

April 2023



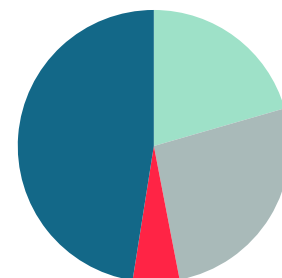
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	April 2023	+/-%
Closed Listings	131	115	-12.21%
Pending Listings	117	148	26.50%
New Listings	148	134	-9.46%
Median List Price	265,000	270,000	1.89%
Median Sale Price	263,000	265,000	0.76%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	13.00	160.00%
End of Month Inventory	348	266	-23.56%
Months Supply of Inventory	2.19	2.28	4.13%



■ Closed (20.54%)
■ Pending (26.43%)
■ Other OffMarket (5.54%)
■ Active (47.50%)

Absorption: Last 12 months, an Average of **117** Sales/Month
Active Inventory as of April 30, 2023 = **266**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2023 decreased **23.56%** to 266 existing homes available for sale. Over the last 12 months this area has had an average of 117 closed sales per month. This represents an unsold inventory index of **2.28** 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 **0.76%** in April 2023 to \$265,000 versus the previous year at \$263,000.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 8.00 days or **160.00%** in April 2023 compared to last year's same month at **5.00** DOM.

Sales Success for April 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 134 New Listings in April 2023, down **9.46%** from last year at 148. Furthermore, there were 115 Closed Listings this month versus last year at 131, a **-12.21%** decrease.

Closed versus Listed trends yielded a **85.8%** ratio, down from previous year's, April 2022, at **88.5%**, a **3.04%** downswing. This will certainly create pressure on a decreasing Monthly 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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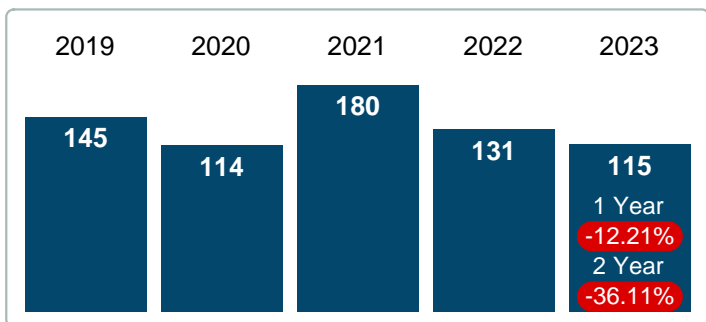
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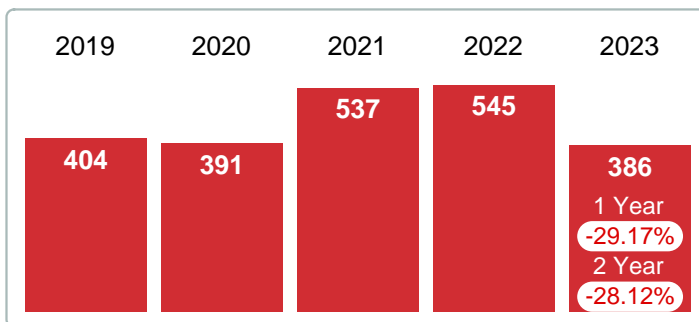
CLOSED LISTINGS

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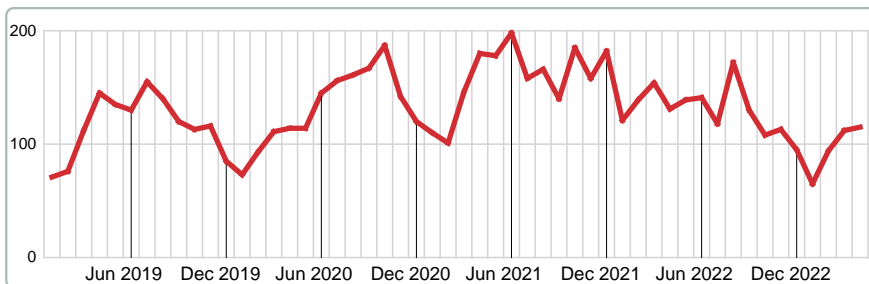
APRIL



YEAR TO DATE (YTD)

