

January 2023



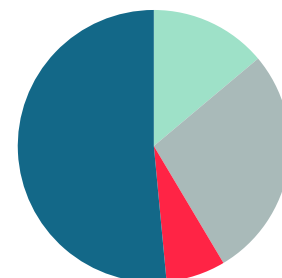
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	January 2023	+/-%
Closed Listings	121	65	-46.28%
Pending Listings	140	129	-7.86%
New Listings	137	122	-10.95%
Average List Price	282,056	284,856	0.99%
Average Sale Price	279,554	282,782	1.15%
Average Percent of Selling Price to List Price	98.91%	98.14%	-0.78%
Average Days on Market to Sale	25.19	36.32	44.20%
End of Month Inventory	389	241	-38.05%
Months Supply of Inventory	2.44	1.92	-21.30%



■ Closed (13.89%)
■ Pending (27.56%)
■ Other OffMarket (7.05%)
■ Active (51.50%)

Absorption: Last 12 months, an Average of **126** Sales/Month
Active Inventory as of January 31, 2023 = **241**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2023 decreased **38.05%** to 241 existing homes available for sale. Over the last 12 months this area has had an average of 126 closed sales per month. This represents an unsold inventory index of **1.92** 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 **1.15%** in January 2023 to \$282,782 versus the previous year at \$279,554.

Average Days on Market Lengthens

The average number of **36.32** days that homes spent on the market before selling increased by 11.13 days or **44.20%** in January 2023 compared to last year's same month at **25.19** DOM.

Sales Success for January 2023 is Positive

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

There were 122 New Listings in January 2023, down **10.95%** from last year at 137. Furthermore, there were 65 Closed Listings this month versus last year at 121, a **-46.28%** decrease.

Closed versus Listed trends yielded a **53.3%** ratio, down from previous year's, January 2022, at **88.3%**, a **39.68%** 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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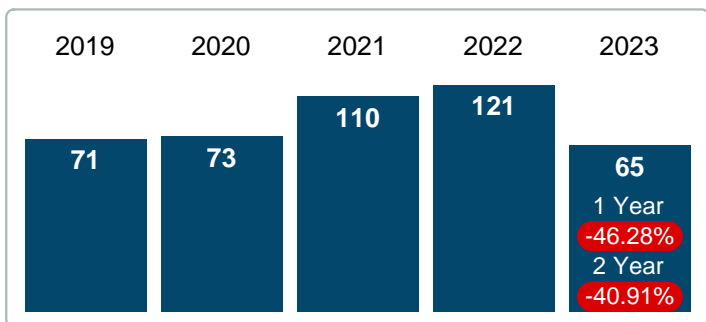
Area Delimited by County Of Wagoner - Residential Property Type



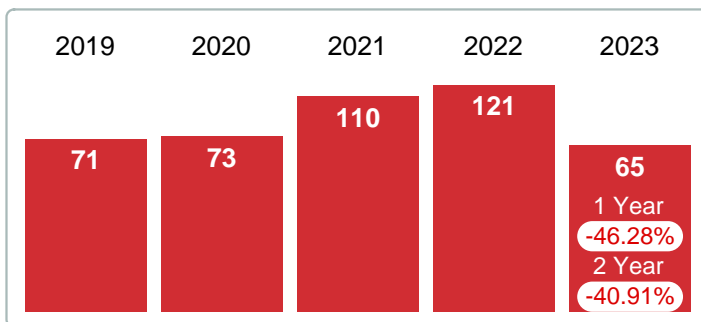
CLOSED LISTINGS

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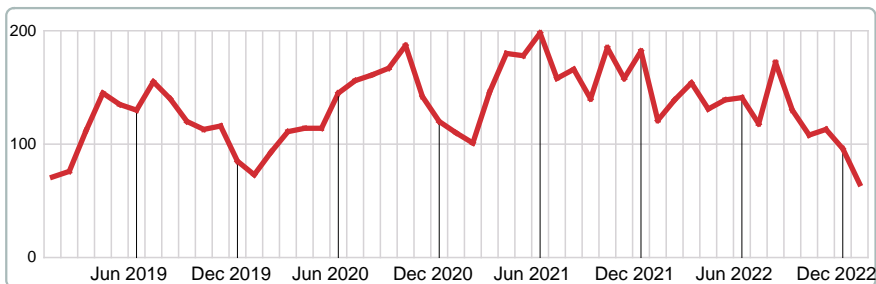
JANUARY



YEAR TO DATE (YTD)

