

April 2022



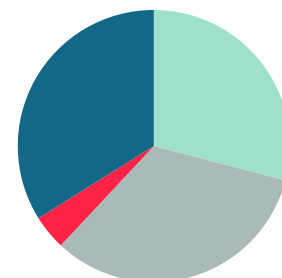
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	1,501	1,368	-8.86%
Pending Listings	1,735	1,548	-10.78%
New Listings	1,890	1,797	-4.92%
Median List Price	215,000	239,000	11.16%
Median Sale Price	215,000	241,668	12.40%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	3,796	1,595	-57.98%
Months Supply of Inventory	2.67	1.07	-60.02%



■ Closed (29.08%)
■ Pending (32.90%)
■ Other OffMarket (4.12%)
■ Active (33.90%)

Absorption: Last 12 months, an Average of **1,493** Sales/Month
Active Inventory as of April 30, 2022 = **1,595**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **57.98%** to 1,595 existing homes available for sale. Over the last 12 months this area has had an average of 1,493 closed sales per month. This represents an unsold inventory index of **1.07** 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 **12.40%** in April 2022 to \$241,668 versus the previous year at \$215,000.

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

Sales Success for April 2022 is Positive

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

There were 1,797 New Listings in April 2022, down **4.92%** from last year at 1,890. Furthermore, there were 1,368 Closed Listings this month versus last year at 1,501, a **-8.86%** decrease.

Closed versus Listed trends yielded a **76.1%** ratio, down from previous year's, April 2021, at **79.4%**, a **4.14%** downswing. 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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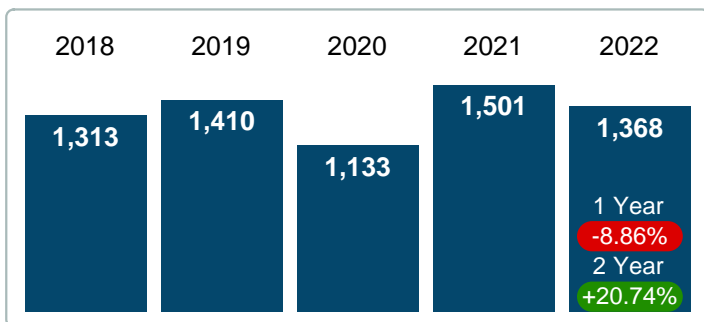
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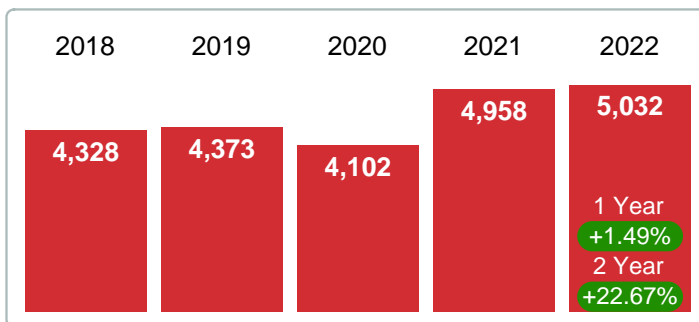
CLOSED LISTINGS

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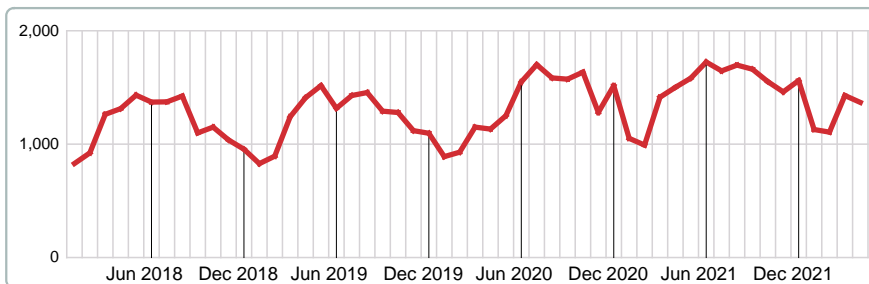
APRIL



YEAR TO DATE (YTD)

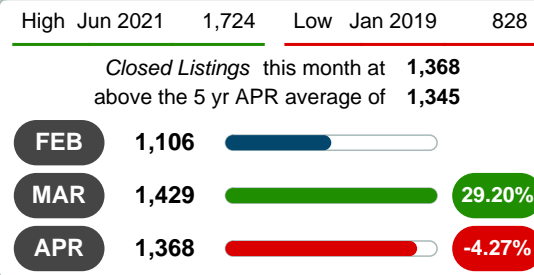


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1,345



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	126	9.21%	6.5	63	56	7	0
\$100,001 - \$150,000	150	10.96%	4.0	42	95	11	2
\$150,001 - \$200,000	203	14.84%	4.0	29	152	22	0
\$200,001 - \$275,000	332	24.27%	4.0	22	222	83	5
\$275,001 - \$375,000	257	18.79%	4.0	6	134	107	10
\$375,001 - \$500,000	161	11.77%	3.0	4	55	88	14
\$500,001 and up	139	10.16%	6.0	1	22	77	39
Total Closed Units	1,368			167	736	395	70
Total Closed Volume	398,598,801	100%	4.0	25.14M	174.36M	153.79M	45.30M
Median Closed Price	\$241,668			\$120,000	\$221,000	\$350,000	\$542,880

