

February 2023



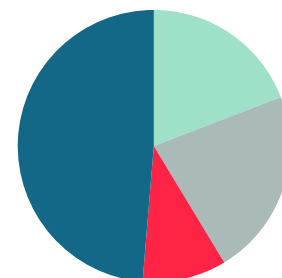
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		+/-%
	2022	2023	
Closed Listings	139	94	-32.37%
Pending Listings	131	109	-16.79%
New Listings	116	142	22.41%
Median List Price	254,574	274,950	8.00%
Median Sale Price	266,000	266,933	0.35%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	22.00	266.67%
End of Month Inventory	351	239	-31.91%
Months Supply of Inventory	2.16	1.96	-9.01%



■ Closed (19.14%)
■ Pending (22.20%)
■ Other OffMarket (9.98%)
■ Active (48.68%)

Absorption: Last 12 months, an Average of **122** Sales/Month
Active Inventory as of February 28, 2023 = **239**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2023 decreased **31.91%** to 239 existing homes available for sale. Over the last 12 months this area has had an average of 122 closed sales per month. This represents an unsold inventory index of **1.96** 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 **0.35%** in February 2023 to \$266,933 versus the previous year at \$266,000.

Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 16.00 days or **266.67%** in February 2023 compared to last year's same month at **6.00** DOM.

Sales Success for February 2023 is Positive

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

There were 142 New Listings in February 2023, up **22.41%** from last year at 116. Furthermore, there were 94 Closed Listings this month versus last year at 139, a **-32.37%** decrease.

Closed versus Listed trends yielded a **66.2%** ratio, down from previous year's, February 2022, at **119.8%**, a **44.76%** 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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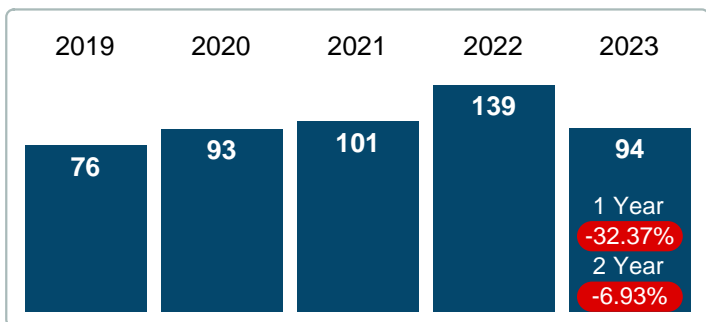
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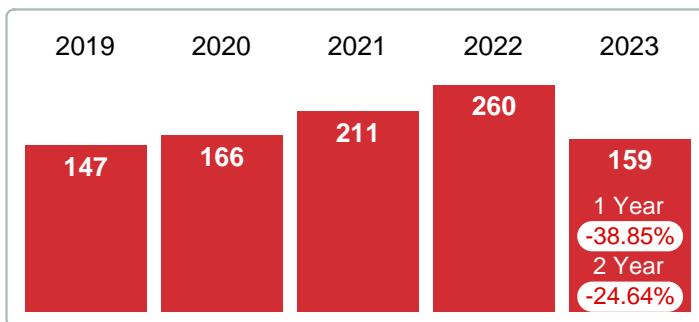
CLOSED LISTINGS

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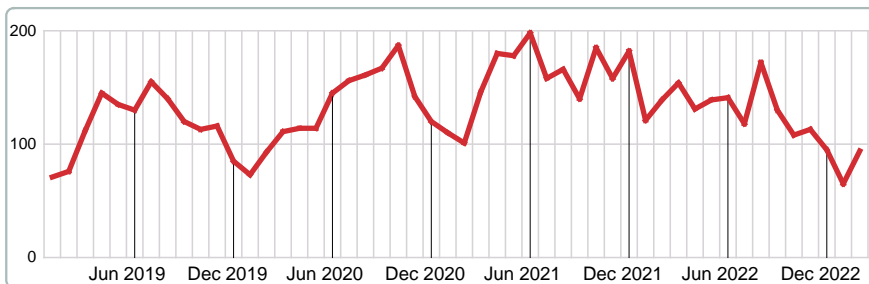
FEBRUARY



YEAR TO DATE (YTD)

