

June 2022



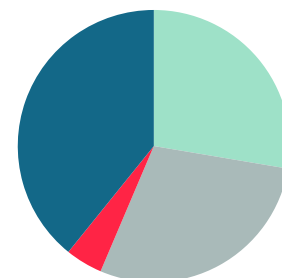
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



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%
Median List Price	225,000	250,000	11.11%
Median Sale Price	227,500	259,000	13.85%
Median Percent of Selling Price to List Price	100.00%	100.03%	0.03%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

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 **13.85%** in June 2022 to \$259,000 versus the previous year at \$227,500.

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 June 2022 compared to last year's same month at **4.00** DOM.

Sales Success for June 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 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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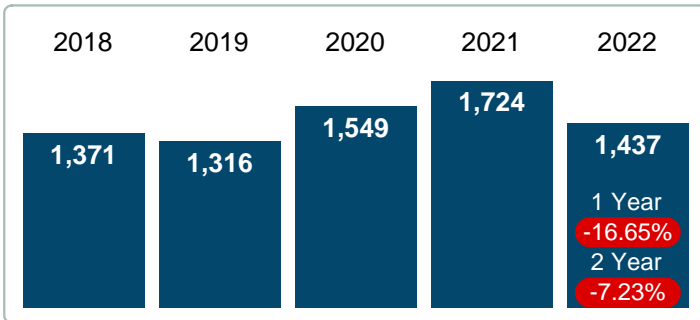
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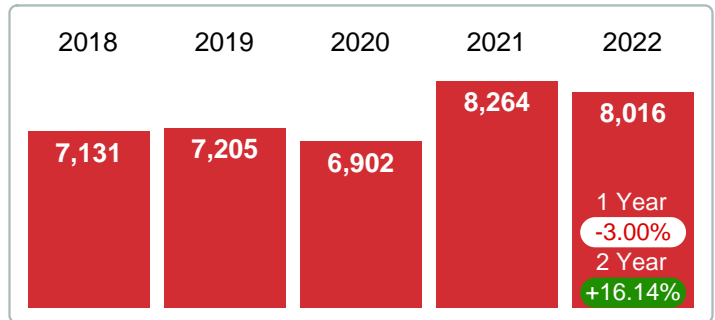
CLOSED LISTINGS

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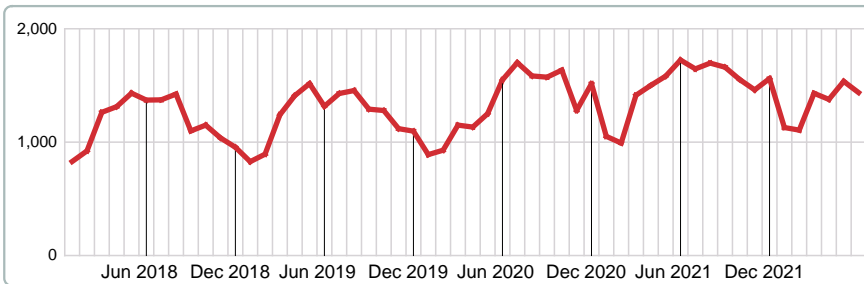
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	108	7.52%	8.0	57	43	8	0
\$100,001 - \$175,000	225	15.66%	5.0	45	166	13	1
\$175,001 - \$225,000	197	13.71%	4.0	18	152	26	1
\$225,001 - \$300,000	359	24.98%	4.0	18	234	100	7
\$300,001 - \$375,000	197	13.71%	4.0	5	97	82	13
\$375,001 - \$500,000	198	13.78%	5.0	7	63	109	19
\$500,001 and up	153	10.65%	5.0	2	23	88	40
Total Closed Units	1,437			152	778	426	81
Total Closed Volume	442,310,951	100%	4.0	23.72M	195.58M	171.68M	51.34M
Median Closed Price	\$259,000			\$124,300	\$231,298	\$357,500	\$500,000

