

April 2019



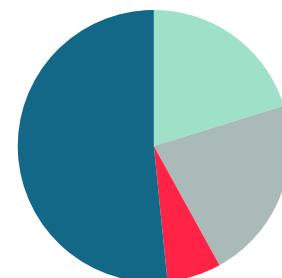
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 20, 2023 for MLS Technology Inc.

Compared Metrics	2018	April 2019	+/-%
Closed Listings	99	145	46.46%
Pending Listings	125	156	24.80%
New Listings	177	212	19.77%
Median List Price	170,000	177,900	4.65%
Median Sale Price	170,000	175,900	3.47%
Median Percent of Selling Price to List Price	99.53%	99.30%	-0.24%
Median Days on Market to Sale	26.00	27.00	3.85%
End of Month Inventory	376	370	-1.60%
Months Supply of Inventory	3.53	3.39	-3.78%



■ Closed (20.22%)
■ Pending (21.76%)
■ Other OffMarket (6.42%)
■ Active (51.60%)

Absorption: Last 12 months, an Average of **109** Sales/Month
Active Inventory as of April 30, 2019 = **370**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2019 decreased **1.60%** to 370 existing homes available for sale. Over the last 12 months this area has had an average of 109 closed sales per month. This represents an unsold inventory index of **3.39** 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 **3.47%** in April 2019 to \$175,900 versus the previous year at \$170,000.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 1.00 days or **3.85%** in April 2019 compared to last year's same month at **26.00** DOM.

Sales Success for April 2019 is Positive

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

There were 212 New Listings in April 2019, up **19.77%** from last year at 177. Furthermore, there were 145 Closed Listings this month versus last year at 99, a **46.46%** increase.

Closed versus Listed trends yielded a **68.4%** ratio, up from previous year's, April 2018, at **55.9%**, a **22.28%** upswing. 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®

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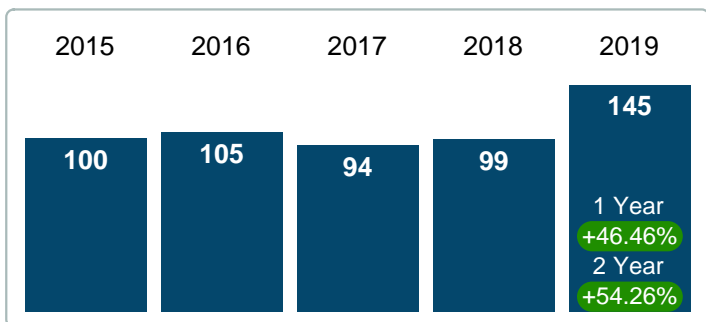
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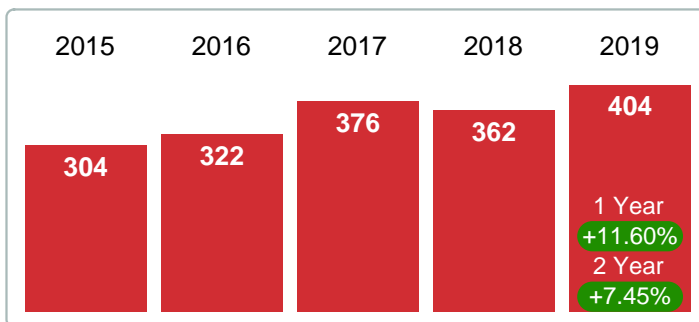
CLOSED LISTINGS

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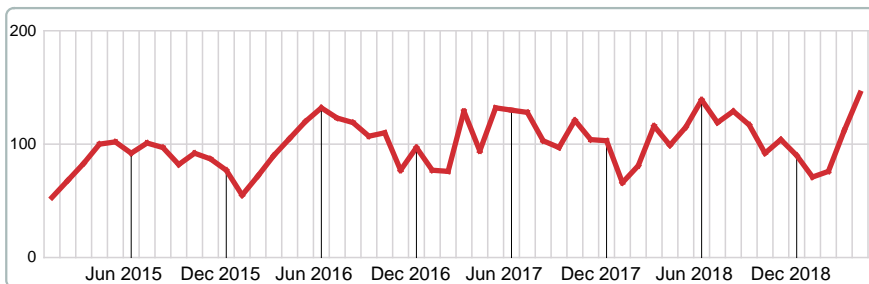
APRIL



YEAR TO DATE (YTD)