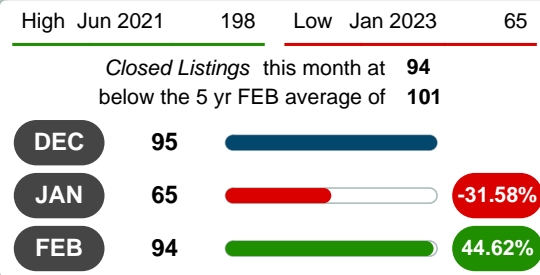


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 101



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	4	4.26%	25.5	0	3	1	0
\$150,001 - \$200,000	14	14.89%	17.5	2	12	0	0
\$200,001 - \$225,000	12	12.77%	12.0	0	8	3	1
\$225,001 - \$300,000	29	30.85%	18.0	0	19	10	0
\$300,001 - \$350,000	12	12.77%	51.5	0	10	2	0
\$350,001 - \$475,000	11	11.70%	63.0	0	5	5	1
\$475,001 and up	12	12.77%	7.5	0	5	7	0
Total Closed Units	94			2	62	28	2
Total Closed Volume	28,782,478	100%	22.0	339.00K	17.14M	10.65M	656.99K
Median Closed Price	\$266,933			\$169,500	\$251,500	\$299,500	\$328,495

February 2023



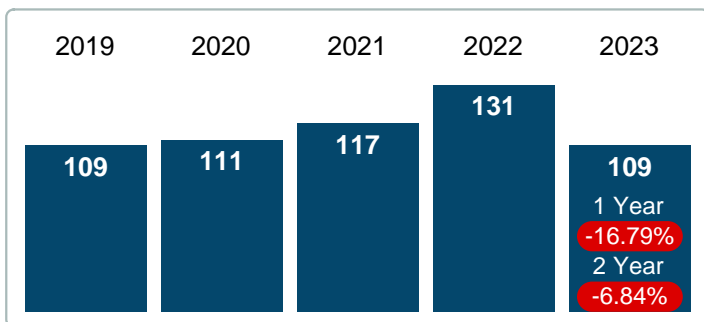
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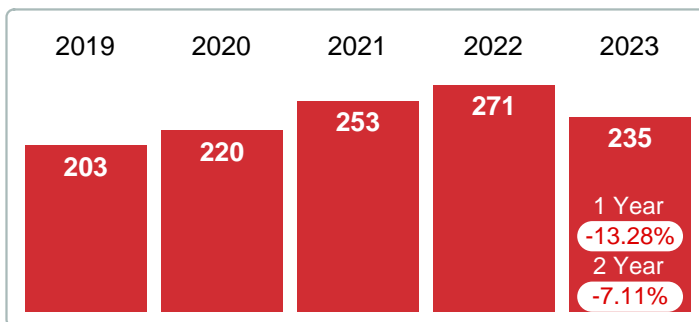
PENDING LISTINGS

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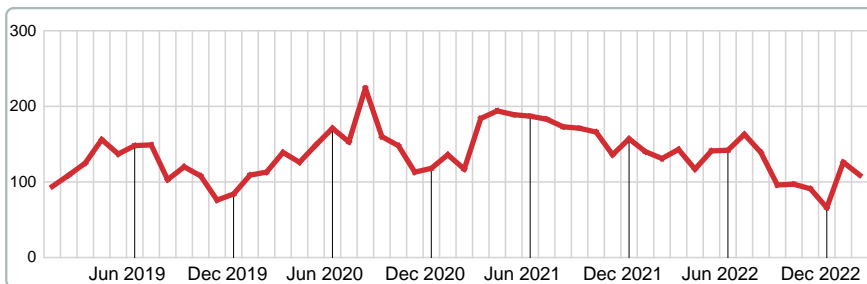
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 115

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 109
below the 5 yr FEB average of 115



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	9.17%	7.5	3	5	2	0
\$150,001 - \$200,000	13	11.93%	27.0	1	10	2	0
\$200,001 - \$225,000	15	13.76%	14.0	0	12	3	0
\$225,001 - \$275,000	28	25.69%	19.0	0	24	4	0
\$275,001 - \$325,000	12	11.01%	10.5	0	10	2	0
\$325,001 - \$375,000	15	13.76%	63.0	0	8	7	0
\$375,001 and up	16	14.68%	110.5	0	5	10	1
Total Pending Units	109			4	74	30	1
Total Pending Volume	30,041,423	100%	22.0	388.50K	18.55M	10.49M	614.90K
Median Listing Price	\$242,000			\$109,500	\$234,950	\$335,510	\$614,900

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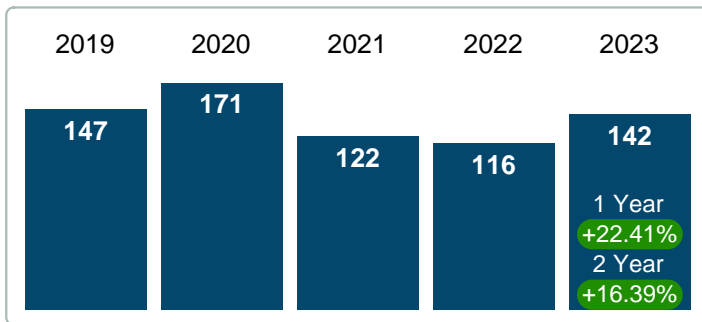
Area Delimited by County Of Wagoner - Residential Property Type



