

November 2022



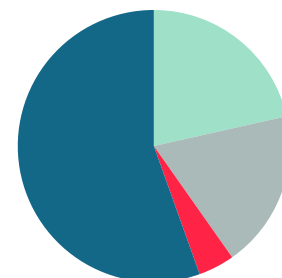
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 12, 2022 for MLS Technology Inc.

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	158	110	-30.38%
Pending Listings	136	96	-29.41%
New Listings	139	123	-11.51%
Average List Price	260,540	301,465	15.71%
Average Sale Price	260,544	298,563	14.59%
Average Percent of Selling Price to List Price	102.88%	99.37%	-3.41%
Average Days on Market to Sale	18.87	21.23	12.47%
End of Month Inventory	481	284	-40.96%
Months Supply of Inventory	3.14	2.07	-33.92%



■ Closed (21.48%)
■ Pending (18.75%)
■ Other OffMarket (4.30%)
■ Active (55.47%)

Absorption: Last 12 months, an Average of **137** Sales/Month
Active Inventory as of November 30, 2022 = **284**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of November 2022 decreased **40.96%** to 284 existing homes available for sale. Over the last 12 months this area has had an average of 137 closed sales per month. This represents an unsold inventory index of **2.07** 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 **14.59%** in November 2022 to \$298,563 versus the previous year at \$260,544.

Average Days on Market Lengthens

The average number of **21.23** days that homes spent on the market before selling increased by 2.35 days or **12.47%** in November 2022 compared to last year's same month at **18.87** DOM.

Sales Success for November 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 123 New Listings in November 2022, down **11.51%** from last year at 139. Furthermore, there were 110 Closed Listings this month versus last year at 158, a **-30.38%** decrease.

Closed versus Listed trends yielded a **89.4%** ratio, down from previous year's, November 2021, at **113.7%**, a **21.32%** 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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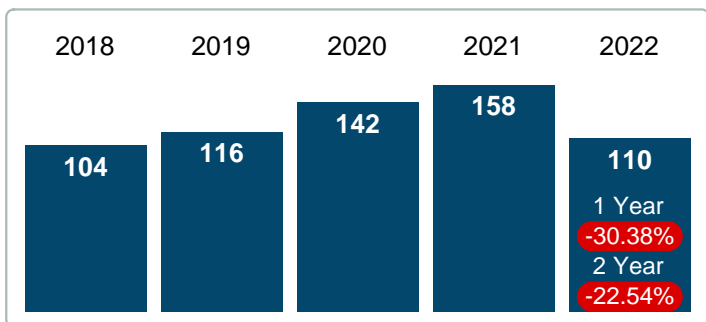
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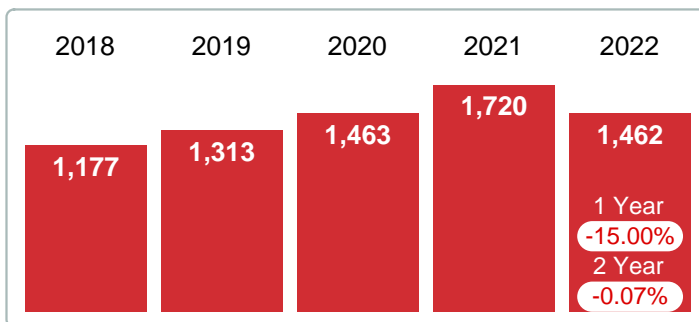
CLOSED LISTINGS

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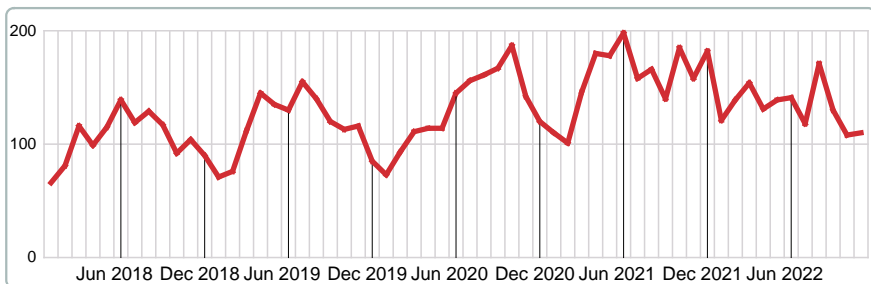
NOVEMBER



YEAR TO DATE (YTD)