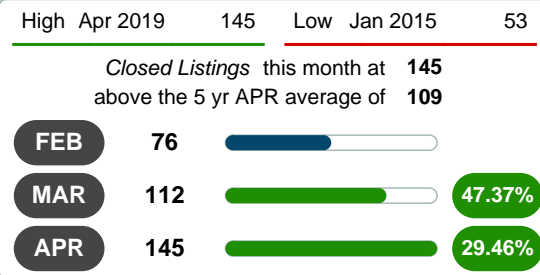


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 109



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	11	7.59%	57.0	2	8	1	0
\$75,001 - \$125,000	15	10.34%	22.0	1	11	2	1
\$125,001 - \$150,000	19	13.10%	10.0	1	17	1	0
\$150,001 - \$175,000	27	18.62%	13.0	1	20	6	0
\$175,001 - \$225,000	34	23.45%	37.0	1	22	10	1
\$225,001 - \$325,000	24	16.55%	43.5	0	14	10	0
\$325,001 and up	15	10.34%	42.0	1	2	11	1
Total Closed Units	145			7	94	41	3
Total Closed Volume	28,193,282	100%	27.0	1.09M	15.67M	10.60M	836.21K
Median Closed Price	\$175,900			\$130,000	\$158,750	\$228,000	\$200,000

April 2019



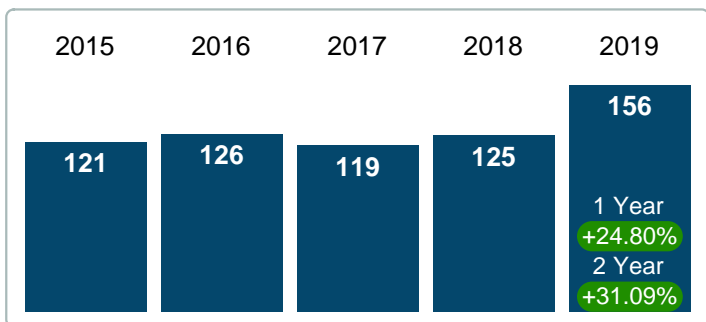
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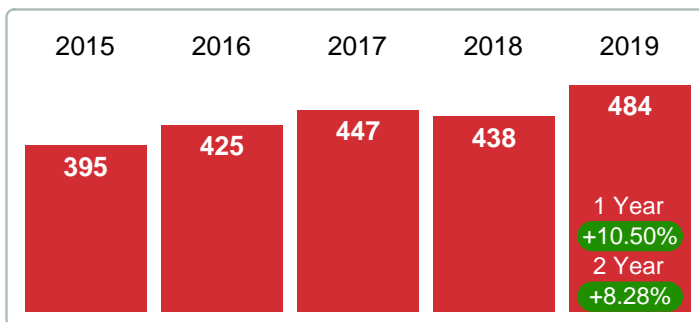
PENDING LISTINGS

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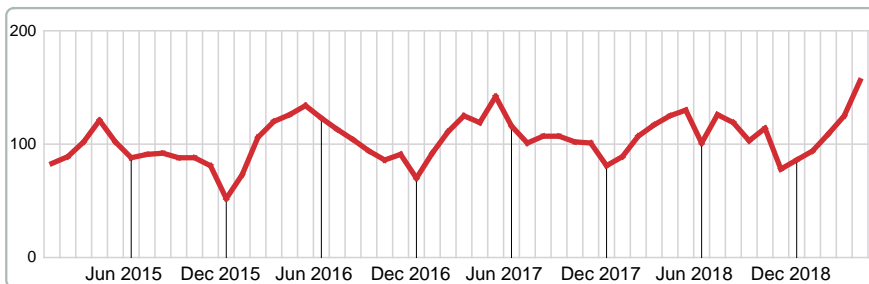
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

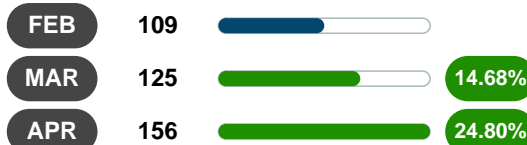


3 MONTHS

5 year APR AVG = 129

High Apr 2019 156 Low Dec 2015 52

Pending Listings this month at 156 above the 5 yr APR average of 129



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	5.77%	87.0	4	3	2	0
\$100,001 - \$125,000	9	5.77%	14.0	0	8	1	0
\$125,001 - \$150,000	21	13.46%	18.0	2	18	1	0
\$150,001 - \$200,000	53	33.97%	13.0	2	41	10	0
\$200,001 - \$225,000	20	12.82%	10.5	0	11	9	0
\$225,001 - \$300,000	28	17.95%	39.5	0	15	13	0
\$300,001 and up	16	10.26%	31.5	0	8	6	2
Total Pending Units	156			8	104	42	2
Total Pending Volume	32,106,512	100%	17.5	925.60K	20.42M	9.99M	770.00K
Median Listing Price	\$183,750			\$116,200	\$175,950	\$212,450	\$385,000

