

June 2019



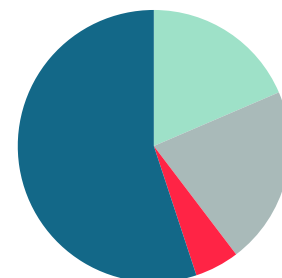
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	June 2019	+/-%
Closed Listings	139	130	-6.47%
Pending Listings	101	148	46.53%
New Listings	198	156	-21.21%
Median List Price	179,000	189,900	6.09%
Median Sale Price	178,000	187,450	5.31%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	23.00	19.00	-17.39%
End of Month Inventory	434	386	-11.06%
Months Supply of Inventory	4.09	3.51	-14.29%



■ Closed (18.54%)
■ Pending (21.11%)
■ Other OffMarket (5.28%)
■ Active (55.06%)

Absorption: Last 12 months, an Average of **110** Sales/Month
Active Inventory as of June 30, 2019 = **386**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of June 2019 decreased **11.06%** to 386 existing homes available for sale. Over the last 12 months this area has had an average of 110 closed sales per month. This represents an unsold inventory index of **3.51** 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 **5.31%** in June 2019 to \$187,450 versus the previous year at \$178,000.

Median Days on Market Shortens

The median number of **19.00** days that homes spent on the market before selling decreased by 4.00 days or **17.39%** in June 2019 compared to last year's same month at **23.00** DOM.

Sales Success for June 2019 is Positive

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

There were 156 New Listings in June 2019, down **21.21%** from last year at 198. Furthermore, there were 130 Closed Listings this month versus last year at 139, a **-6.47%** decrease.

Closed versus Listed trends yielded a **83.3%** ratio, up from previous year's, June 2018, at **70.2%**, a **18.71%** 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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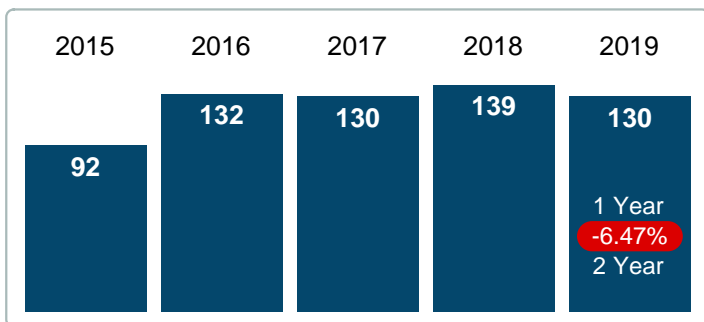
Area Delimited by County Of Wagoner - Residential Property Type



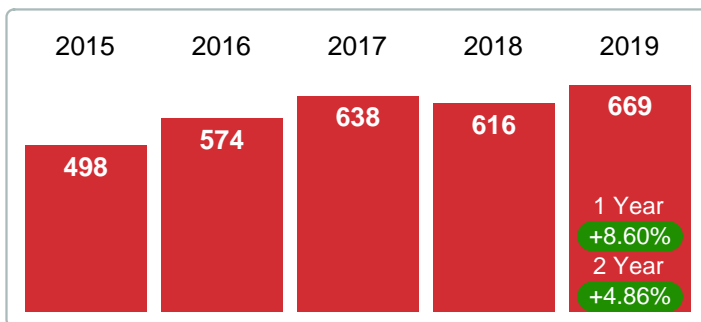
CLOSED LISTINGS

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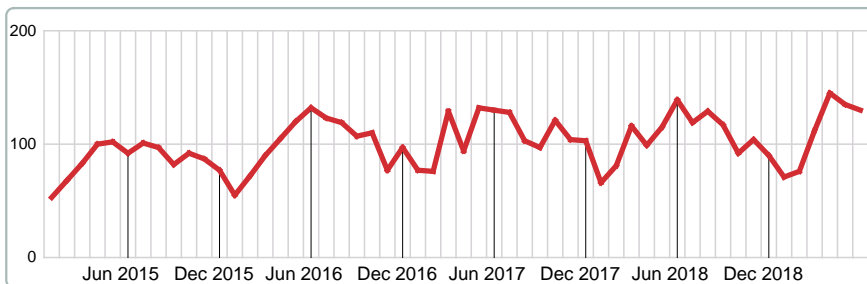
JUNE



YEAR TO DATE (YTD)

