

June 2022



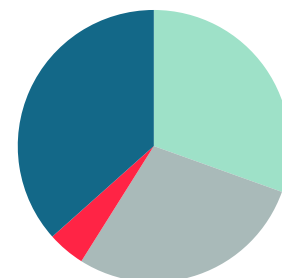
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	1,178	1,016	-13.75%
Pending Listings	1,143	949	-16.97%
New Listings	1,418	1,367	-3.60%
Median List Price	230,000	259,000	12.61%
Median Sale Price	234,978	261,420	11.25%
Median Percent of Selling Price to List Price	100.00%	100.36%	0.36%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	1,184	1,220	3.04%
Months Supply of Inventory	1.18	1.22	3.53%



■ Closed (30.47%)
■ Pending (28.46%)
■ Other OffMarket (4.47%)
■ Active (36.59%)

Absorption: Last 12 months, an Average of **1,002** Sales/Month
Active Inventory as of June 30, 2022 = **1,220**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **3.04%** to 1,220 existing homes available for sale. Over the last 12 months this area has had an average of 1,002 closed sales per month. This represents an unsold inventory index of **1.22** 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 **11.25%** in June 2022 to \$261,420 versus the previous year at \$234,978.

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 1,367 New Listings in June 2022, down **3.60%** from last year at 1,418. Furthermore, there were 1,016 Closed Listings this month versus last year at 1,178, a **-13.75%** decrease.

Closed versus Listed trends yielded a **74.3%** ratio, down from previous year's, June 2021, at **83.1%**, a **10.53%** 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

June 2022



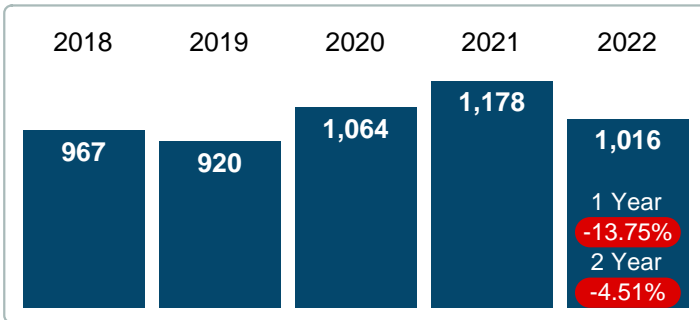
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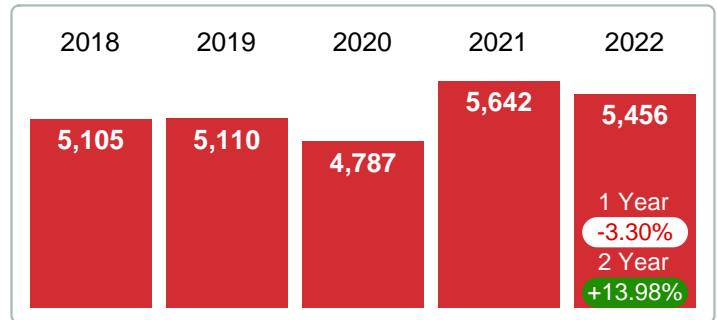
CLOSED LISTINGS

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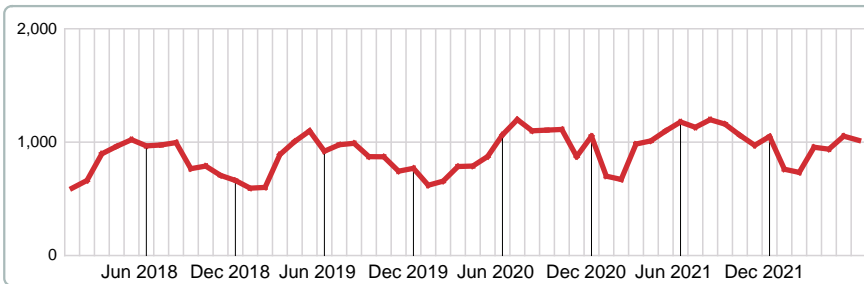
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,029

High Jul 2020 1,199 Low Jan 2019 594

Closed Listings this month at **1,016**
below the 5 yr JUN average of **1,029**



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	100	9.84%	6.0	52	44	4	0
\$125,001 - \$175,000	106	10.43%	4.0	16	83	6	1
\$175,001 - \$225,000	144	14.17%	4.0	16	108	19	1
\$225,001 - \$300,000	270	26.57%	4.0	15	170	79	6
\$300,001 - \$375,000	147	14.47%	5.0	4	67	66	10
\$375,001 - \$525,000	148	14.57%	6.0	5	40	82	21
\$525,001 and up	101	9.94%	5.0	1	10	58	32
Total Closed Units	1,016			109	522	314	71
Total Closed Volume	321,060,380	100%	4.0	17.83M	129.02M	128.54M	45.67M
Median Closed Price	\$261,420			\$136,900	\$234,688	\$355,000	\$500,000

