

June 2021

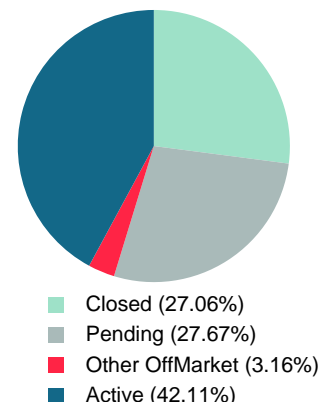
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 12, 2021 for MLS Technology Inc.

Compared Metrics	2020	June 2021	+/-%
Closed Listings	175	223	27.43%
Pending Listings	208	228	9.62%
New Listings	251	289	15.14%
Median List Price	170,000	220,000	29.41%
Median Sale Price	170,000	229,000	34.71%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	19.00	4.00	-78.95%
End of Month Inventory	781	347	-55.57%
Months Supply of Inventory	5.66	1.91	-66.17%



Absorption: Last 12 months, an Average of **181** Sales/Month
Active Inventory as of June 30, 2021 = **347**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2021 decreased **55.57%** to 347 existing homes available for sale. Over the last 12 months this area has had an average of 181 closed sales per month. This represents an unsold inventory index of **1.91** 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 **34.71%** in June 2021 to \$229,000 versus the previous year at \$170,000.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 15.00 days or **78.95%** in June 2021 compared to last year's same month at **19.00** DOM.

Sales Success for June 2021 is Positive

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

There were 289 New Listings in June 2021, up **15.14%** from last year at 251. Furthermore, there were 223 Closed Listings this month versus last year at 175, a **27.43%** increase.

Closed versus Listed trends yielded a **77.2%** ratio, up from previous year's, June 2020, at **69.7%**, a **10.67%** 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

June 2021



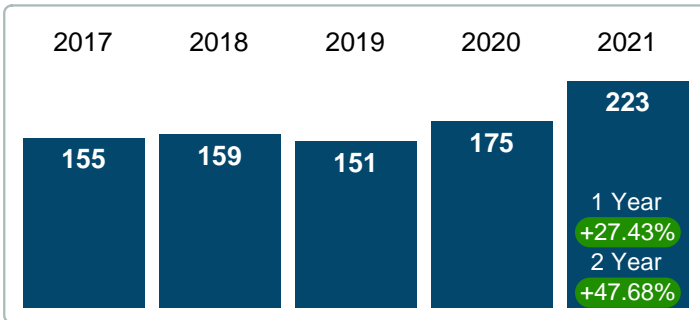
Area Delimited by County Of Wagoner



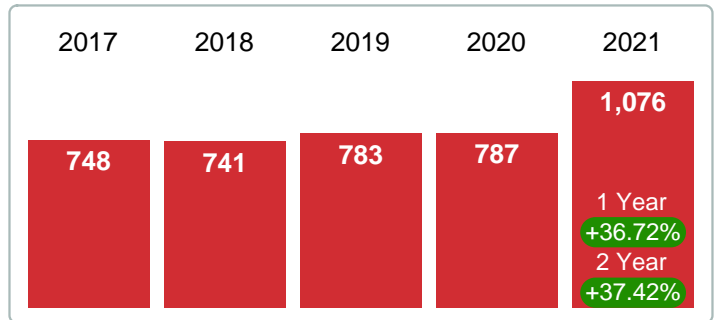
CLOSED LISTINGS

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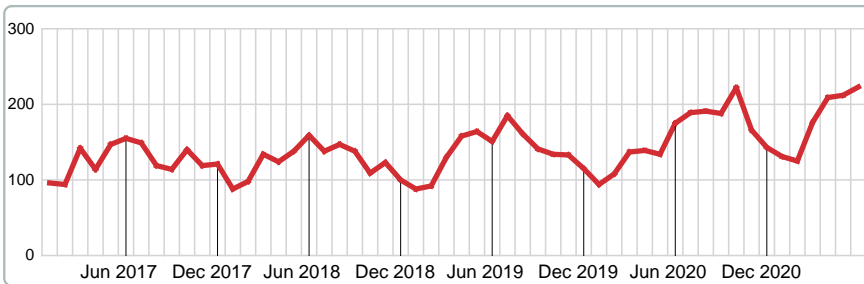
JUNE



YEAR TO DATE (YTD)

