

July 2022



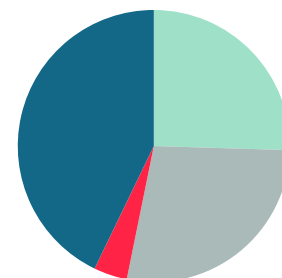
Area Delimited by County Of Tulsa - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	1,131	912	-19.36%
Pending Listings	1,214	992	-18.29%
New Listings	1,407	1,248	-11.30%
Median List Price	225,000	249,900	11.07%
Median Sale Price	230,000	253,000	10.00%
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	2,844	1,533	-46.10%
Months Supply of Inventory	2.84	1.56	-45.13%



■ Closed (25.48%)
■ Pending (27.72%)
■ Other OffMarket (3.97%)
■ Active (42.83%)

Absorption: Last 12 months, an Average of **984** Sales/Month
Active Inventory as of July 31, 2022 = **1,533**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **46.10%** to 1,533 existing homes available for sale. Over the last 12 months this area has had an average of 984 closed sales per month. This represents an unsold inventory index of **1.56** 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 **10.00%** in July 2022 to \$253,000 versus the previous year at \$230,000.

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 1,248 New Listings in July 2022, down **11.30%** from last year at 1,407. Furthermore, there were 912 Closed Listings this month versus last year at 1,131, a **-19.36%** decrease.

Closed versus Listed trends yielded a **73.1%** ratio, down from previous year's, July 2021, at **80.4%**, a **9.09%** 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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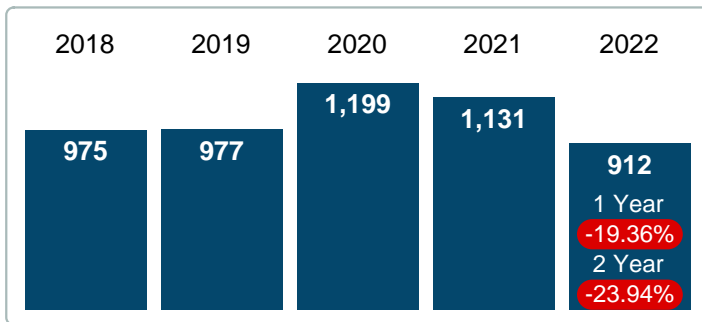
Area Delimited by County Of Tulsa - Residential Property Type



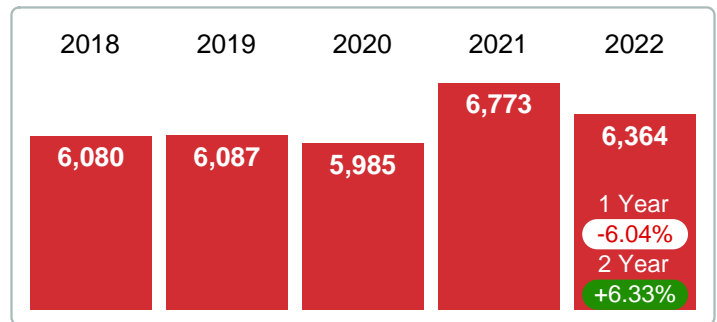
CLOSED LISTINGS

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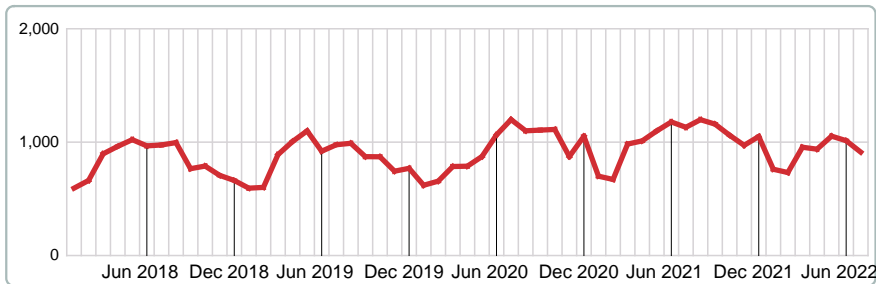
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

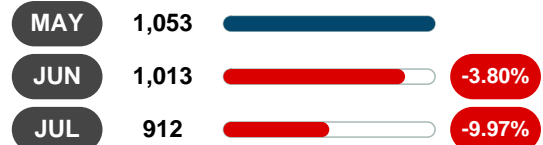


3 MONTHS

5 year JUL AVG = 1,039

High Jul 2020 1,199 Low Jan 2019 594

Closed Listings this month at 912 below the 5 yr JUL average of 1,039



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	77	8.44%	7.0	43	31	3	0
\$100,001 - \$150,000	91	9.98%	5.0	30	57	4	0
\$150,001 - \$200,000	126	13.82%	4.5	15	102	8	1
\$200,001 - \$275,000	228	25.00%	4.0	16	167	41	4
\$275,001 - \$350,000	160	17.54%	4.0	8	76	70	6
\$350,001 - \$500,000	137	15.02%	6.0	6	45	76	10
\$500,001 and up	93	10.20%	9.0	2	12	60	19
Total Closed Units	912			120	490	262	40
Total Closed Volume	262,639,855	100%	5.0	19.08M	118.01M	104.43M	21.12M
Median Closed Price	\$253,000			\$127,750	\$225,000	\$364,450	\$440,000

