

August 2022



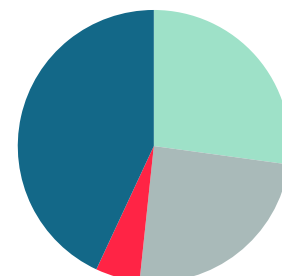
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	1,697	1,496	-11.84%
Pending Listings	1,764	1,350	-23.47%
New Listings	2,021	1,756	-13.11%
Median List Price	225,000	239,700	6.53%
Median Sale Price	229,900	239,500	4.18%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	6.00	20.00%
End of Month Inventory	2,136	2,371	11.00%
Months Supply of Inventory	1.46	1.66	14.00%



■ Closed (27.17%)
■ Pending (24.51%)
■ Other OffMarket (5.27%)
■ Active (43.05%)

Absorption: Last 12 months, an Average of **1,429** Sales/Month
Active Inventory as of August 31, 2022 = **2,371**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2022 rose **11.00%** to 2,371 existing homes available for sale. Over the last 12 months this area has had an average of 1,429 closed sales per month. This represents an unsold inventory index of **1.66** 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 **4.18%** in August 2022 to \$239,500 versus the previous year at \$229,900.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 1.00 days or **20.00%** in August 2022 compared to last year's same month at **5.00** DOM.

Sales Success for August 2022 is Positive

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

There were 1,756 New Listings in August 2022, down **13.11%** from last year at 2,021. Furthermore, there were 1,496 Closed Listings this month versus last year at 1,697, a **-11.84%** decrease.

Closed versus Listed trends yielded a **85.2%** ratio, up from previous year's, August 2021, at **84.0%**, a **1.46%** upswing. This will certainly create pressure on an increasing 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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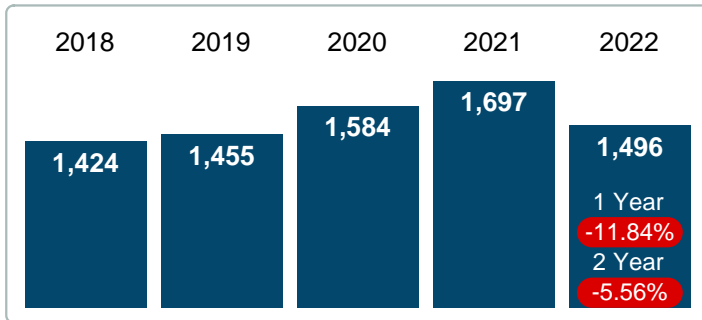
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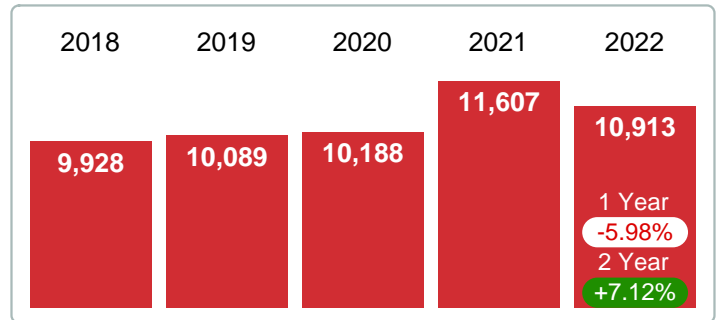
CLOSED LISTINGS

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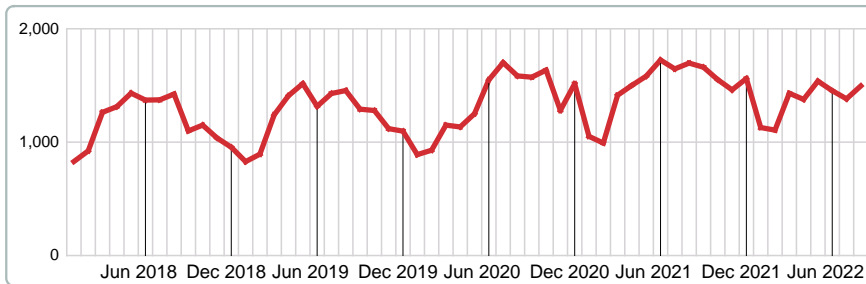
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,531

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,496 below the 5 yr AUG average of 1,531



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	115	7.69%	7.0	74	37	4	0
\$100,001 - \$150,000	178	11.90%	4.0	49	117	11	1
\$150,001 - \$200,000	254	16.98%	6.0	22	206	26	0
\$200,001 - \$275,000	358	23.93%	6.0	22	263	70	3
\$275,001 - \$350,000	220	14.71%	6.0	8	115	91	6
\$350,001 - \$500,000	224	14.97%	8.0	10	78	121	15
\$500,001 and up	147	9.83%	10.0	1	30	78	38
Total Closed Units	1,496			186	846	401	63
Total Closed Volume	443,725,479	100%	6.0	27.03M	203.85M	155.35M	57.50M
Median Closed Price	\$239,500			\$119,750	\$220,000	\$350,000	\$607,500

