

January 2023



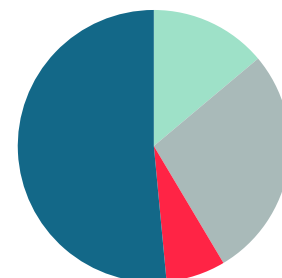
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	258,490	264,573	2.35%
Median Sale Price	263,000	260,000	-1.14%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	17.00	112.50%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.14%** in January 2023 to \$260,000 versus the previous year at \$263,000.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 9.00 days or **112.50%** in January 2023 compared to last year's same month at **8.00** DOM.

Sales Success for January 2023 is Positive

Overall, with Median Prices falling 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.

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

January 2023



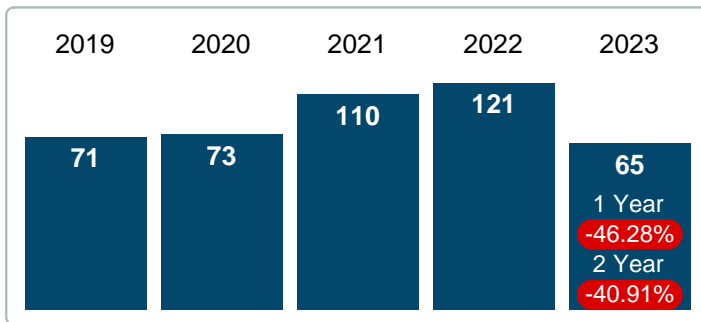
Area Delimited by County Of Wagoner - Residential Property Type



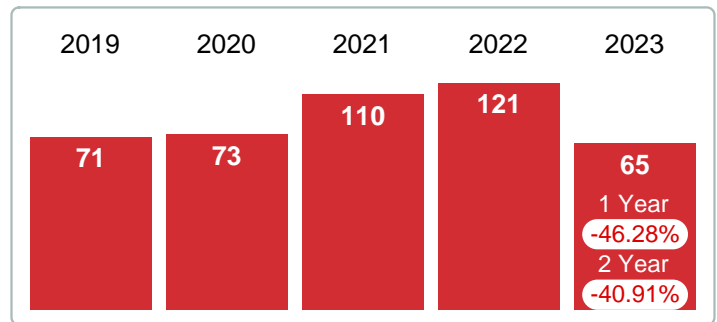
CLOSED LISTINGS

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

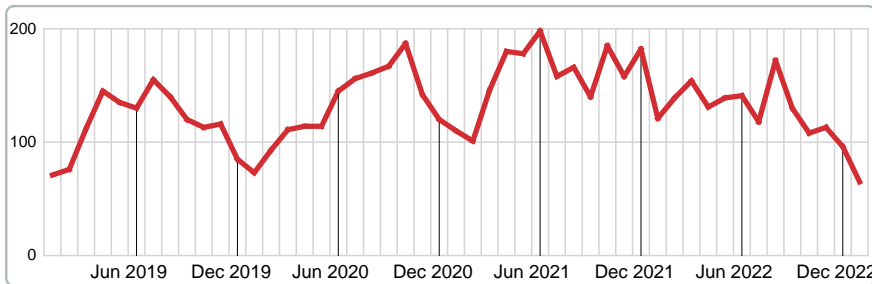
JANUARY



YEAR TO DATE (YTD)

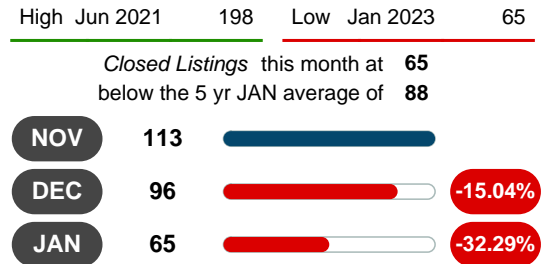


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.15%	63.0	3	1	0	0
\$75,001 - \$150,000	8	12.31%	11.5	2	3	3	0
\$150,001 - \$200,000	6	9.23%	21.0	0	4	2	0
\$200,001 - \$275,000	20	30.77%	16.0	0	19	0	1
\$275,001 - \$375,000	12	18.46%	51.5	0	9	2	1
\$375,001 - \$500,000	6	9.23%	19.0	0	2	4	0
\$500,001 and up	9	13.85%	1.0	0	1	8	0
Total Closed Units	65			5	39	19	2
Total Closed Volume	18,380,839	100%	17.0	378.40K	10.03M	7.43M	550.00K
Median Closed Price	\$260,000			\$70,500	\$250,000	\$473,142	\$275,000

