

July 2022



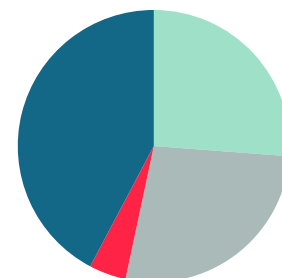
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	1,646	1,382	-16.04%
Pending Listings	1,726	1,432	-17.03%
New Listings	2,098	1,859	-11.39%
Median List Price	222,820	249,000	11.75%
Median Sale Price	225,000	250,000	11.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	2,026	2,229	10.02%
Months Supply of Inventory	1.39	1.54	10.96%



■ Closed (26.20%)
■ Pending (27.15%)
■ Other OffMarket (4.40%)
■ Active (42.26%)

Absorption: Last 12 months, an Average of **1,446** Sales/Month
Active Inventory as of July 31, 2022 = **2,229**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2022 rose **10.02%** to 2,229 existing homes available for sale. Over the last 12 months this area has had an average of 1,446 closed sales per month. This represents an unsold inventory index of **1.54** 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 **11.11%** in July 2022 to \$250,000 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2022 compared to last year's same month at **5.00** DOM.

Sales Success for July 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 1,859 New Listings in July 2022, down **11.39%** from last year at 2,098. Furthermore, there were 1,382 Closed Listings this month versus last year at 1,646, a **-16.04%** decrease.

Closed versus Listed trends yielded a **74.3%** ratio, down from previous year's, July 2021, at **78.5%**, a **5.24%** downswing. 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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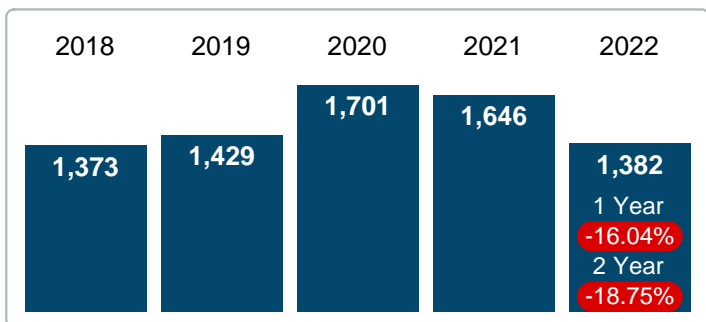
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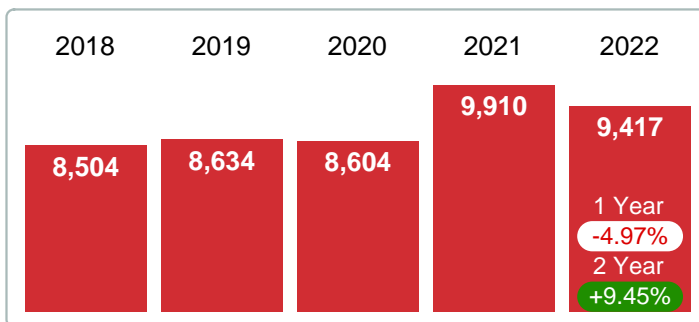
CLOSED LISTINGS

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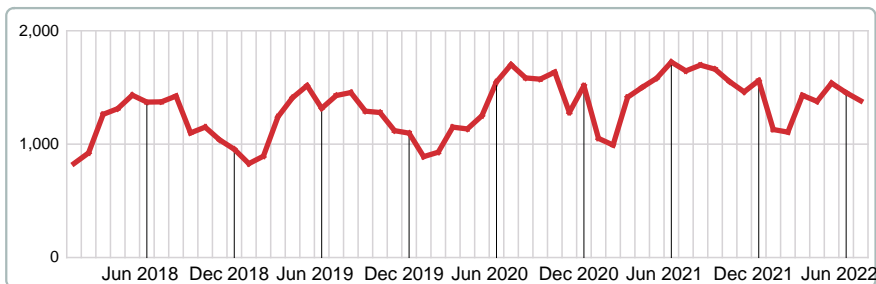
JULY



YEAR TO DATE (YTD)

