



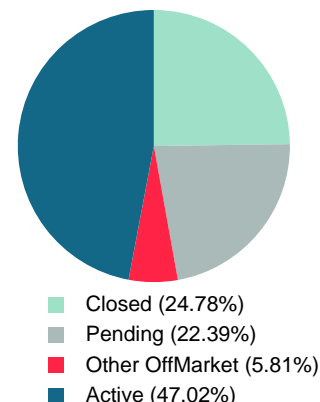
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	1,661	1,340	-19.33%
Pending Listings	1,547	1,211	-21.72%
New Listings	1,684	1,516	-9.98%
Median List Price	224,000	249,900	11.56%
Median Sale Price	225,000	249,000	10.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	8.00	60.00%
End of Month Inventory	4,282	2,543	-40.61%
Months Supply of Inventory	2.90	1.81	-37.52%



Absorption: Last 12 months, an Average of **1,402** Sales/Month
Active Inventory as of September 30, 2022 = **2,543**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **40.61%** to 2,543 existing homes available for sale. Over the last 12 months this area has had an average of 1,402 closed sales per month. This represents an unsold inventory index of **1.81** 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 **10.67%** in September 2022 to \$249,000 versus the previous year at \$225,000.

Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 3.00 days or **60.00%** in September 2022 compared to last year's same month at **5.00** DOM.

Sales Success for September 2022 is Positive

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

There were 1,516 New Listings in September 2022, down **9.98%** from last year at 1,684. Furthermore, there were 1,340 Closed Listings this month versus last year at 1,661, a **-19.33%** decrease.

Closed versus Listed trends yielded a **88.4%** ratio, down from previous year's, September 2021, at **98.6%**, a **10.39%** 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

September 2022



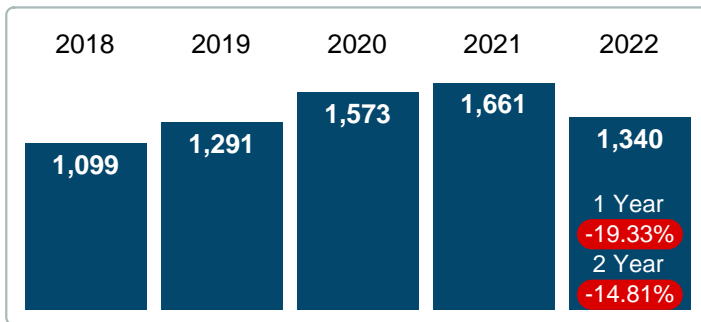
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



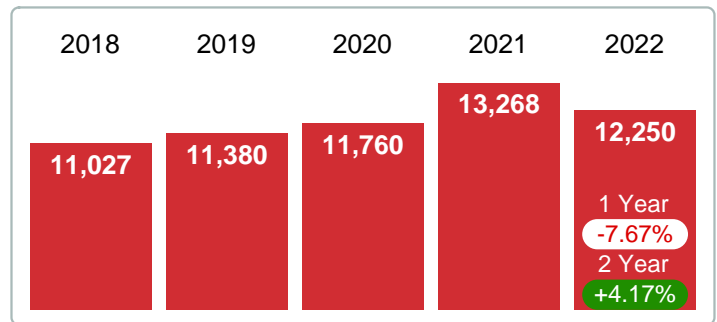
CLOSED LISTINGS

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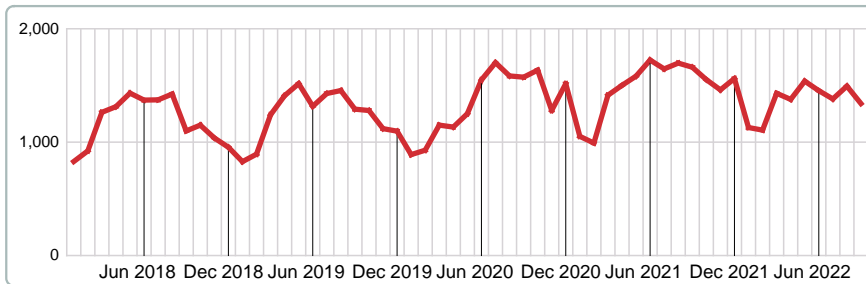
SEPTEMBER



YEAR TO DATE (YTD)

