

# April 2020



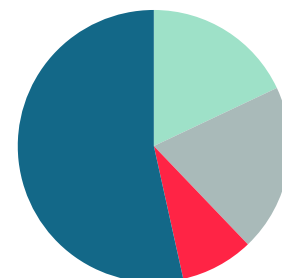
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Jul 26, 2023 for MLS Technology Inc.

Compared Metrics	2019	April 2020	+/-%
Closed Listings	145	114	-21.38%
Pending Listings	156	126	-19.23%
New Listings	212	149	-29.72%
Median List Price	177,900	189,500	6.52%
Median Sale Price	175,900	186,500	6.03%
Median Percent of Selling Price to List Price	99.30%	100.00%	0.71%
Median Days on Market to Sale	27.00	15.00	-44.44%
End of Month Inventory	370	339	-8.38%
Months Supply of Inventory	3.39	2.94	-13.41%



■ Closed (17.98%)  
■ Pending (19.87%)  
■ Other OffMarket (8.68%)  
■ Active (53.47%)

**Absorption:** Last 12 months, an Average of **115** Sales/Month  
**Active Inventory** as of April 30, 2020 = **339**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2020 decreased **8.38%** to 339 existing homes available for sale. Over the last 12 months this area has had an average of 115 closed sales per month. This represents an unsold inventory index of **2.94** 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 **6.03%** in April 2020 to \$186,500 versus the previous year at \$175,900.

#### Median Days on Market Shortens

The median number of **15.00** days that homes spent on the market before selling decreased by 12.00 days or **44.44%** in April 2020 compared to last year's same month at **27.00** DOM.

#### Sales Success for April 2020 is Positive

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

There were 149 New Listings in April 2020, down **29.72%** from last year at 212. Furthermore, there were 114 Closed Listings this month versus last year at 145, a **-21.38%** decrease.

Closed versus Listed trends yielded a **76.5%** ratio, up from previous year's, April 2019, at **68.4%**, a **11.86%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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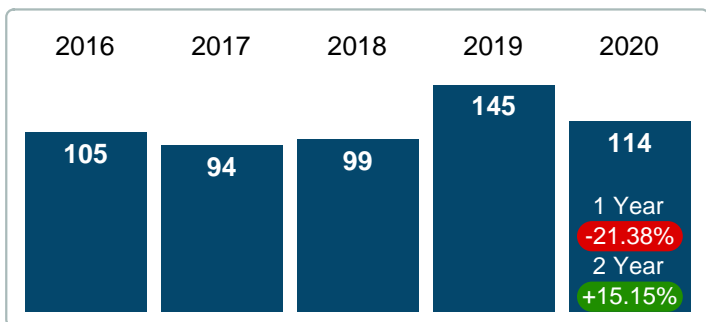
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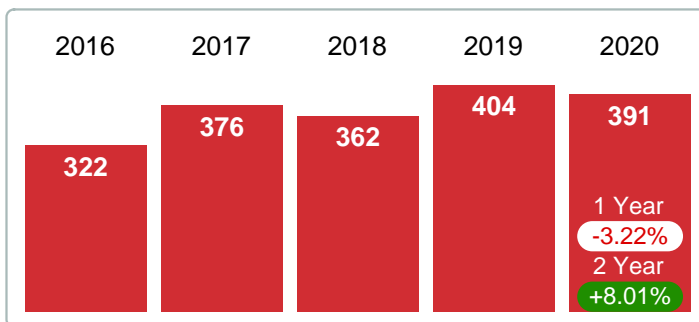
## CLOSED LISTINGS

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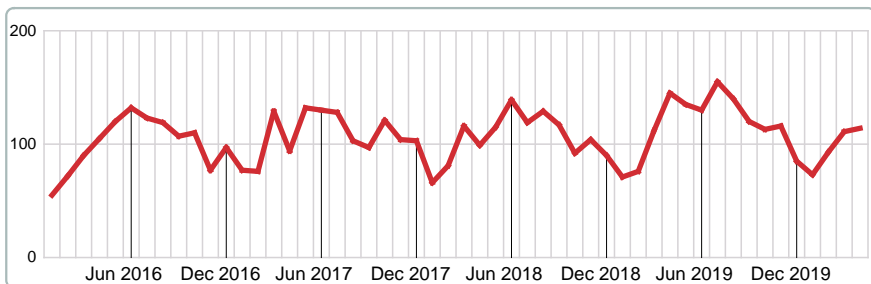
### APRIL