June 2022



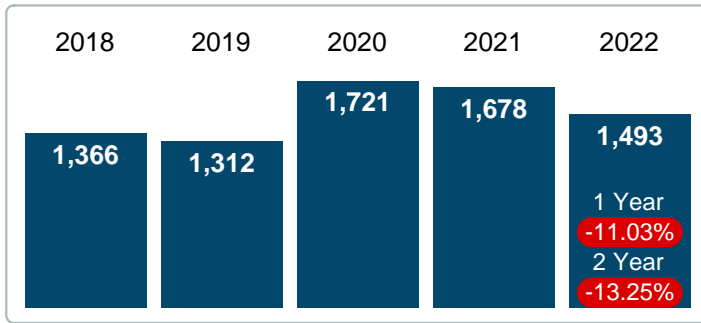
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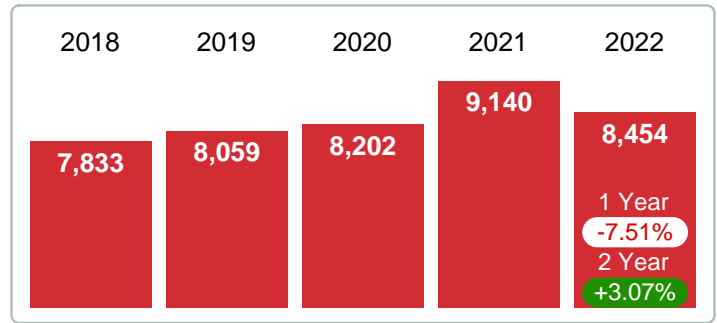
PENDING LISTINGS

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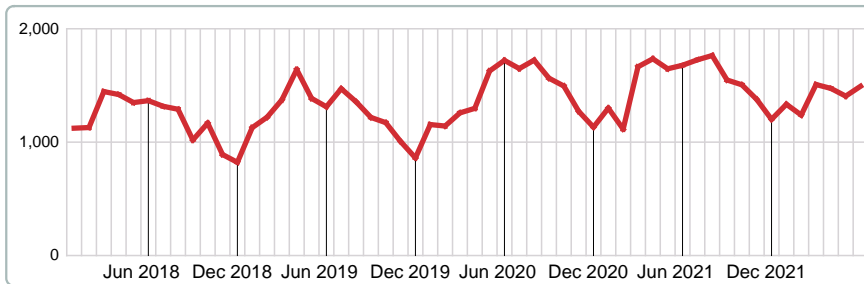
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	128	8.57%	12.0	72	50	6	0
\$100,001 - \$150,000	167	11.19%	7.0	37	119	10	1
\$150,001 - \$200,000	209	14.00%	5.0	25	166	18	0
\$200,001 - \$275,000	387	25.92%	5.0	24	287	73	3
\$275,001 - \$350,000	240	16.08%	8.0	9	137	88	6
\$350,001 - \$500,000	208	13.93%	11.0	6	74	112	16
\$500,001 and up	154	10.31%	12.5	3	32	82	37
Total Pending Units	1,493			176	865	389	63
Total Pending Volume	438,141,668	100%	7.0	26.57M	216.46M	153.47M	41.64M
Median Listing Price	\$245,000			\$120,000	\$225,000	\$350,000	\$590,000

June 2022



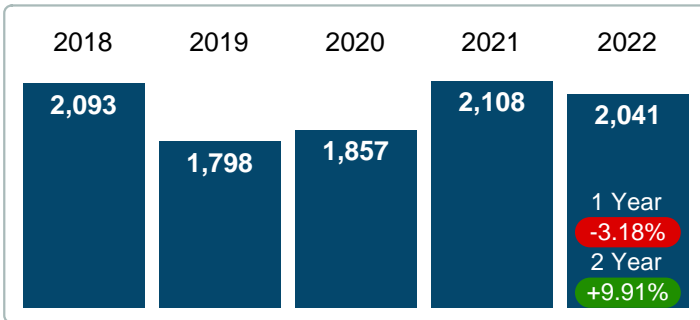
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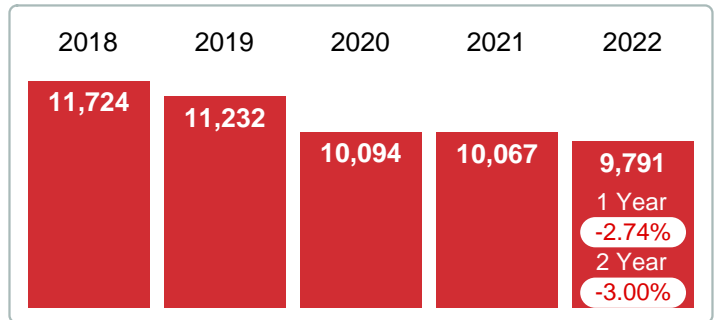
NEW LISTINGS