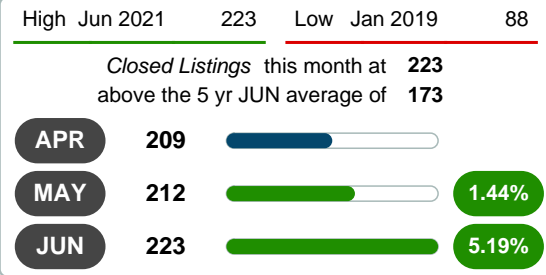


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 173



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	17	7.62%	8.0	8	9	0	0
\$50,001 - \$150,000	31	13.90%	5.0	9	20	2	0
\$150,001 - \$175,000	19	8.52%	3.0	1	16	2	0
\$175,001 - \$250,000	68	30.49%	3.0	3	51	14	0
\$250,001 - \$325,000	39	17.49%	5.0	3	15	19	2
\$325,001 - \$425,000	26	11.66%	4.5	2	11	10	3
\$425,001 and up	23	10.31%	4.0	4	8	6	5
Total Closed Units	223			30	130	53	10
Total Closed Volume	56,598,239	100%	4.0	6.60M	28.46M	17.09M	4.45M
Median Closed Price	\$229,000			\$123,500	\$204,000	\$267,000	\$423,563

June 2021



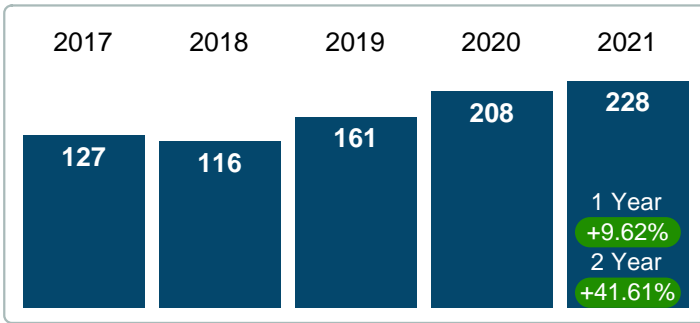
Area Delimited by County Of Wagoner



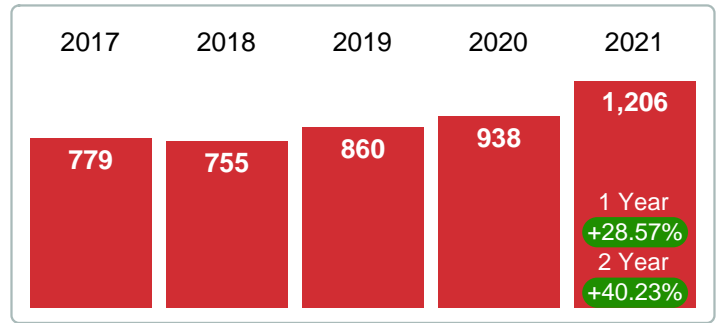
PENDING LISTINGS

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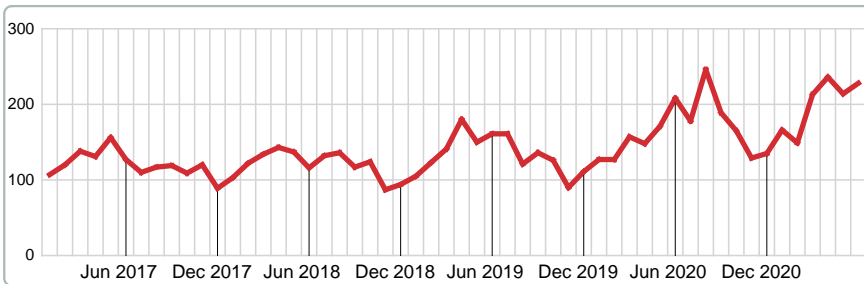
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 168

High Aug 2020 246 Low Nov 2018 87

Pending Listings this month at **228**
above the 5 yr JUN average of **168**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	19	8.33%	13.0	9	9	1	0
\$75,001 - \$150,000	22	9.65%	7.0	9	12	1	0
\$150,001 - \$175,000	24	10.53%	11.5	4	16	4	0
\$175,001 - \$250,000	72	31.58%	3.5	1	52	18	1
\$250,001 - \$300,000	36	15.79%	4.0	0	21	15	0
\$300,001 - \$400,000	32	14.04%	0.0	0	12	18	2
\$400,001 and up	23	10.09%	5.0	0	7	10	6
Total Pending Units	228			23	129	67	9
Total Pending Volume	54,080,722	100%	5.0	2.17M	28.68M	19.43M	3.80M
Median Listing Price	\$223,484			\$94,500	\$211,000	\$279,900	\$423,444