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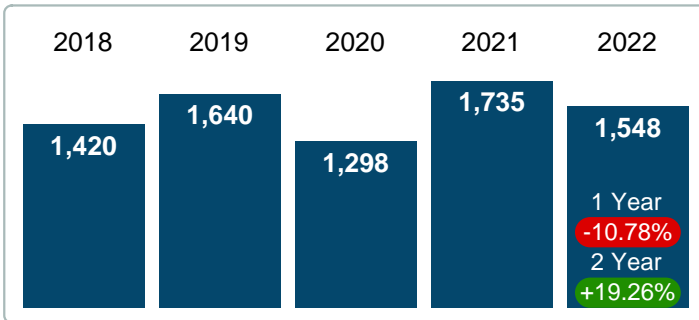
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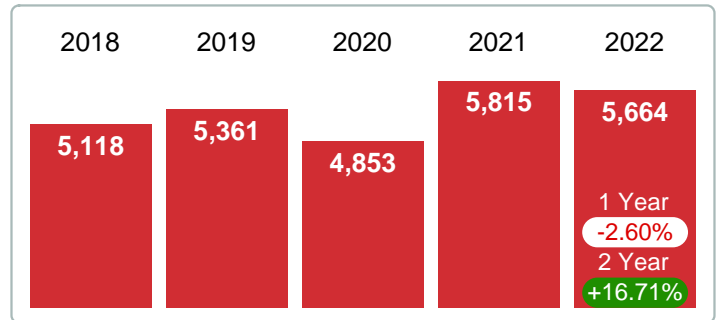
PENDING LISTINGS

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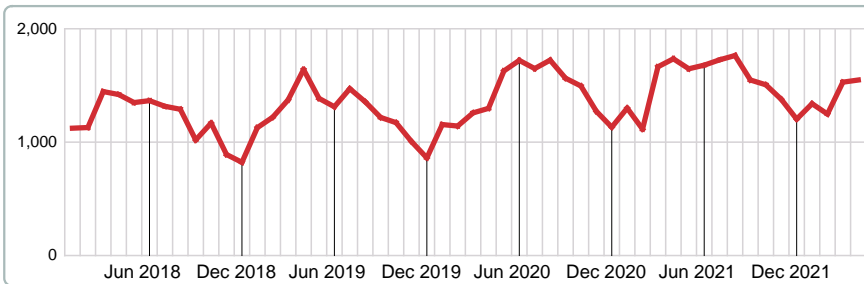
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

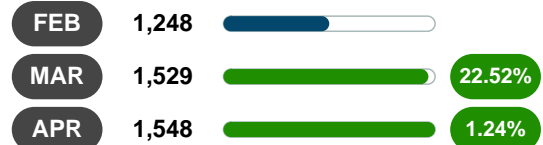


3 MONTHS

5 year APR AVG = 1,528

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,548 above the 5 yr APR average of 1,528



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	134	8.66%	9.0	63	64	6	1
\$100,001 - \$150,000	185	11.95%	5.0	54	122	8	1
\$150,001 - \$200,000	254	16.41%	5.0	31	198	24	1
\$200,001 - \$275,000	376	24.29%	5.0	21	278	74	3
\$275,001 - \$350,000	227	14.66%	5.0	6	111	101	9
\$350,001 - \$500,000	213	13.76%	5.0	6	67	119	21
\$500,001 and up	159	10.27%	8.0	1	25	88	45
Total Pending Units	1,548			182	865	420	81
Total Pending Volume	454,309,648	100%	6.0	26.58M	201.80M	171.49M	54.44M
Median Listing Price	\$240,000			\$130,000	\$215,000	\$350,000	\$549,900

