

# May 2019



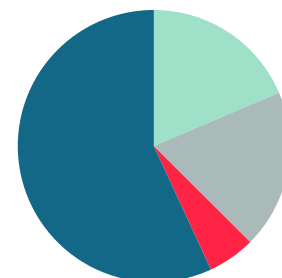
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2018	May 2019	+/-%
Closed Listings	115	135	17.39%
Pending Listings	130	137	5.38%
New Listings	187	220	17.65%
Median List Price	174,900	179,500	2.63%
Median Sale Price	170,000	179,500	5.59%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	29.00	18.00	-37.93%
End of Month Inventory	392	413	5.36%
Months Supply of Inventory	3.72	3.73	0.12%



■ Closed (18.60%)  
■ Pending (18.87%)  
■ Other OffMarket (5.65%)  
■ Active (56.89%)

**Absorption:** Last 12 months, an Average of **111** Sales/Month  
**Active Inventory** as of May 31, 2019 = **413**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2019 rose **5.36%** to 413 existing homes available for sale. Over the last 12 months this area has had an average of 111 closed sales per month. This represents an unsold inventory index of **3.73** 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 **5.59%** in May 2019 to \$179,500 versus the previous year at \$170,000.

#### Median Days on Market Shortens

The median number of **18.00** days that homes spent on the market before selling decreased by 11.00 days or **37.93%** in May 2019 compared to last year's same month at **29.00** DOM.

#### Sales Success for May 2019 is Positive

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

There were 220 New Listings in May 2019, up **17.65%** from last year at 187. Furthermore, there were 135 Closed Listings this month versus last year at 115, a **17.39%** increase.

Closed versus Listed trends yielded a **61.4%** ratio, down from previous year's, May 2018, at **61.5%**, a **0.22%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
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<b>Median List Price at Closing</b>	<b>8</b>
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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®

Visit [www.tulsarealtors.com](http://www.tulsarealtors.com) to find a REALTOR® today.

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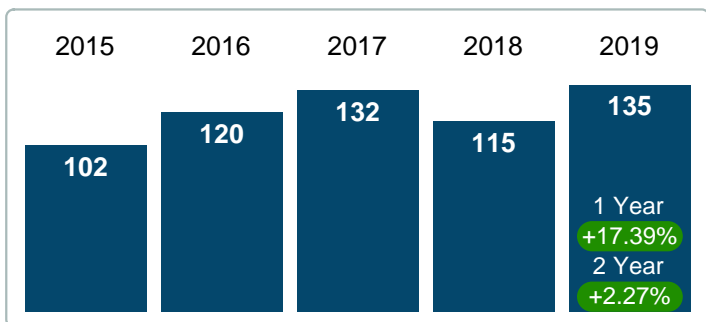
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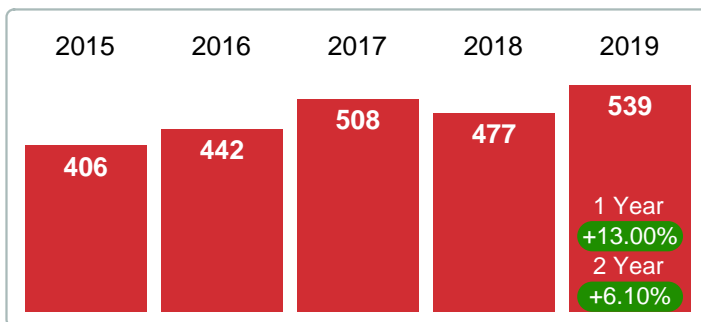
## CLOSED LISTINGS

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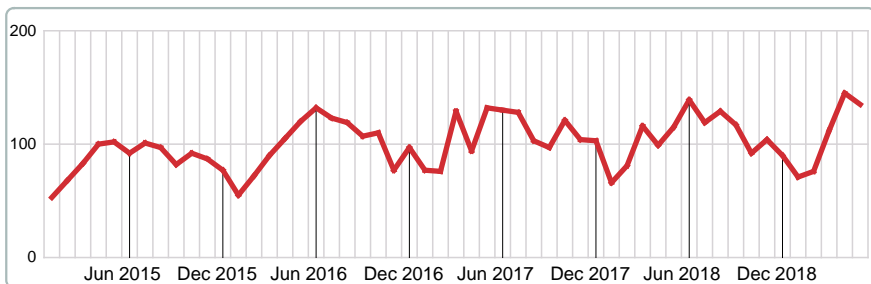
### MAY



