

June 2022



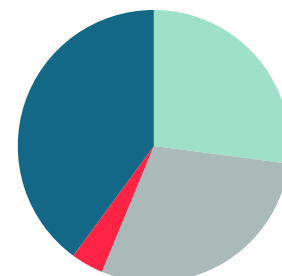
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	198	141	-28.79%
Pending Listings	187	152	-18.72%
New Listings	234	224	-4.27%
Average List Price	264,966	316,385	19.41%
Average Sale Price	265,639	318,509	19.90%
Average Percent of Selling Price to List Price	100.08%	101.15%	1.07%
Average Days on Market to Sale	10.38	9.40	-9.46%
End of Month Inventory	423	208	-50.83%
Months Supply of Inventory	2.75	1.38	-49.90%



■ Closed (27.06%)
■ Pending (29.17%)
■ Other OffMarket (3.84%)
■ Active (39.92%)

Absorption: Last 12 months, an Average of **151** Sales/Month
Active Inventory as of June 30, 2022 = **208**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2022 decreased **50.83%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 151 closed sales per month. This represents an unsold inventory index of **1.38** 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 **19.90%** in June 2022 to \$318,509 versus the previous year at \$265,639.

Average Days on Market Shortens

The average number of **9.40** days that homes spent on the market before selling decreased by 0.98 days or **9.46%** in June 2022 compared to last year's same month at **10.38** DOM.

Sales Success for June 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 224 New Listings in June 2022, down **4.27%** from last year at 234. Furthermore, there were 141 Closed Listings this month versus last year at 198, a **-28.79%** decrease.

Closed versus Listed trends yielded a **62.9%** ratio, down from previous year's, June 2021, at **84.6%**, a **25.61%** downswing. This will certainly create pressure on a decreasing Monthly 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 2022



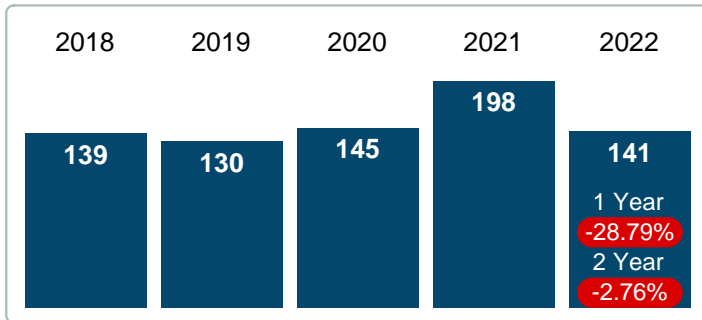
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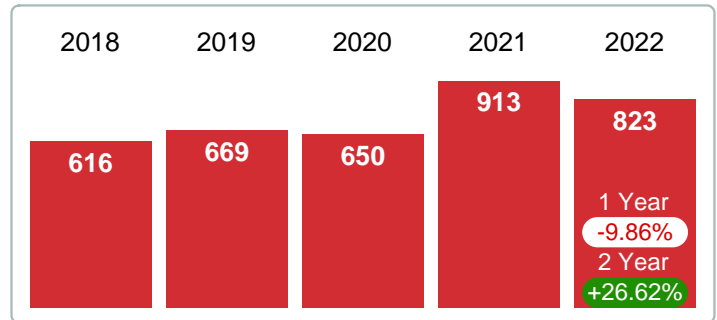
CLOSED LISTINGS

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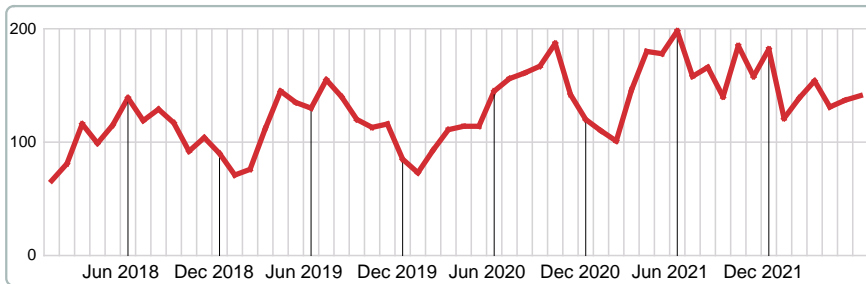
JUNE



YEAR TO DATE (YTD)

