

May 2022



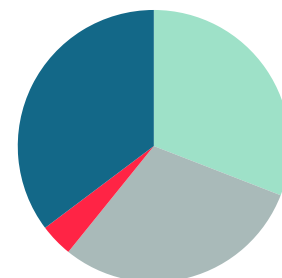
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers,
Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	1,582	1,527	-3.48%
Pending Listings	1,647	1,479	-10.20%
New Listings	1,877	1,634	-12.95%
Average List Price	257,997	295,939	14.71%
Average Sale Price	256,840	298,295	16.14%
Average Percent of Selling Price to List Price	99.63%	101.82%	2.20%
Average Days on Market to Sale	20.81	19.29	-7.34%
End of Month Inventory	3,914	1,743	-55.47%
Months Supply of Inventory	2.70	1.17	-56.69%



■ Closed (30.89%)
■ Pending (29.92%)
■ Other OffMarket (3.92%)
■ Active (35.26%)

Absorption: Last 12 months, an Average of **1,489** Sales/Month
Active Inventory as of May 31, 2022 = **1,743**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **55.47%** to 1,743 existing homes available for sale. Over the last 12 months this area has had an average of 1,489 closed sales per month. This represents an unsold inventory index of **1.17** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **16.14%** in May 2022 to \$298,295 versus the previous year at \$256,840.

Average Days on Market Shortens

The average number of **19.29** days that homes spent on the market before selling decreased by 1.53 days or **7.34%** in May 2022 compared to last year's same month at **20.81** DOM.

Sales Success for May 2022 is Positive

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

There were 1,634 New Listings in May 2022, down **12.95%** from last year at 1,877. Furthermore, there were 1,527 Closed Listings this month versus last year at 1,582, a **-3.48%** decrease.

Closed versus Listed trends yielded a **93.5%** ratio, up from previous year's, May 2021, at **84.3%**, a **10.88%** upswing. 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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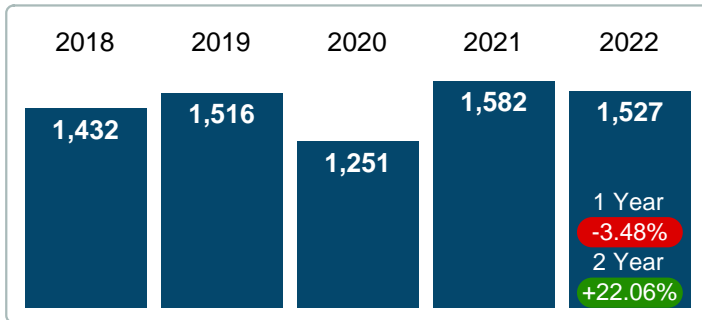
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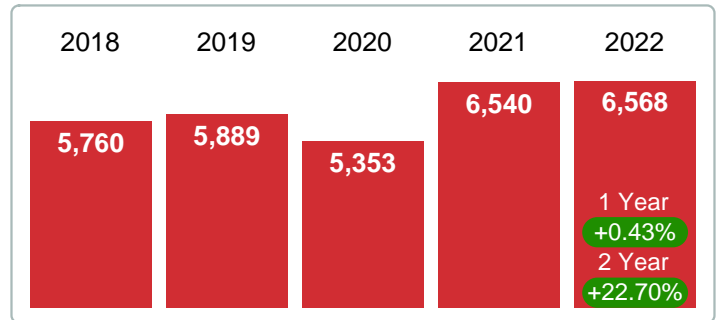
CLOSED LISTINGS

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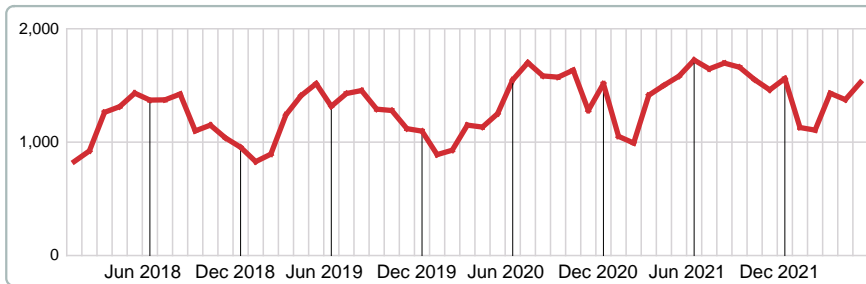
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,462

High Jun 2021 1,724 Low Jan 2019 828

Closed Listings this month at 1,527 above the 5 yr MAY average of 1,462



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	123	8.06%	79.2	69	49	4	1
\$100,001 - \$150,000	151	9.89%	12.8	40	101	8	2
\$150,001 - \$200,000	208	13.62%	8.8	24	161	23	0
\$200,001 - \$275,000	423	27.70%	9.3	23	319	78	3
\$275,001 - \$375,000	283	18.53%	12.9	11	140	122	10
\$375,001 - \$500,000	187	12.25%	19.5	1	63	106	17
\$500,001 and up	152	9.95%	30.9	2	25	90	35
Total Closed Units	1,527			170	858	431	68
Total Closed Volume	455,495,881	100%	19.3	23.89M	208.67M	178.10M	44.84M
Average Closed Price	\$298,295			\$140,513	\$243,206	\$413,219	\$659,422