### YEAR TO DATE (YTD)

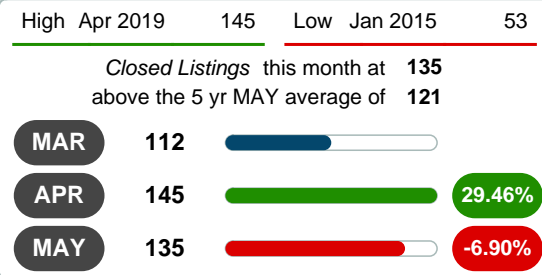


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 121



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	10.37%	17.5	2	11	1	0
\$125,001 - \$125,000	0	0.00%	17.5	0	0	0	0
\$125,001 - \$150,000	18	13.33%	19.5	3	13	2	0
\$150,001 - \$200,000	52	38.52%	14.0	0	43	9	0
\$200,001 - \$225,000	14	10.37%	9.0	0	8	6	0
\$225,001 - \$350,000	23	17.04%	45.0	1	13	9	0
\$350,001 and up	14	10.37%	53.5	1	5	6	2
<b>Total Closed Units</b>	<b>135</b>			<b>7</b>	<b>93</b>	<b>33</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>28,958,495</b>	<b>100%</b>	<b>18.0</b>	<b>2.29M</b>	<b>17.80M</b>	<b>8.11M</b>	<b>760.00K</b>
<b>Median Closed Price</b>	<b>\$179,500</b>			<b>\$147,500</b>	<b>\$165,000</b>	<b>\$216,000</b>	<b>\$380,000</b>

# May 2019



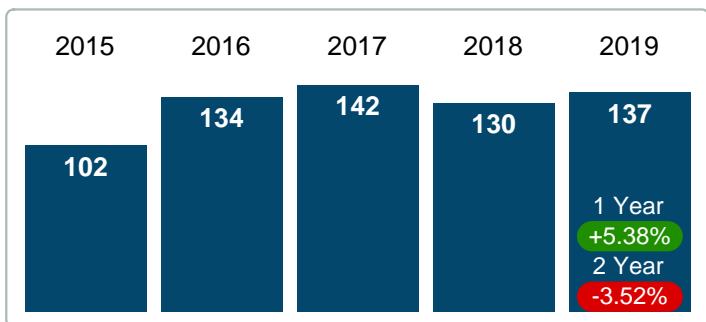
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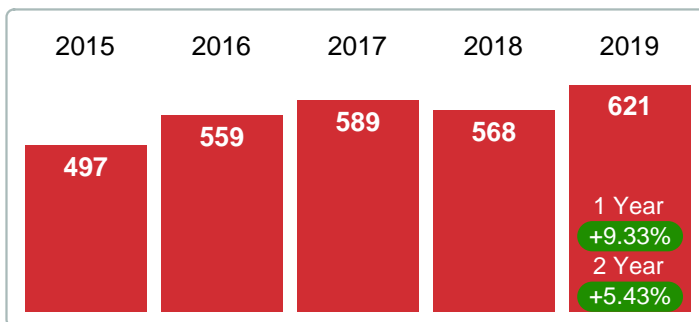
## PENDING LISTINGS

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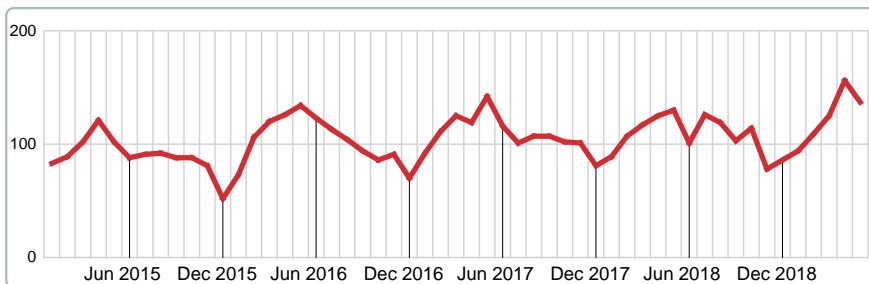
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 129

High Apr 2019 156 Low Dec 2015 52

Pending Listings this month at 137 above the 5 yr MAY 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
\$75,000 and less	4	2.92%	1.5	2	2	0	0
\$75,001 - \$125,000	18	13.14%	19.5	0	15	3	0
\$125,001 - \$150,000	16	11.68%	17.0	1	13	1	1
\$150,001 - \$200,000	48	35.04%	13.5	1	36	10	1
\$200,001 - \$225,000	13	9.49%	27.0	0	6	6	1
\$225,001 - \$325,000	23	16.79%	23.0	1	9	11	2
\$325,001 and up	15	10.95%	73.0	1	4	10	0
<b>Total Pending Units</b>	<b>137</b>			<b>6</b>	<b>85</b>	<b>41</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>28,569,818</b>	<b>100%</b>	<b>19.0</b>	<b>1.02M</b>	<b>16.19M</b>	<b>10.34M</b>	<b>1.02M</b>
<b>Median Listing Price</b>	<b>\$175,000</b>			<b>\$153,750</b>	<b>\$159,830</b>	<b>\$239,999</b>	<b>\$215,000</b>

