

October 2022



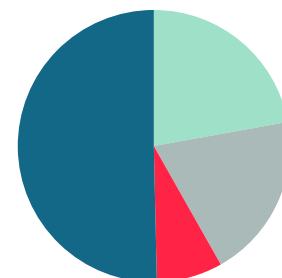
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	1,551	1,084	-30.11%
Pending Listings	1,505	961	-36.15%
New Listings	1,609	1,265	-21.38%
Median List Price	228,240	255,000	11.72%
Median Sale Price	228,020	254,950	11.81%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%
End of Month Inventory	1,947	2,463	26.50%
Months Supply of Inventory	1.33	1.81	36.14%



■ Closed (22.16%)
■ Pending (19.65%)
■ Other OffMarket (7.83%)
■ Active (50.36%)

Absorption: Last 12 months, an Average of **1,364** Sales/Month
Active Inventory as of October 31, 2022 = **2,463**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **26.50%** to 2,463 existing homes available for sale. Over the last 12 months this area has had an average of 1,364 closed sales per month. This represents an unsold inventory index of **1.81** 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 **11.81%** in October 2022 to \$254,950 versus the previous year at \$228,020.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 3.00 days or **50.00%** in October 2022 compared to last year's same month at **6.00** DOM.

Sales Success for October 2022 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 1,265 New Listings in October 2022, down **21.38%** from last year at 1,609. Furthermore, there were 1,084 Closed Listings this month versus last year at 1,551, a **-30.11%** decrease.

Closed versus Listed trends yielded a **85.7%** ratio, down from previous year's, October 2021, at **96.4%**, a **11.10%** 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

October 2022



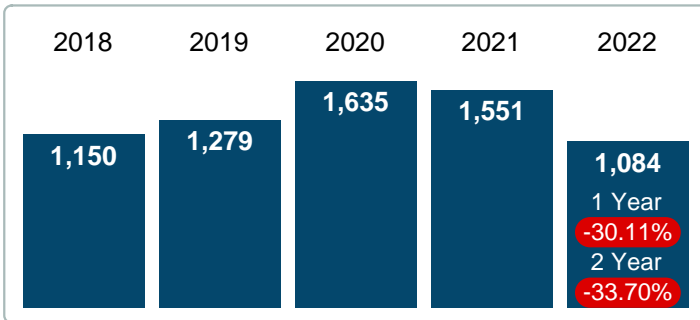
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



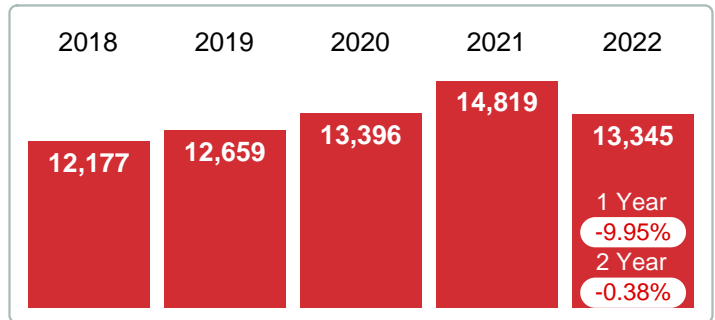
CLOSED LISTINGS

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

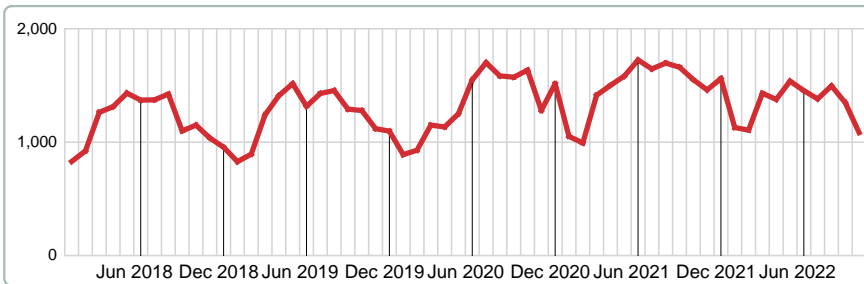
OCTOBER



YEAR TO DATE (YTD)

