

July 2022



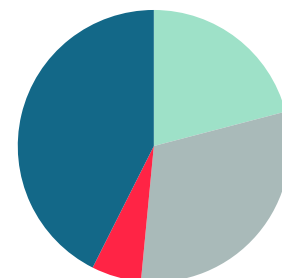
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	158	117	-25.95%
Pending Listings	183	171	-6.56%
New Listings	238	193	-18.91%
Average List Price	256,449	297,482	16.00%
Average Sale Price	258,430	298,649	15.56%
Average Percent of Selling Price to List Price	100.46%	100.45%	-0.01%
Average Days on Market to Sale	11.98	10.80	-9.83%
End of Month Inventory	484	238	-50.83%
Months Supply of Inventory	3.14	1.61	-48.72%



■ Closed (20.93%)
■ Pending (30.59%)
■ Other OffMarket (5.90%)
■ Active (42.58%)

Absorption: Last 12 months, an Average of **148** Sales/Month
Active Inventory as of July 31, 2022 = **238**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **50.83%** to 238 existing homes available for sale. Over the last 12 months this area has had an average of 148 closed sales per month. This represents an unsold inventory index of **1.61** 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 **15.56%** in July 2022 to \$298,649 versus the previous year at \$258,430.

Average Days on Market Shortens

The average number of **10.80** days that homes spent on the market before selling decreased by 1.18 days or **9.83%** in July 2022 compared to last year's same month at **11.98** DOM.

Sales Success for July 2022 is Positive

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

There were 193 New Listings in July 2022, down **18.91%** from last year at 238. Furthermore, there were 117 Closed Listings this month versus last year at 158, a **-25.95%** decrease.

Closed versus Listed trends yielded a **60.6%** ratio, down from previous year's, July 2021, at **66.4%**, a **8.68%** 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

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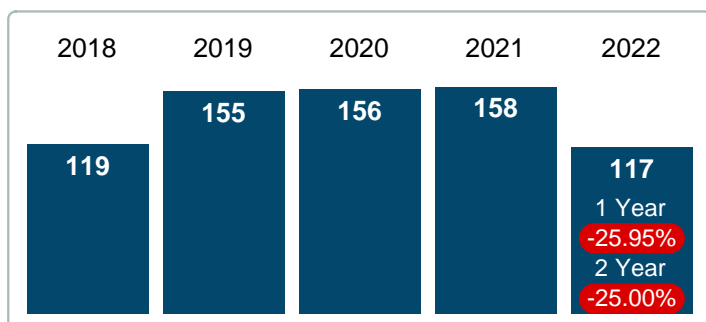
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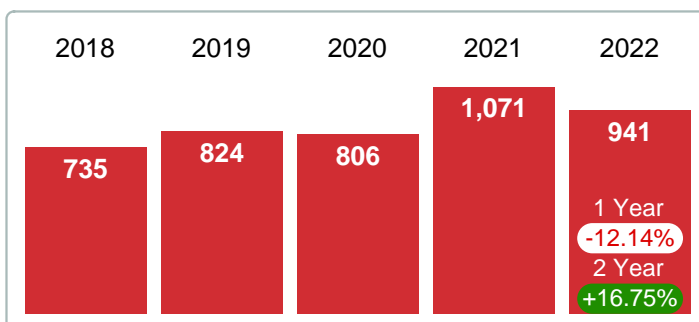
CLOSED LISTINGS

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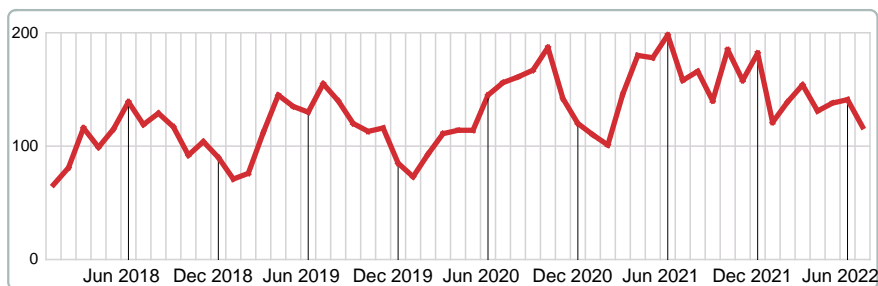
JULY



YEAR TO DATE (YTD)

