

October 2022



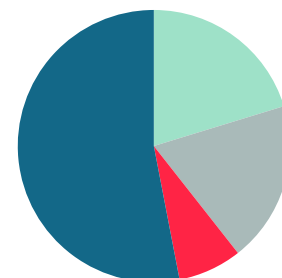
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	185	107	-42.16%
Pending Listings	166	101	-39.16%
New Listings	178	131	-26.40%
Median List Price	250,000	265,000	6.00%
Median Sale Price	253,000	258,812	2.30%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	11.00	83.33%
End of Month Inventory	524	280	-46.56%
Months Supply of Inventory	3.45	1.99	-42.36%



■ Closed (20.27%)
■ Pending (19.13%)
■ Other OffMarket (7.58%)
■ Active (53.03%)

Absorption: Last 12 months, an Average of **141** Sales/Month
Active Inventory as of October 31, 2022 = **280**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2022 decreased **46.56%** to 280 existing homes available for sale. Over the last 12 months this area has had an average of 141 closed sales per month. This represents an unsold inventory index of **1.99** 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 **2.30%** in October 2022 to \$258,812 versus the previous year at \$253,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 5.00 days or **83.33%** in October 2022 compared to last year's same month at **6.00** DOM.

Sales Success for October 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 131 New Listings in October 2022, down **26.40%** from last year at 178. Furthermore, there were 107 Closed Listings this month versus last year at 185, a **-42.16%** decrease.

Closed versus Listed trends yielded a **81.7%** ratio, down from previous year's, October 2021, at **103.9%**, a **21.41%** downswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

October 2022



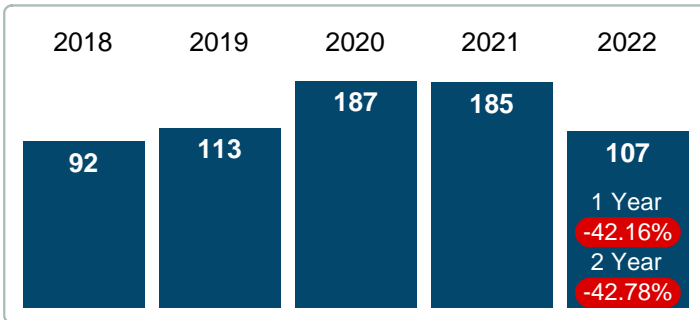
Area Delimited by County Of Wagoner - Residential Property Type



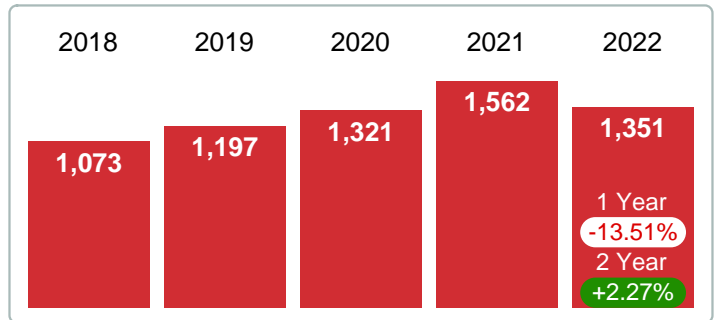
CLOSED LISTINGS

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

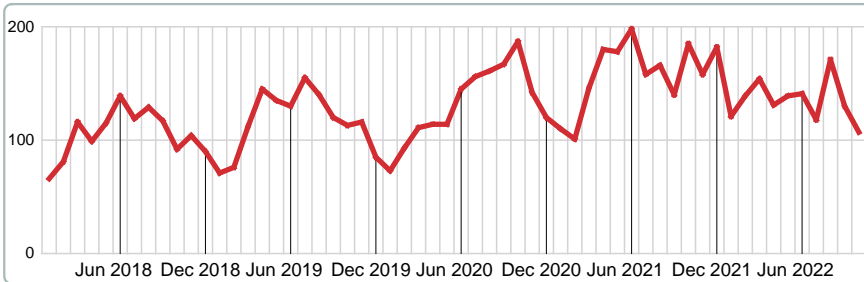
OCTOBER



YEAR TO DATE (YTD)

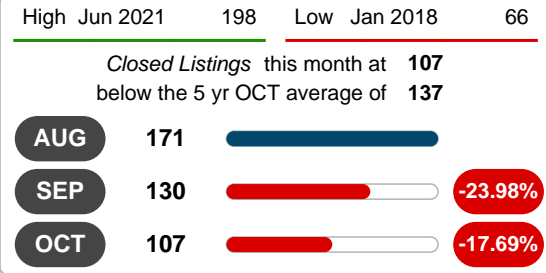


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 137



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	11	10.28%	4.0	6	5	0	0
\$150,001 - \$200,000	12	11.21%	14.0	1	10	1	0
\$200,001 - \$225,000	8	7.48%	5.5	0	8	0	0
\$225,001 - \$300,000	33	30.84%	8.0	0	26	7	0
\$300,001 - \$350,000	18	16.82%	19.0	0	11	6	1
\$350,001 - \$475,000	11	10.28%	11.0	1	6	4	0
\$475,001 and up	14	13.08%	34.0	0	2	11	1
Total Closed Units	107			8	68	29	2
Total Closed Volume	31,885,177	100%	11.0	1.00M	17.60M	12.41M	870.00K
Median Closed Price	\$258,812			\$94,000	\$240,245	\$360,226	\$435,000

