

May 2022



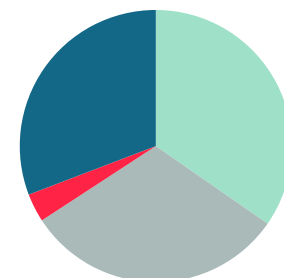
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	1,099	1,053	-4.19%
Pending Listings	1,122	946	-15.69%
New Listings	1,273	1,099	-13.67%
Median List Price	216,000	245,000	13.43%
Median Sale Price	218,000	250,000	14.68%
Median Percent of Selling Price to List Price	100.00%	100.67%	0.67%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	1,002	936	-6.59%
Months Supply of Inventory	1.00	0.92	-8.27%



■ Closed (34.66%)
■ Pending (31.14%)
■ Other OffMarket (3.39%)
■ Active (30.81%)

Absorption: Last 12 months, an Average of **1,016** Sales/Month
Active Inventory as of May 31, 2022 = **936**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **6.59%** to 936 existing homes available for sale. Over the last 12 months this area has had an average of 1,016 closed sales per month. This represents an unsold inventory index of **0.92** 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 **14.68%** in May 2022 to \$250,000 versus the previous year at \$218,000.

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 1,099 New Listings in May 2022, down **13.67%** from last year at 1,273. Furthermore, there were 1,053 Closed Listings this month versus last year at 1,099, a **-4.19%** decrease.

Closed versus Listed trends yielded a **95.8%** ratio, up from previous year's, May 2021, at **86.3%**, a **10.98%** upswing. This will certainly create pressure on a decreasing 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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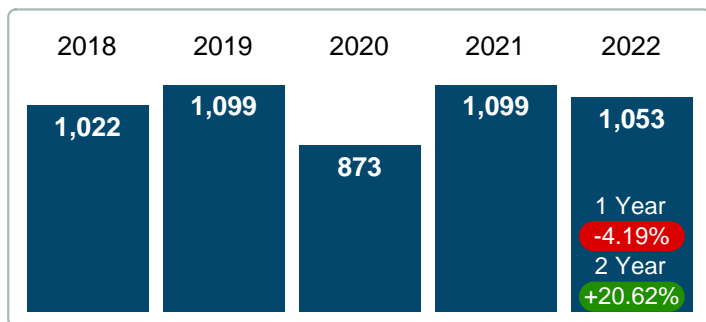
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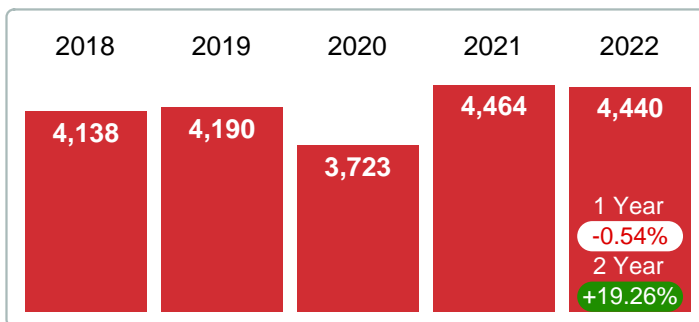
CLOSED LISTINGS

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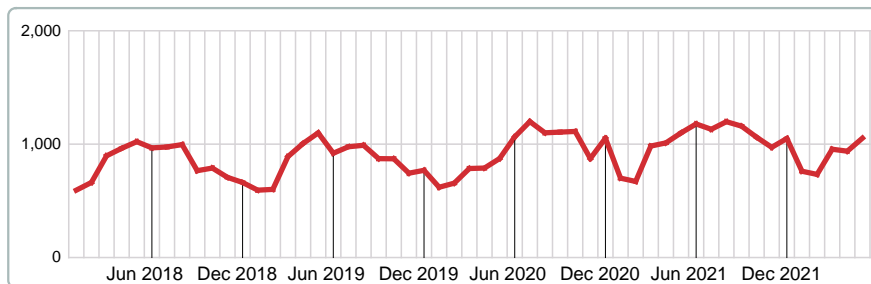
MAY



YEAR TO DATE (YTD)

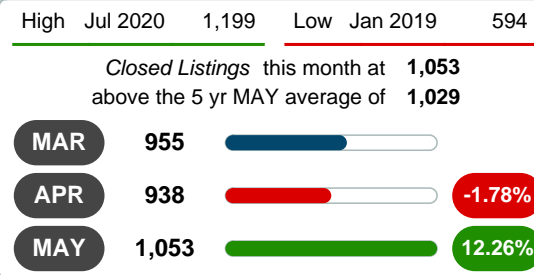


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,029



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	81	7.69%	4.0	50	30	1	0
\$100,001 - \$150,000	98	9.31%	4.0	28	66	4	0
\$150,001 - \$200,000	138	13.11%	4.0	20	103	15	0
\$200,001 - \$300,000	339	32.19%	4.0	25	235	73	6
\$300,001 - \$375,000	149	14.15%	4.0	3	69	73	4
\$375,001 - \$500,000	134	12.73%	4.0	1	37	81	15
\$500,001 and up	114	10.83%	5.5	0	18	73	23
Total Closed Units	1,053			127	558	320	48
Total Closed Volume	324,838,724	100%	4.0	18.05M	136.94M	137.68M	32.16M
Median Closed Price	\$250,000			\$125,000	\$229,709	\$365,000	\$485,500

