



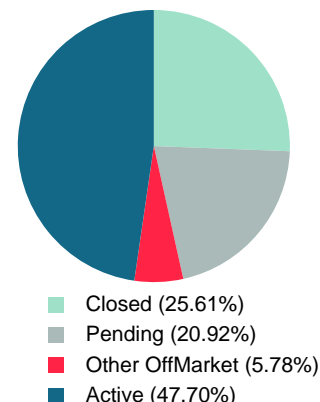
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,  
Tulsa, Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	1,661	1,348	-18.84%
Pending Listings	1,547	1,101	-28.83%
New Listings	1,684	1,516	-9.98%
Median List Price	224,000	249,723	11.48%
Median Sale Price	225,000	249,000	10.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	8.00	60.00%
End of Month Inventory	2,074	2,511	21.07%
Months Supply of Inventory	1.41	1.79	27.28%



**Absorption:** Last 12 months, an Average of **1,403** Sales/Month  
**Active Inventory** as of September 30, 2022 = **2,511**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **21.07%** to 2,511 existing homes available for sale. Over the last 12 months this area has had an average of 1,403 closed sales per month. This represents an unsold inventory index of **1.79** 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 **10.67%** in September 2022 to \$249,000 versus the previous year at \$225,000.

#### Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 3.00 days or **60.00%** in September 2022 compared to last year's same month at **5.00** DOM.

#### Sales Success for September 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 1,516 New Listings in September 2022, down **9.98%** from last year at 1,684. Furthermore, there were 1,348 Closed Listings this month versus last year at 1,661, a **-18.84%** decrease.

Closed versus Listed trends yielded a **88.9%** ratio, down from previous year's, September 2021, at **98.6%**, a **9.85%** 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

<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

# September 2022



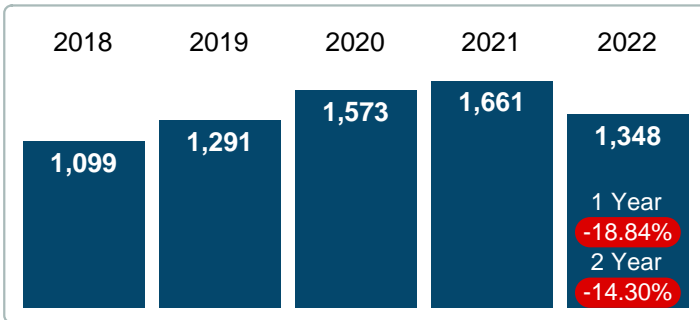
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



