

# April 2022



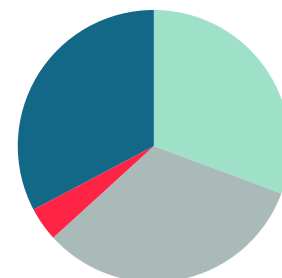
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## 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%
Median List Price	215,000	239,000	11.16%
Median Sale Price	215,000	242,000	12.56%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

#### 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 **12.56%** in April 2022 to \$242,000 versus the previous year at \$215,000.

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

#### Sales Success for April 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 1,796 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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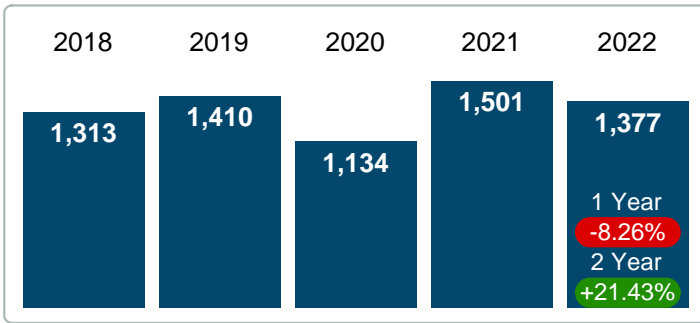
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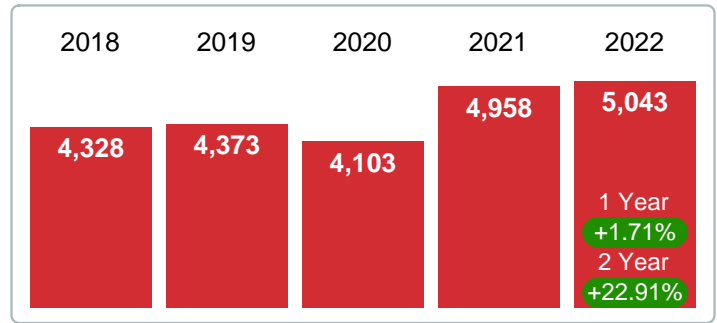
## CLOSED LISTINGS

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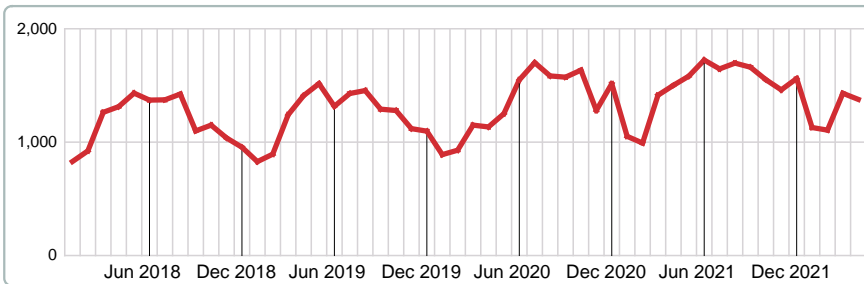
### APRIL



### 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



### 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	126	9.15%	6.5	63	56	7	0
\$100,001 - \$150,000	152	11.04%	4.0	43	96	11	2
\$150,001 - \$200,000	204	14.81%	4.0	29	153	22	0
\$200,001 - \$275,000	334	24.26%	4.0	22	224	83	5
\$275,001 - \$375,000	260	18.88%	4.0	6	136	108	10
\$375,001 - \$500,000	160	11.62%	3.0	4	55	87	14
\$500,001 and up	141	10.24%	6.0	1	22	79	39
<b>Total Closed Units</b>	<b>1,377</b>			<b>168</b>	<b>742</b>	<b>397</b>	<b>70</b>
<b>Total Closed Volume</b>	<b>401,685,306</b>	<b>100%</b>	<b>4.0</b>	<b>25.28M</b>	<b>175.85M</b>	<b>155.25M</b>	<b>45.30M</b>
<b>Median Closed Price</b>	<b>\$242,000</b>			<b>\$120,000</b>	<b>\$221,000</b>	<b>\$350,000</b>	<b>\$542,880</b>