January 2023



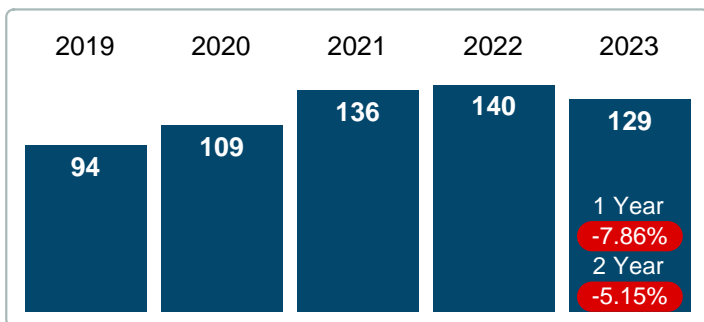
Area Delimited by County Of Wagoner - Residential Property Type



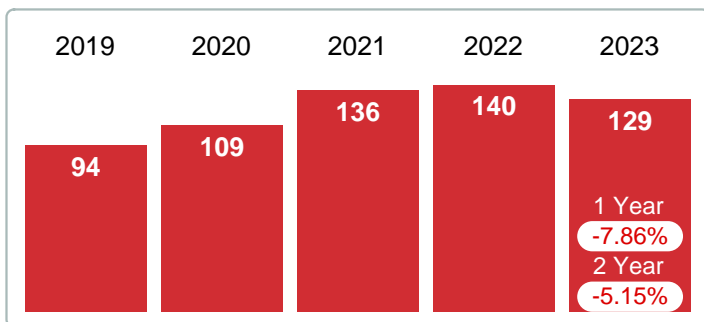
PENDING LISTINGS

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

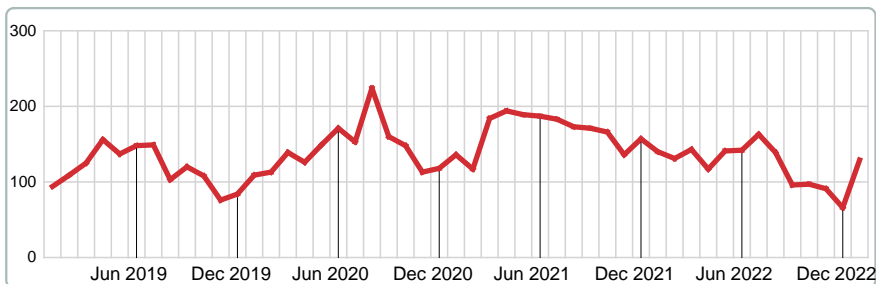
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 122

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 129 above the 5 yr JAN average of 122



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	8	6.20%	16.0	3	4	1	0
\$125,001 - \$200,000	21	16.28%	21.0	1	18	2	0
\$200,001 - \$225,000	16	12.40%	57.0	0	13	3	0
\$225,001 - \$325,000	33	25.58%	34.0	0	18	12	3
\$325,001 - \$400,000	21	16.28%	100.0	0	16	5	0
\$400,001 - \$500,000	13	10.08%	76.0	0	3	9	1
\$500,001 and up	17	13.18%	6.0	0	2	15	0
Total Pending Units	129			4	74	47	4
Total Pending Volume	40,721,133	100%	40.0	369.40K	19.29M	19.80M	1.26M
Median Listing Price	\$289,000			\$69,750	\$236,950	\$409,900	\$294,000

January 2023



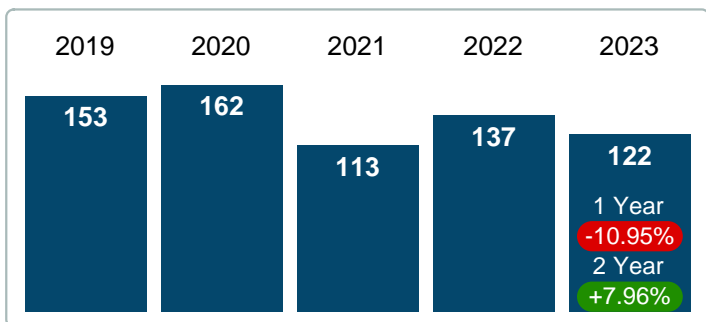
Area Delimited by County Of Wagoner - Residential Property Type