October 2022



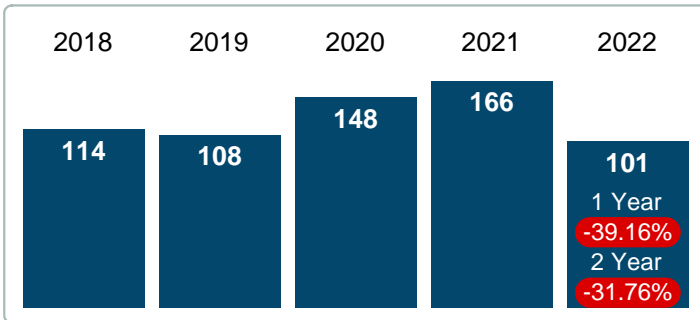
Area Delimited by County Of Wagoner - Residential Property Type



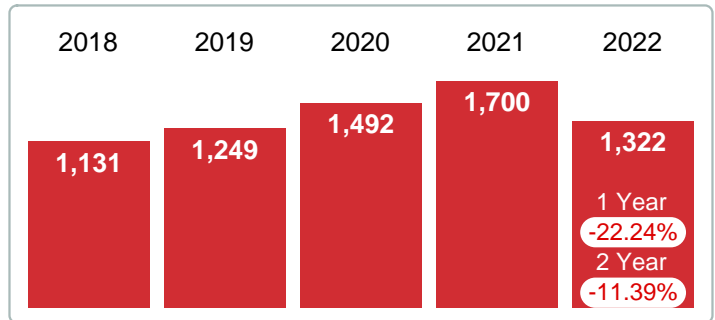
PENDING LISTINGS

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

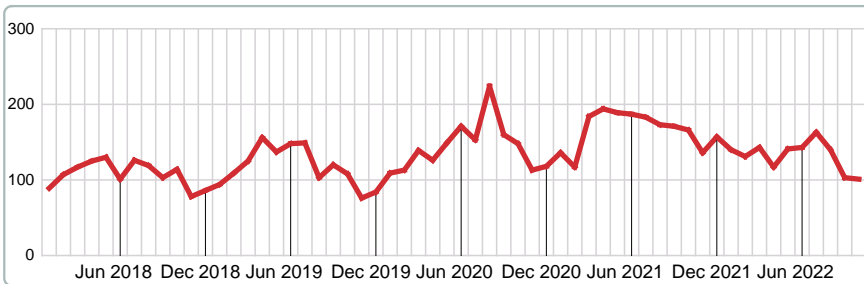
OCTOBER



YEAR TO DATE (YTD)

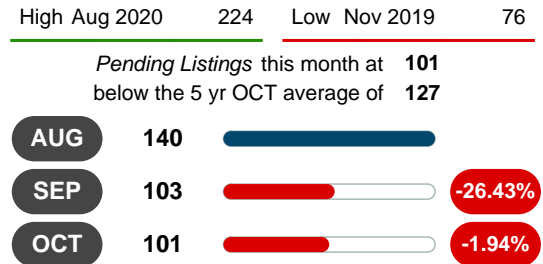


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 127



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	10	9.90%	17.0	3	7	0	0
\$125,001 - \$175,000	8	7.92%	15.5	1	7	0	0
\$175,001 - \$225,000	15	14.85%	8.0	0	12	3	0
\$225,001 - \$300,000	28	27.72%	8.5	0	22	6	0
\$300,001 - \$350,000	14	13.86%	14.0	0	9	4	1
\$350,001 - \$475,000	13	12.87%	16.0	0	6	7	0
\$475,001 and up	13	12.87%	59.0	0	2	8	3
Total Pending Units	101			4	65	28	4
Total Pending Volume	30,988,344	100%	14.0	347.50K	17.49M	11.04M	2.11M
Median Listing Price	\$260,000			\$86,250	\$237,850	\$363,611	\$550,000

