



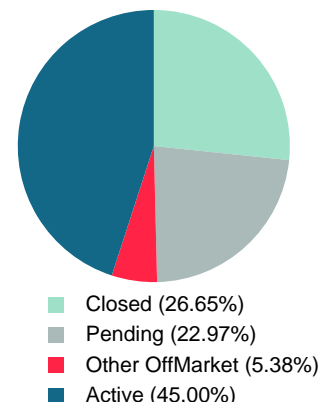
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	1,159	911	-21.40%
Pending Listings	1,067	785	-26.43%
New Listings	1,136	1,027	-9.60%
Median List Price	225,000	250,000	11.11%
Median Sale Price	229,900	251,000	9.18%
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	1,246	1,538	23.43%
Months Supply of Inventory	1.23	1.62	31.88%



Absorption: Last 12 months, an Average of **949** Sales/Month
Active Inventory as of September 30, 2022 = **1,538**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **23.43%** to 1,538 existing homes available for sale. Over the last 12 months this area has had an average of 949 closed sales per month. This represents an unsold inventory index of **1.62** 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 **9.18%** in September 2022 to \$251,000 versus the previous year at \$229,900.

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 1,027 New Listings in September 2022, down **9.60%** from last year at 1,136. Furthermore, there were 911 Closed Listings this month versus last year at 1,159, a **-21.40%** decrease.

Closed versus Listed trends yielded a **88.7%** ratio, down from previous year's, September 2021, at **102.0%**, a **13.06%** downswing. 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

September 2022



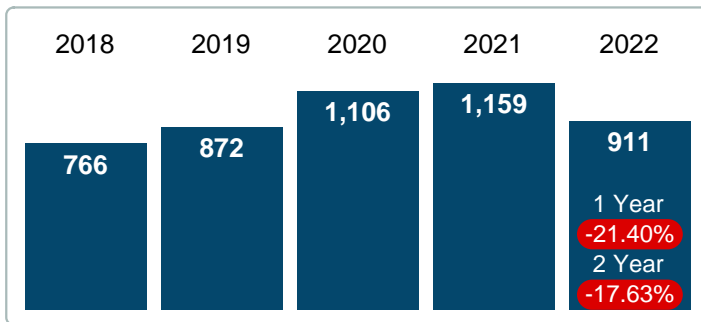
Area Delimited by County Of Tulsa - Residential Property Type



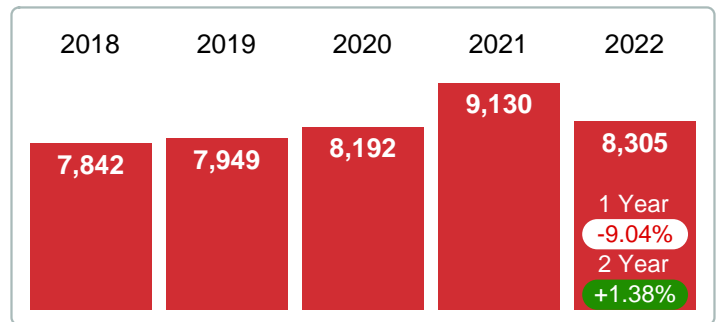
CLOSED LISTINGS

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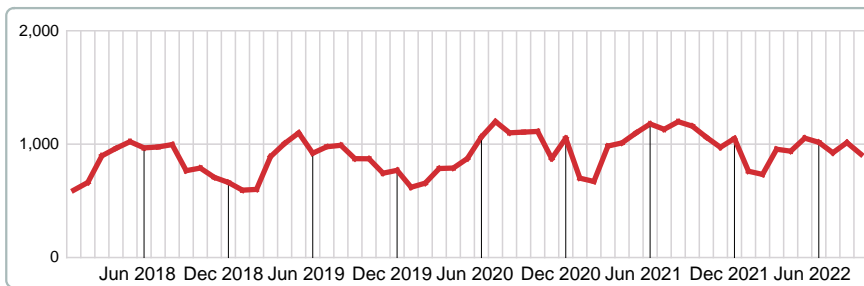
SEPTEMBER



YEAR TO DATE (YTD)

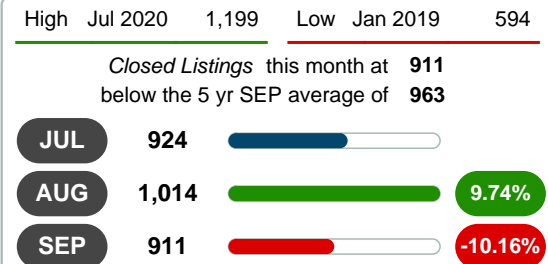


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 963



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	82	9.00%	4.5	42	39	1	0
\$100,001 - \$150,000	74	8.12%	5.0	22	45	7	0
\$150,001 - \$200,000	147	16.14%	7.0	21	114	10	2
\$200,001 - \$275,000	221	24.26%	7.0	9	169	37	6
\$275,001 - \$375,000	173	18.99%	9.0	7	80	74	12
\$375,001 - \$500,000	113	12.40%	10.0	1	43	52	17
\$500,001 and up	101	11.09%	17.0	1	17	63	20
Total Closed Units	911			103	507	244	57
Total Closed Volume	277,859,802	100%	8.0	14.50M	125.85M	106.32M	31.20M
Median Closed Price	\$251,000			\$130,000	\$229,477	\$369,500	\$455,000

