

## June 2022



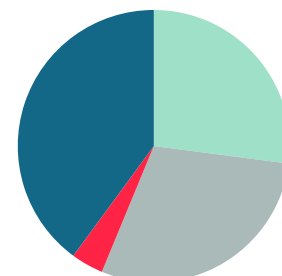
Area Delimited by County Of Wagoner - Residential Property Type



### 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%
Median List Price	229,450	275,000	19.85%
Median Sale Price	238,700	280,000	17.30%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	3.00	0.00%
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.

##### 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 **17.30%** in June 2022 to \$280,000 versus the previous year at \$238,700.

##### Median Days on Market Shortens

The median number of **3.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in June 2022 compared to last year's same month at **3.00** DOM.

##### Sales Success for June 2022 is Positive

Overall, with Median 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.

#### What's in this Issue

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

#### 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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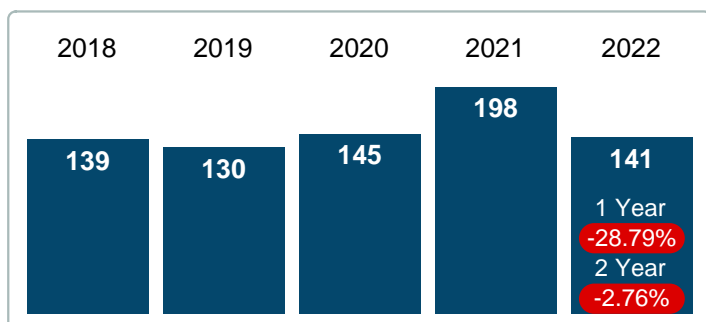
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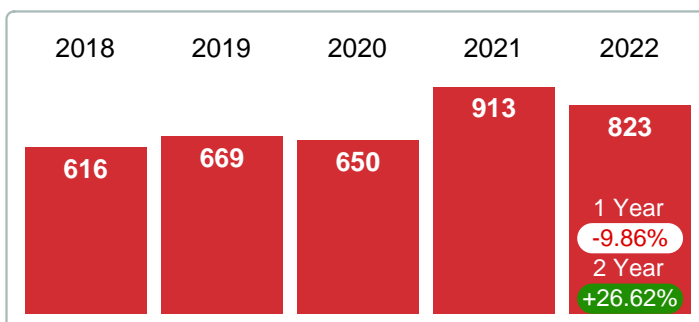
## CLOSED LISTINGS

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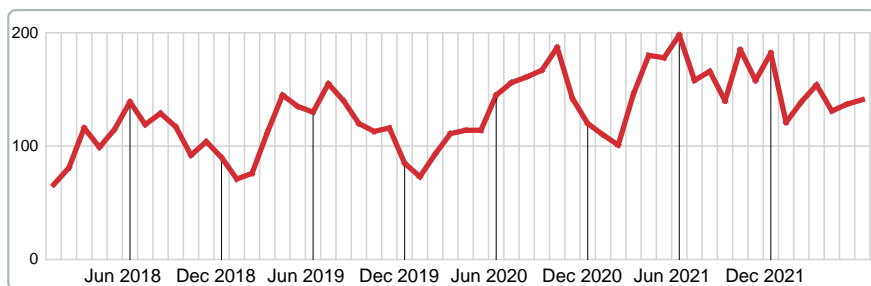
### JUNE



### YEAR TO DATE (YTD)

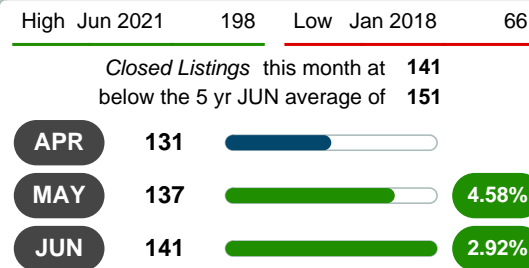


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 151



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	7.09%	4.0	3	7	0	0
\$125,001 - \$200,000	16	11.35%	6.5	3	11	2	0
\$200,001 - \$225,000	14	9.93%	4.0	1	13	0	0
\$225,001 - \$325,000	44	31.21%	3.0	1	32	11	0
\$325,001 - \$400,000	23	16.31%	3.0	0	15	8	0
\$400,001 - \$500,000	19	13.48%	1.0	0	5	14	0
\$500,001 and up	15	10.64%	6.0	0	3	11	1
<b>Total Closed Units</b>	<b>141</b>			<b>8</b>	<b>86</b>	<b>46</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>44,909,765</b>	<b>100%</b>	<b>3.0</b>	<b>1.08M</b>	<b>23.38M</b>	<b>19.79M</b>	<b>655.00K</b>
<b>Median Closed Price</b>	<b>\$280,000</b>			<b>\$137,250</b>	<b>\$250,000</b>	<b>\$423,673</b>	<b>\$655,000</b>

