

## June 2022



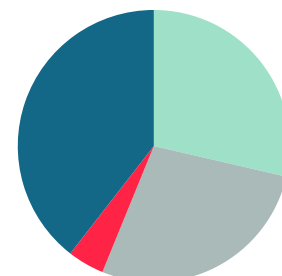
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	1,724	1,454	-15.66%
Pending Listings	1,677	1,400	-16.52%
New Listings	2,107	2,041	-3.13%
Median List Price	225,000	250,000	11.11%
Median Sale Price	227,500	259,000	13.85%
Median Percent of Selling Price to List Price	100.00%	100.02%	0.02%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	1,826	2,006	9.86%
Months Supply of Inventory	1.25	1.37	9.48%



■ Closed (28.62%)  
■ Pending (27.55%)  
■ Other OffMarket (4.35%)  
■ Active (39.48%)

**Absorption:** Last 12 months, an Average of **1,468** Sales/Month  
**Active Inventory** as of June 30, 2022 = **2,006**

#### Analysis Wrap-Up

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

The total housing inventory at the end of June 2022 rose **9.86%** to 2,006 existing homes available for sale. Over the last 12 months this area has had an average of 1,468 closed sales per month. This represents an unsold inventory index of **1.37** 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 **13.85%** in June 2022 to \$259,000 versus the previous year at \$227,500.

##### 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 June 2022 compared to last year's same month at **4.00** DOM.

##### Sales Success for June 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 2,041 New Listings in June 2022, down **3.13%** from last year at 2,107. Furthermore, there were 1,454 Closed Listings this month versus last year at 1,724, a **-15.66%** decrease.

Closed versus Listed trends yielded a **71.2%** ratio, down from previous year's, June 2021, at **81.8%**, a **12.93%** 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

<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>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

#### 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

# June 2022



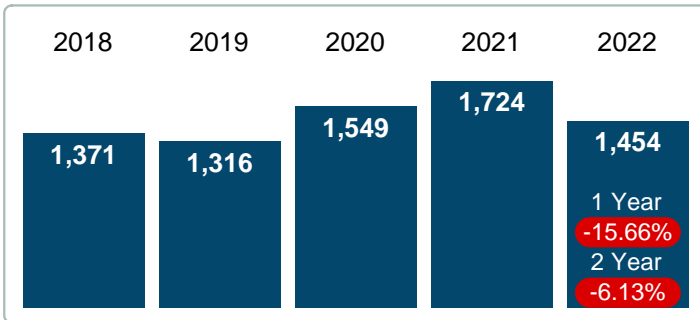
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



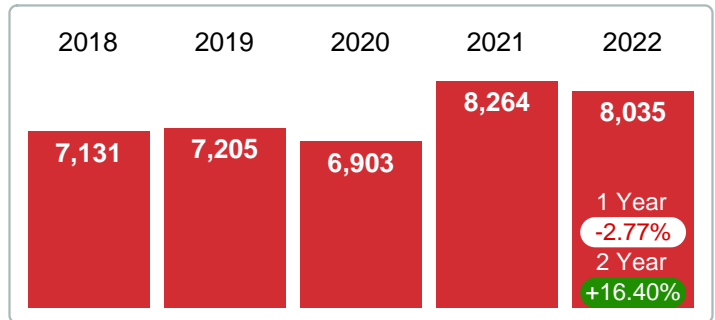
## CLOSED LISTINGS

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

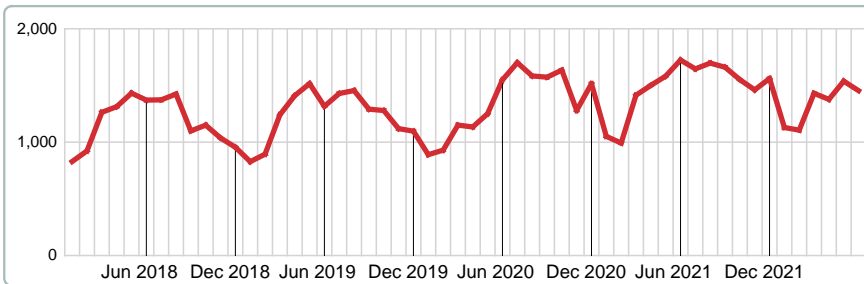
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 1,483

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,454 below the 5 yr JUN average of 1,483