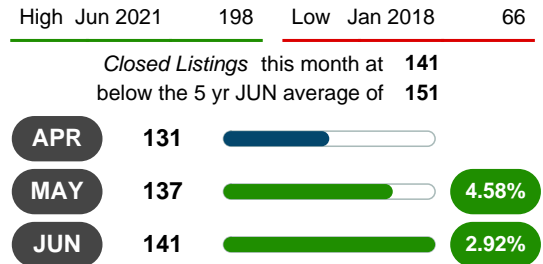


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 151



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	7.09%	12.1	3	7	0	0
\$125,001 - \$200,000	16	11.35%	8.7	3	11	2	0
\$200,001 - \$225,000	14	9.93%	5.6	1	13	0	0
\$225,001 - \$325,000	44	31.21%	6.5	1	32	11	0
\$325,001 - \$400,000	23	16.31%	8.7	0	15	8	0
\$400,001 - \$500,000	19	13.48%	7.5	0	5	14	0
\$500,001 and up	15	10.64%	23.7	0	3	11	1
Total Closed Units	141			8	86	46	1
Total Closed Volume	44,909,765	100%	9.4	1.08M	23.38M	19.79M	655.00K
Average Closed Price	\$318,509			\$135,125	\$271,903	\$430,220	\$655,000

June 2022



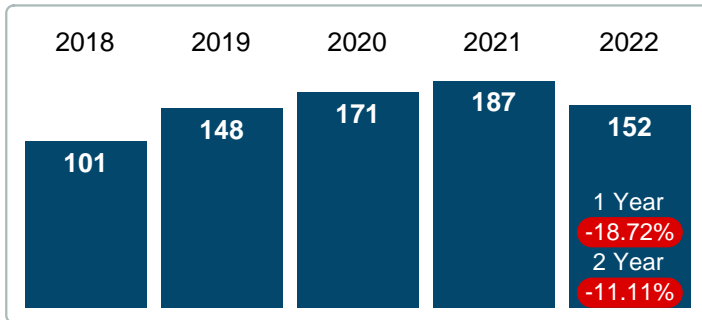
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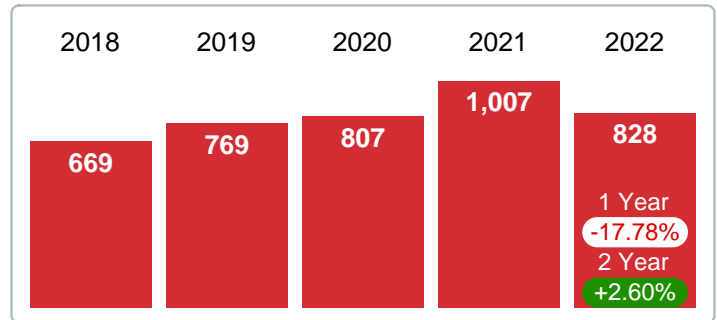
PENDING LISTINGS

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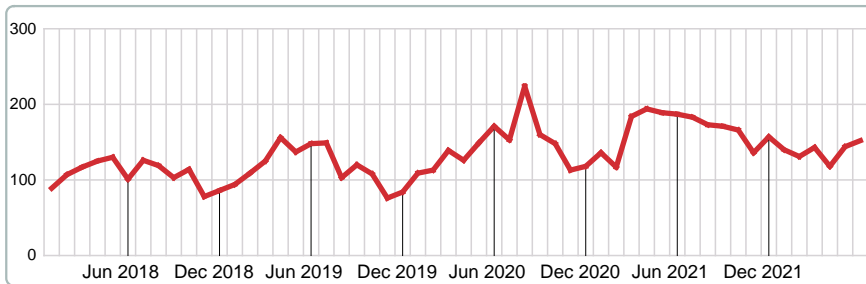
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

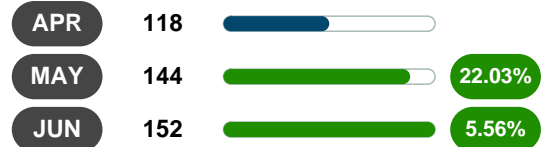


3 MONTHS

5 year JUN AVG = 152

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 152 equal to 5 yr JUN average of 152



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	12	7.89%	48.8	3	8	1	0
\$125,001 - \$200,000	20	13.16%	10.4	3	16	1	0
\$200,001 - \$225,000	26	17.11%	7.1	0	22	4	0
\$225,001 - \$300,000	35	23.03%	16.4	1	23	10	1
\$300,001 - \$375,000	21	13.82%	13.5	0	13	8	0
\$375,001 - \$500,000	21	13.82%	11.8	0	10	9	2
\$500,001 and up	17	11.18%	16.4	0	3	11	3
Total Pending Units	152			7	95	44	6
Total Pending Volume	45,954,763	100%	15.8	979.20K	24.94M	17.08M	2.96M
Average Listing Price	\$326,240			\$139,886	\$262,485	\$388,171	\$493,318

June 2022



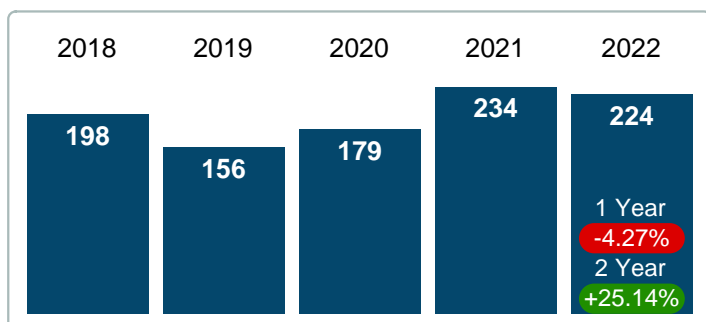
Area Delimited by County Of Wagoner - Residential Property Type



