

April 2022



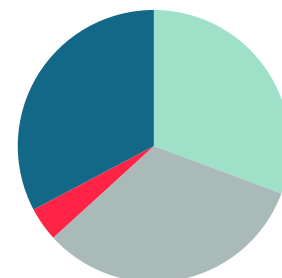
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	1,501	1,377	-8.26%
Pending Listings	1,734	1,463	-15.63%
New Listings	1,890	1,796	-4.97%
Average List Price	256,937	289,821	12.80%
Average Sale Price	255,130	291,710	14.34%
Average Percent of Selling Price to List Price	99.68%	101.36%	1.68%
Average Days on Market to Sale	20.78	14.79	-28.85%
End of Month Inventory	1,457	1,470	0.89%
Months Supply of Inventory	1.03	0.98	-4.06%



■ Closed (30.66%)
■ Pending (32.58%)
■ Other OffMarket (4.03%)
■ Active (32.73%)

Absorption: Last 12 months, an Average of **1,494** Sales/Month
Active Inventory as of April 30, 2022 = **1,470**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2022 rose **0.89%** to 1,470 existing homes available for sale. Over the last 12 months this area has had an average of 1,494 closed sales per month. This represents an unsold inventory index of **0.98** 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 **14.34%** in April 2022 to \$291,710 versus the previous year at \$255,130.

Average Days on Market Shortens

The average number of **14.79** days that homes spent on the market before selling decreased by 6.00 days or **28.85%** in April 2022 compared to last year's same month at **20.78** DOM.

Sales Success for April 2022 is Positive

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

There were 1,796 New Listings in April 2022, down **4.97%** from last year at 1,890. Furthermore, there were 1,377 Closed Listings this month versus last year at 1,501, a **-8.26%** decrease.

Closed versus Listed trends yielded a **76.7%** ratio, down from previous year's, April 2021, at **79.4%**, a **3.46%** downswing. This will certainly create pressure on an increasing 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

April 2022



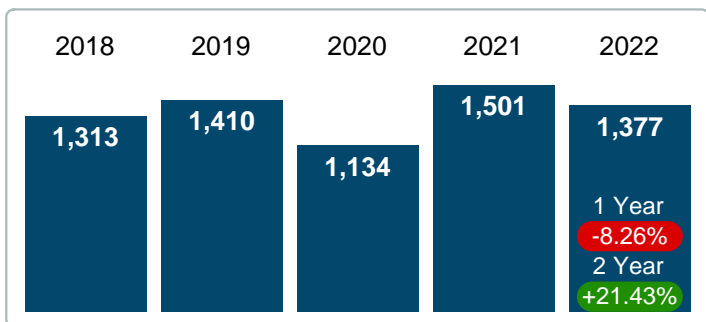
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



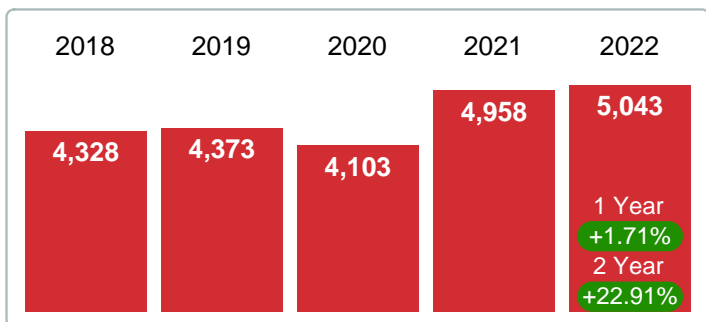
CLOSED LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

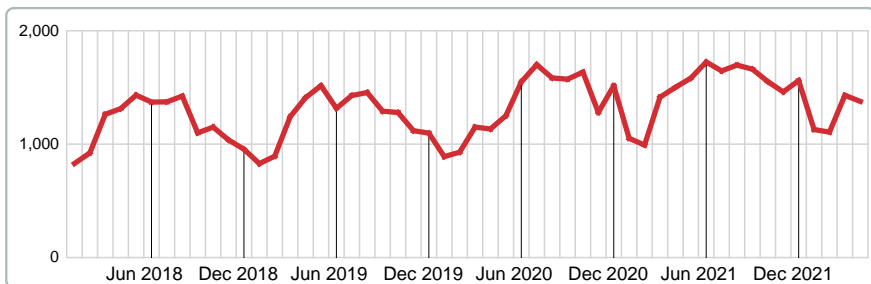
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,347

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at **1,377**
above the 5 yr APR average of **1,347**

- FEB 1,106
- MAR 1,431 (+29.39%)
- APR 1,377 (-3.77%)

CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	126	9.15%	22.8	63	56	7	0
\$100,001 - \$150,000	152	11.04%	14.1	43	96	11	2
\$150,001 - \$200,000	204	14.81%	10.8	29	153	22	0
\$200,001 - \$275,000	334	24.26%	9.1	22	224	83	5
\$275,001 - \$375,000	260	18.88%	13.3	6	136	108	10
\$375,001 - \$500,000	160	11.62%	15.7	4	55	87	14
\$500,001 and up	141	10.24%	29.3	1	22	79	39
Total Closed Units	1,377			168	742	397	70
Total Closed Volume	401,685,306	100%	14.8	25.28M	175.85M	155.25M	45.30M
Average Closed Price	\$291,710			\$150,488	\$236,997	\$391,059	\$647,154

April 2022



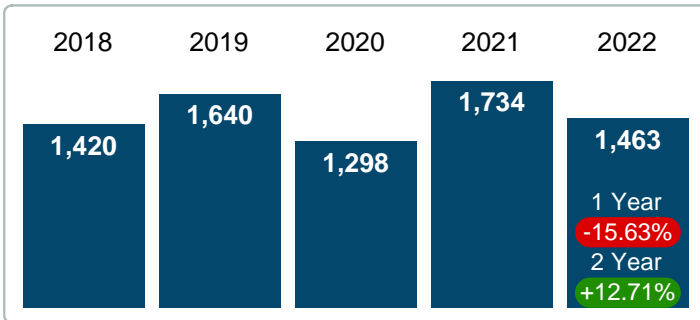
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



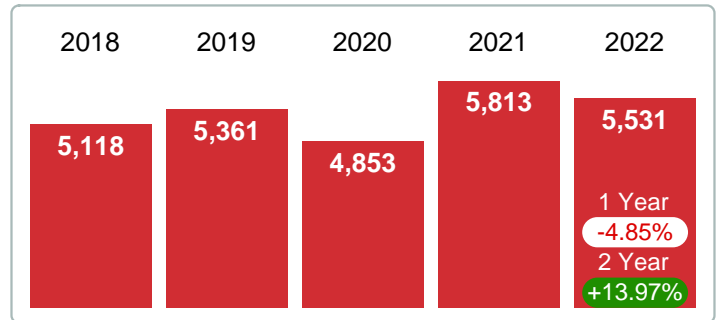
PENDING LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

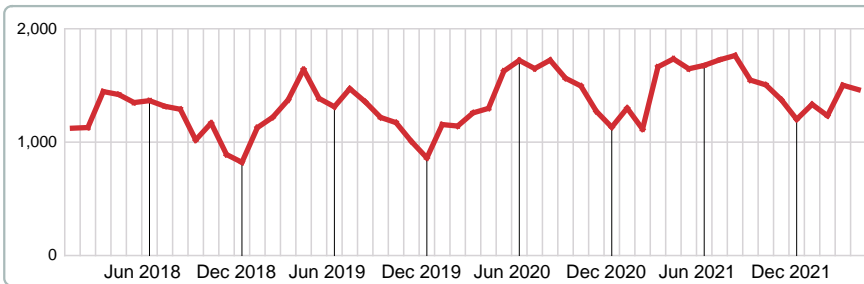
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

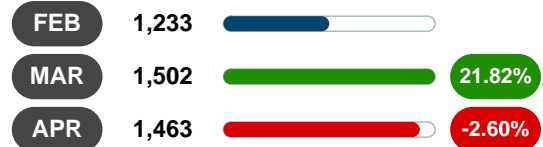


3 MONTHS

5 year APR AVG = 1,511

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,463 below the 5 yr APR average of 1,511



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	8.00%	25.1	57	53	6	1
\$100,001 - \$150,000	12.24%	13.8	51	119	8	1
\$150,001 - \$200,000	16.27%	14.0	26	189	22	1
\$200,001 - \$275,000	24.81%	11.8	21	268	72	2
\$275,001 - \$350,000	14.70%	12.5	6	106	95	8
\$350,001 - \$500,000	13.88%	17.2	5	64	116	18
\$500,001 and up	10.12%	35.8	1	22	84	41
Total Pending Units		1,463	167	821	403	72
Total Pending Volume		428,371,627	24.43M	191.09M	164.23M	48.62M
Average Listing Price		\$293,504	\$146,315	\$232,750	\$407,525	\$675,226

April 2022



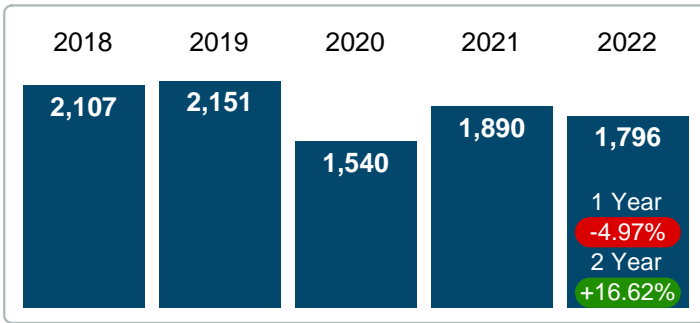
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



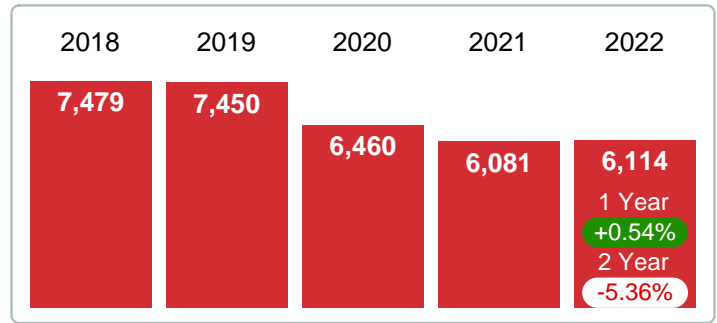
NEW LISTINGS

Report produced on Aug 09, 2023 for MLS Technology Inc.

