



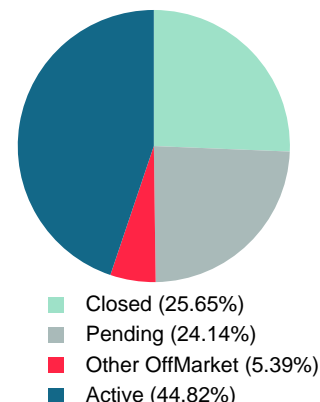
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	1,159	904	-22.00%
Pending Listings	1,067	851	-20.24%
New Listings	1,136	1,027	-9.60%
Median List Price	225,000	251,450	11.76%
Median Sale Price	229,900	251,000	9.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	8.00	60.00%
End of Month Inventory	2,695	1,580	-41.37%
Months Supply of Inventory	2.66	1.67	-37.31%



Absorption: Last 12 months, an Average of **948** Sales/Month
Active Inventory as of September 30, 2022 = **1,580**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **41.37%** to 1,580 existing homes available for sale. Over the last 12 months this area has had an average of 948 closed sales per month. This represents an unsold inventory index of **1.67** 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 **9.18%** in September 2022 to \$251,000 versus the previous year at \$229,900.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 3.00 days or **60.00%** in September 2022 compared to last year's same month at **5.00** DOM.

Sales Success for September 2022 is Positive

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

There were 1,027 New Listings in September 2022, down **9.60%** from last year at 1,136. Furthermore, there were 904 Closed Listings this month versus last year at 1,159, a **-22.00%** decrease.

Closed versus Listed trends yielded a **88.0%** ratio, down from previous year's, September 2021, at **102.0%**, a **13.72%** 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

September 2022



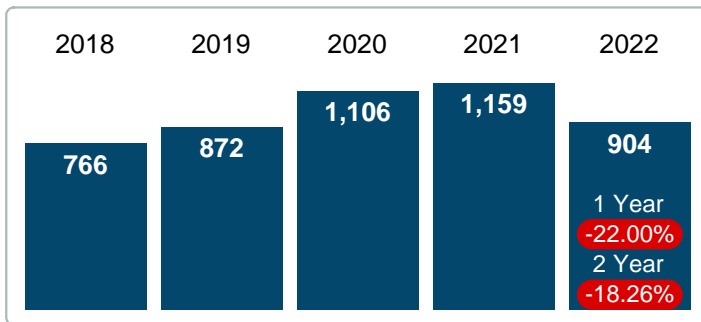
Area Delimited by County Of Tulsa - Residential Property Type



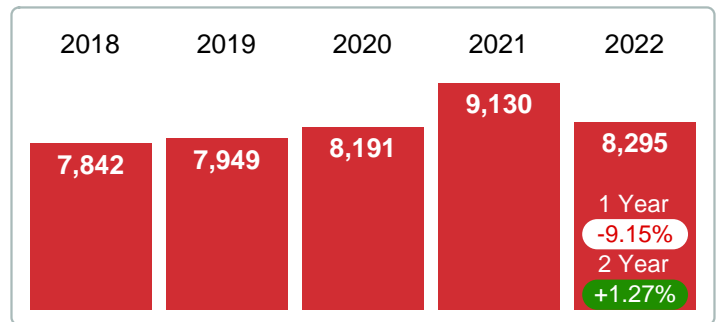
CLOSED LISTINGS

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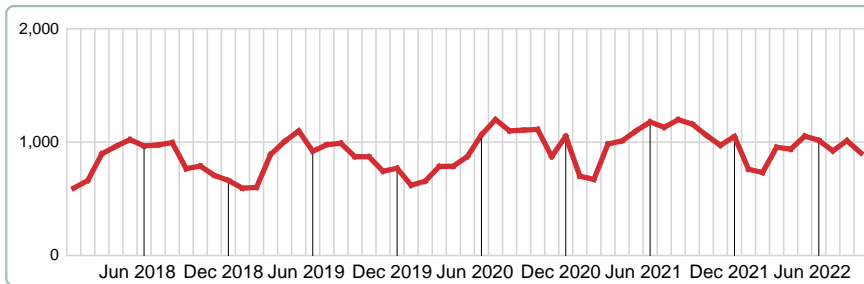
SEPTEMBER



YEAR TO DATE (YTD)