August 2022



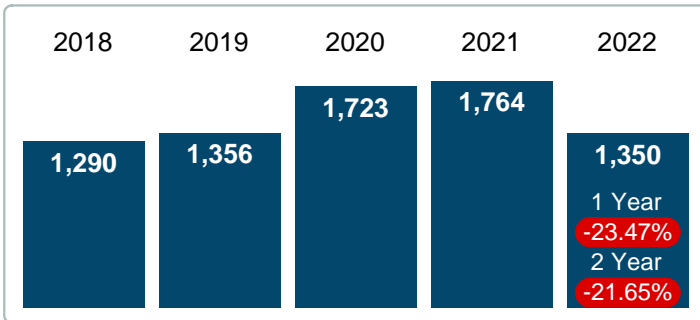
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



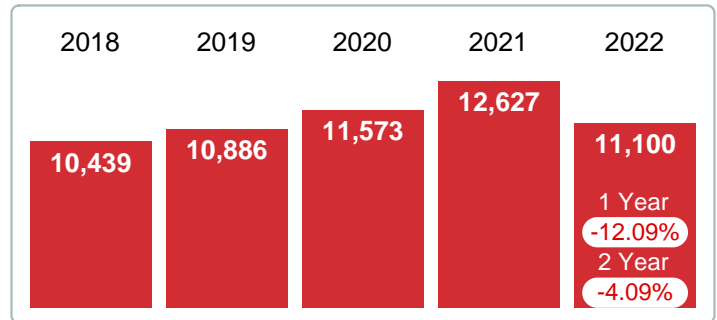
PENDING LISTINGS

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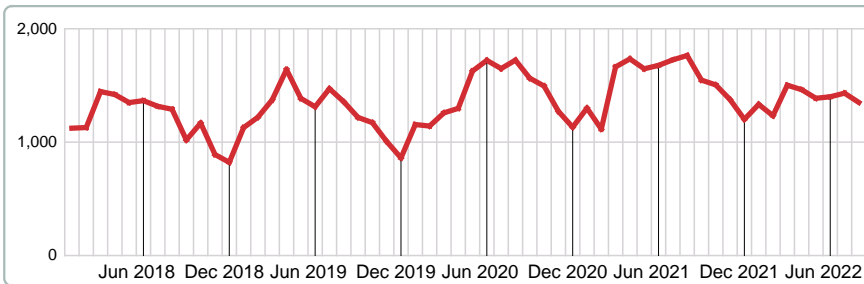
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

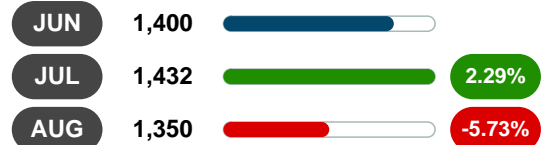


3 MONTHS

5 year AUG AVG = 1,497

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,350 below the 5 yr AUG average of 1,497



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	8.67%	7.0	64	48	5	0
\$100,001 - \$150,000	152	11.26%	5.0	41	97	13	1
\$150,001 - \$200,000	216	16.00%	9.0	22	174	19	1
\$200,001 - \$275,000	354	26.22%	10.0	13	263	70	8
\$275,001 - \$350,000	203	15.04%	11.0	9	99	82	13
\$350,001 - \$475,000	158	11.70%	16.5	0	63	77	18
\$475,001 and up	150	11.11%	19.5	3	26	95	26
Total Pending Units	1,350			152	770	361	67
Total Pending Volume	396,027,171	100%	11.0	21.04M	184.17M	144.82M	46.01M
Median Listing Price	\$241,738			\$110,000	\$225,000	\$344,900	\$440,000