June 2021



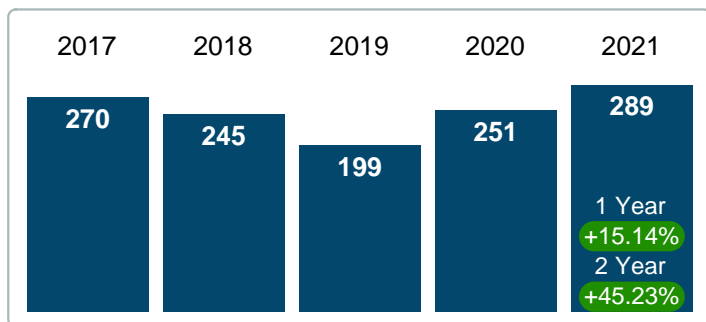
Area Delimited by County Of Wagoner



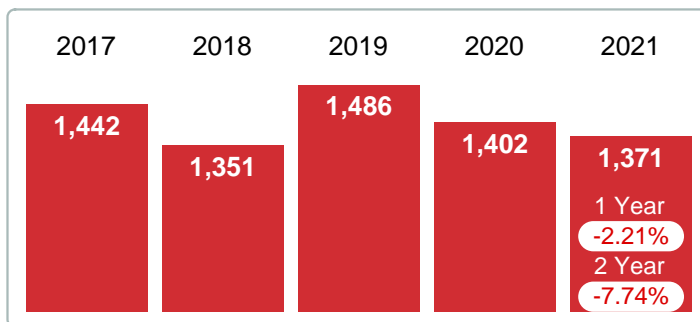
NEW LISTINGS

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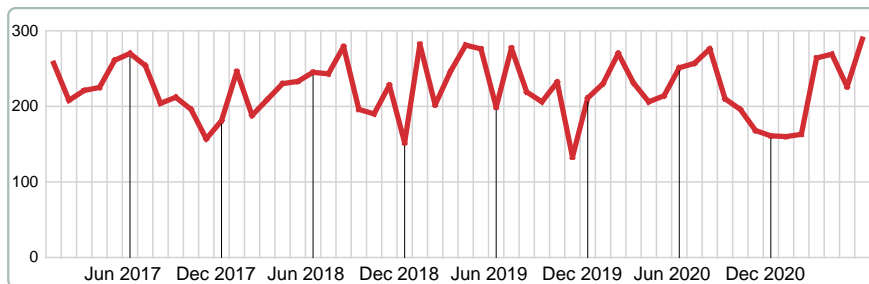
JUNE



YEAR TO DATE (YTD)

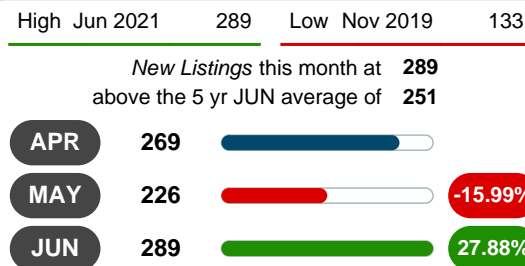


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 251



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	28	9.69%	13	11	4	0
\$50,001 - \$150,000	37	12.80%	21	14	1	1
\$150,001 - \$175,000	19	6.57%	2	14	3	0
\$175,001 - \$250,000	82	28.37%	9	53	19	1
\$250,001 - \$300,000	43	14.88%	1	22	20	0
\$300,001 - \$400,000	48	16.61%	5	19	21	3
\$400,001 and up	32	11.07%	3	8	12	9
Total New Listed Units	289		54	141	80	14
Total New Listed Volume	75,029,033	100%	10.89M	34.75M	22.93M	6.46M
Median New Listed Listing Price	\$227,282		\$122,750	\$215,000	\$281,345	\$431,722