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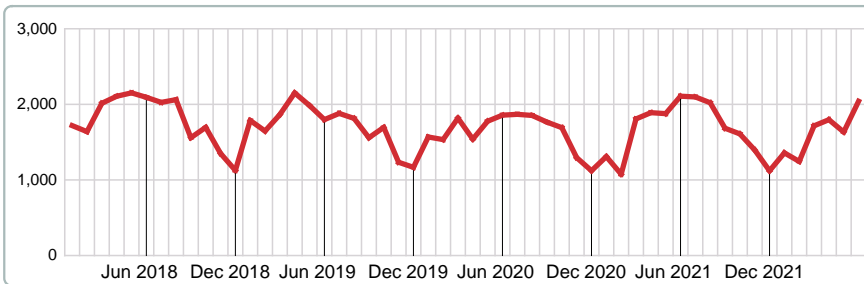
JUNE



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
Median New Listed Listing Price	\$265,000		\$135,000	\$235,000	\$342,563	\$549,900

June 2022



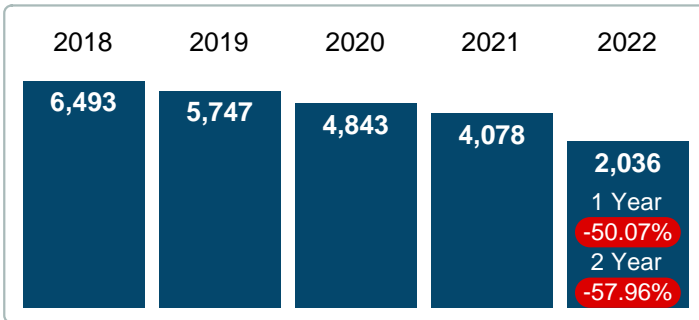
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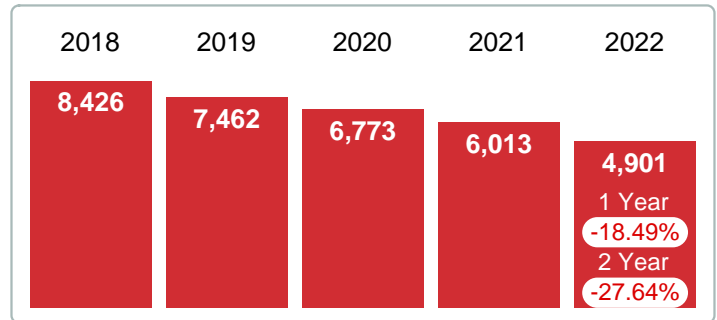
ACTIVE INVENTORY

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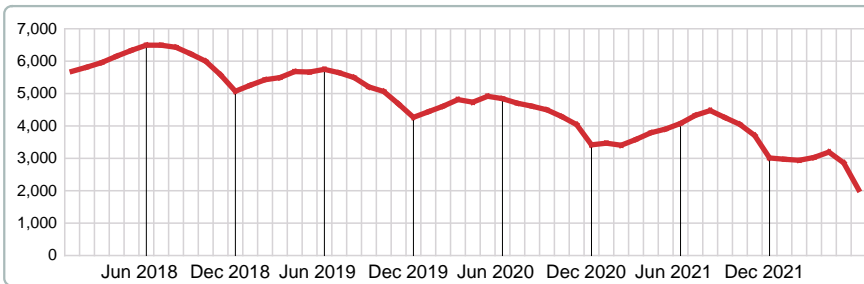
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