May 2022



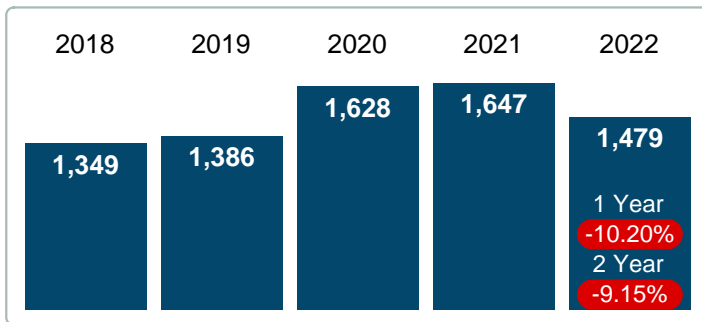
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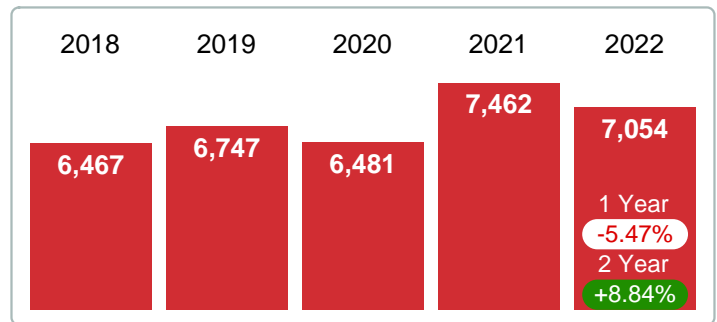
PENDING LISTINGS

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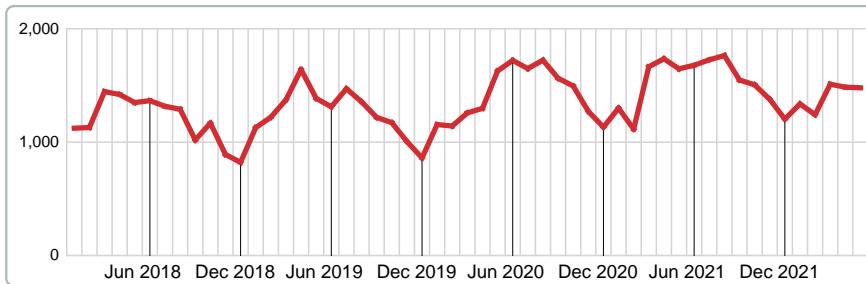
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 1,498

High Aug 2021 1,764 Low Dec 2018 822

Pending Listings this month at 1,479 below the 5 yr MAY average of 1,498



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	130	8.79%	77.7	73	52	5	0
\$100,001 - \$150,000	166	11.22%	17.2	45	115	5	1
\$150,001 - \$200,000	230	15.55%	13.4	30	164	31	5
\$200,001 - \$275,000	347	23.46%	14.2	16	236	85	10
\$275,001 - \$375,000	274	18.53%	17.1	13	128	120	13
\$375,001 - \$500,000	179	12.10%	22.9	7	61	92	19
\$500,001 and up	153	10.34%	30.1	2	24	92	35
Total Pending Units	1,479			186	780	430	83
Total Pending Volume	435,865,458	100%	63.2	27.78M	187.65M	172.86M	47.58M
Average Listing Price	\$274,276			\$149,332	\$240,577	\$401,995	\$573,277

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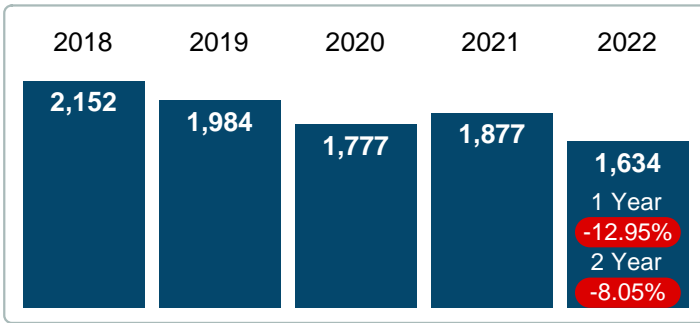
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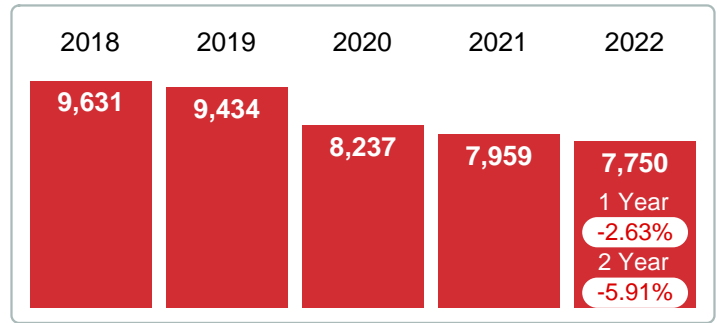
NEW LISTINGS

