

July 2022



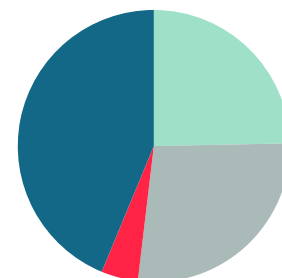
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	1,646	1,367	-16.95%
Pending Listings	1,726	1,506	-12.75%
New Listings	2,098	1,864	-11.15%
Median List Price	222,820	246,000	10.40%
Median Sale Price	225,000	250,000	11.11%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	5.00	0.00%
End of Month Inventory	4,343	2,422	-44.23%
Months Supply of Inventory	2.98	1.68	-43.69%



■ Closed (24.69%)
■ Pending (27.20%)
■ Other OffMarket (4.37%)
■ Active (43.74%)

Absorption: Last 12 months, an Average of **1,444** Sales/Month
Active Inventory as of July 31, 2022 = **2,422**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **44.23%** to 2,422 existing homes available for sale. Over the last 12 months this area has had an average of 1,444 closed sales per month. This represents an unsold inventory index of **1.68** 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 **11.11%** in July 2022 to \$250,000 versus the previous year at \$225,000.

Median Days on Market Shortens

The median number of **5.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in July 2022 compared to last year's same month at **5.00** DOM.

Sales Success for July 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 1,864 New Listings in July 2022, down **11.15%** from last year at 2,098. Furthermore, there were 1,367 Closed Listings this month versus last year at 1,646, a **-16.95%** decrease.

Closed versus Listed trends yielded a **73.3%** ratio, down from previous year's, July 2021, at **78.5%**, a **6.52%** downswing. 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

July 2022



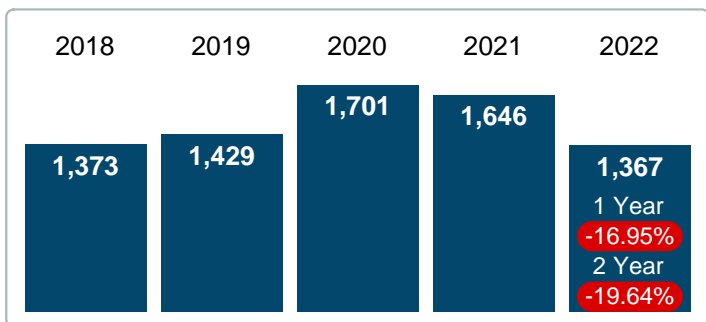
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



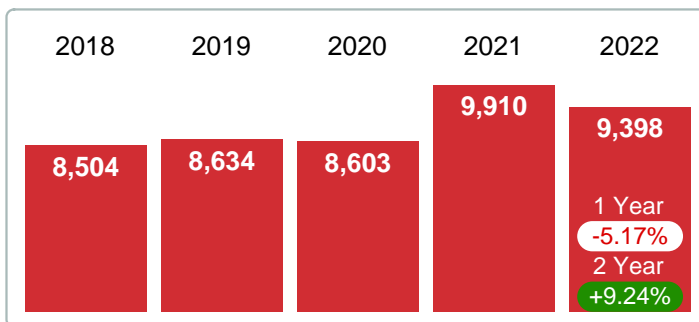
CLOSED LISTINGS

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

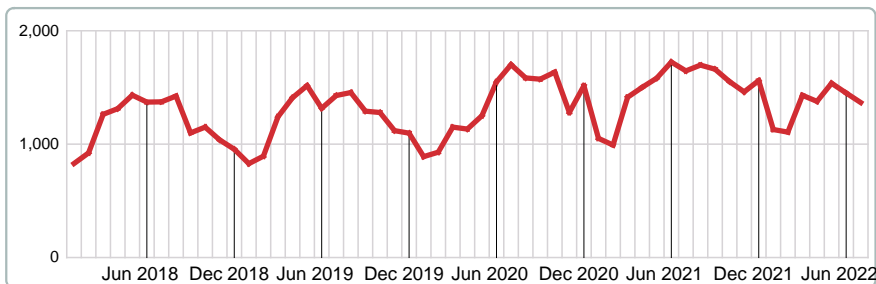
JULY



YEAR TO DATE (YTD)