October 2022



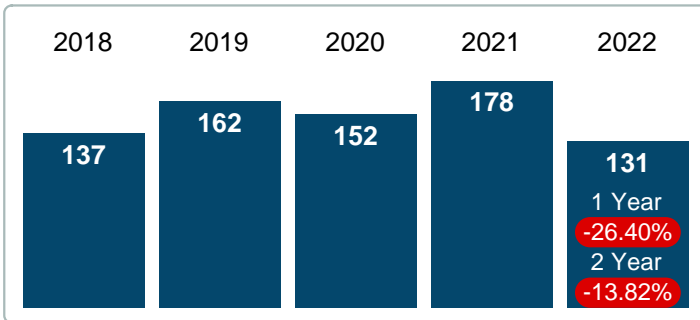
Area Delimited by County Of Wagoner - Residential Property Type



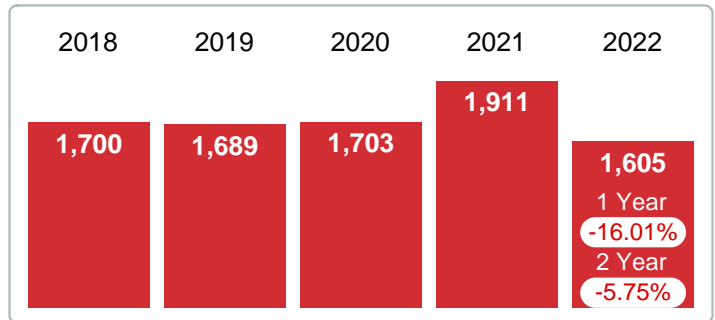
NEW LISTINGS

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

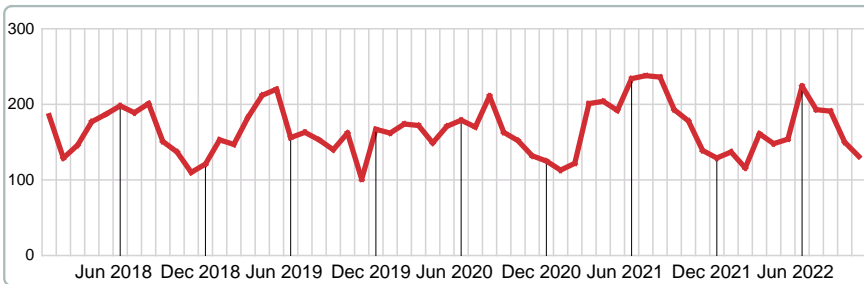
OCTOBER



YEAR TO DATE (YTD)

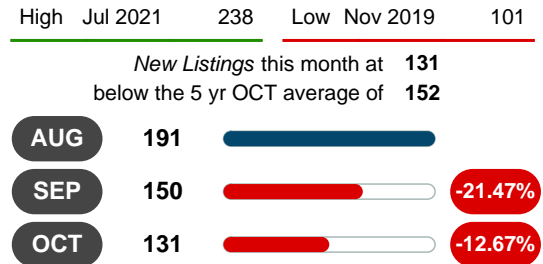


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 152



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	9.16%	5	5	2	0
\$125,001 - \$175,000	11	8.40%	0	11	0	0
\$175,001 - \$225,000	25	19.08%	0	17	6	2
\$225,001 - \$275,000	27	20.61%	1	19	7	0
\$275,001 - \$375,000	28	21.37%	0	17	11	0
\$375,001 - \$475,000	9	6.87%	0	4	5	0
\$475,001 and up	19	14.50%	0	5	12	2
Total New Listed Units	131		6	78	43	4
Total New Listed Volume	41,639,114	100%	637.80K	21.90M	17.32M	1.79M
Median New Listed Listing Price	\$254,900		\$79,000	\$240,000	\$359,995	\$445,000

October 2022



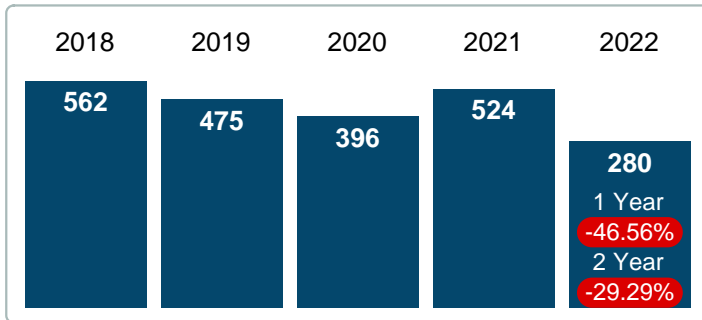
Area Delimited by County Of Wagoner - Residential Property Type



