

September 2022



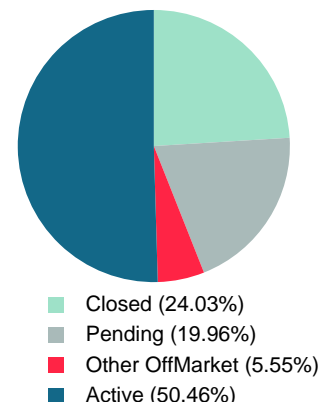
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	140	130	-7.14%
Pending Listings	171	108	-36.84%
New Listings	193	150	-22.28%
Median List Price	245,000	259,500	5.92%
Median Sale Price	240,000	256,500	6.88%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	7.00	40.00%
End of Month Inventory	559	273	-51.16%
Months Supply of Inventory	3.67	1.85	-49.56%



Absorption: Last 12 months, an Average of **147** Sales/Month
Active Inventory as of September 30, 2022 = **273**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of September 2022 decreased **51.16%** to 273 existing homes available for sale. Over the last 12 months this area has had an average of 147 closed sales per month. This represents an unsold inventory index of **1.85** 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 **6.88%** in September 2022 to \$256,500 versus the previous year at \$240,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 2.00 days or **40.00%** in September 2022 compared to last year's same month at **5.00** DOM.

Sales Success for September 2022 is Positive

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

There were 150 New Listings in September 2022, down **22.28%** from last year at 193. Furthermore, there were 130 Closed Listings this month versus last year at 140, a **-7.14%** decrease.

Closed versus Listed trends yielded a **86.7%** ratio, up from previous year's, September 2021, at **72.5%**, a **19.48%** 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

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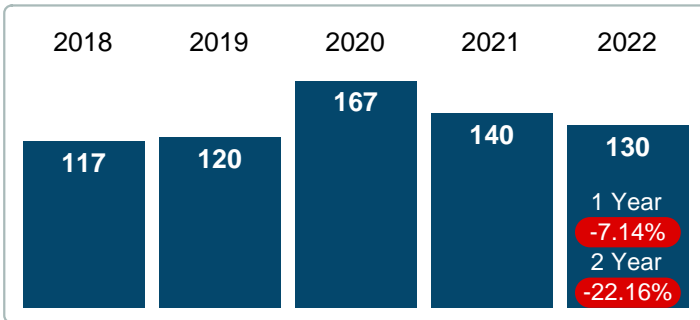
Area Delimited by County Of Wagoner - Residential Property Type



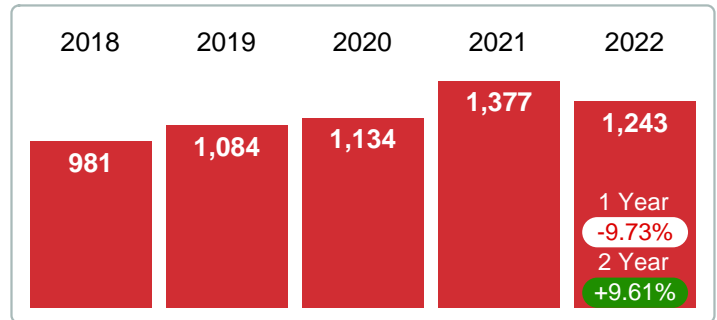
CLOSED LISTINGS

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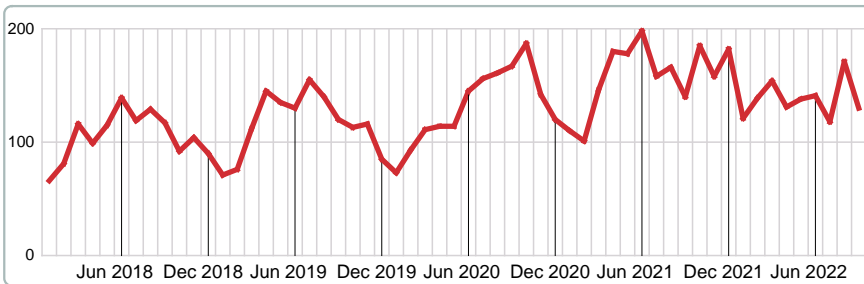
SEPTEMBER



YEAR TO DATE (YTD)

