

December 2022



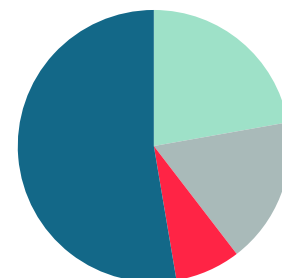
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	1,561	976	-37.48%
Pending Listings	1,201	763	-36.47%
New Listings	1,121	933	-16.77%
Median List Price	224,000	239,578	6.95%
Median Sale Price	224,000	233,648	4.31%
Median Percent of Selling Price to List Price	100.00%	99.58%	-0.42%
Median Days on Market to Sale	6.00	16.00	166.67%
End of Month Inventory	1,481	2,314	56.25%
Months Supply of Inventory	1.00	1.82	82.72%



■ Closed (22.21%)
■ Pending (17.36%)
■ Other OffMarket (7.76%)
■ Active (52.66%)

Absorption: Last 12 months, an Average of **1,271** Sales/Month
Active Inventory as of December 31, 2022 = **2,314**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2022 rose **56.25%** to 2,314 existing homes available for sale. Over the last 12 months this area has had an average of 1,271 closed sales per month. This represents an unsold inventory index of **1.82** 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 **4.31%** in December 2022 to \$233,648 versus the previous year at \$224,000.

Median Days on Market Lengthens

The median number of **16.00** days that homes spent on the market before selling increased by 10.00 days or **166.67%** in December 2022 compared to last year's same month at **6.00** DOM.

Sales Success for December 2022 is Positive

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

There were 933 New Listings in December 2022, down **16.77%** from last year at 1,121. Furthermore, there were 976 Closed Listings this month versus last year at 1,561, a **-37.48%** decrease.

Closed versus Listed trends yielded a **104.6%** ratio, down from previous year's, December 2021, at **139.3%**, a **24.88%** 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
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

December 2022



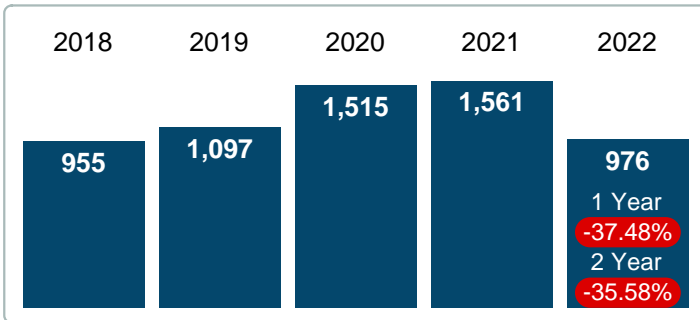
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



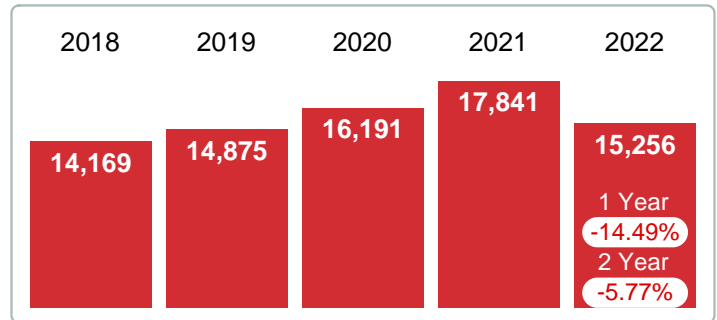
CLOSED LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

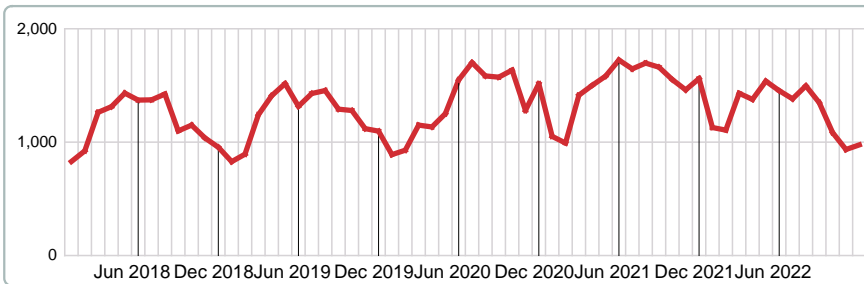
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

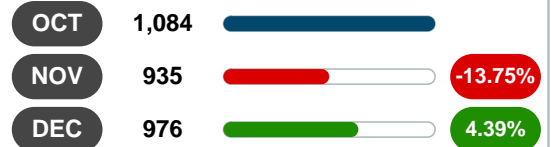


3 MONTHS

5 year DEC AVG = 1,221

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at **976**
 below the 5 yr DEC average of **1,221**



