



September 2021

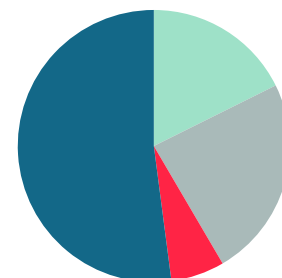
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2020	2021	+/-%
Closed Listings	188	158	-15.96%
Pending Listings	189	214	13.23%
New Listings	210	247	17.62%
Median List Price	199,700	215,000	7.66%
Median Sale Price	199,950	220,500	10.28%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	6.00	-33.33%
End of Month Inventory	729	466	-36.08%
Months Supply of Inventory	5.04	2.60	-48.38%



■ Closed (17.65%)
■ Pending (23.91%)
■ Other OffMarket (6.37%)
■ Active (52.07%)

Absorption: Last 12 months, an Average of **179** Sales/Month
Active Inventory as of September 30, 2021 = **466**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2021 decreased **36.08%** to 466 existing homes available for sale. Over the last 12 months this area has had an average of 179 closed sales per month. This represents an unsold inventory index of **2.60** 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 **10.28%** in September 2021 to \$220,500 versus the previous year at \$199,950.

Median Days on Market Shortens

The median number of **6.00** days that homes spent on the market before selling decreased by 3.00 days or **33.33%** in September 2021 compared to last year's same month at **9.00** DOM.

Sales Success for September 2021 is Positive

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

There were 247 New Listings in September 2021, up **17.62%** from last year at 210. Furthermore, there were 158 Closed Listings this month versus last year at 188, a **-15.96%** decrease.

Closed versus Listed trends yielded a **64.0%** ratio, down from previous year's, September 2020, at **89.5%**, a **28.55%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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 2021

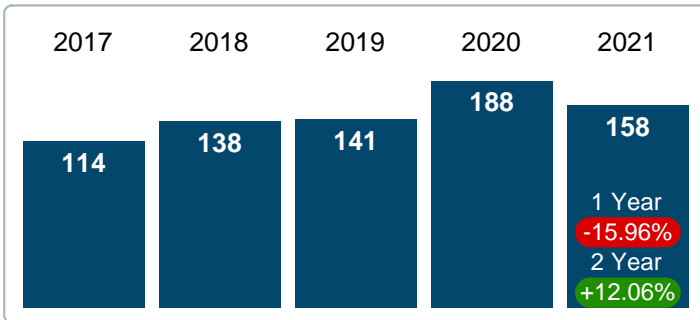
Area Delimited by County Of Wagoner



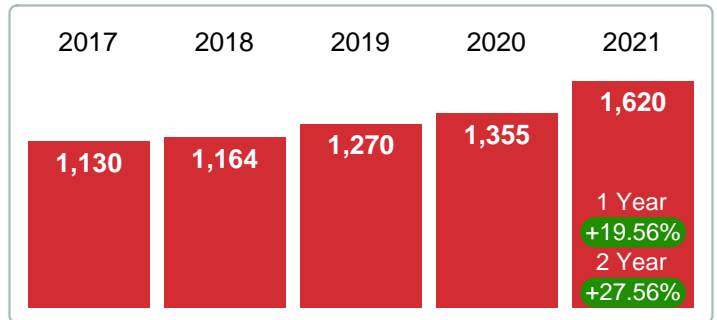
CLOSED LISTINGS

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

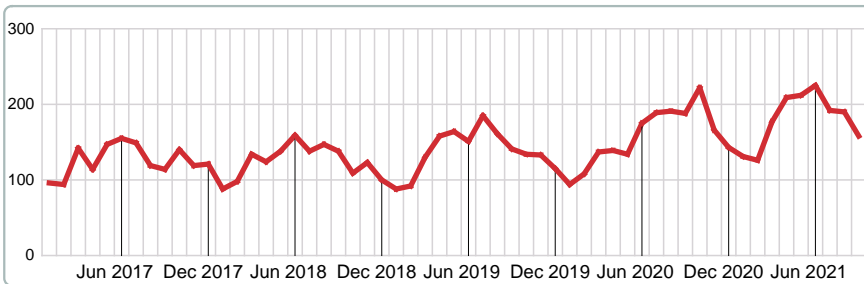
SEPTEMBER



YEAR TO DATE (YTD)

