

July 2019



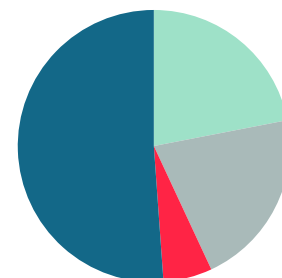
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	July 2019	+/-%
Closed Listings	119	155	30.25%
Pending Listings	126	149	18.25%
New Listings	189	163	-13.76%
Median List Price	175,000	177,500	1.43%
Median Sale Price	171,621	175,000	1.97%
Median Percent of Selling Price to List Price	99.74%	99.66%	-0.08%
Median Days on Market to Sale	22.00	23.00	4.55%
End of Month Inventory	436	361	-17.20%
Months Supply of Inventory	4.14	3.19	-22.88%



■ Closed (21.95%)
■ Pending (21.10%)
■ Other OffMarket (5.81%)
■ Active (51.13%)

Absorption: Last 12 months, an Average of **113** Sales/Month
Active Inventory as of July 31, 2019 = **361**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2019 decreased **17.20%** to 361 existing homes available for sale. Over the last 12 months this area has had an average of 113 closed sales per month. This represents an unsold inventory index of **3.19** 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 **1.97%** in July 2019 to \$175,000 versus the previous year at \$171,621.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 1.00 days or **4.55%** in July 2019 compared to last year's same month at **22.00** DOM.

Sales Success for July 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 163 New Listings in July 2019, down **13.76%** from last year at 189. Furthermore, there were 155 Closed Listings this month versus last year at 119, a **30.25%** increase.

Closed versus Listed trends yielded a **95.1%** ratio, up from previous year's, July 2018, at **63.0%**, a **51.03%** 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®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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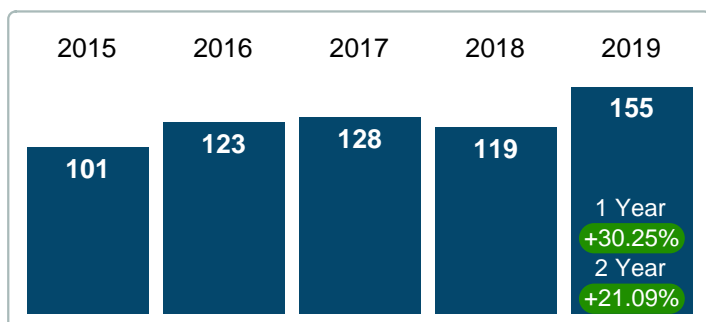
Area Delimited by County Of Wagoner - Residential Property Type



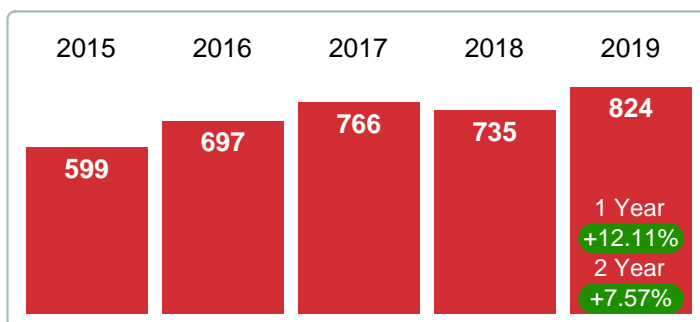
CLOSED LISTINGS

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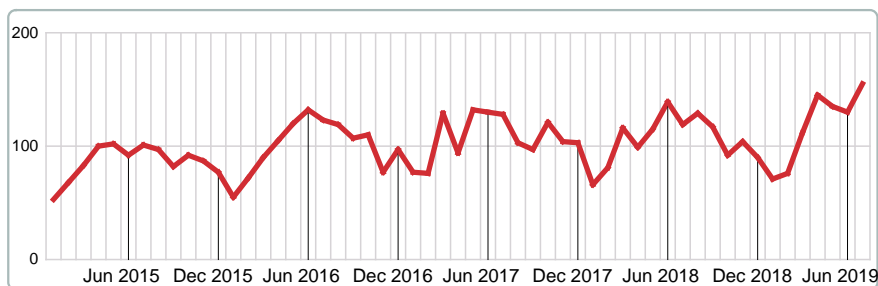
JULY



YEAR TO DATE (YTD)