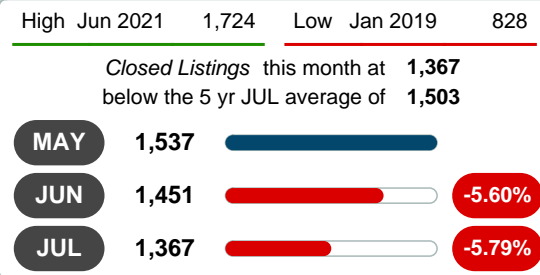


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,503



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	132	9.66%	9.0	69	58	4	1
\$100,001 - \$150,000	139	10.17%	6.0	41	90	8	0
\$150,001 - \$200,000	191	13.97%	5.0	20	150	18	3
\$200,001 - \$275,000	334	24.43%	4.0	22	245	62	5
\$275,001 - \$350,000	229	16.75%	5.0	9	124	89	7
\$350,001 - \$500,000	205	15.00%	5.0	7	75	106	17
\$500,001 and up	137	10.02%	9.0	3	21	86	27
Total Closed Units	1,367			171	763	373	60
Total Closed Volume	389,749,491	100%	5.0	25.86M	185.37M	147.48M	31.04M
Median Closed Price	\$250,000			\$120,000	\$226,000	\$360,000	\$449,244

July 2022



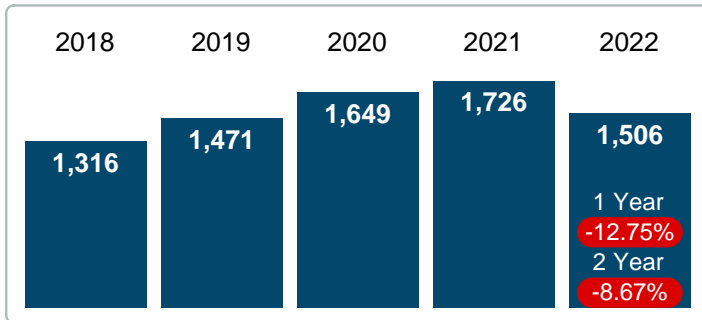
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



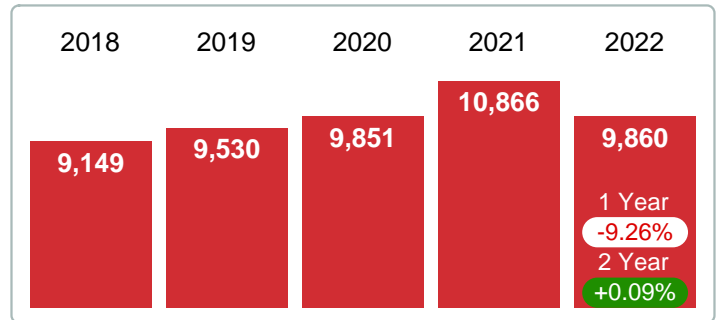
PENDING LISTINGS

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

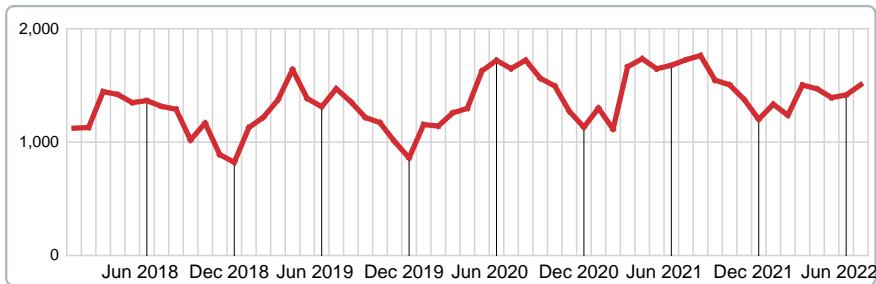
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,534

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,506 below the 5 yr JUL average of 1,534



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	128	8.50%	10.0	68	57	3	0
\$100,001 - \$150,000	168	11.16%	7.0	48	108	11	1
\$150,001 - \$200,000	258	17.13%	7.5	26	201	28	3
\$200,001 - \$275,000	360	23.90%	9.0	21	266	71	2
\$275,001 - \$375,000	259	17.20%	12.0	11	127	114	7
\$375,001 - \$500,000	178	11.82%	10.0	7	61	94	16
\$500,001 and up	155	10.29%	14.0	2	30	83	40
Total Pending Units	1,506			183	850	404	69
Total Pending Volume	438,473,092	100%	9.0	28.25M	204.25M	158.06M	47.91M
Median Listing Price	\$239,900			\$130,000	\$219,400	\$350,000	\$595,000

July 2022



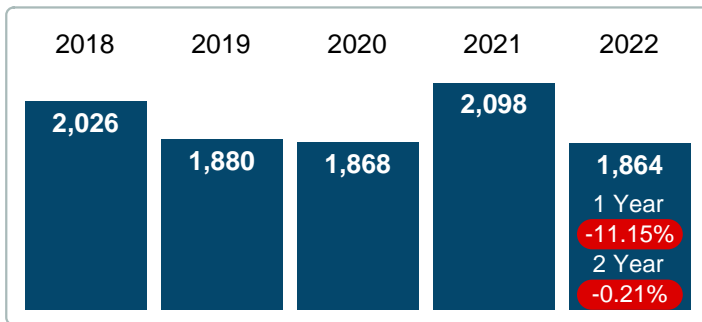
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



