

December 2022



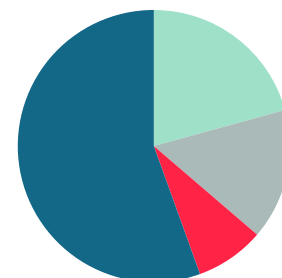
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	182	96	-47.25%
Pending Listings	157	72	-54.14%
New Listings	129	74	-42.64%
Average List Price	259,294	264,778	2.11%
Average Sale Price	259,131	262,687	1.37%
Average Percent of Selling Price to List Price	99.89%	98.78%	-1.12%
Average Days on Market to Sale	25.25	32.89	30.25%
End of Month Inventory	401	257	-35.91%
Months Supply of Inventory	2.53	1.98	-21.81%



■ Closed (20.73%)
■ Pending (15.55%)
■ Other OffMarket (8.21%)
■ Active (55.51%)

Absorption: Last 12 months, an Average of **130** Sales/Month
Active Inventory as of December 31, 2022 = **257**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2022 decreased **35.91%** to 257 existing homes available for sale. Over the last 12 months this area has had an average of 130 closed sales per month. This represents an unsold inventory index of **1.98** 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 **1.37%** in December 2022 to \$262,687 versus the previous year at \$259,131.

Average Days on Market Lengthens

The average number of **32.89** days that homes spent on the market before selling increased by 7.64 days or **30.25%** in December 2022 compared to last year's same month at **25.25** DOM.

Sales Success for December 2022 is Positive

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

There were 74 New Listings in December 2022, down **42.64%** from last year at 129. Furthermore, there were 96 Closed Listings this month versus last year at 182, a **-47.25%** decrease.

Closed versus Listed trends yielded a **129.7%** ratio, down from previous year's, December 2021, at **141.1%**, a **8.05%** 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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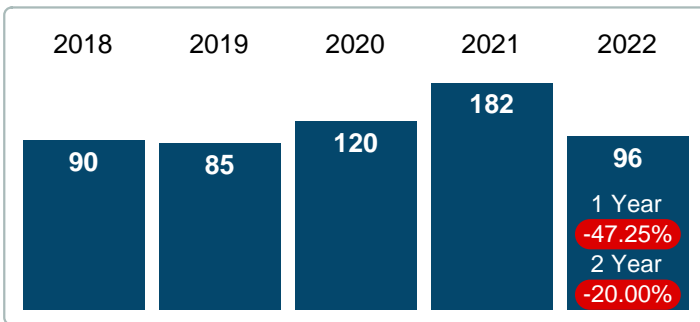
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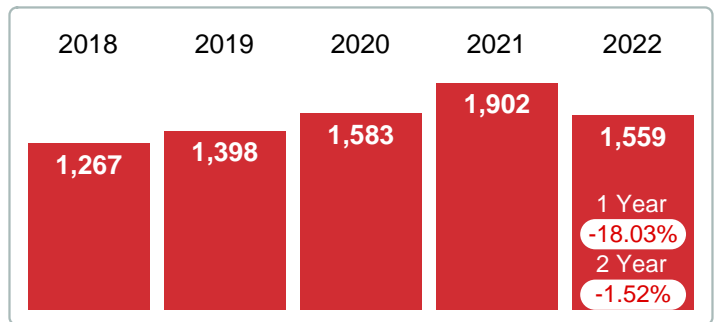
CLOSED LISTINGS

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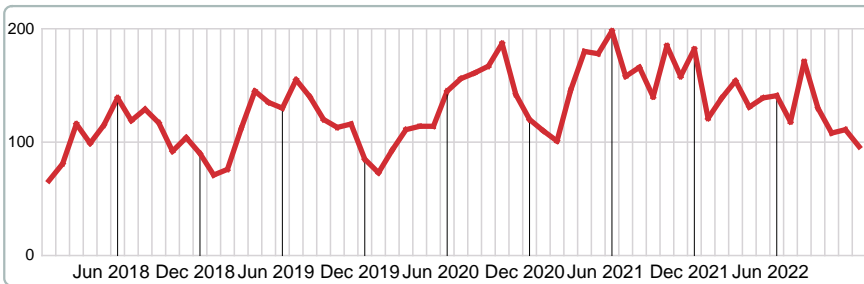
DECEMBER



YEAR TO DATE (YTD)