# June 2022



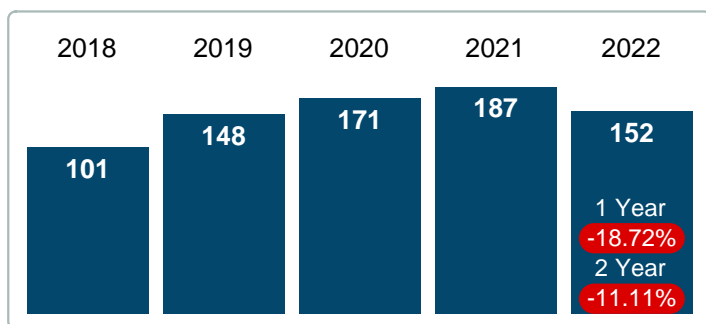
Area Delimited by County Of Wagoner - Residential Property Type



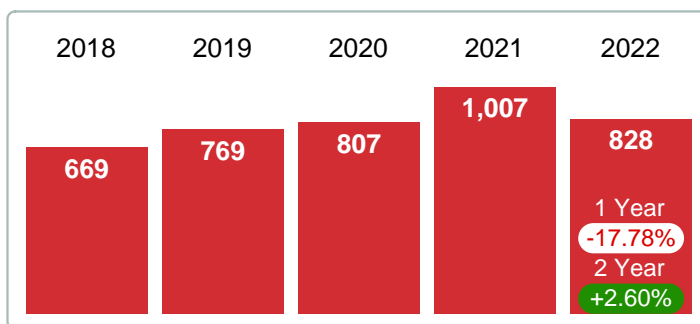
## PENDING LISTINGS

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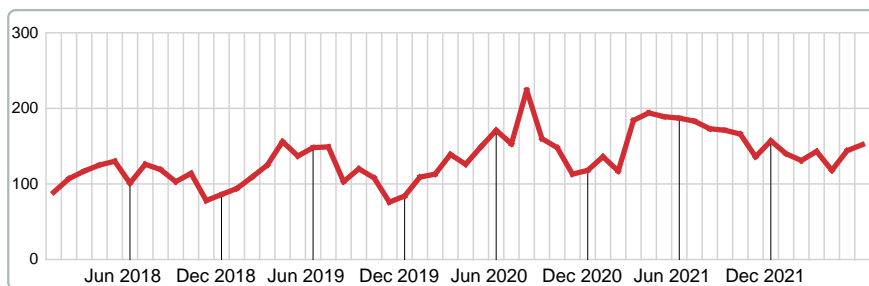
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

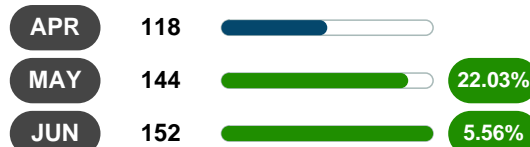


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	7.89%	35.5	3	8	1	0
\$125,001 - \$200,000	20	13.16%	4.5	3	16	1	0
\$200,001 - \$225,000	26	17.11%	6.0	0	22	4	0
\$225,001 - \$300,000	35	23.03%	8.0	1	23	10	1
\$300,001 - \$375,000	21	13.82%	6.0	0	13	8	0
\$375,001 - \$500,000	21	13.82%	3.0	0	10	9	2
\$500,001 and up	17	11.18%	0.0	0	3	11	3
<b>Total Pending Units</b>	<b>152</b>			<b>7</b>	<b>95</b>	<b>44</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>45,954,763</b>	<b>100%</b>	<b>6.0</b>	<b>979.20K</b>	<b>24.94M</b>	<b>17.08M</b>	<b>2.96M</b>
<b>Median Listing Price</b>	<b>\$262,500</b>			<b>\$129,900</b>	<b>\$239,000</b>	<b>\$352,500</b>	<b>\$500,925</b>

# June 2022



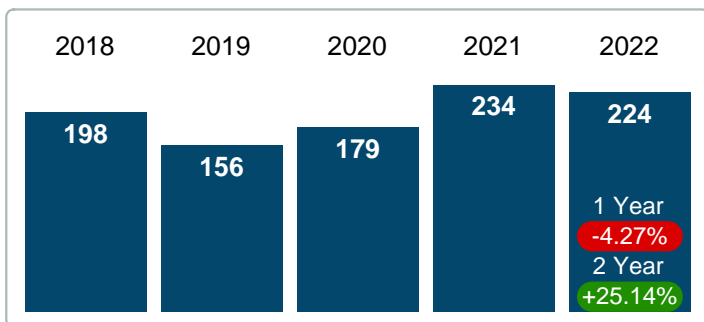
Area Delimited by County Of Wagoner - Residential Property Type