September 2022



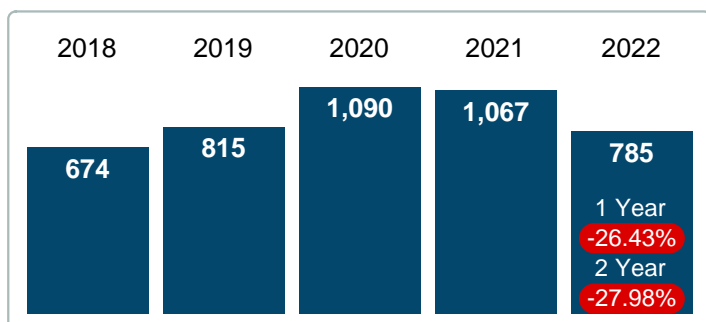
Area Delimited by County Of Tulsa - Residential Property Type



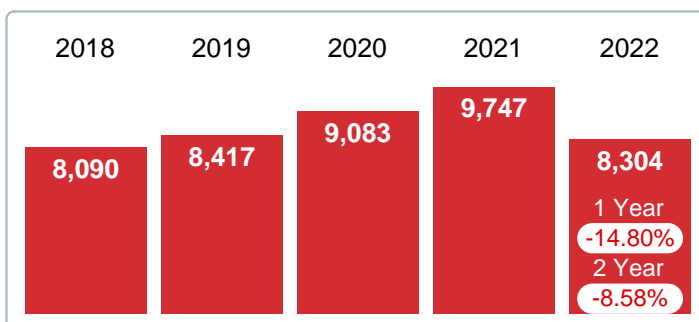
PENDING LISTINGS

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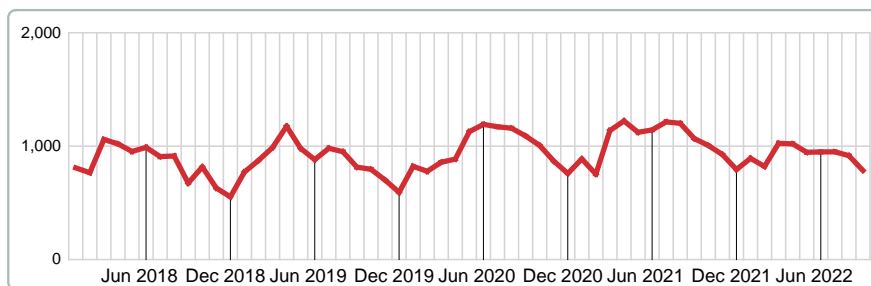
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

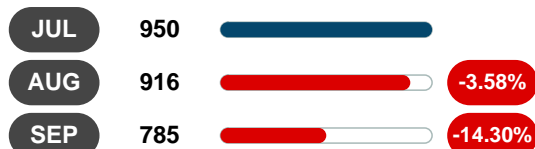


3 MONTHS

5 year SEP AVG = 886

High Apr 2021 1,222 Low Dec 2018 553

Pending Listings this month at **785**
below the 5 yr SEP average of **886**



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	71	9.04%	10.0	34	36	1	0
\$100,001 - \$150,000	74	9.43%	7.0	26	43	5	0
\$150,001 - \$200,000	136	17.32%	8.5	20	100	16	0
\$200,001 - \$275,000	175	22.29%	11.0	4	122	49	0
\$275,001 - \$375,000	159	20.25%	19.0	6	83	67	3
\$375,001 - \$525,000	94	11.97%	18.0	1	32	51	10
\$525,001 and up	76	9.68%	10.0	0	17	44	15
Total Pending Units	785			91	433	233	28
Total Pending Volume	234,164,160	100%	11.0	12.77M	107.57M	94.18M	19.64M
Median Listing Price	\$249,995			\$132,900	\$225,000	\$335,000	\$548,000