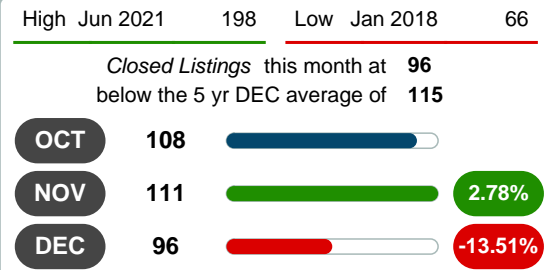


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 115



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	10.42%	41.5	5	3	2	0
\$100,001 - \$175,000	8	8.33%	13.1	2	5	1	0
\$175,001 - \$225,000	20	20.83%	33.1	0	17	3	0
\$225,001 - \$250,000	19	19.79%	38.4	1	10	8	0
\$250,001 - \$325,000	17	17.71%	32.6	1	15	1	0
\$325,001 - \$450,000	11	11.46%	27.4	0	6	5	0
\$450,001 and up	11	11.46%	35.4	0	4	6	1
Total Closed Units	96			9	60	26	1
Total Closed Volume	25,217,998	100%	32.9	1.15M	15.24M	8.30M	520.86K
Average Closed Price	\$262,687			\$128,306	\$254,065	\$319,172	\$520,860

December 2022



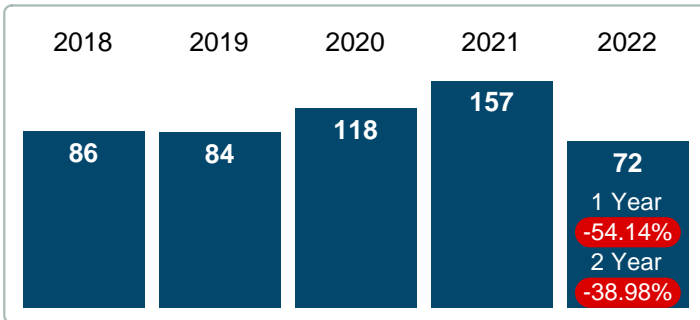
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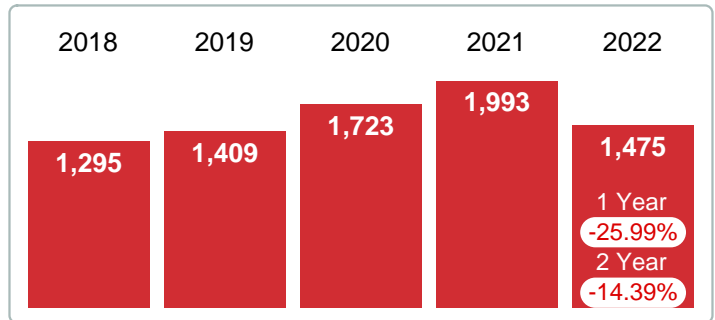
PENDING LISTINGS

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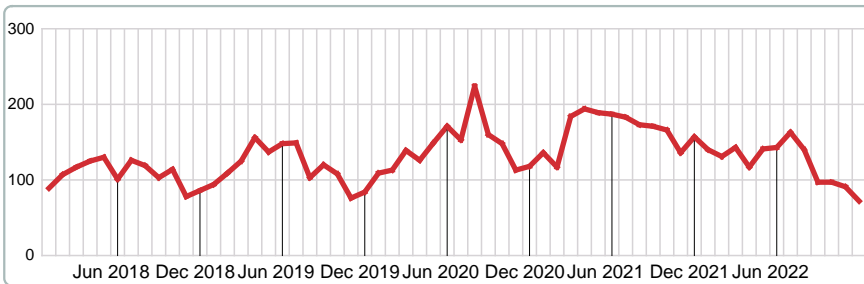
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

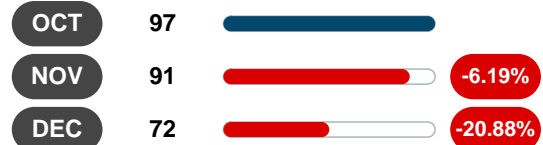


3 MONTHS

5 year DEC AVG = 103

High Aug 2020 224 Low Dec 2022 72

Pending Listings this month at 72 below the 5 yr DEC average of 103



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	6	8.33%	49.7	1	2	3	0
\$125,001 - \$175,000	9	12.50%	41.0	1	5	3	0
\$175,001 - \$200,000	3	4.17%	60.3	0	3	0	0
\$200,001 - \$275,000	29	40.28%	41.0	1	27	1	0
\$275,001 - \$325,000	8	11.11%	61.0	0	3	4	1
\$325,001 - \$450,000	6	8.33%	58.0	0	5	1	0
\$450,001 and up	11	15.28%	28.1	0	4	7	0
Total Pending Units	72			3	49	19	1
Total Pending Volume	19,671,011	100%	62.6	440.00K	12.67M	6.26M	295.00K
Average Listing Price	\$298,478			\$146,667	\$258,600	\$329,716	\$295,000