June 2021



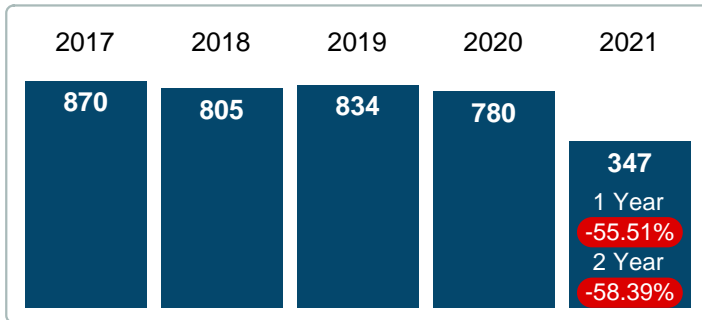
Area Delimited by County Of Wagoner



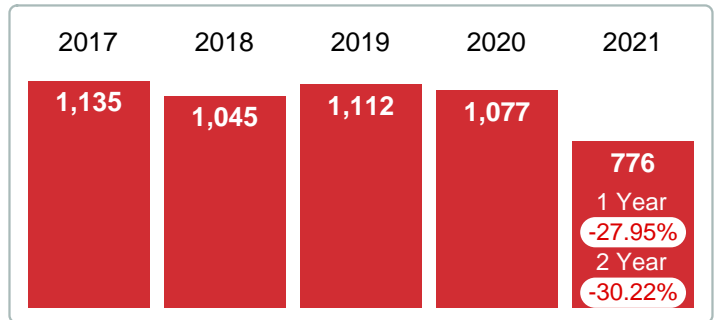
ACTIVE INVENTORY

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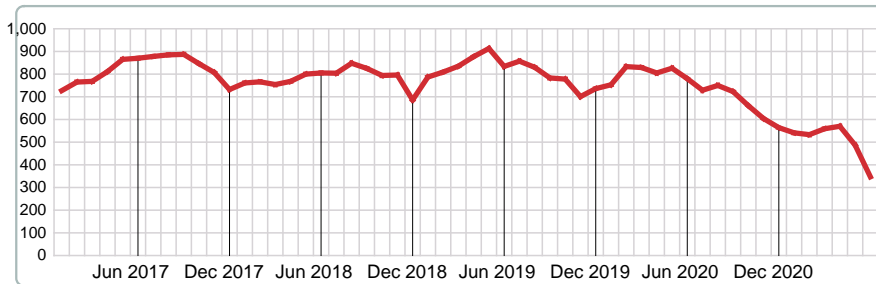
END OF JUNE



ACTIVE DURING JUNE

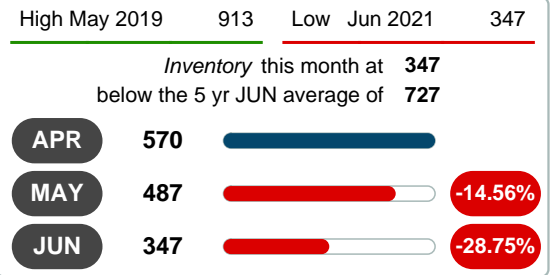


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 727



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	34	9.80%	50.5	23	7	4	0
\$25,001 - \$75,000	32	9.22%	55.5	30	2	0	0
\$75,001 - \$150,000	49	14.12%	62.0	40	5	2	2
\$150,001 - \$275,000	98	28.24%	41.0	46	40	11	1
\$275,001 - \$375,000	52	14.99%	35.5	13	26	11	2
\$375,001 - \$575,000	49	14.12%	106.0	20	13	16	0
\$575,001 and up	33	9.51%	107.0	23	3	2	5
Total Active Inventory by Units	347			195	96	46	10
Total Active Inventory by Volume	114,211,314	100%	54.0	66.66M	25.84M	16.48M	5.23M
Median Active Inventory Listing Price	\$225,000			\$169,500	\$259,900	\$302,495	\$490,000

June 2021



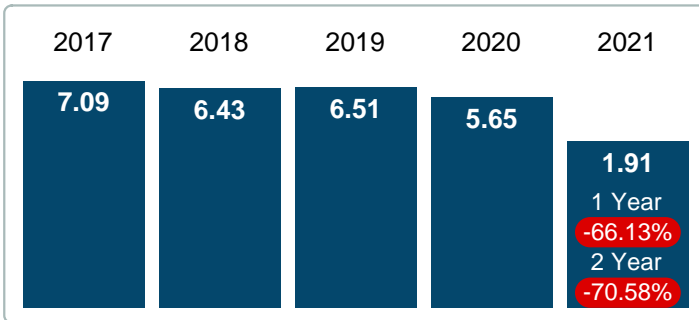
Area Delimited by County Of Wagoner



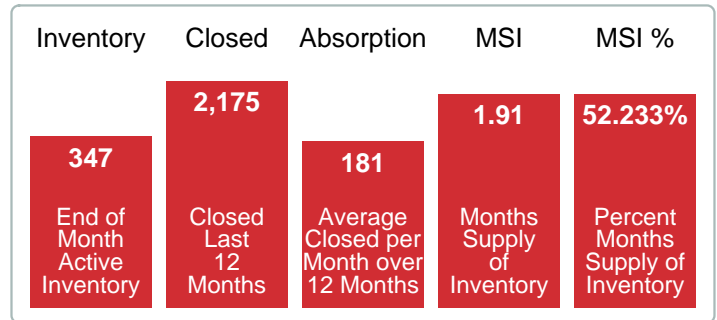
MONTHS SUPPLY of INVENTORY (MSI)

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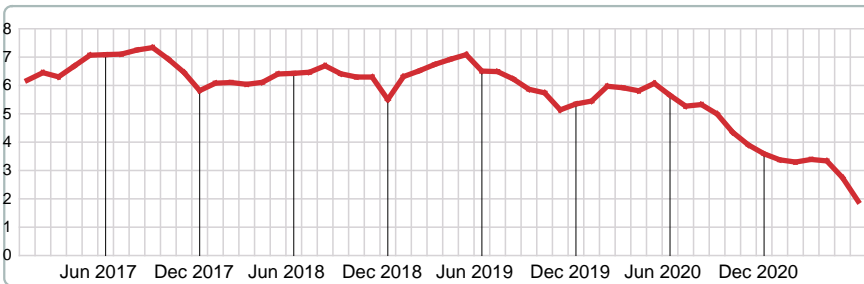
MSI FOR JUNE