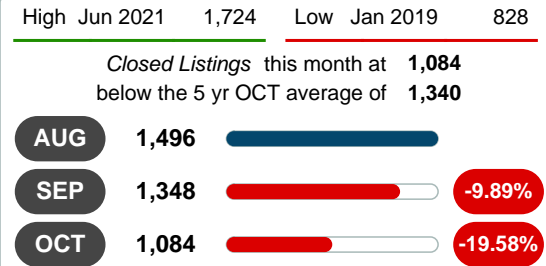


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,340



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	91	8.39%	6.0	45	45	1	0
\$100,001 - \$150,000	106	9.78%	7.0	32	62	11	1
\$150,001 - \$200,000	151	13.93%	8.0	19	111	20	1
\$200,001 - \$275,000	272	25.09%	8.0	16	192	63	1
\$275,001 - \$375,000	214	19.74%	11.0	10	107	90	7
\$375,001 - \$525,000	141	13.01%	10.0	3	36	86	16
\$525,001 and up	109	10.06%	11.0	0	16	68	25
Total Closed Units	1,084			125	569	339	51
Total Closed Volume	327,154,439	100%	9.0	18.38M	139.43M	138.07M	31.27M
Median Closed Price	\$254,950			\$130,000	\$230,000	\$357,830	\$521,535

October 2022



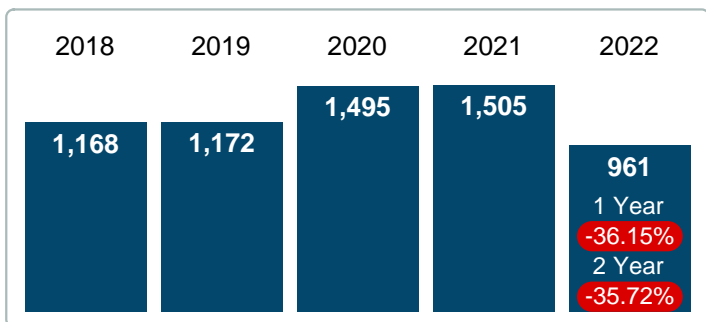
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



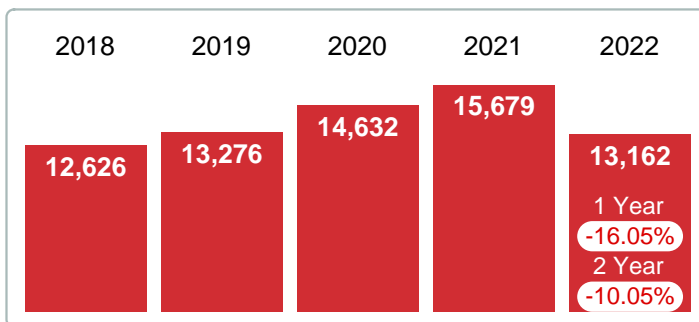
PENDING LISTINGS

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

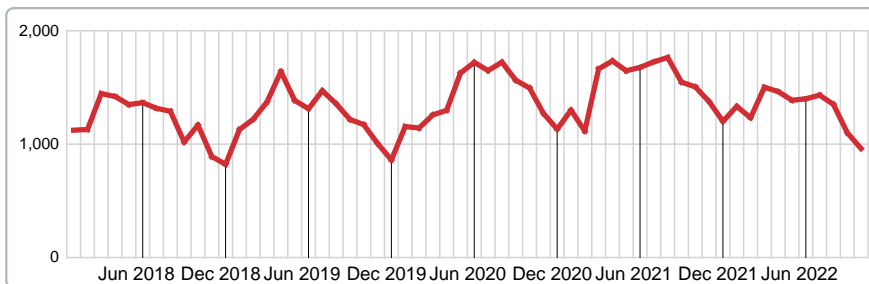
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 1,260

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 961 below the 5 yr OCT average of 1,260



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	81	8.43%	16.0	46	33	2	0
\$100,001 - \$150,000	105	10.93%	11.0	25	69	10	1
\$150,001 - \$200,000	172	17.90%	12.0	17	135	17	3
\$200,001 - \$275,000	222	23.10%	10.0	12	171	37	2
\$275,001 - \$350,000	138	14.36%	18.0	7	64	63	4
\$350,001 - \$475,000	128	13.32%	25.5	4	44	67	13
\$475,001 and up	115	11.97%	29.0	1	24	57	33
Total Pending Units	961			112	540	253	56
Total Pending Volume	279,377,536	100%	15.0	16.74M	129.66M	98.55M	34.43M
Median Listing Price	\$239,900			\$126,500	\$215,450	\$350,000	\$552,500

October 2022



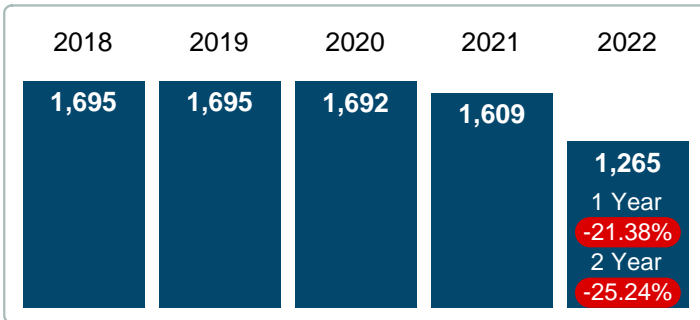
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