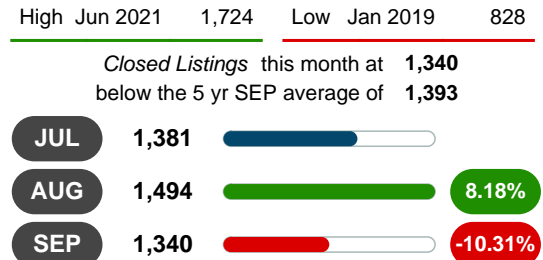


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 1,393



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	127	9.48%	7.0	63	60	4	0
\$100,001 - \$150,000	106	7.91%	5.5	32	63	10	1
\$150,001 - \$200,000	220	16.42%	6.0	26	171	21	2
\$200,001 - \$275,000	343	25.60%	7.0	12	255	69	7
\$275,001 - \$375,000	252	18.81%	10.0	10	119	108	15
\$375,001 - \$500,000	159	11.87%	12.0	1	69	69	20
\$500,001 and up	133	9.93%	15.0	1	23	84	25
Total Closed Units	1,340			145	760	365	70
Total Closed Volume	392,854,943	100%	8.0	19.56M	188.15M	147.49M	37.65M
Median Closed Price	\$249,000			\$125,000	\$229,000	\$342,296	\$452,000

September 2022



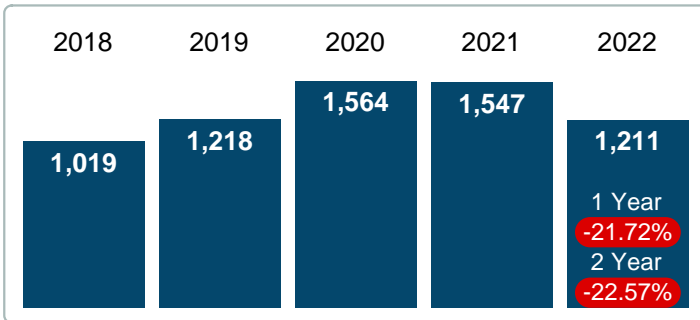
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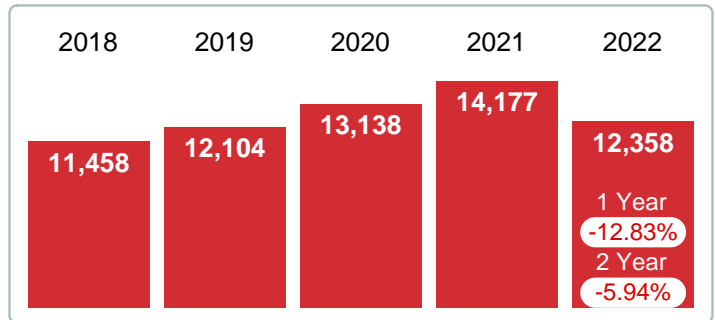
PENDING LISTINGS

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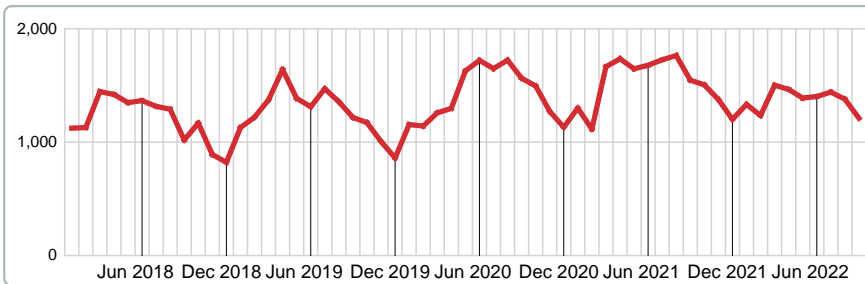
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

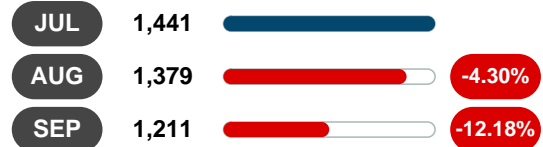


3 MONTHS

5 year SEP AVG = 1,312

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,211 below the 5 yr SEP average of 1,312



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	119	9.83%	11.0	61	56	2	0
\$100,001 - \$150,000	116	9.58%	10.0	41	62	11	2
\$150,001 - \$200,000	210	17.34%	10.0	30	149	29	2
\$200,001 - \$275,000	292	24.11%	12.0	10	210	69	3
\$275,001 - \$350,000	193	15.94%	19.0	9	108	72	4
\$350,001 - \$475,000	137	11.31%	19.0	3	55	69	10
\$475,001 and up	144	11.89%	23.0	1	34	85	24
Total Pending Units	1,211			155	674	337	45
Total Pending Volume	349,915,782	100%	13.0	21.70M	165.11M	135.14M	27.97M
Median Listing Price	\$243,860			\$130,000	\$225,000	\$335,000	\$525,000

