

# May 2022



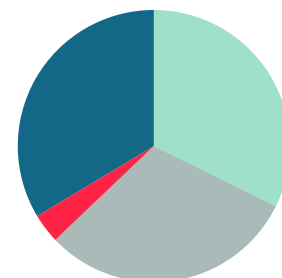
Area Delimited by County Of Tulsa - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	1,099	1,047	-4.73%
Pending Listings	1,122	993	-11.50%
New Listings	1,273	1,099	-13.67%
Median List Price	216,000	245,000	13.43%
Median Sale Price	218,000	250,000	14.68%
Median Percent of Selling Price to List Price	100.00%	100.67%	0.67%
Median Days on Market to Sale	4.00	4.00	0.00%
End of Month Inventory	2,589	1,090	-57.90%
Months Supply of Inventory	2.60	1.07	-58.62%



■ Closed (32.27%)  
■ Pending (30.61%)  
■ Other OffMarket (3.51%)  
■ Active (33.60%)

**Absorption:** Last 12 months, an Average of **1,015** Sales/Month  
**Active Inventory** as of May 31, 2022 = **1,090**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **57.90%** to 1,090 existing homes available for sale. Over the last 12 months this area has had an average of 1,015 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 **14.68%** in May 2022 to \$250,000 versus the previous year at \$218,000.

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

#### Sales Success for May 2022 is Positive

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

There were 1,099 New Listings in May 2022, down **13.67%** from last year at 1,273. Furthermore, there were 1,047 Closed Listings this month versus last year at 1,099, a **-4.73%** decrease.

Closed versus Listed trends yielded a **95.3%** ratio, up from previous year's, May 2021, at **86.3%**, a **10.35%** 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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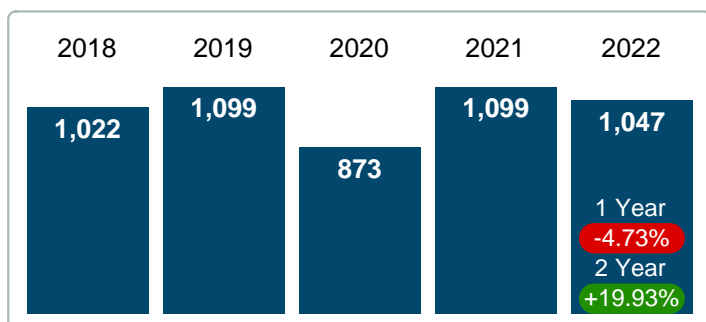
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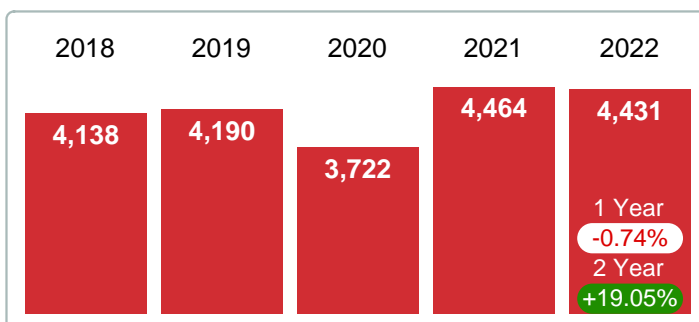
## CLOSED LISTINGS

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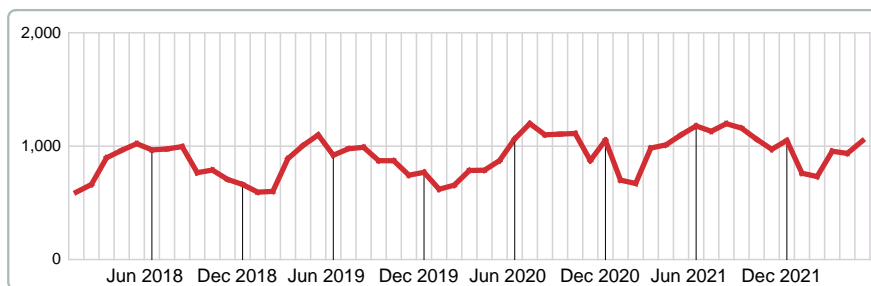
### MAY



### YEAR TO DATE (YTD)

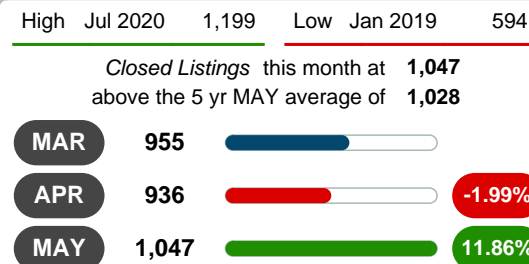


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 1,028



### 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	80	7.64%	4.0	49	30	1	0
\$100,001 - \$150,000	98	9.36%	4.0	28	66	4	0
\$150,001 - \$200,000	139	13.28%	4.0	20	104	15	0
\$200,001 - \$300,000	337	32.19%	4.0	25	233	73	6
\$300,001 - \$375,000	148	14.14%	4.0	3	69	72	4
\$375,001 - \$500,000	134	12.80%	4.0	1	37	81	15
\$500,001 and up	111	10.60%	5.0	0	18	71	22
<b>Total Closed Units</b>	<b>1,047</b>			<b>126</b>	<b>557</b>	<b>317</b>	<b>47</b>
<b>Total Closed Volume</b>	<b>321,623,569</b>	<b>100%</b>	<b>4.0</b>	<b>17.96M</b>	<b>136.57M</b>	<b>135.81M</b>	<b>31.28M</b>
<b>Median Closed Price</b>	<b>\$250,000</b>			<b>\$130,500</b>	<b>\$229,335</b>	<b>\$365,000</b>	<b>\$471,000</b>