December 2022



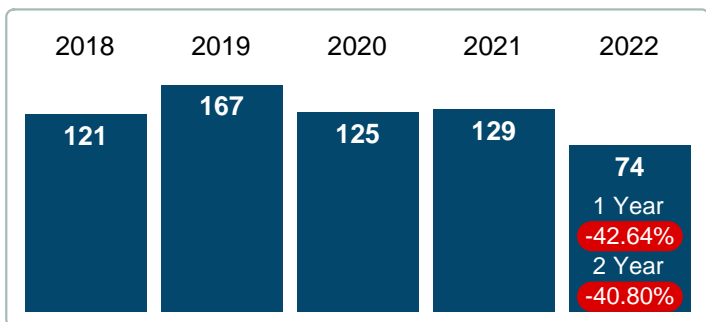
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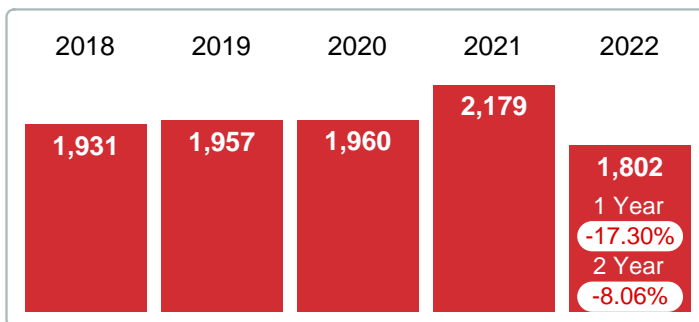
NEW LISTINGS

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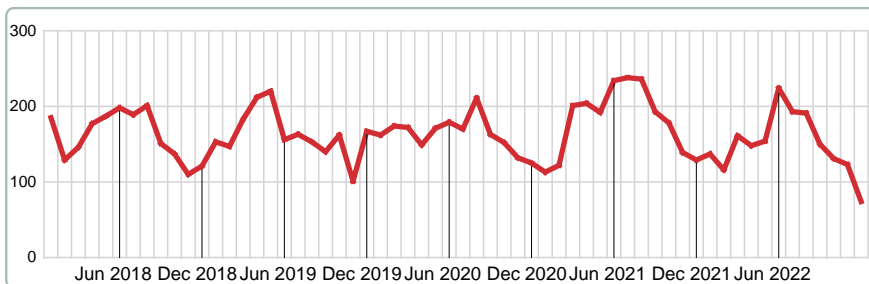
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 123

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 74 below the 5 yr DEC average of 123



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	6	8.11%	1	4	0	1
\$150,001 - \$200,000	9	12.16%	1	6	2	0
\$200,001 - \$225,000	7	9.46%	0	7	0	0
\$225,001 - \$350,000	24	32.43%	0	20	4	0
\$350,001 - \$425,000	9	12.16%	0	9	0	0
\$425,001 - \$500,000	11	14.86%	0	8	3	0
\$500,001 and up	8	10.81%	0	2	5	1
Total New Listed Units	74		2	56	14	2
Total New Listed Volume	23,823,637	100%	215.00K	17.04M	5.90M	674.80K
Average New Listed Listing Price	\$478,107		\$107,500	\$304,227	\$421,224	\$337,400

December 2022



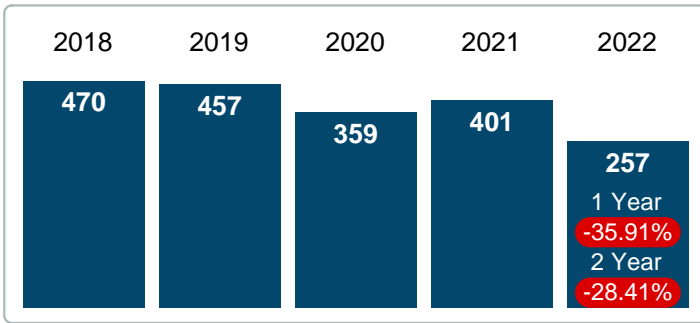
Area Delimited by County Of Wagoner - Residential Property Type



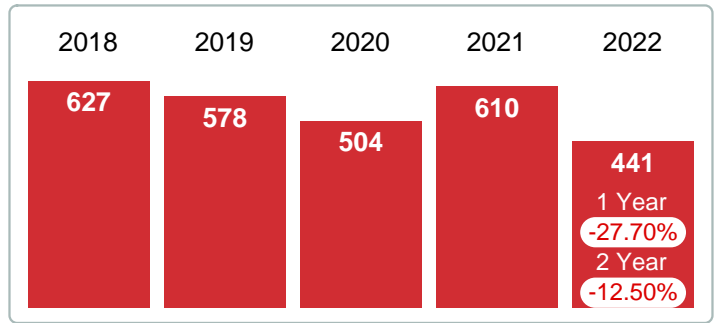
ACTIVE INVENTORY

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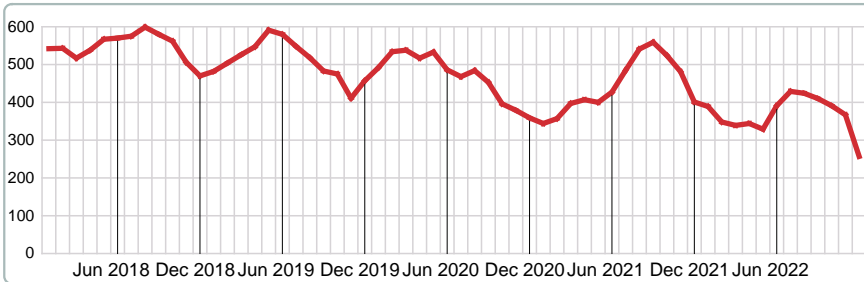
END OF DECEMBER