May 2022



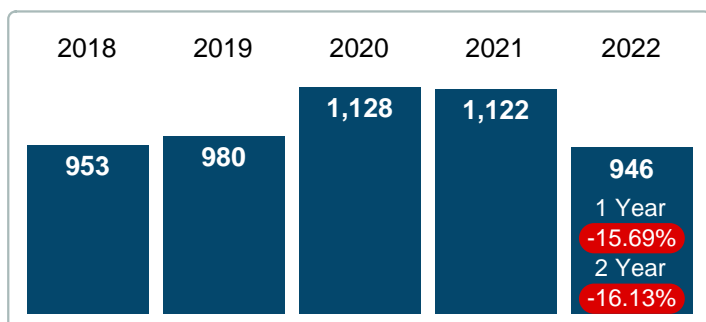
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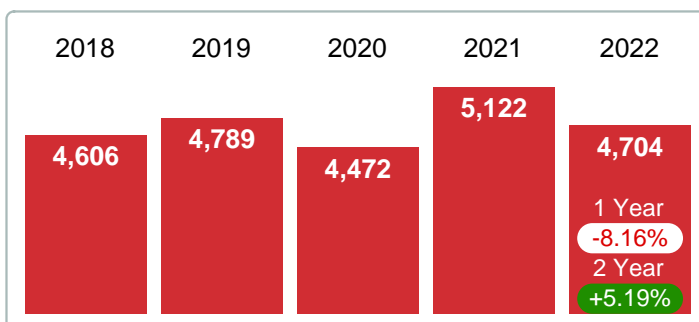
PENDING LISTINGS

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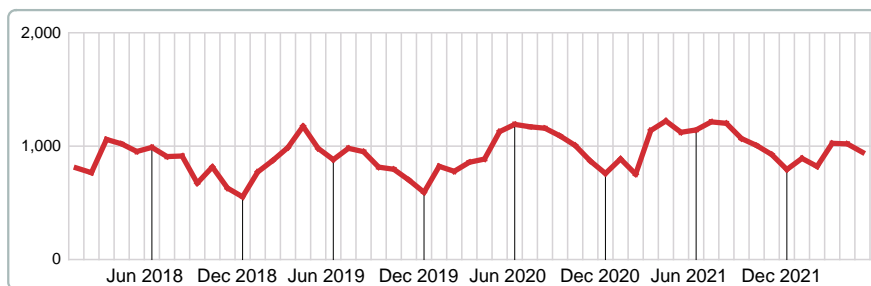
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

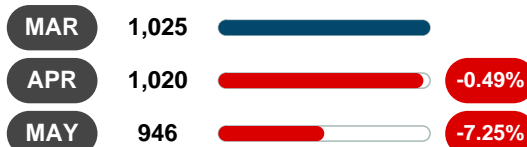


3 MONTHS

5 year MAY AVG = 1,026

High Apr 2021 1,222 Low Dec 2018 553

Pending Listings this month at **946**
below the 5 yr MAY average of **1,026**



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	83	8.77%	8.0	45	35	3	0
\$100,001 - \$150,000	87	9.20%	5.0	25	61	1	0
\$150,001 - \$200,000	144	15.22%	5.0	19	107	16	2
\$200,001 - \$275,000	226	23.89%	5.0	11	143	64	8
\$275,001 - \$375,000	186	19.66%	6.0	12	83	83	8
\$375,001 - \$525,000	129	13.64%	10.0	4	34	73	18
\$525,001 and up	91	9.62%	8.0	2	12	53	24
Total Pending Units	946			118	475	293	60
Total Pending Volume	286,334,613	100%	6.0	18.82M	113.28M	119.40M	34.83M
Median Listing Price	\$250,000			\$129,450	\$219,900	\$349,000	\$464,950