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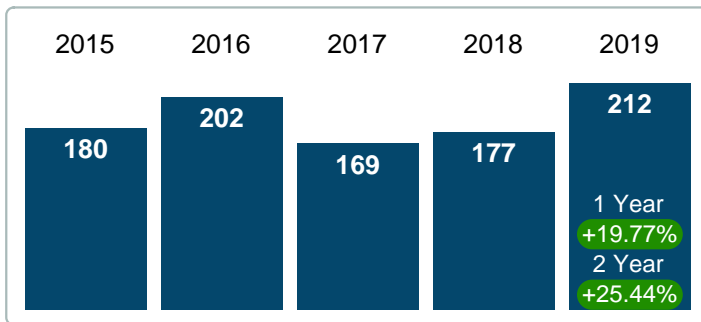
Area Delimited by County Of Wagoner - Residential Property Type



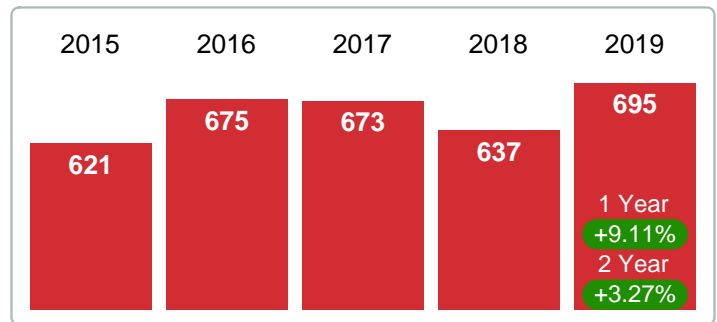
NEW LISTINGS

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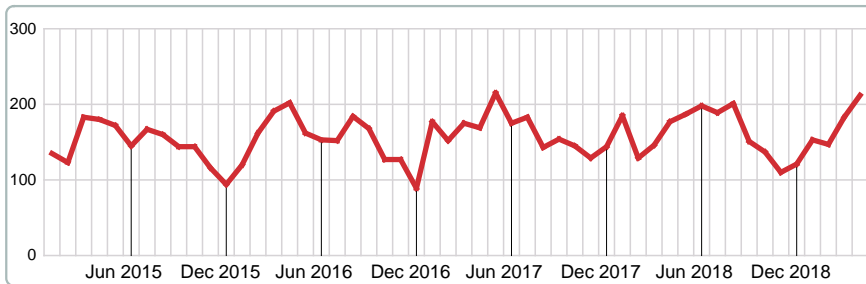
APRIL



YEAR TO DATE (YTD)

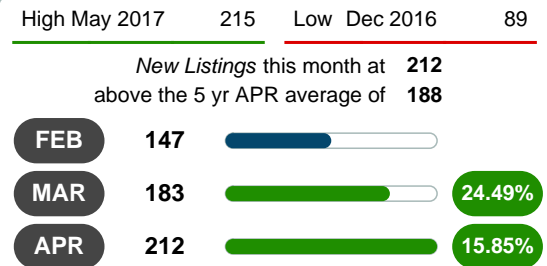


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 188



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	17	8.02%	6	9	2	0
\$100,001 - \$125,000	10	4.72%	1	9	0	0
\$125,001 - \$150,000	27	12.74%	0	23	3	1
\$150,001 - \$200,000	66	31.13%	0	47	18	1
\$200,001 - \$250,000	40	18.87%	0	22	15	3
\$250,001 - \$325,000	25	11.79%	1	11	13	0
\$325,001 and up	27	12.74%	0	8	15	4
Total New Listed Units	212		8	129	66	9
Total New Listed Volume	46,406,160	100%	838.50K	24.10M	17.44M	4.03M
Median New Listed Listing Price	\$186,381		\$78,350	\$169,900	\$218,475	\$239,900

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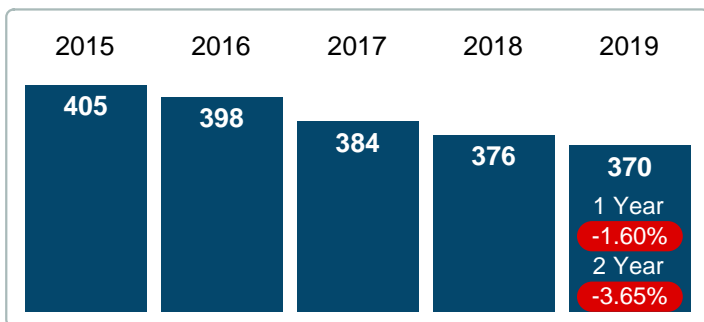
Area Delimited by County Of Wagoner - Residential Property Type