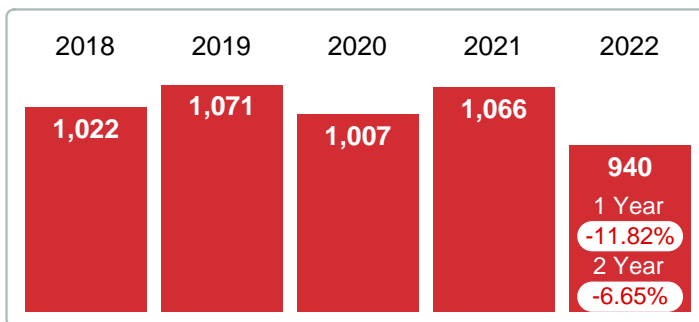
## NEW LISTINGS

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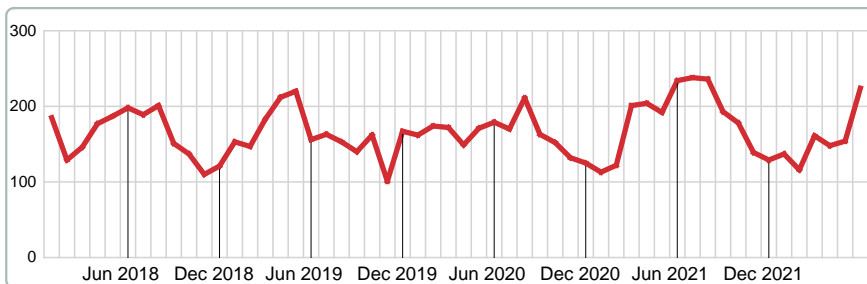
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

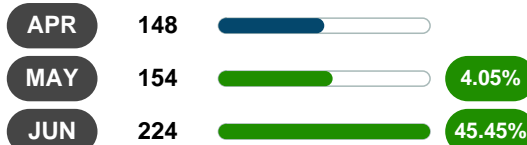


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>224</b>		<b>8</b>	<b>136</b>	<b>71</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>73,734,291</b>	<b>100%</b>	<b>1.40M</b>	<b>36.92M</b>	<b>29.34M</b>	<b>6.08M</b>
<b>Median New Listed Listing Price</b>	<b>\$289,950</b>		<b>\$137,450</b>	<b>\$249,773</b>	<b>\$330,000</b>	<b>\$536,850</b>

# June 2022



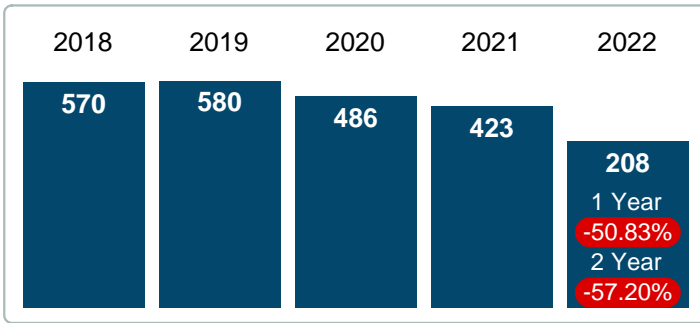
Area Delimited by County Of Wagoner - Residential Property Type



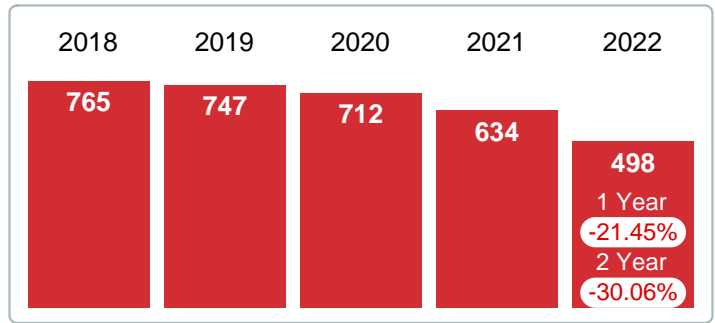
## ACTIVE INVENTORY

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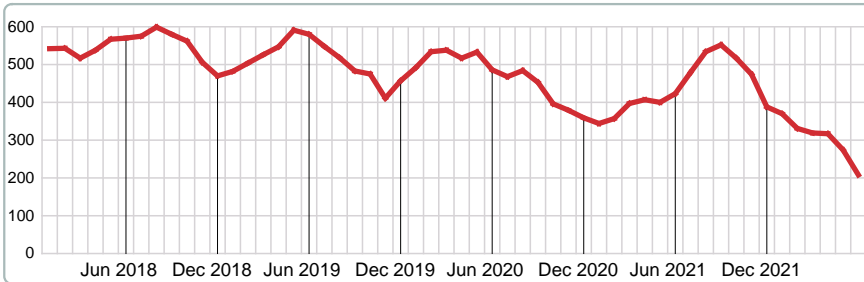
### END OF JUNE