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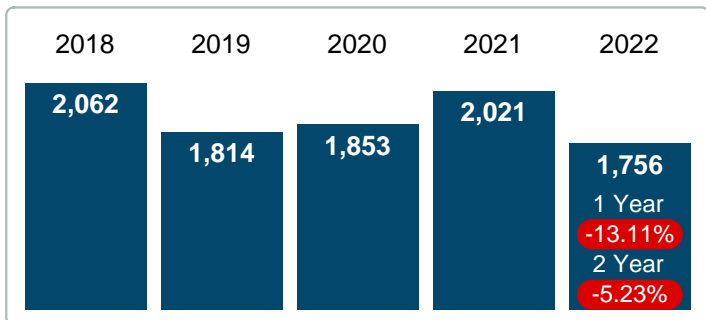
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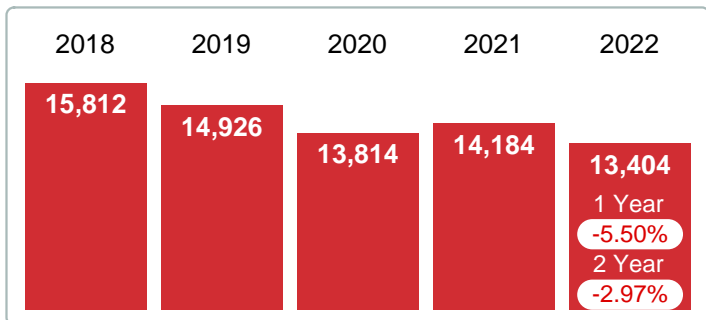
NEW LISTINGS

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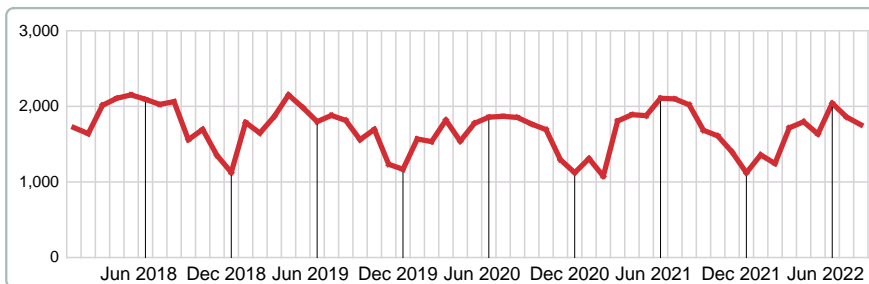
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,901

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

New Listings this month at 1,756 below the 5 yr AUG average of 1,901



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	148	8.43%	83	60	4	1
\$100,001 - \$150,000	183	10.42%	57	109	17	0
\$150,001 - \$200,000	258	14.69%	33	194	30	1
\$200,001 - \$275,000	427	24.32%	11	300	107	9
\$275,001 - \$375,000	306	17.43%	18	148	123	17
\$375,001 - \$525,000	247	14.07%	6	93	120	28
\$525,001 and up	187	10.65%	4	25	121	37
Total New Listed Units	1,756		212	929	522	93
Total New Listed Volume	533,231,576	100%	32.56M	235.03M	215.74M	49.90M
Median New Listed Listing Price	\$249,900		\$122,450	\$225,549	\$359,950	\$485,000

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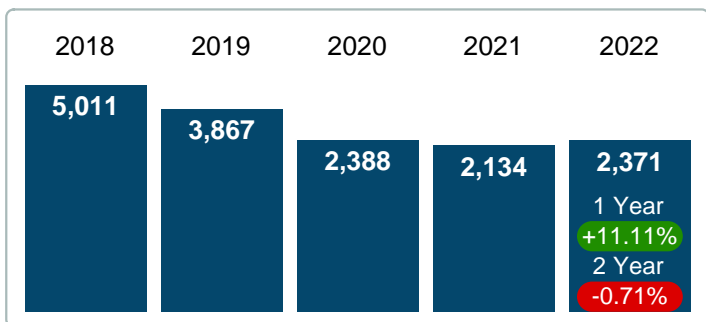
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



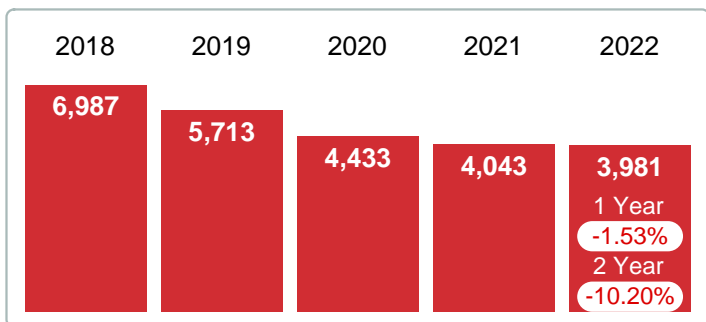
ACTIVE INVENTORY

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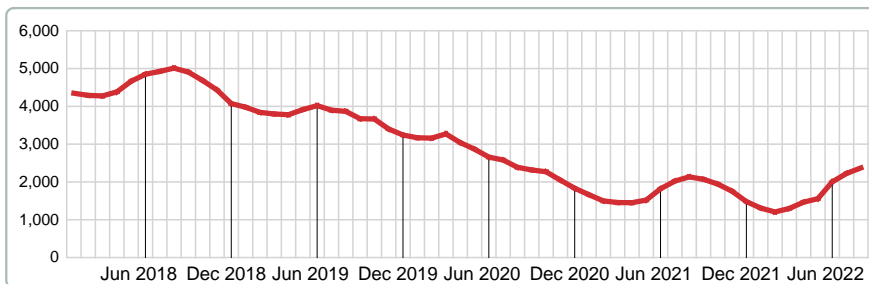
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

