



November 2021

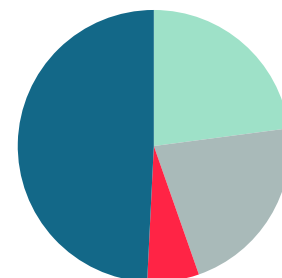
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 13, 2021 for MLS Technology Inc.

Compared Metrics	2020	November 2021	+/-%
Closed Listings	166	190	14.46%
Pending Listings	128	180	40.63%
New Listings	168	180	7.14%
Median List Price	200,897	210,000	4.53%
Median Sale Price	200,947	211,733	5.37%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	7.00	-12.50%
End of Month Inventory	614	408	-33.55%
Months Supply of Inventory	3.97	2.26	-43.08%



■ Closed (22.92%)
■ Pending (21.71%)
■ Other OffMarket (6.15%)
■ Active (49.22%)

Absorption: Last 12 months, an Average of **181** Sales/Month
Active Inventory as of November 30, 2021 = **408**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2021 decreased **33.55%** to 408 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 **2.26** 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 **5.37%** in November 2021 to \$211,733 versus the previous year at \$200,947.

Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 1.00 days or **12.50%** in November 2021 compared to last year's same month at **8.00** DOM.

Sales Success for November 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 180 New Listings in November 2021, up **7.14%** from last year at 168. Furthermore, there were 190 Closed Listings this month versus last year at 166, a **14.46%** increase.

Closed versus Listed trends yielded a **105.6%** ratio, up from previous year's, November 2020, at **98.8%**, a **6.83%** 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



November 2021

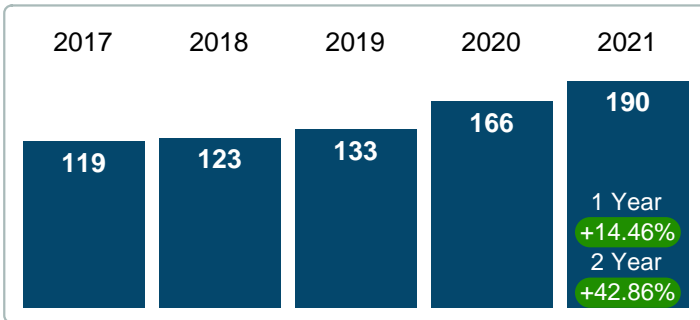
Area Delimited by County Of Wagoner



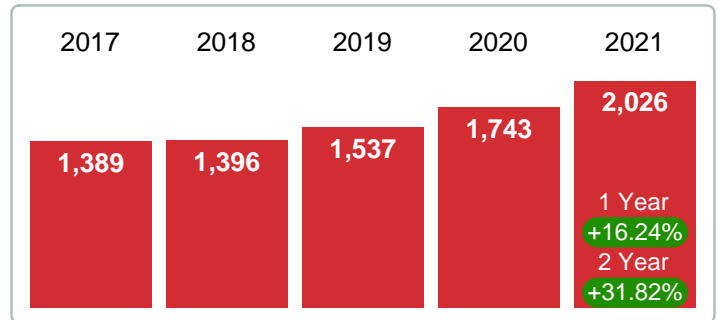
CLOSED LISTINGS

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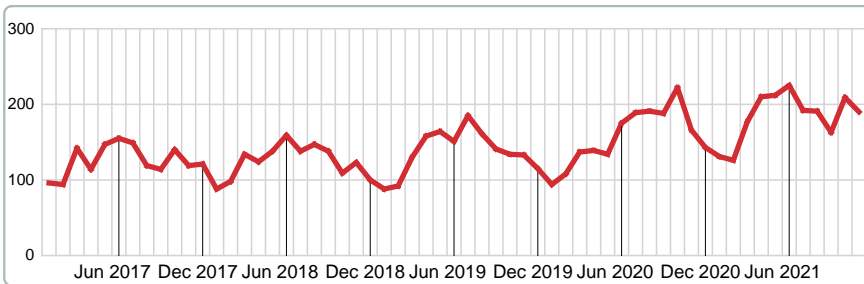
NOVEMBER



YEAR TO DATE (YTD)