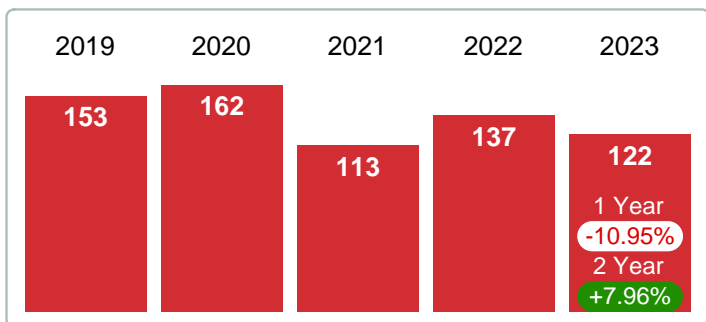
NEW LISTINGS

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

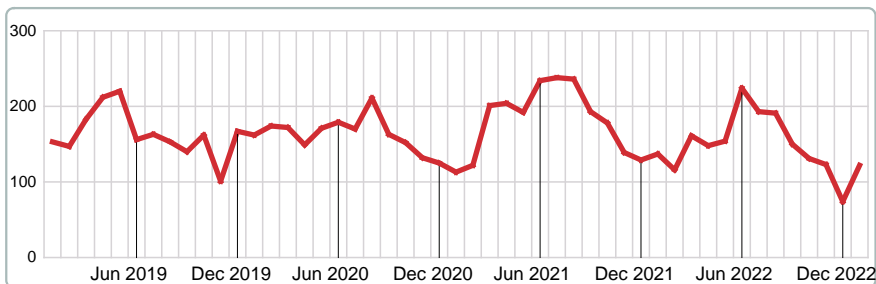
JANUARY



YEAR TO DATE (YTD)

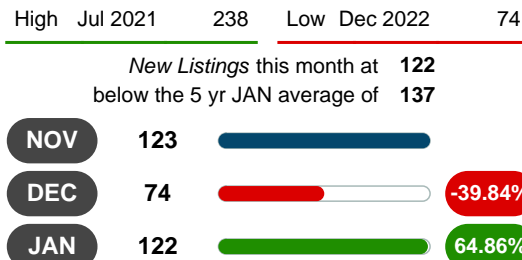


5 YEAR MARKET ACTIVITY TRENDS



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	100%	708.80K	20.29M	16.71M	3.52M
Median New Listed Listing Price	\$298,250		\$94,900	\$255,000	\$417,495	\$662,000

January 2023



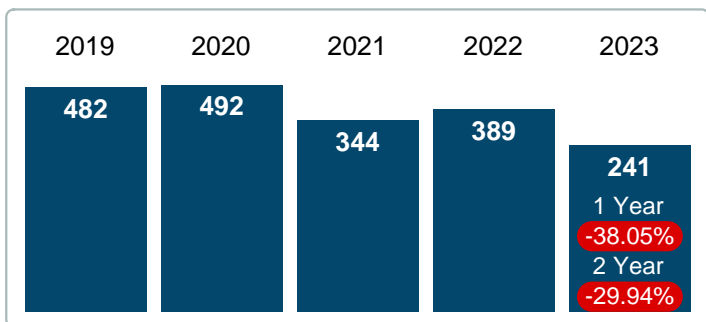
Area Delimited by County Of Wagoner - Residential Property Type