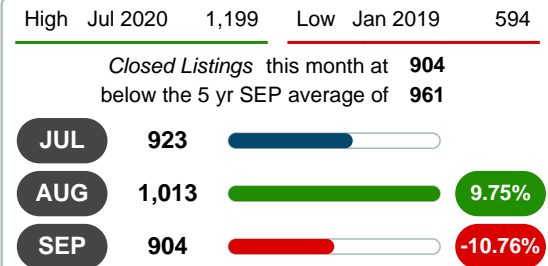


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 961



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	82	9.07%	4.5	42	39	1	0
\$100,001 - \$150,000	74	8.19%	5.0	22	45	7	0
\$150,001 - \$200,000	146	16.15%	7.0	21	114	9	2
\$200,001 - \$275,000	219	24.23%	7.0	9	167	37	6
\$275,001 - \$375,000	171	18.92%	9.0	7	79	73	12
\$375,001 - \$500,000	112	12.39%	9.5	1	43	51	17
\$500,001 and up	100	11.06%	17.0	1	17	62	20
Total Closed Units	904			103	504	240	57
Total Closed Volume	274,834,102	100%	8.0	14.50M	125.07M	104.07M	31.20M
Median Closed Price	\$251,000			\$130,000	\$229,489	\$369,500	\$455,000



Area Delimited by County Of Tulsa - Residential Property Type

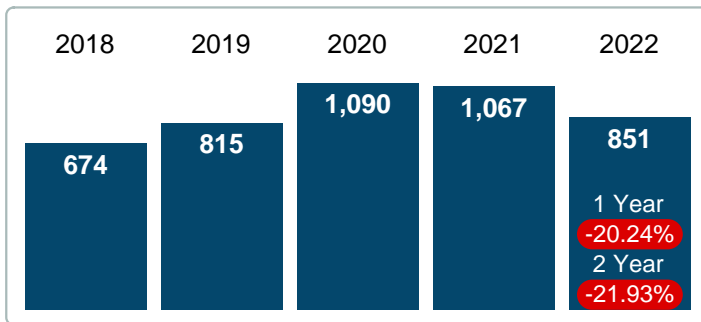


September 2022

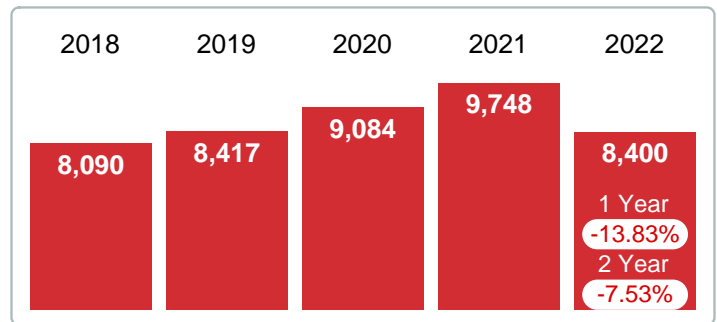
PENDING LISTINGS

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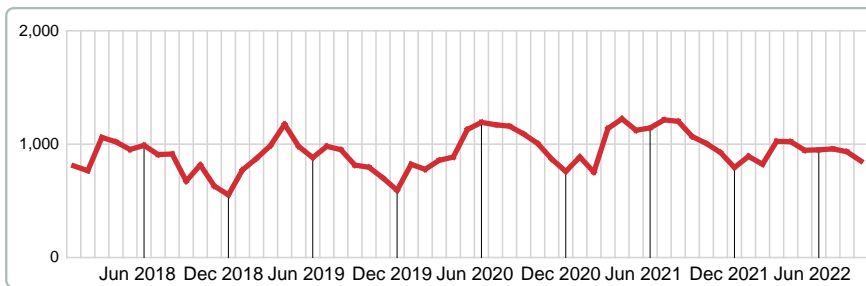
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

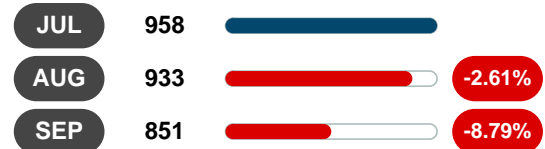


3 MONTHS

5 year SEP AVG = 899

High Apr 2021 1,223 Low Dec 2018 553

Pending Listings this month at **851**
below the 5 yr SEP average of **899**



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	82	9.64%	10.5	43	38	1	0
\$100,001 - \$150,000	81	9.52%	7.0	29	45	6	1
\$150,001 - \$200,000	149	17.51%	9.0	22	110	16	1
\$200,001 - \$275,000	195	22.91%	12.0	5	136	53	1
\$275,001 - \$350,000	134	15.75%	19.0	6	69	57	2
\$350,001 - \$500,000	121	14.22%	18.0	2	47	62	10
\$500,001 and up	89	10.46%	11.0	0	20	52	17
Total Pending Units	851			107	465	247	32
Total Pending Volume	250,682,659	100%	12.0	14.54M	114.61M	99.71M	21.82M
Median Listing Price	\$246,000			\$129,900	\$225,000	\$335,000	\$536,000