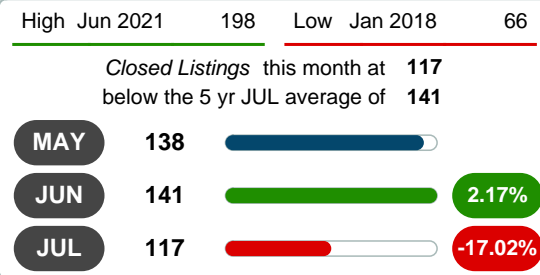


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 141



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	8.55%	29.6	3	6	1	0
\$125,001 - \$175,000	8	6.84%	9.5	3	5	0	0
\$175,001 - \$225,000	23	19.66%	9.0	0	17	4	2
\$225,001 - \$300,000	30	25.64%	5.7	0	21	9	0
\$300,001 - \$375,000	21	17.95%	13.5	0	13	7	1
\$375,001 - \$475,000	13	11.11%	7.5	0	6	6	1
\$475,001 and up	12	10.26%	11.0	1	2	9	0
Total Closed Units	117			7	70	36	4
Total Closed Volume	34,941,903	100%	10.8	1.38M	18.60M	13.82M	1.14M
Average Closed Price	\$298,649			\$197,071	\$265,673	\$383,982	\$285,483

July 2022



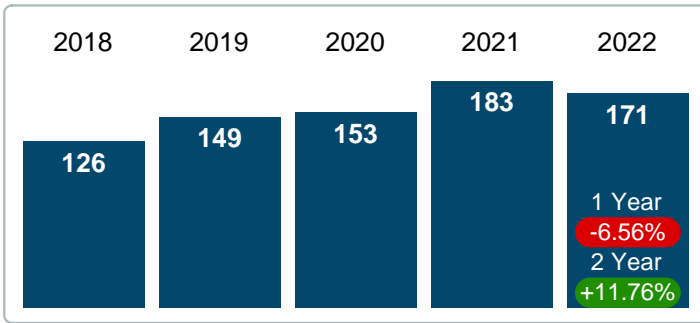
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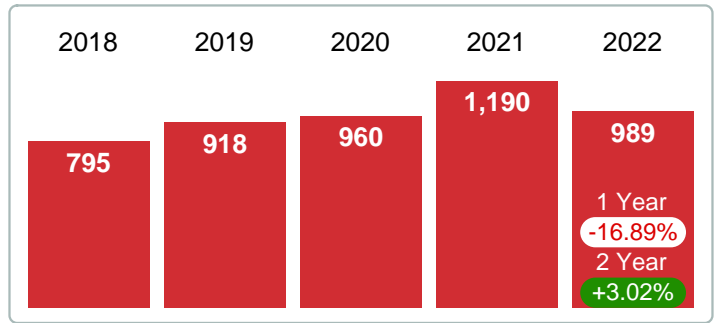
PENDING LISTINGS

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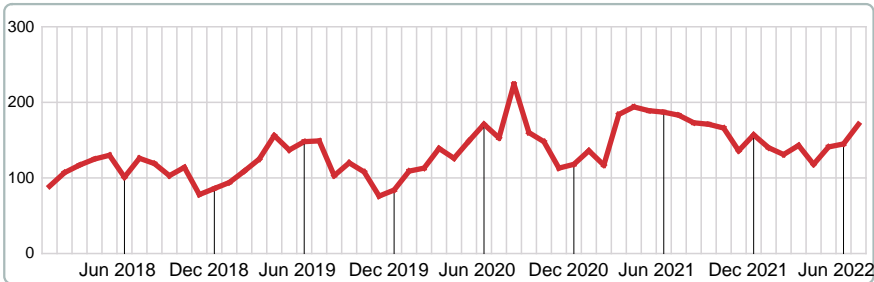
JULY



YEAR TO DATE (YTD)

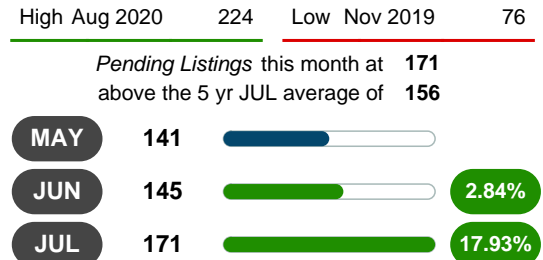


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 156



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	7.60%	26.7	4	9	0	0
\$125,001 - \$175,000	20	11.70%	73.5	6	13	1	0
\$175,001 - \$225,000	33	19.30%	12.5	0	30	2	1
\$225,001 - \$325,000	39	22.81%	11.7	0	25	14	0
\$325,001 - \$400,000	28	16.37%	14.8	2	15	10	1
\$400,001 - \$525,000	19	11.11%	30.2	1	8	9	1
\$525,001 and up	19	11.11%	23.2	0	5	11	3
Total Pending Units	171			13	105	47	6
Total Pending Volume	53,860,536	100%	10.5	2.37M	28.19M	19.42M	3.88M
Average Listing Price	\$271,240			\$182,177	\$268,504	\$413,283	\$645,833

