

June 2022



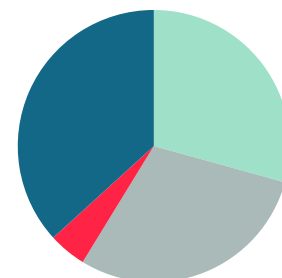
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	1,178	999	-15.20%
Pending Listings	1,143	1,004	-12.16%
New Listings	1,418	1,367	-3.60%
Average List Price	281,446	313,793	11.49%
Average Sale Price	281,911	316,725	12.35%
Average Percent of Selling Price to List Price	100.87%	101.77%	0.89%
Average Days on Market to Sale	12.00	12.13	1.06%
End of Month Inventory	2,693	1,253	-53.47%
Months Supply of Inventory	2.67	1.25	-53.18%



■ Closed (29.30%)
■ Pending (29.45%)
■ Other OffMarket (4.49%)
■ Active (36.76%)

Absorption: Last 12 months, an Average of **1,001** Sales/Month
Active Inventory as of June 30, 2022 = **1,253**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **53.47%** to 1,253 existing homes available for sale. Over the last 12 months this area has had an average of 1,001 closed sales per month. This represents an unsold inventory index of **1.25** 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 **12.35%** in June 2022 to \$316,725 versus the previous year at \$281,911.

Average Days on Market Lengthens

The average number of **12.13** days that homes spent on the market before selling increased by 0.13 days or **1.06%** in June 2022 compared to last year's same month at **12.00** 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 1,367 New Listings in June 2022, down **3.60%** from last year at 1,418. Furthermore, there were 999 Closed Listings this month versus last year at 1,178, a **-15.20%** decrease.

Closed versus Listed trends yielded a **73.1%** ratio, down from previous year's, June 2021, at **83.1%**, a **12.03%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

June 2022



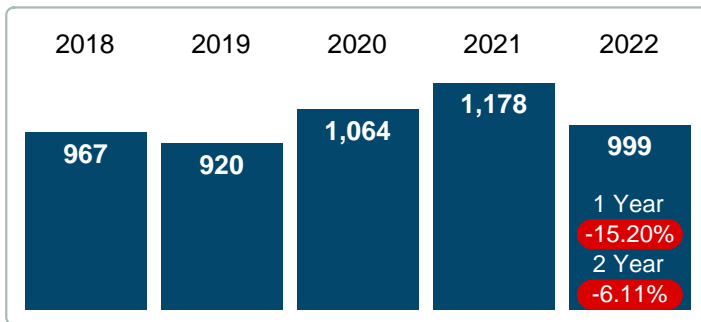
Area Delimited by County Of Tulsa - Residential Property Type



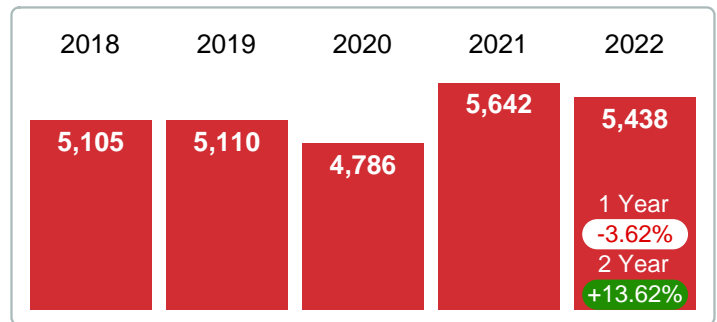
CLOSED LISTINGS

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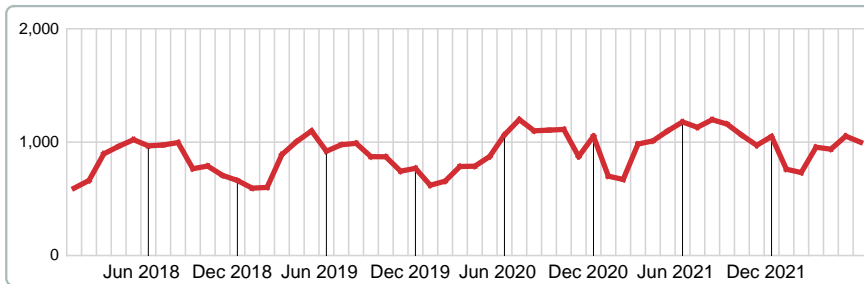
JUNE



YEAR TO DATE (YTD)