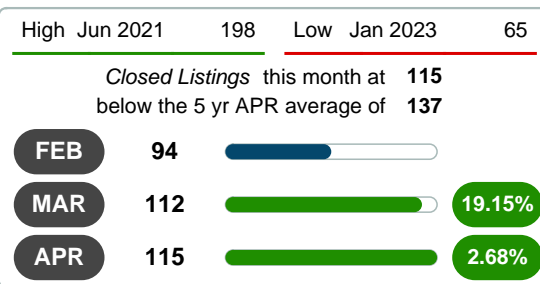


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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
\$100,000 and less	8	6.96%	17.5	3	4	1	0
\$100,001 - \$175,000	16	13.91%	4.5	5	11	0	0
\$175,001 - \$225,000	15	13.04%	4.0	0	11	3	1
\$225,001 - \$300,000	30	26.09%	13.5	0	21	9	0
\$300,001 - \$375,000	20	17.39%	20.0	1	11	8	0
\$375,001 - \$450,000	14	12.17%	15.5	0	7	6	1
\$450,001 and up	12	10.43%	20.0	0	3	8	1
Total Closed Units	115			9	68	35	3
Total Closed Volume	32,183,421	100%	13.0	1.19M	17.52M	12.34M	1.13M
Median Closed Price	\$265,000			\$135,000	\$242,500	\$338,634	\$386,000

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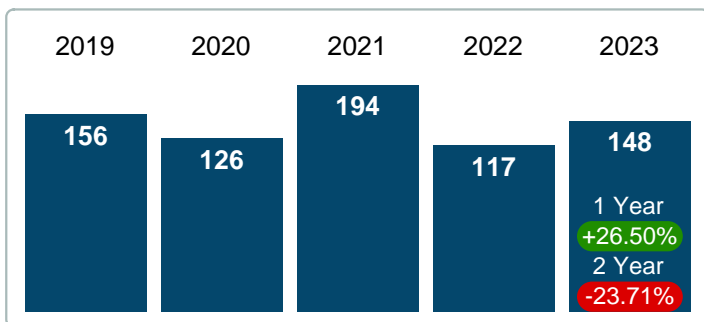
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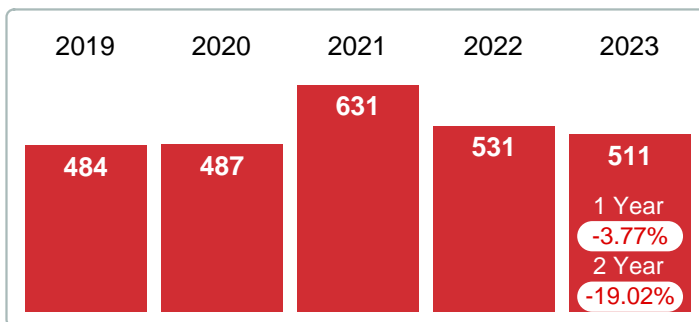
PENDING LISTINGS

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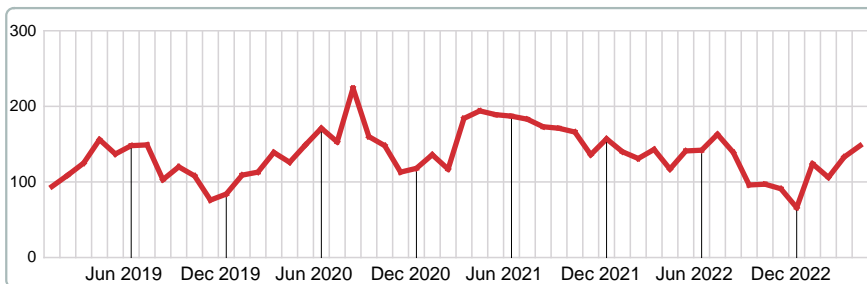
APRIL



YEAR TO DATE (YTD)

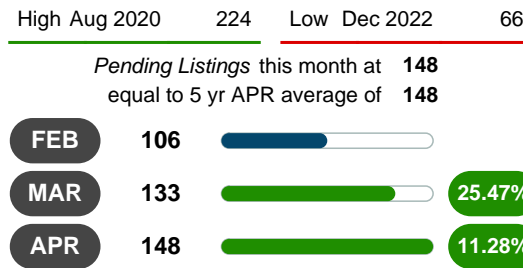


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 148



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	13	8.78%	15.0	5	8	0	0
\$125,001 - \$200,000	18	12.16%	9.5	4	10	4	0
\$200,001 - \$225,000	12	8.11%	5.5	0	12	0	0
\$225,001 - \$300,000	47	31.76%	9.0	2	33	12	0
\$300,001 - \$375,000	25	16.89%	12.0	0	9	15	1
\$375,001 - \$500,000	18	12.16%	17.0	0	6	9	3
\$500,001 and up	15	10.14%	47.0	0	0	11	4
Total Pending Units	148			11	78	51	8
Total Pending Volume	44,330,927	100%	13.0	1.56M	19.18M	19.39M	4.20M
Median Listing Price	\$275,000			\$129,900	\$239,950	\$350,000	\$485,500

