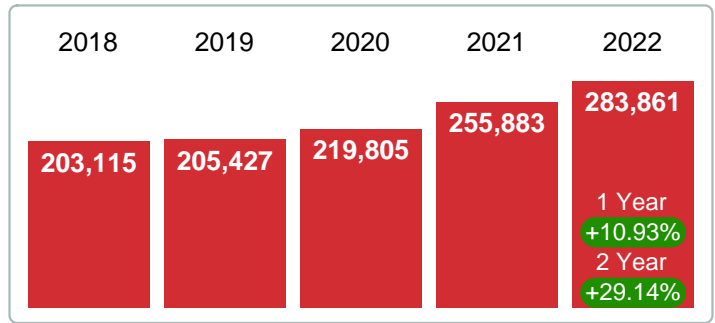
AVERAGE LIST PRICE AT CLOSING

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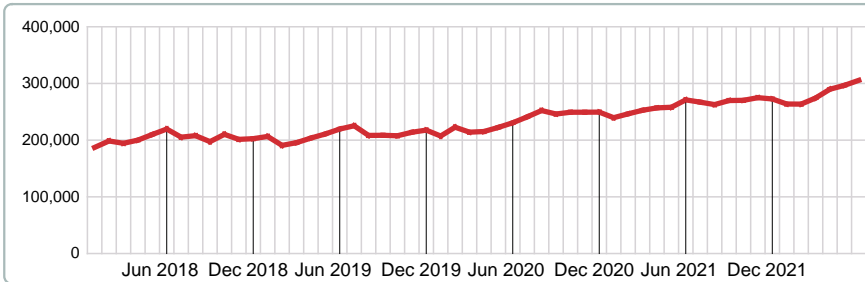
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

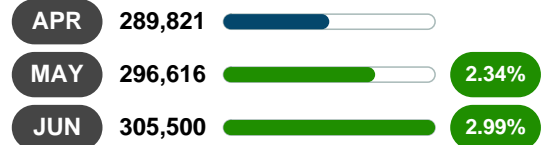


3 MONTHS

5 year JUN AVG = 249,268

High Jun 2022 305,500 Low Jan 2018 187,169

Average List Price at Closing this month at **305,500** above the 5 yr JUN average of **249,268**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.59%	69,672	61,635	79,971	80,863	0
\$100,001 - \$175,000	16.35%	145,063	134,091	145,378	160,908	195,000
\$175,001 - \$225,000	15.80%	203,723	196,711	197,857	202,531	200,000
\$225,001 - \$300,000	24.29%	261,405	251,317	249,470	263,523	262,600
\$300,001 - \$375,000	12.46%	340,649	333,940	331,666	331,772	341,815
\$375,001 - \$500,000	13.01%	432,984	405,700	423,089	430,397	437,853
\$500,001 and up	10.51%	780,789	637,000	773,656	701,489	944,080
Average List Price		305,500	153,917	247,612	399,545	651,348
Total Closed Units	100%	305,500	152	778	426	81
Total Closed Volume		439,002,867	23.40M	192.64M	170.21M	52.76M

June 2022



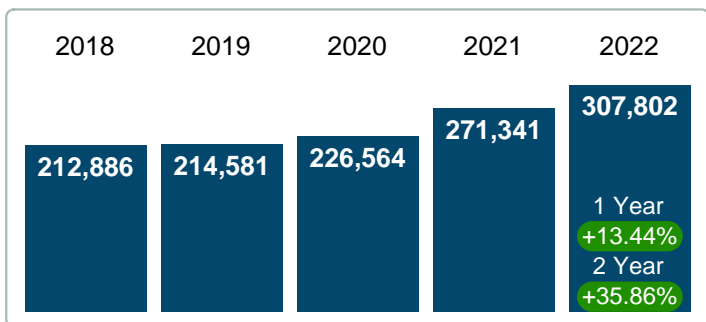
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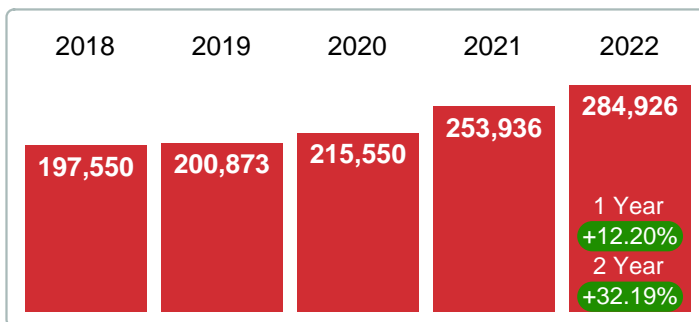
AVERAGE SOLD PRICE AT CLOSING

