

April 2022



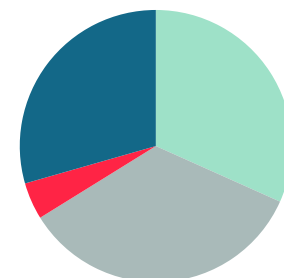
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	April 2022	+/-%
Closed Listings	1,011	938	-7.22%
Pending Listings	1,222	1,020	-16.53%
New Listings	1,319	1,276	-3.26%
Median List Price	225,000	240,000	6.67%
Median Sale Price	227,000	245,000	7.93%
Median Percent of Selling Price to List Price	100.00%	100.06%	0.06%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	959	871	-9.18%
Months Supply of Inventory	0.98	0.85	-12.82%



■ Closed (31.70%)
■ Pending (34.47%)
■ Other OffMarket (4.39%)
■ Active (29.44%)

Absorption: Last 12 months, an Average of **1,020** Sales/Month
Active Inventory as of April 30, 2022 = **871**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **9.18%** to 871 existing homes available for sale. Over the last 12 months this area has had an average of 1,020 closed sales per month. This represents an unsold inventory index of **0.85** 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 **7.93%** in April 2022 to \$245,000 versus the previous year at \$227,000.

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 1,276 New Listings in April 2022, down **3.26%** from last year at 1,319. Furthermore, there were 938 Closed Listings this month versus last year at 1,011, a **-7.22%** decrease.

Closed versus Listed trends yielded a **73.5%** ratio, down from previous year's, April 2021, at **76.6%**, a **4.09%** 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

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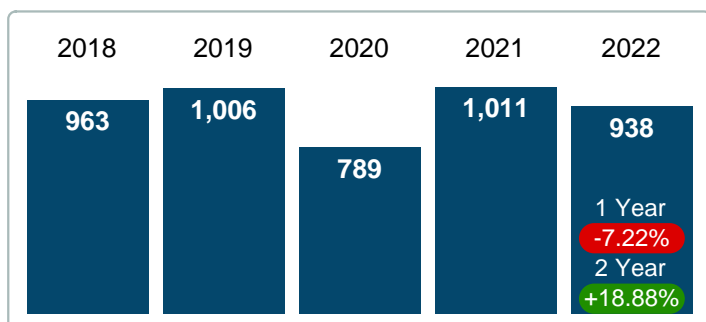
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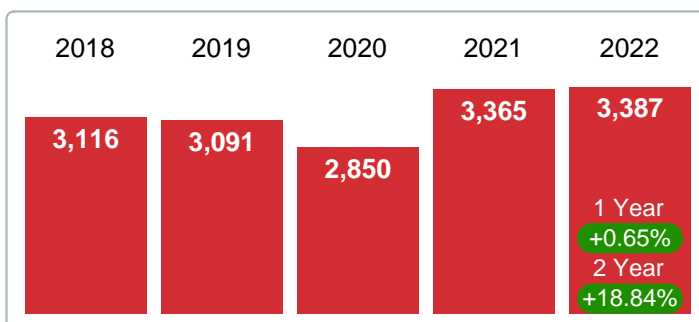
CLOSED LISTINGS

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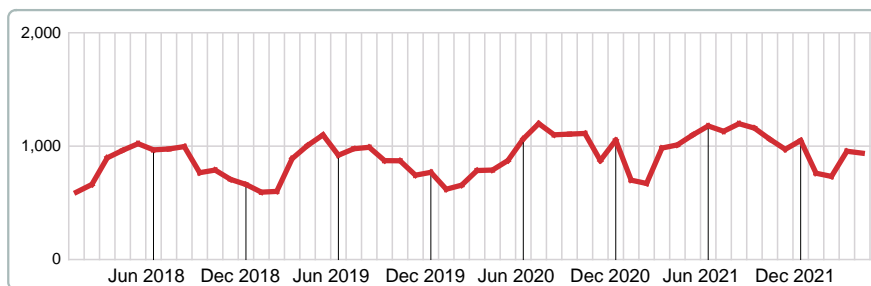
APRIL



YEAR TO DATE (YTD)

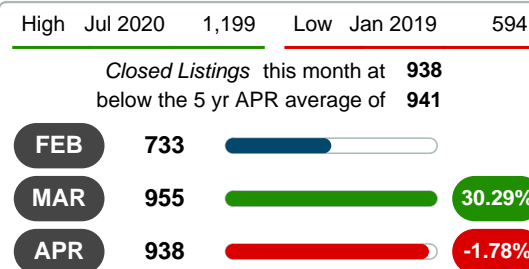


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 941



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	80	8.53%	4.5	45	32	3	0
\$100,001 - \$150,000	107	11.41%	3.0	29	74	3	1
\$150,001 - \$200,000	133	14.18%	3.0	20	103	10	0
\$200,001 - \$275,000	229	24.41%	3.0	18	142	65	4
\$275,001 - \$350,000	144	15.35%	4.0	6	73	61	4
\$350,001 - \$500,000	148	15.78%	3.0	2	50	80	16
\$500,001 and up	97	10.34%	6.0	1	14	51	31
Total Closed Units	938			121	488	273	56
Total Closed Volume	278,812,536	100%	4.0	18.91M	114.82M	107.40M	37.68M
Median Closed Price	\$245,000			\$124,500	\$216,250	\$346,000	\$534,630