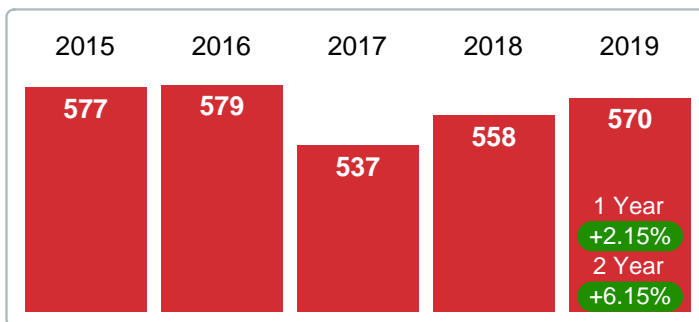
ACTIVE INVENTORY

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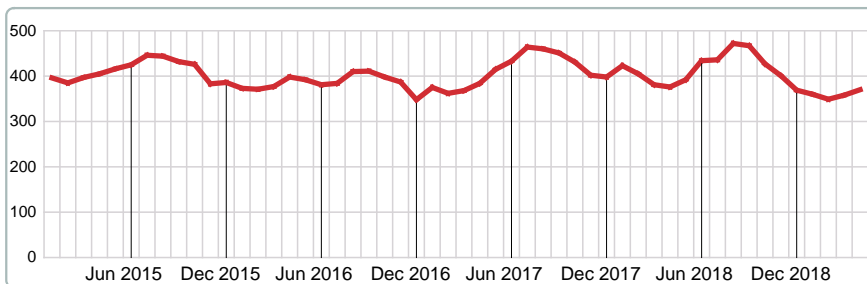
END OF APRIL



ACTIVE DURING APRIL

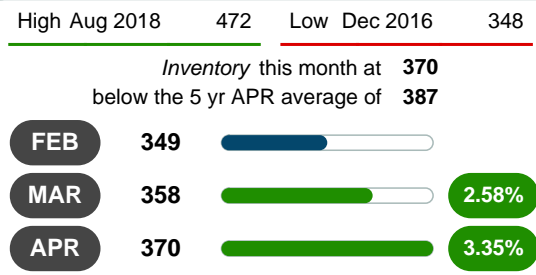


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 387



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	26	7.03%	35.0	12	13	1	0
\$75,001 - \$125,000	36	9.73%	53.5	8	20	8	0
\$125,001 - \$150,000	41	11.08%	39.0	2	28	10	1
\$150,001 - \$225,000	130	35.14%	39.0	3	82	41	4
\$225,001 - \$275,000	39	10.54%	33.0	0	24	12	3
\$275,001 - \$425,000	61	16.49%	46.0	3	16	39	3
\$425,001 and up	37	10.00%	69.0	0	9	20	8
Total Active Inventory by Units			370	28	192	131	19
Total Active Inventory by Volume			91,262,009	3.12M	38.48M	39.71M	9.95M
Median Active Inventory Listing Price			\$191,598	\$78,350	\$169,900	\$249,900	\$348,900

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Area Delimited by County Of Wagoner - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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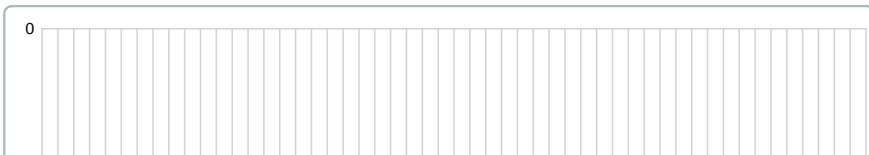
MSI FOR APRIL

2015	2016	2017	2018	2019
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INDICATORS FOR APRIL 2019

Inventory	Closed	Absorption	MSI	MSI %
370	0	0	inf	0.000%
End of Month Active Inventory	Closed Last 12 Months	Average Closed per Month over 12 Months	Months Supply of Inventory	Percent Months Supply of Inventory

5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = inf

High Apr 2019	inf	Low Apr 2019	inf
Months Supply this month at inf equal to 5 yr APR average of inf			
FEB	inf		%
MAR	inf		%
APR	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	26	7.03%	3.95	5.54	3.18	4.00	0.00
\$75,001 - \$125,000	36	9.73%	2.53	9.60	1.78	3.84	0.00
\$125,001 - \$150,000	41	11.08%	2.50	2.67	2.00	6.32	12.00
\$150,001 - \$225,000	130	35.14%	2.93	9.00	2.62	3.42	5.33
\$225,001 - \$275,000	39	10.54%	3.30	0.00	4.11	2.12	12.00
\$275,001 - \$425,000	61	16.49%	4.88	18.00	6.00	4.50	3.00
\$425,001 and up	37	10.00%	12.00	0.00	7.71	12.63	24.00
Market Supply of Inventory (MSI)			3.39	6.46	2.73	4.12	7.35
Total Active Inventory by Units		100%	370	28	192	131	19