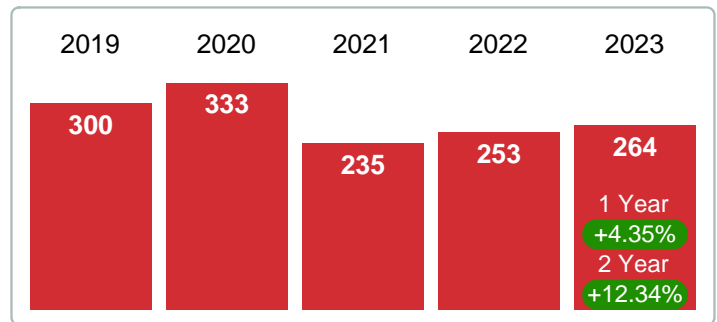
NEW LISTINGS

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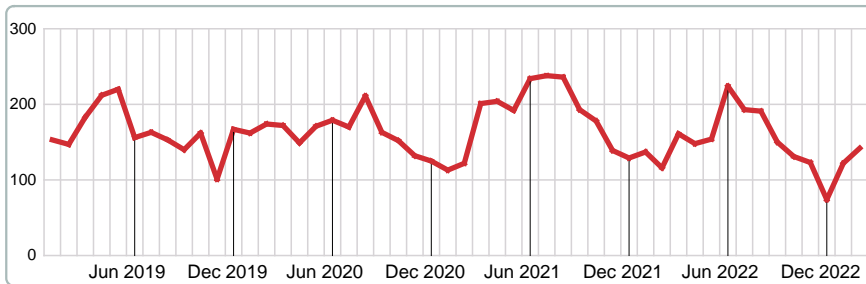
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 140

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 142
above the 5 yr FEB average of 140



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	14	9.86%	6	7	1	0
\$150,001 - \$200,000	8	5.63%	1	6	1	0
\$200,001 - \$250,000	28	19.72%	0	22	6	0
\$250,001 - \$325,000	34	23.94%	1	19	14	0
\$325,001 - \$400,000	25	17.61%	0	9	16	0
\$400,001 - \$525,000	18	12.68%	1	6	11	0
\$525,001 and up	15	10.56%	1	3	10	1
Total New Listed Units	142		10	72	59	1
Total New Listed Volume	49,690,308	100%	1.88M	22.10M	24.96M	750.00K
Median New Listed Listing Price	\$304,990		\$89,500	\$259,700	\$370,000	\$750,000

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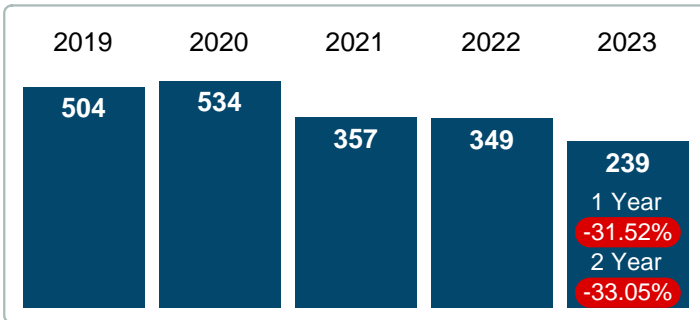
Area Delimited by County Of Wagoner - Residential Property Type



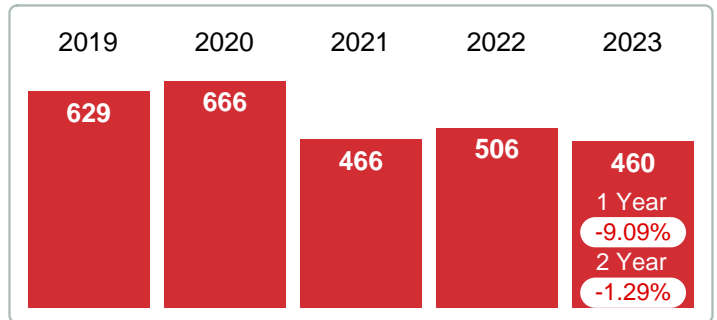
ACTIVE INVENTORY

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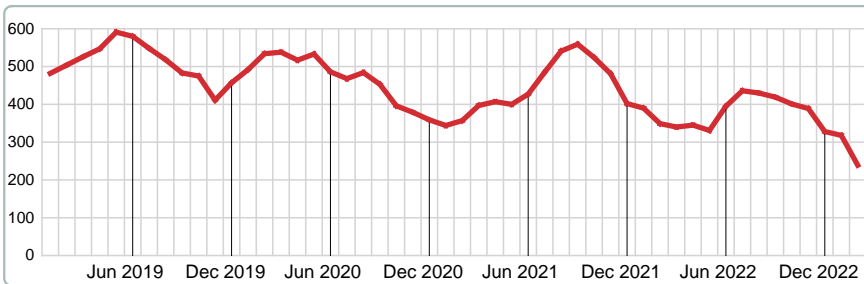
END OF FEBRUARY