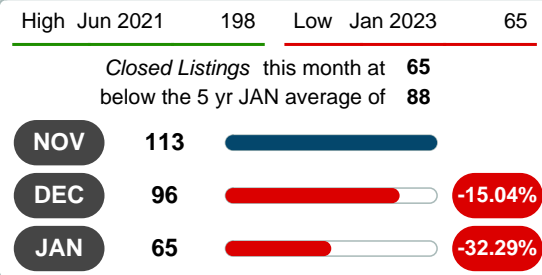


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.15%	58.5	3	1	0	0
\$75,001 - \$150,000	8	12.31%	38.4	2	3	3	0
\$150,001 - \$200,000	6	9.23%	21.0	0	4	2	0
\$200,001 - \$275,000	20	30.77%	30.6	0	19	0	1
\$275,001 - \$375,000	12	18.46%	59.1	0	9	2	1
\$375,001 - \$500,000	6	9.23%	30.3	0	2	4	0
\$500,001 and up	9	13.85%	21.2	0	1	8	0
Total Closed Units	65			5	39	19	2
Total Closed Volume	18,380,839	100%	36.3	378.40K	10.03M	7.43M	550.00K
Average Closed Price	\$282,782			\$75,680	\$257,101	\$390,815	\$275,000

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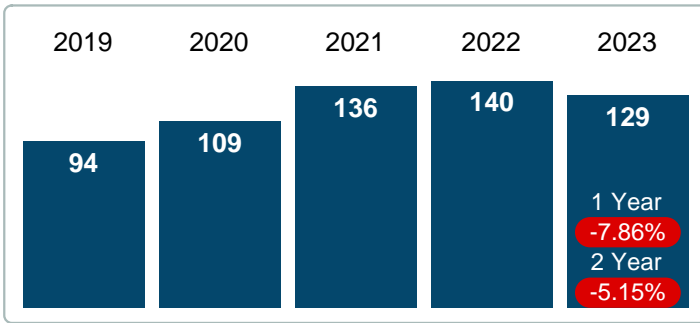
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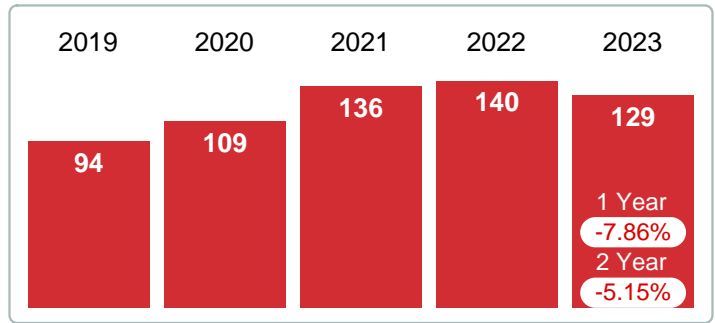
PENDING LISTINGS

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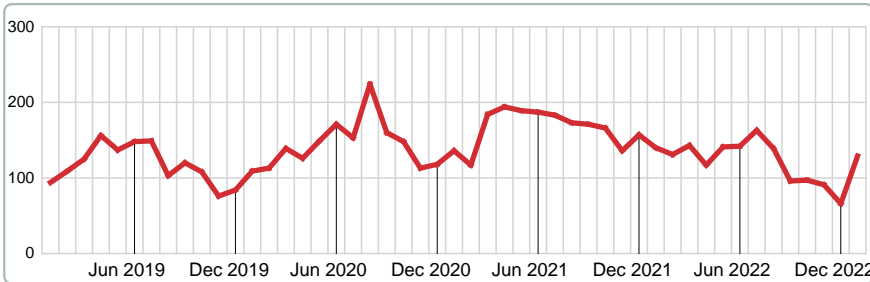
JANUARY



YEAR TO DATE (YTD)

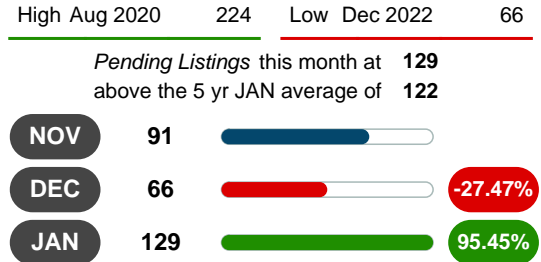


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 122



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	8	6.20%	26.8	3	4	1	0
\$125,001 - \$200,000	21	16.28%	36.2	1	18	2	0
\$200,001 - \$225,000	16	12.40%	61.8	0	13	3	0
\$225,001 - \$325,000	33	25.58%	47.9	0	18	12	3
\$325,001 - \$400,000	21	16.28%	96.1	0	16	5	0
\$400,001 - \$500,000	13	10.08%	64.2	0	3	9	1
\$500,001 and up	17	13.18%	46.2	0	2	15	0
Total Pending Units	129			4	74	47	4
Total Pending Volume	40,721,133	100%	41.5	369.40K	19.29M	19.80M	1.26M
Average Listing Price	\$334,668			\$92,350	\$260,688	\$421,337	\$314,498

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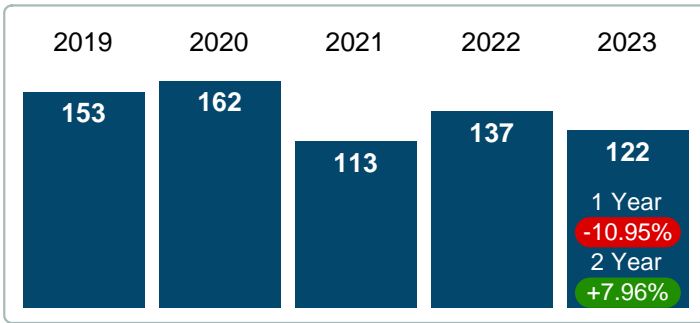
Area Delimited by County Of Wagoner - Residential Property Type