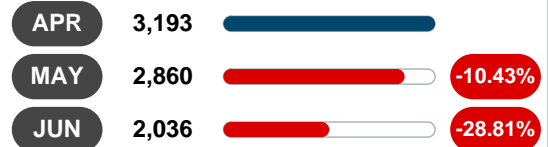


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	159 <div style="width: 30%;"></div>	7.81%	36.0	81	69	8	1
\$100,001 - \$175,000	269 <div style="width: 50%;"></div>	13.21%	22.0	65	173	26	5
\$175,001 - \$250,000	334 <div style="width: 60%;"></div>	16.40%	20.0	23	236	70	5
\$250,001 - \$350,000	480 <div style="width: 90%;"></div>	23.58%	16.0	14	258	194	14
\$350,001 - \$475,000	297 <div style="width: 60%;"></div>	14.59%	29.0	14	114	138	31
\$475,001 - \$675,000	271 <div style="width: 55%;"></div>	13.31%	41.0	6	68	161	36
\$675,001 and up	226 <div style="width: 45%;"></div>	11.10%	47.5	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
Median Active Inventory Listing Price			\$300,000	\$135,000	\$255,000	\$385,000	\$632,000

June 2022



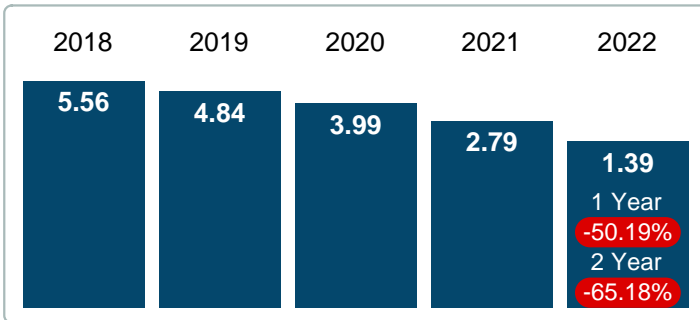
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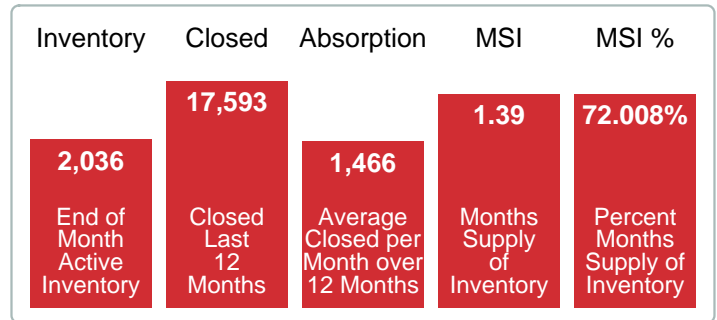
MONTHS SUPPLY of INVENTORY (MSI)

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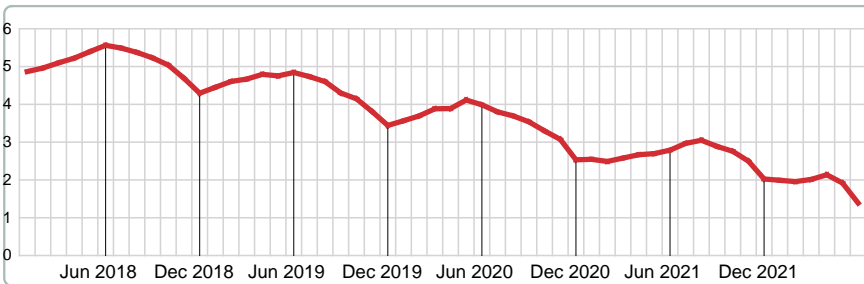
MSI FOR JUNE