June 2022



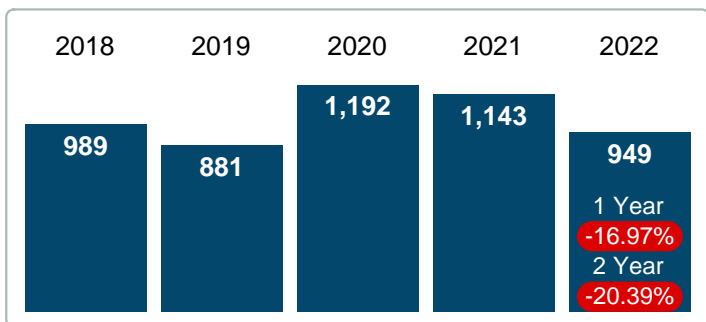
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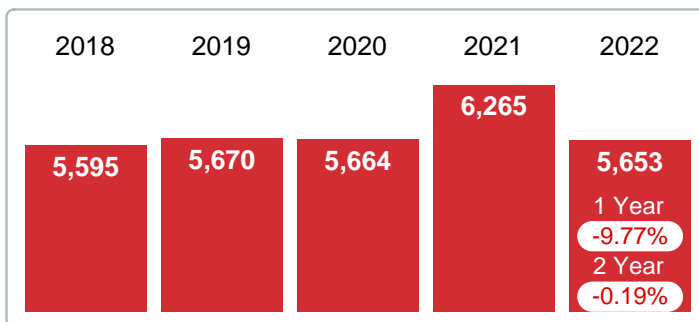
PENDING LISTINGS

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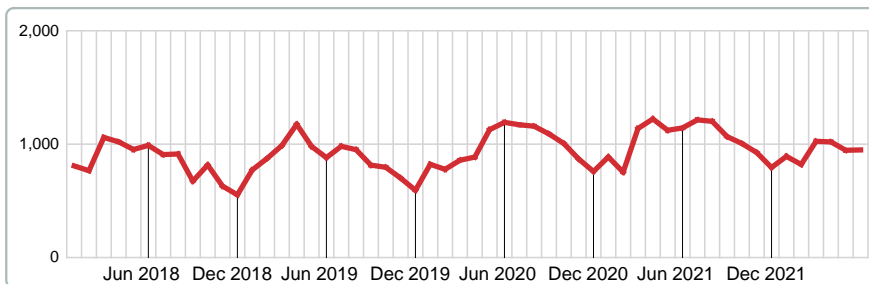
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,031

High Apr 2021 1,222 Low Dec 2018 553

Pending Listings this month at **949**
below the 5 yr JUN average of **1,031**



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	70	7.38%	8.0	44	23	3	0
\$100,001 - \$150,000	97	10.22%	7.0	24	67	6	0
\$150,001 - \$200,000	137	14.44%	5.0	13	112	12	0
\$200,001 - \$275,000	246	25.92%	5.0	17	184	43	2
\$275,001 - \$375,000	189	19.92%	7.0	7	91	86	5
\$375,001 - \$525,000	118	12.43%	12.0	6	33	70	9
\$525,001 and up	92	9.69%	14.0	2	14	49	27
Total Pending Units	949			113	524	269	43
Total Pending Volume	286,782,572	100%	7.0	18.27M	129.35M	108.87M	30.29M
Median Listing Price	\$250,000			\$119,000	\$225,000	\$360,000	\$615,000

June 2022



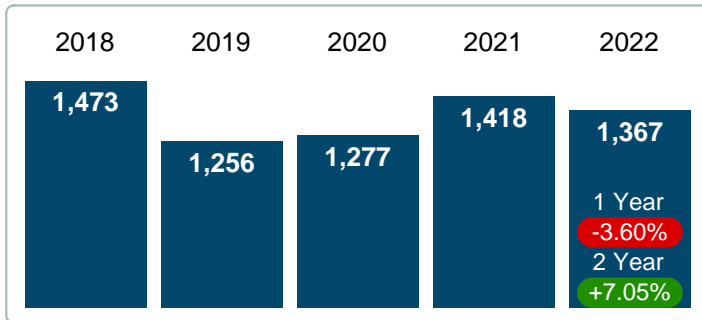
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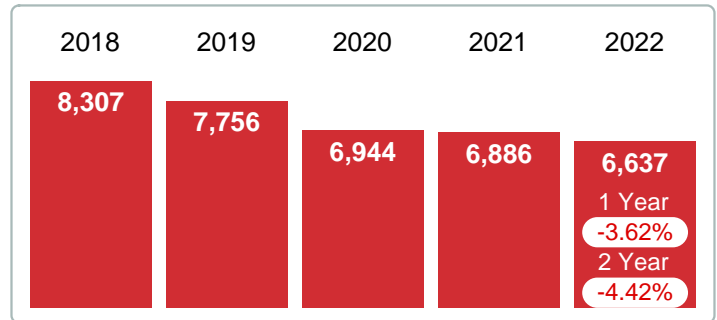
NEW LISTINGS

