

August 2022



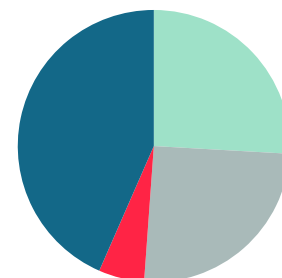
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	1,698	1,481	-12.78%
Pending Listings	1,764	1,443	-18.20%
New Listings	2,021	1,761	-12.86%
Median List Price	225,000	239,900	6.62%
Median Sale Price	229,700	239,500	4.27%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	6.00	20.00%
End of Month Inventory	4,491	2,483	-44.71%
Months Supply of Inventory	3.06	1.74	-43.16%



■ Closed (25.91%)
■ Pending (25.24%)
■ Other OffMarket (5.42%)
■ Active (43.43%)

Absorption: Last 12 months, an Average of **1,427** Sales/Month
Active Inventory as of August 31, 2022 = **2,483**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **44.71%** to 2,483 existing homes available for sale. Over the last 12 months this area has had an average of 1,427 closed sales per month. This represents an unsold inventory index of **1.74** 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 **4.27%** in August 2022 to \$239,500 versus the previous year at \$229,700.

Median Days on Market Lengthens

The median number of **6.00** days that homes spent on the market before selling increased by 1.00 days or **20.00%** in August 2022 compared to last year's same month at **5.00** DOM.

Sales Success for August 2022 is Positive

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

There were 1,761 New Listings in August 2022, down **12.86%** from last year at 2,021. Furthermore, there were 1,481 Closed Listings this month versus last year at 1,698, a **-12.78%** decrease.

Closed versus Listed trends yielded a **84.1%** ratio, up from previous year's, August 2021, at **84.0%**, a **0.10%** upswing. This will certainly create pressure on a decreasing 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

August 2022



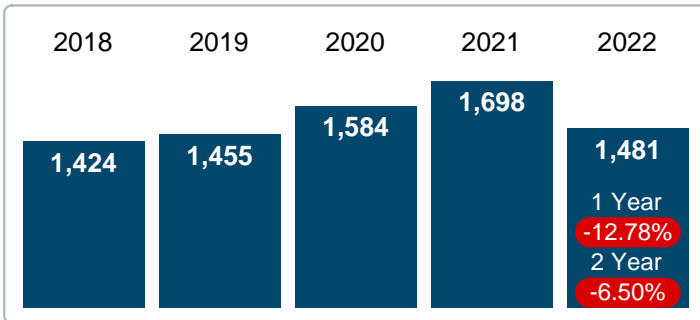
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



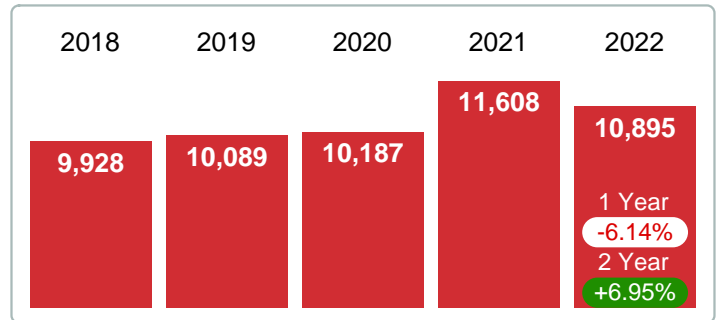
CLOSED LISTINGS

Report produced on Sep 12, 2022 for MLS Technology Inc.

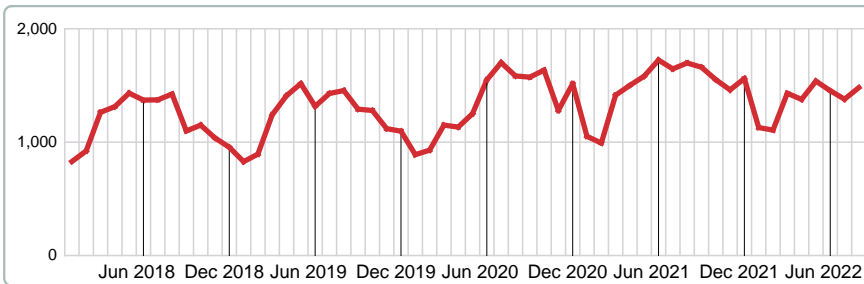
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 1,528

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,481 below the 5 yr AUG average of 1,528



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	115	7.77%	7.0	74	37	4	0
\$100,001 - \$150,000	176	11.88%	4.0	49	116	10	1
\$150,001 - \$200,000	252	17.02%	6.0	22	204	26	0
\$200,001 - \$275,000	353	23.84%	6.0	22	258	70	3
\$275,001 - \$350,000	218	14.72%	6.0	8	115	89	6
\$350,001 - \$500,000	222	14.99%	8.0	10	78	119	15
\$500,001 and up	145	9.79%	10.0	1	30	76	38
Total Closed Units	1,481			186	838	394	63
Total Closed Volume	439,344,939	100%	6.0	27.03M	202.18M	152.64M	57.50M
Median Closed Price	\$239,500			\$119,750	\$220,000	\$350,000	\$607,500