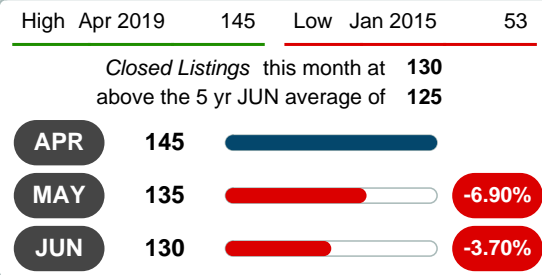


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN 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
\$75,000 and less	9	6.92%	38.0	3	4	2	0
\$75,001 - \$125,000	18	13.85%	11.5	1	16	1	0
\$125,001 - \$150,000	7	5.38%	15.0	0	6	0	1
\$150,001 - \$200,000	42	32.31%	11.0	0	31	10	1
\$200,001 - \$250,000	24	18.46%	34.5	0	12	9	3
\$250,001 - \$325,000	16	12.31%	19.0	0	5	10	1
\$325,001 and up	14	10.77%	23.0	0	4	10	0
Total Closed Units	130			4	78	42	6
Total Closed Volume	25,897,435	100%	19.0	234.50K	13.77M	10.56M	1.33M
Median Closed Price	\$187,450			\$55,750	\$159,000	\$243,450	\$216,500

June 2019



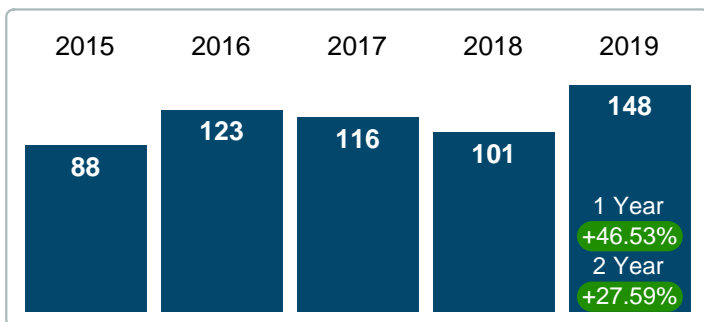
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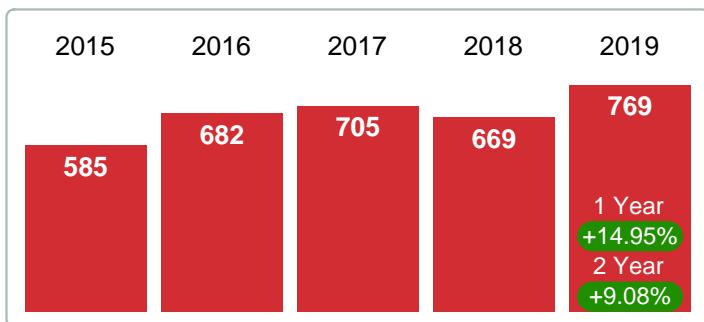
PENDING LISTINGS

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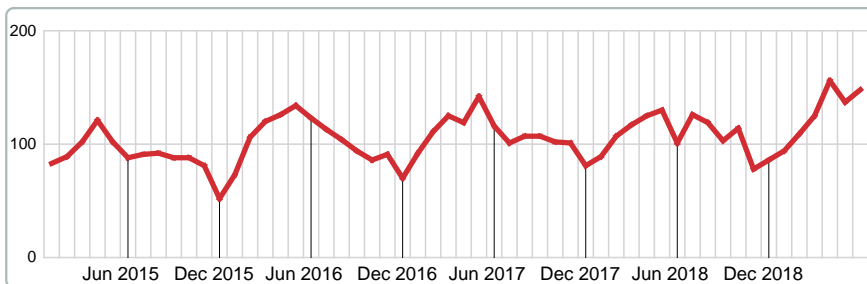
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 115

High Apr 2019 156 Low Dec 2015 52

Pending Listings this month at **148**
above the 5 yr JUN 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
\$50,000 and less	5	3.38%	29.0	1	4	0	0
\$50,001 - \$125,000	27	18.24%	20.0	1	23	3	0
\$125,001 - \$150,000	20	13.51%	24.0	0	15	4	1
\$150,001 - \$175,000	28	18.92%	19.5	0	22	6	0
\$175,001 - \$225,000	34	22.97%	28.5	0	25	8	1
\$225,001 - \$275,000	15	10.14%	10.0	0	10	5	0
\$275,001 and up	19	12.84%	48.0	0	2	15	2
Total Pending Units	148			2	101	41	4
Total Pending Volume	27,359,935	100%	23.0	148.00K	16.07M	9.93M	1.22M
Median Listing Price	\$169,500			\$74,000	\$162,500	\$224,900	\$259,950

