

May 2022



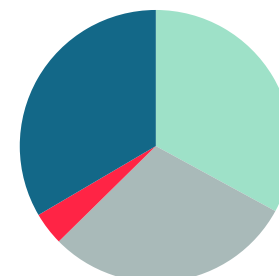
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	1,582	1,538	-2.78%
Pending Listings	1,647	1,387	-15.79%
New Listings	1,877	1,634	-12.95%
Average List Price	257,997	296,703	15.00%
Average Sale Price	256,840	299,027	16.43%
Average Percent of Selling Price to List Price	99.63%	101.75%	2.12%
Average Days on Market to Sale	20.81	14.66	-29.56%
End of Month Inventory	1,527	1,562	2.29%
Months Supply of Inventory	1.05	1.05	-0.60%



■ Closed (32.93%)
■ Pending (29.70%)
■ Other OffMarket (3.92%)
■ Active (33.45%)

Absorption: Last 12 months, an Average of **1,490** Sales/Month
Active Inventory as of May 31, 2022 = **1,562**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **2.29%** to 1,562 existing homes available for sale. Over the last 12 months this area has had an average of 1,490 closed sales per month. This represents an unsold inventory index of **1.05** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **16.43%** in May 2022 to \$299,027 versus the previous year at \$256,840.

Average Days on Market Shortens

The average number of **14.66** days that homes spent on the market before selling decreased by 6.15 days or **29.56%** in May 2022 compared to last year's same month at **20.81** DOM.

Sales Success for May 2022 is Positive

Overall, with Average Prices going up and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 1,634 New Listings in May 2022, down **12.95%** from last year at 1,877. Furthermore, there were 1,538 Closed Listings this month versus last year at 1,582, a **-2.78%** decrease.

Closed versus Listed trends yielded a **94.1%** ratio, up from previous year's, May 2021, at **84.3%**, a **11.68%** upswing. 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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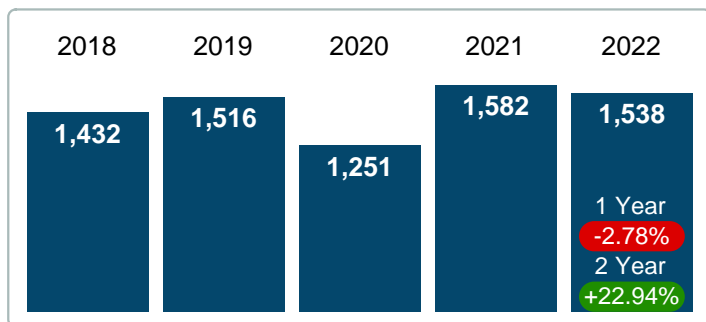
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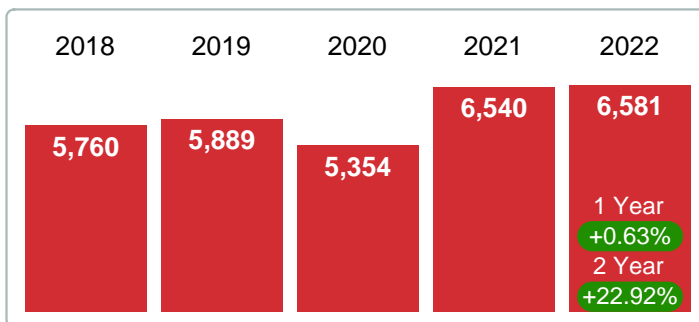
CLOSED LISTINGS

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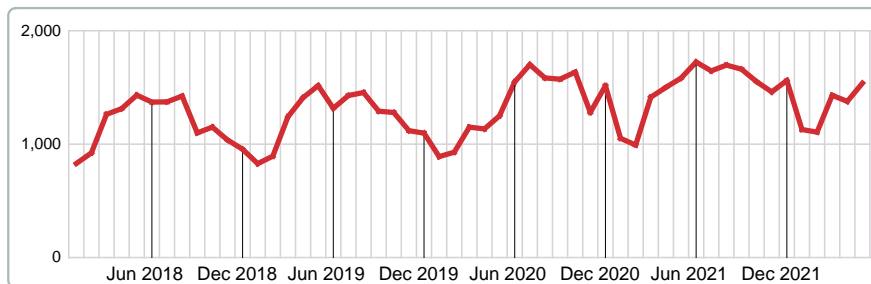
MAY



YEAR TO DATE (YTD)

