

June 2022



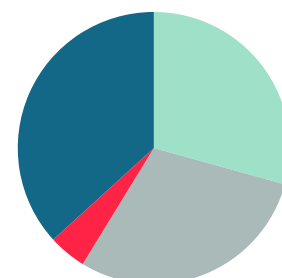
Area Delimited by County Of Tulsa - Residential Property Type



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%
Median List Price	230,000	259,000	12.61%
Median Sale Price	234,978	261,340	11.22%
Median Percent of Selling Price to List Price	100.00%	100.56%	0.56%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

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 **11.22%** in June 2022 to \$261,340 versus the previous year at \$234,978.

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 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.

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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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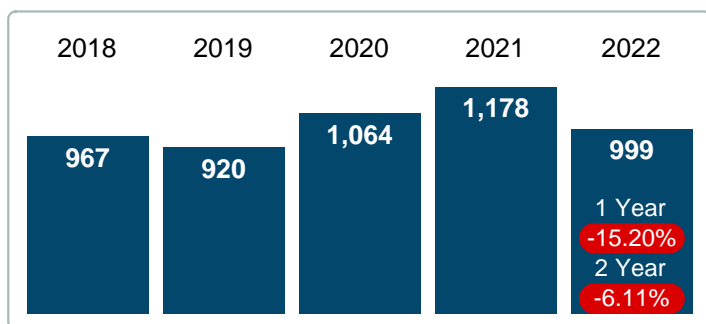
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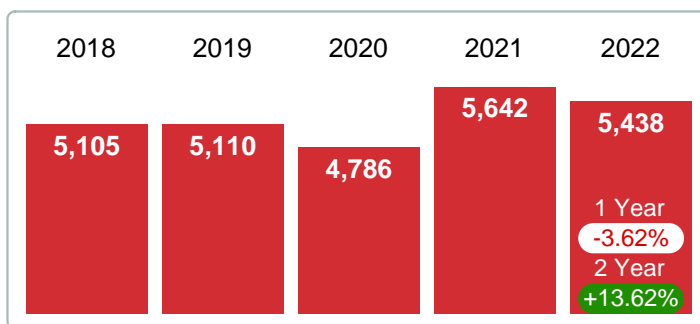
CLOSED LISTINGS

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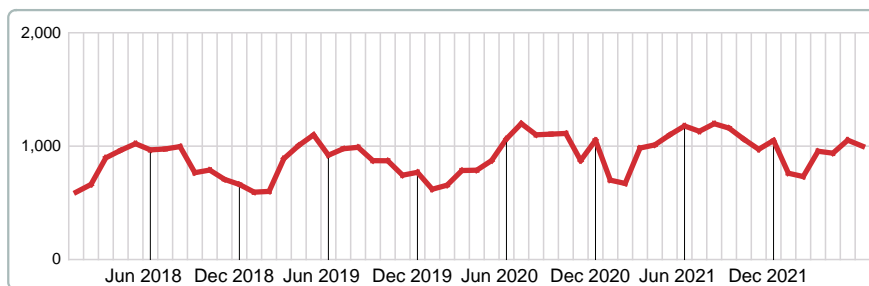
JUNE



YEAR TO DATE (YTD)

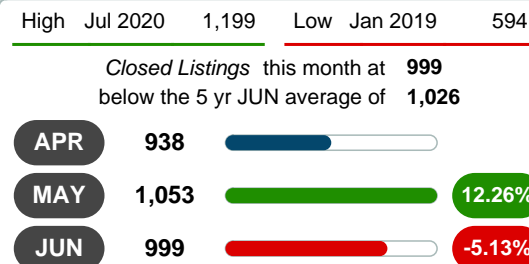


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,026



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	98	9.81%	6.0	50	44	4	0
\$125,001 - \$175,000	106	10.61%	4.0	16	83	6	1
\$175,001 - \$225,000	143	14.31%	4.0	16	107	19	1
\$225,001 - \$300,000	263	26.33%	4.0	15	164	78	6
\$300,001 - \$375,000	141	14.11%	4.0	4	66	61	10
\$375,001 - \$525,000	147	14.71%	6.0	5	40	81	21
\$525,001 and up	101	10.11%	5.0	1	10	58	32
Total Closed Units	999			107	514	307	71
Total Closed Volume	316,408,181	100%	4.0	17.70M	127.02M	126.02M	45.67M
Median Closed Price	\$261,340			\$142,000	\$233,000	\$355,000	\$500,000

