

# February 2022



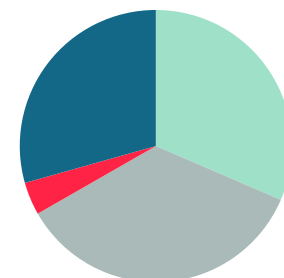
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	671	733	9.24%
Pending Listings	753	821	9.03%
New Listings	736	868	17.93%
Median List Price	215,000	219,900	2.28%
Median Sale Price	213,000	220,000	3.29%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	5.00	-50.00%
End of Month Inventory	1,013	684	-32.48%
Months Supply of Inventory	1.07	0.67	-38.01%



■ Closed (31.47%)  
■ Pending (35.25%)  
■ Other OffMarket (3.91%)  
■ Active (29.37%)

**Absorption:** Last 12 months, an Average of **1,028** Sales/Month  
**Active Inventory** as of February 28, 2022 = **684**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **32.48%** to 684 existing homes available for sale. Over the last 12 months this area has had an average of 1,028 closed sales per month. This represents an unsold inventory index of **0.67** 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 **3.29%** in February 2022 to \$220,000 versus the previous year at \$213,000.

#### Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 5.00 days or **50.00%** in February 2022 compared to last year's same month at **10.00** DOM.

#### Sales Success for February 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 868 New Listings in February 2022, up **17.93%** from last year at 736. Furthermore, there were 733 Closed Listings this month versus last year at 671, a **9.24%** increase.

Closed versus Listed trends yielded a **84.4%** ratio, down from previous year's, February 2021, at **91.2%**, a **7.37%** downswing. This will certainly create pressure on a decreasing Monthly 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>
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<b>Median Days on Market to Sale</b>	<b>7</b>
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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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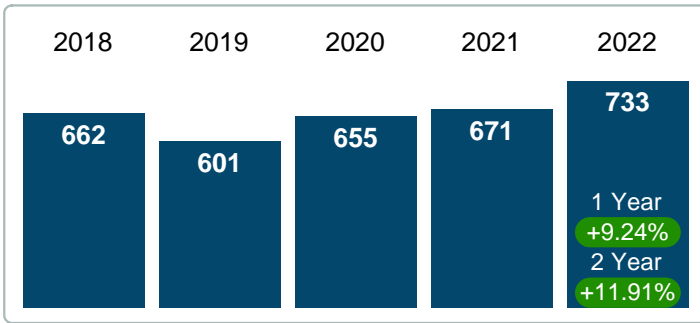
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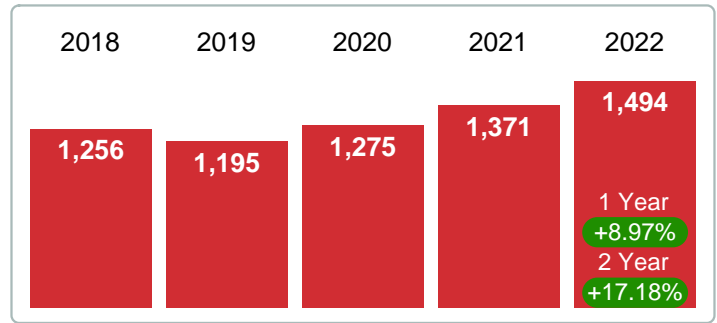
## CLOSED LISTINGS

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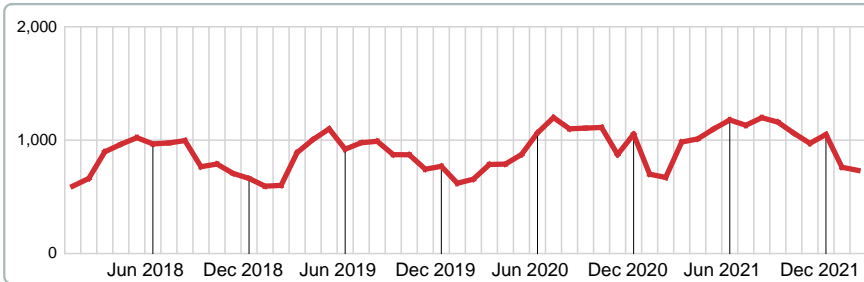
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