INDICATORS FOR JUNE 2021

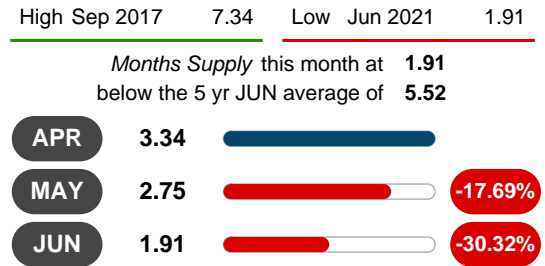


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 5.52



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
\$25,000 and less	34	9.80%	3.21	7.26	1.15	3.00	0.00
\$25,001 - \$75,000	32	9.22%	2.74	3.24	1.00	0.00	0.00
\$75,001 - \$150,000	49	14.12%	1.85	5.58	0.30	0.86	24.00
\$150,001 - \$275,000	98	28.24%	1.09	9.36	0.64	0.54	0.75
\$275,001 - \$375,000	52	14.99%	2.02	12.00	2.24	0.99	1.00
\$375,001 - \$575,000	49	14.12%	3.63	20.00	3.47	2.31	0.00
\$575,001 and up	33	9.51%	8.80	34.50	4.00	1.33	6.00
Market Supply of Inventory (MSI)	1.91			7.16	0.92	1.04	1.64
Total Active Inventory by Units	347	100%	1.91	195	96	46	10

June 2021



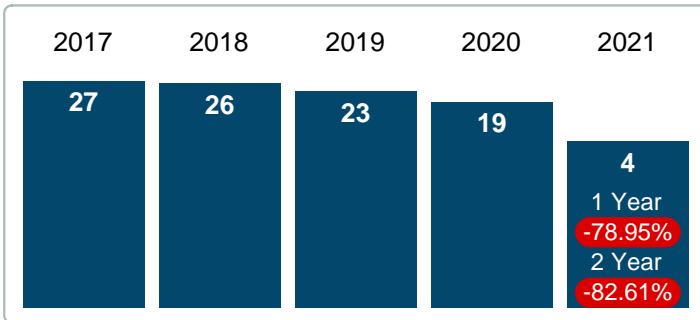
Area Delimited by County Of Wagoner



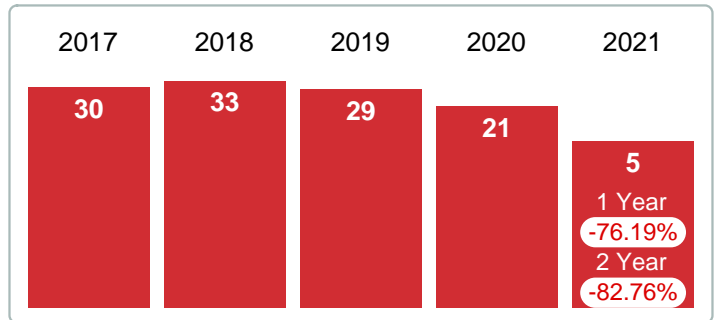
MEDIAN DAYS ON MARKET TO SALE

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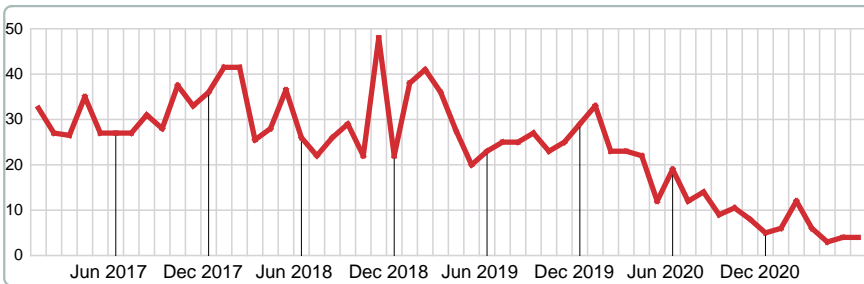
JUNE



YEAR TO DATE (YTD)