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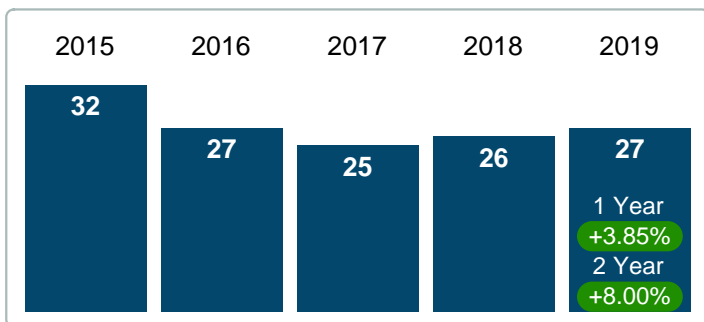
Area Delimited by County Of Wagoner - Residential Property Type



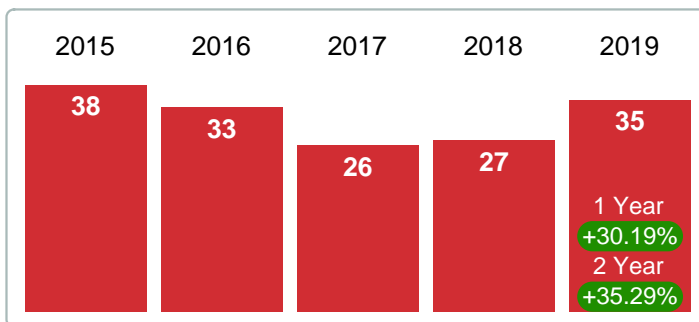
MEDIAN DAYS ON MARKET TO SALE

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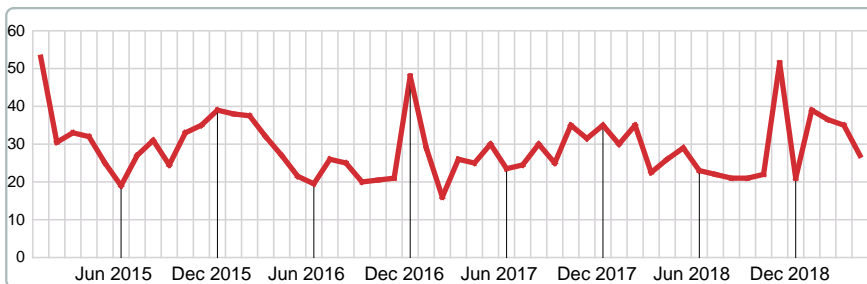
APRIL



YEAR TO DATE (YTD)

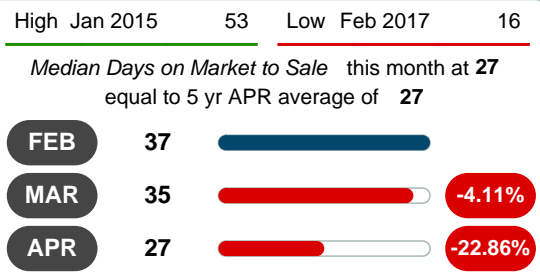


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 27



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	7.59%	57	120	11	115	0
\$75,001 - \$125,000	10.34%	22	8	28	44	22
\$125,001 - \$150,000	13.10%	10	33	10	1	0
\$150,001 - \$175,000	18.62%	13	27	13	56	0
\$175,001 - \$225,000	23.45%	37	2	41	32	14
\$225,001 - \$325,000	16.55%	44	0	46	41	0
\$325,001 and up	10.34%	42	116	32	19	181
Median Closed DOM		27	33	21	35	22
Total Closed Units	100%	27.0	7	94	41	3
Total Closed Volume		28,193,282	1.09M	15.67M	10.60M	836.21K

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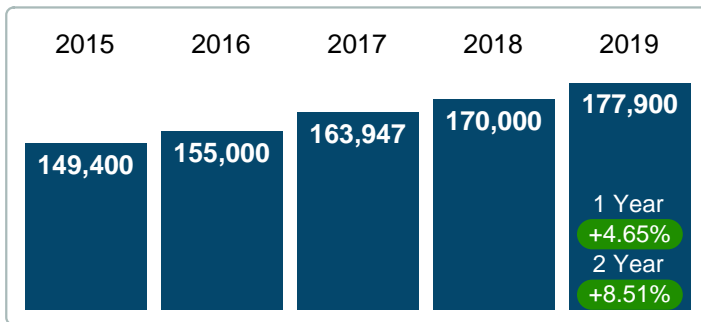
Area Delimited by County Of Wagoner - Residential Property Type