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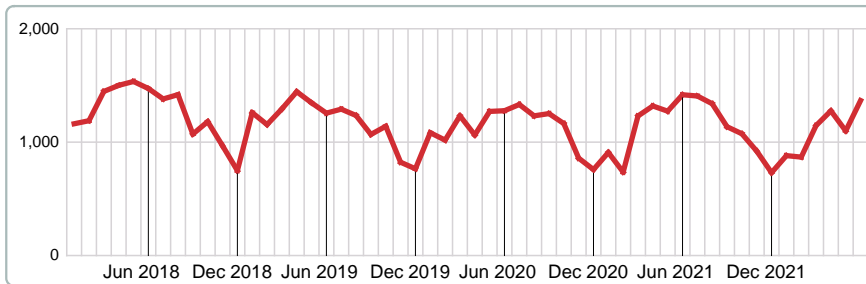
JUNE



YEAR TO DATE (YTD)

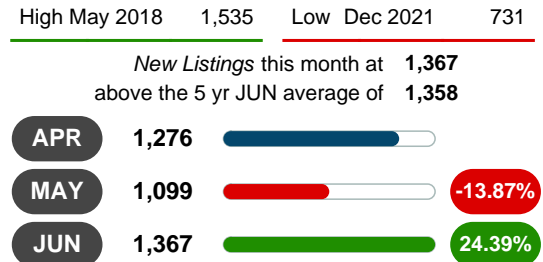


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 1,358



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	120	8.78%	61	51	8	0
\$125,001 - \$175,000	177	12.95%	34	129	12	2
\$175,001 - \$225,000	204	14.92%	13	161	29	1
\$225,001 - \$275,000	245	17.92%	13	169	59	4
\$275,001 - \$375,000	310	22.68%	7	135	156	12
\$375,001 - \$525,000	167	12.22%	6	48	94	19
\$525,001 and up	144	10.53%	1	30	75	38
Total New Listed Units	1,367		135	723	433	76
Total New Listed Volume	434,033,309	100%	21.60M	186.99M	174.75M	50.69M
Median New Listed Listing Price	\$265,000		\$132,500	\$230,000	\$340,000	\$528,950

June 2022



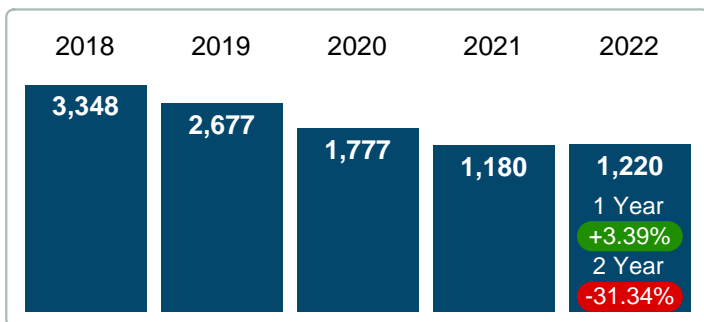
Area Delimited by County Of Tulsa - Residential Property Type



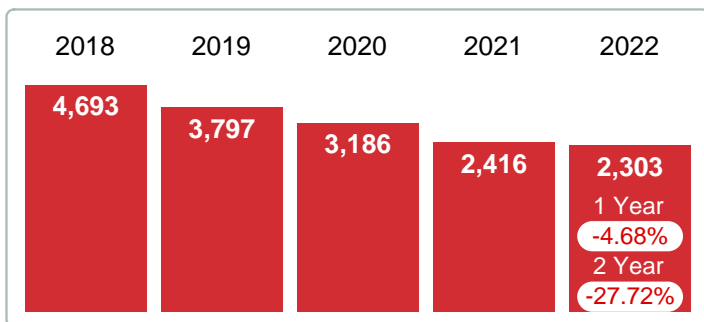
ACTIVE INVENTORY

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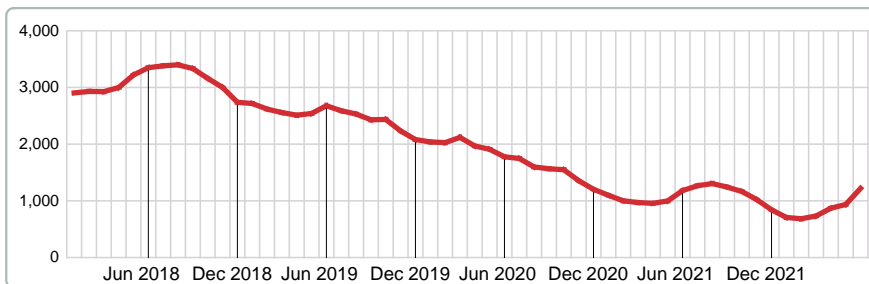
END OF JUNE