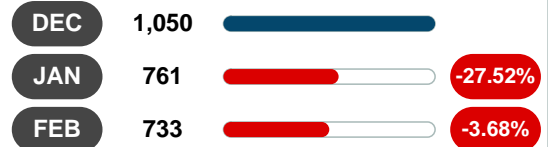


### 3 MONTHS

5 year FEB AVG = 664

High Jul 2020 1,199 Low Jan 2019 594

Closed Listings this month at **733**  
above the 5 yr FEB average of **664**



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	50	6.82%	11.5	34	14	2	0
\$75,001 - \$150,000	119	16.23%	6.0	40	72	7	0
\$150,001 - \$175,000	68	9.28%	4.0	8	54	6	0
\$175,001 - \$250,000	206	28.10%	5.0	16	152	36	2
\$250,001 - \$325,000	114	15.55%	4.0	9	51	48	6
\$325,001 - \$450,000	99	13.51%	4.0	3	36	48	12
\$450,001 and up	77	10.50%	10.0	0	16	52	9
<b>Total Closed Units</b>	<b>733</b>			<b>110</b>	<b>395</b>	<b>199</b>	<b>29</b>
<b>Total Closed Volume</b>	<b>192,038,773</b>	<b>100%</b>	<b>5.0</b>	<b>14.54M</b>	<b>87.89M</b>	<b>76.45M</b>	<b>13.15M</b>
<b>Median Closed Price</b>	<b>\$220,000</b>			<b>\$105,050</b>	<b>\$205,000</b>	<b>\$325,500</b>	<b>\$400,000</b>

# February 2022



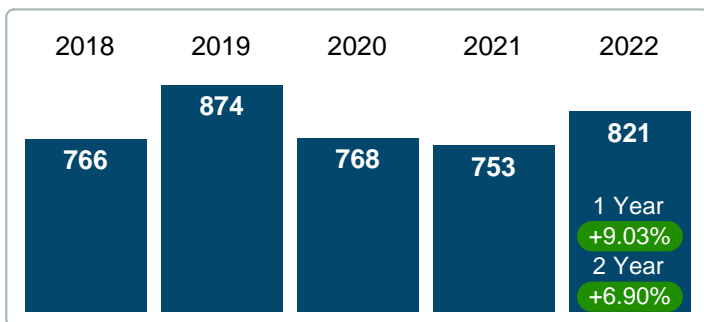
Area Delimited by County Of Tulsa - Residential Property Type



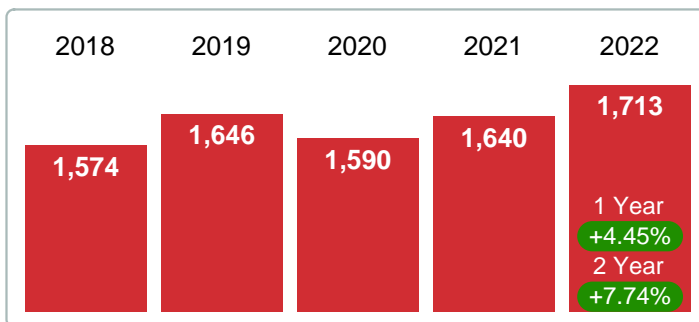
## PENDING LISTINGS

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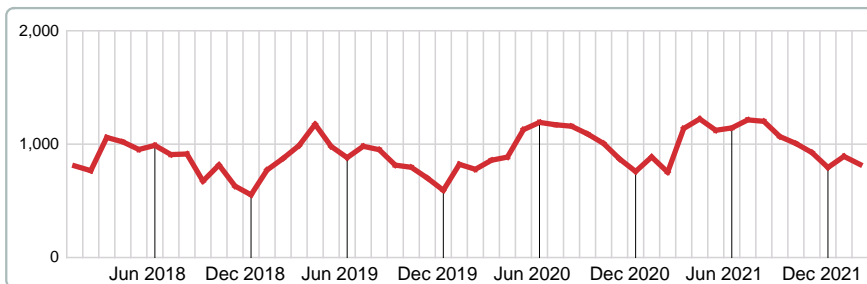
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

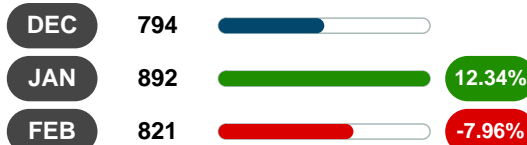


### 3 MONTHS

5 year FEB AVG = 796

High Apr 2021 1,222 Low Dec 2018 553

Pending Listings this month at **821**  
above the 5 yr FEB average of **796**



### 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	71	8.65%	8.0	40	28	3	0
\$100,001 - \$150,000	76	9.26%	4.0	18	54	3	1
\$150,001 - \$200,000	139	16.93%	4.0	14	105	18	2
\$200,001 - \$275,000	224	27.28%	4.5	15	143	65	1
\$275,001 - \$350,000	116	14.13%	5.0	7	42	61	6
\$350,001 - \$500,000	103	12.55%	6.0	1	38	52	12
\$500,001 and up	92	11.21%	13.5	0	12	50	30
<b>Total Pending Units</b>	<b>821</b>			<b>95</b>	<b>422</b>	<b>252</b>	<b>52</b>
<b>Total Pending Volume</b>	<b>238,399,413</b>	<b>100%</b>	<b>5.0</b>	<b>13.36M</b>	<b>99.15M</b>	<b>93.88M</b>	<b>32.02M</b>
<b>Median Listing Price</b>	<b>\$235,005</b>			<b>\$130,000</b>	<b>\$212,335</b>	<b>\$317,500</b>	<b>\$541,000</b>