ACTIVE DURING FEBRUARY

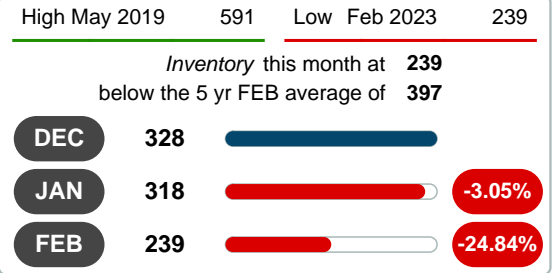


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 397



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	15	6.28%	41.0	9	4	1	1	
\$125,001 - \$200,000	25	10.46%	55.0	2	18	5	0	
\$200,001 - \$300,000	47	19.67%	27.0	1	35	9	2	
\$300,001 - \$400,000	57	23.85%	56.0	1	28	28	0	
\$400,001 - \$475,000	32	13.39%	58.0	2	19	10	1	
\$475,001 - \$575,000	34	14.23%	63.5	0	9	22	3	
\$575,001 and up	29	12.13%	39.0	1	5	16	7	
Total Active Inventory by Units		239		16	118	91	14	
Total Active Inventory by Volume		92,792,812	100%	46.0	2.89M	39.73M	41.64M	8.53M
Median Active Inventory Listing Price		\$357,000			\$84,950	\$314,900	\$410,000	\$572,200

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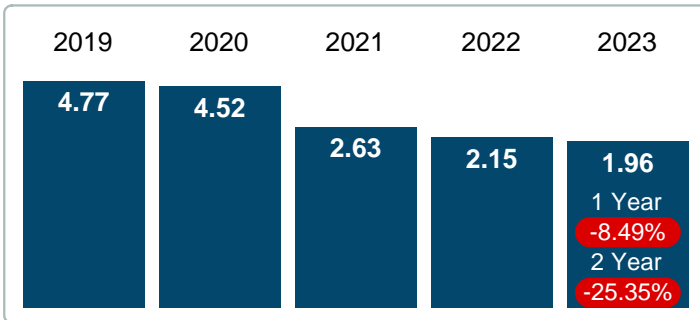
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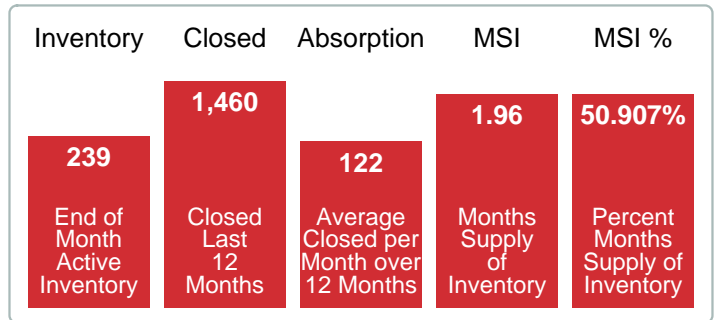
MONTHS SUPPLY of INVENTORY (MSI)

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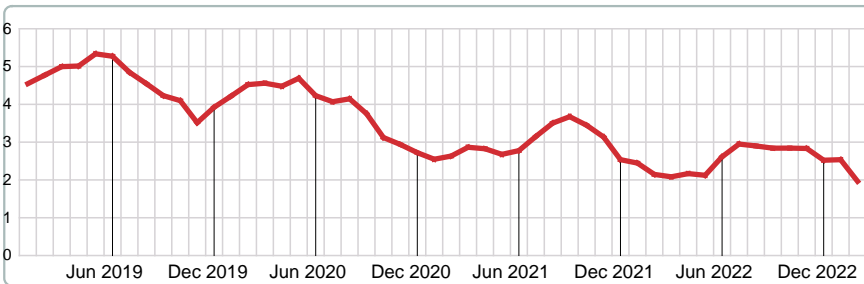
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