August 2022



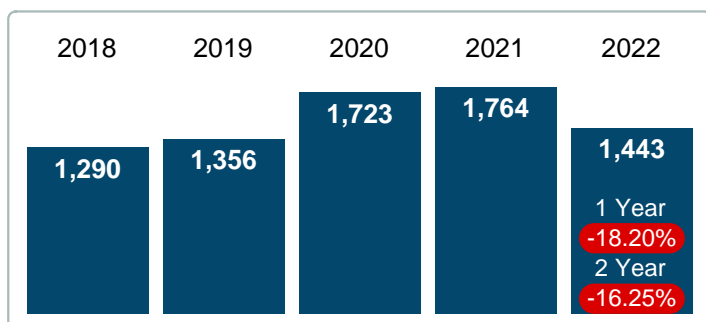
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



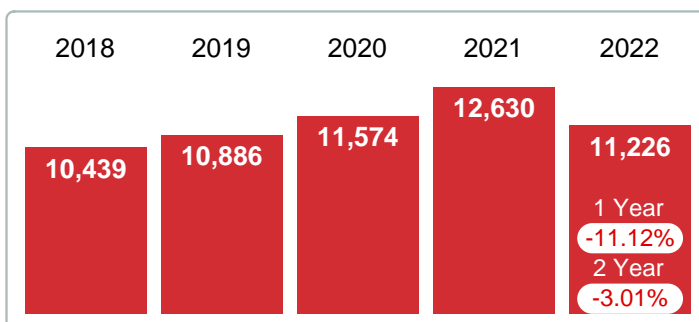
PENDING LISTINGS

Report produced on Sep 12, 2022 for MLS Technology Inc.

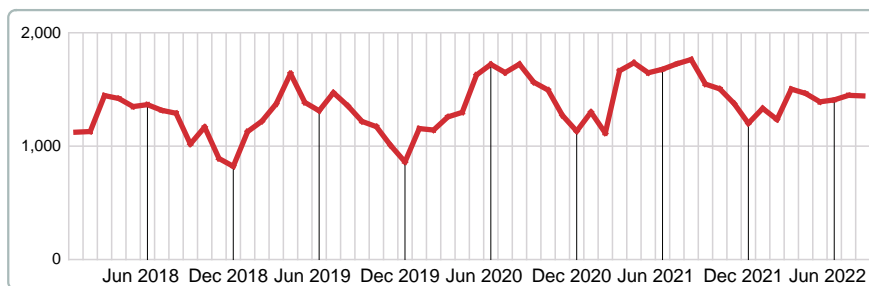
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

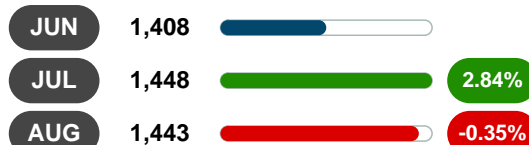


3 MONTHS

5 year AUG AVG = 1,515

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,443 below the 5 yr AUG average of 1,515



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	130	9.01%	7.5	71	52	7	0
\$100,001 - \$150,000	165	11.43%	6.0	42	107	15	1
\$150,001 - \$200,000	229	15.87%	9.0	23	183	22	1
\$200,001 - \$275,000	374	25.92%	10.0	13	279	74	8
\$275,001 - \$350,000	219	15.18%	12.0	10	106	89	14
\$350,001 - \$475,000	167	11.57%	16.0	0	66	83	18
\$475,001 and up	159	11.02%	22.0	4	28	97	30
Total Pending Units	1,443			163	821	387	72
Total Pending Volume	423,155,083	100%	11.0	22.90M	196.73M	152.75M	50.77M
Median Listing Price	\$240,000			\$110,000	\$224,900	\$340,000	\$449,500

August 2022



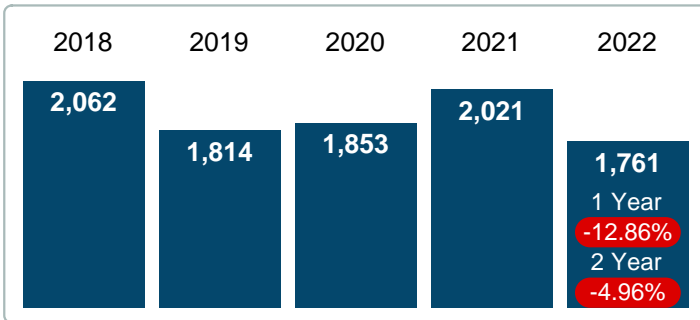
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