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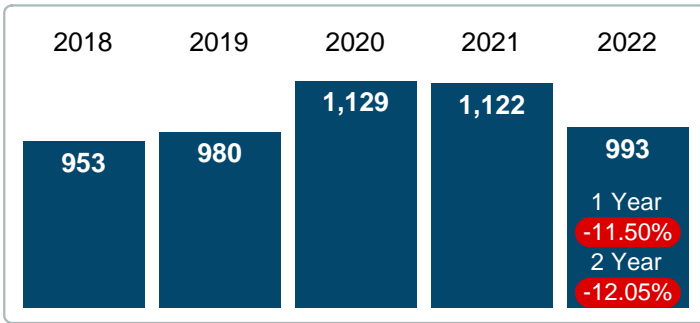
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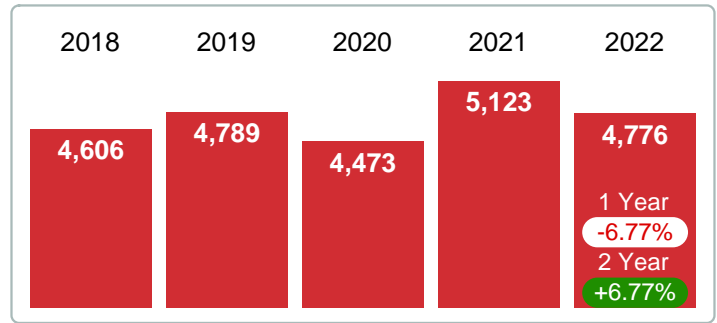
## PENDING LISTINGS

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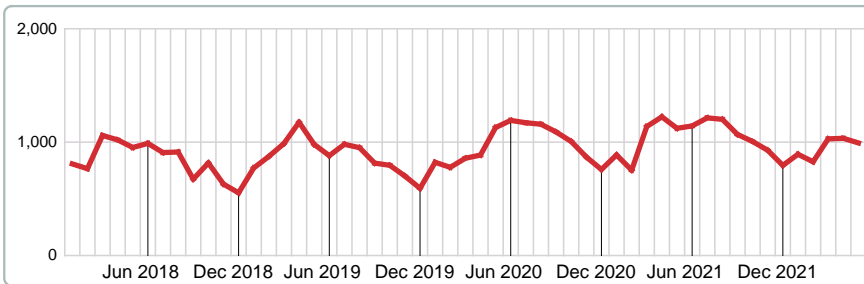
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

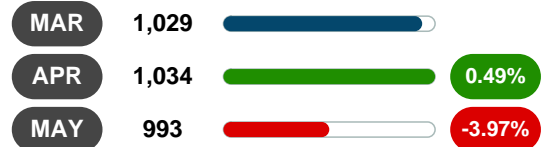


### 3 MONTHS

5 year MAY AVG = 1,035

High Apr 2021 1,223 Low Dec 2018 553

Pending Listings this month at **993**  
below the 5 yr MAY average of **1,035**



### 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	89	8.96%	7.0	50	36	3	0
\$100,001 - \$150,000	98	9.87%	5.0	27	70	1	0
\$150,001 - \$200,000	151	15.21%	5.0	21	111	17	2
\$200,001 - \$275,000	236	23.77%	5.0	11	152	65	8
\$275,001 - \$375,000	192	19.34%	6.0	12	85	86	9
\$375,001 - \$525,000	131	13.19%	10.0	4	34	74	19
\$525,001 and up	96	9.67%	8.5	2	13	56	25
<b>Total Pending Units</b>	<b>993</b>			<b>127</b>	<b>501</b>	<b>302</b>	<b>63</b>
<b>Total Pending Volume</b>	<b>297,980,103</b>	<b>100%</b>	<b>6.0</b>	<b>19.84M</b>	<b>118.67M</b>	<b>123.28M</b>	<b>36.20M</b>
<b>Median Listing Price</b>	<b>\$250,000</b>			<b>\$127,000</b>	<b>\$219,000</b>	<b>\$349,450</b>	<b>\$450,000</b>

# May 2022



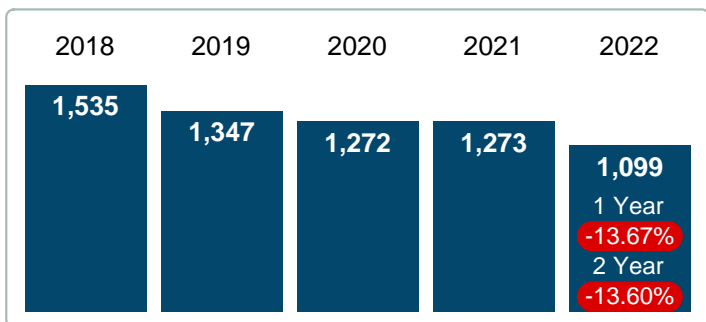
Area Delimited by County Of Tulsa - Residential Property Type



