

# May 2022



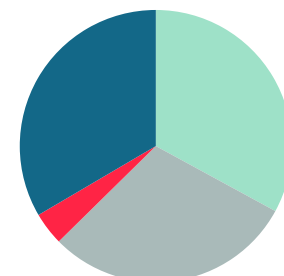
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



## 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%
Median List Price	209,900	240,000	14.34%
Median Sale Price	211,833	249,000	17.55%
Median Percent of Selling Price to List Price	100.00%	100.23%	0.23%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

#### 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 **17.55%** in May 2022 to \$249,000 versus the previous year at \$211,833.

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

#### Sales Success for May 2022 is Positive

Overall, with Median 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.

### 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

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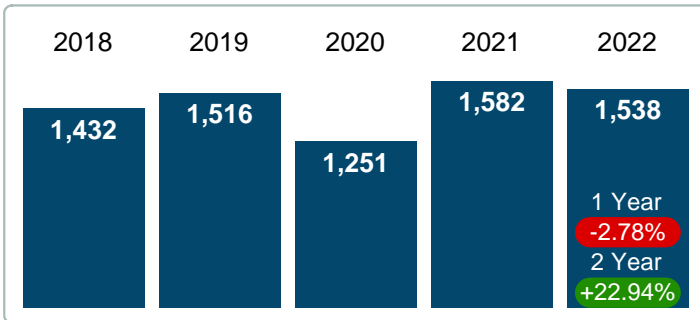
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



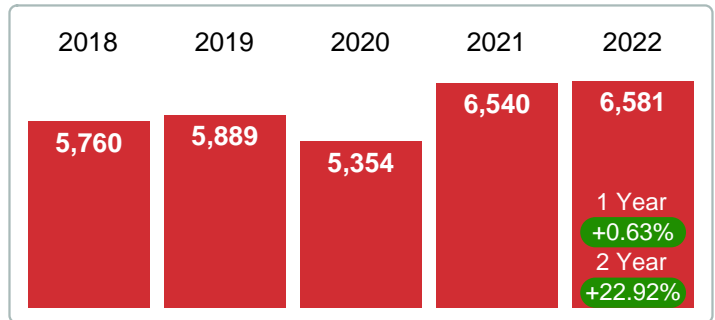
## CLOSED LISTINGS

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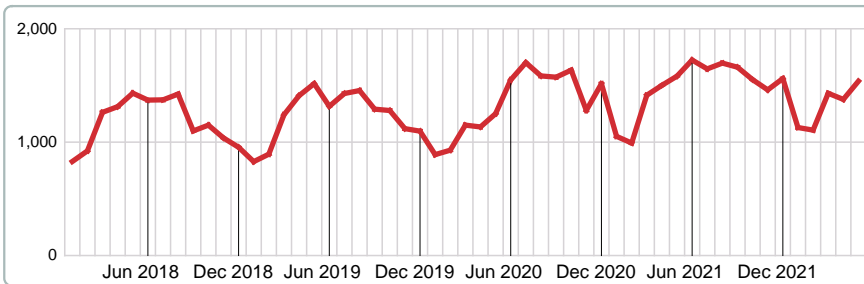
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,464

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,538 above the 5 yr MAY average of 1,464



### 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	123	8.00%	5.0	69	49	4	1
\$100,001 - \$150,000	153	9.95%	5.0	41	102	8	2
\$150,001 - \$200,000	208	13.52%	4.0	24	161	23	0
\$200,001 - \$275,000	425	27.63%	4.0	23	321	78	3
\$275,001 - \$375,000	287	18.66%	4.0	11	141	125	10
\$375,001 - \$500,000	188	12.22%	4.0	2	63	106	17
\$500,001 and up	154	10.01%	6.0	1	25	92	36
<b>Total Closed Units</b>	<b>1,538</b>			<b>171</b>	<b>862</b>	<b>436</b>	<b>69</b>
<b>Total Closed Volume</b>	<b>459,903,436</b>	<b>100%</b>	<b>4.0</b>	<b>23.90M</b>	<b>209.66M</b>	<b>180.62M</b>	<b>45.72M</b>
<b>Median Closed Price</b>	<b>\$249,000</b>			<b>\$125,000</b>	<b>\$228,083</b>	<b>\$357,120</b>	<b>\$540,000</b>