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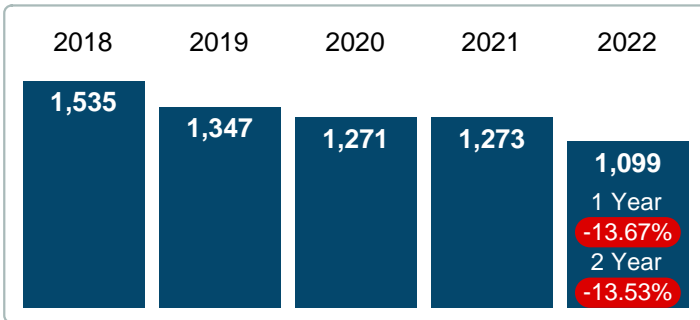
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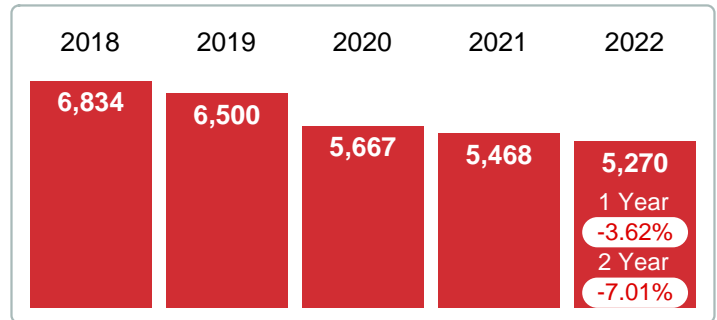
NEW LISTINGS

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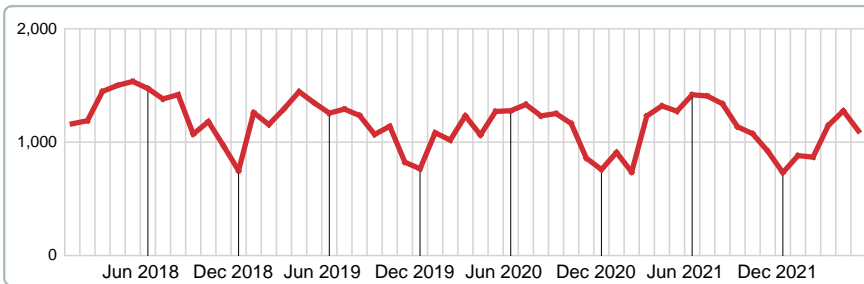
MAY



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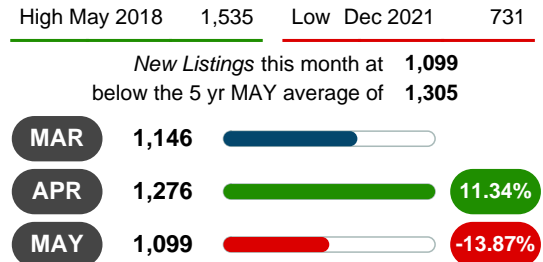


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,305



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	78	7.10%	48	29	1	0
\$100,001 - \$150,000	110	10.01%	30	73	7	0
\$150,001 - \$200,000	163	14.83%	23	121	16	3
\$200,001 - \$275,000	261	23.75%	12	174	62	13
\$275,001 - \$375,000	220	20.02%	14	101	98	7
\$375,001 - \$525,000	141	12.83%	5	35	87	14
\$525,001 and up	126	11.46%	3	11	77	35
Total New Listed Units	1,099		135	544	348	72
Total New Listed Volume	349,691,661	100%	22.04M	130.55M	153.48M	43.62M
Median New Listed Listing Price	\$256,000		\$127,000	\$224,900	\$365,000	\$512,000

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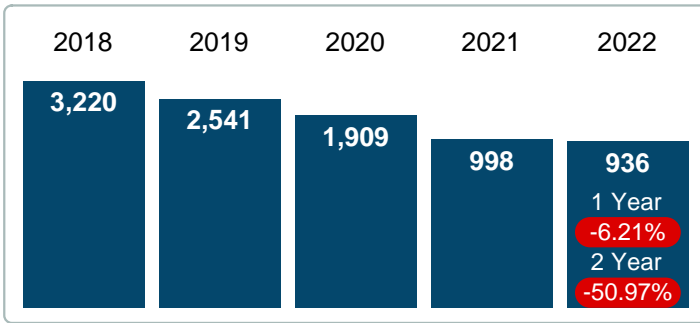
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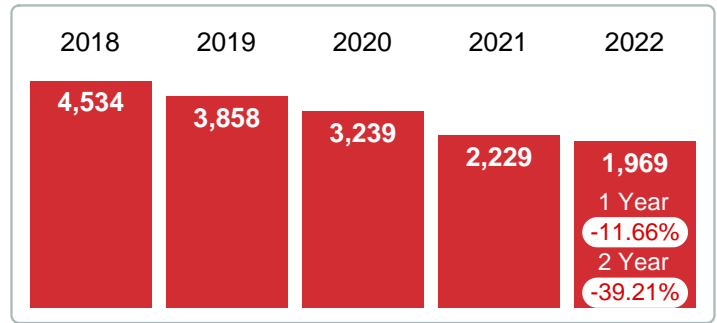
ACTIVE INVENTORY