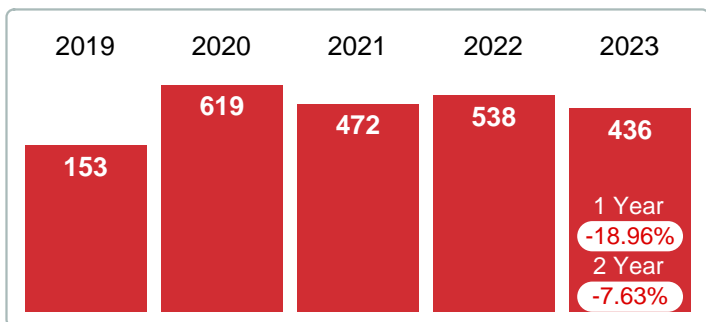
ACTIVE INVENTORY

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

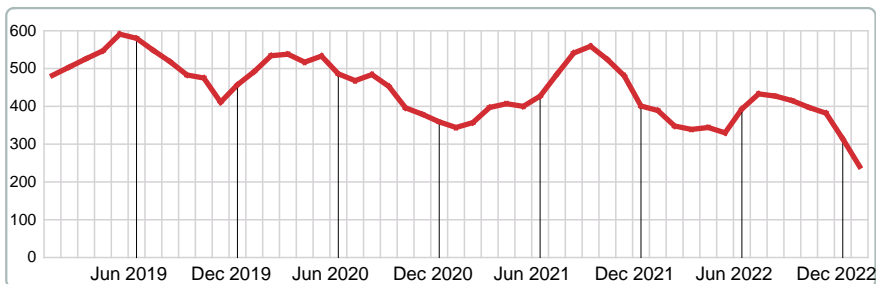
END OF JANUARY



ACTIVE DURING JANUARY

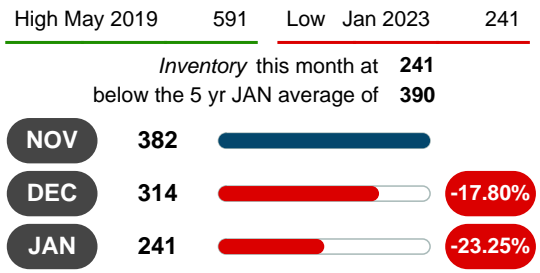


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 390



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	7.88%	81.0	6	9	3	1
\$150,001 - \$225,000	32	13.28%	66.5	2	23	5	2
\$225,001 - \$275,000	30	12.45%	79.0	1	23	6	0
\$275,001 - \$350,000	55	22.82%	57.0	1	34	19	1
\$350,001 - \$450,000	52	21.58%	63.5	1	32	18	1
\$450,001 - \$550,000	27	11.20%	123.0	0	13	12	2
\$550,001 and up	26	10.79%	83.5	0	6	12	8
Total Active Inventory by Units	241			11	140	75	15
Total Active Inventory by Volume	89,637,532	100%	74.0	1.85M	48.21M	31.00M	8.58M
Median Active Inventory Listing Price	\$336,894			\$139,000	\$312,563	\$365,309	\$554,900

January 2023



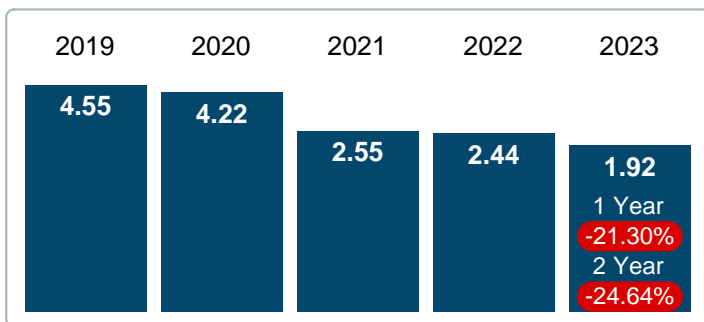
Area Delimited by County Of Wagoner - Residential Property Type



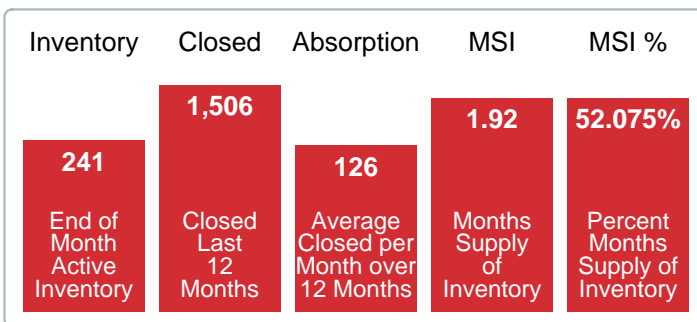
MONTHS SUPPLY of INVENTORY (MSI)

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

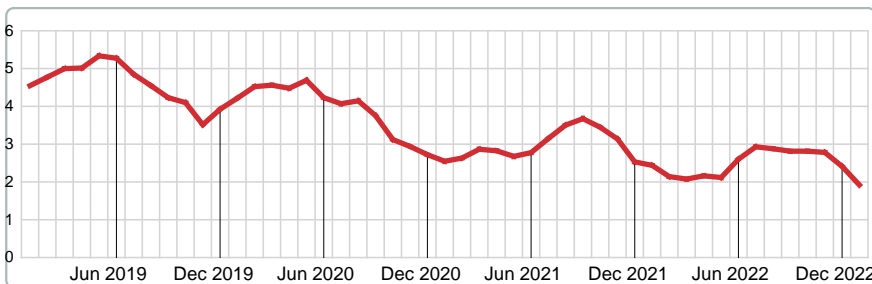
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