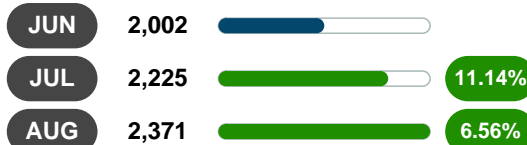


3 MONTHS

5 year AUG AVG = 3,154

High Aug 2018 5,011 Low Feb 2022 1,206

Inventory this month at 2,371
below the 5 yr AUG average of 3,154



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	189	7.97%	39.0	89	88	6	6
\$100,001 - \$175,000	292	12.32%	32.0	71	178	38	5
\$175,001 - \$250,000	387	16.32%	27.0	29	261	86	11
\$250,001 - \$375,000	600	25.31%	45.0	24	303	249	24
\$375,001 - \$475,000	278	11.73%	39.0	6	101	137	34
\$475,001 - \$675,000	381	16.07%	51.0	5	100	214	62
\$675,001 and up	244	10.29%	62.5	3	51	104	86
Total Active Inventory by Units			2,371	227	1,082	834	228
Total Active Inventory by Volume			963,313,113	39.66M	340.19M	388.86M	194.61M
Median Active Inventory Listing Price			\$315,000	\$130,000	\$255,450	\$399,820	\$551,500

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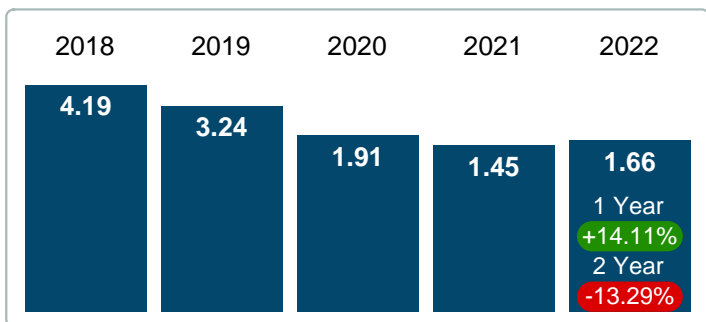
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



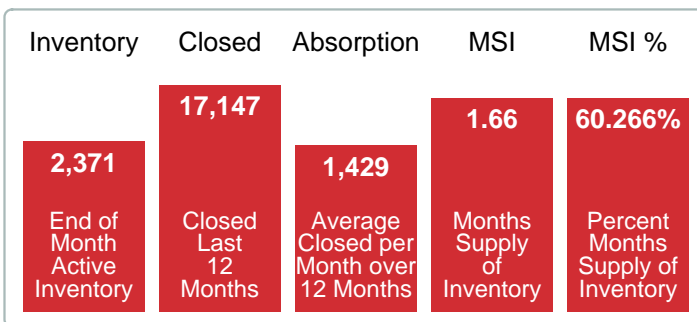
MONTHS SUPPLY of INVENTORY (MSI)

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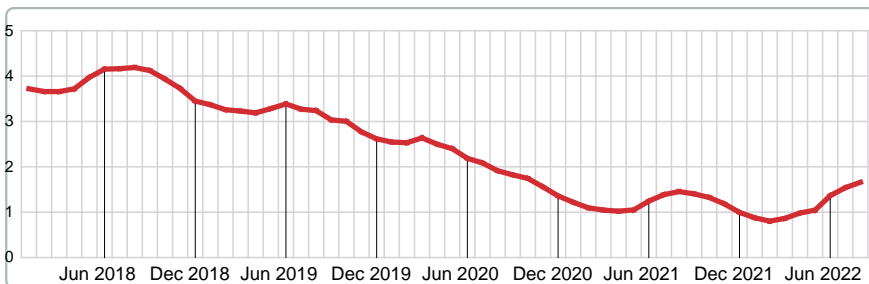
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