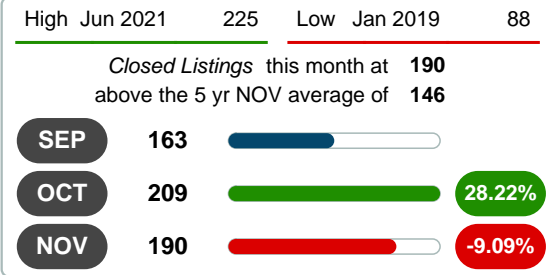


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 146



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	15	7.89%	15.0	3	10	2	0
\$25,001 - \$125,000	27	14.21%	15.0	19	5	2	1
\$125,001 - \$175,000	22	11.58%	7.0	6	14	2	0
\$175,001 - \$225,000	45	23.68%	5.0	3	36	6	0
\$225,001 - \$275,000	23	12.11%	6.0	0	13	10	0
\$275,001 - \$375,000	38	20.00%	7.0	1	23	12	2
\$375,001 and up	20	10.53%	11.5	0	6	13	1
Total Closed Units	190			32	107	47	4
Total Closed Volume	42,138,587	100%	7.0	3.17M	23.34M	14.45M	1.18M
Median Closed Price	\$211,733			\$76,500	\$210,000	\$280,990	\$312,400



November 2021

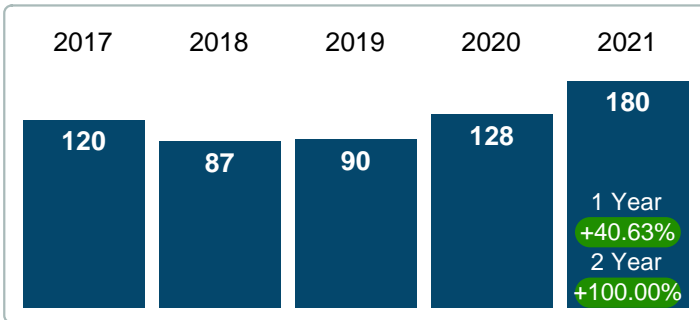
Area Delimited by County Of Wagoner



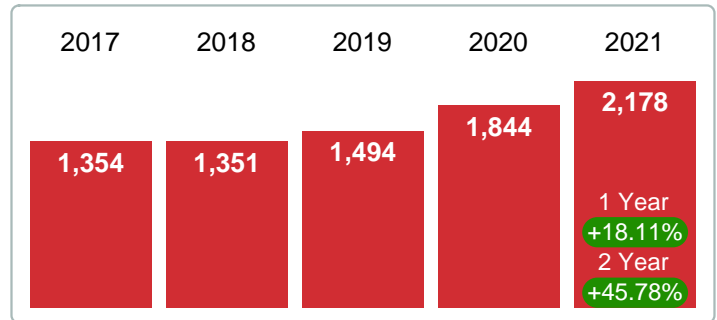
PENDING LISTINGS

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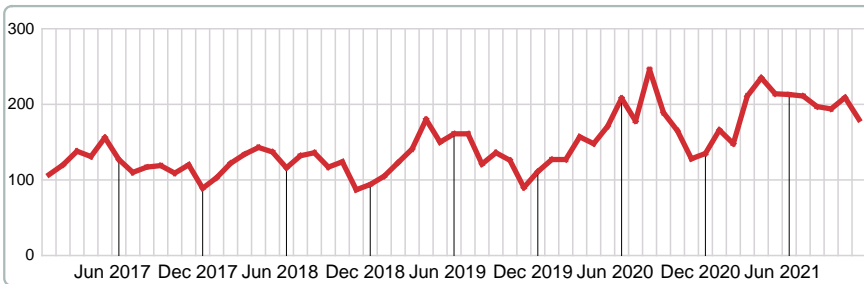
NOVEMBER



YEAR TO DATE (YTD)

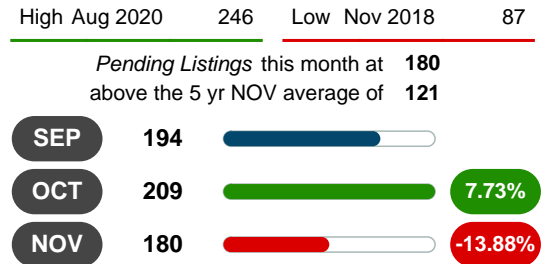


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 121



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	18	10.00%	30.0	3	14	1	0
\$25,001 - \$150,000	23	12.78%	31.0	9	12	2	0
\$150,001 - \$200,000	26	14.44%	5.0	4	19	3	0
\$200,001 - \$250,000	40	22.22%	8.0	5	26	8	1
\$250,001 - \$325,000	34	18.89%	12.5	2	17	15	0
\$325,001 - \$450,000	21	11.67%	37.0	1	10	9	1
\$450,001 and up	18	10.00%	27.0	2	6	7	3
Total Pending Units	180			26	104	45	5
Total Pending Volume	43,705,515	100%	15.0	5.03M	22.47M	14.03M	2.17M
Median Listing Price	\$236,773			\$164,500	\$215,000	\$290,474	\$499,900