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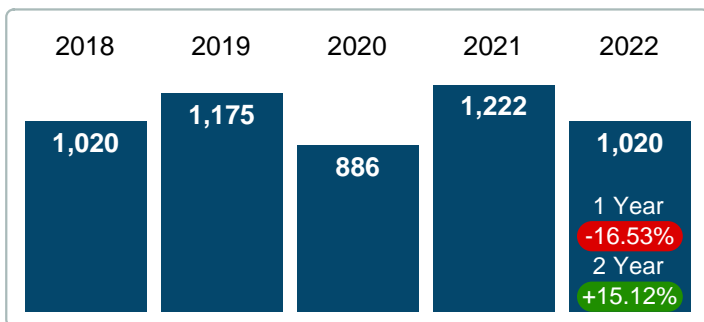
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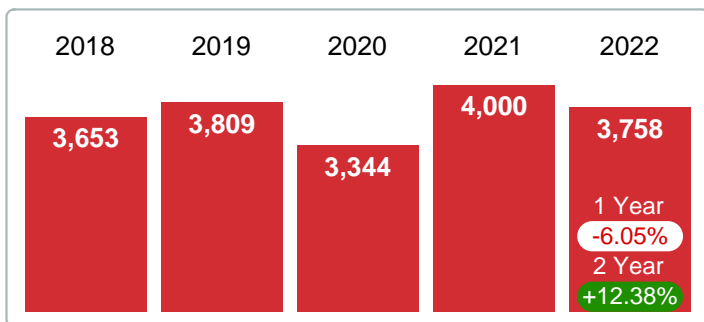
PENDING LISTINGS

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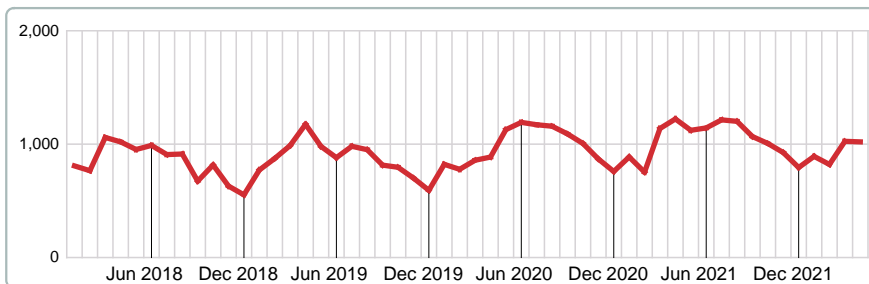
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,065

High Apr 2021 1,222 Low Dec 2018 553

Pending Listings this month at 1,020 below the 5 yr APR average of 1,065



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	73	7.16%	5.0	40	30	3	0
\$100,001 - \$150,000	128	12.55%	4.5	40	82	5	1
\$150,001 - \$200,000	157	15.39%	4.0	22	117	17	1
\$200,001 - \$275,000	244	23.92%	5.0	17	181	44	2
\$275,001 - \$350,000	165	16.18%	5.0	6	77	75	7
\$350,001 - \$500,000	149	14.61%	5.0	2	42	88	17
\$500,001 and up	104	10.20%	7.0	0	14	62	28
Total Pending Units	1,020			127	543	294	56
Total Pending Volume	306,493,587	100%	5.0	18.59M	127.71M	122.07M	38.12M
Median Listing Price	\$245,000			\$139,900	\$220,000	\$355,300	\$492,000

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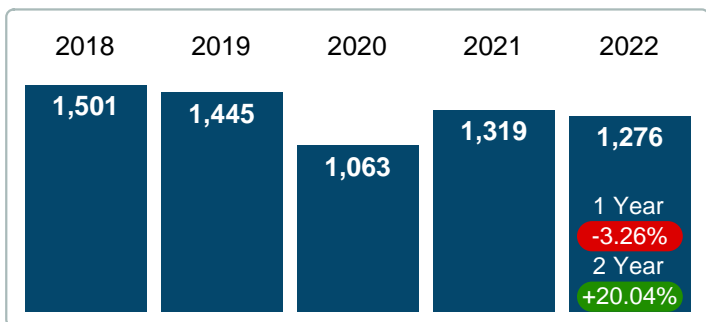
Area Delimited by County Of Tulsa - Residential Property Type