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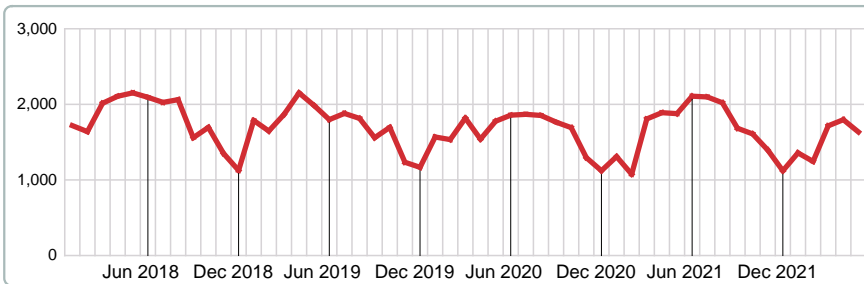
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

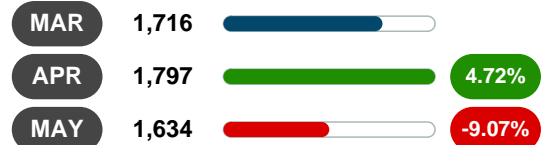


3 MONTHS

5 year MAY AVG = 1,885

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

New Listings this month at 1,634 below the 5 yr MAY average of 1,885



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	127	7.77%	73	51	3	0
\$100,001 - \$150,000	183	11.20%	46	122	14	1
\$150,001 - \$200,000	237	14.50%	29	176	26	6
\$200,001 - \$300,000	477	29.19%	26	319	114	18
\$300,001 - \$375,000	199	12.18%	10	97	84	8
\$375,001 - \$525,000	224	13.71%	11	67	128	18
\$525,001 and up	187	11.44%	5	23	114	45
Total New Listed Units	1,634		200	855	483	96
Total New Listed Volume	521,840,590	100%	33.21M	211.33M	212.77M	64.54M
Average New Listed Listing Price	\$259,038		\$166,051	\$247,166	\$440,508	\$672,276

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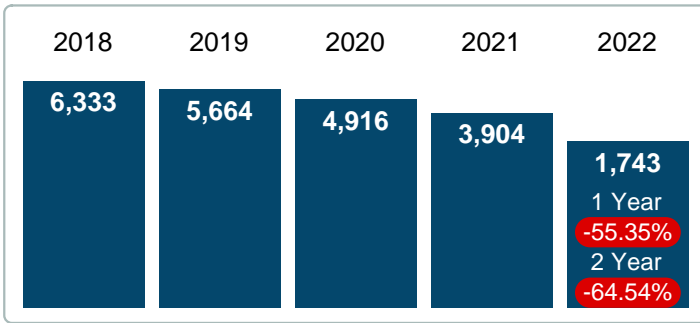
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



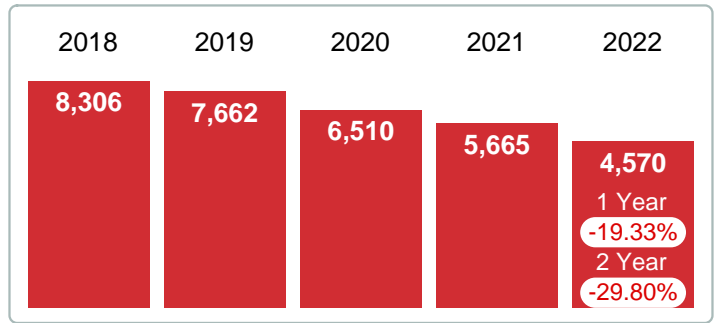
ACTIVE INVENTORY

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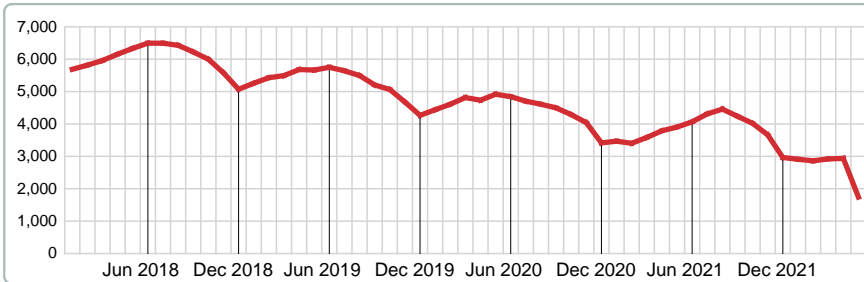
END OF MAY