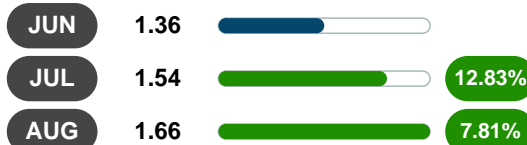


3 MONTHS

5 year AUG AVG = 2.49

High Aug 2018 4.19 Low Feb 2022 0.80

Months Supply this month at 1.66 below the 5 yr AUG average of 2.49



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
\$100,000 and less	189	7.97%	1.48	1.33	1.62	1.01	8.00
\$100,001 - \$175,000	292	12.32%	1.05	1.31	0.89	1.66	3.16
\$175,001 - \$250,000	387	16.32%	1.00	1.08	0.92	1.23	2.28
\$250,001 - \$375,000	600	25.31%	1.70	1.80	1.70	1.69	1.72
\$375,001 - \$475,000	278	11.73%	2.00	1.53	2.22	1.81	2.46
\$475,001 - \$675,000	381	16.07%	3.88	5.00	5.02	3.56	3.61
\$675,001 and up	244	10.29%	5.29	5.14	8.74	4.59	5.06
Market Supply of Inventory (MSI)			1.66	1.36	1.37	2.06	3.30
Total Active Inventory by Units		100%	1.66	227	1,082	834	228

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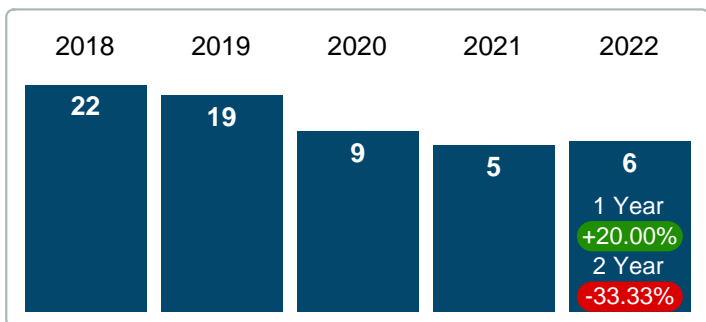
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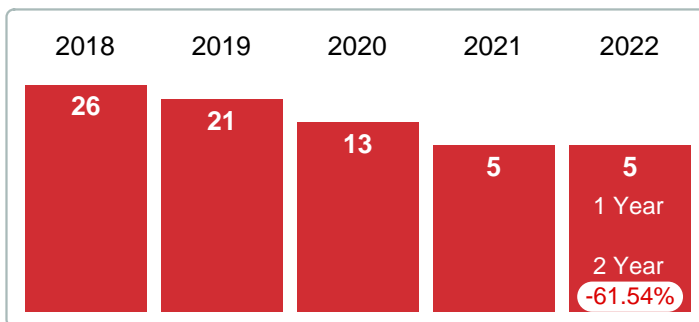
MEDIAN DAYS ON MARKET TO SALE

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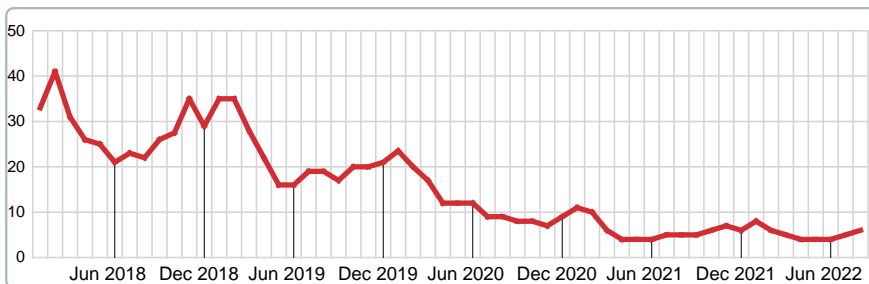
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

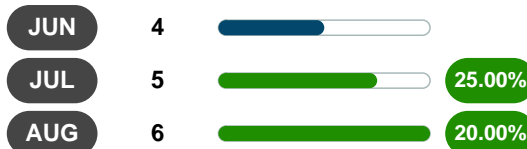


3 MONTHS

5 year AUG AVG = 12

High Feb 2018 41 Low Jun 2022 4

Median Days on Market to Sale this month at 6 below the 5 yr AUG 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	7.69%	7	6	9	49	0
\$100,001 - \$150,000	11.90%	4	3	4	7	3
\$150,001 - \$200,000	16.98%	6	11	6	6	0
\$200,001 - \$275,000	23.93%	6	9	5	9	13
\$275,001 - \$350,000	14.71%	6	6	7	6	27
\$350,001 - \$500,000	14.97%	8	10	8	8	12
\$500,001 and up	9.83%	10	3	8	9	16
Median Closed DOM		6	6	6	7	13
Total Closed Units	100%	1,496	186	846	401	63
Total Closed Volume		443,725,479	27.03M	203.85M	155.35M	57.50M

August 2022



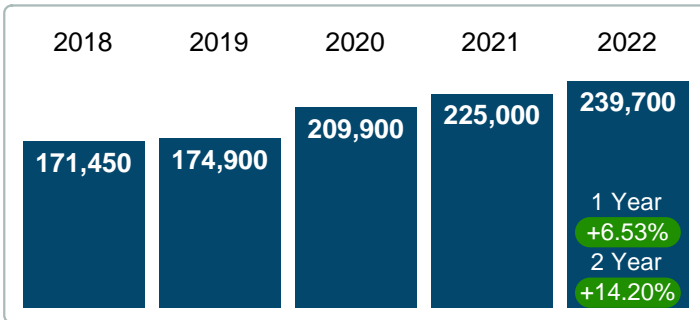
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