Area Delimited by County Of Tulsa - Residential Property Type

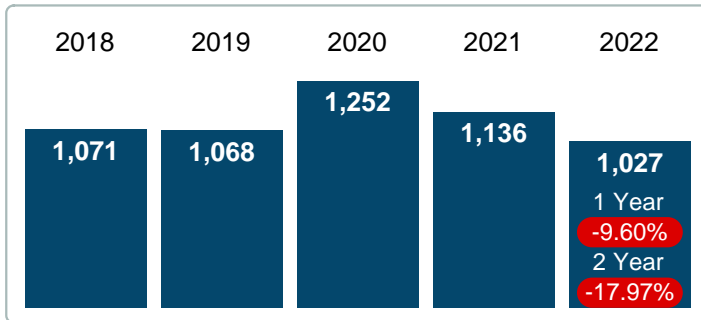


September 2022

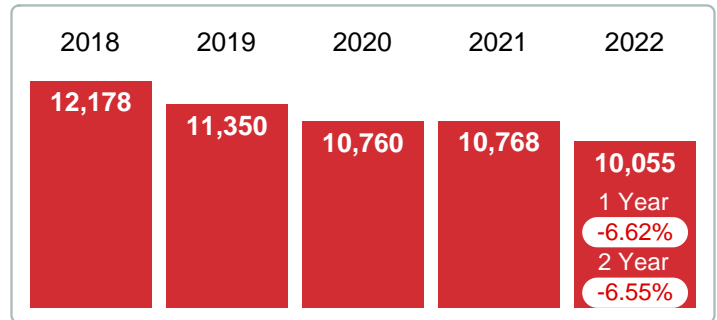
NEW LISTINGS

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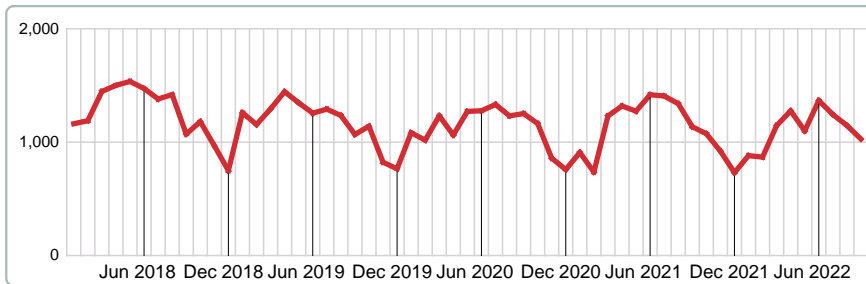
SEPTEMBER



YEAR TO DATE (YTD)

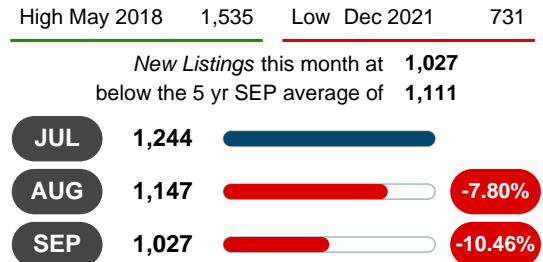


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 1,111



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	103	10.03%	47	50	6	0
\$125,001 - \$150,000	68	6.62%	20	43	5	0
\$150,001 - \$200,000	183	17.82%	22	136	22	3
\$200,001 - \$300,000	269	26.19%	10	181	73	5
\$300,001 - \$400,000	170	16.55%	5	70	86	9
\$400,001 - \$575,000	131	12.76%	1	36	84	10
\$575,001 and up	103	10.03%	0	25	46	32
Total New Listed Units	1,027		105	541	322	59
Total New Listed Volume	350,073,440	100%	15.24M	148.33M	140.49M	46.01M
Median New Listed Listing Price	\$255,000		\$135,000	\$220,000	\$355,850	\$624,900

September 2022



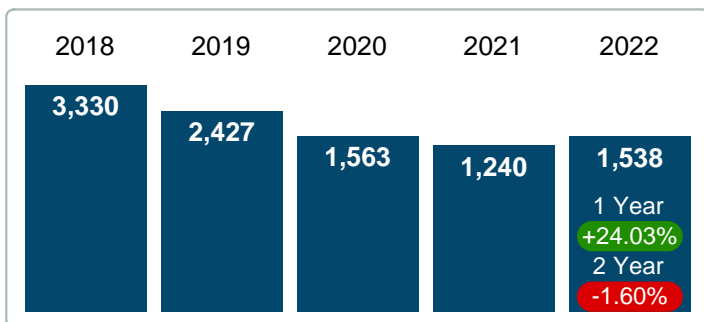
Area Delimited by County Of Tulsa - Residential Property Type