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5 YEAR MARKET ACTIVITY TRENDS

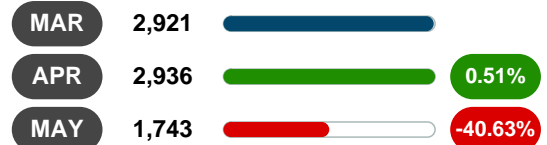


3 MONTHS

5 year MAY AVG = 4,512

High Jun 2018 6,493 Low May 2022 1,743

Inventory this month at 1,743
below the 5 yr MAY average of 4,512



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	172	9.87%	68.9	91	75	5	1
\$100,001 - \$175,000	236	13.54%	44.1	49	160	24	3
\$175,001 - \$225,000	174	9.98%	37.2	23	120	29	2
\$225,001 - \$375,000	487	27.94%	39.7	22	278	166	21
\$375,001 - \$500,000	262	15.03%	60.4	13	86	141	22
\$500,001 - \$725,000	231	13.25%	72.5	7	48	141	35
\$725,001 and up	181	10.38%	79.4	4	36	65	76
Total Active Inventory by Units	1,743			209	803	571	160
Total Active Inventory by Volume	750,632,796	100%	54.5	39.10M	249.72M	284.54M	177.27M
Average Active Inventory Listing Price	\$430,656			\$187,097	\$310,984	\$498,314	\$1,107,950

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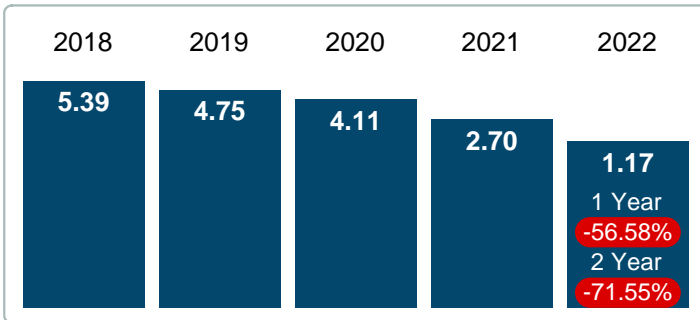
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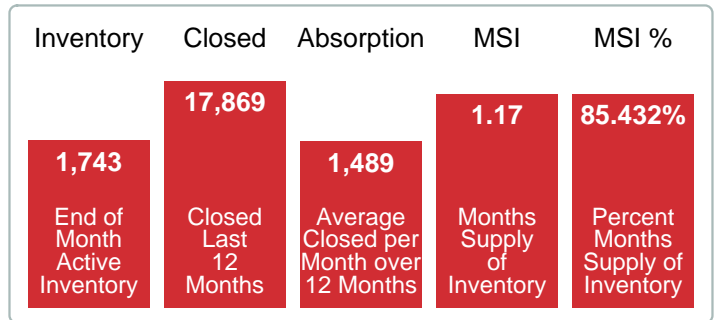
MONTHS SUPPLY of INVENTORY (MSI)

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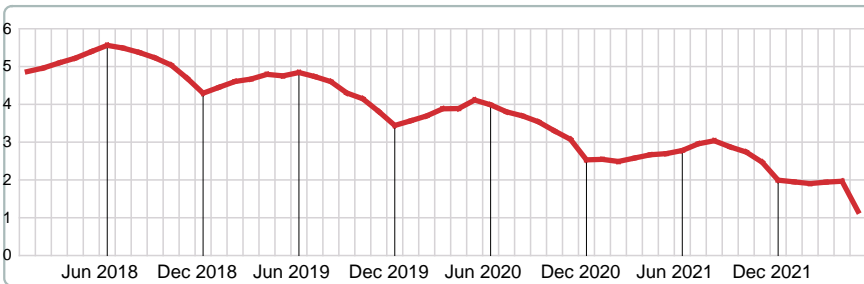
MSI FOR MAY