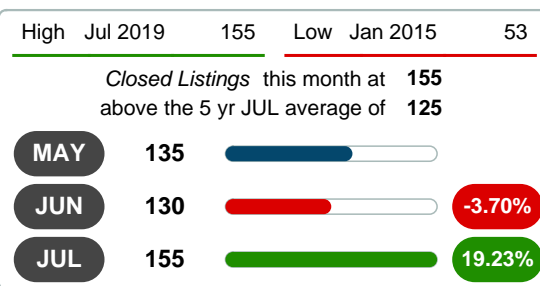


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 125



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	15	9.68%	20.0	2	12	1	0
\$100,001 - \$125,000	11	7.10%	7.0	1	8	2	0
\$125,001 - \$150,000	22	14.19%	19.5	1	19	2	0
\$150,001 - \$175,000	31	20.00%	24.0	0	22	9	0
\$175,001 - \$225,000	35	22.58%	26.0	1	24	10	0
\$225,001 - \$300,000	25	16.13%	34.0	0	9	16	0
\$300,001 and up	16	10.32%	51.0	0	5	9	2
Total Closed Units	155			5	99	49	2
Total Closed Volume	30,158,619	100%	23.0	512.90K	16.88M	11.70M	1.07M
Median Closed Price	\$175,000			\$105,000	\$162,800	\$233,000	\$535,000

July 2019



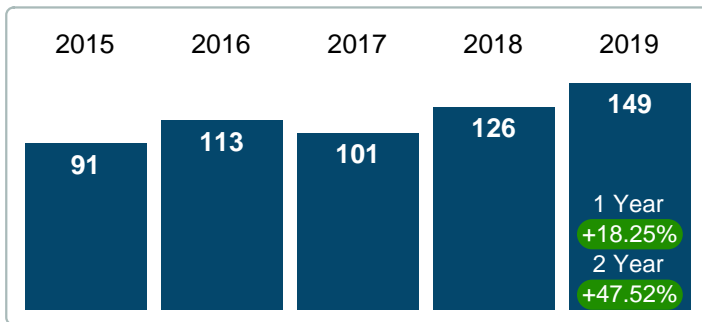
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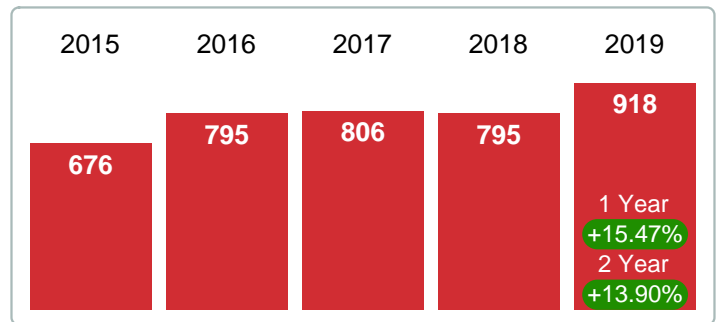
PENDING LISTINGS

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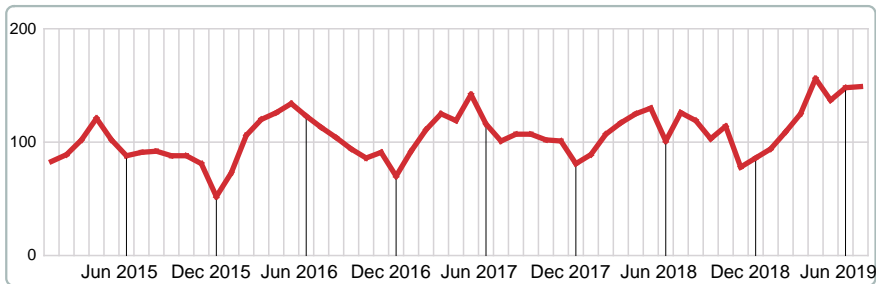
JULY



YEAR TO DATE (YTD)

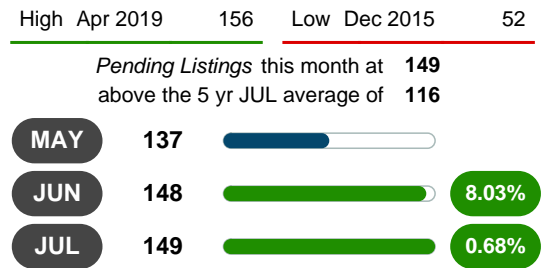


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 116



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	12	8.05%	10.5	4	7	1	0
\$100,001 - \$125,000	9	6.04%	24.0	1	4	4	0
\$125,001 - \$150,000	23	15.44%	12.0	0	22	1	0
\$150,001 - \$175,000	38	25.50%	55.5	0	27	11	0
\$175,001 - \$225,000	28	18.79%	31.5	0	20	8	0
\$225,001 - \$300,000	22	14.77%	16.5	1	10	10	1
\$300,001 and up	17	11.41%	28.0	0	5	10	2
Total Pending Units	149			6	95	45	3
Total Pending Volume	29,774,128	100%	31.0	748.60K	16.78M	11.02M	1.22M
Median Listing Price	\$169,500			\$99,450	\$159,900	\$208,084	\$312,310