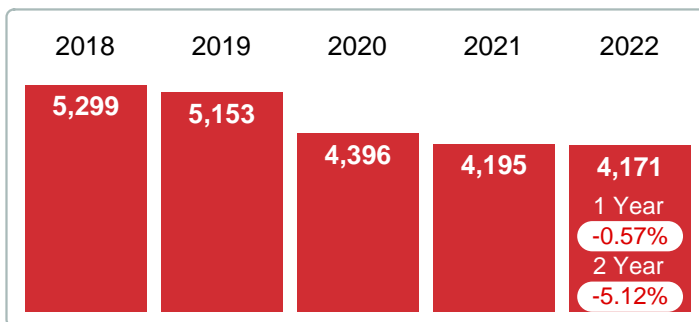
NEW LISTINGS

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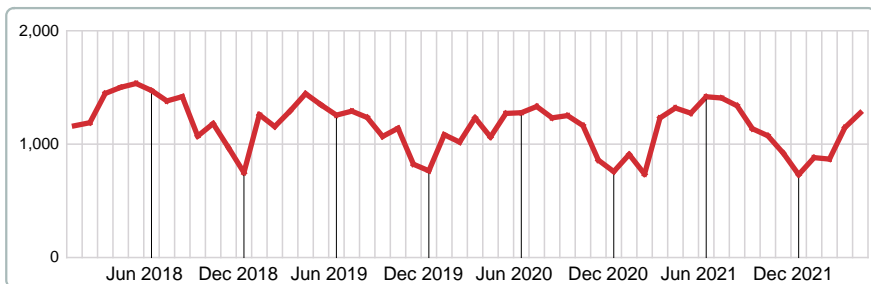
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,321

High May 2018 1,535 Low Dec 2021 731

New Listings this month at 1,276
below the 5 yr APR average of 1,321



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	98	7.68%	62	33	3	0
\$100,001 - \$150,000	137	10.74%	37	91	8	1
\$150,001 - \$200,000	187	14.66%	28	135	23	1
\$200,001 - \$300,000	366	28.68%	21	231	106	8
\$300,001 - \$375,000	161	12.62%	3	60	86	12
\$375,001 - \$525,000	186	14.58%	3	45	111	27
\$525,001 and up	141	11.05%	0	21	76	44
Total New Listed Units	1,276		154	616	413	93
Total New Listed Volume	413,556,836	100%	21.87M	149.95M	173.09M	68.64M
Median New Listed Listing Price	\$256,250		\$132,500	\$220,000	\$360,000	\$499,000

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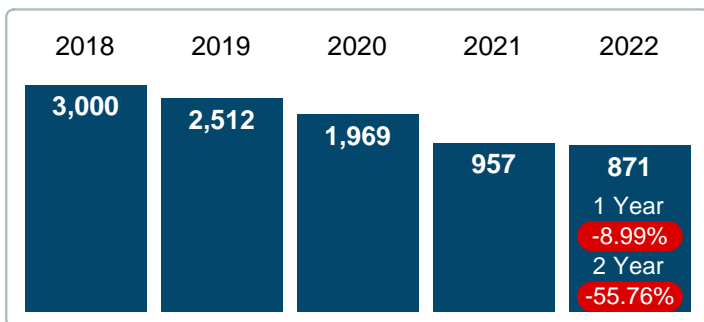
Area Delimited by County Of Tulsa - Residential Property Type



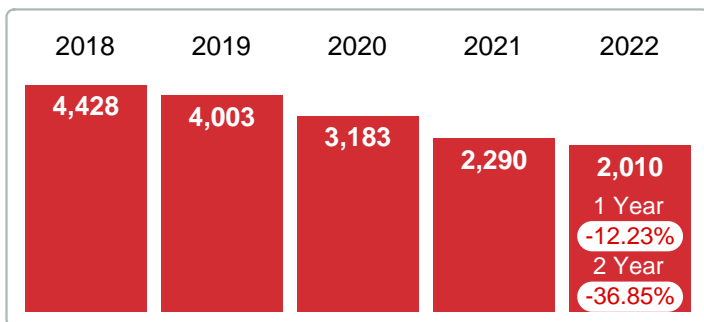
ACTIVE INVENTORY

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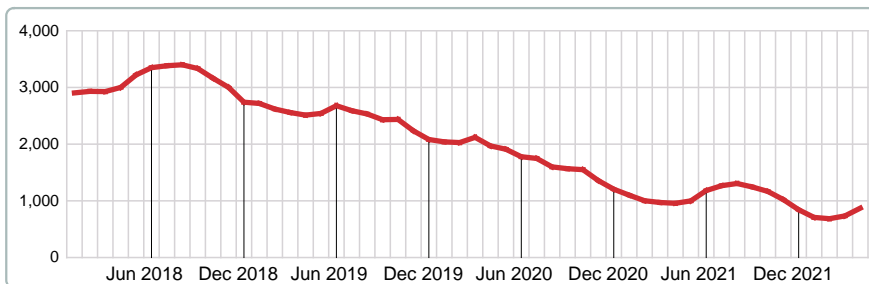
END OF APRIL