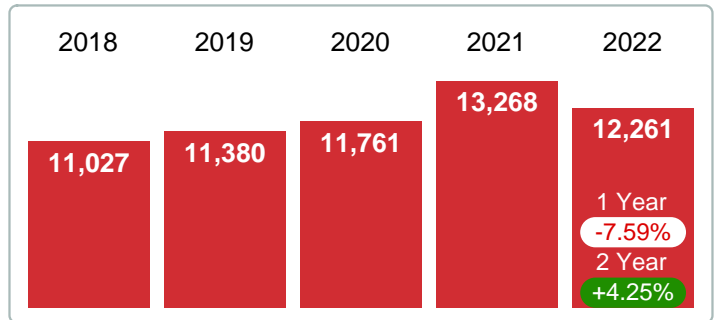
## CLOSED LISTINGS

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

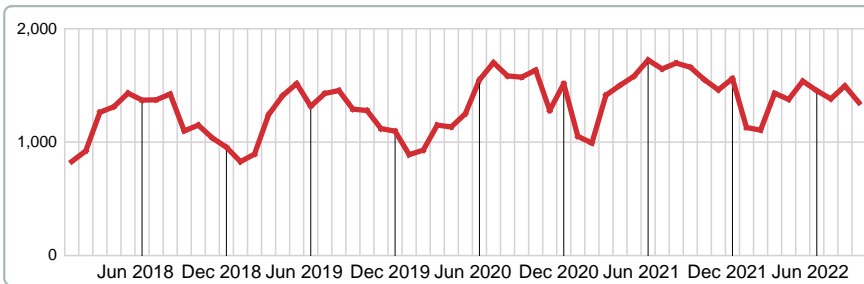
### SEPTEMBER



### YEAR TO DATE (YTD)

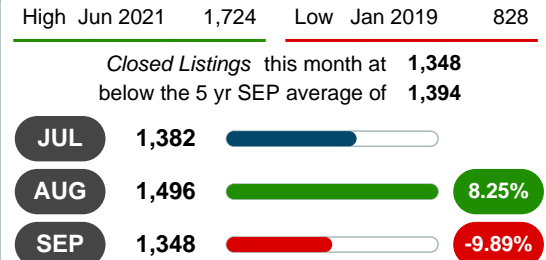


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 1,394



### 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	127	9.42%	7.0	63	60	4	0
\$100,001 - \$150,000	107	7.94%	6.0	32	64	10	1
\$150,001 - \$200,000	221	16.39%	6.0	26	171	22	2
\$200,001 - \$275,000	345	25.59%	7.0	12	257	69	7
\$275,001 - \$375,000	254	18.84%	10.0	10	120	109	15
\$375,001 - \$500,000	160	11.87%	12.0	1	69	70	20
\$500,001 and up	134	9.94%	14.5	1	23	85	25
<b>Total Closed Units</b>	<b>1,348</b>			<b>145</b>	<b>764</b>	<b>369</b>	<b>70</b>
<b>Total Closed Volume</b>	<b>396,025,643</b>	<b>100%</b>	<b>8.0</b>	<b>19.56M</b>	<b>189.08M</b>	<b>149.73M</b>	<b>37.65M</b>
<b>Median Closed Price</b>	<b>\$249,000</b>			<b>\$125,000</b>	<b>\$228,950</b>	<b>\$342,296</b>	<b>\$452,000</b>

# September 2022



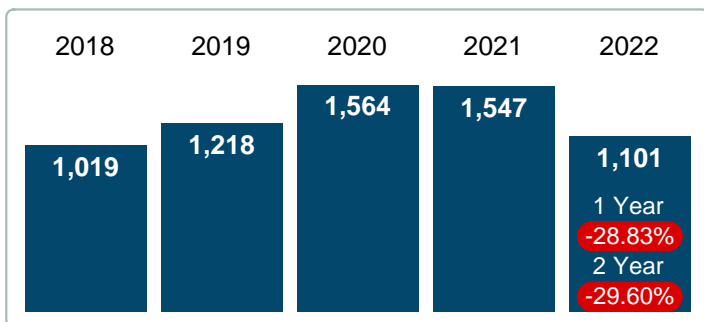
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



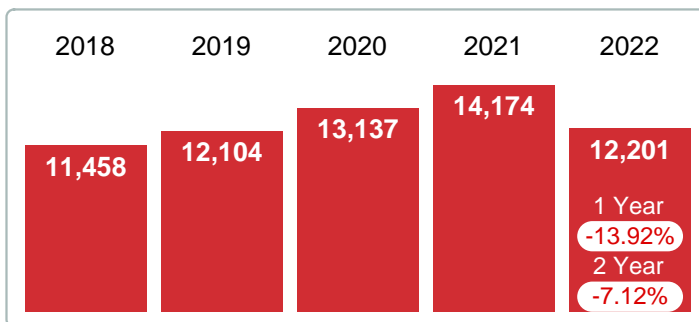
## PENDING LISTINGS

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

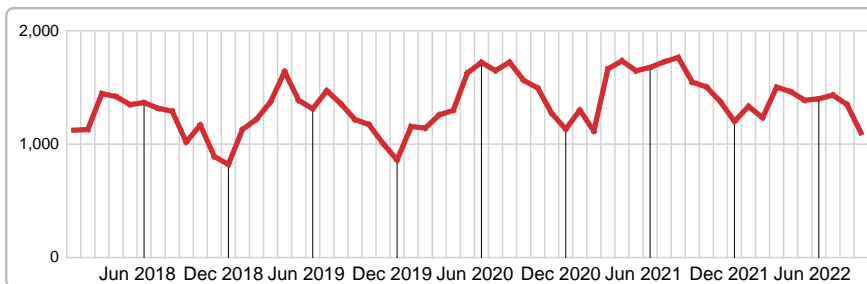
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

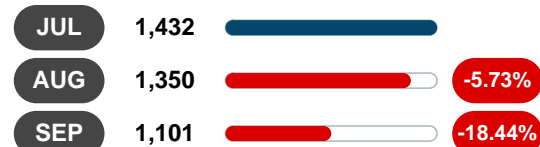


### 3 MONTHS

5 year SEP AVG = 1,290

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,101 below the 5 yr SEP average of 1,290



### 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	102	9.26%	8.0	49	51	2	0
\$100,001 - \$150,000	103	9.36%	10.0	37	56	9	1
\$150,001 - \$200,000	191	17.35%	10.0	28	134	28	1
\$200,001 - \$275,000	260	23.61%	9.0	8	187	63	2
\$275,001 - \$350,000	184	16.71%	16.0	8	104	68	4
\$350,001 - \$475,000	128	11.63%	19.0	3	51	64	10
\$475,001 and up	133	12.08%	13.0	1	32	80	20
<b>Total Pending Units</b>	<b>1,101</b>			<b>134</b>	<b>615</b>	<b>314</b>	<b>38</b>
<b>Total Pending Volume</b>	<b>321,638,545</b>	<b>100%</b>	<b>12.0</b>	<b>19.30M</b>	<b>152.14M</b>	<b>126.59M</b>	<b>23.60M</b>
<b>Median Listing Price</b>	<b>\$247,500</b>			<b>\$133,950</b>	<b>\$229,900</b>	<b>\$334,950</b>	<b>\$510,000</b>