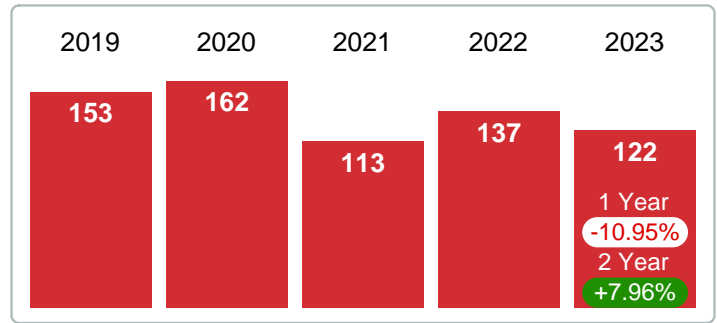
NEW LISTINGS

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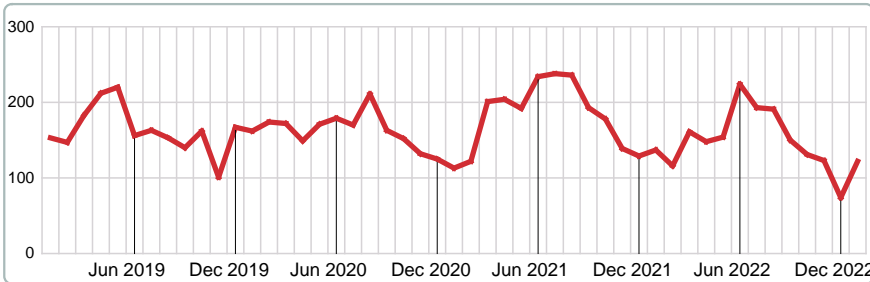
JANUARY



YEAR TO DATE (YTD)

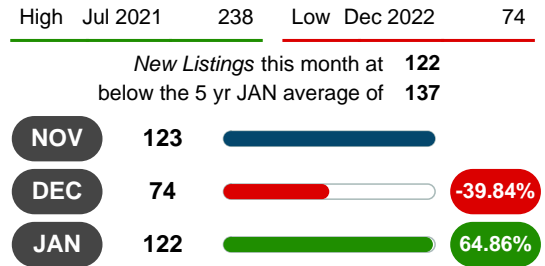


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 137



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	9	7.38%	3	4	2	0
\$125,001 - \$200,000	19	15.57%	1	16	2	0
\$200,001 - \$250,000	17	13.93%	0	16	1	0
\$250,001 - \$325,000	27	22.13%	0	20	7	0
\$325,001 - \$450,000	22	18.03%	1	10	10	1
\$450,001 - \$525,000	15	12.30%	0	5	9	1
\$525,001 and up	13	10.66%	0	2	9	2
Total New Listed Units	122		5	73	40	4
Total New Listed Volume	41,238,206		708.80K	20.29M	16.71M	3.52M
Average New Listed Listing Price	\$381,670		\$141,760	\$277,966	\$417,846	\$881,000

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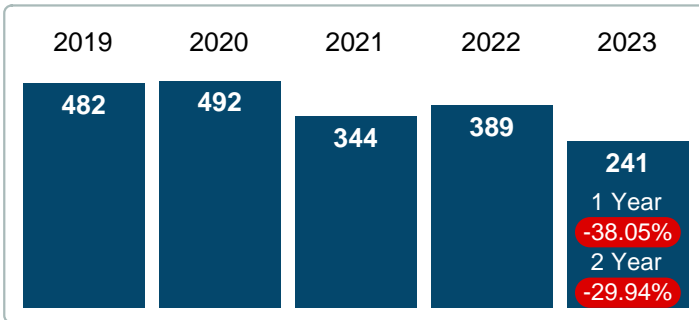
Area Delimited by County Of Wagoner - Residential Property Type