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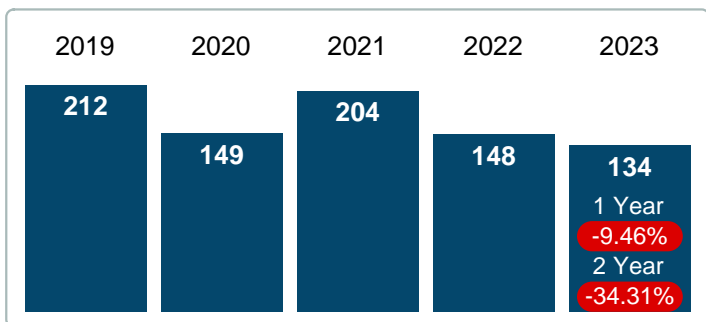
Area Delimited by County Of Wagoner - Residential Property Type



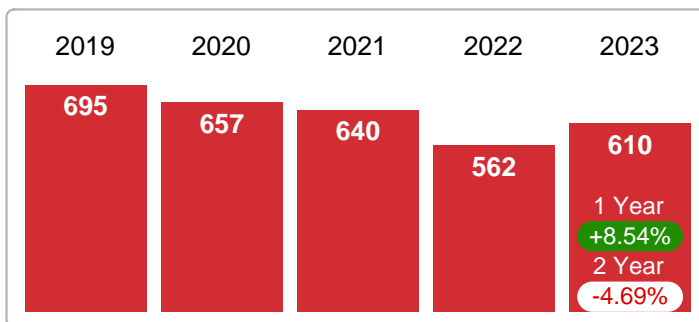
NEW LISTINGS

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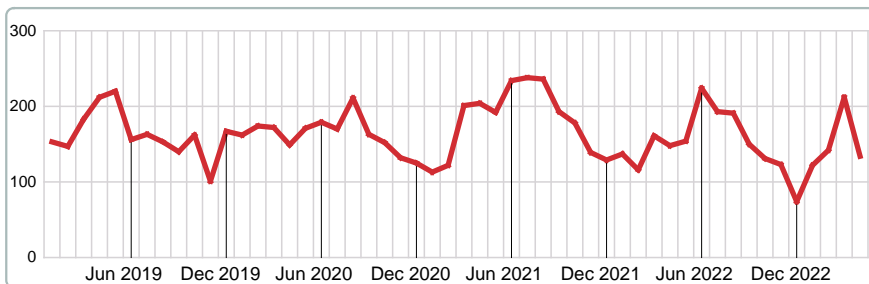
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 169

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 134
 below the 5 yr APR average of 169



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	8	5.97%	1	7	0	0
\$125,001 - \$200,000	20	14.93%	7	10	3	0
\$200,001 - \$225,000	11	8.21%	1	9	0	1
\$225,001 - \$300,000	35	26.12%	1	23	10	1
\$300,001 - \$375,000	26	19.40%	0	13	12	1
\$375,001 - \$550,000	20	14.93%	1	3	15	1
\$550,001 and up	14	10.45%	0	4	8	2
Total New Listed Units	134		11	69	48	6
Total New Listed Volume	43,855,732	100%	2.05M	18.66M	20.44M	2.70M
Median New Listed Listing Price	\$279,450		\$150,000	\$240,000	\$367,450	\$411,000

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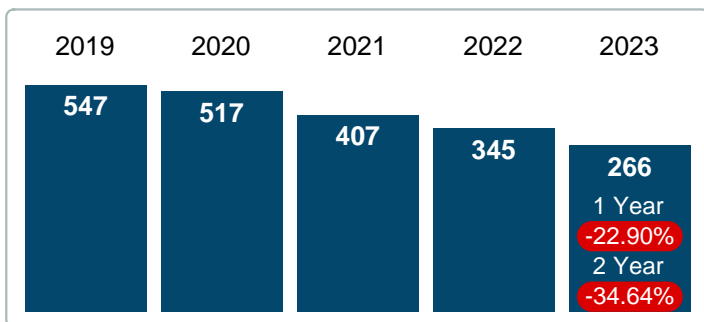
Area Delimited by County Of Wagoner - Residential Property Type



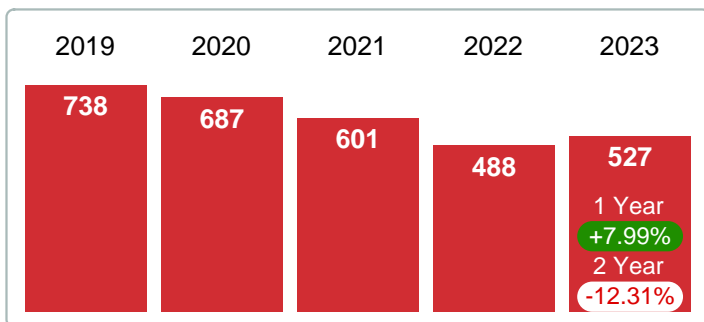
ACTIVE INVENTORY

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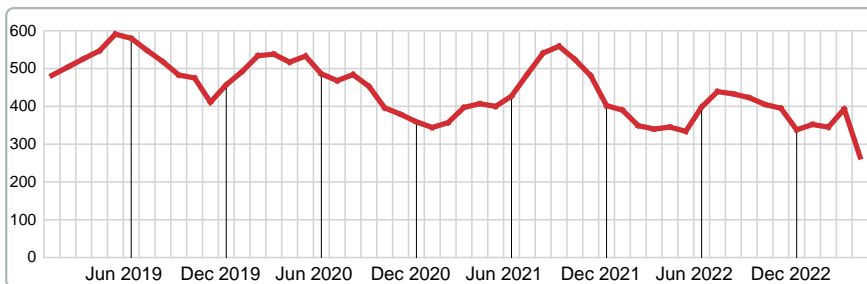
END OF APRIL