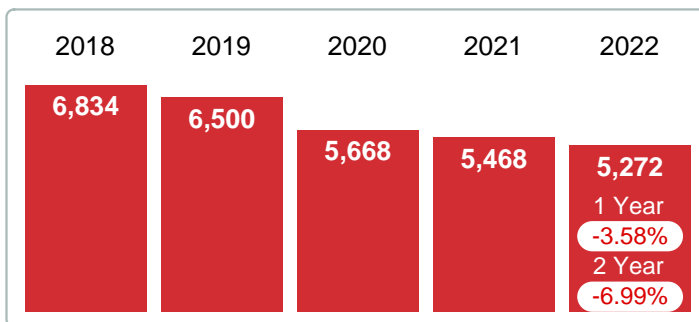
## NEW LISTINGS

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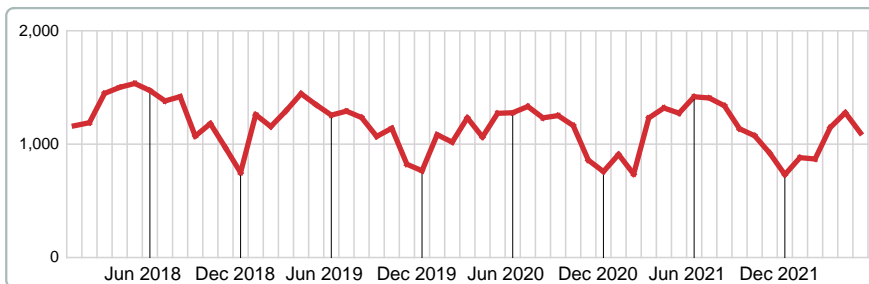
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

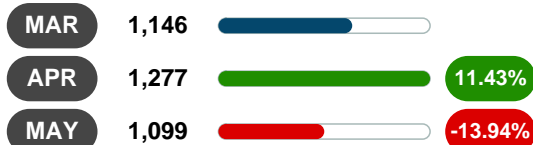


### 3 MONTHS

5 year MAY AVG = 1,305

High May 2018 1,535 Low Dec 2021 731

New Listings this month at 1,099  
 below the 5 yr MAY average of 1,305



### 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	77	7.01%	48	28	1	0
\$100,001 - \$150,000	108	9.83%	29	72	7	0
\$150,001 - \$200,000	163	14.83%	24	120	16	3
\$200,001 - \$300,000	336	30.57%	19	217	86	14
\$300,001 - \$375,000	139	12.65%	8	63	62	6
\$375,001 - \$550,000	169	15.38%	6	36	110	17
\$550,001 and up	107	9.74%	2	9	64	32
<b>Total New Listed Units</b>	<b>1,099</b>		<b>136</b>	<b>545</b>	<b>346</b>	<b>72</b>
<b>Total New Listed Volume</b>	<b>354,788,331</b>	<b>100%</b>	<b>22.36M</b>	<b>132.11M</b>	<b>155.97M</b>	<b>44.35M</b>
<b>Median New Listed Listing Price</b>	<b>\$260,000</b>		<b>\$129,450</b>	<b>\$225,000</b>	<b>\$375,745</b>	<b>\$512,000</b>

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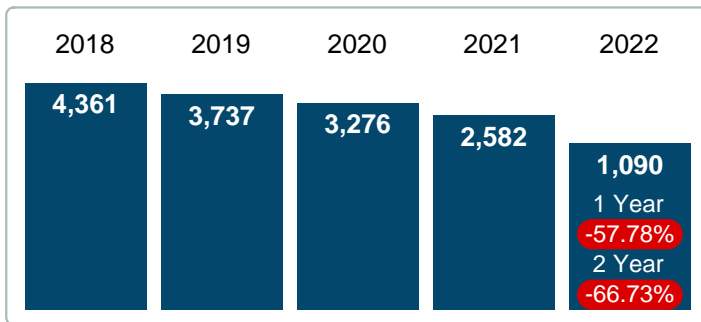
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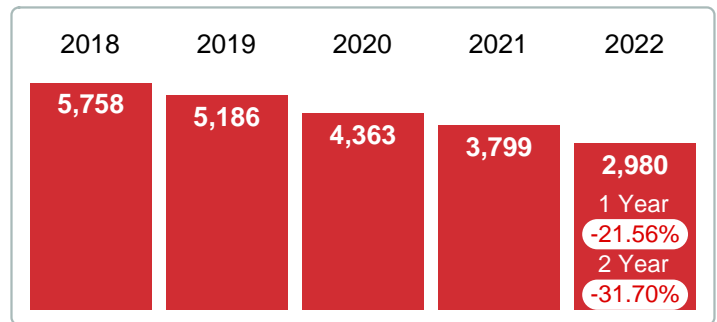
## ACTIVE INVENTORY