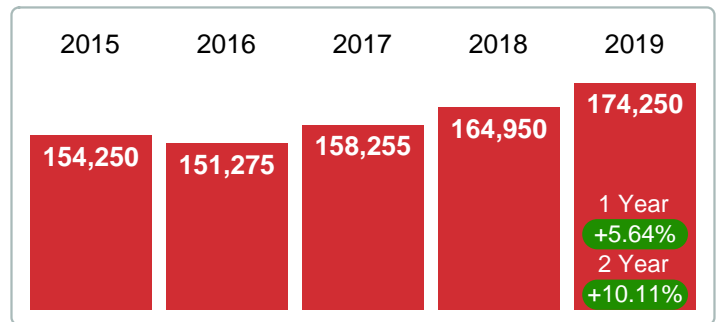
MEDIAN LIST PRICE AT CLOSING

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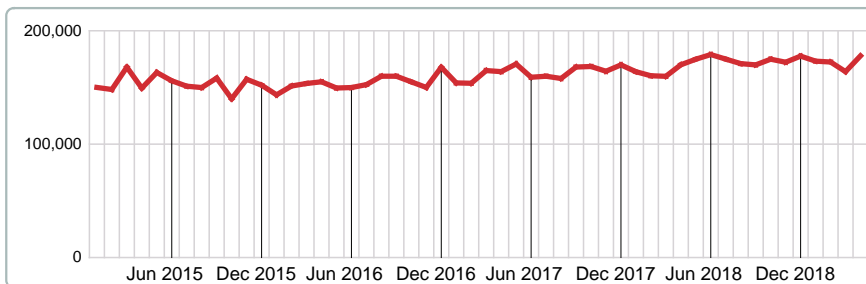
APRIL



YEAR TO DATE (YTD)

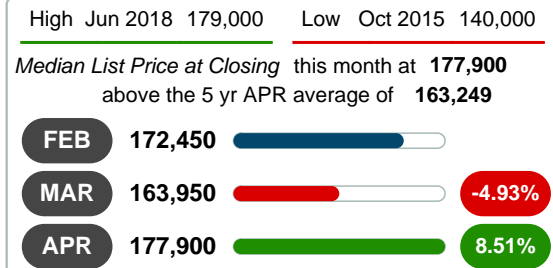


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 163,249



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	10	6.90%	42,900	62,000	40,900	24,900	0
\$75,001 - \$125,000	15	10.34%	99,000	99,500	95,100	110,000	79,900
\$125,001 - \$150,000	20	13.79%	141,000	129,900	142,500	139,083	0
\$150,001 - \$175,000	26	17.93%	159,950	164,500	159,900	164,540	0
\$175,001 - \$225,000	34	23.45%	192,745	189,000	189,950	203,209	215,000
\$225,001 - \$325,000	25	17.24%	265,000	0	260,450	269,900	0
\$325,001 and up	15	10.34%	411,700	419,000	400,506	398,765	496,354
Median List Price			177,900	129,900	159,900	234,900	215,000
Total Closed Units		100%	177,900	7	94	41	3
Total Closed Volume			28,781,614	1.13M	15.91M	10.96M	791.25K

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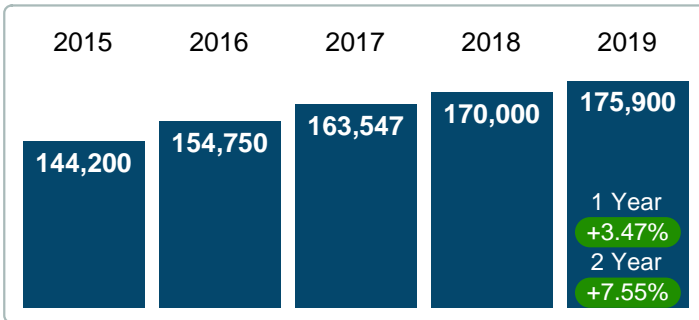
Area Delimited by County Of Wagoner - Residential Property Type



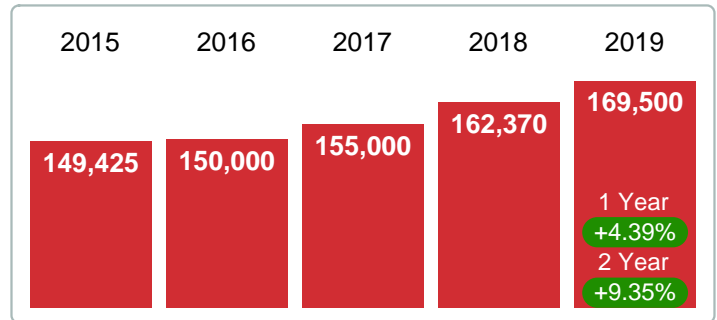
MEDIAN SOLD PRICE AT CLOSING

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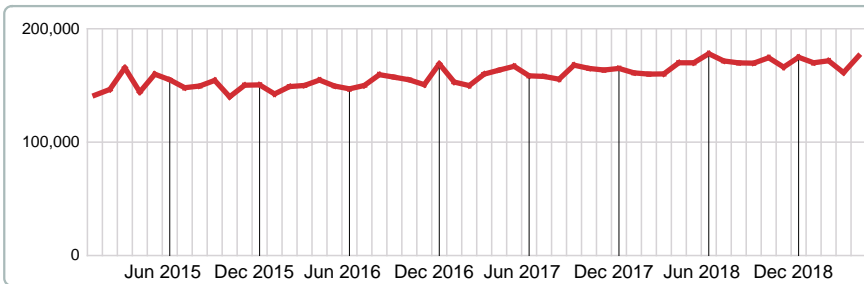
APRIL