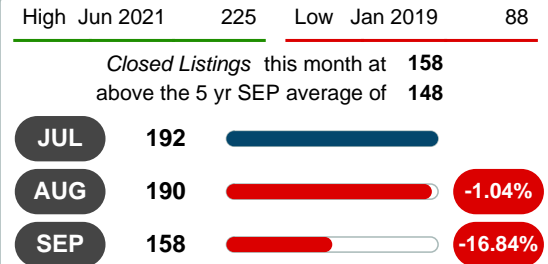


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 148



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	15	9.49%	24.0	9	6	0	0
\$75,001 - \$150,000	21	13.29%	5.0	11	9	1	0
\$150,001 - \$175,000	6	3.80%	4.5	3	3	0	0
\$175,001 - \$275,000	53	33.54%	5.0	4	40	9	0
\$275,001 - \$325,000	25	15.82%	7.0	0	18	7	0
\$325,001 - \$400,000	19	12.03%	1.0	0	10	5	4
\$400,001 and up	19	12.03%	21.0	1	5	11	2
Total Closed Units	158			28	91	33	6
Total Closed Volume	41,678,546	100%	6.0	4.97M	22.04M	12.16M	2.50M
Median Closed Price	\$220,500			\$123,000	\$220,000	\$323,250	\$382,000



September 2021

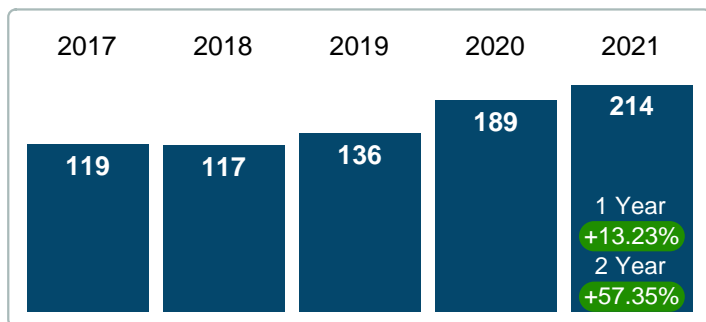
Area Delimited by County Of Wagoner



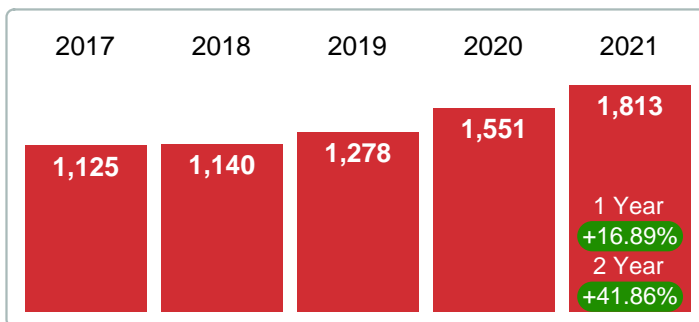
PENDING LISTINGS

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

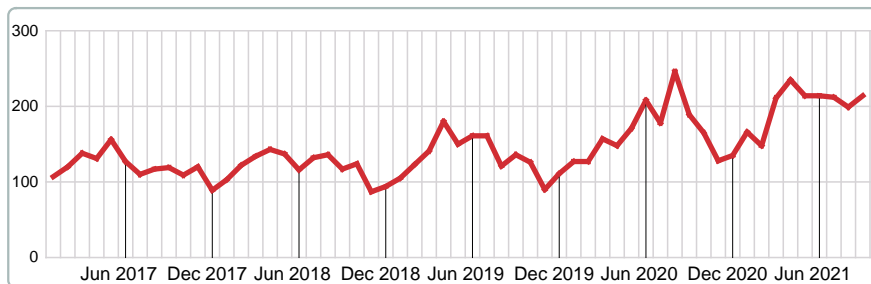
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 155

High Aug 2020 246 Low Nov 2018 87

Pending Listings this month at 214 above the 5 yr SEP average of 155



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	19	8.88%	31.0	11	6	1	1
\$100,001 - \$150,000	21	9.81%	10.0	14	6	1	0
\$150,001 - \$175,000	18	8.41%	8.0	2	14	2	0
\$175,001 - \$250,000	63	29.44%	9.0	5	42	14	2
\$250,001 - \$300,000	42	19.63%	11.0	2	23	16	1
\$300,001 - \$350,000	20	9.35%	15.0	2	10	6	2
\$350,001 and up	31	14.49%	32.0	2	10	17	2
Total Pending Units	214			38	111	57	8
Total Pending Volume	53,322,986	100%	11.5	6.68M	26.32M	17.90M	2.42M
Median Listing Price	\$225,708			\$132,450	\$219,500	\$285,000	\$314,900