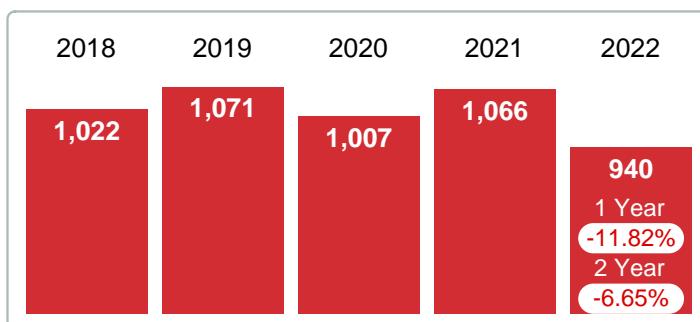
NEW LISTINGS

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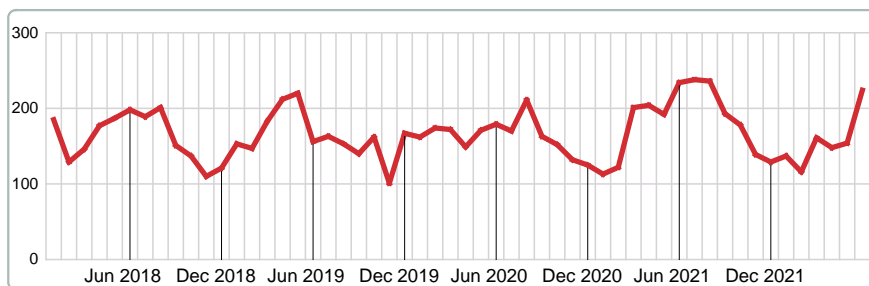
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

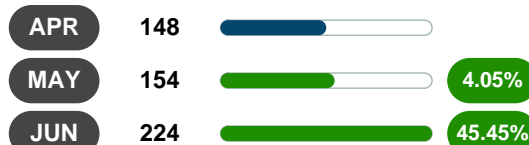


3 MONTHS

5 year JUN AVG = 198

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 224
above the 5 yr JUN average of 198



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	23	10.27%	4	18	1	0
\$175,001 - \$200,000	12	5.36%	2	10	0	0
\$200,001 - \$250,000	47	20.98%	0	41	6	0
\$250,001 - \$300,000	42	18.75%	0	27	15	0
\$300,001 - \$375,000	46	20.54%	1	24	20	1
\$375,001 - \$500,000	27	12.05%	1	10	13	3
\$500,001 and up	27	12.05%	0	6	16	5
Total New Listed Units	224		8	136	71	9
Total New Listed Volume	73,734,291	100%	1.40M	36.92M	29.34M	6.08M
Average New Listed Listing Price	\$259,783		\$174,787	\$271,490	\$413,204	\$675,089

June 2022



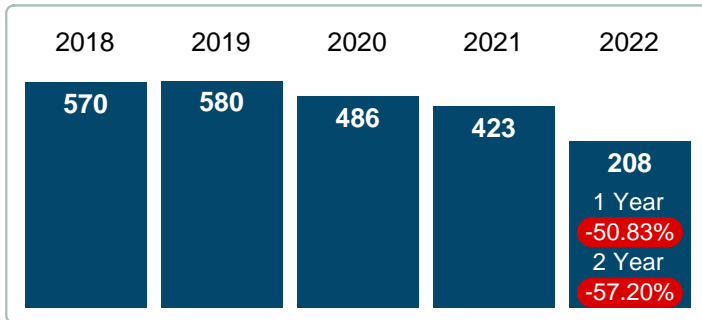
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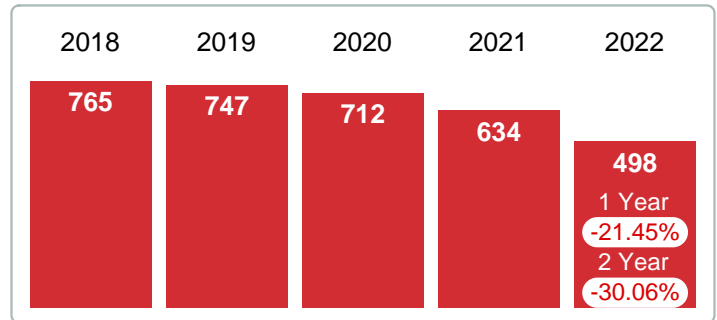
ACTIVE INVENTORY