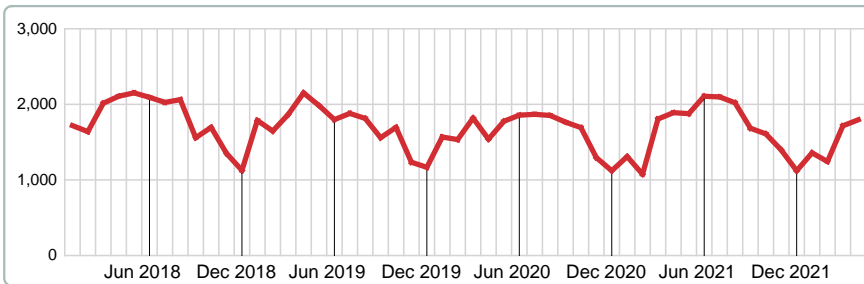
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

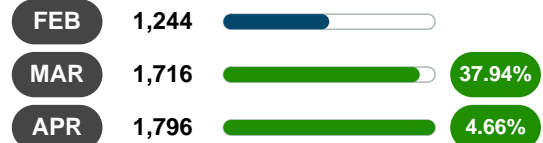


3 MONTHS

5 year APR AVG = 1,897

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

New Listings this month at 1,796
below the 5 yr APR average of 1,897



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	155	8.63%	90	58	7	0
\$100,001 - \$150,000	193	10.75%	53	129	9	2
\$150,001 - \$200,000	264	14.70%	38	195	29	2
\$200,001 - \$275,000	394	21.94%	20	288	81	5
\$275,001 - \$375,000	338	18.82%	8	150	162	18
\$375,001 - \$550,000	272	15.14%	7	67	164	34
\$550,001 and up	180	10.02%	2	34	86	58
Total New Listed Units	1,796		218	921	538	119
Total New Listed Volume	575,974,609	100%	32.20M	228.38M	226.50M	88.90M
Average New Listed Listing Price	\$299,416		\$147,688	\$247,969	\$421,008	\$747,034

April 2022



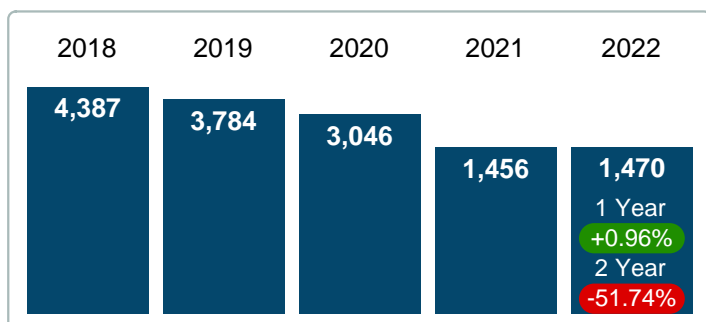
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



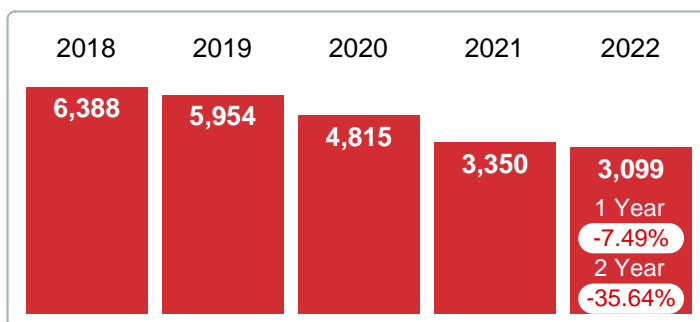
ACTIVE INVENTORY

Report produced on Aug 09, 2023 for MLS Technology Inc.