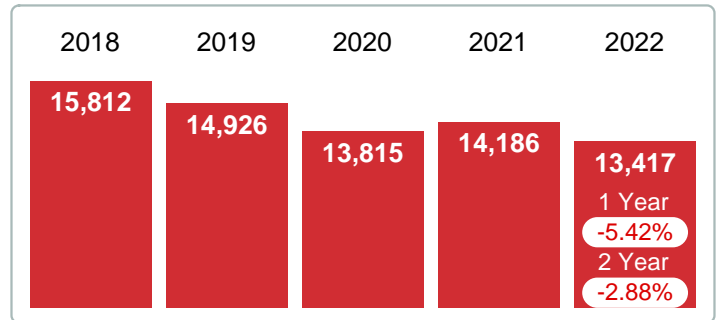
NEW LISTINGS

Report produced on Sep 12, 2022 for MLS Technology Inc.

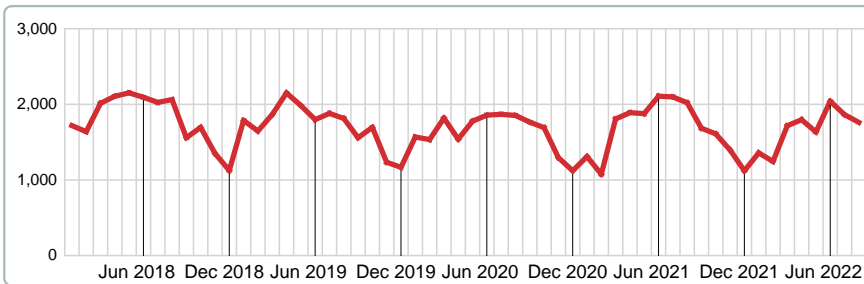
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

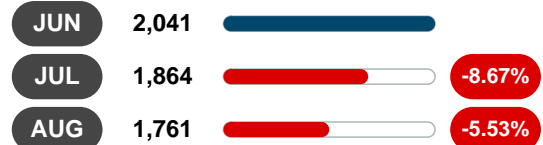


3 MONTHS

5 year AUG AVG = 1,902

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

New Listings this month at 1,761
below the 5 yr AUG average of 1,902



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	143	8.12%	80	58	4	1
\$100,001 - \$150,000	182	10.34%	57	108	17	0
\$150,001 - \$200,000	250	14.20%	36	185	28	1
\$200,001 - \$275,000	430	24.42%	11	304	108	7
\$275,001 - \$375,000	313	17.77%	19	155	120	19
\$375,001 - \$525,000	245	13.91%	6	93	123	23
\$525,001 and up	198	11.24%	4	27	126	41
Total New Listed Units	1,761		213	930	526	92
Total New Listed Volume	542,166,266	100%	32.74M	238.59M	219.71M	51.13M
Median New Listed Listing Price	\$250,000		\$125,000	\$229,900	\$360,000	\$499,500

August 2022



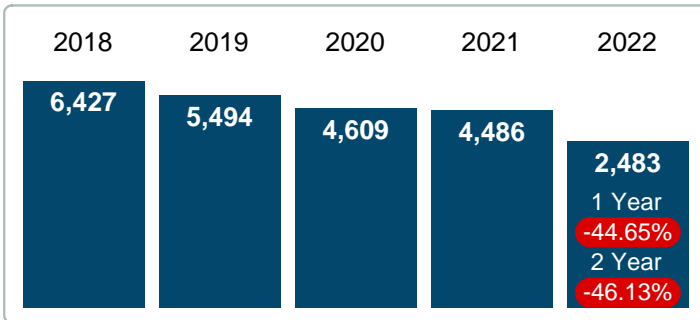
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



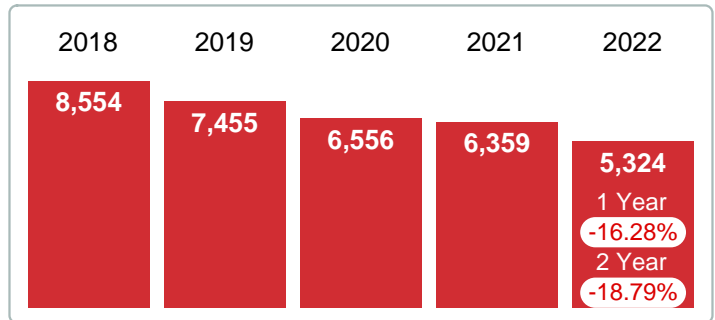
ACTIVE INVENTORY

Report produced on Sep 12, 2022 for MLS Technology Inc.