INDICATORS FOR MAY 2022

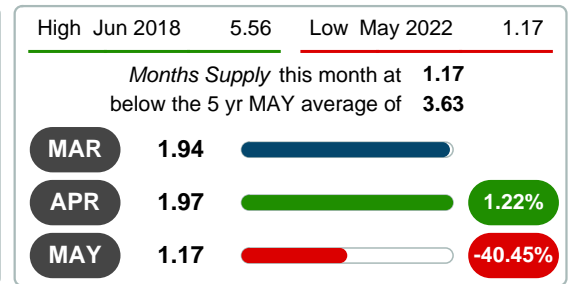


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.63



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
\$100,000 and less	172	9.87%	1.22	1.30	1.21	0.70	0.92
\$100,001 - \$175,000	236	13.54%	0.78	0.89	0.73	0.93	1.33
\$175,001 - \$225,000	174	9.98%	0.62	1.08	0.56	0.66	0.56
\$225,001 - \$375,000	487	27.94%	0.99	1.14	1.09	0.84	1.06
\$375,001 - \$500,000	262	15.03%	1.65	3.06	1.94	1.55	1.16
\$500,001 - \$725,000	231	13.25%	2.92	8.40	2.98	3.22	1.92
\$725,001 and up	181	10.38%	4.93	9.60	9.39	3.55	5.36
Market Supply of Inventory (MSI)			1.17	1.22	0.99	1.34	2.05
Total Active Inventory by Units		100%	1,743	209	803	571	160

May 2022



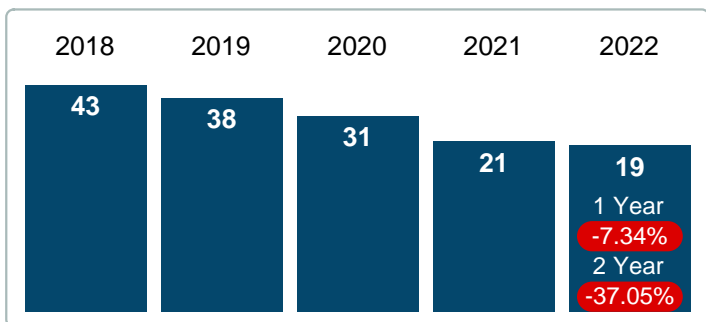
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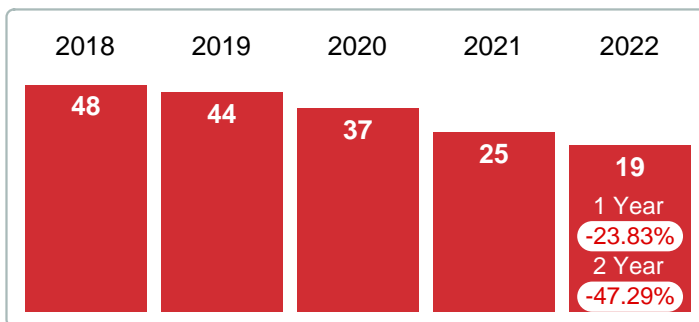
AVERAGE DAYS ON MARKET TO SALE

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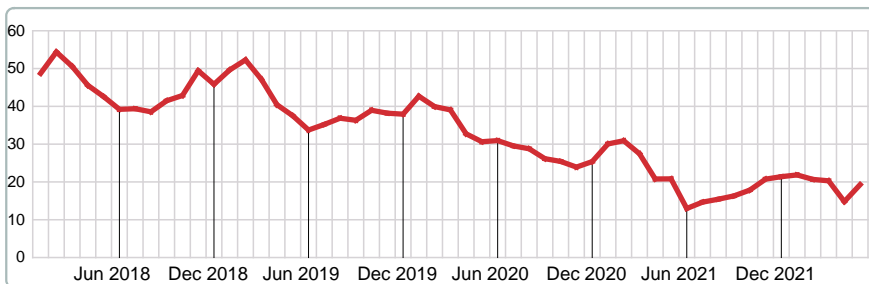
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 30

High Feb 2018 54 Low Jun 2021 13

Average Days on Market to Sale this month at 19 below the 5 yr MAY average of 30



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.06%	79	123	18	81	88
\$100,001 - \$150,000	9.89%	13	14	13	7	3
\$150,001 - \$200,000	13.62%	9	13	7	20	0
\$200,001 - \$275,000	27.70%	9	6	8	15	2
\$275,001 - \$375,000	18.53%	13	21	10	15	18
\$375,001 - \$500,000	12.25%	20	3	22	19	17
\$500,001 and up	9.95%	31	27	35	25	44
Average Closed DOM		19	58	11	19	31
Total Closed Units	100%	1,527	170	858	431	68
Total Closed Volume		455,495,881	23.89M	208.67M	178.10M	44.84M