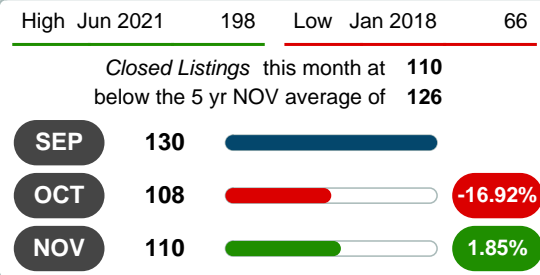


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 126



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	10.00%	26.3	4	6	1	0
\$150,001 - \$175,000	7	6.36%	11.9	0	7	0	0
\$175,001 - \$225,000	20	18.18%	16.5	1	16	3	0
\$225,001 - \$275,000	28	25.45%	17.8	0	20	8	0
\$275,001 - \$350,000	16	14.55%	25.6	0	12	4	0
\$350,001 - \$475,000	13	11.82%	17.8	0	6	7	0
\$475,001 and up	15	13.64%	33.0	0	2	11	2
Total Closed Units	110			5	69	34	2
Total Closed Volume	32,841,950	100%	21.2	406.00K	17.27M	13.93M	1.23M
Average Closed Price	\$298,563			\$81,200	\$250,254	\$409,837	\$617,000

November 2022



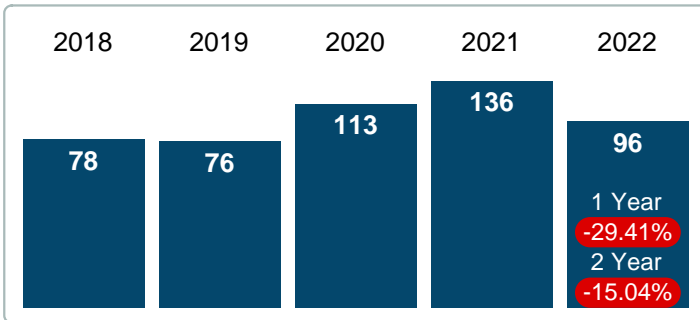
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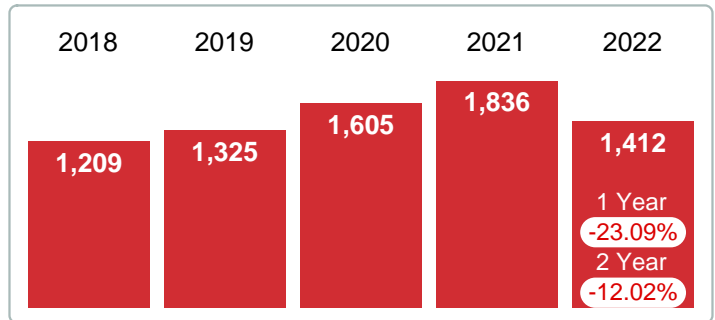
PENDING LISTINGS

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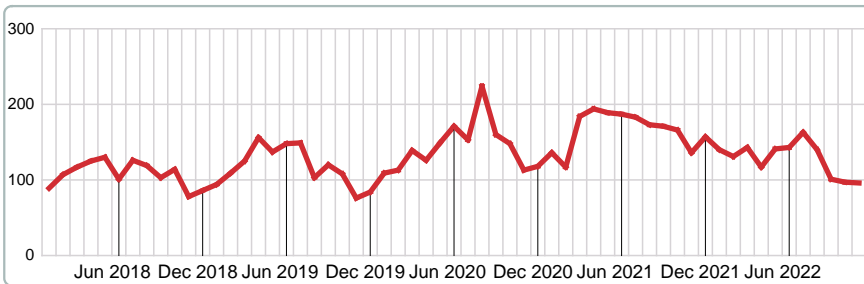
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

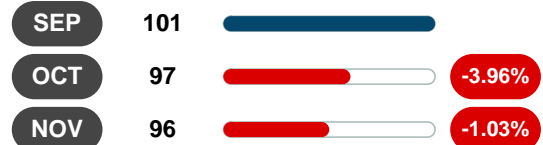


3 MONTHS

5 year NOV AVG = 100

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **96**
below the 5 yr NOV average of **100**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	10.42%	17.4	5	4	1	0
\$100,001 - \$150,000	10	10.42%	31.0	4	6	0	0
\$150,001 - \$200,000	12	12.50%	26.8	0	9	3	0
\$200,001 - \$250,000	24	25.00%	47.6	1	19	4	0
\$250,001 - \$300,000	17	17.71%	47.3	1	13	1	2
\$300,001 - \$450,000	13	13.54%	41.5	0	7	6	0
\$450,001 and up	10	10.42%	93.2	0	3	6	1
Total Pending Units	96			11	61	21	3
Total Pending Volume	24,382,652	100%	31.3	1.39M	14.69M	7.23M	1.08M
Average Listing Price	\$208,415			\$126,399	\$240,746	\$344,188	\$359,600

November 2022



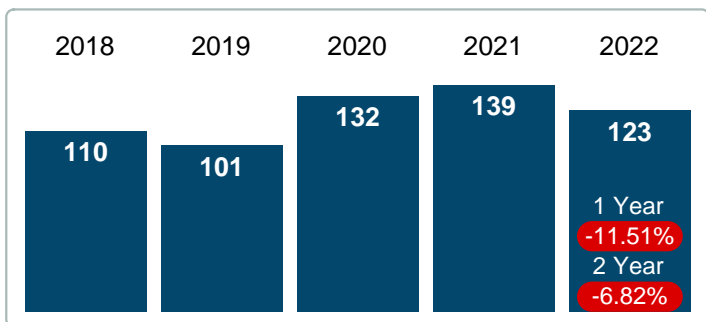
Area Delimited by County Of Wagoner - Residential Property Type