September 2021

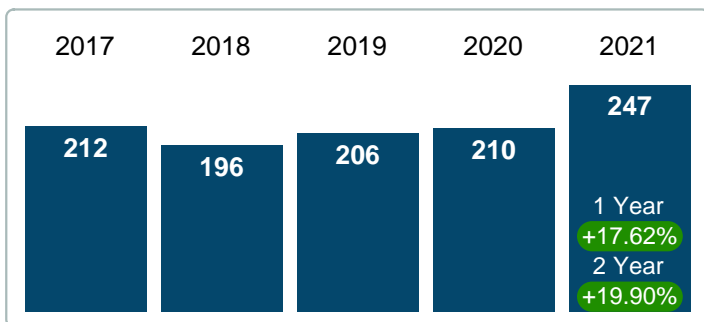
Area Delimited by County Of Wagoner



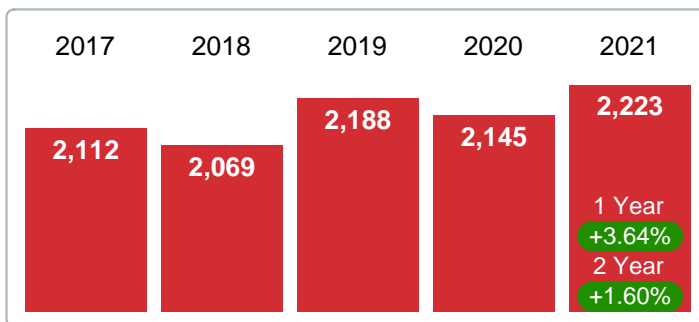
NEW LISTINGS

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

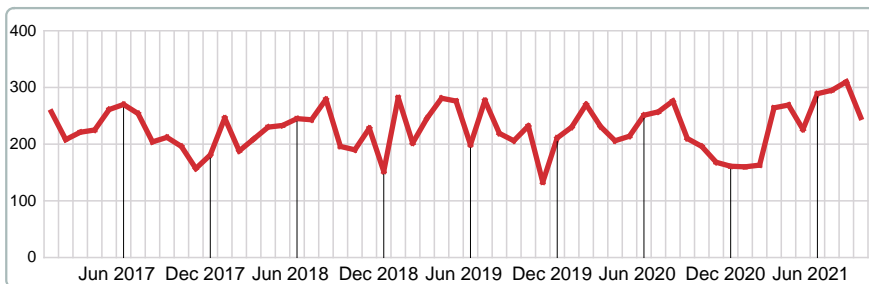
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

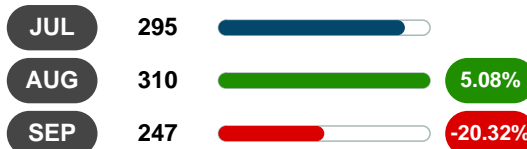


3 MONTHS

5 year SEP AVG = 214

High Aug 2021 310 Low Nov 2019 133

New Listings this month at 247
above the 5 yr SEP average of 214



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	16	6.48%	6	8	2	0
\$25,001 - \$125,000	29	11.74%	20	6	1	2
\$125,001 - \$175,000	29	11.74%	7	20	2	0
\$175,001 - \$250,000	68	27.53%	9	48	10	1
\$250,001 - \$350,000	47	19.03%	2	27	18	0
\$350,001 - \$475,000	30	12.15%	3	10	15	2
\$475,001 and up	28	11.34%	10	9	5	4
Total New Listed Units	247		57	128	53	9
Total New Listed Volume	72,402,637	100%	20.12M	30.91M	17.13M	4.24M
Median New Listed Listing Price	\$229,000		\$149,999	\$212,470	\$299,900	\$415,000