# April 2022



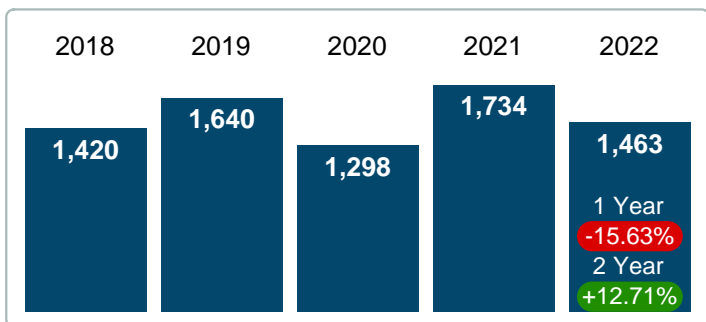
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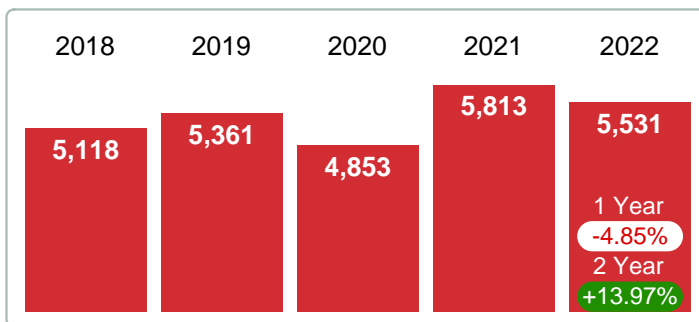
## PENDING LISTINGS

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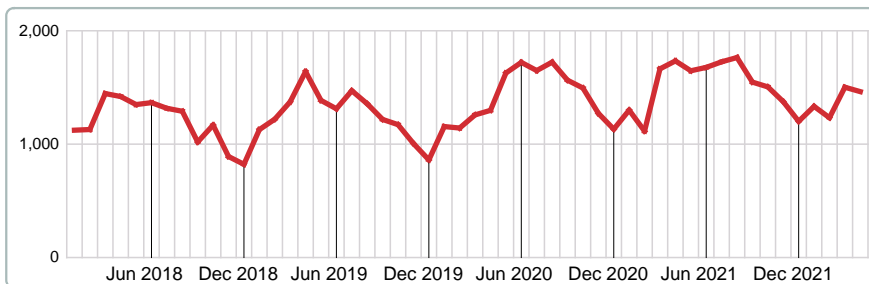
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

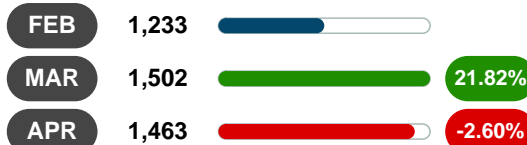


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	117	8.00%	9.0	57	53	6	1
\$100,001 - \$150,000	179	12.24%	5.0	51	119	8	1
\$150,001 - \$200,000	238	16.27%	5.0	26	189	22	1
\$200,001 - \$275,000	363	24.81%	5.0	21	268	72	2
\$275,001 - \$350,000	215	14.70%	5.0	6	106	95	8
\$350,001 - \$500,000	203	13.88%	5.0	5	64	116	18
\$500,001 and up	148	10.12%	8.0	1	22	84	41
<b>Total Pending Units</b>	<b>1,463</b>			<b>167</b>	<b>821</b>	<b>403</b>	<b>72</b>
<b>Total Pending Volume</b>	<b>428,371,627</b>	<b>100%</b>	<b>5.0</b>	<b>24.43M</b>	<b>191.09M</b>	<b>164.23M</b>	<b>48.62M</b>
<b>Median Listing Price</b>	<b>\$240,000</b>			<b>\$130,000</b>	<b>\$218,000</b>	<b>\$350,000</b>	<b>\$563,000</b>

# April 2022



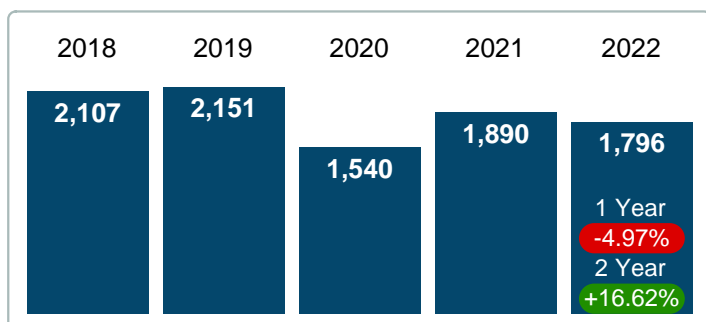
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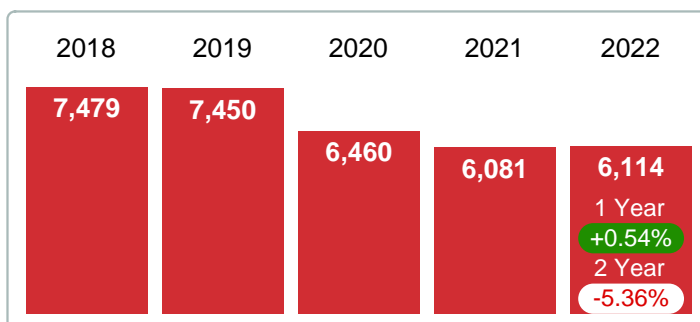
## NEW LISTINGS