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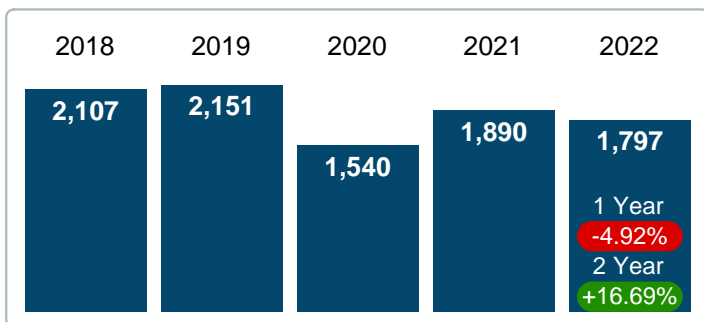
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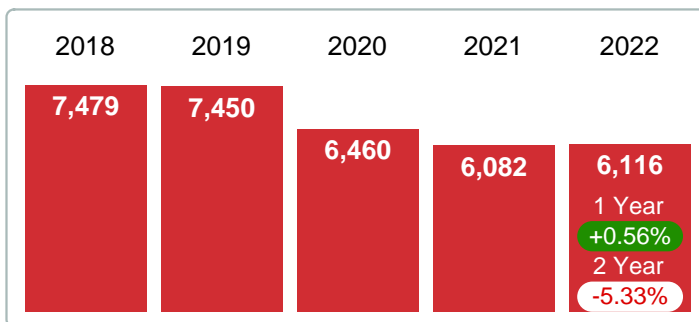
NEW LISTINGS

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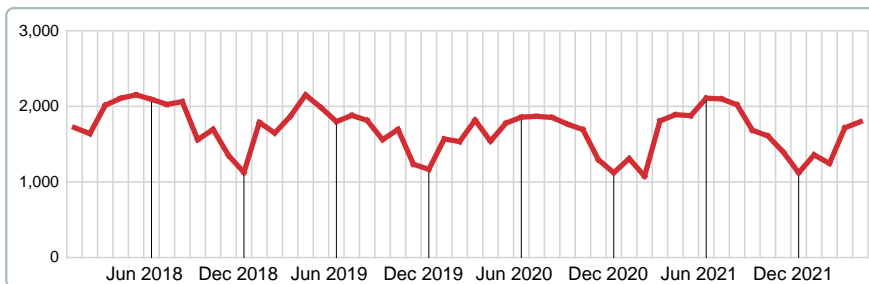
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

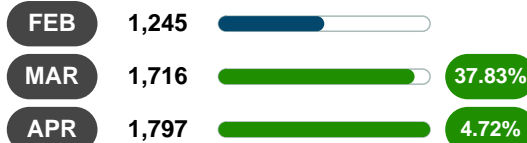


3 MONTHS

5 year APR AVG = 1,897

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

New Listings this month at 1,797 below the 5 yr APR average of 1,897



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	153	8.51%	90	56	7	0
\$100,001 - \$150,000	190	10.57%	52	128	8	2
\$150,001 - \$200,000	263	14.64%	38	196	28	1
\$200,001 - \$300,000	516	28.71%	24	348	135	9
\$300,001 - \$375,000	217	12.08%	4	90	108	15
\$375,001 - \$575,000	279	15.53%	9	72	164	34
\$575,001 and up	179	9.96%	2	32	88	57
Total New Listed Units	1,797		219	922	538	118
Total New Listed Volume	584,622,157	100%	32.99M	230.72M	231.85M	89.07M
Median New Listed Listing Price	\$250,000		\$130,000	\$225,000	\$364,500	\$542,450

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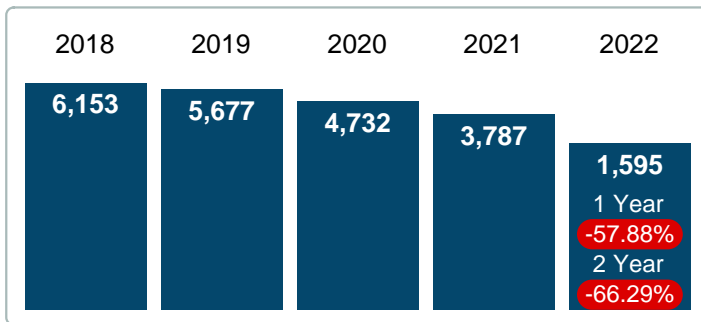
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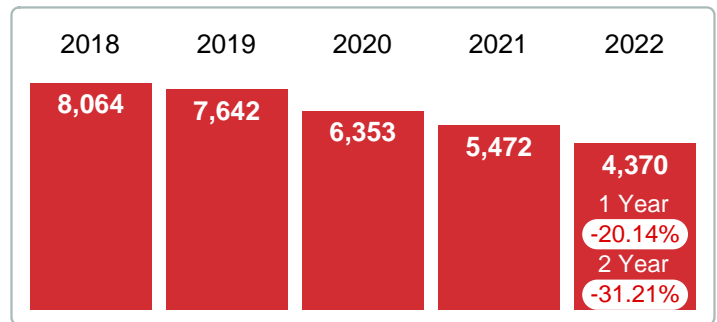
ACTIVE INVENTORY

