



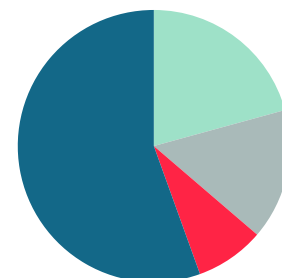
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	239,450	240,000	0.23%
Median Sale Price	238,575	239,875	0.54%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	21.00	320.00%
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.

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 **0.54%** in December 2022 to \$239,875 versus the previous year at \$238,575.

Median Days on Market Lengthens

The median number of **21.00** days that homes spent on the market before selling increased by 16.00 days or **320.00%** in December 2022 compared to last year's same month at **5.00** DOM.

Sales Success for December 2022 is Positive

Overall, with Median 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

December 2022



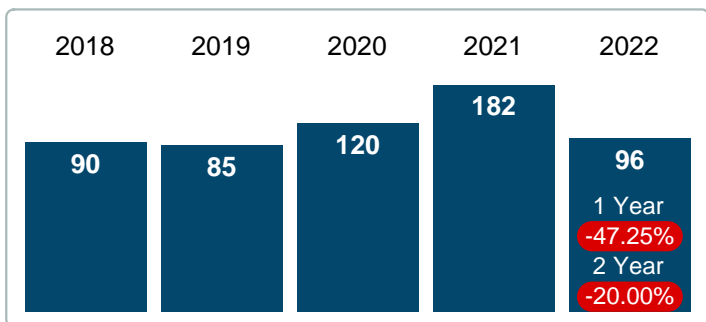
Area Delimited by County Of Wagoner - Residential Property Type



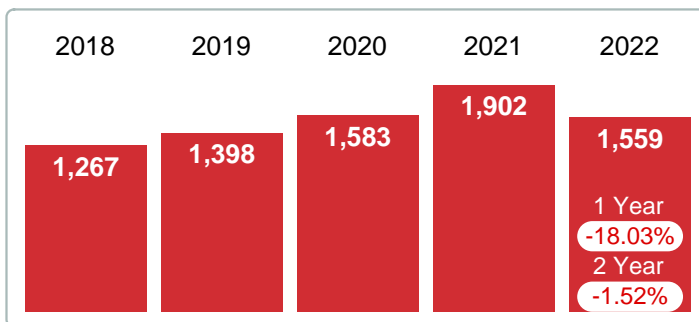
CLOSED LISTINGS

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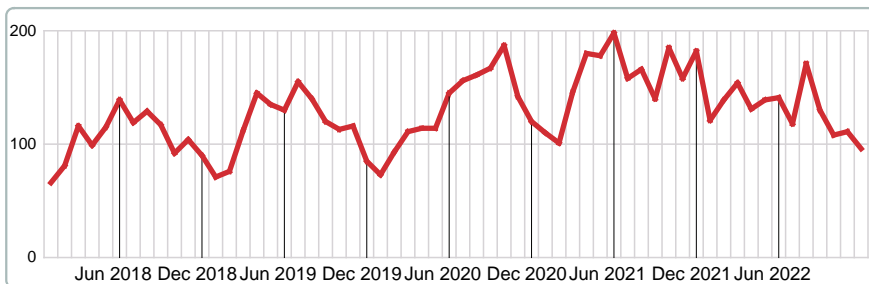
DECEMBER



YEAR TO DATE (YTD)

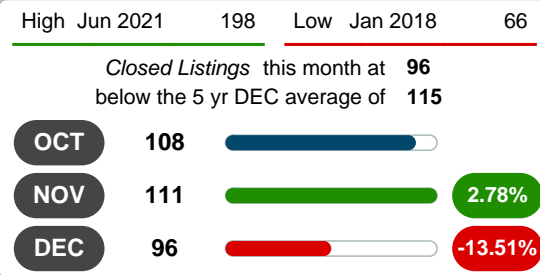


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 115



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	10.42%	32.0	5	3	2	0
\$100,001 - \$175,000	8	8.33%	9.5	2	5	1	0
\$175,001 - \$225,000	20	20.83%	26.0	0	17	3	0
\$225,001 - \$250,000	19	19.79%	29.0	1	10	8	0
\$250,001 - \$325,000	17	17.71%	21.0	1	15	1	0
\$325,001 - \$450,000	11	11.46%	12.0	0	6	5	0
\$450,001 and up	11	11.46%	51.0	0	4	6	1
Total Closed Units	96			9	60	26	1
Total Closed Volume	25,217,998	100%	21.0	1.15M	15.24M	8.30M	520.86K
Median Closed Price	\$239,875			\$100,000	\$237,445	\$249,026	\$520,860