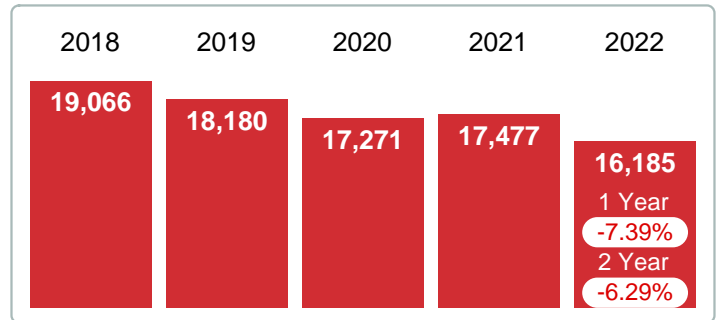
NEW LISTINGS

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

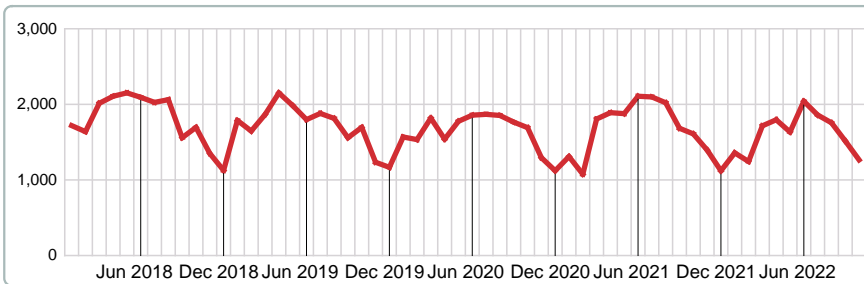
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

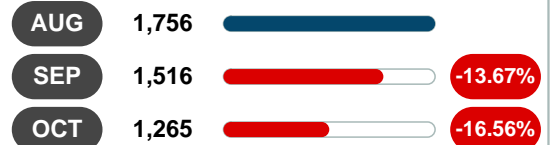


3 MONTHS

5 year OCT AVG = 1,591

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

New Listings this month at 1,265 below the 5 yr OCT average of 1,591



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	95	7.51%	47	43	4	1
\$100,001 - \$150,000	135	10.67%	39	82	11	3
\$150,001 - \$200,000	199	15.73%	21	149	24	5
\$200,001 - \$275,000	310	24.51%	22	219	64	5
\$275,001 - \$375,000	228	18.02%	7	97	112	12
\$375,001 - \$525,000	170	13.44%	3	55	88	24
\$525,001 and up	128	10.12%	1	24	75	28
Total New Listed Units	1,265		140	669	378	78
Total New Listed Volume	391,457,469	100%	21.62M	166.29M	158.20M	45.35M
Median New Listed Listing Price	\$248,900		\$127,000	\$219,900	\$359,900	\$463,050

October 2022



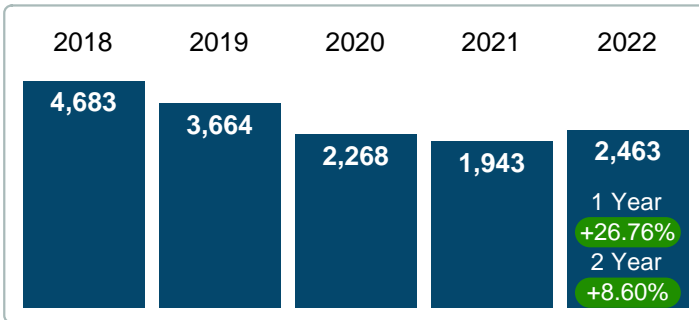
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



