

May 2022



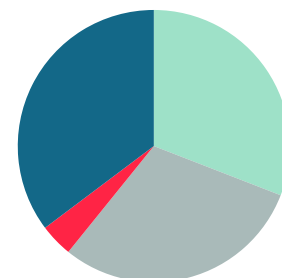
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	1,582	1,527	-3.48%
Pending Listings	1,647	1,479	-10.20%
New Listings	1,877	1,634	-12.95%
Median List Price	209,900	240,000	14.34%
Median Sale Price	211,833	247,500	16.84%
Median Percent of Selling Price to List Price	100.00%	100.24%	0.24%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	3,914	1,743	-55.47%
Months Supply of Inventory	2.70	1.17	-56.69%



■ Closed (30.89%)
■ Pending (29.92%)
■ Other OffMarket (3.92%)
■ Active (35.26%)

Absorption: Last 12 months, an Average of **1,489** Sales/Month
Active Inventory as of May 31, 2022 = **1,743**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **55.47%** to 1,743 existing homes available for sale. Over the last 12 months this area has had an average of 1,489 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 **16.84%** in May 2022 to \$247,500 versus the previous year at \$211,833.

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

Sales Success for May 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 1,634 New Listings in May 2022, down **12.95%** from last year at 1,877. Furthermore, there were 1,527 Closed Listings this month versus last year at 1,582, a **-3.48%** decrease.

Closed versus Listed trends yielded a **93.5%** ratio, up from previous year's, May 2021, at **84.3%**, a **10.88%** upswing. 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

May 2022



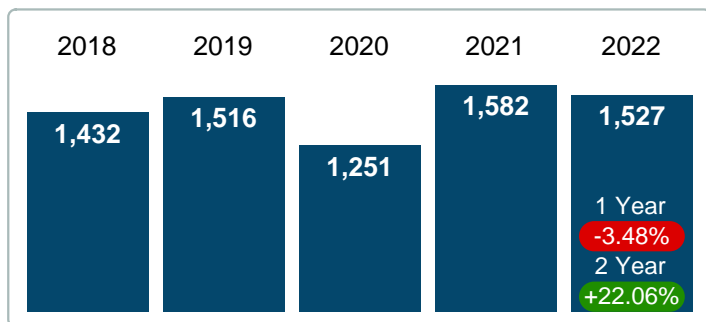
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



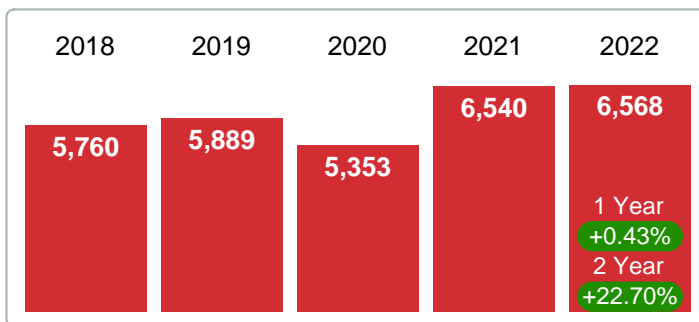
CLOSED LISTINGS

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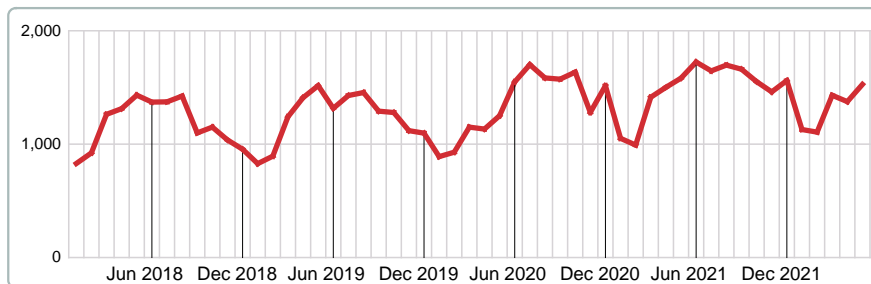
MAY



YEAR TO DATE (YTD)

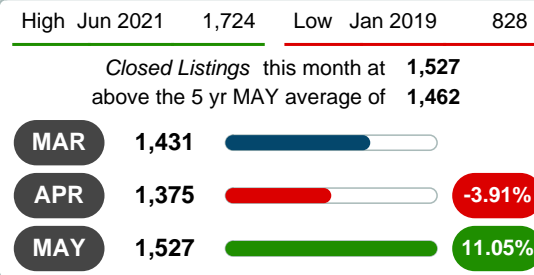


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,462



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	123	8.06%	5.0	69	49	4	1
\$100,001 - \$150,000	151	9.89%	4.0	40	101	8	2
\$150,001 - \$200,000	208	13.62%	4.0	24	161	23	0
\$200,001 - \$275,000	423	27.70%	4.0	23	319	78	3
\$275,001 - \$375,000	283	18.53%	4.0	11	140	122	10
\$375,001 - \$500,000	187	12.25%	4.0	1	63	106	17
\$500,001 and up	152	9.95%	6.0	2	25	90	35
Total Closed Units	1,527			170	858	431	68
Total Closed Volume	455,495,881	100%	4.0	23.89M	208.67M	178.10M	44.84M
Median Closed Price	\$247,500			\$125,000	\$227,583	\$357,240	\$527,768