### ACTIVE DURING JUNE

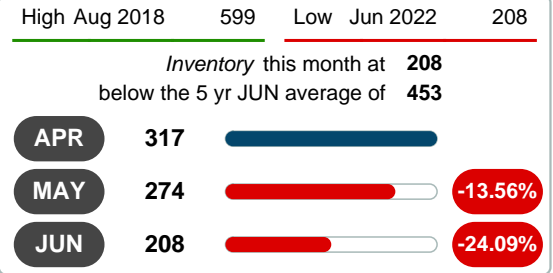


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 453



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	18	8.65%	75.5	12	6	0	0
\$100,001 - \$175,000	21	10.10%	63.0	4	16	1	0
\$175,001 - \$250,000	31	14.90%	6.0	1	26	4	0
\$250,001 - \$325,000	49	23.56%	6.0	1	28	19	1
\$325,001 - \$450,000	40	19.23%	24.0	4	17	16	3
\$450,001 - \$675,000	29	13.94%	43.0	2	9	15	3
\$675,001 and up	20	9.62%	50.0	1	5	9	5
<b>Total Active Inventory by Units</b>	<b>208</b>			<b>25</b>	<b>107</b>	<b>64</b>	<b>12</b>
<b>Total Active Inventory by Volume</b>	<b>78,668,265</b>	<b>100%</b>	<b>21.0</b>	<b>5.41M</b>	<b>32.61M</b>	<b>29.02M</b>	<b>11.63M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$310,337</b>			<b>\$150,000</b>	<b>\$274,654</b>	<b>\$372,218</b>	<b>\$484,950</b>

# June 2022



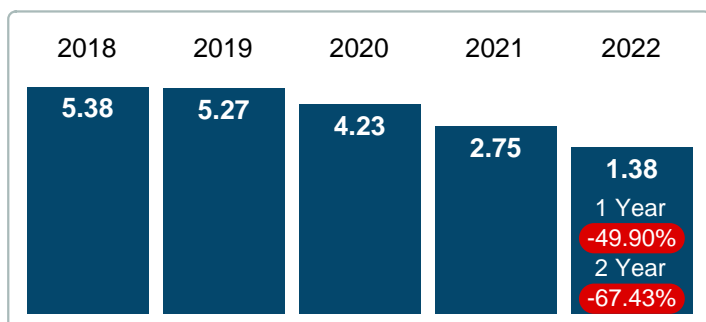
Area Delimited by County Of Wagoner - Residential Property Type



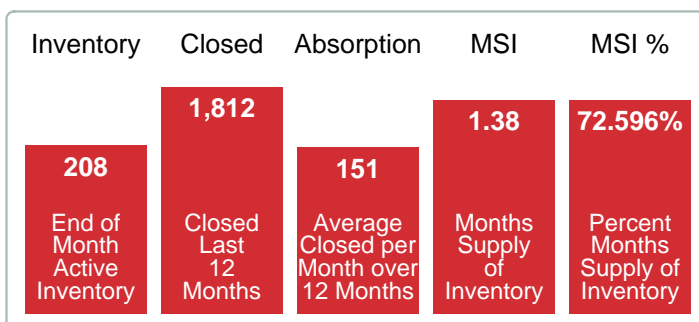
## MONTHS SUPPLY of INVENTORY (MSI)

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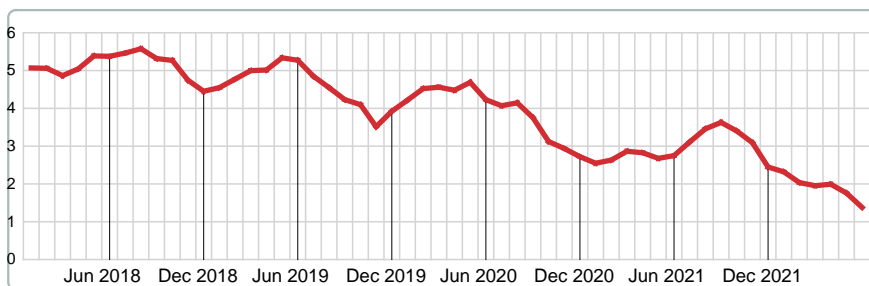
### MSI FOR JUNE