July 2019



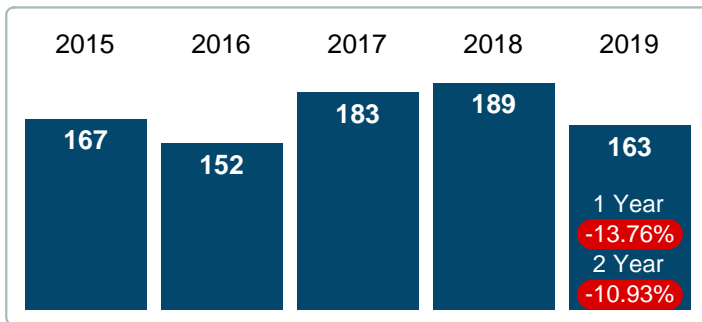
Area Delimited by County Of Wagoner - Residential Property Type



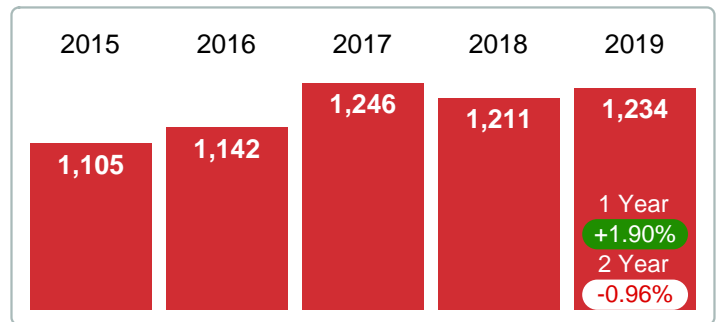
NEW LISTINGS

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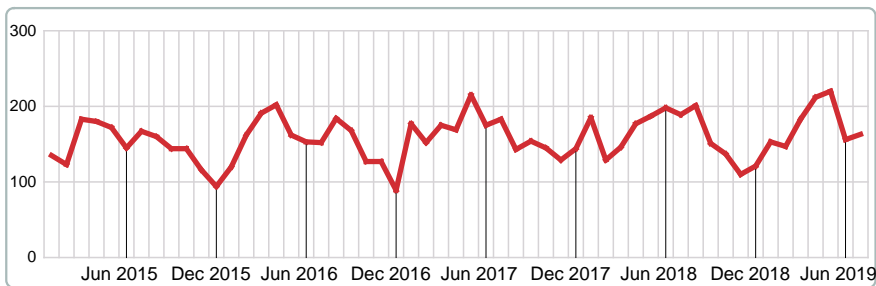
JULY



YEAR TO DATE (YTD)

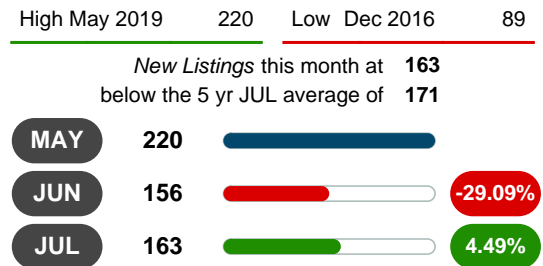


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 171



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.59%	5	7	2	0
\$75,001 - \$125,000	17	10.43%	3	12	2	0
\$125,001 - \$150,000	21	12.88%	0	18	3	0
\$150,001 - \$200,000	45	27.61%	2	30	12	1
\$200,001 - \$250,000	22	13.50%	0	14	8	0
\$250,001 - \$375,000	25	15.34%	0	11	11	3
\$375,001 and up	19	11.66%	0	7	7	5
Total New Listed Units	163		10	99	45	9
Total New Listed Volume	34,810,655	100%	928.20K	18.87M	11.22M	3.80M
Median New Listed Listing Price	\$179,900		\$74,250	\$164,900	\$229,900	\$435,000

July 2019



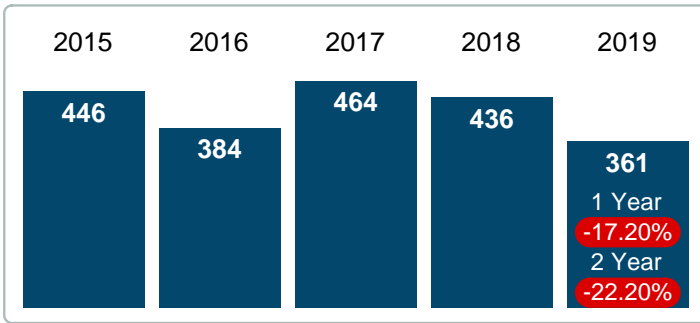
Area Delimited by County Of Wagoner - Residential Property Type