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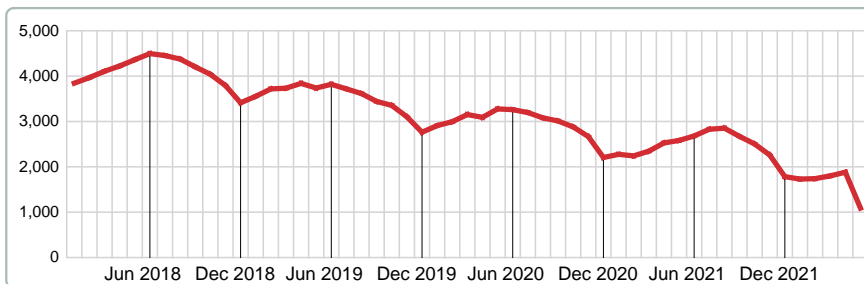
### END OF MAY



### ACTIVE DURING MAY



### 5 YEAR MARKET ACTIVITY TRENDS

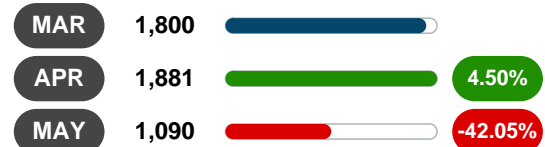


### 3 MONTHS

5 year MAY AVG = 3,009

High Jun 2018 4,496 Low May 2022 1,090

Inventory this month at 1,090  
below the 5 yr MAY average of 3,009



### 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	108	9.91%	32.0	58	46	4	0
\$125,001 - \$175,000	97	8.90%	27.0	15	71	11	0
\$175,001 - \$250,000	190	17.43%	26.5	23	128	34	5
\$250,001 - \$375,000	259	23.76%	28.0	12	130	108	9
\$375,001 - \$500,000	167	15.32%	33.0	4	48	101	14
\$500,001 - \$725,000	158	14.50%	47.0	2	28	103	25
\$725,001 and up	111	10.18%	40.0	1	11	45	54
<b>Total Active Inventory by Units</b>	<b>1,090</b>			<b>115</b>	<b>462</b>	<b>406</b>	<b>107</b>
<b>Total Active Inventory by Volume</b>	<b>486,130,773</b>	<b>100%</b>	<b>32.0</b>	<b>19.03M</b>	<b>134.45M</b>	<b>205.94M</b>	<b>126.71M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$319,945</b>			<b>\$125,000</b>	<b>\$249,900</b>	<b>\$419,900</b>	<b>\$729,000</b>

# May 2022



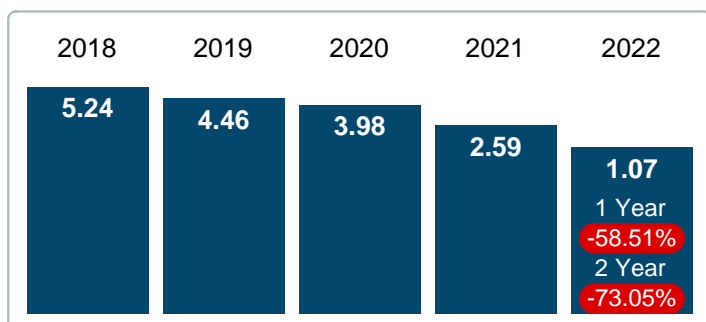
Area Delimited by County Of Tulsa - Residential Property Type



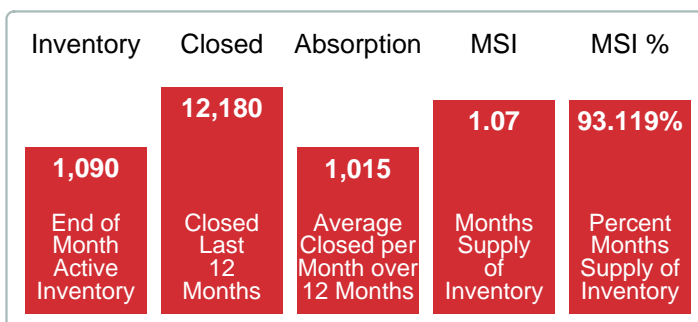
## MONTHS SUPPLY of INVENTORY (MSI)

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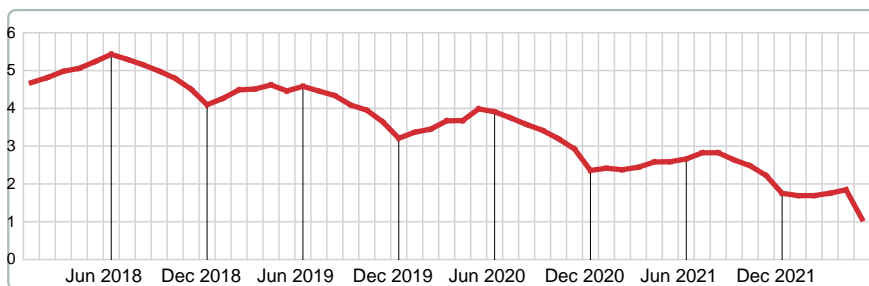
### MSI FOR MAY