INDICATORS FOR JUNE 2022

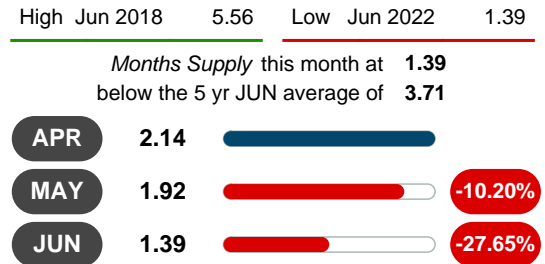


5 YEAR MARKET ACTIVITY TRENDS



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



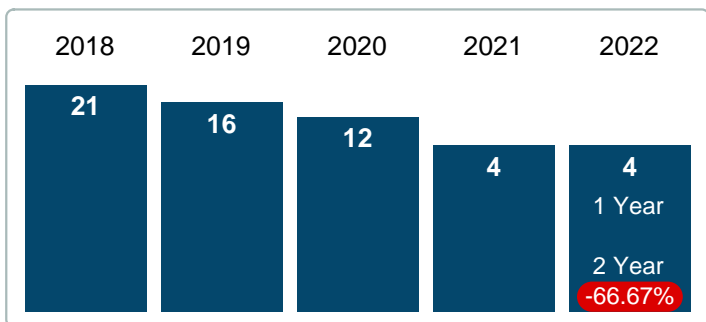
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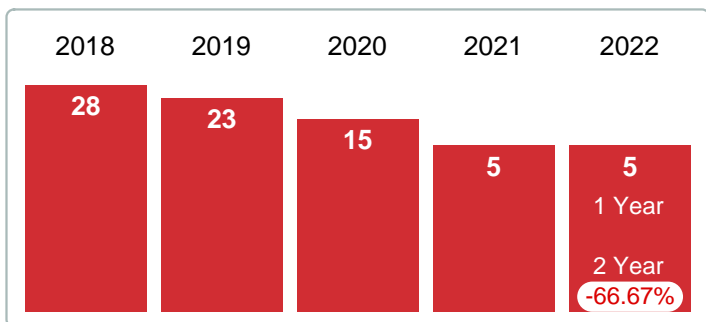
MEDIAN DAYS ON MARKET TO SALE

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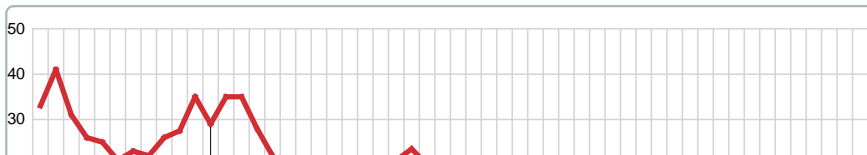
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 11

High Feb 2018 41 Low Jun 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 11

- APR 4
- MAY 4
- JUN 4

0.00%

0.00%

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 (108)	7.52%	8	7	9	9	0
\$100,001 - \$175,000 (225)	15.66%	5	4	5	8	10
\$175,001 - \$225,000 (197)	13.71%	4	4	4	6	1
\$225,001 - \$300,000 (359)	24.98%	4	4	4	5	5
\$300,001 - \$375,000 (197)	13.71%	4	5	3	5	5
\$375,001 - \$500,000 (198)	13.78%	5	8	4	5	10
\$500,001 and up (153)	10.65%	5	1	8	5	7
Median Closed DOM		4	5	4	5	7
Total Closed Units	1,437	100%	152	778	426	81
Total Closed Volume	442,310,951		23.72M	195.58M	171.68M	51.34M

June 2022



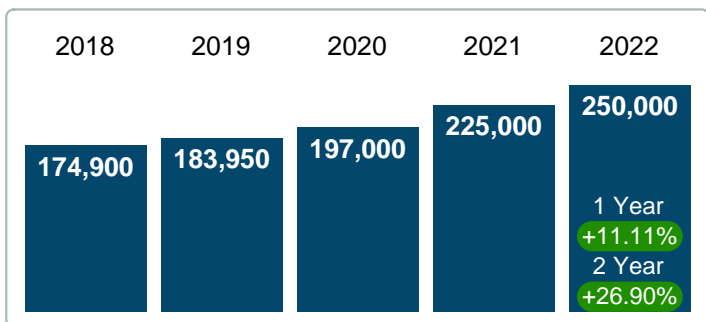
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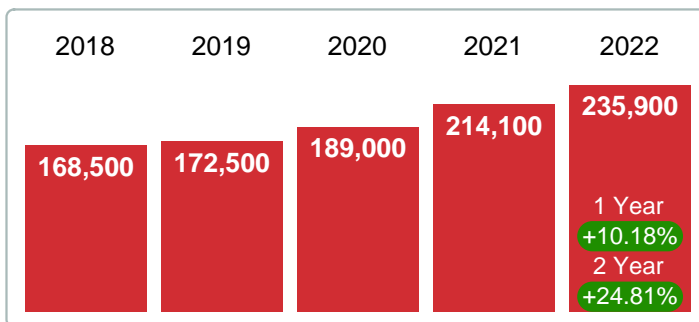
MEDIAN LIST PRICE AT CLOSING