November 2021

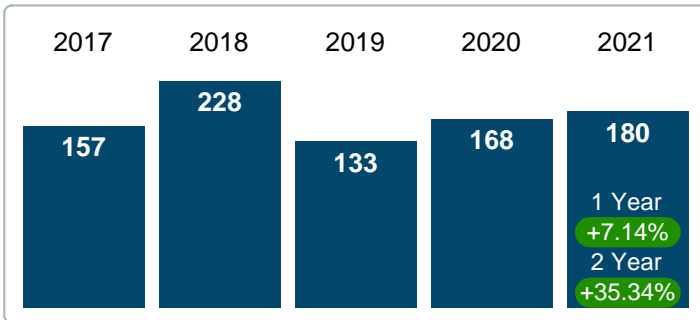
Area Delimited by County Of Wagoner



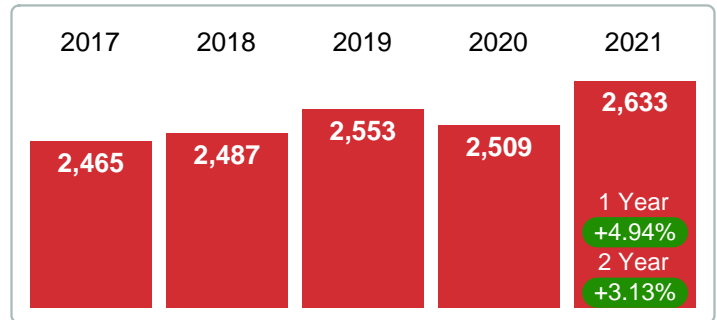
NEW LISTINGS

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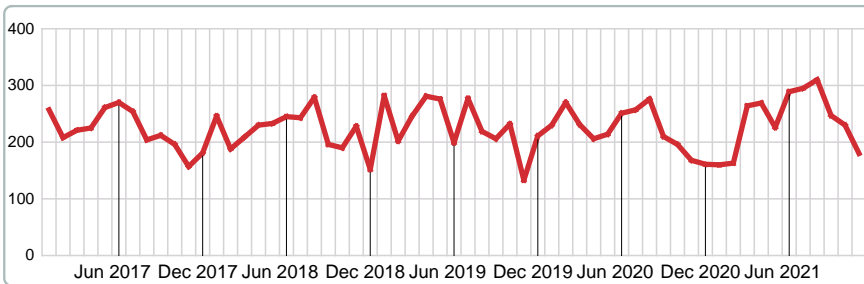
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

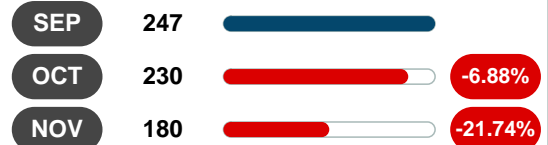


3 MONTHS

5 year NOV AVG = 173

High Aug 2021 310 Low Nov 2019 133

New Listings this month at **180**
above the 5 yr NOV average of **173**



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	17	9.44%	8	6	3	0
\$25,001 - \$125,000	21	11.67%	13	7	1	0
\$125,001 - \$175,000	16	8.89%	5	8	3	0
\$175,001 - \$250,000	53	29.44%	5	40	7	1
\$250,001 - \$300,000	29	16.11%	3	17	9	0
\$300,001 - \$450,000	25	13.89%	3	8	14	0
\$450,001 and up	19	10.56%	2	6	9	2
Total New Listed Units	180		39	92	46	3
Total New Listed Volume	47,298,402	100%	7.25M	24.07M	14.67M	1.30M
Median New Listed Listing Price	\$225,000		\$124,500	\$219,500	\$301,195	\$529,000



