

April 2023



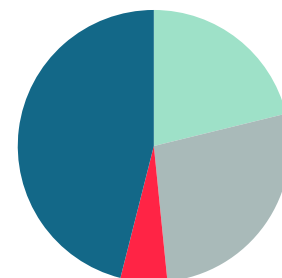
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	April 2023	+/-%
Closed Listings	938	683	-27.19%
Pending Listings	1,022	878	-14.09%
New Listings	1,277	1,010	-20.91%
Median List Price	240,000	255,000	6.25%
Median Sale Price	245,000	252,000	2.86%
Median Percent of Selling Price to List Price	100.06%	100.00%	-0.06%
Median Days on Market to Sale	4.00	8.00	100.00%
End of Month Inventory	2,196	1,485	-32.38%
Months Supply of Inventory	2.15	1.89	-12.28%



■ Closed (21.18%)
■ Pending (27.22%)
■ Other OffMarket (5.55%)
■ Active (46.05%)

Absorption: Last 12 months, an Average of **786** Sales/Month
Active Inventory as of April 30, 2023 = **1,485**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2023 decreased **32.38%** to 1,485 existing homes available for sale. Over the last 12 months this area has had an average of 786 closed sales per month. This represents an unsold inventory index of **1.89** 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 **2.86%** in April 2023 to \$252,000 versus the previous year at \$245,000.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 4.00 days or **100.00%** in April 2023 compared to last year's same month at **4.00** DOM.

Sales Success for April 2023 is Positive

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

There were 1,010 New Listings in April 2023, down **20.91%** from last year at 1,277. Furthermore, there were 683 Closed Listings this month versus last year at 938, a **-27.19%** decrease.

Closed versus Listed trends yielded a **67.6%** ratio, down from previous year's, April 2022, at **73.5%**, a **7.94%** downswing. This will certainly create pressure on a decreasing Monthly 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

April 2023



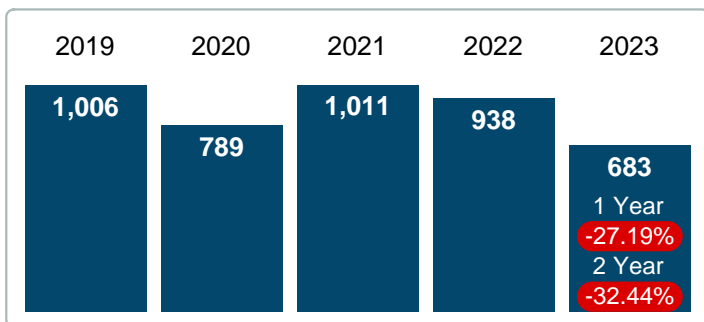
Area Delimited by County Of Tulsa - Residential Property Type



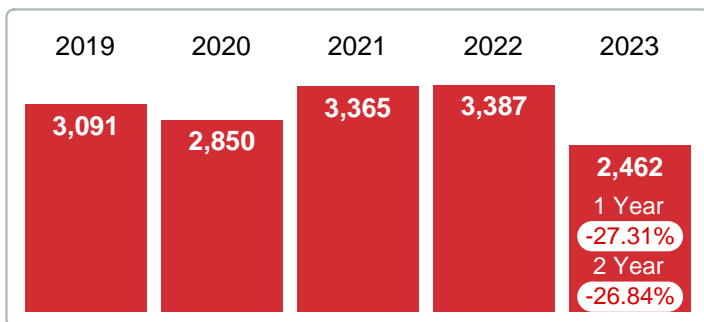
CLOSED LISTINGS

Report produced on May 11, 2023 for MLS Technology Inc.

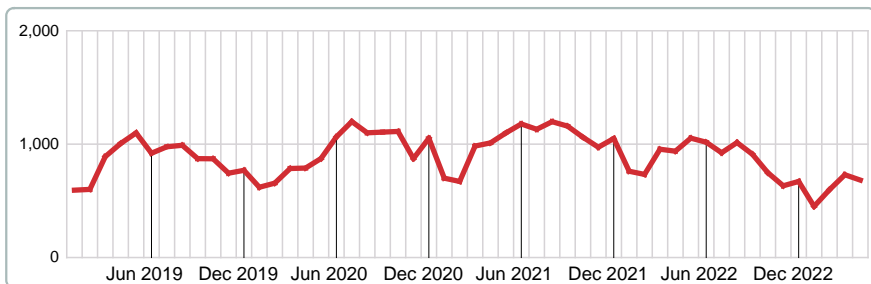
APRIL



YEAR TO DATE (YTD)