ACTIVE DURING JUNE



5 YEAR MARKET ACTIVITY TRENDS

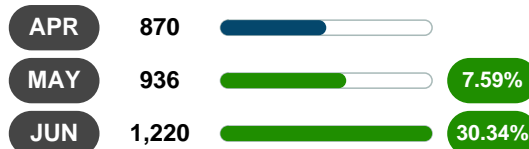


3 MONTHS

5 year JUN AVG = 2,040

High Aug 2018 3,399 Low Feb 2022 684

Inventory this month at 1,220 below the 5 yr JUN average of 2,040



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	112	9.18%	34.5	56	49	7	0
\$125,001 - \$175,000	126	10.33%	15.0	30	79	15	2
\$175,001 - \$250,000	200	16.39%	14.0	15	139	42	4
\$250,001 - \$350,000	304	24.92%	14.0	5	143	145	11
\$350,001 - \$475,000	181	14.84%	21.0	5	58	102	16
\$475,001 - \$675,000	172	14.10%	36.0	0	36	113	23
\$675,001 and up	125	10.25%	42.0	1	16	54	54
Total Active Inventory by Units			1,220	112	520	478	110
Total Active Inventory by Volume			510,356,836	16.51M	148.94M	223.74M	121.18M
Median Active Inventory Listing Price			\$300,495	\$127,000	\$250,000	\$376,450	\$662,450

June 2022



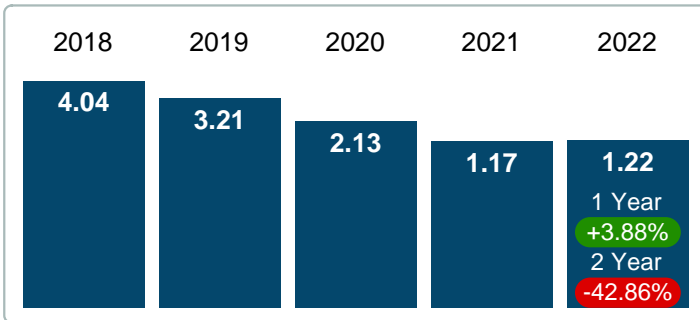
Area Delimited by County Of Tulsa - Residential Property Type



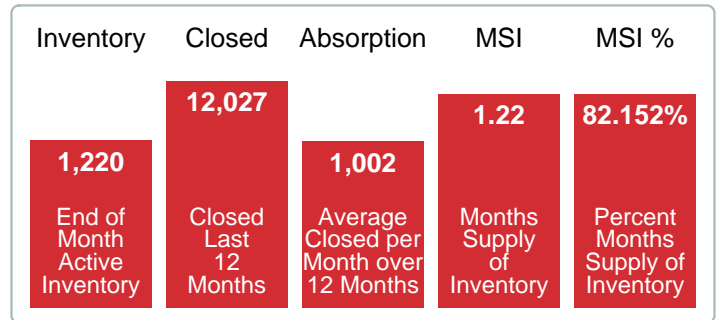
MONTHS SUPPLY of INVENTORY (MSI)

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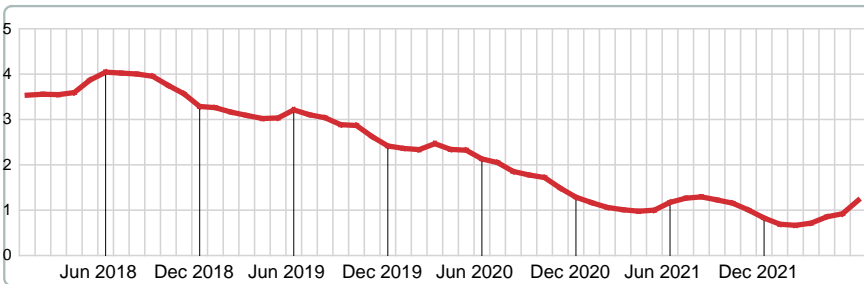
MSI FOR JUNE