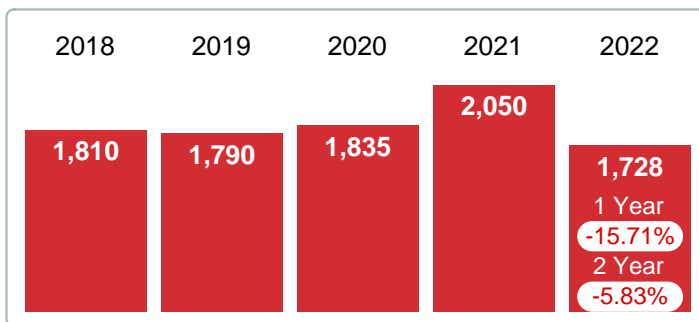
NEW LISTINGS

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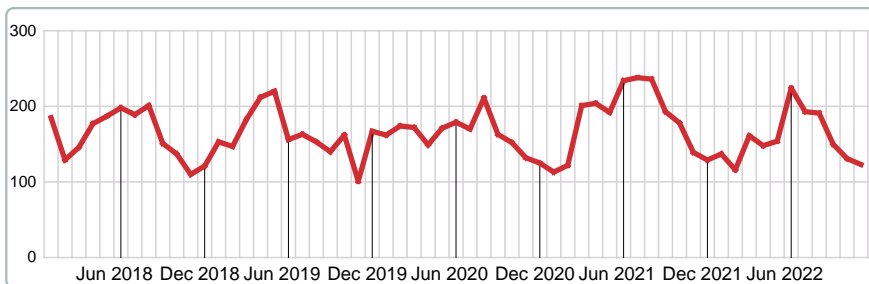
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

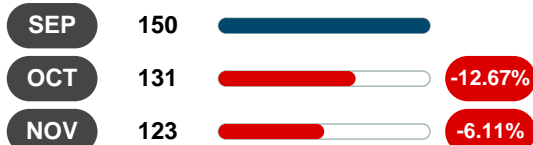


3 MONTHS

5 year NOV AVG = 121

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 123
above the 5 yr NOV average of 121



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$110,000 and less	9	7.32%	2	5	2	0
\$110,001 - \$190,000	17	13.82%	4	11	2	0
\$190,001 - \$230,000	23	18.70%	2	17	4	0
\$230,001 - \$310,000	28	22.76%	2	21	5	0
\$310,001 - \$360,000	17	13.82%	0	9	8	0
\$360,001 - \$440,000	15	12.20%	0	6	9	0
\$440,001 and up	14	11.38%	0	3	10	1
Total New Listed Units	123		10	72	40	1
Total New Listed Volume	35,546,019	100%	1.60M	18.74M	14.61M	595.00K
Average New Listed Listing Price	\$39,945		\$160,159	\$260,233	\$365,316	\$595,000

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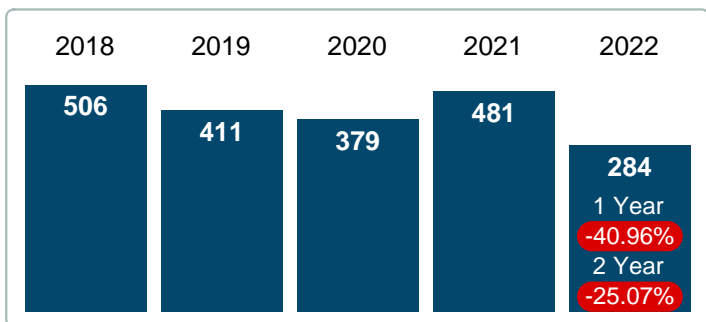
Area Delimited by County Of Wagoner - Residential Property Type