September 2022



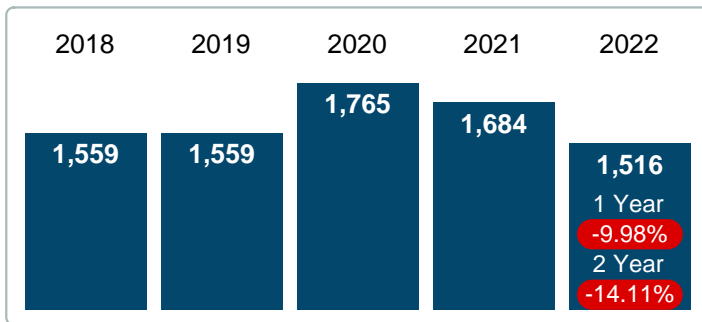
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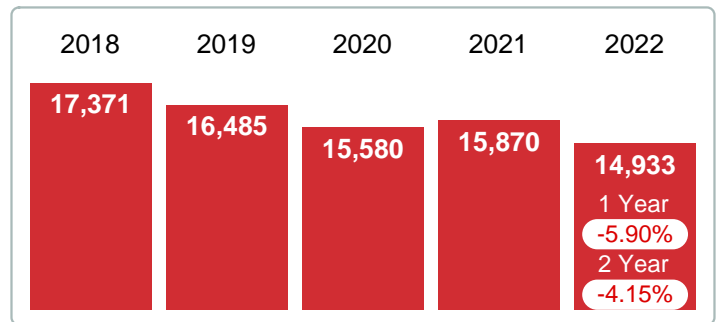
NEW LISTINGS

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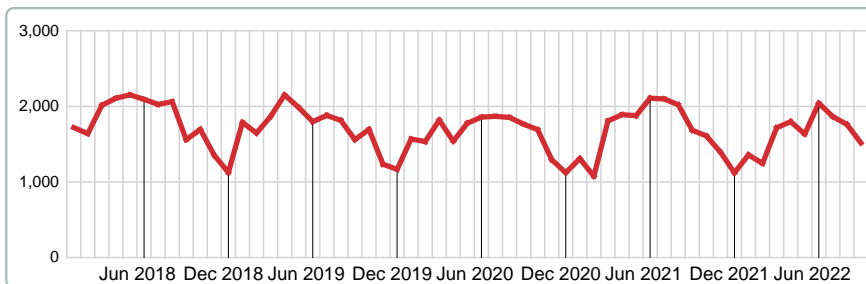
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 1,617

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

New Listings this month at **1,516**
 below the 5 yr SEP average of **1,617**



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	126	8.31%	66	55	5	0
\$100,001 - \$150,000	145	9.56%	46	83	16	0
\$150,001 - \$200,000	252	16.62%	30	192	27	3
\$200,001 - \$300,000	402	26.52%	18	273	103	8
\$300,001 - \$375,000	195	12.86%	5	90	89	11
\$375,001 - \$550,000	242	15.96%	7	74	141	20
\$550,001 and up	154	10.16%	2	38	72	42
Total New Listed Units	1,516		174	805	453	84
Total New Listed Volume	503,930,823	100%	29.16M	219.76M	194.39M	60.62M
Median New Listed Listing Price	\$250,000		\$135,000	\$225,000	\$359,900	\$552,450

September 2022



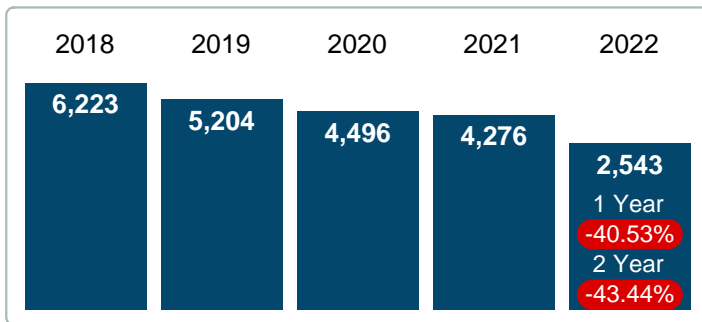
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



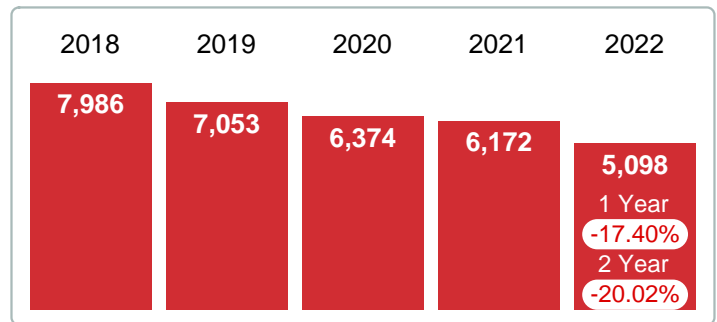
ACTIVE INVENTORY

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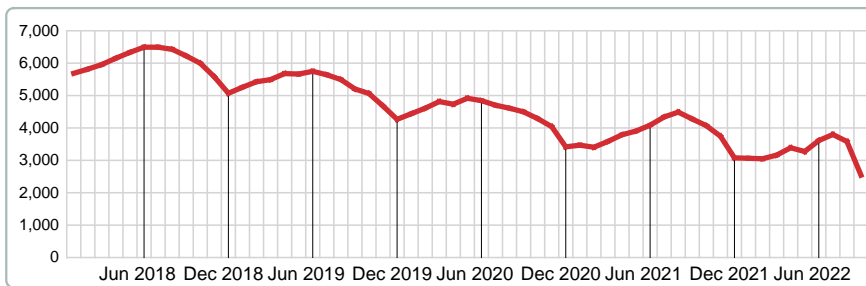
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