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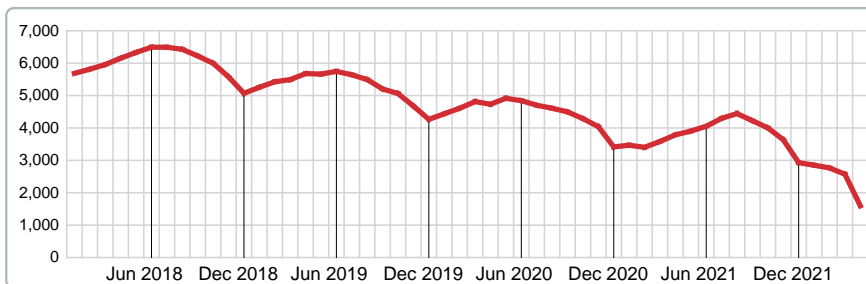
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS

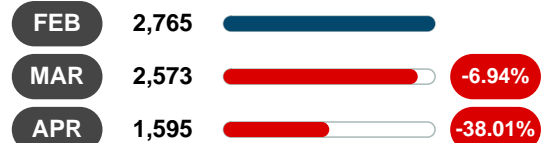


3 MONTHS

5 year APR AVG = 4,389

High Jun 2018 6,492 Low Apr 2022 1,595

Inventory this month at 1,595 below the 5 yr APR average of 4,389



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	88	5.52%	33.0	57	28	1	2
\$75,001 - \$150,000	227	14.23%	24.0	69	142	13	3
\$150,001 - \$225,000	256	16.05%	24.0	29	183	39	5
\$225,001 - \$375,000	429	26.90%	25.0	20	222	170	17
\$375,001 - \$500,000	237	14.86%	32.0	8	89	117	23
\$500,001 - \$725,000	192	12.04%	36.0	4	45	116	27
\$725,001 and up	166	10.41%	46.0	4	40	56	66
Total Active Inventory by Units			1,595	191	749	512	143
Total Active Inventory by Volume			674,677,694	33.06M	236.57M	251.10M	153.95M
Median Active Inventory Listing Price			\$299,500	\$113,000	\$235,000	\$414,450	\$690,000

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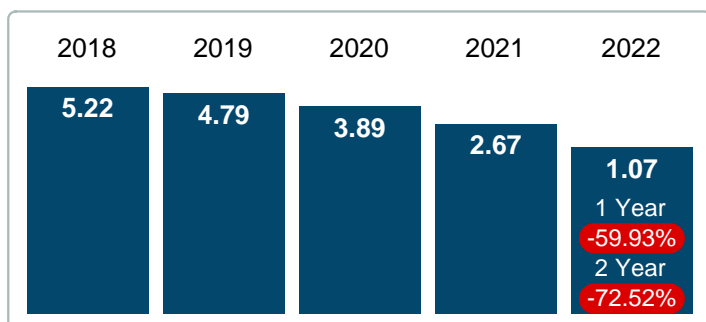
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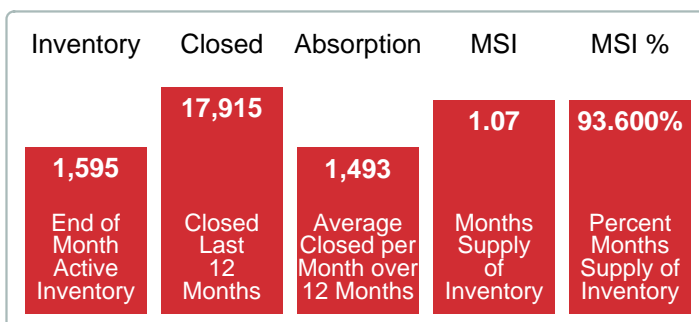
MONTHS SUPPLY of INVENTORY (MSI)

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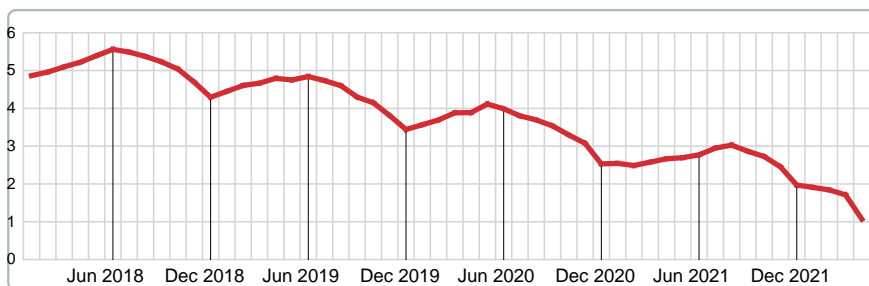
MSI FOR APRIL