June 2019



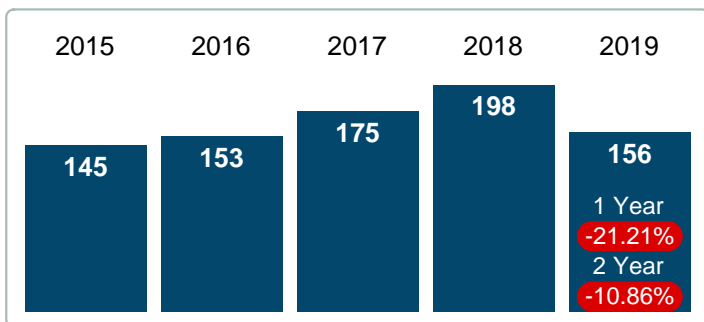
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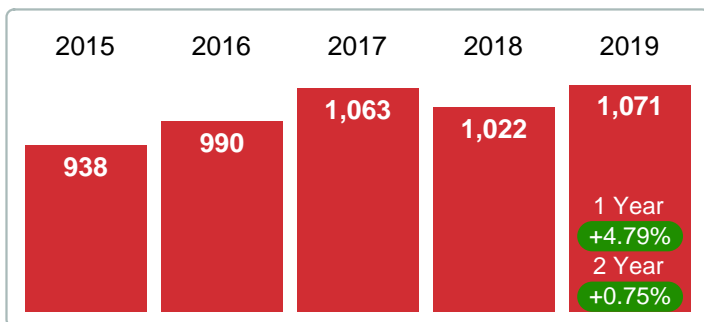
NEW LISTINGS

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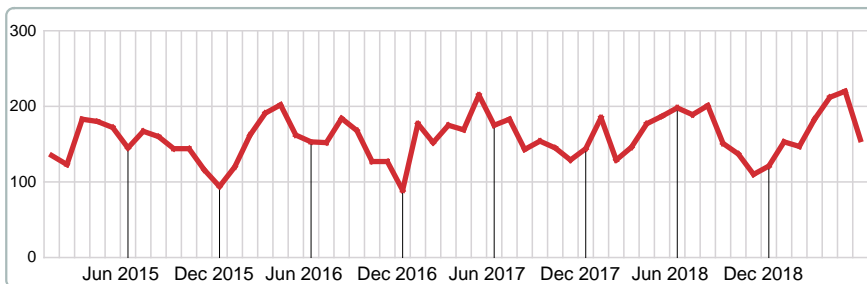
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 165

High May 2019 220 Low Dec 2016 89

New Listings this month at 156 below the 5 yr JUN average of 165

- APR 212
- MAY 220 +3.77%
- JUN 156 -29.09%

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	8	5.13%	4	4	0	0
\$75,001 - \$125,000	22	14.10%	6	13	3	0
\$125,001 - \$150,000	21	13.46%	0	18	2	1
\$150,001 - \$175,000	25	16.03%	0	23	2	0
\$175,001 - \$225,000	36	23.08%	1	26	8	1
\$225,001 - \$300,000	26	16.67%	0	9	16	1
\$300,001 and up	18	11.54%	0	5	10	3
Total New Listed Units	156		11	98	41	6
Total New Listed Volume	31,699,787	100%	936.60K	16.95M	10.81M	3.00M
Median New Listed Listing Price	\$177,296		\$79,900	\$168,500	\$239,900	\$458,000

June 2019



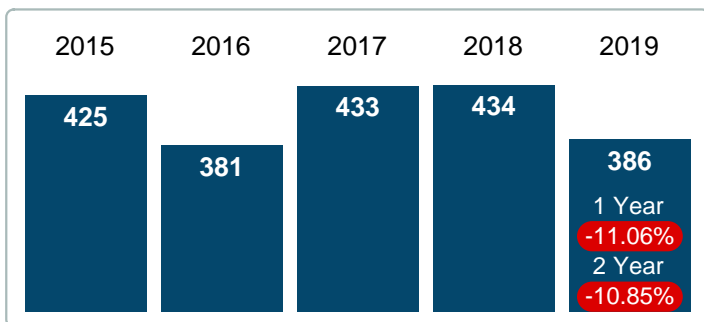
Area Delimited by County Of Wagoner - Residential Property Type