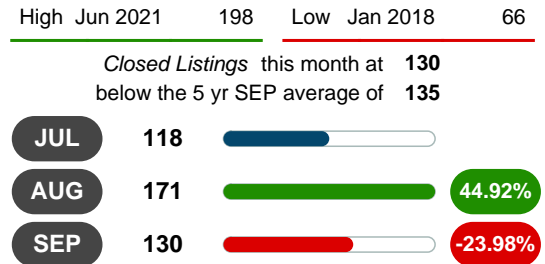


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 135



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	10.00%	6.0	5	6	2	0
\$150,001 - \$175,000	10	7.69%	5.0	1	9	0	0
\$175,001 - \$225,000	19	14.62%	7.0	0	16	3	0
\$225,001 - \$275,000	30	23.08%	9.0	0	21	9	0
\$275,001 - \$375,000	25	19.23%	10.0	0	13	10	2
\$375,001 - \$500,000	20	15.38%	7.0	0	11	8	1
\$500,001 and up	13	10.00%	1.0	0	2	9	2
Total Closed Units	130			6	78	41	5
Total Closed Volume	38,134,774	100%	7.0	539.00K	20.70M	14.57M	2.33M
Median Closed Price	\$256,500			\$67,500	\$240,985	\$315,500	\$465,000

September 2022



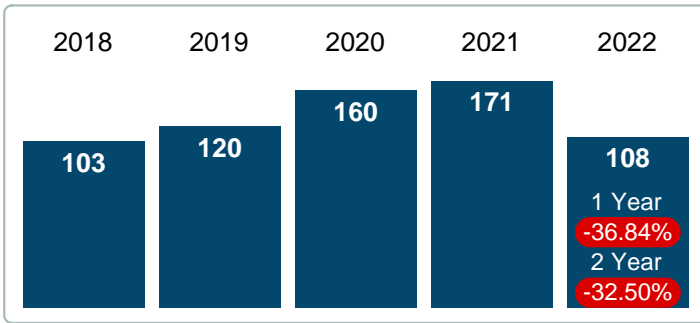
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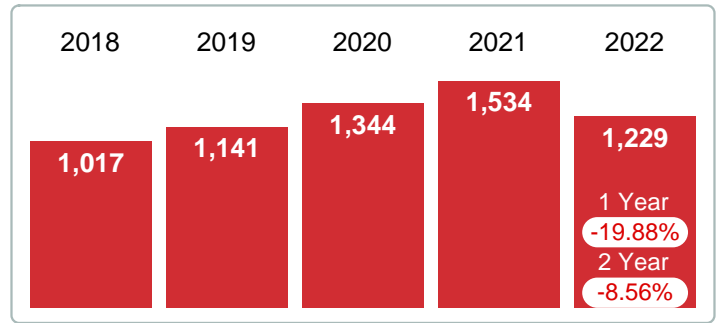
PENDING LISTINGS

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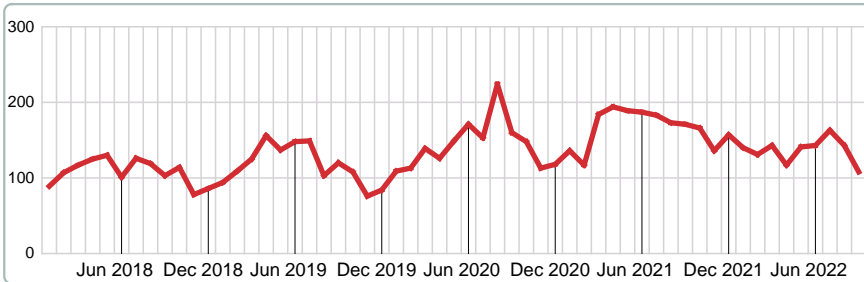
SEPTEMBER



YEAR TO DATE (YTD)

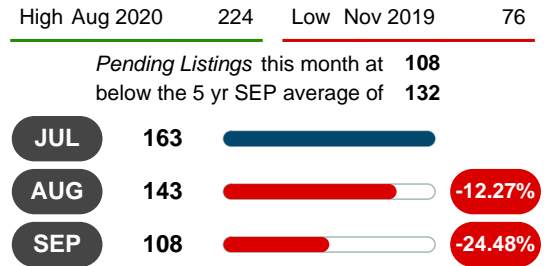


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 132



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	4.63%	6.0	2	3	0	0
\$150,001 - \$200,000	16	14.81%	19.5	1	12	3	0
\$200,001 - \$225,000	10	9.26%	11.0	1	9	0	0
\$225,001 - \$275,000	29	26.85%	8.0	1	19	9	0
\$275,001 - \$325,000	19	17.59%	15.0	0	14	5	0
\$325,001 - \$475,000	17	15.74%	19.0	1	11	5	0
\$475,001 and up	12	11.11%	48.0	0	2	9	1
Total Pending Units	108			6	70	31	1
Total Pending Volume	33,228,814	100%	16.5	1.12M	18.83M	12.73M	545.00K
Median Listing Price	\$259,218			\$189,950	\$248,000	\$299,900	\$545,000