# September 2022



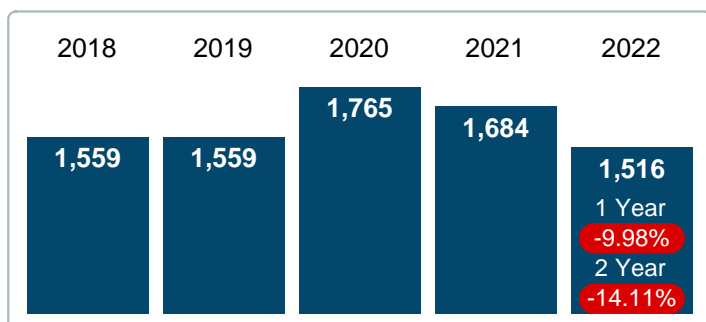
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



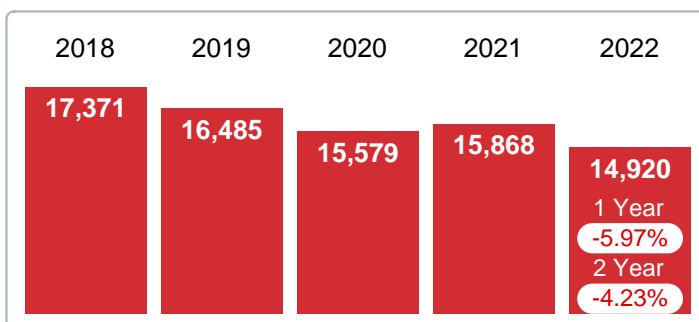
## NEW LISTINGS

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

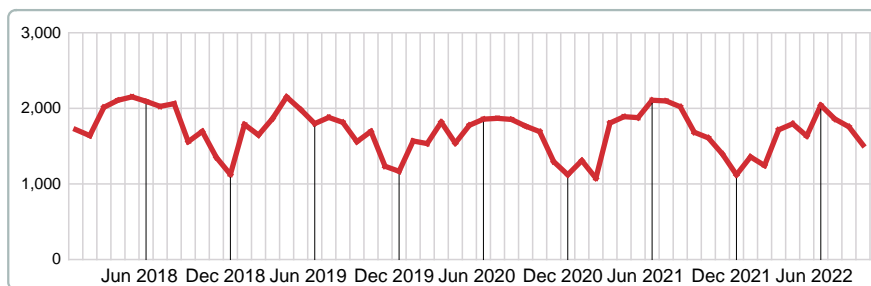
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

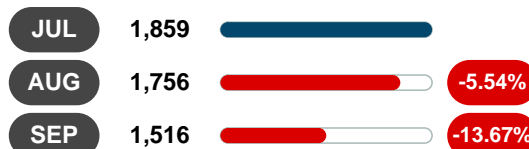


### 3 MONTHS

5 year SEP AVG = 1,617

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

New Listings this month at 1,516  
 below the 5 yr SEP average of 1,617



### 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	131	8.64%	68	56	7	0
\$100,001 - \$150,000	147	9.70%	45	87	15	0
\$150,001 - \$200,000	258	17.02%	30	191	32	5
\$200,001 - \$300,000	410	27.04%	17	276	107	10
\$300,001 - \$375,000	188	12.40%	5	91	84	8
\$375,001 - \$525,000	206	13.59%	5	67	120	14
\$525,001 and up	176	11.61%	3	39	88	46
<b>Total New Listed Units</b>	<b>1,516</b>		<b>173</b>	<b>807</b>	<b>453</b>	<b>83</b>
<b>Total New Listed Volume</b>	<b>492,264,693</b>	<b>100%</b>	<b>28.39M</b>	<b>213.99M</b>	<b>191.49M</b>	<b>58.39M</b>
<b>Median New Listed Listing Price</b>	<b>\$249,000</b>		<b>\$129,900</b>	<b>\$220,000</b>	<b>\$355,000</b>	<b>\$550,000</b>

# September 2022



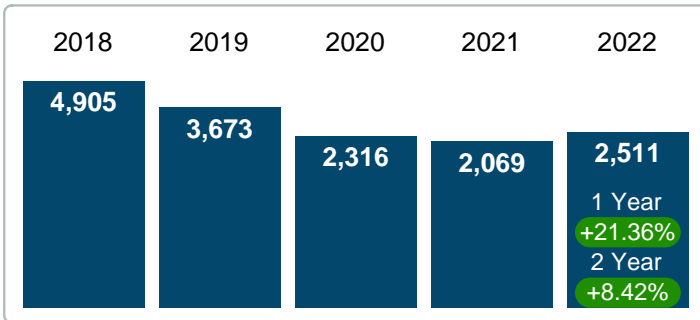
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