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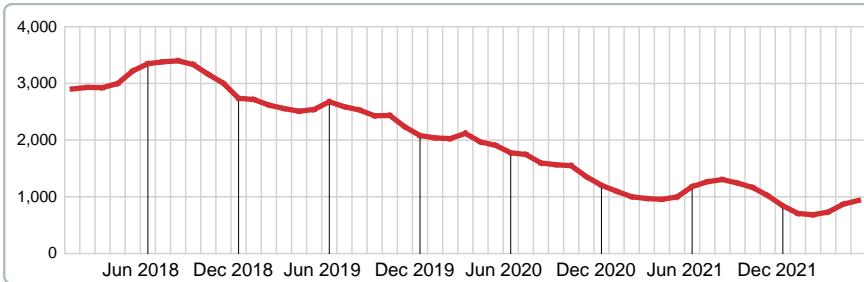
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS

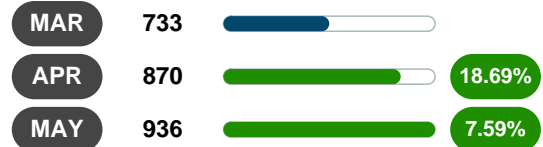


3 MONTHS

5 year MAY AVG = 1,921

High Aug 2018 3,399 Low Feb 2022 684

Inventory this month at **936**
below the 5 yr MAY average of **1,921**



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	78	8.33%	37.5	49	28	1	0
\$100,001 - \$175,000	117	12.50%	25.0	26	77	13	1
\$175,001 - \$250,000	149	15.92%	18.0	16	97	31	5
\$250,001 - \$375,000	212	22.65%	21.0	7	99	100	6
\$375,001 - \$525,000	174	18.59%	39.0	3	49	109	13
\$525,001 - \$725,000	113	12.07%	41.0	2	19	69	23
\$725,001 and up	93	9.94%	40.0	0	7	38	48
Total Active Inventory by Units		936		103	376	361	96
Total Active Inventory by Volume		416,825,458	100%	15.05M	107.29M	180.52M	113.96M
Median Active Inventory Listing Price		\$319,450		\$105,000	\$249,000	\$419,000	\$722,000

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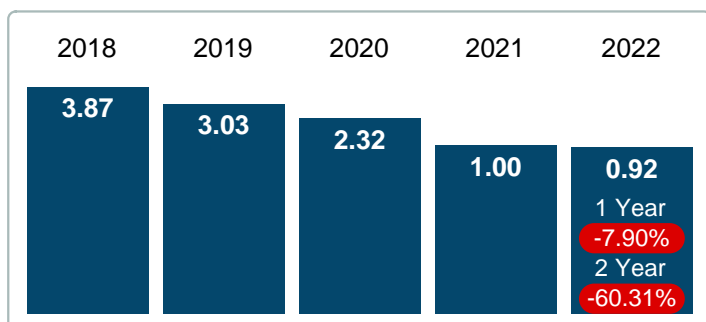
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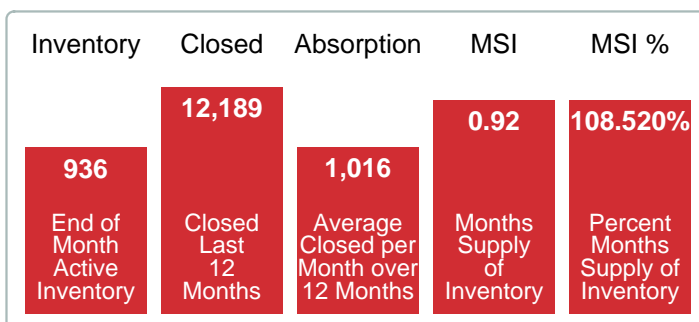
MONTHS SUPPLY of INVENTORY (MSI)

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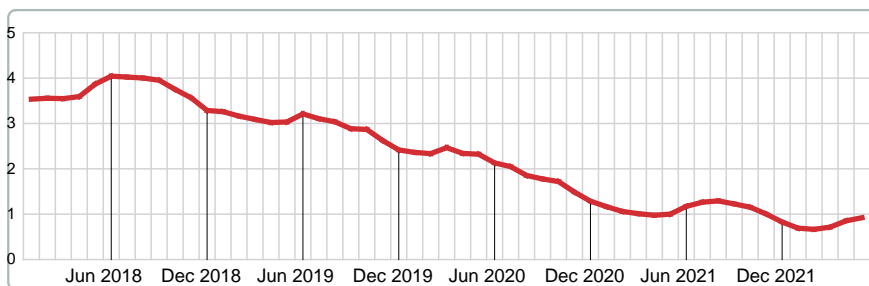
MSI FOR MAY