July 2022



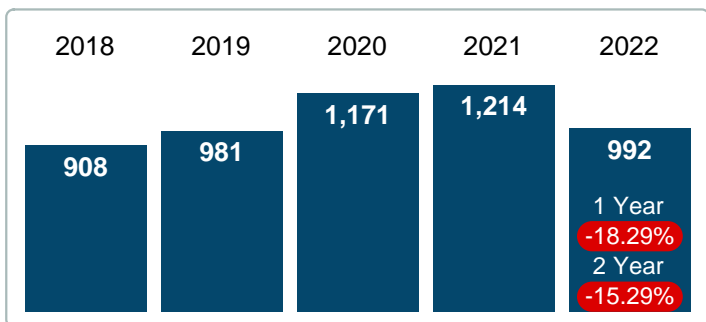
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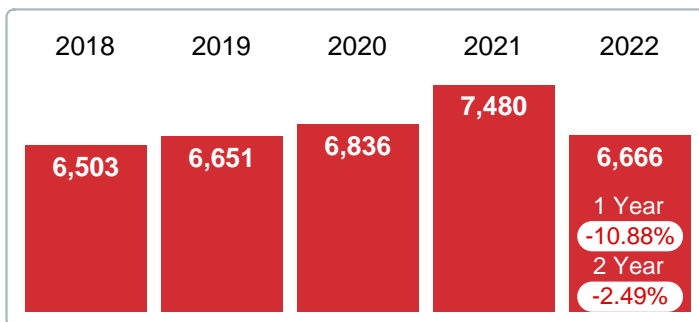
PENDING LISTINGS

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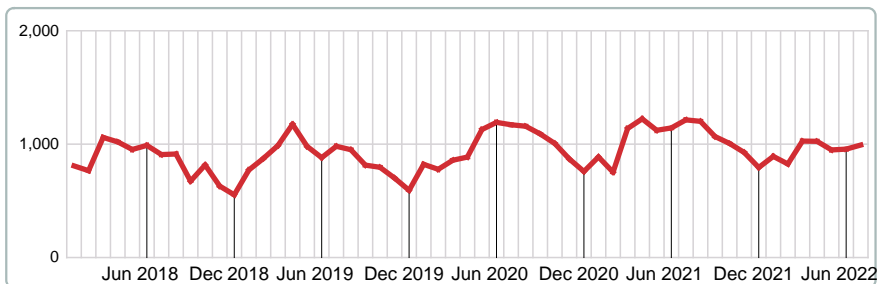
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

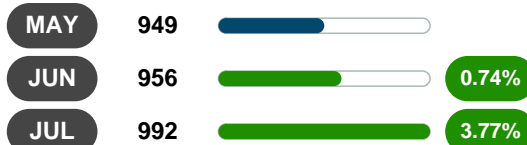


3 MONTHS

5 year JUL AVG = 1,053

High Apr 2021 1,223 Low Dec 2018 553

Pending Listings this month at **992**
below the 5 yr JUL average of **1,053**



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	75	7.56%	7.0	41	33	1	0
\$100,001 - \$150,000	115	11.59%	6.0	33	77	5	0
\$150,001 - \$200,000	164	16.53%	7.5	20	124	18	2
\$200,001 - \$275,000	236	23.79%	8.0	18	170	46	2
\$275,001 - \$375,000	182	18.35%	11.0	7	85	85	5
\$375,001 - \$475,000	108	10.89%	10.0	4	33	60	11
\$475,001 and up	112	11.29%	13.5	1	18	64	29
Total Pending Units	992			124	540	279	49
Total Pending Volume	288,459,835	100%	9.0	19.68M	126.70M	111.06M	31.02M
Median Listing Price	\$245,000			\$139,900	\$218,450	\$350,000	\$576,775

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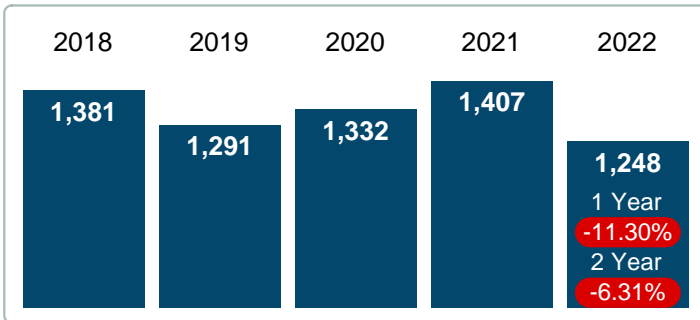
Area Delimited by County Of Tulsa - Residential Property Type