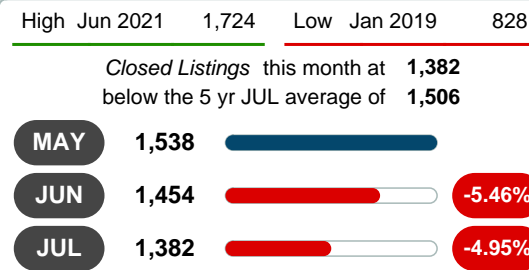


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,506



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	132	9.55%	9.0	69	58	4	1
\$100,001 - \$150,000	139	10.06%	6.0	41	90	8	0
\$150,001 - \$200,000	194	14.04%	5.0	21	152	18	3
\$200,001 - \$275,000	335	24.24%	4.0	22	246	62	5
\$275,001 - \$350,000	233	16.86%	5.0	9	128	89	7
\$350,001 - \$475,000	197	14.25%	5.0	7	74	100	16
\$475,001 and up	152	11.00%	9.0	3	24	96	29
Total Closed Units	1,382			172	772	377	61
Total Closed Volume	394,565,979	100%	5.0	26.04M	188.16M	148.95M	31.41M
Median Closed Price	\$250,000			\$120,000	\$227,000	\$360,000	\$448,487

July 2022



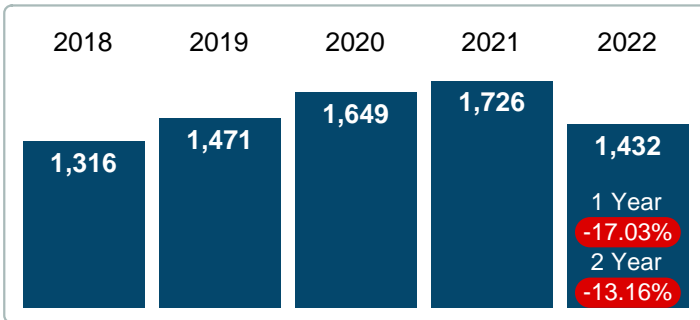
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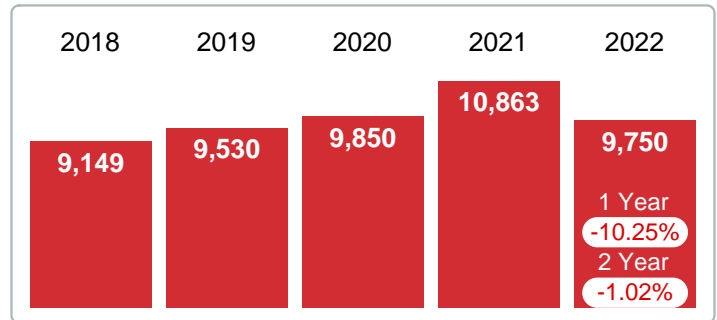
PENDING LISTINGS

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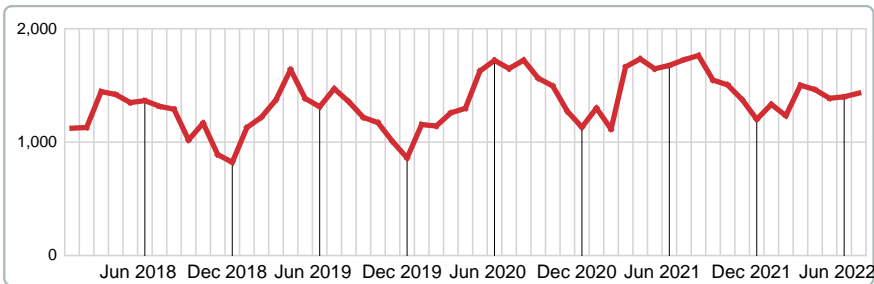
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,519

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,432 below the 5 yr JUL average of 1,519



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	118	8.24%	10.0	64	52	2	0
\$100,001 - \$150,000	162	11.31%	7.0	47	103	11	1
\$150,001 - \$200,000	244	17.04%	7.0	26	189	26	3
\$200,001 - \$275,000	344	24.02%	8.0	19	256	67	2
\$275,001 - \$375,000	246	17.18%	11.0	11	117	111	7
\$375,001 - \$500,000	173	12.08%	11.0	7	60	91	15
\$500,001 and up	145	10.13%	13.0	2	27	81	35
Total Pending Units	1,432			176	804	389	63
Total Pending Volume	417,815,063	100%	9.0	27.39M	193.43M	153.08M	43.91M
Median Listing Price	\$240,000			\$130,000	\$219,900	\$350,000	\$576,775