November 2021

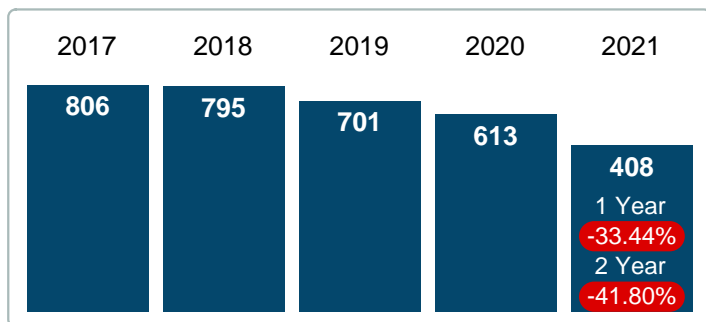
Area Delimited by County Of Wagoner



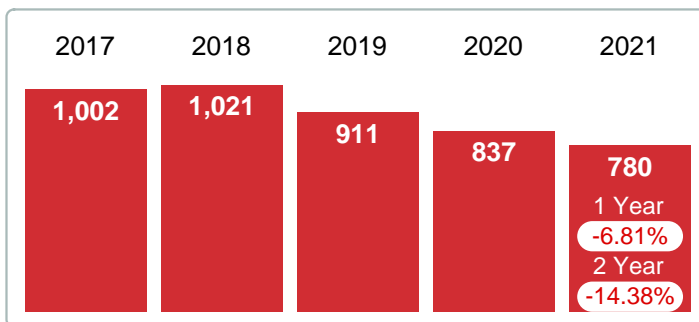
ACTIVE INVENTORY

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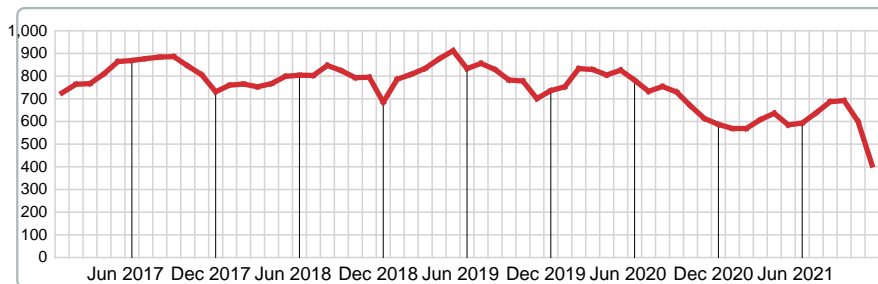
END OF NOVEMBER



ACTIVE DURING NOVEMBER

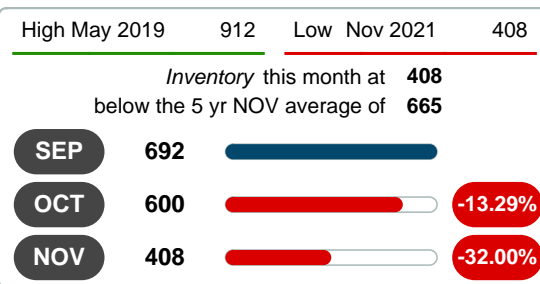


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 665



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	27.0	0	0	0	0
\$1-\$75,000	79	19.36%	74.0	56	14	8	1
\$75,001-\$150,000	63	15.44%	92.0	41	18	4	0
\$150,001-\$275,000	104	25.49%	37.5	33	51	19	1
\$275,001-\$375,000	64	15.69%	47.5	15	23	25	1
\$375,001-\$625,000	57	13.97%	82.0	24	9	18	6
\$625,001 and up	41	10.05%	79.0	20	6	7	8
Total Active Inventory by Units			408	189	121	81	17
Total Active Inventory by Volume			131,796,526	61.81M	31.82M	26.46M	11.71M
Median Active Inventory Listing Price			\$228,500	\$149,999	\$215,000	\$290,990	\$509,000



November 2021

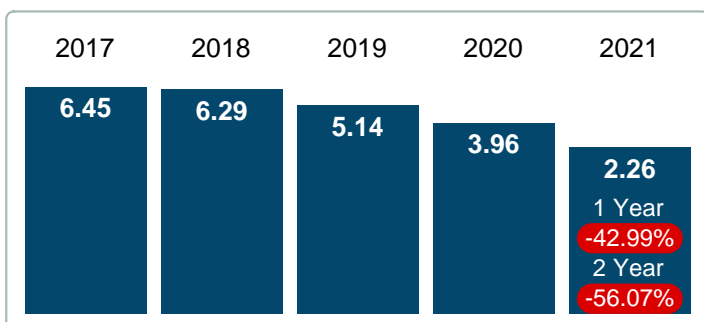
Area Delimited by County Of Wagoner



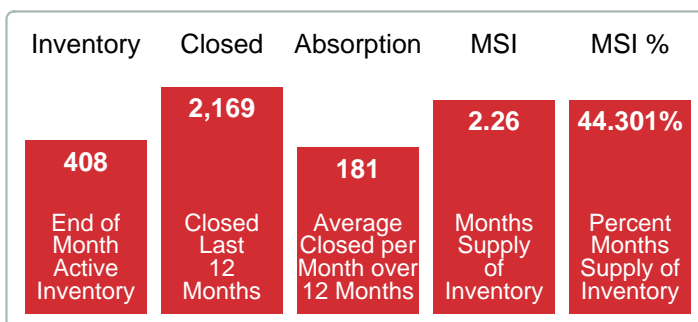
MONTHS SUPPLY of INVENTORY (MSI)

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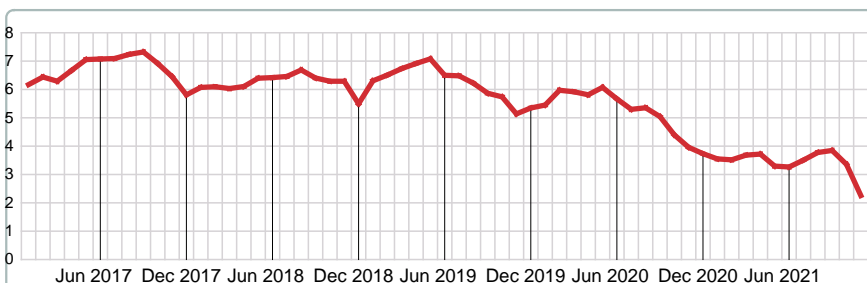
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2021