INDICATORS FOR JUNE 2022

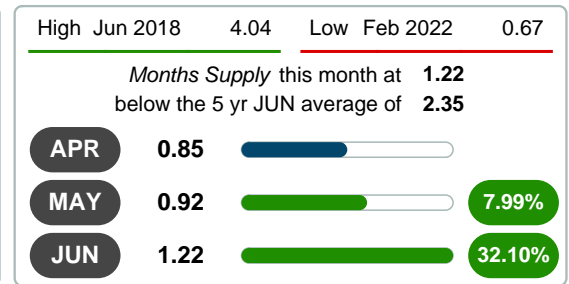


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.35



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	112	9.18%	0.84	0.92	0.74	1.11	0.00
\$125,001 - \$175,000	126	10.33%	0.84	1.15	0.71	1.33	3.00
\$175,001 - \$250,000	200	16.39%	0.73	0.67	0.72	0.78	0.98
\$250,001 - \$350,000	304	24.92%	1.45	0.51	1.48	1.54	1.25
\$350,001 - \$475,000	181	14.84%	1.34	1.71	1.44	1.36	0.98
\$475,001 - \$675,000	172	14.10%	2.59	0.00	2.88	2.83	1.69
\$675,001 and up	125	10.25%	3.57	4.00	4.27	3.10	3.98
Market Supply of Inventory (MSI)			1.22	0.91	0.99	1.60	1.92
Total Active Inventory by Units		100%	1,220	112	520	478	110

June 2022



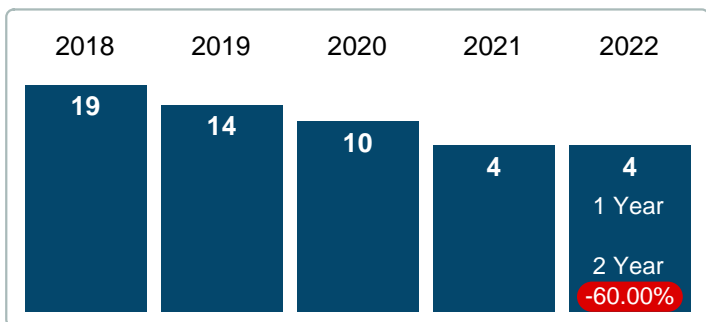
Area Delimited by County Of Tulsa - Residential Property Type



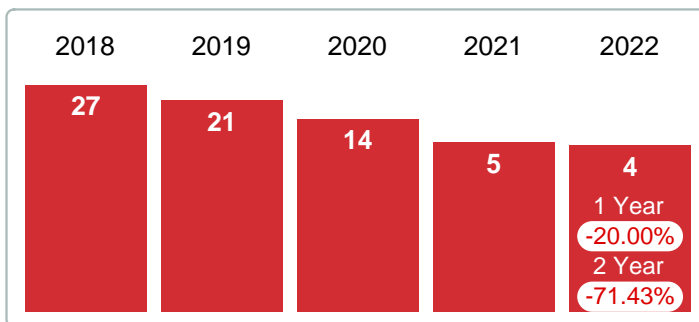
MEDIAN DAYS ON MARKET TO SALE

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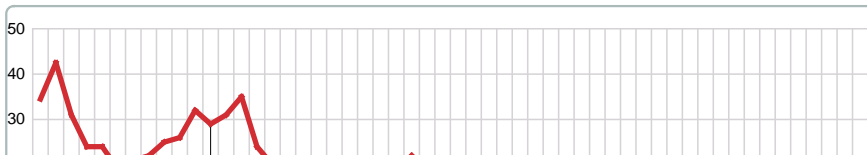
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 10

High Feb 2018 43 Low Jun 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr JUN average of 10

Month	Value	% Change
APR	4	
MAY	4	0.00%
JUN	4	0.00%

DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	100	9.84%	6	6	6	33	0
\$125,001 - \$175,000	106	10.43%	4	3	4	7	10
\$175,001 - \$225,000	144	14.17%	4	4	4	6	1
\$225,001 - \$300,000	270	26.57%	4	4	4	5	5
\$300,001 - \$375,000	147	14.47%	5	4	4	6	4
\$375,001 - \$525,000	148	14.57%	6	8	6	5	10
\$525,001 and up	101	9.94%	5	1	6	5	5
Median Closed DOM			4	4	4	5	5
Total Closed Units		100%	4.0	109	522	314	71
Total Closed Volume				17.83M	129.02M	128.54M	45.67M

June 2022



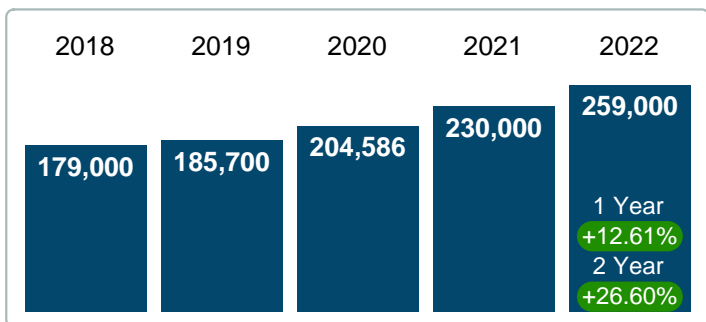
Area Delimited by County Of Tulsa - Residential Property Type