May 2022



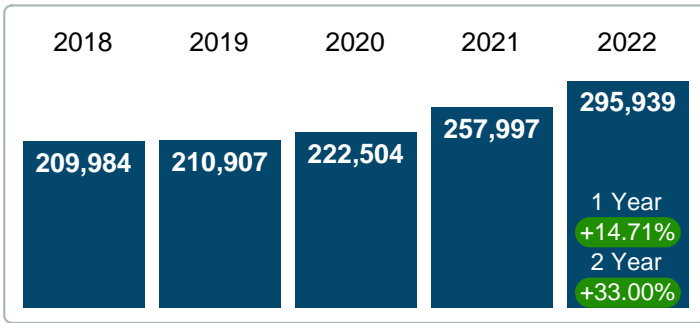
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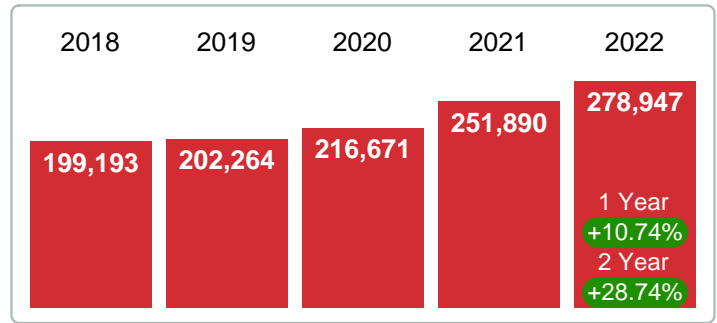
AVERAGE LIST PRICE AT CLOSING

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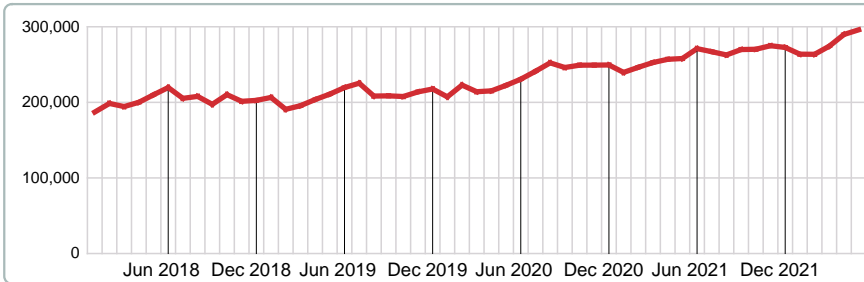
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

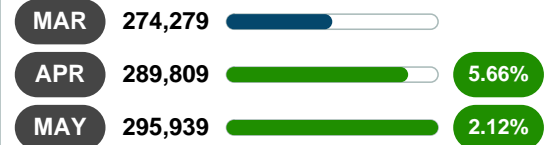


3 MONTHS

5 year MAY AVG = 239,466

High May 2022 295,939 Low Jan 2018 187,169

Average List Price at Closing this month at **295,939**
above the 5 yr MAY average of **239,466**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.73%	71,034	70,207	79,762	74,850	31,099
\$100,001 - \$150,000	12.18%	132,634	130,512	130,664	127,125	137,500
\$150,001 - \$200,000	14.80%	180,244	161,208	173,984	179,739	0
\$200,001 - \$275,000	26.06%	238,442	221,270	230,241	239,694	225,333
\$275,001 - \$375,000	17.75%	321,148	297,175	313,916	318,175	316,870
\$375,001 - \$500,000	12.18%	435,241	369,000	418,727	433,511	430,624
\$500,001 and up	9.30%	811,446	469,950	650,830	758,594	984,977
Average List Price		295,939	138,828	239,117	411,113	675,671
Total Closed Units	100%	295,939	170	858	431	68
Total Closed Volume		451,898,289	23.60M	205.16M	177.19M	45.95M

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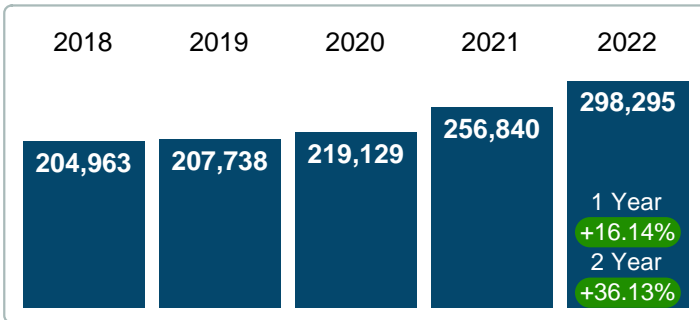
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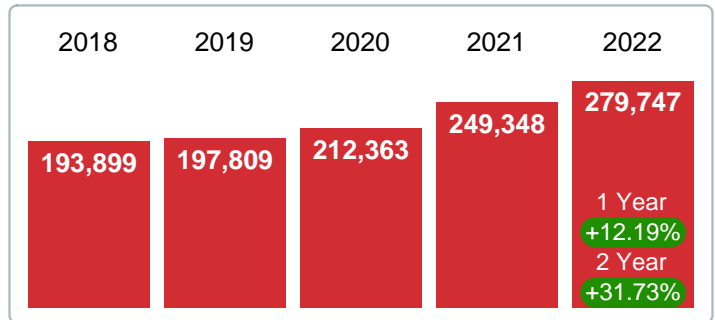
AVERAGE SOLD PRICE AT CLOSING