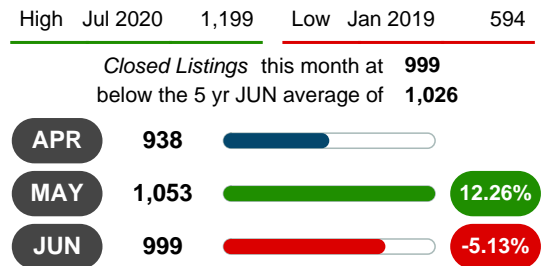


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,026



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	98	9.81%	12.0	50	44	4	0
\$125,001 - \$175,000	106	10.61%	7.2	16	83	6	1
\$175,001 - \$225,000	143	14.31%	7.1	16	107	19	1
\$225,001 - \$300,000	263	26.33%	7.7	15	164	78	6
\$300,001 - \$375,000	141	14.11%	13.5	4	66	61	10
\$375,001 - \$525,000	147	14.71%	13.7	5	40	81	21
\$525,001 and up	101	10.11%	31.7	1	10	58	32
Total Closed Units	999			107	514	307	71
Total Closed Volume	316,408,181	100%	12.1	17.70M	127.02M	126.02M	45.67M
Average Closed Price	\$316,725			\$165,425	\$247,121	\$410,489	\$643,197

June 2022



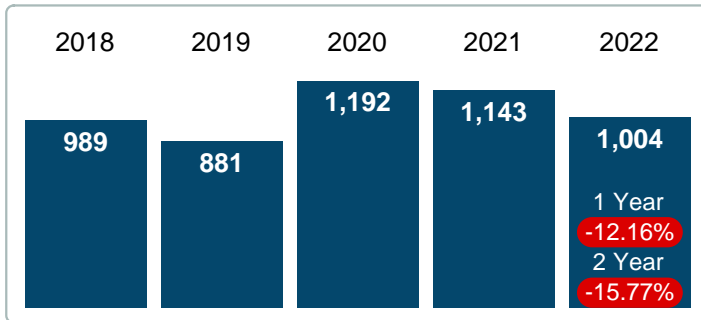
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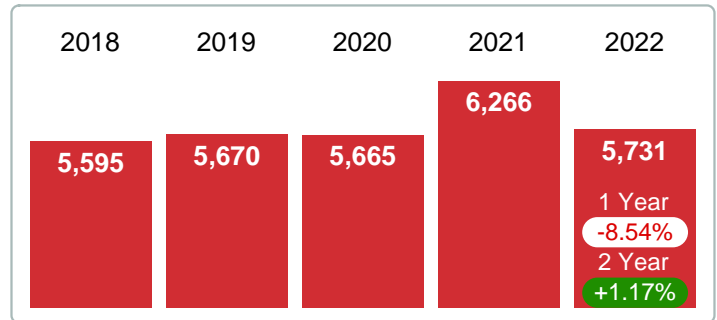
PENDING LISTINGS

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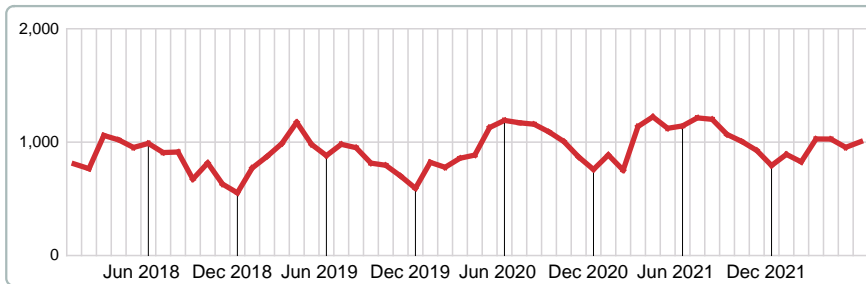
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,042

High Apr 2021 1,223 Low Dec 2018 553

Pending Listings this month at 1,004 below the 5 yr JUN average of 1,042



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	74	7.37%	20.3	46	25	3	0
\$100,001 - \$150,000	103	10.26%	16.5	24	73	6	0
\$150,001 - \$200,000	150	14.94%	10.2	17	120	13	0
\$200,001 - \$275,000	258	25.70%	12.6	18	191	47	2
\$275,001 - \$375,000	196	19.52%	17.5	8	96	87	5
\$375,001 - \$500,000	114	11.35%	25.0	5	31	69	9
\$500,001 and up	109	10.86%	34.2	3	19	58	29
Total Pending Units	1,004			121	555	283	45
Total Pending Volume	303,562,548	100%	18.9	19.69M	137.40M	114.39M	32.09M
Average Listing Price	\$276,865			\$162,704	\$247,563	\$404,200	\$713,098

June 2022



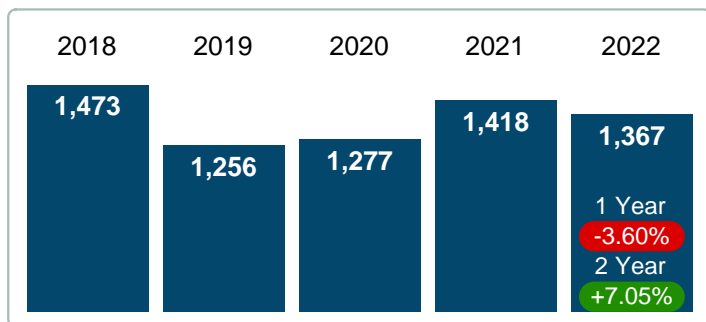
Area Delimited by County Of Tulsa - Residential Property Type