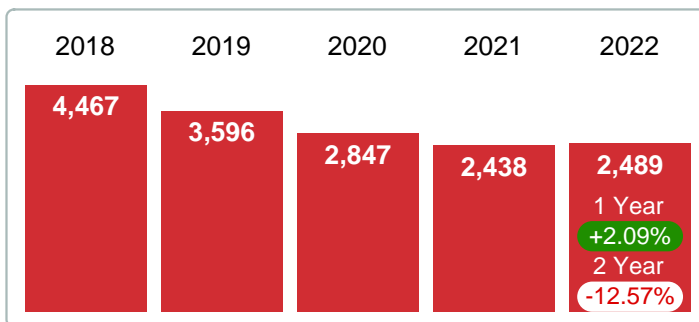
ACTIVE INVENTORY

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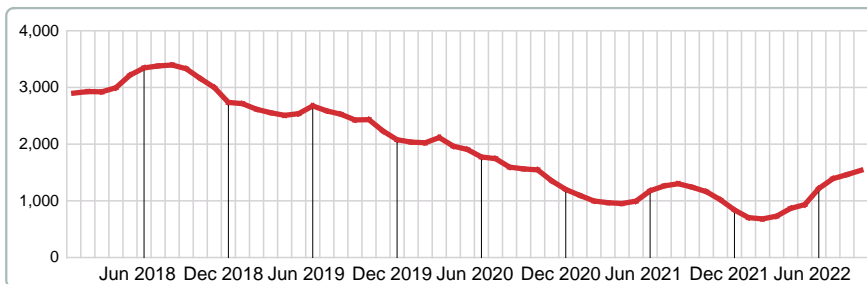
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER



5 YEAR MARKET ACTIVITY TRENDS

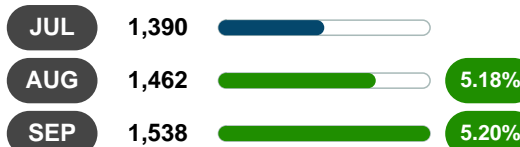


3 MONTHS

5 year SEP AVG = 2,020

High Aug 2018 3,396 Low Feb 2022 681

Inventory this month at 1,538
below the 5 yr SEP average of 2,020



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	136	8.84%	40.0	63	59	13	1	
\$125,001 - \$200,000	218	14.17%	22.0	30	153	30	5	
\$200,001 - \$250,000	182	11.83%	26.0	7	128	43	4	
\$250,001 - \$375,000	389	25.29%	46.0	12	169	190	18	
\$375,001 - \$500,000	258	16.78%	44.0	5	82	147	24	
\$500,001 - \$675,000	207	13.46%	56.0	1	40	130	36	
\$675,001 and up	148	9.62%	66.0	1	25	59	63	
Total Active Inventory by Units		1,538		119	656	612	151	
Total Active Inventory by Volume		637,364,145	100%	43.0	19.40M	202.81M	279.13M	136.03M
Median Active Inventory Listing Price		\$324,950			\$125,000	\$249,000	\$399,900	\$609,900

September 2022



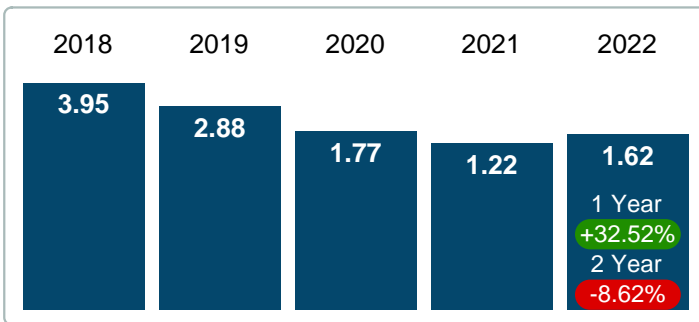
Area Delimited by County Of Tulsa - Residential Property Type



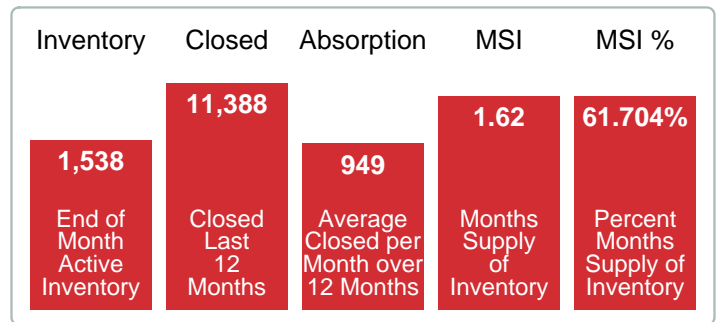
MONTHS SUPPLY of INVENTORY (MSI)

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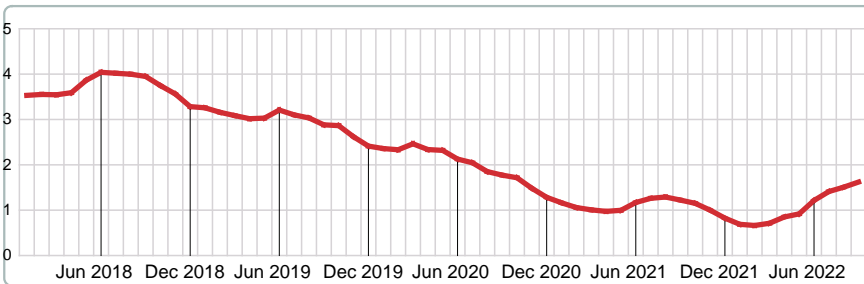
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