# May 2022



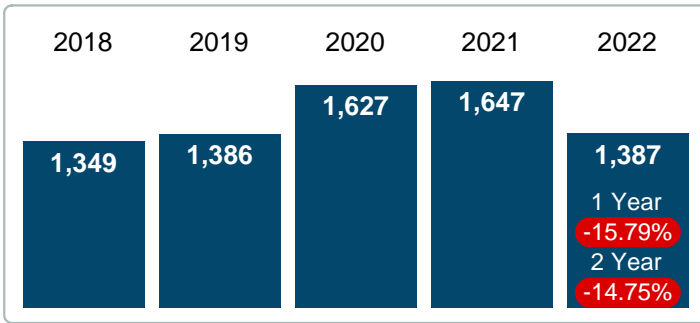
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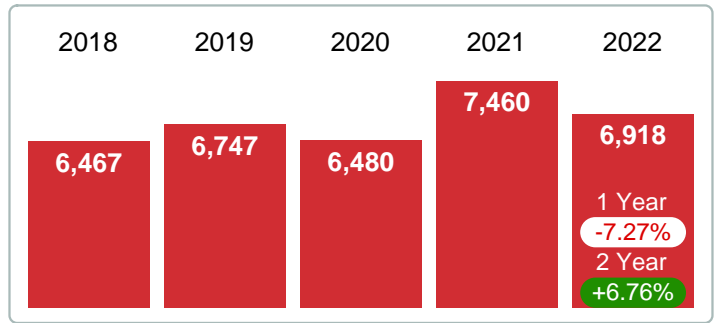
## PENDING LISTINGS

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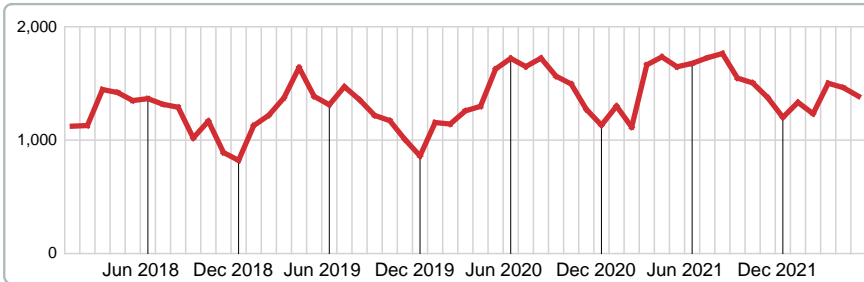
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

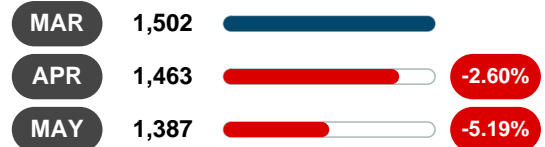


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	119	8.58%	11.0	65	49	5	0
\$100,001 - \$150,000	149	10.74%	6.0	42	102	4	1
\$150,001 - \$200,000	215	15.50%	5.0	26	156	29	4
\$200,001 - \$275,000	326	23.50%	5.0	16	219	81	10
\$275,001 - \$375,000	263	18.96%	6.0	13	121	117	12
\$375,001 - \$500,000	172	12.40%	9.0	7	59	89	17
\$500,001 and up	143	10.31%	9.0	2	21	87	33
<b>Total Pending Units</b>	<b>1,387</b>			<b>171</b>	<b>727</b>	<b>412</b>	<b>77</b>
<b>Total Pending Volume</b>	<b>410,114,378</b>	<b>100%</b>	<b>6.0</b>	<b>26.05M</b>	<b>175.32M</b>	<b>164.77M</b>	<b>43.97M</b>
<b>Median Listing Price</b>	<b>\$249,900</b>			<b>\$122,900</b>	<b>\$220,000</b>	<b>\$349,450</b>	<b>\$439,900</b>

# May 2022



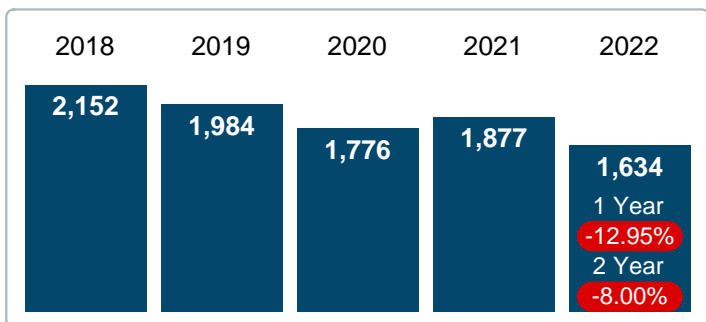
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