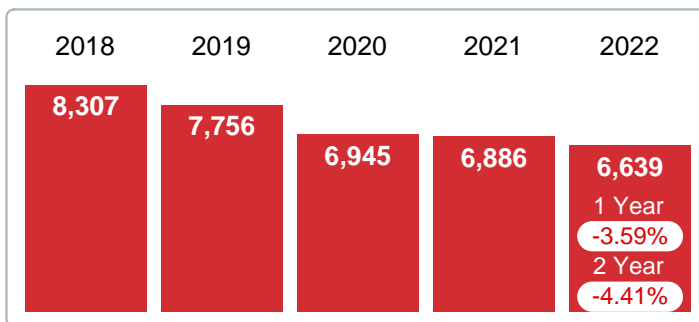
NEW LISTINGS

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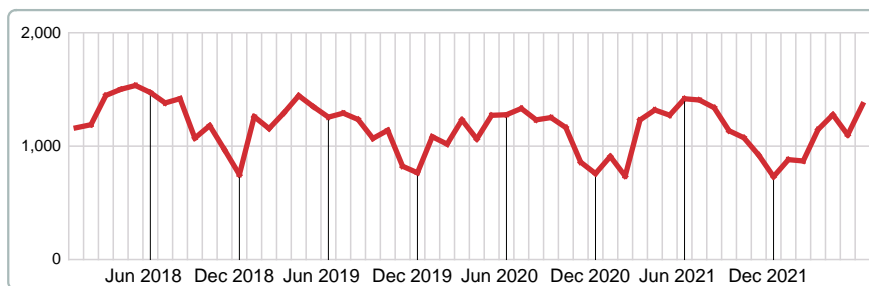
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

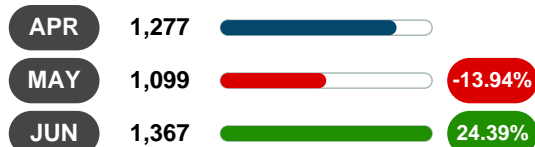


3 MONTHS

5 year JUN AVG = 1,358

High May 2018 1,535 Low Dec 2021 731

New Listings this month at 1,367 above the 5 yr JUN average of 1,358



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	116	8.49%	58	50	8	0
\$125,001 - \$175,000	171	12.51%	35	123	11	2
\$175,001 - \$225,000	201	14.70%	14	159	28	0
\$225,001 - \$300,000	370	27.07%	18	235	110	7
\$300,001 - \$375,000	178	13.02%	2	72	96	8
\$375,001 - \$525,000	182	13.31%	8	53	102	19
\$525,001 and up	149	10.90%	1	30	76	42
Total New Listed Units	1,367		136	722	431	78
Total New Listed Volume	442,137,974	100%	22.44M	188.46M	177.26M	53.97M
Average New Listed Listing Price	\$229,618		\$165,030	\$261,032	\$411,268	\$691,958

June 2022



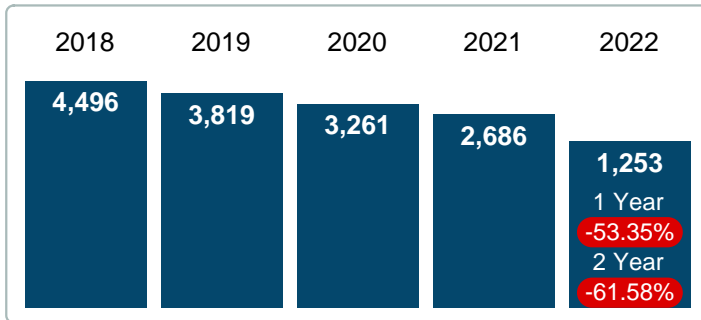
Area Delimited by County Of Tulsa - Residential Property Type



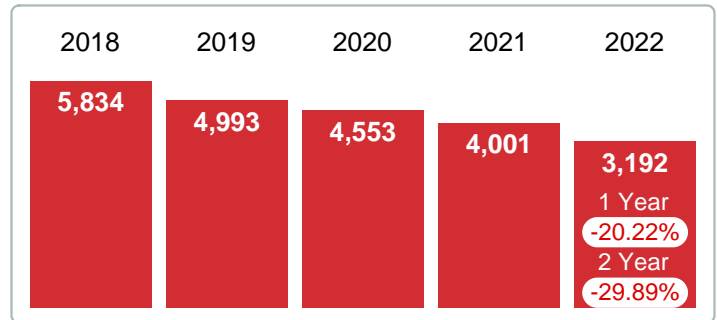
ACTIVE INVENTORY

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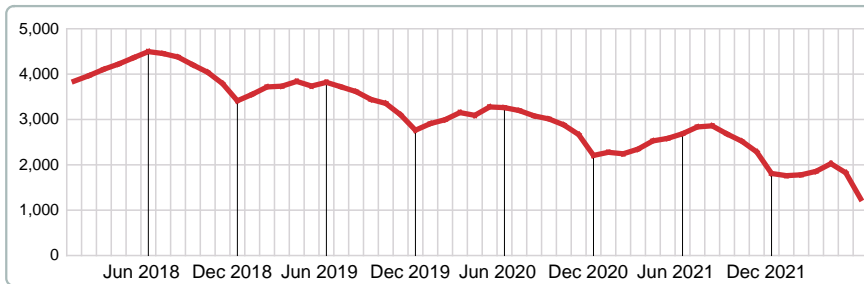
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