ACTIVE DURING DECEMBER

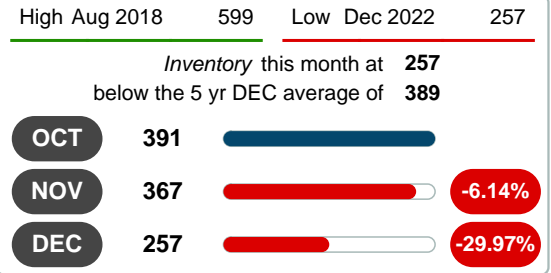


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 389



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	23	8.95%	76.9	8	13	0	2
\$150,001 - \$200,000	15	5.84%	54.2	2	7	5	1
\$200,001 - \$275,000	51	19.84%	74.8	1	37	11	2
\$275,001 - \$350,000	61	23.74%	87.8	0	38	21	2
\$350,001 - \$425,000	41	15.95%	70.1	0	25	16	0
\$425,001 - \$525,000	37	14.40%	100.3	1	16	19	1
\$525,001 and up	29	11.28%	96.0	0	6	17	6
Total Active Inventory by Units			257	12	142	89	14
Total Active Inventory by Volume			92,435,893	1.50M	47.32M	38.12M	5.49M
Average Active Inventory Listing Price			\$359,673	\$125,158	\$333,265	\$428,358	\$391,892

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2022



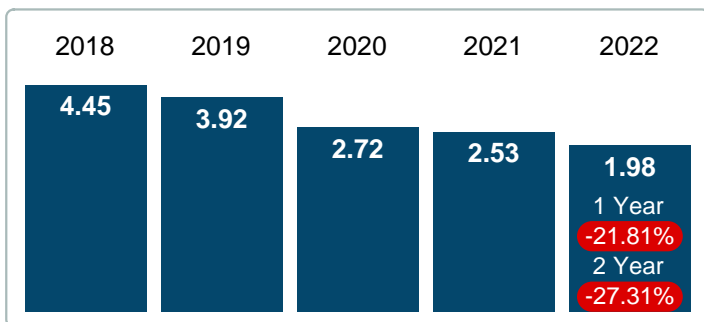
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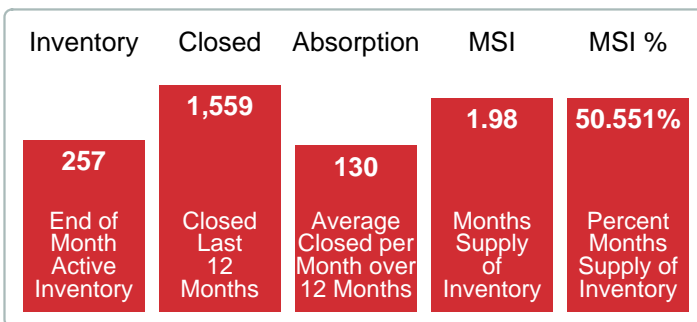
MONTHS SUPPLY of INVENTORY (MSI)

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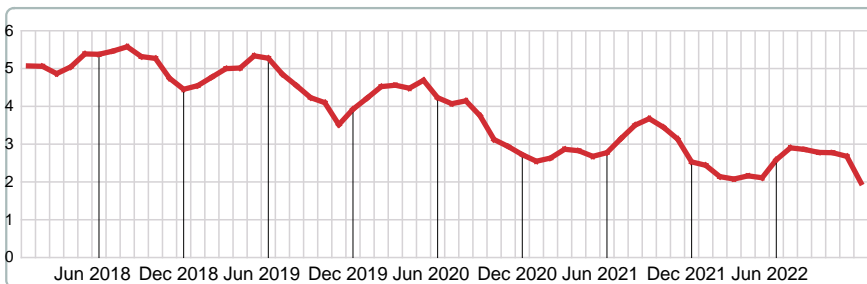
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022