May 2022



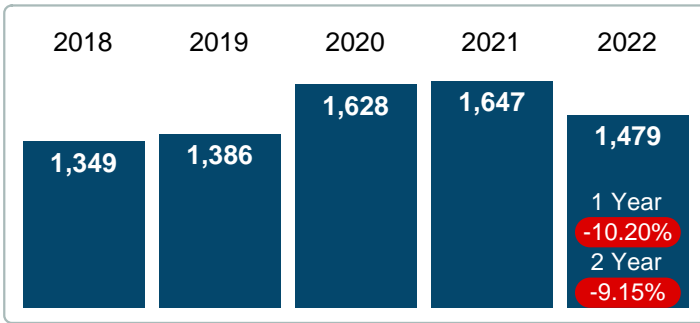
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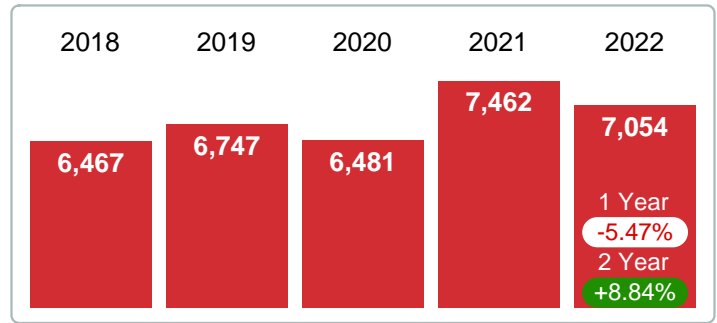
PENDING LISTINGS

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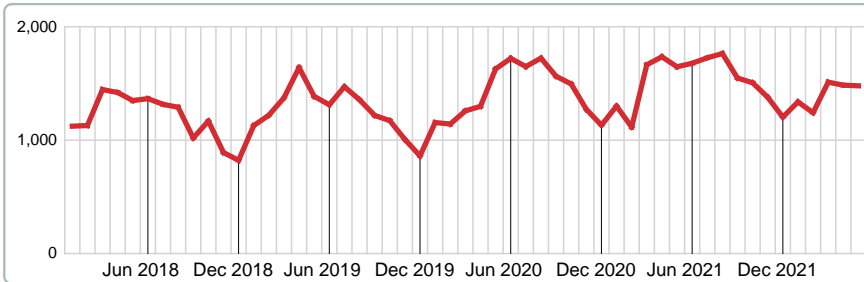
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

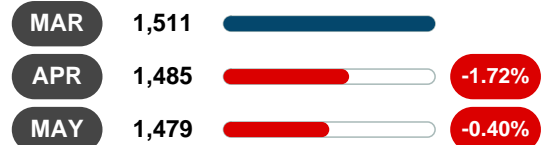


3 MONTHS

5 year MAY AVG = 1,498

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,479 below the 5 yr MAY average of 1,498



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	130	8.79%	9.5	73	52	5	0
\$100,001 - \$150,000	166	11.22%	6.0	45	115	5	1
\$150,001 - \$200,000	230	15.55%	5.5	30	164	31	5
\$200,001 - \$275,000	347	23.46%	5.0	16	236	85	10
\$275,001 - \$375,000	274	18.53%	6.0	13	128	120	13
\$375,001 - \$500,000	179	12.10%	9.0	7	61	92	19
\$500,001 and up	153	10.34%	10.0	2	24	92	35
Total Pending Units	1,479			186	780	430	83
Total Pending Volume	435,865,458	100%	6.0	27.78M	187.65M	172.86M	47.58M
Median Listing Price	\$247,500			\$119,950	\$220,000	\$349,450	\$439,900