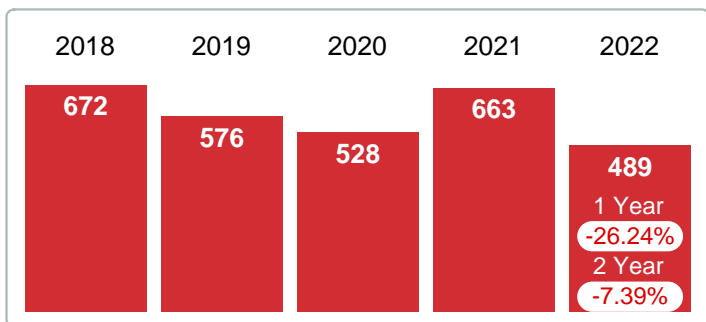
ACTIVE INVENTORY

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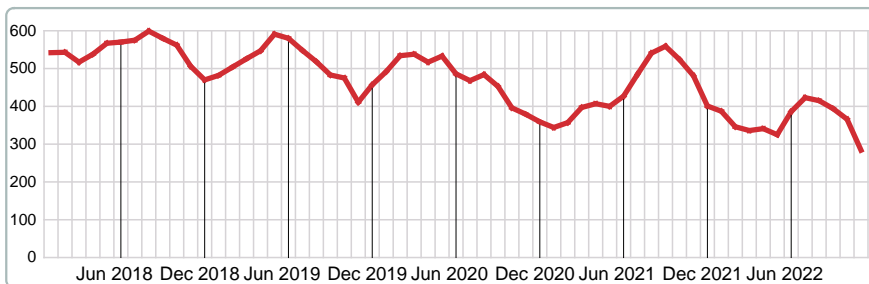
END OF NOVEMBER



ACTIVE DURING NOVEMBER

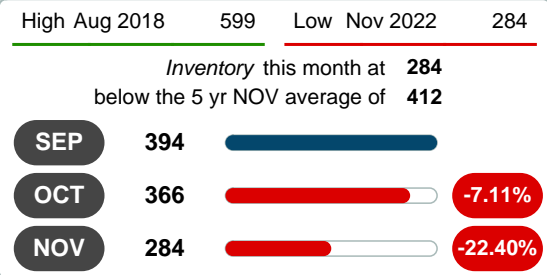


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 412



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	6.69%	64.6	8	7	3	1
\$125,001 - \$200,000	30	10.56%	57.1	4	19	6	1
\$200,001 - \$250,000	51	17.96%	51.7	1	36	12	2
\$250,001 - \$350,000	76	26.76%	71.4	1	48	25	2
\$350,001 - \$425,000	38	13.38%	65.9	0	18	20	0
\$425,001 - \$525,000	35	12.32%	77.1	1	11	22	1
\$525,001 and up	35	12.32%	78.5	0	8	21	6
Total Active Inventory by Units	284			15	147	109	13
Total Active Inventory by Volume	100,844,216	100%	66.7	1.98M	46.42M	45.25M	7.19M
Average Active Inventory Listing Price	\$355,085			\$131,853	\$315,807	\$415,129	\$553,361

November 2022



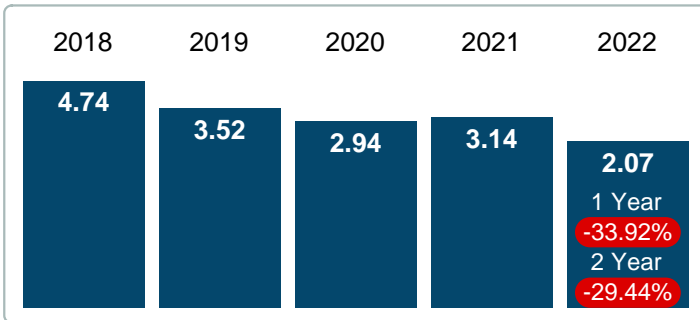
Area Delimited by County Of Wagoner - Residential Property Type



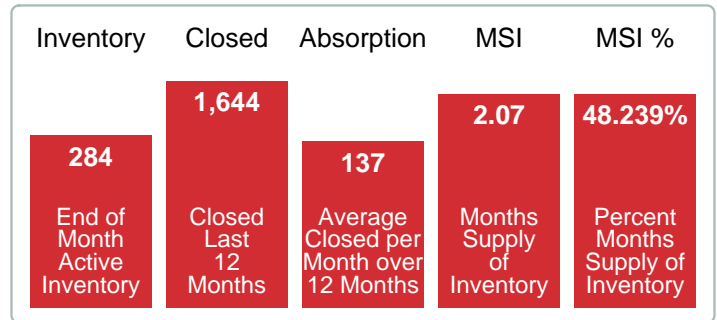
MONTHS SUPPLY of INVENTORY (MSI)

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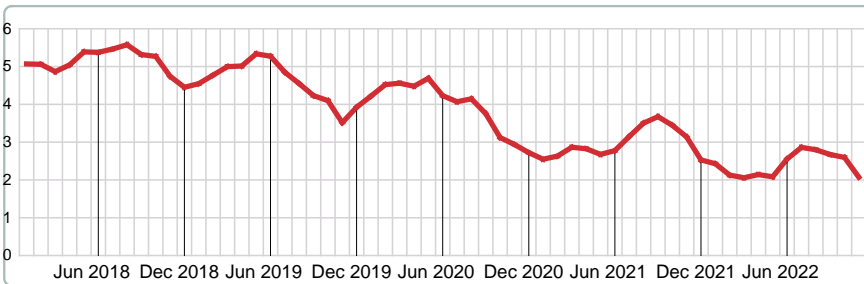
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