September 2021

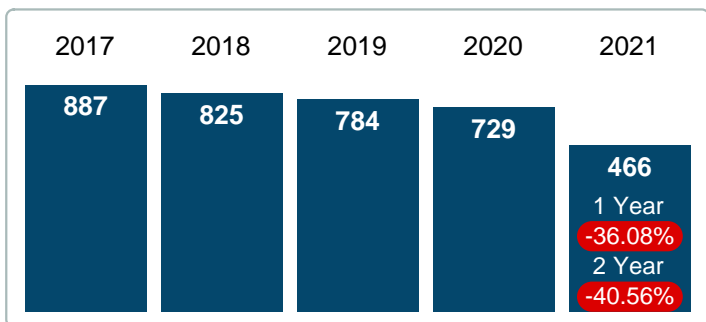
Area Delimited by County Of Wagoner



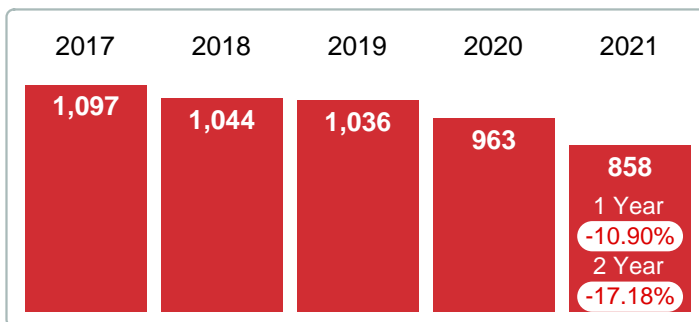
ACTIVE INVENTORY

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

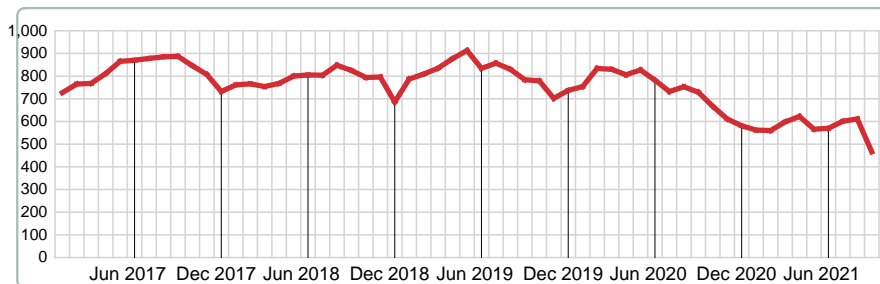
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

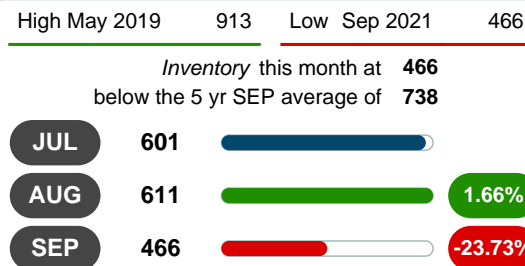


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 738



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	39	8.37%	31.0	25	11	3	0
\$25,001 - \$100,000	59	12.66%	63.0	50	6	2	1
\$100,001 - \$175,000	69	14.81%	53.0	37	26	6	0
\$175,001 - \$275,000	113	24.25%	37.0	31	58	23	1
\$275,001 - \$375,000	74	15.88%	56.5	17	20	31	6
\$375,001 - \$550,000	66	14.16%	39.5	21	19	23	3
\$550,001 and up	46	9.87%	36.0	23	8	5	10
Total Active Inventory by Units		466		204	148	93	21
Total Active Inventory by Volume		147,340,030	100%	65.45M	37.08M	30.23M	14.58M
Median Active Inventory Listing Price		\$235,950		\$150,000	\$222,500	\$299,999	\$500,000



September 2021

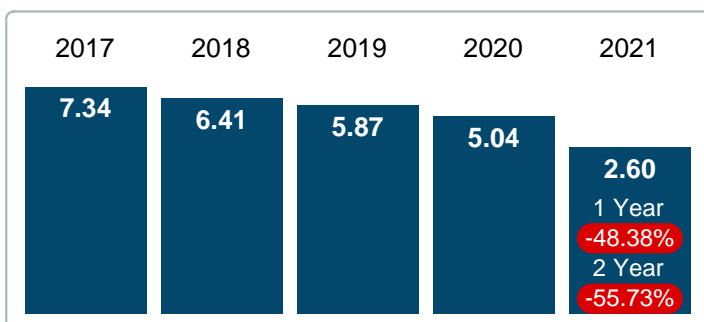
Area Delimited by County Of Wagoner



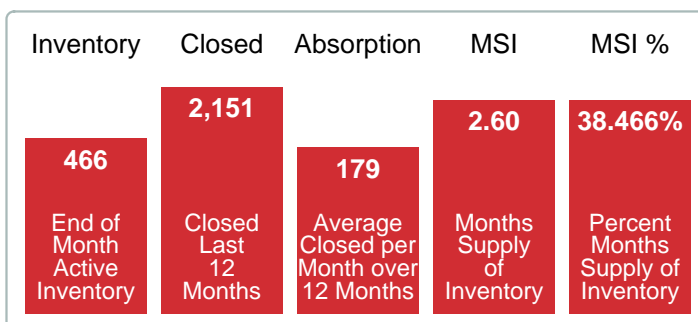
MONTHS SUPPLY of INVENTORY (MSI)