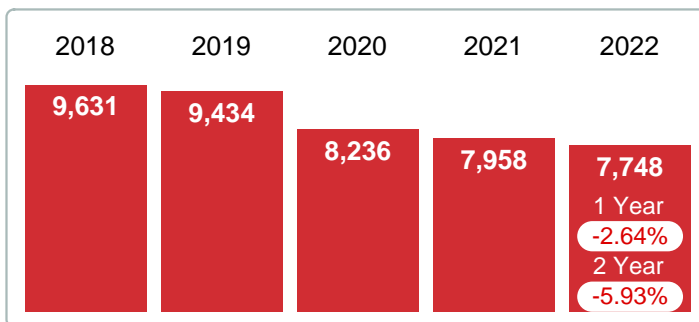
## NEW LISTINGS

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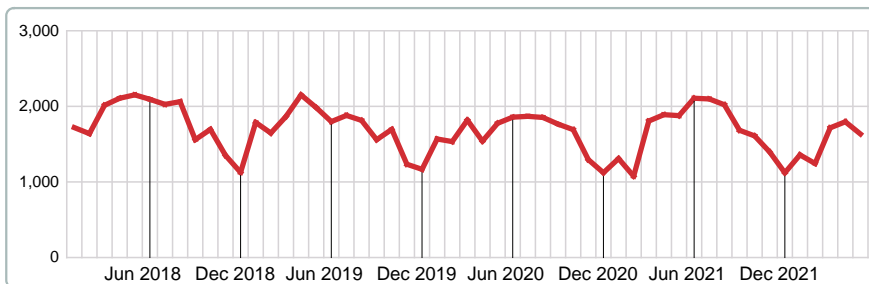
### MAY



### 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
<b>Total New Listed Units</b>	<b>1,634</b>		<b>199</b>	<b>854</b>	<b>485</b>	<b>96</b>
<b>Total New Listed Volume</b>	<b>512,513,802</b>	<b>100%</b>	<b>32.22M</b>	<b>209.31M</b>	<b>209.06M</b>	<b>61.93M</b>
<b>Median New Listed Listing Price</b>	<b>\$250,000</b>		<b>\$122,900</b>	<b>\$224,900</b>	<b>\$366,500</b>	<b>\$476,950</b>

# May 2022



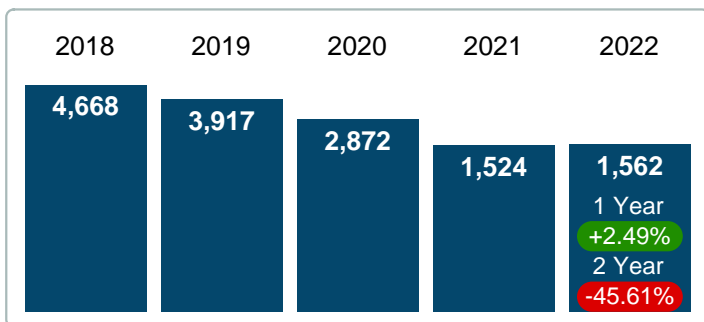
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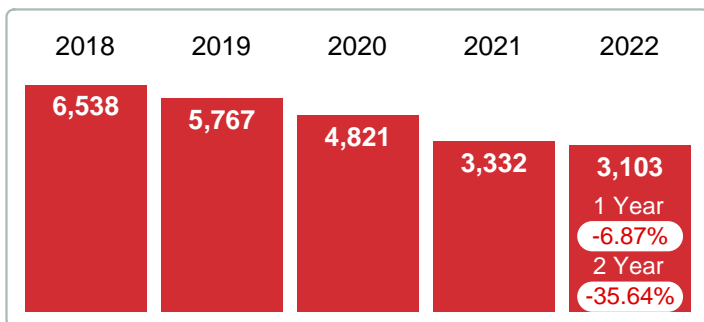
## ACTIVE INVENTORY

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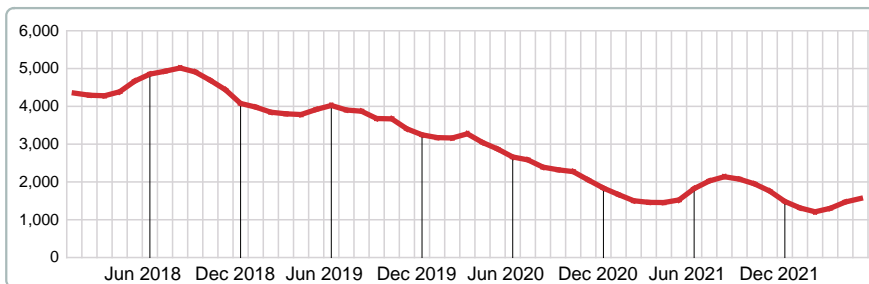
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS

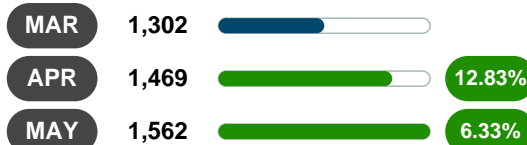


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	96	6.15%	47.5	57	36	2	1
\$75,001 - \$150,000	228	14.60%	32.0	73	135	18	2
\$150,001 - \$225,000	222	14.21%	18.0	32	147	38	5
\$225,001 - \$375,000	412	26.38%	25.0	20	221	152	19
\$375,001 - \$500,000	231	14.79%	41.0	8	71	131	21
\$500,001 - \$725,000	215	13.76%	49.0	6	52	125	32
\$725,001 and up	158	10.12%	55.0	3	32	53	70
Total Active Inventory by Units			1,562	199	694	519	150
Total Active Inventory by Volume			666,377,356	34.54M	217.30M	253.21M	161.33M
Median Active Inventory Listing Price			\$305,000	\$110,000	\$243,000	\$419,000	\$685,000

# May 2022



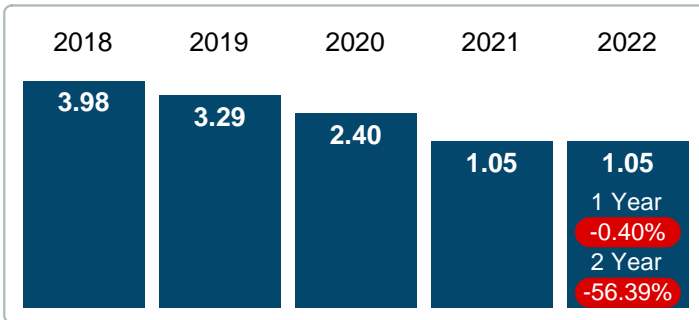
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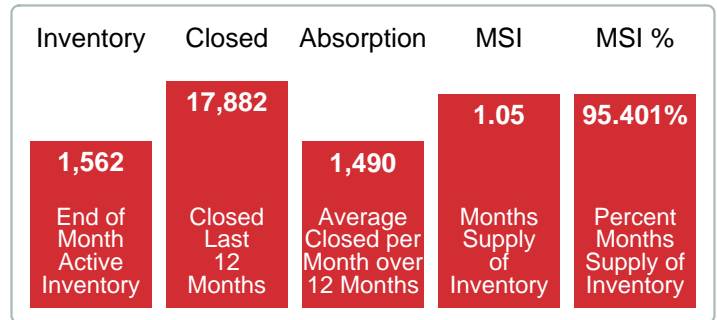
## MONTHS SUPPLY of INVENTORY (MSI)

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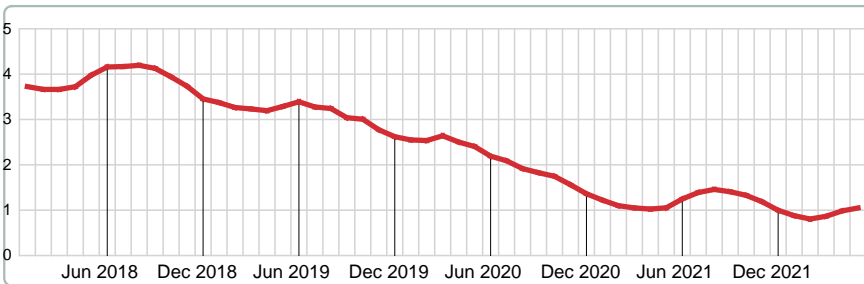
### MSI FOR MAY