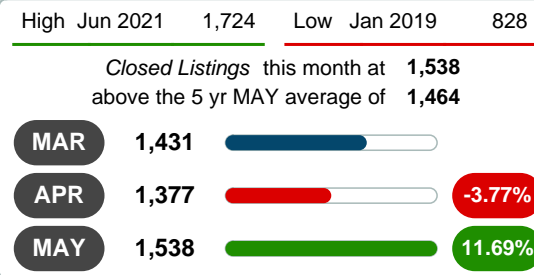


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,464



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	123	8.00%	22.0	69	49	4	1
\$100,001 - \$150,000	153	9.95%	12.8	41	102	8	2
\$150,001 - \$200,000	208	13.52%	8.8	24	161	23	0
\$200,001 - \$275,000	425	27.63%	9.4	23	321	78	3
\$275,001 - \$375,000	287	18.66%	12.9	11	141	125	10
\$375,001 - \$500,000	188	12.22%	19.5	2	63	106	17
\$500,001 and up	154	10.01%	30.6	1	25	92	36
Total Closed Units	1,538			171	862	436	69
Total Closed Volume	459,903,436	100%	14.7	23.90M	209.66M	180.62M	45.72M
Average Closed Price	\$299,027			\$139,741	\$243,230	\$414,272	\$662,618

May 2022



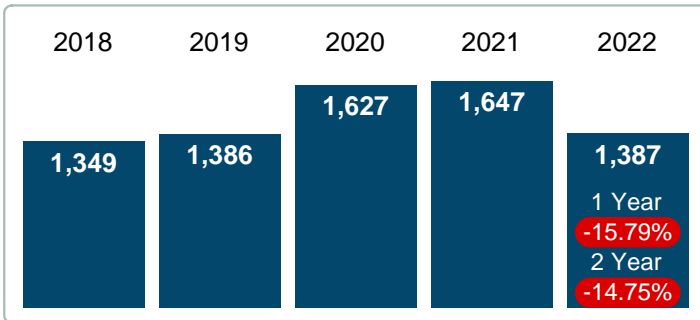
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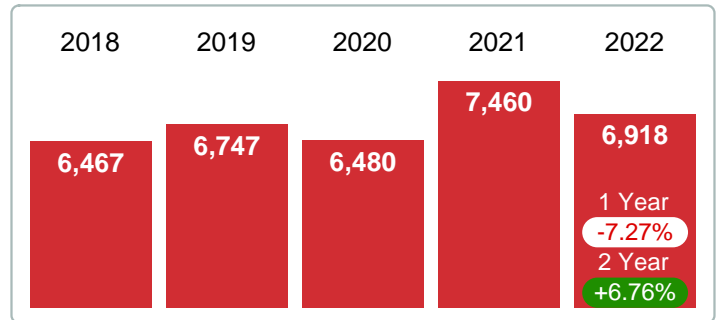
PENDING LISTINGS

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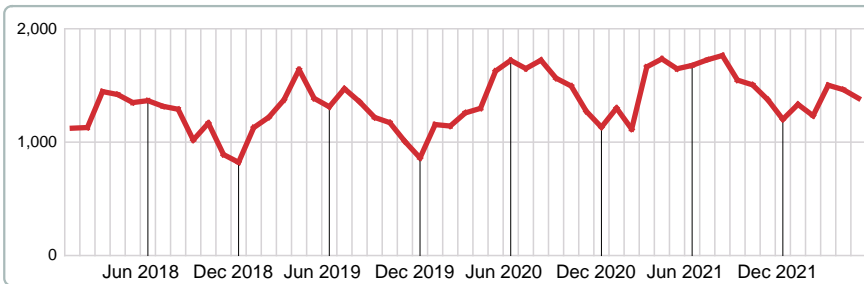
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

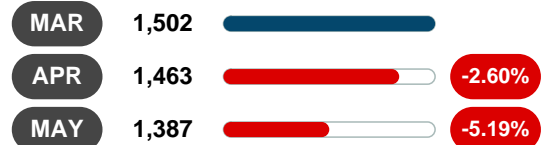


3 MONTHS

5 year MAY AVG = 1,479

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at **1,387**
below the 5 yr MAY average of **1,479**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	119	8.58%	21.9	65	49	5	0
\$100,001 - \$150,000	149	10.74%	14.9	42	102	4	1
\$150,001 - \$200,000	215	15.50%	13.2	26	156	29	4
\$200,001 - \$275,000	326	23.50%	13.5	16	219	81	10
\$275,001 - \$375,000	263	18.96%	16.9	13	121	117	12
\$375,001 - \$500,000	172	12.40%	22.2	7	59	89	17
\$500,001 and up	143	10.31%	26.1	2	21	87	33
Total Pending Units	1,387			171	727	412	77
Total Pending Volume	410,114,378	100%	16.3	26.05M	175.32M	164.77M	43.97M
Average Listing Price	\$294,874			\$152,338	\$241,160	\$399,922	\$571,079

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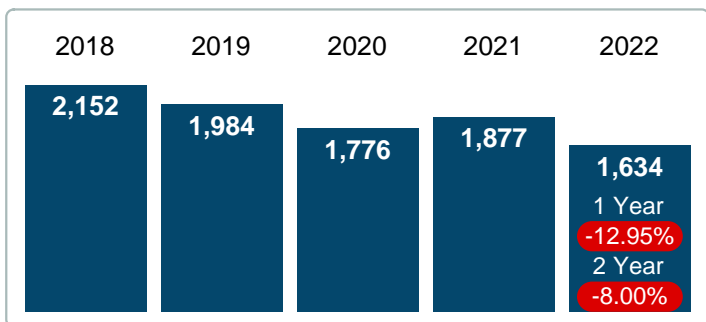
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