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

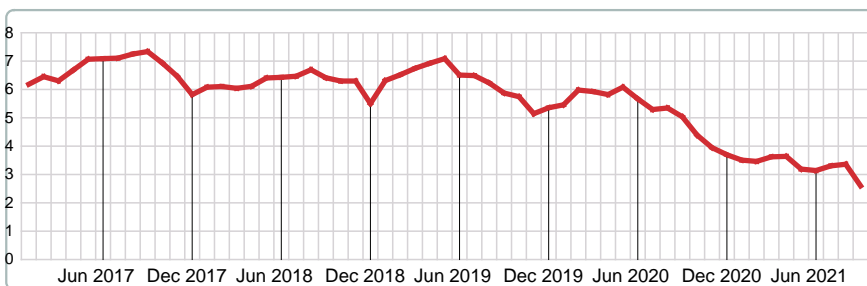
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2021

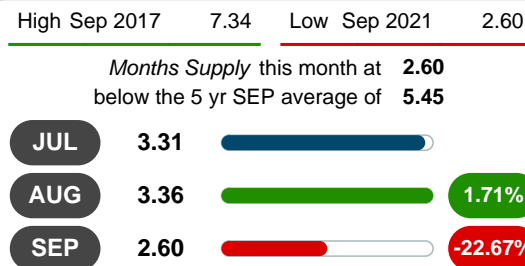


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 5.45



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	39	8.37%	3.47	7.69	1.67	2.12	0.00
\$25,001 - \$100,000	59	12.66%	3.91	4.92	1.33	4.80	0.00
\$100,001 - \$175,000	69	14.81%	1.86	4.63	0.99	2.12	0.00
\$175,001 - \$275,000	113	24.25%	1.66	10.33	1.23	1.35	1.20
\$275,001 - \$375,000	74	15.88%	2.53	15.69	1.36	2.68	3.27
\$375,001 - \$550,000	66	14.16%	4.63	19.38	4.75	3.25	1.44
\$550,001 and up	46	9.87%	10.82	30.67	9.60	2.86	10.91
Market Supply of Inventory (MSI)			2.60	7.46	1.42	2.21	3.60
Total Active Inventory by Units		100%	2.60	204	148	93	21



September 2021

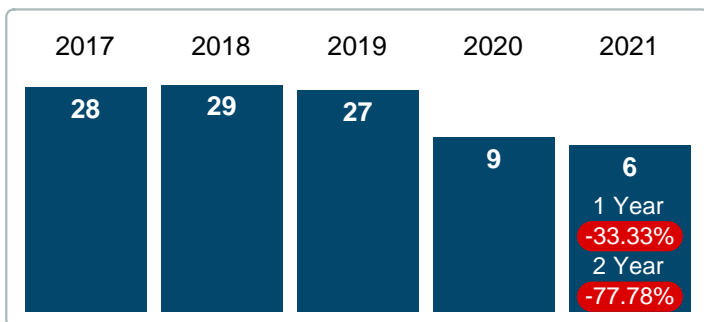
Area Delimited by County Of Wagoner



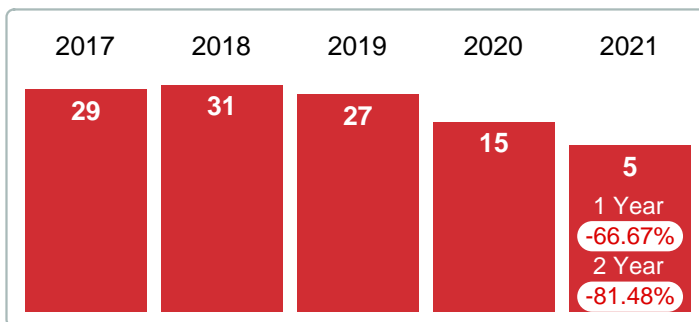
MEDIAN DAYS ON MARKET TO SALE

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

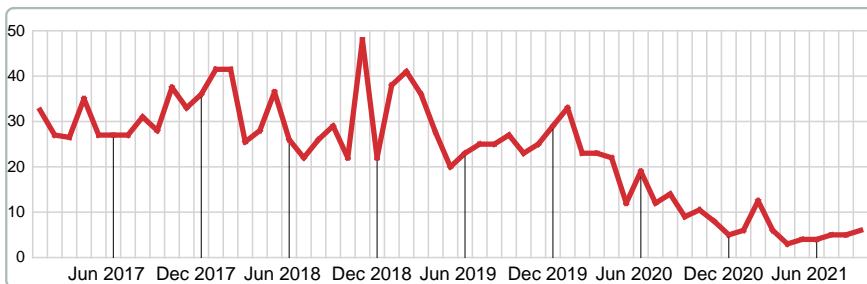
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