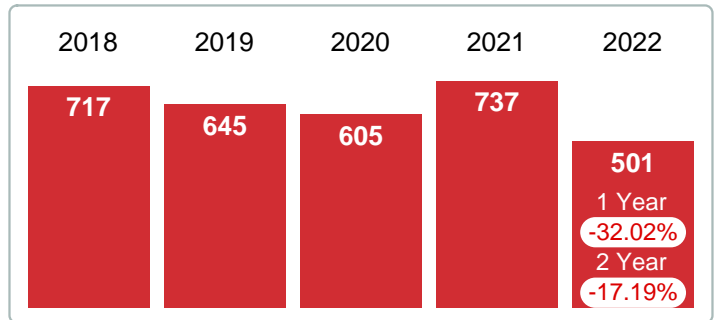
ACTIVE INVENTORY

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

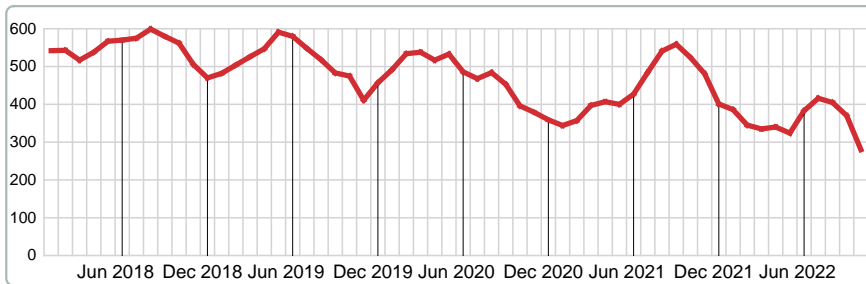
END OF OCTOBER



ACTIVE DURING OCTOBER

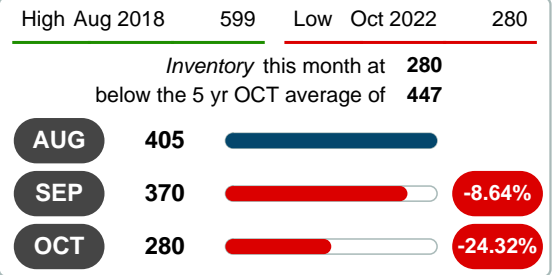


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 447



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	31	11.07%	41.0	12	15	3	1
\$150,001 - \$200,000	25	8.93%	32.0	2	17	5	1
\$200,001 - \$225,000	24	8.57%	40.5	1	18	4	1
\$225,001 - \$325,000	79	28.21%	44.0	1	53	21	4
\$325,001 - \$425,000	53	18.93%	63.0	0	26	26	1
\$425,001 - \$525,000	30	10.71%	59.0	1	9	18	2
\$525,001 and up	38	13.57%	64.0	0	10	21	7
Total Active Inventory by Units	280			17	148	98	17
Total Active Inventory by Volume	97,800,480	100%	54.0	2.15M	45.82M	40.81M	9.03M
Median Active Inventory Listing Price	\$299,900			\$80,000	\$262,250	\$367,327	\$469,000

October 2022



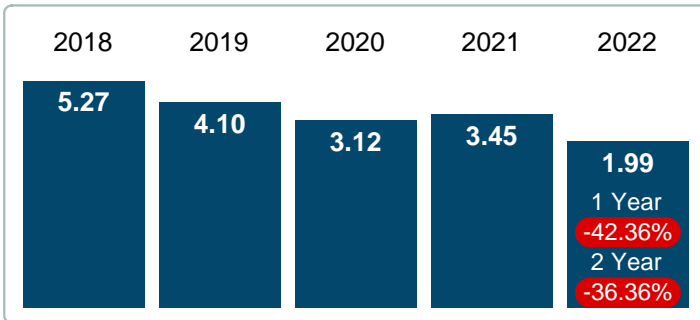
Area Delimited by County Of Wagoner - Residential Property Type



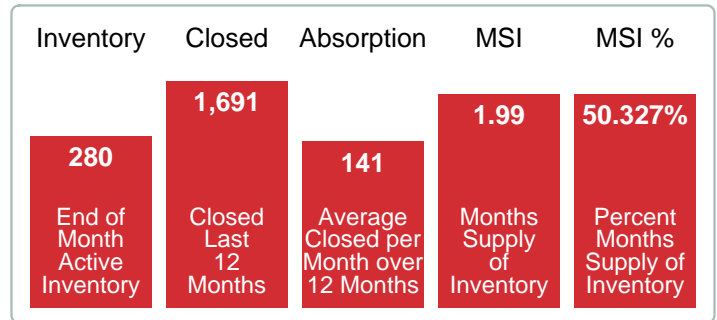
MONTHS SUPPLY of INVENTORY (MSI)

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

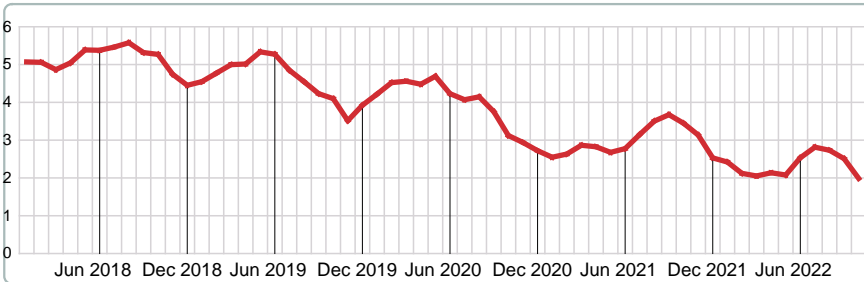
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022