### INDICATORS FOR JUNE 2022

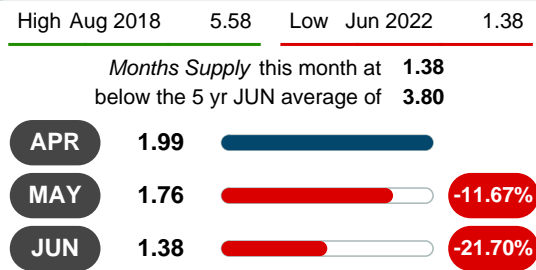


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



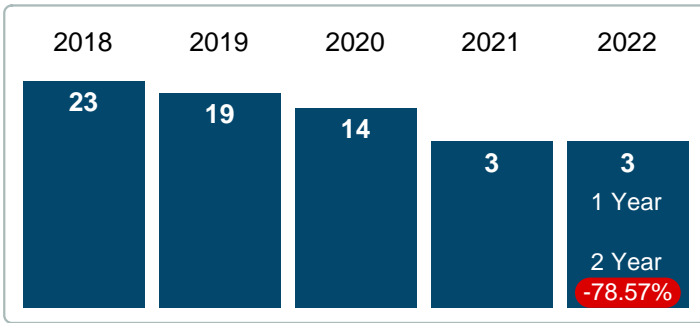
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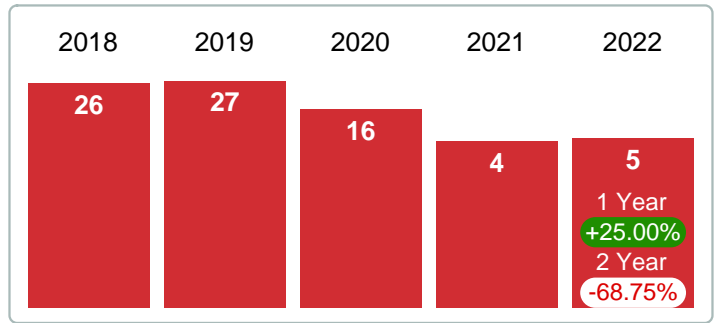
## MEDIAN DAYS ON MARKET TO SALE

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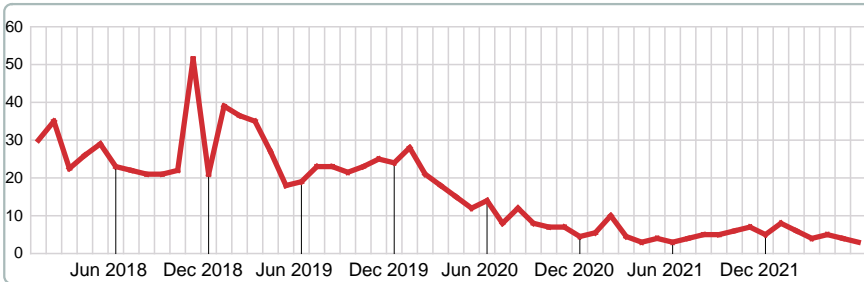
### JUNE



### YEAR TO DATE (YTD)

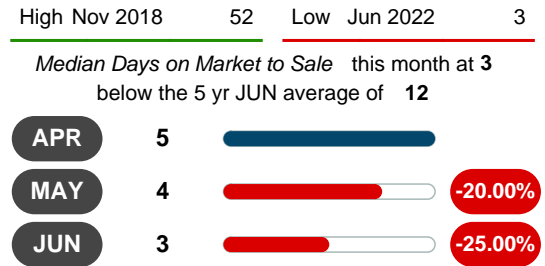


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 12



### 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
\$125,000 and less	7.09%	4	17	2	0	0
\$125,001 - \$200,000	11.35%	7	2	8	17	0
\$200,001 - \$225,000	9.93%	4	8	3	0	0
\$225,001 - \$325,000	31.21%	3	7	3	4	0
\$325,001 - \$400,000	16.31%	3	0	3	4	0
\$400,001 - \$500,000	13.48%	1	0	1	1	0
\$500,001 and up	10.64%	6	0	42	5	12
Median Closed DOM		3	8	3	4	12
Total Closed Units	100%	3.0	8	86	46	1
Total Closed Volume			1.08M	23.38M	19.79M	655.00K