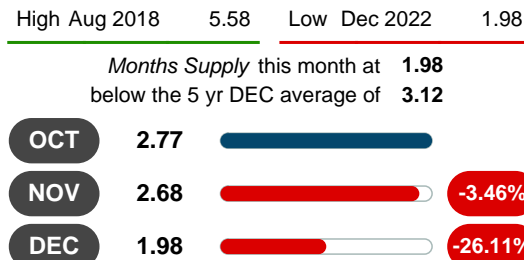


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.12



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	23	8.95%	1.42	1.50	1.33	0.00	0.00
\$150,001 - \$200,000	15	5.84%	0.93	1.85	0.55	2.40	6.00
\$200,001 - \$275,000	51	19.84%	1.28	0.92	1.24	1.25	24.00
\$275,001 - \$350,000	61	23.74%	2.50	0.00	2.48	2.52	4.00
\$350,001 - \$425,000	41	15.95%	2.98	0.00	3.66	2.67	0.00
\$425,001 - \$525,000	37	14.40%	3.44	0.00	4.68	2.96	1.09
\$525,001 and up	29	11.28%	3.31	0.00	3.27	3.14	4.50
Market Supply of Inventory (MSI)			1.98	1.44	1.78	2.33	4.00
Total Active Inventory by Units		100%	1.98	12	142	89	14

December 2022



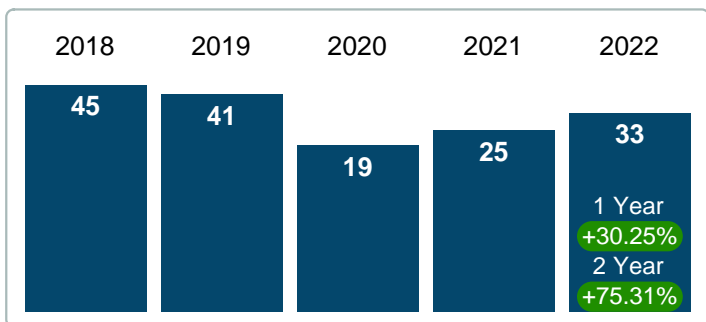
Area Delimited by County Of Wagoner - Residential Property Type



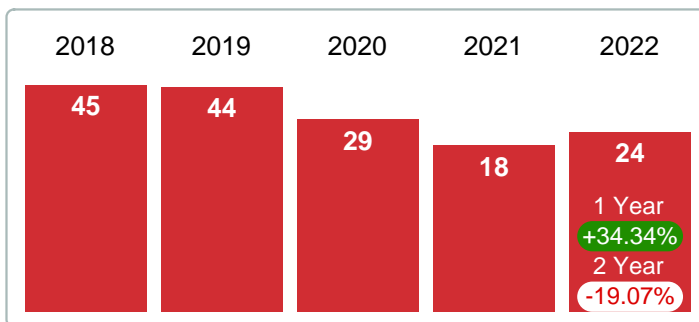
AVERAGE DAYS ON MARKET TO SALE

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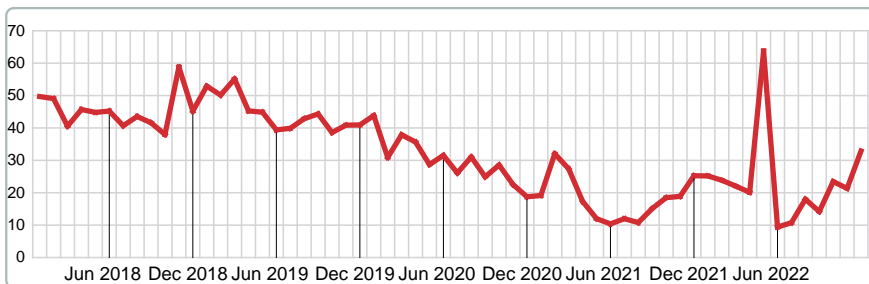
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 33

High May 2022 64 Low Jun 2022 9

Average Days on Market to Sale this month at 33 equal to 5 yr DEC average of 33



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		
\$100,000 and less	10	10.42%	42	62	12	36	0	
\$100,001 - \$175,000	8	8.33%	13	14	8	40	0	
\$175,001 - \$225,000	20	20.83%	33	0	35	20	0	
\$225,001 - \$250,000	19	19.79%	38	4	49	30	0	
\$250,001 - \$325,000	17	17.71%	33	21	35	4	0	
\$325,001 - \$450,000	11	11.46%	27	0	43	8	0	
\$450,001 and up	11	11.46%	35	0	32	33	65	
Average Closed DOM		33		40	35	25	65	
Total Closed Units		96	100%	33	9	60	26	1
Total Closed Volume		25,217,998			1.15M	15.24M	8.30M	520.86K

December 2022



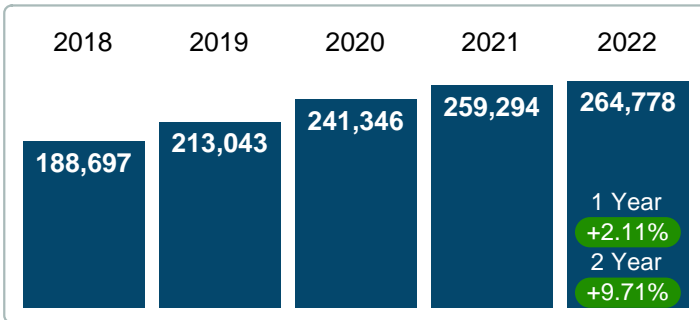
Area Delimited by County Of Wagoner - Residential Property Type