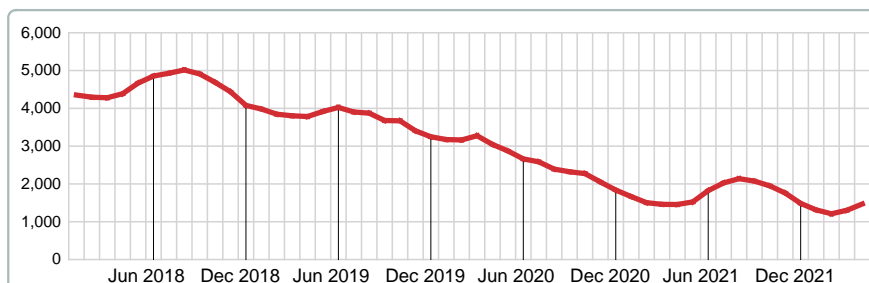
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

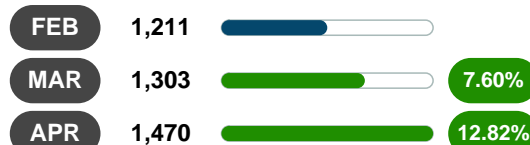


3 MONTHS

5 year APR AVG = 2,829

High Aug 2018 5,016 Low Feb 2022 1,211

Inventory this month at 1,470
 below the 5 yr APR average of 2,829



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	99	6.73%	84.5	64	33	1	1
\$75,001 - \$150,000	214	14.56%	53.7	67	127	18	2
\$150,001 - \$225,000	201	13.67%	40.5	32	129	36	4
\$225,001 - \$375,000	384	26.12%	57.4	15	190	161	18
\$375,001 - \$500,000	228	15.51%	61.7	8	71	124	25
\$500,001 - \$725,000	196	13.33%	67.8	4	54	106	32
\$725,001 and up	148	10.07%	76.0	4	32	48	64
Total Active Inventory by Units	1,470			194	636	494	146
Total Active Inventory by Volume	624,321,276	100%	60.3	32.22M	203.69M	234.63M	153.78M
Average Active Inventory Listing Price	\$424,708			\$166,083	\$320,262	\$474,969	\$1,053,286

April 2022



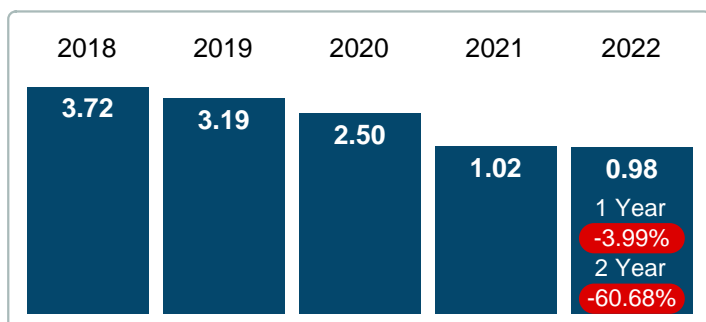
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



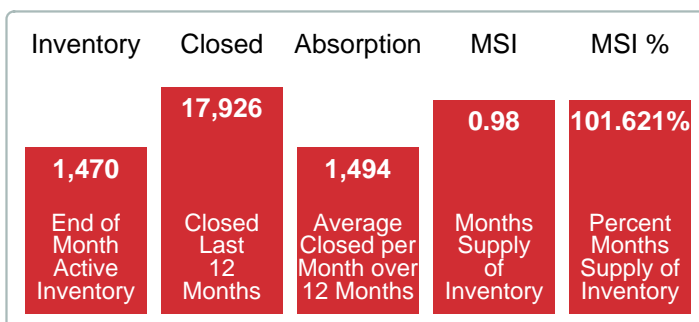
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 09, 2023 for MLS Technology Inc.

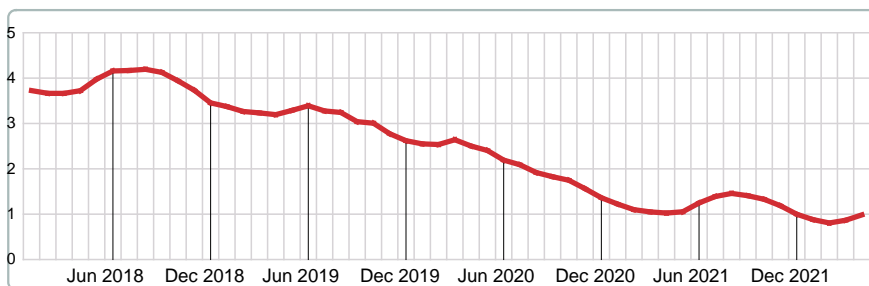
MSI FOR APRIL



INDICATORS FOR APRIL 2022

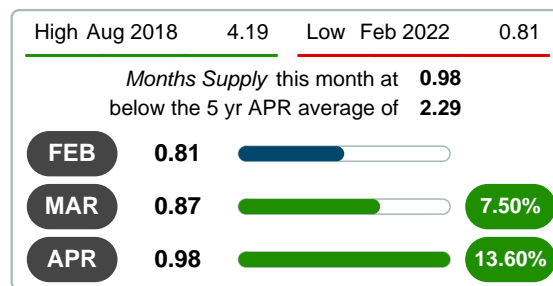


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.29



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
\$75,000 and less	99	6.73%	1.11	1.37	0.90	0.20	1.71
\$75,001 - \$150,000	214	14.56%	0.91	1.03	0.83	1.06	1.00
\$150,001 - \$225,000	201	13.67%	0.48	0.88	0.41	0.59	0.91
\$225,001 - \$375,000	384	26.12%	0.80	0.80	0.78	0.81	0.84
\$375,001 - \$500,000	228	15.51%	1.47	1.78	1.69	1.40	1.26
\$500,001 - \$725,000	196	13.33%	2.54	5.33	3.43	2.54	1.69
\$725,001 and up	148	10.07%	4.26	8.00	9.14	2.82	4.65
Market Supply of Inventory (MSI)			0.98	1.13	0.78	1.15	1.80
Total Active Inventory by Units		100%	0.98	194	636	494	146