# June 2022



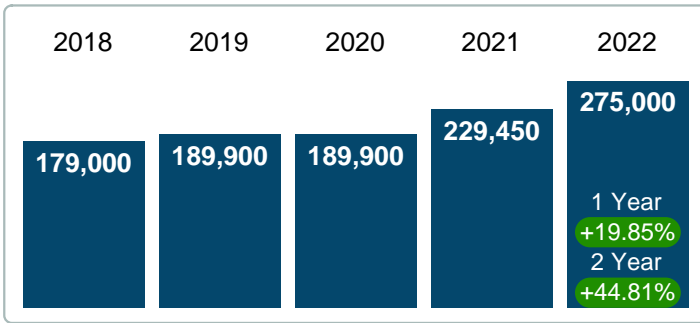
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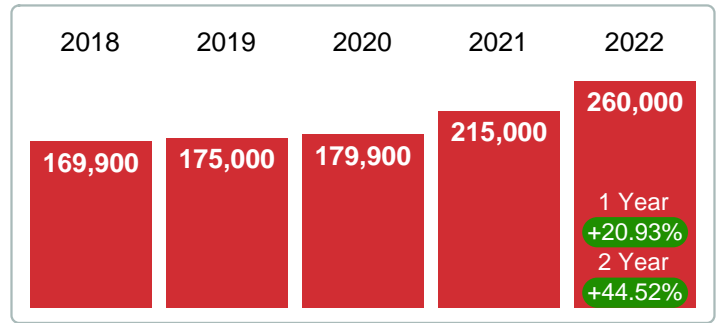
## MEDIAN LIST PRICE AT CLOSING

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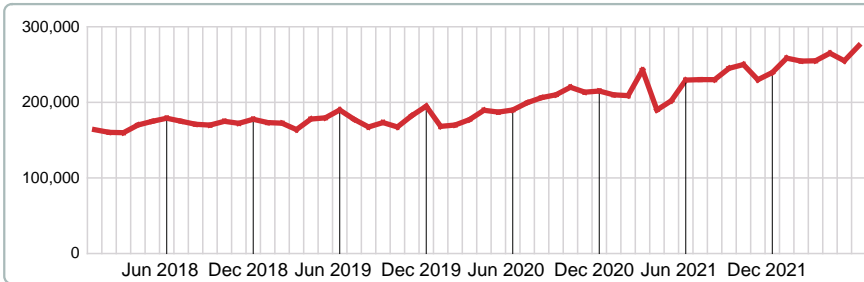
### JUNE



### YEAR TO DATE (YTD)

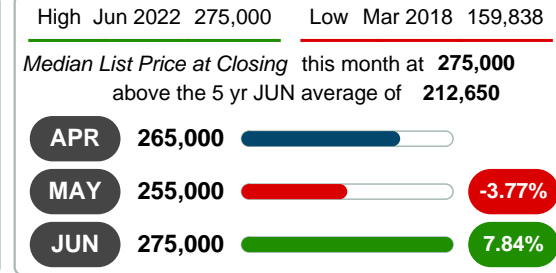


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 212,650



### 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
\$125,000 and less	6.38%	85,000	61,100	92,450	0	0
\$125,001 - \$200,000	15.60%	159,950	145,000	160,000	177,000	0
\$200,001 - \$225,000	12.06%	220,000	224,000	220,000	225,000	0
\$225,001 - \$325,000	28.37%	275,000	238,000	274,900	277,250	0
\$325,001 - \$400,000	13.48%	358,900	0	358,900	368,525	0
\$400,001 - \$500,000	14.89%	436,546	0	425,340	437,203	0
\$500,001 and up	9.22%	675,000	0	725,000	675,000	669,900
<b>Median List Price</b>		<b>275,000</b>	<b>137,250</b>	<b>240,000</b>	<b>413,905</b>	<b>669,900</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>275,000</b>	<b>8</b>	<b>86</b>	<b>46</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>44,610,347</b>	<b>1.10M</b>	<b>23.32M</b>	<b>19.53M</b>	<b>669.90K</b>



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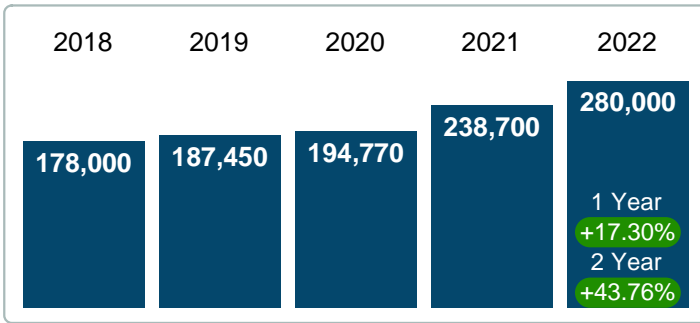
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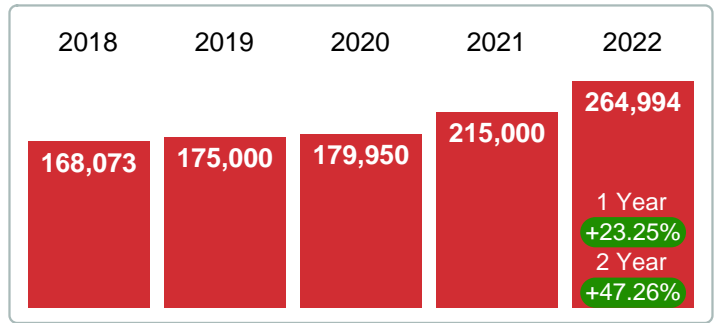
## MEDIAN SOLD PRICE AT CLOSING