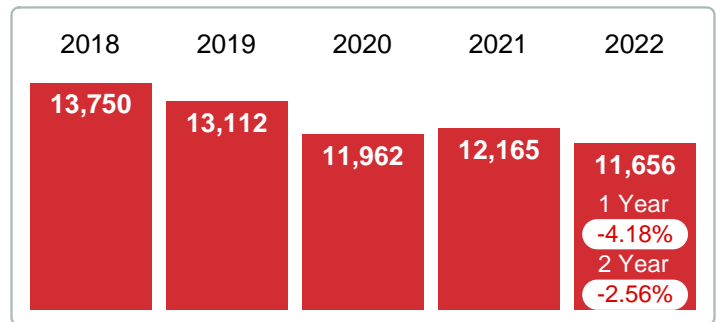
NEW LISTINGS

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

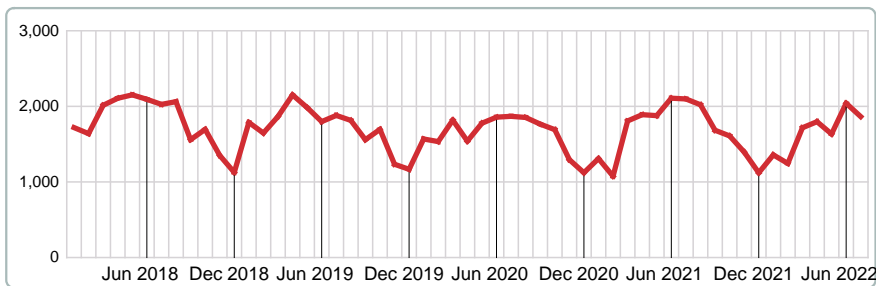
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,947

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

New Listings this month at 1,864
 below the 5 yr JUL average of 1,947



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	190	10.19%	85	90	11	4
\$125,001 - \$150,000	121	6.49%	25	84	12	0
\$150,001 - \$200,000	306	16.42%	38	239	25	4
\$200,001 - \$325,000	557	29.88%	32	375	142	8
\$325,001 - \$400,000	236	12.66%	7	103	113	13
\$400,001 - \$550,000	259	13.89%	3	84	136	36
\$550,001 and up	195	10.46%	2	39	91	63
Total New Listed Units	1,864		192	1,014	530	128
Total New Listed Volume	609,895,590	100%	30.26M	266.72M	222.70M	90.21M
Median New Listed Listing Price	\$260,000		\$139,900	\$225,360	\$379,800	\$550,000

July 2022



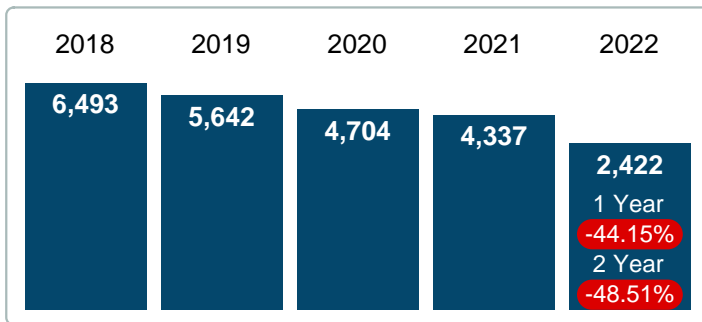
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