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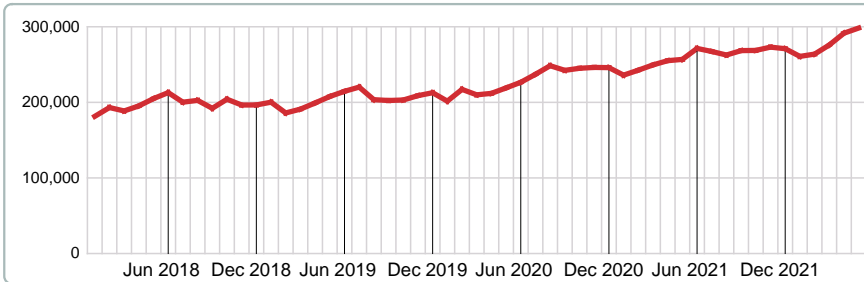
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

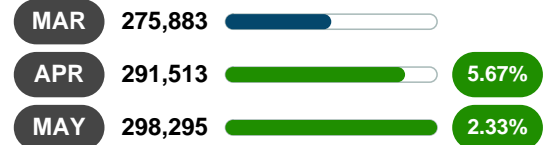


3 MONTHS

5 year MAY AVG = 237,393

High May 2022 298,295 Low Jan 2018 181,456

Average Sold Price at Closing this month at **298,295** above the 5 yr MAY average of **237,393**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.06%	70,905	69,327	74,237	67,250	31,099
\$100,001 - \$150,000	9.89%	131,069	129,880	131,876	125,531	136,250
\$150,001 - \$200,000	13.62%	176,476	167,155	177,558	178,628	0
\$200,001 - \$275,000	27.70%	237,461	226,082	236,927	243,414	226,667
\$275,001 - \$375,000	18.53%	320,820	296,999	319,183	325,044	318,400
\$375,001 - \$500,000	12.25%	434,626	390,000	422,181	441,275	441,912
\$500,001 and up	9.95%	774,759	519,950	650,554	747,767	947,445
Average Sold Price		298,295	140,513	243,206	413,219	659,422
Total Closed Units	100%	298,295	170	858	431	68
Total Closed Volume		455,495,881	23.89M	208.67M	178.10M	44.84M

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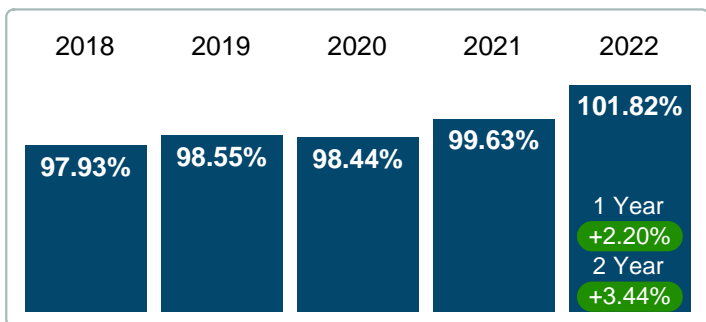
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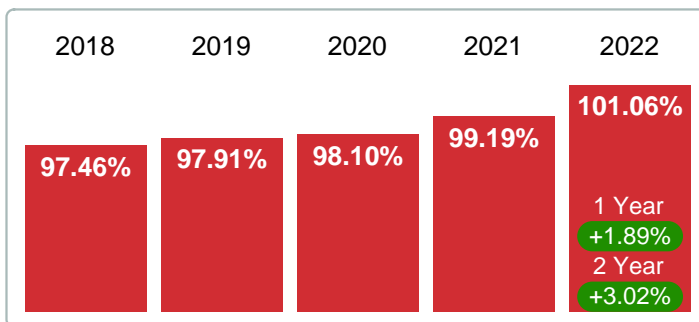
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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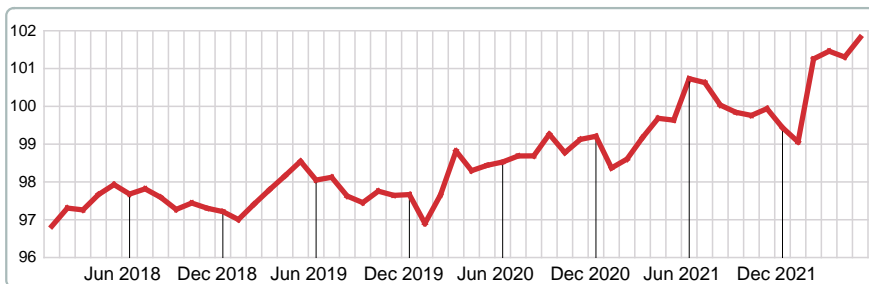
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