ACTIVE DURING APRIL

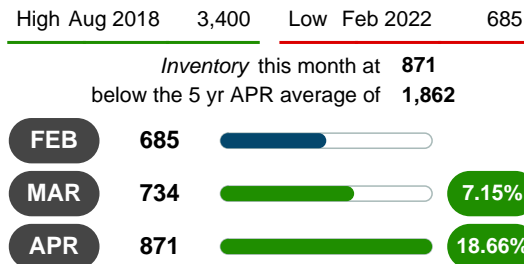


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,862



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	52	5.97%	32.5	33	18	1	0
\$75,001 - \$175,000	147	16.88%	11.0	42	89	15	1
\$175,001 - \$250,000	131	15.04%	9.0	13	84	32	2
\$250,001 - \$375,000	184	21.13%	17.0	5	78	92	9
\$375,001 - \$500,000	144	16.53%	22.0	3	38	88	15
\$500,001 - \$700,000	121	13.89%	37.0	0	33	68	20
\$700,001 and up	92	10.56%	36.0	1	10	35	46
Total Active Inventory by Units	871			97	350	331	93
Total Active Inventory by Volume	384,900,131	100%	19.0	13.33M	101.57M	158.49M	111.51M
Median Active Inventory Listing Price	\$324,000			\$92,000	\$240,796	\$415,000	\$700,000

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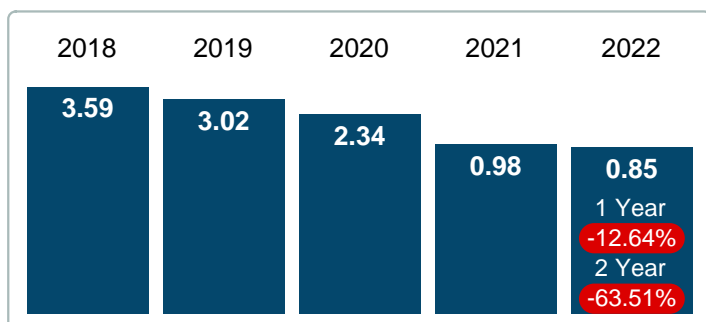
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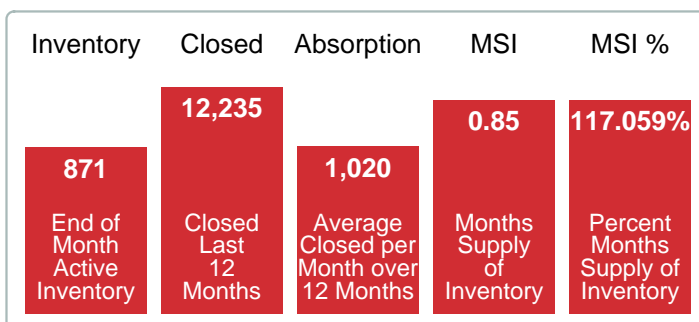
MONTHS SUPPLY of INVENTORY (MSI)

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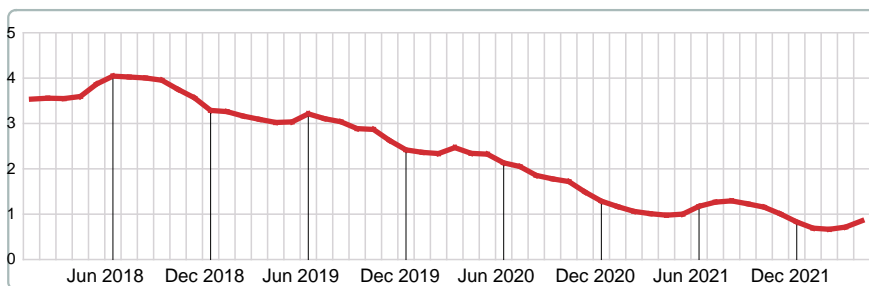
MSI FOR APRIL



INDICATORS FOR APRIL 2022

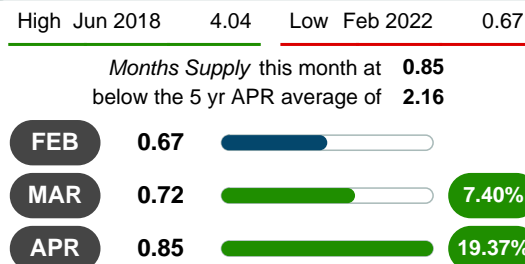


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.16



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	52	5.97%	0.87	0.98	0.79	0.33	0.00
\$75,001 - \$175,000	147	16.88%	0.60	0.73	0.53	0.80	0.75
\$175,001 - \$250,000	131	15.04%	0.47	0.58	0.43	0.54	0.45
\$250,001 - \$375,000	184	21.13%	0.75	0.52	0.75	0.79	0.61
\$375,001 - \$500,000	144	16.53%	1.33	0.92	1.39	1.40	0.99
\$500,001 - \$700,000	121	13.89%	2.35	0.00	3.54	2.38	1.52
\$700,001 and up	92	10.56%	3.02	4.00	3.16	2.36	3.78
Market Supply of Inventory (MSI)			0.85	0.76	0.66	1.09	1.53
Total Active Inventory by Units		100%	0.85	97	350	331	93