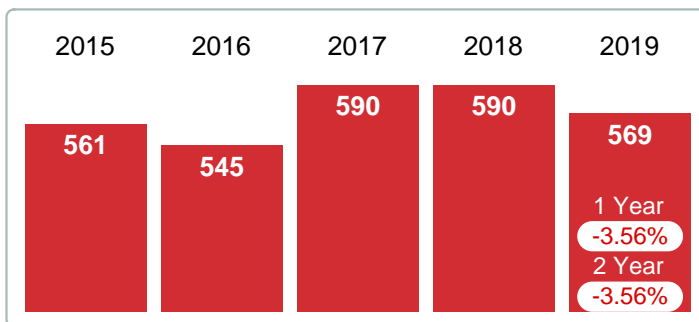
ACTIVE INVENTORY

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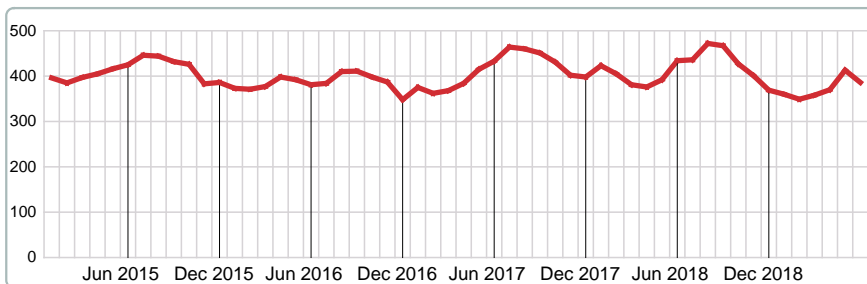
END OF JUNE



ACTIVE DURING JUNE

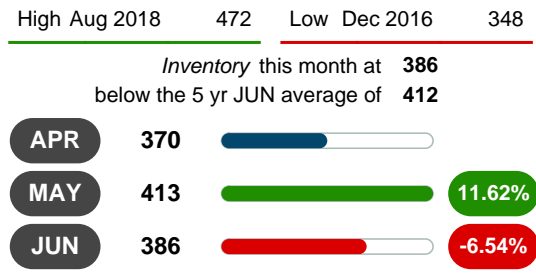


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 412



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	30	7.77%	72.0	12	16	2	0
\$75,001 - \$125,000	33	8.55%	35.0	12	12	8	1
\$125,001 - \$150,000	44	11.40%	55.0	2	36	6	0
\$150,001 - \$200,000	111	28.76%	48.0	3	78	30	0
\$200,001 - \$275,000	65	16.84%	66.0	0	34	28	3
\$275,001 - \$425,000	62	16.06%	53.0	1	22	34	5
\$425,001 and up	41	10.62%	58.0	1	6	24	10
Total Active Inventory by Units		386		31	204	132	19
Total Active Inventory by Volume		97,168,451	100%	3.59M	39.08M	42.58M	11.91M
Median Active Inventory Listing Price		\$186,581		\$79,900	\$169,718	\$241,925	\$549,000

June 2019



Area Delimited by County Of Wagoner - Residential Property Type



MONTHS SUPPLY of INVENTORY (MSI)

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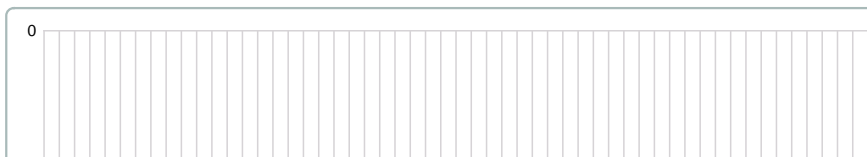
MSI FOR JUNE

2015	2016	2017	2018	2019

INDICATORS FOR JUNE 2019

Inventory	Closed	Absorption	MSI	MSI %
386	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 JUN AVG = inf

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

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	30	7.77%	4.74	5.54	4.36	4.80	0.00
\$75,001 - \$125,000	33	8.55%	2.43	13.09	1.13	4.17	12.00
\$125,001 - \$150,000	44	11.40%	2.76	2.40	2.68	3.79	0.00
\$150,001 - \$200,000	111	28.76%	3.01	9.00	2.78	3.79	0.00
\$200,001 - \$275,000	65	16.84%	3.15	0.00	3.34	2.92	4.00
\$275,001 - \$425,000	62	16.06%	4.71	6.00	6.95	3.85	5.00
\$425,001 and up	41	10.62%	11.71	12.00	4.50	13.09	40.00
Market Supply of Inventory (MSI)			3.51	6.64	2.89	4.11	6.91
Total Active Inventory by Units		100%	386	31	204	132	19