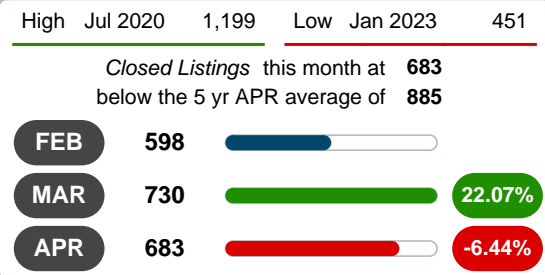


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 885



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	53	7.76%	7.0	24	24	4	1
\$125,001 - \$175,000	104	15.23%	5.0	22	74	8	0
\$175,001 - \$200,000	64	9.37%	4.0	7	50	5	2
\$200,001 - \$300,000	209	30.60%	7.0	19	138	48	4
\$300,001 - \$375,000	93	13.62%	19.0	3	42	43	5
\$375,001 - \$525,000	81	11.86%	17.0	4	23	46	8
\$525,001 and up	79	11.57%	11.0	1	16	50	12
Total Closed Units	683			80	367	204	32
Total Closed Volume	214,337,851	100%	8.0	15.41M	93.72M	87.97M	17.24M
Median Closed Price	\$252,000			\$145,250	\$220,000	\$357,450	\$434,950

April 2023



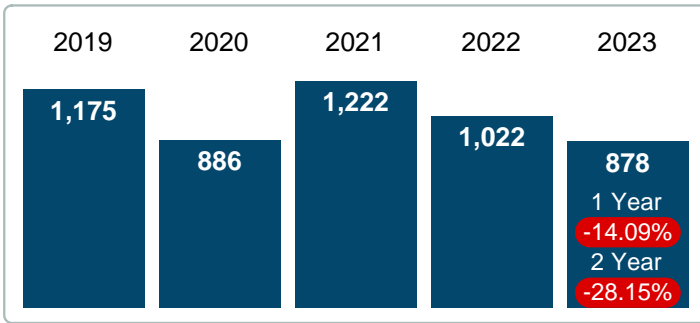
Area Delimited by County Of Tulsa - Residential Property Type



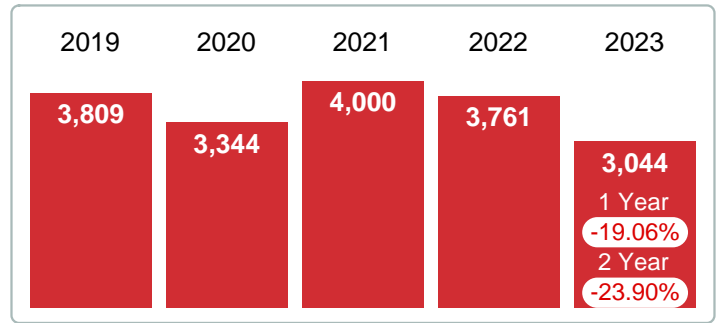
PENDING LISTINGS

Report produced on May 11, 2023 for MLS Technology Inc.

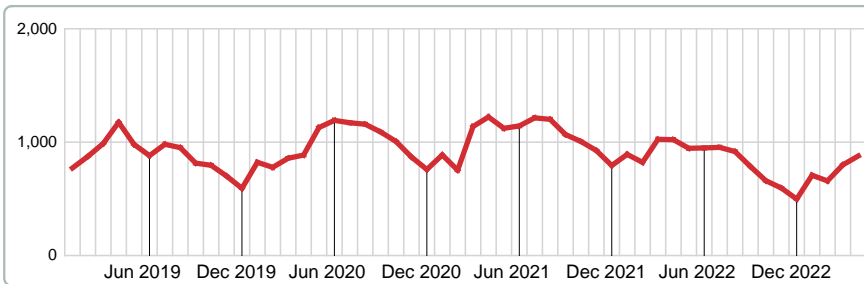
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

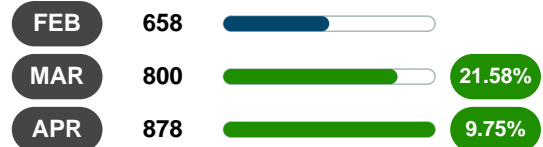


3 MONTHS

5 year APR AVG = 1,037

High Apr 2021 1,222 Low Dec 2022 498

Pending Listings this month at **878**
 below the 5 yr APR average of **1,037**



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	61	6.95%	7.0	34	26	1	0
\$100,001 - \$175,000	135	15.38%	7.0	43	87	5	0
\$175,001 - \$225,000	136	15.49%	5.0	12	109	13	2
\$225,001 - \$300,000	205	23.35%	8.0	8	139	53	5
\$300,001 - \$375,000	132	15.03%	14.0	6	53	63	10
\$375,001 - \$525,000	124	14.12%	16.5	3	34	68	19
\$525,001 and up	85	9.68%	21.0	3	15	49	18
Total Pending Units	878			109	463	252	54
Total Pending Volume	269,556,419	100%	9.0	18.64M	116.39M	108.41M	26.12M
Median Listing Price	\$268,500			\$134,000	\$230,000	\$367,900	\$462,500

April 2023



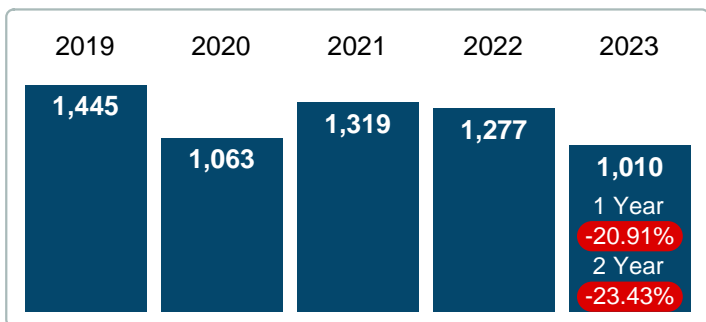
Area Delimited by County Of Tulsa - Residential Property Type