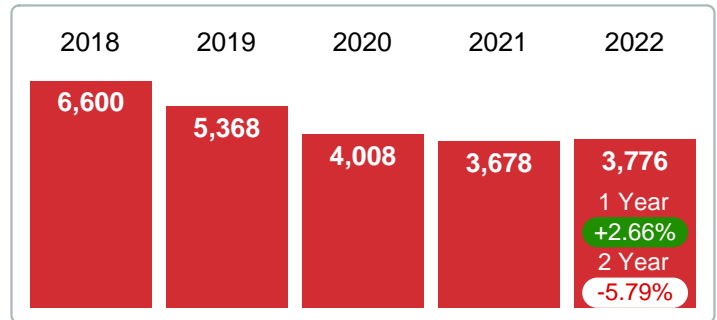
ACTIVE INVENTORY

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

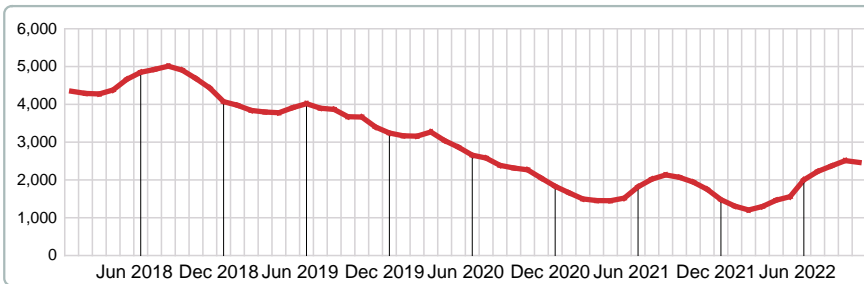
END OF OCTOBER



ACTIVE DURING OCTOBER

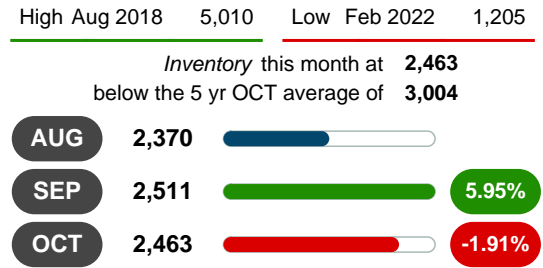


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 3,004



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	264	10.72%	46.0	109	121	25	9			
\$125,001 - \$175,000	226	9.18%	40.0	42	154	26	4			
\$175,001 - \$225,000	291	11.81%	39.0	25	206	52	8			
\$225,001 - \$375,000	757	30.73%	44.0	30	380	304	43			
\$375,001 - \$475,000	278	11.29%	54.0	7	106	134	31			
\$475,001 - \$650,000	404	16.40%	68.0	4	99	243	58			
\$650,001 and up	243	9.87%	75.0	3	52	104	84			
Total Active Inventory by Units				2,463		220	1,118	888	237	
Total Active Inventory by Volume				984,489,258	100%	52.0	39.13M	351.42M	405.84M	188.09M
Median Active Inventory Listing Price				\$309,900			\$126,750	\$245,900	\$399,900	\$545,000

October 2022



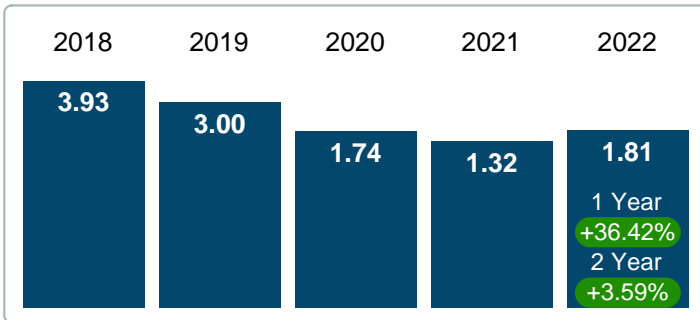
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



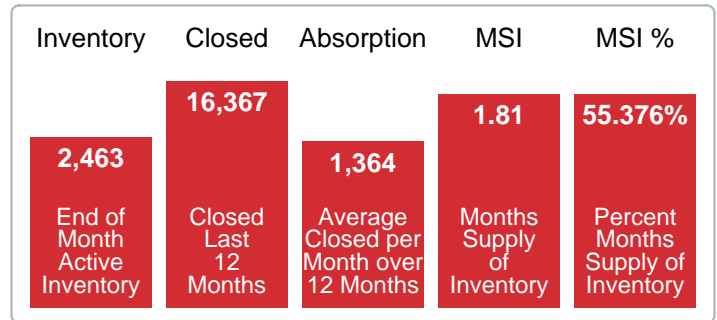
MONTHS SUPPLY of INVENTORY (MSI)

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

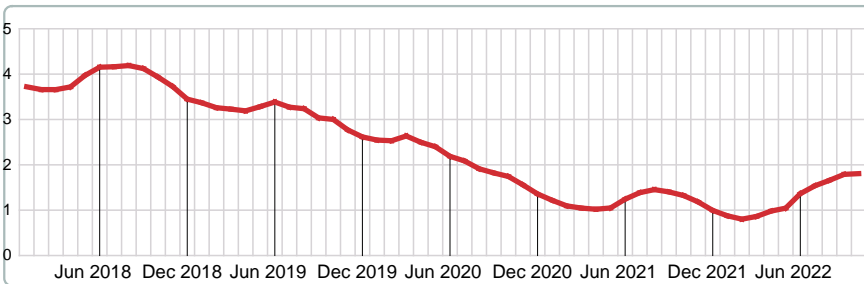
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