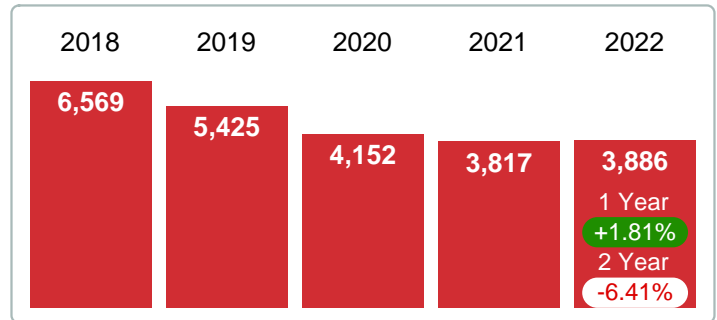
## ACTIVE INVENTORY

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

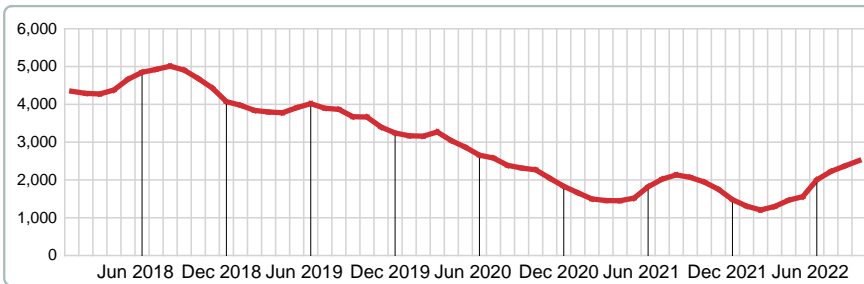
### END OF SEPTEMBER



### ACTIVE DURING SEPTEMBER



### 5 YEAR MARKET ACTIVITY TRENDS

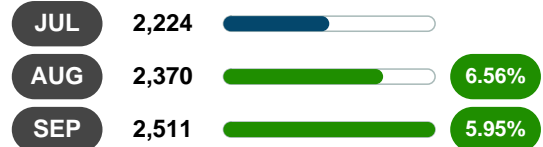


### 3 MONTHS

5 year SEP AVG = 3,095

High Aug 2018 5,010 Low Feb 2022 1,205

Inventory this month at **2,511**  
 below the 5 yr SEP average of **3,095**



### 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	268	10.67%	40.0	114	122	24	8
\$125,001 - \$175,000	233	9.28%	34.0	47	158	24	4
\$175,001 - \$250,000	446	17.76%	29.0	29	308	96	13
\$250,001 - \$375,000	600	23.89%	50.0	21	291	258	30
\$375,001 - \$475,000	304	12.11%	43.0	9	112	151	32
\$475,001 - \$675,000	412	16.41%	59.0	5	104	237	66
\$675,001 and up	248	9.88%	71.0	3	53	99	93
Total Active Inventory by Units		2,511		228	1,148	889	246
Total Active Inventory by Volume		1,011,516,939	100%	40.79M	362.07M	406.04M	202.61M
Median Active Inventory Listing Price		\$315,490		\$126,500	\$249,250	\$399,900	\$566,750

# September 2022



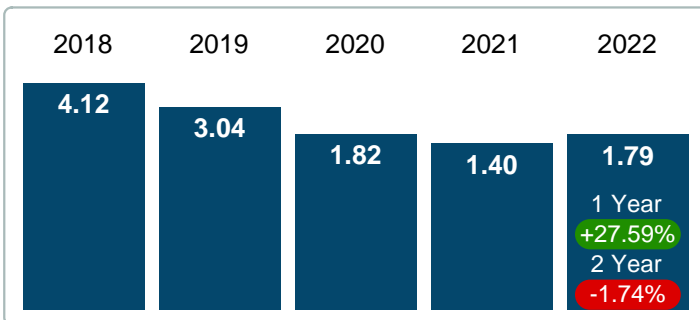
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



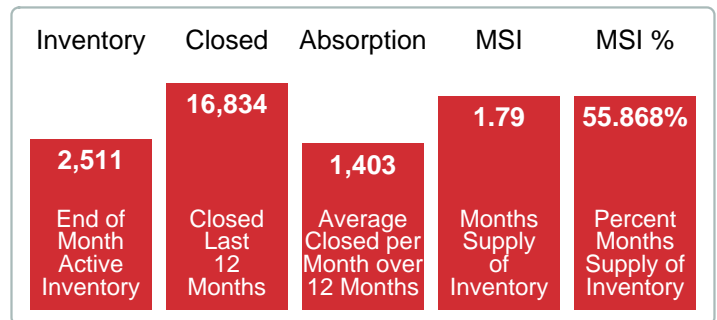
## MONTHS SUPPLY of INVENTORY (MSI)