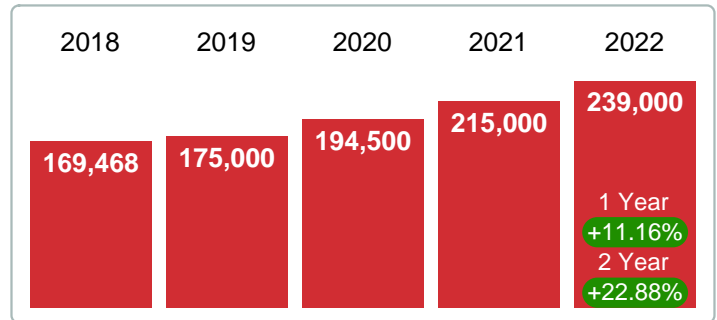
MEDIAN LIST PRICE AT CLOSING

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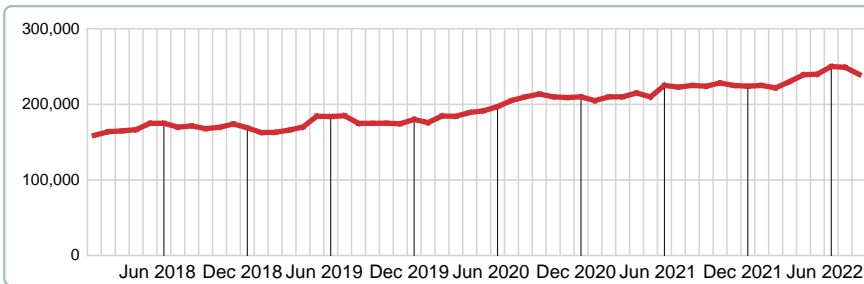
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

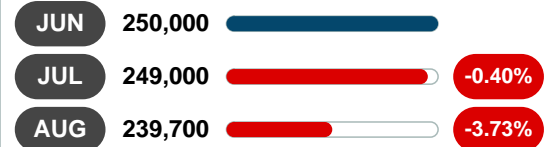


3 MONTHS

5 year AUG AVG = 204,190

High Jun 2022 250,000 Low Jan 2018 159,000

Median List Price at Closing this month at **239,700**
above the 5 yr AUG average of **204,190**



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	7.49%	75,000	72,450	82,500	80,500	0
\$100,001 - \$150,000	13.37%	131,325	123,500	134,950	135,000	0
\$150,001 - \$200,000	16.58%	179,950	175,000	179,900	189,700	160,000
\$200,001 - \$275,000	23.20%	237,500	240,000	233,533	245,500	245,000
\$275,001 - \$350,000	15.04%	315,000	325,000	315,000	308,000	320,000
\$350,001 - \$500,000	14.57%	415,000	423,750	414,900	409,975	459,000
\$500,001 and up	9.76%	629,500	550,000	585,000	599,450	744,000
Median List Price		239,700	117,000	219,900	350,000	606,731
Total Closed Units	100%	239,700	186	846	401	63
Total Closed Volume		448,699,796	27.59M	205.11M	156.42M	59.59M

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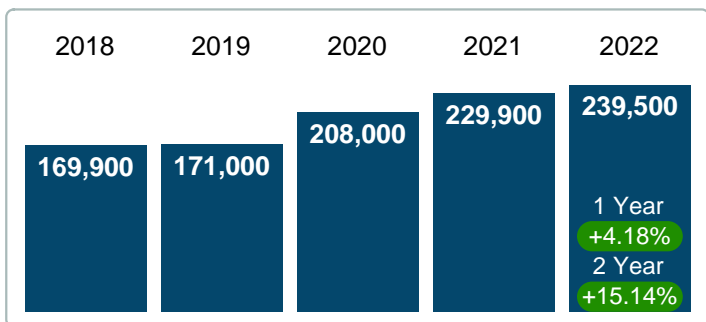
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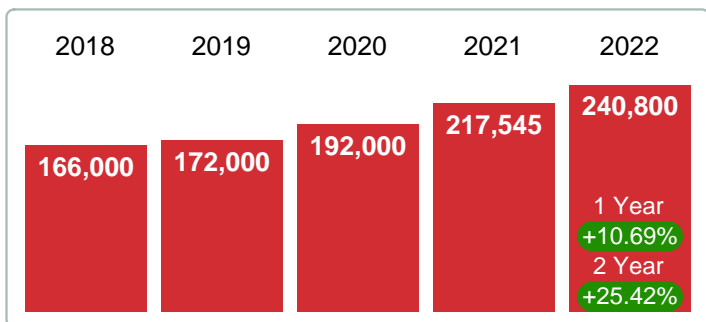
MEDIAN SOLD PRICE AT CLOSING