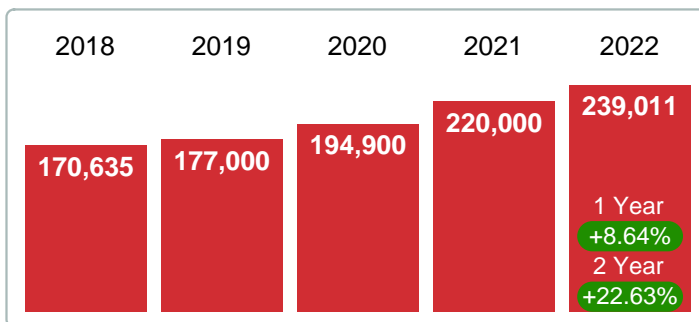
MEDIAN LIST PRICE AT CLOSING

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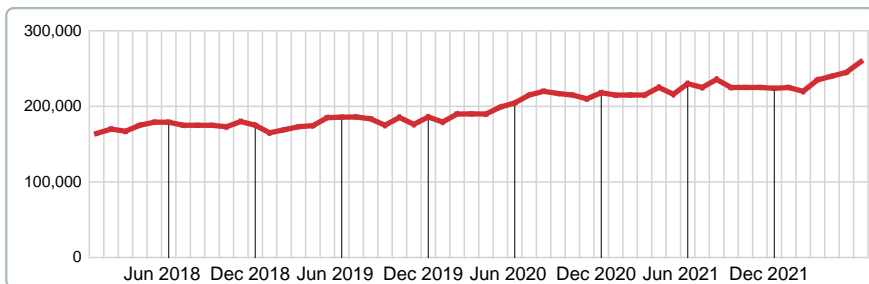
JUNE



YEAR TO DATE (YTD)

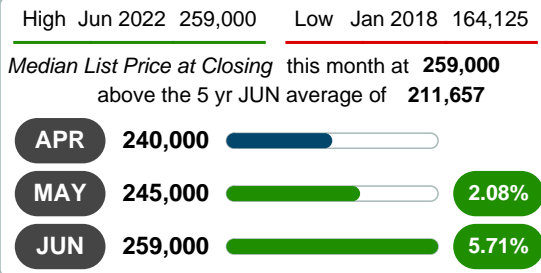


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 211,657



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
\$125,000 and less	10.24%	89,950	75,000	99,900	83,500	0
\$125,001 - \$175,000	11.22%	156,450	158,500	155,000	164,950	0
\$175,001 - \$225,000	16.44%	200,000	200,000	200,000	205,000	197,500
\$225,001 - \$300,000	25.59%	260,000	271,950	254,950	275,000	260,000
\$300,001 - \$375,000	12.70%	342,000	320,000	339,450	344,950	356,000
\$375,001 - \$525,000	14.57%	439,900	415,000	429,000	449,500	450,000
\$525,001 and up	9.25%	644,000	749,000	619,900	625,000	775,000
Median List Price		259,000	135,000	225,000	349,950	509,000
Total Closed Units	100%	259,000	109	522	314	71
Total Closed Volume		318,122,490	17.40M	126.34M	127.37M	47.02M

June 2022



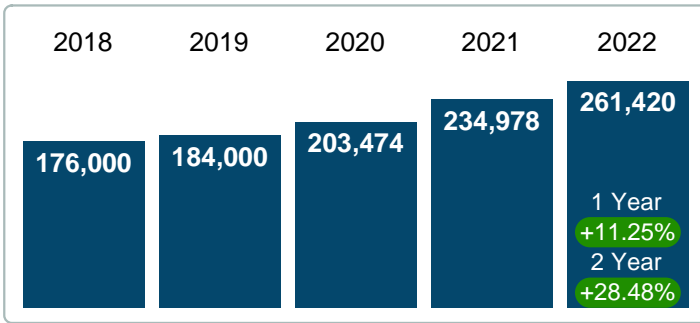
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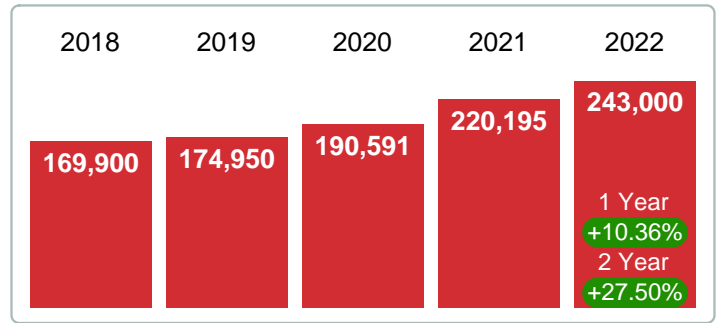
MEDIAN SOLD PRICE AT CLOSING