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

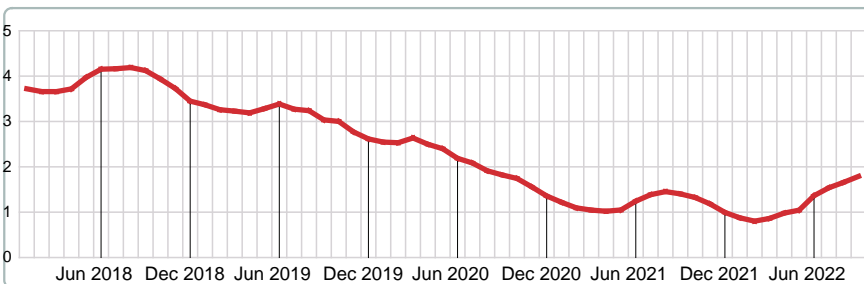
### MSI FOR SEPTEMBER



### INDICATORS FOR SEPTEMBER 2022

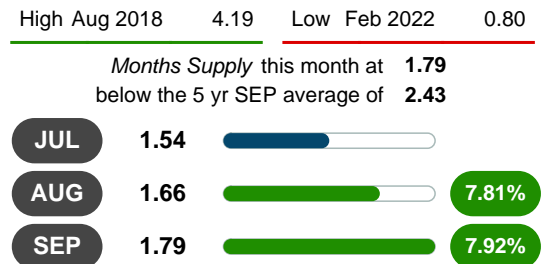


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 2.43



### 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	268	10.67%	1.40	1.33	1.29	2.46	6.40
\$125,001 - \$175,000	233	9.28%	1.14	1.37	1.05	1.33	3.43
\$175,001 - \$250,000	446	17.76%	1.19	1.09	1.11	1.48	2.64
\$250,001 - \$375,000	600	23.89%	1.71	1.54	1.63	1.79	2.21
\$375,001 - \$475,000	304	12.11%	2.23	2.45	2.37	2.10	2.37
\$475,001 - \$675,000	412	16.41%	4.13	5.00	4.99	3.87	3.92
\$675,001 and up	248	9.88%	5.30	5.14	8.59	4.21	5.64
Market Supply of Inventory (MSI)			1.79	1.38	1.48	2.26	3.63
Total Active Inventory by Units		100%	1,790	228	1,148	889	246

# September 2022



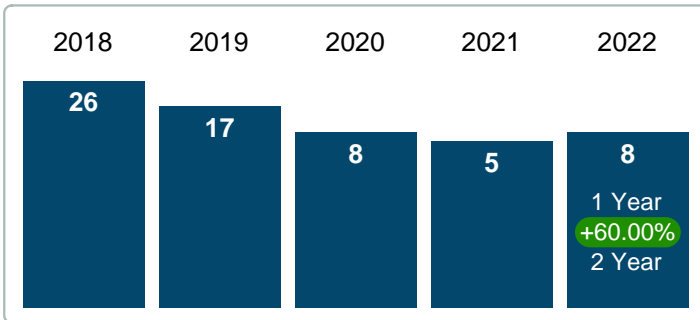
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



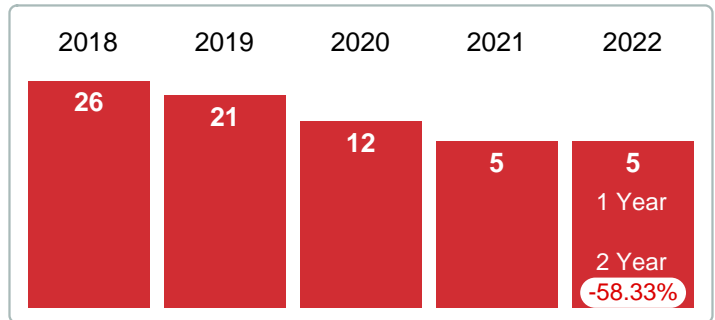
## MEDIAN DAYS ON MARKET TO SALE

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

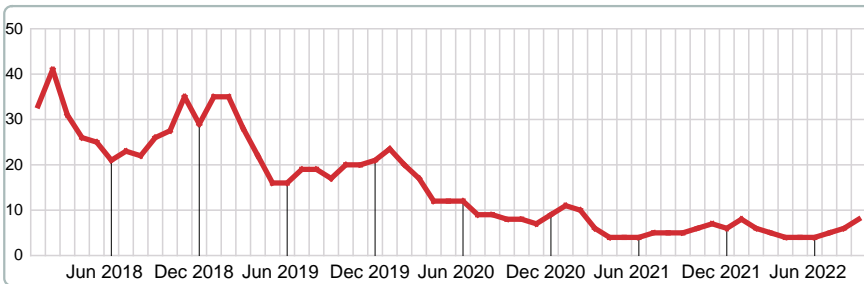
### SEPTEMBER



### YEAR TO DATE (YTD)

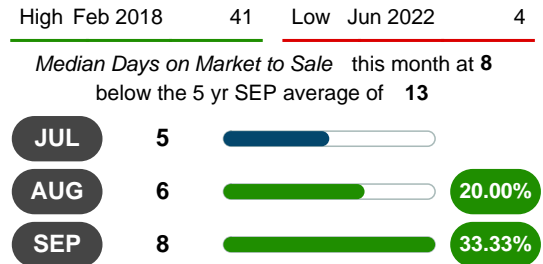


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 13



### 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	9.42%	7	9	6	17	0
\$100,001 - \$150,000	7.94%	6	5	8	13	73
\$150,001 - \$200,000	16.39%	6	7	6	10	50
\$200,001 - \$275,000	25.59%	7	16	7	6	24
\$275,001 - \$375,000	18.84%	10	11	8	10	17
\$375,001 - \$500,000	11.87%	12	1	8	17	13
\$500,001 and up	9.94%	15	227	27	14	11
Median Closed DOM		8	7	7	11	14
Total Closed Units	100%	1,348	145	764	369	70
Total Closed Volume		396,025,643	19.56M	189.08M	149.73M	37.65M