July 2022



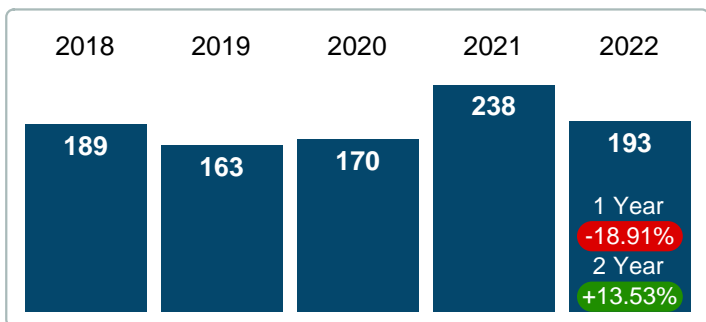
Area Delimited by County Of Wagoner - Residential Property Type



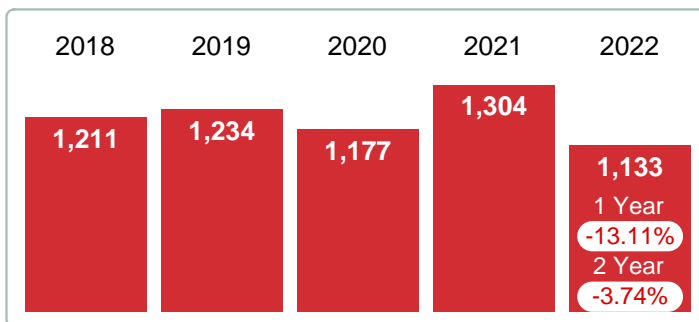
NEW LISTINGS

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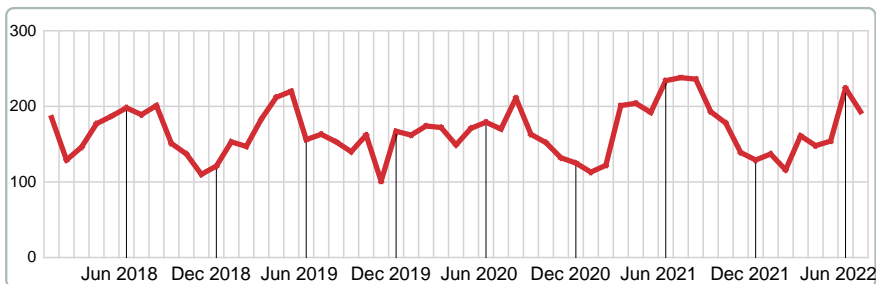
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 191

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 193
above the 5 yr JUL average of 191



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	8.29%	4	9	2	1
\$125,001 - \$175,000	12	6.22%	3	9	0	0
\$175,001 - \$225,000	29	15.03%	1	25	3	0
\$225,001 - \$325,000	52	26.94%	0	37	15	0
\$325,001 - \$425,000	39	20.21%	0	20	18	1
\$425,001 - \$525,000	19	9.84%	0	6	12	1
\$525,001 and up	26	13.47%	0	4	15	7
Total New Listed Units	193		8	110	65	10
Total New Listed Volume	64,394,135	100%	971.30K	30.00M	27.79M	5.63M
Average New Listed Listing Price	\$312,855		\$121,413	\$272,770	\$427,560	\$562,670

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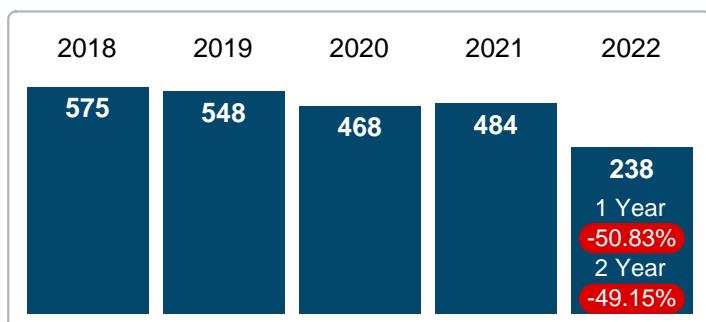
Area Delimited by County Of Wagoner - Residential Property Type



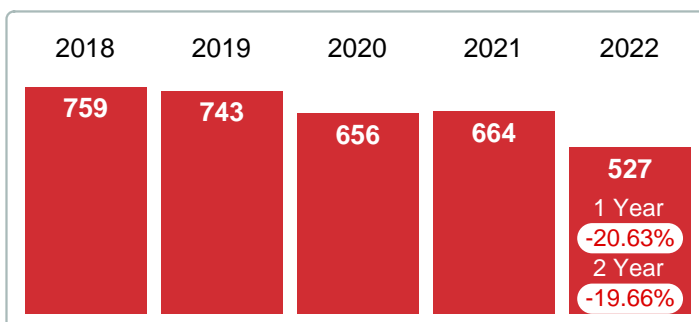
ACTIVE INVENTORY

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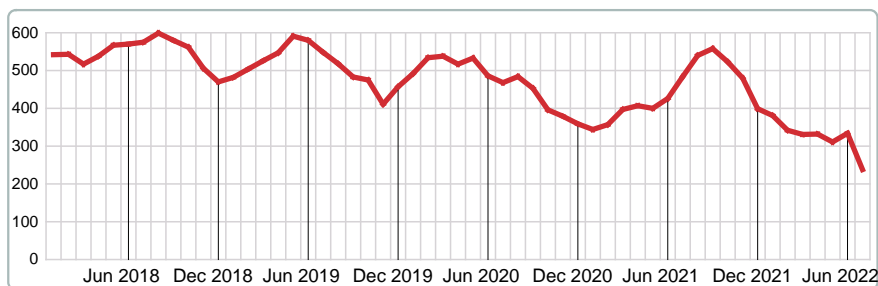
END OF JULY