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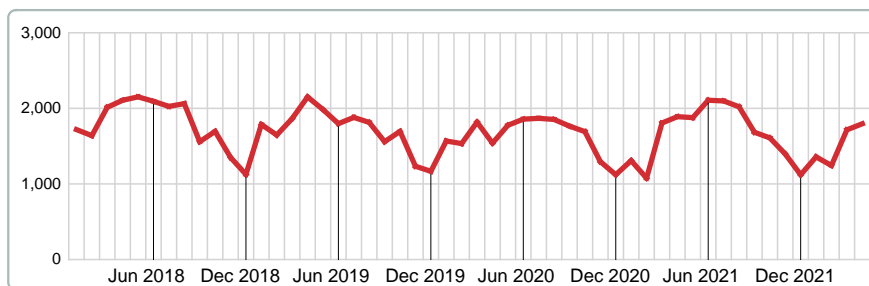
### APRIL



### 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
<b>Total New Listed Units</b>	<b>1,796</b>		<b>218</b>	<b>921</b>	<b>538</b>	<b>119</b>
<b>Total New Listed Volume</b>	<b>575,974,609</b>	100%	<b>32.20M</b>	<b>228.38M</b>	<b>226.50M</b>	<b>88.90M</b>
<b>Median New Listed Listing Price</b>	<b>\$250,000</b>		<b>\$128,498</b>	<b>\$222,222</b>	<b>\$361,250</b>	<b>\$549,900</b>

# April 2022



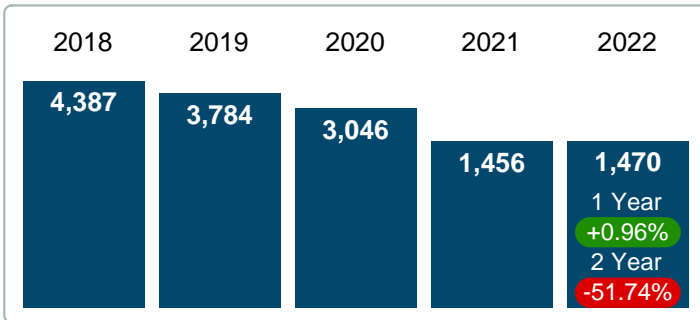
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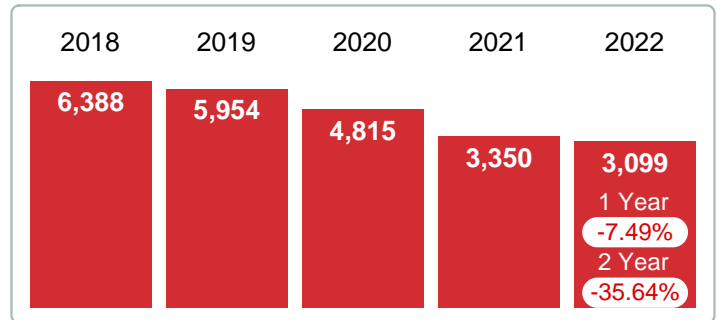
## ACTIVE INVENTORY

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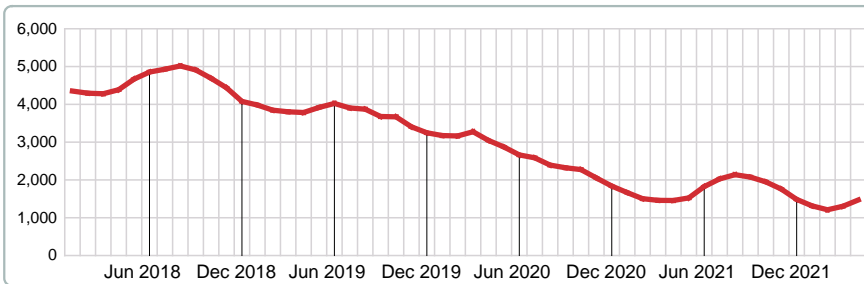
### END OF APRIL