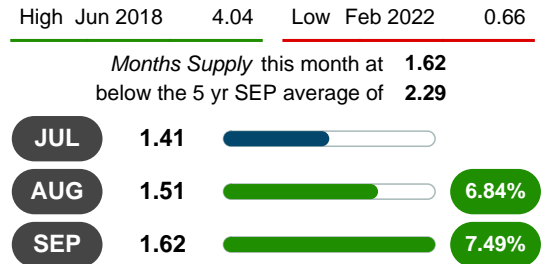


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.29



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	136	8.84%	1.09	1.08	0.99	2.29	2.40
\$125,001 - \$200,000	218	14.17%	1.02	0.92	0.96	1.59	4.29
\$200,001 - \$250,000	182	11.83%	1.04	0.55	1.03	1.25	1.37
\$250,001 - \$375,000	389	25.29%	1.63	1.10	1.49	1.85	1.69
\$375,001 - \$500,000	258	16.78%	2.35	1.94	2.45	2.41	1.93
\$500,001 - \$675,000	207	13.46%	3.83	2.00	4.21	3.96	3.20
\$675,001 and up	148	9.62%	4.17	3.00	6.12	3.23	4.91
Market Supply of Inventory (MSI)			1.62	1.01	1.30	2.23	2.92
Total Active Inventory by Units		100%	1,538	119	656	612	151

September 2022



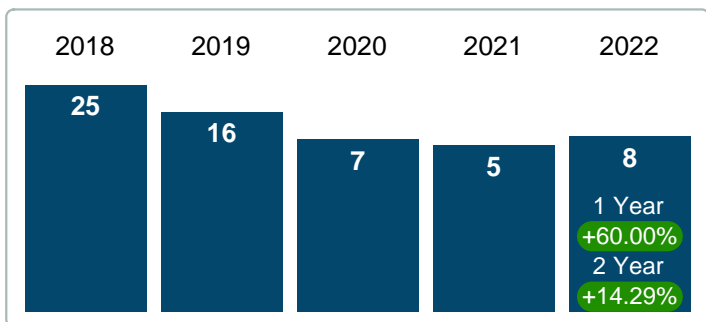
Area Delimited by County Of Tulsa - Residential Property Type



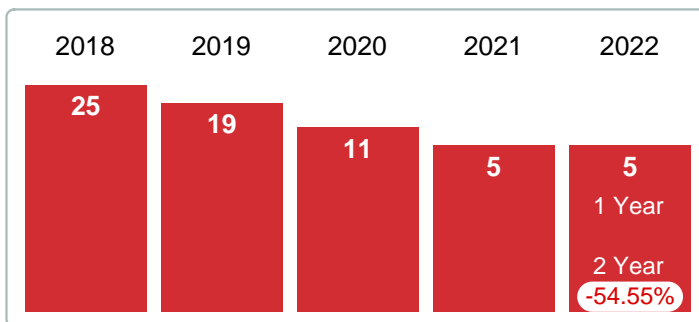
MEDIAN DAYS ON MARKET TO SALE

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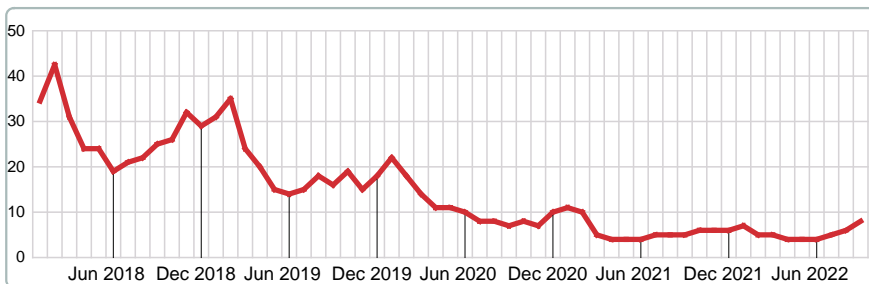
SEPTEMBER



YEAR TO DATE (YTD)

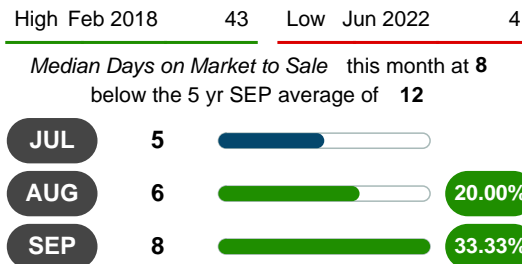


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP 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	9.00%	5	10	3	7	0
\$100,001 - \$150,000	8.12%	5	5	5	31	0
\$150,001 - \$200,000	16.14%	7	8	7	8	50
\$200,001 - \$275,000	24.26%	7	22	7	8	14
\$275,001 - \$375,000	18.99%	9	12	6	11	21
\$375,001 - \$500,000	12.40%	10	1	7	15	12
\$500,001 and up	11.09%	17	227	25	17	15
Median Closed DOM		8	7	6	11	13
Total Closed Units	100%	911	103	507	244	57
Total Closed Volume		277,859,802	14.50M	125.85M	106.32M	31.20M