September 2022



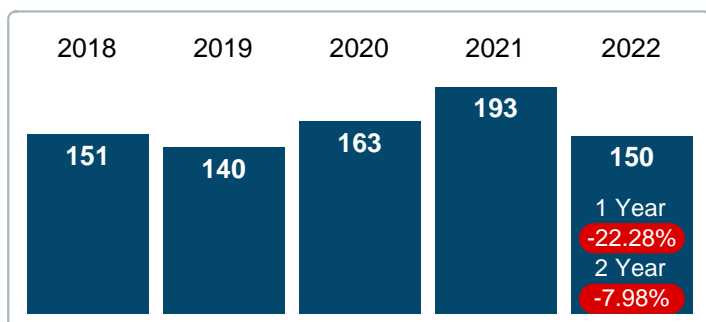
Area Delimited by County Of Wagoner - Residential Property Type



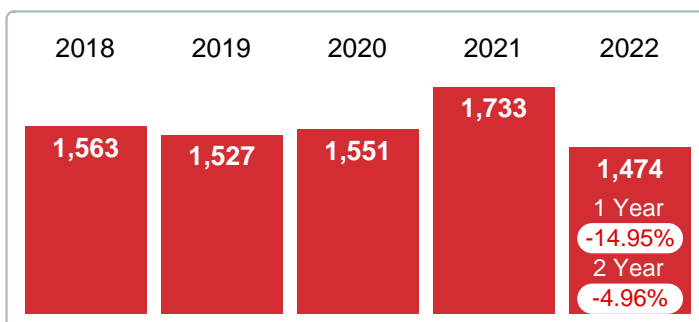
NEW LISTINGS

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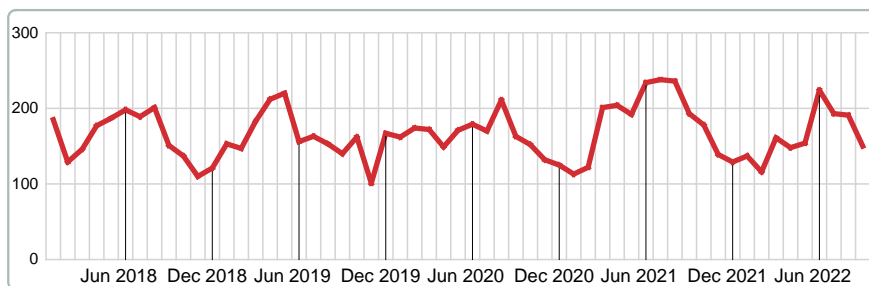
SEPTEMBER



YEAR TO DATE (YTD)

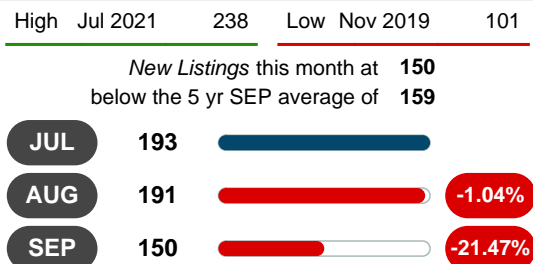


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 159



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	12	8.00%	8	4	0	0
\$125,001 - \$200,000	19	12.67%	4	14	1	0
\$200,001 - \$225,000	13	8.67%	1	11	1	0
\$225,001 - \$300,000	43	28.67%	1	32	9	1
\$300,001 - \$375,000	29	19.33%	1	16	11	1
\$375,001 - \$475,000	16	10.67%	1	9	4	2
\$475,001 and up	18	12.00%	0	5	9	4
Total New Listed Units	150		16	91	35	8
Total New Listed Volume	43,823,638	100%	2.30M	25.15M	12.83M	3.55M
Median New Listed Listing Price	\$263,500		\$105,250	\$249,900	\$349,000	\$442,000

September 2022



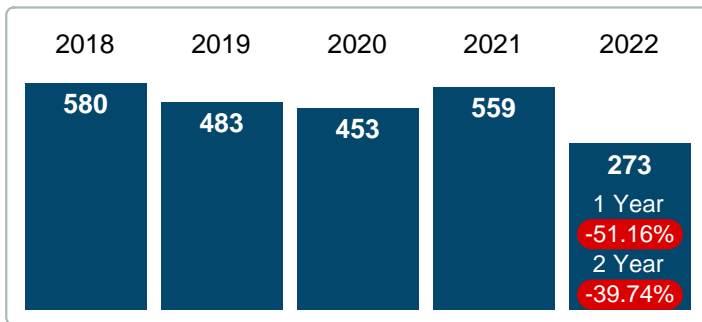
Area Delimited by County Of Wagoner - Residential Property Type