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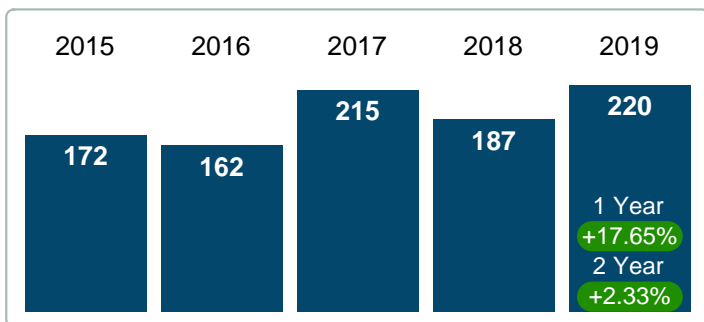
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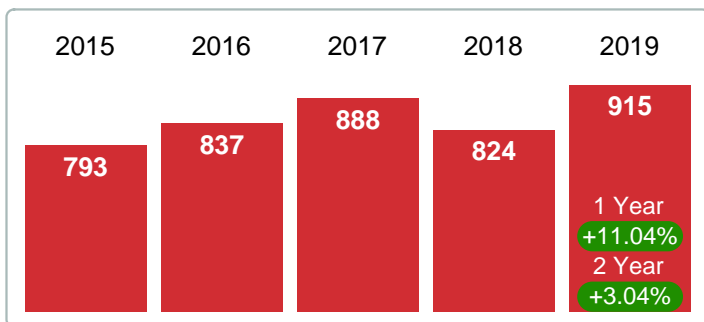
## NEW LISTINGS

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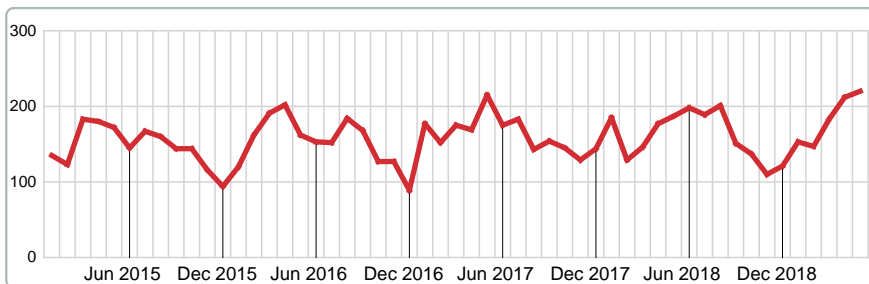
### MAY



### YEAR TO DATE (YTD)

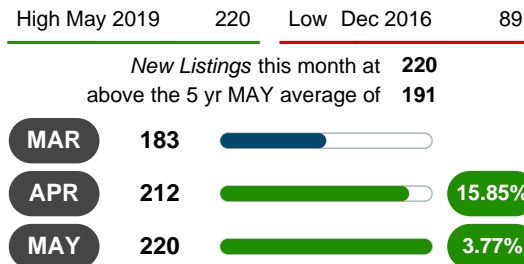


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 191



### 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	22	10.00%	2	18	2	0
\$75,001 - \$125,000	18	8.18%	2	11	4	1
\$125,001 - \$150,000	23	10.45%	1	21	1	0
\$150,001 - \$175,000	53	24.09%	1	39	13	0
\$175,001 - \$250,000	50	22.73%	0	33	17	0
\$250,001 - \$375,000	27	12.27%	0	8	15	4
\$375,001 and up	27	12.27%	1	5	18	3
<b>Total New Listed Units</b>	<b>220</b>		<b>7</b>	<b>135</b>	<b>70</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>49,270,289</b>	<b>100%</b>	<b>1.29M</b>	<b>22.62M</b>	<b>21.17M</b>	<b>4.19M</b>
<b>Median New Listed Listing Price</b>	<b>\$171,402</b>		<b>\$99,900</b>	<b>\$159,900</b>	<b>\$232,450</b>	<b>\$330,000</b>