### ACTIVE DURING APRIL



### 5 YEAR MARKET ACTIVITY TRENDS

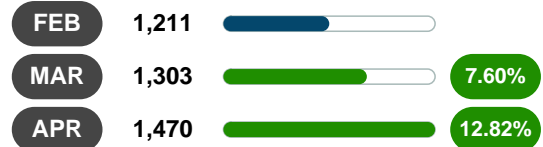


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	99	6.73%	38.0	64	33	1	1
\$75,001 - \$150,000	214	14.56%	23.0	67	127	18	2
\$150,001 - \$225,000	201	13.67%	17.0	32	129	36	4
\$225,001 - \$375,000	384	26.12%	19.0	15	190	161	18
\$375,001 - \$500,000	228	15.51%	29.0	8	71	124	25
\$500,001 - \$725,000	196	13.33%	36.0	4	54	106	32
\$725,001 and up	148	10.07%	45.5	4	32	48	64
<b>Total Active Inventory by Units</b>	<b>1,470</b>			<b>194</b>	<b>636</b>	<b>494</b>	<b>146</b>
<b>Total Active Inventory by Volume</b>	<b>624,321,276</b>	<b>100%</b>	<b>25.0</b>	<b>32.22M</b>	<b>203.69M</b>	<b>234.63M</b>	<b>153.78M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$300,000</b>			<b>\$99,500</b>	<b>\$245,000</b>	<b>\$411,222</b>	<b>\$680,000</b>

# April 2022



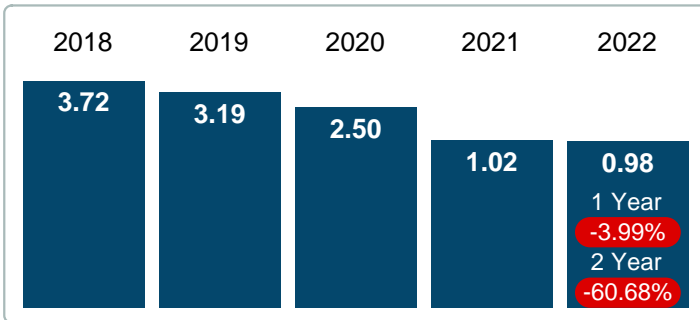
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



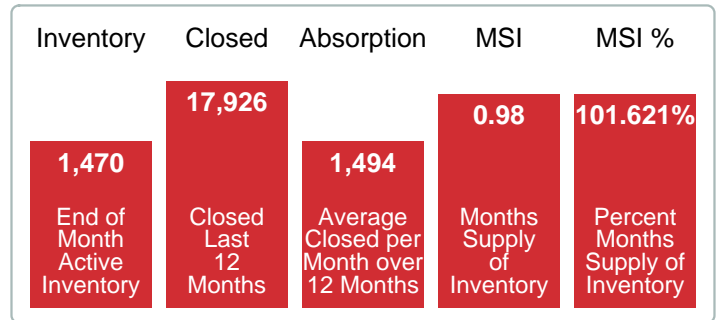
## MONTHS SUPPLY of INVENTORY (MSI)

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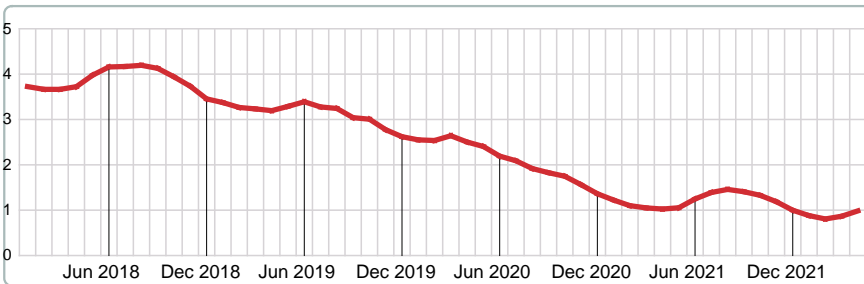
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