July 2022



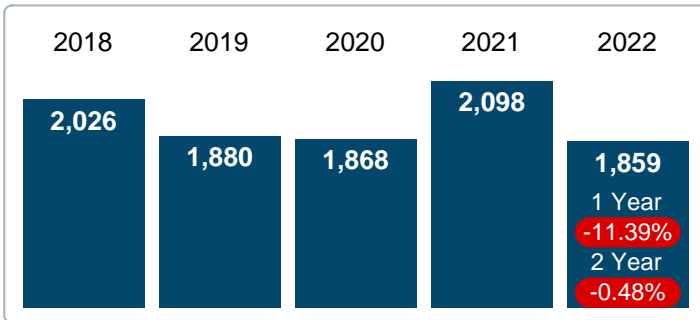
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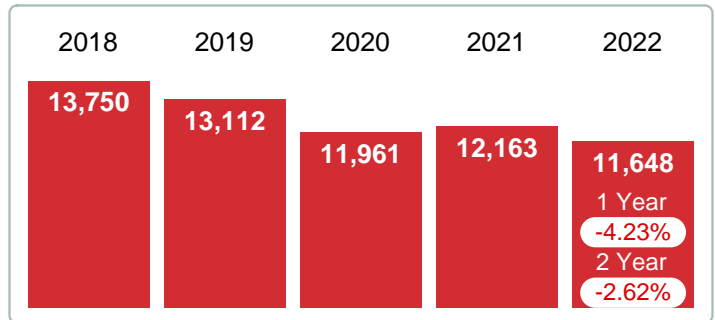
NEW LISTINGS

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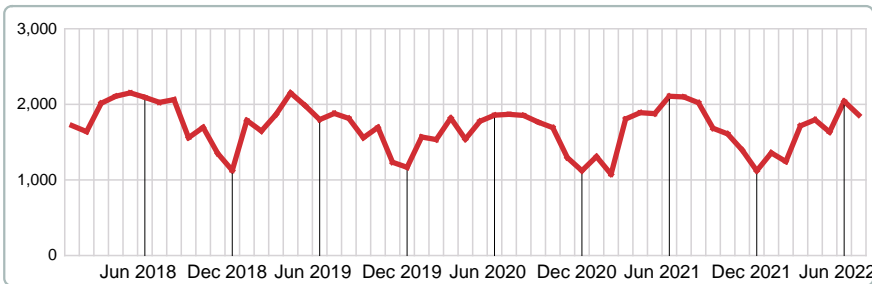
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,946

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

New Listings this month at 1,859
below the 5 yr JUL average of 1,946



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	138	7.42%	69	61	6	2
\$100,001 - \$150,000	178	9.58%	43	112	20	3
\$150,001 - \$200,000	308	16.57%	36	246	23	3
\$200,001 - \$300,000	496	26.68%	28	340	119	9
\$300,001 - \$400,000	300	16.14%	11	132	142	15
\$400,001 - \$550,000	254	13.66%	2	83	131	38
\$550,001 and up	185	9.95%	1	39	85	60
Total New Listed Units	1,859		190	1,013	526	130
Total New Listed Volume	598,457,430	100%	28.88M	263.82M	216.40M	89.35M
Median New Listed Listing Price	\$255,900		\$132,825	\$225,000	\$369,700	\$533,965

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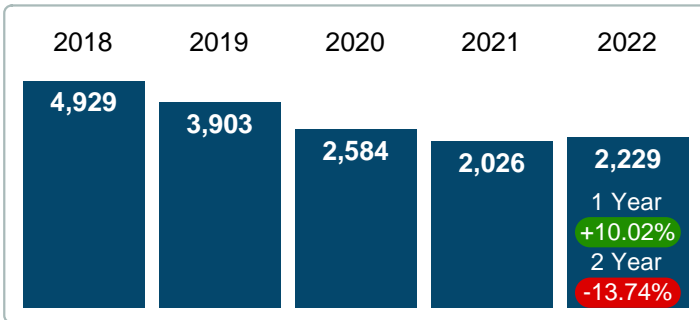
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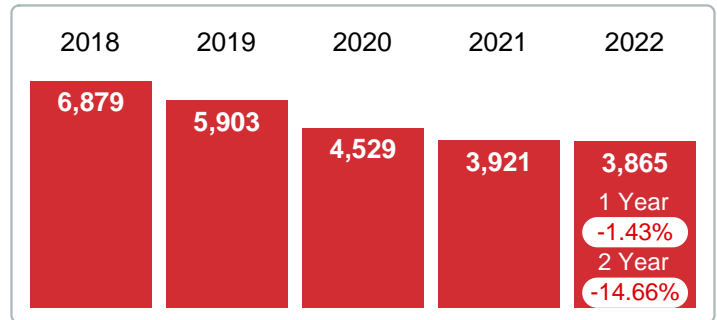
ACTIVE INVENTORY