### INDICATORS FOR MAY 2022

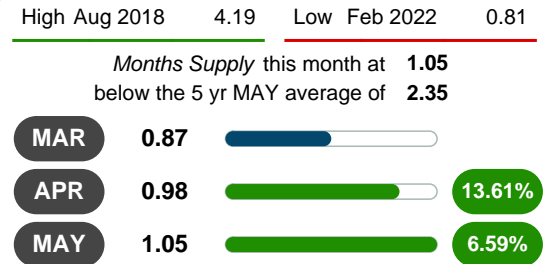


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# May 2022



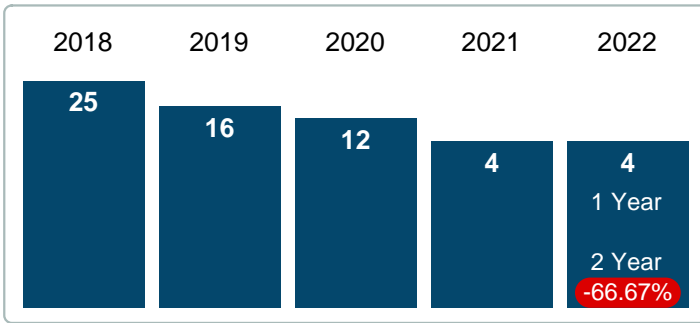
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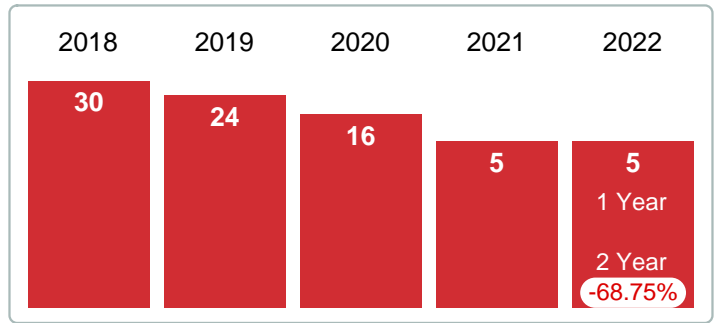
## MEDIAN DAYS ON MARKET TO SALE

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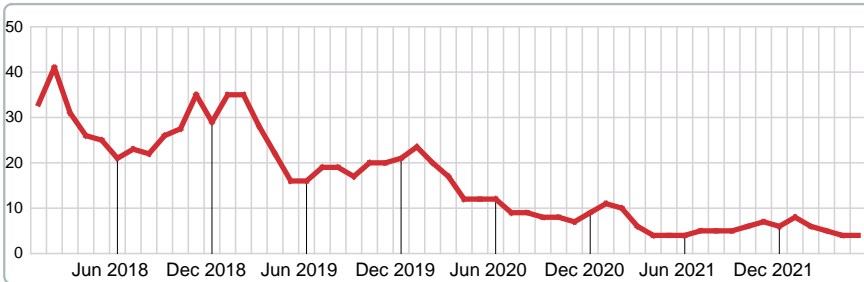
### MAY



### YEAR TO DATE (YTD)

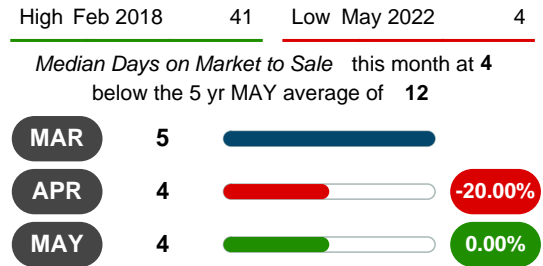


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 12



### 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	8.00%	5	4	7	50	88	
\$100,001 - \$150,000	9.95%	5	5	4	4	3	
\$150,001 - \$200,000	13.52%	4	4	4	9	0	
\$200,001 - \$275,000	27.63%	4	3	4	5	2	
\$275,001 - \$375,000	18.66%	4	7	4	4	7	
\$375,001 - \$500,000	12.22%	4	5	6	4	3	
\$500,001 and up	10.01%	6	47	4	5	13	
Median Closed DOM		4	4	4	5	6	
Total Closed Units	100%	1,538	4.0	171	862	436	69
Total Closed Volume		459,903,436		23.90M	209.66M	180.62M	45.72M