May 2022



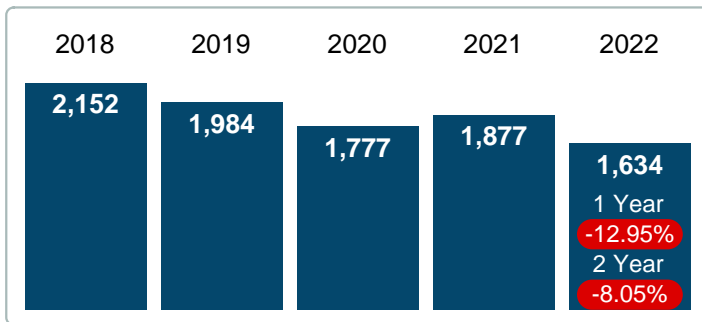
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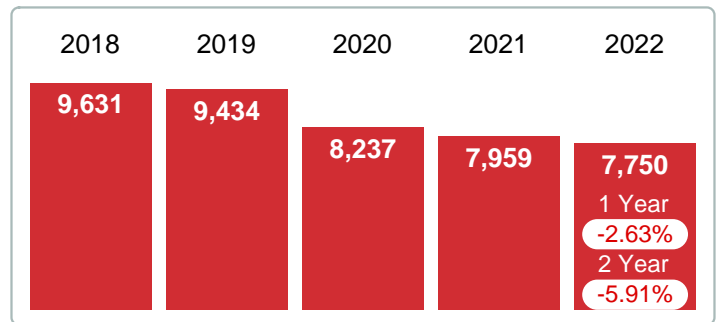
NEW LISTINGS

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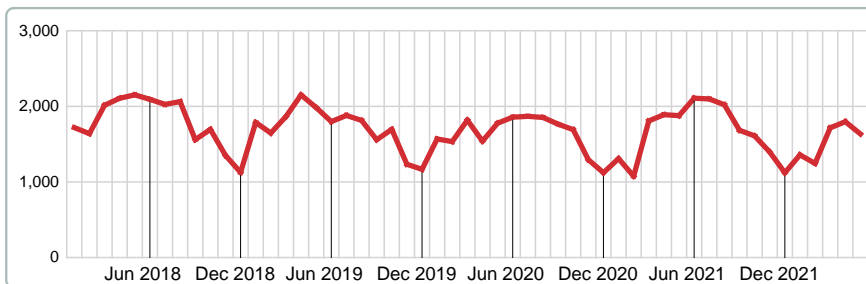
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,885

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

New Listings this month at 1,634 below the 5 yr MAY average of 1,885



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	127	7.77%	73	51	3	0
\$100,001 - \$150,000	183	11.20%	46	122	14	1
\$150,001 - \$200,000	237	14.50%	29	176	26	6
\$200,001 - \$300,000	477	29.19%	26	319	114	18
\$300,001 - \$375,000	199	12.18%	10	97	84	8
\$375,001 - \$525,000	224	13.71%	11	67	128	18
\$525,001 and up	187	11.44%	5	23	114	45
Total New Listed Units	1,634		200	855	483	96
Total New Listed Volume	521,840,590	100%	33.21M	211.33M	212.77M	64.54M
Median New Listed Listing Price	\$250,000		\$126,000	\$225,000	\$375,490	\$476,950

May 2022



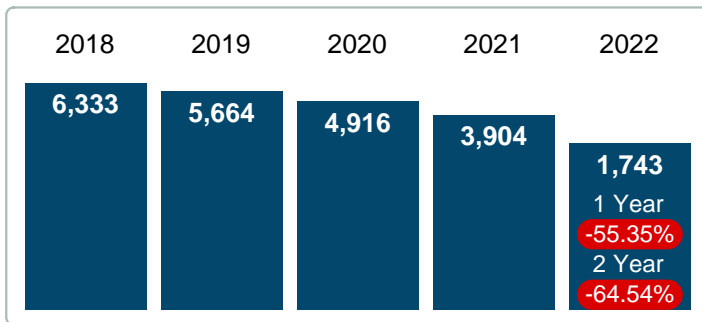
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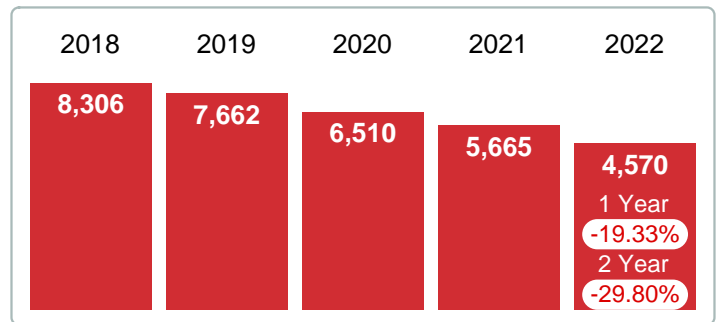
ACTIVE INVENTORY

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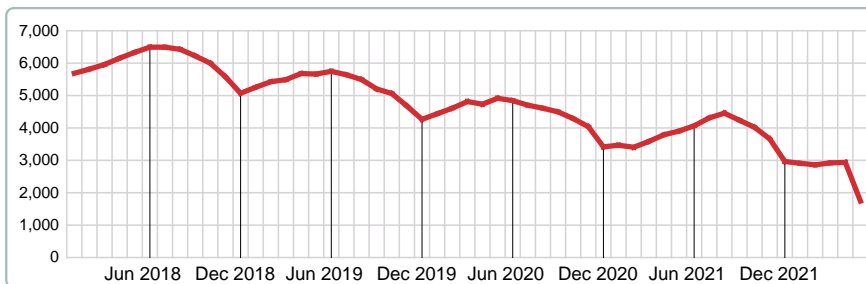
END OF MAY