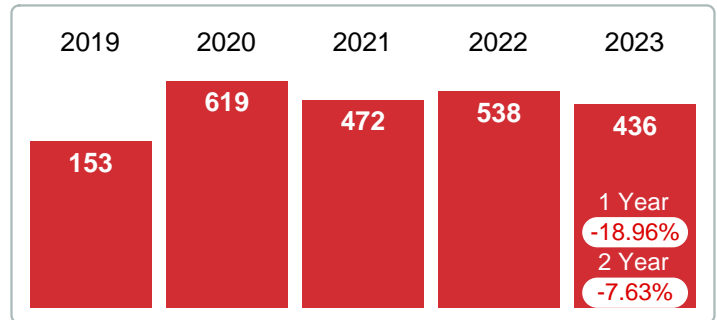
ACTIVE INVENTORY

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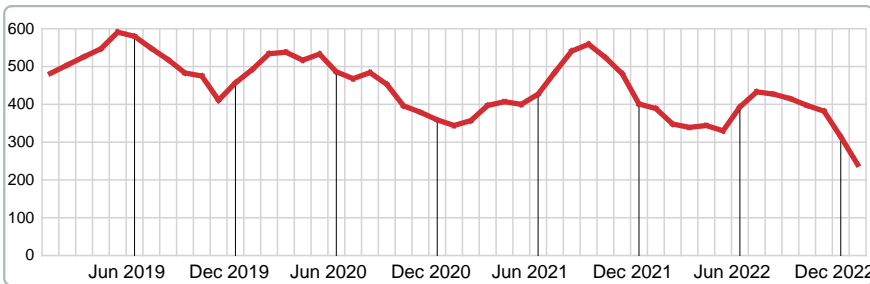
END OF JANUARY



ACTIVE DURING JANUARY

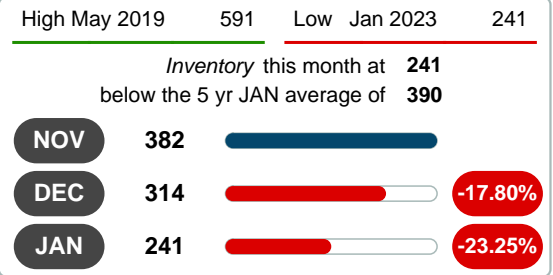


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 390



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	19	7.88%	72.1	6	9	3	1
\$150,001 - \$225,000	32	13.28%	75.7	2	23	5	2
\$225,001 - \$275,000	30	12.45%	80.7	1	23	6	0
\$275,001 - \$350,000	55	22.82%	73.0	1	34	19	1
\$350,001 - \$450,000	52	21.58%	75.8	1	32	18	1
\$450,001 - \$550,000	27	11.20%	101.8	0	13	12	2
\$550,001 and up	26	10.79%	85.8	0	6	12	8
Total Active Inventory by Units	241			11	140	75	15
Total Active Inventory by Volume	89,637,532	100%	79.5	1.85M	48.21M	31.00M	8.58M
Average Active Inventory Listing Price	\$371,940			\$167,864	\$344,360	\$413,382	\$571,800

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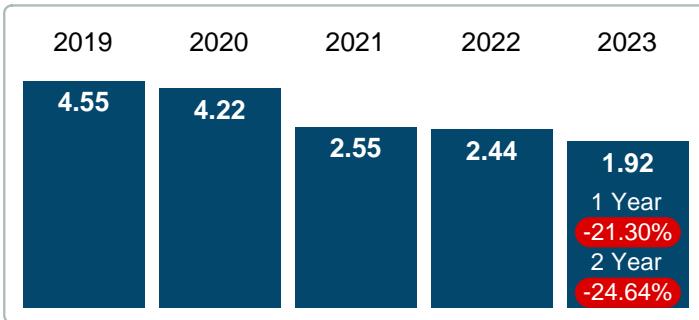
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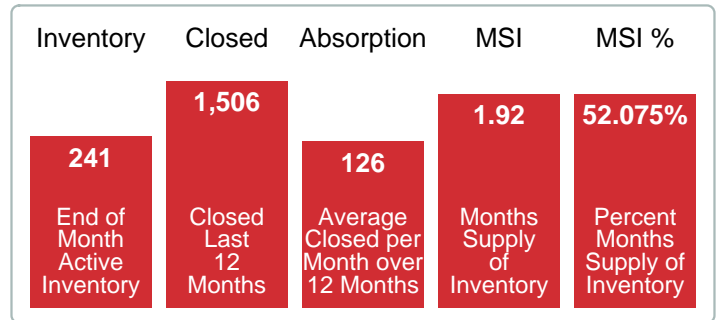
MONTHS SUPPLY of INVENTORY (MSI)

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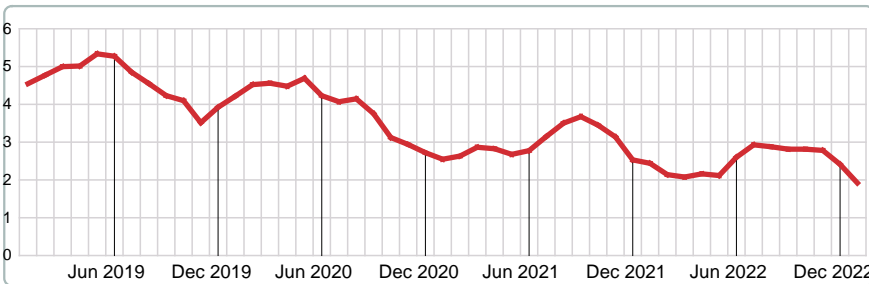
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