ACTIVE DURING APRIL

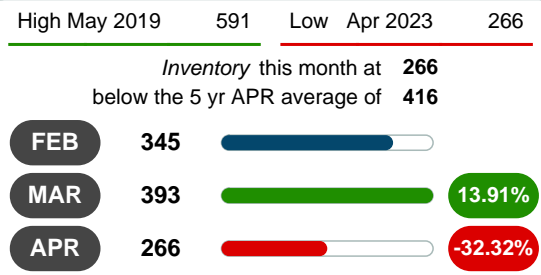


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 416



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	26	9.77%	52.5	9	14	2	1
\$150,001 - \$225,000	24	9.02%	35.0	4	18	1	1
\$225,001 - \$300,000	47	17.67%	39.0	1	32	13	1
\$300,001 - \$400,000	67	25.19%	47.0	0	36	29	2
\$400,001 - \$475,000	35	13.16%	107.0	2	16	16	1
\$475,001 - \$600,000	39	14.66%	71.0	1	13	22	3
\$600,001 and up	28	10.53%	39.5	0	9	14	5
Total Active Inventory by Units	266			17	138	97	14
Total Active Inventory by Volume	104,369,178	100%	46.0	3.14M	47.45M	46.06M	7.72M
Median Active Inventory Listing Price	\$351,000			\$150,000	\$314,900	\$420,000	\$552,450

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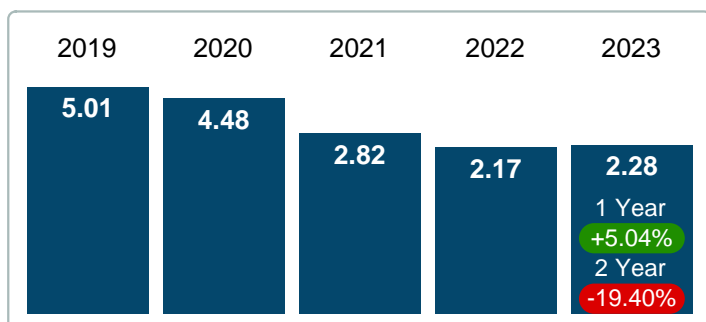
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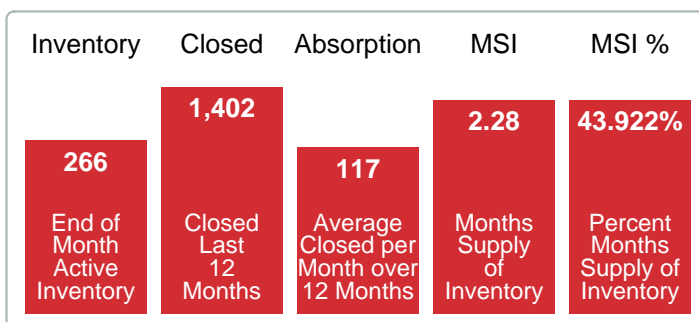
MONTHS SUPPLY of INVENTORY (MSI)

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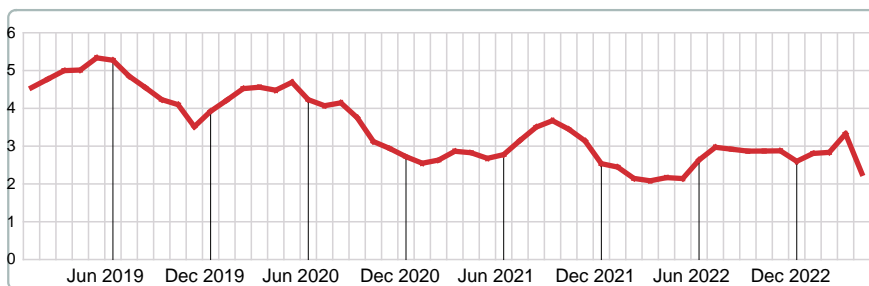
MSI FOR APRIL