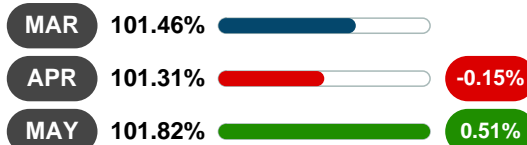


3 MONTHS

5 year MAY AVG = 99.27%

High May 2022 101.82% Low Jan 2018 96.83%

Average Sold/List Ratio this month at **101.82%** above the 5 yr MAY average of **99.27%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	123	8.06%	99.55%	99.70%	99.81%	93.68%	100.00%
\$100,001 - \$150,000	151	9.89%	100.91%	99.91%	101.30%	101.43%	99.07%
\$150,001 - \$200,000	208	13.62%	102.53%	104.28%	102.66%	99.73%	0.00%
\$200,001 - \$275,000	423	27.70%	103.11%	102.50%	103.17%	103.07%	101.86%
\$275,001 - \$375,000	283	18.53%	102.08%	99.98%	102.02%	102.39%	101.42%
\$375,001 - \$500,000	187	12.25%	101.77%	105.69%	101.04%	102.02%	102.70%
\$500,001 and up	152	9.95%	99.63%	112.05%	100.26%	99.95%	97.65%
Average Sold/List Ratio		101.80%		100.97%	102.23%	101.67%	99.73%
Total Closed Units	1,527	100%	101.80%	170	858	431	68
Total Closed Volume	455,495,881			23.89M	208.67M	178.10M	44.84M

May 2022



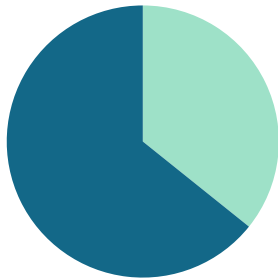
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

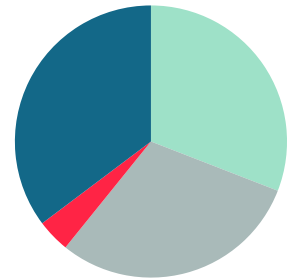


Inventory
 New Listings
1,634 = 35.75%
 Start Inventory
2,936
 Total Inventory Units
4,570
 Volume
\$1,602,145,072

Market Activity

Closed Sales
1,527 = 30.89%
 Pending Sales
1,479 = 29.92%
 Other Off Market
194 = 3.92%
 Active Inventory
1,743 = 35.26%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	1,582	1,527	-3.48%	6,540	6,568	0.43%
Pending Sales	1,647	1,479	-10.20%	7,462	7,054	-5.47%
New Listings	1,877	1,634	-12.95%	7,959	7,750	-2.63%
Average List Price	257,997	295,939	14.71%	251,890	278,947	10.74%
Average Sale Price	256,840	298,295	16.14%	249,348	279,747	12.19%
Average Percent of Selling Price to List Price	99.63%	101.82%	2.20%	99.19%	101.06%	1.89%
Average Days on Market to Sale	20.81	19.29	-7.34%	25.26	19.24	-23.83%
Monthly Inventory	3,914	1,743	-55.47%	3,914	1,743	-55.47%
Months Supply of Inventory	2.70	1.17	-56.69%	2.70	1.17	-56.69%

Absorption: Last 12 months, an Average of **1,489** Sales/Month

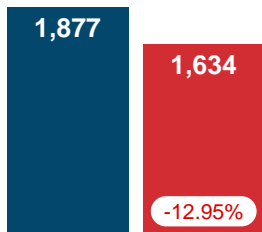
Inventory on May 31, 2022 = **1,743**

2021 **2022**

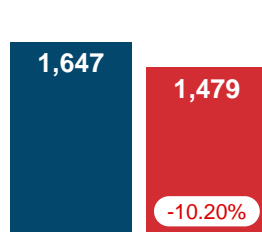
MAY MARKET

AVERAGE PRICES

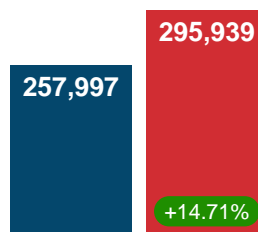
New Listings



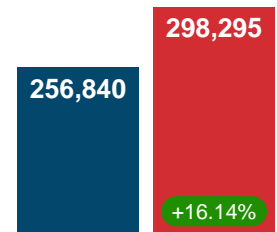
Pending Listings



List Price



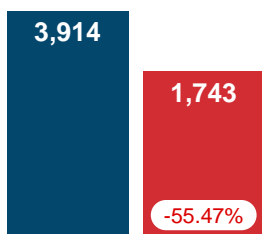
Sale Price



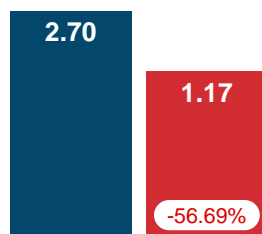
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

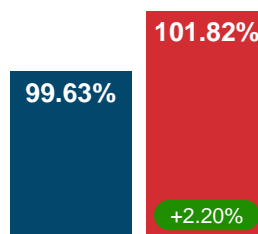
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