# May 2019



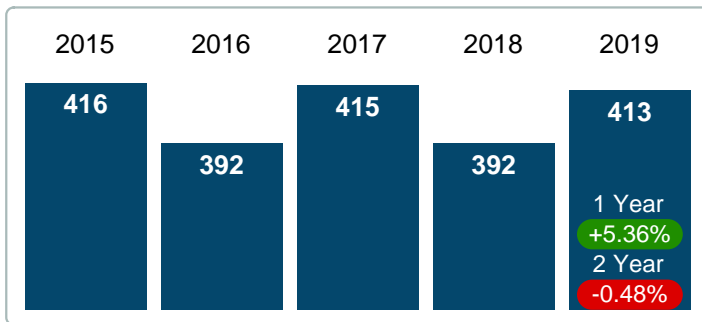
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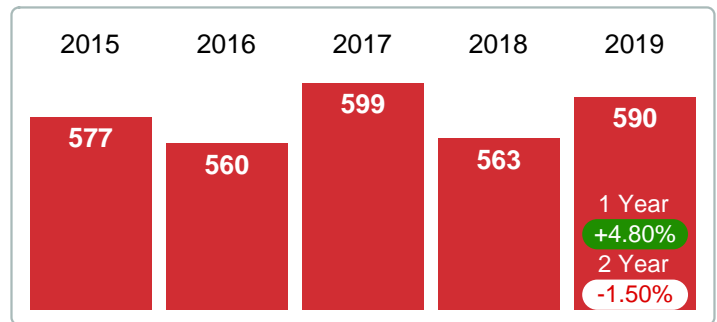
## ACTIVE INVENTORY

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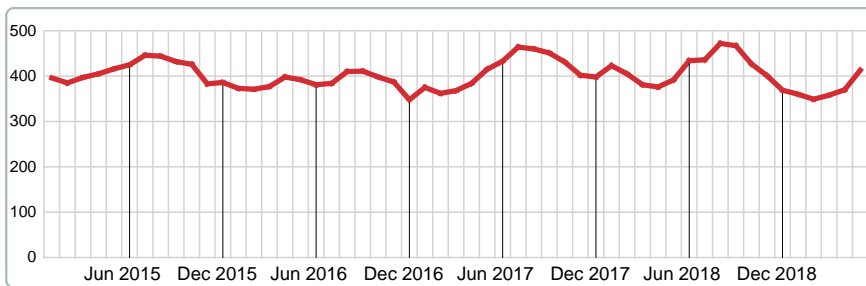
### END OF MAY



### ACTIVE DURING MAY

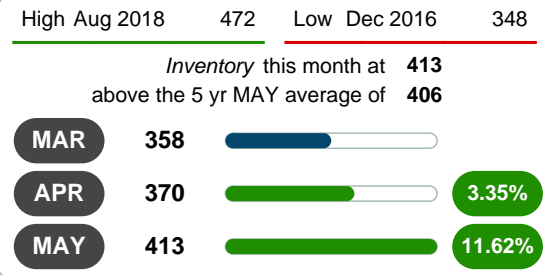


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 406



## 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	40	9.69%	36.5	11	26	3	0
\$75,001 - \$125,000	28	6.78%	49.5	7	13	7	1
\$125,001 - \$150,000	44	10.65%	43.5	2	34	8	0
\$150,001 - \$200,000	122	29.54%	35.0	2	84	36	0
\$200,001 - \$275,000	71	17.19%	49.0	0	42	27	2
\$275,001 - \$425,000	65	15.74%	45.0	1	17	41	6
\$425,001 and up	43	10.41%	53.0	1	7	25	10
Total Active Inventory by Units		413		24	223	147	19
Total Active Inventory by Volume		102,252,788	100%	2.89M	41.37M	46.26M	11.73M
Median Active Inventory Listing Price		\$185,000		\$78,350	\$168,055	\$249,900	\$549,000

# May 2019



Area Delimited by County Of Wagoner - Residential Property Type



## MONTHS SUPPLY of INVENTORY (MSI)

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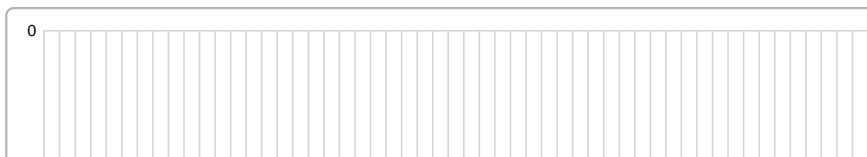
### MSI FOR MAY

2015	2016	2017	2018	2019

### INDICATORS FOR MAY 2019

Inventory	Closed	Absorption	MSI	MSI %
<b>413</b>	<b>0</b>	<b>0</b>	<b>inf</b>	<b>0.000%</b>
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 MAY AVG = inf

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

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	40	9.69%	6.23	4.89	6.78	12.00	0.00
\$75,001 - \$125,000	28	6.78%	2.06	8.40	1.22	3.50	12.00
\$125,001 - \$150,000	44	10.65%	2.63	2.40	2.39	4.80	0.00
\$150,001 - \$200,000	122	29.54%	3.33	6.00	3.00	4.55	0.00
\$200,001 - \$275,000	71	17.19%	3.38	0.00	4.06	2.70	4.00
\$275,001 - \$425,000	65	15.74%	5.03	6.00	5.67	4.73	5.54
\$425,001 and up	43	10.41%	12.59	12.00	5.60	14.29	30.00
Market Supply of Inventory (MSI)		3.73		5.14	3.13	4.56	7.60
Total Active Inventory by Units		413	100%	24	223	147	19