ACTIVE DURING JULY

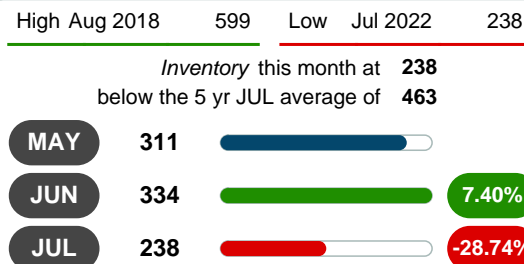


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 463



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	23	9.66%	69.9	12	8	2	1
\$125,001 - \$200,000	28	11.76%	50.9	4	22	2	0
\$200,001 - \$250,000	35	14.71%	31.3	0	30	5	0
\$250,001 - \$325,000	51	21.43%	62.2	2	30	17	2
\$325,001 - \$450,000	47	19.75%	58.6	1	21	23	2
\$450,001 - \$625,000	29	12.18%	50.8	1	8	17	3
\$625,001 and up	25	10.50%	56.7	0	6	10	9
Total Active Inventory by Units	238			20	125	76	17
Total Active Inventory by Volume	86,153,610	100%	54.4	3.02M	37.30M	33.79M	12.04M
Average Active Inventory Listing Price	\$361,990			\$150,980	\$298,439	\$444,546	\$708,444

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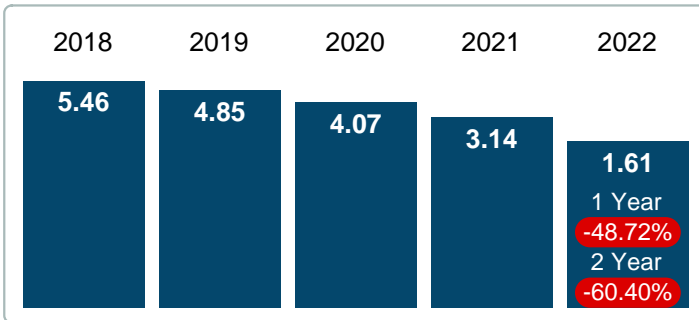
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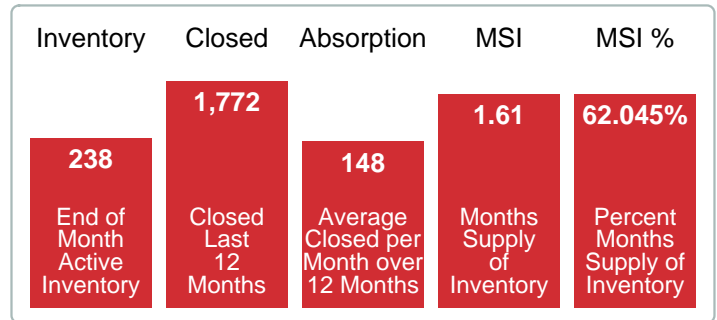
MONTHS SUPPLY of INVENTORY (MSI)

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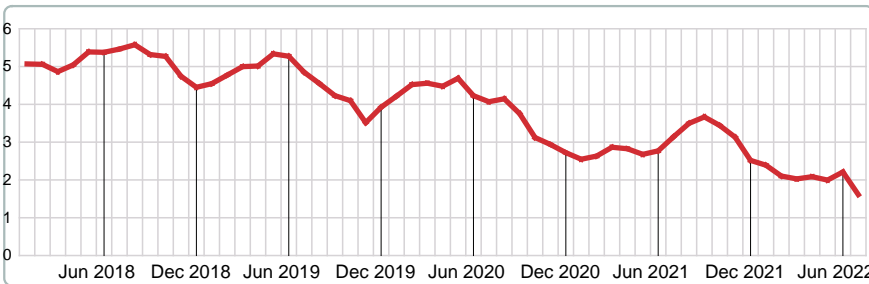
MSI FOR JULY