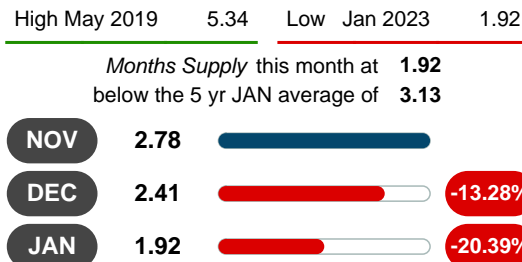


5 YEAR MARKET ACTIVITY TRENDS



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

January 2023



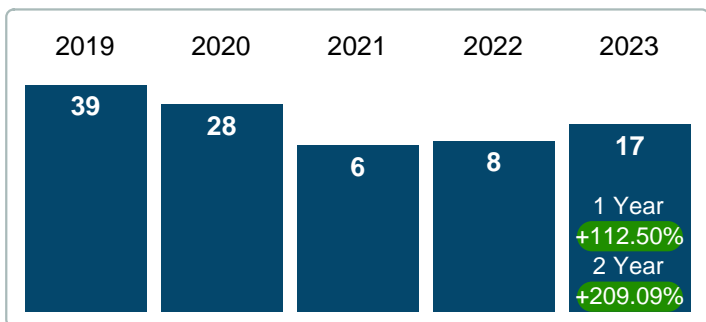
Area Delimited by County Of Wagoner - Residential Property Type



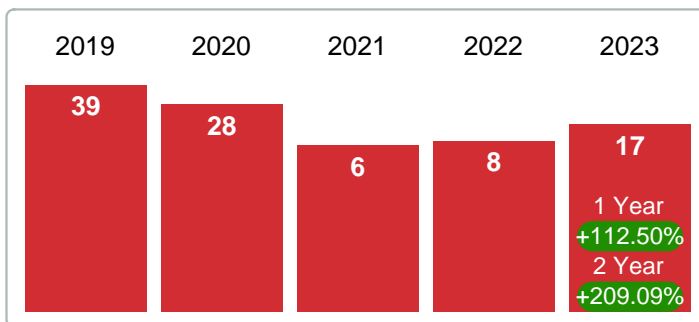
MEDIAN DAYS ON MARKET TO SALE

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

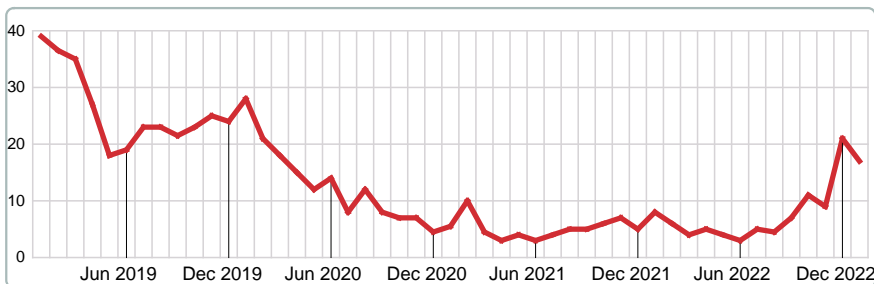
JANUARY



YEAR TO DATE (YTD)

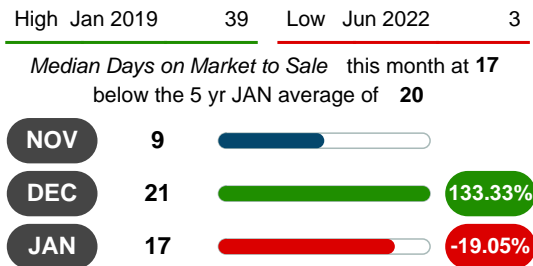


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 20



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
\$75,000 and less	6.15%	63	75	51	0	0
\$75,001 - \$150,000	12.31%	12	36	9	72	0
\$150,001 - \$200,000	9.23%	21	0	13	34	0
\$200,001 - \$275,000	30.77%	16	0	15	0	93
\$275,001 - \$375,000	18.46%	52	0	6	102	82
\$375,001 - \$500,000	9.23%	19	0	1	38	0
\$500,001 and up	13.85%	1	0	1	1	0
Median Closed DOM		17	65	13	37	88
Total Closed Units	100%	17.0	5	39	19	2
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K