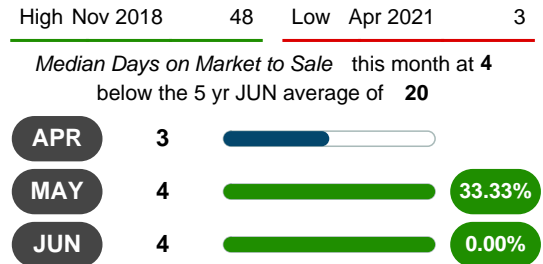


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 20



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
\$50,000 and less	7.62%	8	7	8	0	0
\$50,001 - \$150,000	13.90%	5	35	4	3	0
\$150,001 - \$175,000	8.52%	3	1	3	5	0
\$175,001 - \$250,000	30.49%	3	7	3	4	0
\$250,001 - \$325,000	17.49%	5	7	11	1	61
\$325,001 - \$425,000	11.66%	5	30	5	3	1
\$425,001 and up	10.31%	4	32	3	10	4
Median Closed DOM		4	12	4	3	5
Total Closed Units	100%	4.0	30	130	53	10
Total Closed Volume			6.60M	28.46M	17.09M	4.45M

June 2021



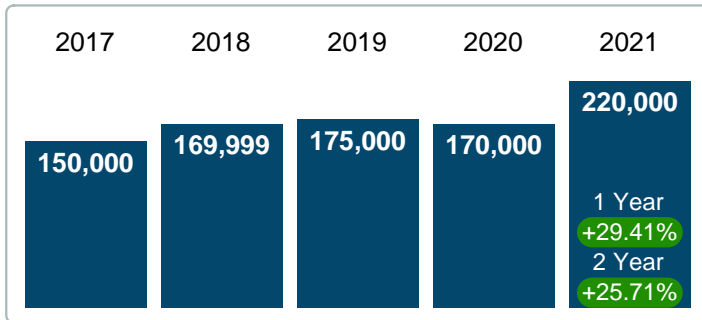
Area Delimited by County Of Wagoner



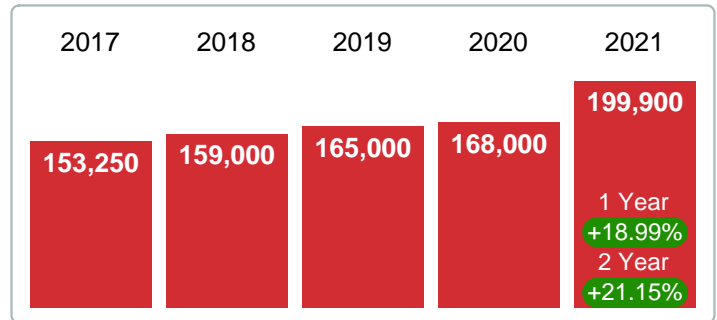
MEDIAN LIST PRICE AT CLOSING

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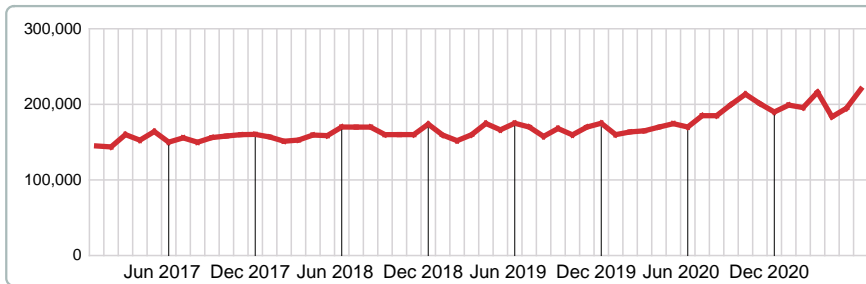
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

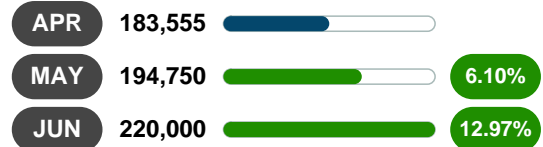


3 MONTHS

5 year JUN AVG = 177,000

High Jun 2021 220,000 Low Feb 2017 143,700

Median List Price at Closing this month at **220,000**
above the 5 yr JUN average of **177,000**



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
\$50,000 and less	8.07%	2,498	15,000	1,575	0	0
\$50,001 - \$150,000	12.11%	120,000	109,000	120,000	129,900	0
\$150,001 - \$175,000	10.31%	165,000	164,950	167,000	160,000	0
\$175,001 - \$250,000	30.04%	215,000	220,000	208,950	217,500	0
\$250,001 - \$325,000	17.04%	294,200	289,000	297,500	291,850	320,450
\$325,001 - \$425,000	13.00%	369,675	370,000	365,000	384,000	370,063
\$425,001 and up	9.42%	535,000	897,500	499,000	650,000	479,500
Median List Price		220,000	142,450	194,500	270,000	412,563
Total Closed Units	100%	223	30	130	53	10
Total Closed Volume		56,709,212	7.02M	28.20M	17.02M	4.47M