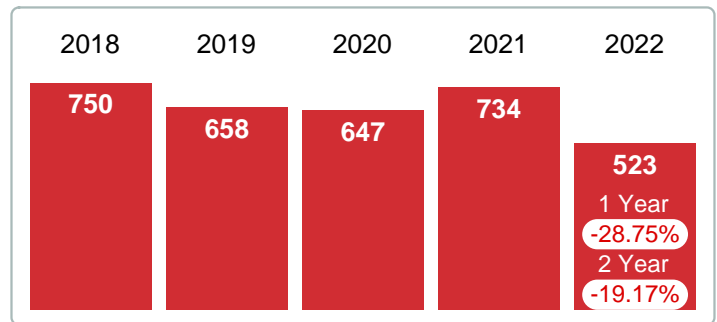
ACTIVE INVENTORY

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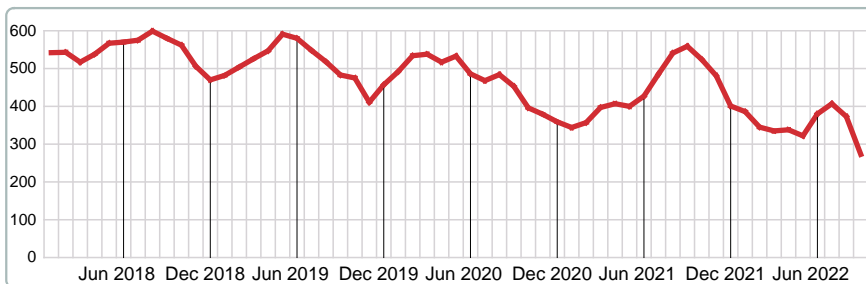
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

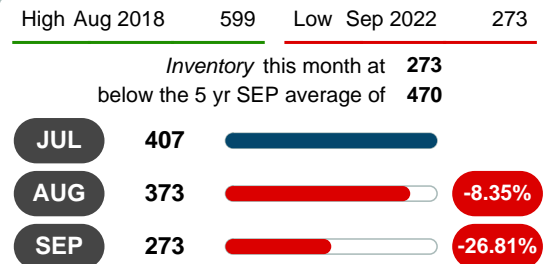


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 470



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	26	9.52%	35.5	12	13	0	1
\$150,001 - \$225,000	34	12.45%	47.5	4	24	6	0
\$225,001 - \$250,000	31	11.36%	32.0	0	24	6	1
\$250,001 - \$350,000	77	28.21%	48.0	0	46	27	4
\$350,001 - \$450,000	42	15.38%	44.0	1	18	22	1
\$450,001 - \$550,000	33	12.09%	57.0	0	9	20	4
\$550,001 and up	30	10.99%	66.0	0	10	10	10
Total Active Inventory by Units		273		17	144	91	21
Total Active Inventory by Volume		99,089,416	100%	2.08M	46.36M	37.64M	13.01M
Median Active Inventory Listing Price		\$319,900		\$93,000	\$279,235	\$372,792	\$549,900

September 2022



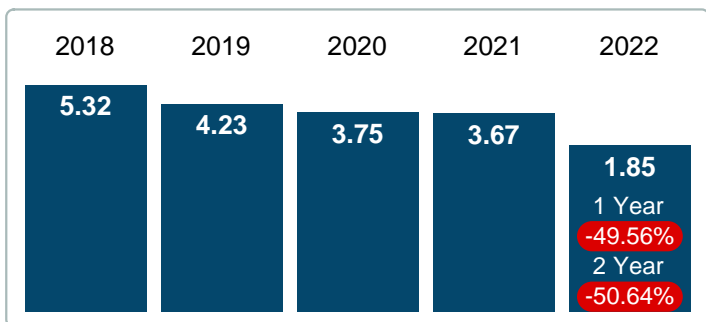
Area Delimited by County Of Wagoner - Residential Property Type



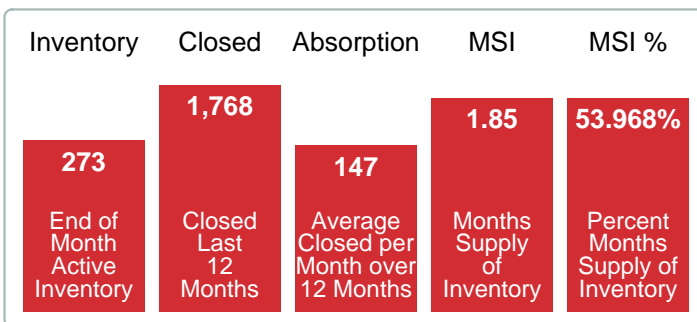
MONTHS SUPPLY of INVENTORY (MSI)

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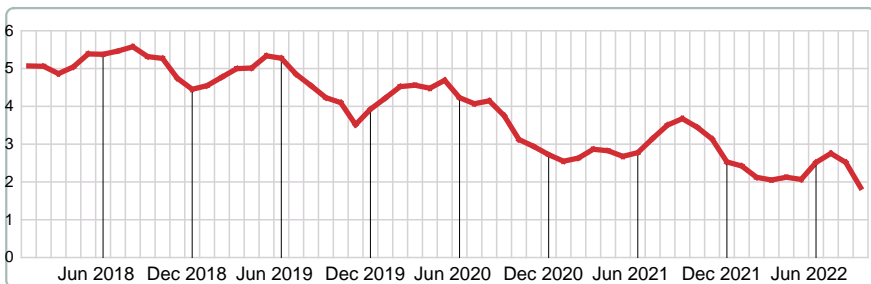
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