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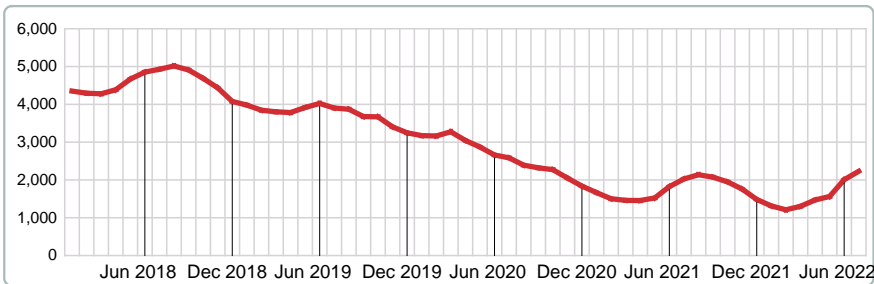
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3,134

High Aug 2018 5,015 | Low Feb 2022 1,210

Inventory this month at **2,229**
below the 5 yr JUL average of **3,134**



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	178	7.99%	38.0	82	83	8	5	
\$100,001 - \$175,000	282	12.65%	32.5	54	184	38	6	
\$175,001 - \$250,000	376	16.87%	20.5	33	262	72	9	
\$250,001 - \$375,000	573	25.71%	34.0	16	290	242	25	
\$375,001 - \$475,000	250	11.22%	30.0	4	91	122	33	
\$475,001 - \$675,000	330	14.80%	44.0	3	89	190	48	
\$675,001 and up	240	10.77%	51.5	3	55	94	88	
Total Active Inventory by Units		2,229		195	1,054	766	214	
Total Active Inventory by Volume		922,701,711	100%	33.0	32.54M	328.17M	359.19M	202.81M
Median Active Inventory Listing Price		\$315,000			\$129,000	\$250,000	\$392,400	\$596,500

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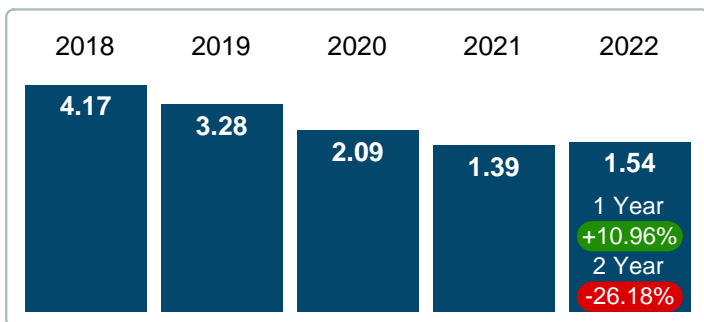
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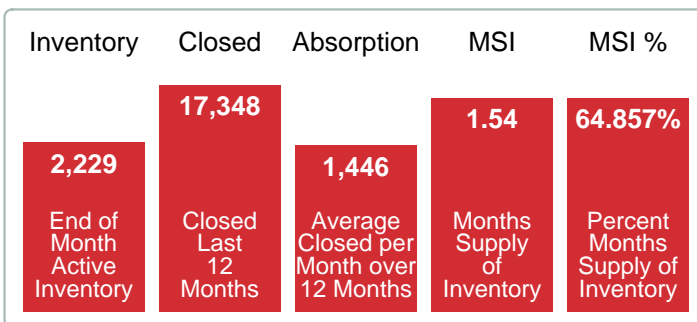
MONTHS SUPPLY of INVENTORY (MSI)

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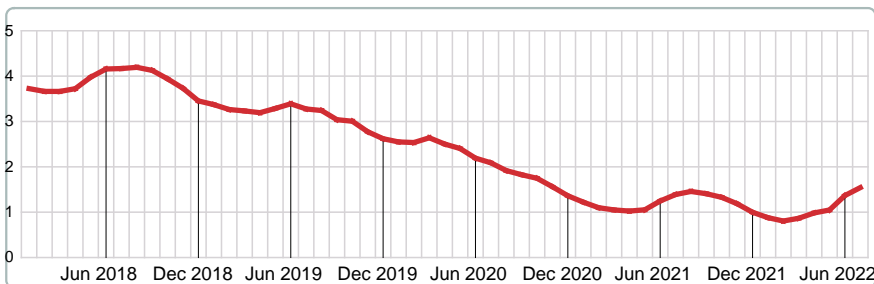
MSI FOR JULY