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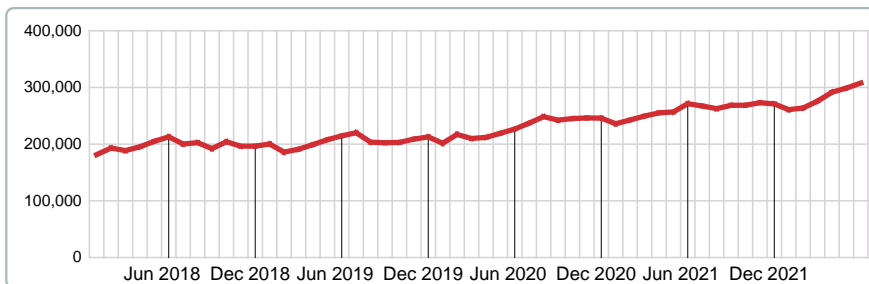
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

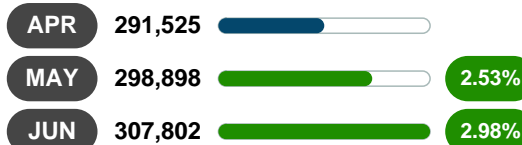


3 MONTHS

5 year JUN AVG = 246,635

High Jun 2022 307,802 Low Jan 2018 181,456

Average Sold Price at Closing this month at **307,802** above the 5 yr JUN average of **246,635**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.52%	67,872	60,997	75,730	74,625	0
\$100,001 - \$175,000	15.66%	144,195	135,613	145,401	156,146	175,000
\$175,001 - \$225,000	13.71%	203,578	204,661	202,763	207,500	206,000
\$225,001 - \$300,000	24.98%	259,677	257,500	256,485	267,099	265,929
\$300,001 - \$375,000	13.71%	337,129	334,900	336,691	336,632	344,385
\$375,001 - \$500,000	13.78%	433,774	410,986	433,124	434,880	437,976
\$500,001 and up	10.65%	764,094	634,500	756,532	703,861	907,434
Average Sold Price		307,802	156,044	251,384	402,998	633,808
Total Closed Units	100%	307,802	152	778	426	81
Total Closed Volume		442,310,951	23.72M	195.58M	171.68M	51.34M

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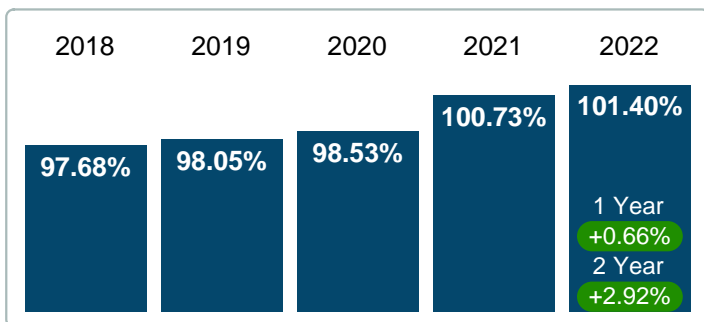
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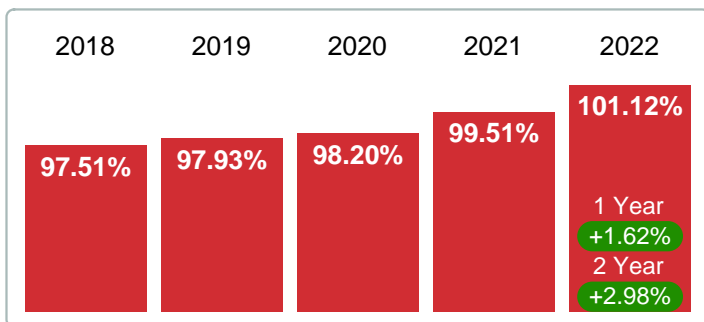
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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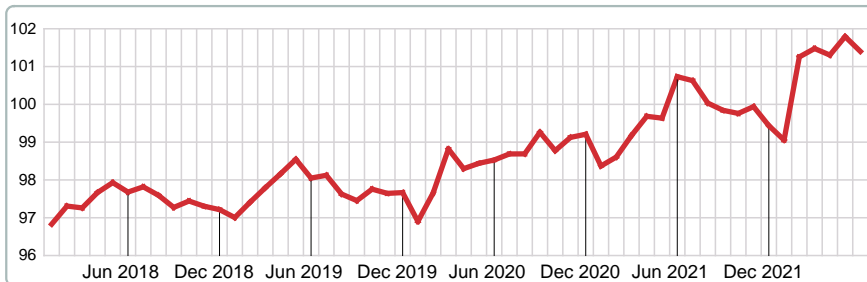
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