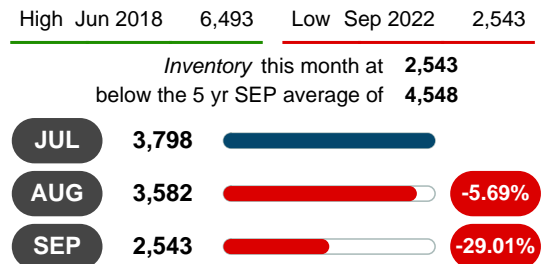


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 4,548



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	227	8.93%	37.0	95	106	20	6
\$125,001 - \$175,000	231	9.08%	32.0	56	147	26	2
\$175,001 - \$250,000	462	18.17%	30.0	35	321	97	9
\$250,001 - \$375,000	607	23.87%	46.0	27	302	246	32
\$375,001 - \$500,000	423	16.63%	47.0	10	164	216	33
\$500,001 - \$675,000	332	13.06%	57.0	4	70	196	62
\$675,001 and up	261	10.26%	66.0	3	59	103	96
Total Active Inventory by Units			2,543	230	1,169	904	240
Total Active Inventory by Volume			1,052,567,149	42.73M	380.97M	421.73M	207.13M
Median Active Inventory Listing Price			\$325,000	\$140,000	\$258,490	\$410,000	\$592,500

September 2022



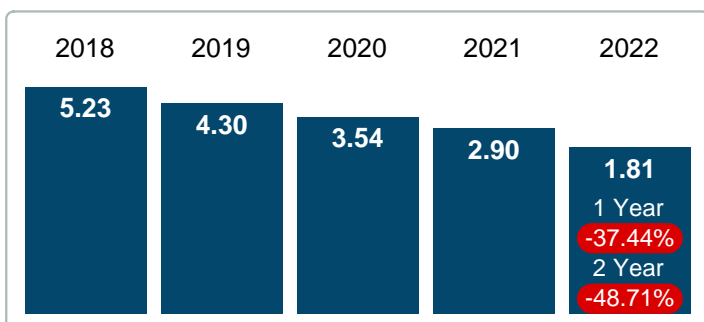
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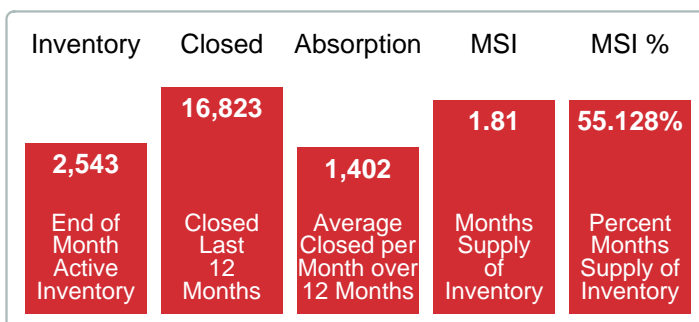
MONTHS SUPPLY of INVENTORY (MSI)

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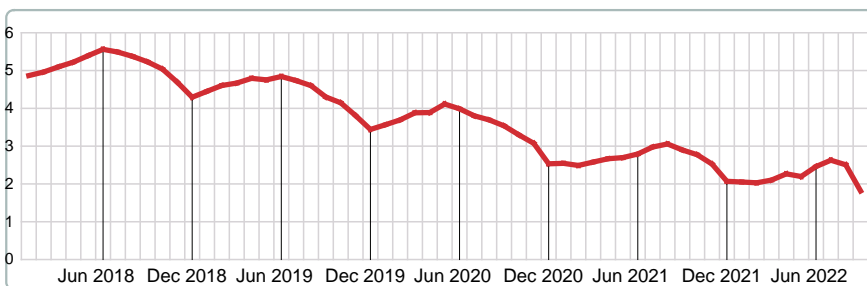
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