INDICATORS FOR JULY 2022



5 YEAR MARKET ACTIVITY TRENDS

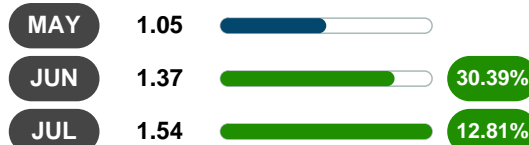


3 MONTHS

5 year JUL AVG = 2.49

High Aug 2018 4.19 Low Feb 2022 0.81

Months Supply this month at 1.54 below the 5 yr JUL 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	178	7.99%	1.33	1.23	1.39	1.20	6.67
\$100,001 - \$175,000	282	12.65%	1.00	1.00	0.91	1.60	3.43
\$175,001 - \$250,000	376	16.87%	0.96	1.20	0.93	0.97	1.69
\$250,001 - \$375,000	573	25.71%	1.60	1.25	1.61	1.60	1.70
\$375,001 - \$475,000	250	11.22%	1.78	1.09	2.06	1.57	2.25
\$475,001 - \$675,000	330	14.80%	3.48	3.00	4.81	3.28	2.78
\$675,001 and up	240	10.77%	5.26	5.14	9.57	4.21	5.18
Market Supply of Inventory (MSI)			1.54	1.17	1.33	1.85	3.00
Total Active Inventory by Units		100%	1.54	195	1,054	766	214

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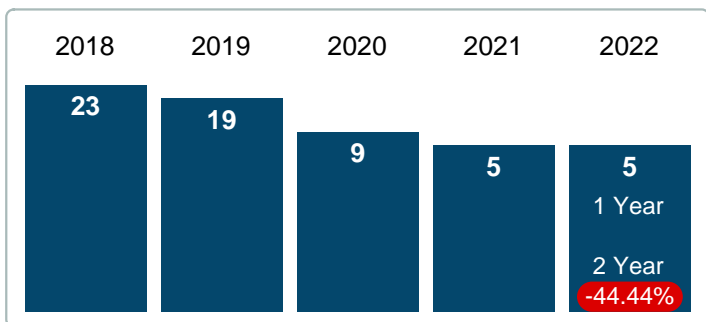
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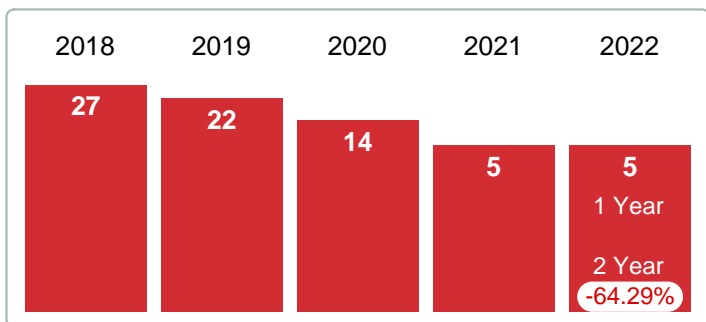
MEDIAN DAYS ON MARKET TO SALE

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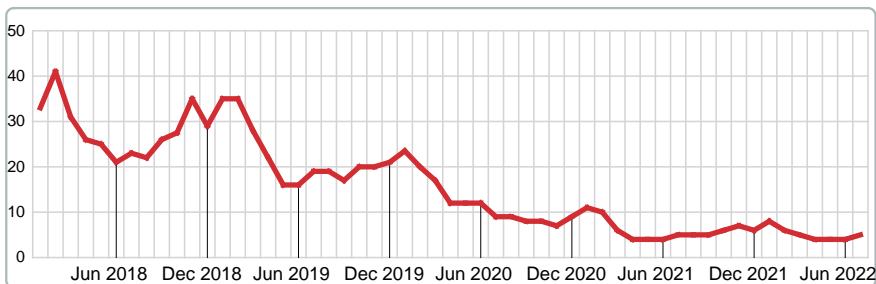
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 12

High Feb 2018 41 | Low Jun 2022 4

Median Days on Market to Sale this month at 5 below the 5 yr JUL average of 12

- MAY: 4 (Progress bar)
- JUN: 4 (Progress bar) **0.00%**
- JUL: 5 (Progress bar) **25.00%**

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 132	9.55%	9	9	9	4	8
\$100,001 - \$150,000 139	10.06%	6	5	7	21	0
\$150,001 - \$200,000 194	14.04%	5	4	5	7	3
\$200,001 - \$275,000 335	24.24%	4	5	4	5	4
\$275,001 - \$350,000 233	16.86%	5	3	5	7	4
\$350,001 - \$475,000 197	14.25%	5	4	4	6	6
\$475,001 and up 152	11.00%	9	30	16	8	11
Median Closed DOM		5	6	5	7	7
Total Closed Units	1,382	100%	172	772	377	61
Total Closed Volume	394,565,979		26.04M	188.16M	148.95M	31.41M