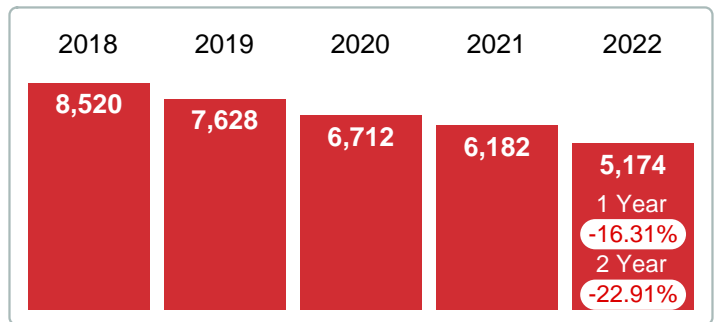
ACTIVE INVENTORY

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

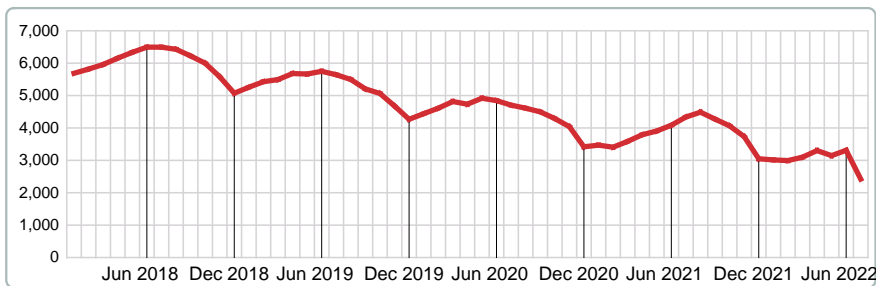
END OF JULY



ACTIVE DURING JULY

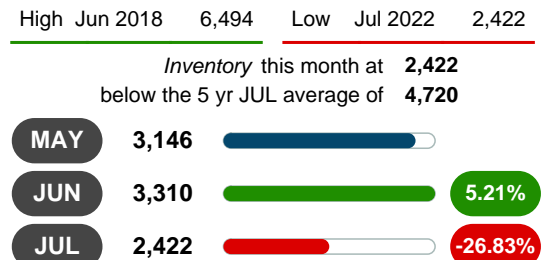


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 4,720



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	241	9.95%	33.0	110	111	14	6
\$125,001 - \$175,000	249	10.28%	34.0	46	174	25	4
\$175,001 - \$250,000	438	18.08%	29.0	37	311	82	8
\$250,001 - \$350,000	509	21.02%	37.0	17	282	193	17
\$350,001 - \$475,000	383	15.81%	32.0	9	139	197	38
\$475,001 - \$675,000	341	14.08%	41.0	3	100	188	50
\$675,001 and up	261	10.78%	52.0	4	61	106	90
Total Active Inventory by Units			2,422	226	1,178	805	213
Total Active Inventory by Volume			1,000,552,128	38.59M	366.68M	386.39M	208.89M
Median Active Inventory Listing Price			\$314,950	\$133,700	\$250,000	\$399,000	\$599,999

July 2022



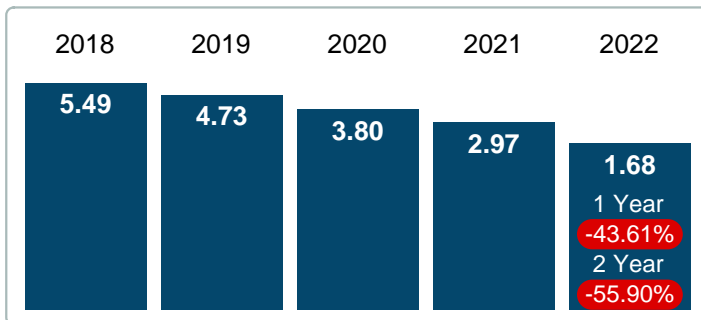
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



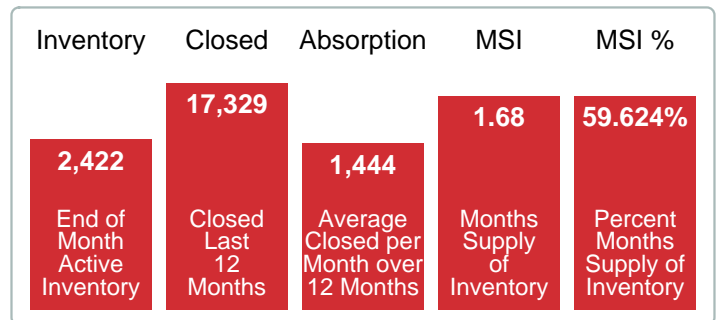
MONTHS SUPPLY of INVENTORY (MSI)