December 2022



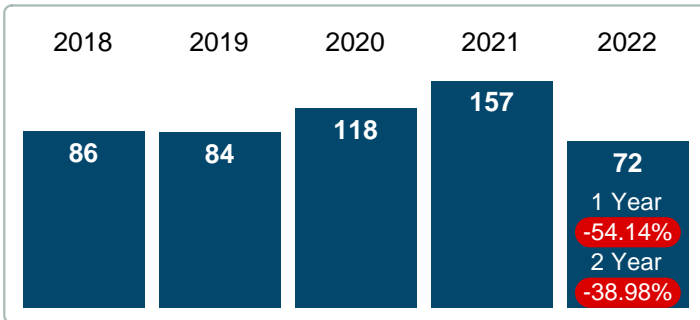
Area Delimited by County Of Wagoner - Residential Property Type



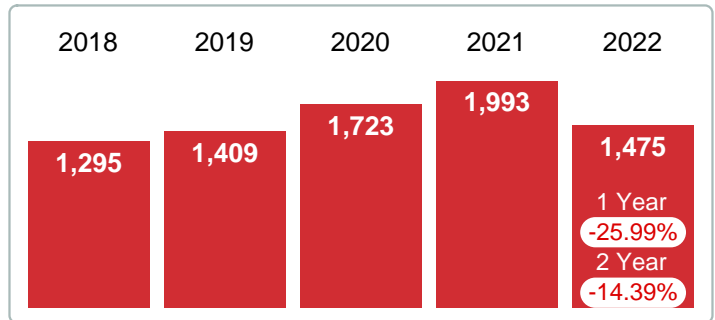
PENDING LISTINGS

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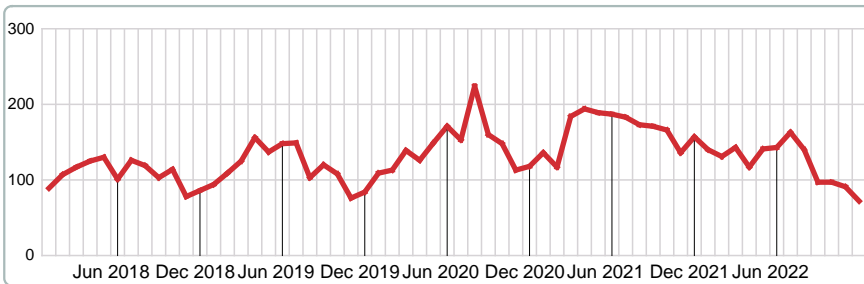
DECEMBER



YEAR TO DATE (YTD)

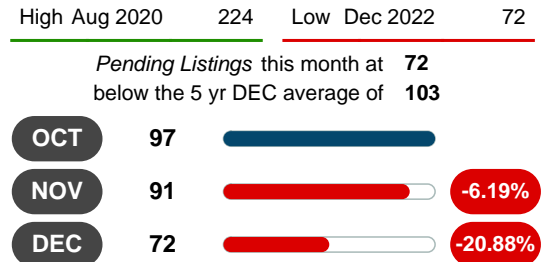


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 103



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	6	8.33%	45.5	1	2	3	0
\$125,001 - \$175,000	9	12.50%	15.0	1	5	3	0
\$175,001 - \$200,000	3	4.17%	9.0	0	3	0	0
\$200,001 - \$275,000	29	40.28%	20.0	1	27	1	0
\$275,001 - \$325,000	8	11.11%	68.5	0	3	4	1
\$325,001 - \$450,000	6	8.33%	33.0	0	5	1	0
\$450,001 and up	11	15.28%	0.0	0	4	7	0
Total Pending Units	72			3	49	19	1
Total Pending Volume	19,671,011	100%	22.0	440.00K	12.67M	6.26M	295.00K
Median Listing Price	\$240,800			\$165,000	\$233,295	\$295,000	\$295,000

December 2022



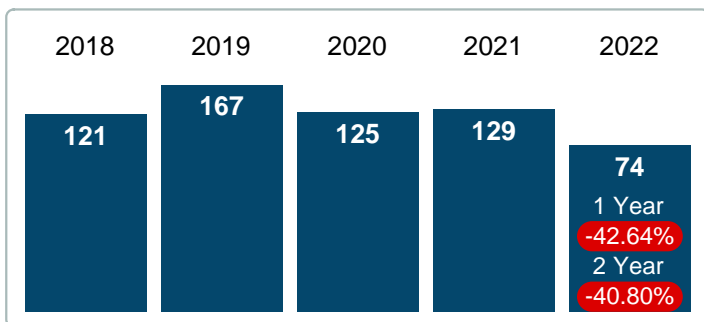
Area Delimited by County Of Wagoner - Residential Property Type