July 2022



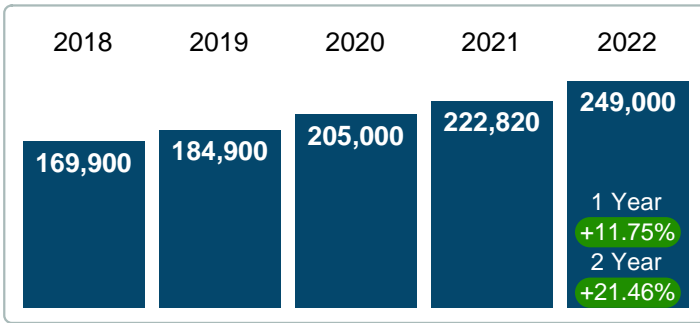
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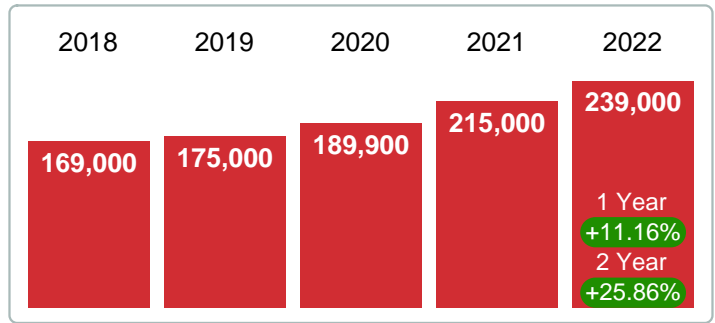
MEDIAN LIST PRICE AT CLOSING

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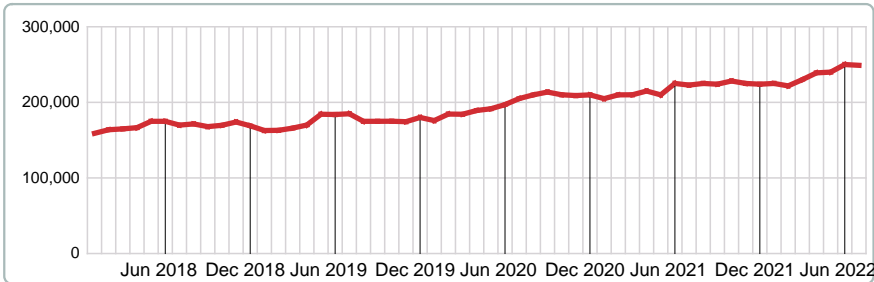
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

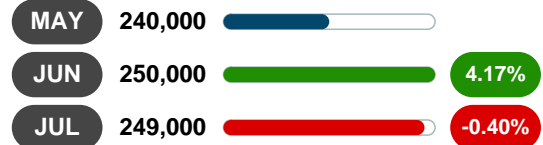


3 MONTHS

5 year JUL AVG = 206,324

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

Median List Price at Closing this month at **249,000** above the 5 yr JUL average of **206,324**



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	9.55%	70,000	69,585	70,000	76,000	60,000
\$100,001 - \$150,000	11.00%	130,000	125,000	139,900	127,500	0
\$150,001 - \$200,000	14.25%	178,000	170,000	176,900	189,900	195,000
\$200,001 - \$275,000	24.46%	239,900	232,500	234,900	250,000	249,500
\$275,001 - \$350,000	15.85%	305,000	314,900	300,000	308,950	322,500
\$350,001 - \$475,000	13.82%	400,000	387,450	399,000	413,500	399,965
\$475,001 and up	11.07%	599,000	649,750	672,000	585,660	650,000
Median List Price		249,000	118,500	225,000	359,900	450,000
Total Closed Units	100%	249,000	172	772	377	61
Total Closed Volume		393,177,681	26.17M	187.03M	148.31M	31.66M

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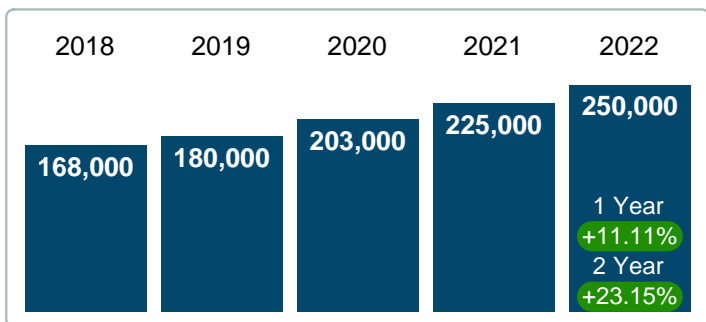
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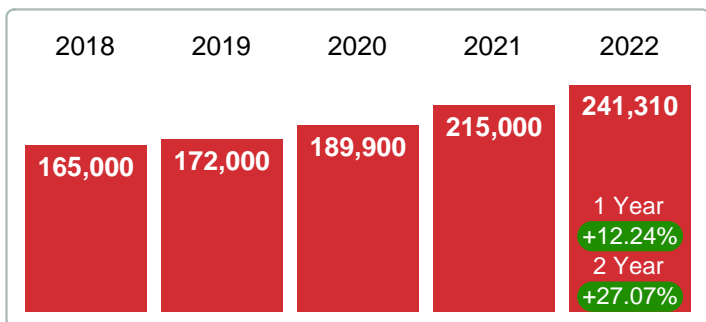
MEDIAN SOLD PRICE AT CLOSING