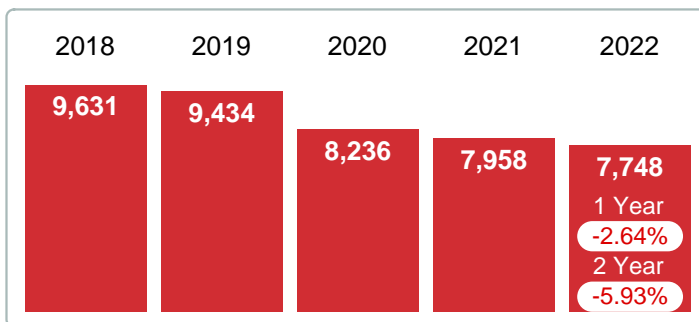
NEW LISTINGS

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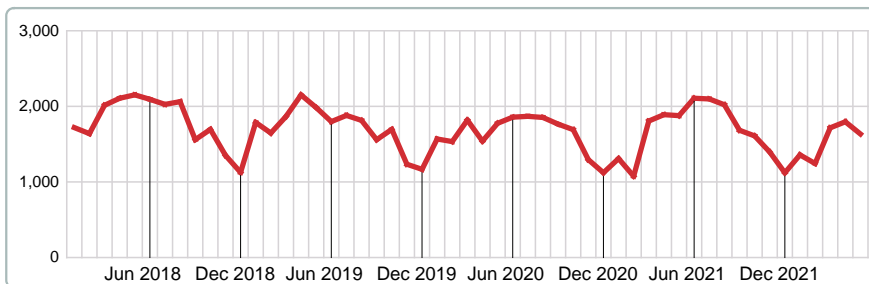
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,885

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

New Listings this month at 1,634
 below the 5 yr MAY average of 1,885



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	128	7.83%	73	52	3	0
\$100,001 - \$150,000	188	11.51%	47	126	14	1
\$150,001 - \$200,000	238	14.57%	28	177	27	6
\$200,001 - \$275,000	379	23.19%	20	259	85	15
\$275,001 - \$375,000	309	18.91%	18	152	126	13
\$375,001 - \$525,000	215	13.16%	9	65	125	16
\$525,001 and up	177	10.83%	4	23	105	45
Total New Listed Units	1,634		199	854	485	96
Total New Listed Volume	512,513,802	100%	32.22M	209.31M	209.06M	61.93M
Average New Listed Listing Price	\$292,501		\$161,886	\$245,093	\$431,053	\$645,083

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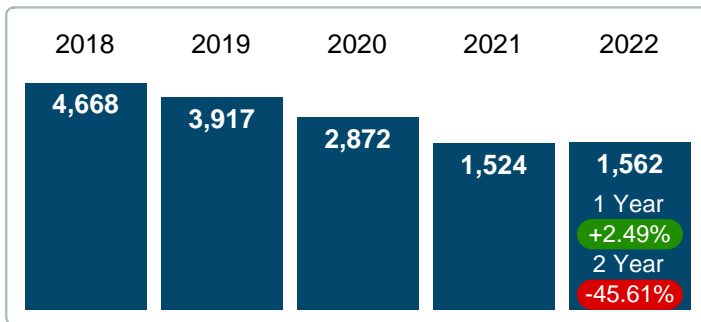
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



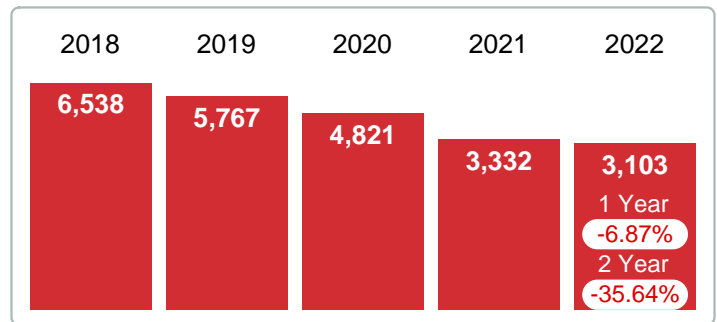
ACTIVE INVENTORY

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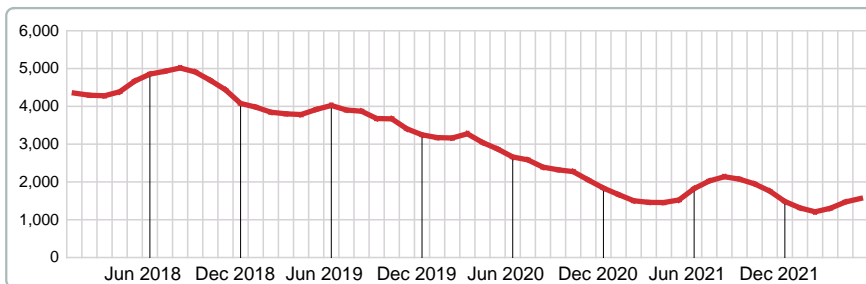
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5 YEAR MARKET ACTIVITY TRENDS