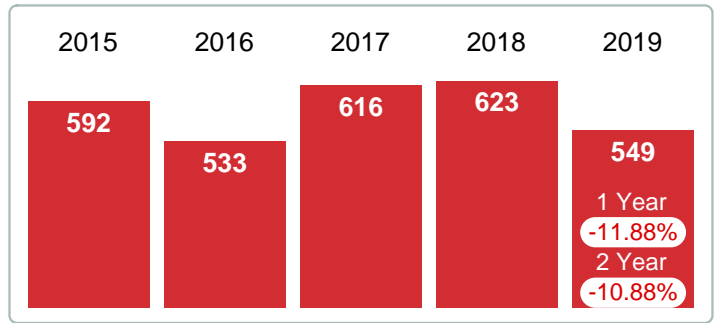
ACTIVE INVENTORY

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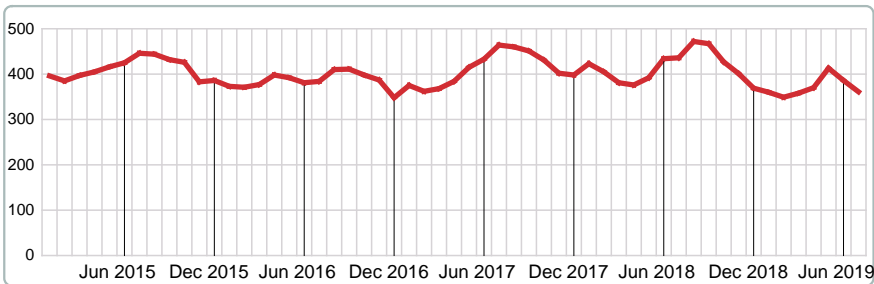
END OF JULY



ACTIVE DURING JULY

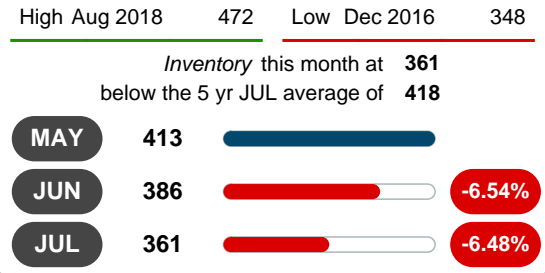


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 418



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$50,000 and less	14	3.88%	59.5	7	6	1	0	
\$50,001 - \$125,000	56	15.51%	59.5	20	29	7	0	
\$125,001 - \$150,000	36	9.97%	59.0	2	28	6	0	
\$150,001 - \$225,000	113	31.30%	56.0	5	72	34	2	
\$225,001 - \$275,000	43	11.91%	40.0	0	21	20	2	
\$275,001 - \$425,000	53	14.68%	69.0	0	20	28	5	
\$425,001 and up	46	12.74%	63.0	1	8	24	13	
Total Active Inventory by Units		361		35	184	120	22	
Total Active Inventory by Volume		91,880,850	100%	61.0	3.74M	34.98M	39.66M	13.50M
Median Active Inventory Listing Price		\$194,000			\$79,500	\$168,768	\$251,605	\$469,945

July 2019



Area Delimited by County Of Wagoner - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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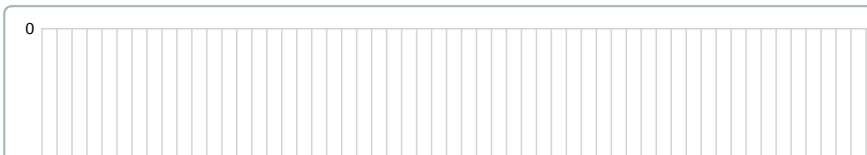
MSI FOR JULY

2015	2016	2017	2018	2019
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INDICATORS FOR JULY 2019

Inventory	Closed	Absorption	MSI	MSI %
361	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 JUL AVG = inf

High Jul 2019	inf	Low Jul 2019	inf
Months Supply this month at inf equal to 5 yr JUL average of inf			
MAY	inf		%
JUN	inf		%
JUL	inf		%

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	14	3.88%	3.73	5.25	2.67	12.00	0.00
\$50,001 - \$125,000	56	15.51%	3.39	12.00	2.34	3.00	0.00
\$125,001 - \$150,000	36	9.97%	2.17	2.18	2.00	3.79	0.00
\$150,001 - \$225,000	113	31.30%	2.38	12.00	2.14	2.67	2.67
\$225,001 - \$275,000	43	11.91%	3.63	0.00	3.55	3.64	6.00
\$275,001 - \$425,000	53	14.68%	3.88	0.00	6.15	3.03	5.00
\$425,001 and up	46	12.74%	14.53	12.00	6.86	16.00	31.20
Market Supply of Inventory (MSI)			3.19	7.50	2.54	3.64	8.00
Total Active Inventory by Units		100%	361	35	184	120	22