ACTIVE DURING MAY

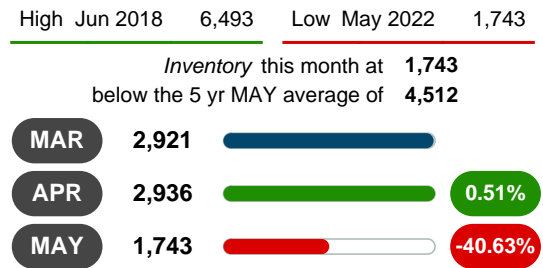


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 4,512



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	172	9.87%	39.5	91	75	5	1
\$100,001 - \$175,000	236	13.54%	29.0	49	160	24	3
\$175,001 - \$225,000	174	9.98%	25.0	23	120	29	2
\$225,001 - \$375,000	487	27.94%	30.0	22	278	166	21
\$375,001 - \$500,000	262	15.03%	40.0	13	86	141	22
\$500,001 - \$725,000	231	13.25%	47.0	7	48	141	35
\$725,001 and up	181	10.38%	48.0	4	36	65	76
Total Active Inventory by Units	1,743			209	803	571	160
Total Active Inventory by Volume	750,632,796	100%	34.0	39.10M	249.72M	284.54M	177.27M
Median Active Inventory Listing Price	\$309,900			\$115,000	\$245,000	\$422,500	\$692,250

May 2022



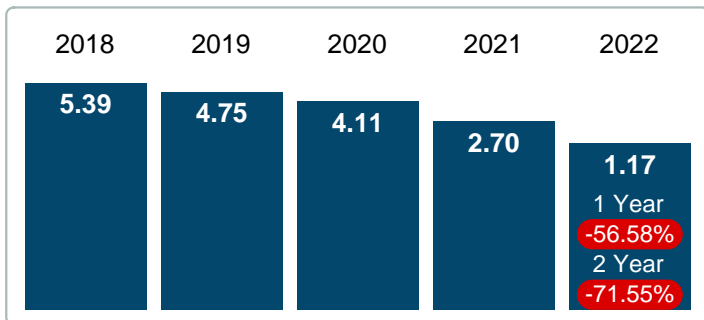
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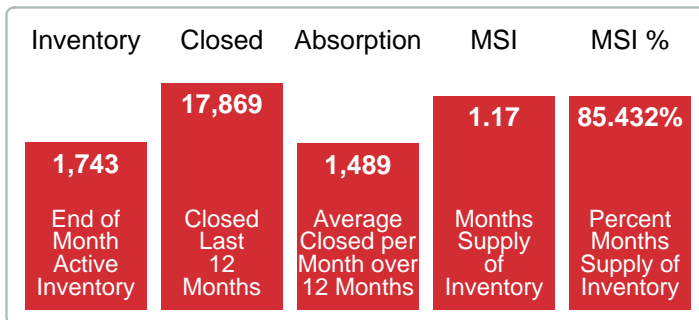
MONTHS SUPPLY of INVENTORY (MSI)

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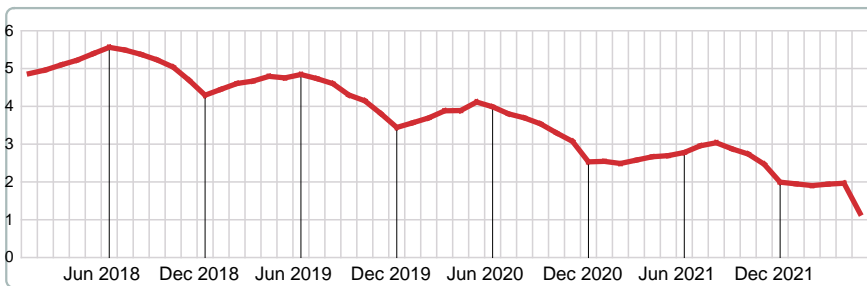
MSI FOR MAY



INDICATORS FOR MAY 2022

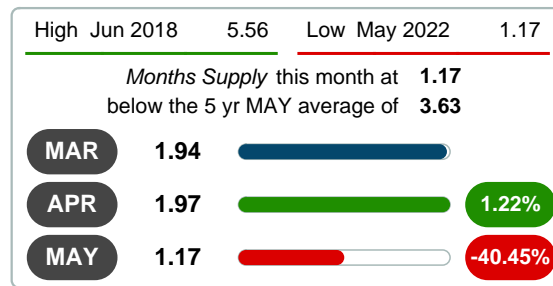


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.63



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	172	9.87%	1.22	1.30	1.21	0.70	0.92
\$100,001 - \$175,000	236	13.54%	0.78	0.89	0.73	0.93	1.33
\$175,001 - \$225,000	174	9.98%	0.62	1.08	0.56	0.66	0.56
\$225,001 - \$375,000	487	27.94%	0.99	1.14	1.09	0.84	1.06
\$375,001 - \$500,000	262	15.03%	1.65	3.06	1.94	1.55	1.16
\$500,001 - \$725,000	231	13.25%	2.92	8.40	2.98	3.22	1.92
\$725,001 and up	181	10.38%	4.93	9.60	9.39	3.55	5.36
Market Supply of Inventory (MSI)			1.17	1.22	0.99	1.34	2.05
Total Active Inventory by Units		100%	1,743	209	803	571	160