January 2023



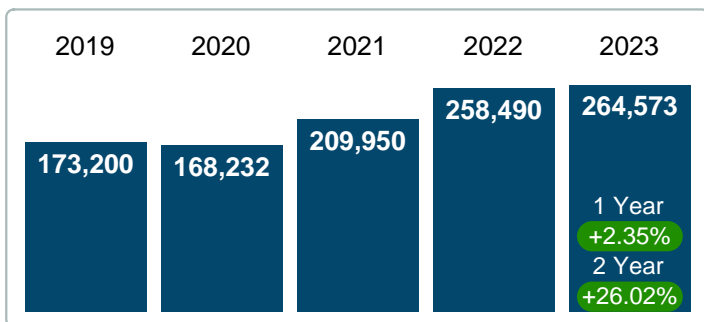
Area Delimited by County Of Wagoner - Residential Property Type



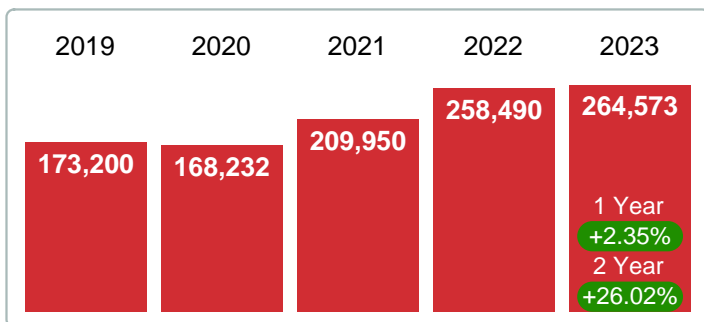
MEDIAN LIST PRICE AT CLOSING

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

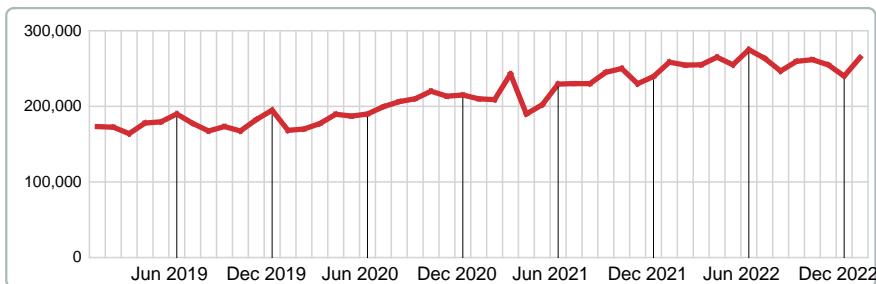
JANUARY



YEAR TO DATE (YTD)

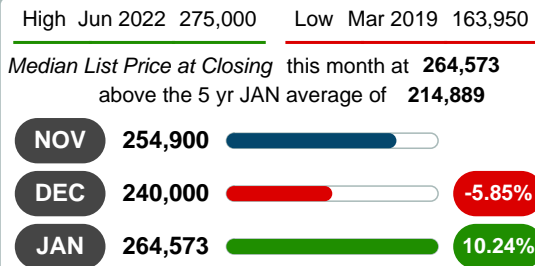


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 214,889



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
\$75,000 and less	2	3.08%	47,250	47,250	0	0	0
\$75,001 - \$150,000	10	15.38%	112,500	119,900	109,000	110,000	0
\$150,001 - \$200,000	3	4.62%	175,000	0	167,000	182,450	0
\$200,001 - \$275,000	23	35.38%	230,000	0	230,000	0	270,000
\$275,001 - \$375,000	12	18.46%	307,450	0	320,000	307,450	295,000
\$375,001 - \$500,000	7	10.77%	461,500	0	420,503	472,000	0
\$500,001 and up	8	12.31%	527,000	0	518,070	534,000	0
Median List Price			264,573	99,900	250,000	472,000	282,500
Total Closed Units		100%	264,573	5	39	19	2
Total Closed Volume			18,515,633	454.20K	10.07M	7.43M	565.00K