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	93	9.53%	17.0	49	34	8	2
\$100,001 - \$150,000	107	10.96%	9.0	29	71	7	0
\$150,001 - \$200,000	165	16.91%	20.0	19	128	15	3
\$200,001 - \$275,000	238	24.39%	16.0	18	166	48	6
\$275,001 - \$350,000	135	13.83%	23.0	4	65	60	6
\$350,001 - \$500,000	125	12.81%	17.0	3	48	67	7
\$500,001 and up	113	11.58%	9.0	3	19	65	26
Total Closed Units	976			125	531	270	50
Total Closed Volume	278,376,198	100%	16.0	19.27M	125.72M	101.53M	31.85M
Median Closed Price	\$233,648			\$127,500	\$214,500	\$348,250	\$535,430

December 2022



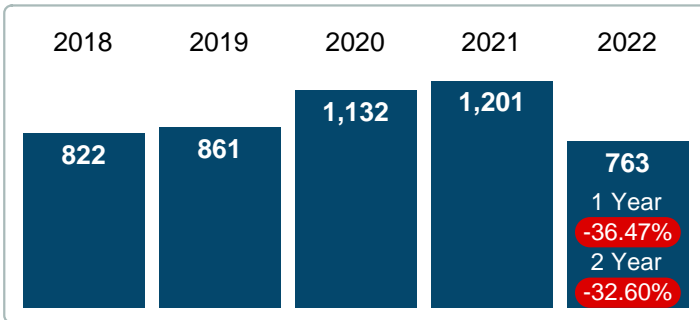
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



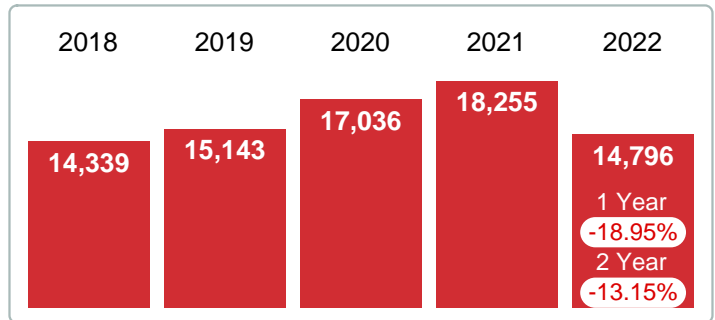
PENDING LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

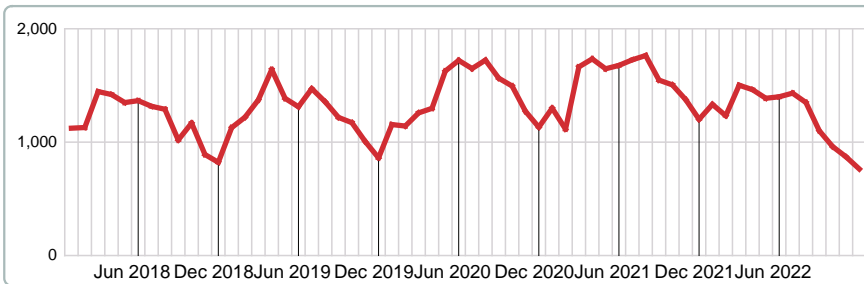
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

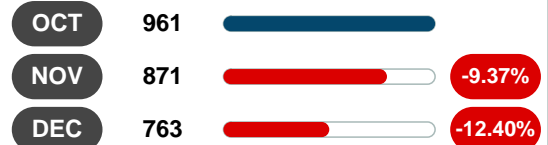


3 MONTHS

5 year DEC AVG = 956

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **763**
below the 5 yr DEC average of **956**



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	63	8.26%	28.0	29	25	6	3
\$100,001 - \$150,000	97	12.71%	12.0	30	57	8	2
\$150,001 - \$200,000	129	16.91%	18.0	13	100	15	1
\$200,001 - \$275,000	189	24.77%	28.0	6	136	40	7
\$275,001 - \$350,000	101	13.24%	35.0	2	53	42	4
\$350,001 - \$500,000	97	12.71%	31.0	2	37	46	12
\$500,001 and up	87	11.40%	17.0	0	17	54	16
Total Pending Units	763			82	425	211	45
Total Pending Volume	219,236,403	100%	23.0	10.83M	101.94M	84.16M	22.31M
Median Listing Price	\$239,000			\$127,450	\$219,208	\$340,000	\$424,900

December 2022



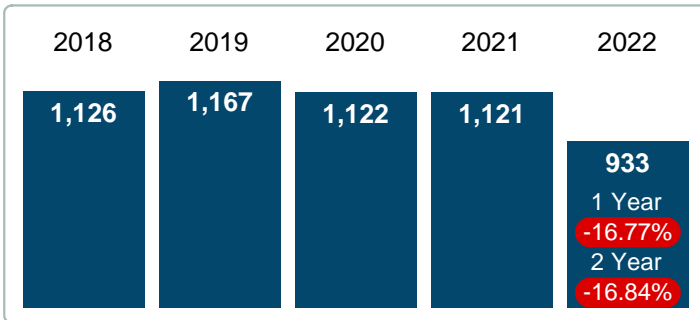
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