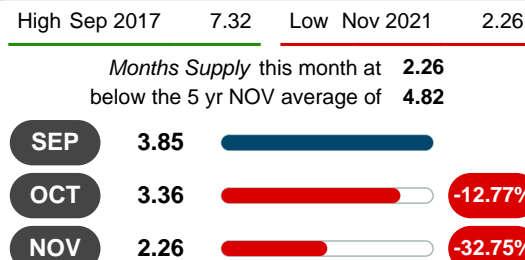


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 4.82



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
\$0 and less	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$75,000	79	19.36%	3.76	5.13	1.70	4.57	12.00
\$75,001-\$150,000	63	15.44%	2.54	4.56	1.31	2.09	0.00
\$150,001-\$275,000	104	25.49%	1.24	5.66	0.85	1.13	1.33
\$275,001-\$375,000	64	15.69%	2.02	13.85	1.40	2.05	0.48
\$375,001-\$625,000	57	13.97%	3.34	24.00	1.93	1.93	2.88
\$625,001 and up	41	10.05%	16.97	40.00	14.40	7.00	16.00
Market Supply of Inventory (MSI)			2.26	6.67	1.17	1.89	3.00
Total Active Inventory by Units		100%	2.26	189	121	81	17



November 2021

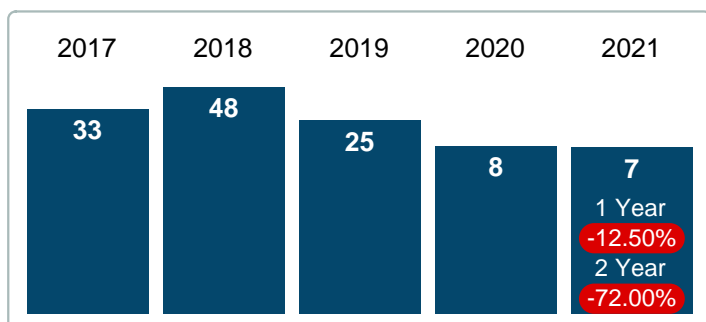
Area Delimited by County Of Wagoner



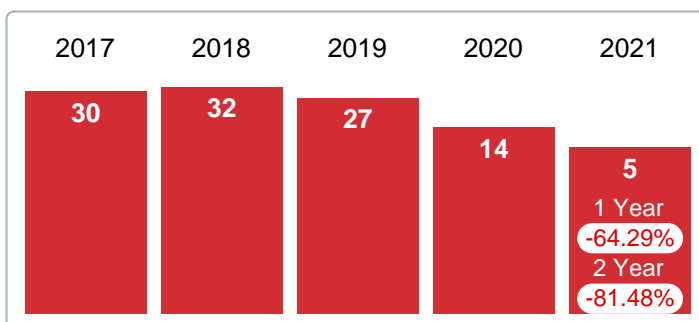
MEDIAN DAYS ON MARKET TO SALE

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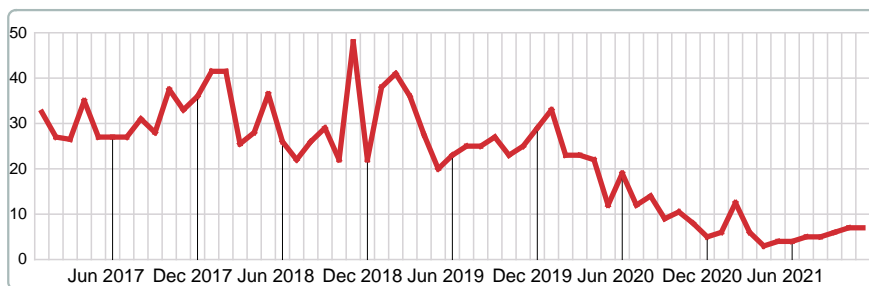
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 24

High Nov 2018 48 Low Apr 2021 3

Median Days on Market to Sale this month at 7 below the 5 yr NOV average of 24

Month	Median Days	Change (%)
SEP	6	
OCT	7	16.67%
NOV	7	0.00%

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
\$25,000 and less	7.89%	15	12	24	8	0
\$25,001 - \$125,000	14.21%	15	10	15	75	69
\$125,001 - \$175,000	11.58%	7	24	7	4	0
\$175,001 - \$225,000	23.68%	5	20	4	27	0
\$225,001 - \$275,000	12.11%	6	0	2	12	0
\$275,001 - \$375,000	20.00%	7	9	3	12	7
\$375,001 and up	10.53%	12	0	19	5	1
Median Closed DOM		7	12	5	12	7
Total Closed Units	100%	190	32	107	47	4
Total Closed Volume		42,138,587	3.17M	23.34M	14.45M	1.18M