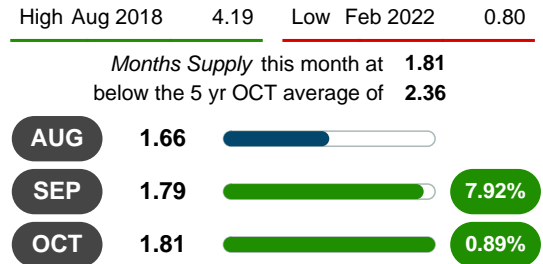


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.36



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	264	10.72%	1.44	1.31	1.33	2.83	7.71
\$125,001 - \$175,000	226	9.18%	1.16	1.27	1.08	1.46	3.00
\$175,001 - \$225,000	291	11.81%	1.26	1.36	1.15	1.74	3.56
\$225,001 - \$375,000	757	30.73%	1.60	1.49	1.42	1.78	2.95
\$375,001 - \$475,000	278	11.29%	2.12	1.91	2.33	1.94	2.34
\$475,001 - \$650,000	404	16.40%	4.28	4.36	4.85	4.17	3.91
\$650,001 and up	243	9.87%	4.45	5.14	7.01	3.64	4.67
Market Supply of Inventory (MSI)			1.81	1.38	1.48	2.32	3.62
Total Active Inventory by Units		100%	1.81	220	1,118	888	237

October 2022



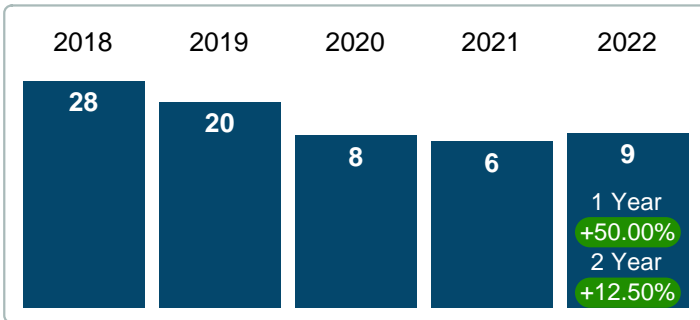
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



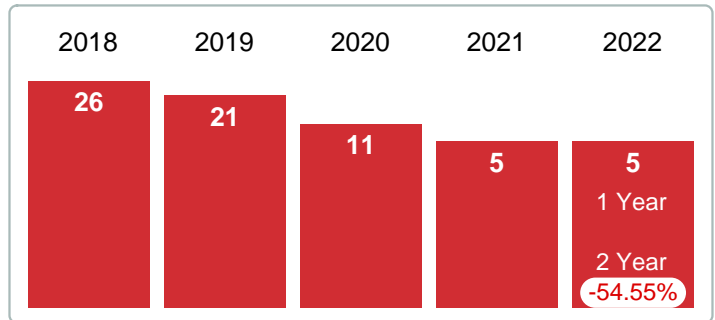
MEDIAN DAYS ON MARKET TO SALE

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

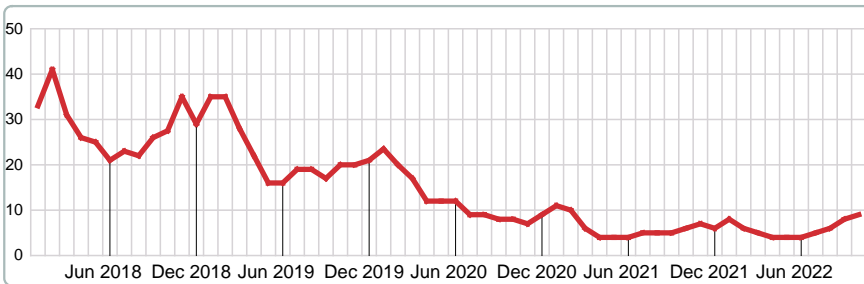
OCTOBER



YEAR TO DATE (YTD)

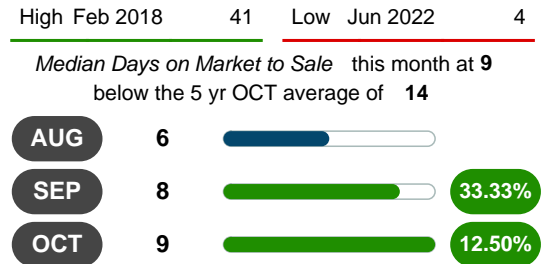


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 14



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	91	8.39%	6	7	6	18	0
\$100,001 - \$150,000	106	9.78%	7	10	7	13	1
\$150,001 - \$200,000	151	13.93%	8	8	7	11	1
\$200,001 - \$275,000	272	25.09%	8	5	7	12	28
\$275,001 - \$375,000	214	19.74%	11	6	8	18	35
\$375,001 - \$525,000	141	13.01%	10	14	6	11	15
\$525,001 and up	109	10.06%	11	0	31	7	19
Median Closed DOM			9	7	7	12	19
Total Closed Units		100%	9.0	125	569	339	51
Total Closed Volume				18.38M	139.43M	138.07M	31.27M