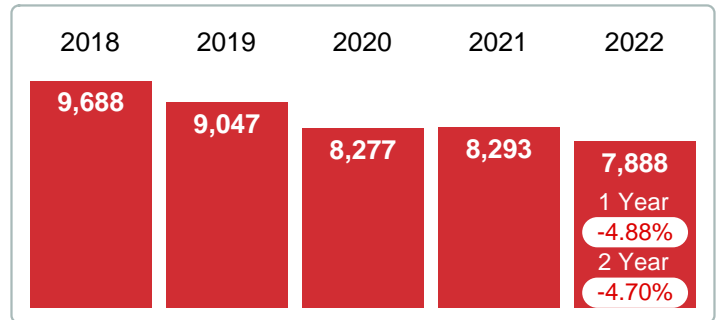
NEW LISTINGS

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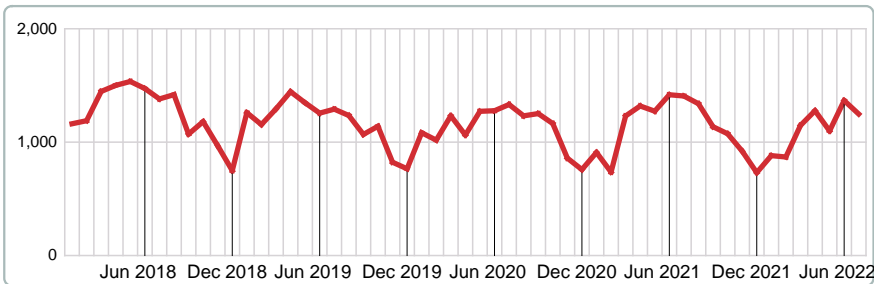
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 1,332

High May 2018 1,535 Low Dec 2021 731

New Listings this month at 1,248
below the 5 yr JUL average of 1,332



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	124	9.94%	62	56	5	1
\$125,001 - \$175,000	166	13.30%	30	122	14	0
\$175,001 - \$200,000	118	9.46%	11	93	11	3
\$200,001 - \$325,000	381	30.53%	24	254	97	6
\$325,001 - \$400,000	153	12.26%	4	62	79	8
\$400,001 - \$550,000	173	13.86%	2	50	96	25
\$550,001 and up	133	10.66%	2	24	63	44
Total New Listed Units	1,248		135	661	365	87
Total New Listed Volume	412,839,166	100%	21.43M	171.64M	153.83M	65.94M
Median New Listed Listing Price	\$264,700		\$139,900	\$225,000	\$379,900	\$550,940

July 2022



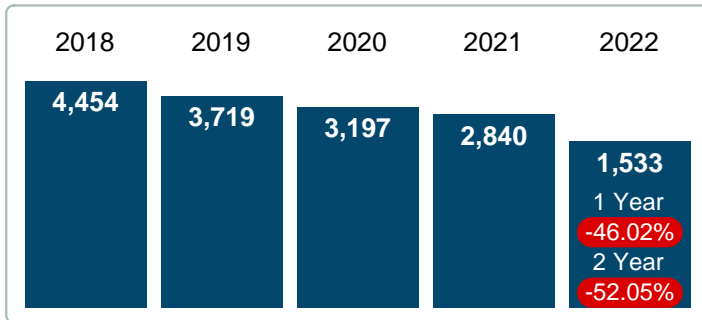
Area Delimited by County Of Tulsa - Residential Property Type