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

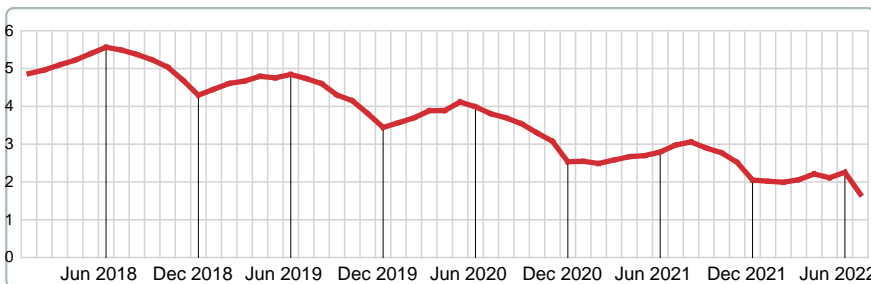
MSI FOR JULY



INDICATORS FOR JULY 2022

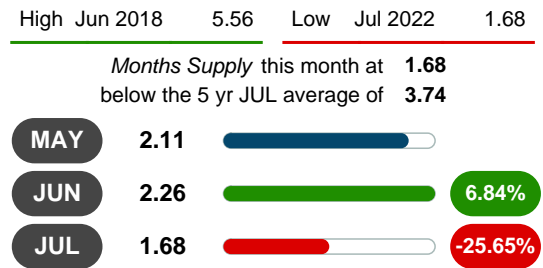


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.74



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	241	9.95%	1.21	1.28	1.09	1.34	4.50
\$125,001 - \$175,000	249	10.28%	1.15	1.32	1.08	1.26	3.43
\$175,001 - \$250,000	438	18.08%	1.12	1.35	1.10	1.10	1.50
\$250,001 - \$350,000	509	21.02%	1.65	1.41	1.78	1.51	1.63
\$350,001 - \$475,000	383	15.81%	2.02	2.08	2.13	1.95	2.02
\$475,001 - \$675,000	341	14.08%	3.61	3.00	5.43	3.25	2.88
\$675,001 and up	261	10.78%	5.68	6.86	10.61	4.71	5.27
Market Supply of Inventory (MSI)			1.68	1.36	1.49	1.94	2.98
Total Active Inventory by Units		100%	1.68	226	1,178	805	213

July 2022



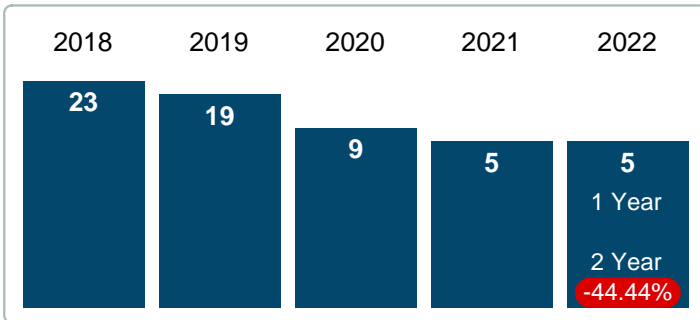
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



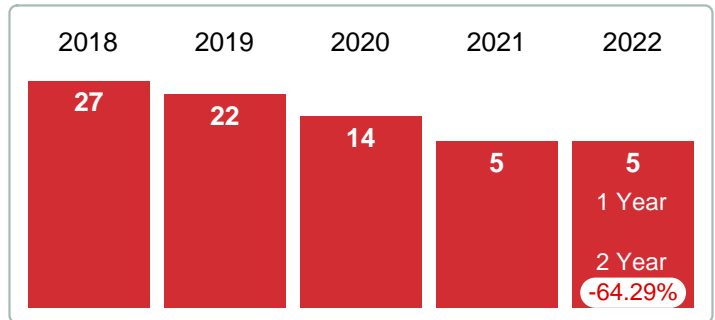
MEDIAN DAYS ON MARKET TO SALE

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

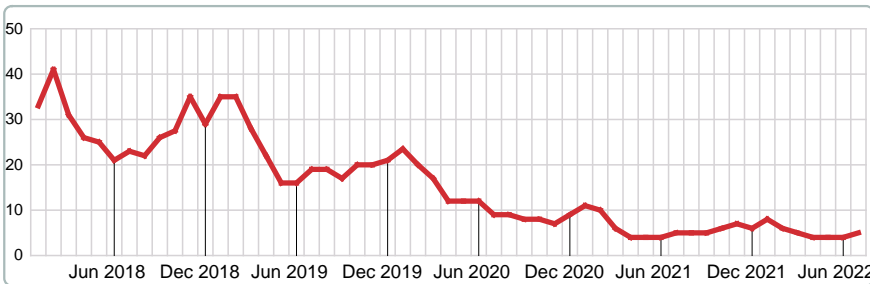
JULY



YEAR TO DATE (YTD)

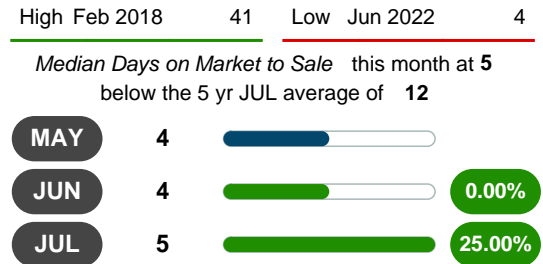


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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	9.66%	9	9	9	4	8	
\$100,001 - \$150,000	10.17%	6	5	7	21	0	
\$150,001 - \$200,000	13.97%	5	4	5	7	3	
\$200,001 - \$275,000	24.43%	4	5	4	5	4	
\$275,001 - \$350,000	16.75%	5	3	5	7	4	
\$350,001 - \$500,000	15.00%	5	4	4	7	5	
\$500,001 and up	10.02%	9	30	21	7	11	
Median Closed DOM		5	6	5	7	7	
Total Closed Units	100%	1,367	5.0	171	763	373	60
Total Closed Volume		389,749,491		25.86M	185.37M	147.48M	31.04M