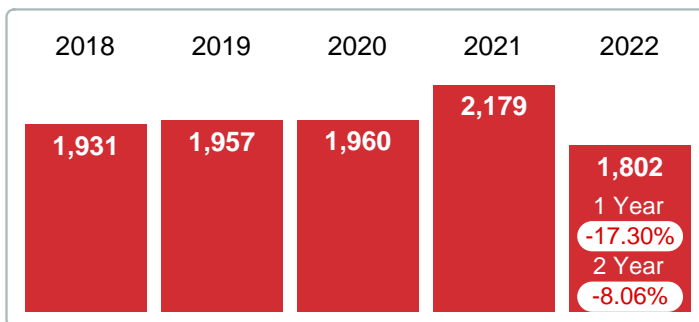
NEW LISTINGS

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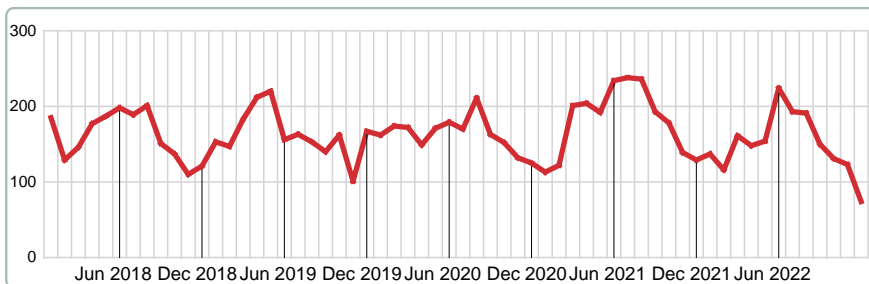
DECEMBER



YEAR TO DATE (YTD)

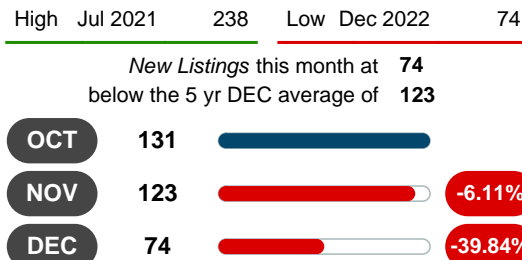


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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
Median New Listed Listing Price	\$315,000		\$107,500	\$315,000	\$442,279	\$337,400

December 2022



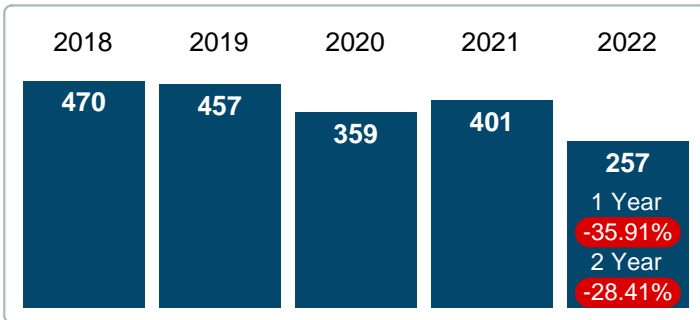
Area Delimited by County Of Wagoner - Residential Property Type