### INDICATORS FOR MAY 2022

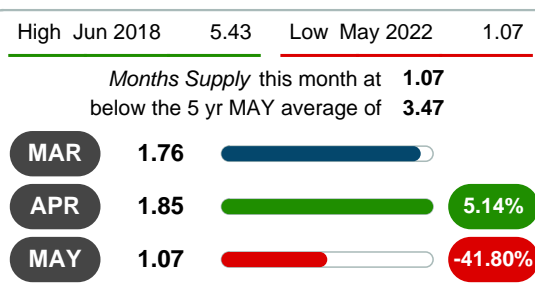


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.47



### 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	108	9.91%	0.78	0.92	0.68	0.59	0.00
\$125,001 - \$175,000	97	8.90%	0.62	0.56	0.61	0.90	0.00
\$175,001 - \$250,000	190	17.43%	0.68	1.02	0.66	0.59	1.15
\$250,001 - \$375,000	259	23.76%	1.06	1.22	1.21	0.94	0.66
\$375,001 - \$500,000	167	15.32%	1.50	1.30	1.66	1.56	0.96
\$500,001 - \$725,000	158	14.50%	2.83	6.00	2.87	3.19	1.88
\$725,001 and up	111	10.18%	3.83	6.00	3.38	3.12	4.84
Market Supply of Inventory (MSI)			1.07	0.92	0.87	1.34	1.83
Total Active Inventory by Units		100%	1,090	115	462	406	107

# May 2022



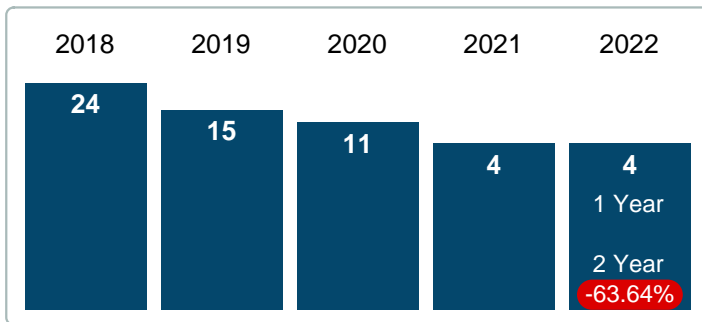
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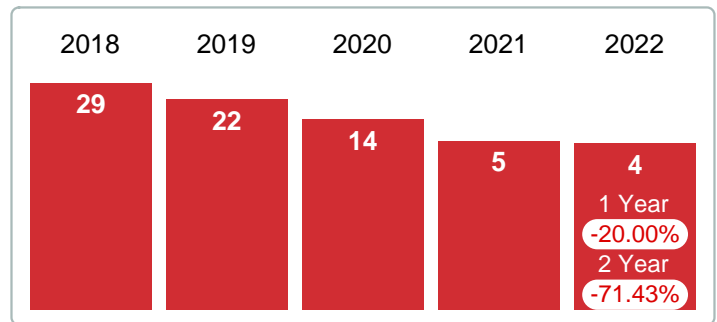
## MEDIAN DAYS ON MARKET TO SALE

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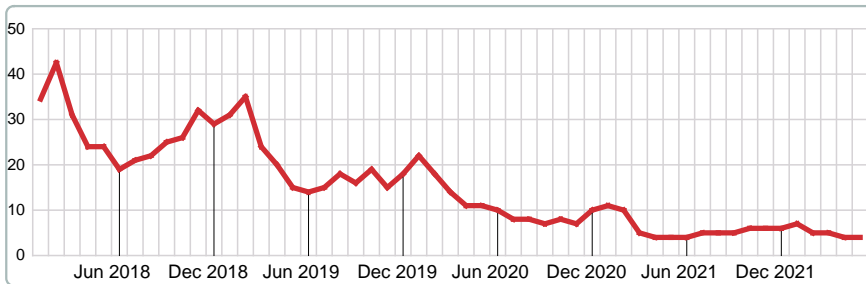
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

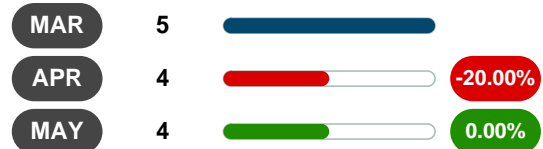


### 3 MONTHS

5 year MAY AVG = 12

High Feb 2018 43 Low May 2022 4

Median Days on Market to Sale this month at 4 below the 5 yr MAY average of 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	7.64%	4	4	5	43	0	
\$100,001 - \$150,000	9.36%	4	5	4	3	0	
\$150,001 - \$200,000	13.28%	4	3	4	6	0	
\$200,001 - \$300,000	32.19%	4	2	4	4	7	
\$300,001 - \$375,000	14.14%	4	81	3	4	5	
\$375,001 - \$500,000	12.80%	4	3	3	4	3	
\$500,001 and up	10.60%	5	0	8	4	9	
Median Closed DOM		4	4	4	4	5	
Total Closed Units	1,047	100%	4.0	126	557	317	47
Total Closed Volume	321,623,569			17.96M	136.57M	135.81M	31.28M