# September 2022



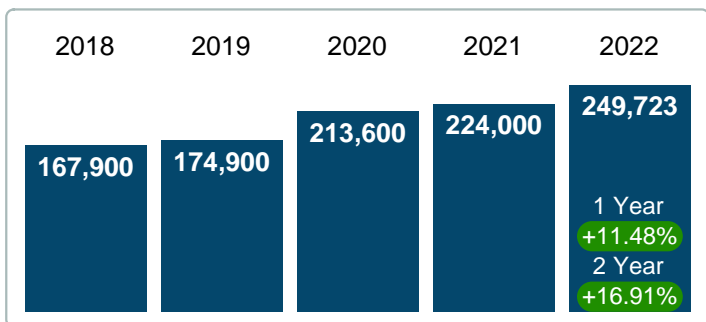
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



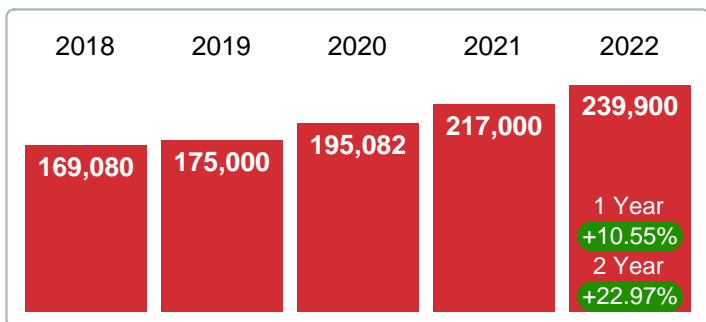
## MEDIAN LIST PRICE AT CLOSING

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

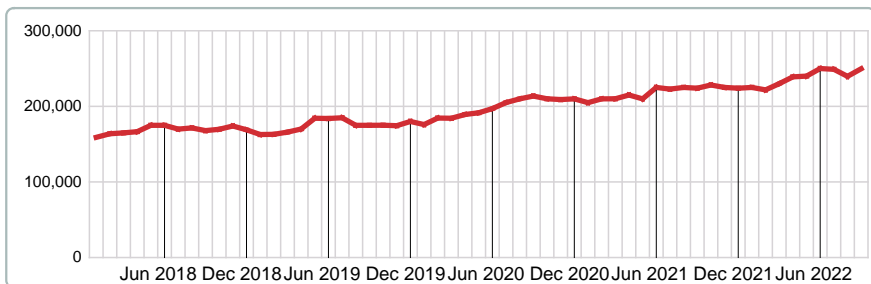
### SEPTEMBER



### YEAR TO DATE (YTD)

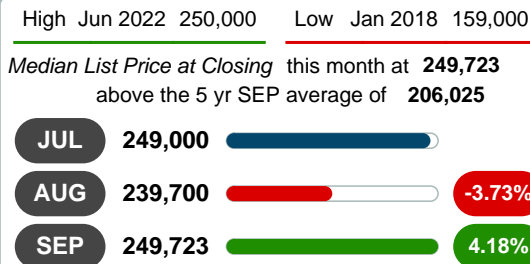


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 206,025



### 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	123	9.12%	75,000	72,000	75,500	50,000	0
\$100,001 - \$150,000	118	8.75%	135,000	135,000	135,000	137,000	119,900
\$150,001 - \$200,000	209	15.50%	177,900	174,900	179,500	180,000	173,450
\$200,001 - \$275,000	347	25.74%	239,990	229,999	239,000	249,000	250,000
\$275,001 - \$375,000	247	18.32%	318,500	299,500	315,000	324,499	329,450
\$375,001 - \$500,000	167	12.39%	425,000	435,000	423,800	435,000	449,000
\$500,001 and up	137	10.16%	649,000	726,750	712,000	612,450	712,900
Median List Price			249,723	124,500	228,000	345,000	452,500
Total Closed Units		100%	249,723	145	764	369	70
Total Closed Volume				20.69M	191.10M	151.59M	39.16M