April 2022



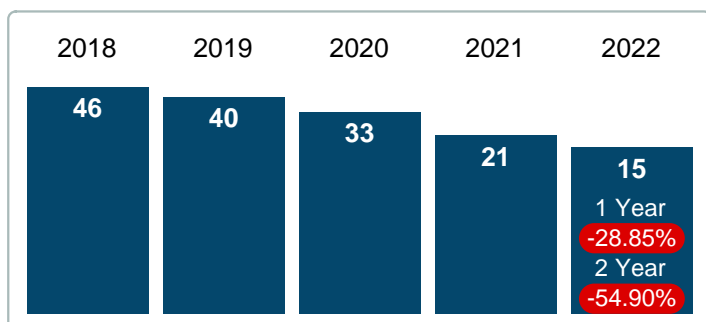
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



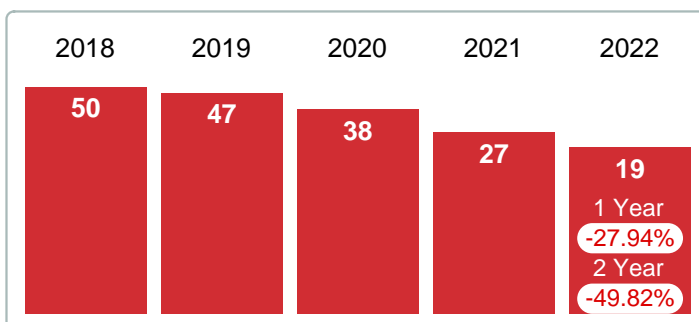
AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 09, 2023 for MLS Technology Inc.

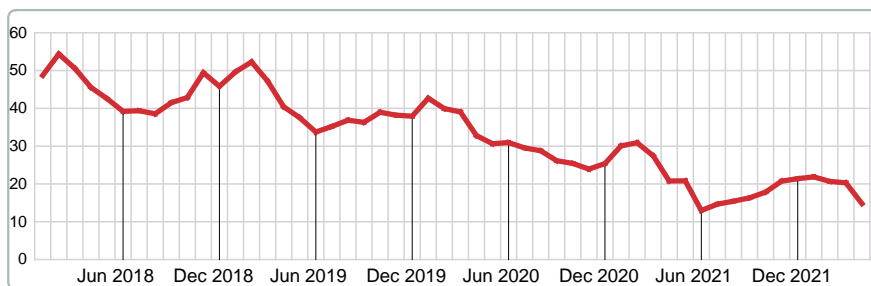
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

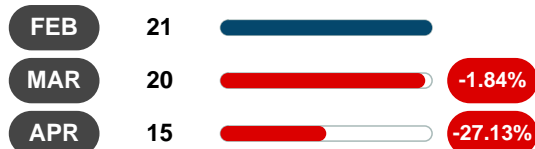


3 MONTHS

5 year APR AVG = 31

High Feb 2018 54 Low Jun 2021 13

Average Days on Market to Sale this month at 15 below the 5 yr APR average of 31



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
\$100,000 and less	9.15%	23	26	15	61	0
\$100,001 - \$150,000	11.04%	14	8	16	26	4
\$150,001 - \$200,000	14.81%	11	10	10	15	0
\$200,001 - \$275,000	24.26%	9	9	8	12	5
\$275,001 - \$375,000	18.88%	13	12	13	13	21
\$375,001 - \$500,000	11.62%	16	97	16	13	12
\$500,001 and up	10.24%	29	170	19	33	24
Average Closed DOM		15	18	12	18	19
Total Closed Units	100%	1,377	168	742	397	70
Total Closed Volume		401,685,306	25.28M	175.85M	155.25M	45.30M

April 2022



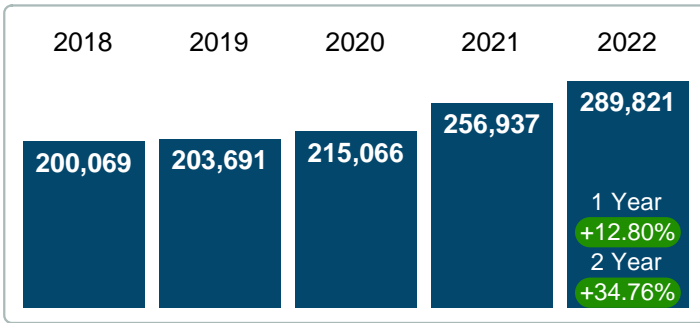
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