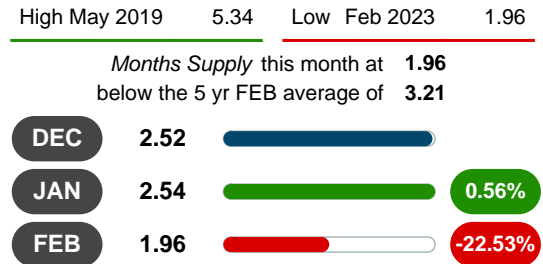


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.21



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	15	6.28%	1.55	2.16	0.84	1.33	0.00
\$125,001 - \$200,000	25	10.46%	1.24	0.96	1.16	2.22	0.00
\$200,001 - \$300,000	47	19.67%	0.99	1.09	1.00	0.83	3.43
\$300,001 - \$400,000	57	23.85%	2.51	3.00	2.17	3.11	0.00
\$400,001 - \$475,000	32	13.39%	4.00	0.00	5.30	2.67	1.50
\$475,001 - \$575,000	34	14.23%	4.04	0.00	4.91	3.67	6.00
\$575,001 and up	29	12.13%	5.44	12.00	4.29	4.92	8.40
Market Supply of Inventory (MSI)			1.96	2.09	1.57	2.54	4.42
Total Active Inventory by Units		100%	1.96	16	118	91	14

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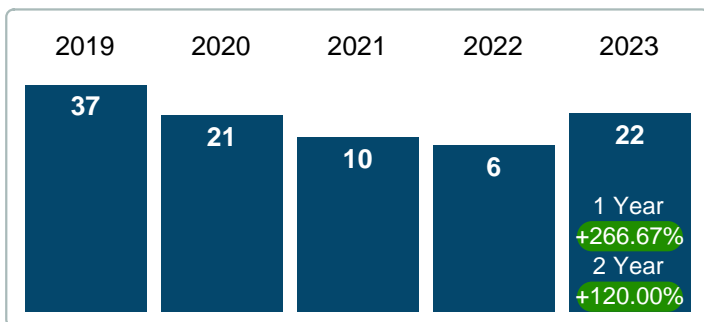
Area Delimited by County Of Wagoner - Residential Property Type



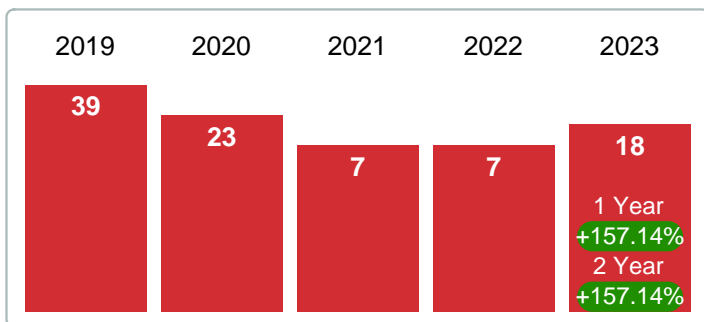
MEDIAN DAYS ON MARKET TO SALE

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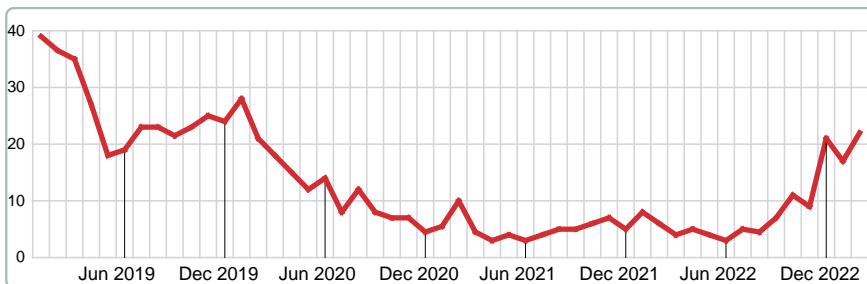
FEBRUARY



YEAR TO DATE (YTD)

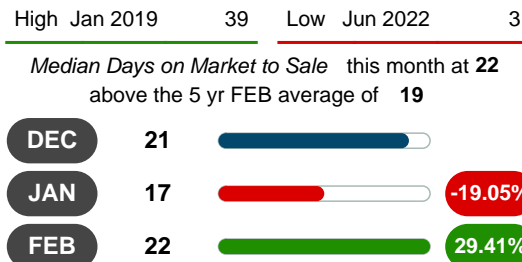


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 19



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	4.26%	26	0	41	6	0
\$150,001 - \$200,000	14.89%	18	26	18	0	0
\$200,001 - \$225,000	12.77%	12	0	10	51	108
\$225,001 - \$300,000	30.85%	18	0	10	32	0
\$300,001 - \$350,000	12.77%	52	0	54	41	0
\$350,001 - \$475,000	11.70%	63	0	60	76	93
\$475,001 and up	12.77%	8	0	1	77	0
Median Closed DOM		22	26	13	44	101
Total Closed Units	100%	22.0	2	62	28	2
Total Closed Volume		28,782,478	339.00K	17.14M	10.65M	656.99K