# February 2022



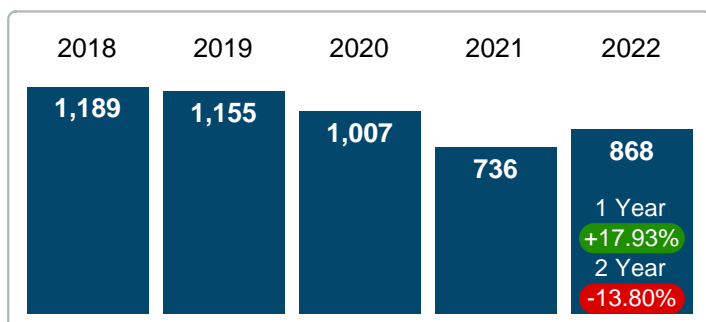
Area Delimited by County Of Tulsa - Residential Property Type



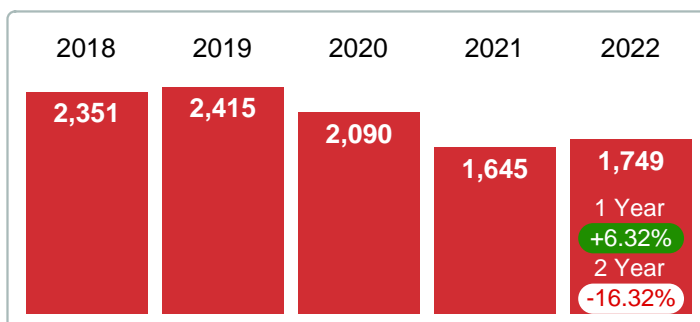
## NEW LISTINGS

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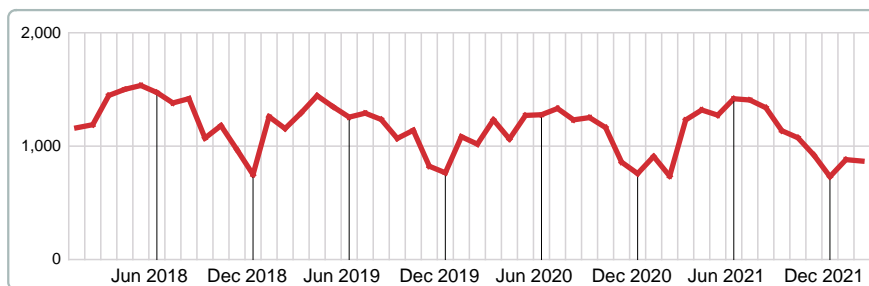
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

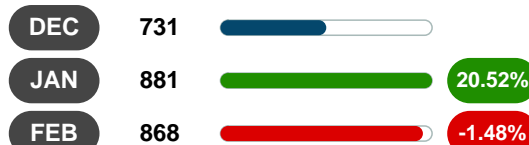


### 3 MONTHS

5 year FEB AVG = 991

High May 2018 1,535 Low Dec 2021 731

New Listings this month at **868**  
below the 5 yr FEB average of **991**



### 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	66	7.60%	37	27	2	0
\$100,001 - \$150,000	94	10.83%	24	68	1	1
\$150,001 - \$200,000	150	17.28%	18	106	25	1
\$200,001 - \$275,000	223	25.69%	12	138	72	1
\$275,001 - \$350,000	128	14.75%	8	52	63	5
\$350,001 - \$500,000	118	13.59%	1	41	65	11
\$500,001 and up	89	10.25%	0	19	47	23
<b>Total New Listed Units</b>	<b>868</b>		<b>100</b>	<b>451</b>	<b>275</b>	<b>42</b>
<b>Total New Listed Volume</b>	<b>257,982,300</b>	<b>100%</b>	<b>14.31M</b>	<b>110.77M</b>	<b>102.98M</b>	<b>29.93M</b>
<b>Median New Listed Listing Price</b>	<b>\$239,900</b>		<b>\$127,500</b>	<b>\$213,675</b>	<b>\$315,000</b>	<b>\$574,500</b>

# February 2022



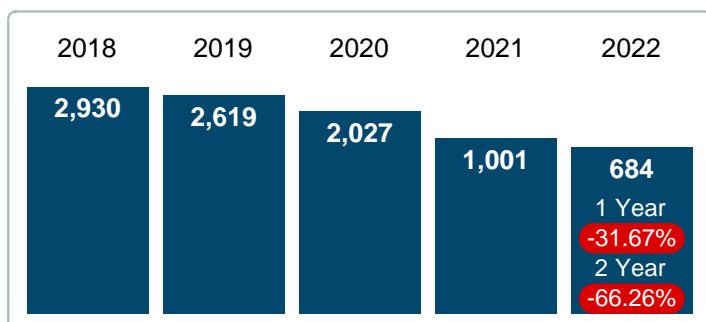
Area Delimited by County Of Tulsa - Residential Property Type