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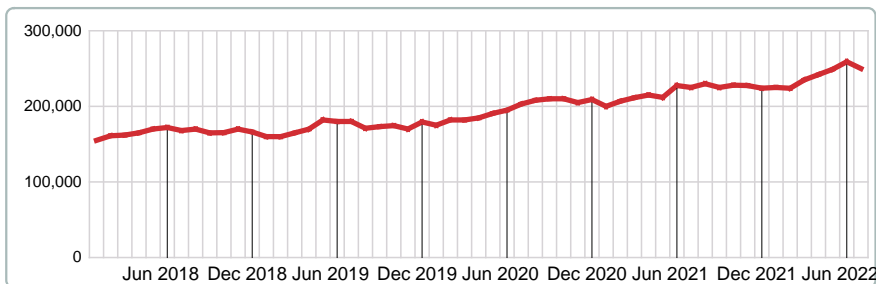
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 205,200

High Jun 2022 259,000 Low Jan 2018 155,000
 Median Sold Price at Closing this month at **250,000**
 above the 5 yr JUL average of **205,200**

MAY	249,000	
JUN	259,000	4.02%
JUL	250,000	-3.47%

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	9.55%	68,250	68,000	68,000	88,500	35,000
\$100,001 - \$150,000	10.06%	128,000	125,000	134,250	121,500	0
\$150,001 - \$200,000	14.04%	178,000	175,000	178,000	177,500	187,000
\$200,001 - \$275,000	24.24%	237,250	230,000	235,000	252,465	227,000
\$275,001 - \$350,000	16.86%	305,000	314,900	305,000	305,000	338,000
\$350,001 - \$475,000	14.25%	405,000	380,000	405,250	409,950	399,965
\$475,001 and up	11.00%	600,000	690,000	650,000	585,660	650,000
Median Sold Price		250,000	120,000	227,000	360,000	448,487
Total Closed Units	100%	250,000	172	772	377	61
Total Closed Volume		394,565,979	26.04M	188.16M	148.95M	31.41M

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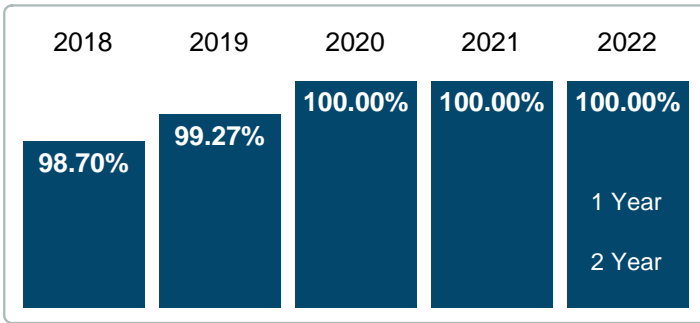
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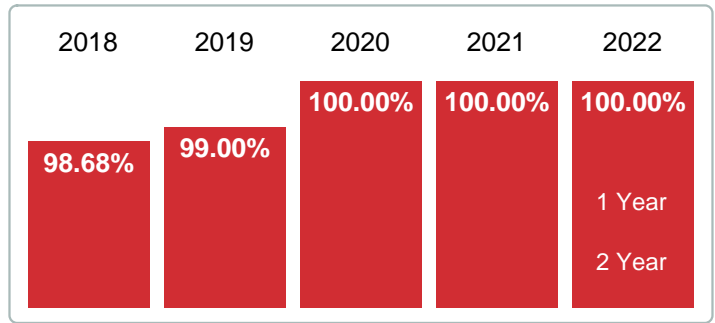
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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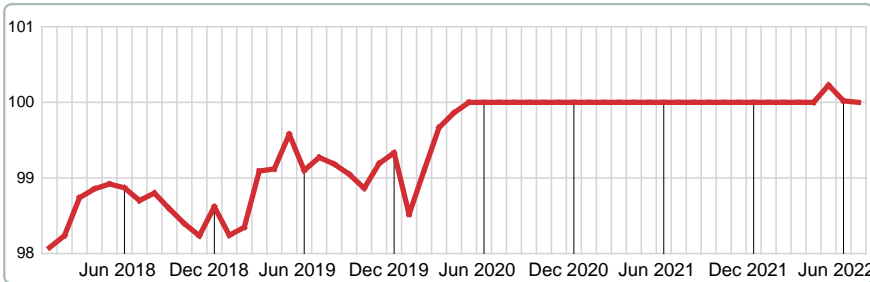
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