November 2021

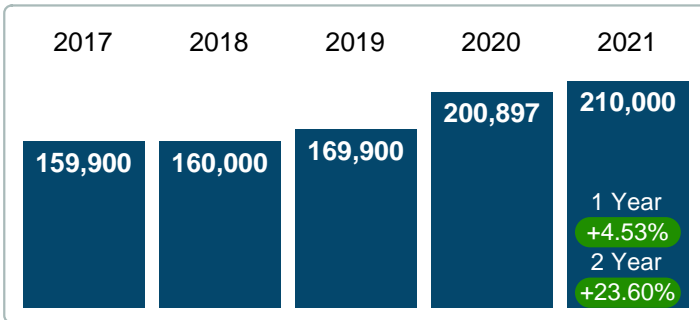
Area Delimited by County Of Wagoner



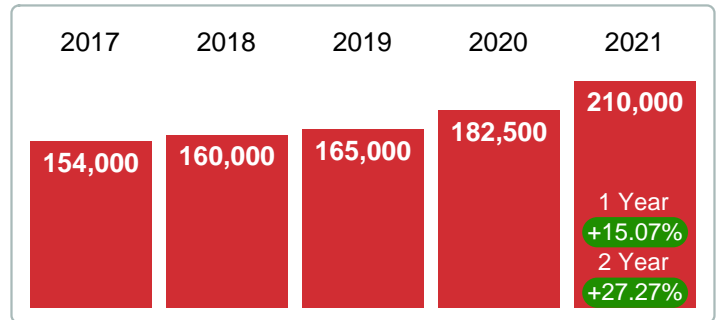
MEDIAN LIST PRICE AT CLOSING

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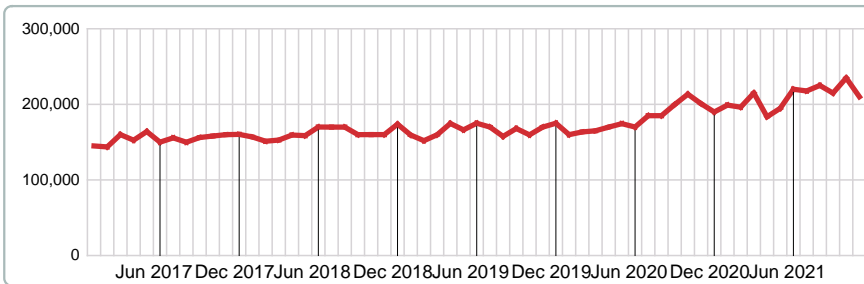
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

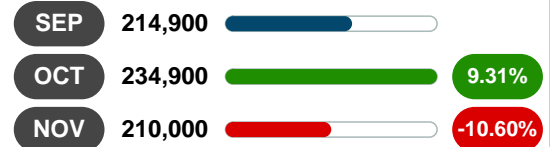


3 MONTHS

5 year NOV AVG = 180,139

High Oct 2021 234,900 Low Feb 2017 143,700

Median List Price at Closing this month at **210,000**
above the 5 yr NOV average of **180,139**



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
\$25,000 and less	16	8.42%	1,720	15,000	1,575	1,920	0
\$25,001 - \$125,000	24	12.63%	74,000	64,750	109,300	99,900	115,000
\$125,001 - \$175,000	23	12.11%	150,000	148,725	154,950	139,900	0
\$175,001 - \$225,000	45	23.68%	200,000	197,250	199,950	220,000	0
\$225,001 - \$275,000	25	13.16%	250,000	247,500	256,412	241,500	0
\$275,001 - \$375,000	35	18.42%	299,900	334,900	299,100	299,900	314,900
\$375,001 and up	22	11.58%	459,500	0	402,400	469,000	448,609
Median List Price			210,000	82,450	205,000	280,990	314,900
Total Closed Units		100%	210,000	32	107	47	4
Total Closed Volume			42,338,856	3.39M	23.14M	14.62M	1.19M