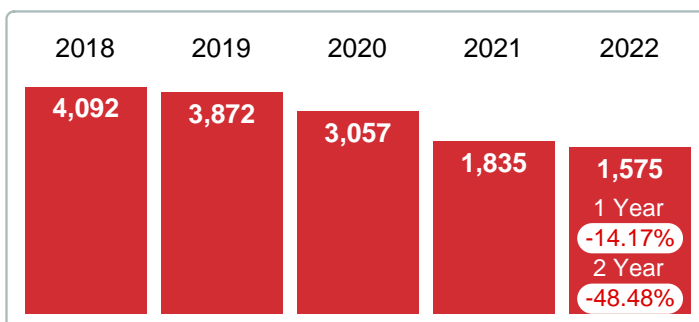
## ACTIVE INVENTORY

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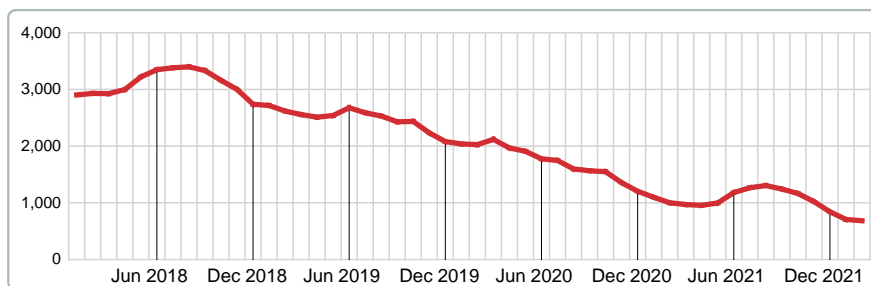
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

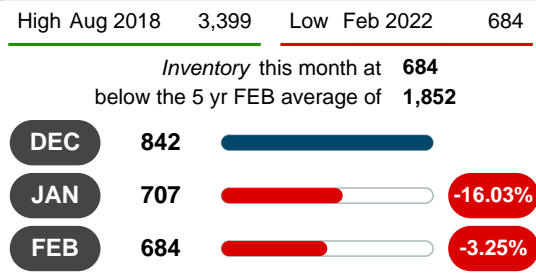


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 1,852



### 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	50	7.31%	52.0	39	8	3	0
\$75,001 - \$175,000	109	15.94%	20.0	40	64	5	0
\$175,001 - \$225,000	77	11.26%	19.0	8	50	19	0
\$225,001 - \$375,000	172	25.15%	26.0	10	86	72	4
\$375,001 - \$525,000	122	17.84%	34.5	5	45	62	10
\$525,001 - \$750,000	83	12.13%	80.0	1	16	55	11
\$750,001 and up	71	10.38%	70.0	1	7	25	38
<b>Total Active Inventory by Units</b>	<b>684</b>			<b>104</b>	<b>276</b>	<b>241</b>	<b>63</b>
<b>Total Active Inventory by Volume</b>	<b>313,128,299</b>	<b>100%</b>	<b>34.0</b>	<b>15.67M</b>	<b>86.34M</b>	<b>125.33M</b>	<b>85.79M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$303,493</b>			<b>\$95,000</b>	<b>\$249,900</b>	<b>\$439,900</b>	<b>\$824,900</b>

# February 2022



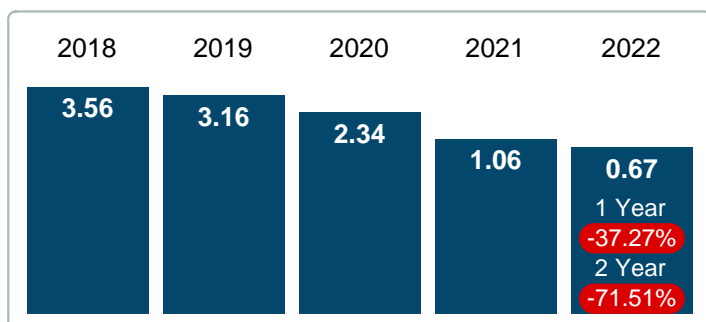
Area Delimited by County Of Tulsa - Residential Property Type



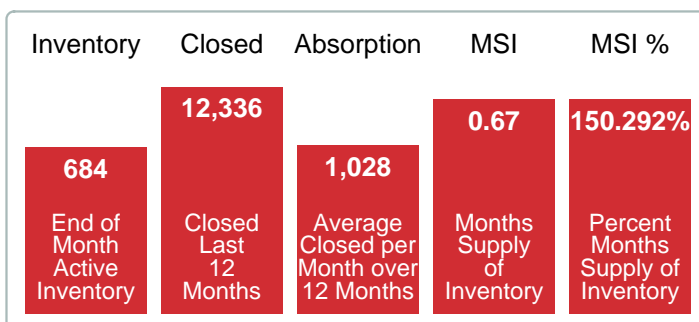
## MONTHS SUPPLY of INVENTORY (MSI)