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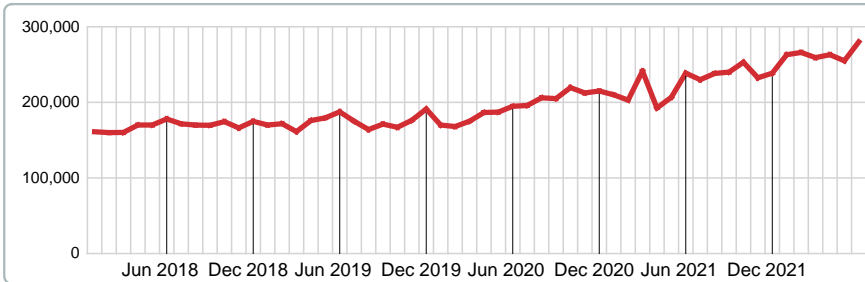
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

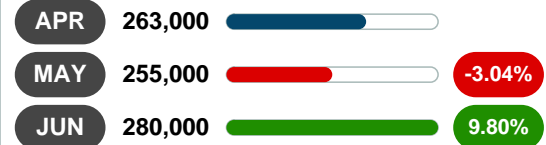


### 3 MONTHS

5 year JUN AVG = 215,784

High Jun 2022 280,000 Low Feb 2018 160,000

Median Sold Price at Closing this month at **280,000**  
above the 5 yr JUN average of **215,784**



### 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
\$125,000 and less	7.09%	80,500	62,000	85,000	0	0
\$125,001 - \$200,000	11.35%	151,250	145,000	147,500	165,000	0
\$200,001 - \$225,000	9.93%	217,250	224,000	216,000	0	0
\$225,001 - \$325,000	31.21%	264,000	233,000	262,500	275,000	0
\$325,001 - \$400,000	16.31%	360,000	0	360,000	360,000	0
\$400,001 - \$500,000	13.48%	457,010	0	430,527	460,967	0
\$500,001 and up	10.64%	655,400	0	675,000	650,000	655,000
Median Sold Price		280,000	137,250	250,000	423,673	655,000
Total Closed Units	100%	280,000	8	86	46	1
Total Closed Volume		44,909,765	1.08M	23.38M	19.79M	655.00K

# June 2022



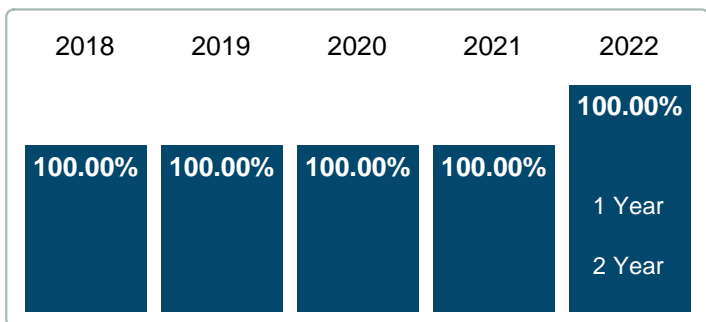
Area Delimited by County Of Wagoner - Residential Property Type



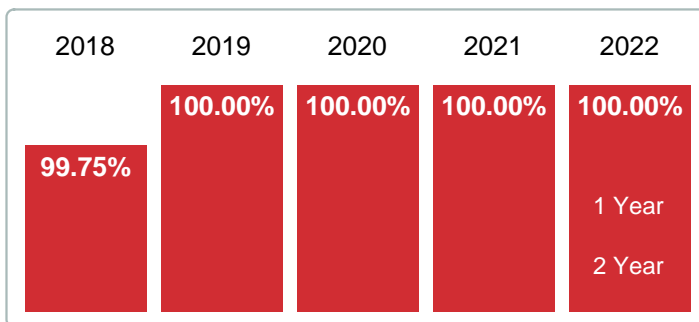
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