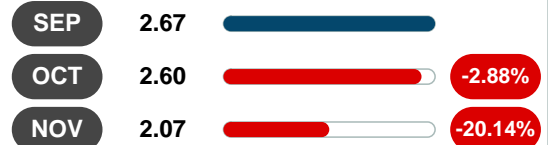


3 MONTHS

5 year NOV AVG = 3.28

High Aug 2018 5.58 Low Mar 2022 2.06

Months Supply this month at 2.07 below the 5 yr NOV average of 3.28



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
\$125,000 and less	19	6.69%	1.87	1.96	1.29	4.50	0.00
\$125,001 - \$200,000	30	10.56%	1.28	1.78	1.03	2.32	6.00
\$200,001 - \$250,000	51	17.96%	1.57	1.00	1.36	2.44	12.00
\$250,001 - \$350,000	76	26.76%	2.06	2.40	2.25	1.71	4.00
\$350,001 - \$425,000	38	13.38%	2.59	0.00	2.48	3.08	0.00
\$425,001 - \$525,000	35	12.32%	3.28	0.00	3.30	3.47	1.00
\$525,001 and up	35	12.32%	4.04	0.00	4.57	4.00	4.00
Market Supply of Inventory (MSI)			2.07	1.80	1.75	2.67	3.39
Total Active Inventory by Units		100%	284	15	147	109	13

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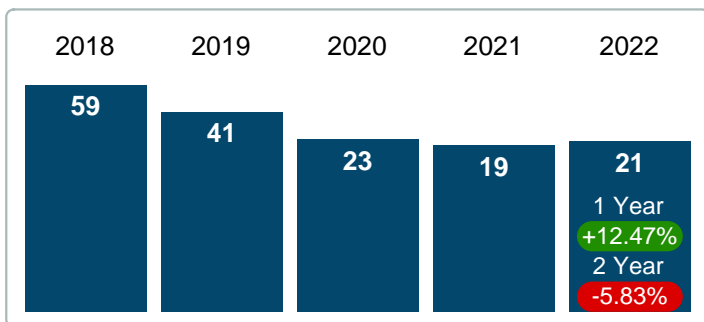
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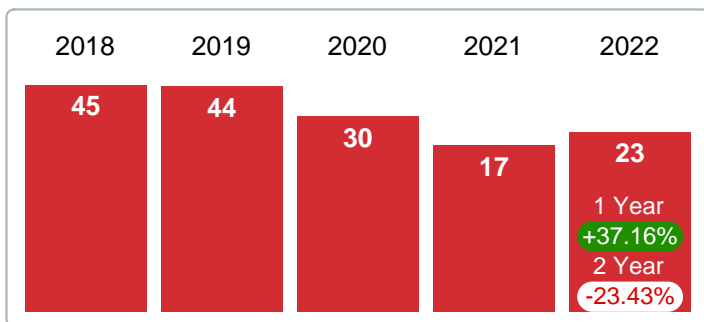
AVERAGE DAYS ON MARKET TO SALE

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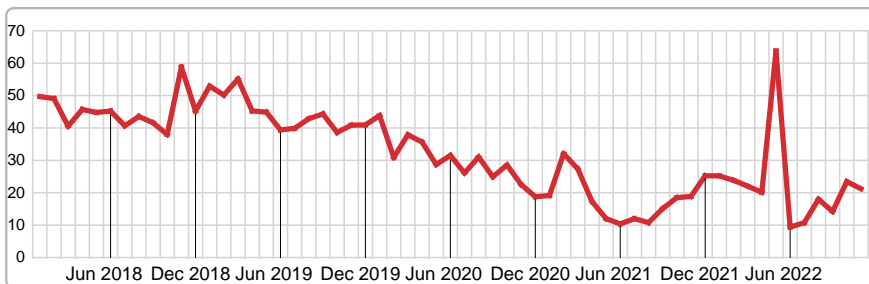
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 32

High May 2022 64 Low Jun 2022 9

Average Days on Market to Sale this month at 21 below the 5 yr NOV average of 32



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
\$150,000 and less	10.00%	26	4	44	6	0
\$150,001 - \$175,000	6.36%	12	0	12	0	0
\$175,001 - \$225,000	18.18%	17	1	20	2	0
\$225,001 - \$275,000	25.45%	18	0	20	11	0
\$275,001 - \$350,000	14.55%	26	0	27	23	0
\$350,001 - \$475,000	11.82%	18	0	9	26	0
\$475,001 and up	13.64%	33	0	19	30	67
Average Closed DOM		21				
Total Closed Units	100%	21	5	69	34	2
Total Closed Volume		32,841,950	406.00K	17.27M	13.93M	1.23M