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

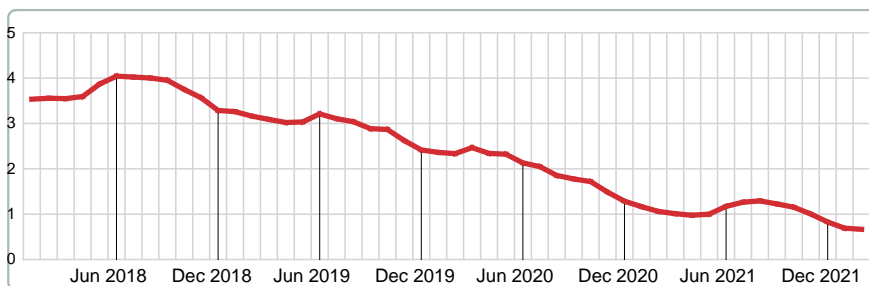
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

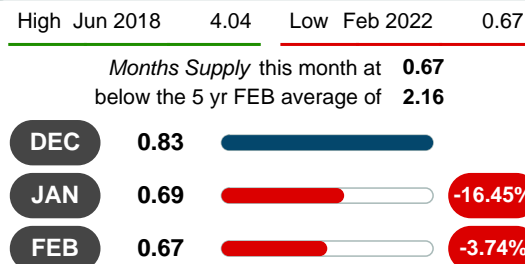


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB 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	50	7.31%	0.79	1.10	0.33	0.95	0.00
\$75,001 - \$175,000	109	15.94%	0.43	0.71	0.36	0.25	0.00
\$175,001 - \$225,000	77	11.26%	0.39	0.47	0.35	0.56	0.00
\$225,001 - \$375,000	172	25.15%	0.52	0.74	0.58	0.49	0.21
\$375,001 - \$525,000	122	17.84%	1.06	1.54	1.71	0.92	0.56
\$525,001 - \$750,000	83	12.13%	1.85	2.40	2.34	2.19	0.89
\$750,001 and up	71	10.38%	2.94	6.00	2.47	2.13	4.04
Market Supply of Inventory (MSI)			0.67	0.83	0.52	0.78	1.00
Total Active Inventory by Units		100%	684	104	276	241	63

# February 2022



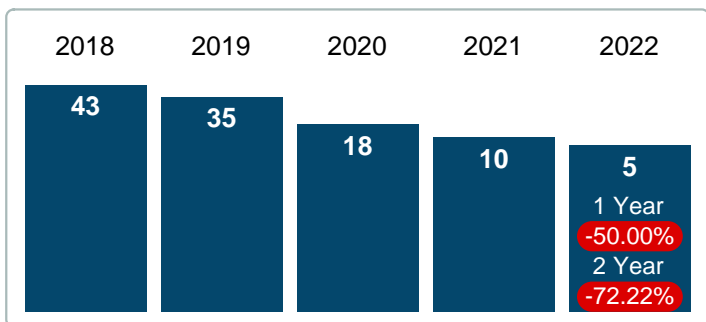
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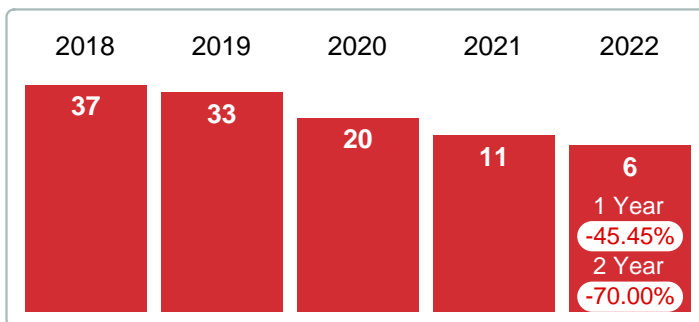
## MEDIAN DAYS ON MARKET TO SALE

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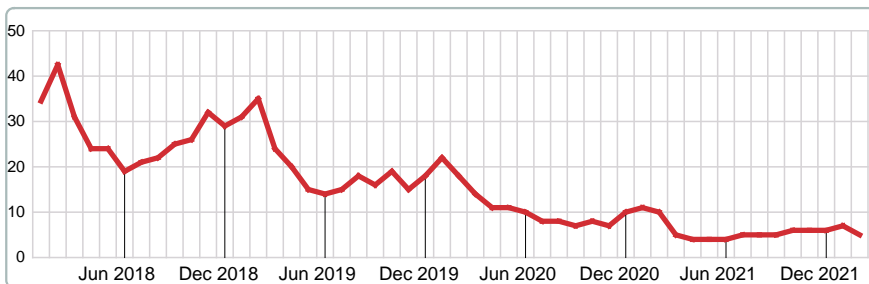
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