INDICATORS FOR MAY 2022

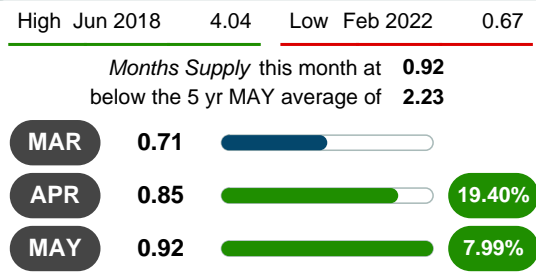


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.23



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	78	8.33%	0.85	0.98	0.75	0.24	0.00
\$100,001 - \$175,000	117	12.50%	0.58	0.66	0.53	0.87	0.86
\$175,001 - \$250,000	149	15.92%	0.53	0.71	0.50	0.54	1.15
\$250,001 - \$375,000	212	22.65%	0.86	0.71	0.92	0.87	0.44
\$375,001 - \$525,000	174	18.59%	1.42	0.92	1.56	1.53	0.79
\$525,001 - \$725,000	113	12.07%	2.53	12.00	2.65	2.65	2.01
\$725,001 and up	93	9.94%	3.21	0.00	2.15	2.65	4.27
Market Supply of Inventory (MSI)			0.92	0.82	0.71	1.19	1.64
Total Active Inventory by Units		100%	936	103	376	361	96

May 2022



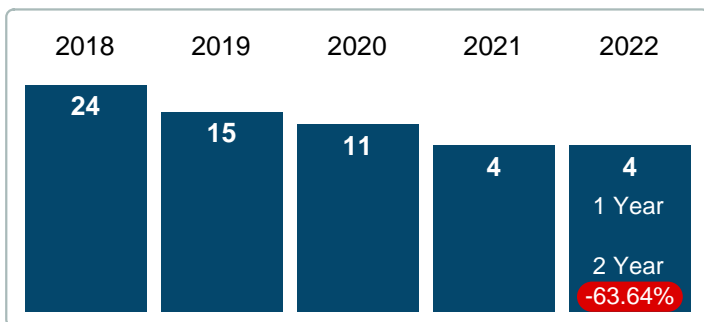
Area Delimited by County Of Tulsa - Residential Property Type



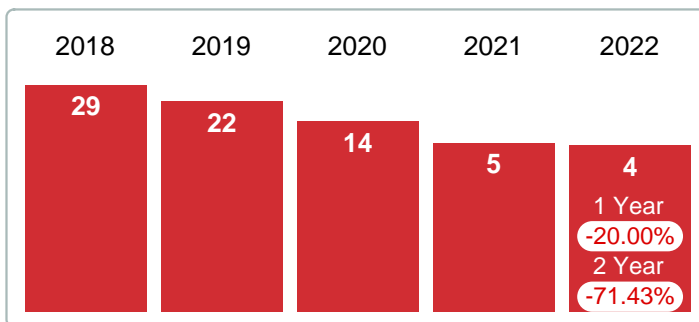
MEDIAN DAYS ON MARKET TO SALE

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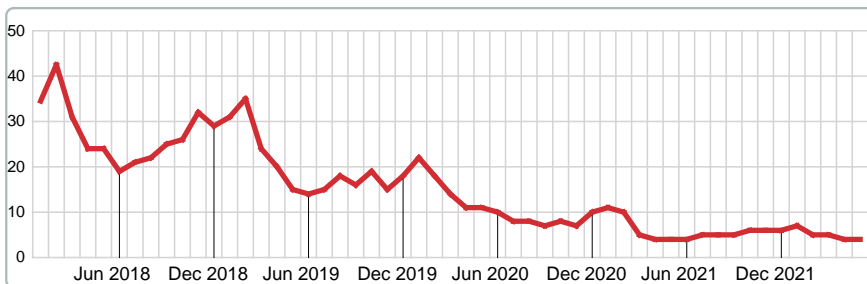
MAY



YEAR TO DATE (YTD)

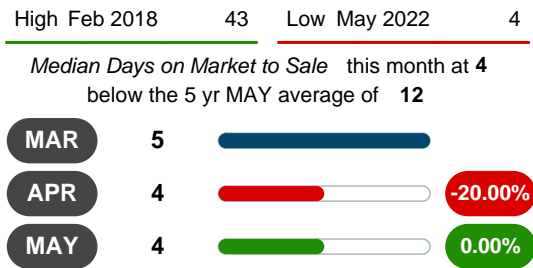


5 YEAR MARKET ACTIVITY TRENDS



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	7.69%	4	4	5	43	0	
\$100,001 - \$150,000	9.31%	4	5	4	3	0	
\$150,001 - \$200,000	13.11%	4	3	4	6	0	
\$200,001 - \$300,000	32.19%	4	2	4	4	7	
\$300,001 - \$375,000	14.15%	4	81	3	4	5	
\$375,001 - \$500,000	12.73%	4	3	3	4	3	
\$500,001 and up	10.83%	6	0	8	4	12	
Median Closed DOM		4	4	4	4	5	
Total Closed Units	1,053	100%	4.0	127	558	320	48
Total Closed Volume	324,838,724			18.05M	136.94M	137.68M	32.16M