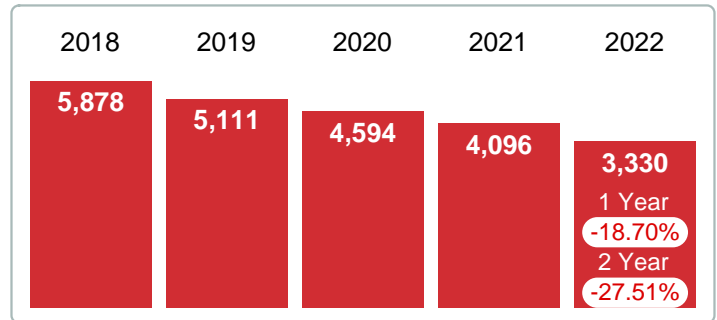
ACTIVE INVENTORY

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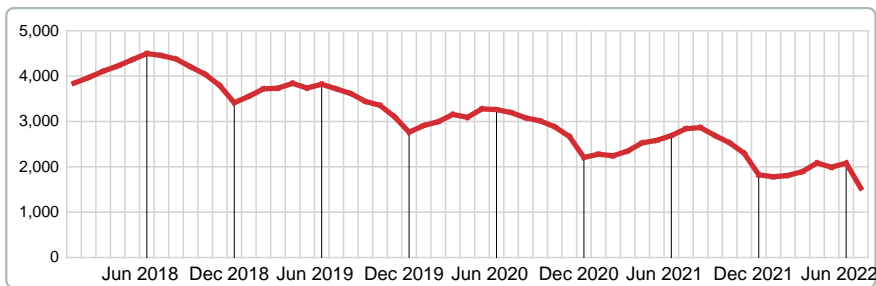
END OF JULY



ACTIVE DURING JULY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3,149

High Jun 2018 4,497 Low Jul 2022 1,533

Inventory this month at 1,533 below the 5 yr JUL average of 3,149



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	133	8.68%	32.0	66	57	9	1
\$125,001 - \$175,000	146	9.52%	33.0	30	97	18	1
\$175,001 - \$250,000	272	17.74%	29.0	19	196	50	7
\$250,001 - \$375,000	398	25.96%	32.0	10	198	177	13
\$375,001 - \$475,000	191	12.46%	37.0	2	56	111	22
\$475,001 - \$675,000	225	14.68%	40.0	0	59	133	33
\$675,001 and up	168	10.96%	49.0	2	28	71	67
Total Active Inventory by Units		1,533		129	691	569	144
Total Active Inventory by Volume		652,400,306	100%	19.36M	205.21M	272.18M	155.66M
Median Active Inventory Listing Price		\$321,824		\$124,500	\$250,000	\$395,000	\$624,900

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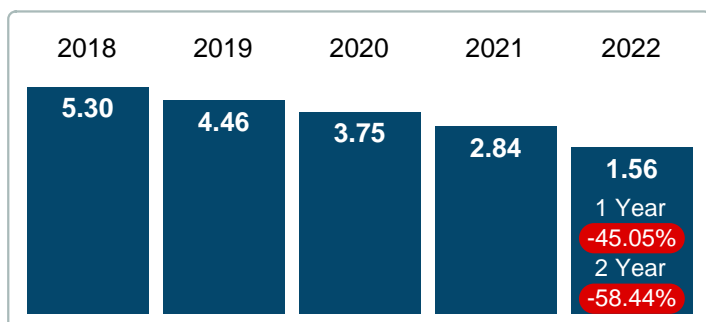
Area Delimited by County Of Tulsa - Residential Property Type



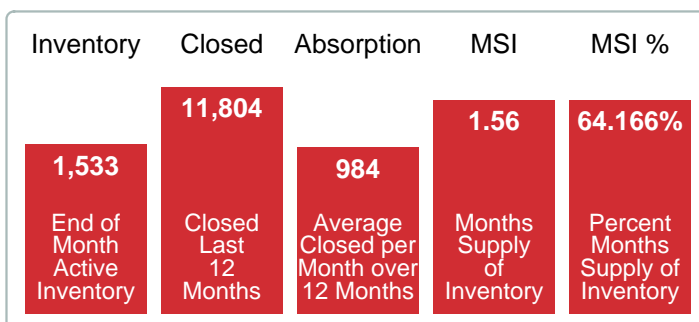
MONTHS SUPPLY of INVENTORY (MSI)

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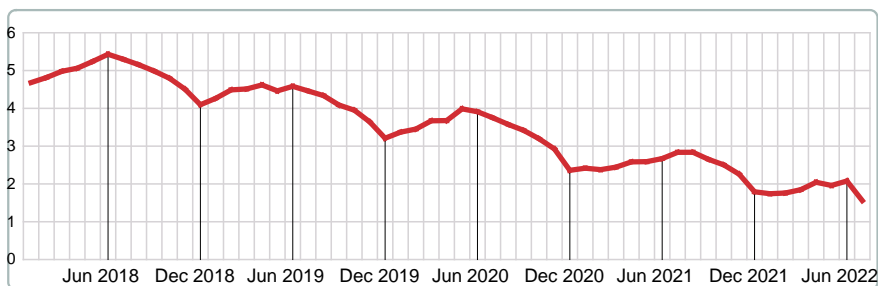
MSI FOR JULY