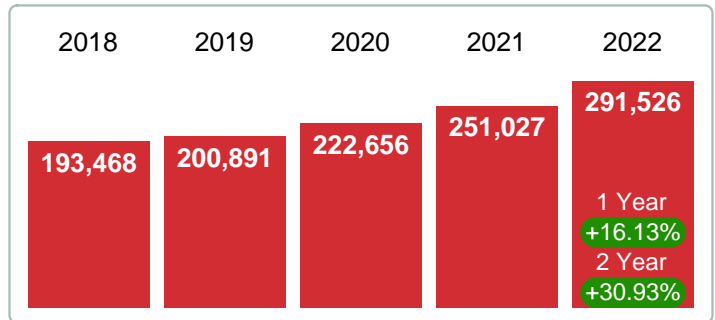
AVERAGE LIST PRICE AT CLOSING

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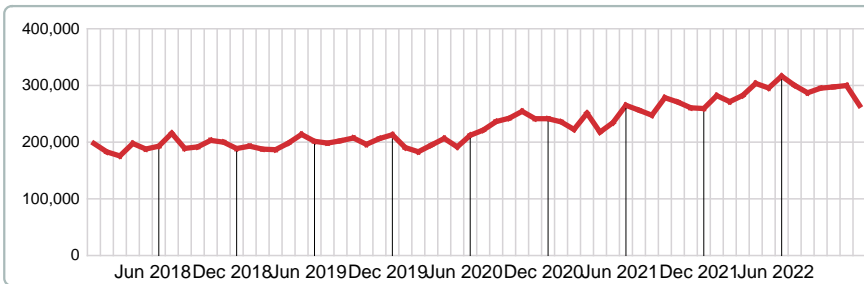
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

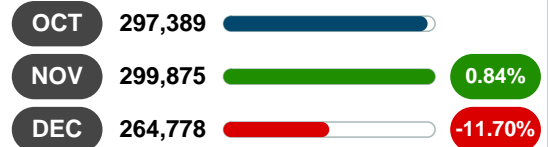


3 MONTHS

5 year DEC AVG = 233,432

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

Average List Price at Closing this month at **264,778**
above the 5 yr DEC average of **233,432**



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
\$100,000 and less	10	10.42%	78,520	90,660	70,667	97,500
\$100,001 - \$175,000	8	8.33%	138,088	128,450	120,740	169,000
\$175,001 - \$225,000	17	17.71%	203,401	0	206,442	218,267
\$225,001 - \$250,000	22	22.92%	239,193	235,000	242,709	240,457
\$250,001 - \$325,000	16	16.67%	289,431	280,000	290,455	295,000
\$325,001 - \$450,000	12	12.50%	390,244	0	389,410	419,066
\$450,001 and up	11	11.46%	499,533	0	492,817	487,320
Average List Price		264,778		136,133	256,947	317,566
Total Closed Units		96		9	60	26
Total Closed Volume		25,418,653		1.23M	15.42M	8.26M

December 2022



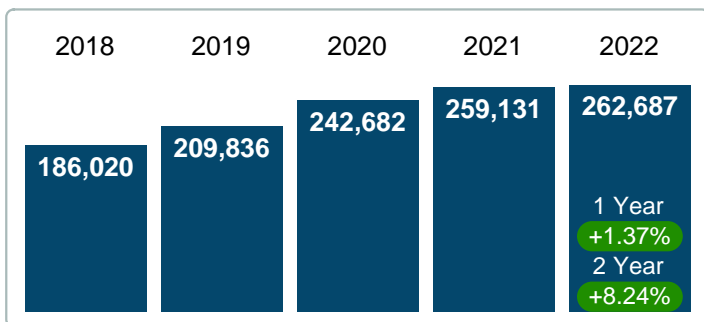
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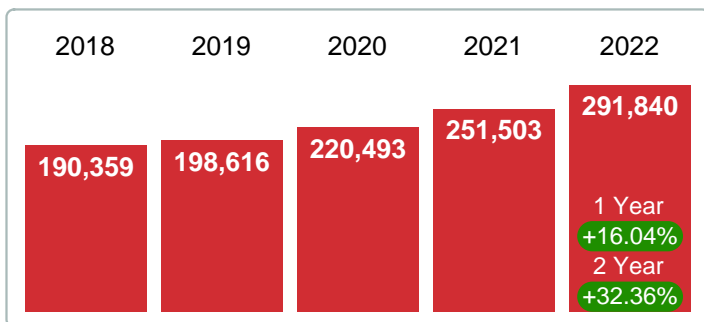
AVERAGE SOLD PRICE AT CLOSING