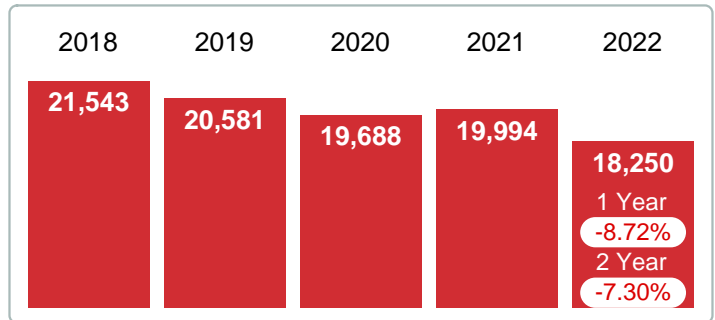
NEW LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

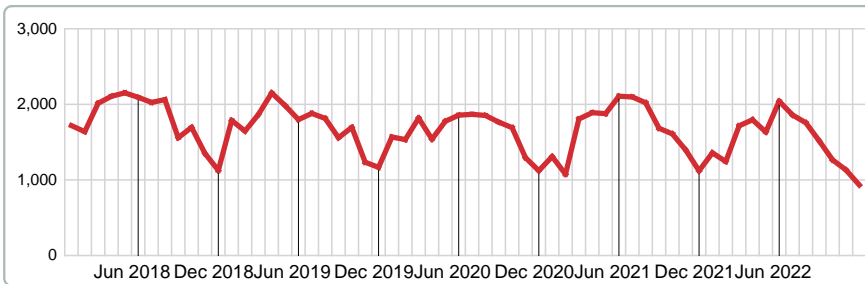
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

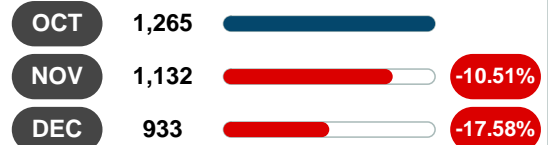


3 MONTHS

5 year DEC AVG = 1,094

High May 2018 2,152 Low Dec 2022 933

New Listings this month at 933 below the 5 yr DEC average of 1,094



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	93	9.97%	53	32	5	3
\$100,001 - \$150,000	113	12.11%	35	65	12	1
\$150,001 - \$200,000	119	12.75%	17	87	14	1
\$200,001 - \$325,000	253	27.12%	13	164	69	7
\$325,001 - \$425,000	127	13.61%	9	56	57	5
\$425,001 - \$550,000	127	13.61%	3	46	66	12
\$550,001 and up	101	10.83%	2	9	63	27
Total New Listed Units	933		132	459	286	56
Total New Listed Volume	307,895,438	100%	22.97M	118.86M	126.74M	39.32M
Median New Listed Listing Price	\$259,900		\$120,000	\$225,000	\$399,950	\$548,950

December 2022



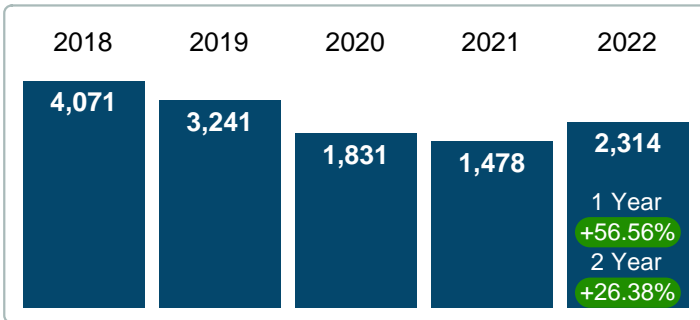
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



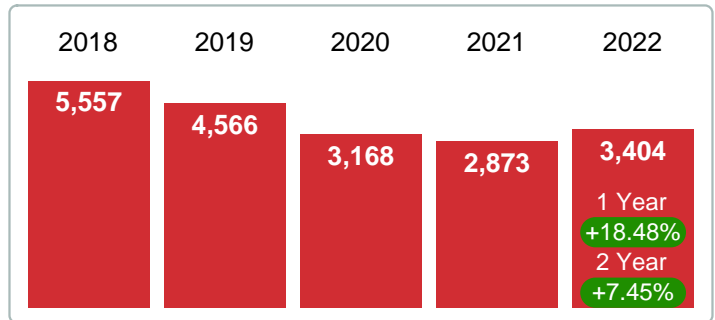
ACTIVE INVENTORY

Report produced on Aug 10, 2023 for MLS Technology Inc.