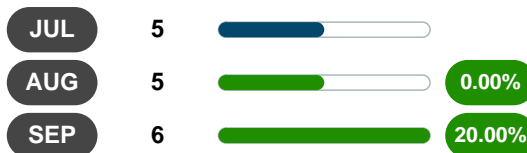


3 MONTHS

5 year SEP AVG = 20

High Nov 2018 48 Low Apr 2021 3

Median Days on Market to Sale this month at 6 below the 5 yr SEP average of 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
\$75,000 and less	9.49%	24	32	20	0	0
\$75,001 - \$150,000	13.29%	5	6	5	38	0
\$150,001 - \$175,000	3.80%	5	3	6	0	0
\$175,001 - \$275,000	33.54%	5	26	4	12	0
\$275,001 - \$325,000	15.82%	7	0	7	14	0
\$325,001 - \$400,000	12.03%	1	0	1	2	21
\$400,001 and up	12.03%	21	31	25	7	46
Median Closed DOM		6	14	5	6	32
Total Closed Units	100%	6.0	28	91	33	6
Total Closed Volume		41,678,546	4.97M	22.04M	12.16M	2.50M



September 2021

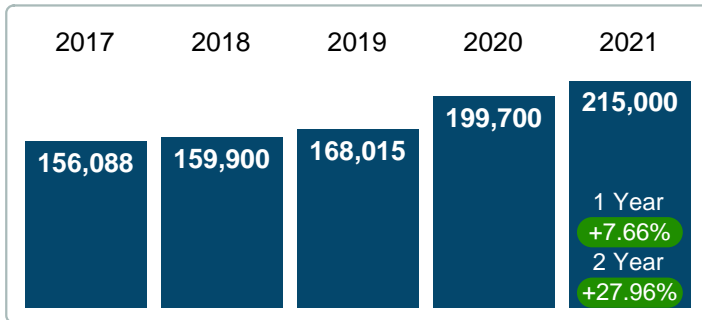
Area Delimited by County Of Wagoner



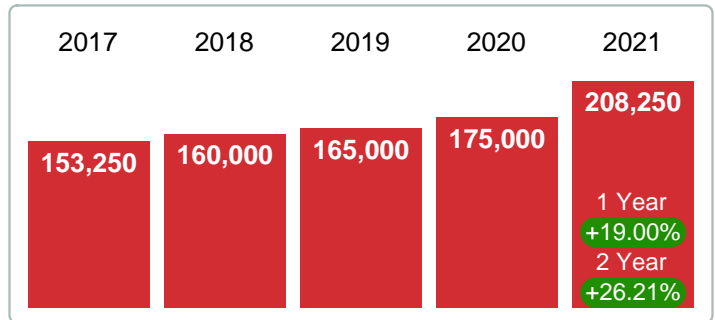
MEDIAN LIST PRICE AT CLOSING

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

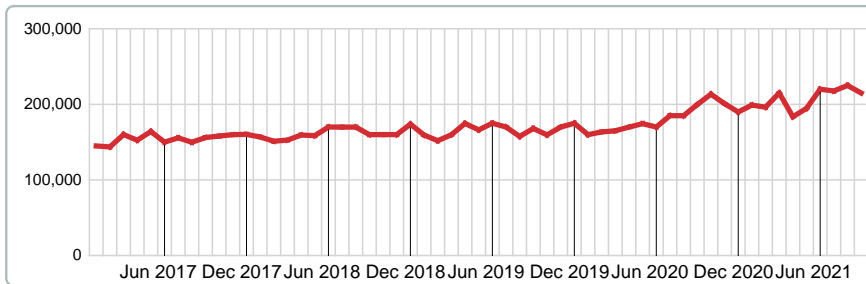
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

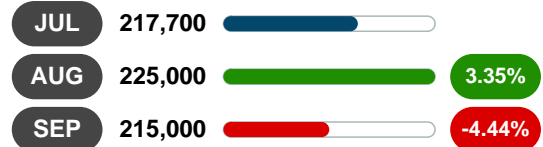


3 MONTHS

5 year SEP AVG = 179,741

High Aug 2021 225,000 Low Feb 2017 143,700

Median List Price at Closing this month at **215,000**
above the 5 yr SEP average of **179,741**



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
\$75,000 and less	9.49%	1,995	30,000	1,595	0	0
\$75,001 - \$150,000	15.19%	129,000	120,000	142,500	125,000	0
\$150,001 - \$175,000	3.80%	168,750	162,250	169,000	0	0
\$175,001 - \$275,000	32.28%	207,000	199,900	208,250	206,000	0
\$275,001 - \$325,000	15.19%	292,513	0	289,950	295,500	0
\$325,001 - \$400,000	12.03%	364,500	0	361,180	367,300	364,375
\$400,001 and up	12.03%	498,000	2,000,000	540,000	465,000	524,950
Median List Price		215,000	117,450	215,000	314,900	382,000
Total Closed Units	100%	215,000	28	91	33	6
Total Closed Volume		41,407,396	4.82M	21.89M	12.19M	2.51M