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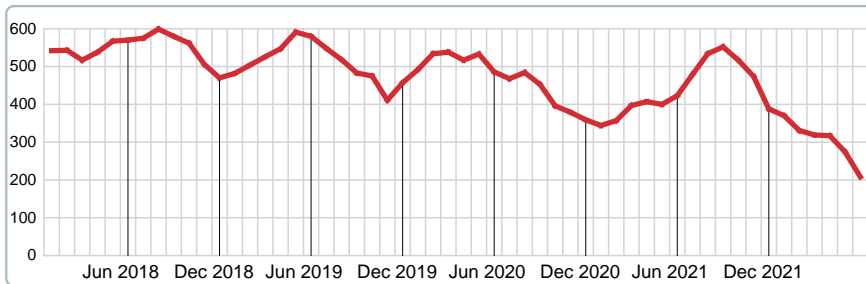
END OF JUNE



ACTIVE DURING JUNE

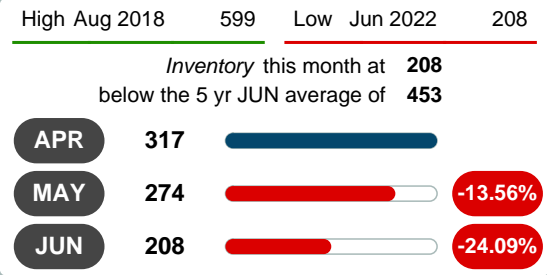


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 453



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	18	8.65%	73.0	12	6	0	0
\$100,001 - \$175,000	21	10.10%	97.6	4	16	1	0
\$175,001 - \$250,000	31	14.90%	12.6	1	26	4	0
\$250,001 - \$325,000	49	23.56%	32.0	1	28	19	1
\$325,001 - \$450,000	40	19.23%	81.8	4	17	16	3
\$450,001 - \$675,000	29	13.94%	46.8	2	9	15	3
\$675,001 and up	20	9.62%	70.9	1	5	9	5
Total Active Inventory by Units	208			25	107	64	12
Total Active Inventory by Volume	78,668,265	100%	54.7	5.41M	32.61M	29.02M	11.63M
Average Active Inventory Listing Price	\$378,213			\$216,240	\$304,783	\$453,433	\$969,227

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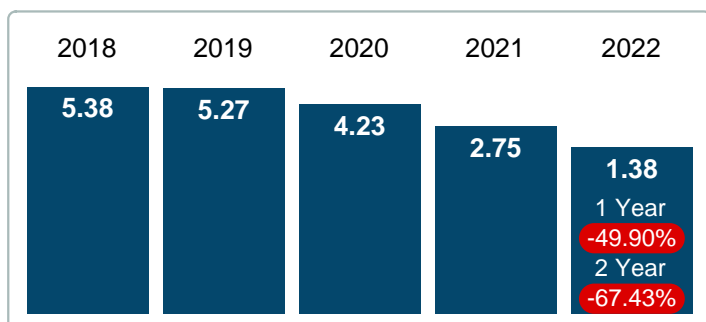
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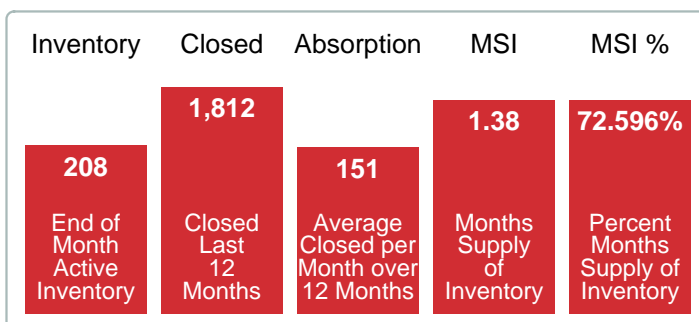
MONTHS SUPPLY of INVENTORY (MSI)

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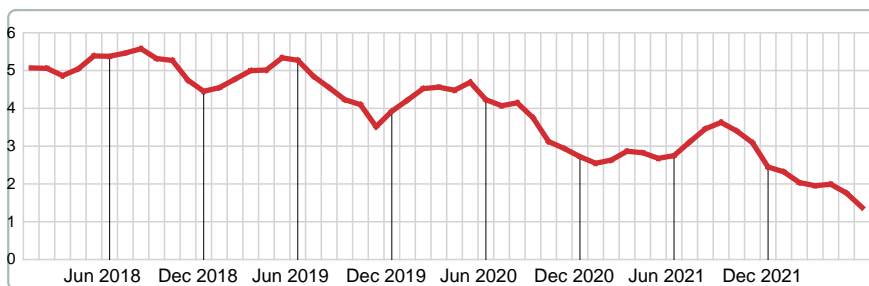
MSI FOR JUNE