### YEAR TO DATE (YTD)

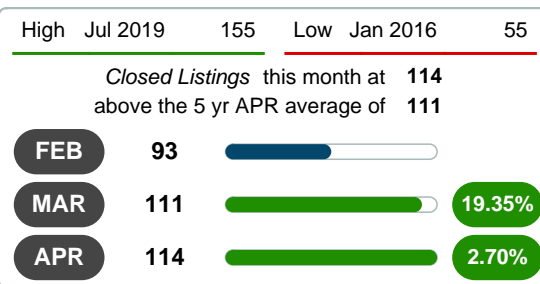


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 111



### 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	12	10.53%	12.0	5	6	1	0
\$125,001 - \$125,000	0	0.00%	12.0	0	0	0	0
\$125,001 - \$150,000	19	16.67%	13.0	1	16	2	0
\$150,001 - \$200,000	34	29.82%	7.0	2	29	3	0
\$200,001 - \$250,000	19	16.67%	47.0	0	11	8	0
\$250,001 - \$300,000	16	14.04%	16.0	1	10	5	0
\$300,001 and up	14	12.28%	33.0	0	4	9	1
<b>Total Closed Units</b>	<b>114</b>			<b>9</b>	<b>76</b>	<b>28</b>	<b>1</b>
<b>Total Closed Volume</b>	<b>23,262,230</b>	<b>100%</b>	<b>15.0</b>	<b>1.16M</b>	<b>14.22M</b>	<b>7.52M</b>	<b>356.50K</b>
<b>Median Closed Price</b>	<b>\$186,500</b>			<b>\$125,000</b>	<b>\$171,336</b>	<b>\$248,404</b>	<b>\$356,500</b>

# April 2020



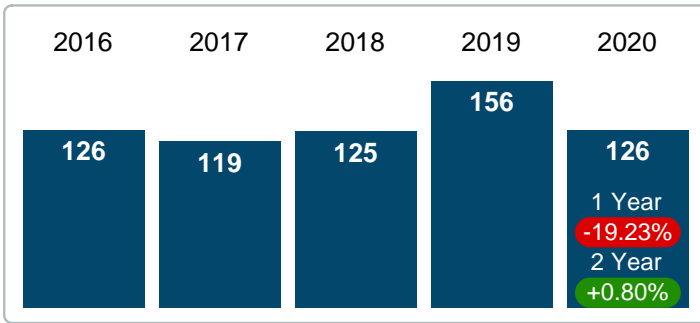
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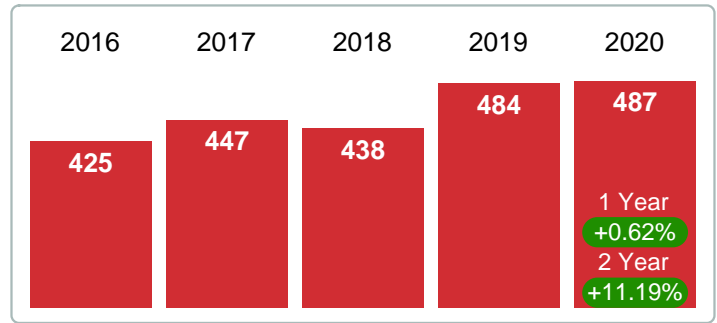
## PENDING LISTINGS

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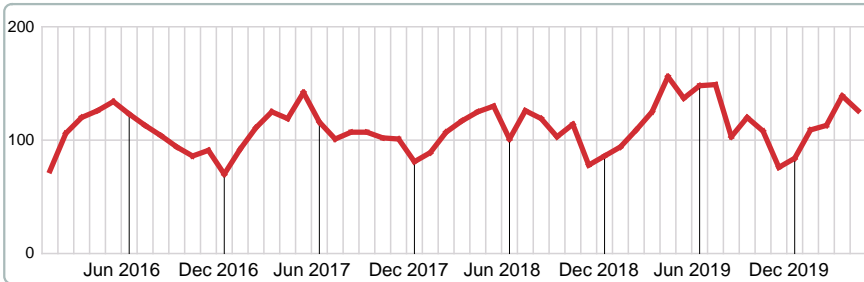
### APRIL