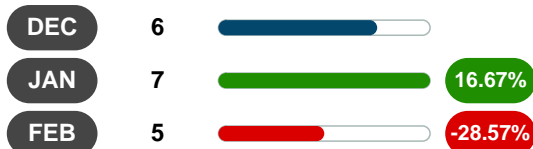


### 3 MONTHS

5 year FEB AVG = 22

High Feb 2018: 43 | Low Jun 2021: 4

Median Days on Market to Sale this month at 5 below the 5 yr FEB average of 22



### 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
\$75,000 and less	6.82%	12	13	8	27	0
\$75,001 - \$150,000	16.23%	6	10	6	6	0
\$150,001 - \$175,000	9.28%	4	5	4	3	0
\$175,001 - \$250,000	28.10%	5	5	4	6	11
\$250,001 - \$325,000	15.55%	4	4	4	5	6
\$325,001 - \$450,000	13.51%	4	4	3	4	4
\$450,001 and up	10.50%	10	0	13	10	17
Median Closed DOM		5	8	4	5	6
Total Closed Units	100%	733	110	395	199	29
Total Closed Volume		192,038,773	14.54M	87.89M	76.45M	13.15M

# February 2022



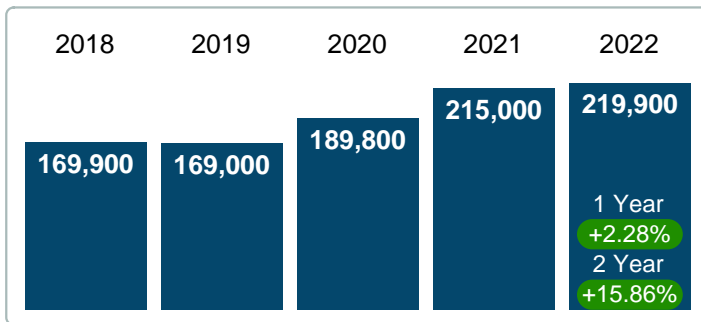
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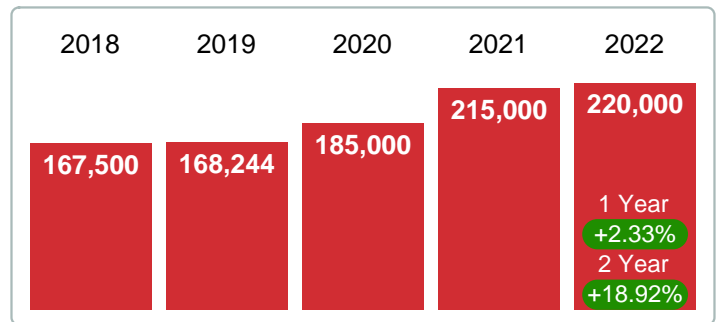
## MEDIAN LIST PRICE AT CLOSING

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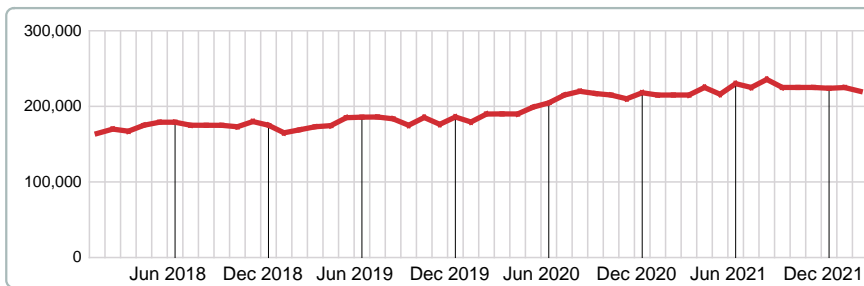
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

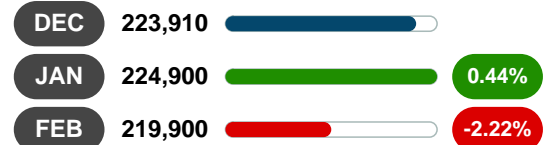


### 3 MONTHS

5 year FEB AVG = 192,720

High Aug 2021 235,598 Low Jan 2018 164,125

Median List Price at Closing this month at **219,900**  
above the 5 yr FEB average of **192,720**



### 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
\$75,000 and less	6.68%	59,000	55,000	69,900	58,750	0
\$75,001 - \$150,000	17.74%	124,900	105,000	129,450	117,500	0
\$150,001 - \$175,000	8.32%	165,000	167,450	165,000	162,000	0
\$175,001 - \$250,000	28.51%	212,715	199,450	209,000	226,823	240,000
\$250,001 - \$325,000	15.14%	286,000	289,500	277,750	295,000	267,400
\$325,001 - \$450,000	13.64%	379,950	347,000	376,550	380,000	399,950
\$450,001 and up	9.96%	575,500	0	499,000	585,000	599,900
Median List Price		219,900	105,450	199,900	320,000	400,000
Total Closed Units	100%	733	110	395	199	29
Total Closed Volume		191,582,272	14.63M	87.22M	76.76M	12.98M