# May 2022



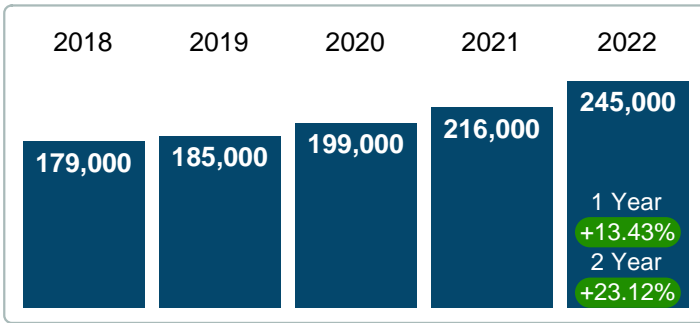
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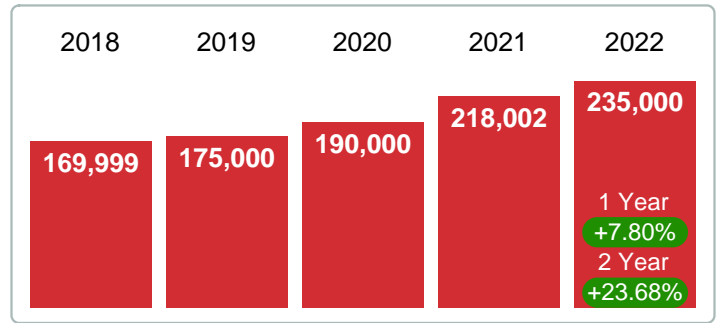
## MEDIAN LIST PRICE AT CLOSING

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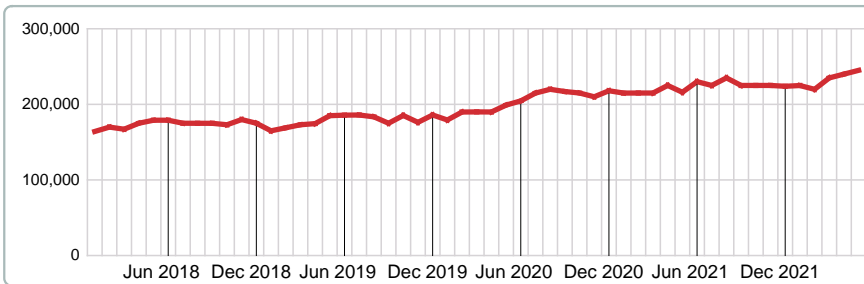
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

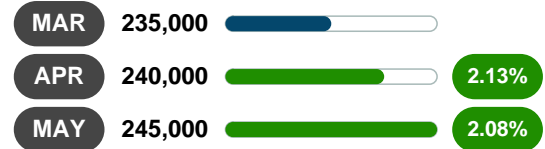


### 3 MONTHS

5 year MAY AVG = 204,800

High May 2022 245,000 Low Jan 2018 164,125

Median List Price at Closing this month at **245,000** above the 5 yr MAY average of **204,800**



### 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	7.35%	79,900	75,000	81,250	92,500	0
\$100,001 - \$150,000	12.13%	135,000	135,000	136,000	122,500	0
\$150,001 - \$200,000	14.23%	185,000	175,000	185,000	194,500	193,000
\$200,001 - \$300,000	30.56%	244,900	236,950	236,458	265,000	289,900
\$300,001 - \$375,000	13.28%	337,500	320,562	336,000	340,000	313,900
\$375,001 - \$500,000	12.32%	430,000	0	402,000	445,000	419,900
\$500,001 and up	10.12%	649,950	0	649,000	644,900	742,500
Median List Price		245,000	128,748	224,900	360,000	465,000
Total Closed Units	100%	245,000	126	557	317	47
Total Closed Volume		318,170,220	17.79M	134.12M	134.92M	31.34M



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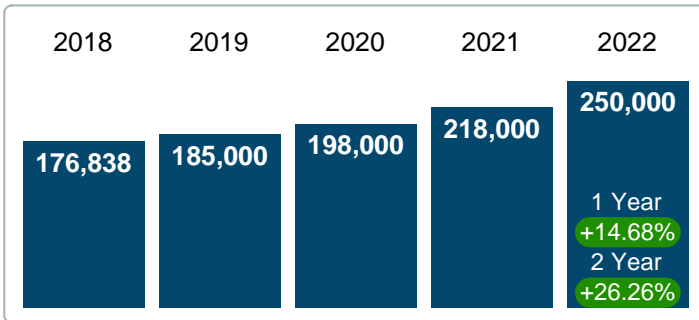
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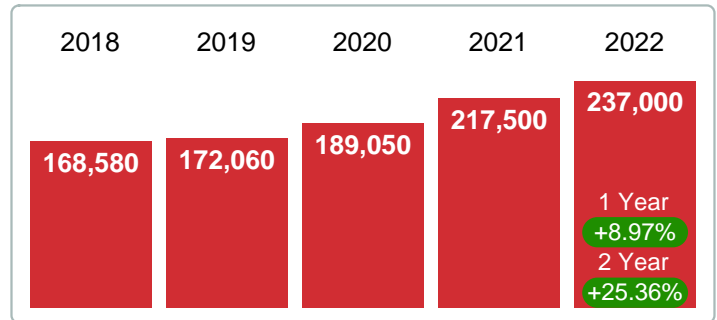
## MEDIAN SOLD PRICE AT CLOSING