### 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	110	7.57%	8.0	59	43	8	0
\$100,001 - \$175,000	225	15.47%	5.0	45	166	13	1
\$175,001 - \$225,000	198	13.62%	4.0	18	153	26	1
\$225,001 - \$300,000	366	25.17%	4.0	18	240	101	7
\$300,001 - \$375,000	203	13.96%	4.0	5	98	87	13
\$375,001 - \$500,000	199	13.69%	5.0	7	63	110	19
\$500,001 and up	153	10.52%	5.0	2	23	88	40
<b>Total Closed Units</b>	<b>1,454</b>			<b>154</b>	<b>786</b>	<b>433</b>	<b>81</b>
<b>Total Closed Volume</b>	<b>446,963,150</b>	<b>100%</b>	<b>4.0</b>	<b>23.85M</b>	<b>197.58M</b>	<b>174.20M</b>	<b>51.34M</b>
<b>Median Closed Price</b>	<b>\$259,000</b>			<b>\$120,800</b>	<b>\$232,000</b>	<b>\$355,000</b>	<b>\$500,000</b>

# June 2022



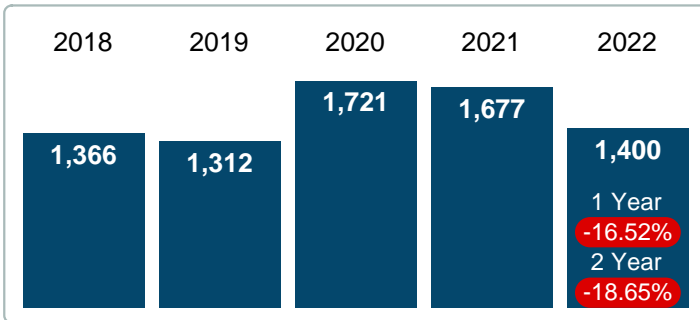
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



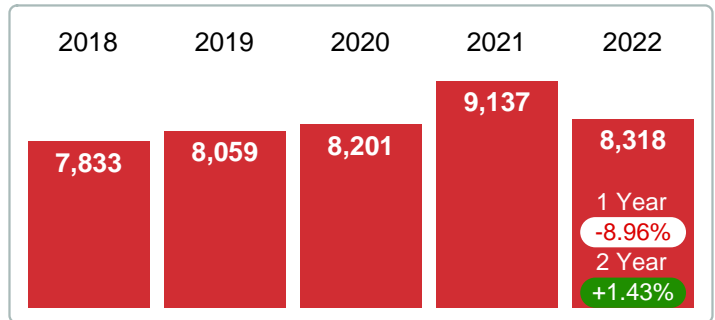
## PENDING LISTINGS

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

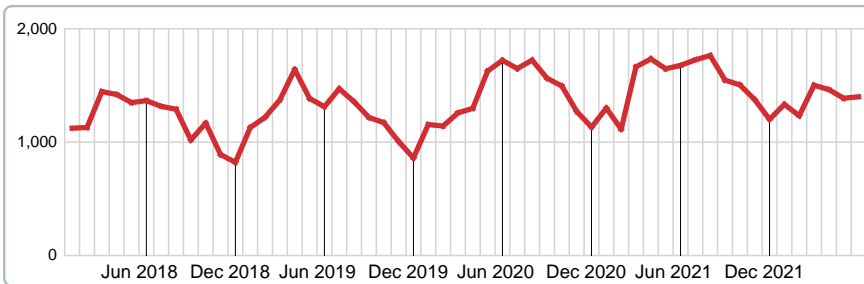
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 1,495

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,400 below the 5 yr JUN average of 1,495



### 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	119	8.50%	11.0	67	46	6	0
\$100,001 - \$150,000	154	11.00%	7.0	35	109	10	0
\$150,001 - \$200,000	190	13.57%	5.0	20	153	17	0
\$200,001 - \$275,000	366	26.14%	5.0	23	275	65	3
\$275,001 - \$350,000	230	16.43%	7.0	9	130	86	5
\$350,001 - \$500,000	195	13.93%	9.0	5	69	107	14
\$500,001 and up	146	10.43%	12.5	3	31	79	33
<b>Total Pending Units</b>	<b>1,400</b>			<b>162</b>	<b>813</b>	<b>370</b>	<b>55</b>
<b>Total Pending Volume</b>	<b>411,520,668</b>	<b>100%</b>	<b>7.0</b>	<b>24.48M</b>	<b>204.06M</b>	<b>146.57M</b>	<b>36.41M</b>
<b>Median Listing Price</b>	<b>\$249,000</b>			<b>\$117,000</b>	<b>\$225,000</b>	<b>\$356,745</b>	<b>\$590,000</b>

# June 2022



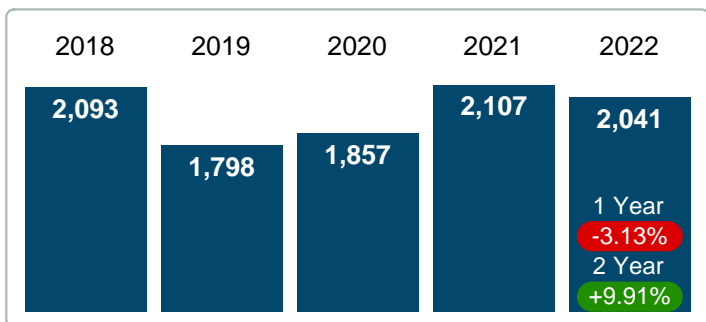
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