February 2023



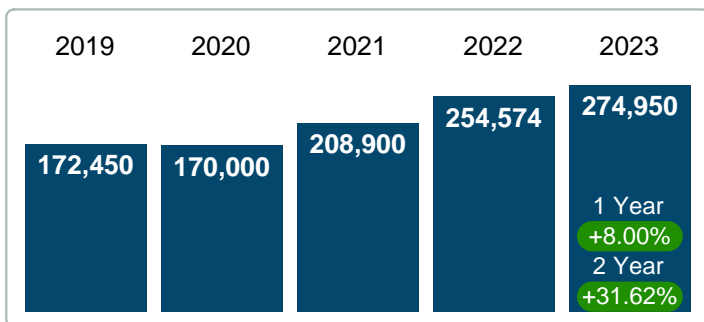
Area Delimited by County Of Wagoner - Residential Property Type



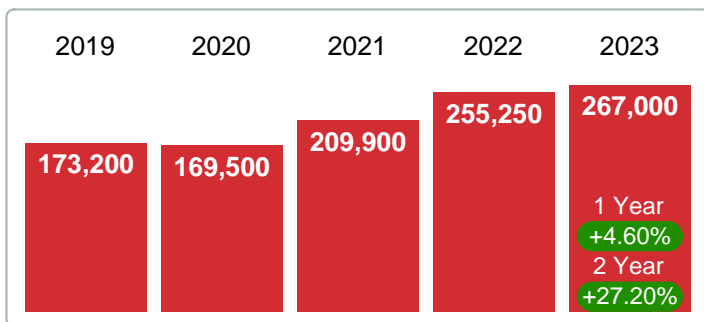
MEDIAN LIST PRICE AT CLOSING

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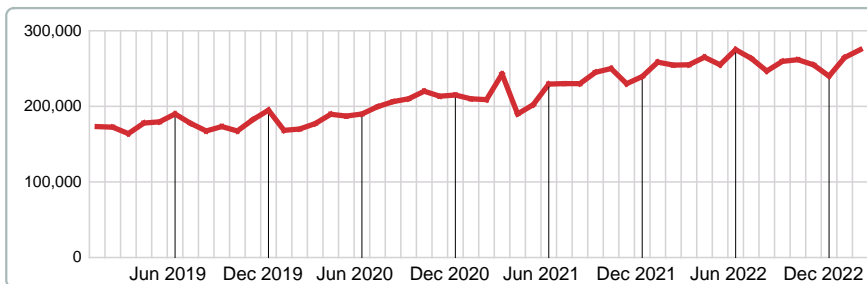
FEBRUARY



YEAR TO DATE (YTD)

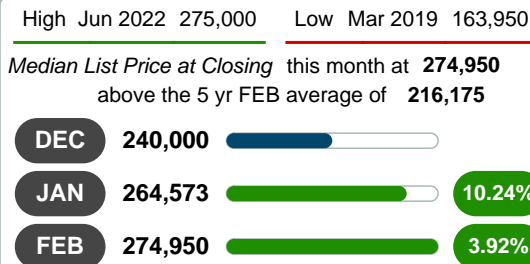


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 216,175



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	5.32%	145,000	0	145,000	127,000	0
\$150,001 - \$200,000	13.83%	185,000	172,450	190,000	0	0
\$200,001 - \$225,000	10.64%	215,000	0	215,000	219,500	0
\$225,001 - \$300,000	32.98%	259,500	0	262,500	264,750	240,000
\$300,001 - \$350,000	11.70%	330,493	0	330,197	335,000	0
\$350,001 - \$475,000	14.89%	401,900	0	384,400	409,900	429,990
\$475,001 and up	10.64%	511,750	0	525,000	499,000	0
Median List Price		274,950	172,450	252,500	297,500	334,995
Total Closed Units		94	2	62	28	2
Total Closed Volume		28,762,622	344.90K	17.16M	10.59M	669.99K