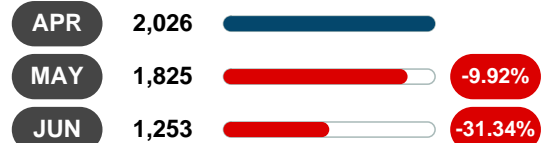


3 MONTHS

5 year JUN AVG = 3,103

High Jun 2018 4,496 Low Jun 2022 1,253

Inventory this month at 1,253
below the 5 yr JUN average of 3,103



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	99	7.90%	72.3	46	47	6	0
\$125,001 - \$175,000	119	9.50%	26.7	35	70	13	1
\$175,001 - \$250,000	219	17.48%	29.0	15	157	42	5
\$250,001 - \$350,000	314	25.06%	30.3	7	158	141	8
\$350,001 - \$475,000	197	15.72%	39.9	7	65	107	18
\$475,001 - \$675,000	173	13.81%	64.9	0	38	108	27
\$675,001 and up	132	10.53%	61.1	1	16	59	56
Total Active Inventory by Units			1,253	111	551	476	115
Total Active Inventory by Volume			532,698,960	17.90M	160.06M	227.99M	126.74M
Average Active Inventory Listing Price			\$425,139	\$161,290	\$290,494	\$478,975	\$1,102,102

June 2022



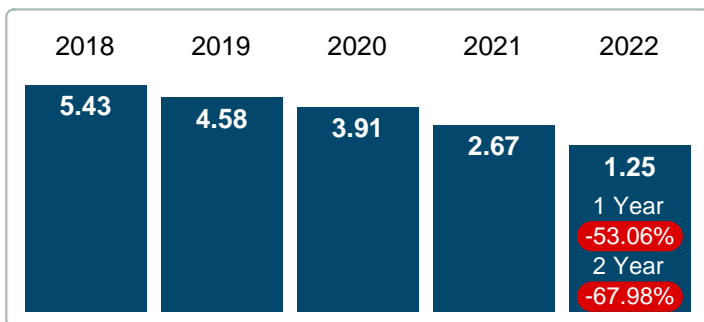
Area Delimited by County Of Tulsa - Residential Property Type



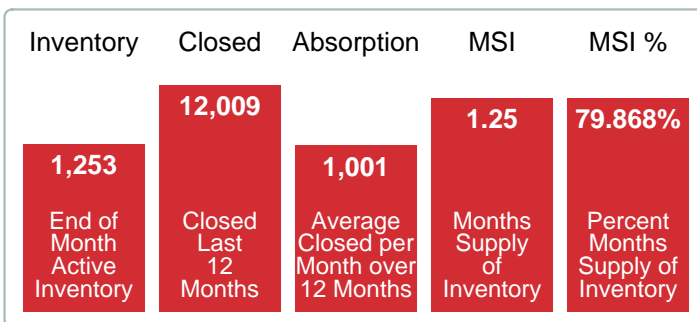
MONTHS SUPPLY of INVENTORY (MSI)

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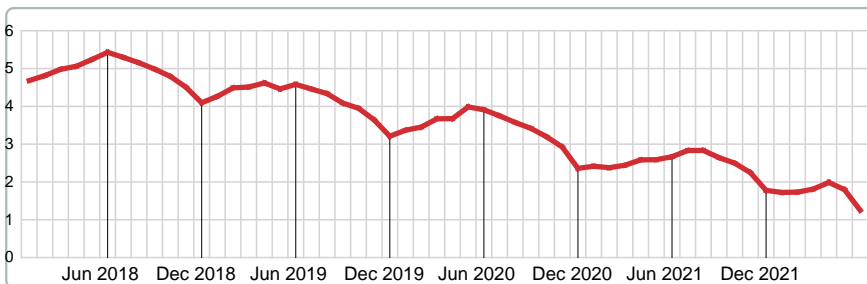
MSI FOR JUNE