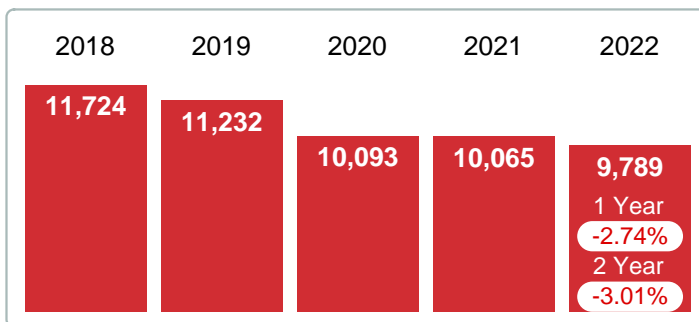
## NEW LISTINGS

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

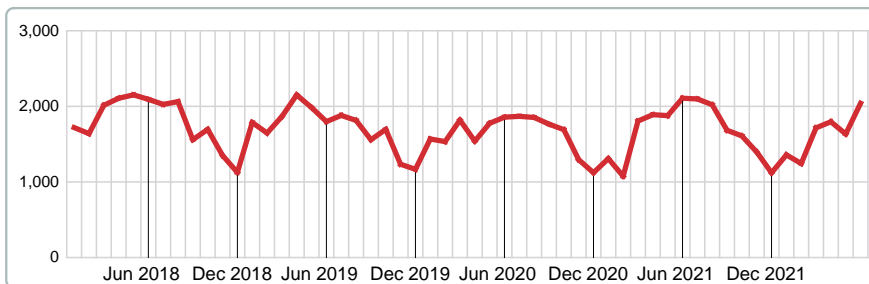
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 1,979

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

New Listings this month at **2,041**  
above the 5 yr JUN average of **1,979**



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	210	10.29%	97	96	14	3
\$125,001 - \$175,000	263	12.89%	44	195	21	3
\$175,001 - \$225,000	300	14.70%	17	240	41	2
\$225,001 - \$275,000	348	17.05%	17	243	84	4
\$275,001 - \$375,000	458	22.44%	13	224	205	16
\$375,001 - \$525,000	247	12.10%	8	81	132	26
\$525,001 and up	215	10.53%	2	51	109	53
<b>Total New Listed Units</b>	<b>2,041</b>		<b>198</b>	<b>1,130</b>	<b>606</b>	<b>107</b>
<b>Total New Listed Volume</b>	<b>646,548,337</b>	<b>100%</b>	<b>30.65M</b>	<b>298.56M</b>	<b>245.85M</b>	<b>71.49M</b>
<b>Median New Listed Listing Price</b>	<b>\$262,500</b>		<b>\$128,750</b>	<b>\$231,450</b>	<b>\$339,450</b>	<b>\$525,000</b>

# June 2022



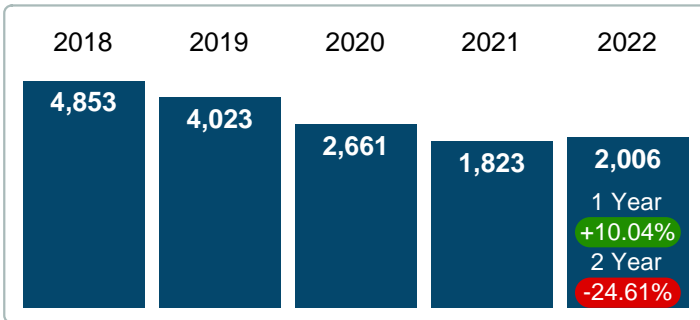
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