INDICATORS FOR JUNE 2022

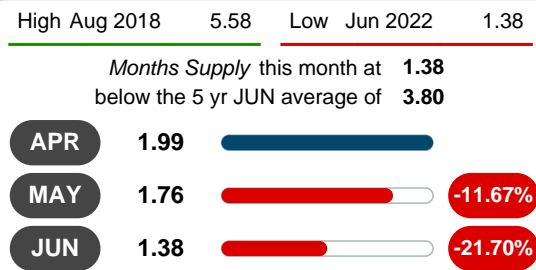


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 3.80



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	18	8.65%	2.73	4.00	1.89	0.00	0.00
\$100,001 - \$175,000	21	10.10%	1.05	1.02	1.16	0.46	0.00
\$175,001 - \$250,000	31	14.90%	0.62	0.57	0.66	0.45	0.00
\$250,001 - \$325,000	49	23.56%	1.35	3.00	1.32	1.33	4.00
\$325,001 - \$450,000	40	19.23%	1.66	9.60	1.58	1.41	1.80
\$450,001 - \$675,000	29	13.94%	2.49	24.00	3.00	2.22	1.64
\$675,001 and up	20	9.62%	8.89	0.00	10.00	7.20	10.00
Market Supply of Inventory (MSI)			1.38	2.63	1.17	1.42	2.48
Total Active Inventory by Units		100%	1.38	25	107	64	12

June 2022



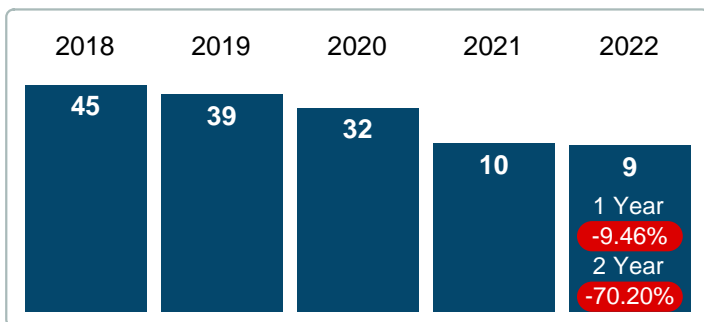
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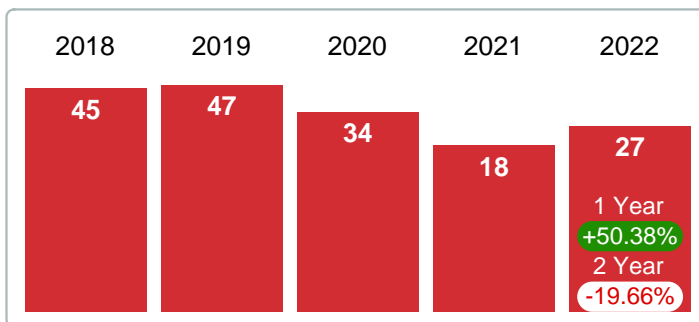
AVERAGE DAYS ON MARKET TO SALE

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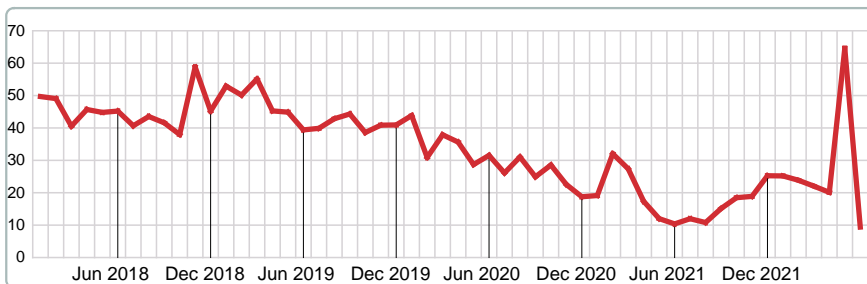
JUNE



YEAR TO DATE (YTD)

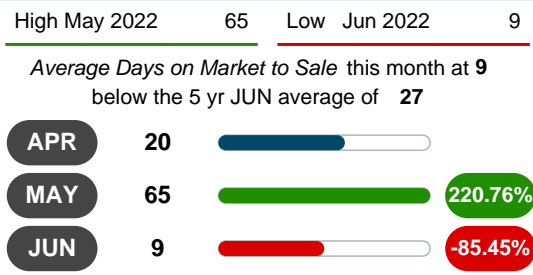


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 27



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	7.09%	12	21	8	0	0
\$125,001 - \$200,000	11.35%	9	4	8	17	0
\$200,001 - \$225,000	9.93%	6	8	5	0	0
\$225,001 - \$325,000	31.21%	7	7	6	8	0
\$325,001 - \$400,000	16.31%	9	0	4	18	0
\$400,001 - \$500,000	13.48%	8	0	1	10	0
\$500,001 and up	10.64%	24	0	35	22	12
Average Closed DOM		9	11	7	14	12
Total Closed Units	100%	9	8	86	46	1
Total Closed Volume		44,909,765	1.08M	23.38M	19.79M	655.00K