INDICATORS FOR JULY 2022

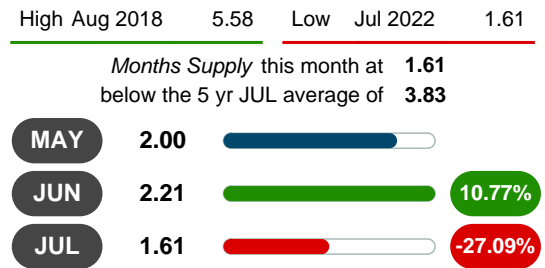


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.83



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	23	9.66%	2.26	2.88	1.50	4.00	6.00
\$125,001 - \$200,000	28	11.76%	0.96	1.30	1.01	0.49	0.00
\$200,001 - \$250,000	35	14.71%	1.03	0.00	1.12	0.85	0.00
\$250,001 - \$325,000	51	21.43%	1.45	8.00	1.44	1.23	8.00
\$325,001 - \$450,000	47	19.75%	1.91	2.40	1.87	2.03	1.20
\$450,001 - \$625,000	29	12.18%	2.66	12.00	2.82	2.52	2.40
\$625,001 and up	25	10.50%	7.14	0.00	9.00	5.45	9.82
Market Supply of Inventory (MSI)			1.61	2.16	1.40	1.72	3.58
Total Active Inventory by Units		100%	1.61	20	125	76	17

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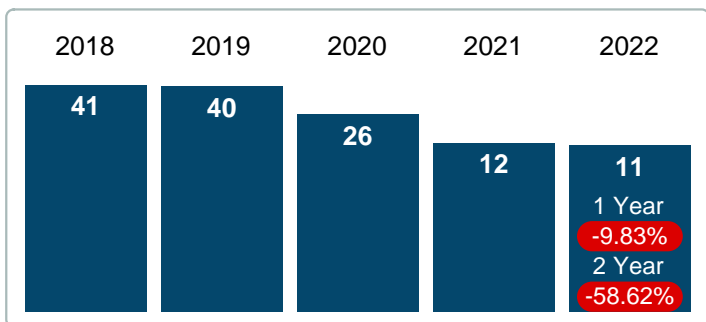
Area Delimited by County Of Wagoner - Residential Property Type



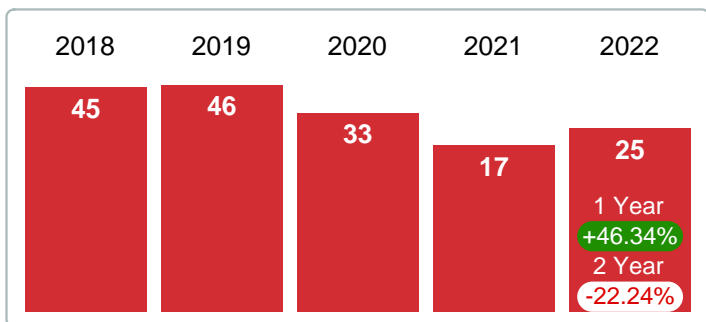
AVERAGE DAYS ON MARKET TO SALE

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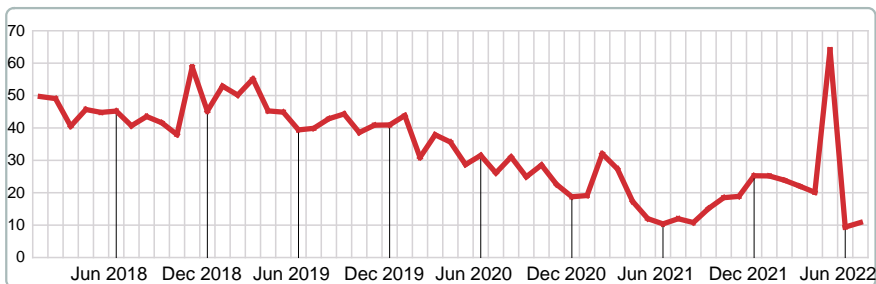
JULY



YEAR TO DATE (YTD)

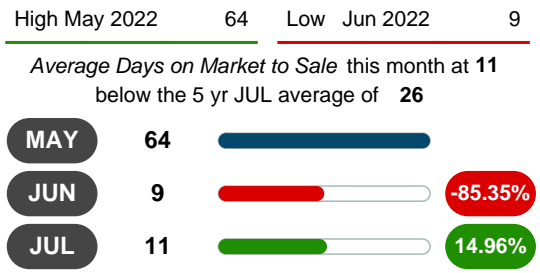


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 26



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
\$125,000 and less	8.55%	30	6	42	28	0
\$125,001 - \$175,000	6.84%	10	17	5	0	0
\$175,001 - \$225,000	19.66%	9	0	6	25	6
\$225,001 - \$300,000	25.64%	6	0	6	5	0
\$300,001 - \$375,000	17.95%	14	0	7	22	33
\$375,001 - \$475,000	11.11%	8	0	11	2	18
\$475,001 and up	10.26%	11	30	1	11	0
Average Closed DOM		11	14	9	12	16
Total Closed Units	100%	117	7	70	36	4
Total Closed Volume		34,941,903	1.38M	18.60M	13.82M	1.14M