June 2021



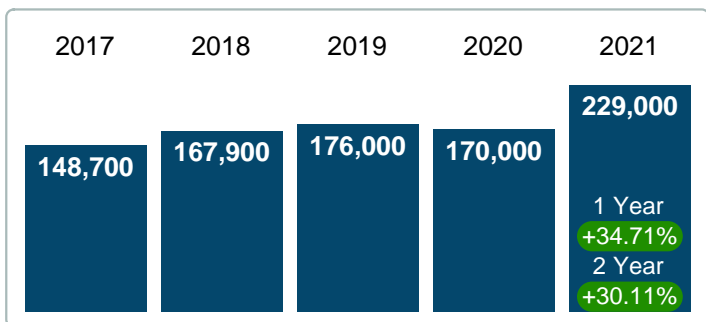
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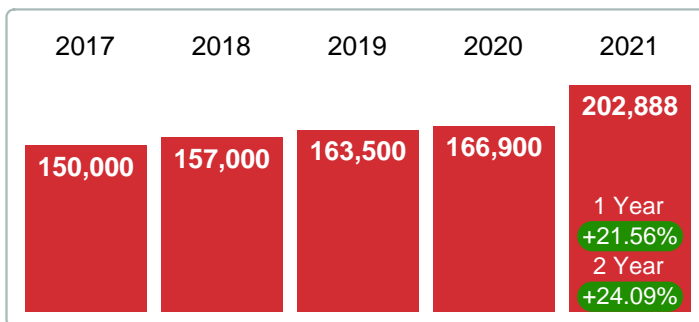
MEDIAN SOLD PRICE AT CLOSING

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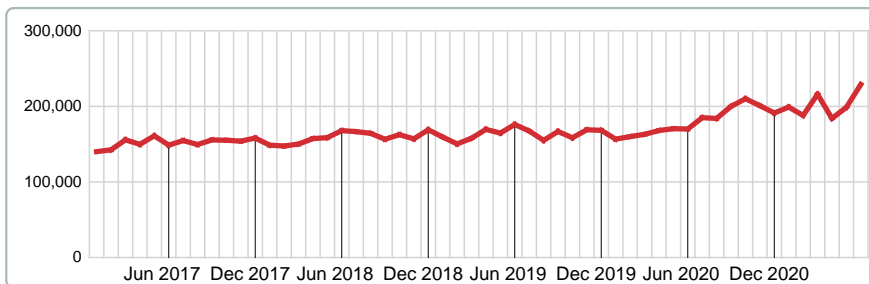
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

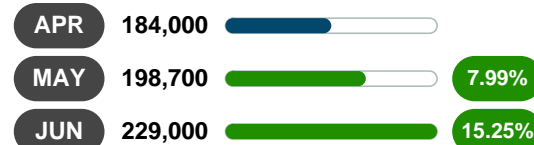


3 MONTHS

5 year JUN AVG = 178,320

High Jun 2021 229,000 Low Jan 2017 140,040

Median Sold Price at Closing this month at **229,000** above the 5 yr JUN average of **178,320**



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
\$50,000 and less	7.62%	1,895	11,000	1,525	0	0
\$50,001 - \$150,000	13.90%	110,000	109,000	119,000	134,950	0
\$150,001 - \$175,000	8.52%	170,000	170,000	171,000	161,000	0
\$175,001 - \$250,000	30.49%	215,000	245,000	213,000	220,750	0
\$250,001 - \$325,000	17.49%	291,850	300,000	296,000	277,000	322,500
\$325,001 - \$425,000	11.66%	360,750	340,000	369,675	375,000	340,000
\$425,001 and up	10.31%	530,000	887,500	477,500	577,500	461,000
Median Sold Price		229,000	123,500	204,000	267,000	423,563
Total Closed Units		223	30	130	53	10
Total Closed Volume		56,598,239	6.60M	28.46M	17.09M	4.45M

June 2021



Area Delimited by County Of Wagoner



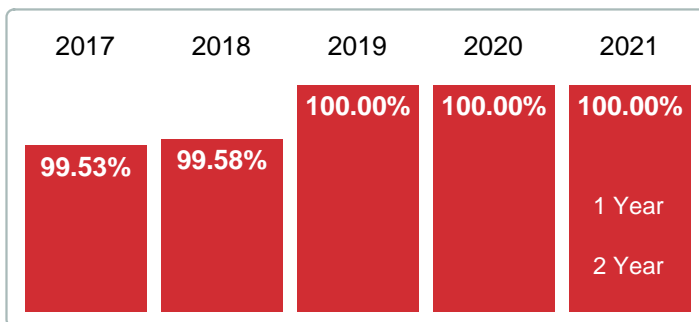
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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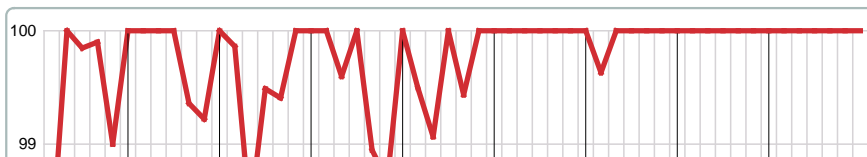
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 100.00%