5 YEAR MARKET ACTIVITY TRENDS

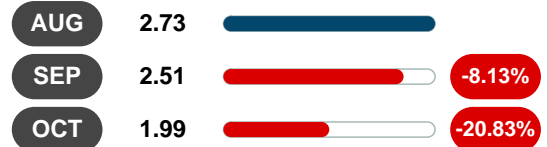


3 MONTHS

5 year OCT AVG = 3.58

High Aug 2018 5.58 Low Oct 2022 1.99

Months Supply this month at 1.99 below the 5 yr OCT average of 3.58



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	31	11.07%	1.80	2.25	1.42	2.40	12.00
\$150,001 - \$200,000	25	8.93%	1.36	1.60	1.17	2.07	6.00
\$200,001 - \$225,000	24	8.57%	1.46	1.50	1.26	3.00	6.00
\$225,001 - \$325,000	79	28.21%	1.65	1.50	1.74	1.29	9.60
\$325,001 - \$425,000	53	18.93%	2.42	0.00	2.29	2.84	1.33
\$425,001 - \$525,000	30	10.71%	2.79	0.00	2.84	2.77	1.85
\$525,001 and up	38	13.57%	4.61	0.00	5.22	4.34	5.25
Market Supply of Inventory (MSI)			1.99	1.94	1.71	2.34	4.25
Total Active Inventory by Units		100%	1.99	17	148	98	17

October 2022



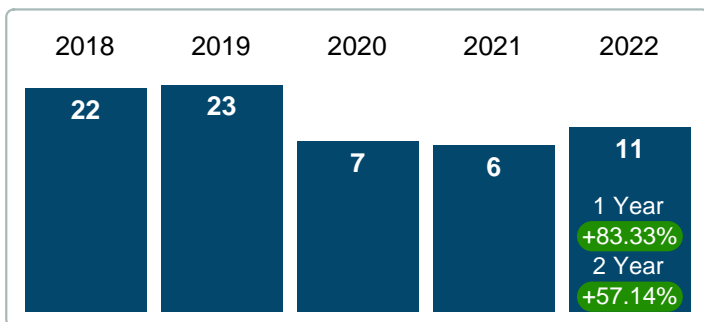
Area Delimited by County Of Wagoner - Residential Property Type



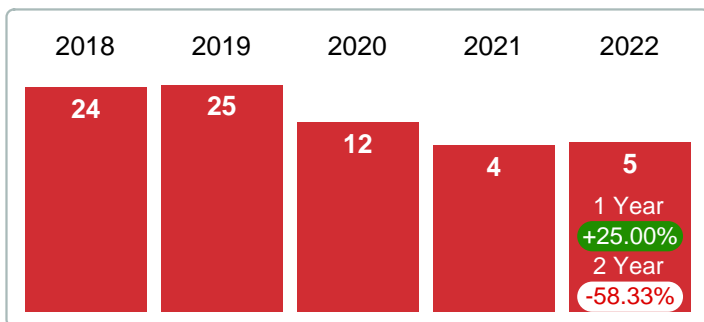
MEDIAN DAYS ON MARKET TO SALE

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

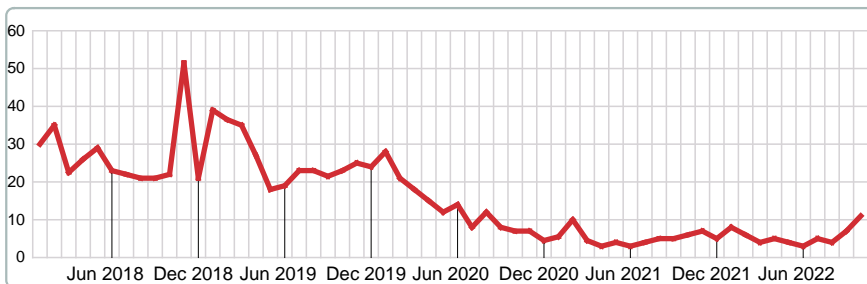
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

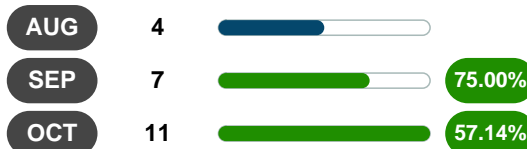


3 MONTHS

5 year OCT AVG = 14

High Nov 2018 52 Low Jun 2022 3

Median Days on Market to Sale this month at 11 below the 5 yr OCT average of 14



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	10.28%	4	4	4	0	0
\$150,001 - \$200,000	11.21%	14	16	12	43	0
\$200,001 - \$225,000	7.48%	6	0	6	0	0
\$225,001 - \$300,000	30.84%	8	0	8	12	0
\$300,001 - \$350,000	16.82%	19	0	15	21	18
\$350,001 - \$475,000	10.28%	11	13	15	9	0
\$475,001 and up	13.08%	34	0	73	7	58
Median Closed DOM		11	6	10	12	38
Total Closed Units	100%	11.0	8	68	29	2
Total Closed Volume		31,885,177	1.00M	17.60M	12.41M	870.00K