July 2022



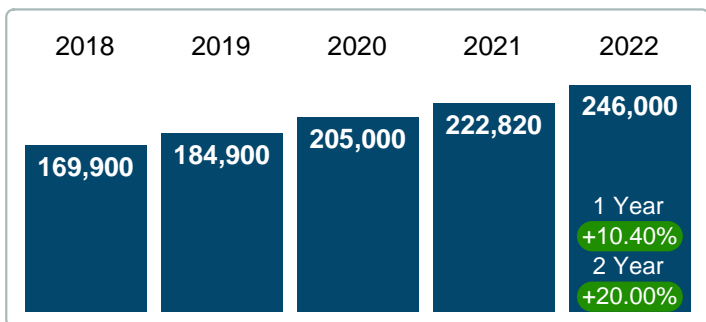
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



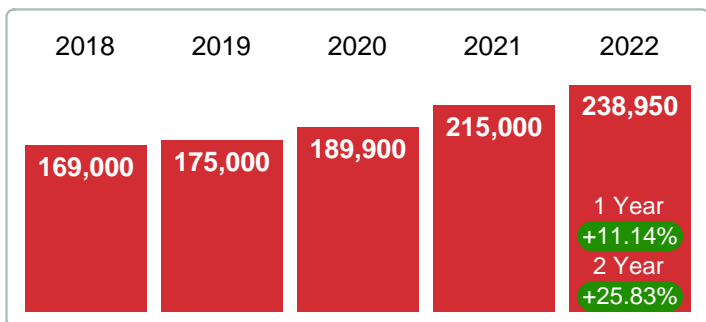
MEDIAN LIST PRICE AT CLOSING

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

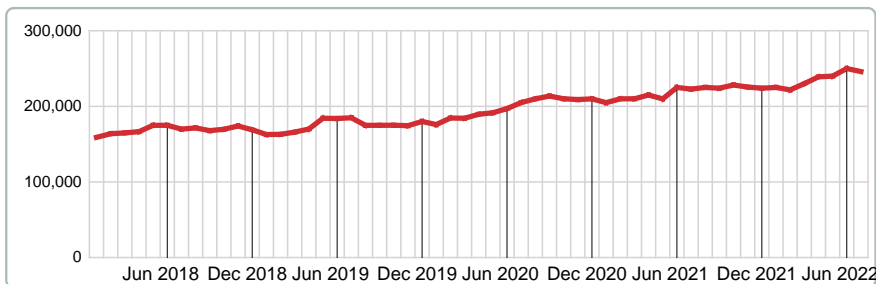
JULY



YEAR TO DATE (YTD)

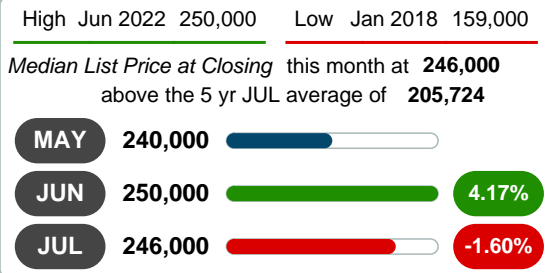


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 205,724



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	9.66%	70,000	69,585	70,000	76,000	60,000
\$100,001 - \$150,000	11.05%	130,000	125,000	139,900	127,500	0
\$150,001 - \$200,000	14.34%	177,500	170,000	176,800	189,900	195,000
\$200,001 - \$275,000	24.51%	239,900	235,000	234,900	250,000	249,500
\$275,001 - \$350,000	15.80%	305,000	314,900	300,000	308,950	322,500
\$350,001 - \$500,000	15.14%	415,000	389,900	399,995	424,500	422,450
\$500,001 and up	9.51%	649,000	674,500	699,000	599,250	679,450
Median List Price		246,000	118,000	224,900	355,000	457,500
Total Closed Units	100%	246,000	171	763	373	60
Total Closed Volume		388,355,181	25.96M	184.25M	146.86M	31.30M

July 2022



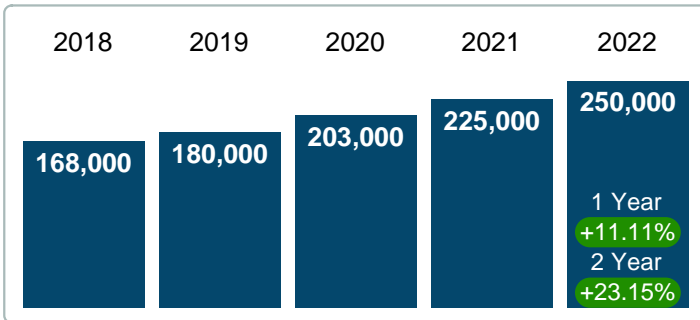
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