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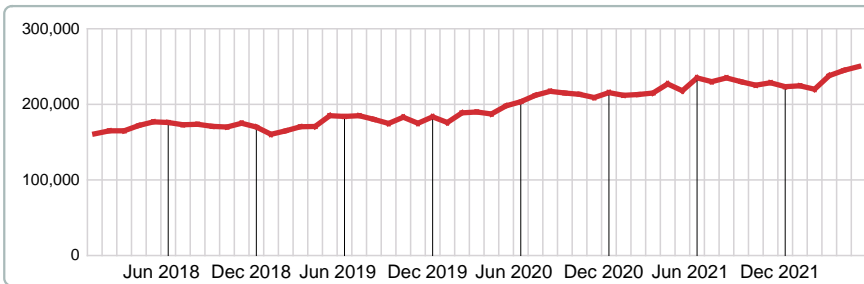
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

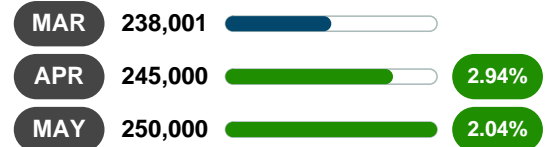


### 3 MONTHS

5 year MAY AVG = 205,568

High May 2022 250,000 Low Jan 2019 160,375

Median Sold Price at Closing this month at **250,000** above the 5 yr MAY average of **205,568**



### 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	80	7.64%	78,000	75,000	81,500	80,000	0
\$100,001 - \$150,000	98	9.36%	132,389	130,500	132,389	127,000	0
\$150,001 - \$200,000	139	13.28%	175,000	165,000	177,750	185,000	0
\$200,001 - \$300,000	337	32.19%	241,000	230,750	240,000	260,000	287,500
\$300,001 - \$375,000	148	14.14%	336,250	306,124	329,000	345,000	343,500
\$375,001 - \$500,000	134	12.80%	435,000	390,000	410,000	445,000	435,000
\$500,001 and up	111	10.60%	650,000	0	598,000	643,000	728,500
Median Sold Price			250,000	130,500	229,335	365,000	471,000
Total Closed Units		100%	250,000	126	557	317	47
Total Closed Volume			321,623,569	17.96M	136.57M	135.81M	31.28M

# May 2022



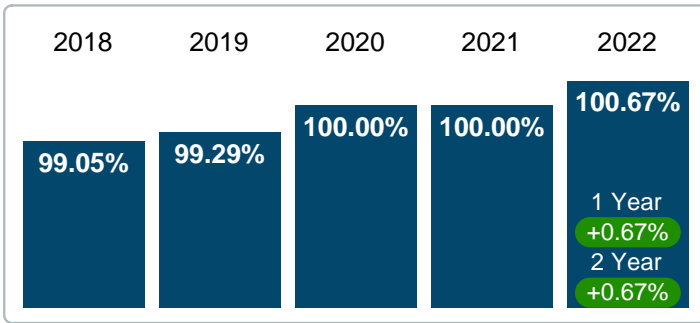
Area Delimited by County Of Tulsa - Residential Property Type



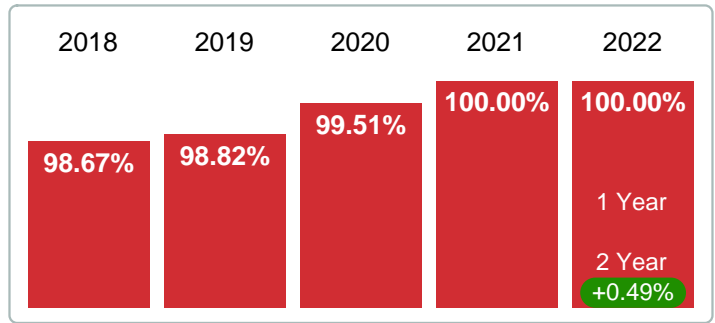
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

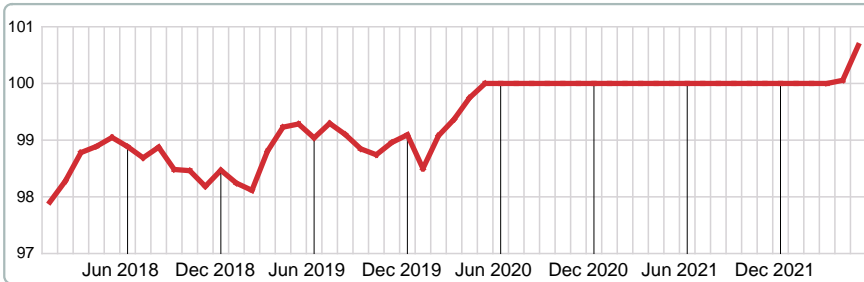
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