July 2019



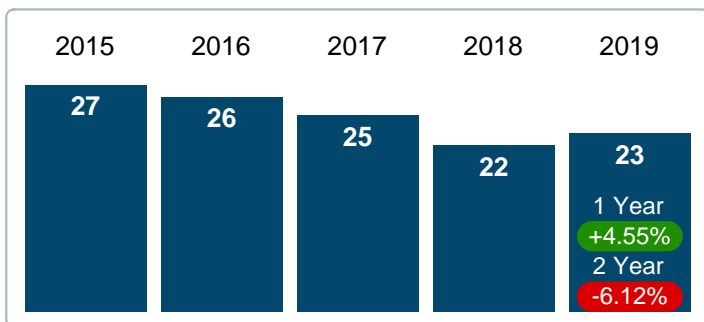
Area Delimited by County Of Wagoner - Residential Property Type



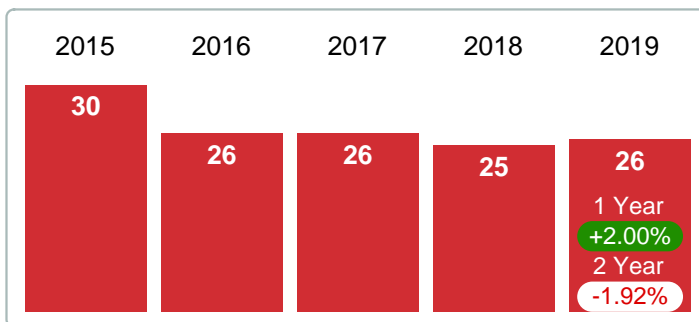
MEDIAN DAYS ON MARKET TO SALE

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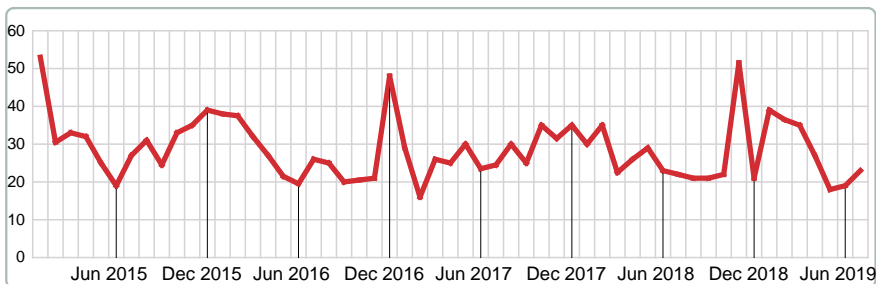
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

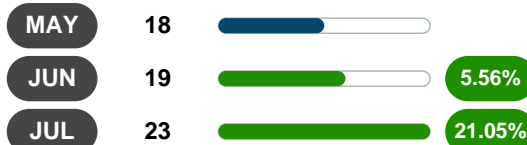


3 MONTHS

5 year JUL AVG = 25

High Jan 2015 53 Low Feb 2017 16

Median Days on Market to Sale this month at 23 below the 5 yr JUL average of 25



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	9.68%	20	13	19	56	0
\$100,001 - \$125,000	7.10%	7	7	6	16	0
\$125,001 - \$150,000	14.19%	20	1	19	87	0
\$150,001 - \$175,000	20.00%	24	0	13	49	0
\$175,001 - \$225,000	22.58%	26	96	13	34	0
\$225,001 - \$300,000	16.13%	34	0	7	40	0
\$300,001 and up	10.32%	51	0	66	37	65
Median Closed DOM		23	7	17	38	65
Total Closed Units	100%	23.0	5	99	49	2
Total Closed Volume		30,158,619	512.90K	16.88M	11.70M	1.07M

July 2019



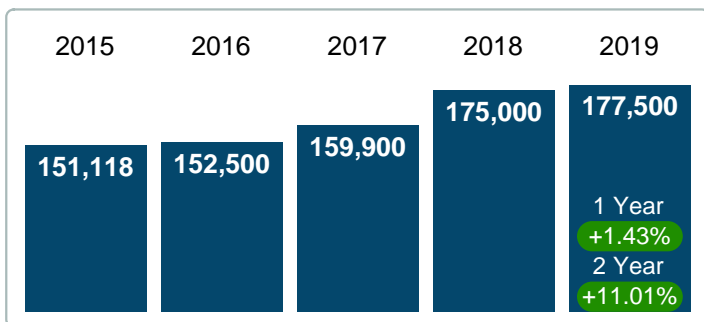
Area Delimited by County Of Wagoner - Residential Property Type