June 2022



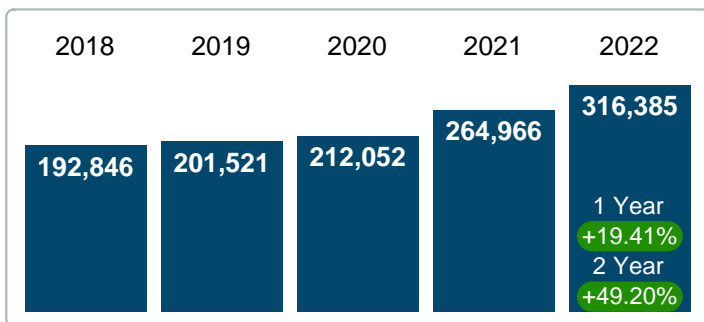
Area Delimited by County Of Wagoner - Residential Property Type



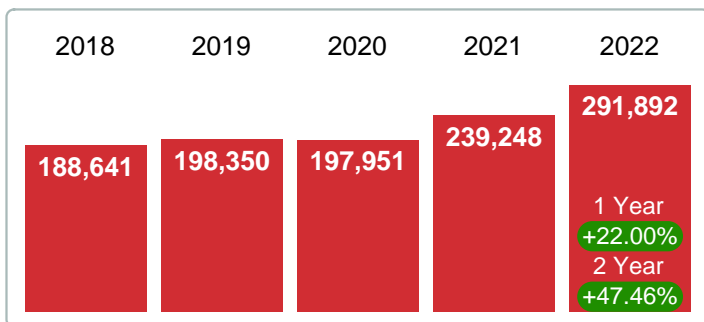
AVERAGE LIST PRICE AT CLOSING

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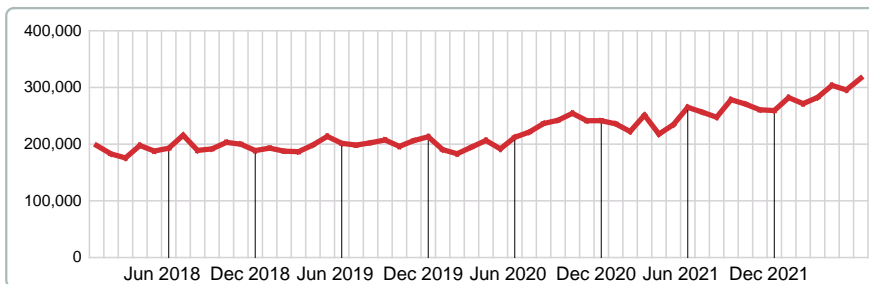
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 237,554

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

Average List Price at Closing this month at **316,385**
above the 5 yr JUN average of **237,554**

- APR 303,587
- MAY 295,613 -2.63%
- JUN 316,385 7.03%

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	9	6.38%	81,978	63,667	98,114	0	0
\$125,001 - \$200,000	22	15.60%	165,741	148,133	156,191	177,000	0
\$200,001 - \$225,000	17	12.06%	218,729	224,000	209,562	0	0
\$225,001 - \$325,000	40	28.37%	275,340	238,000	259,099	270,400	0
\$325,001 - \$400,000	19	13.48%	365,015	0	358,149	355,499	0
\$400,001 - \$500,000	21	14.89%	443,636	0	423,482	451,320	0
\$500,001 and up	13	9.22%	710,968	0	801,830	639,697	669,900
Average List Price			316,385	137,175	271,111	424,512	669,900
Total Closed Units		100%	316,385	8	86	46	1
Total Closed Volume			44,610,347	1.10M	23.32M	19.53M	669.90K

June 2022



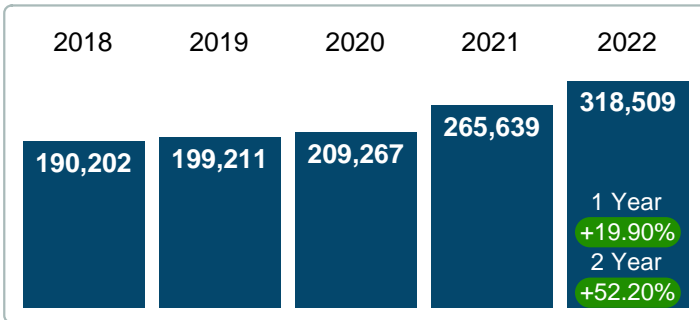
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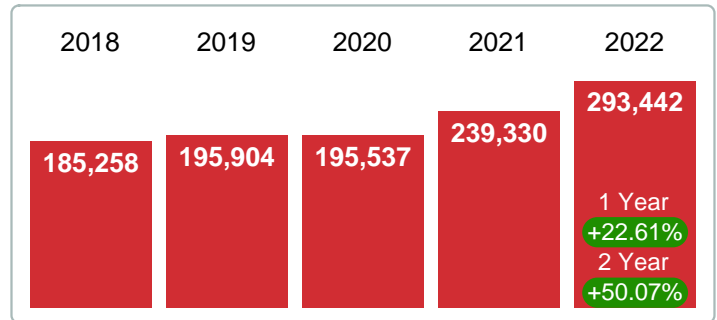
AVERAGE SOLD PRICE AT CLOSING