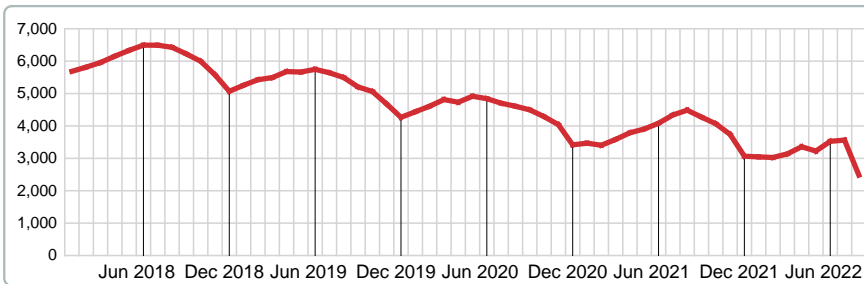
END OF AUGUST



ACTIVE DURING AUGUST



5 YEAR MARKET ACTIVITY TRENDS

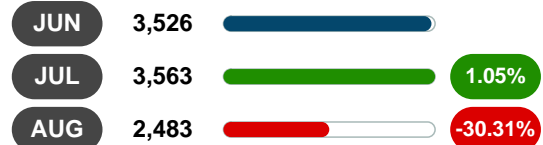


3 MONTHS

5 year AUG AVG = 4,700

High Jun 2018 6,493 Low Aug 2022 2,483

Inventory this month at 2,483
below the 5 yr AUG average of 4,700



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	246	9.91%	36.5	112	114	14	6
\$125,001 - \$175,000	237	9.54%	33.0	58	147	27	5
\$175,001 - \$250,000	422	17.00%	29.5	36	291	86	9
\$250,001 - \$375,000	624	25.13%	41.0	26	333	239	26
\$375,001 - \$500,000	394	15.87%	44.5	7	154	196	37
\$500,001 - \$675,000	304	12.24%	52.5	3	72	169	60
\$675,001 and up	256	10.31%	61.0	4	55	113	84
Total Active Inventory by Units		2,483		246	1,166	844	227
Total Active Inventory by Volume		1,013,311,964	100%	42.46M	370.28M	402.54M	198.04M
Median Active Inventory Listing Price		\$316,709		\$135,000	\$260,000	\$403,240	\$569,000

August 2022



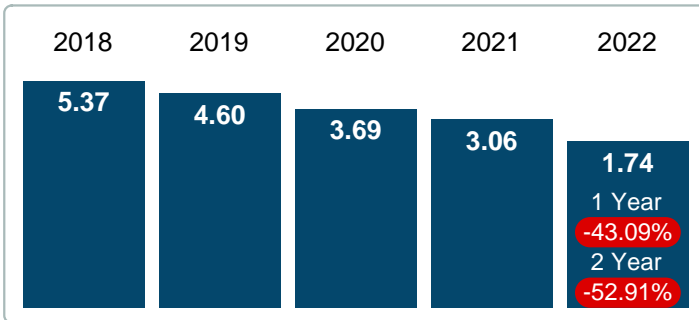
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



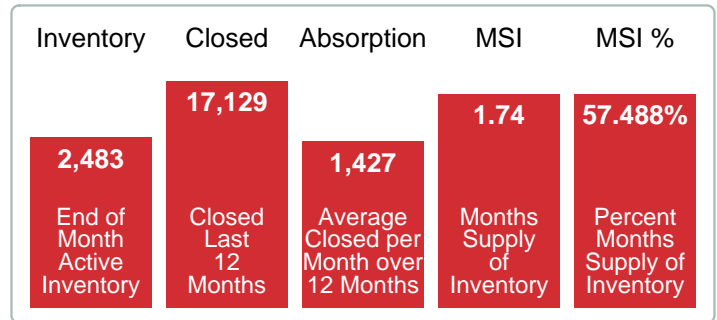
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Sep 12, 2022 for MLS Technology Inc.

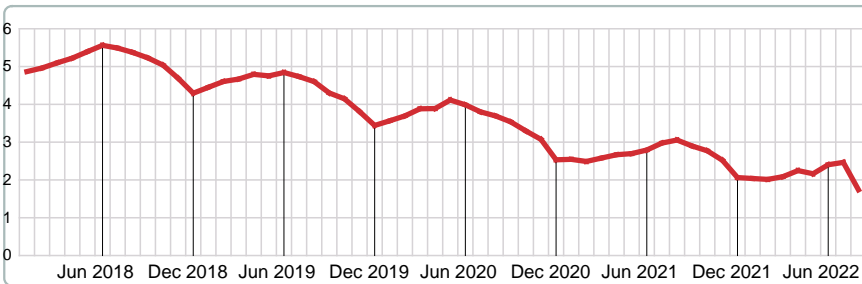
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022