May 2022



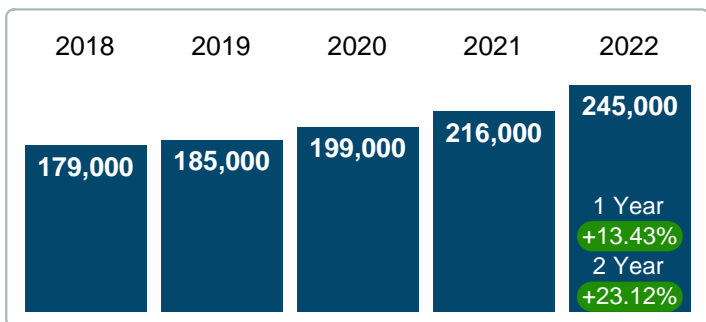
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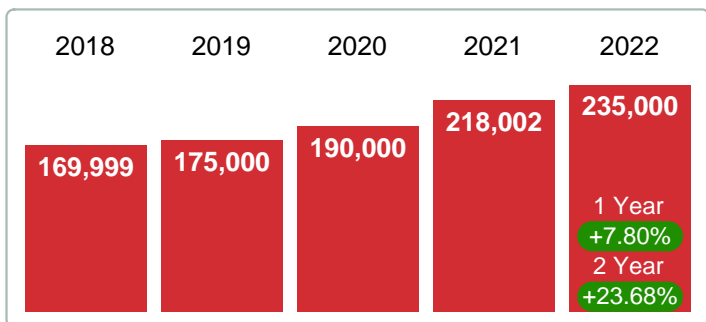
MEDIAN LIST PRICE AT CLOSING

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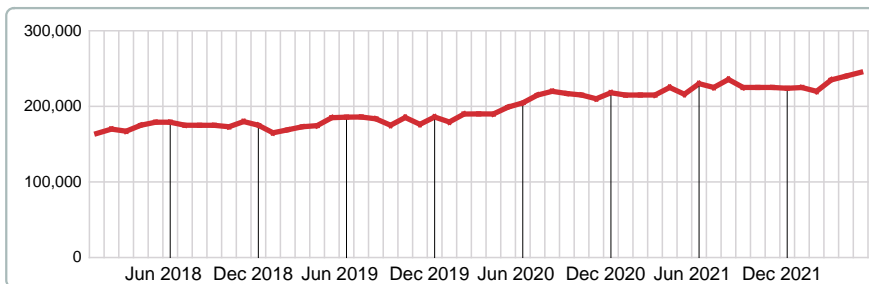
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 204,800

High May 2022 245,000 Low Jan 2018 164,125
 Median List Price at Closing this month at **245,000**
 above the 5 yr MAY average of **204,800**

- MAR 235,000
- APR 240,000 2.13%
- MAY 245,000 2.08%

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 78	7.41%	79,900	77,450	81,250	92,500	0
\$100,001 - \$150,000 127	12.06%	135,000	135,000	136,000	122,500	0
\$150,001 - \$200,000 149	14.15%	185,000	175,000	185,000	194,500	193,000
\$200,001 - \$300,000 321	30.48%	244,900	236,950	236,490	265,000	289,900
\$300,001 - \$375,000 140	13.30%	337,250	320,562	336,000	339,950	313,900
\$375,001 - \$500,000 129	12.25%	430,000	0	402,000	445,000	419,900
\$500,001 and up 109	10.35%	650,000	0	649,000	644,900	750,000
Median List Price		245,000	127,995	224,900	361,250	470,000
Total Closed Units	1,053	100%	127	558	320	48
Total Closed Volume	321,259,315		17.88M	134.40M	136.78M	32.19M

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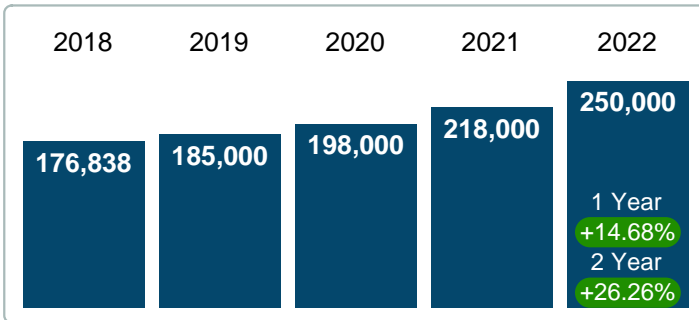
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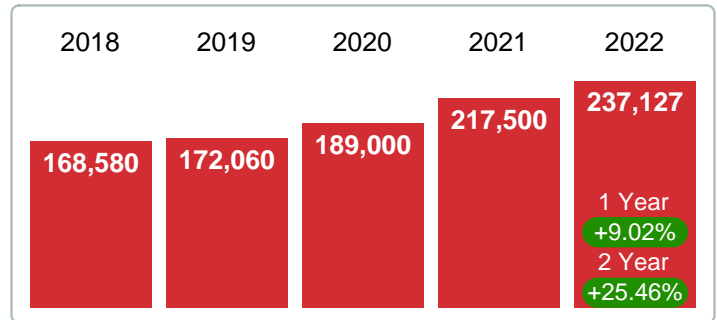
MEDIAN SOLD PRICE AT CLOSING