# May 2019



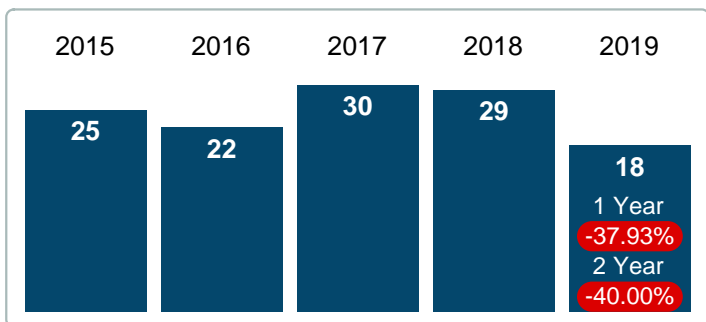
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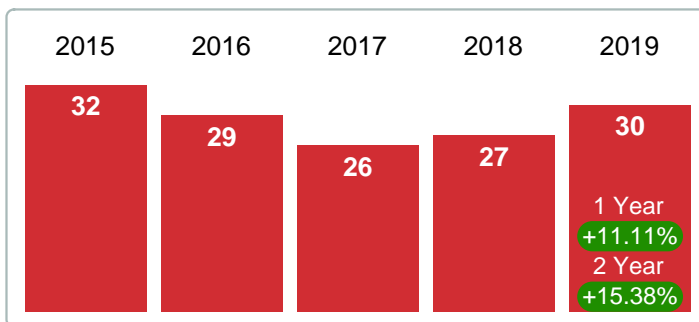
## MEDIAN DAYS ON MARKET TO SALE

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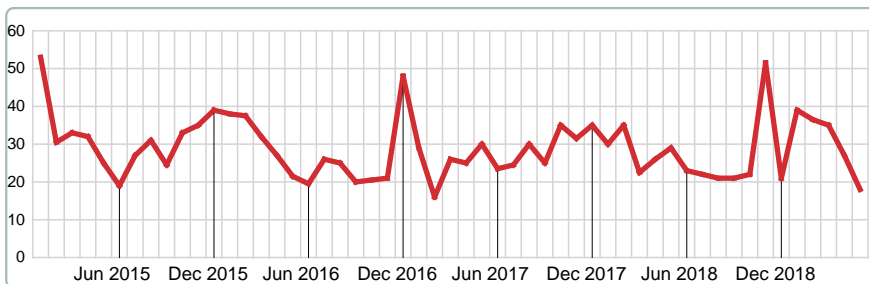
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

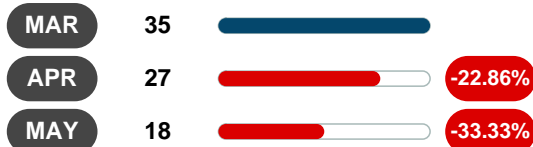


### 3 MONTHS

5 year MAY AVG = 25

High Jan 2015 53 Low Feb 2017 16

Median Days on Market to Sale this month at 18 below the 5 yr MAY 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
\$125,000 and less	10.37%	18	58	15	17	0
\$125,001 - \$125,000	0.00%	18	0	0	0	0
\$125,001 - \$150,000	13.33%	20	21	15	93	0
\$150,001 - \$200,000	38.52%	14	0	14	10	0
\$200,001 - \$225,000	10.37%	9	0	11	8	0
\$225,001 - \$350,000	17.04%	45	151	46	9	0
\$350,001 and up	10.37%	54	56	51	70	19
Median Closed DOM		18	56	15	27	19
Total Closed Units	100%	135	7	93	33	2
Total Closed Volume		28,958,495	2.29M	17.80M	8.11M	760.00K