June 2022



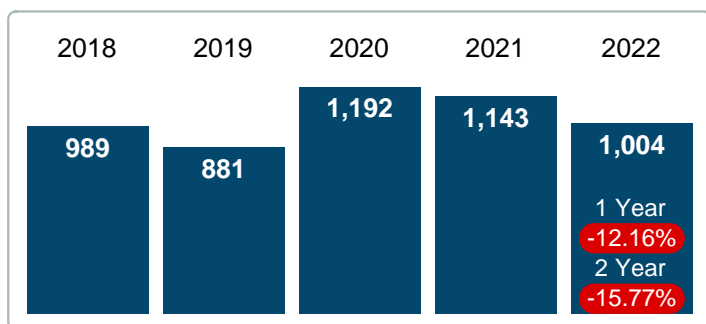
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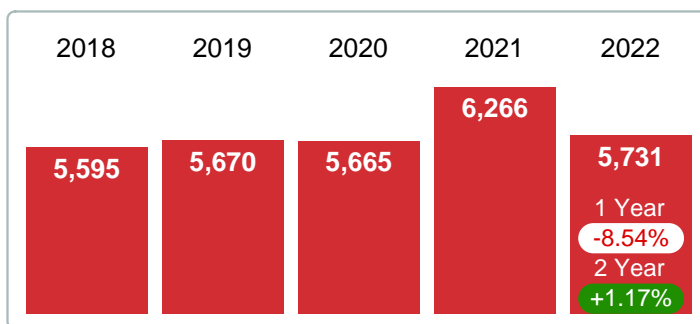
PENDING LISTINGS

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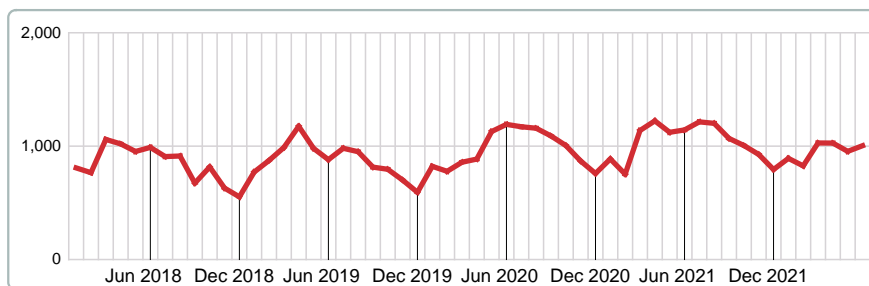
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,042

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	74	7.37%	8.0	46	25	3	0
\$100,001 - \$150,000	103	10.26%	7.0	24	73	6	0
\$150,001 - \$200,000	150	14.94%	5.0	17	120	13	0
\$200,001 - \$275,000	258	25.70%	5.0	18	191	47	2
\$275,001 - \$375,000	196	19.52%	7.5	8	96	87	5
\$375,001 - \$500,000	114	11.35%	13.0	5	31	69	9
\$500,001 and up	109	10.86%	13.0	3	19	58	29
Total Pending Units	1,004			121	555	283	45
Total Pending Volume	303,562,548	100%	7.0	19.69M	137.40M	114.39M	32.09M
Median Listing Price	\$249,900			\$120,000	\$225,000	\$360,000	\$615,000

June 2022



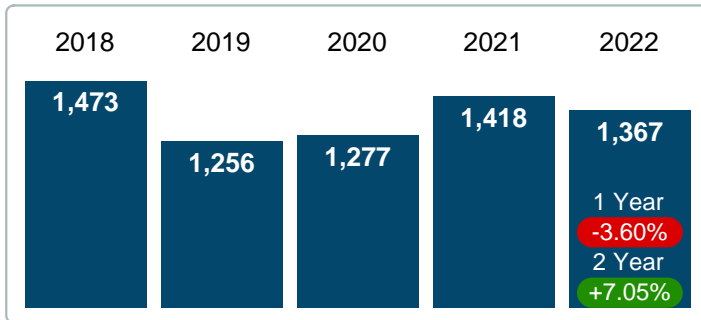
Area Delimited by County Of Tulsa - Residential Property Type