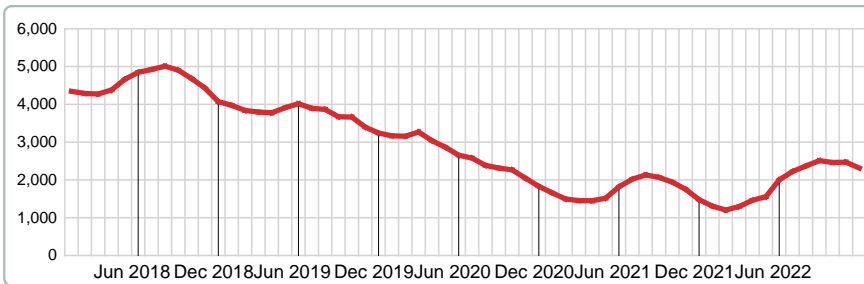
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS

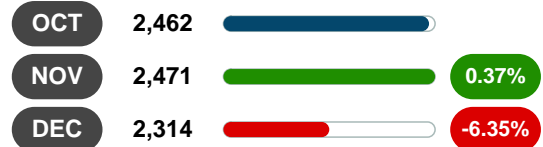


3 MONTHS

5 year DEC AVG = 2,587

High Aug 2018 5,009 Low Feb 2022 1,204

Inventory this month at 2,314
below the 5 yr DEC average of 2,587



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	240	10.37%	48.0	122	98	13	7	
\$125,001 - \$175,000	181	7.82%	53.0	33	119	27	2	
\$175,001 - \$275,000	450	19.45%	51.0	34	293	111	12	
\$275,001 - \$400,000	555	23.98%	60.0	28	254	235	38	
\$400,001 - \$500,000	319	13.79%	74.0	8	116	167	28	
\$500,001 - \$650,000	342	14.78%	92.0	3	69	216	54	
\$650,001 and up	227	9.81%	93.0	6	49	94	78	
Total Active Inventory by Units		2,314		234	998	863	219	
Total Active Inventory by Volume		955,663,199	100%	64.0	48.20M	332.10M	404.29M	171.07M
Median Active Inventory Listing Price		\$339,250			\$125,000	\$271,625	\$438,000	\$549,900

December 2022



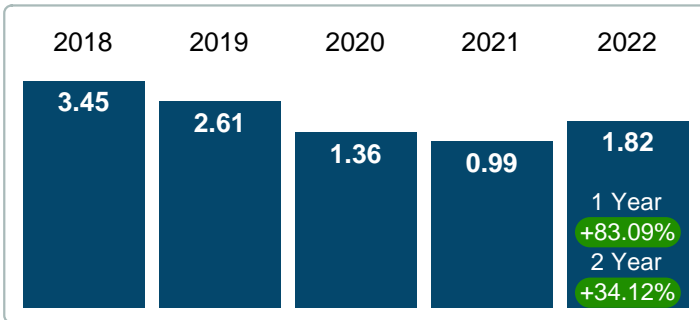
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



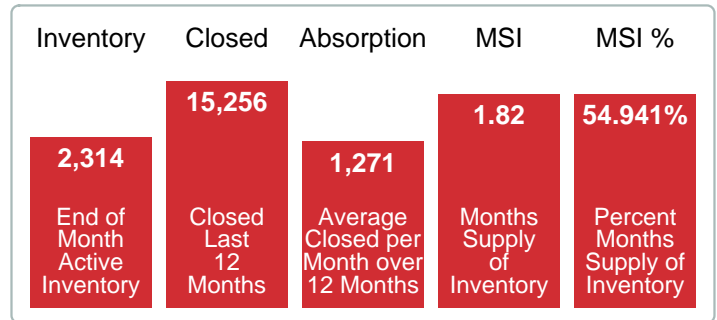
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 10, 2023 for MLS Technology Inc.

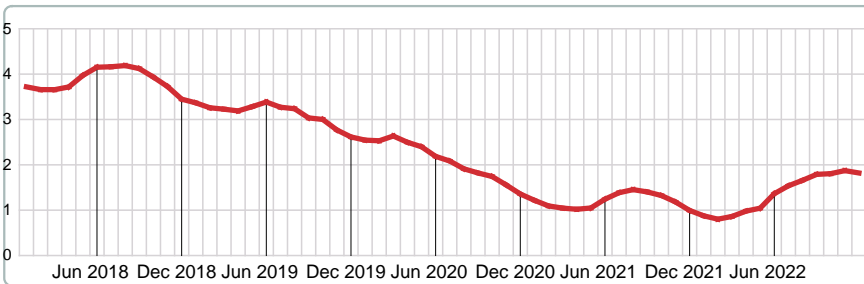
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.05