INDICATORS FOR APRIL 2022

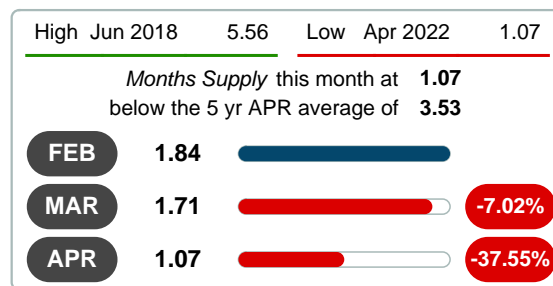


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.53



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	88	5.52%	0.99	1.22	0.77	0.20	3.43
\$75,001 - \$150,000	227	14.23%	0.96	1.07	0.93	0.77	1.50
\$150,001 - \$225,000	256	16.05%	0.61	0.80	0.58	0.64	1.13
\$225,001 - \$375,000	429	26.90%	0.89	1.07	0.91	0.85	0.80
\$375,001 - \$500,000	237	14.86%	1.53	1.78	2.12	1.32	1.15
\$500,001 - \$725,000	192	12.04%	2.49	5.33	2.86	2.79	1.43
\$725,001 and up	166	10.41%	4.75	8.00	11.43	3.28	4.77
Market Supply of Inventory (MSI)			1.07	1.11	0.92	1.19	1.77
Total Active Inventory by Units		100%	1,595	191	749	512	143

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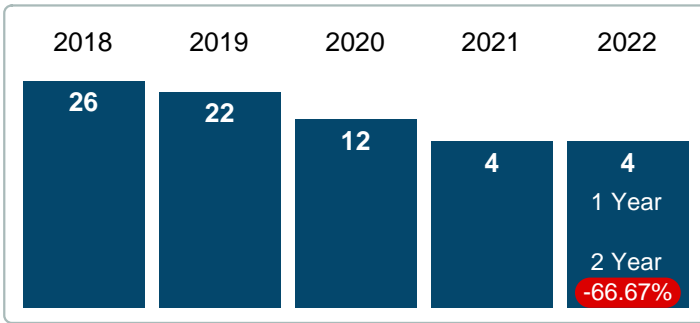
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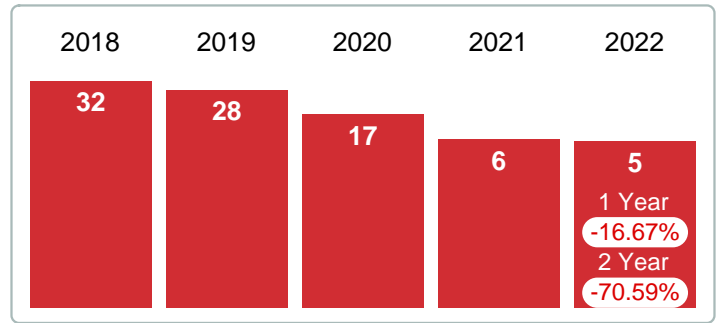
MEDIAN DAYS ON MARKET TO SALE

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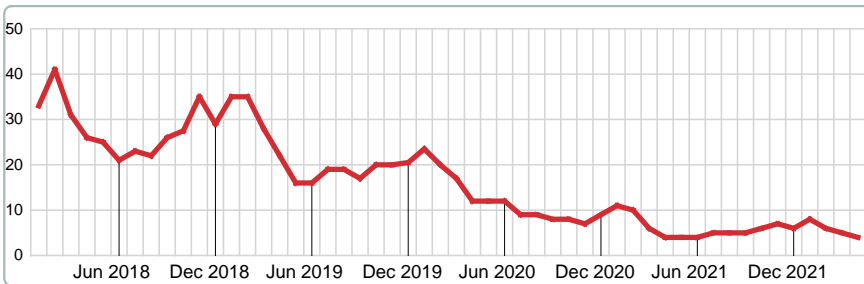
APRIL



YEAR TO DATE (YTD)

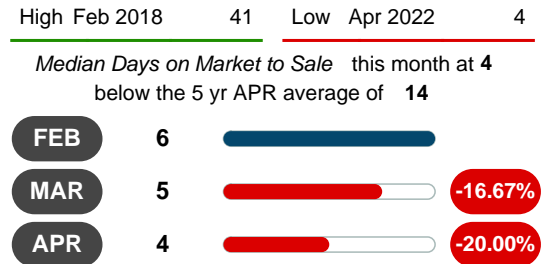


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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	9.21%	7	7	5	46	0
\$100,001 - \$150,000	10.96%	4	4	3	33	4
\$150,001 - \$200,000	14.84%	4	6	3	6	0
\$200,001 - \$275,000	24.27%	4	3	4	4	2
\$275,001 - \$375,000	18.79%	4	6	3	4	6
\$375,001 - \$500,000	11.77%	3	35	2	3	4
\$500,001 and up	10.16%	6	170	6	5	6
Median Closed DOM		4	5	4	4	5
Total Closed Units	100%	4.0	167	736	395	70
Total Closed Volume		398,598,801	25.14M	174.36M	153.79M	45.30M