# February 2022



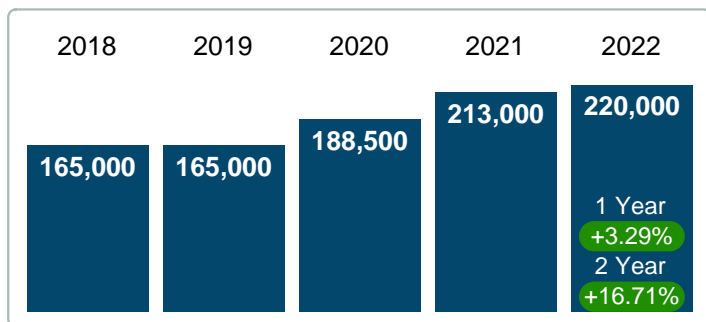
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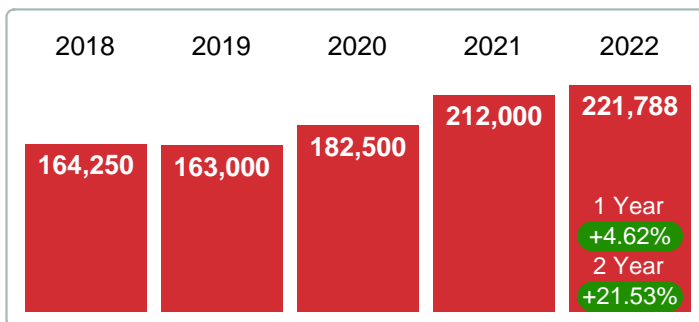
## MEDIAN SOLD PRICE AT CLOSING

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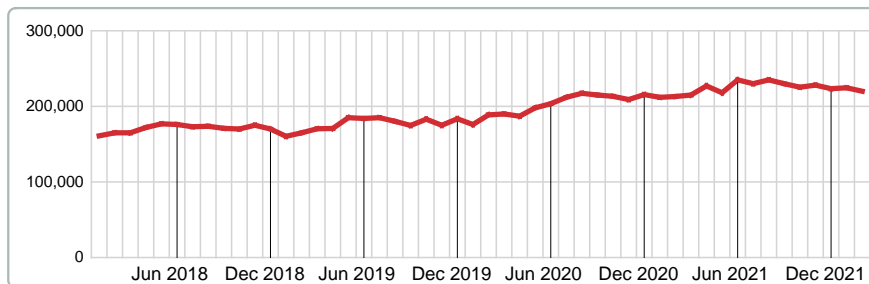
### FEBRUARY



### YEAR TO DATE (YTD)

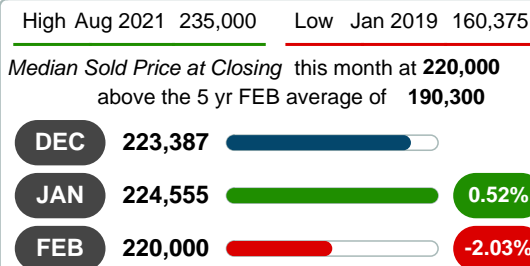


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 190,300



### 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
\$75,000 and less	6.82%	54,000	50,000	65,100	44,500	0
\$75,001 - \$150,000	16.23%	120,000	103,050	125,000	120,000	0
\$150,001 - \$175,000	9.28%	165,000	160,667	165,500	156,500	0
\$175,001 - \$250,000	28.10%	212,858	208,500	210,358	228,735	224,000
\$250,001 - \$325,000	15.55%	287,500	295,000	280,000	296,201	270,950
\$325,001 - \$450,000	13.51%	380,000	400,000	378,421	378,250	400,000
\$450,001 and up	10.50%	553,744	0	484,075	578,500	616,503
<b>Median Sold Price</b>		<b>220,000</b>	<b>105,050</b>	<b>205,000</b>	<b>325,500</b>	<b>400,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>733</b>	<b>110</b>	<b>395</b>	<b>199</b>	<b>29</b>
<b>Total Closed Volume</b>		<b>192,038,773</b>	<b>14.54M</b>	<b>87.89M</b>	<b>76.45M</b>	<b>13.15M</b>

# February 2022



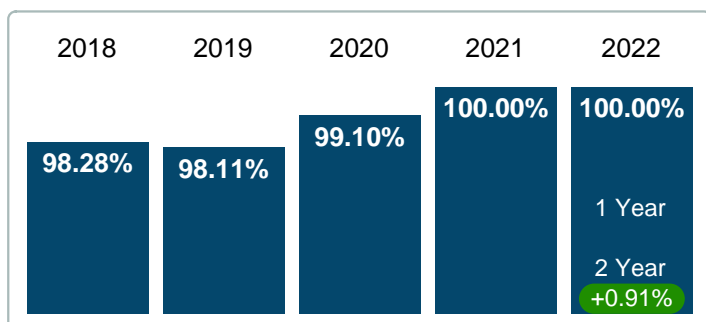
Area Delimited by County Of Tulsa - Residential Property Type