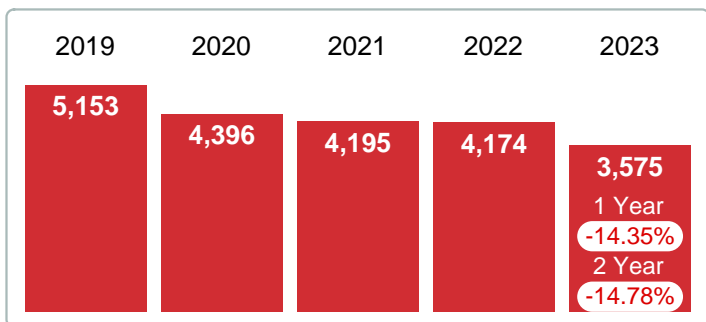
NEW LISTINGS

Report produced on May 11, 2023 for MLS Technology Inc.

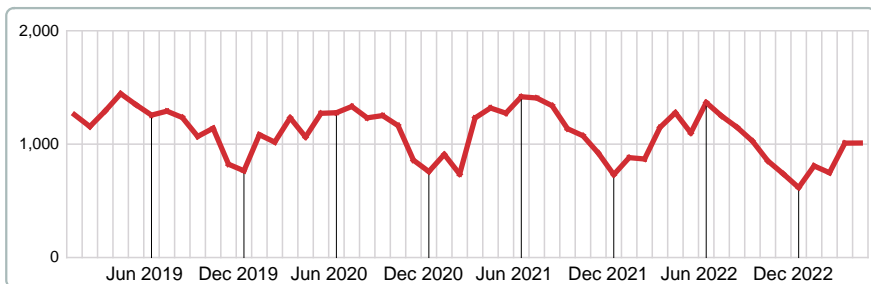
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

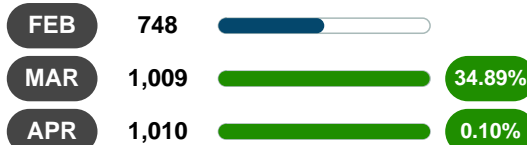


3 MONTHS

5 year APR AVG = 1,223

High Apr 2019 1,445 Low Dec 2022 617

New Listings this month at 1,010
 below the 5 yr APR average of 1,223



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	99	9.80%	53	43	3	0
\$125,001 - \$175,000	110	10.89%	33	71	5	1
\$175,001 - \$225,000	121	11.98%	11	97	11	2
\$225,001 - \$325,000	263	26.04%	13	174	65	11
\$325,001 - \$425,000	180	17.82%	3	69	92	16
\$425,001 - \$600,000	133	13.17%	5	46	66	16
\$600,001 and up	104	10.30%	4	15	54	31
Total New Listed Units	1,010		122	515	296	77
Total New Listed Volume	376,744,149	100%	22.25M	140.78M	139.39M	74.32M
Median New Listed Listing Price	\$289,990		\$136,500	\$250,000	\$382,745	\$514,900

April 2023



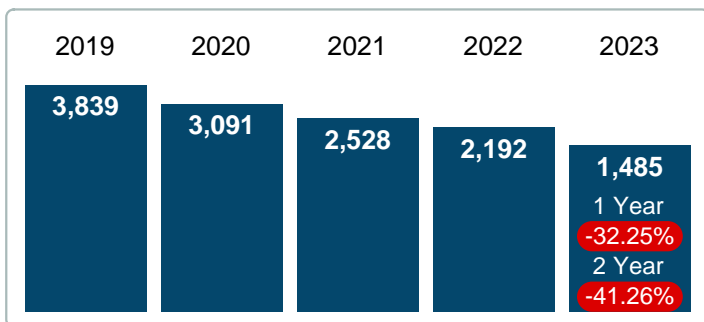
Area Delimited by County Of Tulsa - Residential Property Type



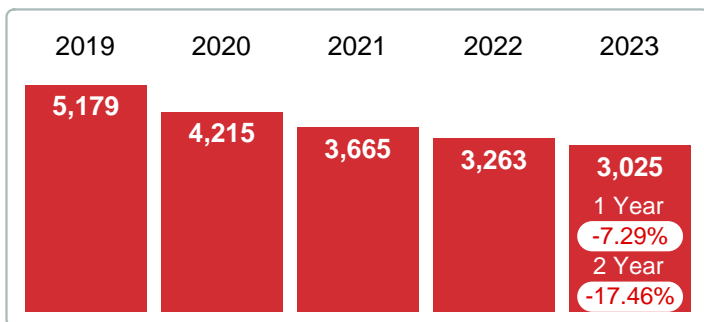
ACTIVE INVENTORY

Report produced on May 11, 2023 for MLS Technology Inc.