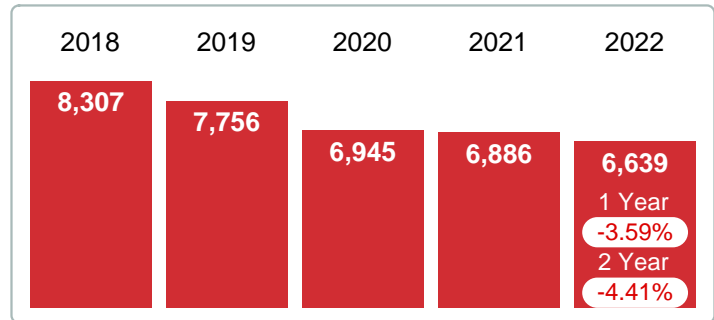
NEW LISTINGS

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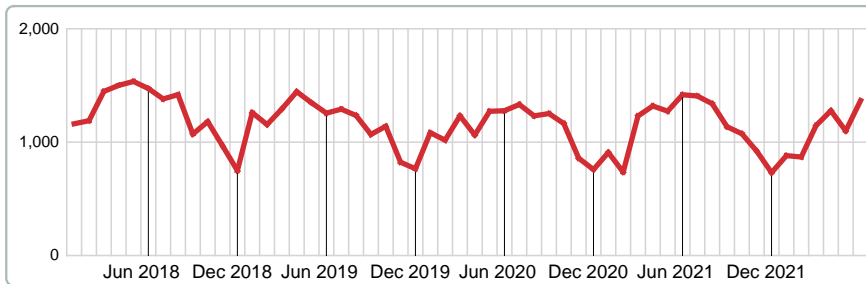
JUNE



YEAR TO DATE (YTD)

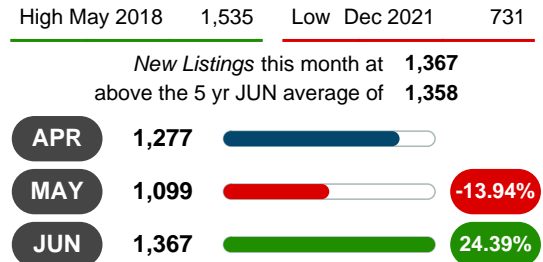


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,358



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
Median New Listed Listing Price	\$269,000		\$139,250	\$232,250	\$345,000	\$550,000

June 2022



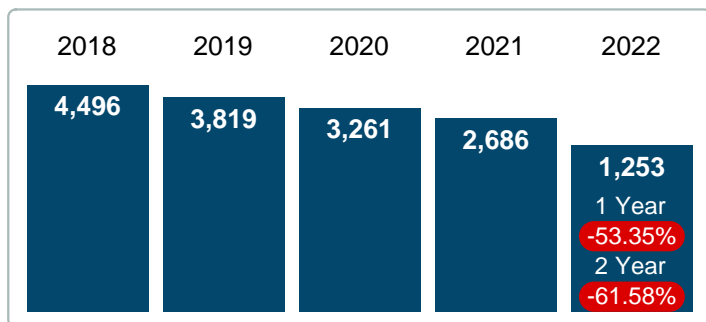
Area Delimited by County Of Tulsa - Residential Property Type



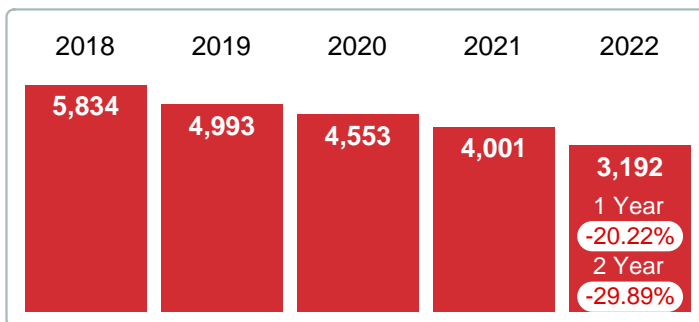
ACTIVE INVENTORY

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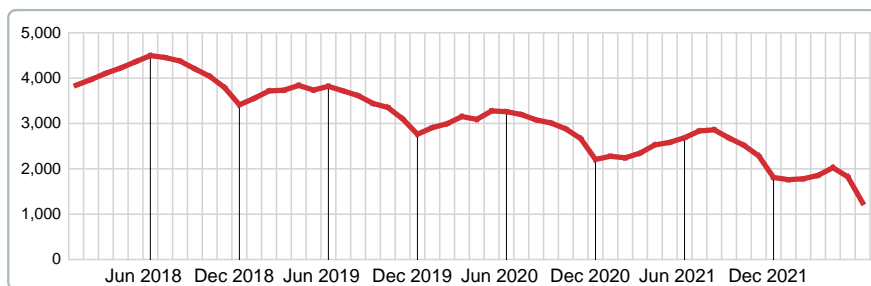
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