# May 2019



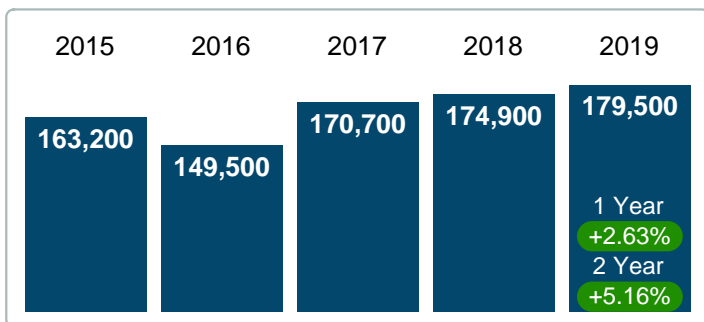
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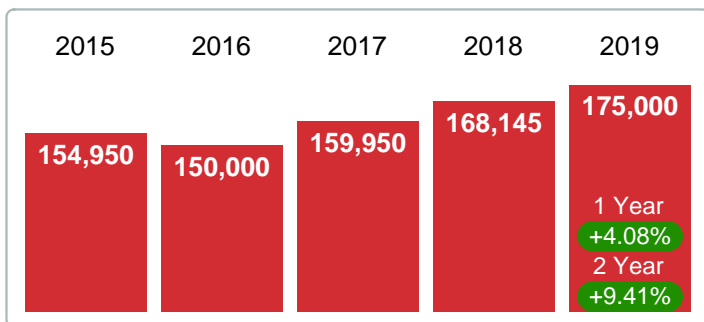
## MEDIAN LIST PRICE AT CLOSING

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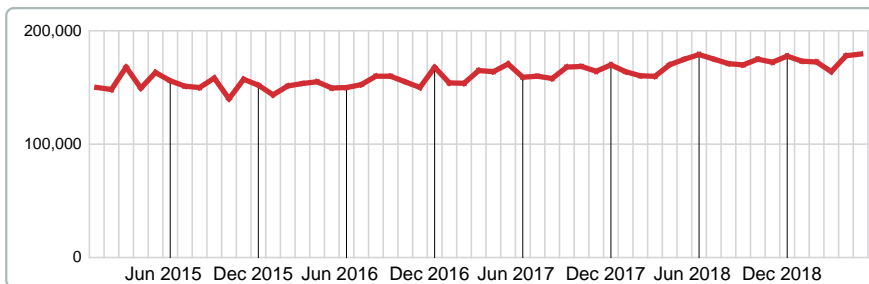
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

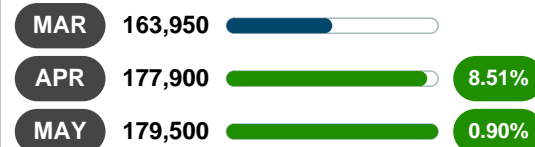


### 3 MONTHS

5 year MAY AVG = 167,560

High May 2019 179,500 Low Oct 2015 140,000

Median List Price at Closing this month at **179,500**  
above the 5 yr MAY average of **167,560**



### 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
\$125,000 and less	13	9.63%	100,000	84,900	104,750	114,900	0
\$125,001 - \$125,000	0	0.00%	100,000	0	0	0	0
\$125,001 - \$150,000	17	12.59%	146,500	141,200	145,750	150,000	0
\$150,001 - \$200,000	51	37.78%	165,000	157,500	165,000	178,900	0
\$200,001 - \$225,000	16	11.85%	215,000	0	215,000	215,000	0
\$225,001 - \$350,000	25	18.52%	255,000	339,000	255,000	245,000	0
\$350,001 and up	13	9.63%	389,900	1,150,000	444,900	403,086	385,000
Median List Price			179,500	149,900	167,500	215,000	385,000
Total Closed Units		100%	179,500	7	93	33	2
Total Closed Volume			28,844,484	2.10M	17.79M	8.18M	770.00K



# May 2019



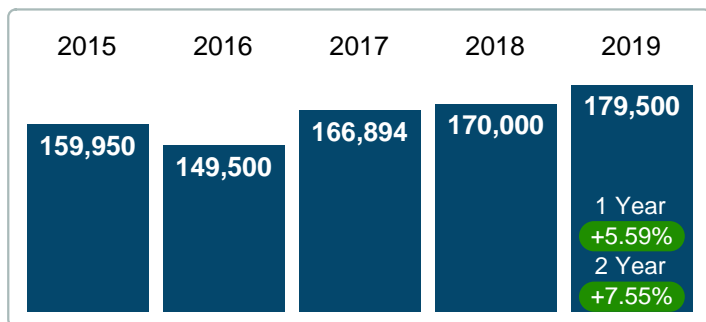
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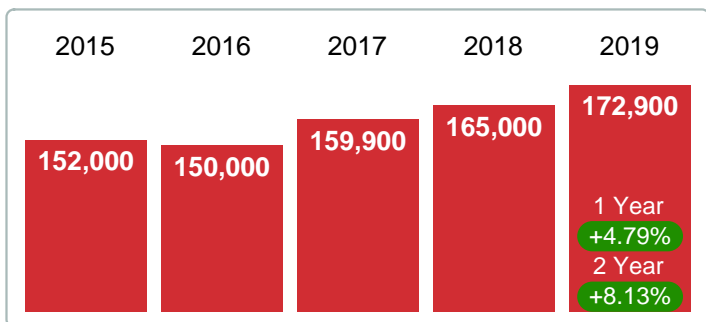
## MEDIAN SOLD PRICE AT CLOSING