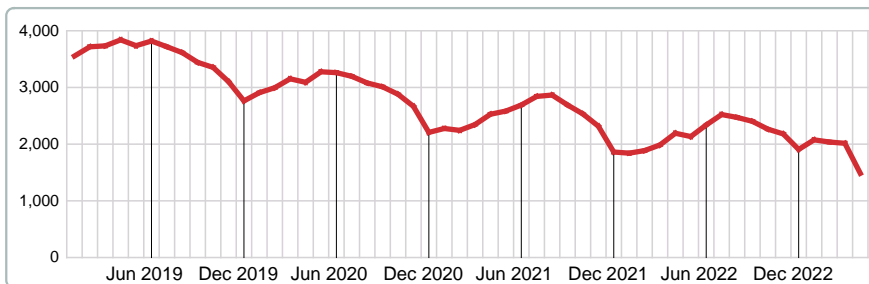
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

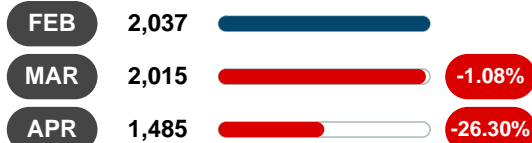


3 MONTHS

5 year APR AVG = 2,627

High Apr 2019 3,839 Low Apr 2023 1,485

Inventory this month at 1,485 below the 5 yr APR average of 2,627



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	112	7.54%	40.0	64	47	1	0
\$125,001 - \$225,000	206	13.87%	28.0	42	136	24	4
\$225,001 - \$325,000	244	16.43%	30.5	9	160	70	5
\$325,001 - \$450,000	353	23.77%	40.0	18	147	164	24
\$450,001 - \$525,000	169	11.38%	58.0	3	54	96	16
\$525,001 - \$725,000	255	17.17%	100.0	6	46	160	43
\$725,001 and up	146	9.83%	58.0	6	18	67	55
Total Active Inventory by Units	1,485			148	608	582	147
Total Active Inventory by Volume	685,656,085	100%	43.0	37.21M	200.88M	304.39M	143.18M
Median Active Inventory Listing Price	\$385,000			\$144,500	\$292,200	\$489,950	\$604,500

April 2023



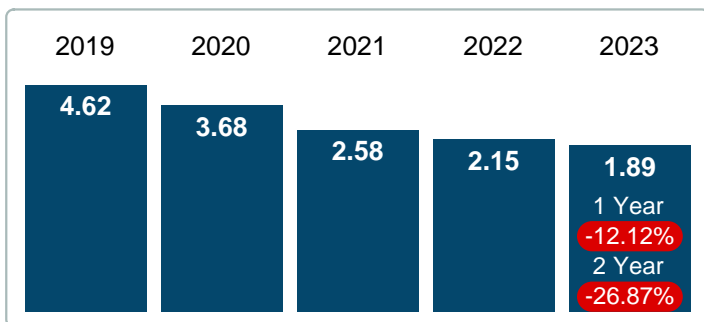
Area Delimited by County Of Tulsa - Residential Property Type



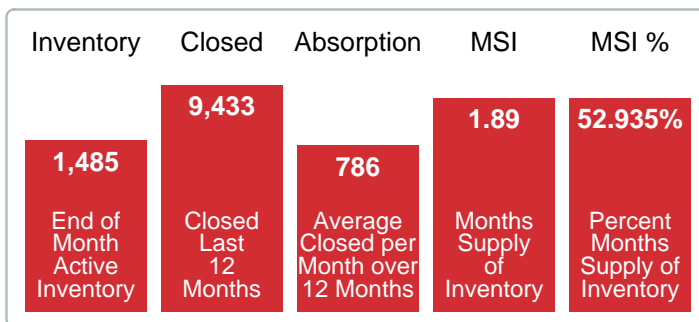
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on May 11, 2023 for MLS Technology Inc.