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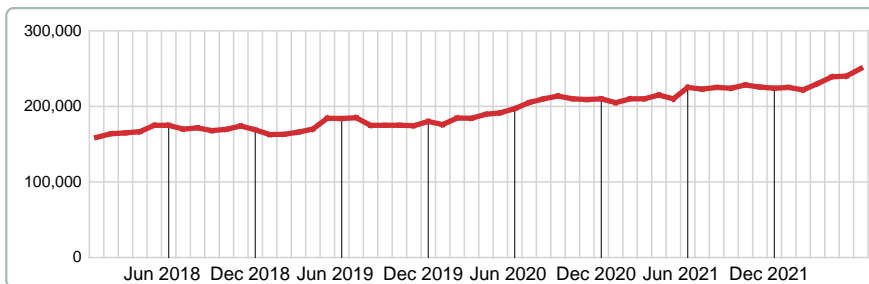
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 206,170

High Jun 2022 250,000 Low Jan 2018 159,000
 Median List Price at Closing this month at **250,000**
 above the 5 yr JUN average of **206,170**

APR 239,000

MAY 240,000 **0.42%**

JUN 250,000 **4.17%**

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	109	7.59%	74,900	65,000	85,000	83,500	0
\$100,001 - \$175,000	235	16.35%	149,900	135,000	149,900	155,000	0
\$175,001 - \$225,000	227	15.80%	200,000	200,000	200,000	200,000	197,500
\$225,001 - \$300,000	349	24.29%	259,000	256,950	252,250	269,250	269,700
\$300,001 - \$375,000	179	12.46%	342,000	320,000	339,900	345,000	355,000
\$375,001 - \$500,000	187	13.01%	425,000	402,950	422,450	431,750	419,900
\$500,001 and up	151	10.51%	624,900	637,000	597,750	589,000	705,000
Median List Price			250,000	122,500	225,000	349,950	509,900
Total Closed Units		100%	250,000	152	778	426	81
Total Closed Volume			439,002,867	23.40M	192.64M	170.21M	52.76M

June 2022



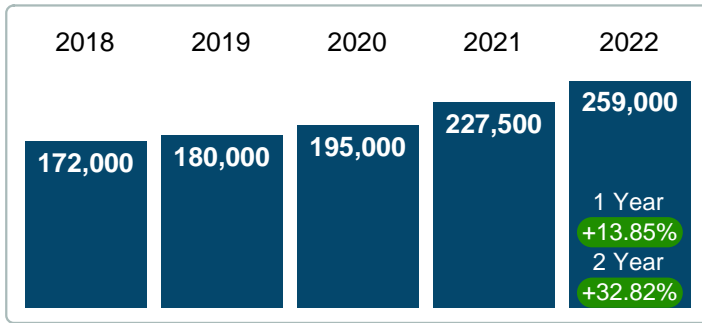
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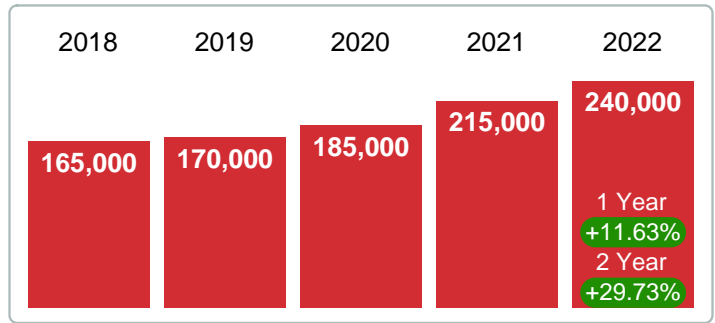
MEDIAN SOLD PRICE AT CLOSING