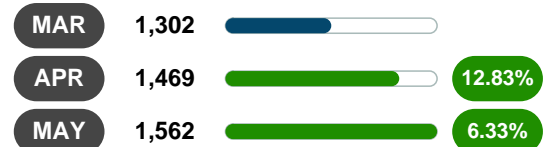


3 MONTHS

5 year MAY AVG = 2,909

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

Inventory this month at **1,562**
below the 5 yr MAY average of **2,909**



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	96	6.15%	91.1	57	36	2	1
\$75,001 - \$150,000	228	14.60%	59.8	73	135	18	2
\$150,001 - \$225,000	222	14.21%	40.8	32	147	38	5
\$225,001 - \$375,000	412	26.38%	50.3	20	221	152	19
\$375,001 - \$500,000	231	14.79%	68.2	8	71	131	21
\$500,001 - \$725,000	215	13.76%	77.1	6	52	125	32
\$725,001 and up	158	10.12%	80.8	3	32	53	70
Total Active Inventory by Units	1,562			199	694	519	150
Total Active Inventory by Volume	666,377,356	100%	62.3	34.54M	217.30M	253.21M	161.33M
Average Active Inventory Listing Price	\$426,618			\$173,580	\$313,113	\$487,879	\$1,075,503

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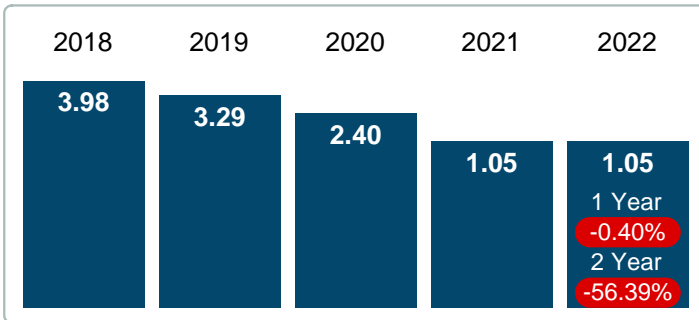
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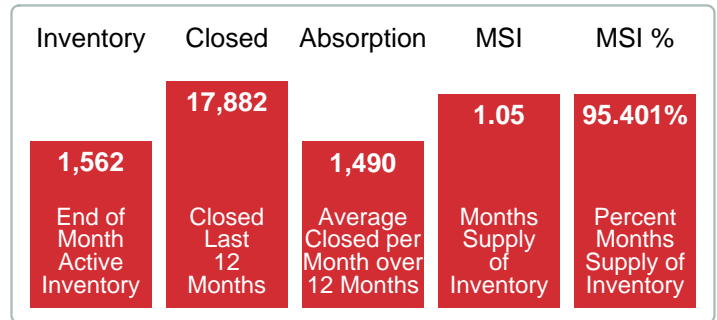
MONTHS SUPPLY of INVENTORY (MSI)

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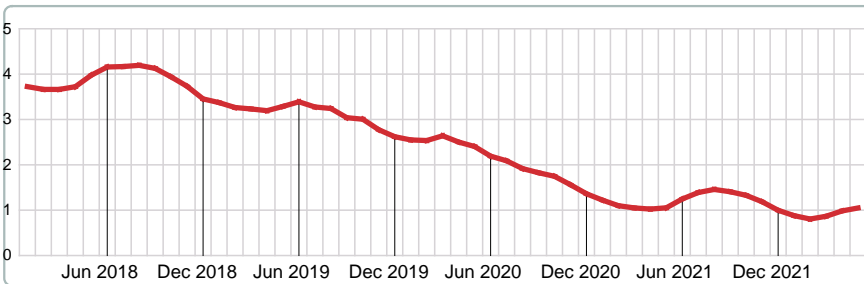
MSI FOR MAY



INDICATORS FOR MAY 2022

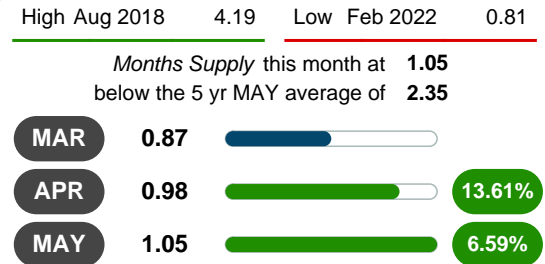


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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
\$75,000 and less	96	6.15%	1.18	1.30	1.11	0.46	1.50
\$75,001 - \$150,000	228	14.60%	0.98	1.10	0.91	1.14	1.00
\$150,001 - \$225,000	222	14.21%	0.54	0.87	0.47	0.67	1.18
\$225,001 - \$375,000	412	26.38%	0.84	1.04	0.87	0.77	0.96
\$375,001 - \$500,000	231	14.79%	1.45	1.85	1.60	1.44	1.11
\$500,001 - \$725,000	215	13.76%	2.72	8.00	3.23	2.84	1.75
\$725,001 and up	158	10.12%	4.31	7.20	8.35	2.90	4.94
Market Supply of Inventory (MSI)			1.05	1.16	0.85	1.21	1.92
Total Active Inventory by Units		100%	1,562	199	694	519	150