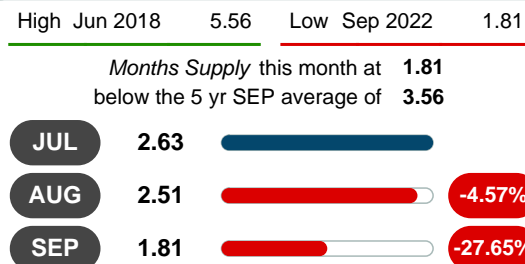


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.56



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	227	8.93%	1.19	1.11	1.12	2.07	4.80
\$125,001 - \$175,000	231	9.08%	1.14	1.64	0.98	1.44	1.71
\$175,001 - \$250,000	462	18.17%	1.24	1.31	1.16	1.50	1.83
\$250,001 - \$375,000	607	23.87%	1.73	1.98	1.69	1.71	2.36
\$375,001 - \$500,000	423	16.63%	2.65	2.55	3.10	2.50	2.06
\$500,001 - \$675,000	332	13.06%	4.32	5.33	4.59	4.22	4.30
\$675,001 and up	261	10.26%	5.56	5.14	9.57	4.37	5.79
Market Supply of Inventory (MSI)			1.81	1.39	1.51	2.30	3.53
		100%	1.81				
Total Active Inventory by Units			2,543	230	1,169	904	240

September 2022



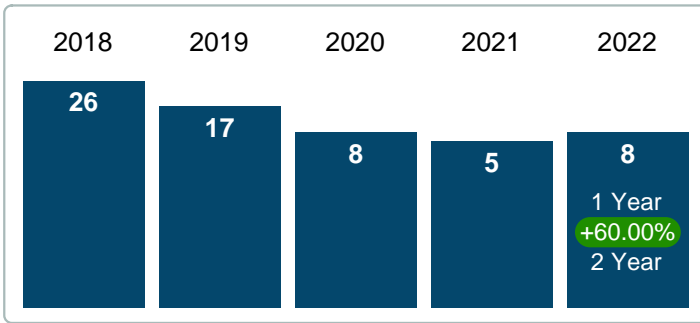
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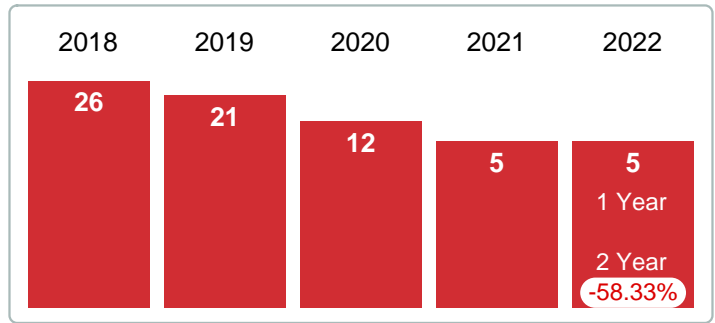
MEDIAN DAYS ON MARKET TO SALE

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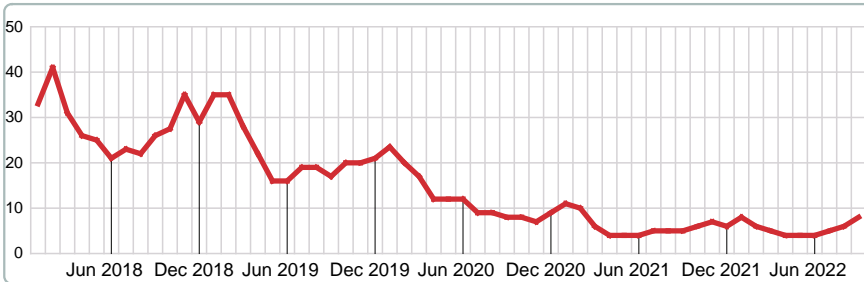
SEPTEMBER



YEAR TO DATE (YTD)

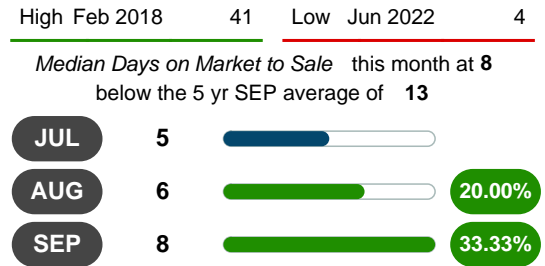


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 13



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	9.48%	7	9	6	17	0
\$100,001 - \$150,000	7.91%	6	5	7	13	73
\$150,001 - \$200,000	16.42%	6	7	6	8	50
\$200,001 - \$275,000	25.60%	7	16	7	6	24
\$275,001 - \$375,000	18.81%	10	11	8	10	17
\$375,001 - \$500,000	11.87%	12	1	8	16	13
\$500,001 and up	9.93%	15	227	27	14	11
Median Closed DOM		8	7	7	11	14
Total Closed Units	100%	1,340	145	760	365	70
Total Closed Volume		392,854,943	19.56M	188.15M	147.49M	37.65M