November 2022



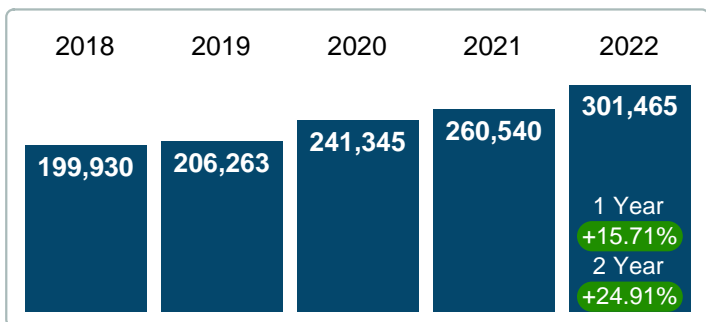
Area Delimited by County Of Wagoner - Residential Property Type



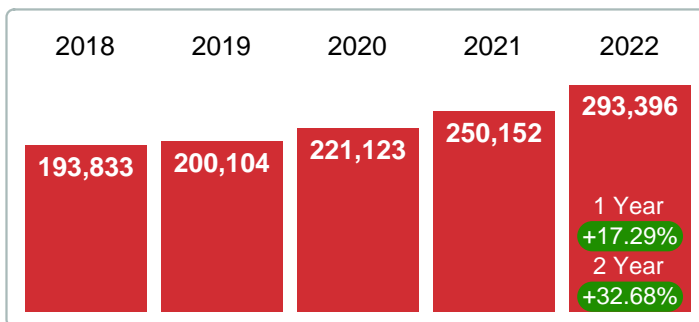
AVERAGE LIST PRICE AT CLOSING

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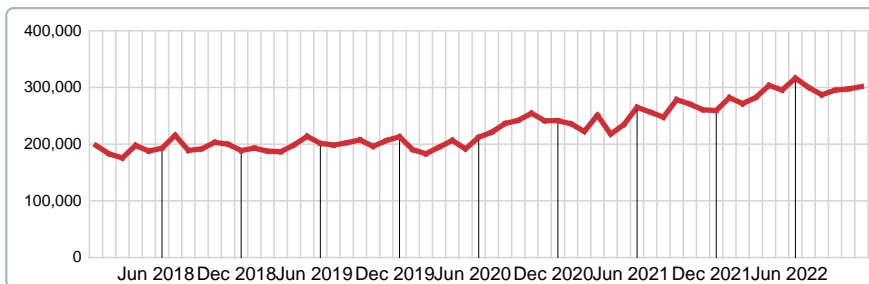
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

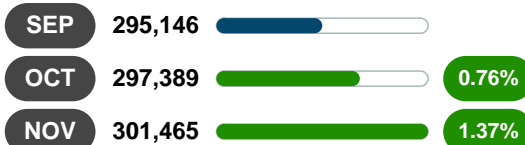


3 MONTHS

5 year NOV AVG = 241,909

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

Average List Price at Closing this month at **301,465** above the 5 yr NOV average of **241,909**



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		
\$150,000 and less	10	9.09%	86,089	51,248	128,500	39,900	0	
\$150,001 - \$175,000	10	9.09%	166,940	0	169,057	0	0	
\$175,001 - \$225,000	17	15.45%	206,626	220,000	203,572	202,133	0	
\$225,001 - \$275,000	28	25.45%	246,172	0	243,035	261,414	0	
\$275,001 - \$350,000	18	16.36%	316,962	0	314,543	322,175	0	
\$350,001 - \$475,000	13	11.82%	405,184	0	395,438	395,985	0	
\$475,001 and up	14	12.73%	660,903	0	560,000	668,965	619,950	
Average List Price		301,465		84,998	251,296	416,377	619,950	
Total Closed Units		110	100%	301,465	5	69	34	2
Total Closed Volume		33,161,097			424.99K	17.34M	14.16M	1.24M

November 2022



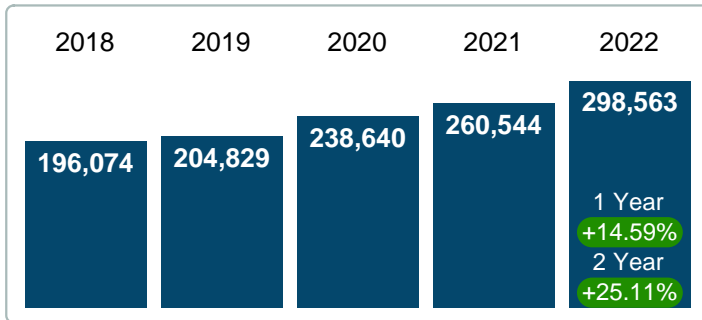
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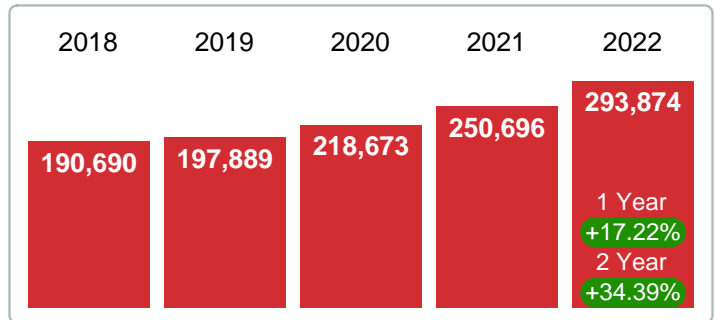
AVERAGE SOLD PRICE AT CLOSING