High Jun 2021 100.00% Low Jan 2017 98.11%

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

APR 100.00%
MAY 100.00%
JUN 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
\$50,000 and less	17	7.62%	100.00%	90.00%	100.00%	0.00%	0.00%
\$50,001 - \$150,000	31	13.90%	96.00%	88.00%	100.00%	95.16%	0.00%
\$150,001 - \$175,000	19	8.52%	100.00%	100.00%	100.00%	99.15%	0.00%
\$175,001 - \$250,000	68	30.49%	101.88%	84.78%	102.56%	100.00%	0.00%
\$250,001 - \$325,000	39	17.49%	100.00%	93.12%	100.00%	100.00%	100.67%
\$325,001 - \$425,000	26	11.66%	100.00%	88.45%	100.00%	100.00%	100.00%
\$425,001 and up	23	10.31%	100.00%	98.91%	100.00%	101.55%	100.22%
Median Sold/List Ratio		100.00%		93.03%	100.00%	100.00%	100.11%
Total Closed Units		223	100%	30	130	53	10
Total Closed Volume		56,598,239		6.60M	28.46M	17.09M	4.45M

June 2021



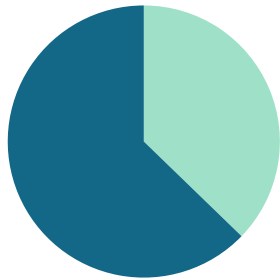
Area Delimited by County Of Wagoner



MARKET SUMMARY

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INVENTORY

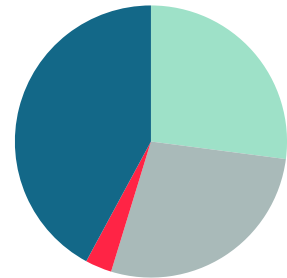


Inventory
 New Listings
289 = 37.24%
 Start Inventory
487
 Total Inventory Units
776
 Volume
\$224,548,191

Market Activity

Closed Sales
223 = 27.06%
 Pending Sales
228 = 27.67%
 Other Off Market
26 = 3.16%
 Active Inventory
347 = 42.11%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	175	223	27.43%	787	1,076	36.72%
Pending Sales	208	228	9.62%	938	1,206	28.57%
New Listings	251	289	15.14%	1,402	1,371	-2.21%
Median List Price	170,000	220,000	29.41%	168,000	199,900	18.99%
Median Sale Price	170,000	229,000	34.71%	166,900	202,888	21.56%
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	19.00	4.00	-78.95%	21.00	5.00	-76.19%
Monthly Inventory	781	347	-55.57%	781	347	-55.57%
Months Supply of Inventory	5.66	1.91	-66.17%	5.66	1.91	-66.17%

Absorption: Last 12 months, an Average of **181** Sales/Month

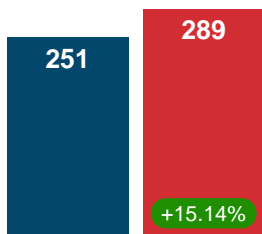
Inventory on June 30, 2021 = 347

2020 **2021**

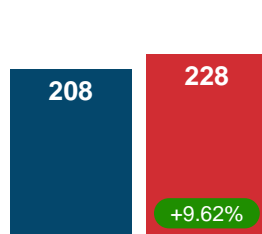
JUNE MARKET

MEDIAN PRICES

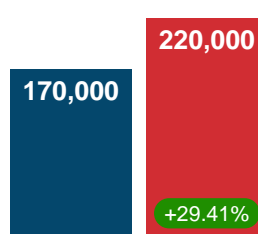
New Listings



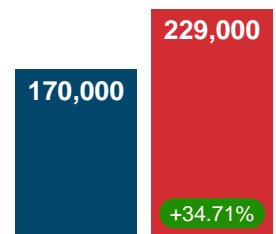
Pending Listings



List Price



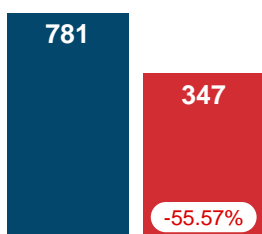
Sale Price



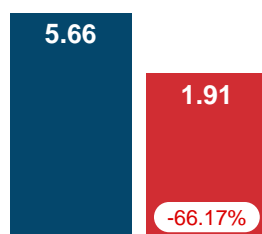
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