September 2022



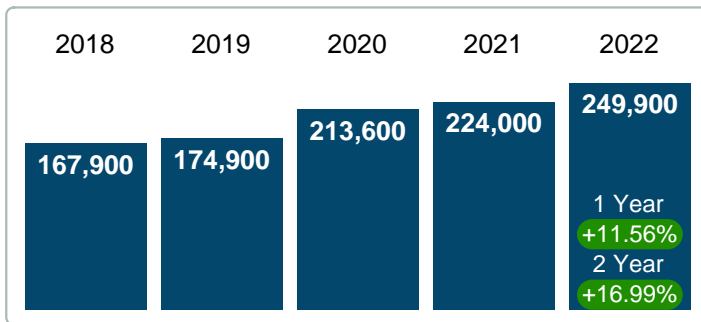
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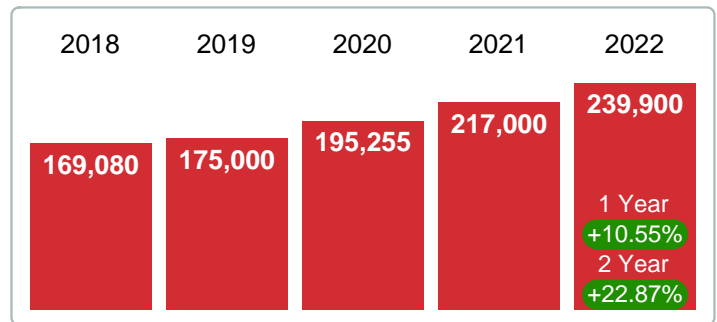
MEDIAN LIST PRICE AT CLOSING

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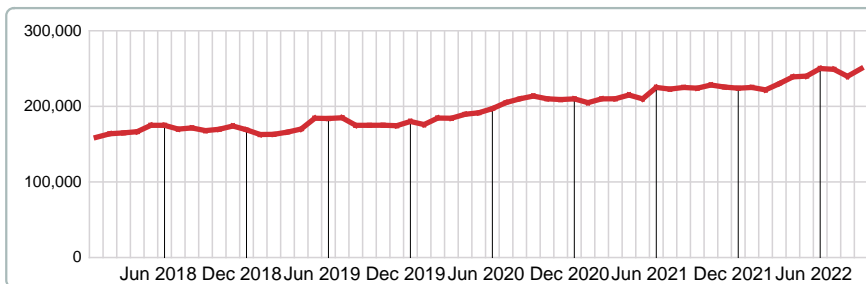
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

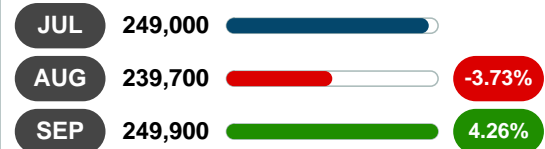


3 MONTHS

5 year SEP AVG = 206,060

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

Median List Price at Closing this month at **249,900**
above the 5 yr SEP average of **206,060**



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	122	9.10%	74,950	71,000	75,500	50,000	0
\$100,001 - \$150,000	117	8.73%	135,000	135,000	135,000	137,000	119,900
\$150,001 - \$200,000	207	15.45%	177,000	174,900	179,500	180,000	173,450
\$200,001 - \$275,000	346	25.82%	239,990	229,999	239,000	249,000	250,000
\$275,001 - \$375,000	245	18.28%	318,000	299,500	315,000	322,250	329,450
\$375,001 - \$500,000	166	12.39%	425,000	435,000	423,800	429,555	449,000
\$500,001 and up	137	10.22%	649,000	750,000	712,000	609,900	712,900
Median List Price			249,900	126,000	228,000	345,000	452,500
Total Closed Units		100%	249,900	145	760	365	70
Total Closed Volume			399,961,449	21.37M	190.18M	149.25M	39.16M

September 2022



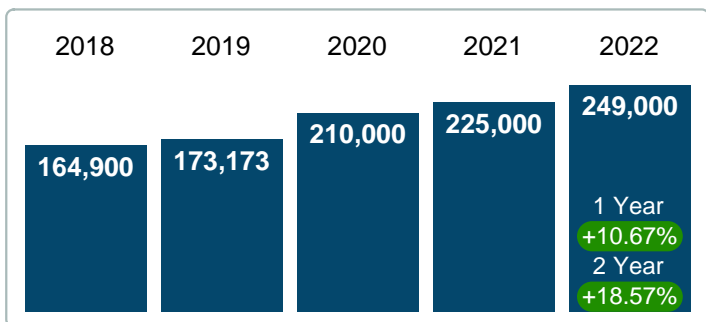
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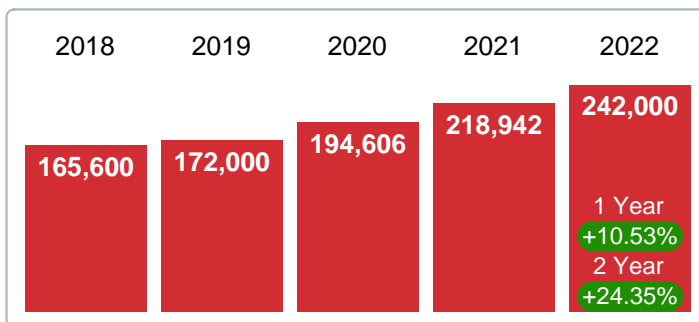
MEDIAN SOLD PRICE AT CLOSING