February 2023



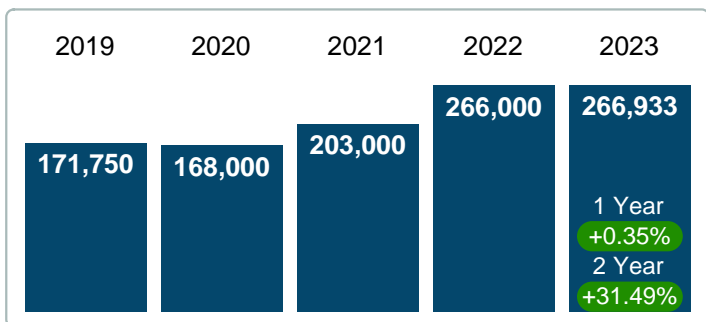
Area Delimited by County Of Wagoner - Residential Property Type



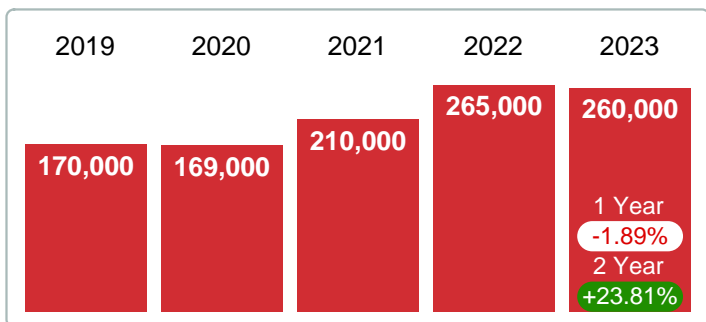
MEDIAN SOLD PRICE AT CLOSING

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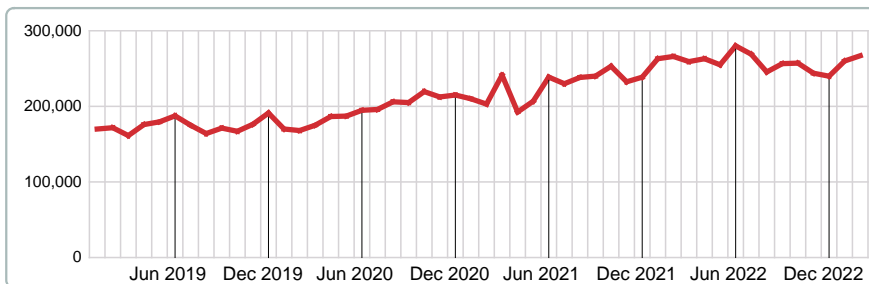
FEBRUARY



YEAR TO DATE (YTD)

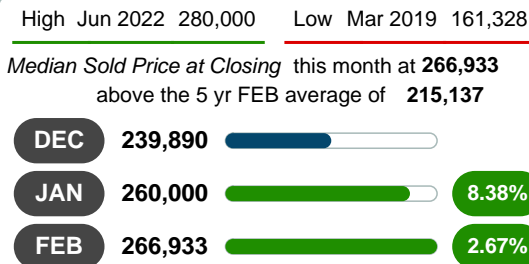


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 215,137



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	4.26%	137,750	0	133,000	142,500	0
\$150,001 - \$200,000	14.89%	188,500	169,500	193,500	0	0
\$200,001 - \$225,000	12.77%	215,000	0	212,500	225,000	225,000
\$225,001 - \$300,000	30.85%	259,500	0	255,000	259,750	0
\$300,001 - \$350,000	12.77%	326,497	0	326,497	324,500	0
\$350,001 - \$475,000	11.70%	395,000	0	383,500	405,000	431,990
\$475,001 and up	12.77%	509,857	0	517,886	501,827	0
Median Sold Price		266,933	169,500	251,500	299,500	328,495
Total Closed Units		94	2	62	28	2
Total Closed Volume		28,782,478	339.00K	17.14M	10.65M	656.99K

February 2023



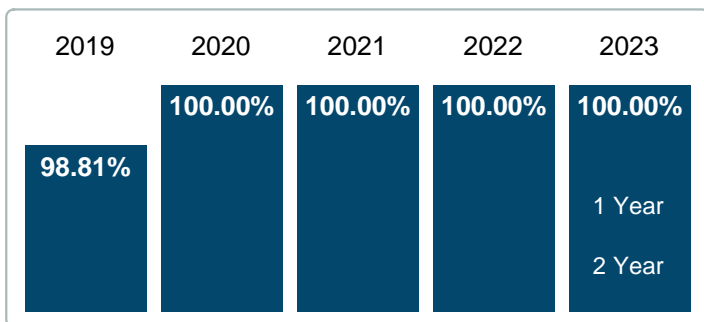
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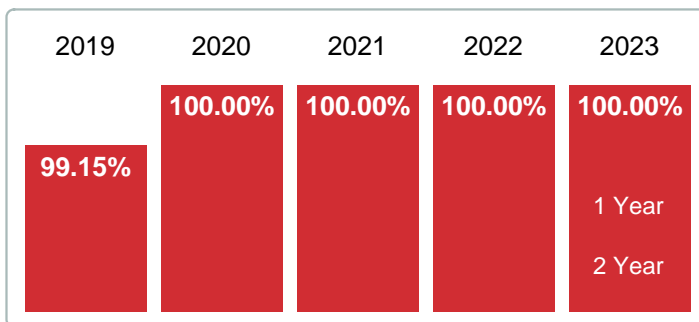
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.76%