May 2022



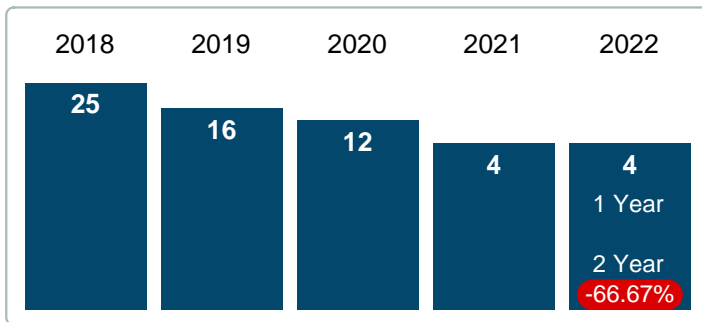
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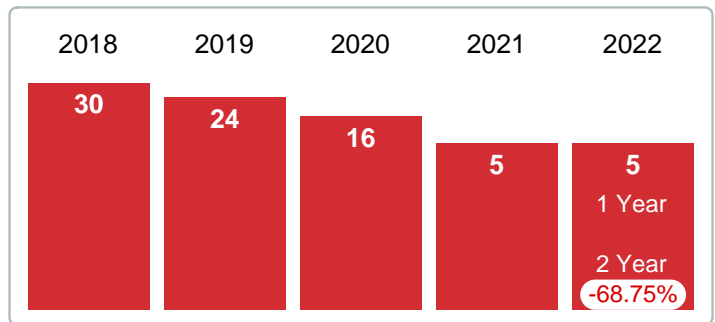
MEDIAN DAYS ON MARKET TO SALE

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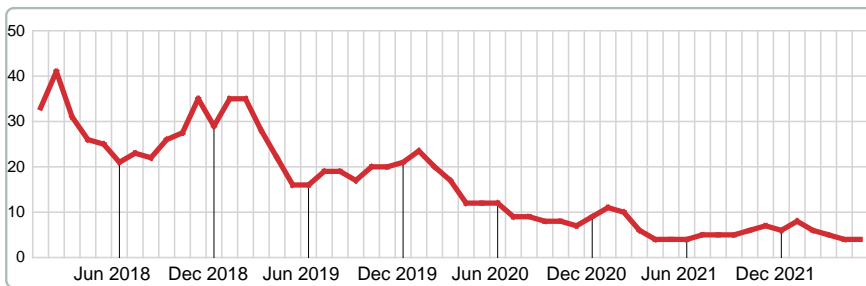
MAY



YEAR TO DATE (YTD)

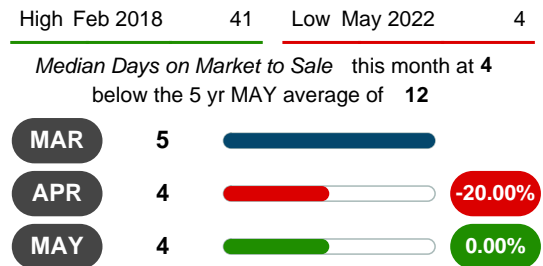


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 12



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	
\$100,000 and less	123	8.06%	5	4	7	50	88	
\$100,001 - \$150,000	151	9.89%	4	5	4	4	3	
\$150,001 - \$200,000	208	13.62%	4	4	4	9	0	
\$200,001 - \$275,000	423	27.70%	4	3	4	5	2	
\$275,001 - \$375,000	283	18.53%	4	7	4	4	7	
\$375,001 - \$500,000	187	12.25%	4	3	6	4	3	
\$500,001 and up	152	9.95%	6	27	4	5	13	
Median Closed DOM			4	4	4	4	6	
Total Closed Units		100%	1,527	4.0	170	858	431	68
Total Closed Volume			455,495,881		23.89M	208.67M	178.10M	44.84M