# May 2022



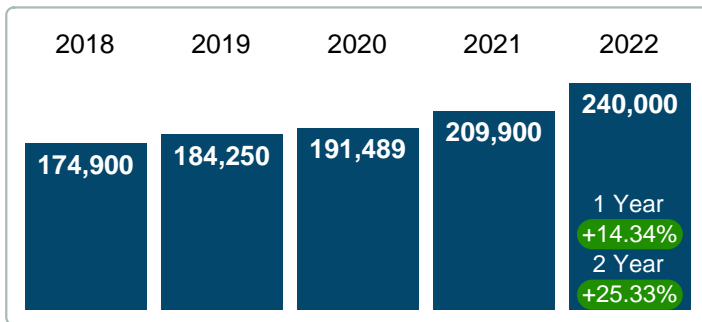
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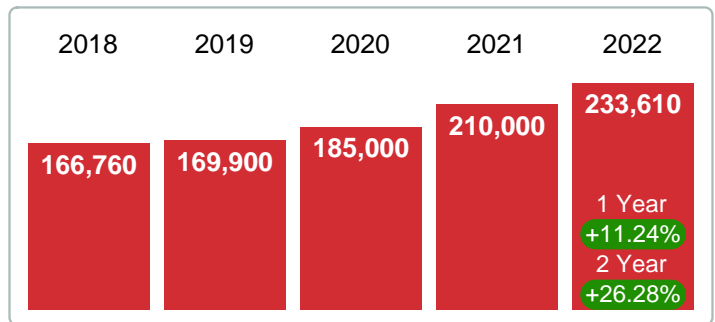
## MEDIAN LIST PRICE AT CLOSING

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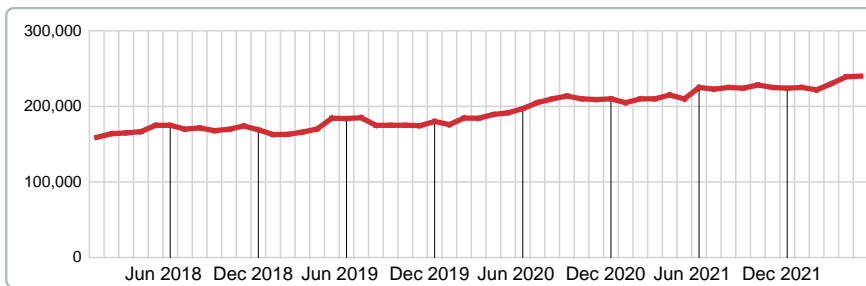
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

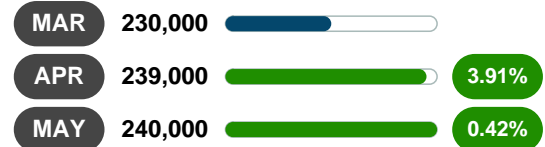


### 3 MONTHS

5 year MAY AVG = 200,108

High May 2022 240,000 Low Jan 2018 159,000

Median List Price at Closing this month at **240,000** above the 5 yr MAY average of **200,108**



### 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	7.67%	75,000	72,500	78,900	85,000	31,099
\$100,001 - \$150,000	12.22%	135,000	135,000	135,000	130,000	137,500
\$150,001 - \$200,000	14.76%	182,500	175,000	183,000	183,750	193,000
\$200,001 - \$275,000	25.94%	235,000	229,000	235,000	254,750	225,000
\$275,001 - \$375,000	17.88%	319,000	299,000	315,000	325,000	311,950
\$375,001 - \$500,000	12.09%	430,000	415,000	407,200	445,000	425,000
\$500,001 and up	9.43%	674,900	524,900	645,000	649,000	774,950
Median List Price		240,000	127,000	224,900	350,000	525,000
Total Closed Units	100%	240,000	171	862	436	69
Total Closed Volume		456,329,283	23.77M	206.05M	179.71M	46.80M



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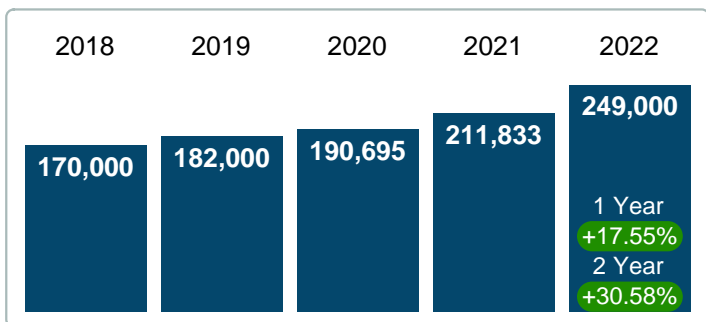
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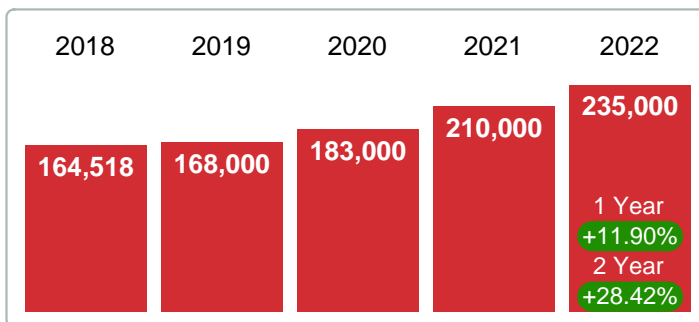
## MEDIAN SOLD PRICE AT CLOSING