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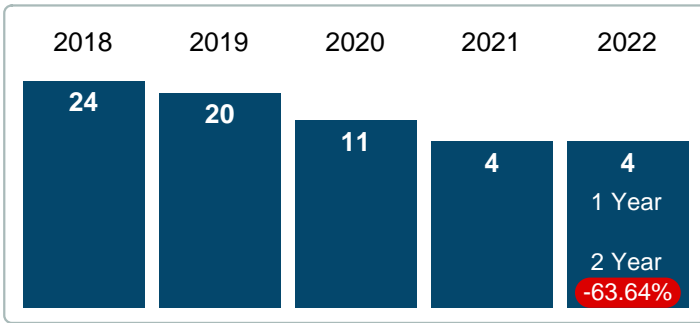
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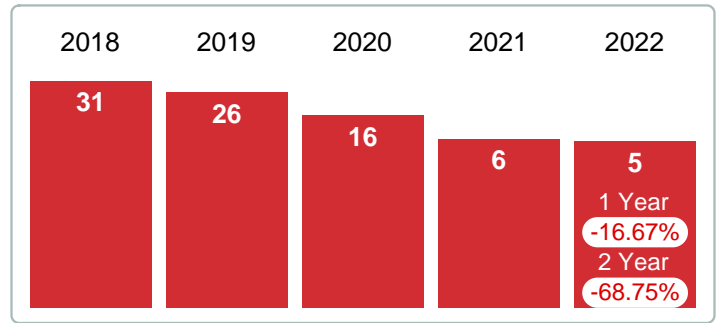
MEDIAN DAYS ON MARKET TO SALE

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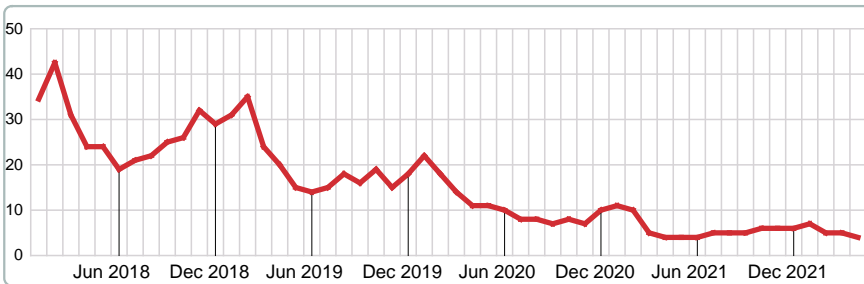
APRIL



YEAR TO DATE (YTD)

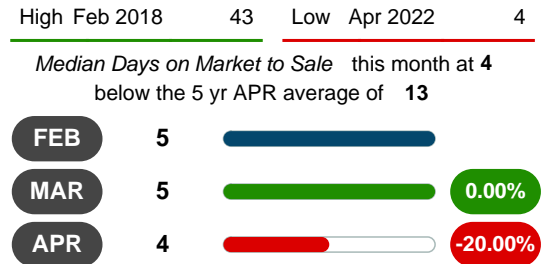


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 13



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	80	8.53%	5	7	4	5	0
\$100,001 - \$150,000	107	11.41%	3	4	2	3	1
\$150,001 - \$200,000	133	14.18%	3	5	3	5	0
\$200,001 - \$275,000	229	24.41%	3	3	3	4	2
\$275,001 - \$350,000	144	15.35%	4	6	4	4	6
\$350,001 - \$500,000	148	15.78%	3	35	3	3	3
\$500,001 and up	97	10.34%	6	170	5	7	6
Median Closed DOM			4	5	3	4	5
Total Closed Units		100%	938	121	488	273	56
Total Closed Volume			278,812,536	18.91M	114.82M	107.40M	37.68M

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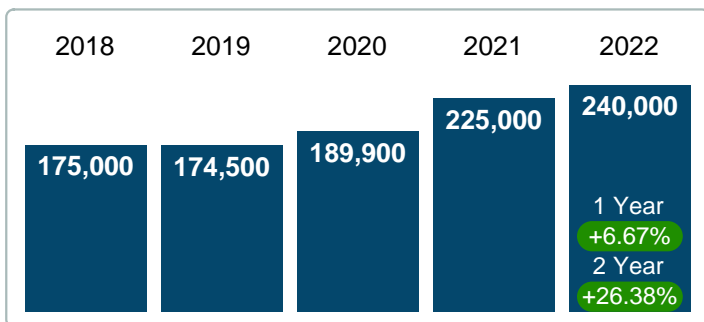
Area Delimited by County Of Tulsa - Residential Property Type