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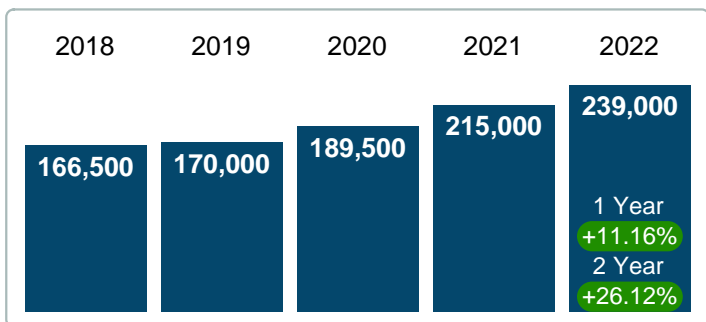
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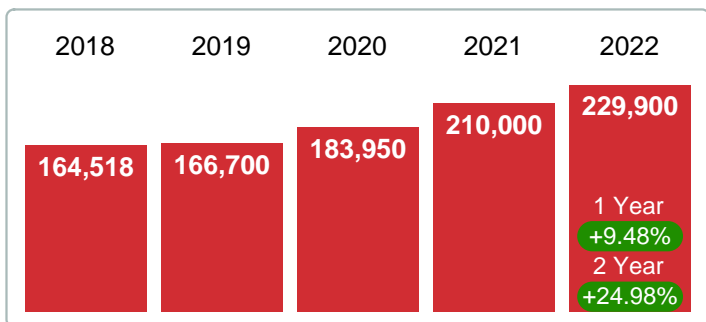
MEDIAN LIST PRICE AT CLOSING

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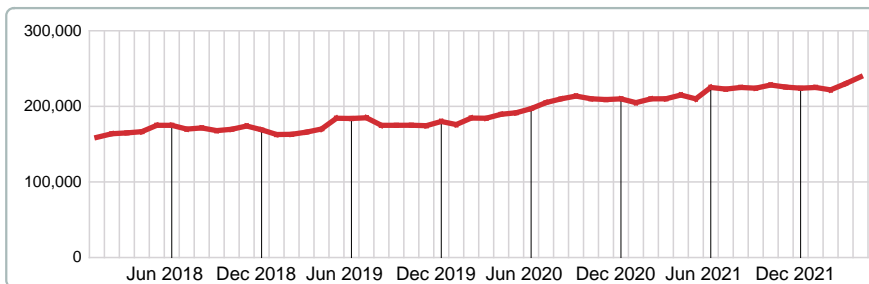
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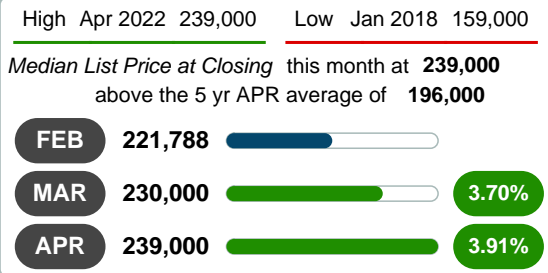


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 196,000



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	9.50%	75,000	74,950	78,000	72,500	0
\$100,001 - \$150,000	11.92%	129,900	125,000	130,000	145,000	130,000
\$150,001 - \$200,000	15.50%	175,000	175,000	176,000	174,900	200,000
\$200,001 - \$275,000	23.61%	235,000	240,000	230,000	237,500	234,000
\$275,001 - \$375,000	18.13%	323,400	312,450	311,000	333,000	335,000
\$375,001 - \$500,000	11.40%	425,000	460,000	419,525	425,000	449,900
\$500,001 and up	9.94%	622,500	1,740,000	597,000	595,000	695,000
Median List Price		239,000	124,000	215,755	345,000	547,500
Total Closed Units	100%	239,000	167	736	395	70
Total Closed Volume		396,201,596	25.39M	171.32M	153.60M	45.90M