January 2023



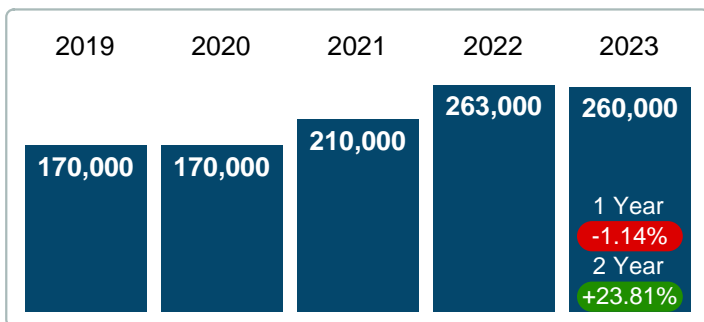
Area Delimited by County Of Wagoner - Residential Property Type



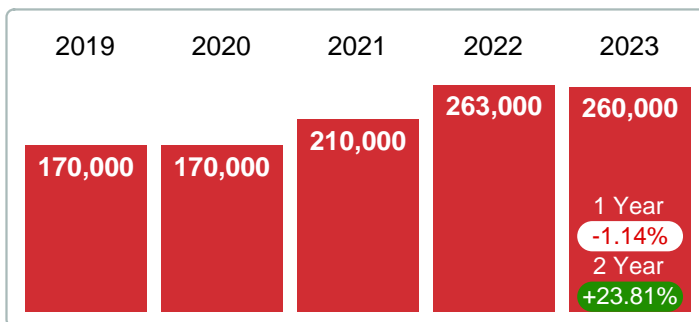
MEDIAN SOLD PRICE AT CLOSING

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

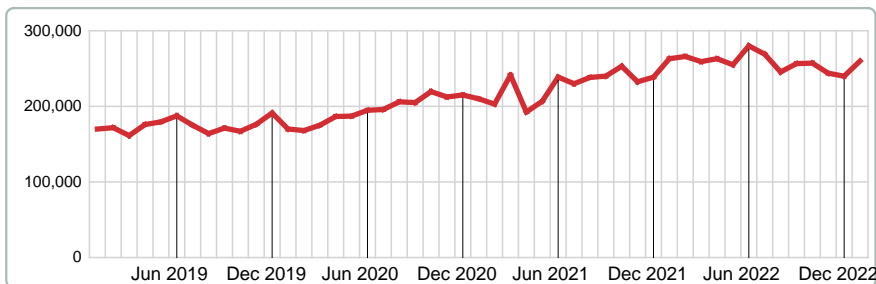
JANUARY



YEAR TO DATE (YTD)

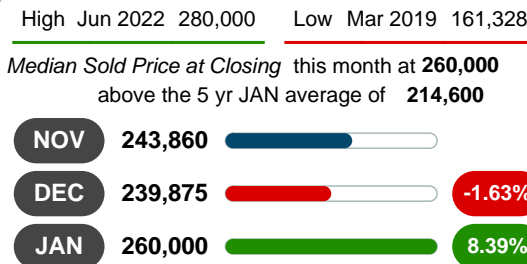


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 214,600



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
\$75,000 and less	6.15%	61,500	58,000	65,000	0	0
\$75,001 - \$150,000	12.31%	110,000	107,450	115,000	105,000	0
\$150,001 - \$200,000	9.23%	186,000	0	200,000	166,000	0
\$200,001 - \$275,000	30.77%	244,150	0	240,300	0	260,000
\$275,001 - \$375,000	18.46%	303,000	0	310,000	303,000	290,000
\$375,001 - \$500,000	9.23%	466,489	0	420,503	472,571	0
\$500,001 and up	13.85%	534,000	0	638,608	525,436	0
Median Sold Price		260,000	70,500	250,000	473,142	275,000
Total Closed Units	100%	260,000	5	39	19	2
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K

January 2023



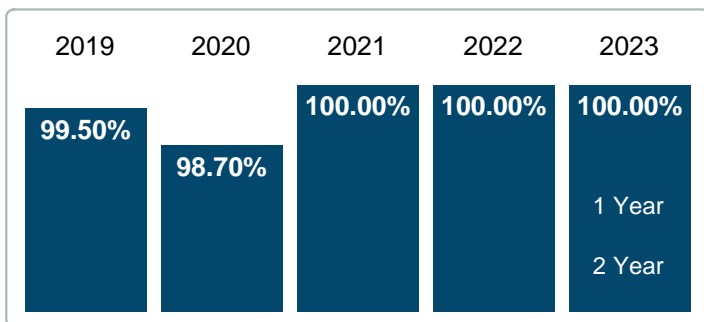
Area Delimited by County Of Wagoner - Residential Property Type