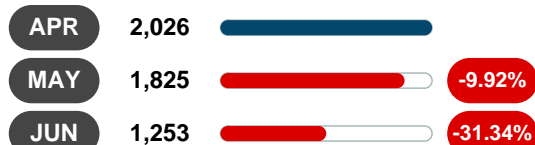


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	99	7.90%	30.0	46	47	6	0	
\$125,001 - \$175,000	119	9.50%	15.0	35	70	13	1	
\$175,001 - \$250,000	219	17.48%	20.0	15	157	42	5	
\$250,001 - \$350,000	314	25.06%	16.0	7	158	141	8	
\$350,001 - \$475,000	197	15.72%	24.0	7	65	107	18	
\$475,001 - \$675,000	173	13.81%	35.0	0	38	108	27	
\$675,001 and up	132	10.53%	43.0	1	16	59	56	
Total Active Inventory by Units		1,253		111	551	476	115	
Total Active Inventory by Volume		532,698,960	100%	22.0	17.90M	160.06M	227.99M	126.74M
Median Active Inventory Listing Price		\$309,168			\$139,900	\$254,900	\$384,194	\$665,000

June 2022



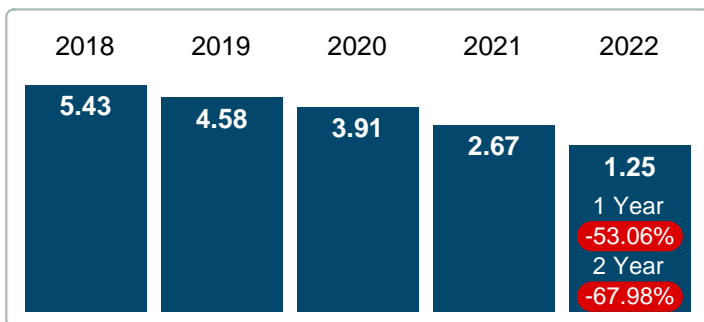
Area Delimited by County Of Tulsa - Residential Property Type



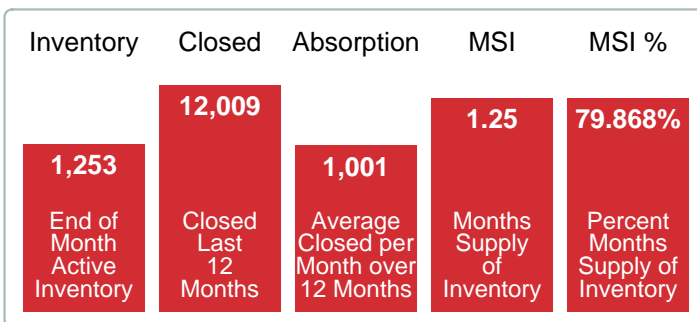
MONTHS SUPPLY of INVENTORY (MSI)

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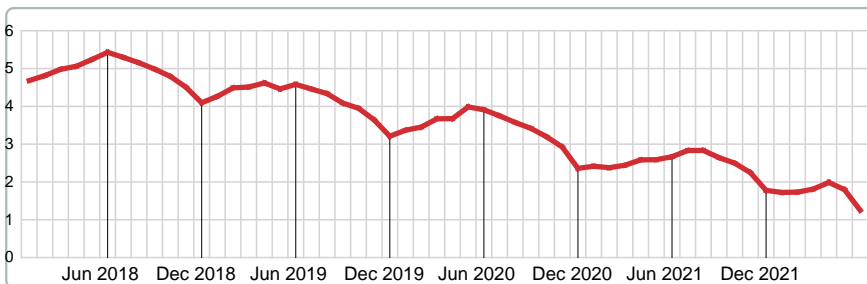
MSI FOR JUNE