September 2022



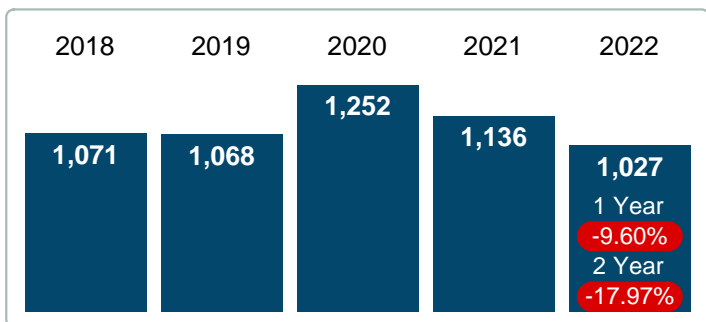
Area Delimited by County Of Tulsa - Residential Property Type



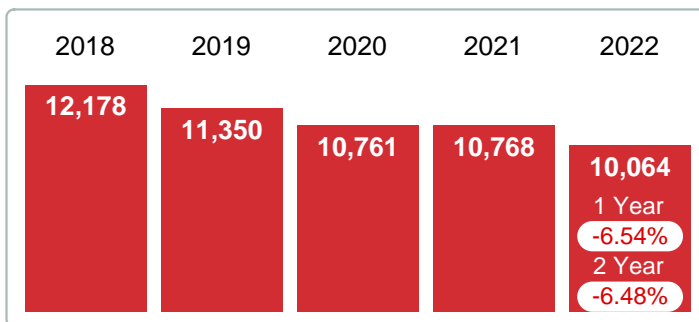
NEW LISTINGS

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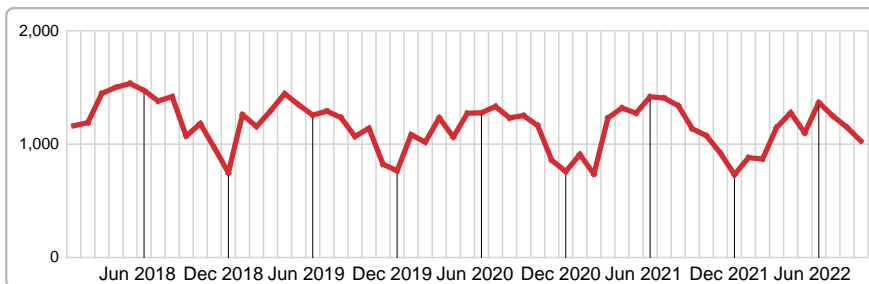
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 1,111

High May 2018 1,535 | Low Dec 2021 731

New Listings this month at **1,027**
 below the 5 yr SEP average of **1,111**



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	96	9.35%	44	47	5	0
\$125,001 - \$150,000	72	7.01%	23	44	5	0
\$150,001 - \$200,000	176	17.14%	21	135	18	2
\$200,001 - \$300,000	265	25.80%	11	178	71	5
\$300,001 - \$400,000	178	17.33%	4	74	89	11
\$400,001 - \$575,000	133	12.95%	2	36	86	9
\$575,001 and up	107	10.42%	0	27	47	33
Total New Listed Units	1,027		105	541	321	60
Total New Listed Volume	359,224,164	100%	15.54M	153.85M	142.38M	47.45M
Median New Listed Listing Price	\$259,900		\$139,900	\$225,000	\$369,900	\$612,200

September 2022



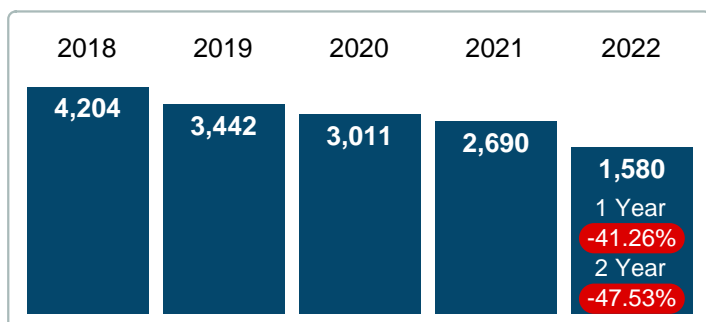
Area Delimited by County Of Tulsa - Residential Property Type