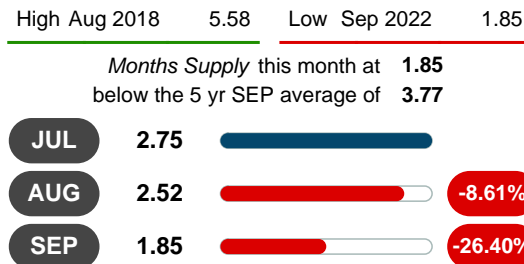


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 3.77



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
\$150,000 and less	26	9.52%	1.45	2.22	1.19	0.00	6.00
\$150,001 - \$225,000	34	12.45%	0.90	1.71	0.78	1.36	0.00
\$225,001 - \$250,000	31	11.36%	1.91	0.00	2.00	1.57	0.00
\$250,001 - \$350,000	77	28.21%	1.91	0.00	2.01	1.66	5.33
\$350,001 - \$450,000	42	15.38%	2.30	3.00	2.23	2.47	1.09
\$450,001 - \$550,000	33	12.09%	3.27	0.00	3.09	3.43	3.20
\$550,001 and up	30	10.99%	4.56	0.00	6.32	2.61	9.23
Market Supply of Inventory (MSI)			1.85	1.85	1.62	2.04	4.50
Total Active Inventory by Units		100%	1.85	17	144	91	21

September 2022



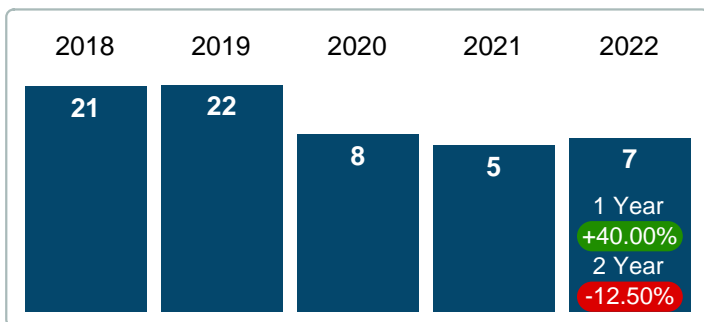
Area Delimited by County Of Wagoner - Residential Property Type



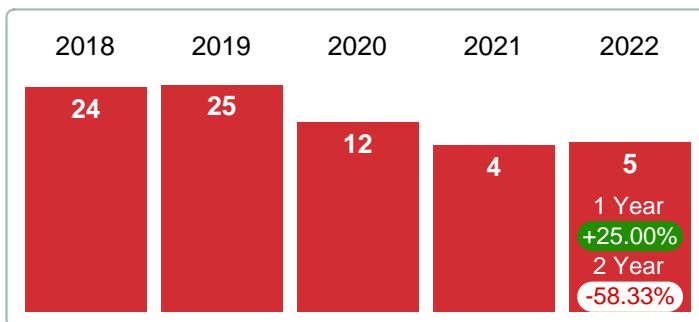
MEDIAN DAYS ON MARKET TO SALE

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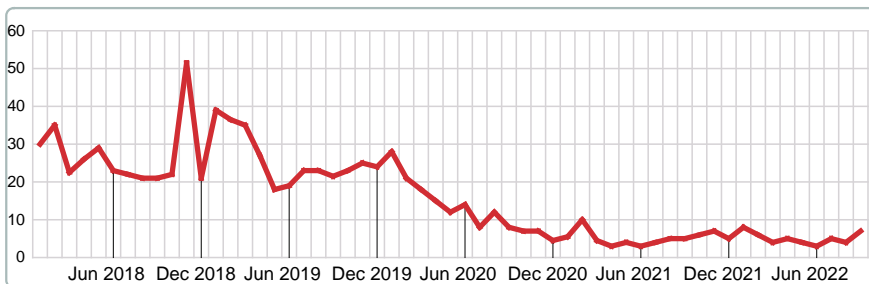
SEPTEMBER



YEAR TO DATE (YTD)

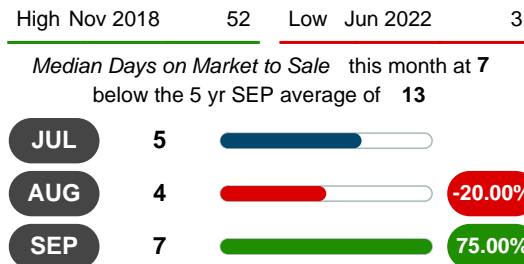


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 13



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
\$150,000 and less	10.00%	6	7	13	3	0
\$150,001 - \$175,000	7.69%	5	8	2	0	0
\$175,001 - \$225,000	14.62%	7	0	11	6	0
\$225,001 - \$275,000	23.08%	9	0	10	6	0
\$275,001 - \$375,000	19.23%	10	0	9	8	17
\$375,001 - \$500,000	15.38%	7	0	6	7	31
\$500,001 and up	10.00%	1	0	13	1	6
Median Closed DOM		7	8	8	5	11
Total Closed Units	100%	130	6	78	41	5
Total Closed Volume		38,134,774	539.00K	20.70M	14.57M	2.33M