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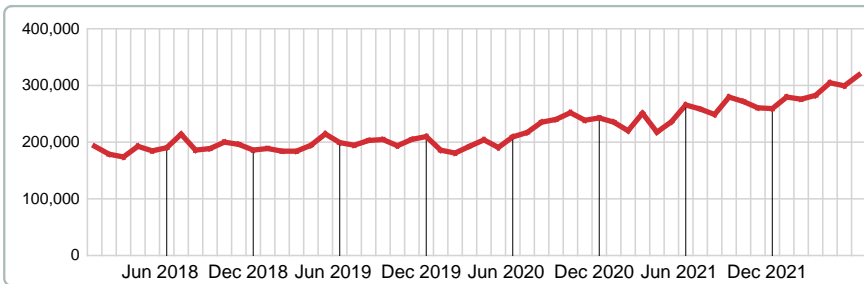
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 236,566

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

Average Sold Price at Closing this month at **318,509**
above the 5 yr JUN average of **236,566**

- APR 304,691
- MAY 299,361 (-1.75%)
- JUN 318,509 (6.40%)

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	7.09%	82,350	59,833	92,000	0		
\$125,001 - \$200,000	16	11.35%	155,269	148,167	155,436	165,000		
\$200,001 - \$225,000	14	9.93%	216,436	224,000	215,854	0		
\$225,001 - \$325,000	44	31.21%	266,723	233,000	265,485	273,389		
\$325,001 - \$400,000	23	16.31%	362,286	0	362,213	362,425		
\$400,001 - \$500,000	19	13.48%	450,534	0	441,061	453,918		
\$500,001 and up	15	10.64%	662,889	0	696,578	654,418		
Average Sold Price		318,509		135,125	271,903	430,220	655,000	
Total Closed Units		141	100%	318,509	8	86	46	1
Total Closed Volume		44,909,765			1.08M	23.38M	19.79M	655.00K

June 2022



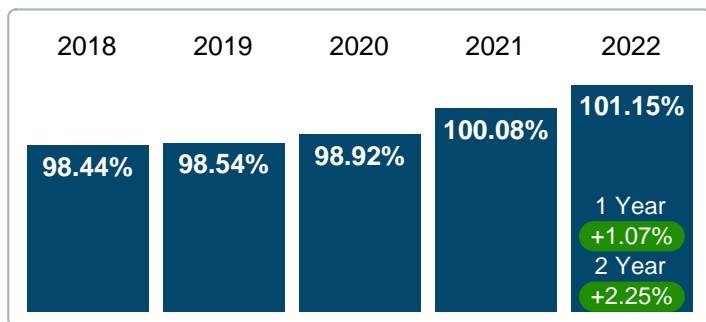
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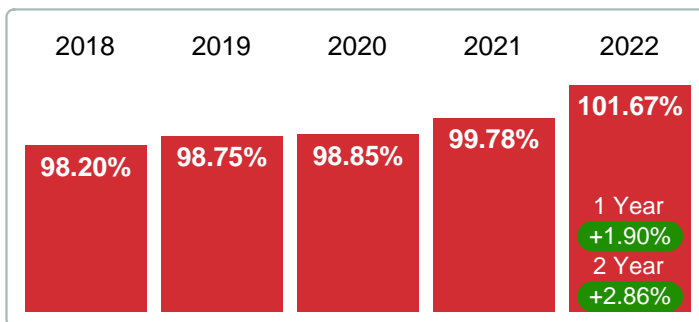
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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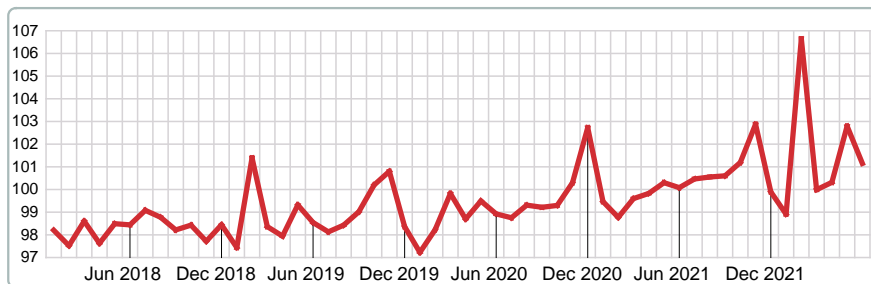
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