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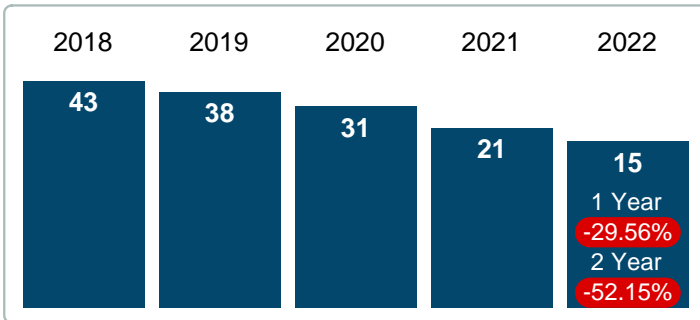
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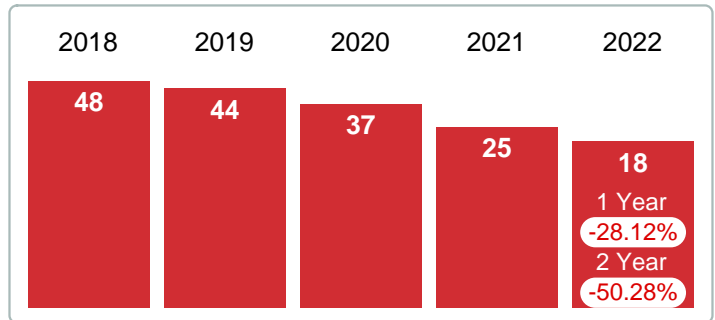
AVERAGE DAYS ON MARKET TO SALE

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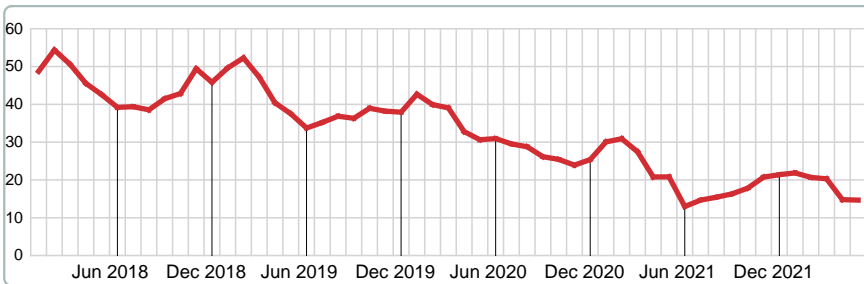
MAY



YEAR TO DATE (YTD)

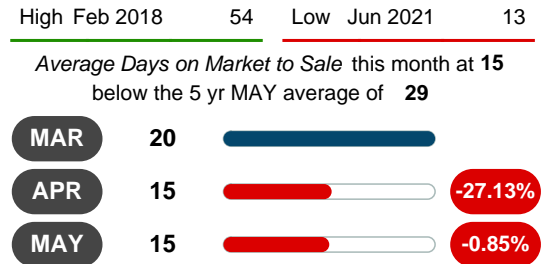


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 29



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.00%	22	21	18	81	88
\$100,001 - \$150,000	9.95%	13	14	13	7	3
\$150,001 - \$200,000	13.52%	9	13	6	20	0
\$200,001 - \$275,000	27.63%	9	6	8	15	2
\$275,001 - \$375,000	18.66%	13	21	10	15	18
\$375,001 - \$500,000	12.22%	19	5	22	19	17
\$500,001 and up	10.01%	31	47	35	24	43
Average Closed DOM		15	16	11	19	31
Total Closed Units	100%	1,538	171	862	436	69
Total Closed Volume		459,903,436	23.90M	209.66M	180.62M	45.72M