### YEAR TO DATE (YTD)

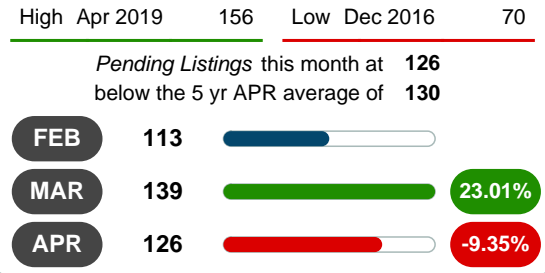


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 130



### 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	7.14%	25.0	4	4	1	0
\$100,001 - \$150,000	16	12.70%	15.0	1	14	1	0
\$150,001 - \$150,000	0	0.00%	15.0	0	0	0	0
\$150,001 - \$200,000	48	38.10%	19.5	0	37	11	0
\$200,001 - \$250,000	23	18.25%	46.0	1	12	10	0
\$250,001 - \$325,000	16	12.70%	14.5	0	7	9	0
\$325,001 and up	14	11.11%	42.5	0	3	8	3
<b>Total Pending Units</b>	<b>126</b>			<b>6</b>	<b>77</b>	<b>40</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>26,630,674</b>	<b>100%</b>	<b>25.0</b>	<b>540.30K</b>	<b>14.19M</b>	<b>10.16M</b>	<b>1.73M</b>
<b>Median Listing Price</b>	<b>\$187,000</b>			<b>\$62,450</b>	<b>\$166,555</b>	<b>\$224,950</b>	<b>\$393,000</b>

# April 2020



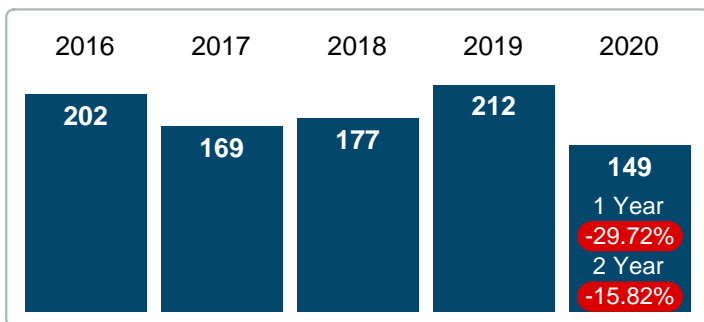
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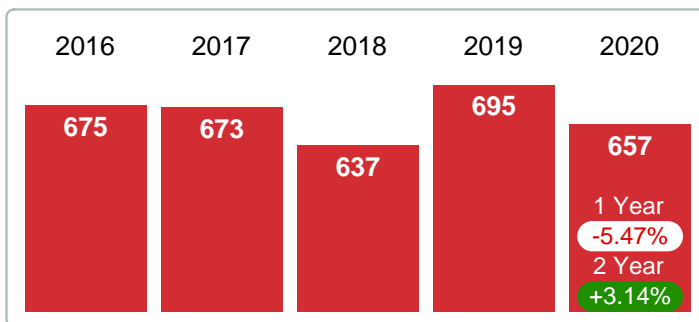
## NEW LISTINGS

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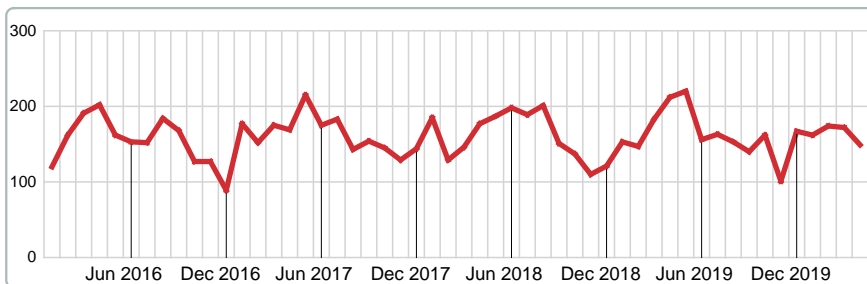
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 182

High May 2019 220 Low Dec 2016 89

New Listings this month at 149  
 below the 5 yr APR average of 182



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$100,000 and less	11	7.38%
\$100,001 - \$150,000	22	14.77%
\$150,001 - \$175,000	18	12.08%
\$175,001 - \$225,000	29	19.46%
\$225,001 - \$300,000	27	18.12%
\$300,001 - \$400,000	28	18.79%
\$400,001 and up	14	9.40%
<b>Total New Listed Units</b>	<b>149</b>	
<b>Total New Listed Volume</b>	<b>36,348,304</b>	<b>100%</b>
<b>Median New Listed Listing Price</b>	<b>\$209,900</b>	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	4	5	2	0
\$100,001 - \$150,000	2	15	5	0
\$150,001 - \$175,000	1	16	1	0
\$175,001 - \$225,000	0	25	3	1
\$225,001 - \$300,000	0	13	13	1
\$300,001 - \$400,000	0	16	11	1
\$400,001 and up	0	3	8	3
<b>Total</b>	<b>7</b>	<b>93</b>	<b>43</b>	<b>6</b>
<b>Volume</b>	<b>640.80K</b>	<b>19.81M</b>	<b>12.58M</b>	<b>3.31M</b>
<b>Median Price</b>	<b>\$65,000</b>	<b>\$199,500</b>	<b>\$274,000</b>	<b>\$408,500</b>