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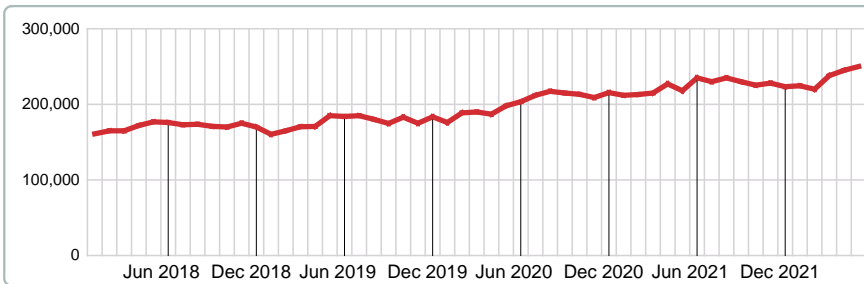
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

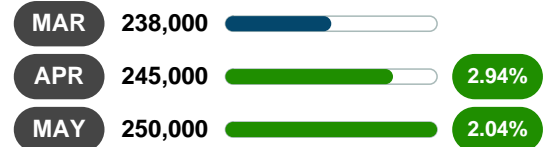


3 MONTHS

5 year MAY AVG = 205,568

High May 2022 250,000 Low Jan 2019 160,375

Median Sold Price at Closing this month at **250,000** above the 5 yr MAY average of **205,568**



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	7.69%	78,500	75,800	81,500	80,000	0
\$100,001 - \$150,000	9.31%	132,389	130,500	132,389	127,000	0
\$150,001 - \$200,000	13.11%	175,000	165,000	180,000	185,000	0
\$200,001 - \$300,000	32.19%	241,000	230,750	240,000	260,000	287,500
\$300,001 - \$375,000	14.15%	334,000	306,124	329,000	345,000	343,500
\$375,001 - \$500,000	12.73%	435,000	390,000	410,000	445,000	435,000
\$500,001 and up	10.83%	652,500	0	598,000	643,000	735,000
Median Sold Price		250,000	125,000	229,709	365,000	485,500
Total Closed Units	100%	250,000	127	558	320	48
Total Closed Volume		324,838,724	18.05M	136.94M	137.68M	32.16M

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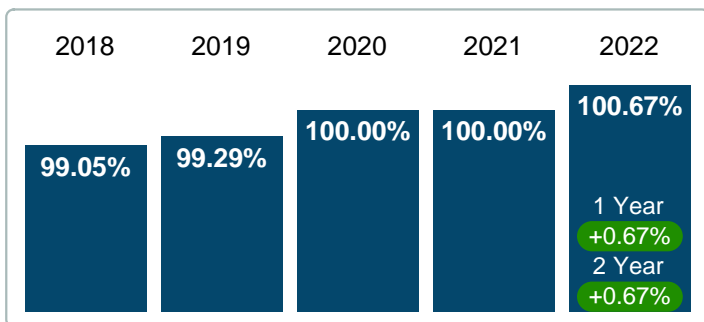
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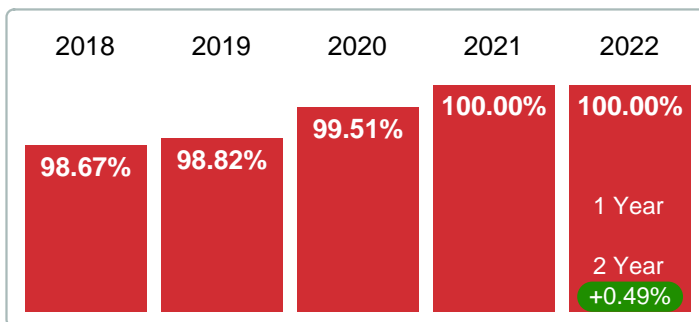
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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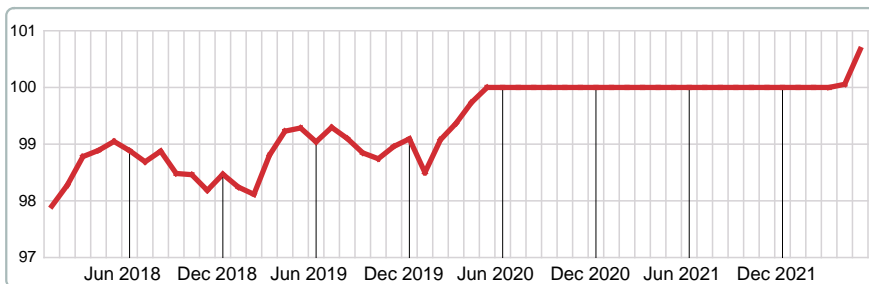
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