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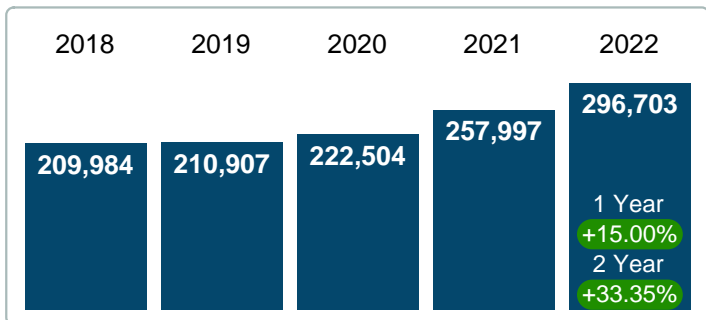
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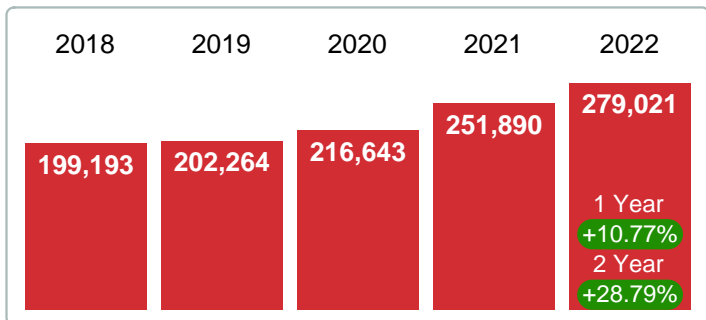
AVERAGE LIST PRICE AT CLOSING

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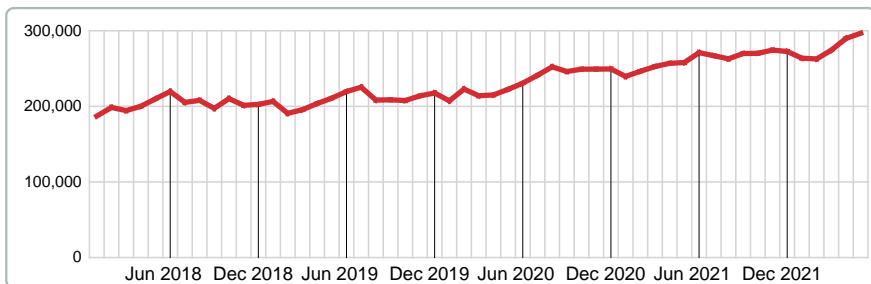
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YEAR TO DATE (YTD)

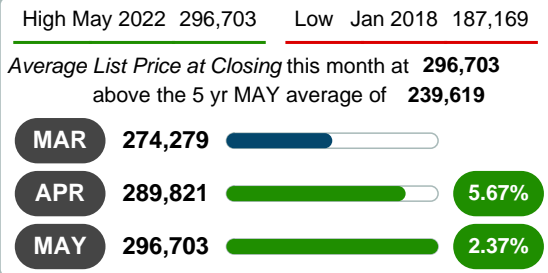


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 239,619



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.67%	71,479	70,968	79,762	74,850	31,099
\$100,001 - \$150,000	12.22%	132,659	130,256	130,852	127,125	137,500
\$150,001 - \$200,000	14.76%	180,307	161,208	173,521	179,739	0
\$200,001 - \$275,000	25.94%	238,496	221,270	230,525	239,694	225,333
\$275,001 - \$375,000	17.88%	321,079	297,175	313,533	318,401	316,870
\$375,001 - \$500,000	12.09%	435,241	392,000	418,727	433,511	430,624
\$500,001 and up	9.43%	811,129	524,900	650,830	758,826	981,225
Average List Price		296,703	139,025	239,037	412,181	678,196
Total Closed Units	100%	296,703	171	862	436	69
Total Closed Volume		456,329,283	23.77M	206.05M	179.71M	46.80M

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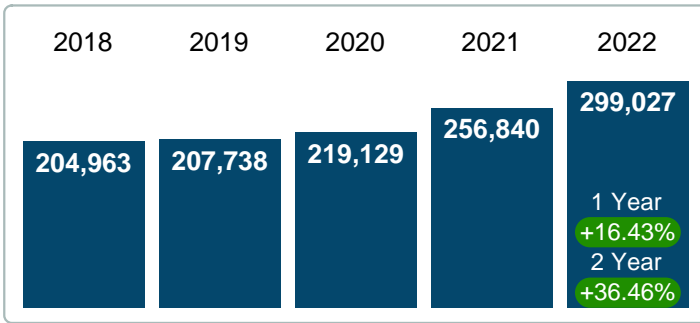
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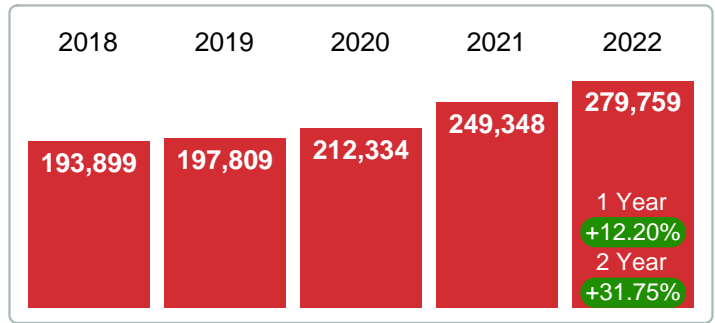
AVERAGE SOLD PRICE AT CLOSING