YEAR TO DATE (YTD)

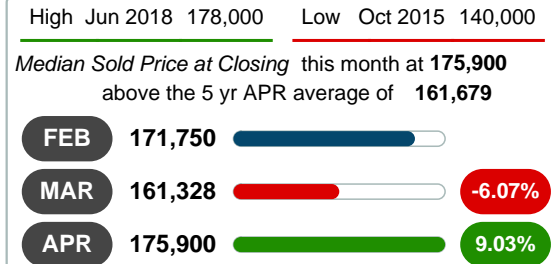


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 161,679



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	7.59%	38,000	50,250	40,138	15,500	0
\$75,001 - \$125,000	10.34%	101,000	101,000	103,030	99,500	95,000
\$125,001 - \$150,000	13.10%	139,900	130,000	139,900	148,165	0
\$150,001 - \$175,000	18.62%	159,900	164,500	158,000	166,270	0
\$175,001 - \$225,000	23.45%	192,991	189,000	188,950	201,307	200,000
\$225,001 - \$325,000	16.55%	255,750	0	252,500	265,250	0
\$325,001 and up	10.34%	398,765	401,000	380,556	390,000	541,210
Median Sold Price		175,900	130,000	158,750	228,000	200,000
Total Closed Units	100%	145	7	94	41	3
Total Closed Volume		28,193,282	1.09M	15.67M	10.60M	836.21K

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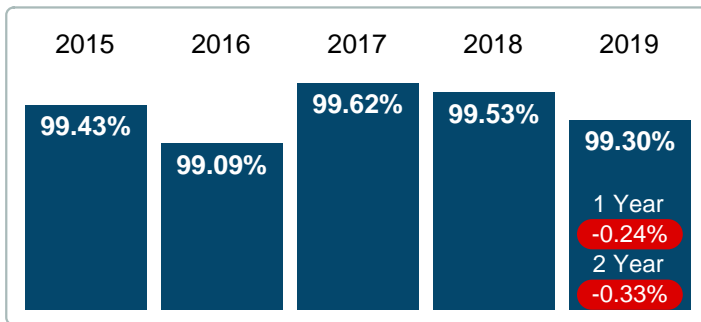
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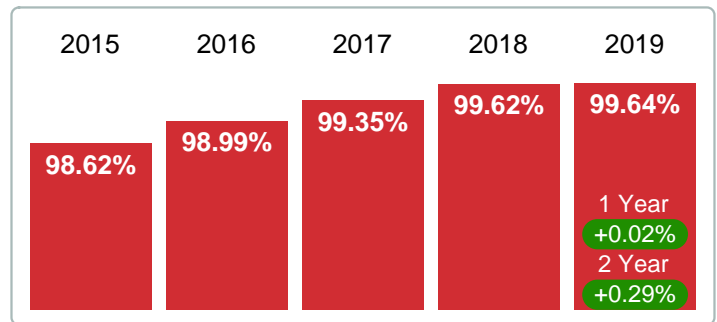
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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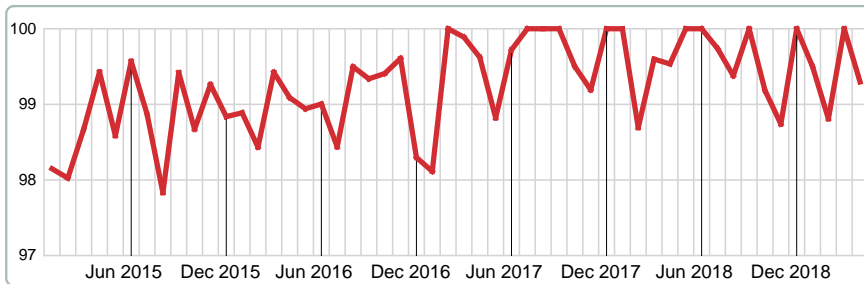
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