High May 2022 100.43% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr FEB average of **99.76%**

- DEC 100.00%
- JAN 100.00%
- FEB 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	4	4.26%	95.86%	0.00%	91.72%	112.20%	0.00%
\$150,001 - \$200,000	14	14.89%	98.75%	98.54%	98.75%	0.00%	0.00%
\$200,001 - \$225,000	12	12.77%	99.45%	0.00%	100.00%	96.36%	93.75%
\$225,001 - \$300,000	29	30.85%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	12	12.77%	99.28%	0.00%	98.31%	102.16%	0.00%
\$350,001 - \$475,000	11	11.70%	100.00%	0.00%	100.00%	98.18%	100.47%
\$475,001 and up	12	12.77%	103.74%	0.00%	104.76%	100.03%	0.00%
Median Sold/List Ratio		100.00%		98.54%	100.00%	100.00%	97.11%
Total Closed Units		94	100%	2	62	28	2
Total Closed Volume		28,782,478		339.00K	17.14M	10.65M	656.99K

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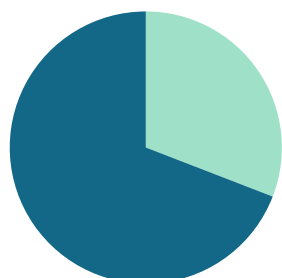
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MARKET SUMMARY

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INVENTORY

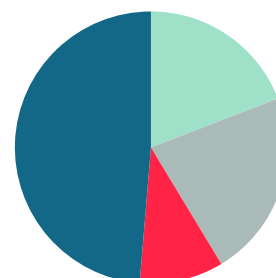


Inventory
 New Listings
142 = 30.87%
 Start Inventory
318
 Total Inventory Units
460
 Volume
\$163,895,883

Market Activity

Closed Sales
94 = 19.14%
 Pending Sales
109 = 22.20%
 Other Off Market
49 = 9.98%
 Active Inventory
239 = 48.68%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	139	94	-32.37%	260	159	-38.85%
Pending Sales	131	109	-16.79%	271	235	-13.28%
New Listings	116	142	22.41%	253	264	4.35%
Median List Price	254,574	274,950	8.00%	255,250	267,000	4.60%
Median Sale Price	266,000	266,933	0.35%	265,000	260,000	-1.89%
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	22.00	266.67%	7.00	18.00	157.14%
Monthly Inventory	351	239	-31.91%	351	239	-31.91%
Months Supply of Inventory	2.16	1.96	-9.01%	2.16	1.96	-9.01%

Absorption: Last 12 months, an Average of **122** Sales/Month

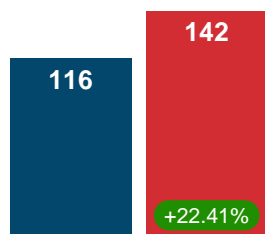
Inventory on February 28, 2023 = **239**

2022 **2023**

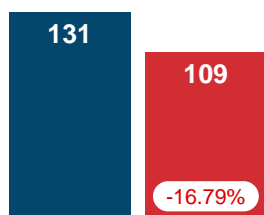
FEBRUARY MARKET

MEDIAN PRICES

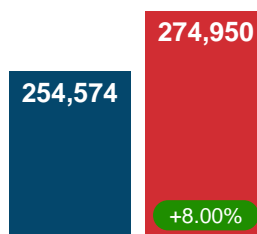
New Listings



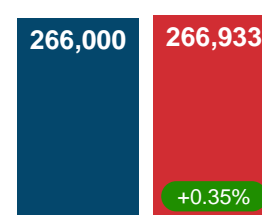
Pending Listings



List Price



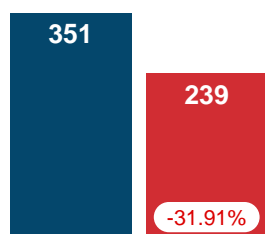
Sale Price



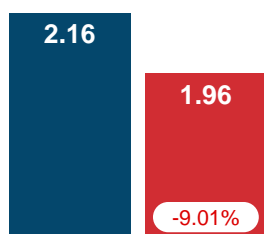
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