June 2019



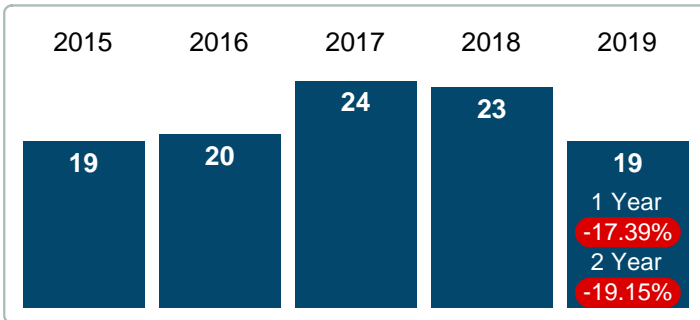
Area Delimited by County Of Wagoner - Residential Property Type



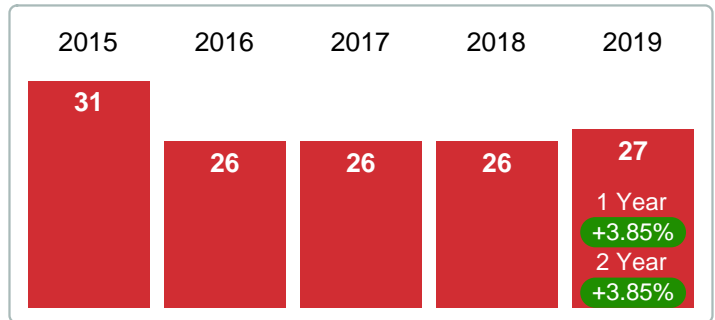
MEDIAN DAYS ON MARKET TO SALE

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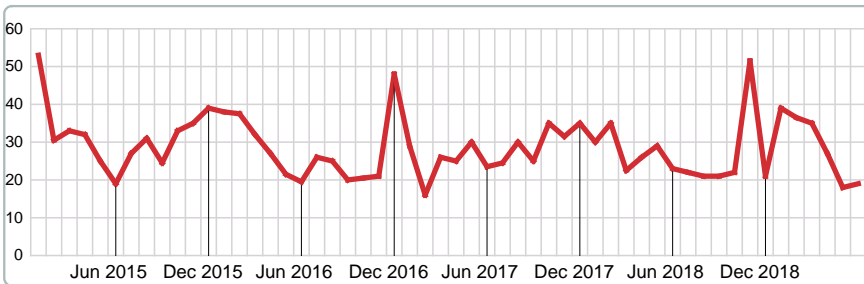
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 21

High Jan 2015 53 Low Feb 2017 16

Median Days on Market to Sale this month at 19 below the 5 yr JUN average of 21



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	6.92%	38	115	14	46	0
\$75,001 - \$125,000	13.85%	12	110	11	100	0
\$125,001 - \$150,000	5.38%	15	0	16	0	15
\$150,001 - \$200,000	32.31%	11	0	9	45	2
\$200,001 - \$250,000	18.46%	35	0	30	51	36
\$250,001 - \$325,000	12.31%	19	0	54	19	7
\$325,001 and up	10.77%	23	0	66	16	0
Median Closed DOM		19	113	13	25	15
Total Closed Units	100%	130	4	78	42	6
Total Closed Volume		25,897,435	234.50K	13.77M	10.56M	1.33M

June 2019



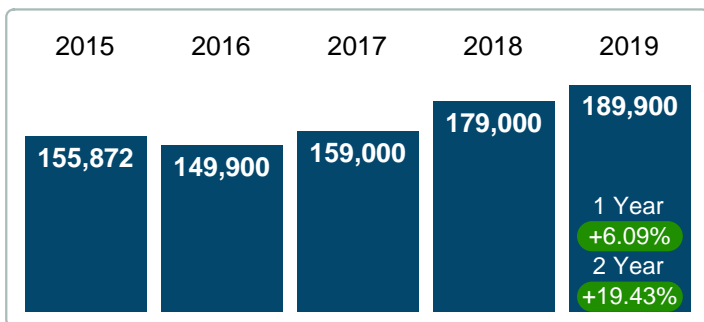
Area Delimited by County Of Wagoner - Residential Property Type