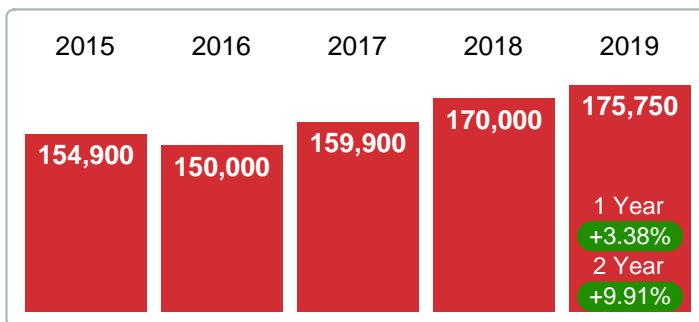
MEDIAN LIST PRICE AT CLOSING

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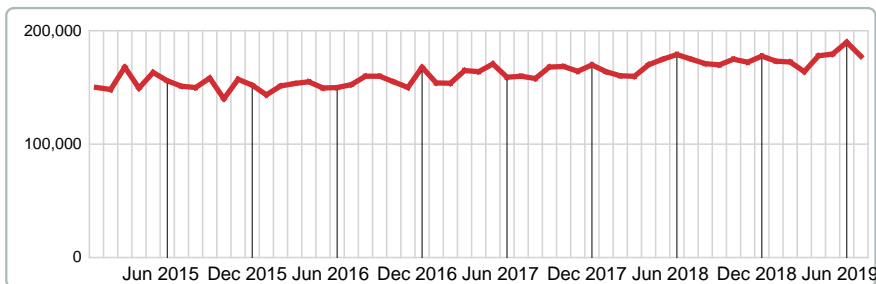
JULY



YEAR TO DATE (YTD)

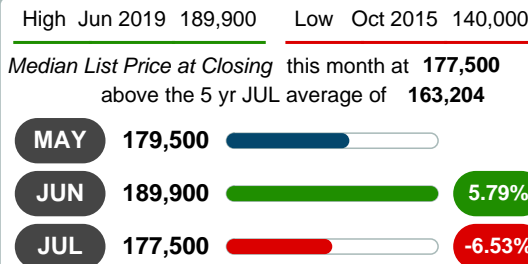


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 163,204



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	15	9.68%	70,000	54,500	70,248	75,900	0
\$100,001 - \$125,000	10	6.45%	114,500	103,000	117,000	111,650	0
\$125,001 - \$150,000	20	12.90%	142,500	130,000	142,500	147,900	0
\$150,001 - \$175,000	31	20.00%	162,685	0	162,500	163,593	0
\$175,001 - \$225,000	36	23.23%	192,200	177,500	190,598	202,302	0
\$225,001 - \$300,000	27	17.42%	259,900	0	247,500	279,950	0
\$300,001 and up	16	10.32%	385,900	0	349,900	384,900	598,950
Median List Price			177,500	103,000	165,000	239,900	598,950
Total Closed Units		100%	177,500	5	99	49	2
Total Closed Volume			30,738,676	519.50K	17.17M	11.86M	1.20M

July 2019



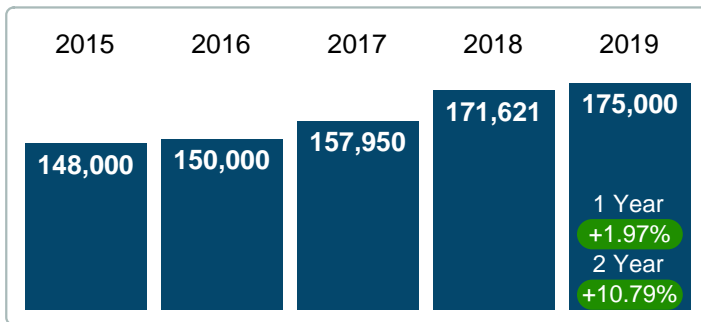
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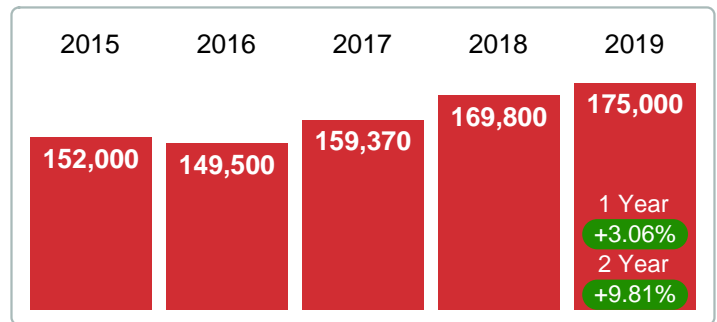
MEDIAN SOLD PRICE AT CLOSING