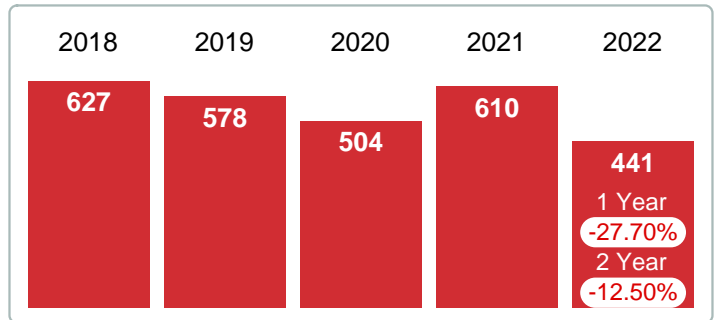
ACTIVE INVENTORY

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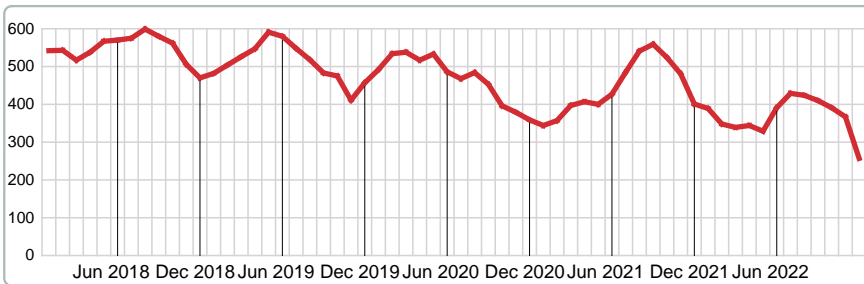
END OF DECEMBER



ACTIVE DURING DECEMBER

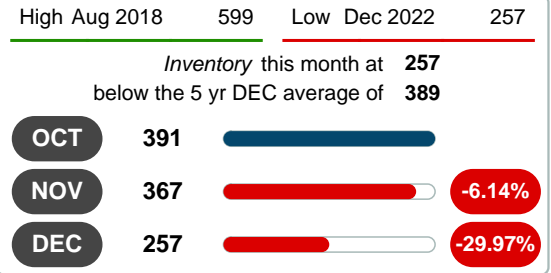


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 389



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	23	8.95%	74.0	8	13	0	2
\$150,001 - \$200,000	15	5.84%	43.0	2	7	5	1
\$200,001 - \$275,000	51	19.84%	58.0	1	37	11	2
\$275,001 - \$350,000	61	23.74%	66.0	0	38	21	2
\$350,001 - \$425,000	41	15.95%	60.0	0	25	16	0
\$425,001 - \$525,000	37	14.40%	91.0	1	16	19	1
\$525,001 and up	29	11.28%	90.0	0	6	17	6
Total Active Inventory by Units	257			12	142	89	14
Total Active Inventory by Volume	92,435,893	100%	67.0	1.50M	47.32M	38.12M	5.49M
Median Active Inventory Listing Price	\$334,950			\$84,700	\$310,000	\$370,000	\$364,995

December 2022



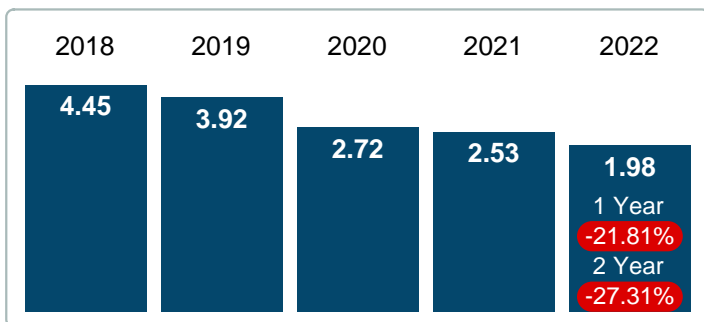
Area Delimited by County Of Wagoner - Residential Property Type



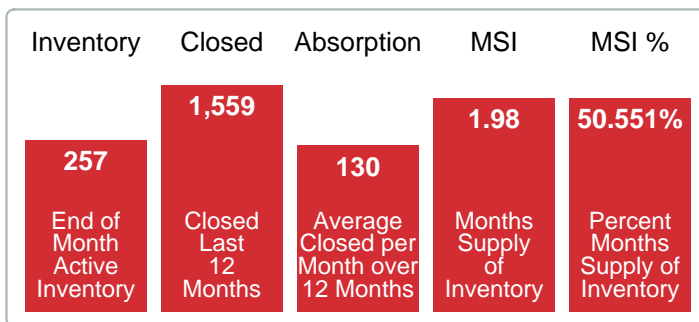
MONTHS SUPPLY of INVENTORY (MSI)

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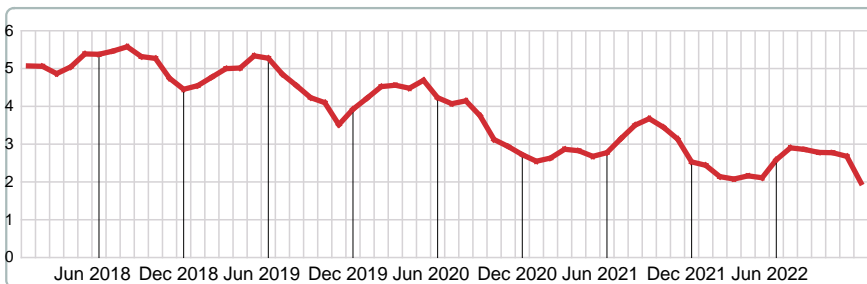
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.12