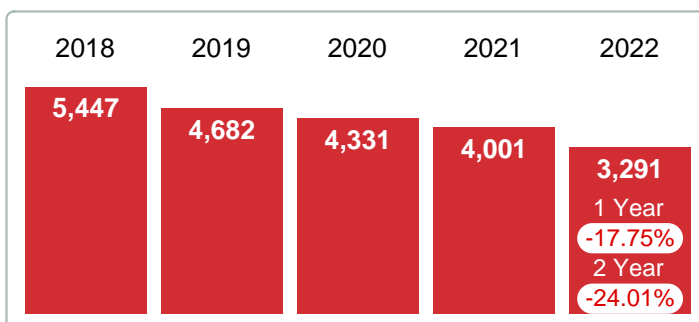
ACTIVE INVENTORY

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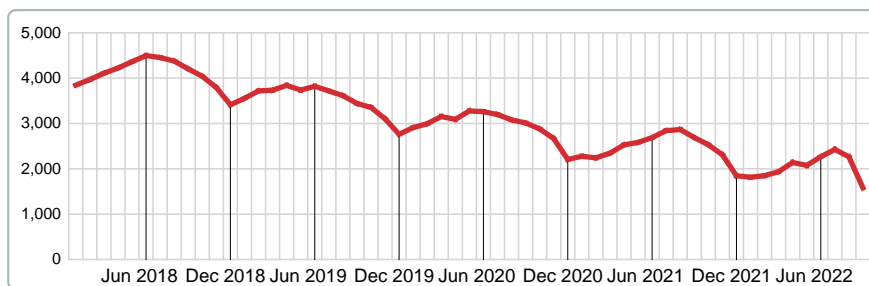
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS

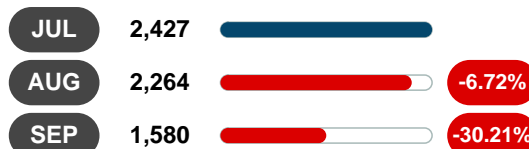


3 MONTHS

5 year SEP AVG = 2,985

High Jun 2018 4,496 Low Sep 2022 1,580

Inventory this month at 1,580
below the 5 yr SEP average of 2,985



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	113	7.15%	37.0	47	55	10	1
\$125,001 - \$200,000	217	13.73%	24.0	38	151	26	2
\$200,001 - \$275,000	268	16.96%	30.5	13	169	79	7
\$275,001 - \$375,000	319	20.19%	45.0	11	141	153	14
\$375,001 - \$500,000	278	17.59%	47.0	6	98	150	24
\$500,001 - \$675,000	228	14.43%	53.5	1	40	150	37
\$675,001 and up	157	9.94%	63.0	1	29	62	65
Total Active Inventory by Units			1,580	117	683	630	150
Total Active Inventory by Volume			669,412,844	20.21M	218.82M	292.57M	137.81M
Median Active Inventory Listing Price			\$334,435	\$149,000	\$259,500	\$409,000	\$619,950

September 2022



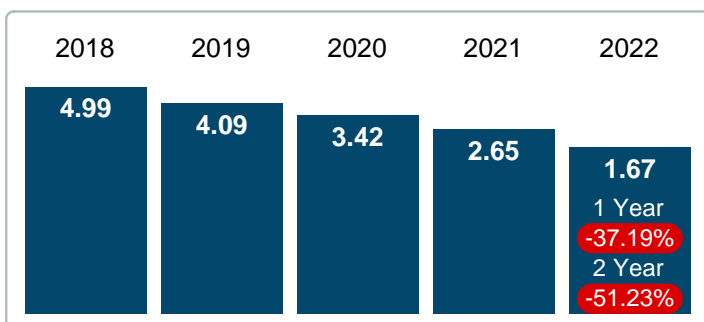
Area Delimited by County Of Tulsa - Residential Property Type



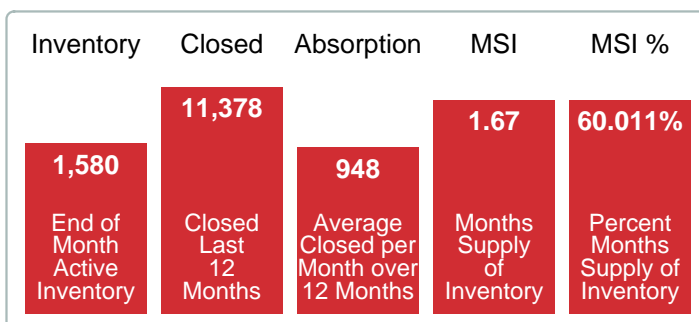
MONTHS SUPPLY of INVENTORY (MSI)