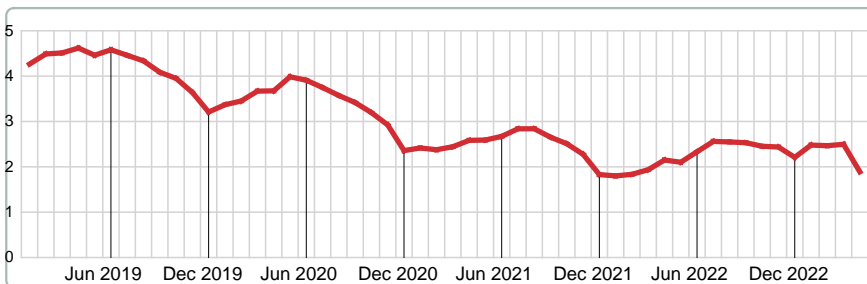
MSI FOR APRIL



INDICATORS FOR APRIL 2023

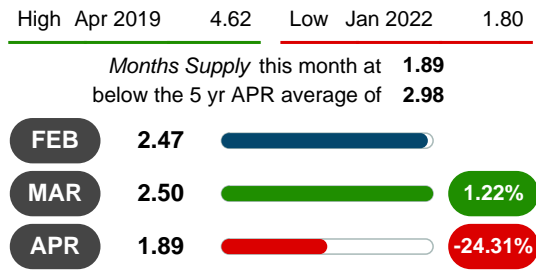


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.98



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	112	7.54%	1.22	1.36	1.17	0.26	0.00
\$125,001 - \$225,000	206	13.87%	0.89	1.27	0.79	1.03	2.29
\$225,001 - \$325,000	244	16.43%	1.11	0.86	1.17	1.02	0.91
\$325,001 - \$450,000	353	23.77%	2.85	5.68	3.45	2.44	2.22
\$450,001 - \$525,000	169	11.38%	4.09	3.27	4.76	3.97	3.25
\$525,001 - \$725,000	255	17.17%	5.07	9.00	5.31	5.13	4.41
\$725,001 and up	146	9.83%	5.31	14.40	5.14	4.59	6.11
Market Supply of Inventory (MSI)			1.89	1.54	1.46	2.50	3.49
Total Active Inventory by Units		100%	1,485	148	608	582	147

April 2023



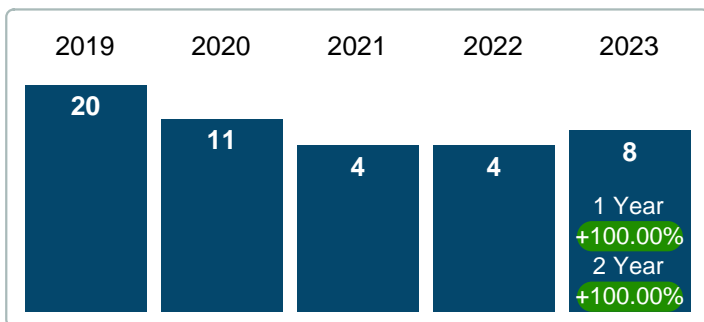
Area Delimited by County Of Tulsa - Residential Property Type



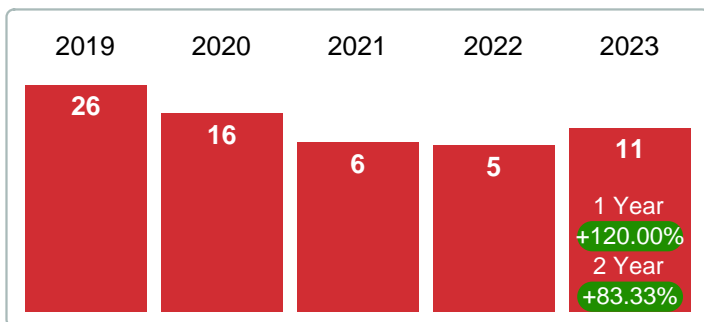
MEDIAN DAYS ON MARKET TO SALE

Report produced on May 11, 2023 for MLS Technology Inc.

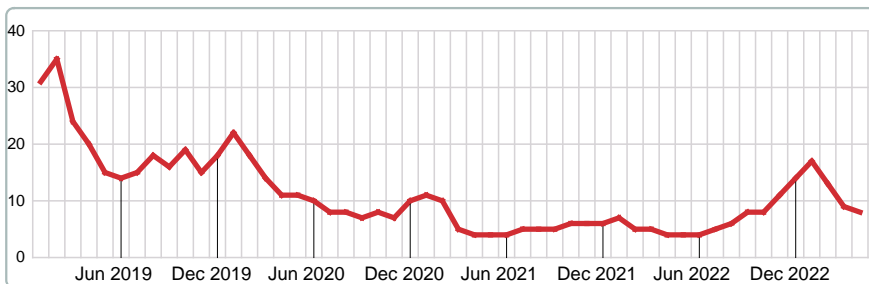
APRIL



YEAR TO DATE (YTD)

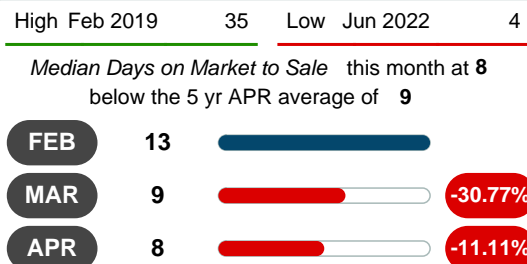


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 9



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
\$125,000 and less	53	7.76%	7	8	7	5	1
\$125,001 - \$175,000	104	15.23%	5	5	5	23	0
\$175,001 - \$200,000	64	9.37%	4	6	4	1	69
\$200,001 - \$300,000	209	30.60%	7	8	6	8	4
\$300,001 - \$375,000	93	13.62%	19	62	14	24	24
\$375,001 - \$525,000	81	11.86%	17	57	22	20	10
\$525,001 and up	79	11.57%	11	40	7	33	9
Median Closed DOM			8	8	6	17	8
Total Closed Units		100%	8.0	80	367	204	32
Total Closed Volume				15.41M	93.72M	87.97M	17.24M