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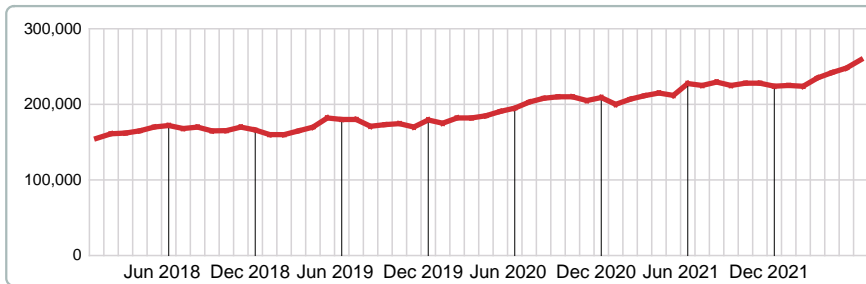
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

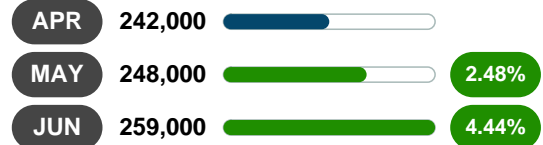


3 MONTHS

5 year JUN AVG = 206,700

High Jun 2022 259,000 Low Jan 2018 155,000

Median Sold Price at Closing this month at **259,000** above the 5 yr JUN average of **206,700**



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	7.52%	71,250	65,000	85,000	77,000	0
\$100,001 - \$175,000	15.66%	148,000	136,000	149,500	163,000	175,000
\$175,001 - \$225,000	13.71%	205,000	206,500	205,000	210,500	206,000
\$225,001 - \$300,000	24.98%	256,250	250,000	252,000	268,500	260,000
\$300,001 - \$375,000	13.71%	335,000	342,000	335,000	335,000	347,000
\$375,001 - \$500,000	13.78%	429,000	400,000	430,496	432,610	427,500
\$500,001 and up	10.65%	616,000	634,500	580,000	590,000	732,500
Median Sold Price		259,000	124,300	231,298	357,500	500,000
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



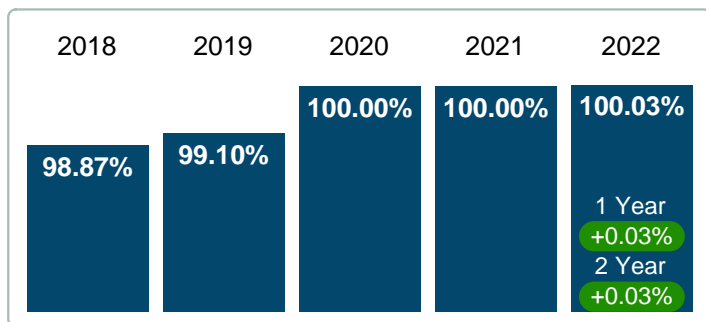
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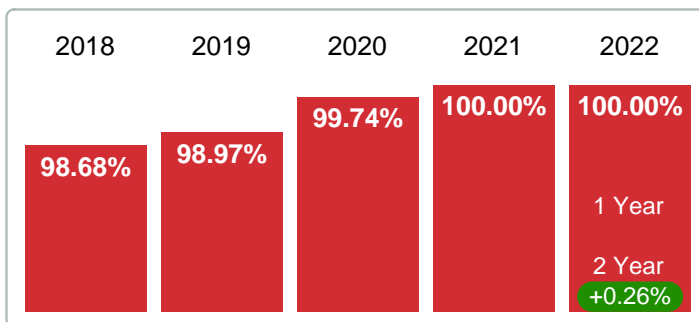
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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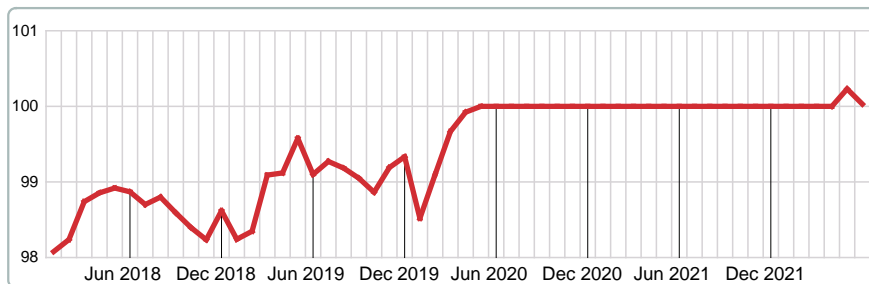
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