September 2021

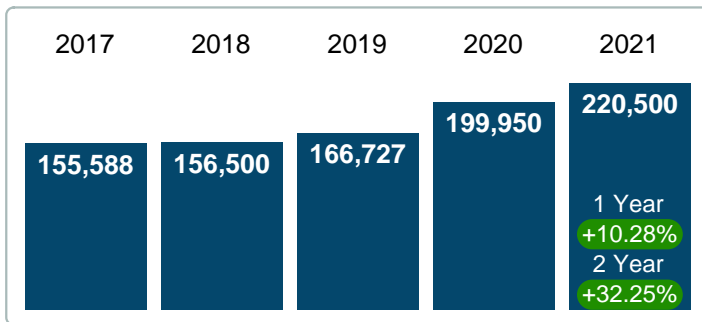
Area Delimited by County Of Wagoner



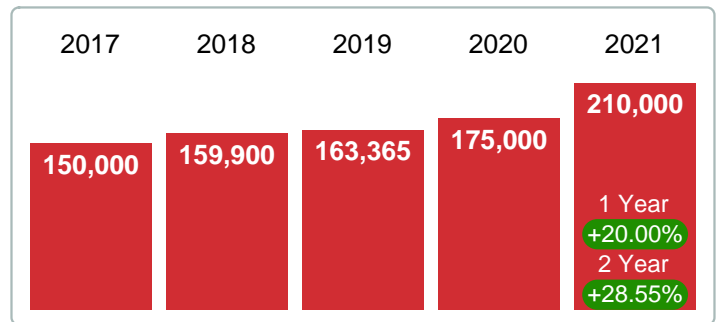
MEDIAN SOLD PRICE AT CLOSING

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

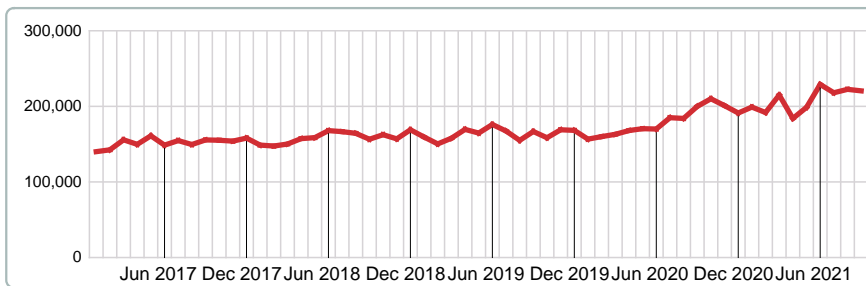
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

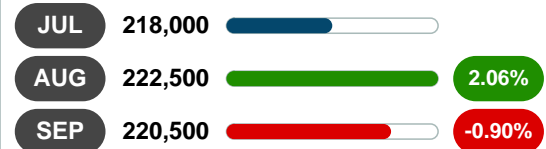


3 MONTHS

5 year SEP AVG = 179,853

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

Median Sold Price at Closing this month at **220,500**
above the 5 yr SEP average of **179,853**



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
\$75,000 and less	9.49%	15,900	30,000	1,595	0	0
\$75,001 - \$150,000	13.29%	132,000	125,000	140,000	132,000	0
\$150,001 - \$175,000	3.80%	167,500	170,000	165,000	0	0
\$175,001 - \$275,000	33.54%	207,000	222,500	205,000	210,000	0
\$275,001 - \$325,000	15.82%	288,000	0	287,527	295,500	0
\$325,001 - \$400,000	12.03%	369,364	0	369,757	367,300	364,375
\$400,001 and up	12.03%	498,000	1,950,000	540,000	465,000	521,000
Median Sold Price		220,500	123,000	220,000	323,250	382,000
Total Closed Units	100%	220,500	28	91	33	6
Total Closed Volume		41,678,546	4.97M	22.04M	12.16M	2.50M



September 2021

Area Delimited by County Of Wagoner



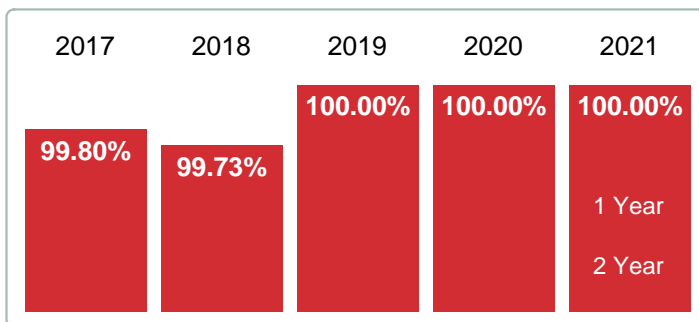
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