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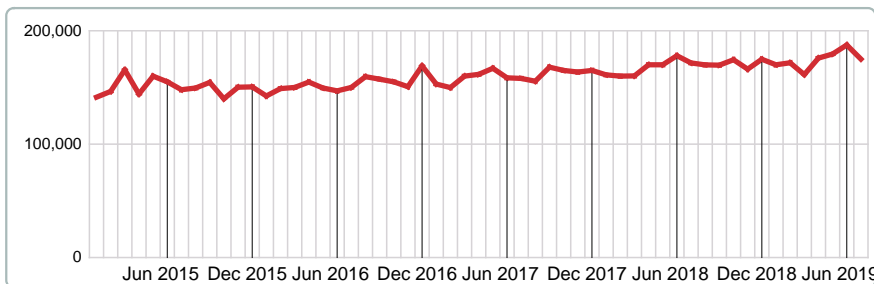
JULY



YEAR TO DATE (YTD)

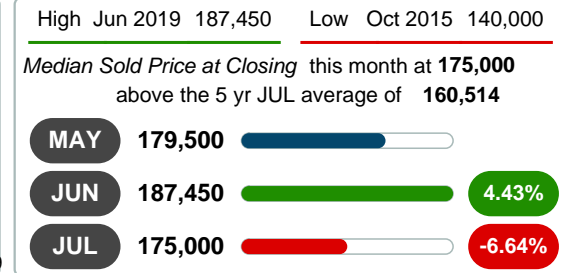


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 160,514



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	15	9.68%	65,000	50,500	63,600	70,000	0
\$100,001 - \$125,000	11	7.10%	115,000	105,000	119,000	113,750	0
\$125,001 - \$150,000	22	14.19%	143,358	130,000	143,715	142,000	0
\$150,001 - \$175,000	31	20.00%	162,685	0	163,400	162,620	0
\$175,001 - \$225,000	35	22.58%	198,900	176,900	192,950	202,250	0
\$225,001 - \$300,000	25	16.13%	260,000	0	249,950	277,000	0
\$300,001 and up	16	10.32%	376,450	0	344,900	378,000	535,000
Median Sold Price			175,000	105,000	162,800	233,000	535,000
Total Closed Units		100%	175,000	5	99	49	2
Total Closed Volume			30,158,619	512.90K	16.88M	11.70M	1.07M

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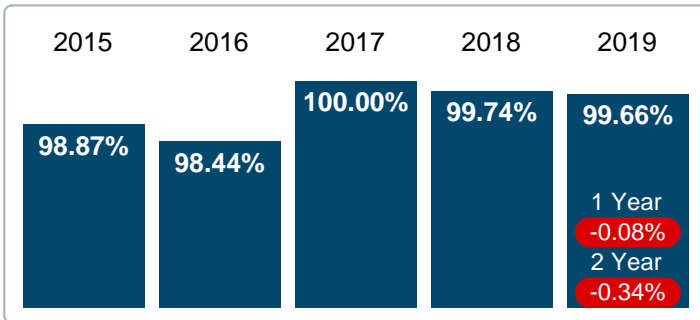
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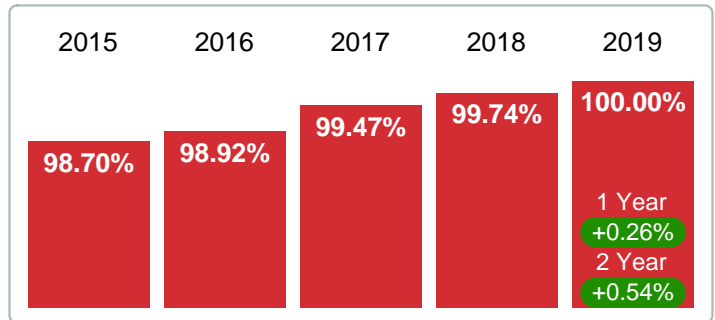
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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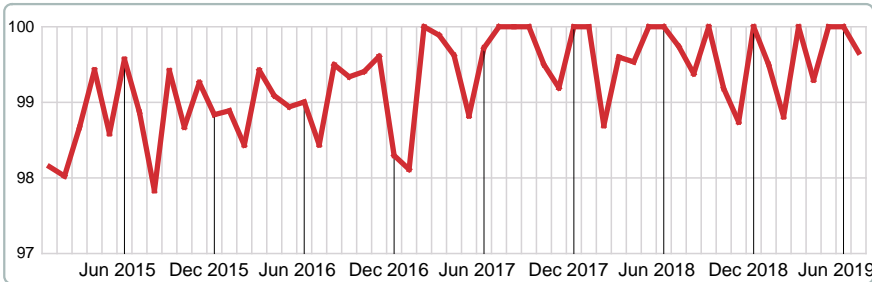
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