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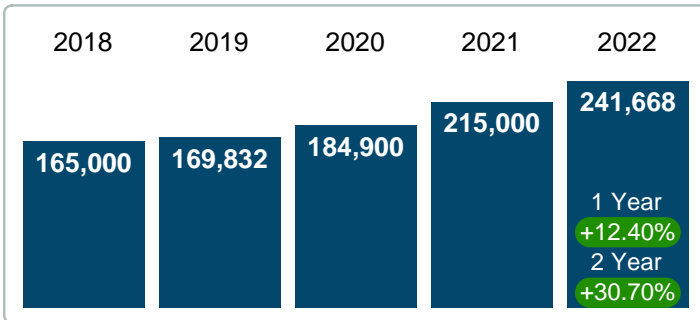
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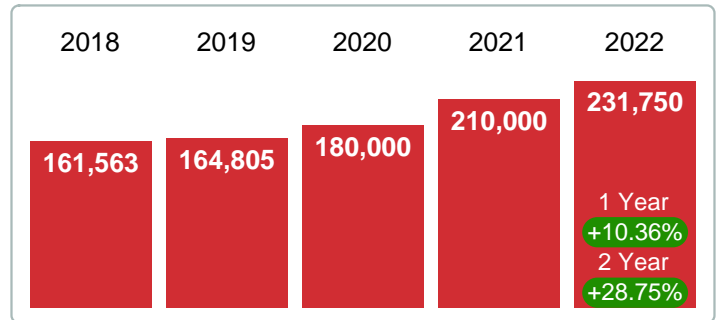
MEDIAN SOLD PRICE AT CLOSING

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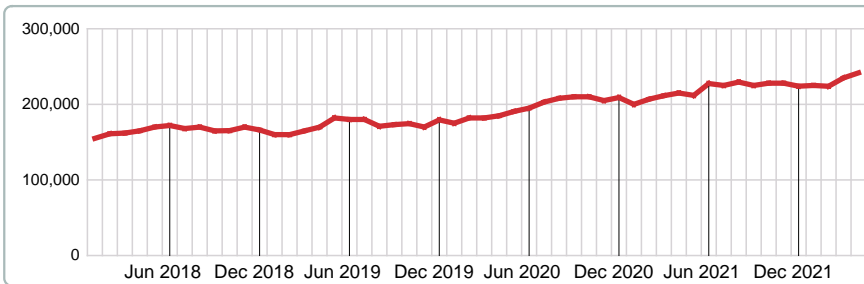
APRIL



YEAR TO DATE (YTD)

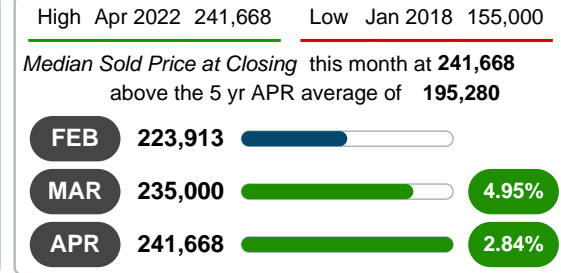


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 195,280



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	126	9.21%	72,500	72,500	72,962	65,000	0
\$100,001 - \$150,000	150	10.96%	128,000	120,000	130,000	140,000	130,000
\$150,001 - \$200,000	203	14.84%	172,000	170,000	172,750	169,636	0
\$200,001 - \$275,000	332	24.27%	235,000	243,500	230,702	240,000	222,500
\$275,001 - \$375,000	257	18.79%	321,390	315,250	311,525	333,000	350,250
\$375,001 - \$500,000	161	11.77%	421,000	442,500	419,150	421,000	436,000
\$500,001 and up	139	10.16%	625,000	1,650,000	574,500	597,200	700,000
Median Sold Price			241,668	120,000	221,000	350,000	542,880
Total Closed Units		100%	241,668	167	736	395	70
Total Closed Volume			398,598,801	25.14M	174.36M	153.79M	45.30M

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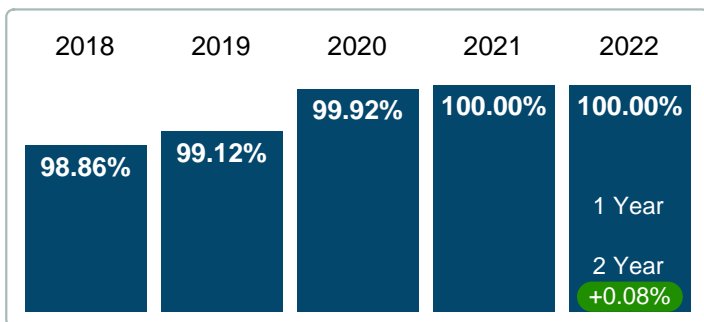
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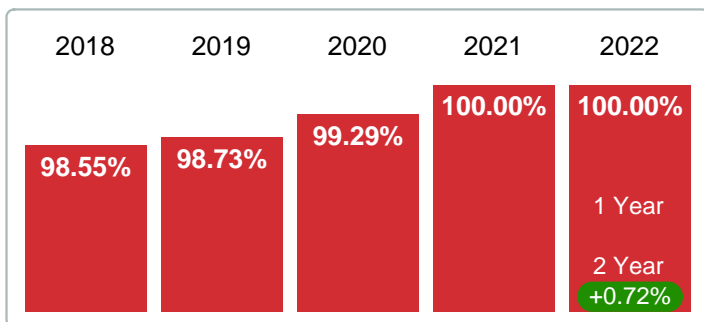
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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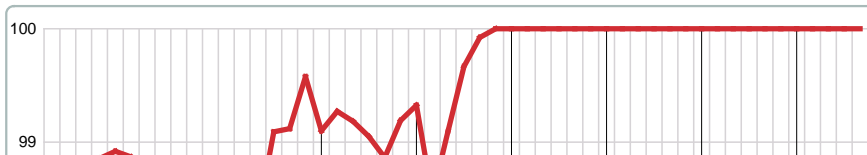
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.58%