5 YEAR MARKET ACTIVITY TRENDS

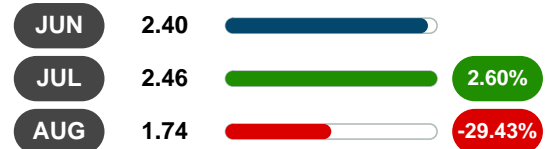


3 MONTHS

5 year AUG AVG = 3.69

High Jun 2018 5.56 Low Aug 2022 1.74

Months Supply this month at 1.74 below the 5 yr AUG average of 3.69



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	246	9.91%	1.26	1.29	1.18	1.41	4.50
\$125,001 - \$175,000	237	9.54%	1.12	1.67	0.93	1.44	5.00
\$175,001 - \$250,000	422	17.00%	1.10	1.34	1.03	1.23	1.86
\$250,001 - \$375,000	624	25.13%	1.77	1.95	1.87	1.63	1.87
\$375,001 - \$500,000	394	15.87%	2.44	1.68	3.05	2.17	2.23
\$500,001 - \$675,000	304	12.24%	4.03	4.00	4.83	3.73	4.14
\$675,001 and up	256	10.31%	5.53	6.86	9.43	4.95	4.92
Market Supply of Inventory (MSI)			1.74	1.47	1.48	2.09	3.28
Total Active Inventory by Units		100%	1.74	246	1,166	844	227

August 2022



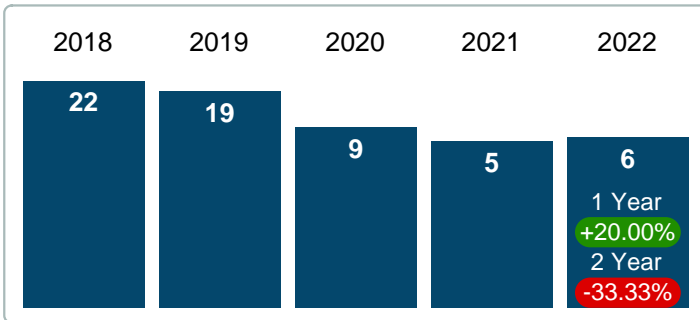
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



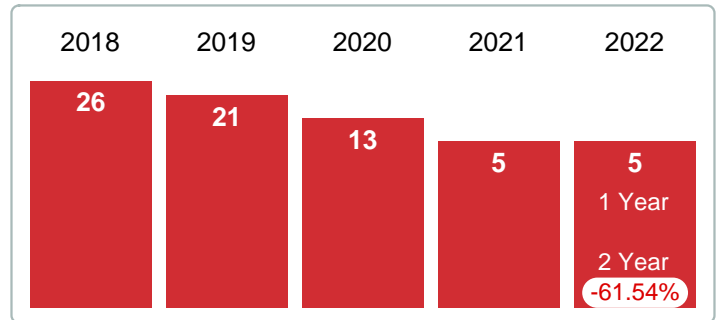
MEDIAN DAYS ON MARKET TO SALE

Report produced on Sep 12, 2022 for MLS Technology Inc.

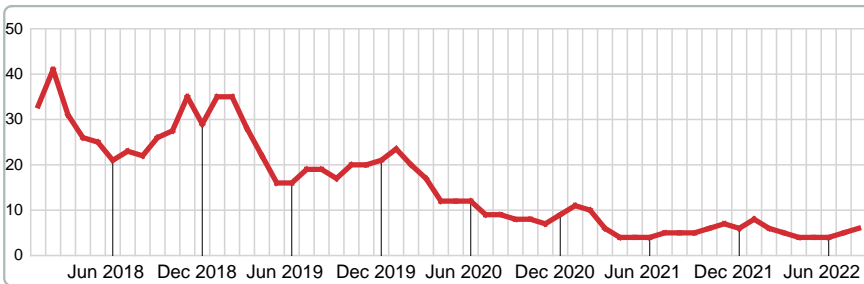
AUGUST



YEAR TO DATE (YTD)

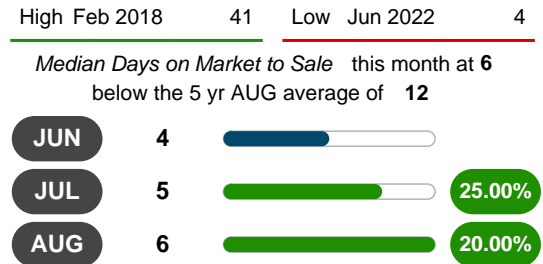


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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	7.77%	7	6	9	49	0
\$100,001 - \$150,000	11.88%	4	3	4	10	3
\$150,001 - \$200,000	17.02%	6	11	6	6	0
\$200,001 - \$275,000	23.84%	6	9	5	9	13
\$275,001 - \$350,000	14.72%	6	6	7	6	27
\$350,001 - \$500,000	14.99%	8	10	8	8	12
\$500,001 and up	9.79%	10	3	8	9	16
Median Closed DOM		6	6	5	7	13
Total Closed Units	100%	1,481	186	838	394	63
Total Closed Volume		439,344,939	27.03M	202.18M	152.64M	57.50M