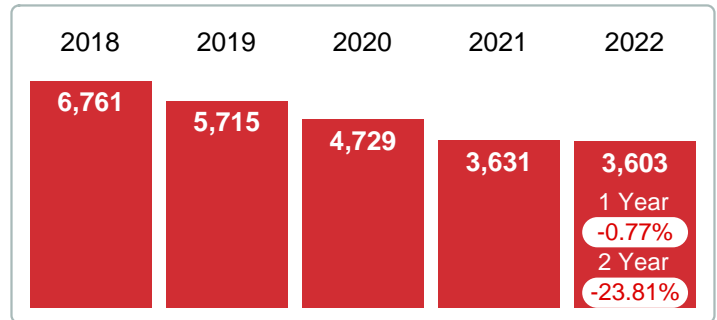
## ACTIVE INVENTORY

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

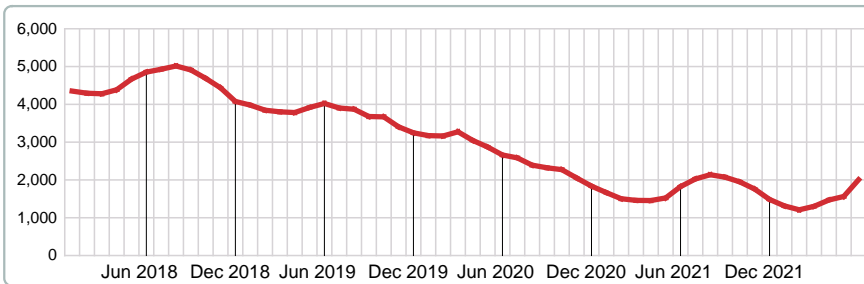
### END OF JUNE



### ACTIVE DURING JUNE



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 3,073

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

Inventory this month at **2,006**  
below the 5 yr JUN average of **3,073**



### 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	176	8.77%	41.0	91	77	5	3
\$100,001 - \$175,000	283	14.11%	20.0	61	183	34	5
\$175,001 - \$225,000	197	9.82%	17.0	16	139	39	3
\$225,001 - \$350,000	579	28.86%	14.0	24	312	222	21
\$350,001 - \$475,000	281	14.01%	25.0	11	104	141	25
\$475,001 - \$675,000	275	13.71%	43.0	4	67	169	35
\$675,001 and up	215	10.72%	50.0	4	48	83	80
Total Active Inventory by Units		2,006		211	930	693	172
Total Active Inventory by Volume		822,658,190	100%	37.02M	286.22M	323.16M	176.26M
Median Active Inventory Listing Price		\$299,900		\$120,000	\$250,000	\$380,000	\$649,900

# June 2022



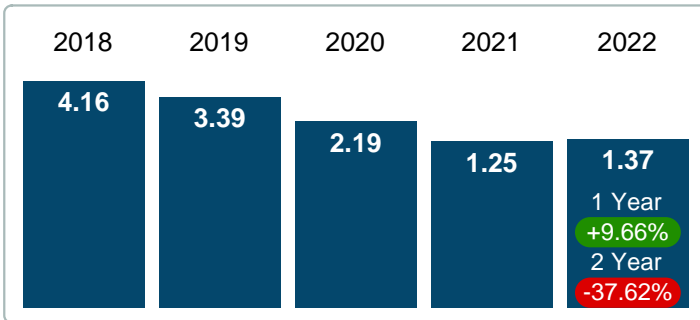
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



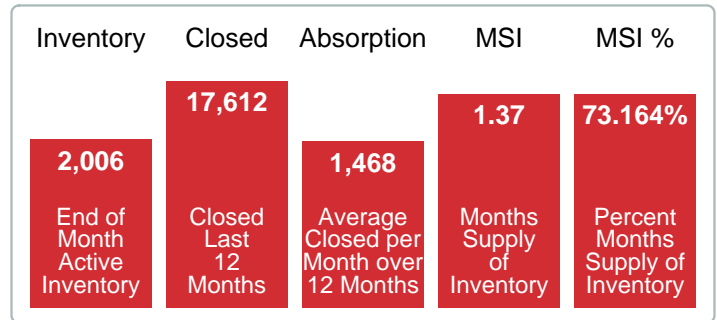
## MONTHS SUPPLY of INVENTORY (MSI)

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

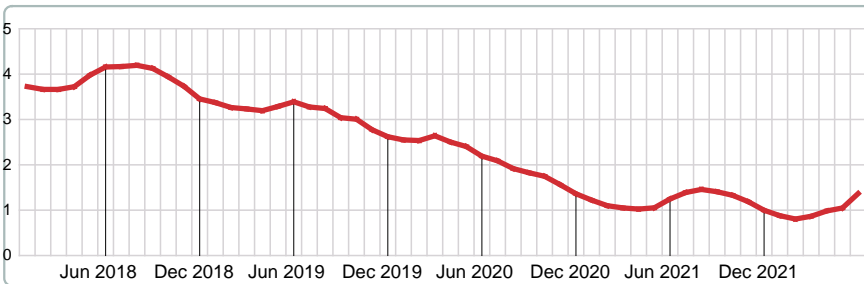
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022