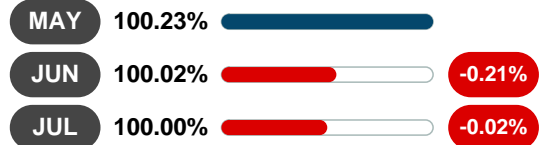


3 MONTHS

5 year JUL AVG = 99.59%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.59%**



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	132	9.55%	96.48%	95.24%	97.94%	100.00%	58.33%
\$100,001 - \$150,000	139	10.06%	100.00%	100.00%	100.00%	93.24%	0.00%
\$150,001 - \$200,000	194	14.04%	100.00%	101.21%	100.31%	98.97%	100.00%
\$200,001 - \$275,000	335	24.24%	100.75%	100.00%	101.78%	100.00%	98.00%
\$275,001 - \$350,000	233	16.86%	100.00%	100.03%	100.03%	100.00%	100.00%
\$350,001 - \$475,000	197	14.25%	100.00%	100.00%	100.00%	100.00%	100.00%
\$475,001 and up	152	11.00%	100.00%	99.18%	98.28%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		1,382	100%	172	772	377	61
Total Closed Volume		394,565,979		26.04M	188.16M	148.95M	31.41M

July 2022



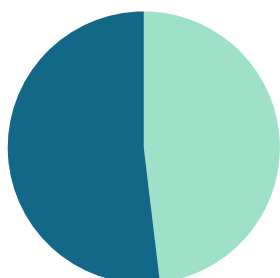
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

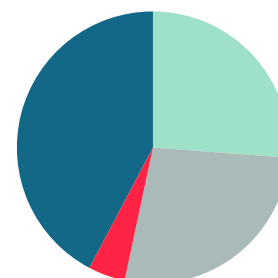


Inventory
 New Listings
1,859 = 48.10%
 Start Inventory
2,006
 Total Inventory Units
3,865
 Volume
\$1,421,115,620

Market Activity

Closed Sales
1,382 = 26.20%
 Pending Sales
1,432 = 27.15%
 Other Off Market
232 = 4.40%
 Active Inventory
2,229 = 42.26%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,646	1,382	-16.04%	9,910	9,417	-4.97%
Pending Sales	1,726	1,432	-17.03%	10,863	9,750	-10.25%
New Listings	2,098	1,859	-11.39%	12,163	11,648	-4.23%
Median List Price	222,820	249,000	11.75%	215,000	239,000	11.16%
Median Sale Price	225,000	250,000	11.11%	215,000	241,310	12.24%
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	5.00	5.00	0.00%	5.00	5.00	0.00%
Monthly Inventory	2,026	2,229	10.02%	2,026	2,229	10.02%
Months Supply of Inventory	1.39	1.54	10.96%	1.39	1.54	10.96%

Absorption: Last 12 months, an Average of **1,446** Sales/Month

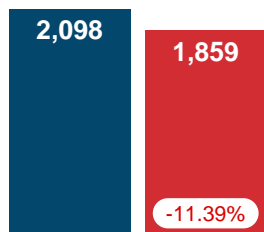
Inventory on July 31, 2022 = **2,229**

2021 **2022**

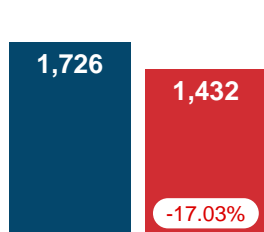
JULY MARKET

MEDIAN PRICES

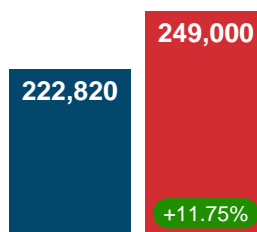
New Listings



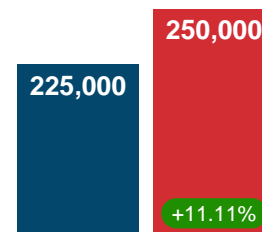
Pending Listings



List Price



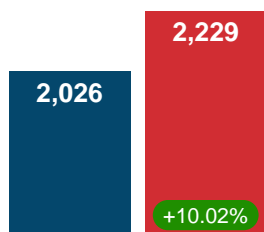
Sale Price



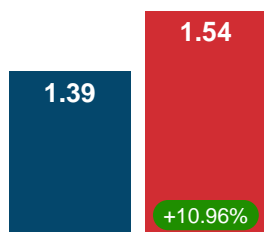
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%