October 2022



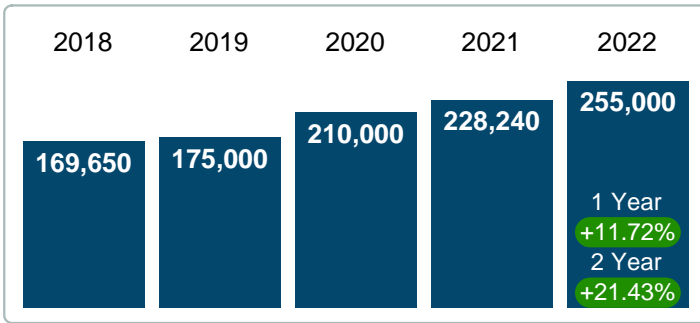
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



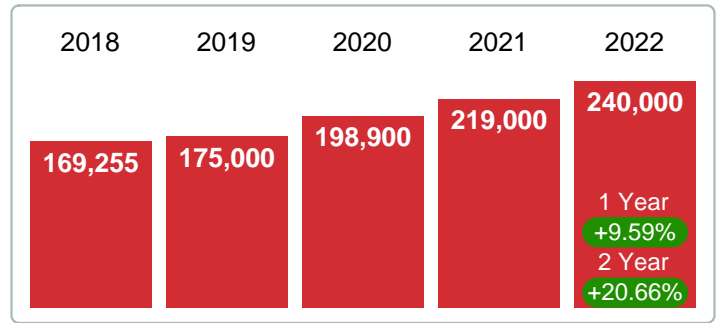
MEDIAN LIST PRICE AT CLOSING

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

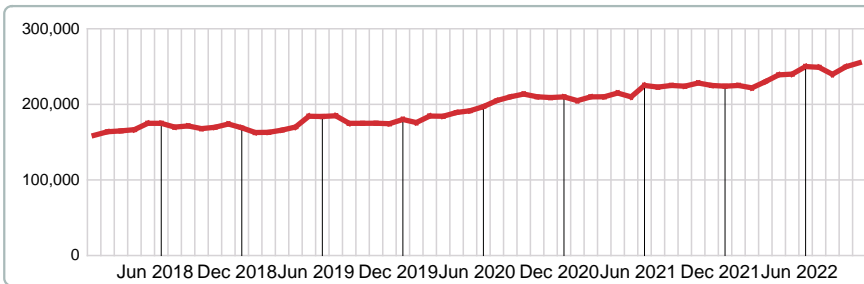
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

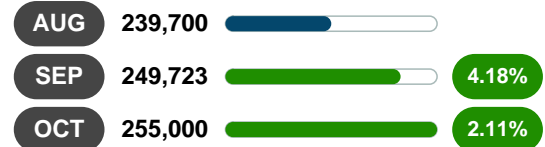


3 MONTHS

5 year OCT AVG = 207,578

High Oct 2022 255,000 Low Jan 2018 159,000

Median List Price at Closing this month at **255,000** above the 5 yr OCT average of **207,578**



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	93	8.58%	75,000	75,000	74,900	45,750	0
\$100,001 - \$150,000	93	8.58%	130,000	129,900	130,000	119,500	125,000
\$150,001 - \$200,000	164	15.13%	179,000	175,000	179,000	189,000	170,000
\$200,001 - \$275,000	259	23.89%	239,990	225,000	239,900	249,000	260,000
\$275,001 - \$375,000	213	19.65%	315,000	320,000	312,450	317,000	349,000
\$375,001 - \$525,000	154	14.21%	449,238	465,000	424,950	449,500	450,000
\$525,001 and up	108	9.96%	650,000	0	636,250	650,000	680,000
Median List Price			255,000	132,500	230,000	360,000	525,000
Total Closed Units		100%	255,000	125	569	339	51
Total Closed Volume			331,092,481	18.68M	141.11M	139.58M	31.72M

October 2022



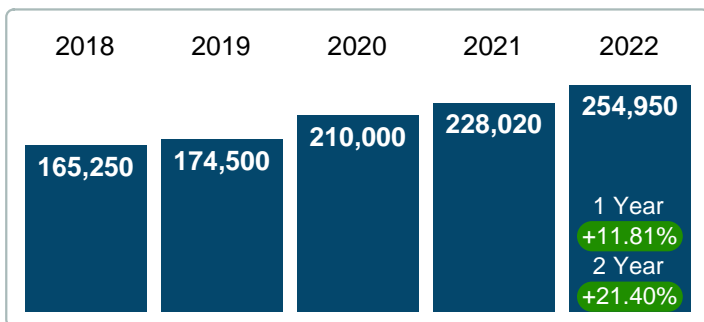
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