INDICATORS FOR APRIL 2023

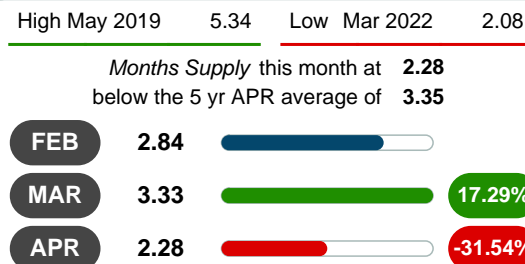


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.35



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	26	9.77%	1.77	1.80	1.63	1.85	0.00
\$150,001 - \$225,000	24	9.02%	0.91	2.67	0.85	0.30	3.00
\$225,001 - \$300,000	47	17.67%	1.40	3.00	1.33	1.49	2.40
\$300,001 - \$400,000	67	25.19%	3.15	0.00	2.82	3.74	4.80
\$400,001 - \$475,000	35	13.16%	4.38	0.00	4.09	4.27	3.00
\$475,001 - \$600,000	39	14.66%	4.29	0.00	8.21	3.22	4.50
\$600,001 and up	28	10.53%	6.86	0.00	9.00	5.60	10.00
Market Supply of Inventory (MSI)			2.28	2.34	1.89	2.85	5.25
Total Active Inventory by Units		100%	2.28	17	138	97	14

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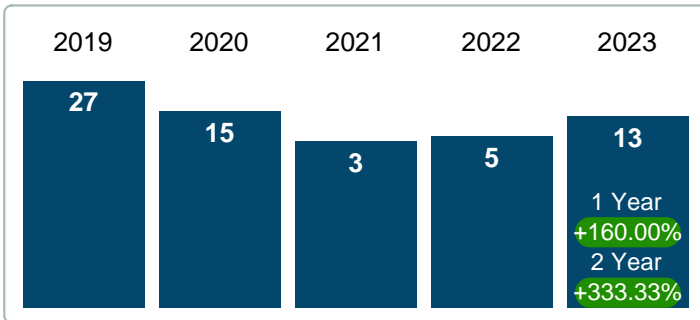
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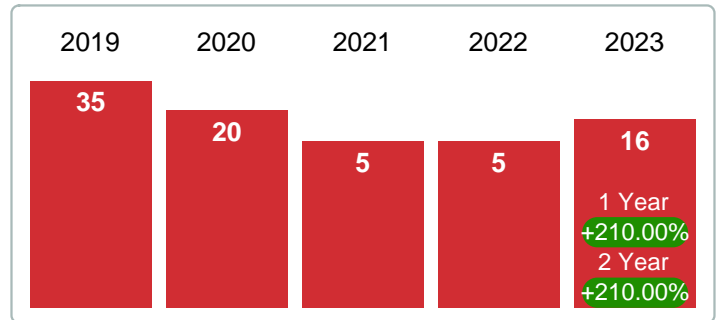
MEDIAN DAYS ON MARKET TO SALE

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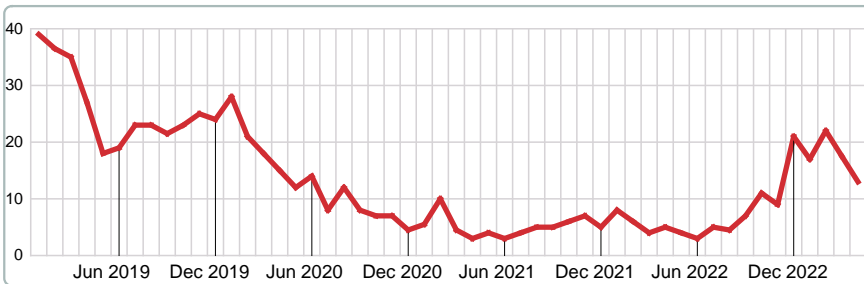
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

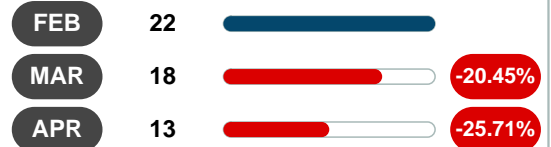


3 MONTHS

5 year APR AVG = 13

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 13 equal to 5 yr APR average of 13



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
\$100,000 and less	6.96%	18	24	7	38	0
\$100,001 - \$175,000	13.91%	5	3	20	0	0
\$175,001 - \$225,000	13.04%	4	0	4	23	1
\$225,001 - \$300,000	26.09%	14	0	11	14	0
\$300,001 - \$375,000	17.39%	20	4	14	77	0
\$375,001 - \$450,000	12.17%	16	0	12	24	8
\$450,001 and up	10.43%	20	0	175	16	9
Median Closed DOM		13	4	12	20	8
Total Closed Units	100%	13.0	9	68	35	3
Total Closed Volume		32,183,421	1.19M	17.52M	12.34M	1.13M