### 5 YEAR MARKET ACTIVITY TRENDS

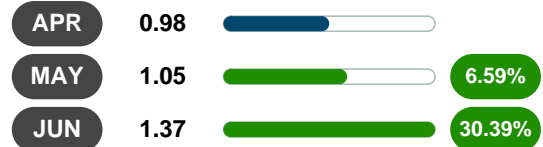


### 3 MONTHS

5 year JUN AVG = 2.47

High Aug 2018 4.19 Low Feb 2022 0.81

Months Supply this month at 1.37 below the 5 yr JUN average of 2.47



### 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	176	8.77%	1.31	1.35	1.29	0.73	3.27
\$100,001 - \$175,000	283	14.11%	0.97	1.12	0.87	1.41	2.50
\$175,001 - \$225,000	197	9.82%	0.73	0.75	0.68	0.97	0.88
\$225,001 - \$350,000	579	28.86%	1.31	1.30	1.30	1.31	1.52
\$350,001 - \$475,000	281	14.01%	1.48	2.49	1.67	1.36	1.27
\$475,001 - \$675,000	275	13.71%	2.92	4.00	3.42	3.05	1.91
\$675,001 and up	215	10.72%	4.70	9.60	8.86	3.72	4.55
Market Supply of Inventory (MSI)			1.37	1.26	1.16	1.64	2.27
Total Active Inventory by Units		100%	1.37	211	930	693	172

# June 2022



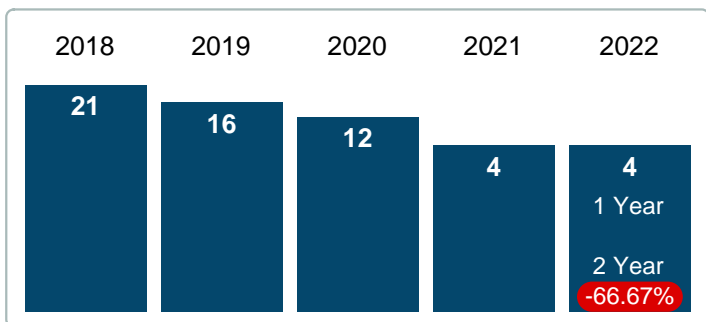
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



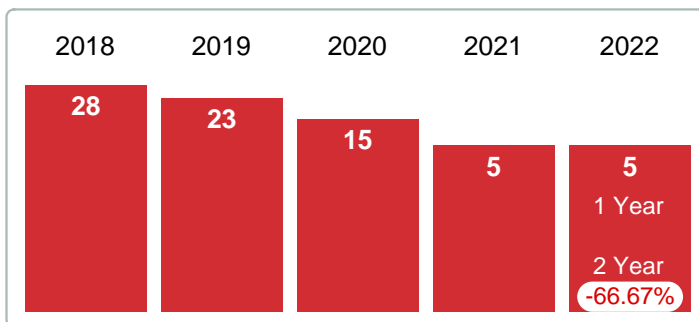
## MEDIAN DAYS ON MARKET TO SALE

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

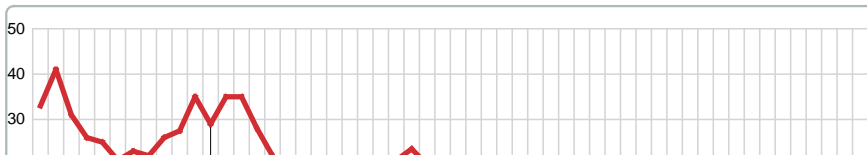
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 11

High Feb 2018 41 Low Jun 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 11

- APR 4
- MAY 4
- JUN 4

0.00%

0.00%

### MDOM 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 <b>110</b>	7.57%	8	8	9	9	0	
\$100,001 - \$175,000 <b>225</b>	15.47%	5	4	5	8	10	
\$175,001 - \$225,000 <b>198</b>	13.62%	4	4	4	6	1	
\$225,001 - \$300,000 <b>366</b>	25.17%	4	4	4	5	5	
\$300,001 - \$375,000 <b>203</b>	13.96%	4	5	3	6	5	
\$375,001 - \$500,000 <b>199</b>	13.69%	5	8	4	5	10	
\$500,001 and up <b>153</b>	10.52%	5	1	8	5	7	
Median Closed DOM		4	6	4	5	7	
Total Closed Units	100%	1,454	4.0	154	786	433	81
Total Closed Volume		446,963,150		23.85M	197.58M	174.20M	51.34M

# June 2022



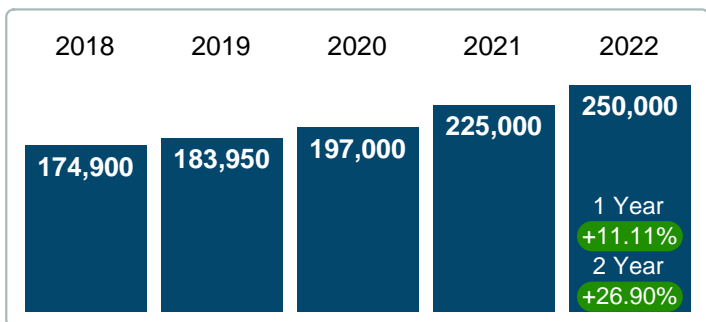
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