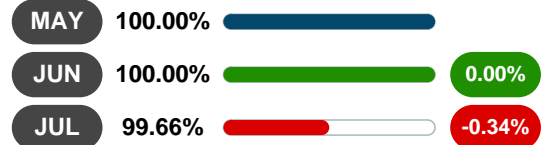


3 MONTHS

5 year JUL AVG = 99.34%

High Jun 2019 100.00% Low Aug 2015 97.83%

Median Sold/List Ratio this month at **99.66%**
above the 5 yr JUL average of **99.34%**



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	15	9.68%	95.51%	92.58%	98.75%	92.23%	0.00%
\$100,001 - \$125,000	11	7.10%	101.71%	101.94%	100.42%	101.94%	0.00%
\$125,001 - \$150,000	22	14.19%	100.00%	100.00%	100.00%	98.57%	0.00%
\$150,001 - \$175,000	31	20.00%	99.08%	0.00%	98.50%	100.00%	0.00%
\$175,001 - \$225,000	35	22.58%	100.00%	99.66%	100.00%	99.96%	0.00%
\$225,001 - \$300,000	25	16.13%	99.48%	0.00%	100.00%	98.58%	0.00%
\$300,001 and up	16	10.32%	99.31%	0.00%	95.04%	100.00%	90.09%
Median Sold/List Ratio		99.66%		99.66%	99.50%	100.00%	90.09%
Total Closed Units		155	100%	5	99	49	2
Total Closed Volume		30,158,619		512.90K	16.88M	11.70M	1.07M

July 2019



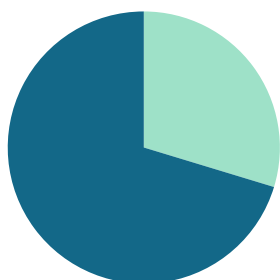
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

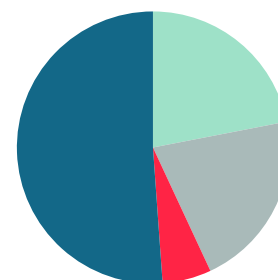


Inventory
 New Listings
163 = 29.69%
 Start Inventory
386
 Total Inventory Units
549
 Volume
\$131,979,106

Market Activity

Closed Sales
155 = 21.95%
 Pending Sales
149 = 21.10%
 Other Off Market
41 = 5.81%
 Active Inventory
361 = 51.13%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	119	155	30.25%	735	824	12.11%
Pending Sales	126	149	18.25%	795	918	15.47%
New Listings	189	163	-13.76%	1,211	1,234	1.90%
Median List Price	175,000	177,500	1.43%	170,000	175,750	3.38%
Median Sale Price	171,621	175,000	1.97%	169,800	175,000	3.06%
Median Percent of Selling Price to List Price	99.74%	99.66%	-0.08%	99.74%	100.00%	0.26%
Median Days on Market to Sale	22.00	23.00	4.55%	25.00	25.50	2.00%
Monthly Inventory	436	361	-17.20%	436	361	-17.20%
Months Supply of Inventory	4.14	3.19	-22.88%	4.14	3.19	-22.88%

Absorption: Last 12 months, an Average of 113 Sales/Month

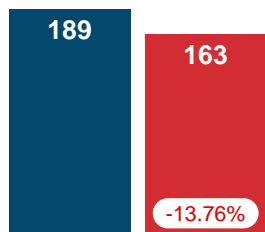
Inventory on July 31, 2019 = 361

2018 **2019**

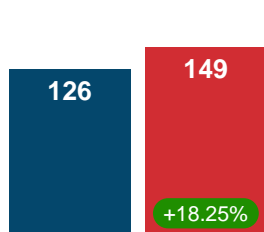
JULY MARKET

MEDIAN PRICES

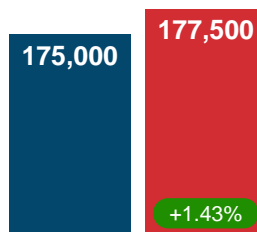
New Listings



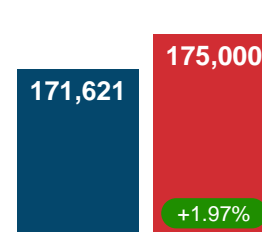
Pending Listings



List Price



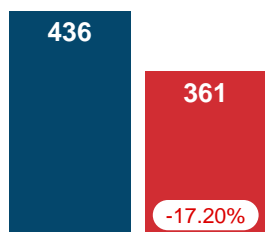
Sale Price



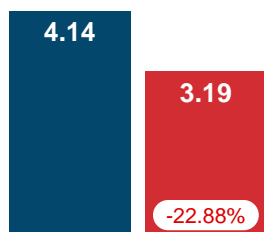
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

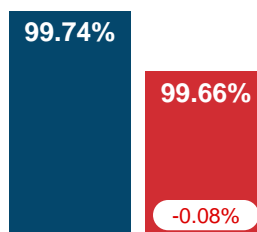
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