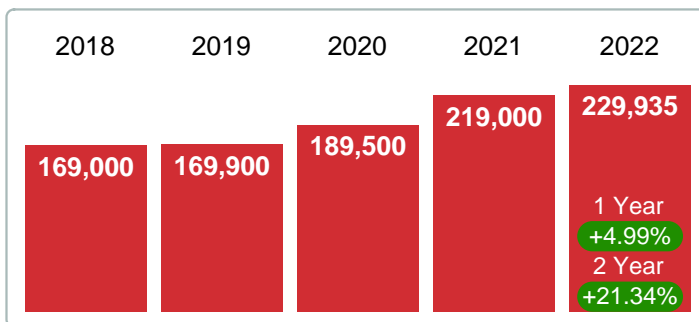
MEDIAN LIST PRICE AT CLOSING

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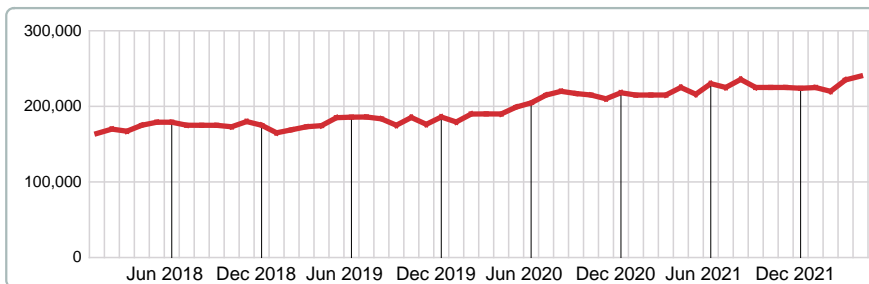
APRIL



YEAR TO DATE (YTD)

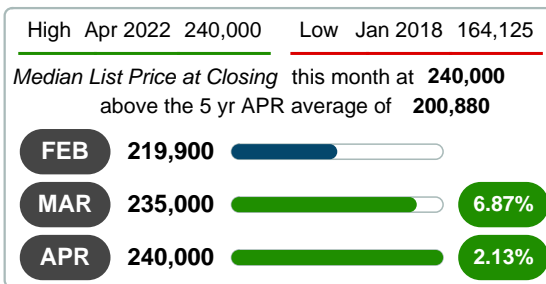


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 200,880



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
\$100,000 and less	8.74%	81,886	81,250	84,500	75,000	0
\$100,001 - \$150,000	12.79%	126,000	124,250	129,900	137,450	125,000
\$150,001 - \$200,000	14.39%	175,000	175,000	175,000	175,000	200,000
\$200,001 - \$275,000	24.09%	235,000	235,000	231,423	236,250	239,000
\$275,001 - \$350,000	15.46%	308,000	300,000	300,000	312,000	329,950
\$350,001 - \$500,000	14.39%	406,000	399,000	405,938	401,700	418,500
\$500,001 and up	10.13%	629,000	1,740,000	595,000	592,000	749,000
Median List Price		240,000	124,000	210,000	340,000	540,880
Total Closed Units	100%	240,000	121	488	273	56
Total Closed Volume		276,540,447	18.97M	112.47M	106.92M	38.18M

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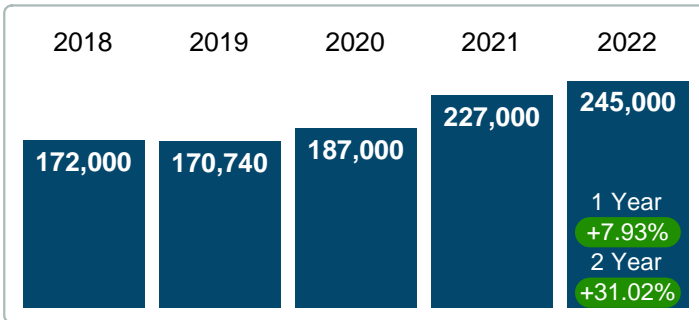
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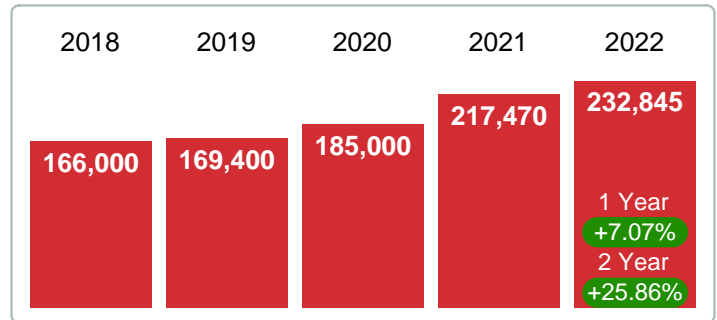
MEDIAN SOLD PRICE AT CLOSING