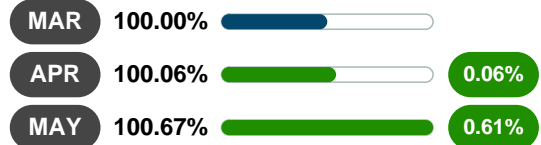


### 3 MONTHS

5 year MAY AVG = 99.80%

High May 2022 100.67% Low Jan 2018 97.91%

Median Sold/List Ratio this month at **100.67%**  
above the 5 yr MAY average of **99.80%**



## 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	80	7.64%	99.75%	100.00%	96.14%	72.73%	0.00%
\$100,001 - \$150,000	98	9.36%	100.00%	100.35%	100.00%	100.00%	0.00%
\$150,001 - \$200,000	139	13.28%	102.78%	105.12%	102.82%	101.17%	0.00%
\$200,001 - \$300,000	337	32.19%	102.13%	100.44%	102.28%	101.30%	102.31%
\$300,001 - \$375,000	148	14.14%	101.56%	100.00%	100.53%	101.96%	100.33%
\$375,001 - \$500,000	134	12.80%	101.11%	105.69%	100.00%	101.22%	103.60%
\$500,001 and up	111	10.60%	100.00%	0.00%	100.00%	100.00%	99.85%
Median Sold/List Ratio		100.67%		100.00%	101.25%	100.92%	100.00%
Total Closed Units		1,047	100%	126	557	317	47
Total Closed Volume		321,623,569		17.96M	136.57M	135.81M	31.28M

# May 2022



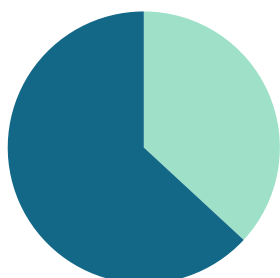
Area Delimited by County Of Tulsa - Residential Property Type



## MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

### INVENTORY

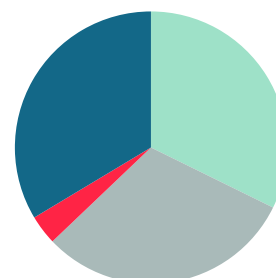


**Inventory**  
 New Listings  
**1,099 = 36.88%**  
 Start Inventory  
**1,881**  
 Total Inventory Units  
**2,980**  
 Volume  
**\$1,063,186,419**

### Market Activity

Closed Sales  
**1,047 = 32.27%**  
 Pending Sales  
**993 = 30.61%**  
 Other Off Market  
**114 = 3.51%**  
 Active Inventory  
**1,090 = 33.60%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,099	1,047	-4.73%	4,464	4,431	-0.74%
Pending Sales	1,122	993	-11.50%	5,123	4,776	-6.77%
New Listings	1,273	1,099	-13.67%	5,468	5,272	-3.58%
Median List Price	216,000	245,000	13.43%	218,002	235,000	7.80%
Median Sale Price	218,000	250,000	14.68%	217,500	237,000	8.97%
Median Percent of Selling Price to List Price	100.00%	100.67%	0.67%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	5.00	4.00	-20.00%
Monthly Inventory	2,589	1,090	-57.90%	2,589	1,090	-57.90%
Months Supply of Inventory	2.60	1.07	-58.62%	2.60	1.07	-58.62%

**Absorption:** Last 12 months, an Average of **1,015** Sales/Month

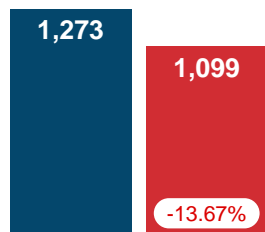
**Inventory** on May 31, 2022 = **1,090**

**2021** **2022**

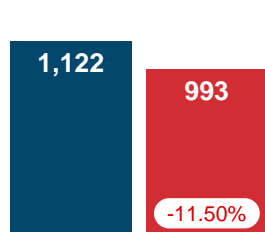
### MAY MARKET

### MEDIAN PRICES

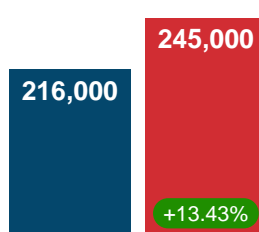
#### New Listings



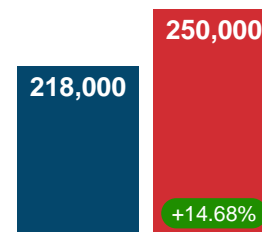
#### Pending Listings



#### List Price



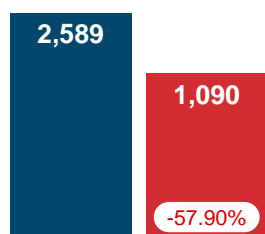
#### Sale Price



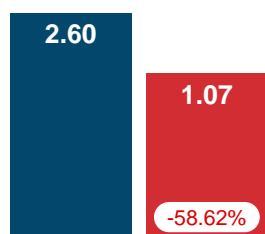
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

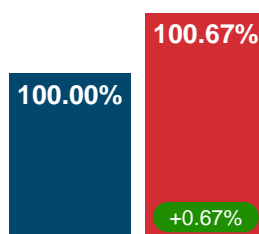
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%