August 2022



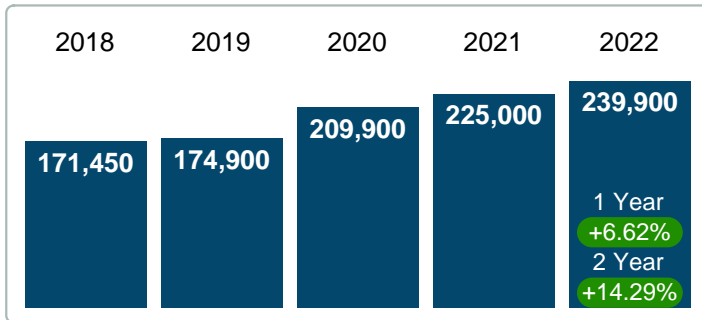
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



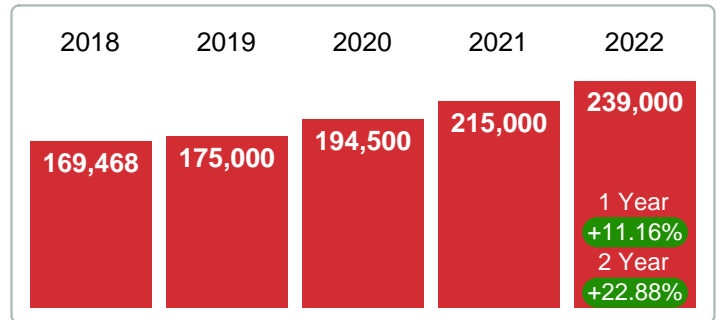
MEDIAN LIST PRICE AT CLOSING

Report produced on Sep 12, 2022 for MLS Technology Inc.

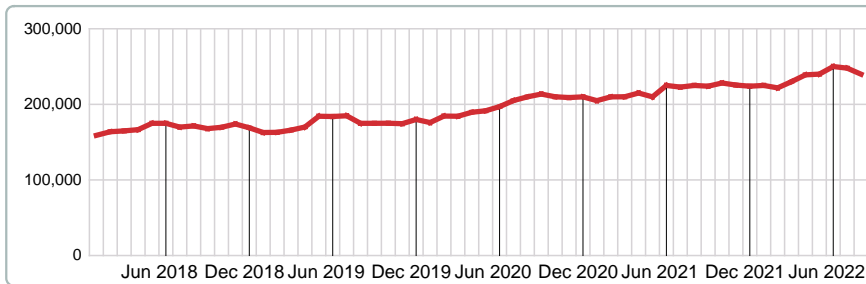
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

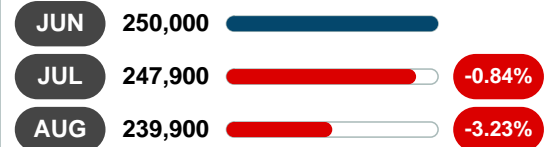


3 MONTHS

5 year AUG AVG = 204,230

High Jun 2022 250,000 Low Jan 2018 159,000

Median List Price at Closing this month at **239,900** above the 5 yr AUG average of **204,230**



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	7.56%	75,000	72,450	82,500	80,500	0
\$100,001 - \$150,000	13.37%	130,325	123,500	135,000	130,000	0
\$150,001 - \$200,000	16.61%	179,900	175,000	179,900	189,700	160,000
\$200,001 - \$275,000	23.09%	237,500	240,000	234,217	245,500	245,000
\$275,001 - \$350,000	15.06%	315,000	325,000	315,000	308,000	320,000
\$350,001 - \$500,000	14.52%	415,000	423,750	414,900	410,000	459,000
\$500,001 and up	9.79%	630,000	550,000	585,000	599,000	744,000
Median List Price		239,900	117,000	219,900	350,000	606,731
Total Closed Units	100%	239,900	186	838	394	63
Total Closed Volume		444,308,546	27.59M	203.40M	153.73M	59.59M

August 2022



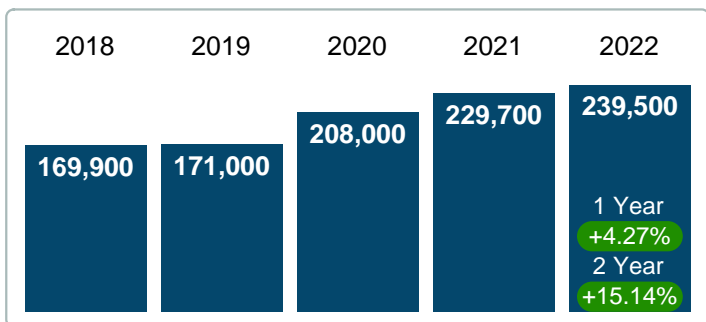
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



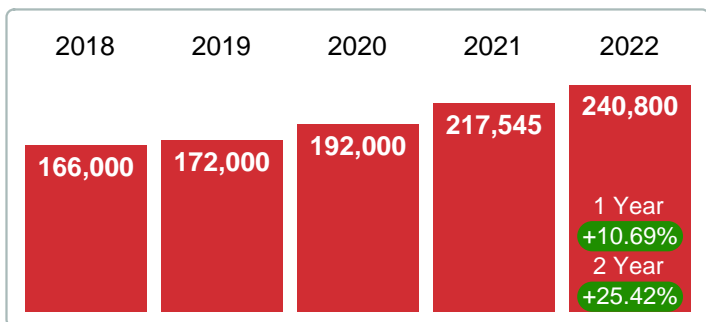
MEDIAN SOLD PRICE AT CLOSING

Report produced on Sep 12, 2022 for MLS Technology Inc.