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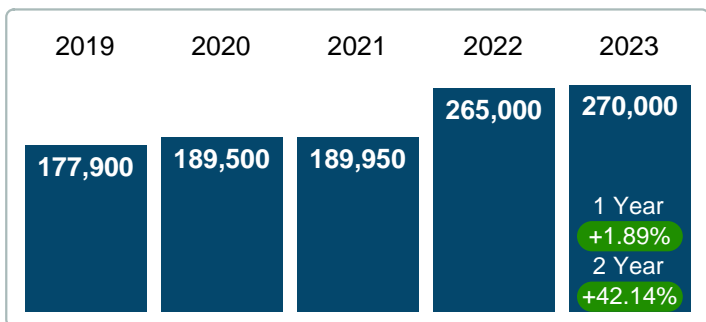
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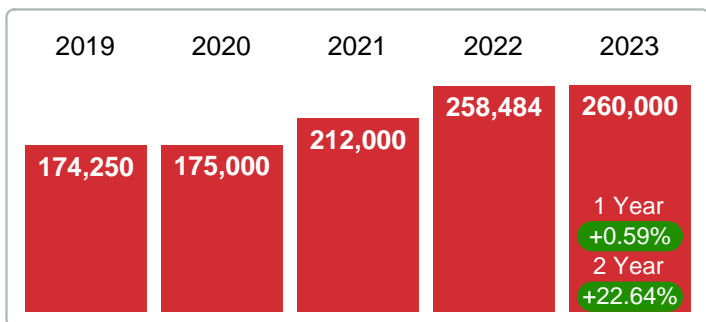
MEDIAN LIST PRICE AT CLOSING

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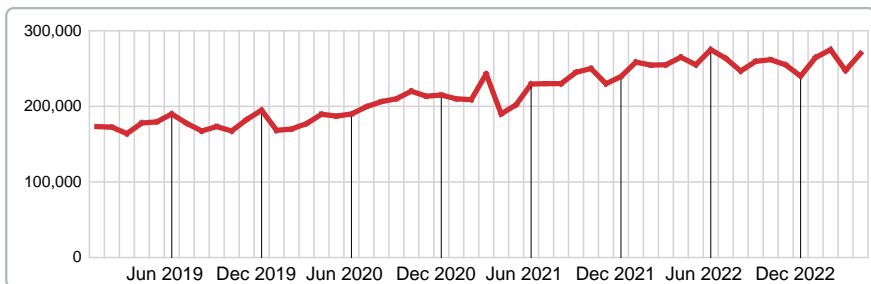
APRIL



YEAR TO DATE (YTD)

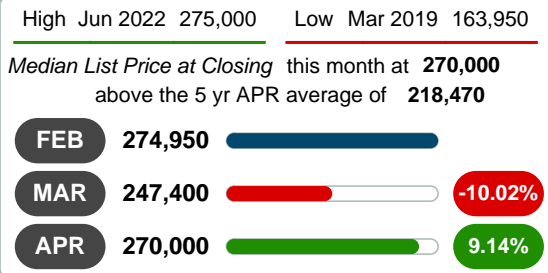


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 218,470



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
\$100,000 and less	8	6.96%	76,900	49,900	82,200	74,299	0
\$100,001 - \$175,000	16	13.91%	140,000	137,500	140,000	0	0
\$175,001 - \$225,000	12	10.43%	202,500	0	205,000	189,900	0
\$225,001 - \$300,000	32	27.83%	249,450	0	247,450	265,000	240,000
\$300,001 - \$375,000	21	18.26%	334,950	319,900	327,450	344,296	0
\$375,001 - \$450,000	13	11.30%	399,999	0	419,900	395,000	376,200
\$450,001 and up	13	11.30%	484,900	0	469,500	484,900	530,000
Median List Price			270,000	135,000	245,000	346,091	376,200
Total Closed Units		100%	270,000	9	68	35	3
Total Closed Volume			32,573,754	1.21M	17.71M	12.51M	1.15M

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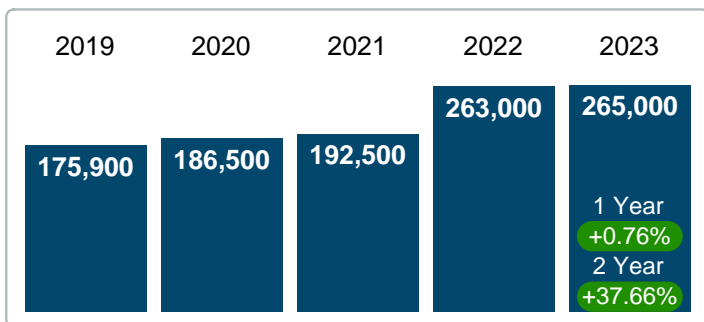
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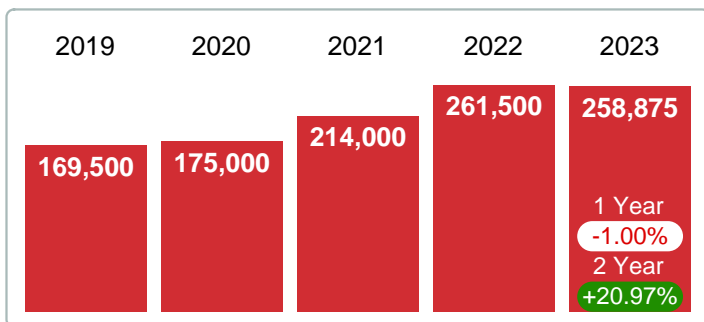
MEDIAN SOLD PRICE AT CLOSING