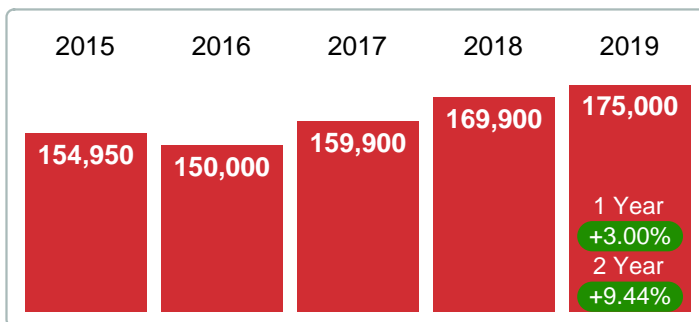
MEDIAN LIST PRICE AT CLOSING

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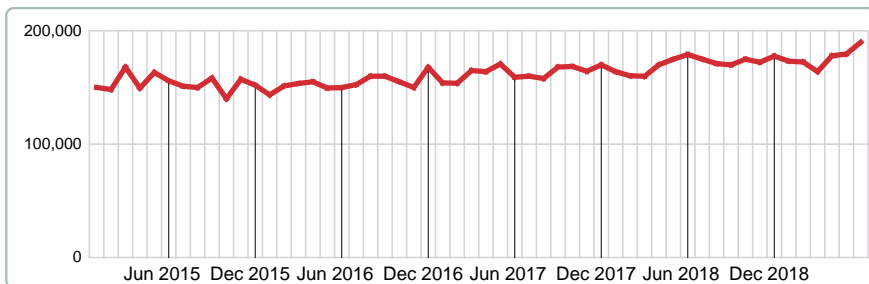
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 166,734

High Jun 2019 189,900 Low Oct 2015 140,000
 Median List Price at Closing this month at **189,900**
 above the 5 yr JUN average of **166,734**

APR 177,900

MAY 179,500 0.90%

JUN 189,900 5.79%

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	8	6.15%	63,750	46,500	67,500	65,000	0
\$75,001 - \$125,000	18	13.85%	99,450	99,900	98,900	115,000	0
\$125,001 - \$150,000	10	7.69%	144,045	0	149,590	0	138,500
\$150,001 - \$200,000	39	30.00%	169,000	0	169,000	165,430	197,775
\$200,001 - \$250,000	23	17.69%	219,900	0	221,450	218,450	229,500
\$250,001 - \$325,000	17	13.08%	275,000	0	257,900	277,450	0
\$325,001 and up	15	11.54%	350,000	0	364,900	357,500	330,000
Median List Price			189,900	60,700	160,950	245,450	222,250
Total Closed Units			130	4	78	42	6
Total Closed Volume			26,197,745	253.30K	13.92M	10.67M	1.35M

June 2019



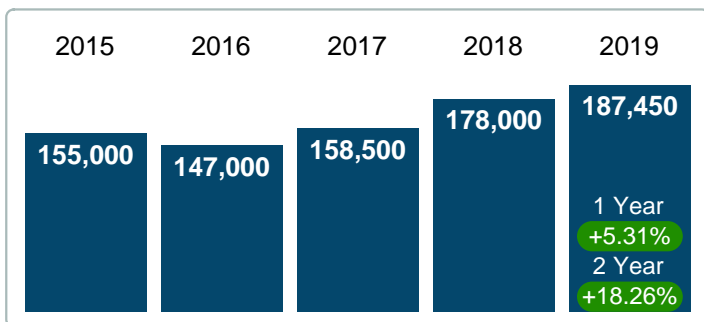
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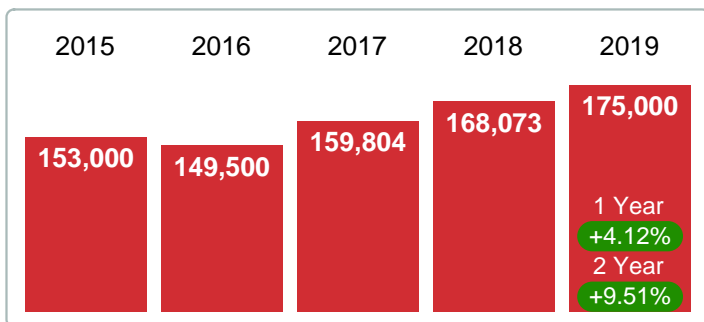
MEDIAN SOLD PRICE AT CLOSING

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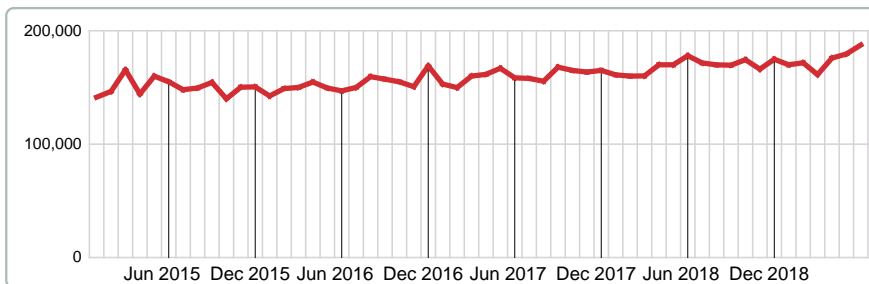
JUNE