INDICATORS FOR JUNE 2022

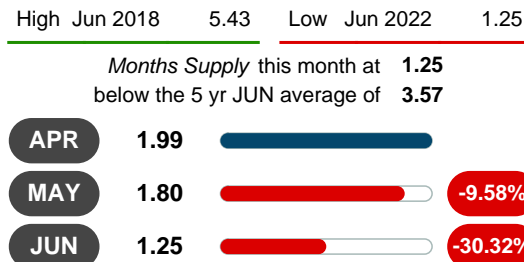


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.57



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
\$125,000 and less	99	7.90%	0.74	0.75	0.71	0.96	0.00
\$125,001 - \$175,000	119	9.50%	0.79	1.34	0.62	1.16	1.50
\$175,001 - \$250,000	219	17.48%	0.81	0.67	0.82	0.78	1.22
\$250,001 - \$350,000	314	25.06%	1.50	0.72	1.64	1.51	0.91
\$350,001 - \$475,000	197	15.72%	1.47	2.40	1.62	1.43	1.11
\$475,001 - \$675,000	173	13.81%	2.60	0.00	3.04	2.71	1.99
\$675,001 and up	132	10.53%	3.75	4.00	4.27	3.36	4.12
Market Supply of Inventory (MSI)			1.25	0.90	1.05	1.60	2.00
Total Active Inventory by Units		100%	1,253	111	551	476	115

June 2022



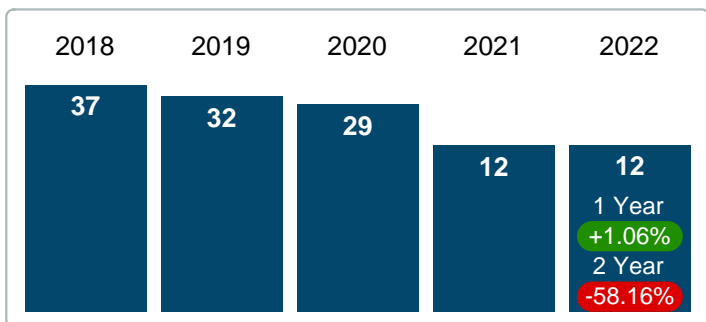
Area Delimited by County Of Tulsa - Residential Property Type



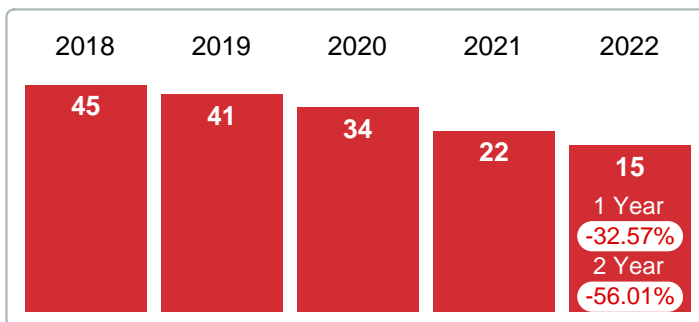
AVERAGE DAYS ON MARKET TO SALE

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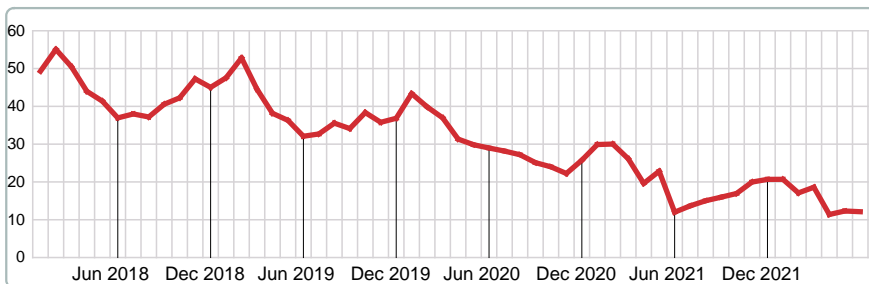
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

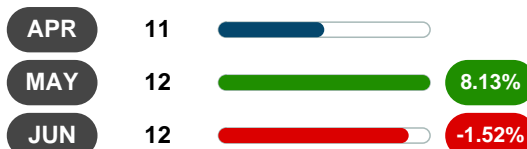


3 MONTHS

5 year JUN AVG = 24

High Feb 2018 55 Low Apr 2022 11

Average Days on Market to Sale this month at 12 below the 5 yr JUN average of 24



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
\$125,000 and less	9.81%	12	10	9	62	0
\$125,001 - \$175,000	10.61%	7	5	7	12	10
\$175,001 - \$225,000	14.31%	7	5	7	8	1
\$225,001 - \$300,000	26.33%	8	7	7	9	5
\$300,001 - \$375,000	14.11%	13	13	15	11	17
\$375,001 - \$525,000	14.71%	14	21	20	10	14
\$525,001 and up	10.11%	32	1	19	30	39
Average Closed DOM		12	9	10	14	25
Total Closed Units	100%	999	107	514	307	71
Total Closed Volume		316,408,181	17.70M	127.02M	126.02M	45.67M