# September 2022



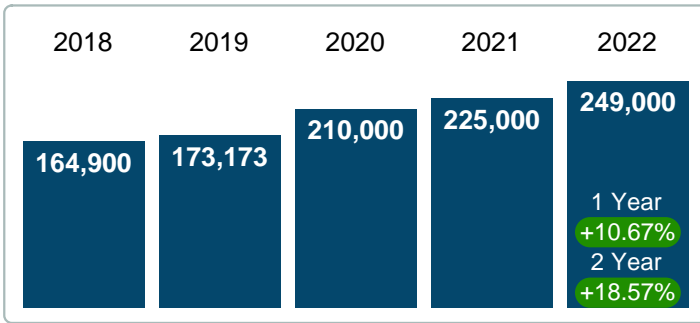
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



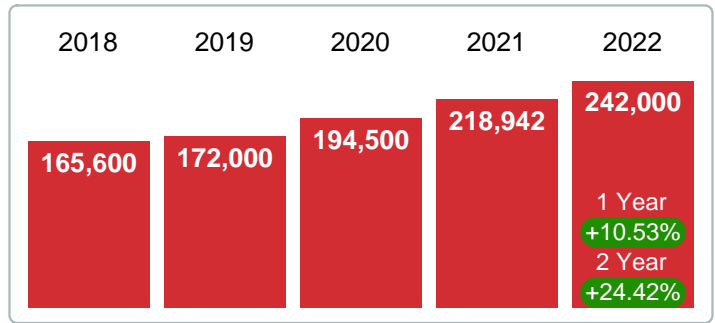
## MEDIAN SOLD PRICE AT CLOSING

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

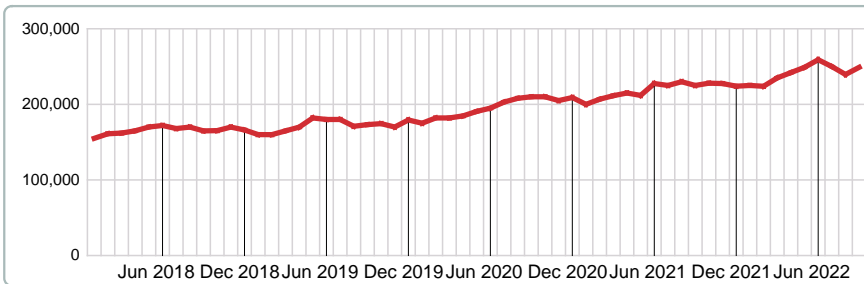
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

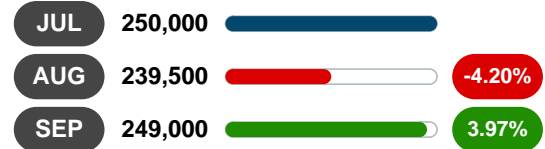


### 3 MONTHS

5 year SEP AVG = 204,415

High Jun 2022 259,000 Low Jan 2018 155,000

Median Sold Price at Closing this month at **249,000** above the 5 yr SEP average of **204,415**



### 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	127	9.42%	70,000	67,611	74,500	46,000	0
\$100,001 - \$150,000	107	7.94%	132,000	133,000	130,500	132,500	130,000
\$150,001 - \$200,000	221	16.39%	175,000	169,000	175,000	184,250	169,950
\$200,001 - \$275,000	345	25.59%	239,000	222,500	238,000	243,755	250,000
\$275,001 - \$375,000	254	18.84%	317,750	298,500	316,250	320,000	330,000
\$375,001 - \$500,000	160	11.87%	431,440	425,300	424,900	433,890	452,000
\$500,001 and up	134	9.94%	635,045	630,000	662,000	615,000	712,900
Median Sold Price			249,000	125,000	228,950	342,296	452,000
Total Closed Units		100%	1,348	145	764	369	70
Total Closed Volume			396,025,643	19.56M	189.08M	149.73M	37.65M

# September 2022



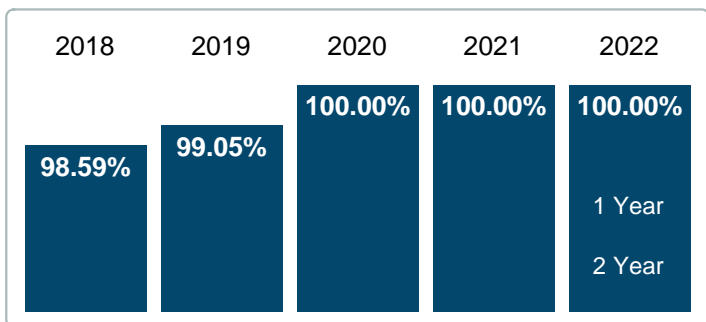
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



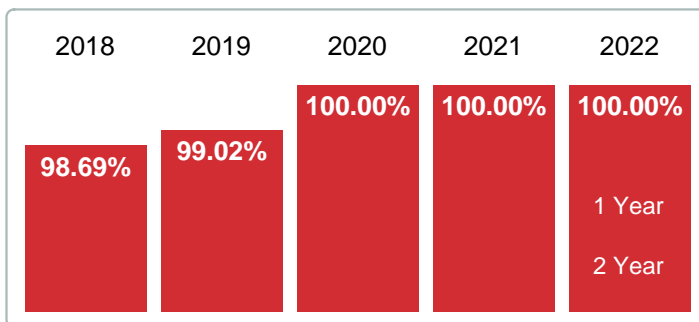
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