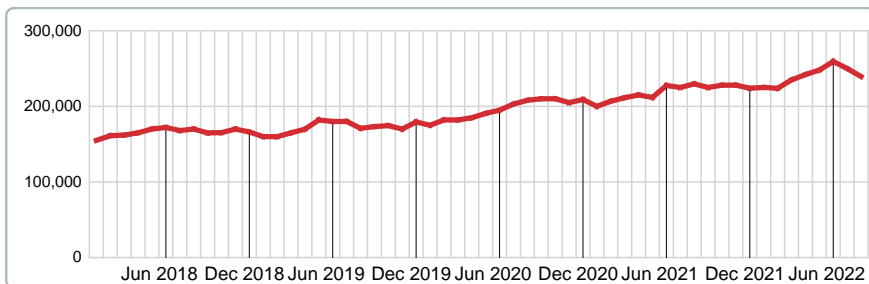
AUGUST



YEAR TO DATE (YTD)

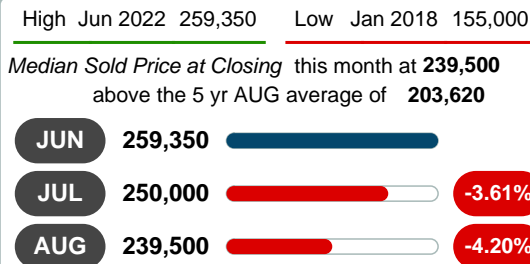


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 203,620



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	7.77%	72,000	65,000	82,025	78,000	0
\$100,001 - \$150,000	11.88%	130,000	125,000	130,000	117,500	150,000
\$150,001 - \$200,000	17.02%	179,500	170,000	178,350	184,900	0
\$200,001 - \$275,000	23.84%	235,000	237,500	232,000	241,000	245,000
\$275,001 - \$350,000	14.72%	310,000	308,500	310,000	310,000	315,000
\$350,001 - \$500,000	14.99%	406,450	395,000	400,000	405,000	459,000
\$500,001 and up	9.79%	615,000	559,600	584,000	585,000	716,257
Median Sold Price		239,500	119,750	220,000	350,000	607,500
Total Closed Units	100%	1,481	186	838	394	63
Total Closed Volume		439,344,939	27.03M	202.18M	152.64M	57.50M

August 2022



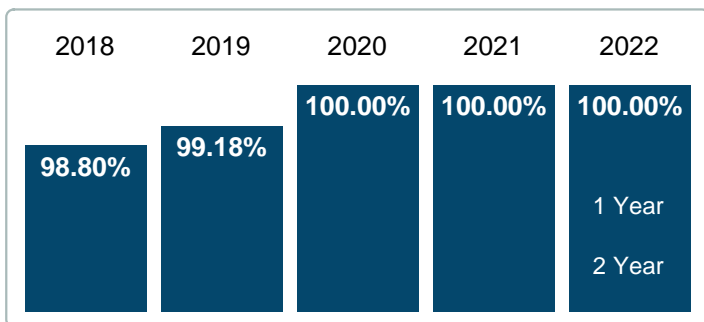
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



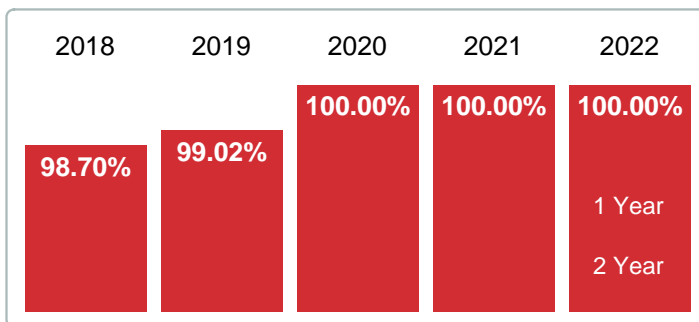
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Sep 12, 2022 for MLS Technology Inc.