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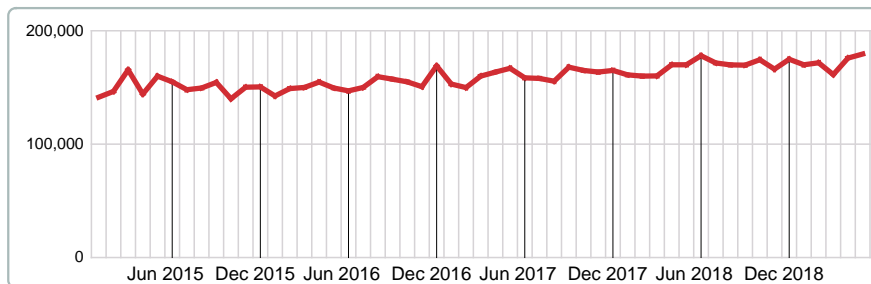
### MAY



### YEAR TO DATE (YTD)

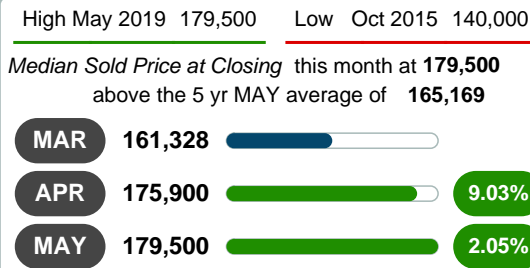


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 165,169



### 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
\$125,000 and less <b>14</b>	10.37%	102,227	79,900	109,500	114,900	0
\$125,001 - \$125,000 <b>0</b>	0.00%	102,227	0	0	0	0
\$125,001 - \$150,000 <b>18</b>	13.33%	144,250	147,500	143,000	146,500	0
\$150,001 - \$200,000 <b>52</b>	38.52%	165,000	0	165,000	178,900	0
\$200,001 - \$225,000 <b>14</b>	10.37%	215,000	0	215,000	214,000	0
\$225,001 - \$350,000 <b>23</b>	17.04%	256,000	275,000	256,000	245,000	0
\$350,001 and up <b>14</b>	10.37%	382,500	1,425,000	380,000	401,086	380,000
Median Sold Price		179,500	147,500	165,000	216,000	380,000
Total Closed Units	100%	135	7	93	33	2
Total Closed Volume		28,958,495	2.29M	17.80M	8.11M	760.00K

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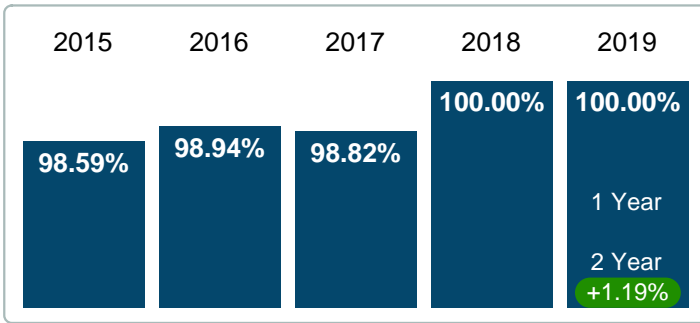
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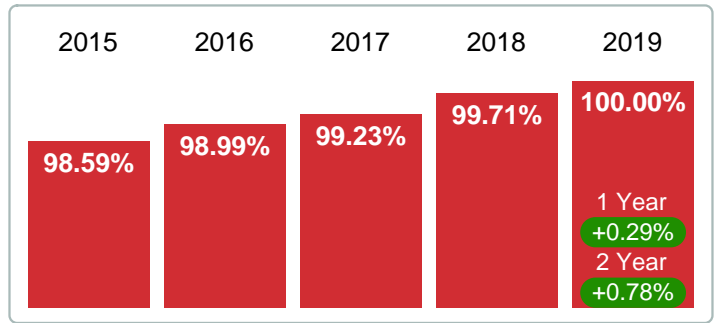
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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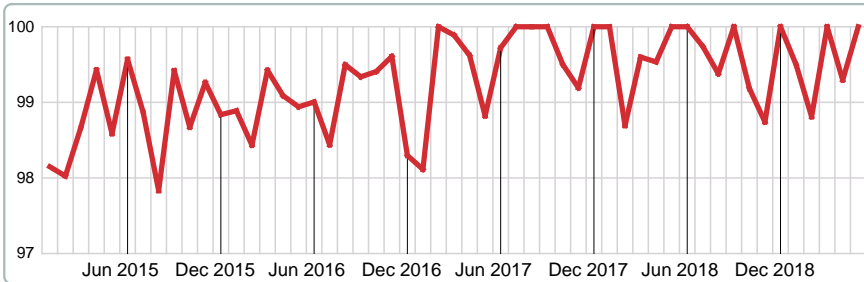
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