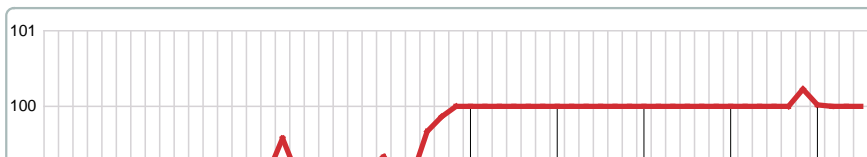
### SEPTEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year SEP AVG = 99.53%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr SEP average of **99.53%**

- JUL 100.00%
- AUG 100.00%
- SEP 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	127	9.42%	95.51%	95.33%	97.12%	91.67%	0.00%
\$100,001 - \$150,000	107	7.94%	100.00%	100.00%	100.00%	100.00%	108.42%
\$150,001 - \$200,000	221	16.39%	100.00%	100.00%	100.00%	99.89%	97.97%
\$200,001 - \$275,000	345	25.59%	100.00%	96.50%	100.00%	100.00%	100.00%
\$275,001 - \$375,000	254	18.84%	100.00%	98.67%	100.00%	100.00%	98.51%
\$375,001 - \$500,000	160	11.87%	100.00%	97.77%	100.00%	100.00%	100.00%
\$500,001 and up	134	9.94%	100.00%	89.55%	99.39%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		1,348	100%	145	764	369	70
Total Closed Volume		396,025,643		19.56M	189.08M	149.73M	37.65M

# September 2022



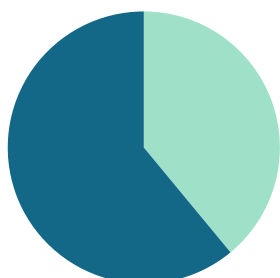
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

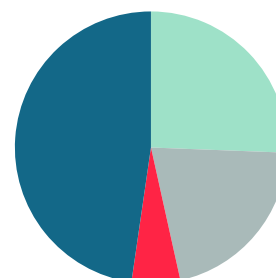


**Inventory**  
 New Listings  
**1,516 = 39.00%**  
 Start Inventory  
**2,371**  
 Total Inventory Units  
**3,887**  
 Volume  
**\$1,455,577,806**

### Market Activity

Closed Sales  
**1,348 = 25.61%**  
 Pending Sales  
**1,101 = 20.92%**  
 Other Off Market  
**304 = 5.78%**  
 Active Inventory  
**2,511 = 47.70%**

### MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,661	1,348	-18.84%	13,268	12,261	-7.59%
Pending Sales	1,547	1,101	-28.83%	14,174	12,201	-13.92%
New Listings	1,684	1,516	-9.98%	15,868	14,920	-5.97%
Median List Price	224,000	249,723	11.48%	217,000	239,900	10.55%
Median Sale Price	225,000	249,000	10.67%	218,942	242,000	10.53%
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	5.00	8.00	60.00%	5.00	5.00	0.00%
Monthly Inventory	2,074	2,511	21.07%	2,074	2,511	21.07%
Months Supply of Inventory	1.41	1.79	27.28%	1.41	1.79	27.28%

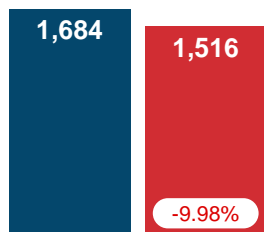
**Absorption:** Last 12 months, an Average of **1,403** Sales/Month

**Inventory** on September 30, 2022 = **2,511** 2021 2022

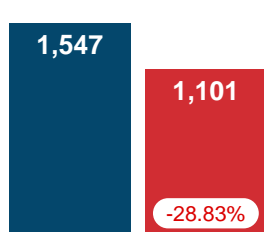
### SEPTEMBER MARKET

### MEDIAN PRICES

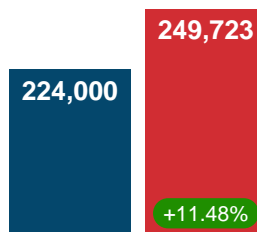
#### New Listings



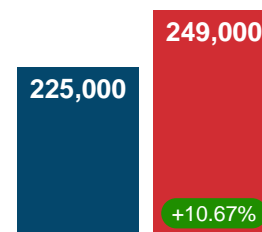
#### Pending Listings



#### List Price



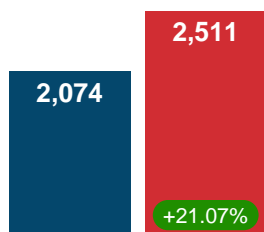
#### Sale Price



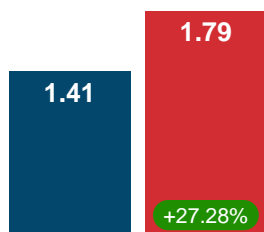
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