September 2022



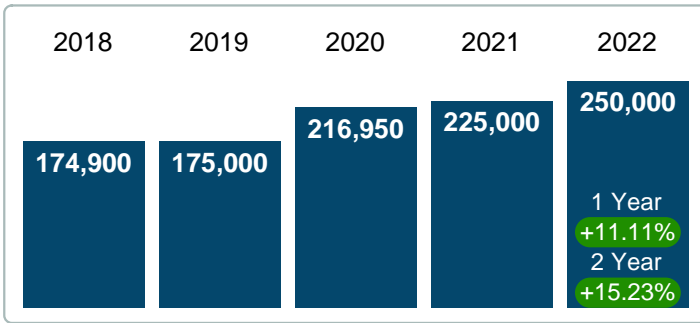
Area Delimited by County Of Tulsa - Residential Property Type



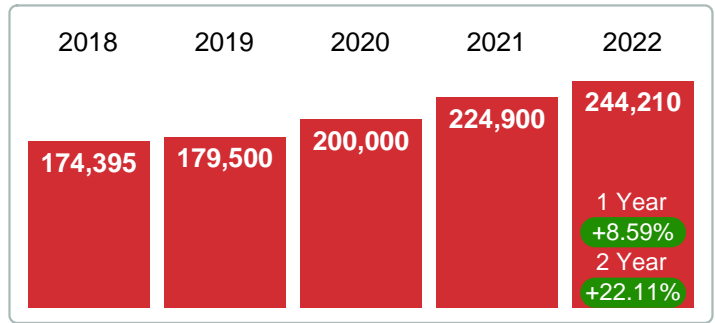
MEDIAN LIST PRICE AT CLOSING

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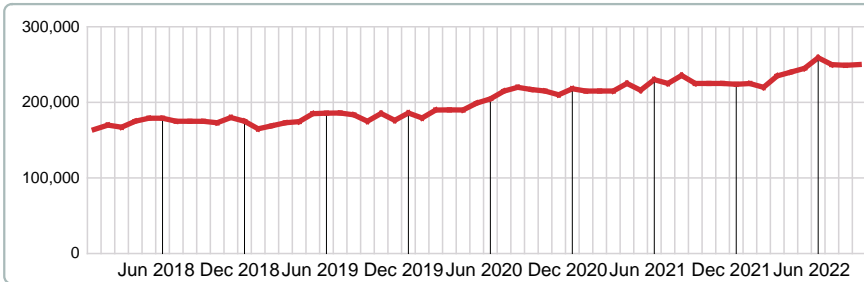
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

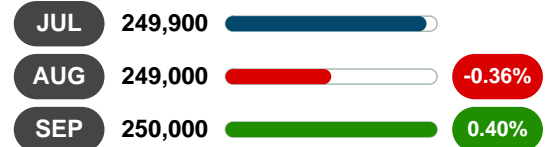


3 MONTHS

5 year SEP AVG = 208,370

High Jun 2022 259,000 Low Jan 2018 164,125

Median List Price at Closing this month at **250,000**
above the 5 yr SEP average of **208,370**



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	79	8.67%	75,000	73,900	76,000	45,000	0
\$100,001 - \$150,000	82	9.00%	134,900	131,750	134,950	138,500	0
\$150,001 - \$200,000	139	15.26%	178,000	174,900	179,700	183,500	173,450
\$200,001 - \$275,000	220	24.15%	240,750	236,500	240,000	249,950	249,500
\$275,001 - \$375,000	169	18.55%	315,000	297,000	315,000	315,000	339,900
\$375,001 - \$500,000	118	12.95%	420,000	435,000	412,500	419,500	449,920
\$500,001 and up	104	11.42%	667,500	726,750	712,000	629,900	712,900
Median List Price			250,000	126,900	228,000	374,900	443,840
Total Closed Units		100%	250,000	103	507	244	57
Total Closed Volume			283,176,771	15.43M	127.47M	107.93M	32.34M