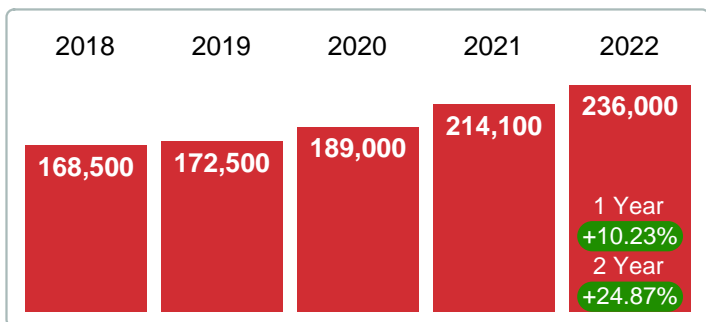
## MEDIAN LIST PRICE AT CLOSING

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

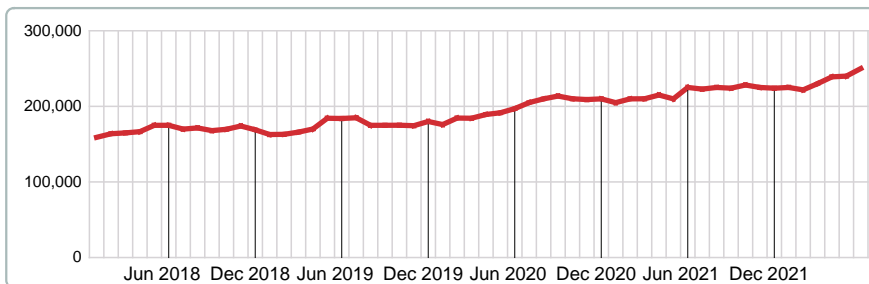
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

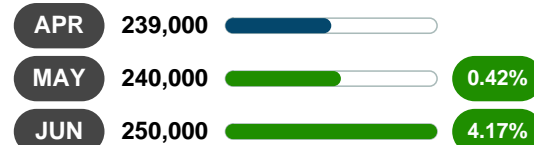


### 3 MONTHS

5 year JUN AVG = 206,170

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

Median List Price at Closing this month at **250,000** above the 5 yr JUN average of **206,170**



### 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	111	7.63%	74,900	65,000	85,000	83,500	0
\$100,001 - \$175,000	235	16.16%	149,900	135,000	149,900	155,000	0
\$175,001 - \$225,000	230	15.82%	200,000	200,000	200,000	200,000	197,500
\$225,001 - \$300,000	354	24.35%	259,000	256,950	251,532	269,500	269,700
\$300,001 - \$375,000	185	12.72%	342,000	320,000	339,450	345,000	355,000
\$375,001 - \$500,000	188	12.93%	425,170	402,950	422,450	433,375	419,900
\$500,001 and up	151	10.39%	624,900	637,000	597,750	589,000	705,000
Median List Price			250,000	119,950	225,000	350,000	509,900
Total Closed Units		100%	250,000	154	786	433	81
Total Closed Volume			443,646,465	23.52M	194.62M	172.74M	52.76M



# June 2022



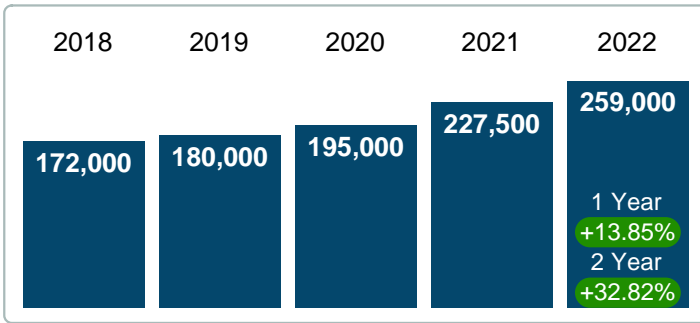
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