# April 2020



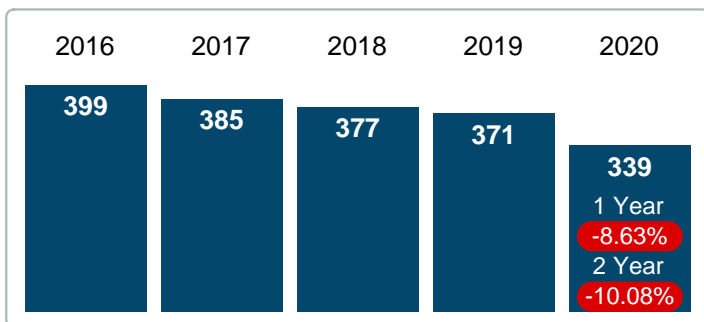
Area Delimited by County Of Wagoner - Residential Property Type



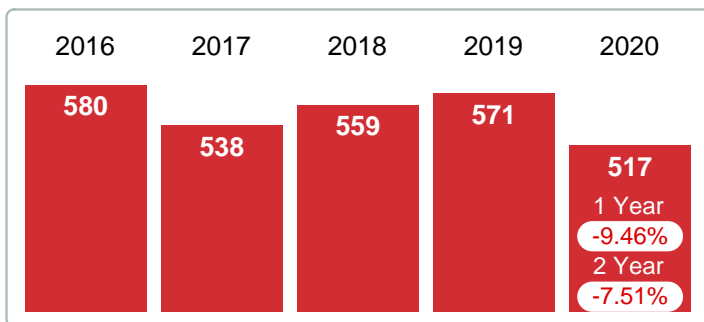
## ACTIVE INVENTORY

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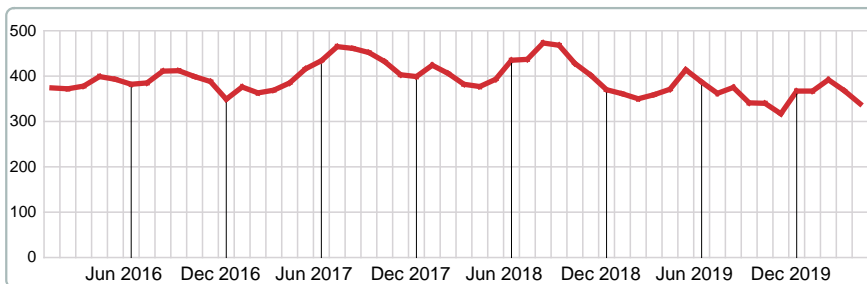
### END OF APRIL



### ACTIVE DURING APRIL

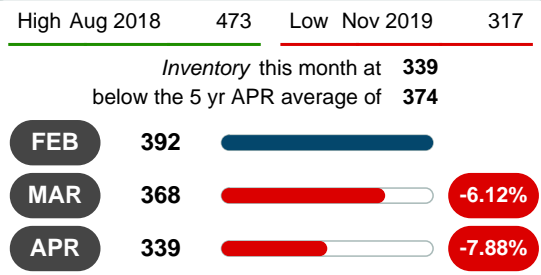


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 374



### 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	31	9.14%	142.0	18	11	2	0	
\$75,001 - \$100,000	10	2.95%	49.0	2	5	3	0	
\$100,001 - \$125,000	62	18.29%	142.0	18	36	6	2	
\$125,001 - \$225,000	99	29.20%	44.0	7	68	23	1	
\$225,001 - \$300,000	51	15.04%	43.0	2	24	23	2	
\$300,001 - \$425,000	52	15.34%	29.5	0	28	18	6	
\$425,001 and up	34	10.03%	56.5	0	11	17	6	
Total Active Inventory by Units		339		47	183	92	17	
Total Active Inventory by Volume		82,635,619	100%	60.0	4.95M	40.48M	28.89M	8.31M
Median Active Inventory Listing Price		\$188,750			\$117,978	\$175,000	\$247,700	\$397,500