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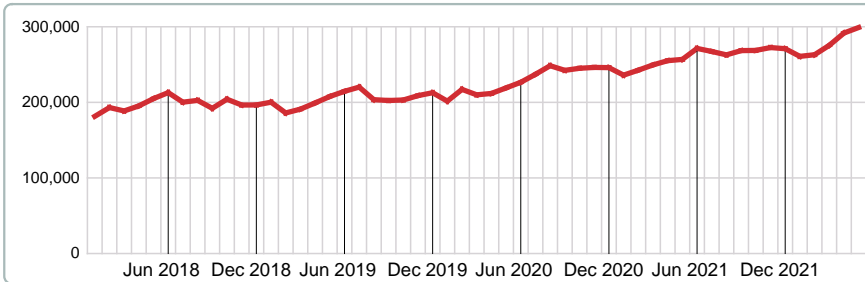
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

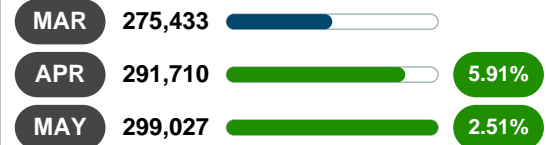


3 MONTHS

5 year MAY AVG = 237,539

High May 2022 299,027 Low Jan 2018 181,456

Average Sold Price at Closing this month at **299,027** above the 5 yr MAY average of **237,539**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	123	8.00%	70,974	69,450	74,237	67,250	31,099
\$100,001 - \$150,000	153	9.95%	131,104	129,639	132,029	125,531	136,250
\$150,001 - \$200,000	208	13.52%	176,627	167,155	177,753	178,628	0
\$200,001 - \$275,000	425	27.63%	237,590	226,082	237,101	243,414	226,667
\$275,001 - \$375,000	287	18.66%	320,740	296,999	318,941	325,045	318,400
\$375,001 - \$500,000	188	12.22%	434,415	392,500	422,181	441,275	441,912
\$500,001 and up	154	10.01%	777,132	524,900	650,554	748,359	945,571
Average Sold Price			299,027	139,741	243,230	414,272	662,618
Total Closed Units		100%	299,027	171	862	436	69
Total Closed Volume			459,903,436	23.90M	209.66M	180.62M	45.72M

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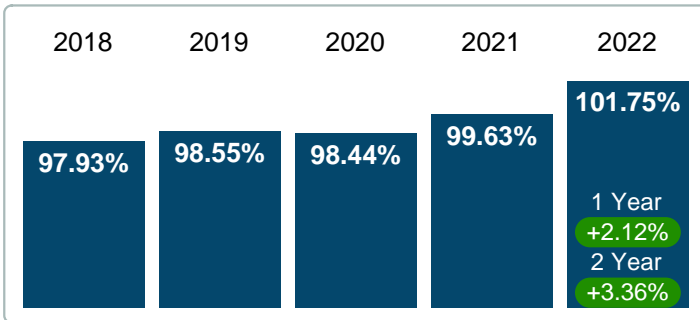
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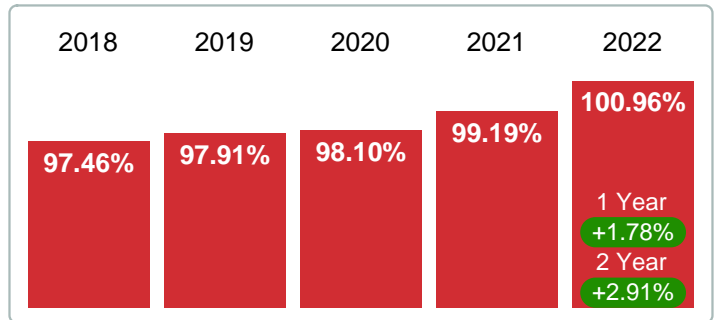
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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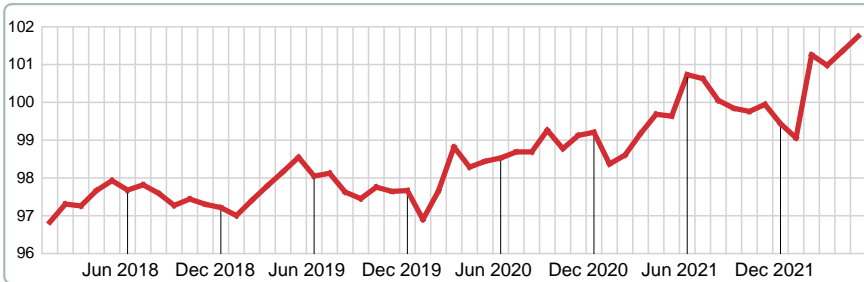
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