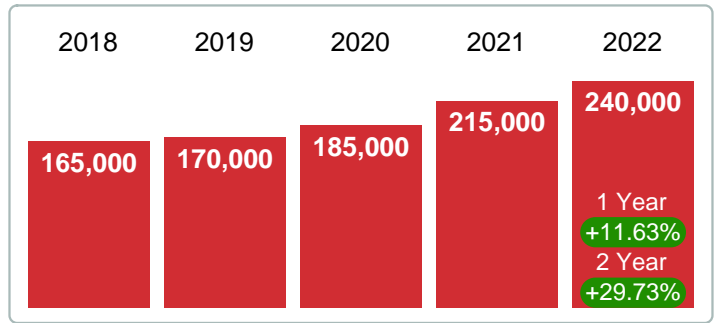
## MEDIAN SOLD PRICE AT CLOSING

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

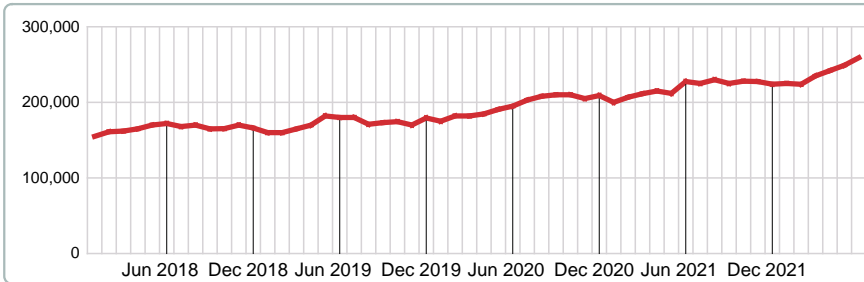
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

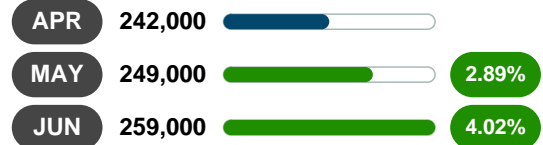


### 3 MONTHS

5 year JUN AVG = 206,700

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

Median Sold Price at Closing this month at **259,000** above the 5 yr JUN average of **206,700**



### 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	7.57%	71,250	65,000	85,000	77,000	0
\$100,001 - \$175,000	15.47%	148,000	136,000	149,500	163,000	175,000
\$175,001 - \$225,000	13.62%	205,000	206,500	205,000	210,500	206,000
\$225,001 - \$300,000	25.17%	256,000	250,000	251,525	270,000	260,000
\$300,001 - \$375,000	13.96%	335,000	342,000	335,000	338,500	347,000
\$375,001 - \$500,000	13.69%	429,000	400,000	430,496	433,805	427,500
\$500,001 and up	10.52%	616,000	634,500	580,000	590,000	732,500
Median Sold Price		259,000	120,800	232,000	355,000	500,000
Total Closed Units	100%	1,454	154	786	433	81
Total Closed Volume		446,963,150	23.85M	197.58M	174.20M	51.34M

# June 2022



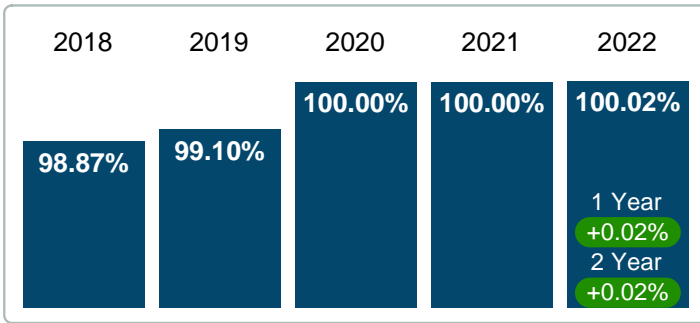
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



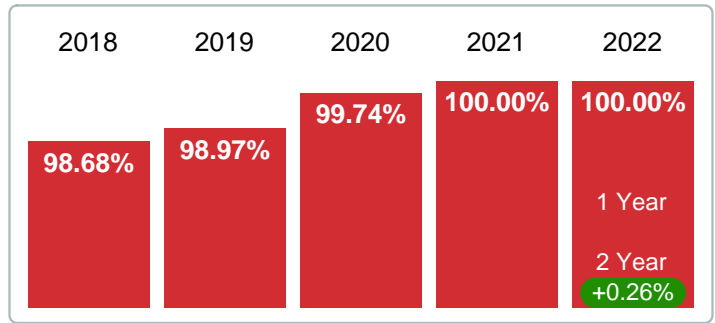
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

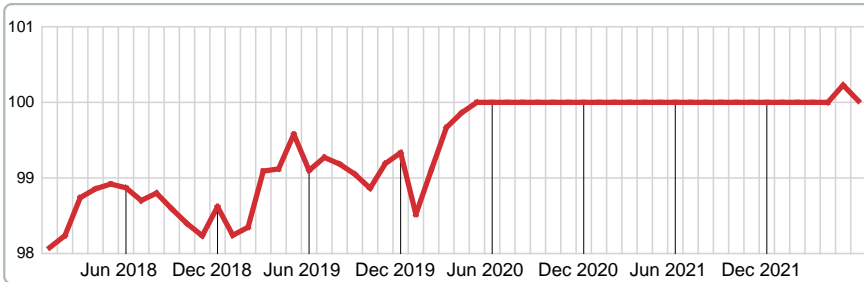
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