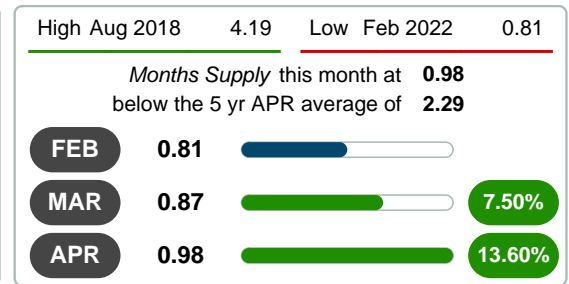


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



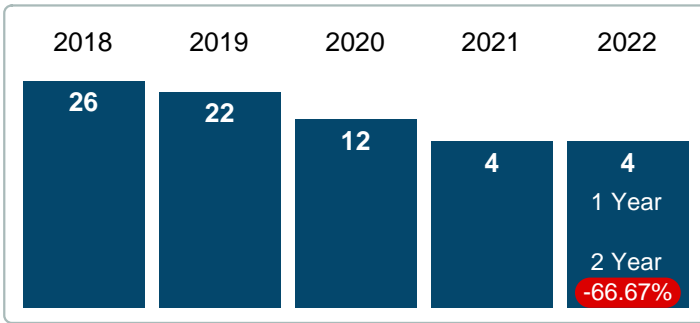
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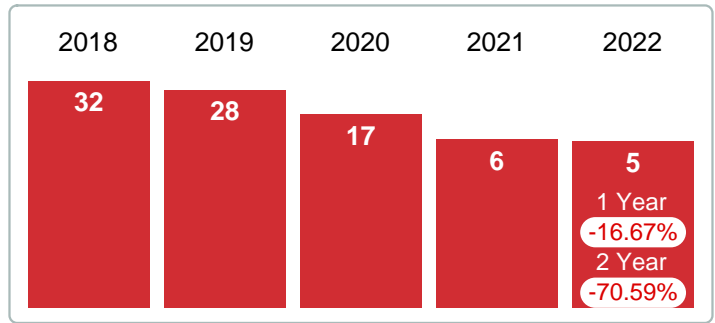
## MEDIAN DAYS ON MARKET TO SALE

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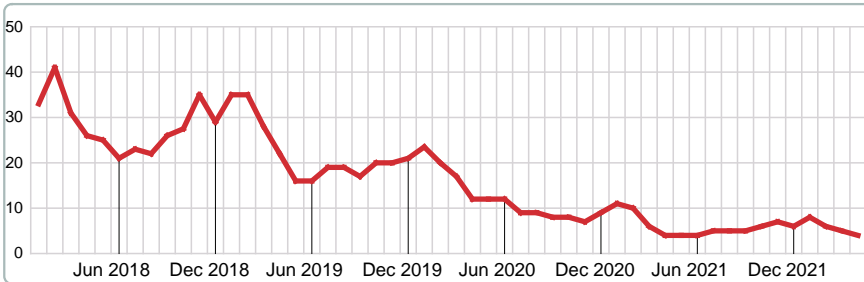
### APRIL



### YEAR TO DATE (YTD)

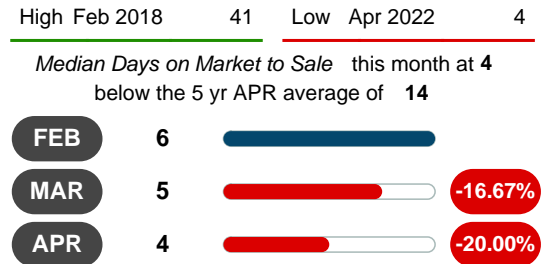


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 14



### 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	9.15%	7	7	5	46	0
\$100,001 - \$150,000	11.04%	4	4	3	33	4
\$150,001 - \$200,000	14.81%	4	6	3	6	0
\$200,001 - \$275,000	24.26%	4	3	4	4	2
\$275,001 - \$375,000	18.88%	4	6	4	4	6
\$375,001 - \$500,000	11.62%	3	35	2	3	4
\$500,001 and up	10.24%	6	170	6	5	6
Median Closed DOM		4	5	4	4	5
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