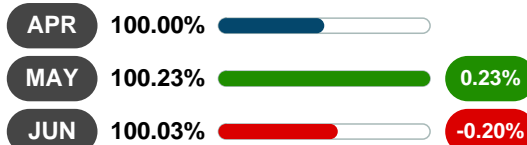


3 MONTHS

5 year JUN AVG = 99.60%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.03%** equal to 5 yr JUN average of **99.60%**



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	108	7.52%	100.00%	100.00%	93.09%	90.95%	0.00%
\$100,001 - \$175,000	225	15.66%	100.00%	100.06%	100.00%	100.00%	89.74%
\$175,001 - \$225,000	197	13.71%	102.14%	102.99%	102.05%	100.31%	103.00%
\$225,001 - \$300,000	359	24.98%	101.56%	100.00%	102.18%	100.79%	100.00%
\$300,001 - \$375,000	197	13.71%	100.41%	100.62%	100.41%	100.16%	101.42%
\$375,001 - \$500,000	198	13.78%	100.00%	100.00%	100.00%	100.00%	100.00%
\$500,001 and up	153	10.65%	100.00%	99.52%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.03%		100.00%	101.05%	100.00%	100.00%
Total Closed Units		1,437	100%	152	778	426	81
Total Closed Volume		442,310,951		23.72M	195.58M	171.68M	51.34M

June 2022



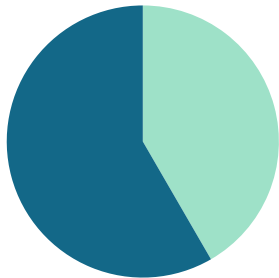
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

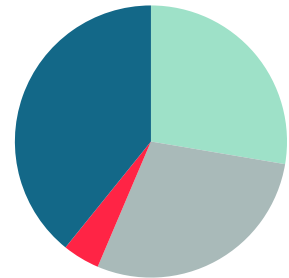


Inventory
 New Listings
2,041 = 41.64%
 Start Inventory
2,860
 Total Inventory Units
4,901
 Volume
\$1,735,440,118

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%
Median List Price	225,000	250,000	11.11%	214,100	235,900	10.18%
Median Sale Price	227,500	259,000	13.85%	215,000	240,000	11.63%
Median Percent of Selling Price to List Price	100.00%	100.03%	0.03%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	5.00	5.00	0.00%
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

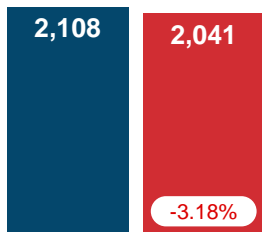
Inventory on June 30, 2022 = 2,036

2021 **2022**

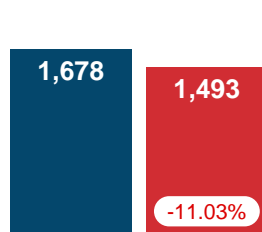
JUNE MARKET

MEDIAN PRICES

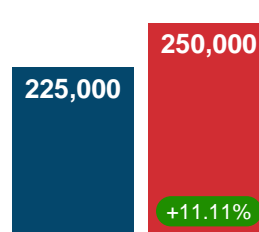
New Listings



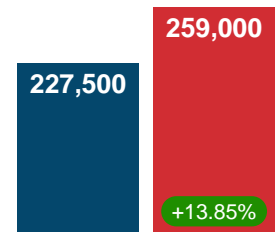
Pending Listings



List Price



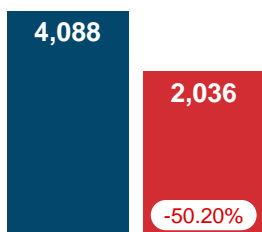
Sale Price



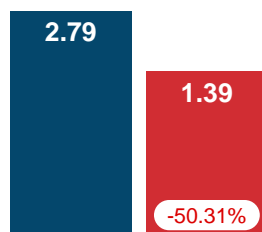
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

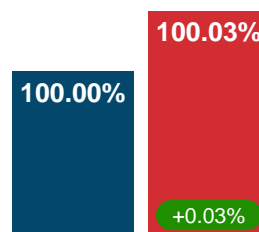
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%