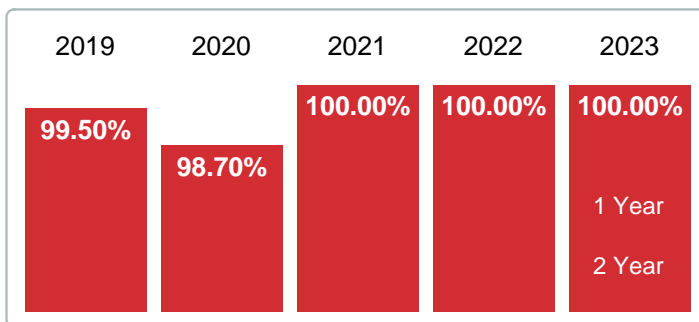
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.64%

High May 2022 100.43% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JAN average of **99.64%**

- NOV 100.00%
- DEC 100.00%
- JAN 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
\$75,000 and less	4	6.15%	82.35%	83.45%	81.25%	0.00%	0.00%
\$75,001 - \$150,000	8	12.31%	97.73%	83.95%	100.00%	95.45%	0.00%
\$150,001 - \$200,000	6	9.23%	91.00%	0.00%	91.67%	91.00%	0.00%
\$200,001 - \$275,000	20	30.77%	100.00%	0.00%	100.00%	0.00%	96.30%
\$275,001 - \$375,000	12	18.46%	100.00%	0.00%	100.00%	98.62%	98.31%
\$375,001 - \$500,000	6	9.23%	100.00%	0.00%	100.00%	100.00%	0.00%
\$500,001 and up	9	13.85%	100.75%	0.00%	123.27%	100.38%	0.00%
Median Sold/List Ratio		100.00%		83.45%	100.00%	100.00%	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



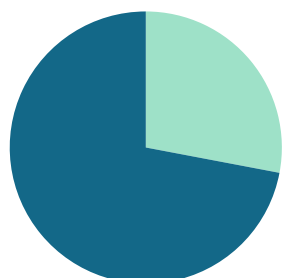
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

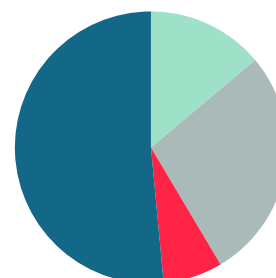


Inventory
 New Listings
122 = 27.98%
 Start Inventory
314
 Total Inventory Units
436
 Volume
\$148,328,804

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%
Median List Price	258,490	264,573	2.35%	258,490	264,573	2.35%
Median Sale Price	263,000	260,000	-1.14%	263,000	260,000	-1.14%
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	8.00	17.00	112.50%	8.00	17.00	112.50%
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

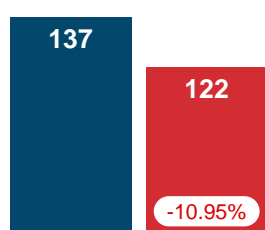
Inventory on January 31, 2023 = **241**

2022 **2023**

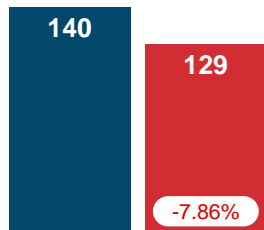
JANUARY MARKET

MEDIAN PRICES

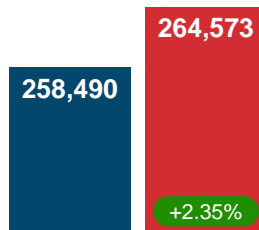
New Listings



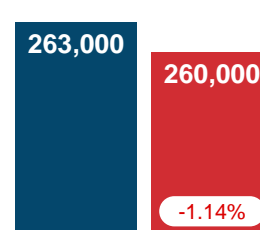
Pending Listings



List Price



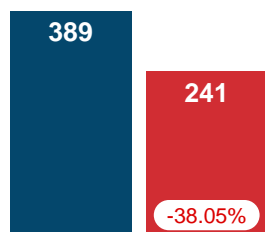
Sale Price



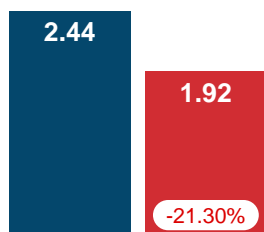
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