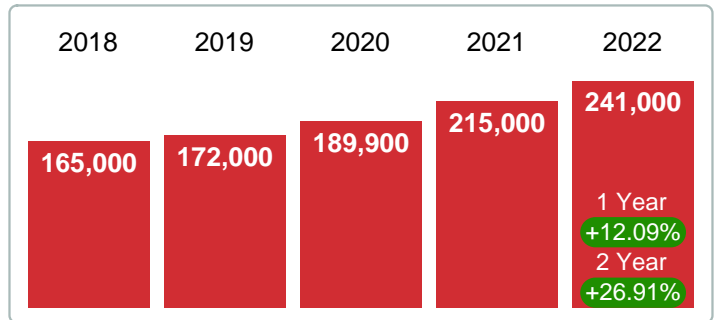
MEDIAN SOLD PRICE AT CLOSING

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

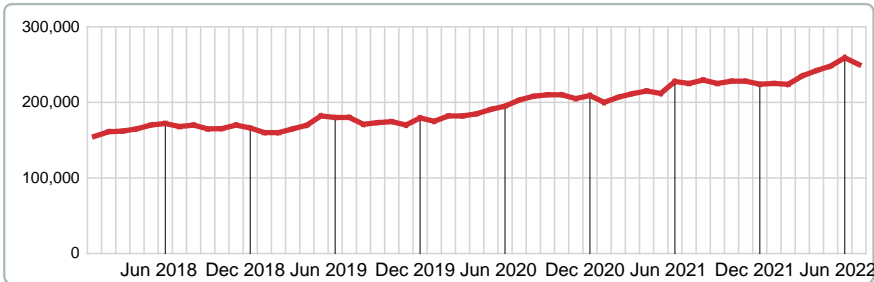
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

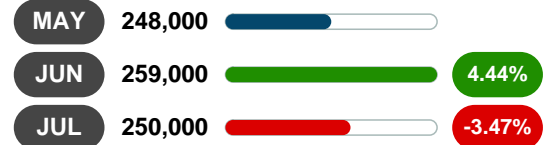


3 MONTHS

5 year JUL AVG = 205,200

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

Median Sold Price at Closing this month at **250,000** above the 5 yr JUL average of **205,200**



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	132	9.66%	68,250	68,000	68,000	88,500	35,000
\$100,001 - \$150,000	139	10.17%	128,000	125,000	134,250	121,500	0
\$150,001 - \$200,000	191	13.97%	178,000	173,500	178,000	177,500	187,000
\$200,001 - \$275,000	334	24.43%	237,125	230,000	235,000	252,465	227,000
\$275,001 - \$350,000	229	16.75%	305,000	314,900	305,000	305,000	338,000
\$350,001 - \$500,000	205	15.00%	411,000	380,000	405,600	415,000	400,500
\$500,001 and up	137	10.02%	630,000	690,000	690,000	595,000	656,000
Median Sold Price			250,000	120,000	226,000	360,000	449,244
Total Closed Units		100%	250,000	171	763	373	60
Total Closed Volume			389,749,491	25.86M	185.37M	147.48M	31.04M

July 2022



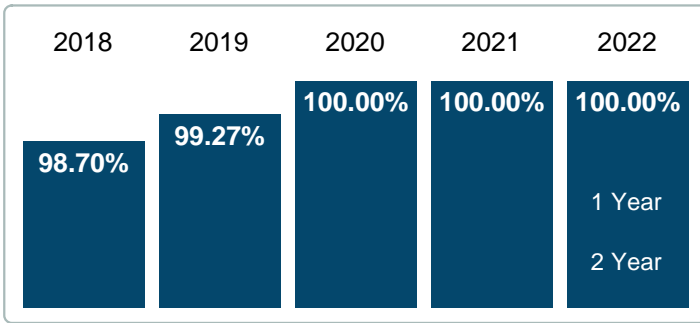
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



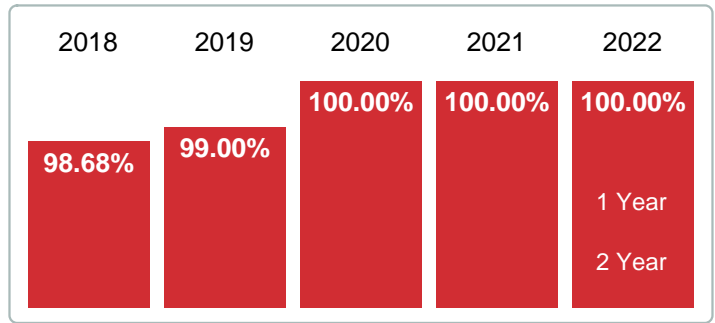
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

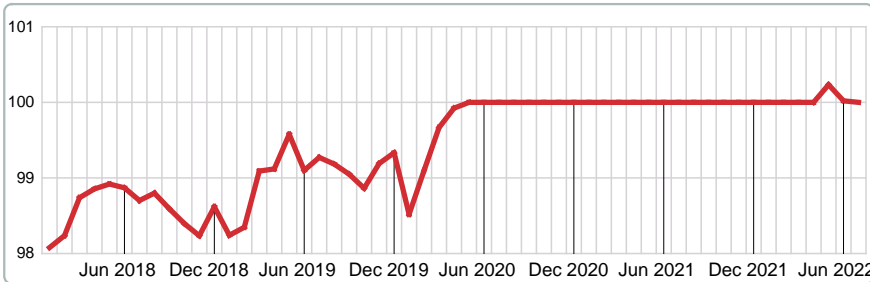
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