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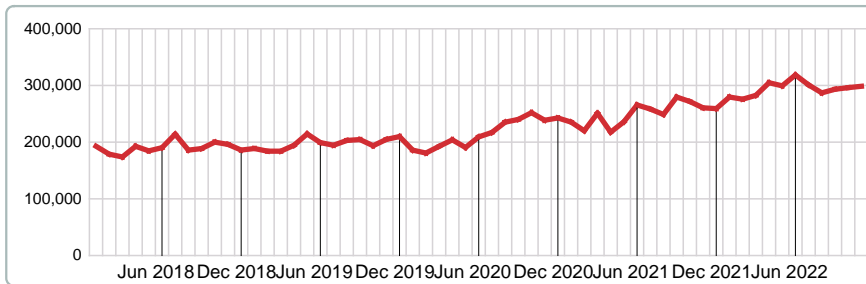
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

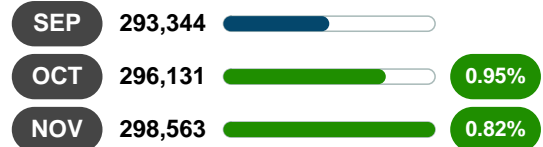


3 MONTHS

5 year NOV AVG = 239,730

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

Average Sold Price at Closing this month at **298,563** above the 5 yr NOV average of **239,730**



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
\$150,000 and less	10.00%	91,504	46,500	130,090	40,000	0
\$150,001 - \$175,000	6.36%	164,643	0	164,643	0	0
\$175,001 - \$225,000	18.18%	204,917	220,000	202,897	210,667	0
\$225,001 - \$275,000	25.45%	245,761	0	241,854	255,528	0
\$275,001 - \$350,000	14.55%	315,413	0	313,985	319,700	0
\$350,001 - \$475,000	11.82%	393,355	0	393,871	392,914	0
\$475,001 and up	13.64%	636,202	0	560,000	653,548	617,000
Average Sold Price		298,563	81,200	250,254	409,837	617,000
Total Closed Units	100%	298,563	5	69	34	2
Total Closed Volume		32,841,950	406.00K	17.27M	13.93M	1.23M

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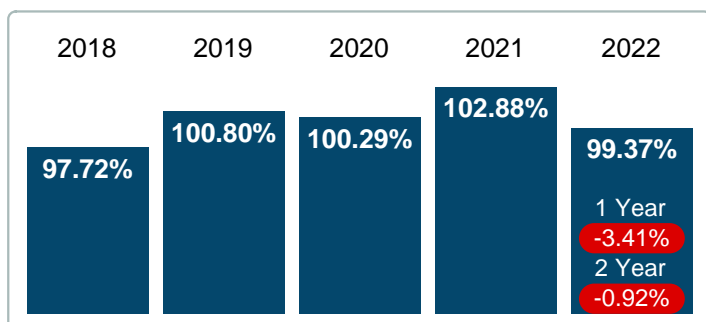
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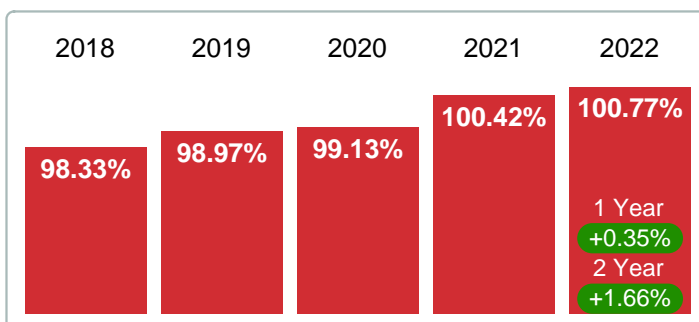
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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NOVEMBER



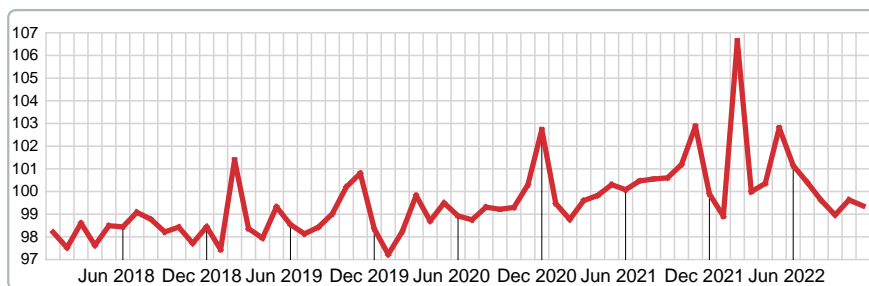
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