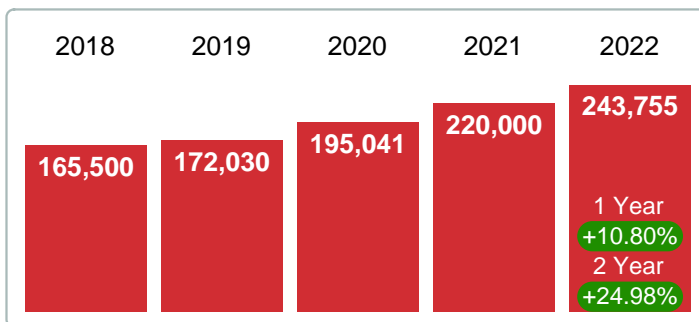
MEDIAN SOLD PRICE AT CLOSING

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

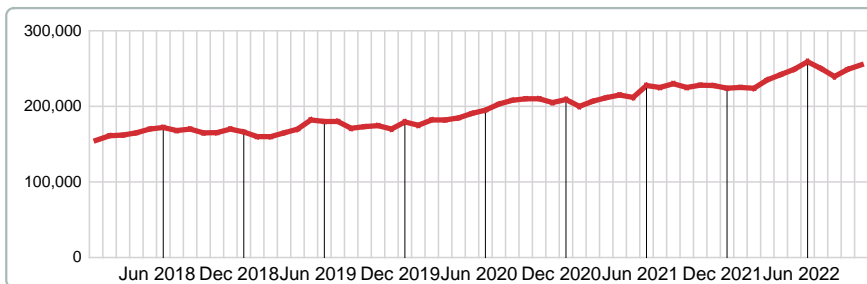
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 206,544

High Jun 2022 259,000 Low Jan 2018 155,000
 Median Sold Price at Closing this month at **254,950**
 above the 5 yr OCT average of **206,544**

- AUG** 239,500
- SEP** 249,000 +3.97%
- OCT** 254,950 +2.39%

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	91	8.39%	70,000	72,500	70,000	24,500	0
\$100,001 - \$150,000	106	9.78%	132,700	128,250	139,000	130,277	141,000
\$150,001 - \$200,000	151	13.93%	176,900	175,000	177,500	186,500	170,000
\$200,001 - \$275,000	272	25.09%	240,000	215,000	239,945	246,000	250,000
\$275,001 - \$375,000	214	19.74%	315,000	298,500	315,000	320,000	345,000
\$375,001 - \$525,000	141	13.01%	443,900	430,000	452,532	440,000	444,450
\$525,001 and up	109	10.06%	655,000	0	635,000	659,750	666,650
Median Sold Price			254,950	130,000	230,000	357,830	521,535
Total Closed Units		100%	254,950	125	569	339	51
Total Closed Volume			327,154,439	18.38M	139.43M	138.07M	31.27M

October 2022



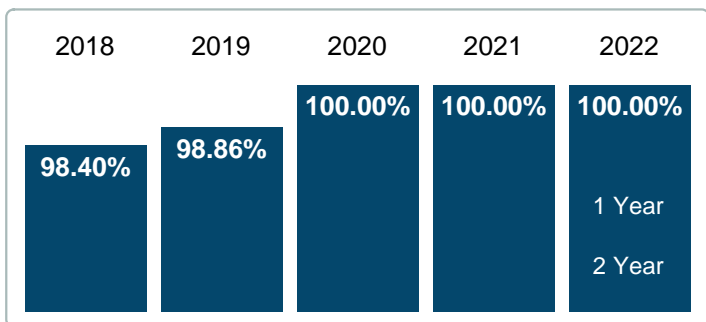
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



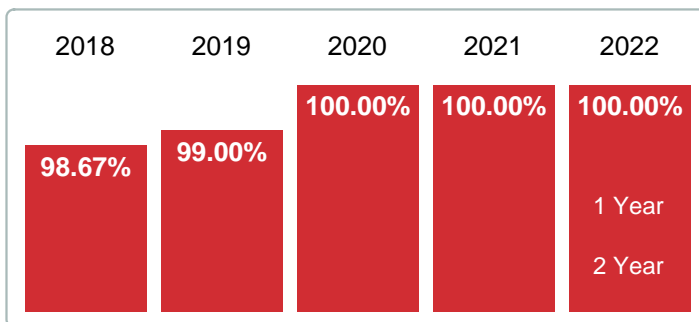
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