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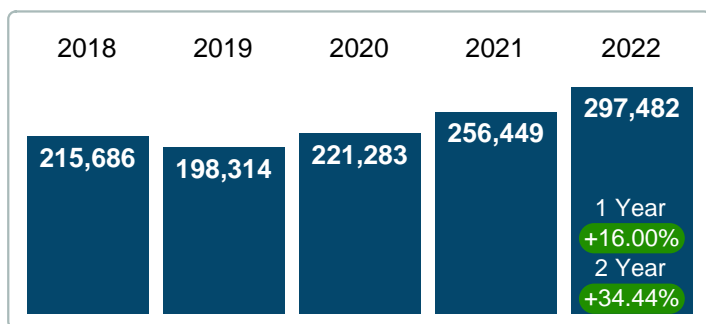
Area Delimited by County Of Wagoner - Residential Property Type



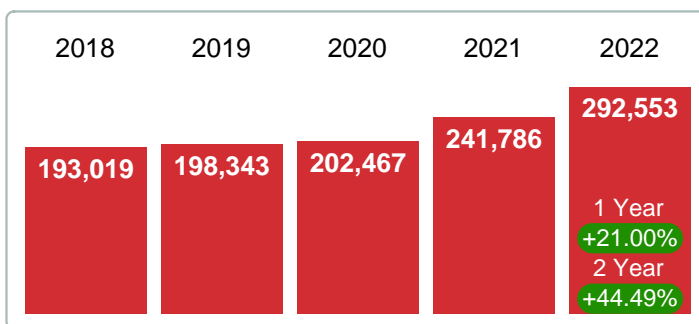
AVERAGE LIST PRICE AT CLOSING

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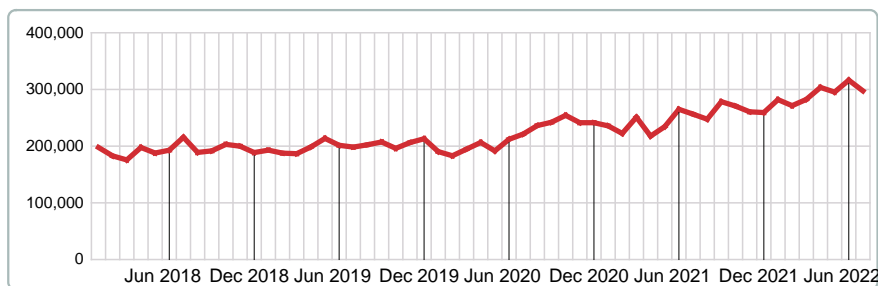
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 237,843

High Jun 2022 316,385 Low Mar 2018 175,693

Average List Price at Closing this month at **297,482**
above the 5 yr JUL average of **237,843**

MAY	295,355	
JUN	316,385	+7.12%
JUL	297,482	-5.97%

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
\$125,000 and less	10	8.55%	92,530	84,333	98,717	80,000	0
\$125,001 - \$175,000	8	6.84%	149,213	136,300	156,960	0	0
\$175,001 - \$225,000	27	23.08%	205,244	0	203,129	204,600	190,000
\$225,001 - \$300,000	30	25.64%	268,844	0	254,499	273,217	0
\$300,001 - \$375,000	14	11.97%	341,996	0	331,284	344,721	465,000
\$375,001 - \$475,000	19	16.24%	422,649	0	412,215	427,464	399,930
\$475,001 and up	9	7.69%	695,688	729,000	728,568	602,501	0
Average List Price			297,482	198,700	263,027	382,158	311,233
Total Closed Units		100%	297,482	7	70	36	4
Total Closed Volume			34,805,407	1.39M	18.41M	13.76M	1.24M

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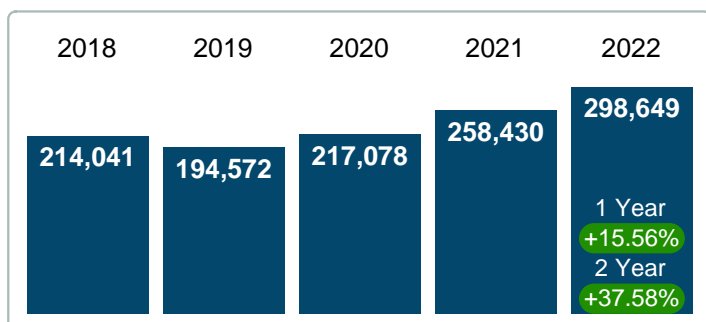
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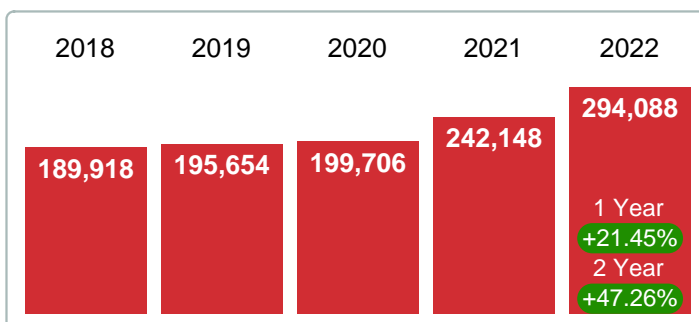
AVERAGE SOLD PRICE AT CLOSING