November 2021

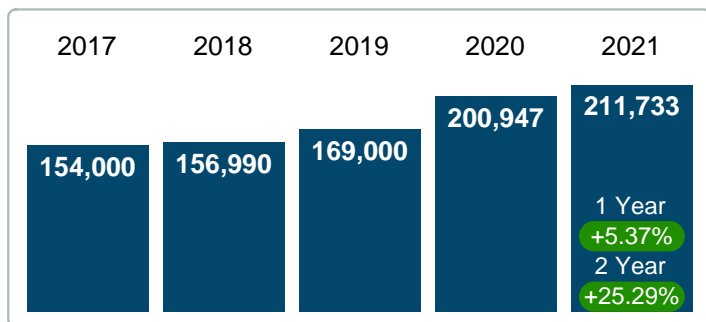
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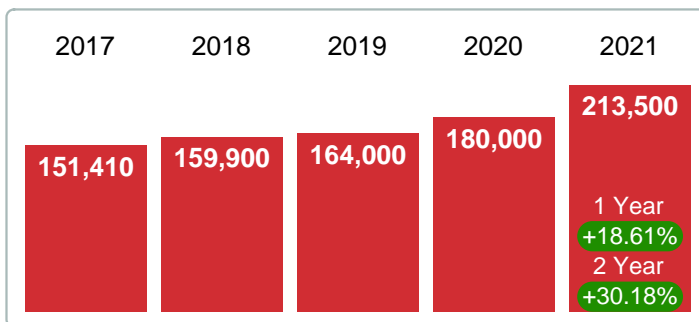
MEDIAN SOLD PRICE AT CLOSING

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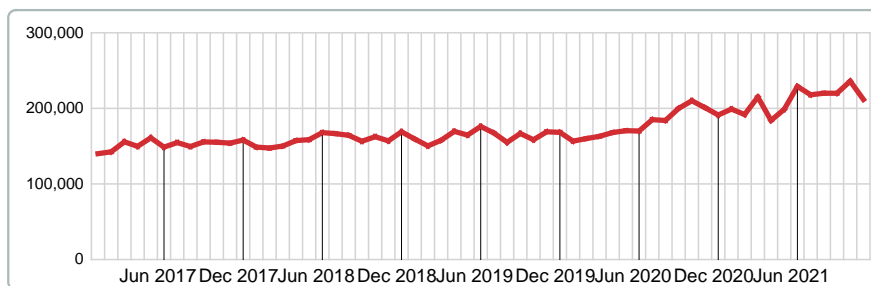
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

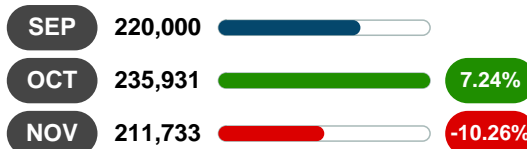


3 MONTHS

5 year NOV AVG = 178,534

High Oct 2021 235,931 Low Jan 2017 140,040

Median Sold Price at Closing this month at 211,733 above the 5 yr NOV average of 178,534



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
\$25,000 and less	7.89%	1,695	13,250	1,520	1,920	0
\$25,001 - \$125,000	14.21%	75,000	60,000	93,000	102,500	105,000
\$125,001 - \$175,000	11.58%	150,000	149,750	155,000	159,000	0
\$175,001 - \$225,000	23.68%	205,000	215,000	204,628	207,000	0
\$225,001 - \$275,000	12.11%	250,000	0	255,000	241,500	0
\$275,001 - \$375,000	20.00%	306,500	336,900	299,100	312,100	312,400
\$375,001 and up	10.53%	464,500	0	469,950	469,000	448,609
Median Sold Price		211,733	76,500	210,000	280,990	312,400
Total Closed Units		190	32	107	47	4
Total Closed Volume		42,138,587	3.17M	23.34M	14.45M	1.18M



November 2021

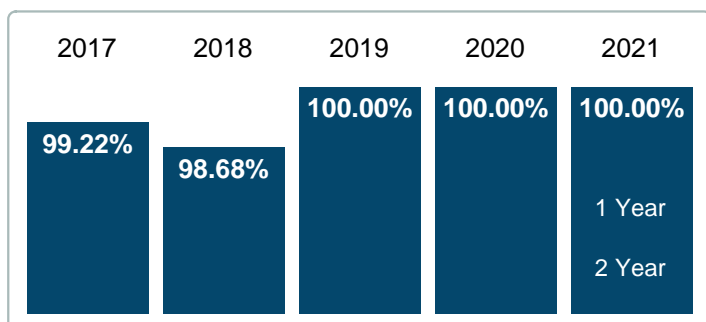
Area Delimited by County Of Wagoner



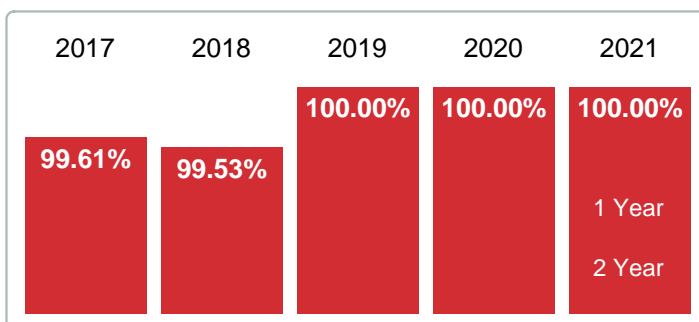
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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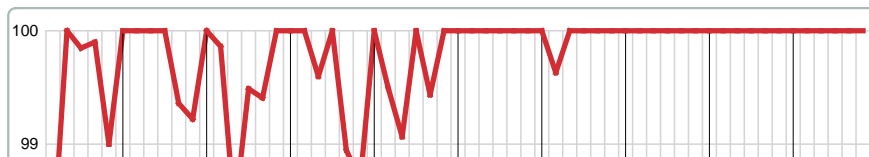
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99.58%