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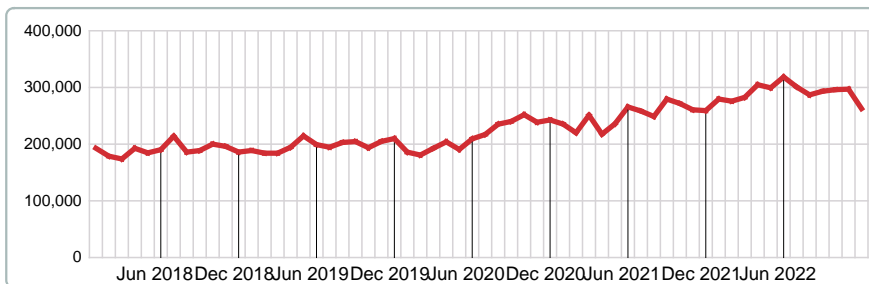
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

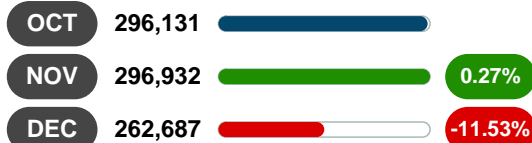


3 MONTHS

5 year DEC AVG = 232,071

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

Average Sold Price at Closing this month at **262,687** above the 5 yr DEC average of **232,071**



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		
\$100,000 and less	10	10.42%	75,825	77,050	62,667	92,500		
\$100,001 - \$175,000	8	8.33%	131,500	127,250	126,500	165,000		
\$175,001 - \$225,000	20	20.83%	205,551	0	203,771	215,633		
\$225,001 - \$250,000	19	19.79%	239,221	235,000	238,719	240,378		
\$250,001 - \$325,000	17	17.71%	284,311	280,000	284,219	290,000		
\$325,001 - \$450,000	11	11.46%	400,772	0	391,343	412,086		
\$450,001 and up	11	11.46%	500,887	0	490,192	504,688		
Average Sold Price		262,687		128,306	254,065	319,172	520,860	
Total Closed Units		96	100%	262,687	9	60	26	1
Total Closed Volume		25,217,998			1.15M	15.24M	8.30M	520.86K

December 2022



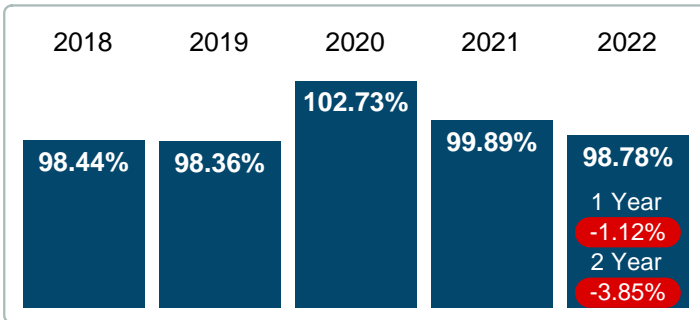
Area Delimited by County Of Wagoner - Residential Property Type



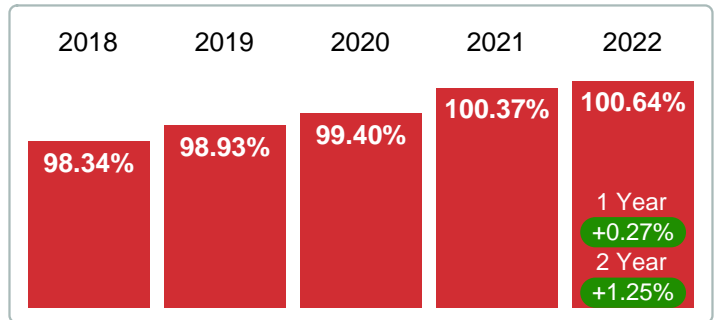
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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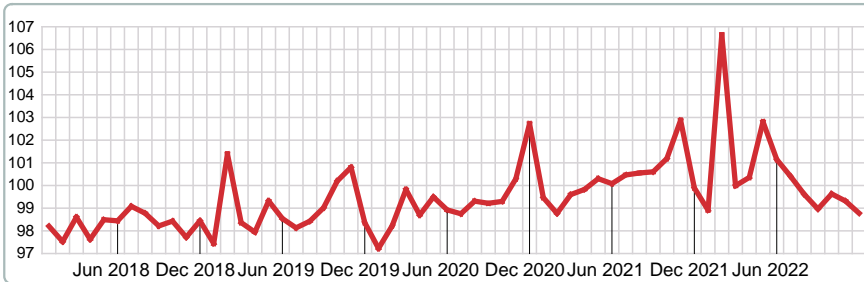
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