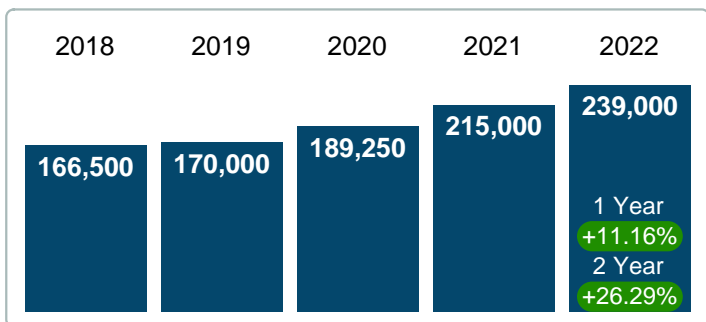
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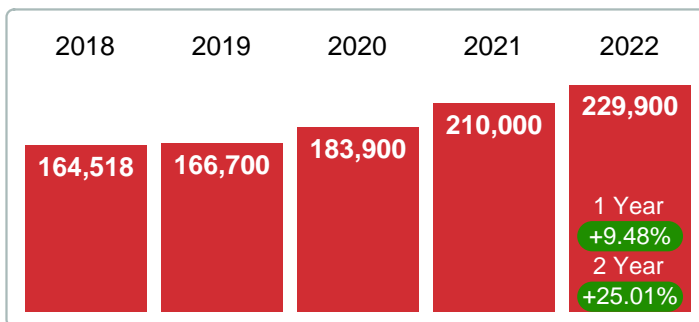
## MEDIAN LIST PRICE AT CLOSING

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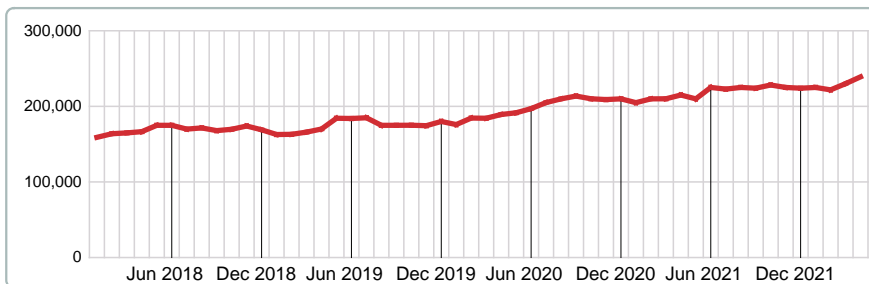
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 195,950

High Apr 2022 239,000 Low Jan 2018 159,000  
 Median List Price at Closing this month at **239,000**  
 above the 5 yr APR average of **195,950**

- FEB 221,788
- MAR 230,000 **3.70%**
- APR 239,000 **3.91%**

### 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 <b>130</b>	9.44%	75,000	74,950	78,000	72,500	0
\$100,001 - \$150,000 <b>165</b>	11.98%	129,900	125,000	130,500	145,000	130,000
\$150,001 - \$200,000 <b>214</b>	15.54%	175,000	175,000	176,000	174,900	200,000
\$200,001 - \$275,000 <b>324</b>	23.53%	235,000	240,000	231,423	237,500	234,000
\$275,001 - \$375,000 <b>251</b>	18.23%	324,900	312,450	313,500	333,950	335,000
\$375,001 - \$500,000 <b>156</b>	11.33%	425,000	460,000	419,525	425,000	449,900
\$500,001 and up <b>137</b>	9.95%	625,000	1,740,000	597,000	595,000	695,000
Median List Price		239,000	124,250	215,755	345,000	547,500
Total Closed Units	100%	1,377	168	742	397	70
Total Closed Volume		399,084,196	25.52M	172.75M	154.91M	45.90M



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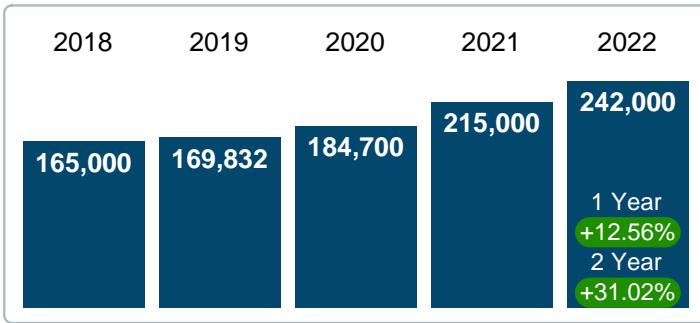
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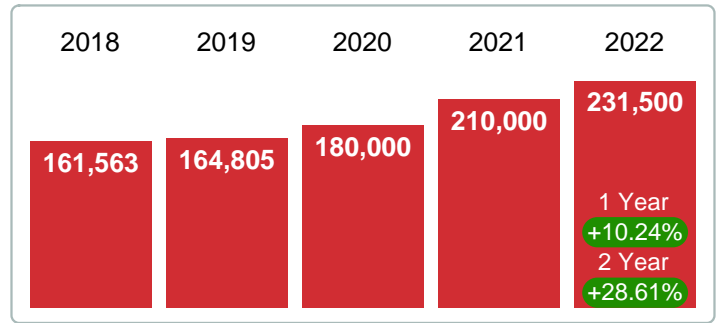
## MEDIAN SOLD PRICE AT CLOSING