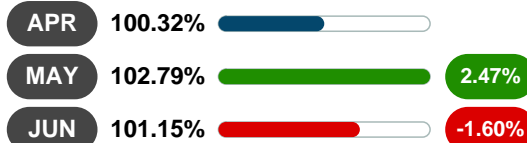


3 MONTHS

5 year JUN AVG = 99.43%

High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **101.15%**
above the 5 yr JUN average of **99.43%**



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	7.09%	94.27%	93.79%	94.48%	0.00%	0.00%
\$125,001 - \$200,000	16	11.35%	98.98%	100.02%	99.50%	94.54%	0.00%
\$200,001 - \$225,000	14	9.93%	102.97%	100.00%	103.19%	0.00%	0.00%
\$225,001 - \$325,000	44	31.21%	102.25%	97.90%	102.78%	101.12%	0.00%
\$325,001 - \$400,000	23	16.31%	101.53%	0.00%	101.18%	102.20%	0.00%
\$400,001 - \$500,000	19	13.48%	101.72%	0.00%	104.11%	100.87%	0.00%
\$500,001 and up	15	10.64%	101.79%	0.00%	93.97%	104.29%	97.78%
Average Sold/List Ratio		101.10%		97.42%	101.24%	101.70%	97.78%
Total Closed Units	141	100%	101.10%	8	86	46	1
Total Closed Volume	44,909,765			1.08M	23.38M	19.79M	655.00K

June 2022



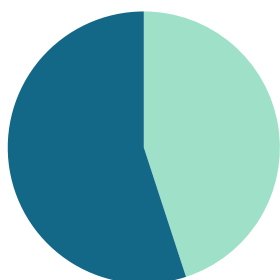
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

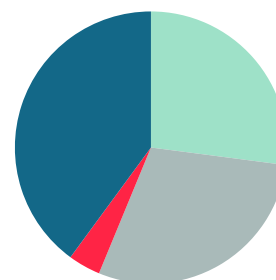


Inventory
 New Listings
224 = 44.98%
 Start Inventory
274
 Total Inventory Units
498
 Volume
\$170,447,694

Market Activity

Closed Sales
141 = 27.06%
 Pending Sales
152 = 29.17%
 Other Off Market
20 = 3.84%
 Active Inventory
208 = 39.92%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	198	141	-28.79%	913	823	-9.86%
Pending Sales	187	152	-18.72%	1,007	828	-17.78%
New Listings	234	224	-4.27%	1,066	940	-11.82%
Average List Price	264,966	316,385	19.41%	239,248	291,892	22.00%
Average Sale Price	265,639	318,509	19.90%	239,330	293,442	22.61%
Average Percent of Selling Price to List Price	100.08%	101.15%	1.07%	99.78%	101.67%	1.90%
Average Days on Market to Sale	10.38	9.40	-9.46%	18.23	27.42	50.38%
Monthly Inventory	423	208	-50.83%	423	208	-50.83%
Months Supply of Inventory	2.75	1.38	-49.90%	2.75	1.38	-49.90%

Absorption: Last 12 months, an Average of 151 Sales/Month

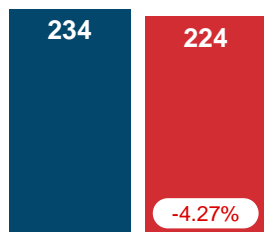
Inventory on June 30, 2022 = 208

2021 2022

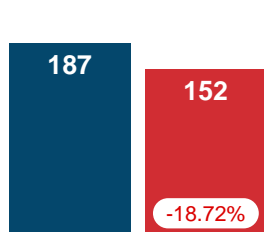
JUNE MARKET

AVERAGE PRICES

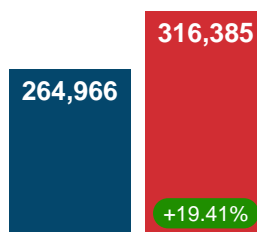
New Listings



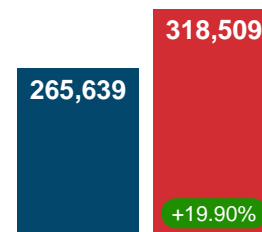
Pending Listings



List Price



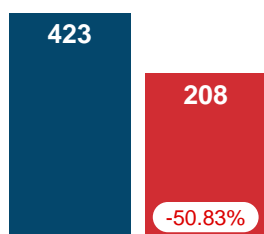
Sale Price



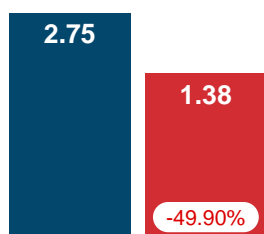
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

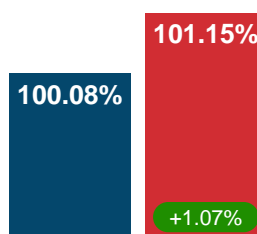
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