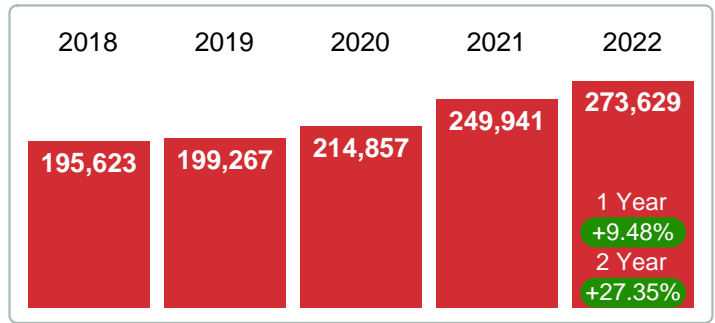
AVERAGE LIST PRICE AT CLOSING

Report produced on Aug 09, 2023 for MLS Technology Inc.

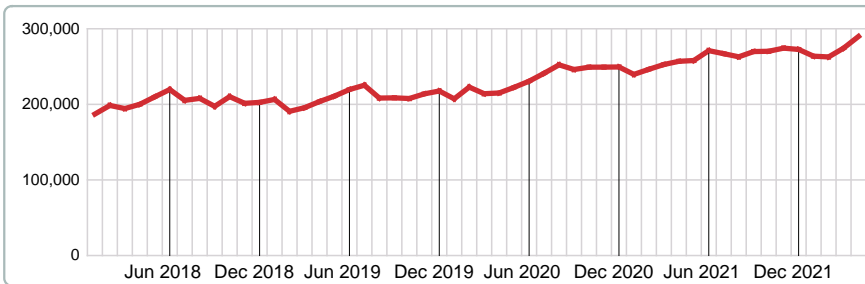
APRIL



YEAR TO DATE (YTD)

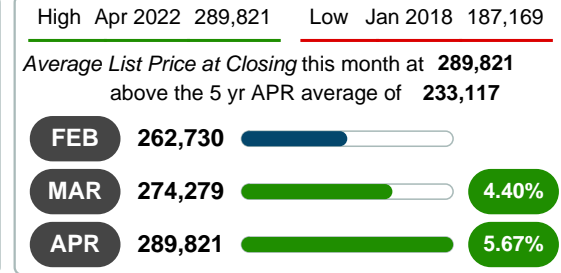


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 233,117



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
\$100,000 and less	9.44%	72,636	72,460	72,303	76,257	0
\$100,001 - \$150,000	11.98%	130,043	123,087	127,964	154,297	130,000
\$150,001 - \$200,000	15.54%	176,941	173,369	171,947	172,031	0
\$200,001 - \$275,000	23.53%	236,946	235,675	227,722	240,147	227,580
\$275,001 - \$375,000	18.23%	322,710	315,800	310,109	327,224	341,481
\$375,001 - \$500,000	11.33%	432,130	454,744	416,235	429,349	445,771
\$500,001 and up	9.95%	767,416	1,740,000	637,909	712,268	893,411
Average List Price		289,821	151,929	232,821	390,203	655,665
Total Closed Units	100%	289,821	168	742	397	70
Total Closed Volume		399,084,196	25.52M	172.75M	154.91M	45.90M

April 2022



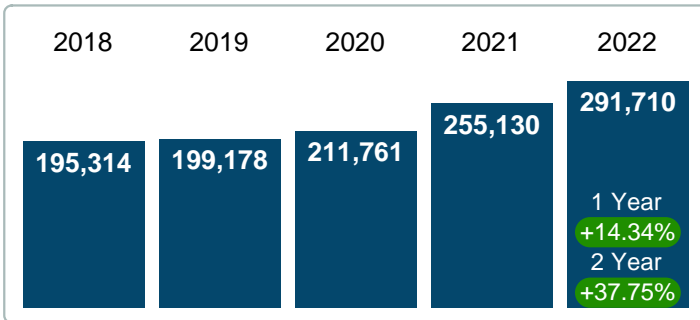
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



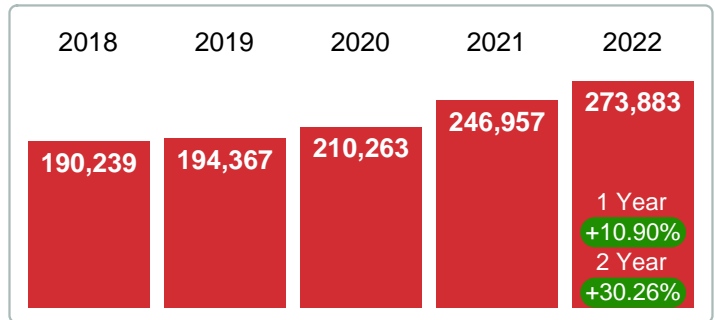
AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 09, 2023 for MLS Technology Inc.