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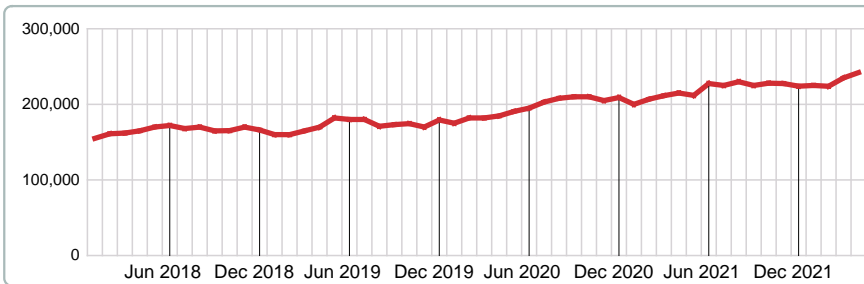
### APRIL



### YEAR TO DATE (YTD)

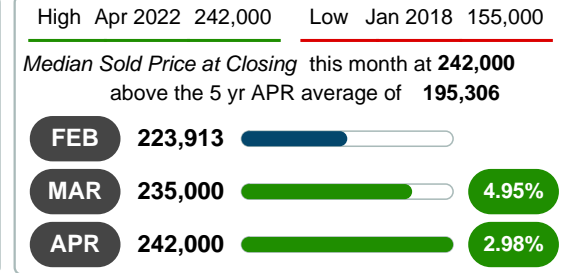


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 195,306



### 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	9.15%	72,500	72,500	72,962	65,000	0
\$100,001 - \$150,000	11.04%	128,250	120,000	130,000	140,000	130,000
\$150,001 - \$200,000	14.81%	172,000	170,000	172,500	169,636	0
\$200,001 - \$275,000	24.26%	235,000	243,500	230,702	240,000	222,500
\$275,001 - \$375,000	18.88%	321,750	315,250	312,000	334,000	350,250
\$375,001 - \$500,000	11.62%	421,125	442,500	419,150	421,000	436,000
\$500,001 and up	10.24%	625,000	1,650,000	574,500	597,500	700,000
<b>Median Sold Price</b>		<b>242,000</b>	<b>120,000</b>	<b>221,000</b>	<b>350,000</b>	<b>542,880</b>
<b>Total Closed Units</b>		<b>1,377</b>	<b>168</b>	<b>742</b>	<b>397</b>	<b>70</b>
<b>Total Closed Volume</b>		<b>401,685,306</b>	<b>25.28M</b>	<b>175.85M</b>	<b>155.25M</b>	<b>45.30M</b>

# April 2022



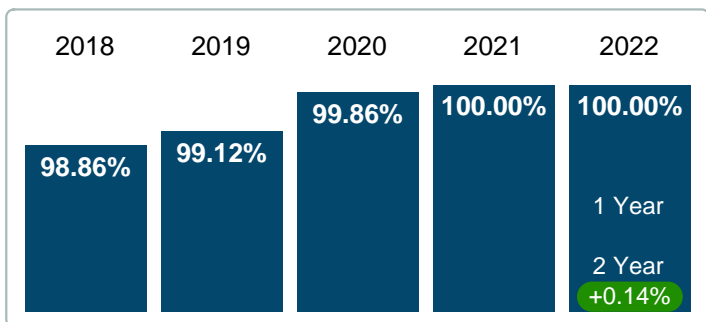
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



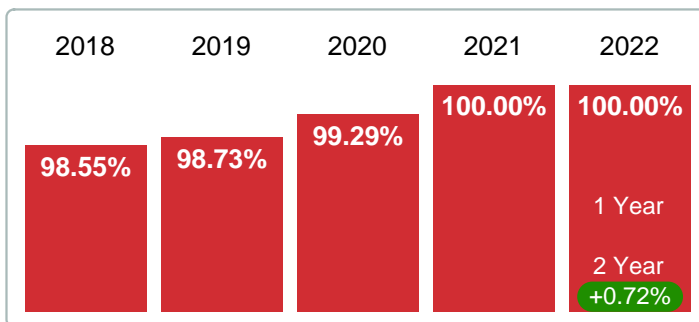
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