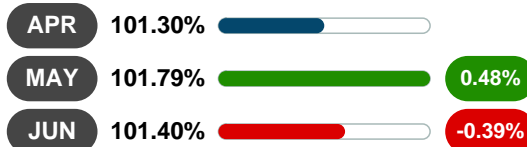


3 MONTHS

5 year JUN AVG = 99.28%

High May 2022 101.79% Low Jan 2018 96.83%

Average Sold/List Ratio this month at **101.40%** above the 5 yr JUN average of **99.28%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	108	7.52%	97.82%	100.29%	95.55%	92.46%	0.00%
\$100,001 - \$175,000	225	15.66%	100.42%	101.40%	100.44%	97.68%	89.74%
\$175,001 - \$225,000	197	13.71%	103.03%	104.37%	102.90%	102.87%	103.00%
\$225,001 - \$300,000	359	24.98%	102.57%	102.88%	103.04%	101.53%	101.23%
\$300,001 - \$375,000	197	13.71%	101.64%	100.61%	101.78%	101.64%	101.03%
\$375,001 - \$500,000	198	13.78%	101.66%	101.28%	102.63%	101.35%	100.38%
\$500,001 and up	153	10.65%	99.86%	99.52%	98.71%	100.87%	98.30%
Average Sold/List Ratio			101.40%	101.45%	101.72%	101.16%	99.43%
Total Closed Units		100%	101.40%	152	778	426	81
Total Closed Volume				23.72M	195.58M	171.68M	51.34M

June 2022



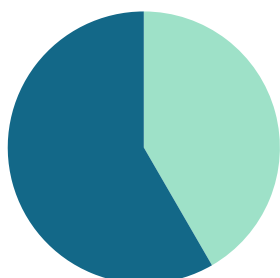
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

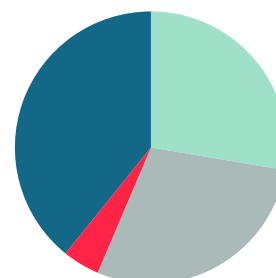


Inventory
 New Listings
2,041 = 41.64%
 Start Inventory
2,860
 Total Inventory Units
4,901
 Volume
\$1,735,440,118

Market Activity

Closed Sales
1,437 = 27.66%
 Pending Sales
1,493 = 28.74%
 Other Off Market
229 = 4.41%
 Active Inventory
2,036 = 39.19%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,724	1,437	-16.65%	8,264	8,016	-3.00%
Pending Sales	1,678	1,493	-11.03%	9,140	8,454	-7.51%
New Listings	2,108	2,041	-3.18%	10,067	9,791	-2.74%
Average List Price	271,030	305,500	12.72%	255,883	283,861	10.93%
Average Sale Price	271,341	307,802	13.44%	253,936	284,926	12.20%
Average Percent of Selling Price to List Price	100.73%	101.40%	0.66%	99.51%	101.12%	1.62%
Average Days on Market to Sale	12.98	13.34	2.79%	22.70	18.19	-19.85%
Monthly Inventory	4,088	2,036	-50.20%	4,088	2,036	-50.20%
Months Supply of Inventory	2.79	1.39	-50.31%	2.79	1.39	-50.31%

Absorption: Last 12 months, an Average of **1,466** Sales/Month

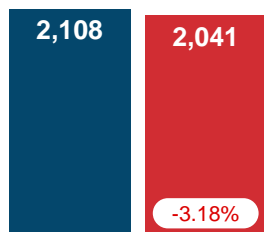
Inventory on June 30, 2022 = **2,036**

2021 **2022**

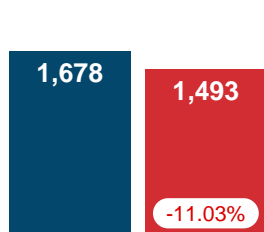
JUNE MARKET

AVERAGE PRICES

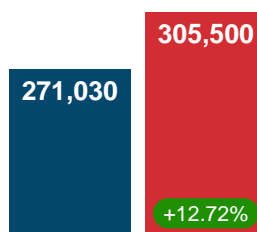
New Listings



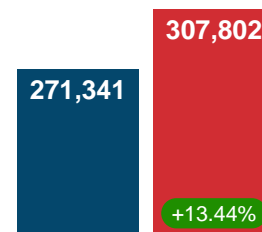
Pending Listings



List Price



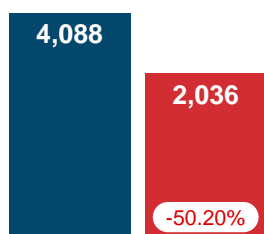
Sale Price



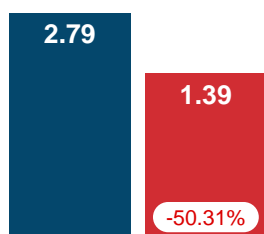
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

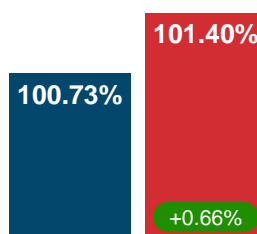
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