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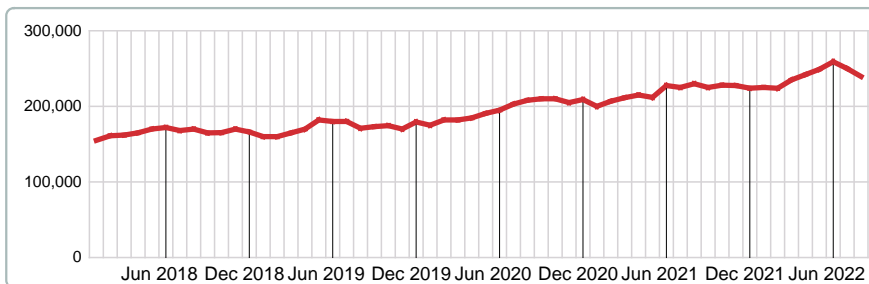
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

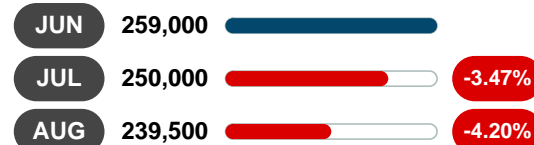


3 MONTHS

5 year AUG AVG = 203,660

High Jun 2022 259,000 Low Jan 2018 155,000

Median Sold Price at Closing this month at **239,500** above the 5 yr AUG average of **203,660**



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	7.69%	72,000	65,000	82,025	78,000	0
\$100,001 - \$150,000	11.90%	130,000	125,000	130,000	125,000	150,000
\$150,001 - \$200,000	16.98%	180,000	170,000	179,000	184,900	0
\$200,001 - \$275,000	23.93%	235,000	237,500	232,000	241,000	245,000
\$275,001 - \$350,000	14.71%	310,000	308,500	310,000	310,000	315,000
\$350,001 - \$500,000	14.97%	405,450	395,000	400,000	405,000	459,000
\$500,001 and up	9.83%	615,000	559,600	584,000	585,000	716,257
Median Sold Price		239,500	119,750	220,000	350,000	607,500
Total Closed Units	100%	1,496	186	846	401	63
Total Closed Volume		443,725,479	27.03M	203.85M	155.35M	57.50M

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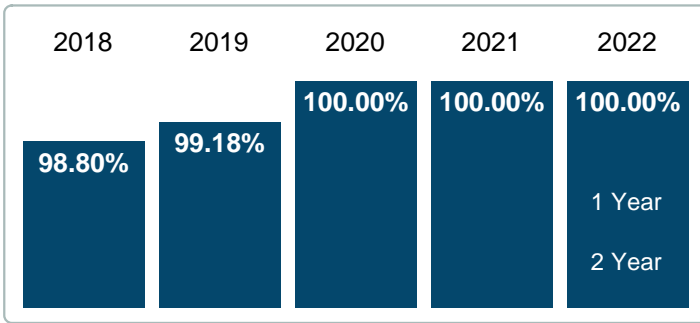
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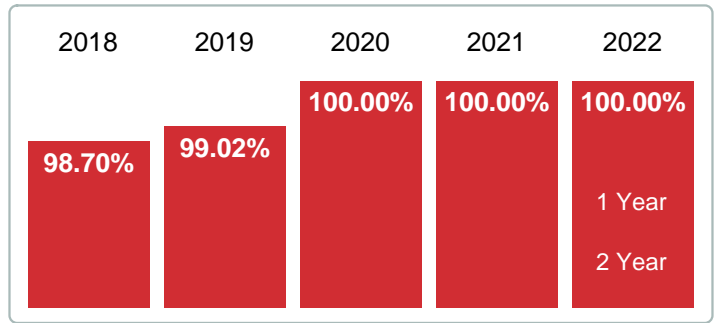
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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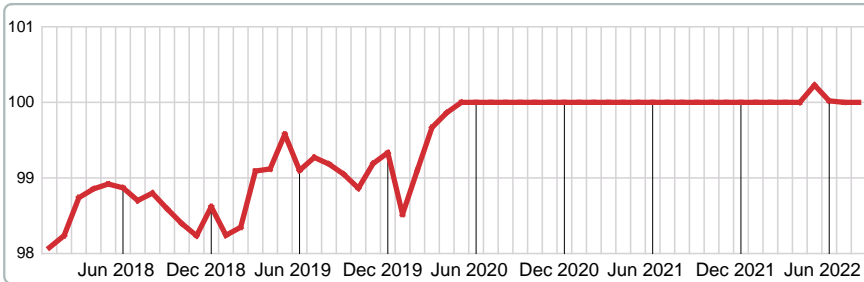
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