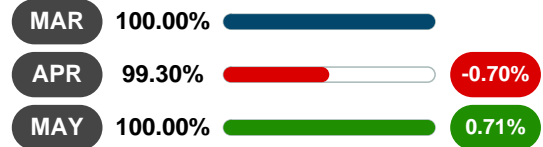


### 3 MONTHS

5 year MAY AVG = 99.27%

High May 2019 100.00% Low Aug 2015 97.83%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **99.27%**



## 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
\$125,000 and less	14	10.37%	100.00%	94.99%	100.00%	100.00%	0.00%
\$125,001 - \$125,000	0	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	18	13.33%	97.73%	98.11%	97.61%	93.27%	0.00%
\$150,001 - \$200,000	52	38.52%	100.00%	0.00%	100.00%	100.00%	0.00%
\$200,001 - \$225,000	14	10.37%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$350,000	23	17.04%	100.00%	81.12%	100.00%	100.00%	0.00%
\$350,001 and up	14	10.37%	100.00%	123.91%	100.00%	100.00%	98.70%
Median Sold/List Ratio		100.00%		98.11%	100.00%	100.00%	98.70%
Total Closed Units		135	100%	7	93	33	2
Total Closed Volume		28,958,495		2.29M	17.80M	8.11M	760.00K

# May 2019



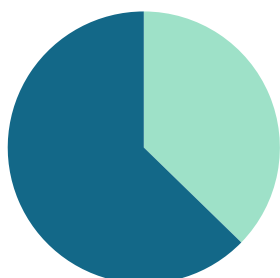
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

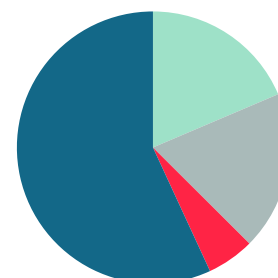


**Inventory**  
 New Listings  
**220 = 37.29%**  
 Start Inventory  
**370**  
 Total Inventory Units  
**590**  
 Volume  
**\$140,532,298**

### Market Activity

Closed Sales  
**135 = 18.60%**  
 Pending Sales  
**137 = 18.87%**  
 Other Off Market  
**41 = 5.65%**  
 Active Inventory  
**413 = 56.89%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2018	2019	+/-%	2018	2019	+/-%
Closed Sales	115	135	17.39%	477	539	13.00%
Pending Sales	130	137	5.38%	568	621	9.33%
New Listings	187	220	17.65%	824	915	11.04%
Median List Price	174,900	179,500	2.63%	168,145	175,000	4.08%
Median Sale Price	170,000	179,500	5.59%	165,000	172,900	4.79%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	99.71%	100.00%	0.29%
Median Days on Market to Sale	29.00	18.00	-37.93%	27.00	30.00	11.11%
Monthly Inventory	392	413	5.36%	392	413	5.36%
Months Supply of Inventory	3.72	3.73	0.12%	3.72	3.73	0.12%

**Absorption:** Last 12 months, an Average of 111 Sales/Month

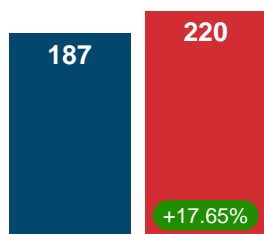
**Inventory on May 31, 2019 = 413**

**2018** **2019**

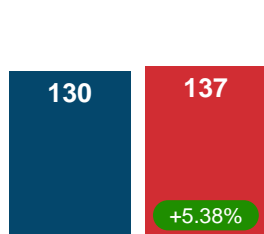
### MAY MARKET

### MEDIAN PRICES

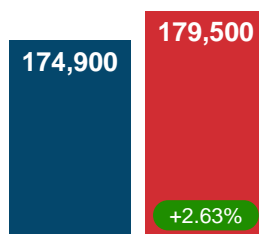
#### New Listings



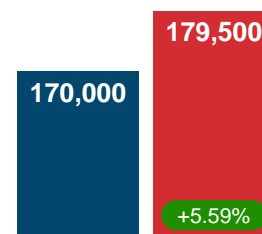
#### Pending Listings



#### List Price



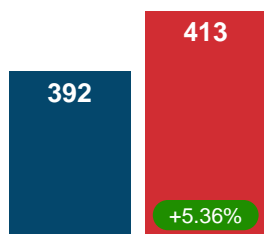
#### Sale Price



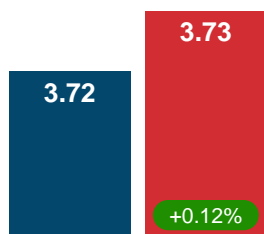
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