INDICATORS FOR JULY 2022

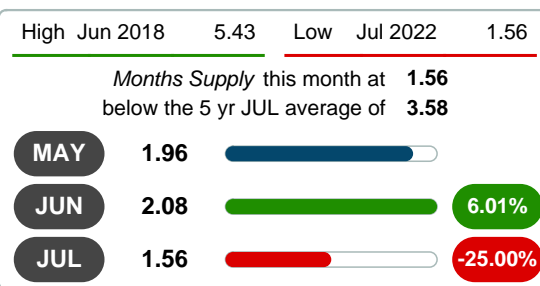


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.58



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	133	8.68%	1.02	1.11	0.89	1.40	2.40
\$125,001 - \$175,000	146	9.52%	1.01	1.18	0.90	1.65	2.00
\$175,001 - \$250,000	272	17.74%	1.02	0.87	1.04	0.98	1.75
\$250,001 - \$375,000	398	25.96%	1.64	0.97	1.77	1.61	1.14
\$375,001 - \$475,000	191	12.46%	1.96	0.83	1.99	2.01	1.87
\$475,001 - \$675,000	225	14.68%	3.40	0.00	5.02	3.20	2.64
\$675,001 and up	168	10.96%	4.79	6.00	7.15	4.02	5.09
Market Supply of Inventory (MSI)			1.56	1.07	1.34	1.95	2.68
Total Active Inventory by Units		100%	1,533	129	691	569	144

July 2022



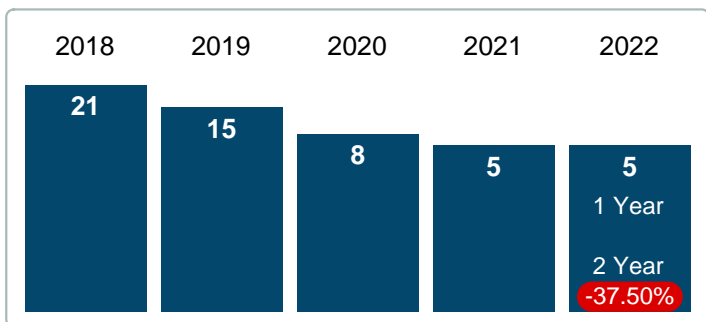
Area Delimited by County Of Tulsa - Residential Property Type



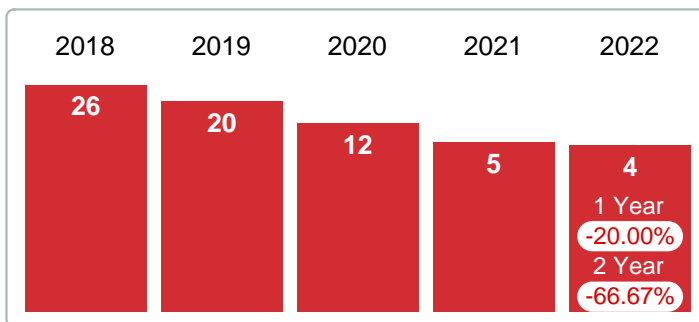
MEDIAN DAYS ON MARKET TO SALE

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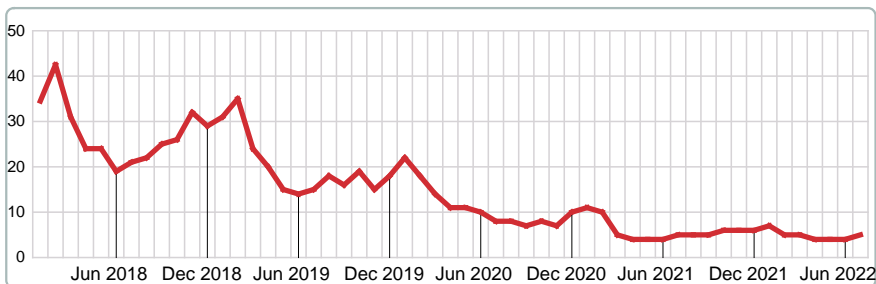
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 11

High Feb 2018 43 Low Jun 2022 4

Median Days on Market to Sale this month at 5 below the 5 yr JUL average of 11

MAY	4	<div style="width: 36.4%;"></div>
JUN	4	<div style="width: 36.4%;"></div> 0.00%
JUL	5	<div style="width: 45.5%;"></div> 25.00%

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	8.44%	7	9	7	1	0
\$100,001 - \$150,000	9.98%	5	5	5	18	0
\$150,001 - \$200,000	13.82%	5	3	5	6	1
\$200,001 - \$275,000	25.00%	4	5	4	6	3
\$275,001 - \$350,000	17.54%	4	3	4	4	4
\$350,001 - \$500,000	15.02%	6	5	4	8	5
\$500,001 and up	10.20%	9	19	10	8	15
Median Closed DOM		5	5	4	7	6
Total Closed Units	100%	912	120	490	262	40
Total Closed Volume		262,639,855	19.08M	118.01M	104.43M	21.12M