October 2022



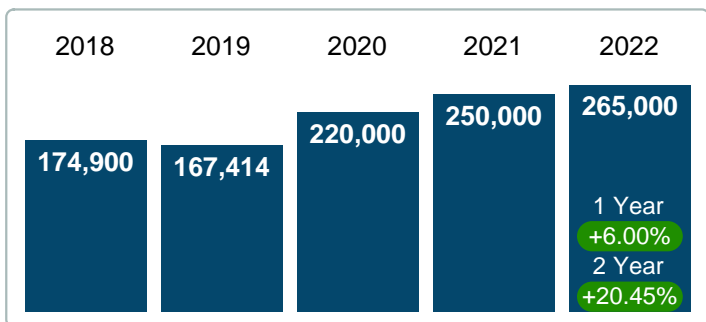
Area Delimited by County Of Wagoner - Residential Property Type



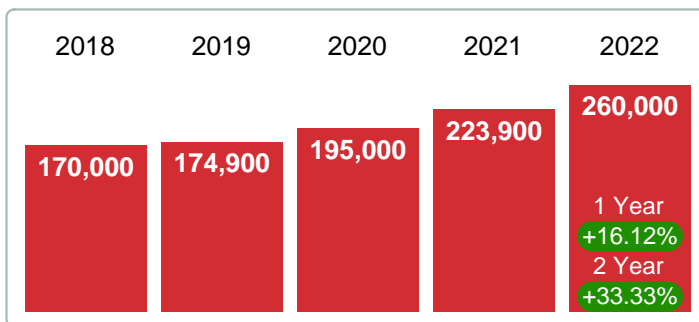
MEDIAN LIST PRICE AT CLOSING

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

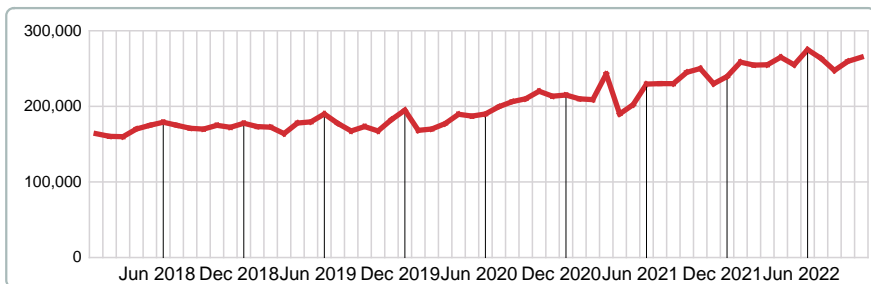
OCTOBER



YEAR TO DATE (YTD)

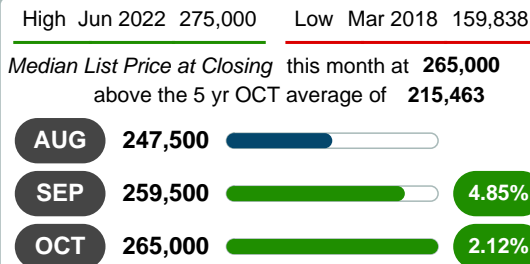


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 215,463



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	12	11.21%	89,750	86,000	92,500	0	0
\$150,001 - \$200,000	10	9.35%	188,200	159,900	188,200	195,000	0
\$200,001 - \$225,000	7	6.54%	210,000	0	210,000	0	0
\$225,001 - \$300,000	36	33.64%	250,000	0	249,000	265,000	0
\$300,001 - \$350,000	16	14.95%	324,900	0	324,900	335,500	320,000
\$350,001 - \$475,000	12	11.21%	399,950	369,000	399,950	418,000	0
\$475,001 and up	14	13.08%	568,738	0	702,000	499,900	555,000
Median List Price			265,000	94,000	246,000	369,900	437,500
Total Closed Units		100%	265,000	8	68	29	2
Total Closed Volume			32,068,035	999.80K	17.96M	12.23M	875.00K