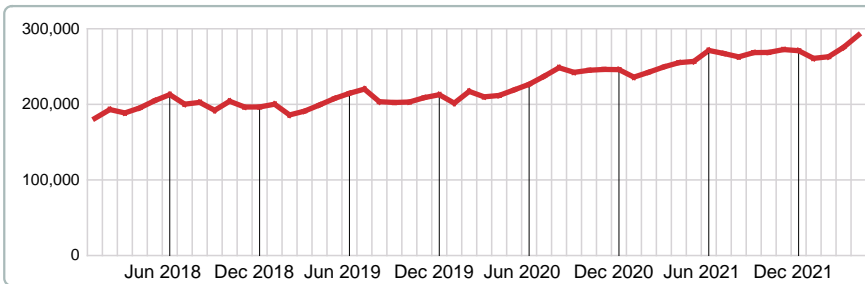
APRIL



YEAR TO DATE (YTD)

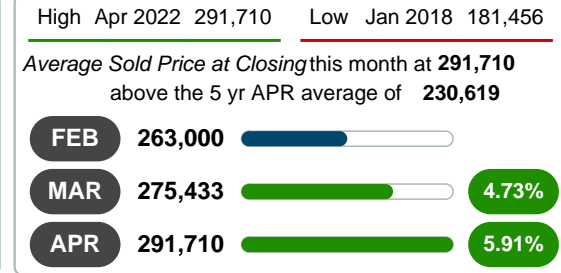


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 230,619



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
\$100,000 and less	9.15%	70,117	69,468	71,132	67,843	0
\$100,001 - \$150,000	11.04%	128,150	122,970	129,206	138,843	130,000
\$150,001 - \$200,000	14.81%	174,067	174,099	174,283	172,521	0
\$200,001 - \$275,000	24.26%	236,057	238,886	233,982	241,181	231,480
\$275,001 - \$375,000	18.88%	324,170	313,251	316,876	331,704	348,561
\$375,001 - \$500,000	11.62%	431,379	445,994	422,452	435,028	439,593
\$500,001 and up	10.24%	749,748	1,650,000	638,975	705,867	878,038
Average Sold Price		291,710	150,488	236,997	391,059	647,154
Total Closed Units	100%	291,710	168	742	397	70
Total Closed Volume		401,685,306	25.28M	175.85M	155.25M	45.30M

April 2022



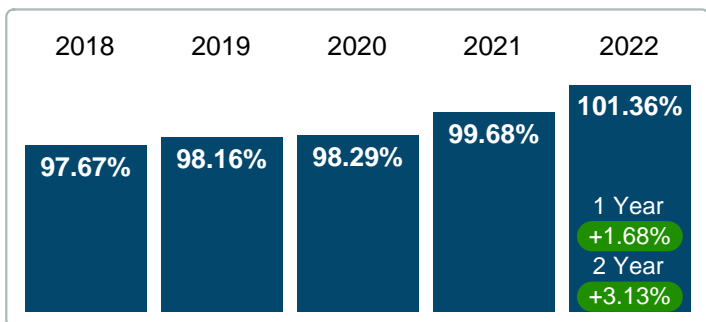
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



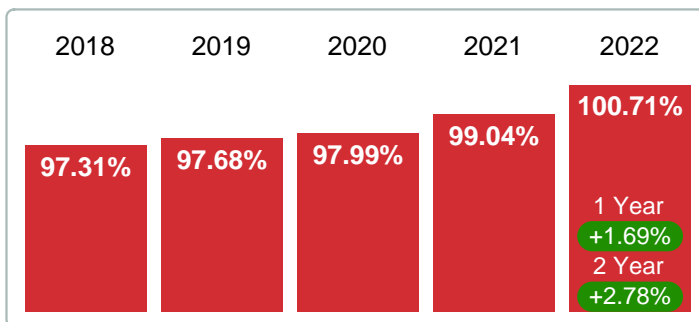
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

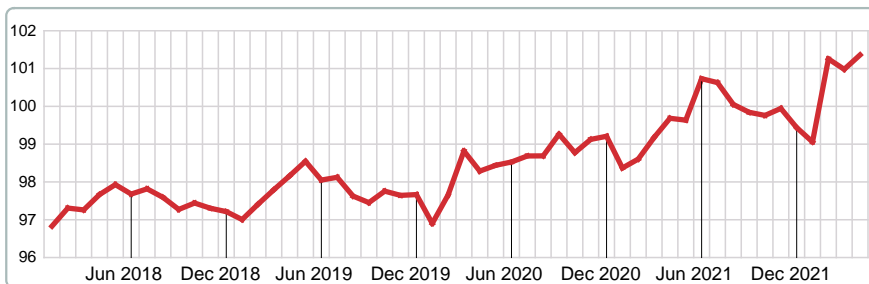
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