July 2022



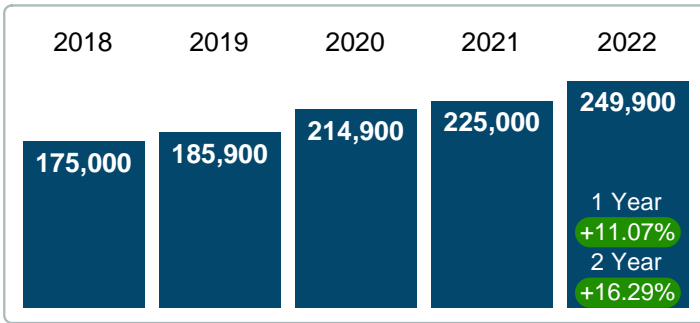
Area Delimited by County Of Tulsa - Residential Property Type



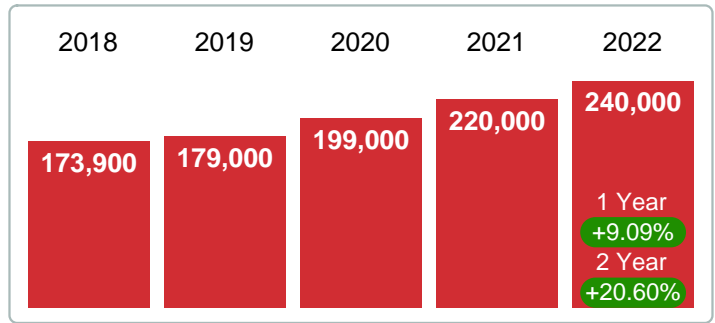
MEDIAN LIST PRICE AT CLOSING

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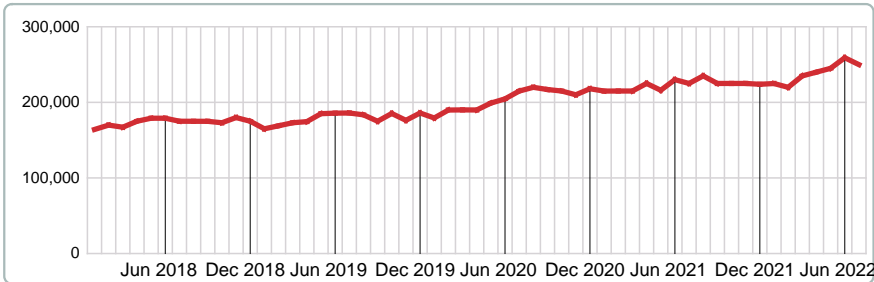
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

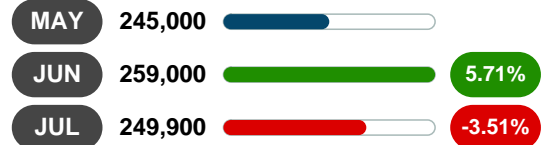


3 MONTHS

5 year JUL AVG = 210,140

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

Median List Price at Closing this month at **249,900**
above the 5 yr JUL average of **210,140**



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	8.55%	69,085	66,500	78,000	72,000	0
\$100,001 - \$150,000	10.64%	134,900	122,900	140,000	126,250	0
\$150,001 - \$200,000	14.58%	178,000	174,900	175,000	187,500	200,000
\$200,001 - \$275,000	25.33%	239,900	234,500	234,900	251,930	250,000
\$275,001 - \$350,000	16.01%	305,000	305,450	299,900	308,950	320,000
\$350,001 - \$500,000	15.24%	415,000	402,450	400,000	422,000	397,500
\$500,001 and up	9.65%	649,250	649,750	699,500	622,000	650,000
Median List Price		249,900	126,500	219,950	361,000	436,950
Total Closed Units	100%	249,900	120	490	262	40
Total Closed Volume		261,008,245	19.12M	116.67M	103.97M	21.25M

July 2022



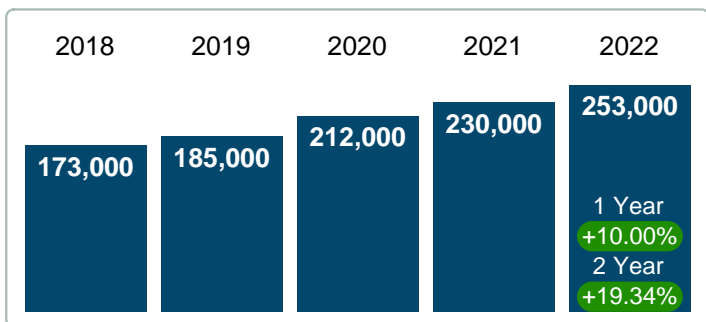
Area Delimited by County Of Tulsa - Residential Property Type