September 2022



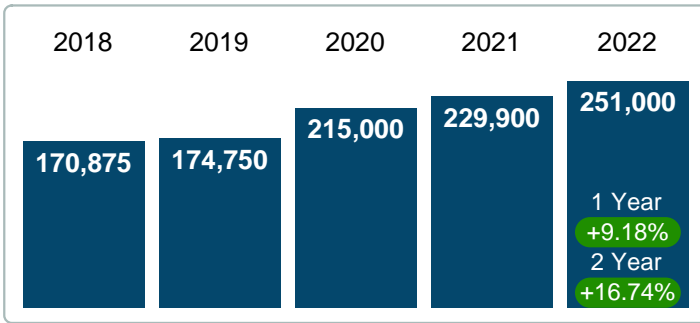
Area Delimited by County Of Tulsa - Residential Property Type



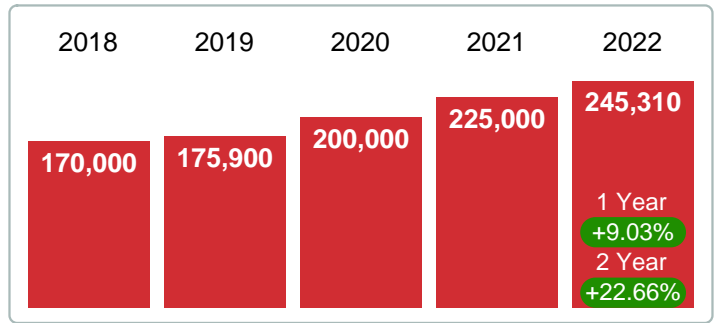
MEDIAN SOLD PRICE AT CLOSING

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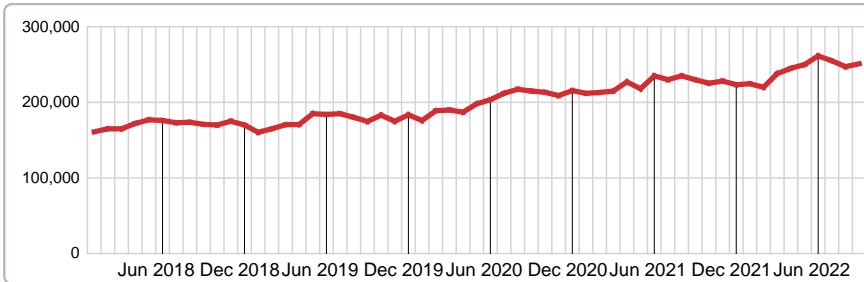
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

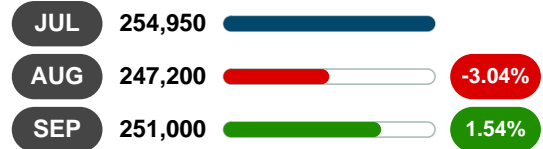


3 MONTHS

5 year SEP AVG = 208,305

High Jun 2022 261,420 Low Jan 2019 160,375

Median Sold Price at Closing this month at **251,000** above the 5 yr SEP average of **208,305**



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	82	9.00%	73,250	71,250	76,500	45,000	0
\$100,001 - \$150,000	74	8.12%	131,000	131,500	130,000	135,000	0
\$150,001 - \$200,000	147	16.14%	175,000	170,000	175,000	184,500	169,950
\$200,001 - \$275,000	221	24.26%	240,000	229,000	240,000	240,000	249,500
\$275,001 - \$375,000	173	18.99%	315,000	299,000	310,250	315,250	330,000
\$375,001 - \$500,000	113	12.40%	420,000	425,300	413,000	422,500	455,000
\$500,001 and up	101	11.09%	650,000	630,000	662,000	640,000	693,950
Median Sold Price			251,000	130,000	229,477	369,500	455,000
Total Closed Units		100%	251,000	103	507	244	57
Total Closed Volume			277,859,802	14.50M	125.85M	106.32M	31.20M

September 2022



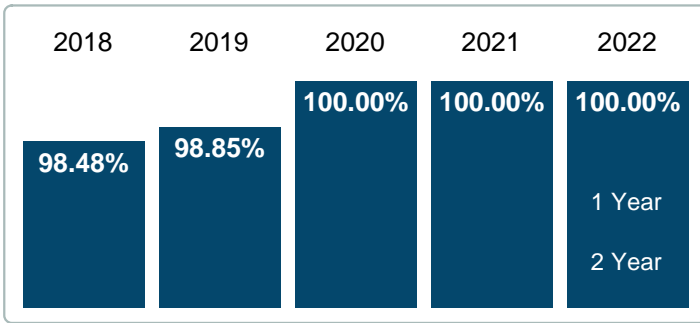
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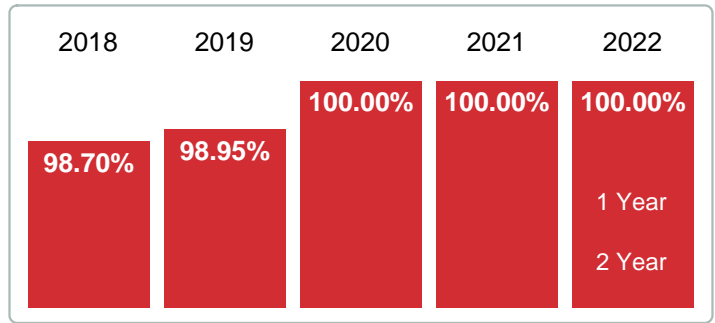
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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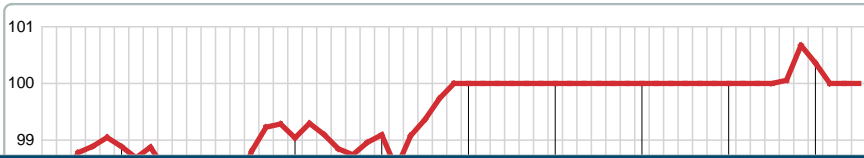
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.47%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr SEP average of **99.47%**