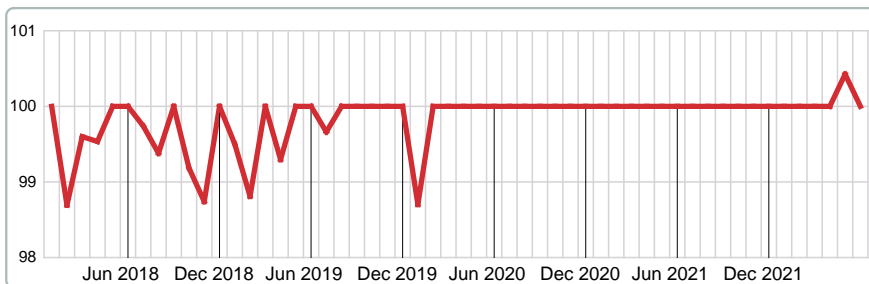
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

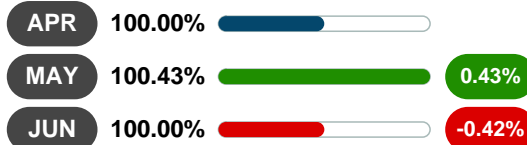


### 3 MONTHS

5 year JUN AVG = 100.00%

High May 2022 100.43% Low Feb 2018 98.69%

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



### MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	10	7.09%	98.28%	96.57%	100.00%	0.00%	0.00%	
\$125,001 - \$200,000	16	11.35%	100.00%	100.00%	100.00%	94.54%	0.00%	
\$200,001 - \$225,000	14	9.93%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$225,001 - \$325,000	44	31.21%	101.50%	97.90%	102.26%	100.67%	0.00%	
\$325,001 - \$400,000	23	16.31%	100.31%	0.00%	100.31%	100.15%	0.00%	
\$400,001 - \$500,000	19	13.48%	100.00%	0.00%	103.23%	100.00%	0.00%	
\$500,001 and up	15	10.64%	98.73%	0.00%	93.10%	100.85%	97.78%	
Median Sold/List Ratio		100.00%		100.00%	100.01%	100.22%	97.78%	
Total Closed Units		141	100%	100.00%	8	86	46	1
Total Closed Volume		44,909,765			1.08M	23.38M	19.79M	655.00K

# June 2022



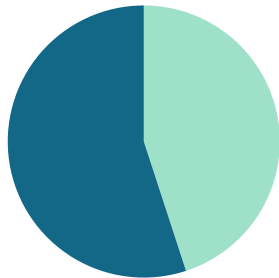
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

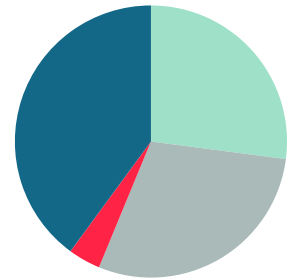


**Inventory**  
 New Listings  
**224 = 44.98%**  
 Start Inventory  
**274**  
 Total Inventory Units  
**498**  
 Volume  
**\$170,447,694**

### 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%
Median List Price	229,450	275,000	19.85%	215,000	260,000	20.93%
Median Sale Price	238,700	280,000	17.30%	215,000	264,994	23.25%
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	3.00	3.00	0.00%	4.00	5.00	25.00%
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

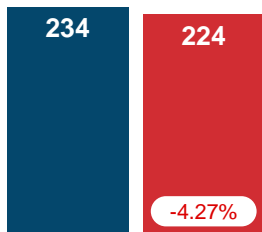
**Inventory on June 30, 2022 = 208**

**2021 2022**

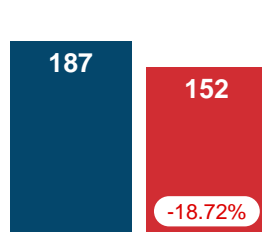
### JUNE MARKET

### MEDIAN PRICES

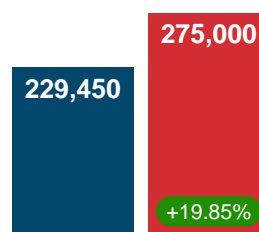
#### New Listings



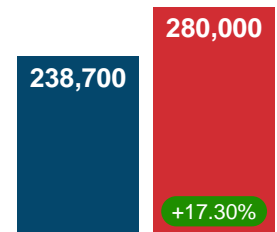
#### Pending Listings



#### List Price



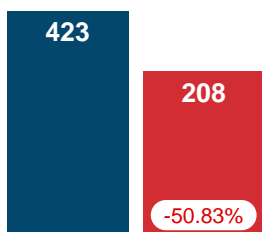
#### Sale Price



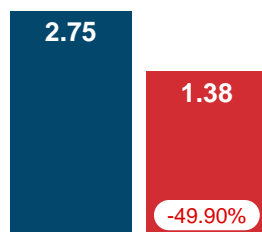
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

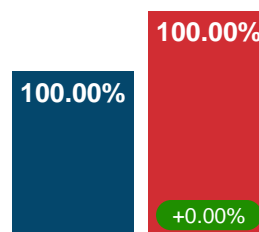
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%