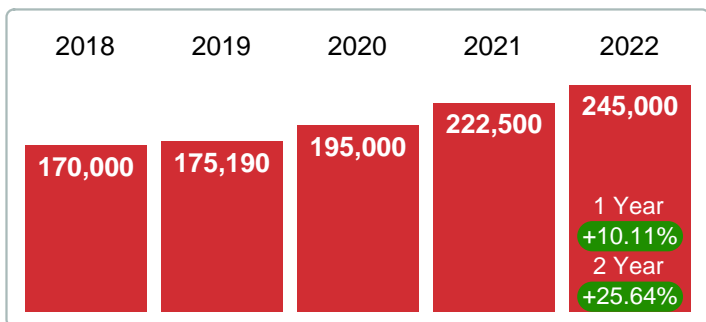
MEDIAN SOLD PRICE AT CLOSING

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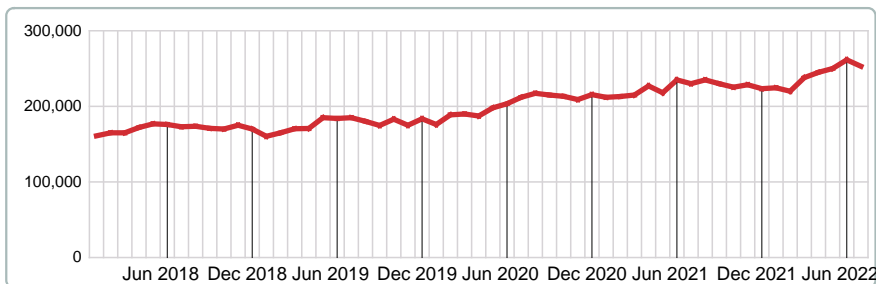
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 210,600

High Jun 2022 261,500 Low Jan 2019 160,375
 Median Sold Price at Closing this month at **253,000**
 above the 5 yr JUL average of **210,600**

MAY	250,000	
JUN	261,500	4.60%
JUL	253,000	-3.25%

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 77	8.44%	65,000	60,000	78,850	100,000	0
\$100,001 - \$150,000 91	9.98%	130,000	126,000	135,000	111,250	0
\$150,001 - \$200,000 126	13.82%	179,950	185,000	179,950	175,000	200,000
\$200,001 - \$275,000 228	25.00%	239,500	230,000	235,000	255,000	235,000
\$275,001 - \$350,000 160	17.54%	303,050	312,450	300,000	305,000	326,500
\$350,001 - \$500,000 137	15.02%	414,000	402,500	413,000	417,500	407,450
\$500,001 and up 93	10.20%	635,000	652,500	709,000	598,500	650,000
Median Sold Price		253,000	127,750	225,000	364,450	440,000
Total Closed Units	100%	912	120	490	262	40
Total Closed Volume		262,639,855	19.08M	118.01M	104.43M	21.12M

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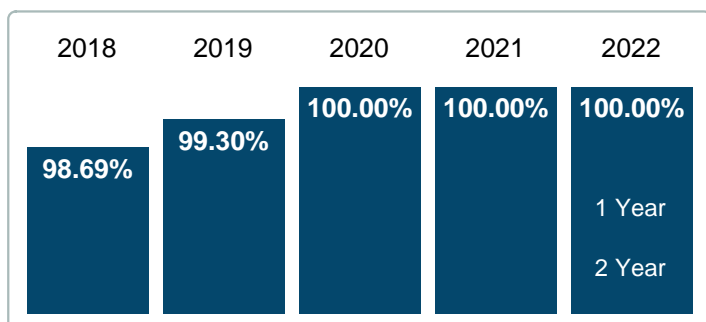
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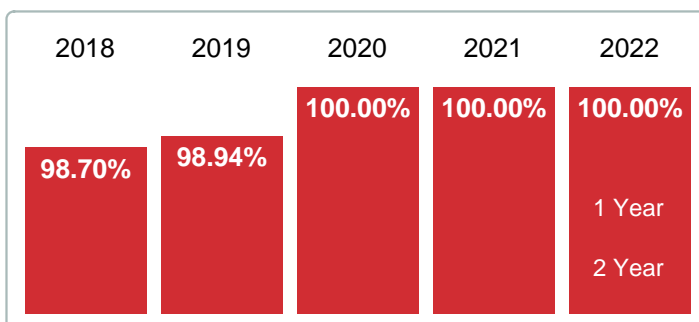
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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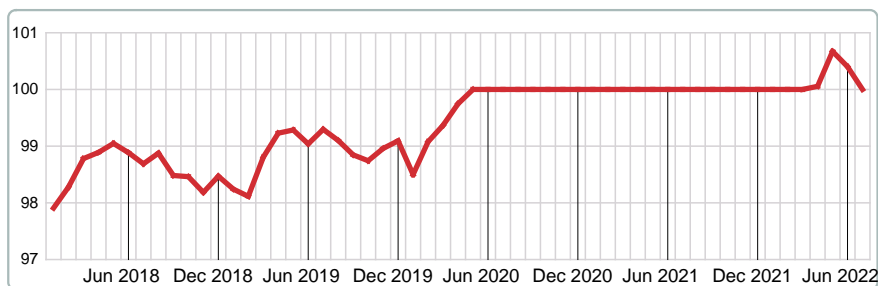
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