# April 2020



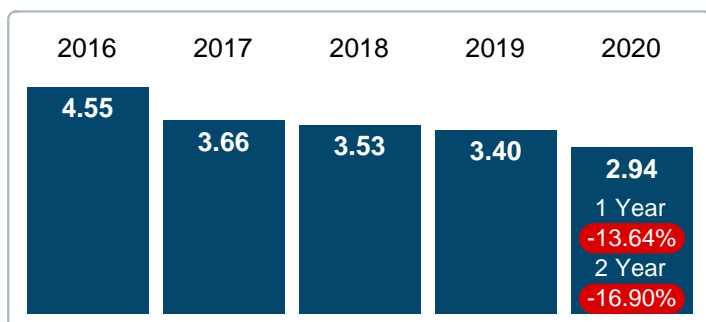
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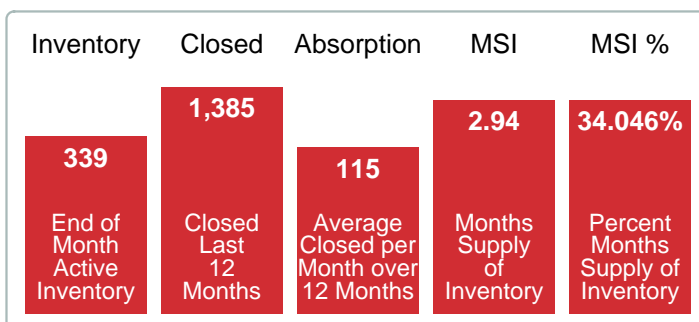
## MONTHS SUPPLY of INVENTORY (MSI)

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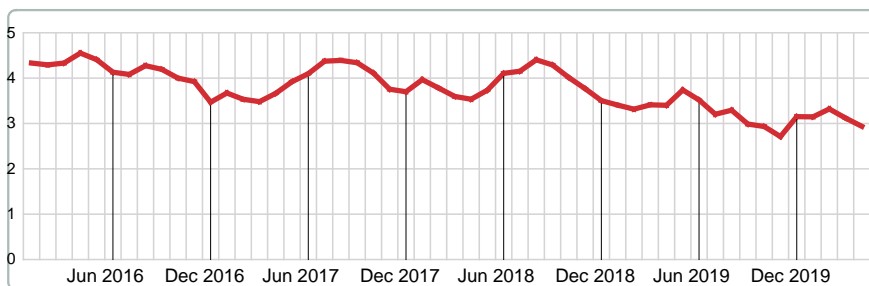
### MSI FOR APRIL



### INDICATORS FOR APRIL 2020

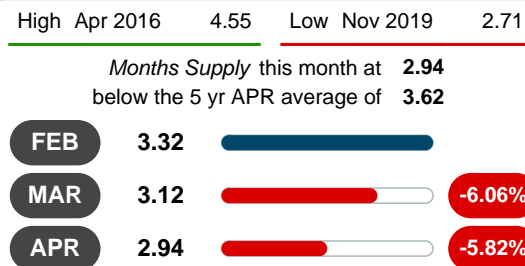


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 3.62



### 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
\$75,000 and less	9.14%	4.77	10.29	2.81	2.40	0.00
\$75,001 - \$100,000	2.95%	2.07	3.00	1.28	12.00	0.00
\$100,001 - \$125,000	18.29%	9.42	30.86	7.71	4.50	0.00
\$125,001 - \$225,000	29.20%	1.46	6.46	1.37	1.42	1.50
\$225,001 - \$300,000	15.04%	2.97	4.00	2.88	2.94	4.00
\$300,001 - \$425,000	15.34%	6.06	0.00	11.20	3.38	8.00
\$425,001 and up	10.03%	8.16	0.00	11.00	7.29	9.00
Market Supply of Inventory (MSI)		2.94	9.89	2.47	2.70	6.58
Total Active Inventory by Units	100%	2.94	47	183	92	17