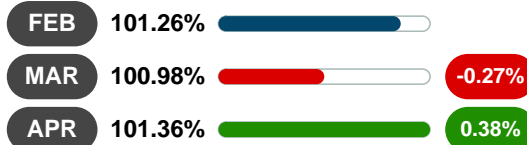


3 MONTHS

5 year APR AVG = 99.03%

High Apr 2022 101.36% Low Jan 2018 96.83%

Average Sold/List Ratio this month at **101.36%** above the 5 yr APR average of **99.03%**



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
\$100,000 and less	126	9.15%	100.13%	96.04%	106.06%	89.46%	0.00%
\$100,001 - \$150,000	152	11.04%	100.51%	100.51%	101.64%	90.73%	100.00%
\$150,001 - \$200,000	204	14.81%	101.65%	100.80%	101.95%	100.66%	0.00%
\$200,001 - \$275,000	334	24.26%	102.30%	101.69%	102.98%	100.64%	101.96%
\$275,001 - \$375,000	260	18.88%	102.02%	99.30%	102.44%	101.62%	102.38%
\$375,001 - \$500,000	160	11.62%	101.26%	98.02%	101.73%	101.51%	98.78%
\$500,001 and up	141	10.24%	99.64%	94.83%	100.09%	99.93%	98.91%
Average Sold/List Ratio			101.40%	98.90%	102.55%	100.49%	99.63%
Total Closed Units		100%	101.40%	168	742	397	70
Total Closed Volume				25.28M	175.85M	155.25M	45.30M

April 2022



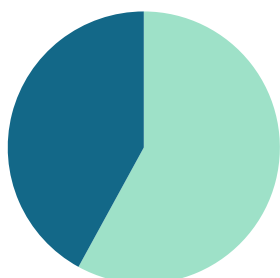
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

INVENTORY

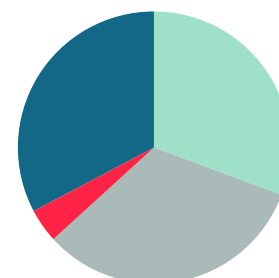


Inventory
 New Listings
1,796 = 57.97%
 Start Inventory
1,302
 Total Inventory Units
3,098
 Volume
\$1,124,666,821

Market Activity

Closed Sales
1,377 = 30.66%
 Pending Sales
1,463 = 32.58%
 Other Off Market
181 = 4.03%
 Active Inventory
1,470 = 32.73%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,501	1,377	-8.26%	4,958	5,043	1.71%
Pending Sales	1,734	1,463	-15.63%	5,813	5,531	-4.85%
New Listings	1,890	1,796	-4.97%	6,081	6,114	0.54%
Average List Price	256,937	289,821	12.80%	249,941	273,629	9.48%
Average Sale Price	255,130	291,710	14.34%	246,957	273,883	10.90%
Average Percent of Selling Price to List Price	99.68%	101.36%	1.68%	99.04%	100.71%	1.69%
Average Days on Market to Sale	20.78	14.79	-28.85%	26.68	19.22	-27.94%
Monthly Inventory	1,457	1,470	0.89%	1,457	1,470	0.89%
Months Supply of Inventory	1.03	0.98	-4.06%	1.03	0.98	-4.06%

Absorption: Last 12 months, an Average of **1,494** Sales/Month

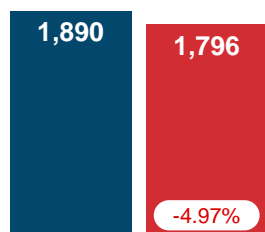
Inventory on April 30, 2022 = **1,470**

2021 **2022**

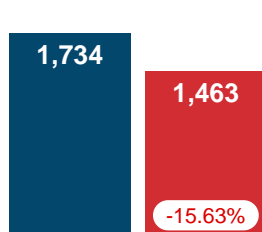
APRIL MARKET

AVERAGE PRICES

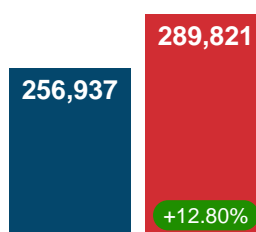
New Listings



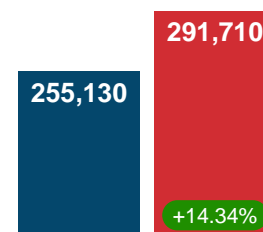
Pending Listings



List Price



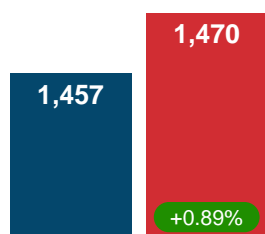
Sale Price



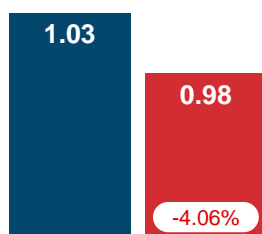
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

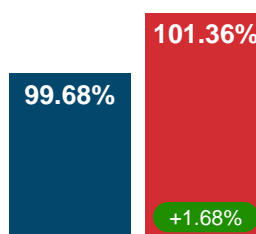
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