October 2022



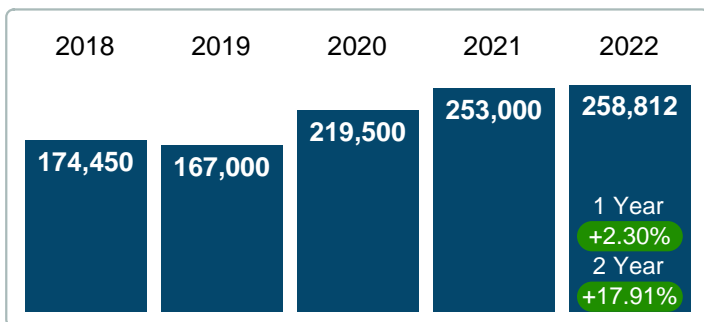
Area Delimited by County Of Wagoner - Residential Property Type



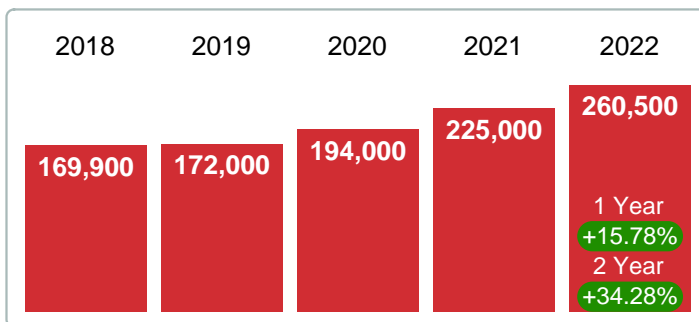
MEDIAN SOLD PRICE AT CLOSING

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

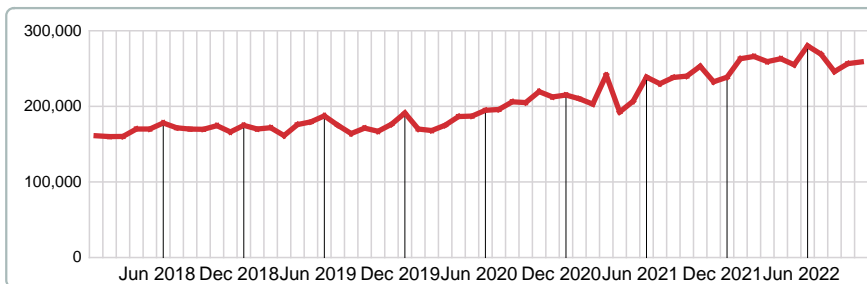
OCTOBER



YEAR TO DATE (YTD)

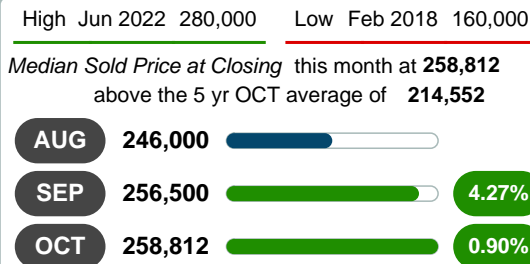


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 214,552



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	10.28%	95,000	86,000	95,000	0	0
\$150,001 - \$200,000	11.21%	175,000	168,000	178,750	175,000	0
\$200,001 - \$225,000	7.48%	210,000	0	210,000	0	0
\$225,001 - \$300,000	30.84%	249,025	0	241,240	260,000	0
\$300,001 - \$350,000	16.82%	320,000	0	315,000	340,250	320,000
\$350,001 - \$475,000	10.28%	385,000	369,000	380,000	423,000	0
\$475,001 and up	13.08%	575,000	0	637,750	507,931	550,000
Median Sold Price		258,812	94,000	240,245	360,226	435,000
Total Closed Units	100%	258,812	8	68	29	2
Total Closed Volume		31,885,177	1.00M	17.60M	12.41M	870.00K

October 2022



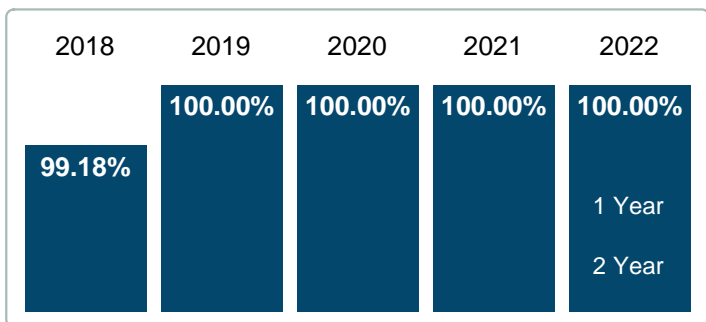
Area Delimited by County Of Wagoner - Residential Property Type



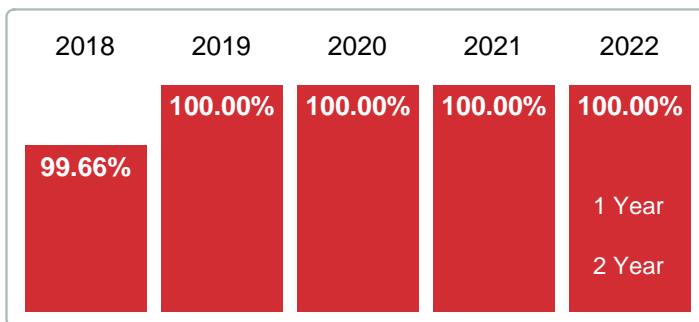
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