High Aug 2018 4.19 Low Feb 2022 0.80

Months Supply this month at 1.82 below the 5 yr DEC average of 2.05



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	240	10.37%	1.42	1.53	1.22	1.51	8.40
\$125,001 - \$175,000	181	7.82%	1.02	1.04	0.92	1.79	2.00
\$175,001 - \$275,000	450	19.45%	1.08	1.29	0.96	1.39	2.22
\$275,001 - \$400,000	555	23.98%	1.99	2.80	1.94	1.87	3.02
\$400,001 - \$500,000	319	13.79%	3.04	3.56	3.32	2.97	2.40
\$500,001 - \$650,000	342	14.78%	4.76	3.60	4.70	4.85	4.53
\$650,001 and up	227	9.81%	4.37	10.29	7.17	3.41	4.59
Market Supply of Inventory (MSI)			1.82	1.55	1.42	2.41	3.62
Total Active Inventory by Units		100%	1.82	234	998	863	219

December 2022



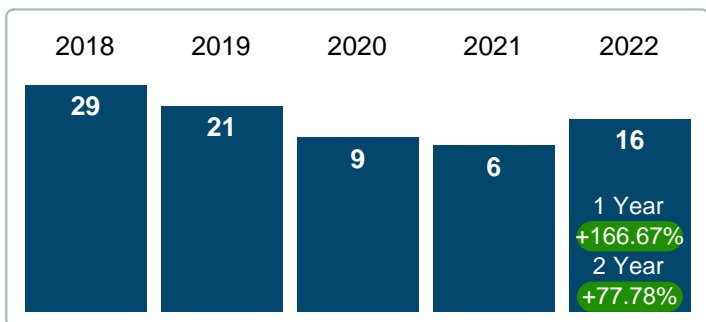
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



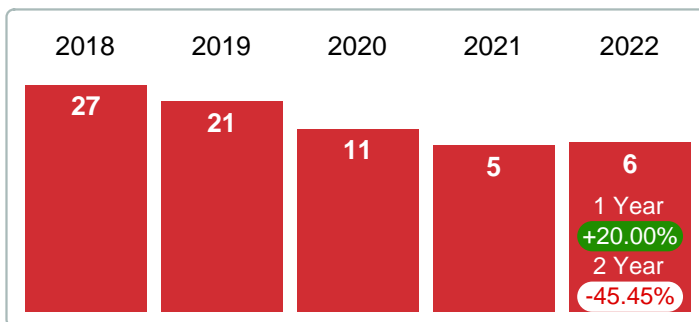
MEDIAN DAYS ON MARKET TO SALE

Report produced on Aug 10, 2023 for MLS Technology Inc.

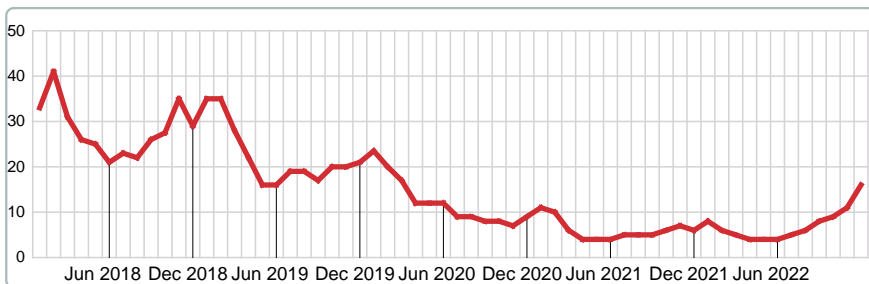
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

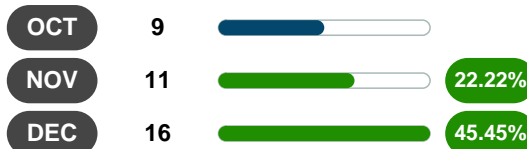


3 MONTHS

5 year DEC AVG = 16

High Feb 2018 41 Low Jun 2022 4

Median Days on Market to Sale this month at 16 equal to 5 yr DEC average of 16



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	9.53%	17	14	17	36	36
\$100,001 - \$150,000	10.96%	9	9	9	5	0
\$150,001 - \$200,000	16.91%	20	19	17	35	44
\$200,001 - \$275,000	24.39%	16	13	15	26	17
\$275,001 - \$350,000	13.83%	23	4	23	26	43
\$350,001 - \$500,000	12.81%	17	10	16	20	10
\$500,001 and up	11.58%	9	1	8	6	35
Median Closed DOM		16	11	14	19	33
Total Closed Units	100%	976	125	531	270	50
Total Closed Volume		278,376,198	19.27M	125.72M	101.53M	31.85M

December 2022



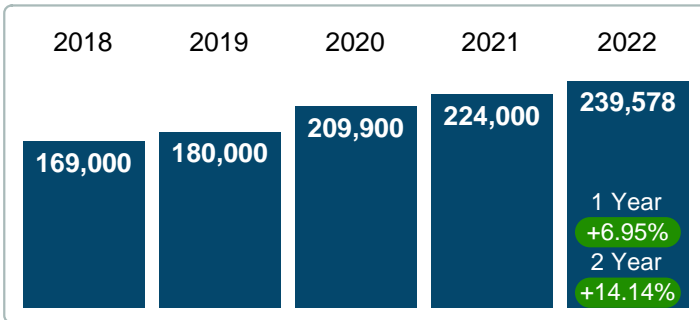
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