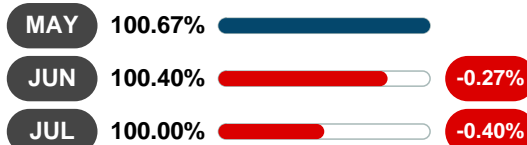


3 MONTHS

5 year JUL AVG = 99.60%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL 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	77	8.44%	96.83%	95.56%	100.00%	100.00%	0.00%
\$100,001 - \$150,000	91	9.98%	100.00%	100.00%	100.43%	90.83%	0.00%
\$150,001 - \$200,000	126	13.82%	100.85%	103.17%	101.09%	98.26%	100.00%
\$200,001 - \$275,000	228	25.00%	101.68%	100.00%	102.01%	100.00%	97.18%
\$275,001 - \$350,000	160	17.54%	100.01%	101.74%	100.18%	100.00%	100.00%
\$350,001 - \$500,000	137	15.02%	100.00%	98.95%	100.00%	100.01%	100.00%
\$500,001 and up	93	10.20%	100.00%	100.35%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.37%	100.00%	100.00%
Total Closed Units		912	100%	120	490	262	40
Total Closed Volume		262,639,855		19.08M	118.01M	104.43M	21.12M

July 2022



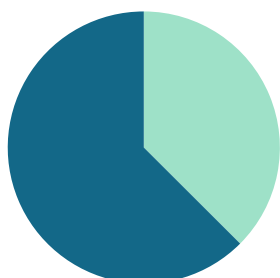
Area Delimited by County Of Tulsa - Residential Property Type



MARKET SUMMARY

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

INVENTORY

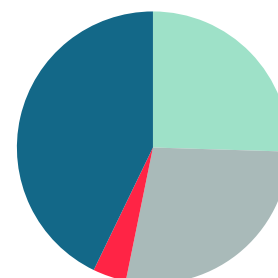


Inventory
 New Listings
1,248 = 37.48%
 Start Inventory
2,082
 Total Inventory Units
3,330
 Volume
\$1,187,040,185

Market Activity

Closed Sales
912 = 25.48%
 Pending Sales
992 = 27.72%
 Other Off Market
142 = 3.97%
 Active Inventory
1,533 = 42.83%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,131	912	-19.36%	6,773	6,364	-6.04%
Pending Sales	1,214	992	-18.29%	7,480	6,666	-10.88%
New Listings	1,407	1,248	-11.30%	8,293	7,888	-4.88%
Median List Price	225,000	249,900	11.07%	220,000	240,000	9.09%
Median Sale Price	230,000	253,000	10.00%	222,500	245,000	10.11%
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	4.00	-20.00%
Monthly Inventory	2,844	1,533	-46.10%	2,844	1,533	-46.10%
Months Supply of Inventory	2.84	1.56	-45.13%	2.84	1.56	-45.13%

Absorption: Last 12 months, an Average of **984** Sales/Month

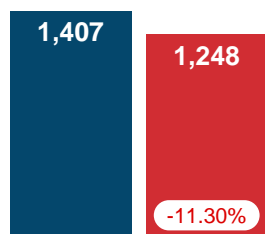
Inventory on July 31, 2022 = **1,533**

2021 **2022**

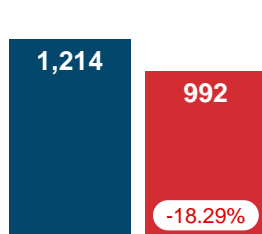
JULY MARKET

MEDIAN PRICES

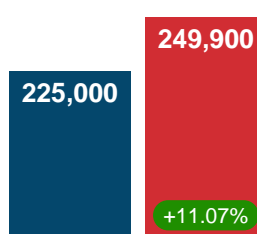
New Listings



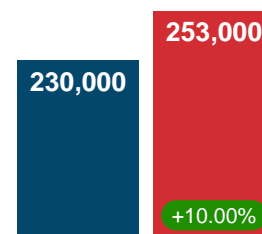
Pending Listings



List Price



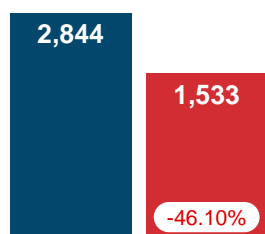
Sale Price



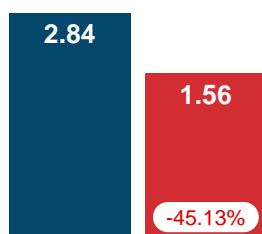
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%