High Aug 2018 5.58 Low Dec 2022 1.98

Months Supply this month at 1.98 below the 5 yr DEC average of 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



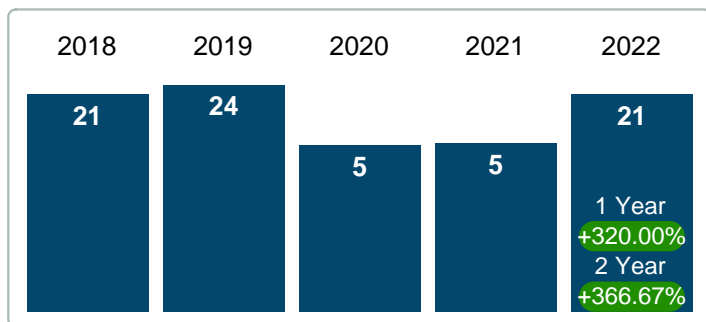
Area Delimited by County Of Wagoner - Residential Property Type



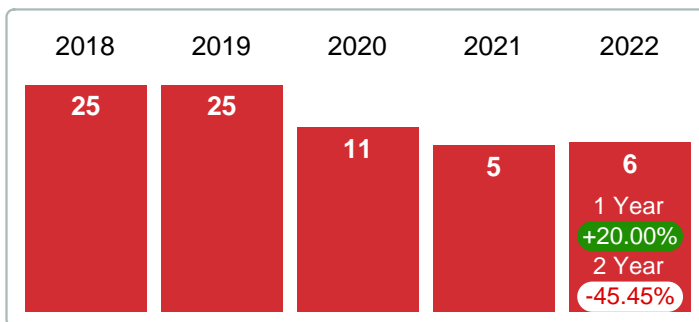
MEDIAN DAYS ON MARKET TO SALE

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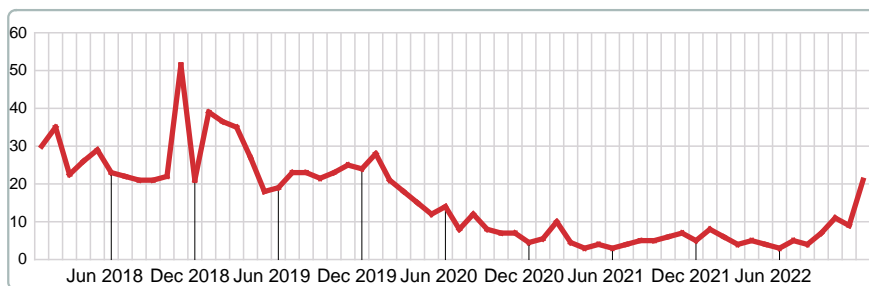
DECEMBER



YEAR TO DATE (YTD)

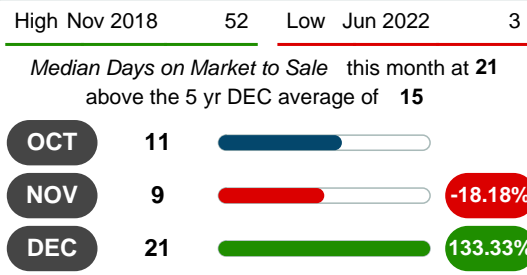


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 15



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
\$100,000 and less	10	10.42%	32	53	3	36	0
\$100,001 - \$175,000	8	8.33%	10	14	3	40	0
\$175,001 - \$225,000	20	20.83%	26	0	29	22	0
\$225,001 - \$250,000	19	19.79%	29	4	41	13	0
\$250,001 - \$325,000	17	17.71%	21	21	21	4	0
\$325,001 - \$450,000	11	11.46%	12	0	22	7	0
\$450,001 and up	11	11.46%	51	0	30	26	65
Median Closed DOM	21			22	22	14	65
Total Closed Units	96	100%	21.0	9	60	26	1
Total Closed Volume	25,217,998			1.15M	15.24M	8.30M	520.86K