April 2023



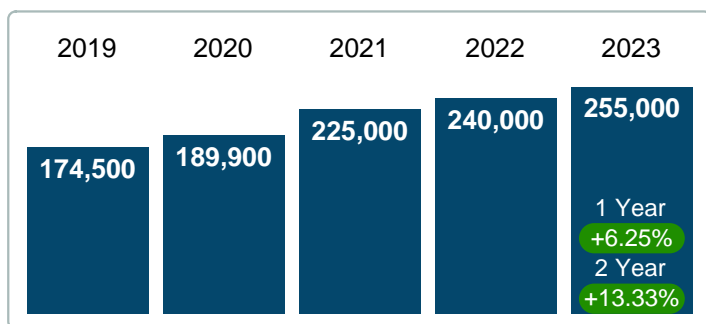
Area Delimited by County Of Tulsa - Residential Property Type



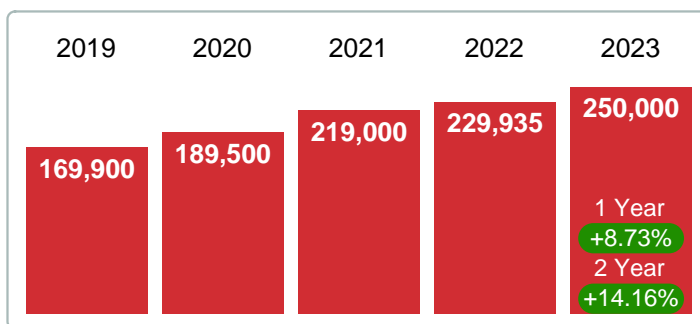
MEDIAN LIST PRICE AT CLOSING

Report produced on May 11, 2023 for MLS Technology Inc.

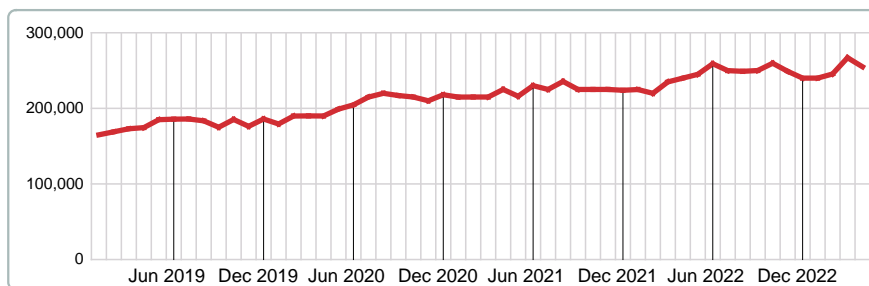
APRIL



YEAR TO DATE (YTD)

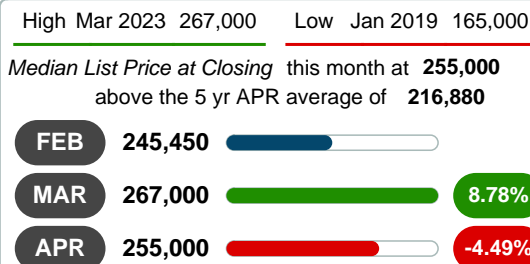


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 216,880



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	8.49%	97,000	87,000	97,500	114,900	75,500
\$125,001 - \$175,000	15.08%	150,000	140,000	155,000	159,950	0
\$175,001 - \$200,000	9.81%	190,000	188,750	190,000	195,000	188,580
\$200,001 - \$300,000	29.14%	249,900	232,475	245,000	269,900	252,450
\$300,001 - \$375,000	14.35%	335,000	319,431	335,000	339,000	349,900
\$375,001 - \$525,000	11.71%	439,000	499,000	438,900	439,000	437,450
\$525,001 and up	11.42%	676,000	1,022,500	719,500	639,750	733,750
Median List Price		255,000	146,000	225,000	369,745	437,450
Total Closed Units	100%	255,000	80	367	204	32
Total Closed Volume		217,580,949	15.45M	94.71M	89.48M	17.93M

April 2023



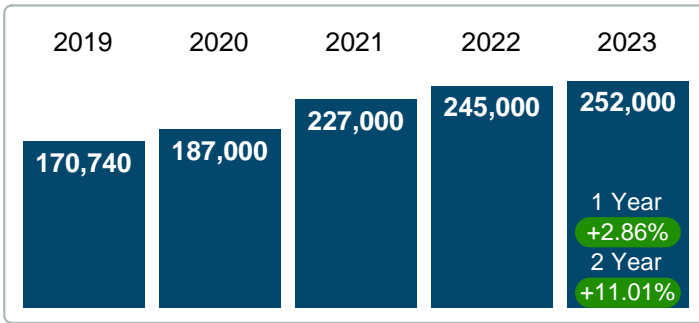
Area Delimited by County Of Tulsa - Residential Property Type



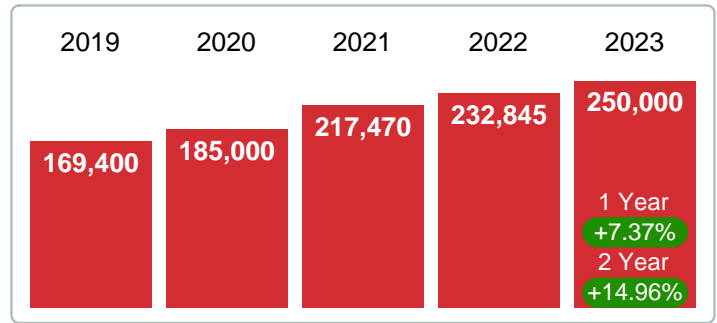
MEDIAN SOLD PRICE AT CLOSING

Report produced on May 11, 2023 for MLS Technology Inc.