INDICATORS FOR JUNE 2022

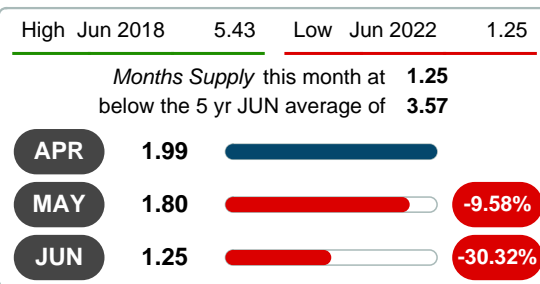


5 YEAR MARKET ACTIVITY TRENDS



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



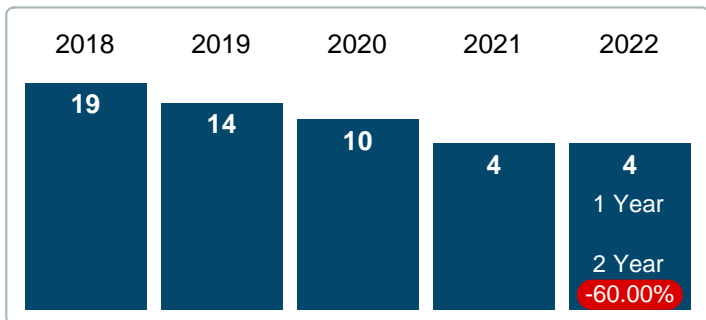
Area Delimited by County Of Tulsa - Residential Property Type



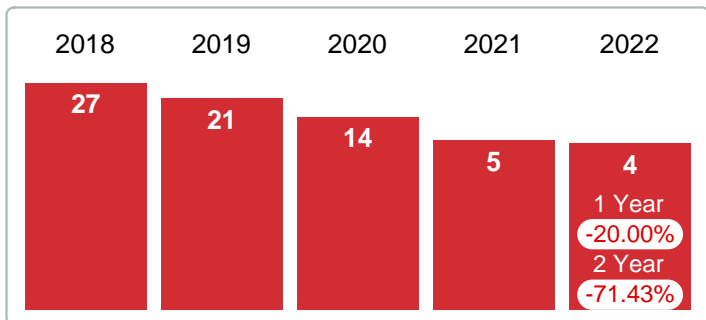
MEDIAN DAYS ON MARKET TO SALE

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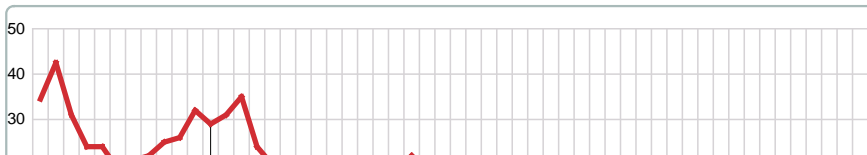
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 10

High Feb 2018 43 Low Jun 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 10

Month	Value	% Change
APR	4	
MAY	4	0.00%
JUN	4	0.00%

MDOM BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	98	9.81%	6	6	6	33	0
\$125,001 - \$175,000	106	10.61%	4	3	4	7	10
\$175,001 - \$225,000	143	14.31%	4	4	4	6	1
\$225,001 - \$300,000	263	26.33%	4	4	4	5	5
\$300,001 - \$375,000	141	14.11%	4	4	4	5	4
\$375,001 - \$525,000	147	14.71%	6	8	6	5	10
\$525,001 and up	101	10.11%	5	1	6	5	5
Median Closed DOM			4	4	4	5	5
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



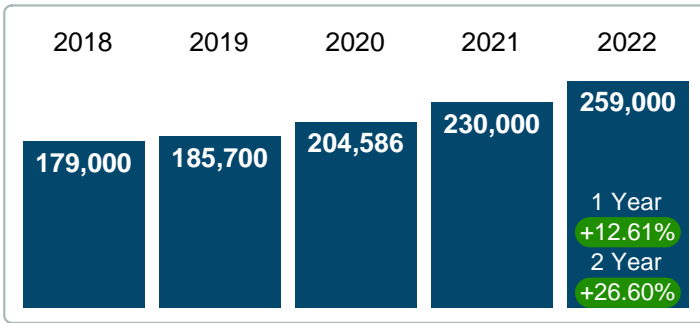
Area Delimited by County Of Tulsa - Residential Property Type