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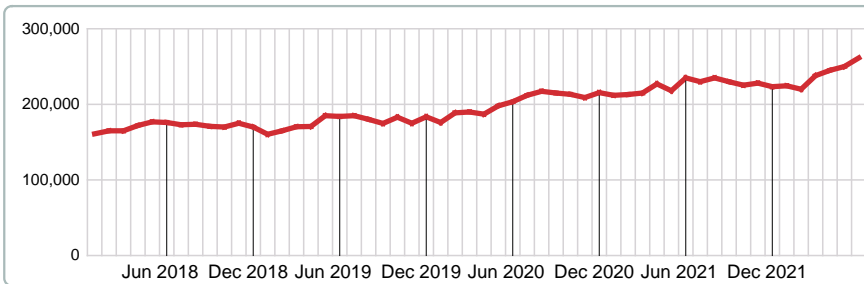
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

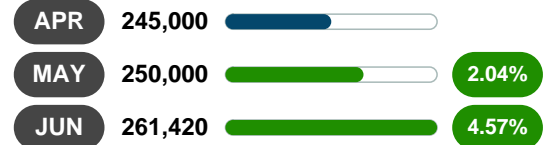


3 MONTHS

5 year JUN AVG = 211,974

High Jun 2022 261,420 Low Jan 2019 160,375

Median Sold Price at Closing this month at **261,420**
above the 5 yr JUN average of **211,974**



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
\$125,000 and less	9.84%	87,750	75,500	94,500	82,500	0
\$125,001 - \$175,000	10.43%	154,500	153,250	153,500	165,000	175,000
\$175,001 - \$225,000	14.17%	204,800	202,750	200,250	210,000	206,000
\$225,001 - \$300,000	26.57%	256,280	250,000	251,282	272,800	255,000
\$300,001 - \$375,000	14.47%	340,000	327,250	335,000	339,250	360,000
\$375,001 - \$525,000	14.57%	440,000	415,000	433,500	445,500	428,750
\$525,001 and up	9.94%	625,000	749,000	584,000	610,128	732,500
Median Sold Price		261,420	136,900	234,688	355,000	500,000
Total Closed Units		1,016	109	522	314	71
Total Closed Volume		321,060,380	17.83M	129.02M	128.54M	45.67M

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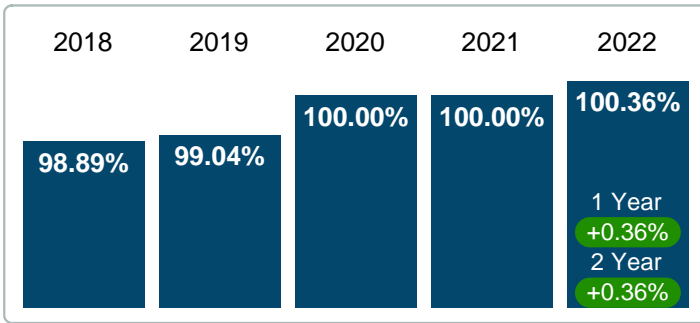
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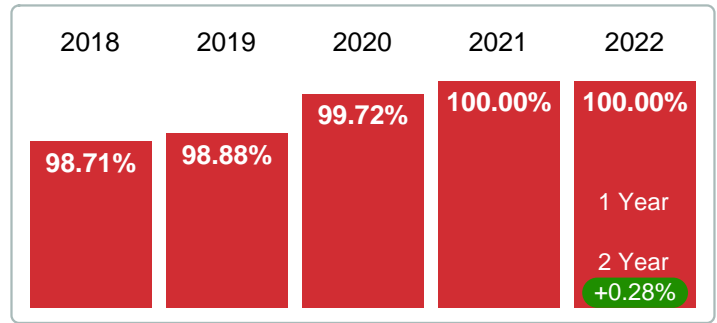
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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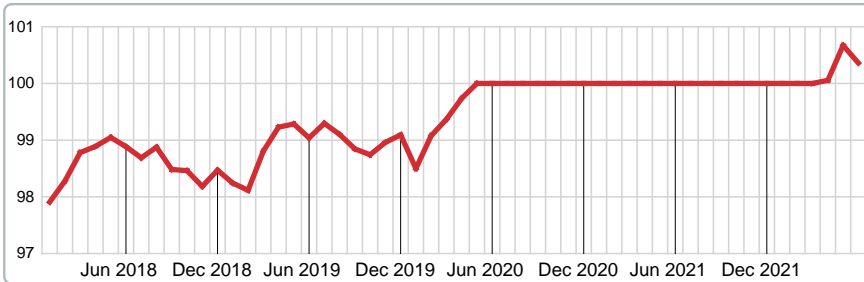
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