June 2022



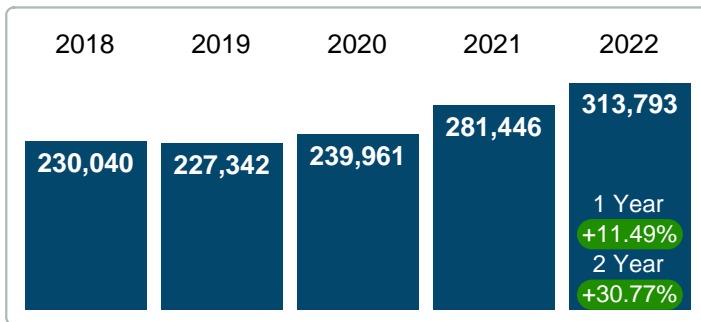
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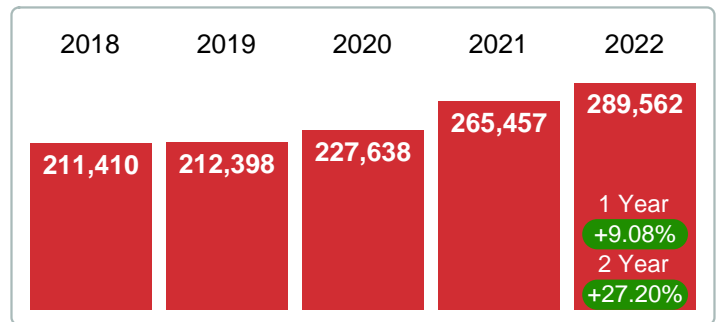
AVERAGE LIST PRICE AT CLOSING

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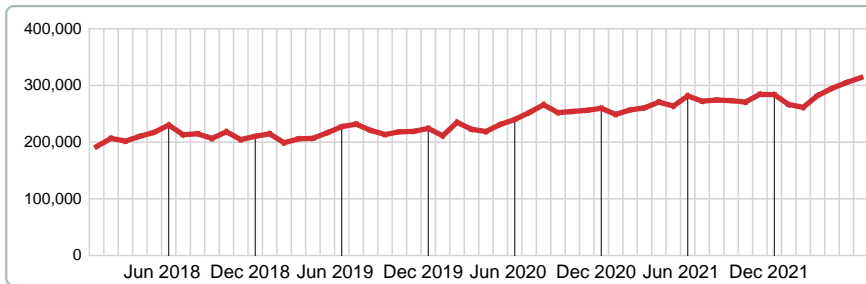
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 258,516

High Jun 2022 313,793 Low Jan 2018 192,234

Average List Price at Closing this month at **313,793**
above the 5 yr JUN average of **258,516**

- APR 294,819
- MAY 305,090 **3.48%**
- JUN 313,793 **2.85%**

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
\$125,000 and less 102	10.21%	85,502	76,062	95,785	80,875	0
\$125,001 - \$175,000 114	11.41%	154,673	150,163	151,430	163,817	195,000
\$175,001 - \$225,000 164	16.42%	203,342	193,175	196,055	204,047	200,000
\$225,001 - \$300,000 255	25.53%	262,779	251,913	249,071	264,394	259,117
\$300,001 - \$375,000 123	12.31%	341,769	319,700	332,185	331,909	350,860
\$375,001 - \$525,000 147	14.71%	445,598	433,000	432,328	438,315	444,671
\$525,001 and up 94	9.41%	842,849	749,000	653,379	746,105	1,007,019
Average List Price		313,793	161,383	241,945	406,612	662,267
Total Closed Units	100%	999	107	514	307	71
Total Closed Volume		313,478,892	17.27M	124.36M	124.83M	47.02M

June 2022



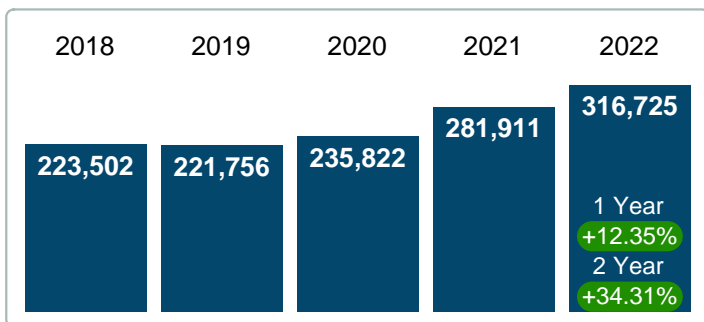
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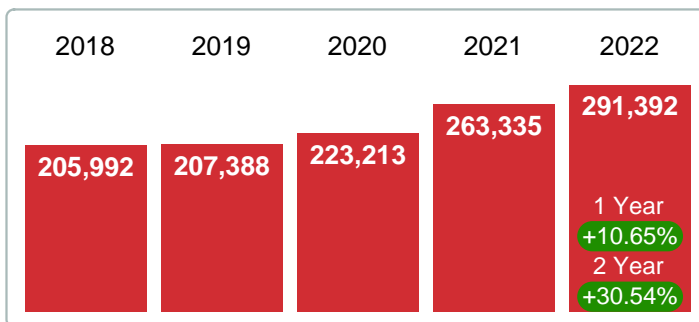
AVERAGE SOLD PRICE AT CLOSING