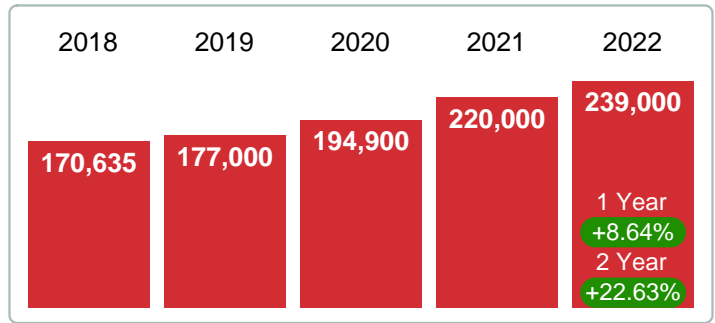
MEDIAN LIST PRICE AT CLOSING

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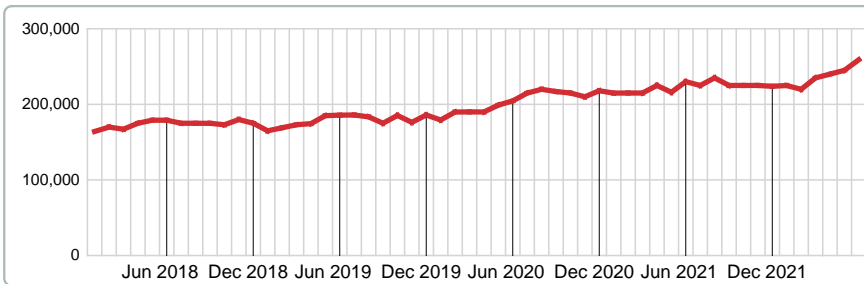
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

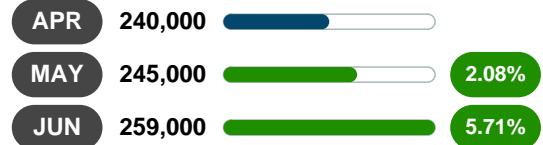


3 MONTHS

5 year JUN AVG = 211,657

High Jun 2022 259,000 Low Jan 2018 164,125

Median List Price at Closing this month at **259,000**
above the 5 yr JUN average of **211,657**



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
\$125,000 and less 102	10.21%	90,000	75,000	99,900	83,500	0
\$125,001 - \$175,000 114	11.41%	156,450	158,500	155,000	164,950	0
\$175,001 - \$225,000 164	16.42%	200,000	200,000	200,000	205,000	197,500
\$225,001 - \$300,000 255	25.53%	260,000	271,950	255,000	272,450	260,000
\$300,001 - \$375,000 123	12.31%	342,000	320,000	339,900	344,900	356,000
\$375,001 - \$525,000 147	14.71%	439,900	415,000	429,000	448,680	450,000
\$525,001 and up 94	9.41%	644,000	749,000	619,900	625,000	775,000
Median List Price		259,000	139,900	225,000	349,900	509,000
Total Closed Units	999	100%	107	514	307	71
Total Closed Volume	313,478,892		17.27M	124.36M	124.83M	47.02M

June 2022



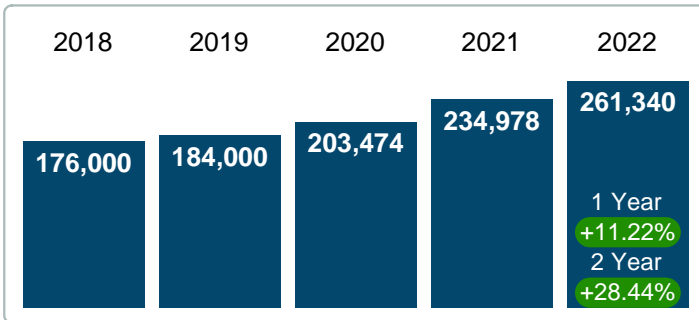
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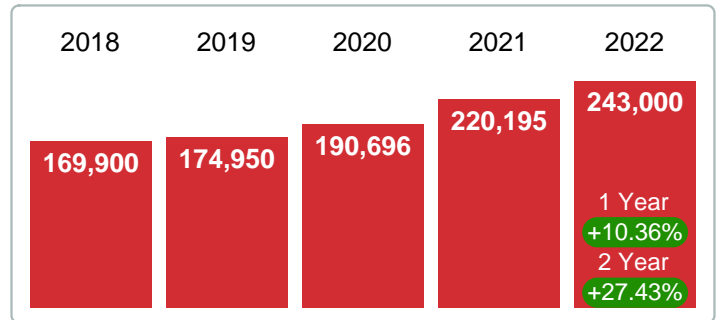
MEDIAN SOLD PRICE AT CLOSING