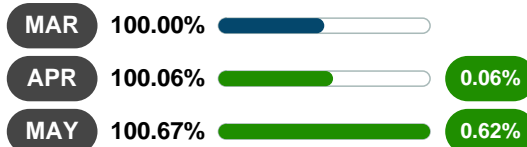


3 MONTHS

5 year MAY AVG = 99.80%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.67%** above the 5 yr MAY average of **99.80%**



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	81	7.69%	100.00%	100.00%	96.14%	72.73%	0.00%
\$100,001 - \$150,000	98	9.31%	100.00%	100.35%	100.00%	100.00%	0.00%
\$150,001 - \$200,000	138	13.11%	102.82%	105.12%	102.86%	101.17%	0.00%
\$200,001 - \$300,000	339	32.19%	102.08%	100.44%	102.27%	101.30%	102.31%
\$300,001 - \$375,000	149	14.15%	101.56%	100.00%	100.53%	101.86%	100.33%
\$375,001 - \$500,000	134	12.73%	101.11%	105.69%	100.00%	101.22%	103.60%
\$500,001 and up	114	10.83%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.67%		100.00%	101.26%	100.84%	100.00%
Total Closed Units		1,053	100%	127	558	320	48
Total Closed Volume		324,838,724		18.05M	136.94M	137.68M	32.16M

May 2022



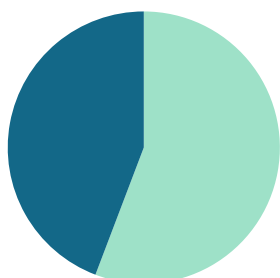
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

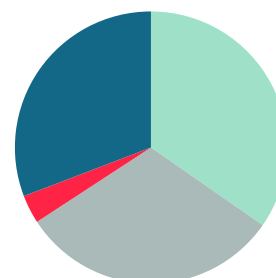


Inventory
 New Listings
1,099 = 55.79%
 Start Inventory
871
 Total Inventory Units
1,970
 Volume
\$734,591,792

Market Activity

Closed Sales
1,053 = 34.66%
 Pending Sales
946 = 31.14%
 Other Off Market
103 = 3.39%
 Active Inventory
936 = 30.81%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,099	1,053	-4.19%	4,464	4,440	-0.54%
Pending Sales	1,122	946	-15.69%	5,122	4,704	-8.16%
New Listings	1,273	1,099	-13.67%	5,468	5,270	-3.62%
Median List Price	216,000	245,000	13.43%	218,002	235,000	7.80%
Median Sale Price	218,000	250,000	14.68%	217,500	237,127	9.02%
Median Percent of Selling Price to List Price	100.00%	100.67%	0.67%	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	1,002	936	-6.59%	1,002	936	-6.59%
Months Supply of Inventory	1.00	0.92	-8.27%	1.00	0.92	-8.27%

Absorption: Last 12 months, an Average of **1,016** Sales/Month

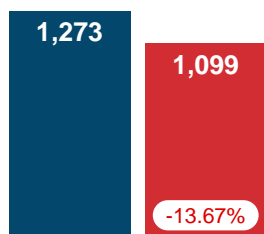
Inventory on May 31, 2022 = **936**

2021 **2022**

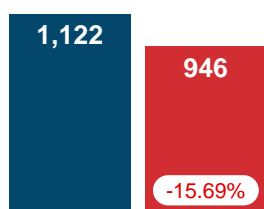
MAY MARKET

MEDIAN PRICES

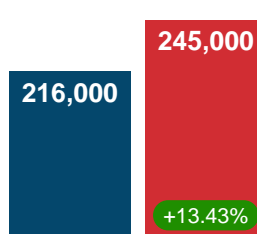
New Listings



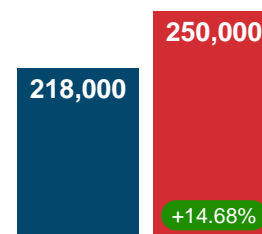
Pending Listings



List Price



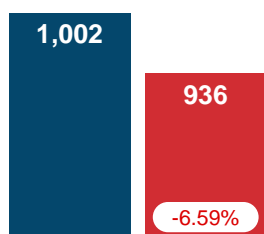
Sale Price



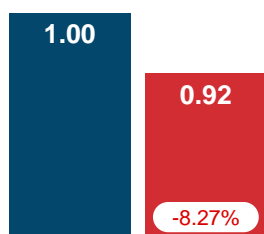
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

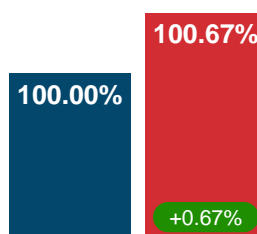
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%