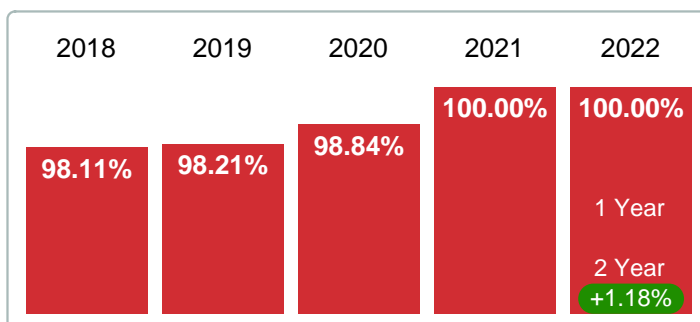
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 99.10%

High Feb 2022 100.00% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr FEB average of **99.10%**

DEC 100.00%  
JAN 100.00%  
FEB 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	
\$75,000 and less	50	6.82%	96.72%	96.72%	100.00%	76.00%	0.00%	
\$75,001 - \$150,000	119	16.23%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$150,001 - \$175,000	68	9.28%	100.00%	100.50%	100.00%	100.00%	0.00%	
\$175,001 - \$250,000	206	28.10%	100.00%	100.00%	100.00%	100.00%	100.71%	
\$250,001 - \$325,000	114	15.55%	100.04%	100.00%	100.79%	100.00%	100.97%	
\$325,001 - \$450,000	99	13.51%	100.00%	100.00%	100.01%	100.14%	100.00%	
\$450,001 and up	77	10.50%	100.00%	0.00%	99.08%	100.00%	102.68%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%	
Total Closed Units		733	100%	100.00%	110	395	199	29
Total Closed Volume		192,038,773			14.54M	87.89M	76.45M	13.15M

# February 2022



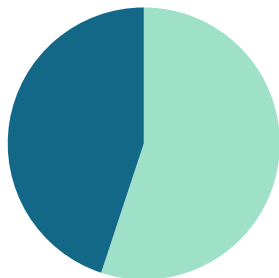
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

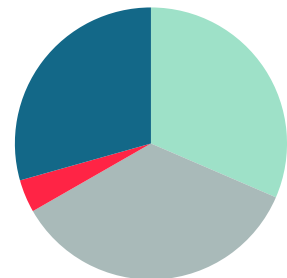


**Inventory**  
 New Listings  
**868 = 55.08%**  
 Start Inventory  
**708**  
 Total Inventory Units  
**1,576**  
 Volume  
**\$583,300,452**

### Market Activity

Closed Sales  
**733 = 31.47%**  
 Pending Sales  
**821 = 35.25%**  
 Other Off Market  
**91 = 3.91%**  
 Active Inventory  
**684 = 29.37%**

### MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	671	733	9.24%	1,371	1,494	8.97%
Pending Sales	753	821	9.03%	1,640	1,713	4.45%
New Listings	736	868	17.93%	1,645	1,749	6.32%
Median List Price	215,000	219,900	2.28%	215,000	220,000	2.33%
Median Sale Price	213,000	220,000	3.29%	212,000	221,788	4.62%
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	10.00	5.00	-50.00%	11.00	6.00	-45.45%
Monthly Inventory	1,013	684	-32.48%	1,013	684	-32.48%
Months Supply of Inventory	1.07	0.67	-38.01%	1.07	0.67	-38.01%

**Absorption:** Last 12 months, an Average of **1,028** Sales/Month

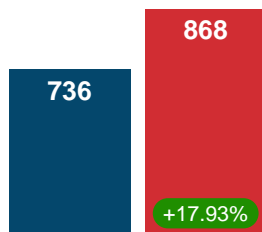
**Inventory** on February 28, 2022 = **684**

**2021** **2022**

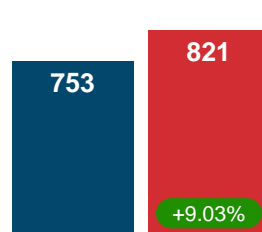
### FEBRUARY MARKET

### MEDIAN PRICES

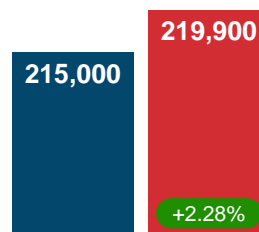
#### New Listings



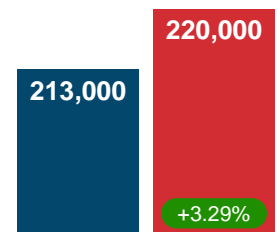
#### Pending Listings



#### List Price



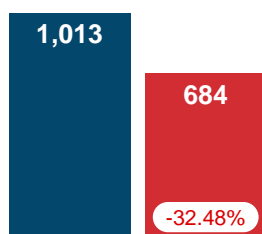
#### Sale Price



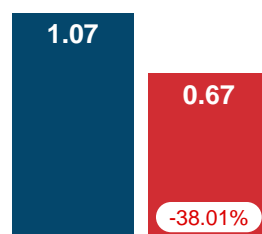
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