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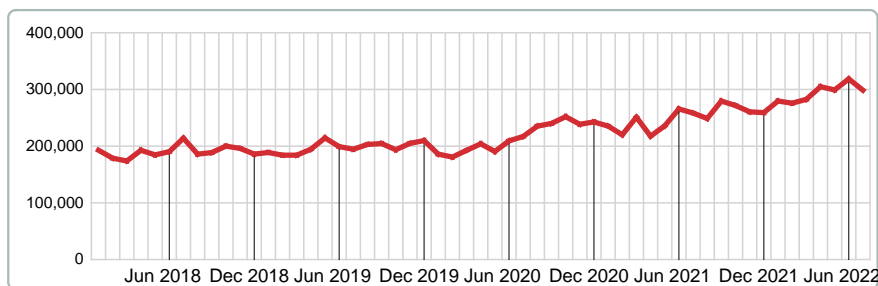
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 236,554

High Jun 2022 318,509 Low Mar 2018 173,837

Average Sold Price at Closing this month at **298,649**
above the 5 yr JUL average of **236,554**

MAY	299,221	
JUN	318,509	+6.45%
JUL	298,649	-6.24%

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	
\$125,000 and less	10	8.55%	87,700	76,000	95,333	77,000	0
\$125,001 - \$175,000	8	6.84%	152,518	142,833	158,328	0	0
\$175,001 - \$225,000	23	19.66%	202,248	0	205,688	197,000	183,500
\$225,001 - \$300,000	30	25.64%	261,253	0	256,005	273,500	0
\$300,001 - \$375,000	21	17.95%	341,412	0	336,115	346,449	375,000
\$375,001 - \$475,000	13	11.11%	425,199	0	418,402	436,207	399,930
\$475,001 and up	12	10.26%	638,186	723,000	740,380	606,053	0
Average Sold Price			298,649	197,071	265,673	383,982	285,483
Total Closed Units			117	7	70	36	4
Total Closed Volume			34,941,903	1.38M	18.60M	13.82M	1.14M

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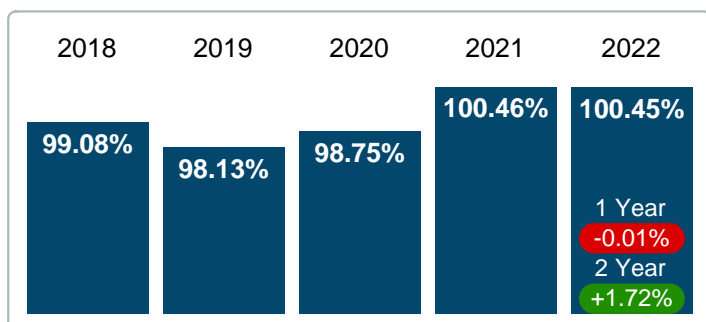
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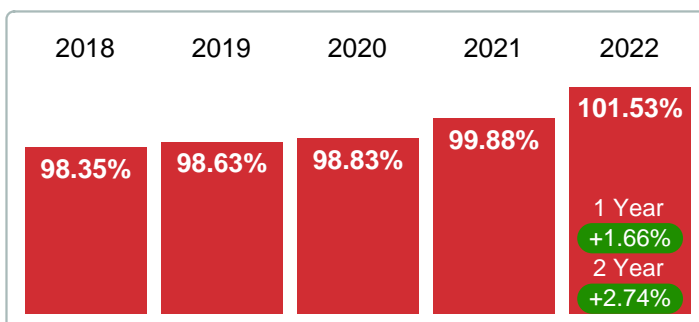
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY



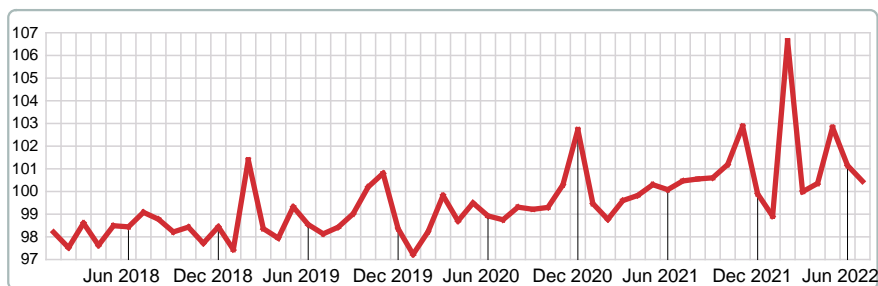
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