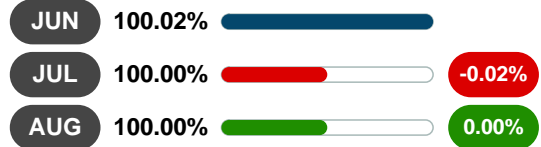


3 MONTHS

5 year AUG AVG = 99.60%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.60%**



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	115	7.69%	97.88%	99.48%	95.24%	88.66%	0.00%
\$100,001 - \$150,000	178	11.90%	100.00%	100.00%	100.00%	100.00%	93.75%
\$150,001 - \$200,000	254	16.98%	100.00%	100.00%	100.00%	100.00%	0.00%
\$200,001 - \$275,000	358	23.93%	100.00%	98.69%	100.00%	100.00%	100.00%
\$275,001 - \$350,000	220	14.71%	100.00%	99.43%	100.00%	100.00%	98.74%
\$350,001 - \$500,000	224	14.97%	100.00%	100.00%	100.00%	100.00%	100.00%
\$500,001 and up	147	9.83%	100.00%	101.75%	99.73%	100.00%	99.64%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		1,496	100%	186	846	401	63
Total Closed Volume		443,725,479		27.03M	203.85M	155.35M	57.50M

August 2022



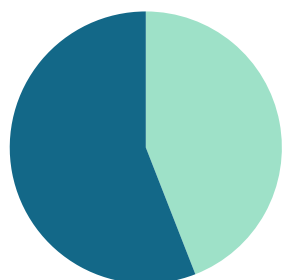
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

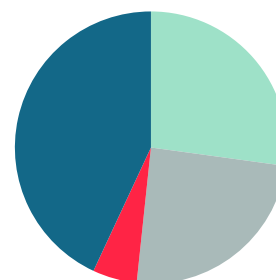


Inventory
 New Listings
 1,756 = 44.07%
 Start Inventory
 2,229
 Total Inventory Units
 3,985
 Volume
 \$1,455,933,287

Market Activity

Closed Sales
 1,496 = 27.17%
 Pending Sales
 1,350 = 24.51%
 Other Off Market
 290 = 5.27%
 Active Inventory
 2,371 = 43.05%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,697	1,496	-11.84%	11,607	10,913	-5.98%
Pending Sales	1,764	1,350	-23.47%	12,627	11,100	-12.09%
New Listings	2,021	1,756	-13.11%	14,184	13,404	-5.50%
Median List Price	225,000	239,700	6.53%	215,000	239,000	11.16%
Median Sale Price	229,900	239,500	4.18%	217,545	240,800	10.69%
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	6.00	20.00%	5.00	5.00	0.00%
Monthly Inventory	2,136	2,371	11.00%	2,136	2,371	11.00%
Months Supply of Inventory	1.46	1.66	14.00%	1.46	1.66	14.00%

Absorption: Last 12 months, an Average of 1,429 Sales/Month

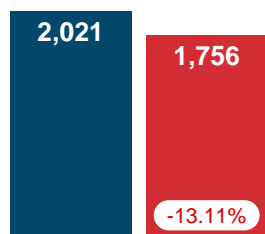
Inventory on August 31, 2022 = 2,371

2021 2022

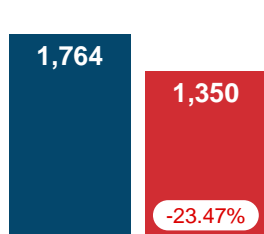
AUGUST MARKET

MEDIAN PRICES

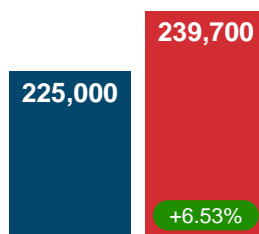
New Listings



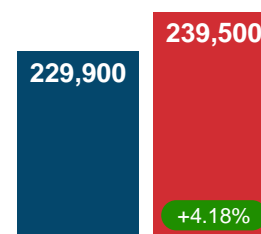
Pending Listings



List Price



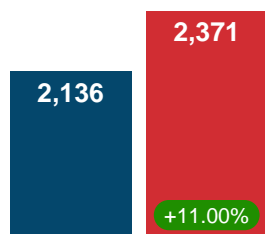
Sale Price



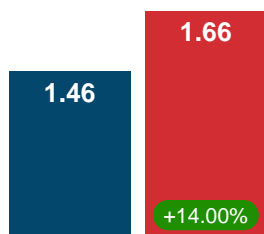
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