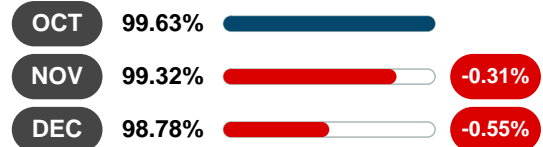


3 MONTHS

5 year DEC AVG = 99.64%

High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.78%**
below the 5 yr DEC average of **99.64%**



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	
\$100,000 and less	10	10.42%	89.46%	87.26%	89.53%	94.87%	0.00%	
\$100,001 - \$175,000	8	8.33%	104.21%	99.14%	107.56%	97.63%	0.00%	
\$175,001 - \$225,000	20	20.83%	98.95%	0.00%	98.97%	98.85%	0.00%	
\$225,001 - \$250,000	19	19.79%	99.21%	100.00%	98.53%	99.96%	0.00%	
\$250,001 - \$325,000	17	17.71%	98.16%	100.00%	98.03%	98.31%	0.00%	
\$325,001 - \$450,000	11	11.46%	99.83%	0.00%	100.91%	98.55%	0.00%	
\$450,001 and up	11	11.46%	102.11%	0.00%	99.53%	104.15%	100.18%	
Average Sold/List Ratio		98.80%		92.73%	99.13%	99.98%	100.18%	
Total Closed Units		96	100%	98.80%	9	60	26	1
Total Closed Volume		25,217,998			1.15M	15.24M	8.30M	520.86K

December 2022



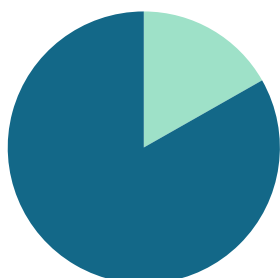
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2023 for MLS Technology Inc.

INVENTORY

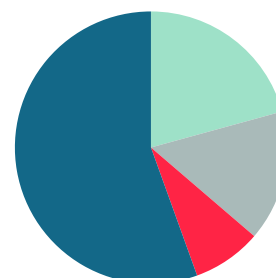


Inventory
 New Listings
74 = 16.78%
 Start Inventory
367
 Total Inventory Units
441
 Volume
\$148,467,139

Market Activity

Closed Sales
96 = 20.73%
 Pending Sales
72 = 15.55%
 Other Off Market
38 = 8.21%
 Active Inventory
257 = 55.51%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	182	96	-47.25%	1,902	1,559	-18.03%
Pending Sales	157	72	-54.14%	1,993	1,475	-25.99%
New Listings	129	74	-42.64%	2,179	1,802	-17.30%
Average List Price	259,294	264,778	2.11%	251,027	291,526	16.13%
Average Sale Price	259,131	262,687	1.37%	251,503	291,840	16.04%
Average Percent of Selling Price to List Price	99.89%	98.78%	-1.12%	100.37%	100.64%	0.27%
Average Days on Market to Sale	25.25	32.89	30.25%	17.58	23.62	34.34%
Monthly Inventory	401	257	-35.91%	401	257	-35.91%
Months Supply of Inventory	2.53	1.98	-21.81%	2.53	1.98	-21.81%

Absorption: Last 12 months, an Average of **130** Sales/Month

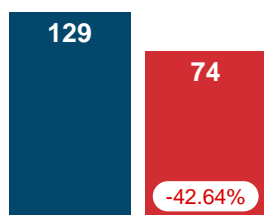
Inventory on December 31, 2022 = **257**

2021 **2022**

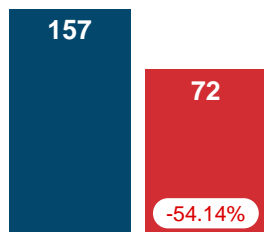
DECEMBER MARKET

AVERAGE PRICES

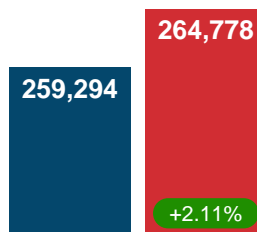
New Listings



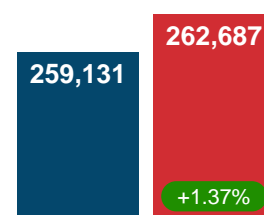
Pending Listings



List Price



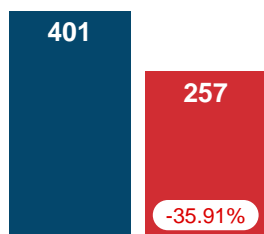
Sale Price



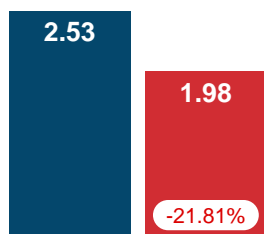
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

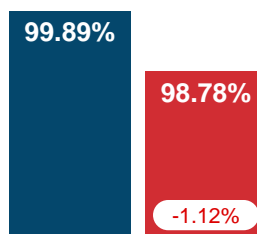
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