# April 2020



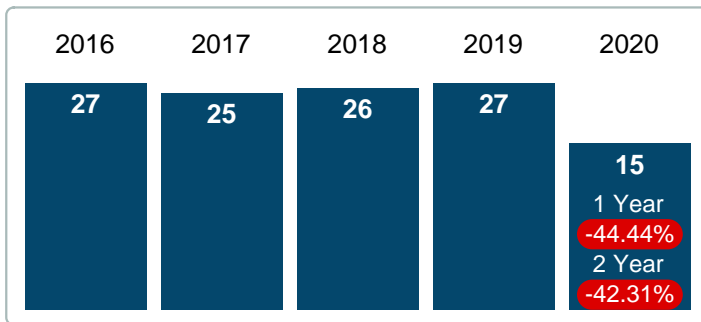
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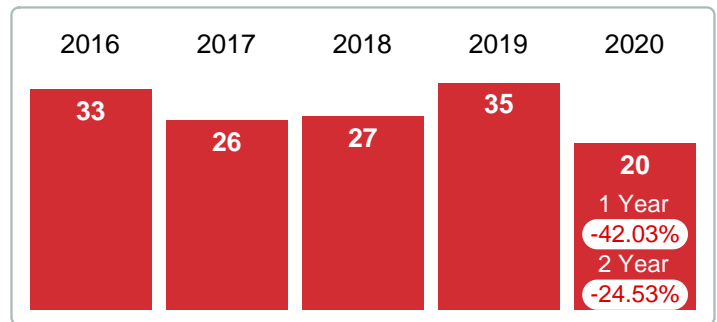
## MEDIAN DAYS ON MARKET TO SALE

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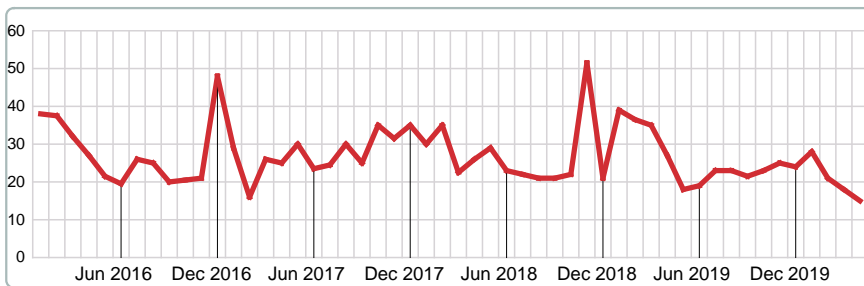
### APRIL



### YEAR TO DATE (YTD)

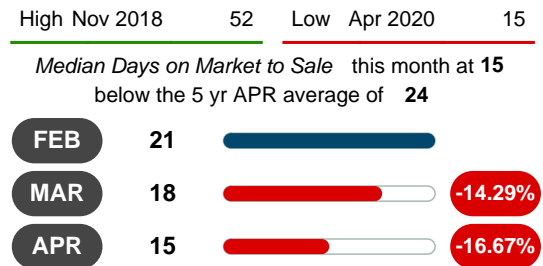


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 24



### 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	10.53%	12	107	8	9	0
\$125,001 - \$125,000	0.00%	12	0	0	0	0
\$125,001 - \$150,000	16.67%	13	33	13	56	0
\$150,001 - \$200,000	29.82%	7	10	7	7	0
\$200,001 - \$250,000	16.67%	47	0	52	43	0
\$250,001 - \$300,000	14.04%	16	25	24	1	0
\$300,001 and up	12.28%	33	0	17	77	18
Median Closed DOM		15	33	12	33	18
Total Closed Units	100%	114	9	76	28	1
Total Closed Volume		23,262,230	1.16M	14.22M	7.52M	356.50K

# April 2020



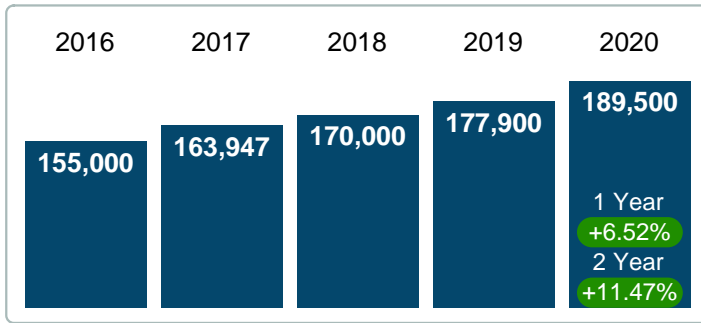
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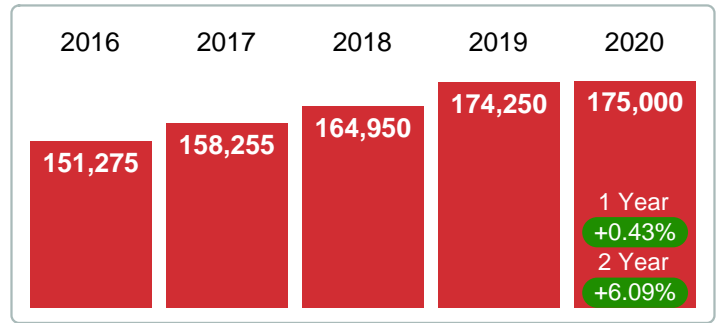
## MEDIAN LIST PRICE AT CLOSING