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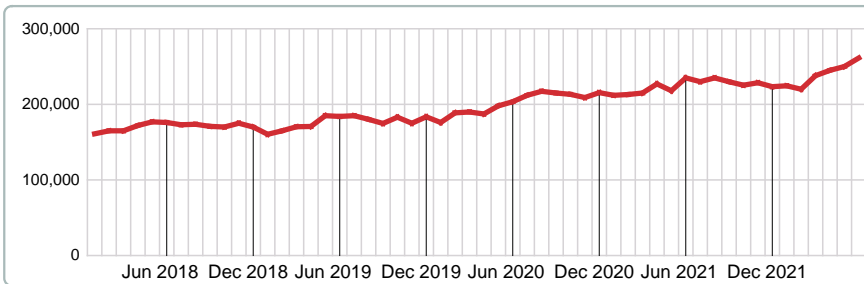
JUNE



YEAR TO DATE (YTD)

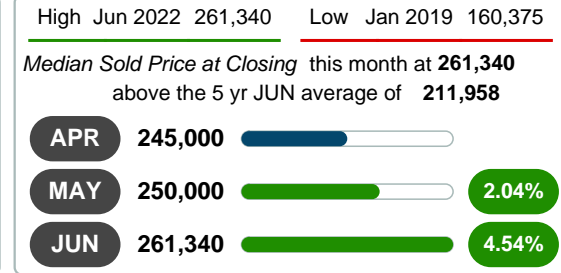


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 211,958



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
\$125,000 and less	98	9.81%	88,750	75,500	94,500	82,500	0
\$125,001 - \$175,000	106	10.61%	154,500	153,250	153,500	165,000	175,000
\$175,001 - \$225,000	143	14.31%	205,000	202,750	200,500	210,000	206,000
\$225,001 - \$300,000	263	26.33%	257,000	250,000	251,775	271,658	255,000
\$300,001 - \$375,000	141	14.11%	338,500	327,250	336,500	335,000	360,000
\$375,001 - \$525,000	147	14.71%	440,000	415,000	433,500	445,000	428,750
\$525,001 and up	101	10.11%	625,000	749,000	584,000	610,128	732,500
Median Sold Price			261,340	142,000	233,000	355,000	500,000
Total Closed Units		100%	999	107	514	307	71
Total Closed Volume			316,408,181	17.70M	127.02M	126.02M	45.67M

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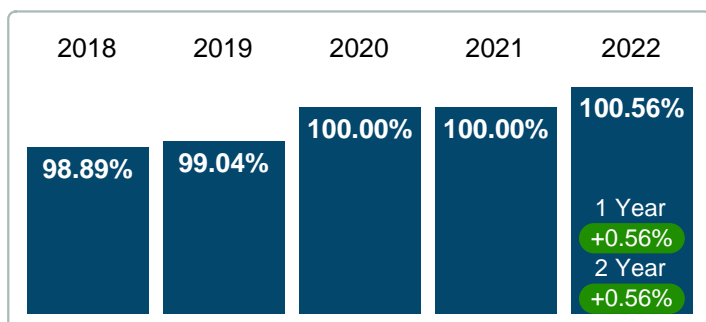
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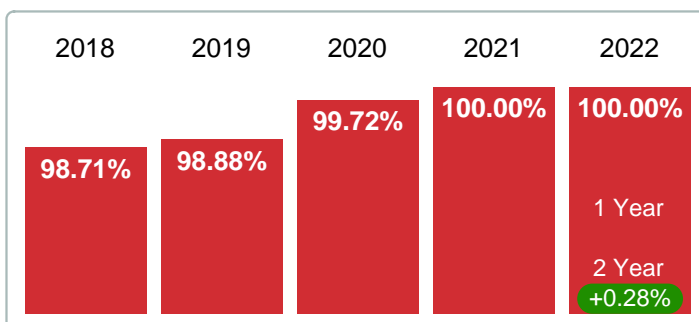
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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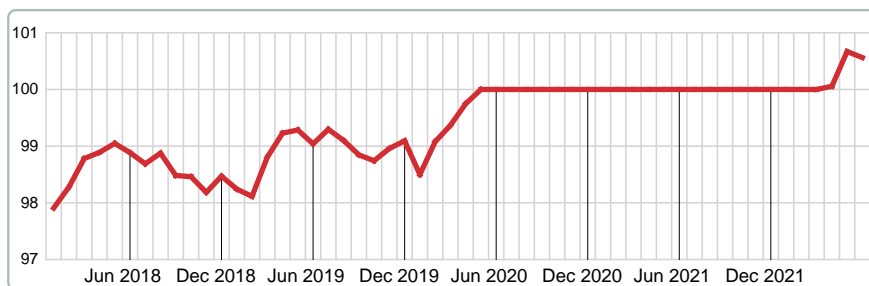
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