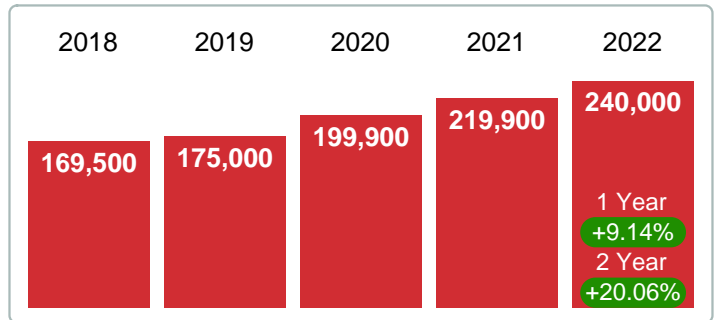
MEDIAN LIST PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

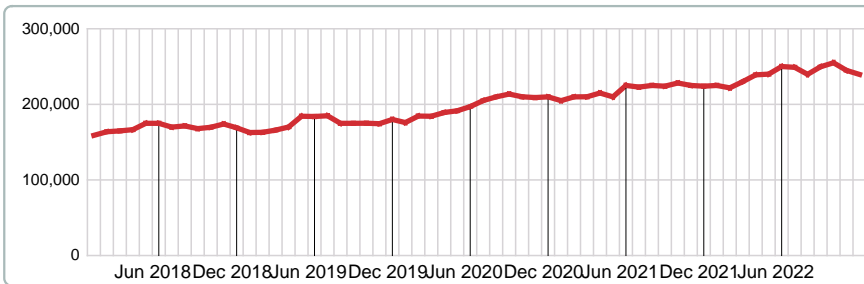
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

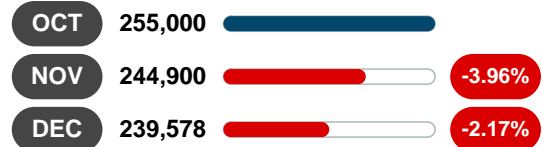


3 MONTHS

5 year DEC AVG = 204,496

High Oct 2022 255,000 Low Jan 2018 159,000

Median List Price at Closing this month at **239,578** above the 5 yr DEC average of **204,496**



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	9.12%	79,900	78,900	77,450	99,000	59,555
\$100,001 - \$150,000	9.84%	129,900	129,000	136,000	124,950	0
\$150,001 - \$200,000	18.03%	179,900	165,000	179,900	185,000	184,950
\$200,001 - \$275,000	24.28%	235,000	220,000	233,295	239,988	259,000
\$275,001 - \$350,000	14.34%	305,000	285,000	305,000	312,400	344,000
\$350,001 - \$500,000	12.81%	410,000	413,900	419,900	402,561	429,999
\$500,001 and up	11.58%	584,000	799,000	529,900	560,800	707,450
Median List Price		239,578	129,000	215,000	350,000	521,332
Total Closed Units	100%	239,578	125	531	270	50
Total Closed Volume		283,244,357	19.94M	127.49M	102.30M	33.52M

December 2022



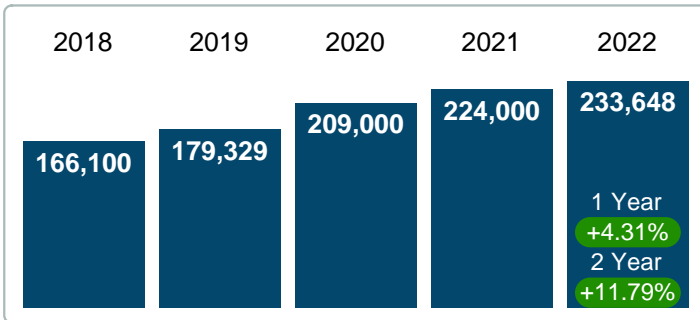
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



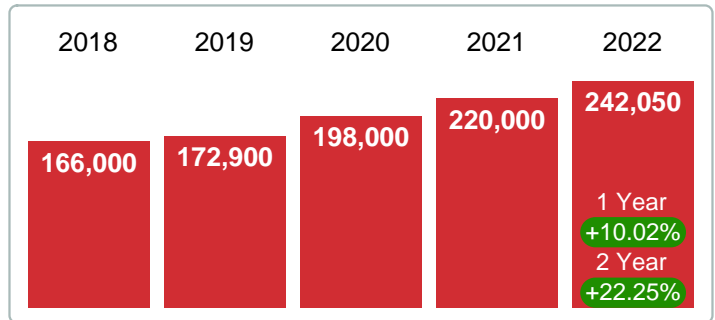
MEDIAN SOLD PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