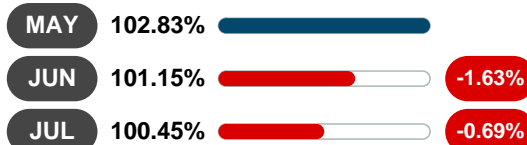
3 MONTHS

5 year JUL AVG = 99.38%



High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **100.45%** above the 5 yr JUL average of **99.38%**



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
\$125,000 and less	10	8.55%	94.67%	88.89%	97.29%	96.25%	0.00%
\$125,001 - \$175,000	8	6.84%	102.44%	104.98%	100.91%	0.00%	0.00%
\$175,001 - \$225,000	23	19.66%	100.10%	0.00%	101.42%	96.18%	96.69%
\$225,001 - \$300,000	30	25.64%	100.58%	0.00%	100.75%	100.19%	0.00%
\$300,001 - \$375,000	21	17.95%	100.73%	0.00%	102.35%	100.61%	80.65%
\$375,001 - \$475,000	13	11.11%	101.56%	0.00%	101.41%	101.96%	100.00%
\$475,001 and up	12	10.26%	102.62%	99.18%	102.58%	103.01%	0.00%
Average Sold/List Ratio		100.50%		97.25%	101.03%	100.72%	93.51%
Total Closed Units		117	100%	7	70	36	4
Total Closed Volume		34,941,903		1.38M	18.60M	13.82M	1.14M

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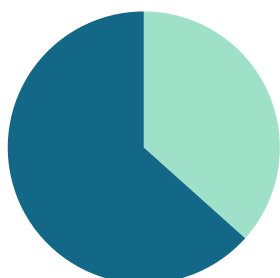
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

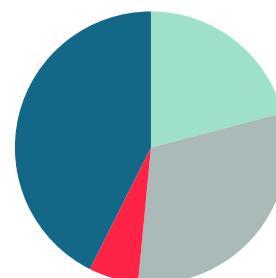


Inventory
 New Listings
193 = 36.62%
 Start Inventory
334
 Total Inventory Units
527
 Volume
\$178,337,099

Market Activity

Closed Sales
117 = 20.93%
 Pending Sales
171 = 30.59%
 Other Off Market
33 = 5.90%
 Active Inventory
238 = 42.58%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	158	117	-25.95%	1,071	941	-12.14%
Pending Sales	183	171	-6.56%	1,190	989	-16.89%
New Listings	238	193	-18.91%	1,304	1,133	-13.11%
Average List Price	256,449	297,482	16.00%	241,786	292,553	21.00%
Average Sale Price	258,430	298,649	15.56%	242,148	294,088	21.45%
Average Percent of Selling Price to List Price	100.46%	100.45%	-0.01%	99.88%	101.53%	1.66%
Average Days on Market to Sale	11.98	10.80	-9.83%	17.31	25.33	46.34%
Monthly Inventory	484	238	-50.83%	484	238	-50.83%
Months Supply of Inventory	3.14	1.61	-48.72%	3.14	1.61	-48.72%

Absorption: Last 12 months, an Average of **148** Sales/Month

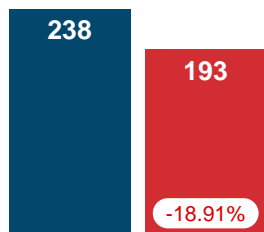
Inventory on July 31, 2022 = **238**

2021 **2022**

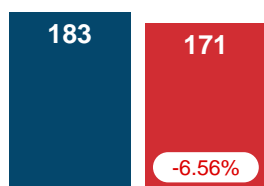
JULY MARKET

AVERAGE PRICES

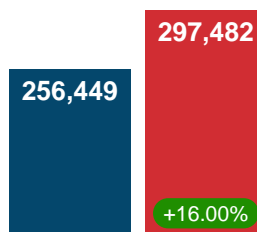
New Listings



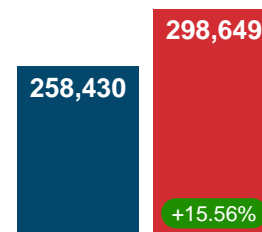
Pending Listings



List Price



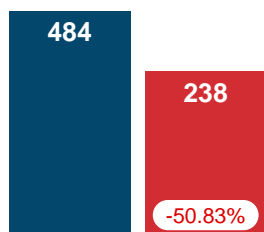
Sale Price



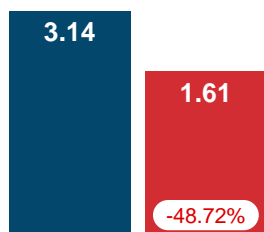
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

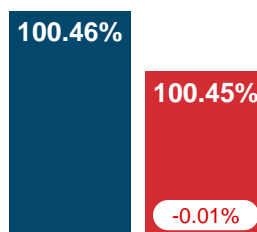
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