High Apr 2022 100.00% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.58%**

- FEB 100.00%
- MAR 100.00%
- APR 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	126	9.21%	100.00%	100.00%	100.00%	88.89%	0.00%	
\$100,001 - \$150,000	150	10.96%	100.00%	100.00%	100.00%	93.40%	100.00%	
\$150,001 - \$200,000	203	14.84%	100.69%	100.00%	101.23%	101.32%	0.00%	
\$200,001 - \$275,000	332	24.27%	101.10%	100.00%	102.25%	100.00%	100.00%	
\$275,001 - \$375,000	257	18.79%	101.59%	99.17%	101.72%	101.19%	103.40%	
\$375,001 - \$500,000	161	11.77%	100.00%	98.99%	100.23%	100.34%	99.89%	
\$500,001 and up	139	10.16%	100.00%	94.83%	100.00%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		100.00%	100.85%	100.00%	100.00%	
Total Closed Units		1,368	100%	100.00%	167	736	395	70
Total Closed Volume		398,598,801			25.14M	174.36M	153.79M	45.30M

April 2022



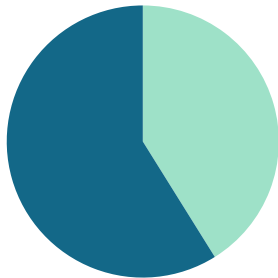
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2022 for MLS Technology Inc.

INVENTORY

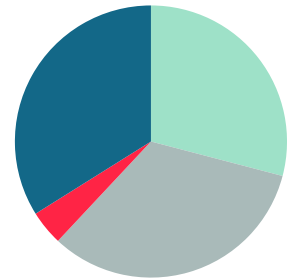


Inventory
 New Listings
1,797 = 41.12%
 Start Inventory
2,573
 Total Inventory Units
4,370
 Volume
\$1,515,342,075

Market Activity

Closed Sales
1,368 = 29.08%
 Pending Sales
1,548 = 32.90%
 Other Off Market
194 = 4.12%
 Active Inventory
1,595 = 33.90%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,501	1,368	-8.86%	4,958	5,032	1.49%
Pending Sales	1,735	1,548	-10.78%	5,815	5,664	-2.60%
New Listings	1,890	1,797	-4.92%	6,082	6,116	0.56%
Median List Price	215,000	239,000	11.16%	210,000	229,900	9.48%
Median Sale Price	215,000	241,668	12.40%	210,000	231,750	10.36%
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	4.00	4.00	0.00%	6.00	5.00	-16.67%
Monthly Inventory	3,796	1,595	-57.98%	3,796	1,595	-57.98%
Months Supply of Inventory	2.67	1.07	-60.02%	2.67	1.07	-60.02%

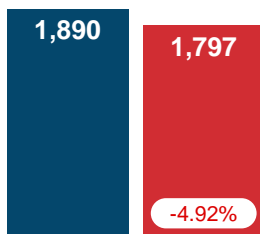
Absorption: Last 12 months, an Average of **1,493** Sales/Month

Inventory on April 30, 2022 = **1,595**

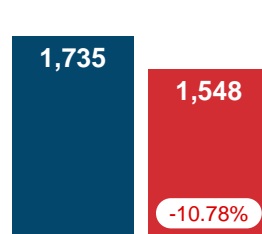
2021 **2022**

APRIL MARKET

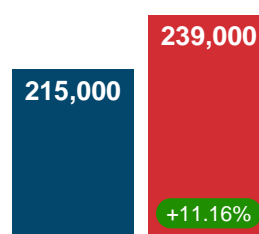
New Listings



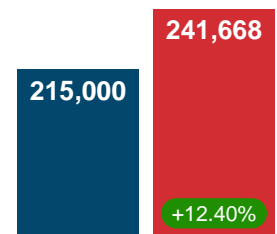
Pending Listings



List Price

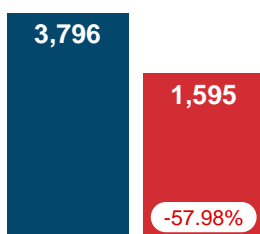


Sale Price

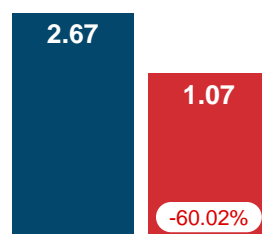


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio

+0.00%

Days on Market

+0.00%