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	82	9.00%	99.40%	99.40%	98.75%	100.00%	0.00%	
\$100,001 - \$150,000	74	8.12%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$150,001 - \$200,000	147	16.14%	100.00%	100.00%	100.00%	100.00%	97.97%	
\$200,001 - \$275,000	221	24.26%	100.00%	97.19%	100.00%	100.00%	100.19%	
\$275,001 - \$375,000	173	18.99%	100.00%	99.09%	100.00%	100.00%	98.09%	
\$375,001 - \$500,000	113	12.40%	100.00%	97.77%	100.00%	99.80%	100.00%	
\$500,001 and up	101	11.09%	99.89%	89.55%	100.00%	99.44%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%	
Total Closed Units		911	100%	100.00%	103	507	244	57
Total Closed Volume		277,859,802			14.50M	125.85M	106.32M	31.20M

September 2022



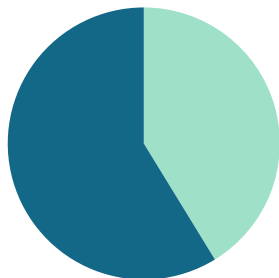
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

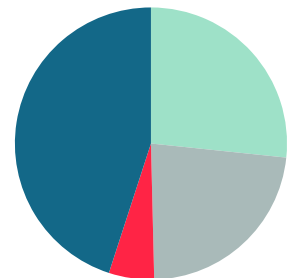


Inventory
 New Listings
1,027 = 41.24%
 Start Inventory
1,463
 Total Inventory Units
2,490
 Volume
\$951,089,438

Market Activity

Closed Sales
911 = 26.65%
 Pending Sales
785 = 22.97%
 Other Off Market
184 = 5.38%
 Active Inventory
1,538 = 45.00%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,159	911	-21.40%	9,130	8,305	-9.04%
Pending Sales	1,067	785	-26.43%	9,747	8,304	-14.80%
New Listings	1,136	1,027	-9.60%	10,768	10,055	-6.62%
Median List Price	225,000	250,000	11.11%	224,900	244,210	8.59%
Median Sale Price	229,900	251,000	9.18%	225,000	245,310	9.03%
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	1,246	1,538	23.43%	1,246	1,538	23.43%
Months Supply of Inventory	1.23	1.62	31.88%	1.23	1.62	31.88%

Absorption: Last 12 months, an Average of **949** Sales/Month

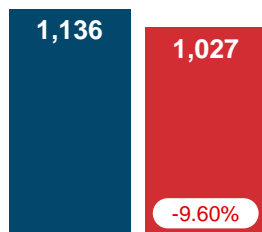
Inventory on September 30, 2022 = **1,538**

2021 2022

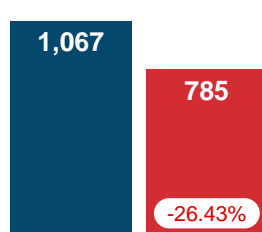
SEPTEMBER MARKET

MEDIAN PRICES

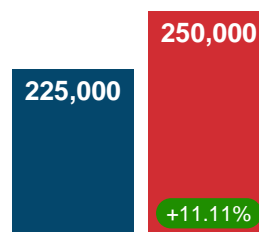
New Listings



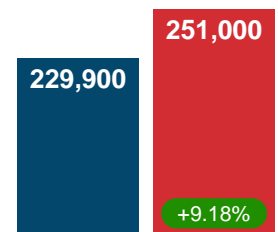
Pending Listings



List Price



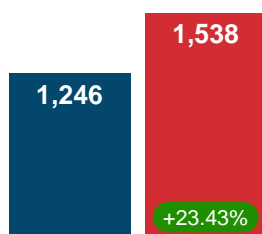
Sale Price



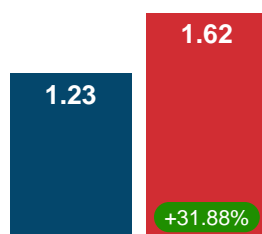
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