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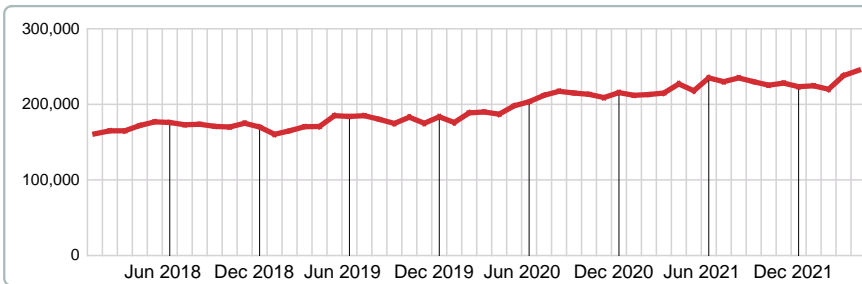
APRIL



YEAR TO DATE (YTD)

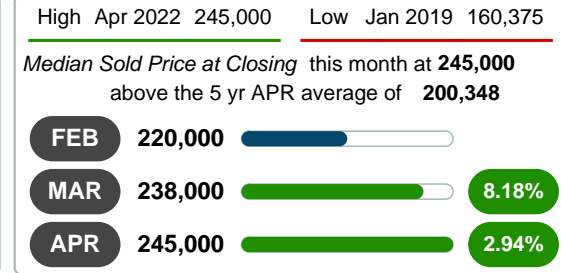


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 200,348



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
\$100,000 and less	8.53%	80,000	80,000	79,000	80,000	0
\$100,001 - \$150,000	11.41%	125,000	120,000	126,000	147,000	125,000
\$150,001 - \$200,000	14.18%	173,980	175,500	173,000	179,750	0
\$200,001 - \$275,000	24.41%	235,000	236,000	231,000	240,000	235,250
\$275,001 - \$350,000	15.35%	309,500	315,250	306,000	312,000	342,500
\$350,001 - \$500,000	15.78%	400,000	399,500	399,950	403,750	409,500
\$500,001 and up	10.34%	635,000	1,650,000	577,000	599,500	755,000
Median Sold Price		245,000	124,500	216,250	346,000	534,630
Total Closed Units	100%	938	121	488	273	56
Total Closed Volume		278,812,536	18.91M	114.82M	107.40M	37.68M

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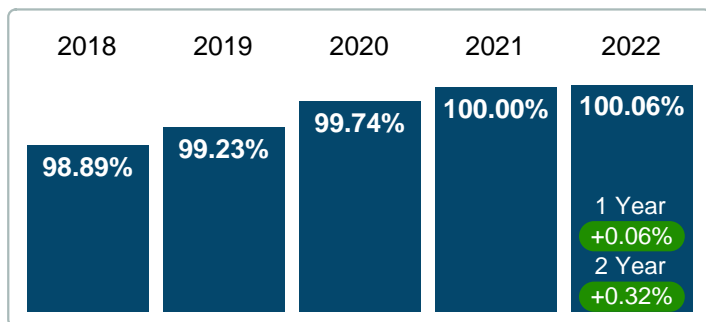
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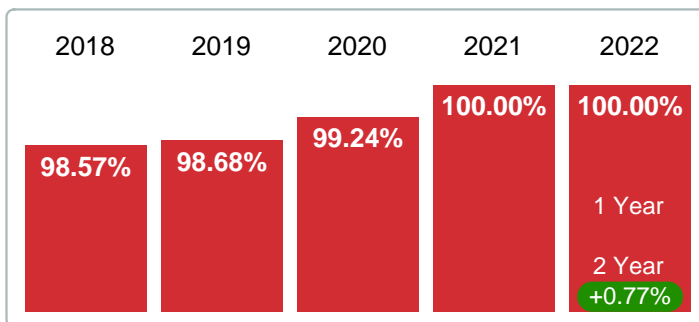
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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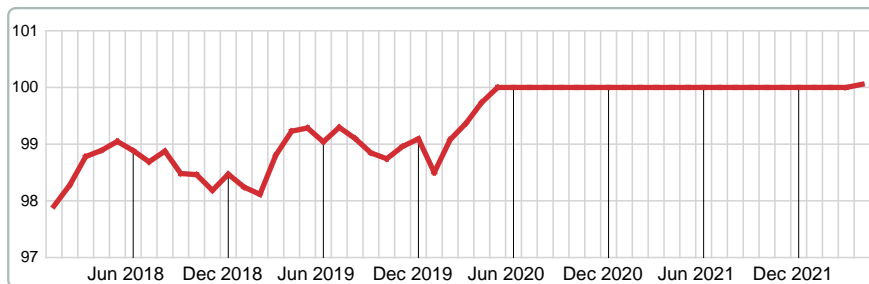
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