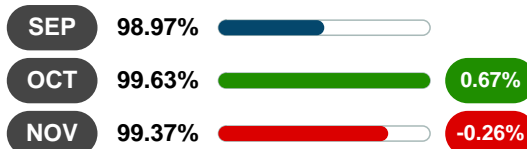
3 MONTHS

5 year NOV AVG = 100.21%



High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.37%**
below the 5 yr NOV average of **100.21%**



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
\$150,000 and less	11	10.00%	96.45%	88.03%	101.44%	100.25%	0.00%
\$150,001 - \$175,000	7	6.36%	97.52%	0.00%	97.52%	0.00%	0.00%
\$175,001 - \$225,000	20	18.18%	100.64%	100.00%	99.99%	104.31%	0.00%
\$225,001 - \$275,000	28	25.45%	99.04%	0.00%	99.52%	97.84%	0.00%
\$275,001 - \$350,000	16	14.55%	99.72%	0.00%	99.89%	99.23%	0.00%
\$350,001 - \$475,000	13	11.82%	99.53%	0.00%	99.88%	99.23%	0.00%
\$475,001 and up	15	13.64%	100.75%	0.00%	100.00%	101.09%	99.67%
Average Sold/List Ratio		99.40%		90.42%	99.70%	99.98%	99.67%
Total Closed Units		110	100%	5	69	34	2
Total Closed Volume		32,841,950		406.00K	17.27M	13.93M	1.23M

November 2022



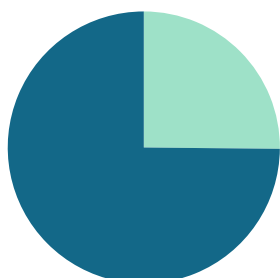
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Dec 12, 2022 for MLS Technology Inc.

INVENTORY

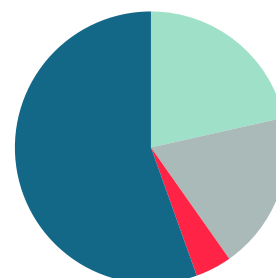


Inventory
 New Listings
123 = 25.15%
 Start Inventory
366
 Total Inventory Units
489
 Volume
\$160,061,049

Market Activity

Closed Sales
110 = 21.48%
 Pending Sales
96 = 18.75%
 Other Off Market
22 = 4.30%
 Active Inventory
284 = 55.47%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	158	110	-30.38%	1,720	1,462	-15.00%
Pending Sales	136	96	-29.41%	1,836	1,412	-23.09%
New Listings	139	123	-11.51%	2,050	1,728	-15.71%
Average List Price	260,540	301,465	15.71%	250,152	293,396	17.29%
Average Sale Price	260,544	298,563	14.59%	250,696	293,874	17.22%
Average Percent of Selling Price to List Price	102.88%	99.37%	-3.41%	100.42%	100.77%	0.35%
Average Days on Market to Sale	18.87	21.23	12.47%	16.77	23.01	37.16%
Monthly Inventory	481	284	-40.96%	481	284	-40.96%
Months Supply of Inventory	3.14	2.07	-33.92%	3.14	2.07	-33.92%

Absorption: Last 12 months, an Average of **137** Sales/Month

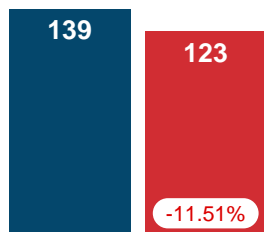
Inventory on November 30, 2022 = **284**

2021 **2022**

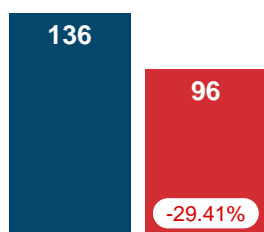
NOVEMBER MARKET

AVERAGE PRICES

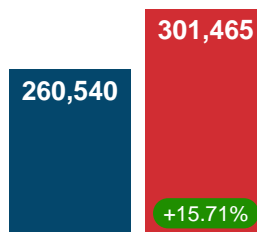
New Listings



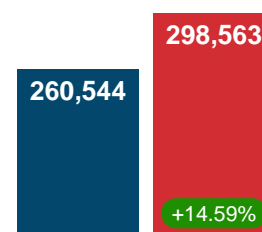
Pending Listings



List Price



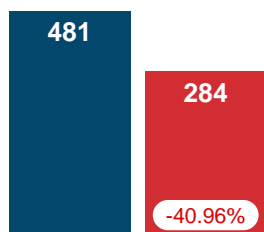
Sale Price



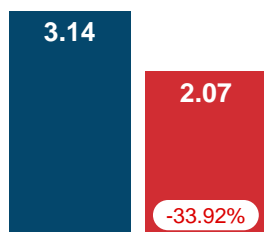
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

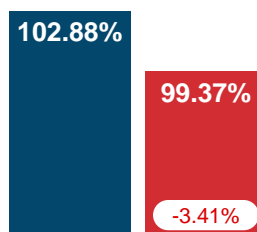
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