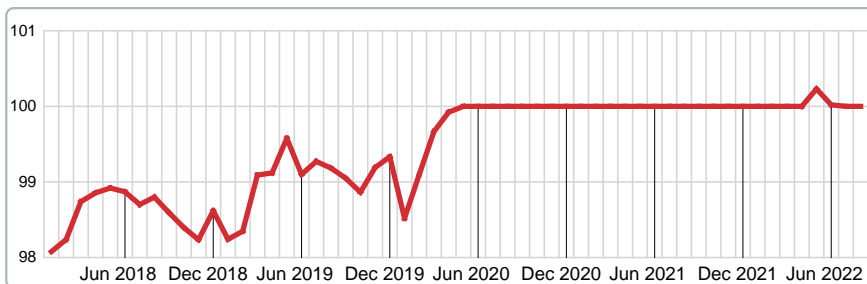
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

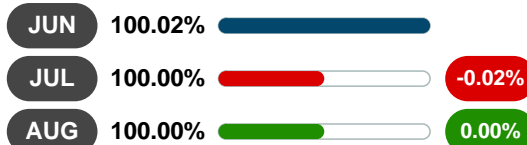


3 MONTHS

5 year AUG AVG = 99.60%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.60%**



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	115	7.77%	97.88%	99.48%	95.24%	88.66%	0.00%
\$100,001 - \$150,000	176	11.88%	100.00%	100.00%	100.00%	100.00%	93.75%
\$150,001 - \$200,000	252	17.02%	100.00%	100.00%	100.00%	100.00%	0.00%
\$200,001 - \$275,000	353	23.84%	100.00%	98.69%	100.02%	100.00%	100.00%
\$275,001 - \$350,000	218	14.72%	100.00%	99.43%	100.00%	100.00%	98.74%
\$350,001 - \$500,000	222	14.99%	100.00%	100.00%	100.00%	100.00%	100.00%
\$500,001 and up	145	9.79%	100.00%	101.75%	99.73%	100.00%	99.64%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		1,481	100%	186	838	394	63
Total Closed Volume		439,344,939		27.03M	202.18M	152.64M	57.50M

August 2022



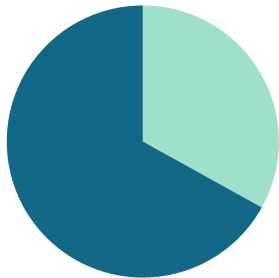
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

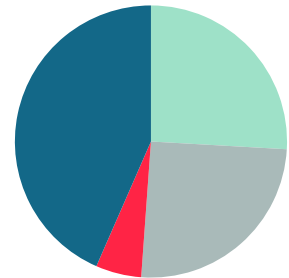


Inventory
 New Listings
1,761 = 33.05%
 Start Inventory
3,567
 Total Inventory Units
5,328
 Volume
\$1,878,790,584

Market Activity

Closed Sales
1,481 = 25.91%
 Pending Sales
1,443 = 25.24%
 Other Off Market
310 = 5.42%
 Active Inventory
2,483 = 43.43%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,698	1,481	-12.78%	11,608	10,895	-6.14%
Pending Sales	1,764	1,443	-18.20%	12,630	11,226	-11.12%
New Listings	2,021	1,761	-12.86%	14,186	13,417	-5.42%
Median List Price	225,000	239,900	6.62%	215,000	239,000	11.16%
Median Sale Price	229,700	239,500	4.27%	217,545	240,800	10.69%
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	6.00	20.00%	5.00	5.00	0.00%
Monthly Inventory	4,491	2,483	-44.71%	4,491	2,483	-44.71%
Months Supply of Inventory	3.06	1.74	-43.16%	3.06	1.74	-43.16%

Absorption: Last 12 months, an Average of **1,427** Sales/Month

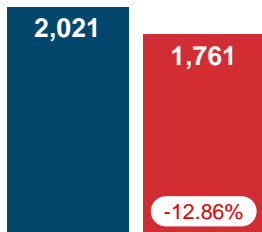
Inventory on August 31, 2022 = **2,483**

2021 **2022**

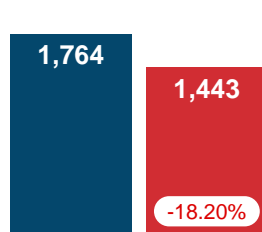
AUGUST MARKET

MEDIAN PRICES

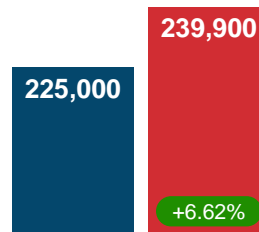
New Listings



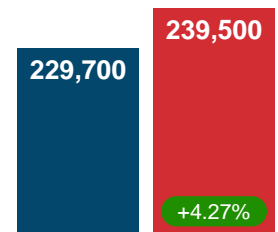
Pending Listings



List Price



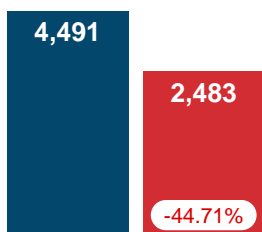
Sale Price



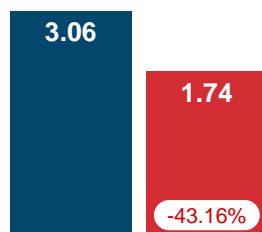
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