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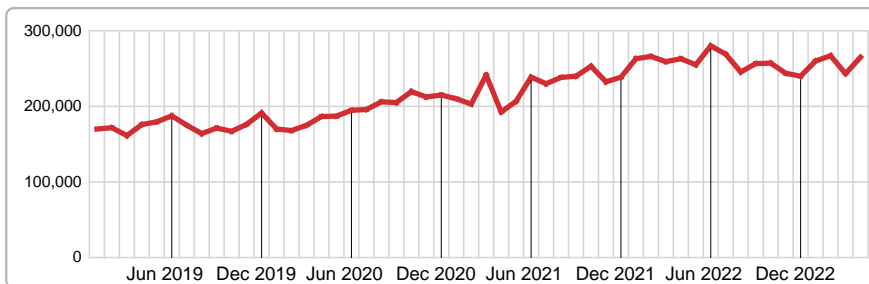
APRIL



YEAR TO DATE (YTD)

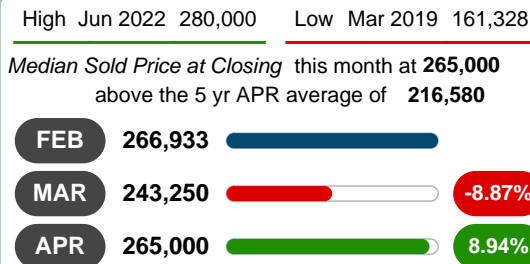


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 216,580



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
\$100,000 and less	8	6.96%	65,450	40,000	85,800	45,000	0
\$100,001 - \$175,000	16	13.91%	136,250	137,500	130,000	0	0
\$175,001 - \$225,000	15	13.04%	210,000	0	210,000	197,500	225,000
\$225,001 - \$300,000	30	26.09%	250,950	0	249,900	252,000	0
\$300,001 - \$375,000	20	17.39%	331,975	319,900	329,000	336,792	0
\$375,001 - \$450,000	14	12.17%	393,400	0	425,500	385,500	386,000
\$450,001 and up	12	10.43%	492,500	0	469,500	505,000	523,000
Median Sold Price			265,000	135,000	242,500	338,634	386,000
Total Closed Units		100%	265,000	9	68	35	3
Total Closed Volume			32,183,421	1.19M	17.52M	12.34M	1.13M

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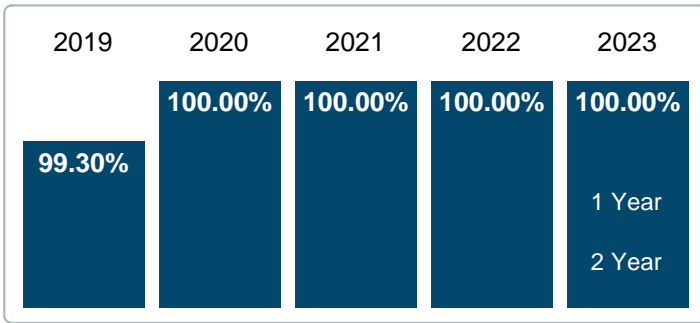
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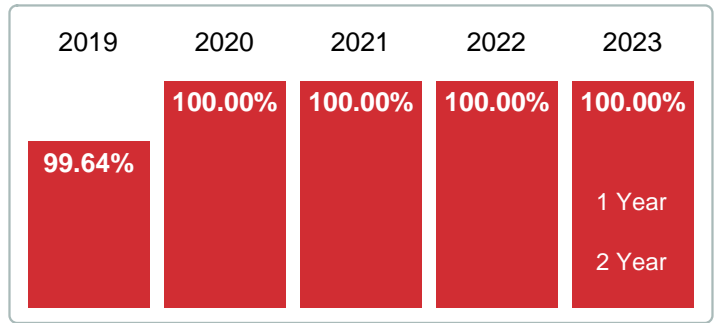
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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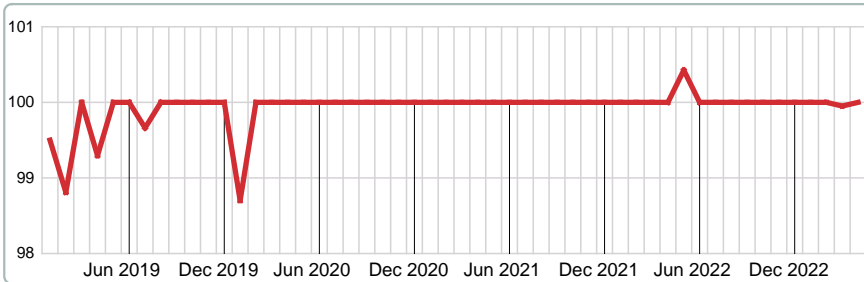
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