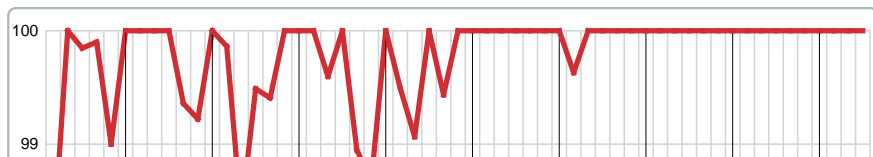
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 100.00%

High Sep 2021 100.00% Low Jan 2017 98.11%

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

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
\$75,000 and less	15	9.49%	100.00%	100.00%	100.00%	0.00%	0.00%
\$75,001 - \$150,000	21	13.29%	100.00%	100.00%	100.00%	105.60%	0.00%
\$150,001 - \$175,000	6	3.80%	104.77%	105.81%	103.74%	0.00%	0.00%
\$175,001 - \$275,000	53	33.54%	100.41%	101.54%	101.62%	100.00%	0.00%
\$275,001 - \$325,000	25	15.82%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$400,000	19	12.03%	100.00%	0.00%	100.79%	100.00%	100.00%
\$400,001 and up	19	12.03%	100.00%	97.50%	99.58%	100.00%	99.38%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units	158	100%	100.00%	28	91	33	6
Total Closed Volume	41,678,546			4.97M	22.04M	12.16M	2.50M



September 2021

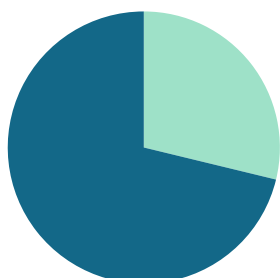
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

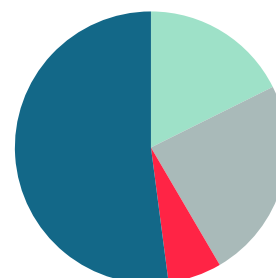


Inventory
 New Listings
247 = 28.79%
 Start Inventory
611
 Total Inventory Units
858
 Volume
\$251,162,410

Market Activity

Closed Sales
158 = 17.65%
 Pending Sales
214 = 23.91%
 Other Off Market
57 = 6.37%
 Active Inventory
466 = 52.07%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	188	158	-15.96%	1,355	1,620	19.56%
Pending Sales	189	214	13.23%	1,551	1,813	16.89%
New Listings	210	247	17.62%	2,145	2,223	3.64%
Median List Price	199,700	215,000	7.66%	175,000	208,250	19.00%
Median Sale Price	199,950	220,500	10.28%	175,000	210,000	20.00%
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	9.00	6.00	-33.33%	15.00	5.00	-66.67%
Monthly Inventory	729	466	-36.08%	729	466	-36.08%
Months Supply of Inventory	5.04	2.60	-48.38%	5.04	2.60	-48.38%

Absorption: Last 12 months, an Average of **179** Sales/Month

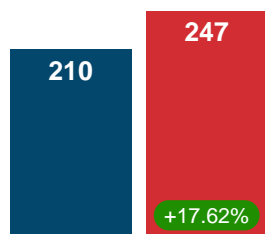
Inventory on September 30, 2021 = **466**

2020 **2021**

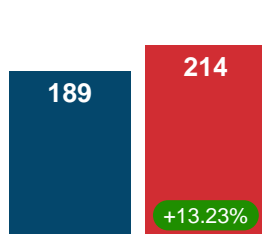
SEPTEMBER MARKET

MEDIAN PRICES

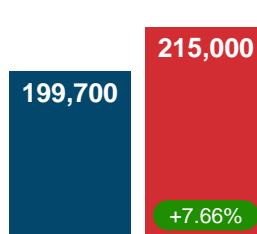
New Listings



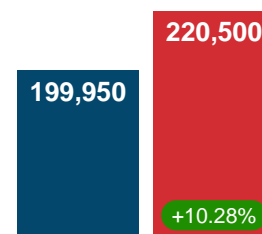
Pending Listings



List Price



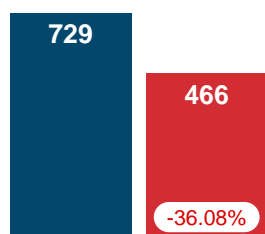
Sale Price



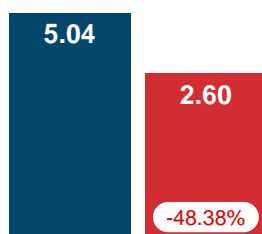
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