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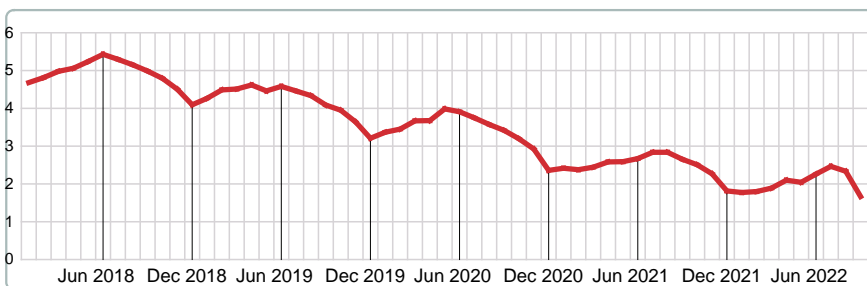
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

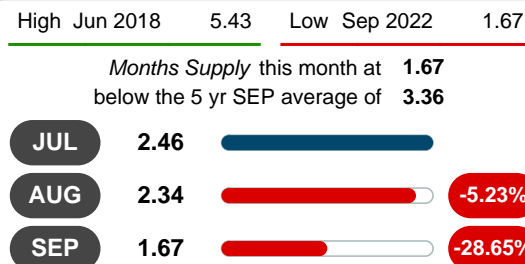


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.36



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	113	7.15%	0.91	0.80	0.92	1.79	2.40
\$125,001 - \$200,000	217	13.73%	1.02	1.16	0.94	1.38	1.71
\$200,001 - \$275,000	268	16.96%	1.13	0.80	1.04	1.45	1.56
\$275,001 - \$375,000	319	20.19%	1.83	1.45	1.89	1.85	1.54
\$375,001 - \$500,000	278	17.59%	2.54	2.32	2.93	2.46	1.92
\$500,001 - \$675,000	228	14.43%	4.22	2.00	4.21	4.57	3.29
\$675,001 and up	157	9.94%	4.41	3.00	7.10	3.38	5.06
Market Supply of Inventory (MSI)			1.67	0.99	1.35	2.30	2.90
Total Active Inventory by Units		100%	1,580	117	683	630	150

September 2022



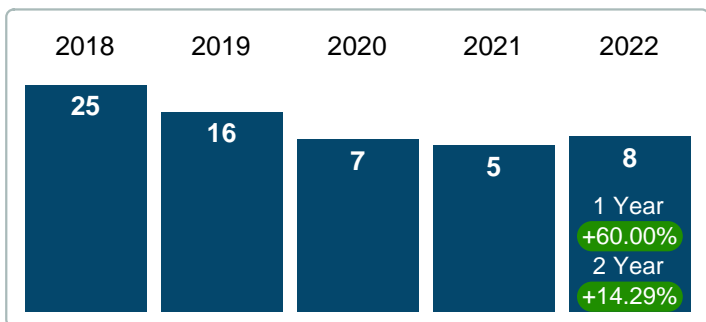
Area Delimited by County Of Tulsa - Residential Property Type



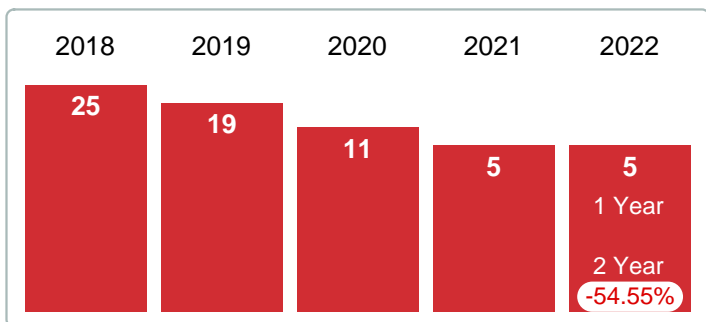
MEDIAN DAYS ON MARKET TO SALE

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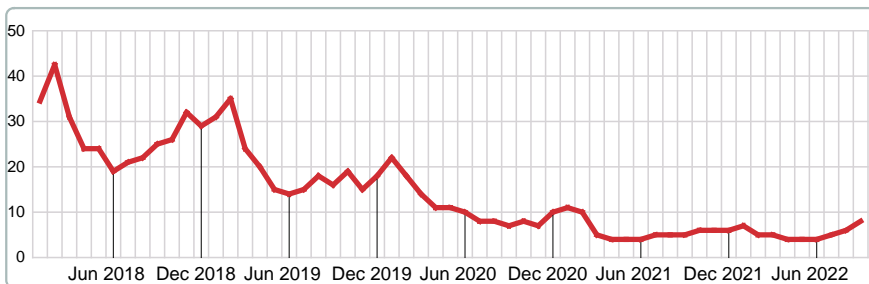
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