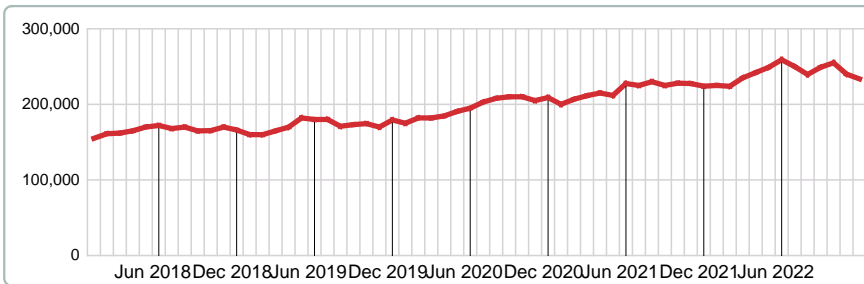
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

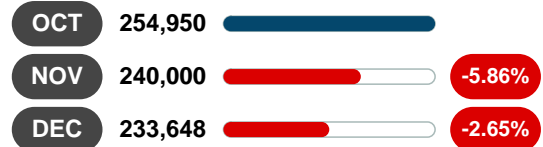


3 MONTHS

5 year DEC AVG = 202,415

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

Median Sold Price at Closing this month at **233,648** above the 5 yr DEC average of **202,415**



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	9.53%	78,000	80,000	73,950	84,250	52,125
\$100,001 - \$150,000	10.96%	130,000	127,500	134,000	120,000	0
\$150,001 - \$200,000	16.91%	180,000	168,000	180,000	185,000	194,000
\$200,001 - \$275,000	24.39%	232,000	221,500	230,000	239,758	251,500
\$275,001 - \$350,000	13.83%	305,919	282,500	305,000	315,000	325,000
\$350,001 - \$500,000	12.81%	400,100	405,000	409,500	400,000	410,000
\$500,001 and up	11.58%	601,340	850,000	549,999	568,463	700,000
Median Sold Price		233,648	127,500	214,500	348,250	535,430
Total Closed Units	100%	976	125	531	270	50
Total Closed Volume		278,376,198	19.27M	125.72M	101.53M	31.85M

December 2022



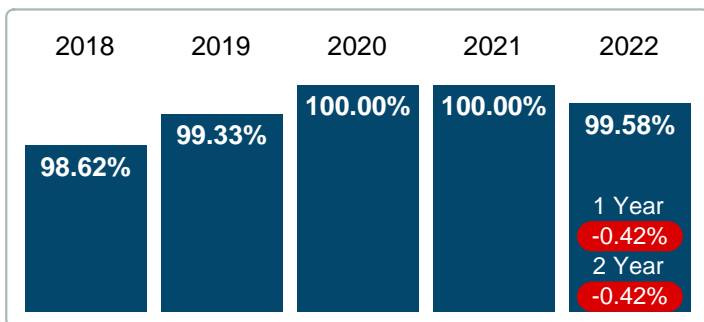
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



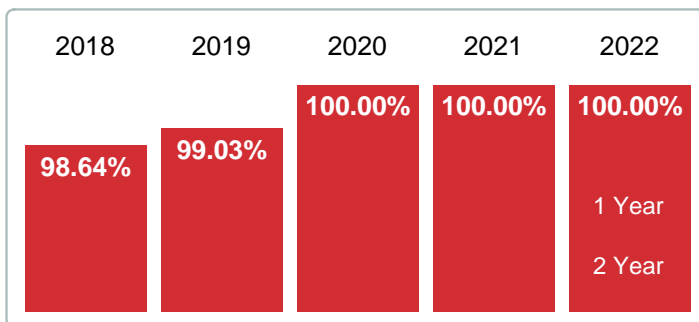
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 10, 2023 for MLS Technology Inc.

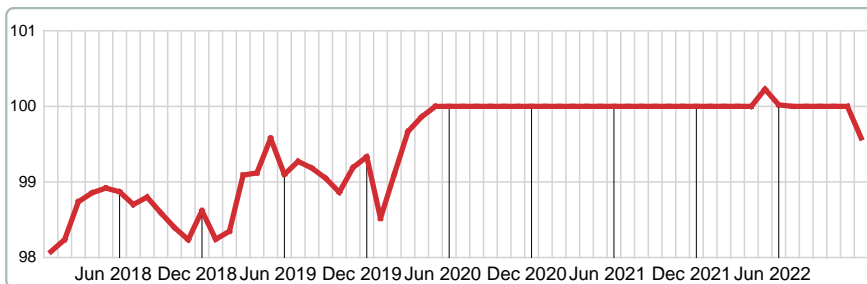
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