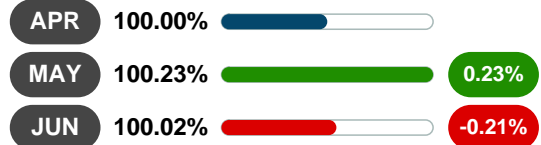


### 3 MONTHS

5 year JUN AVG = 99.60%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.02%** equal to 5 yr JUN 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	110	7.57%	100.00%	100.00%	93.09%	90.95%	0.00%
\$100,001 - \$175,000	225	15.47%	100.00%	100.06%	100.00%	100.00%	89.74%
\$175,001 - \$225,000	198	13.62%	102.05%	102.99%	101.95%	100.31%	103.00%
\$225,001 - \$300,000	366	25.17%	101.50%	100.00%	102.17%	100.72%	100.00%
\$300,001 - \$375,000	203	13.96%	100.31%	100.62%	100.36%	100.03%	101.42%
\$375,001 - \$500,000	199	13.69%	100.00%	100.00%	100.00%	100.00%	100.00%
\$500,001 and up	153	10.52%	100.00%	99.52%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.02%		100.00%	101.02%	100.00%	100.00%
Total Closed Units		1,454	100%	154	786	433	81
Total Closed Volume		446,963,150		23.85M	197.58M	174.20M	51.34M

# June 2022



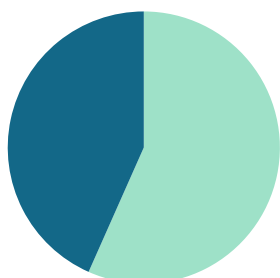
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

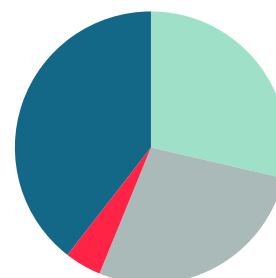


**Inventory**  
 New Listings  
**2,041 = 56.65%**  
 Start Inventory  
**1,562**  
 Total Inventory Units  
**3,603**  
 Volume  
**\$1,312,925,693**

### Market Activity

Closed Sales  
**1,454 = 28.62%**  
 Pending Sales  
**1,400 = 27.55%**  
 Other Off Market  
**221 = 4.35%**  
 Active Inventory  
**2,006 = 39.48%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,724	1,454	-15.66%	8,264	8,035	-2.77%
Pending Sales	1,677	1,400	-16.52%	9,137	8,318	-8.96%
New Listings	2,107	2,041	-3.13%	10,065	9,789	-2.74%
Median List Price	225,000	250,000	11.11%	214,100	236,000	10.23%
Median Sale Price	227,500	259,000	13.85%	215,000	240,000	11.63%
Median Percent of Selling Price to List Price	100.00%	100.02%	0.02%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	5.00	5.00	0.00%
Monthly Inventory	1,826	2,006	9.86%	1,826	2,006	9.86%
Months Supply of Inventory	1.25	1.37	9.48%	1.25	1.37	9.48%

**Absorption:** Last 12 months, an Average of **1,468** Sales/Month

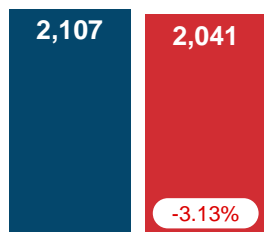
**Inventory on June 30, 2022 = 2,006**

**2021** **2022**

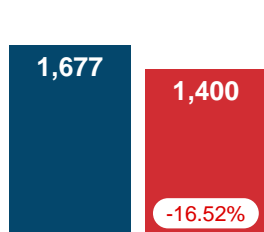
### JUNE MARKET

### MEDIAN PRICES

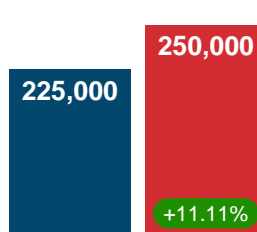
#### New Listings



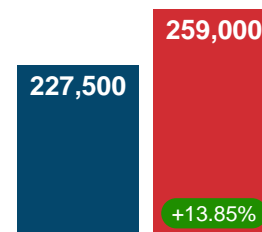
#### Pending Listings



#### List Price



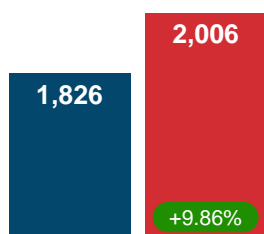
#### Sale Price



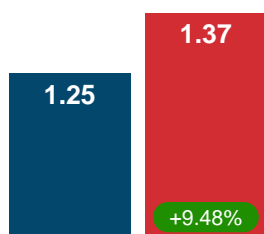
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

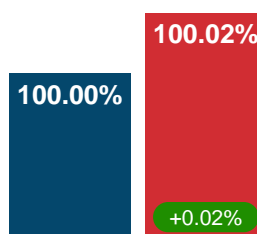
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%