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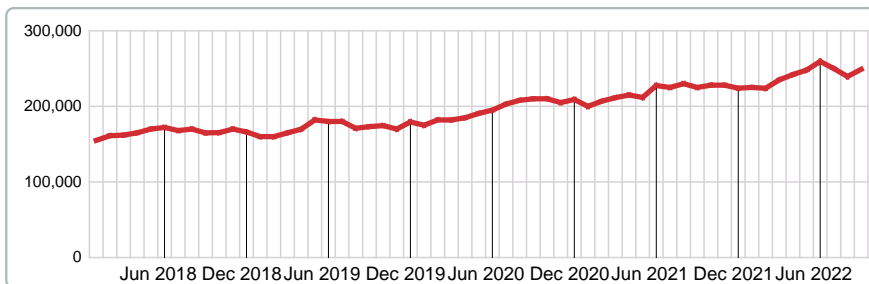
SEPTEMBER



YEAR TO DATE (YTD)

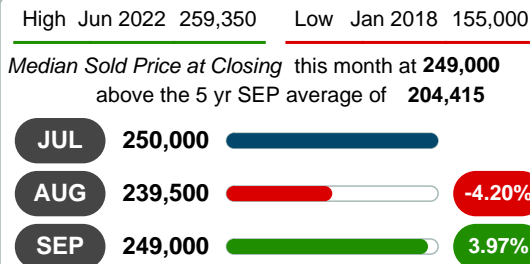


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 204,415



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	9.48%	70,000	67,611	74,500	46,000	0
\$100,001 - \$150,000	7.91%	131,750	133,000	130,000	132,500	130,000
\$150,001 - \$200,000	16.42%	175,000	169,000	175,000	184,500	169,950
\$200,001 - \$275,000	25.60%	239,000	222,500	238,000	243,755	250,000
\$275,001 - \$375,000	18.81%	316,500	298,500	315,000	320,000	330,000
\$375,001 - \$500,000	11.87%	430,000	425,300	424,900	432,880	452,000
\$500,001 and up	9.93%	634,000	630,000	662,000	614,375	712,900
Median Sold Price		249,000	125,000	229,000	342,296	452,000
Total Closed Units		1,340	145	760	365	70
Total Closed Volume		392,854,943	19.56M	188.15M	147.49M	37.65M

September 2022



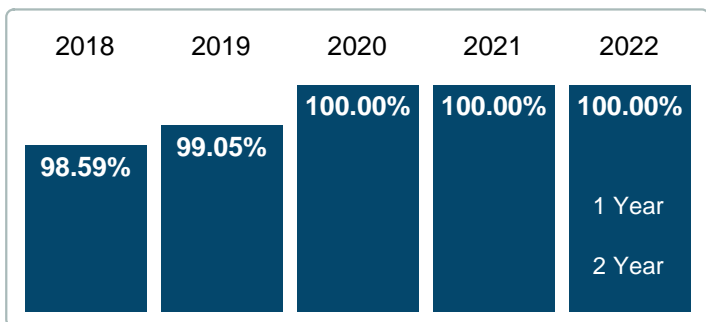
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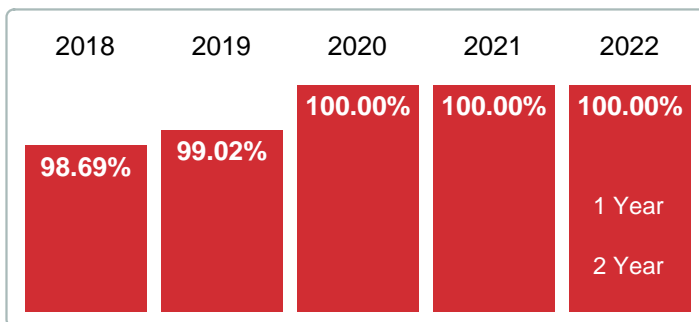
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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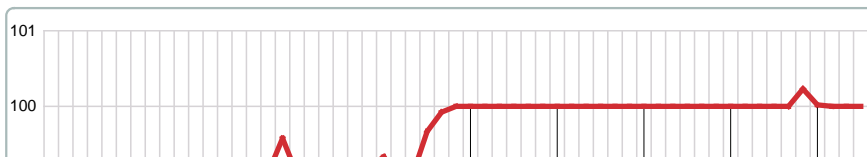
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 99.53%

High May 2022 100.23% Low Jan 2018 98.08%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr SEP average of **99.53%**