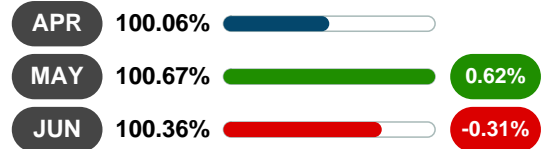


3 MONTHS

5 year JUN AVG = 99.66%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.36%**
equal to 5 yr JUN average of **99.66%**



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	
\$125,000 and less	100	9.84%	100.00%	100.00%	100.00%	93.00%	0.00%	
\$125,001 - \$175,000	106	10.43%	101.84%	103.29%	102.14%	98.64%	89.74%	
\$175,001 - \$225,000	144	14.17%	102.47%	104.31%	102.42%	100.00%	103.00%	
\$225,001 - \$300,000	270	26.57%	101.57%	100.00%	102.16%	101.11%	100.00%	
\$300,001 - \$375,000	147	14.47%	100.63%	101.31%	101.55%	100.03%	100.72%	
\$375,001 - \$525,000	148	14.57%	100.00%	100.00%	100.01%	100.00%	100.00%	
\$525,001 and up	101	9.94%	100.00%	100.00%	100.95%	100.00%	100.00%	
Median Sold/List Ratio		100.36%		100.00%	101.54%	100.00%	100.00%	
Total Closed Units		1,016	100%	100.36%	109	522	314	71
Total Closed Volume		321,060,380			17.83M	129.02M	128.54M	45.67M

June 2022



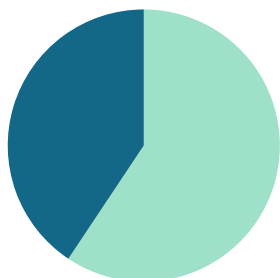
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

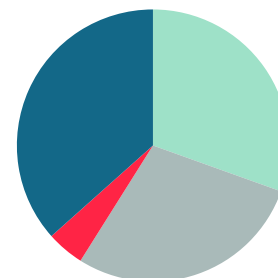


Inventory
 New Listings
1,367 = 59.36%
 Start Inventory
936
 Total Inventory Units
2,303
 Volume
\$850,858,767

Market Activity

Closed Sales
1,016 = 30.47%
 Pending Sales
949 = 28.46%
 Other Off Market
149 = 4.47%
 Active Inventory
1,220 = 36.59%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,178	1,016	-13.75%	5,642	5,456	-3.30%
Pending Sales	1,143	949	-16.97%	6,265	5,653	-9.77%
New Listings	1,418	1,367	-3.60%	6,886	6,637	-3.62%
Median List Price	230,000	259,000	12.61%	220,000	239,011	8.64%
Median Sale Price	234,978	261,420	11.25%	220,195	243,000	10.36%
Median Percent of Selling Price to List Price	100.00%	100.36%	0.36%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	5.00	4.00	-20.00%
Monthly Inventory	1,184	1,220	3.04%	1,184	1,220	3.04%
Months Supply of Inventory	1.18	1.22	3.53%	1.18	1.22	3.53%

Absorption: Last 12 months, an Average of **1,002** Sales/Month

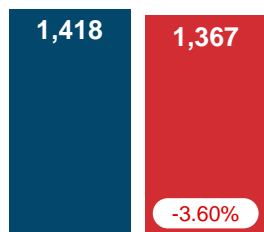
Inventory on June 30, 2022 = 1,220

2021 **2022**

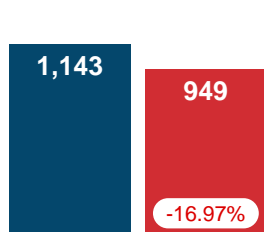
JUNE MARKET

MEDIAN PRICES

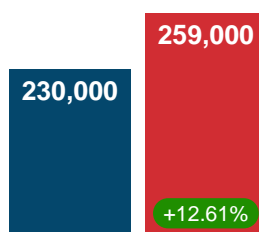
New Listings



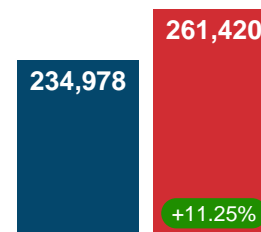
Pending Listings



List Price



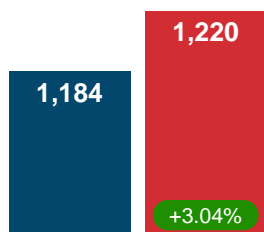
Sale Price



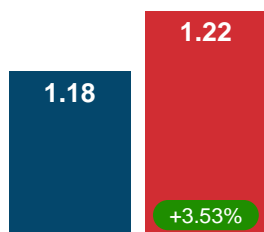
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

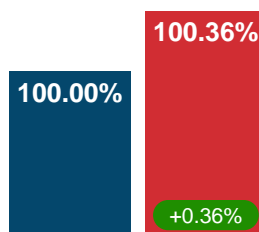
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%