September 2022



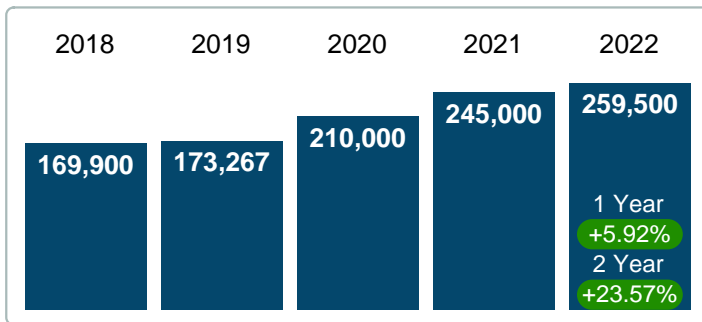
Area Delimited by County Of Wagoner - Residential Property Type



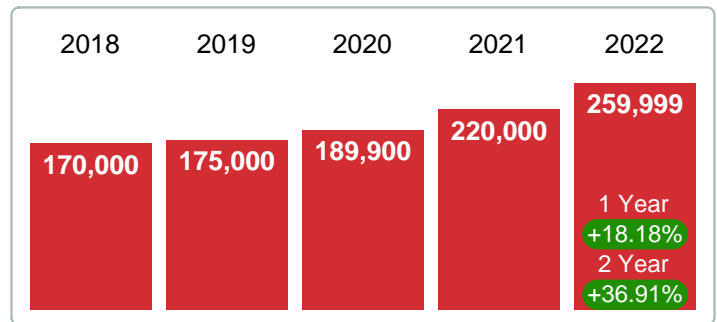
MEDIAN LIST PRICE AT CLOSING

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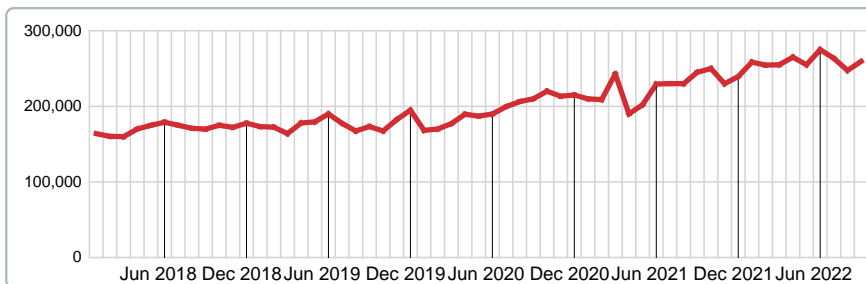
SEPTEMBER



YEAR TO DATE (YTD)

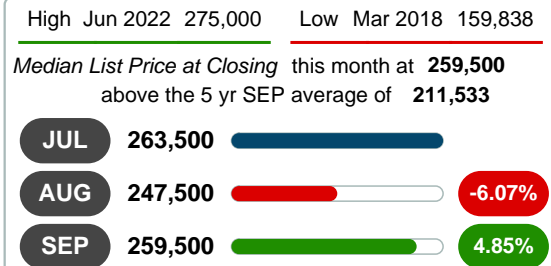


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 211,533



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
\$150,000 and less	13	10.00%	109,000	69,900	127,450	109,000	0
\$150,001 - \$175,000	8	6.15%	167,000	170,000	165,500	0	0
\$175,001 - \$225,000	20	15.38%	199,450	0	199,900	199,000	0
\$225,001 - \$275,000	30	23.08%	249,900	0	249,900	251,255	0
\$275,001 - \$375,000	26	20.00%	315,000	0	322,450	317,450	279,450
\$375,001 - \$500,000	22	16.92%	432,450	0	440,325	400,000	475,000
\$500,001 and up	11	8.46%	550,000	0	649,000	548,055	660,000
Median List Price			259,500	72,450	247,273	325,000	475,000
Total Closed Units		100%	259,500	6	78	41	5
Total Closed Volume			38,369,032	569.90K	20.83M	14.62M	2.35M