May 2022



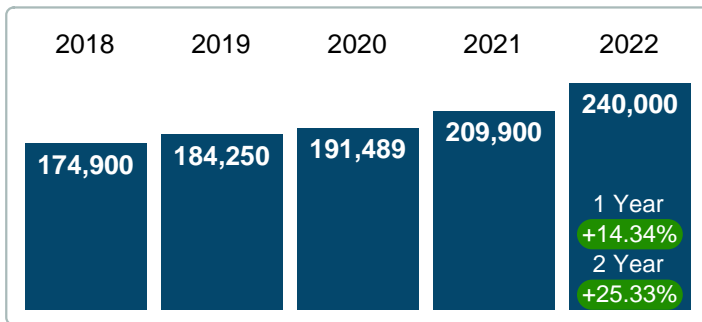
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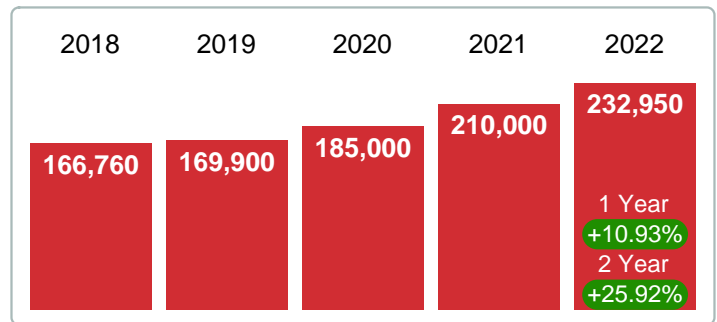
MEDIAN LIST PRICE AT CLOSING

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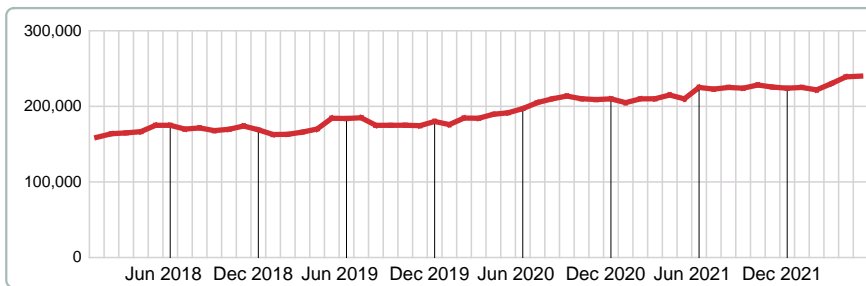
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

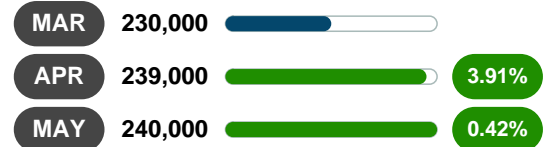


3 MONTHS

5 year MAY AVG = 200,108

High May 2022 240,000 Low Jan 2018 159,000

Median List Price at Closing this month at **240,000** above the 5 yr MAY average of **200,108**



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	118	7.73%	75,000	72,000	78,900	85,000	31,099
\$100,001 - \$150,000	186	12.18%	135,000	135,000	135,000	130,000	137,500
\$150,001 - \$200,000	226	14.80%	181,250	175,000	182,800	183,750	193,000
\$200,001 - \$275,000	398	26.06%	235,000	229,000	235,000	254,750	225,000
\$275,001 - \$375,000	271	17.75%	319,000	299,000	315,000	325,000	311,950
\$375,001 - \$500,000	186	12.18%	430,000	415,000	407,200	445,000	425,000
\$500,001 and up	142	9.30%	672,450	524,900	645,000	649,000	750,000
Median List Price			240,000	127,000	224,900	350,000	517,250
Total Closed Units		100%	240,000	170	858	431	68
Total Closed Volume				23.60M	205.16M	177.19M	45.95M

May 2022



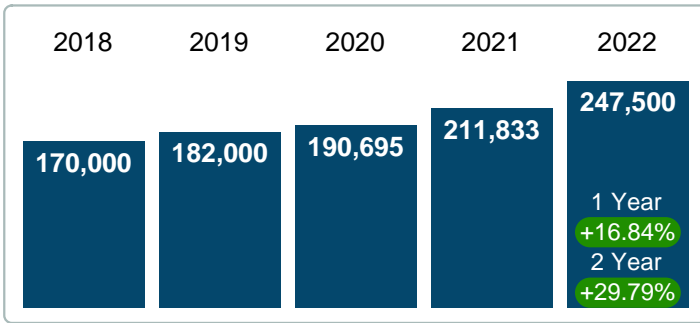
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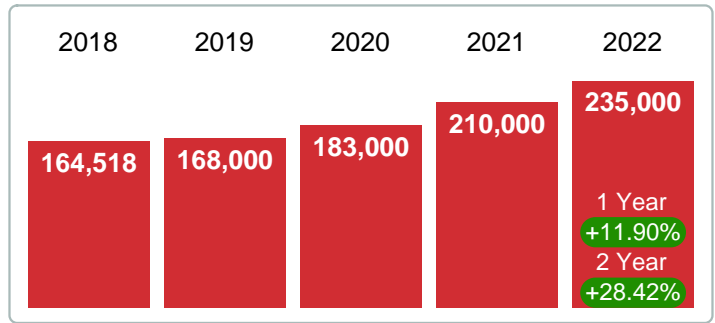
MEDIAN SOLD PRICE AT CLOSING