December 2022



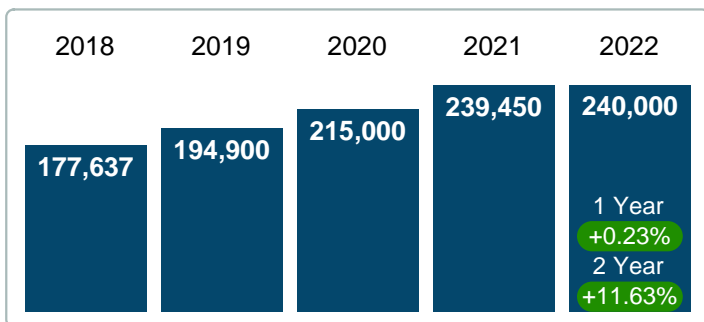
Area Delimited by County Of Wagoner - Residential Property Type



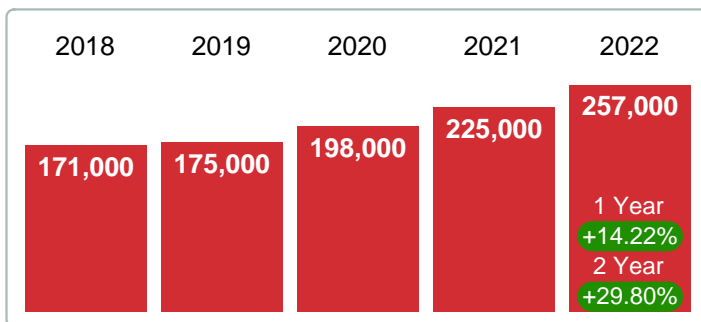
MEDIAN LIST PRICE AT CLOSING

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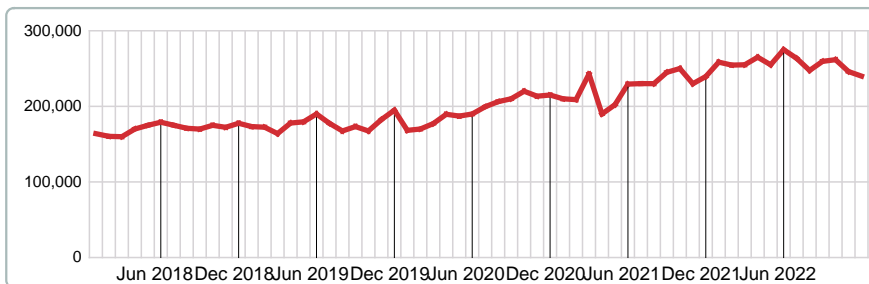
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

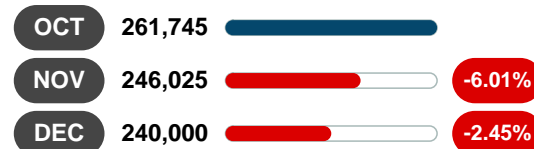


3 MONTHS

5 year DEC AVG = 213,397

High Jun 2022 275,000 Low Mar 2018 159,838

Median List Price at Closing this month at **240,000**
above the 5 yr DEC average of **213,397**



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
\$100,000 and less	10.42%	81,950	76,900	67,000	97,500	0
\$100,001 - \$175,000	8.33%	139,450	139,900	127,000	169,000	0
\$175,001 - \$225,000	17.71%	205,000	0	205,000	212,450	0
\$225,001 - \$250,000	22.92%	239,895	235,000	239,950	239,860	0
\$250,001 - \$325,000	16.67%	292,450	280,000	294,450	295,000	0
\$325,001 - \$450,000	12.50%	387,561	0	349,660	400,122	0
\$450,001 and up	11.46%	495,000	0	480,685	488,950	519,900
Median List Price		240,000	117,000	240,000	248,880	519,900
Total Closed Units	100%	240,000	9	60	26	1
Total Closed Volume		25,418,653	1.23M	15.42M	8.26M	519.90K

December 2022



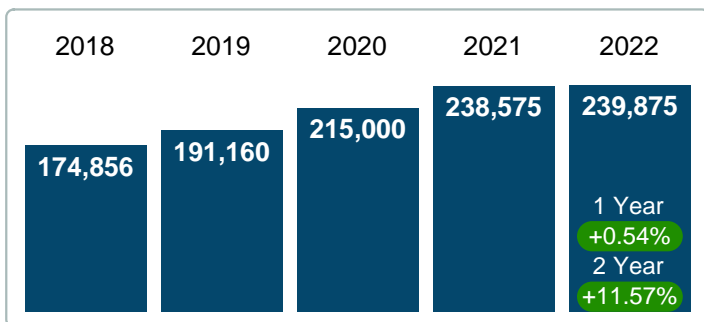
Area Delimited by County Of Wagoner - Residential Property Type