September 2022



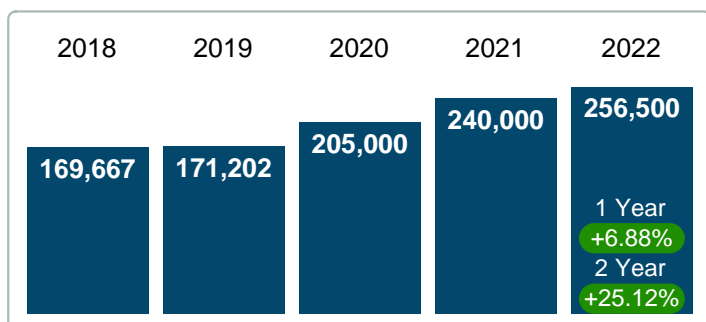
Area Delimited by County Of Wagoner - Residential Property Type



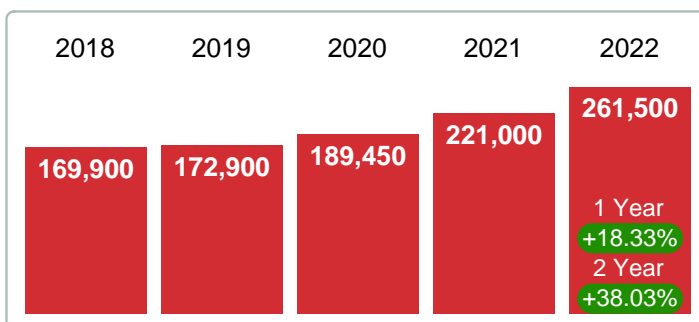
MEDIAN SOLD PRICE AT CLOSING

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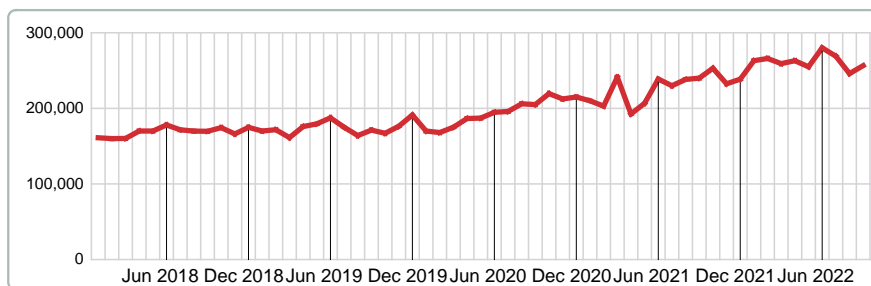
SEPTEMBER



YEAR TO DATE (YTD)

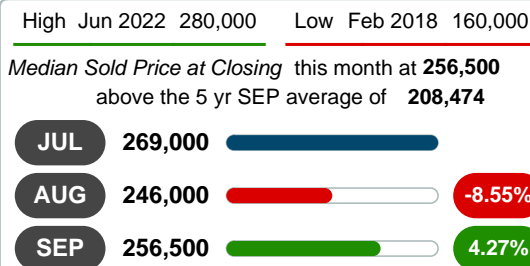


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 208,474



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
\$150,000 and less	10.00%	106,750	66,000	123,000	112,875	0
\$150,001 - \$175,000	7.69%	166,750	165,000	168,500	0	0
\$175,001 - \$225,000	14.62%	200,000	0	200,000	200,000	0
\$225,001 - \$275,000	23.08%	245,625	0	245,000	246,025	0
\$275,001 - \$375,000	19.23%	315,000	0	315,000	308,500	281,000
\$375,001 - \$500,000	15.38%	430,425	0	455,000	400,000	465,000
\$500,001 and up	10.00%	555,000	0	568,039	555,000	649,046
Median Sold Price		256,500	67,500	240,985	315,500	465,000
Total Closed Units	100%	256,500	6	78	41	5
Total Closed Volume		38,134,774	539.00K	20.70M	14.57M	2.33M

September 2022



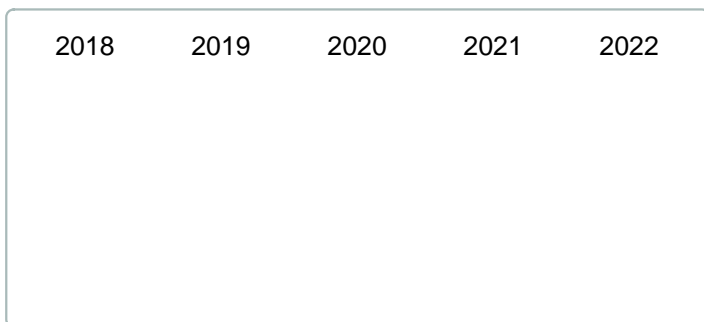
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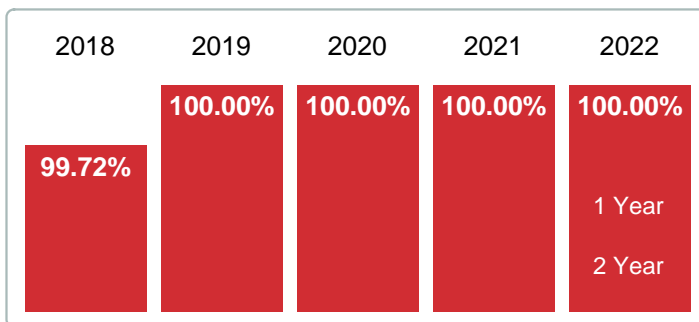
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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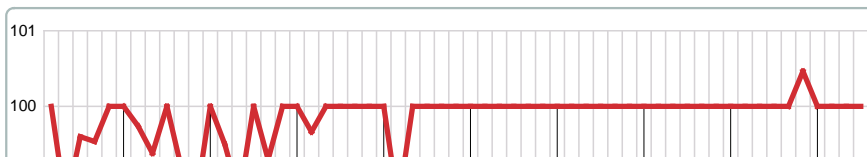
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 100.00%