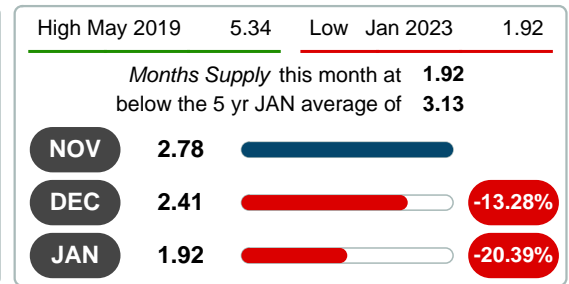


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 3.13



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	19	7.88%	1.19	1.09	0.98	2.25	0.00
\$150,001 - \$225,000	32	13.28%	1.11	1.20	0.97	1.58	8.00
\$225,001 - \$275,000	30	12.45%	1.19	2.40	1.28	0.89	0.00
\$275,001 - \$350,000	55	22.82%	2.40	6.00	2.36	2.45	1.71
\$350,001 - \$450,000	52	21.58%	3.37	2.40	4.13	2.63	2.40
\$450,001 - \$550,000	27	11.20%	2.59	0.00	5.03	1.82	1.71
\$550,001 and up	26	10.79%	3.85	0.00	4.00	2.82	8.73
Market Supply of Inventory (MSI)			1.92	1.32	1.82	2.05	4.39
Total Active Inventory by Units		100%	1.92	11	140	75	15

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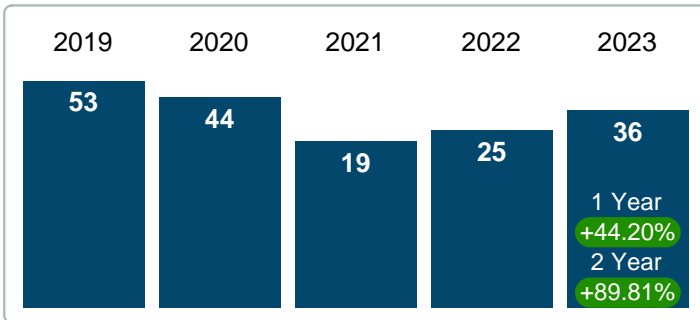
Area Delimited by County Of Wagoner - Residential Property Type



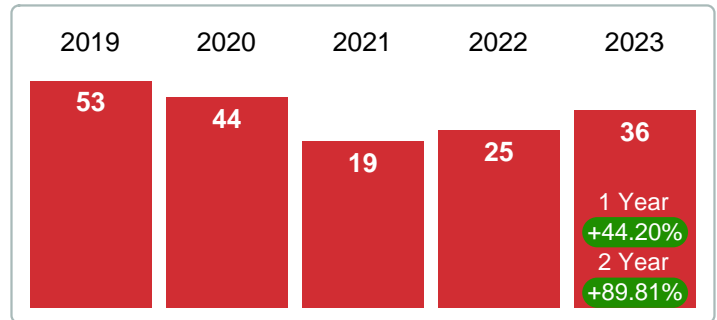
AVERAGE DAYS ON MARKET TO SALE

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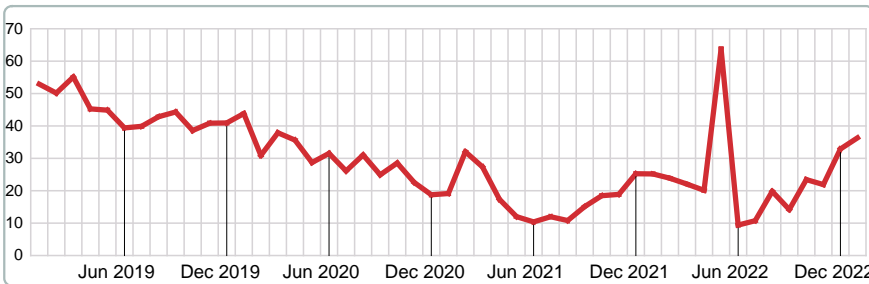
JANUARY



YEAR TO DATE (YTD)

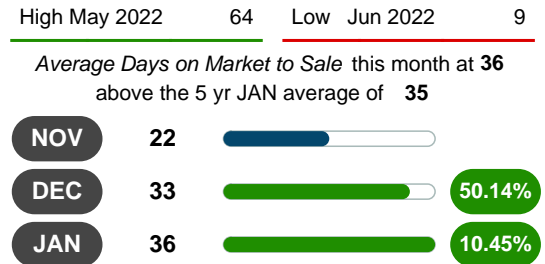


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 35



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	
\$75,000 and less	6.15%	59	61	51	0	0	
\$75,001 - \$150,000	12.31%	38	36	9	69	0	
\$150,001 - \$200,000	9.23%	21	0	15	34	0	
\$200,001 - \$275,000	30.77%	31	0	27	0	93	
\$275,001 - \$375,000	18.46%	59	0	47	102	82	
\$375,001 - \$500,000	9.23%	30	0	1	45	0	
\$500,001 and up	13.85%	21	0	1	24	0	
Average Closed DOM		36		51	28	45	88
Total Closed Units	100%	36	5	39	19	2	
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K	