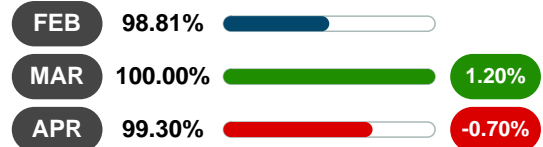


3 MONTHS

5 year APR AVG = 99.39%

High Mar 2019 100.00% Low Aug 2015 97.83%

Median Sold/List Ratio this month at 99.30% equal to 5 yr APR average of 99.39%



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
\$75,000 and less	11	7.59%	93.87%	78.85%	96.61%	62.25%	0.00%
\$75,001 - \$125,000	15	10.34%	96.37%	101.51%	96.25%	84.23%	118.90%
\$125,001 - \$150,000	19	13.10%	100.00%	100.08%	100.00%	100.00%	0.00%
\$150,001 - \$175,000	27	18.62%	100.00%	100.00%	99.87%	100.00%	0.00%
\$175,001 - \$225,000	34	23.45%	99.78%	100.00%	99.78%	99.07%	93.02%
\$225,001 - \$325,000	24	16.55%	98.04%	0.00%	98.31%	97.17%	0.00%
\$325,001 and up	15	10.34%	97.39%	95.70%	95.66%	97.39%	109.04%
Median Sold/List Ratio		99.30%		100.00%	99.52%	97.84%	109.04%
Total Closed Units		145	100%	7	94	41	3
Total Closed Volume		28,193,282		1.09M	15.67M	10.60M	836.21K

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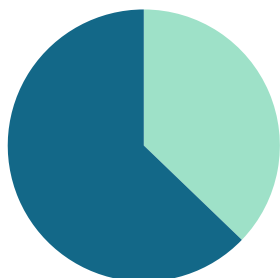
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jul 20, 2023 for MLS Technology Inc.

INVENTORY

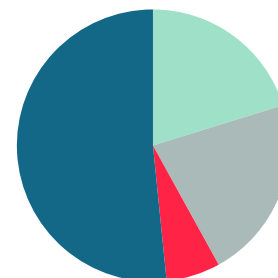


Inventory
 New Listings
212 = 37.19%
 Start Inventory
358
 Total Inventory Units
570
 Volume
\$135,410,021

Market Activity

Closed Sales
145 = 20.22%
 Pending Sales
156 = 21.76%
 Other Off Market
46 = 6.42%
 Active Inventory
370 = 51.60%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	99	145	46.46%	362	404	11.60%
Pending Sales	125	156	24.80%	438	484	10.50%
New Listings	177	212	19.77%	637	695	9.11%
Median List Price	170,000	177,900	4.65%	164,950	174,250	5.64%
Median Sale Price	170,000	175,900	3.47%	162,370	169,500	4.39%
Median Percent of Selling Price to List Price	99.53%	99.30%	-0.24%	99.62%	99.64%	0.02%
Median Days on Market to Sale	26.00	27.00	3.85%	26.50	34.50	30.19%
Monthly Inventory	376	370	-1.60%	376	370	-1.60%
Months Supply of Inventory	3.53	3.39	-3.78%	3.53	3.39	-3.78%

Absorption: Last 12 months, an Average of **109** Sales/Month

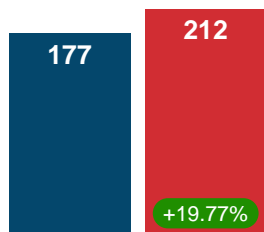
Inventory on April 30, 2019 = **370**

2018 **2019**

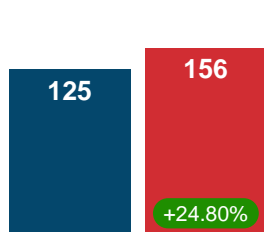
APRIL MARKET

MEDIAN PRICES

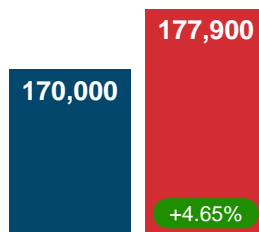
New Listings



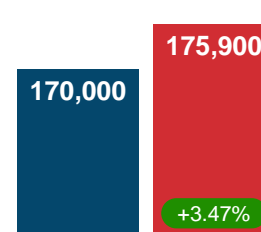
Pending Listings



List Price



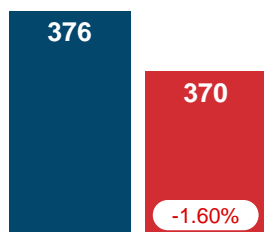
Sale Price



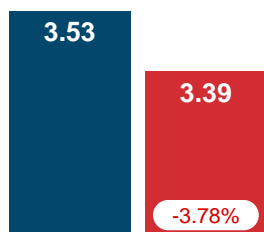
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

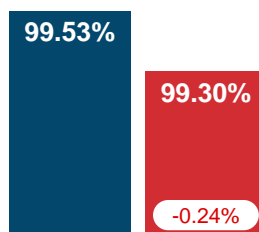
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