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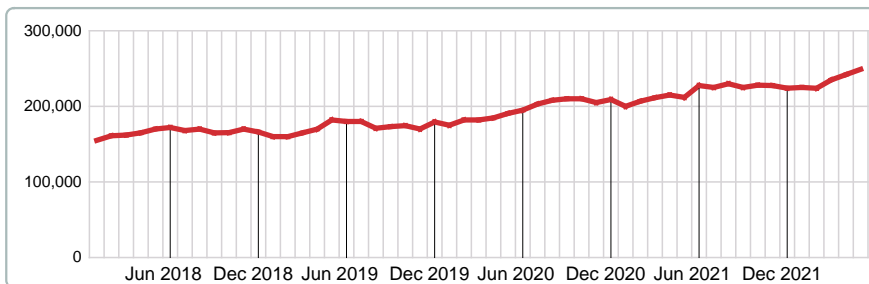
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 200,706

High May 2022 249,000    Low Jan 2018 155,000

Median Sold Price at Closing this month at **249,000** above the 5 yr MAY average of **200,706**

- MAR 235,000
- APR 242,000 2.98%
- MAY 249,000 2.89%

### 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	123	8.00%	75,000	75,000	77,000	77,500	31,099
\$100,001 - \$150,000	153	9.95%	133,000	127,500	135,000	127,000	136,250
\$150,001 - \$200,000	208	13.52%	175,000	162,750	176,500	182,000	0
\$200,001 - \$275,000	425	27.63%	236,000	220,000	235,000	244,730	205,000
\$275,001 - \$375,000	287	18.66%	316,000	296,000	316,000	324,000	310,000
\$375,001 - \$500,000	188	12.22%	435,000	392,500	410,000	443,500	445,000
\$500,001 and up	154	10.01%	662,500	524,900	611,000	646,450	767,500
Median Sold Price			249,000	125,000	228,083	357,120	540,000
Total Closed Units		100%	249,000	171	862	436	69
Total Closed Volume			459,903,436	23.90M	209.66M	180.62M	45.72M

# May 2022



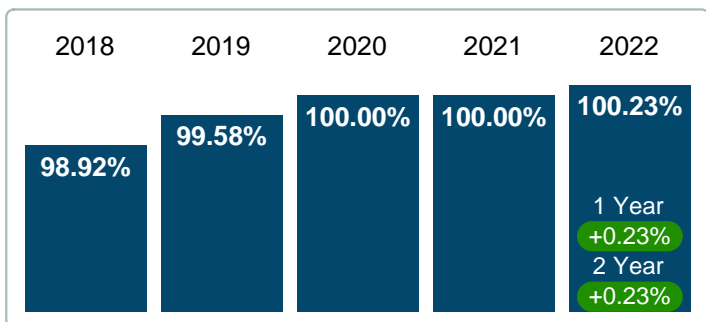
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



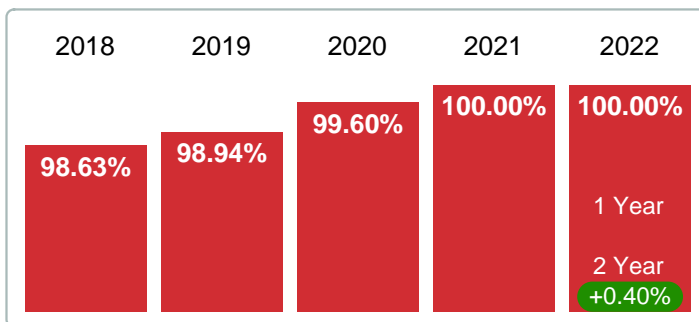
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

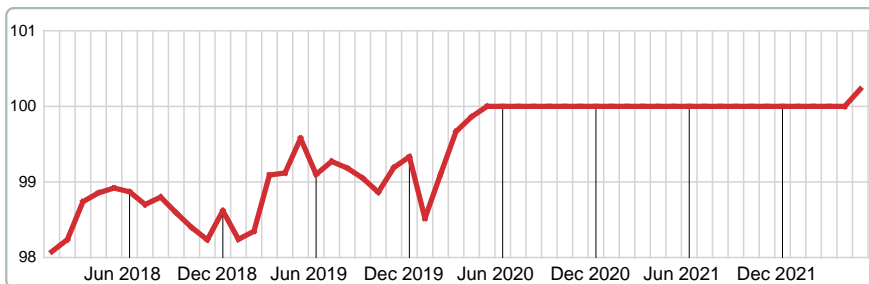
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