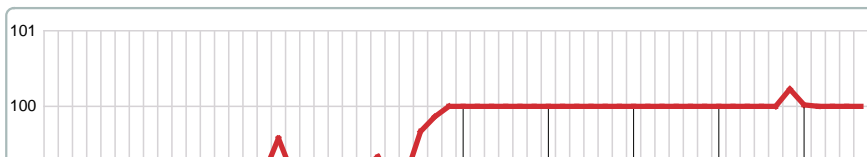
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.45%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** above the 5 yr OCT average of **99.45%**

AUG 100.00%
SEP 100.00%
OCT 100.00%

0.00%
 0.00%

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	91	8.39%	100.00%	98.31%	100.00%	59.04%	0.00%
\$100,001 - \$150,000	106	9.78%	100.00%	100.00%	100.00%	99.14%	112.80%
\$150,001 - \$200,000	151	13.93%	100.00%	100.55%	100.00%	98.54%	100.00%
\$200,001 - \$275,000	272	25.09%	100.00%	100.00%	100.00%	100.00%	96.15%
\$275,001 - \$375,000	214	19.74%	100.00%	96.95%	100.00%	100.00%	99.17%
\$375,001 - \$525,000	141	13.01%	100.00%	97.77%	100.00%	100.00%	97.78%
\$525,001 and up	109	10.06%	99.01%	0.00%	98.69%	99.51%	98.21%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.43%
Total Closed Units		1,084	100%	125	569	339	51
Total Closed Volume		327,154,439		18.38M	139.43M	138.07M	31.27M

October 2022



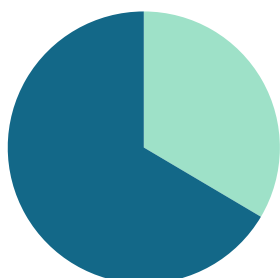
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

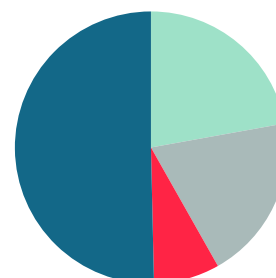


Inventory
 New Listings
1,265 = 33.50%
 Start Inventory
2,511
 Total Inventory Units
3,776
 Volume
\$1,402,974,408

Market Activity

Closed Sales
1,084 = 22.16%
 Pending Sales
961 = 19.65%
 Other Off Market
383 = 7.83%
 Active Inventory
2,463 = 50.36%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,551	1,084	-30.11%	14,819	13,345	-9.95%
Pending Sales	1,505	961	-36.15%	15,679	13,162	-16.05%
New Listings	1,609	1,265	-21.38%	17,477	16,185	-7.39%
Median List Price	228,240	255,000	11.72%	219,000	240,000	9.59%
Median Sale Price	228,020	254,950	11.81%	220,000	243,755	10.80%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	9.00	50.00%	5.00	5.00	0.00%
Monthly Inventory	1,947	2,463	26.50%	1,947	2,463	26.50%
Months Supply of Inventory	1.33	1.81	36.14%	1.33	1.81	36.14%

Absorption: Last 12 months, an Average of **1,364** Sales/Month

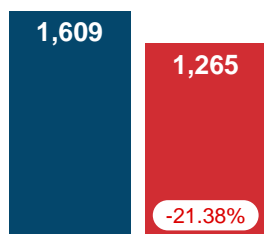
Inventory on October 31, 2022 = **2,463**

2021 **2022**

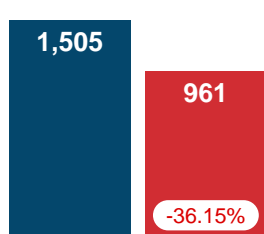
OCTOBER MARKET

MEDIAN PRICES

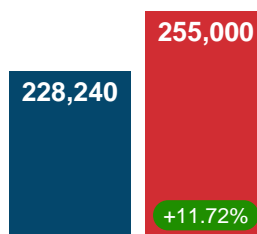
New Listings



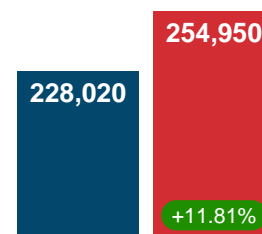
Pending Listings



List Price



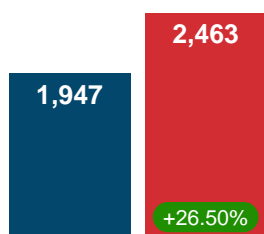
Sale Price



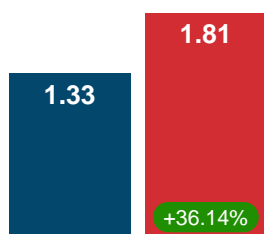
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