YEAR TO DATE (YTD)

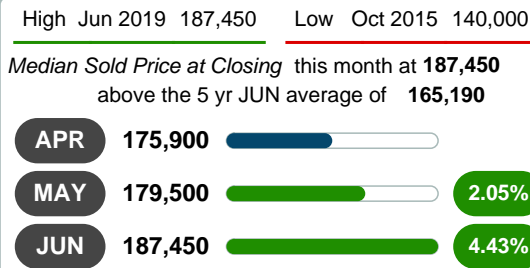


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 165,190



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	9	6.92%	65,000	43,500	68,500	62,750	0
\$75,001 - \$125,000	18	13.85%	99,000	94,000	99,000	100,000	0
\$125,001 - \$150,000	7	5.38%	136,000	0	140,450	0	136,000
\$150,001 - \$200,000	42	32.31%	166,665	0	165,000	171,015	197,995
\$200,001 - \$250,000	24	18.46%	222,500	0	223,700	219,900	223,000
\$250,001 - \$325,000	16	12.31%	279,900	0	280,000	274,900	320,000
\$325,001 and up	14	10.77%	360,450	0	362,500	360,450	0
Median Sold Price			187,450	55,750	159,000	243,450	216,500
Total Closed Units		100%	187,450	4	78	42	6
Total Closed Volume			25,897,435	234.50K	13.77M	10.56M	1.33M

June 2019



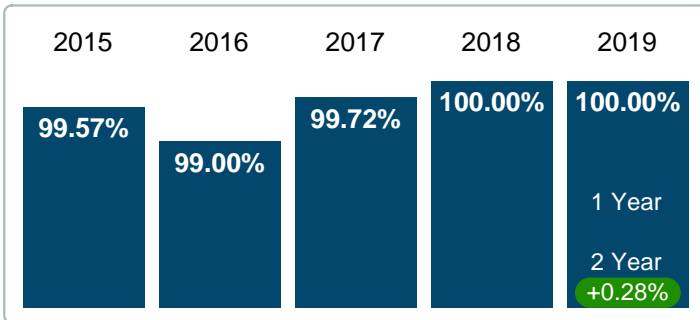
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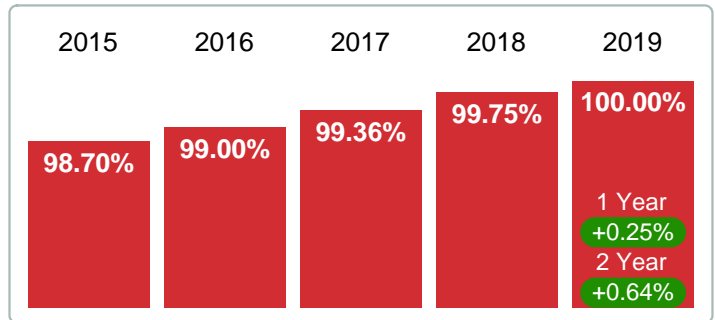
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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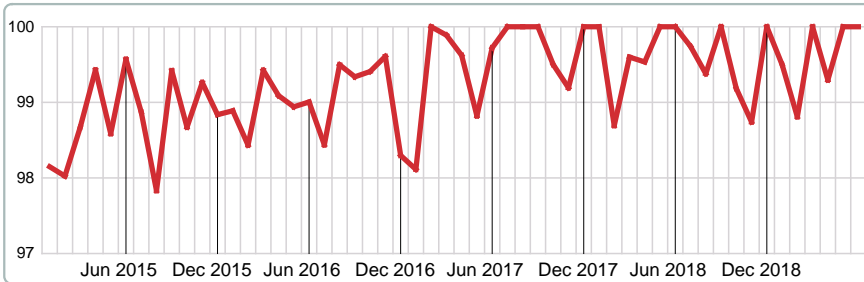
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

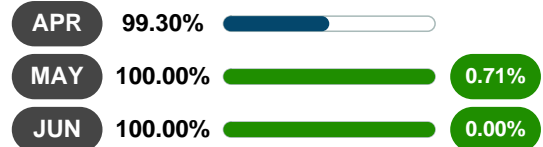


3 MONTHS

5 year JUN AVG = 99.66%

High Jun 2019 100.00% Low Aug 2015 97.83%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr JUN average of **99.66%**