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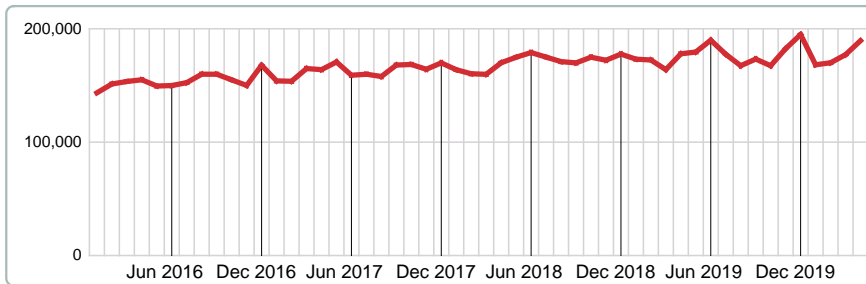
### APRIL



### YEAR TO DATE (YTD)

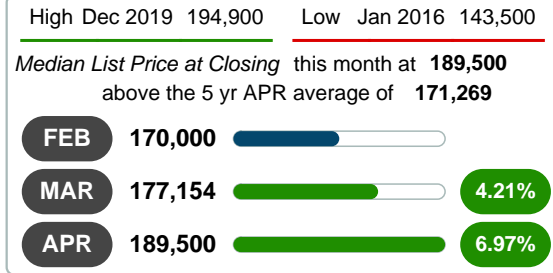


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 171,269



### 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	9.65%	79,000	89,000	79,000	79,000	0
\$125,001 - \$125,000	0.00%	79,000	0	0	0	0
\$125,001 - \$150,000	14.91%	145,000	145,000	143,700	141,750	0
\$150,001 - \$200,000	34.21%	169,999	172,400	169,900	199,000	0
\$200,001 - \$250,000	14.91%	214,900	0	210,500	232,063	0
\$250,001 - \$300,000	15.79%	264,450	299,000	265,000	261,079	0
\$300,001 and up	10.53%	392,000	0	310,900	429,500	359,000
<b>Median List Price</b>		<b>189,500</b>	<b>123,000</b>	<b>171,336</b>	<b>248,404</b>	<b>359,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>189,500</b>	<b>9</b>	<b>76</b>	<b>28</b>	<b>1</b>
<b>Total Closed Volume</b>		<b>23,541,055</b>	<b>1.18M</b>	<b>14.36M</b>	<b>7.64M</b>	<b>359.00K</b>



# April 2020



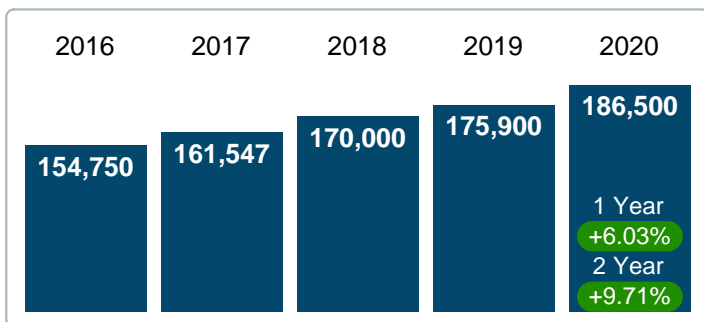
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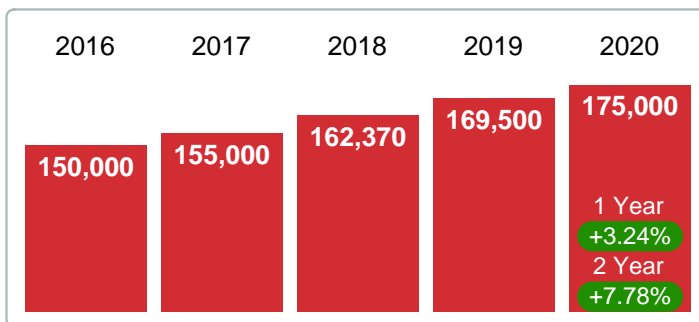
## MEDIAN SOLD PRICE AT CLOSING