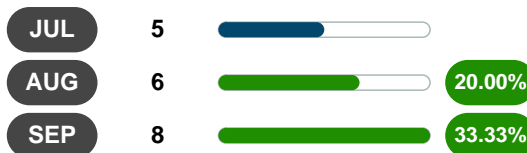


3 MONTHS

5 year SEP AVG = 12

High Feb 2018 43 Low Jun 2022 4

Median Days on Market to Sale this month at 8 below the 5 yr SEP average of 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	9.07%	5	10	3	7	0
\$100,001 - \$150,000	8.19%	5	5	5	31	0
\$150,001 - \$200,000	16.15%	7	8	7	7	50
\$200,001 - \$275,000	24.23%	7	22	7	8	14
\$275,001 - \$375,000	18.92%	9	12	6	11	21
\$375,001 - \$500,000	12.39%	10	1	7	14	12
\$500,001 and up	11.06%	17	227	25	18	15
Median Closed DOM		8	7	6	11	13
Total Closed Units	100%	904	103	504	240	57
Total Closed Volume		274,834,102	14.50M	125.07M	104.07M	31.20M

September 2022



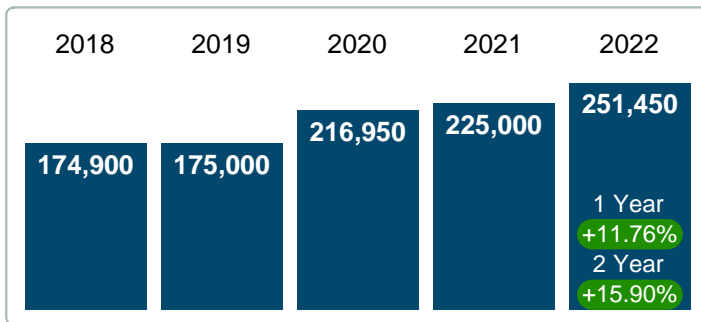
Area Delimited by County Of Tulsa - Residential Property Type



MEDIAN LIST PRICE AT CLOSING

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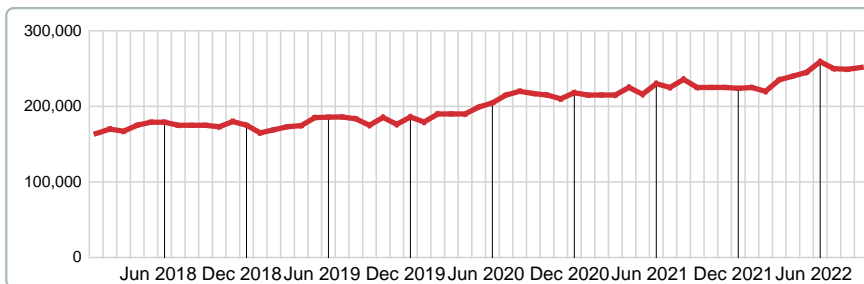
SEPTEMBER



YEAR TO DATE (YTD)

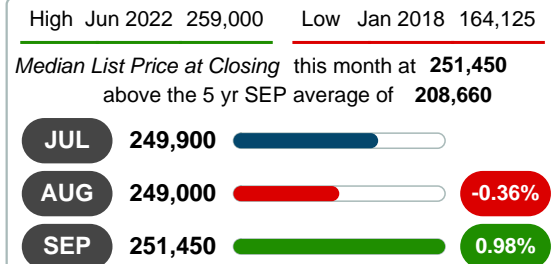


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 208,660



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	78	8.63%	75,000	72,950	76,000	45,000	0
\$100,001 - \$150,000	82	9.07%	134,900	131,750	134,950	138,500	0
\$150,001 - \$200,000	137	15.15%	177,900	174,900	179,500	182,000	173,450
\$200,001 - \$275,000	219	24.23%	241,500	236,500	240,000	249,950	249,500
\$275,001 - \$375,000	167	18.47%	315,000	297,000	315,000	315,000	339,900
\$375,001 - \$500,000	117	12.94%	420,000	435,000	412,500	419,000	449,920
\$500,001 and up	104	11.50%	667,500	750,000	712,000	627,450	712,900
Median List Price			251,450	129,000	227,250	374,900	443,840
Total Closed Units		100%	251,450	103	504	240	57
Total Closed Volume			280,730,871	16.11M	126.70M	105.58M	32.34M

September 2022



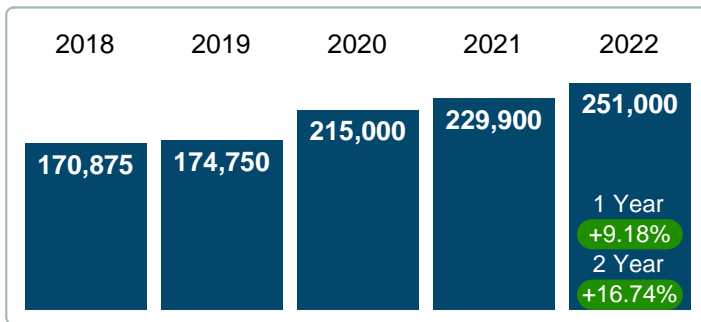
Area Delimited by County Of Tulsa - Residential Property Type