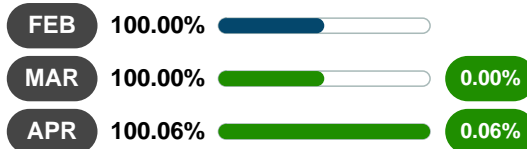


3 MONTHS

5 year APR AVG = 99.58%

High Apr 2022 100.06% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.06%**
equal to 5 yr APR average of **99.58%**



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	80	8.53%	100.00%	100.00%	100.00%	85.71%	0.00%
\$100,001 - \$150,000	107	11.41%	100.00%	100.00%	100.00%	91.93%	100.00%
\$150,001 - \$200,000	133	14.18%	101.25%	100.00%	101.40%	105.44%	0.00%
\$200,001 - \$275,000	229	24.41%	101.28%	100.89%	102.25%	100.00%	101.88%
\$275,001 - \$350,000	144	15.35%	101.74%	99.17%	102.34%	101.70%	106.08%
\$350,001 - \$500,000	148	15.78%	100.57%	97.06%	100.47%	101.22%	99.57%
\$500,001 and up	97	10.34%	100.00%	94.83%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.06%		100.00%	101.04%	100.08%	100.00%
Total Closed Units		938	100%	121	488	273	56
Total Closed Volume		278,812,536		18.91M	114.82M	107.40M	37.68M

April 2022



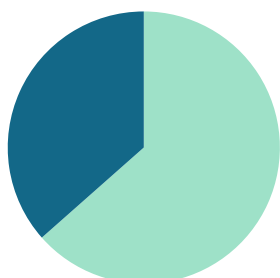
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

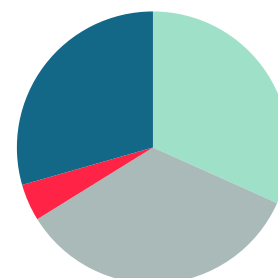


Inventory
 New Listings
1,276 = 63.48%
 Start Inventory
734
 Total Inventory Units
2,010
 Volume
\$743,060,737

Market Activity

Closed Sales
938 = 31.70%
 Pending Sales
1,020 = 34.47%
 Other Off Market
130 = 4.39%
 Active Inventory
871 = 29.44%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,011	938	-7.22%	3,365	3,387	0.65%
Pending Sales	1,222	1,020	-16.53%	4,000	3,758	-6.05%
New Listings	1,319	1,276	-3.26%	4,195	4,171	-0.57%
Median List Price	225,000	240,000	6.67%	219,000	229,935	4.99%
Median Sale Price	227,000	245,000	7.93%	217,470	232,845	7.07%
Median Percent of Selling Price to List Price	100.00%	100.06%	0.06%	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	959	871	-9.18%	959	871	-9.18%
Months Supply of Inventory	0.98	0.85	-12.82%	0.98	0.85	-12.82%

Absorption: Last 12 months, an Average of **1,020** Sales/Month

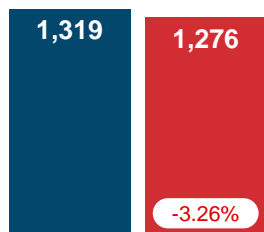
Inventory on April 30, 2022 = **871**

2021 **2022**

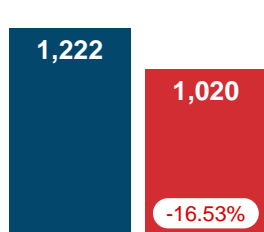
APRIL MARKET

MEDIAN PRICES

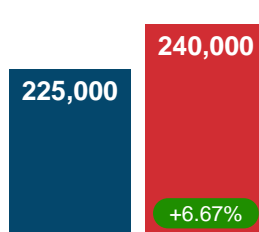
New Listings



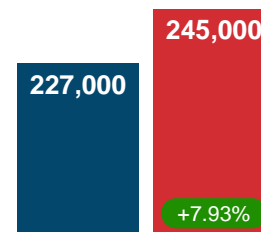
Pending Listings



List Price



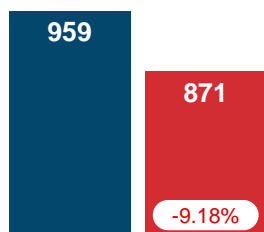
Sale Price



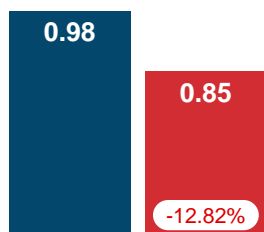
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

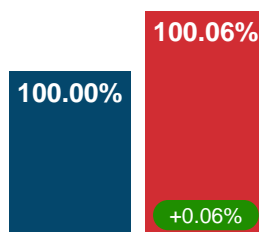
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%