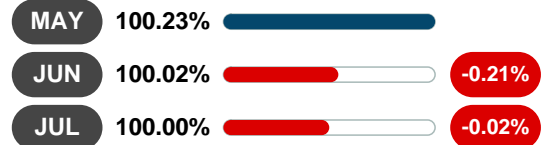


3 MONTHS

5 year JUL AVG = 99.59%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.59%**



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	132	9.66%	96.48%	95.24%	97.94%	100.00%	58.33%
\$100,001 - \$150,000	139	10.17%	100.00%	100.00%	100.00%	93.24%	0.00%
\$150,001 - \$200,000	191	13.97%	100.00%	101.85%	100.31%	98.97%	100.00%
\$200,001 - \$275,000	334	24.43%	100.80%	100.00%	101.83%	100.00%	98.00%
\$275,001 - \$350,000	229	16.75%	100.00%	100.03%	100.03%	100.00%	100.00%
\$350,001 - \$500,000	205	15.00%	100.00%	100.00%	100.00%	100.00%	100.00%
\$500,001 and up	137	10.02%	100.00%	99.18%	98.71%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		1,367	100%	171	763	373	60
Total Closed Volume		389,749,491		25.86M	185.37M	147.48M	31.04M

July 2022



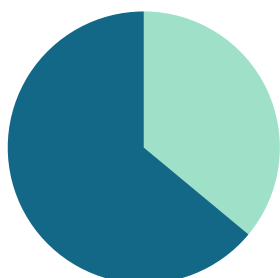
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

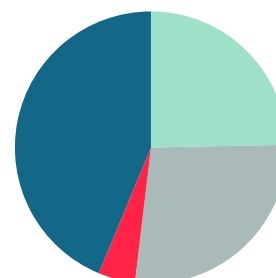


Inventory
 New Listings
1,864 = 36.03%
 Start Inventory
3,310
 Total Inventory Units
5,174
 Volume
\$1,823,974,153

Market Activity

Closed Sales
1,367 = 24.69%
 Pending Sales
1,506 = 27.20%
 Other Off Market
242 = 4.37%
 Active Inventory
2,422 = 43.74%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,646	1,367	-16.95%	9,910	9,398	-5.17%
Pending Sales	1,726	1,506	-12.75%	10,866	9,860	-9.26%
New Listings	2,098	1,864	-11.15%	12,165	11,656	-4.18%
Median List Price	222,820	246,000	10.40%	215,000	238,950	11.14%
Median Sale Price	225,000	250,000	11.11%	215,000	241,000	12.09%
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	5.00	0.00%	5.00	5.00	0.00%
Monthly Inventory	4,343	2,422	-44.23%	4,343	2,422	-44.23%
Months Supply of Inventory	2.98	1.68	-43.69%	2.98	1.68	-43.69%

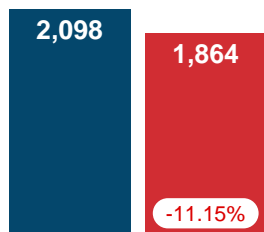
Absorption: Last 12 months, an Average of **1,444** Sales/Month

Inventory on July 31, 2022 = **2,422**

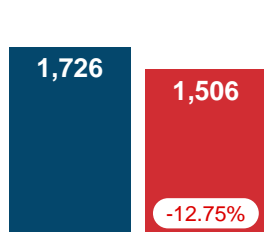
2021 **2022**

JULY MARKET

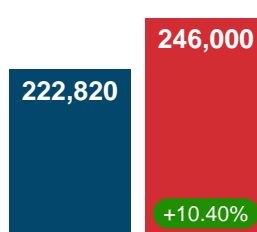
New Listings



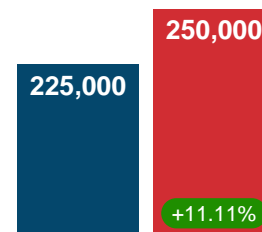
Pending Listings



List Price

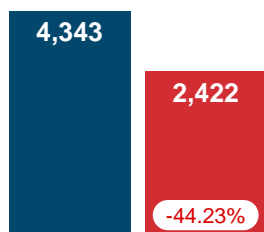


Sale Price

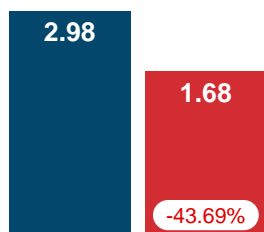


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio

+0.00%

Days on Market

+0.00%