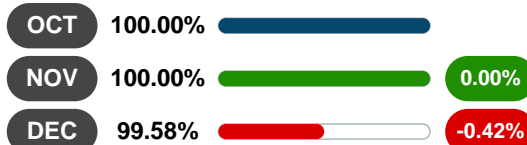


3 MONTHS

5 year DEC AVG = 99.51%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **99.58%** equal to 5 yr DEC average of **99.51%**



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	93	9.53%	94.94%	96.50%	93.28%	87.95%	54.12%
\$100,001 - \$150,000	107	10.96%	98.43%	98.28%	99.14%	96.30%	0.00%
\$150,001 - \$200,000	165	16.91%	98.73%	100.00%	98.82%	97.46%	99.54%
\$200,001 - \$275,000	238	24.39%	100.00%	97.29%	100.00%	100.00%	100.00%
\$275,001 - \$350,000	135	13.83%	99.32%	100.00%	99.39%	98.73%	99.75%
\$350,001 - \$500,000	125	12.81%	99.86%	97.85%	100.00%	99.86%	98.98%
\$500,001 and up	113	11.58%	100.00%	100.00%	100.00%	100.00%	98.56%
Median Sold/List Ratio		99.58%		98.28%	100.00%	99.54%	98.98%
Total Closed Units		976	100%	125	531	270	50
Total Closed Volume		278,376,198		19.27M	125.72M	101.53M	31.85M

December 2022



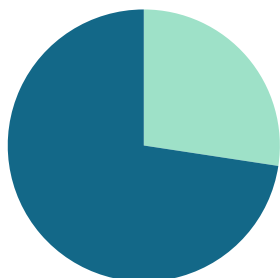
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY

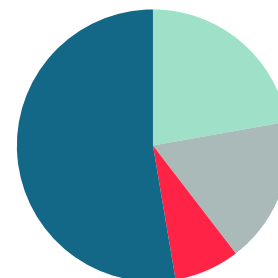


Inventory
 New Listings
933 = 27.40%
 Start Inventory
2,472
 Total Inventory Units
3,405
 Volume
\$1,313,858,125

Market Activity

Closed Sales
976 = 22.21%
 Pending Sales
763 = 17.36%
 Other Off Market
341 = 7.76%
 Active Inventory
2,314 = 52.66%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,561	976	-37.48%	17,841	15,256	-14.49%
Pending Sales	1,201	763	-36.47%	18,255	14,796	-18.95%
New Listings	1,121	933	-16.77%	19,994	18,250	-8.72%
Median List Price	224,000	239,578	+6.95%	219,900	240,000	+9.14%
Median Sale Price	224,000	233,648	+4.31%	220,000	242,050	+10.02%
Median Percent of Selling Price to List Price	100.00%	99.58%	-0.42%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	16.00	+166.67%	5.00	6.00	+20.00%
Monthly Inventory	1,481	2,314	+56.25%	1,481	2,314	+56.25%
Months Supply of Inventory	1.00	1.82	+82.72%	1.00	1.82	+82.72%

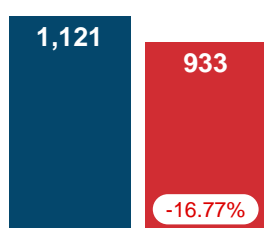
Absorption: Last 12 months, an Average of **1,271** Sales/Month

Inventory on December 31, 2022 = **2,314** 2021 2022

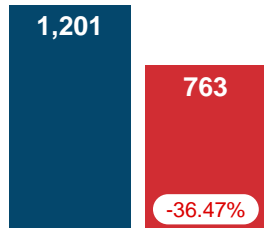
DECEMBER MARKET

MEDIAN PRICES

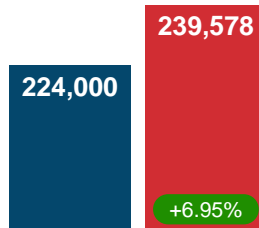
New Listings



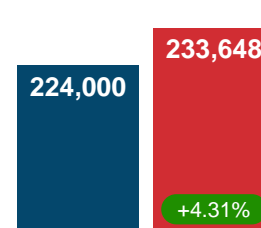
Pending Listings



List Price



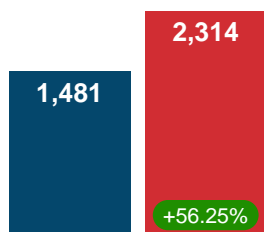
Sale Price



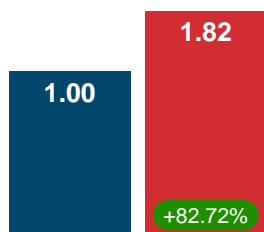
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

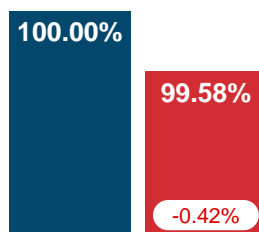
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