High May 2022 100.46% Low Feb 2018 98.69%

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
\$150,000 and less	13	10.00%	94.42%	92.00%	94.11%	103.56%	0.00%
\$150,001 - \$175,000	10	7.69%	97.96%	97.06%	98.87%	0.00%	0.00%
\$175,001 - \$225,000	19	14.62%	100.00%	0.00%	100.02%	99.57%	0.00%
\$225,001 - \$275,000	30	23.08%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$375,000	25	19.23%	100.00%	0.00%	100.00%	100.00%	100.55%
\$375,001 - \$500,000	20	15.38%	100.00%	0.00%	100.00%	100.00%	97.89%
\$500,001 and up	13	10.00%	102.66%	0.00%	101.41%	102.66%	99.17%
Median Sold/List Ratio		100.00%		93.21%	100.00%	100.00%	100.00%
Total Closed Units	130	100%	100.00%	6	78	41	5
Total Closed Volume	38,134,774			539.00K	20.70M	14.57M	2.33M

September 2022



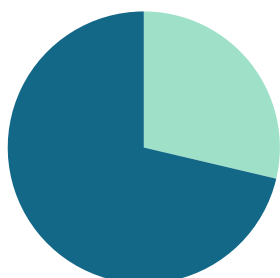
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

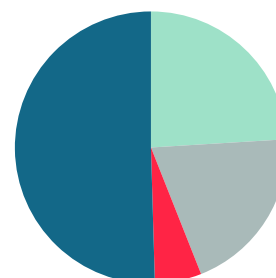


Inventory
 New Listings
150 = 28.68%
 Start Inventory
373
 Total Inventory Units
523
 Volume
\$175,349,426

Market Activity

Closed Sales
130 = 24.03%
 Pending Sales
108 = 19.96%
 Other Off Market
30 = 5.55%
 Active Inventory
273 = 50.46%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	140	130	-7.14%	1,377	1,243	-9.73%
Pending Sales	171	108	-36.84%	1,534	1,229	-19.88%
New Listings	193	150	-22.28%	1,733	1,474	-14.95%
Median List Price	245,000	259,500	5.92%	220,000	259,999	18.18%
Median Sale Price	240,000	256,500	6.88%	221,000	261,500	18.33%
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	5.00	7.00	40.00%	4.00	5.00	25.00%
Monthly Inventory	559	273	-51.16%	559	273	-51.16%
Months Supply of Inventory	3.67	1.85	-49.56%	3.67	1.85	-49.56%

Absorption: Last 12 months, an Average of **147** Sales/Month

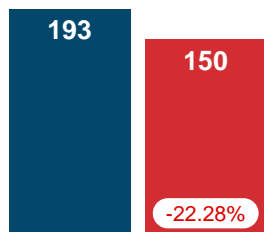
Inventory on September 30, 2022 = **273**

2021 **2022**

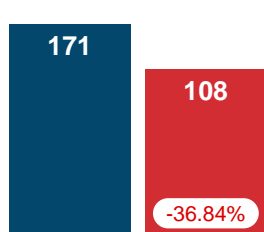
SEPTEMBER MARKET

MEDIAN PRICES

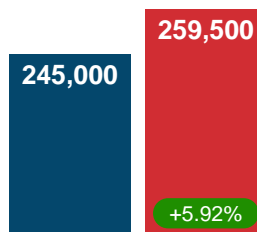
New Listings



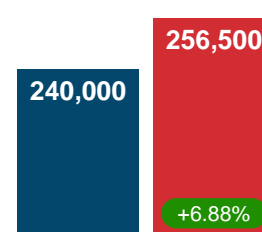
Pending Listings



List Price



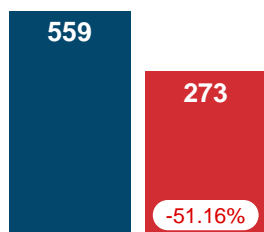
Sale Price



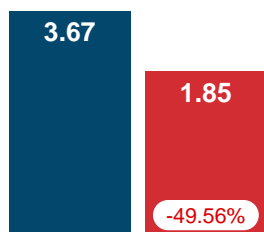
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