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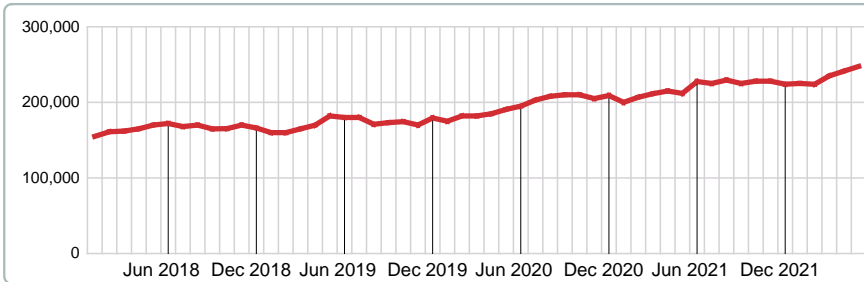
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

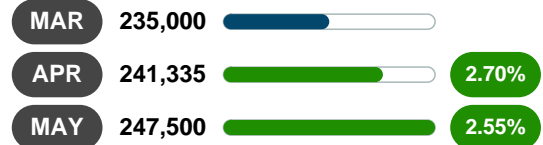


3 MONTHS

5 year MAY AVG = 200,406

High May 2022 247,500 Low Jan 2018 155,000

Median Sold Price at Closing this month at **247,500** above the 5 yr MAY average of **200,406**



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	8.06%	75,000	75,000	77,000	77,500	31,099
\$100,001 - \$150,000	9.89%	133,000	129,750	135,000	127,000	136,250
\$150,001 - \$200,000	13.62%	175,000	162,750	175,500	182,000	0
\$200,001 - \$275,000	27.70%	235,900	220,000	235,000	244,730	205,000
\$275,001 - \$375,000	18.53%	316,000	296,000	316,000	324,450	310,000
\$375,001 - \$500,000	12.25%	435,000	390,000	410,000	443,500	445,000
\$500,001 and up	9.95%	657,500	519,950	611,000	646,450	735,000
Median Sold Price		247,500	125,000	227,583	357,240	527,768
Total Closed Units	100%	1,527	170	858	431	68
Total Closed Volume		455,495,881	23.89M	208.67M	178.10M	44.84M

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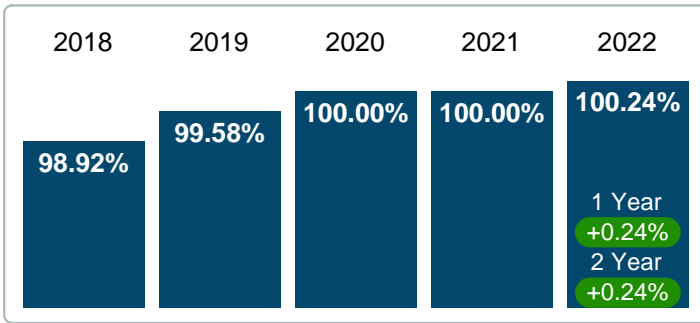
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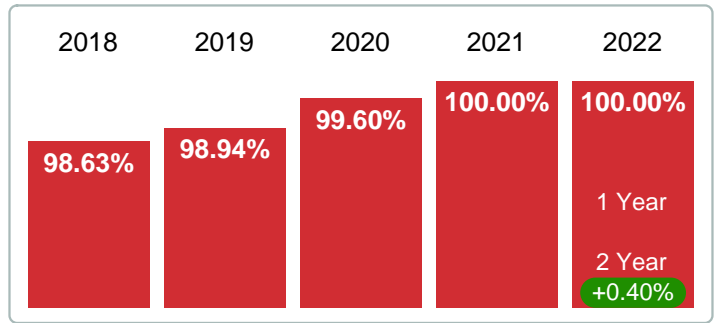
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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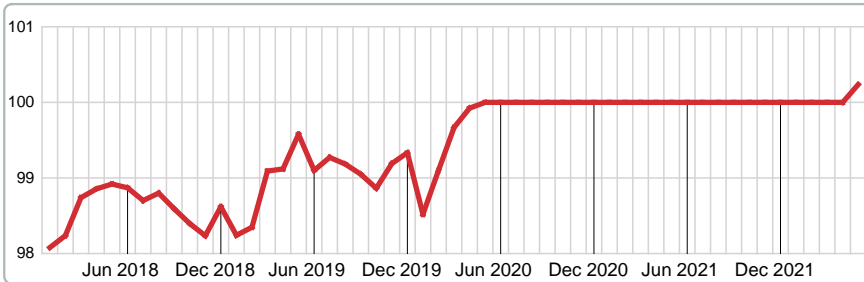
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