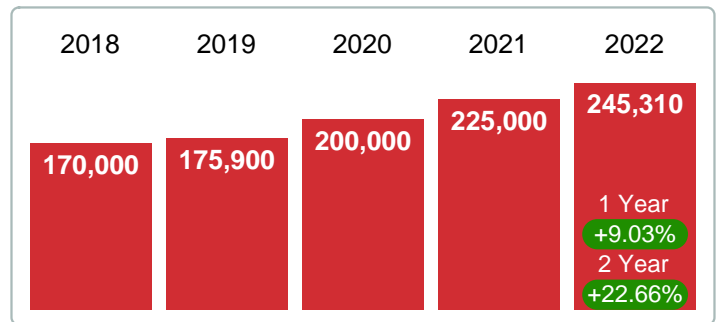
MEDIAN SOLD PRICE AT CLOSING

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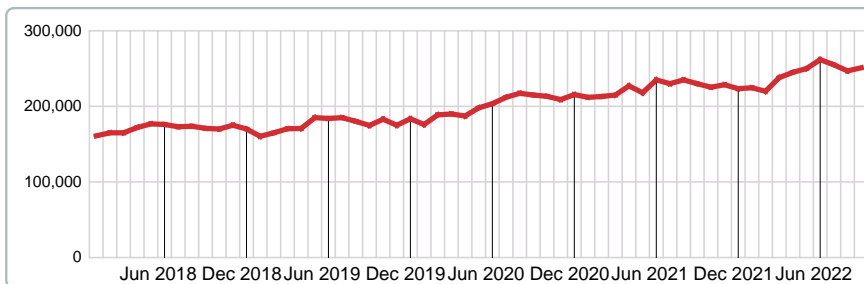
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

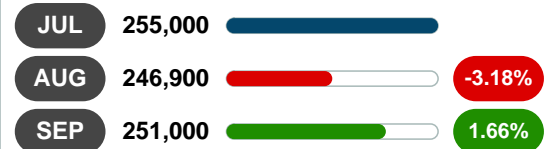


3 MONTHS

5 year SEP AVG = 208,305

High Jun 2022 261,750 Low Jan 2019 160,375

Median Sold Price at Closing this month at **251,000**
above the 5 yr SEP average of **208,305**



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	82	9.07%	73,250	71,250	76,500	45,000	0
\$100,001 - \$150,000	74	8.19%	131,000	131,500	130,000	135,000	0
\$150,001 - \$200,000	146	16.15%	175,000	170,000	175,000	185,000	169,950
\$200,001 - \$275,000	219	24.23%	240,000	229,000	240,000	240,000	249,500
\$275,001 - \$375,000	171	18.92%	315,000	299,000	310,000	315,000	330,000
\$375,001 - \$500,000	112	12.39%	420,000	425,300	413,000	415,000	455,000
\$500,001 and up	100	11.06%	645,000	630,000	662,000	638,750	693,950
Median Sold Price			251,000	130,000	229,489	369,500	455,000
Total Closed Units		100%	251,000	103	504	240	57
Total Closed Volume			274,834,102	14.50M	125.07M	104.07M	31.20M

September 2022



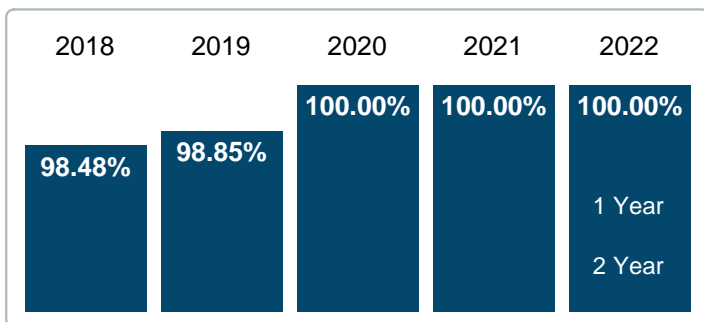
Area Delimited by County Of Tulsa - Residential Property Type