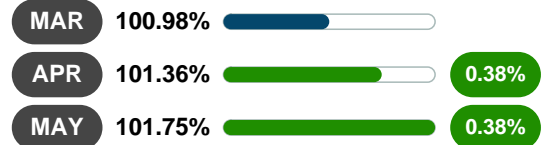


3 MONTHS

5 year MAY AVG = 99.26%

High May 2022 101.75% Low Jan 2018 96.83%

Average Sold/List Ratio this month at **101.75%** above the 5 yr MAY average of **99.26%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	123	8.00%	98.70%	98.18%	99.81%	93.68%	100.00%
\$100,001 - \$150,000	153	9.95%	100.89%	99.91%	101.27%	101.43%	99.07%
\$150,001 - \$200,000	208	13.52%	102.72%	104.28%	102.91%	99.73%	0.00%
\$200,001 - \$275,000	425	27.63%	103.07%	102.50%	103.12%	103.07%	101.86%
\$275,001 - \$375,000	287	18.66%	102.07%	99.98%	102.07%	102.32%	101.42%
\$375,001 - \$500,000	188	12.22%	101.73%	100.44%	101.04%	102.02%	102.70%
\$500,001 and up	154	10.01%	99.49%	100.00%	100.26%	99.93%	97.82%
Average Sold/List Ratio			101.70%	100.19%	102.27%	101.64%	99.79%
Total Closed Units	1,538	100%	101.70%	171	862	436	69
Total Closed Volume	459,903,436			23.90M	209.66M	180.62M	45.72M

May 2022



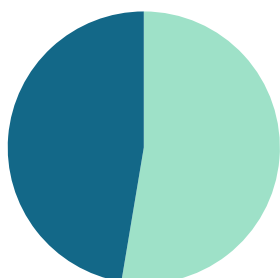
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

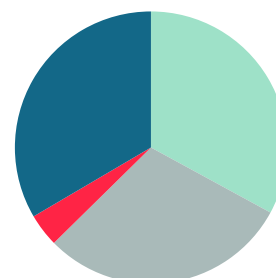


Inventory
 New Listings
1,634 = 52.64%
 Start Inventory
1,470
 Total Inventory Units
3,104
 Volume
\$1,136,835,078

Market Activity

Closed Sales
1,538 = 32.93%
 Pending Sales
1,387 = 29.70%
 Other Off Market
183 = 3.92%
 Active Inventory
1,562 = 33.45%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,582	1,538	-2.78%	6,540	6,581	0.63%
Pending Sales	1,647	1,387	-15.79%	7,460	6,918	-7.27%
New Listings	1,877	1,634	-12.95%	7,958	7,748	-2.64%
Average List Price	257,997	296,703	15.00%	251,890	279,021	10.77%
Average Sale Price	256,840	299,027	16.43%	249,348	279,759	12.20%
Average Percent of Selling Price to List Price	99.63%	101.75%	2.12%	99.19%	100.96%	1.78%
Average Days on Market to Sale	20.81	14.66	-29.56%	25.26	18.16	-28.12%
Monthly Inventory	1,527	1,562	2.29%	1,527	1,562	2.29%
Months Supply of Inventory	1.05	1.05	-0.60%	1.05	1.05	-0.60%

Absorption: Last 12 months, an Average of **1,490** Sales/Month

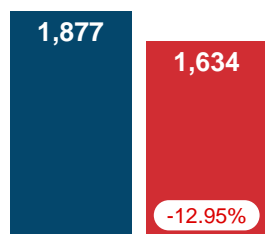
Inventory on May 31, 2022 = **1,562**

2021 **2022**

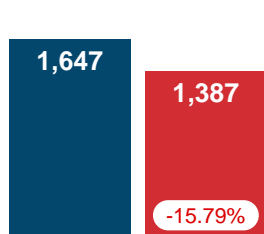
MAY MARKET

AVERAGE PRICES

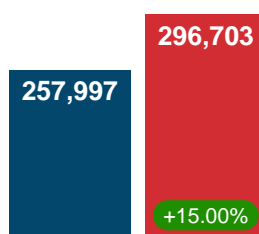
New Listings



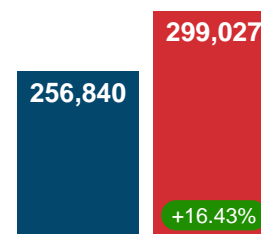
Pending Listings



List Price



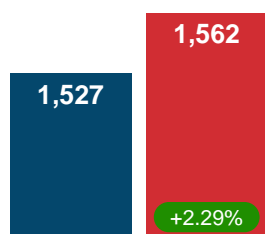
Sale Price



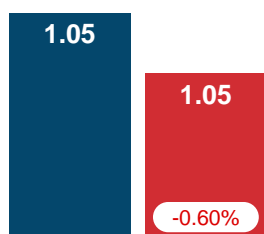
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

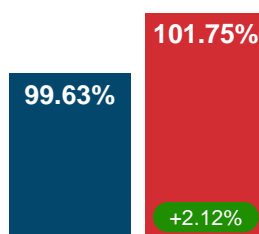
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