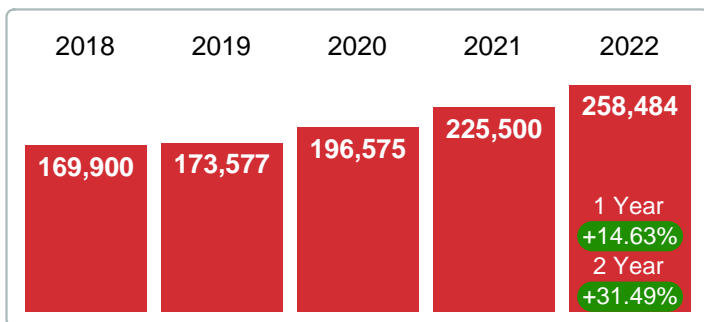
MEDIAN SOLD PRICE AT CLOSING

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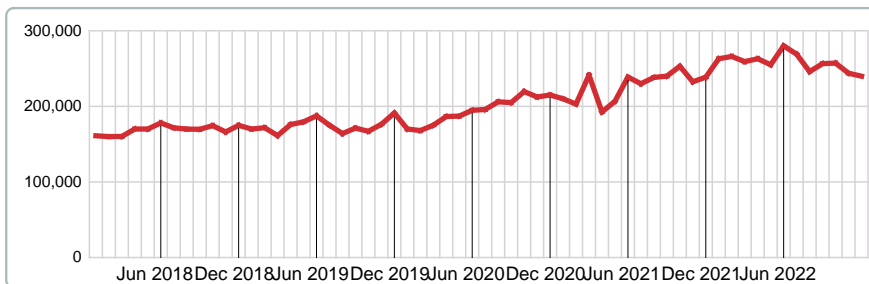
DECEMBER



YEAR TO DATE (YTD)

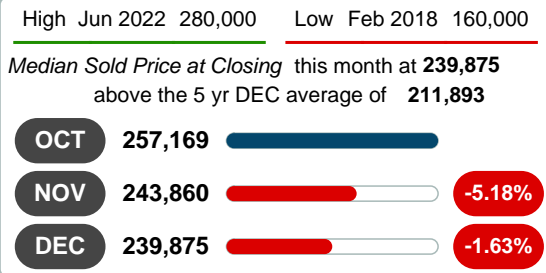


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 211,893



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		
\$100,000 and less	10	10.42%	80,500	71,000	48,000	92,500	0	
\$100,001 - \$175,000	8	8.33%	126,250	127,250	120,000	165,000	0	
\$175,001 - \$225,000	20	20.83%	209,255	0	209,010	222,000	0	
\$225,001 - \$250,000	19	19.79%	239,860	235,000	237,445	241,860	0	
\$250,001 - \$325,000	17	17.71%	285,000	280,000	285,000	290,000	0	
\$325,001 - \$450,000	11	11.46%	412,000	0	396,000	439,657	0	
\$450,001 and up	11	11.46%	486,825	0	472,200	500,913	520,860	
Median Sold Price		239,875		100,000	237,445	249,026	520,860	
Total Closed Units		96	100%	239,875	9	60	26	1
Total Closed Volume		25,217,998			1.15M	15.24M	8.30M	520.86K

December 2022



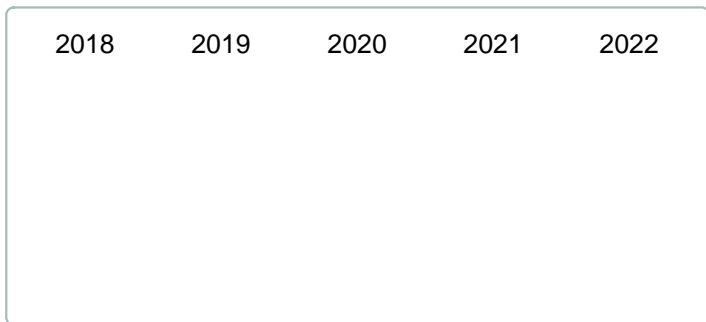
Area Delimited by County Of Wagoner - Residential Property Type