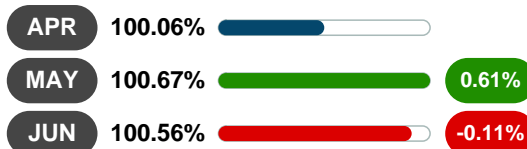


3 MONTHS

5 year JUN AVG = 99.70%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.56%**
above the 5 yr JUN average of **99.70%**



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	
\$125,000 and less	98	9.81%	100.00%	100.00%	100.00%	93.00%	0.00%	
\$125,001 - \$175,000	106	10.61%	101.84%	103.29%	102.14%	98.64%	89.74%	
\$175,001 - \$225,000	143	14.31%	102.47%	104.31%	102.47%	100.00%	103.00%	
\$225,001 - \$300,000	263	26.33%	101.77%	100.00%	102.17%	101.11%	100.00%	
\$300,001 - \$375,000	141	14.11%	101.35%	101.31%	101.55%	100.63%	100.72%	
\$375,001 - \$525,000	147	14.71%	100.00%	100.00%	100.01%	100.00%	100.00%	
\$525,001 and up	101	10.11%	100.00%	100.00%	100.95%	100.00%	100.00%	
Median Sold/List Ratio		100.56%		100.03%	101.55%	100.02%	100.00%	
Total Closed Units		999	100%	100.56%	107	514	307	71
Total Closed Volume		316,408,181			17.70M	127.02M	126.02M	45.67M

June 2022



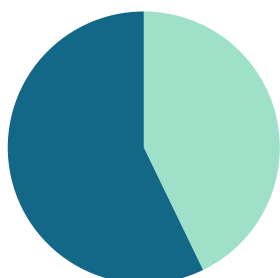
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

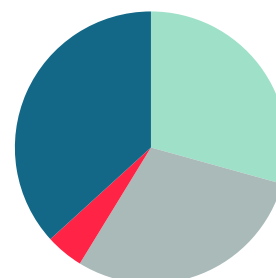


Inventory
 New Listings
1,367 = 42.83%
 Start Inventory
1,825
 Total Inventory Units
3,192
 Volume
\$1,147,400,343

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%
Median List Price	230,000	259,000	12.61%	220,000	239,000	8.64%
Median Sale Price	234,978	261,340	11.22%	220,195	243,000	10.36%
Median Percent of Selling Price to List Price	100.00%	100.56%	0.56%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	5.00	4.00	-20.00%
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

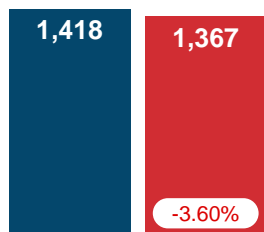
Inventory on June 30, 2022 = **1,253**

2021 **2022**

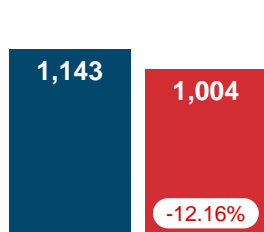
JUNE MARKET

MEDIAN PRICES

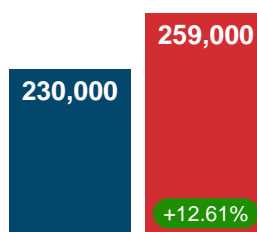
New Listings



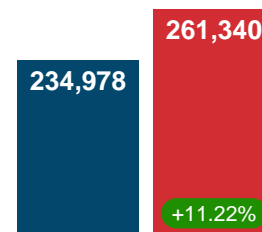
Pending Listings



List Price



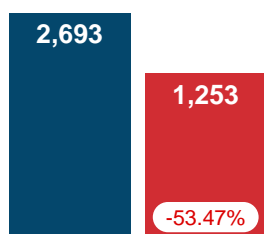
Sale Price



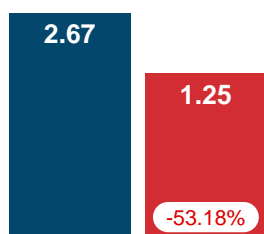
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

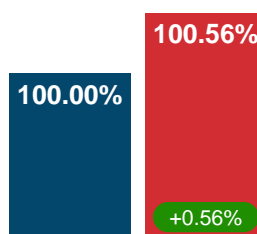
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%