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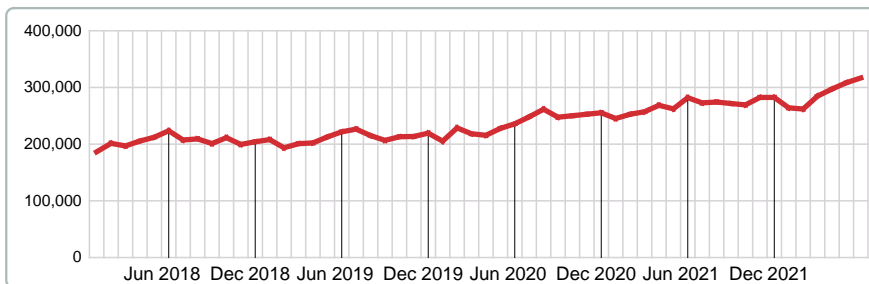
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

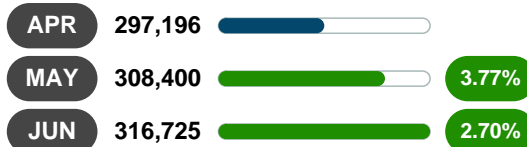


3 MONTHS

5 year JUN AVG = 255,943

High Jun 2022 316,725 Low Jan 2018 186,418

Average Sold Price at Closing this month at 316,725 above the 5 yr JUN average of 255,943



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
\$125,000 and less	9.81%	83,652	76,994	91,936	75,750	0
\$125,001 - \$175,000	10.61%	154,157	154,713	153,425	159,333	175,000
\$175,001 - \$225,000	14.31%	202,456	202,493	201,587	207,132	206,000
\$225,001 - \$300,000	26.33%	260,511	259,667	256,388	269,152	263,000
\$300,001 - \$375,000	14.11%	338,560	327,375	338,121	337,663	351,400
\$375,001 - \$525,000	14.71%	442,335	436,400	439,964	443,076	445,407
\$525,001 and up	10.11%	808,354	749,000	670,900	747,333	963,765
Average Sold Price		316,725	165,425	247,121	410,489	643,197
Total Closed Units	100%	999	107	514	307	71
Total Closed Volume		316,408,181	17.70M	127.02M	126.02M	45.67M

June 2022



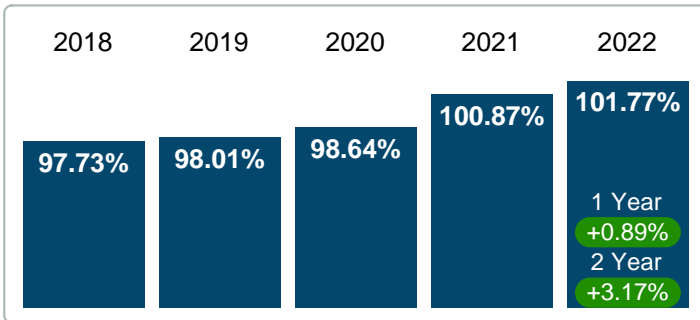
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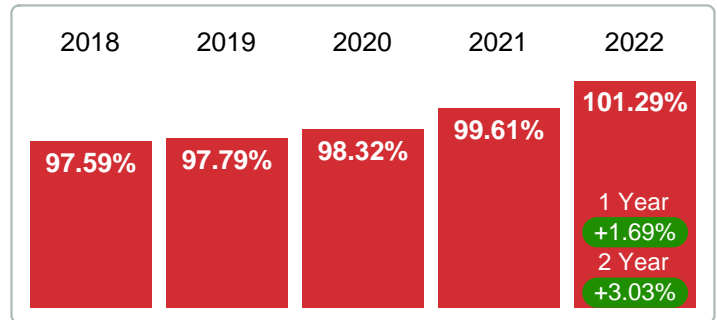
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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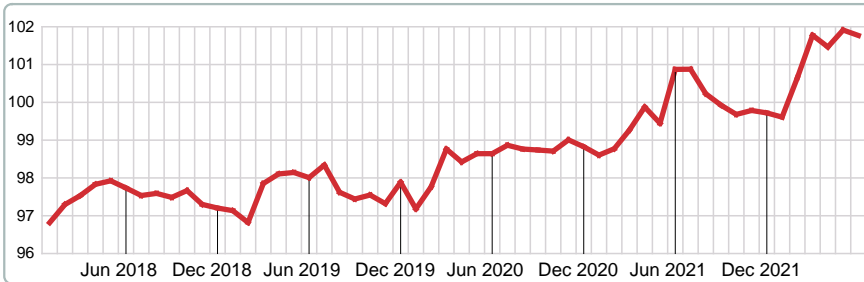
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