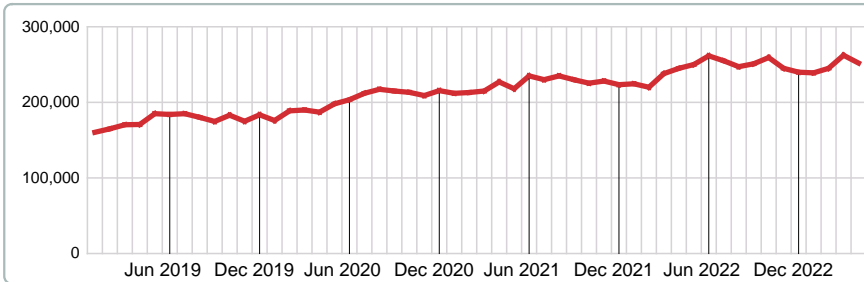
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

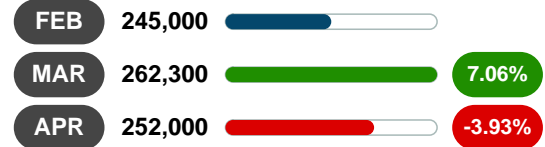


3 MONTHS

5 year APR AVG = 216,348

High Mar 2023 262,300 Low Jan 2019 160,375

Median Sold Price at Closing this month at **252,000**
above the 5 yr APR average of **216,348**



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	53	7.76%	93,500	92,650	93,000	118,450	75,500
\$125,001 - \$175,000	104	15.23%	149,750	140,150	150,000	150,000	0
\$175,001 - \$200,000	64	9.37%	189,000	190,000	190,000	183,000	181,500
\$200,001 - \$300,000	209	30.60%	245,000	235,000	240,000	257,700	257,750
\$300,001 - \$375,000	93	13.62%	330,000	319,861	334,000	330,000	335,000
\$375,001 - \$525,000	81	11.86%	430,000	499,500	430,000	428,775	434,950
\$525,001 and up	79	11.57%	650,000	1,500,000	637,500	635,000	724,000
Median Sold Price			252,000	145,250	220,000	357,450	434,950
Total Closed Units		100%	252,000	80	367	204	32
Total Closed Volume			214,337,851	15.41M	93.72M	87.97M	17.24M

April 2023



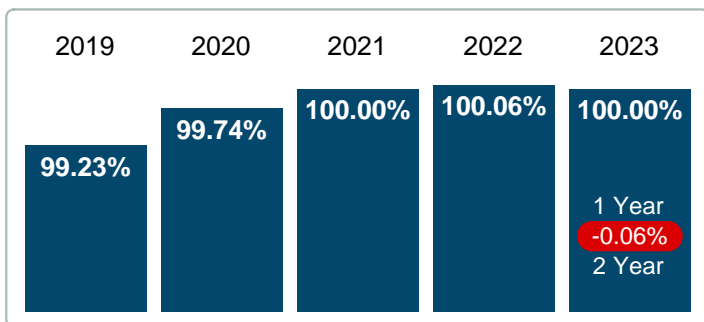
Area Delimited by County Of Tulsa - Residential Property Type



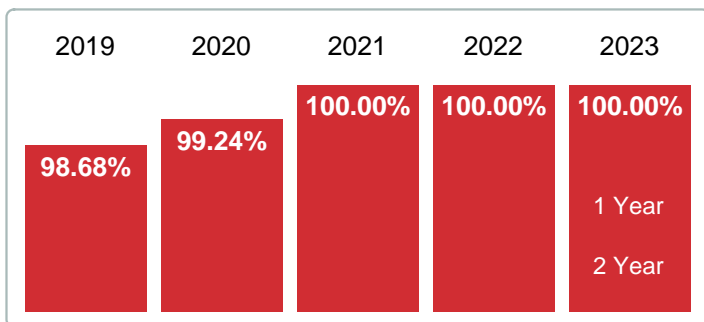
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on May 11, 2023 for MLS Technology Inc.