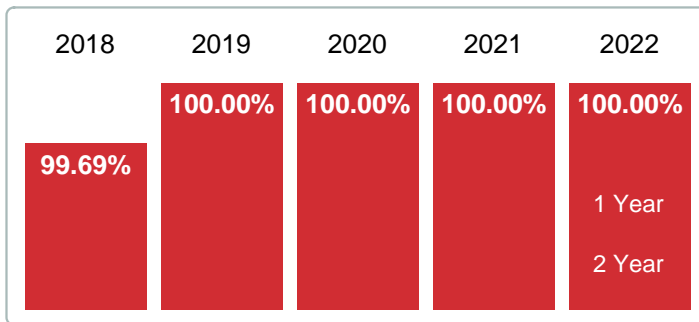
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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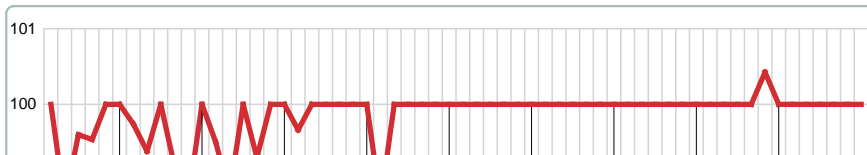
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 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 DEC average of **100.00%**

- OCT 100.00%
- NOV 100.00%
- DEC 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
\$100,000 and less	10	10.42%	90.39%	89.99%	86.96%	94.87%	0.00%
\$100,001 - \$175,000	8	8.33%	99.14%	99.14%	104.64%	97.63%	0.00%
\$175,001 - \$225,000	20	20.83%	99.38%	0.00%	98.99%	100.00%	0.00%
\$225,001 - \$250,000	19	19.79%	100.00%	100.00%	100.00%	100.00%	0.00%
\$250,001 - \$325,000	17	17.71%	100.00%	100.00%	100.00%	98.31%	0.00%
\$325,001 - \$450,000	11	11.46%	100.00%	0.00%	100.00%	100.00%	0.00%
\$450,001 and up	11	11.46%	100.00%	0.00%	100.00%	100.76%	100.18%
Median Sold/List Ratio		100.00%		98.28%	100.00%	100.00%	100.18%
Total Closed Units		96	100%	9	60	26	1
Total Closed Volume		25,217,998		1.15M	15.24M	8.30M	520.86K

December 2022



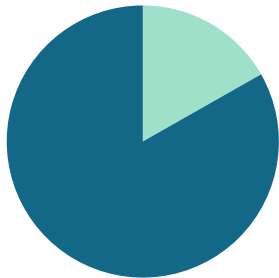
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

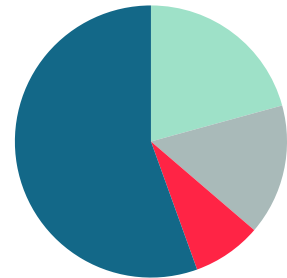


Inventory
 New Listings
74 = 16.78%
 Start Inventory
367
 Total Inventory Units
441
 Volume
\$148,467,139

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%
Median List Price	239,450	240,000	0.23%	225,000	257,000	14.22%
Median Sale Price	238,575	239,875	0.54%	225,500	258,484	14.63%
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	21.00	320.00%	5.00	6.00	20.00%
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

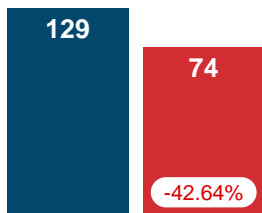
Inventory on December 31, 2022 = **257**

2021 **2022**

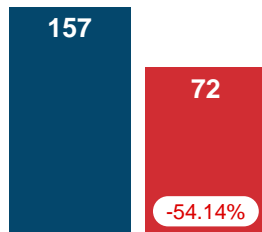
DECEMBER MARKET

MEDIAN PRICES

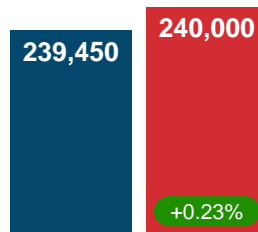
New Listings



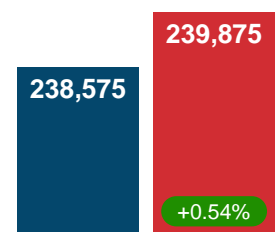
Pending Listings



List Price



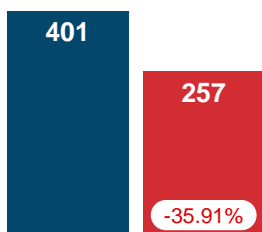
Sale Price



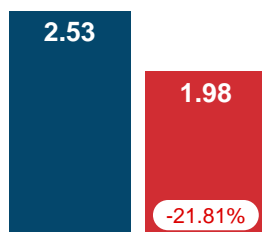
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