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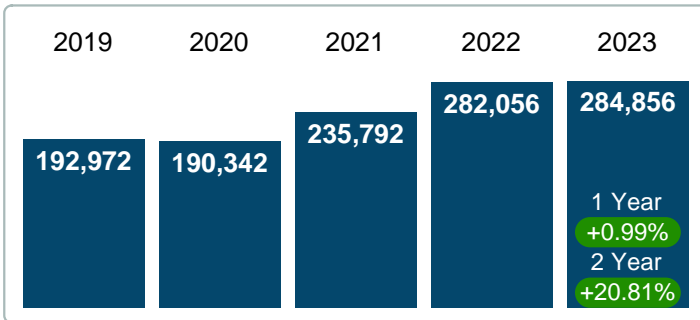
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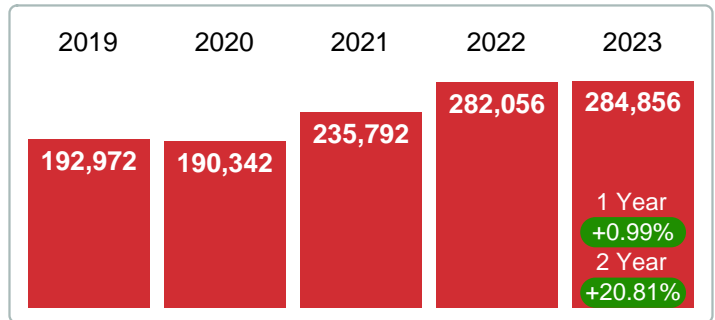
AVERAGE LIST PRICE AT CLOSING

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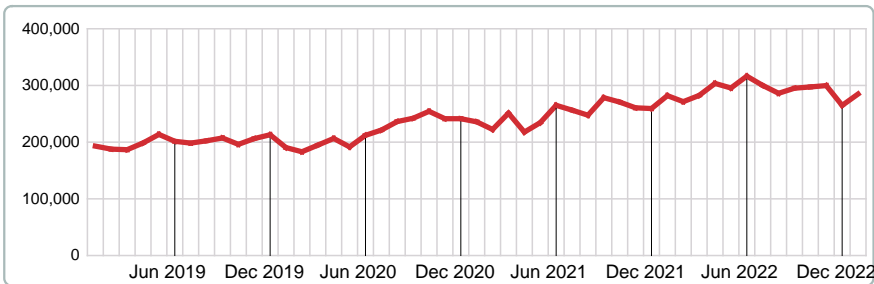
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

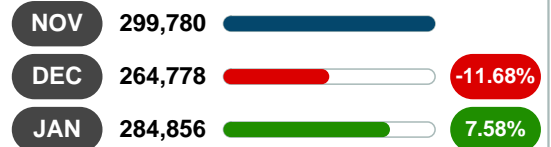


3 MONTHS

5 year JAN AVG = 237,204

High Jun 2022 316,385 Low Feb 2020 183,042

Average List Price at Closing this month at **284,856**
above the 5 yr JAN average of **237,204**



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
\$75,000 and less	3.08%	47,250	64,800	80,000	0	0
\$75,001 - \$150,000	15.38%	114,170	129,900	115,667	118,333	0
\$150,001 - \$200,000	4.62%	177,300	0	208,500	182,450	0
\$200,001 - \$275,000	35.38%	239,351	0	240,424	0	270,000
\$275,001 - \$375,000	18.46%	315,833	0	320,010	307,450	295,000
\$375,001 - \$500,000	10.77%	446,922	0	420,503	449,600	0
\$500,001 and up	12.31%	540,503	0	518,070	536,875	0
Average List Price		284,856	90,840	258,160	390,958	282,500
Total Closed Units	100%	284,856	5	39	19	2
Total Closed Volume		18,515,633	454.20K	10.07M	7.43M	565.00K

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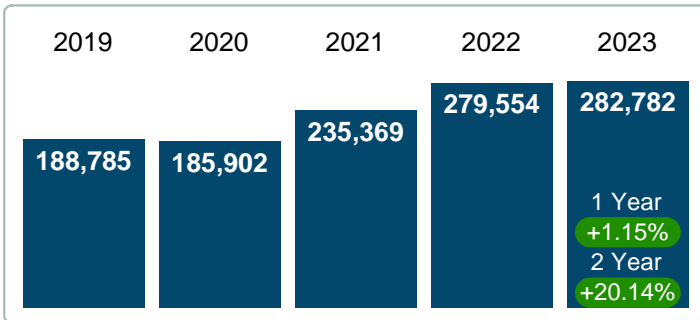
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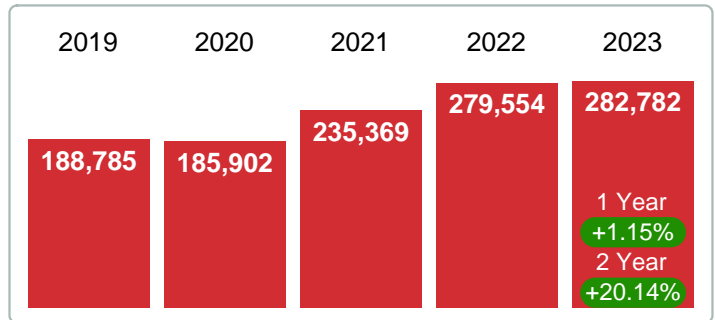
AVERAGE SOLD PRICE AT CLOSING