- JUL 100.00%
- AUG 100.00%
- SEP 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	127	9.48%	95.38%	95.00%	97.12%	91.67%	0.00%
\$100,001 - \$150,000	106	7.91%	100.00%	100.00%	100.00%	100.00%	108.42%
\$150,001 - \$200,000	220	16.42%	100.00%	100.00%	100.00%	100.00%	97.97%
\$200,001 - \$275,000	343	25.60%	100.00%	96.50%	100.00%	100.00%	100.00%
\$275,001 - \$375,000	252	18.81%	100.00%	98.67%	100.00%	100.00%	98.51%
\$375,001 - \$500,000	159	11.87%	100.00%	97.77%	100.00%	100.00%	100.00%
\$500,001 and up	133	9.93%	100.00%	89.55%	99.39%	100.00%	100.00%
Median Sold/List Ratio		100.00%		99.33%	100.00%	100.00%	100.00%
Total Closed Units		1,340	100%	145	760	365	70
Total Closed Volume		392,854,943		19.56M	188.15M	147.49M	37.65M

September 2022



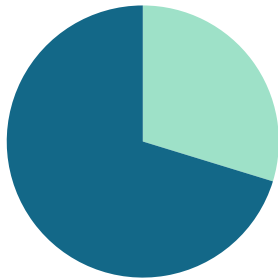
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

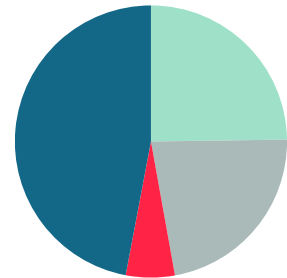


Inventory
 New Listings
1,516 = 29.73%
 Start Inventory
3,583
 Total Inventory Units
5,099
 Volume
\$1,845,901,998

Market Activity

Closed Sales
1,340 = 24.78%
 Pending Sales
1,211 = 22.39%
 Other Off Market
314 = 5.81%
 Active Inventory
2,543 = 47.02%

MARKET ACTIVITY

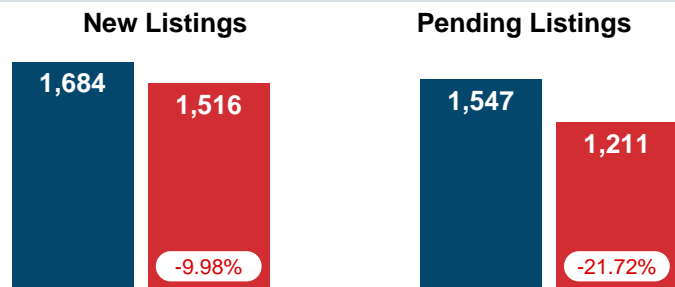


Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,661	1,340	-19.33%	13,268	12,250	-7.67%
Pending Sales	1,547	1,211	-21.72%	14,177	12,358	-12.83%
New Listings	1,684	1,516	-9.98%	15,870	14,933	-5.90%
Median List Price	224,000	249,900	11.56%	217,000	239,900	10.55%
Median Sale Price	225,000	249,000	10.67%	218,942	242,000	10.53%
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	8.00	60.00%	5.00	5.00	0.00%
Monthly Inventory	4,282	2,543	-40.61%	4,282	2,543	-40.61%
Months Supply of Inventory	2.90	1.81	-37.52%	2.90	1.81	-37.52%

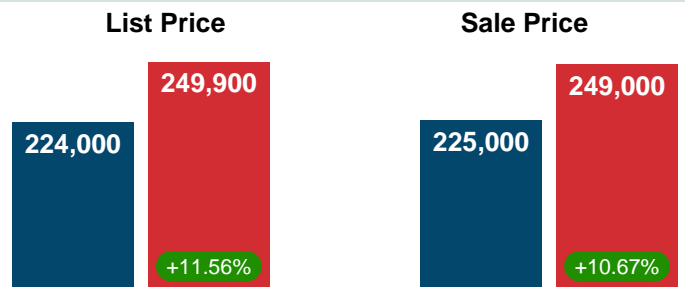
Absorption: Last 12 months, an Average of **1,402** Sales/Month

Inventory on September 30, 2022 = **2,543** 2021 2022

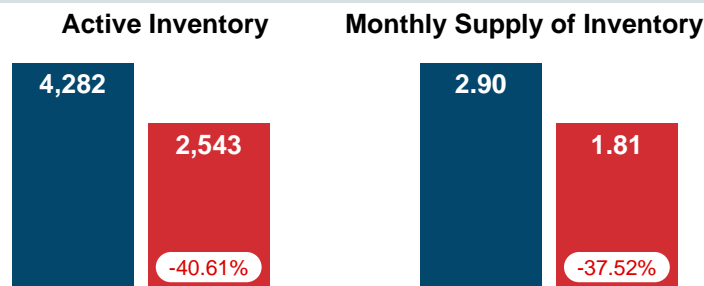
SEPTEMBER MARKET



MEDIAN PRICES



INVENTORY



MEDIAN SOLD/LIST RATIO & DOM