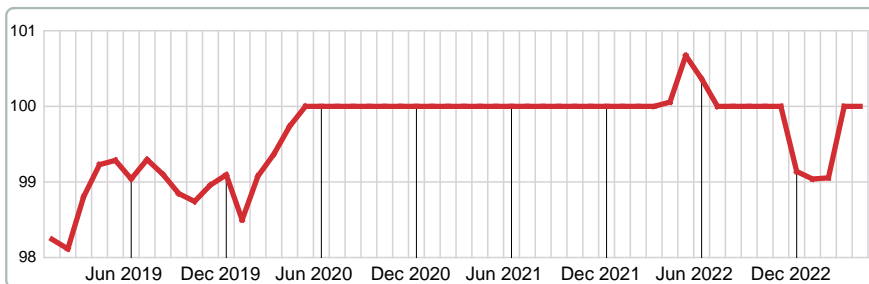
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

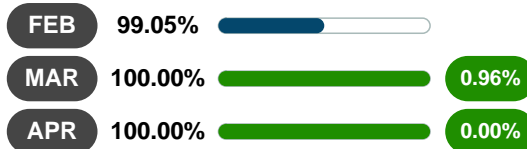


3 MONTHS

5 year APR AVG = 99.80%

High May 2022 100.67% Low Feb 2019 98.11%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.80%**



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	53	7.76%	100.00%	100.00%	100.00%	98.75%	100.00%
\$125,001 - \$175,000	104	15.23%	100.00%	100.00%	100.00%	97.68%	0.00%
\$175,001 - \$200,000	64	9.37%	100.00%	98.70%	100.00%	96.32%	96.30%
\$200,001 - \$300,000	209	30.60%	100.00%	100.00%	100.00%	100.00%	101.69%
\$300,001 - \$375,000	93	13.62%	100.00%	98.76%	100.00%	100.00%	100.00%
\$375,001 - \$525,000	81	11.86%	100.00%	99.50%	99.89%	100.00%	100.00%
\$525,001 and up	79	11.57%	100.00%	100.00%	98.42%	100.00%	99.33%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		683	100%	80	367	204	32
Total Closed Volume		214,337,851		15.41M	93.72M	87.97M	17.24M

April 2023



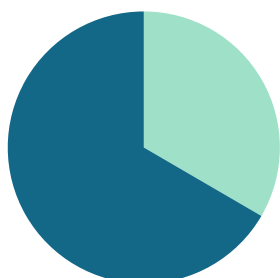
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2023 for MLS Technology Inc.

INVENTORY

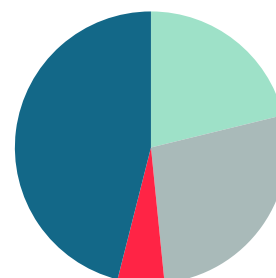


Inventory
 New Listings
1,010 = 33.39%
 Start Inventory
2,015
 Total Inventory Units
3,025
 Volume
\$1,197,309,447

Market Activity

Closed Sales
683 = 21.18%
 Pending Sales
878 = 27.22%
 Other Off Market
179 = 5.55%
 Active Inventory
1,485 = 46.05%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	938	683	-27.19%	3,387	2,462	-27.31%
Pending Sales	1,022	878	-14.09%	3,761	3,044	-19.06%
New Listings	1,277	1,010	-20.91%	4,174	3,575	-14.35%
Median List Price	240,000	255,000	6.25%	229,935	250,000	8.73%
Median Sale Price	245,000	252,000	2.86%	232,845	250,000	7.37%
Median Percent of Selling Price to List Price	100.06%	100.00%	-0.06%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	8.00	100.00%	5.00	11.00	120.00%
Monthly Inventory	2,196	1,485	-32.38%	2,196	1,485	-32.38%
Months Supply of Inventory	2.15	1.89	-12.28%	2.15	1.89	-12.28%

Absorption: Last 12 months, an Average of **786** Sales/Month

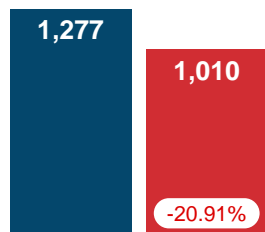
Inventory on April 30, 2023 = **1,485**

2022 **2023**

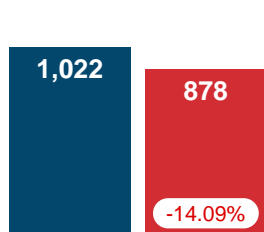
APRIL MARKET

MEDIAN PRICES

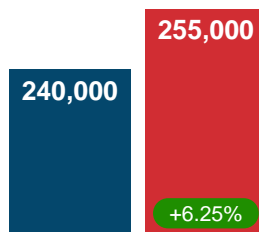
New Listings



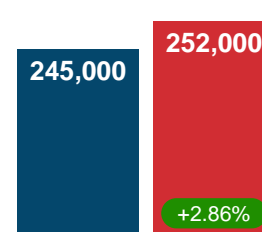
Pending Listings



List Price



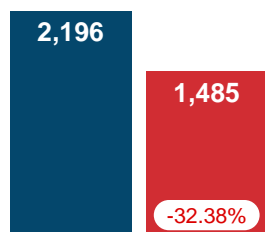
Sale Price



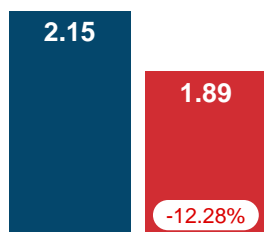
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

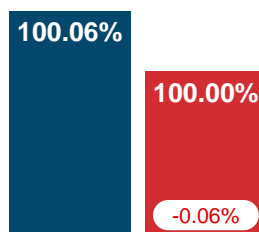
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