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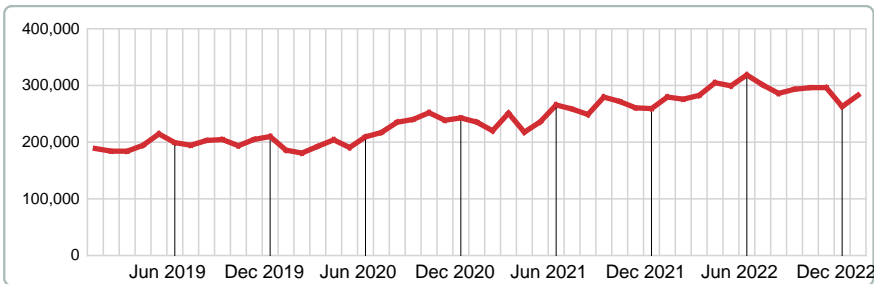
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

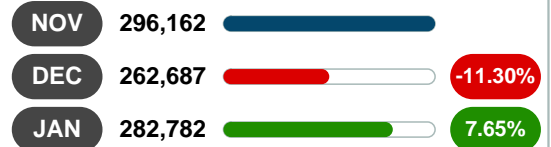


3 MONTHS

5 year JAN AVG = 234,478

High Jun 2022 318,509 Low Feb 2020 180,763

Average Sold Price at Closing this month at **282,782** above the 5 yr JAN average of **234,478**



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
\$75,000 and less	6.15%	57,125	54,500	65,000	0	0
\$75,001 - \$150,000	12.31%	111,863	107,450	113,333	113,333	0
\$150,001 - \$200,000	9.23%	184,000	0	193,000	166,000	0
\$200,001 - \$275,000	30.77%	238,853	0	237,740	0	260,000
\$275,001 - \$375,000	18.46%	312,440	0	317,031	303,000	290,000
\$375,001 - \$500,000	9.23%	441,841	0	420,503	452,511	0
\$500,001 and up	13.85%	552,895	0	638,608	542,180	0
Average Sold Price		282,782	75,680	257,101	390,815	275,000
Total Closed Units	100%	282,782	5	39	19	2
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K

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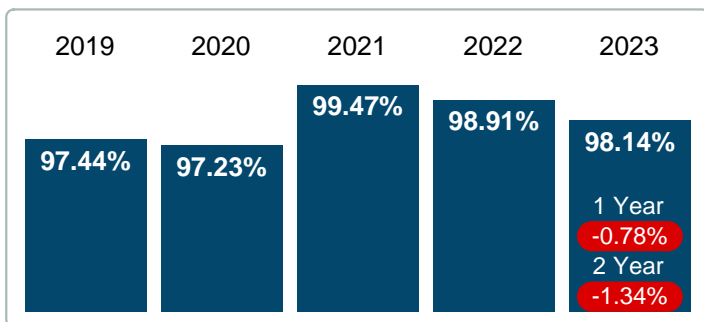
Area Delimited by County Of Wagoner - Residential Property Type



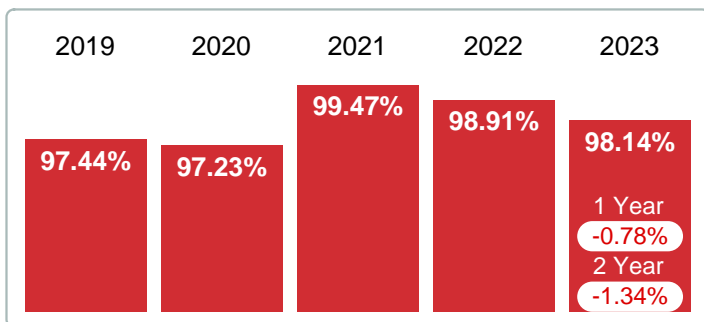
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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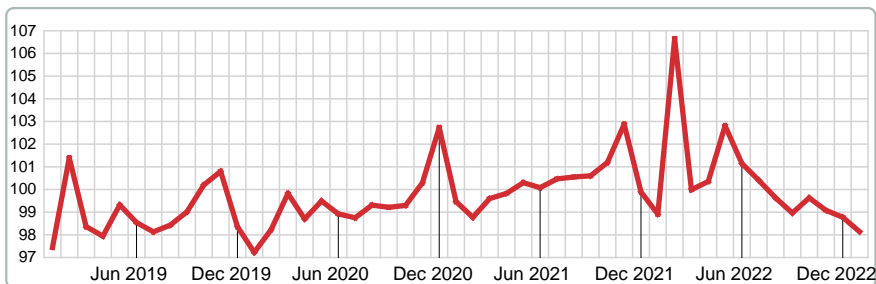
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