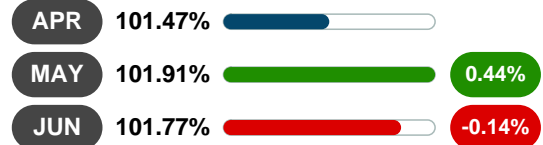


3 MONTHS

5 year JUN AVG = 99.41%

High May 2022 101.91% Low Jan 2018 96.82%

Average Sold/List Ratio this month at **101.77%**
above the 5 yr JUN average of **99.41%**



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
\$125,000 and less	98	9.81%	99.02%	100.99%	97.29%	93.43%	0.00%
\$125,001 - \$175,000	106	10.61%	101.79%	103.33%	101.97%	97.19%	89.74%
\$175,001 - \$225,000	143	14.31%	103.32%	105.09%	103.34%	101.73%	103.00%
\$225,001 - \$300,000	263	26.33%	102.80%	103.60%	103.17%	101.97%	101.44%
\$300,001 - \$375,000	141	14.11%	101.92%	102.42%	102.10%	101.93%	100.39%
\$375,001 - \$525,000	147	14.71%	101.37%	100.83%	101.97%	101.34%	100.47%
\$525,001 and up	101	10.11%	99.92%	100.00%	102.07%	100.49%	98.21%
Average Sold/List Ratio		101.80%		102.36%	102.26%	101.30%	99.41%
Total Closed Units	999	100%	101.80%	107	514	307	71
Total Closed Volume	316,408,181			17.70M	127.02M	126.02M	45.67M

June 2022



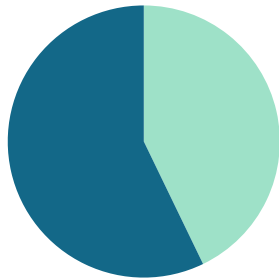
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

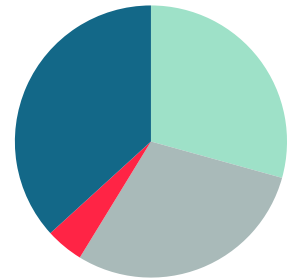


Inventory
 New Listings
1,367 = 42.83%
 Start Inventory
1,825
 Total Inventory Units
3,192
 Volume
\$1,147,400,343

Market Activity

Closed Sales
999 = 29.30%
 Pending Sales
1,004 = 29.45%
 Other Off Market
153 = 4.49%
 Active Inventory
1,253 = 36.76%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,178	999	-15.20%	5,642	5,438	-3.62%
Pending Sales	1,143	1,004	-12.16%	6,266	5,731	-8.54%
New Listings	1,418	1,367	-3.60%	6,886	6,639	-3.59%
Average List Price	281,446	313,793	+11.49%	265,457	289,562	+9.08%
Average Sale Price	281,911	316,725	+12.35%	263,335	291,392	+10.65%
Average Percent of Selling Price to List Price	100.87%	101.77%	+0.89%	99.61%	101.29%	+1.69%
Average Days on Market to Sale	12.00	12.13	+1.06%	22.30	15.04	-32.57%
Monthly Inventory	2,693	1,253	-53.47%	2,693	1,253	-53.47%
Months Supply of Inventory	2.67	1.25	-53.18%	2.67	1.25	-53.18%

Absorption: Last 12 months, an Average of **1,001** Sales/Month

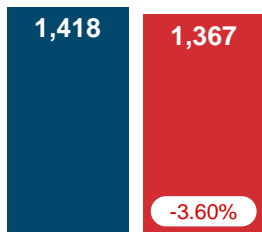
Inventory on June 30, 2022 = **1,253**

2021 **2022**

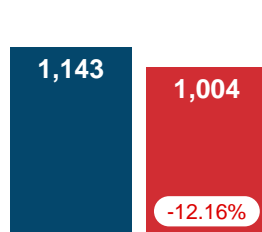
JUNE MARKET

AVERAGE PRICES

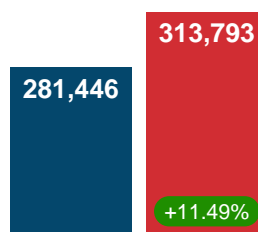
New Listings



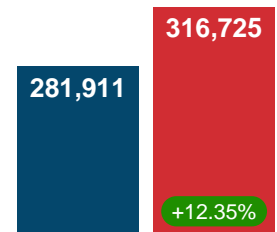
Pending Listings



List Price



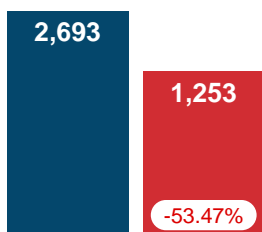
Sale Price



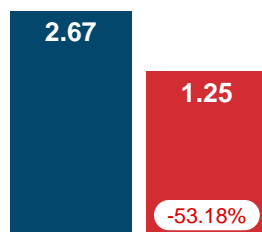
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

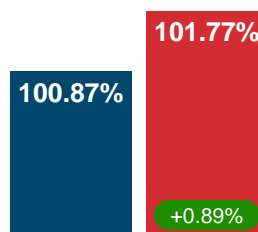
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