High Nov 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr NOV average of **99.58%**

SEP 100.00%
OCT 100.00%
NOV 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
\$25,000 and less	15	7.89%	100.00%	88.33%	100.00%	100.00%	0.00%
\$25,001 - \$125,000	27	14.21%	93.59%	97.29%	89.77%	88.70%	91.30%
\$125,001 - \$175,000	22	11.58%	100.00%	100.00%	100.00%	101.11%	0.00%
\$175,001 - \$225,000	45	23.68%	100.00%	91.84%	100.16%	97.97%	0.00%
\$225,001 - \$275,000	23	12.11%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$375,000	38	20.00%	100.00%	100.60%	100.00%	100.00%	99.39%
\$375,001 and up	20	10.53%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		96.97%	100.00%	100.00%	98.54%
Total Closed Units		190	100%	32	107	47	4
Total Closed Volume		42,138,587		3.17M	23.34M	14.45M	1.18M



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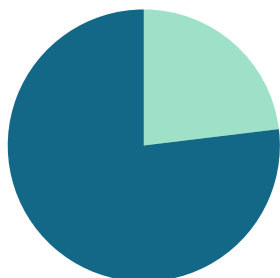
Area Delimited by County Of Wagoner



MARKET SUMMARY

Report produced on Dec 13, 2021 for MLS Technology Inc.

INVENTORY

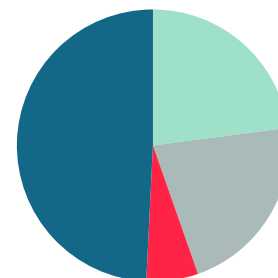


Inventory
 New Listings
180 = 23.08%
 Start Inventory
600
 Total Inventory Units
780
 Volume
\$221,942,103

Market Activity

Closed Sales
190 = 22.92%
 Pending Sales
180 = 21.71%
 Other Off Market
51 = 6.15%
 Active Inventory
408 = 49.22%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	166	190	14.46%	1,743	2,026	16.24%
Pending Sales	128	180	40.63%	1,844	2,178	18.11%
New Listings	168	180	7.14%	2,509	2,633	4.94%
Median List Price	200,897	210,000	4.53%	182,500	210,000	15.07%
Median Sale Price	200,947	211,733	5.37%	180,000	213,500	18.61%
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	8.00	7.00	-12.50%	14.00	5.00	-64.29%
Monthly Inventory	614	408	-33.55%	614	408	-33.55%
Months Supply of Inventory	3.97	2.26	-43.08%	3.97	2.26	-43.08%

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

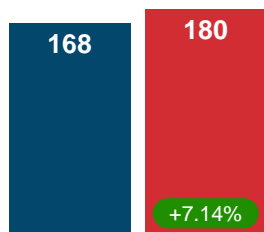
Inventory on November 30, 2021 = **408**

2020 **2021**

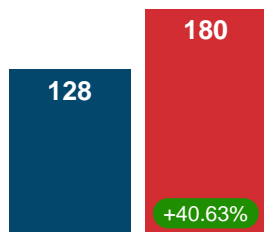
NOVEMBER MARKET

MEDIAN PRICES

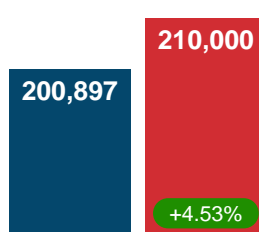
New Listings



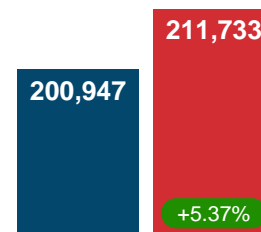
Pending Listings



List Price



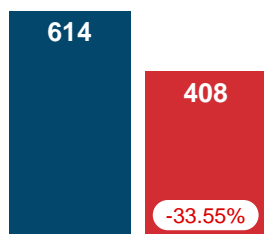
Sale Price



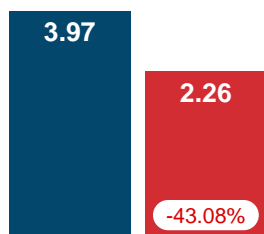
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