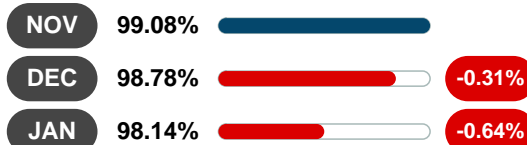


3 MONTHS

5 year JAN AVG = 98.24%

High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.14%**
equal to 5 yr JAN average of **98.24%**



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
\$75,000 and less	4	6.15%	93.82%	98.01%	81.25%	0.00%	0.00%
\$75,001 - \$150,000	8	12.31%	93.74%	83.95%	97.73%	96.26%	0.00%
\$150,001 - \$200,000	6	9.23%	92.55%	0.00%	93.32%	91.00%	0.00%
\$200,001 - \$275,000	20	30.77%	98.79%	0.00%	98.92%	0.00%	96.30%
\$275,001 - \$375,000	12	18.46%	98.93%	0.00%	99.07%	98.62%	98.31%
\$375,001 - \$500,000	6	9.23%	100.42%	0.00%	100.00%	100.63%	0.00%
\$500,001 and up	9	13.85%	103.67%	0.00%	123.27%	101.22%	0.00%
Average Sold/List Ratio		98.10%		92.39%	98.52%	98.96%	97.30%
Total Closed Units		65	100%	5	39	19	2
Total Closed Volume		18,380,839		378.40K	10.03M	7.43M	550.00K

January 2023



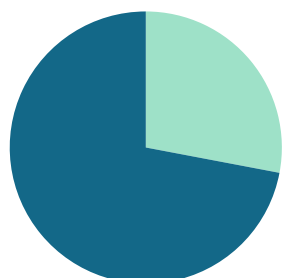
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Feb 13, 2023 for MLS Technology Inc.

INVENTORY

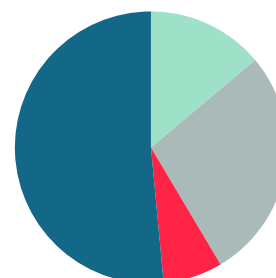


Inventory
 New Listings
122 = 27.98%
 Start Inventory
314
 Total Inventory Units
436
 Volume
\$148,328,804

Market Activity

Closed Sales
65 = 13.89%
 Pending Sales
129 = 27.56%
 Other Off Market
33 = 7.05%
 Active Inventory
241 = 51.50%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	121	65	-46.28%	121	65	-46.28%
Pending Sales	140	129	-7.86%	140	129	-7.86%
New Listings	137	122	-10.95%	137	122	-10.95%
Average List Price	282,056	284,856	0.99%	282,056	284,856	0.99%
Average Sale Price	279,554	282,782	1.15%	279,554	282,782	1.15%
Average Percent of Selling Price to List Price	98.91%	98.14%	-0.78%	98.91%	98.14%	-0.78%
Average Days on Market to Sale	25.19	36.32	44.20%	25.19	36.32	44.20%
Monthly Inventory	389	241	-38.05%	389	241	-38.05%
Months Supply of Inventory	2.44	1.92	-21.30%	2.44	1.92	-21.30%

Absorption: Last 12 months, an Average of **126** Sales/Month

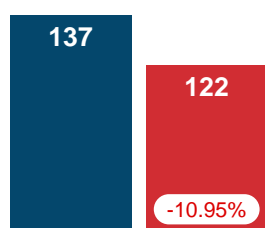
Inventory on January 31, 2023 = **241**

2022 **2023**

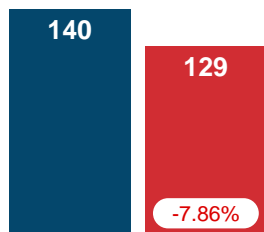
JANUARY MARKET

AVERAGE PRICES

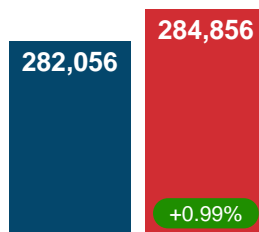
New Listings



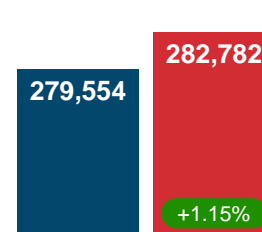
Pending Listings



List Price



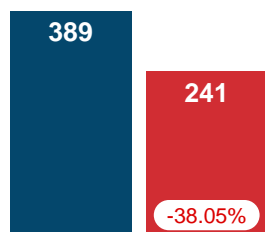
Sale Price



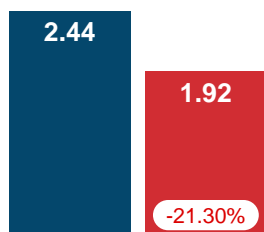
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

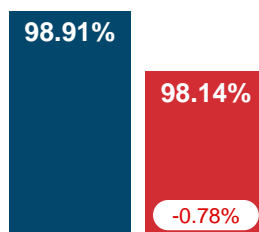
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