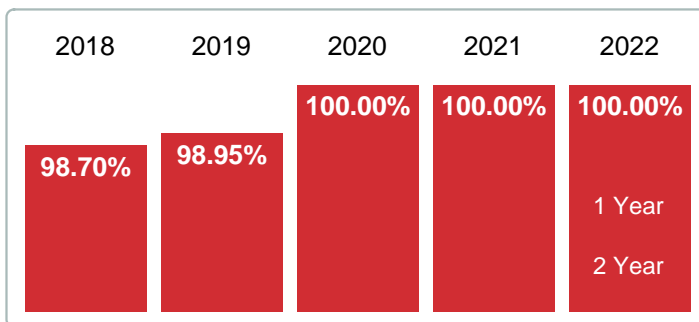
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.47%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.00%** above the 5 yr SEP average of **99.47%**

- JUL 100.00%
- AUG 100.00%
- SEP 100.00%

0.00%
0.00%

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	82	9.07%	98.77%	98.48%	98.75%	100.00%	0.00%	
\$100,001 - \$150,000	74	8.19%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$150,001 - \$200,000	146	16.15%	100.00%	100.00%	100.00%	100.00%	97.97%	
\$200,001 - \$275,000	219	24.23%	100.00%	97.19%	100.00%	100.00%	100.19%	
\$275,001 - \$375,000	171	18.92%	100.00%	99.09%	100.00%	100.00%	98.09%	
\$375,001 - \$500,000	112	12.39%	100.00%	97.77%	100.00%	99.77%	100.00%	
\$500,001 and up	100	11.06%	99.94%	89.55%	100.00%	99.66%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%	
Total Closed Units		904	100%	100.00%	103	504	240	57
Total Closed Volume		274,834,102			14.50M	125.07M	104.07M	31.20M

September 2022



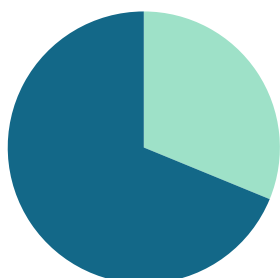
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

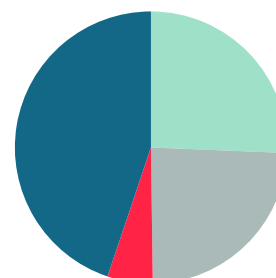


Inventory
 New Listings
1,027 = 31.20%
 Start Inventory
2,265
 Total Inventory Units
3,292
 Volume
\$1,216,585,554

Market Activity

Closed Sales
904 = 25.65%
 Pending Sales
851 = 24.14%
 Other Off Market
190 = 5.39%
 Active Inventory
1,580 = 44.82%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,159	904	-22.00%	9,130	8,295	-9.15%
Pending Sales	1,067	851	-20.24%	9,748	8,400	-13.83%
New Listings	1,136	1,027	-9.60%	10,768	10,064	-6.54%
Median List Price	225,000	251,450	11.76%	224,900	244,000	8.49%
Median Sale Price	229,900	251,000	9.18%	225,000	245,310	9.03%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	8.00	60.00%	5.00	5.00	0.00%
Monthly Inventory	2,695	1,580	-41.37%	2,695	1,580	-41.37%
Months Supply of Inventory	2.66	1.67	-37.31%	2.66	1.67	-37.31%

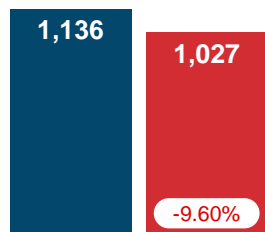
Absorption: Last 12 months, an Average of **948** Sales/Month

Inventory on September 30, 2022 = **1,580** 2021 2022

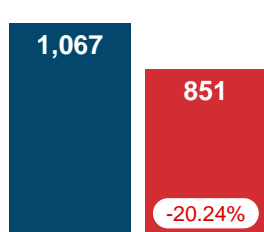
SEPTEMBER MARKET

MEDIAN PRICES

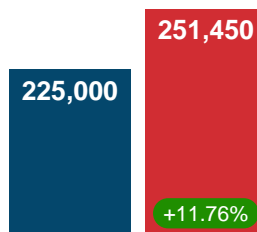
New Listings



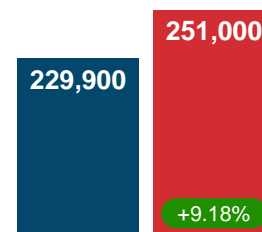
Pending Listings



List Price



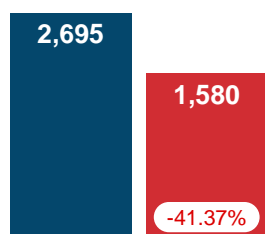
Sale Price



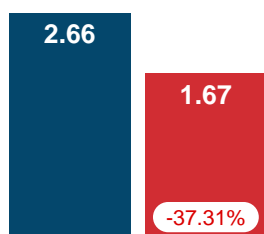
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