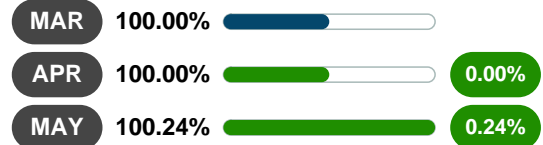


3 MONTHS

5 year MAY AVG = 99.75%

High May 2022 100.24% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.24%** equal to 5 yr MAY average of **99.75%**



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	123	8.06%	99.00%	100.00%	94.37%	97.05%	100.00%
\$100,001 - \$150,000	151	9.89%	100.00%	100.00%	100.00%	92.66%	99.07%
\$150,001 - \$200,000	208	13.62%	102.82%	104.25%	102.94%	100.53%	0.00%
\$200,001 - \$275,000	423	27.70%	101.60%	100.44%	102.22%	100.00%	104.59%
\$275,001 - \$375,000	283	18.53%	100.60%	100.00%	100.31%	101.74%	100.00%
\$375,001 - \$500,000	187	12.25%	100.55%	105.69%	100.00%	100.83%	101.31%
\$500,001 and up	152	9.95%	100.00%	112.05%	100.00%	100.00%	99.70%
Median Sold/List Ratio		100.24%		100.00%	100.90%	100.03%	100.00%
Total Closed Units	1,527	100%	100.24%	170	858	431	68
Total Closed Volume	455,495,881			23.89M	208.67M	178.10M	44.84M

May 2022



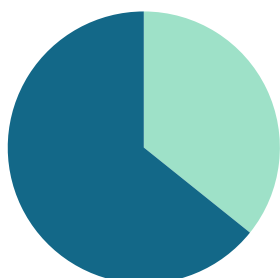
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

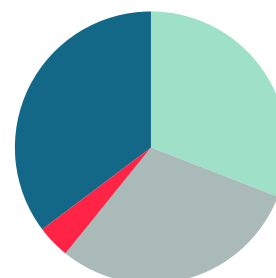


Inventory
 New Listings
1,634 = 35.75%
 Start Inventory
2,936
 Total Inventory Units
4,570
 Volume
\$1,602,145,072

Market Activity

Closed Sales
1,527 = 30.89%
 Pending Sales
1,479 = 29.92%
 Other Off Market
194 = 3.92%
 Active Inventory
1,743 = 35.26%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,582	1,527	-3.48%	6,540	6,568	0.43%
Pending Sales	1,647	1,479	-10.20%	7,462	7,054	-5.47%
New Listings	1,877	1,634	-12.95%	7,959	7,750	-2.63%
Median List Price	209,900	240,000	14.34%	210,000	232,950	10.93%
Median Sale Price	211,833	247,500	16.84%	210,000	235,000	11.90%
Median Percent of Selling Price to List Price	100.00%	100.24%	0.24%	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	3,914	1,743	-55.47%	3,914	1,743	-55.47%
Months Supply of Inventory	2.70	1.17	-56.69%	2.70	1.17	-56.69%

Absorption: Last 12 months, an Average of **1,489** Sales/Month

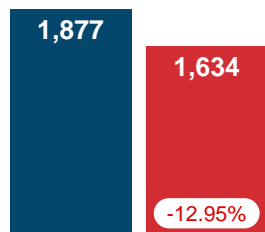
Inventory on May 31, 2022 = **1,743**

2021 **2022**

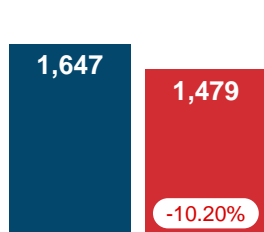
MAY MARKET

MEDIAN PRICES

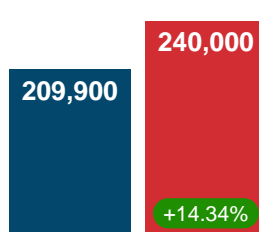
New Listings



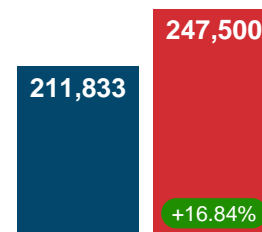
Pending Listings



List Price



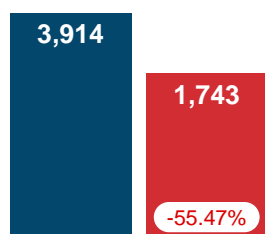
Sale Price



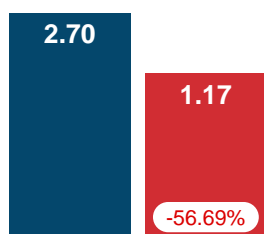
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

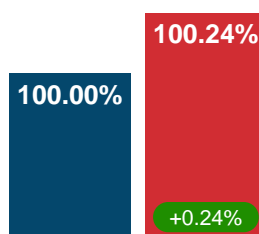
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%