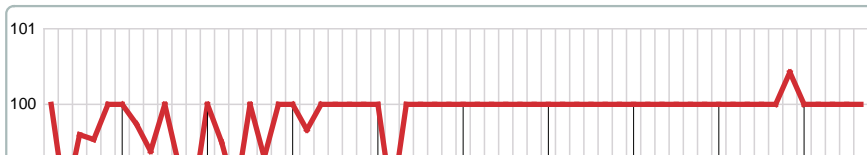
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.84%

High May 2022 100.43% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr OCT average of **99.84%**

- AUG 100.00%
- SEP 100.00%
- OCT 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	11	10.28%	100.00%	100.00%	100.67%	0.00%	0.00%
\$150,001 - \$200,000	12	11.21%	101.87%	105.07%	101.87%	89.74%	0.00%
\$200,001 - \$225,000	8	7.48%	98.84%	0.00%	98.84%	0.00%	0.00%
\$225,001 - \$300,000	33	30.84%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	18	16.82%	100.00%	0.00%	100.00%	99.58%	100.00%
\$350,001 - \$475,000	11	10.28%	98.66%	100.00%	98.64%	98.38%	0.00%
\$475,001 and up	14	13.08%	100.00%	0.00%	90.91%	100.00%	99.10%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.55%
Total Closed Units		107	100%	8	68	29	2
Total Closed Volume		31,885,177		1.00M	17.60M	12.41M	870.00K

October 2022



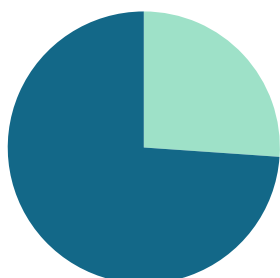
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

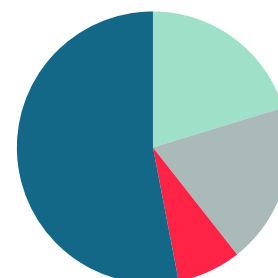


Inventory
 New Listings
131 = 26.10%
 Start Inventory
371
 Total Inventory Units
502
 Volume
\$169,224,627

Market Activity

Closed Sales
107 = 20.27%
 Pending Sales
101 = 19.13%
 Other Off Market
40 = 7.58%
 Active Inventory
280 = 53.03%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	185	107	-42.16%	1,562	1,351	-13.51%
Pending Sales	166	101	-39.16%	1,700	1,322	-22.24%
New Listings	178	131	-26.40%	1,911	1,605	-16.01%
Median List Price	250,000	265,000	6.00%	223,900	260,000	16.12%
Median Sale Price	253,000	258,812	2.30%	225,000	260,500	15.78%
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	6.00	11.00	83.33%	4.00	5.00	25.00%
Monthly Inventory	524	280	-46.56%	524	280	-46.56%
Months Supply of Inventory	3.45	1.99	-42.36%	3.45	1.99	-42.36%

Absorption: Last 12 months, an Average of **141** Sales/Month

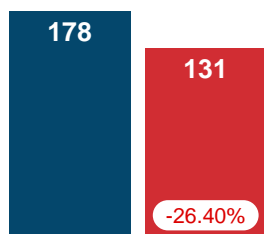
Inventory on October 31, 2022 = **280**

2021 **2022**

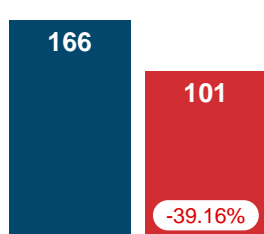
OCTOBER MARKET

MEDIAN PRICES

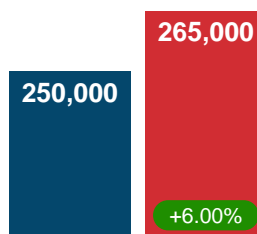
New Listings



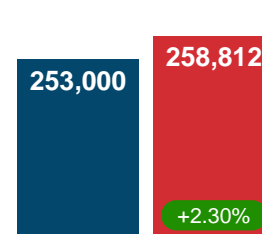
Pending Listings



List Price



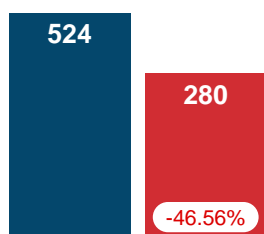
Sale Price



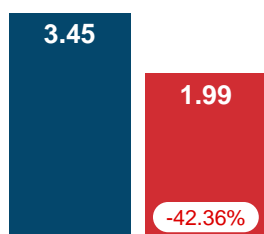
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