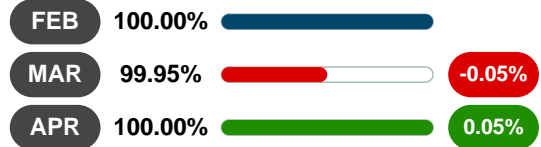


3 MONTHS

5 year APR AVG = 99.86%

High May 2022 100.43% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.86%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	6.96%	89.41%	80.16%	98.36%	60.57%	0.00%
\$100,001 - \$175,000	16	13.91%	100.00%	101.91%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	15	13.04%	100.00%	0.00%	100.00%	100.00%	93.75%
\$225,001 - \$300,000	30	26.09%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$375,000	20	17.39%	100.00%	100.00%	100.00%	99.44%	0.00%
\$375,001 - \$450,000	14	12.17%	99.99%	0.00%	101.38%	97.77%	102.60%
\$450,001 and up	12	10.43%	100.00%	0.00%	100.00%	100.00%	98.68%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.68%
Total Closed Units		115	100%	9	68	35	3
Total Closed Volume		32,183,421		1.19M	17.52M	12.34M	1.13M

April 2023



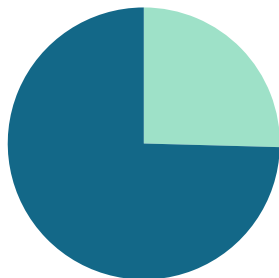
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2023 for MLS Technology Inc.

INVENTORY

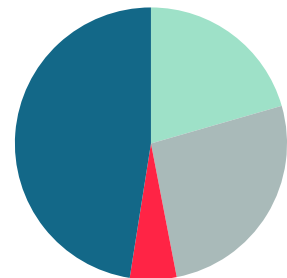


Inventory
 New Listings
134 = 25.43%
 Start Inventory
393
 Total Inventory Units
527
 Volume
\$182,575,748

Market Activity

Closed Sales
115 = 20.54%
 Pending Sales
148 = 26.43%
 Other Off Market
31 = 5.54%
 Active Inventory
266 = 47.50%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	131	115	-12.21%	545	386	-29.17%
Pending Sales	117	148	26.50%	531	511	-3.77%
New Listings	148	134	-9.46%	562	610	8.54%
Median List Price	265,000	270,000	1.89%	258,484	260,000	0.59%
Median Sale Price	263,000	265,000	0.76%	261,500	258,875	-1.00%
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	5.00	13.00	160.00%	5.00	15.50	210.00%
Monthly Inventory	348	266	-23.56%	348	266	-23.56%
Months Supply of Inventory	2.19	2.28	4.13%	2.19	2.28	4.13%

Absorption: Last 12 months, an Average of 117 Sales/Month

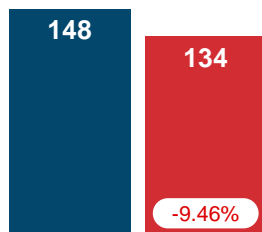
Inventory on April 30, 2023 = 266

2022 2023

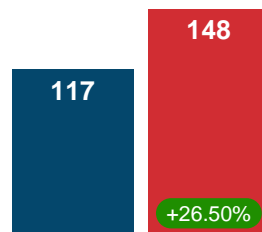
APRIL MARKET

MEDIAN PRICES

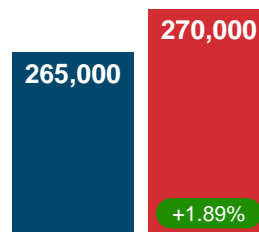
New Listings



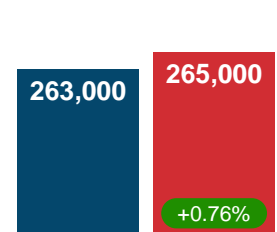
Pending Listings



List Price



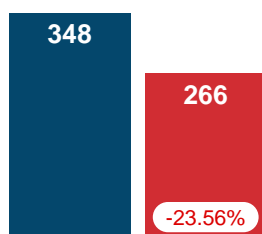
Sale Price



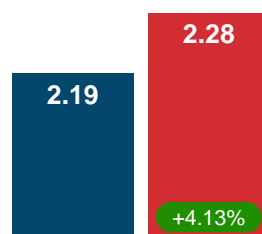
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