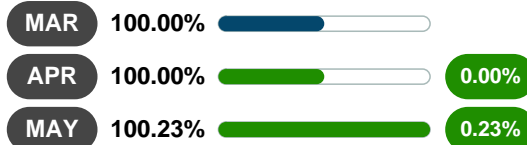


### 3 MONTHS

5 year MAY AVG = 99.74%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.23%** equal to 5 yr MAY average of **99.74%**



## 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	123	8.00%	99.00%	100.00%	94.37%	97.05%	100.00%
\$100,001 - \$150,000	153	9.95%	100.00%	100.00%	100.00%	92.66%	99.07%
\$150,001 - \$200,000	208	13.52%	102.82%	104.25%	102.94%	100.53%	0.00%
\$200,001 - \$275,000	425	27.63%	101.58%	100.44%	102.20%	100.00%	104.59%
\$275,001 - \$375,000	287	18.66%	100.60%	100.00%	100.33%	101.67%	100.00%
\$375,001 - \$500,000	188	12.22%	100.53%	100.44%	100.00%	100.83%	101.31%
\$500,001 and up	154	10.01%	100.00%	100.00%	100.00%	100.00%	99.85%
Median Sold/List Ratio		100.23%		100.00%	100.93%	100.00%	100.00%
Total Closed Units		1,538	100%	171	862	436	69
Total Closed Volume		459,903,436		23.90M	209.66M	180.62M	45.72M

# May 2022



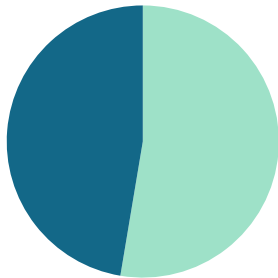
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

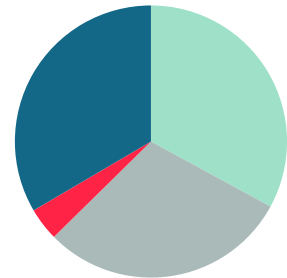


**Inventory**  
 New Listings  
**1,634 = 52.64%**  
 Start Inventory  
**1,470**  
 Total Inventory Units  
**3,104**  
 Volume  
**\$1,136,835,078**

### 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%
Median List Price	209,900	240,000	14.34%	210,000	233,610	11.24%
Median Sale Price	211,833	249,000	17.55%	210,000	235,000	11.90%
Median Percent of Selling Price to List Price	100.00%	100.23%	0.23%	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	1,527	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

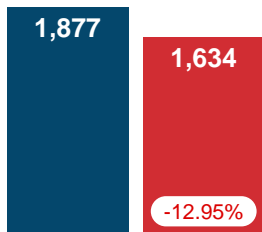
**Inventory** on May 31, 2022 = **1,562**

**2021** **2022**

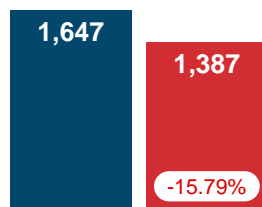
### MAY MARKET

### MEDIAN PRICES

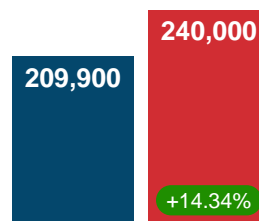
#### New Listings



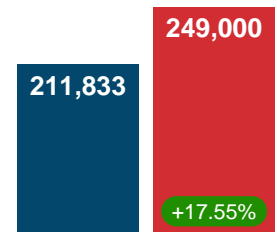
#### Pending Listings



#### List Price



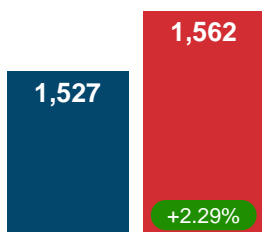
#### Sale Price



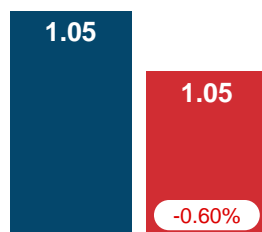
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

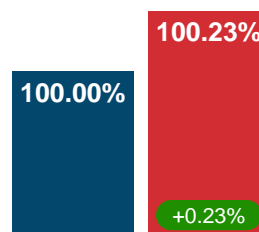
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%