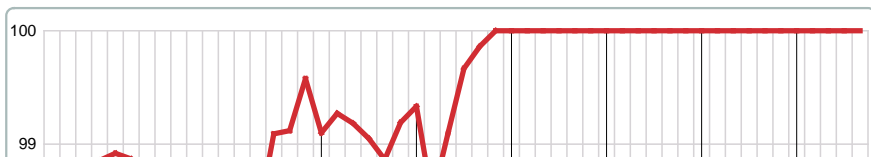
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.57%

High Apr 2022 100.00% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.57%**

FEB 100.00%  
MAR 100.00%  
APR 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	126	9.15%	100.00%	100.00%	100.00%	88.89%	0.00%	
\$100,001 - \$150,000	152	11.04%	100.00%	100.00%	100.00%	93.40%	100.00%	
\$150,001 - \$200,000	204	14.81%	100.60%	100.00%	101.21%	101.32%	0.00%	
\$200,001 - \$275,000	334	24.26%	101.21%	100.00%	102.22%	100.00%	100.00%	
\$275,001 - \$375,000	260	18.88%	101.47%	99.17%	101.65%	101.10%	103.40%	
\$375,001 - \$500,000	160	11.62%	100.00%	98.99%	100.23%	100.42%	99.89%	
\$500,001 and up	141	10.24%	100.00%	94.83%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.82%	100.00%	100.00%	
Total Closed Units		1,377	100%	100.00%	168	742	397	70
Total Closed Volume		401,685,306			25.28M	175.85M	155.25M	45.30M

# April 2022



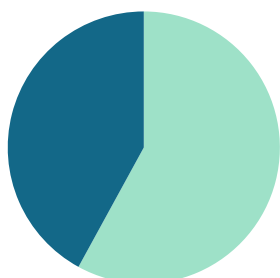
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

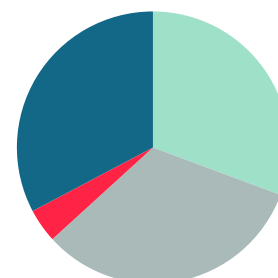


**Inventory**  
 New Listings  
**1,796 = 57.97%**  
 Start Inventory  
**1,302**  
 Total Inventory Units  
**3,098**  
 Volume  
**\$1,124,666,821**

### 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%
Median List Price	215,000	239,000	11.16%	210,000	229,900	9.48%
Median Sale Price	215,000	242,000	12.56%	210,000	231,500	10.24%
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	4.00	4.00	0.00%	6.00	5.00	-16.67%
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

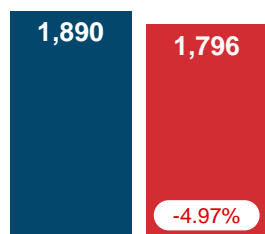
**Inventory** on April 30, 2022 = **1,470**

**2021** **2022**

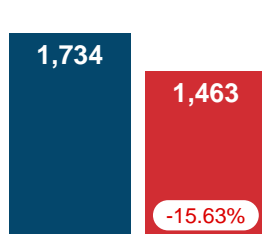
### APRIL MARKET

### MEDIAN PRICES

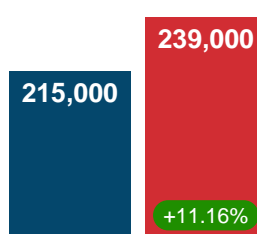
#### New Listings



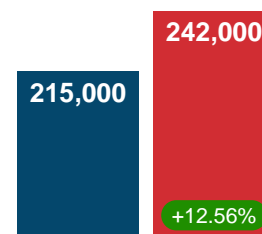
#### Pending Listings



#### List Price



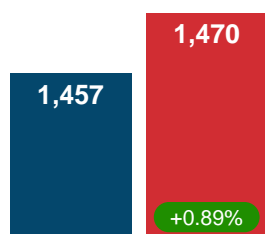
#### Sale Price



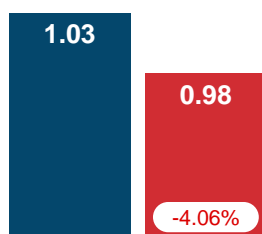
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

+0.00%