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	9	6.92%	96.30%	90.79%	98.15%	96.55%	0.00%
\$75,001 - \$125,000	18	13.85%	98.94%	94.09%	100.00%	86.96%	0.00%
\$125,001 - \$150,000	7	5.38%	98.67%	0.00%	99.33%	0.00%	98.19%
\$150,001 - \$200,000	42	32.31%	100.00%	0.00%	100.00%	100.00%	100.11%
\$200,001 - \$250,000	24	18.46%	99.81%	0.00%	100.00%	100.00%	97.67%
\$250,001 - \$325,000	16	12.31%	100.00%	0.00%	100.00%	100.00%	96.97%
\$325,001 and up	14	10.77%	99.88%	0.00%	99.56%	99.88%	0.00%
Median Sold/List Ratio		100.00%		92.17%	100.00%	100.00%	97.93%
Total Closed Units		130	100%	4	78	42	6
Total Closed Volume		25,897,435		234.50K	13.77M	10.56M	1.33M

June 2019



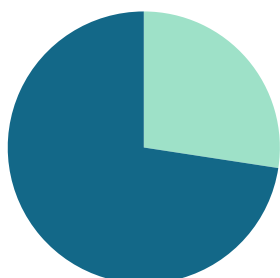
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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INVENTORY

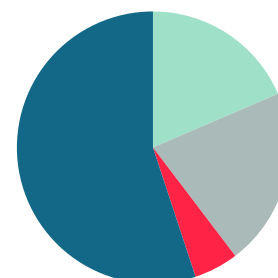


Inventory
 New Listings
156 = 27.42%
 Start Inventory
413
 Total Inventory Units
569
 Volume
\$133,952,575

Market Activity

Closed Sales
130 = 18.54%
 Pending Sales
148 = 21.11%
 Other Off Market
37 = 5.28%
 Active Inventory
386 = 55.06%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	139	130	-6.47%	616	669	8.60%
Pending Sales	101	148	46.53%	669	769	14.95%
New Listings	198	156	-21.21%	1,022	1,071	4.79%
Median List Price	179,000	189,900	6.09%	169,900	175,000	3.00%
Median Sale Price	178,000	187,450	5.31%	168,073	175,000	4.12%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.75%	100.00%	0.25%
Median Days on Market to Sale	23.00	19.00	-17.39%	26.00	27.00	3.85%
Monthly Inventory	434	386	-11.06%	434	386	-11.06%
Months Supply of Inventory	4.09	3.51	-14.29%	4.09	3.51	-14.29%

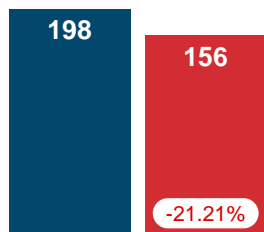
Absorption: Last 12 months, an Average of **110** Sales/Month

Inventory on June 30, 2019 = **386**

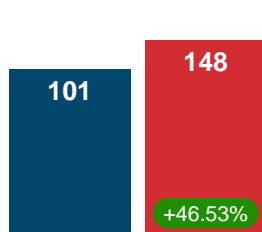
2018 **2019**

JUNE MARKET

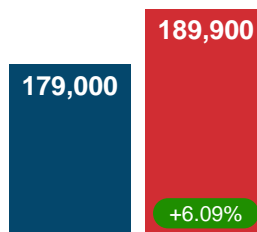
New Listings



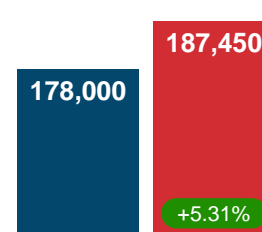
Pending Listings



List Price

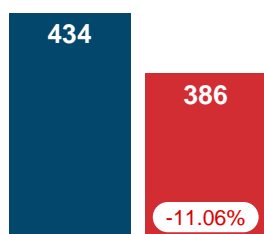


Sale Price

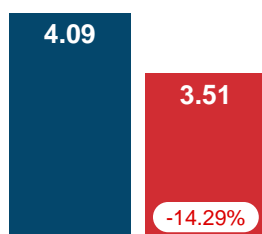


INVENTORY

Active Inventory



Monthly Supply of Inventory



MEDIAN SOLD/LIST RATIO & DOM

Sale/List Ratio

+0.00%

Days on Market