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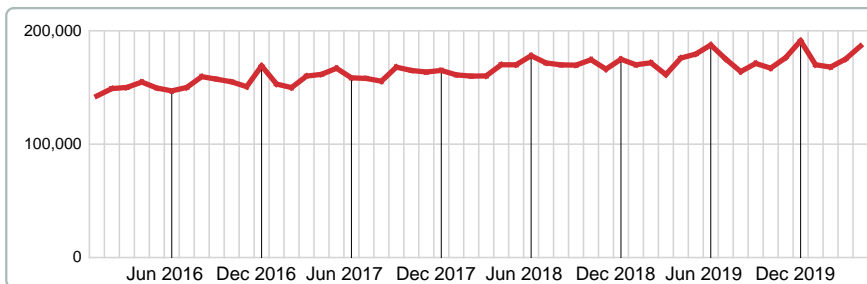
### APRIL



### YEAR TO DATE (YTD)

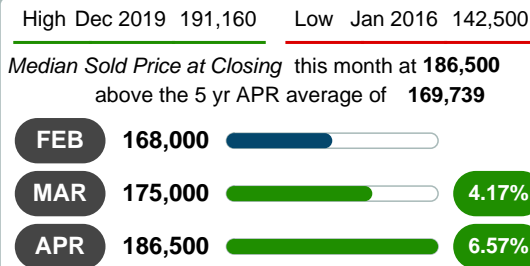


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 169,739



### 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	10.53%	83,000	82,000	93,250	84,000	0
\$125,001 - \$125,000	0.00%	83,000	0	0	0	0
\$125,001 - \$150,000	16.67%	145,601	145,000	147,000	138,250	0
\$150,001 - \$200,000	29.82%	169,950	170,000	169,900	184,900	0
\$200,001 - \$250,000	16.67%	213,133	0	210,000	220,450	0
\$250,001 - \$300,000	14.04%	263,079	299,000	264,450	259,000	0
\$300,001 and up	12.28%	338,250	0	308,150	410,000	356,500
Median Sold Price		186,500	125,000	171,336	248,404	356,500
Total Closed Units	100%	186,500	9	76	28	1
Total Closed Volume		23,262,230	1.16M	14.22M	7.52M	356.50K

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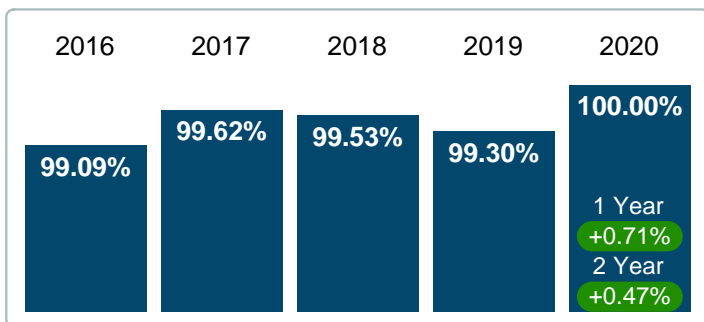
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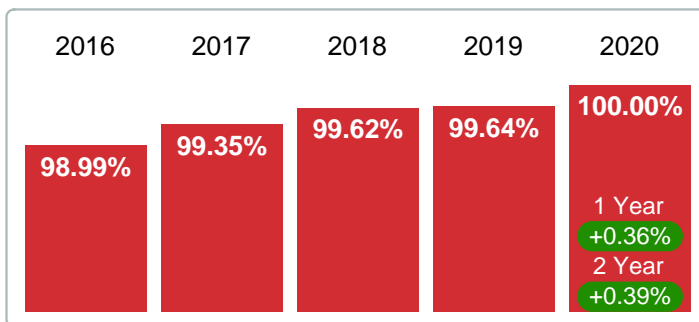
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jul 26, 2023 for MLS Technology Inc.

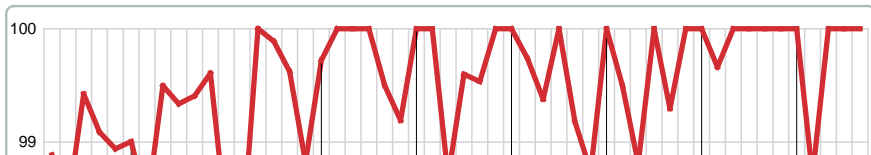
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.51%

High Apr 2020 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.51%

FEB 100.00%  
MAR 100.00%  
APR 100.00%

0.00%  
0.00%

### 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	12	10.53%	99.39%	93.22%	99.39%	106.33%	0.00%
\$125,001 - \$125,000	0	0.00%	99.39%	0.00%	0.00%	0.00%	0.00%
\$125,001 - \$150,000	19	16.67%	100.00%	100.00%	99.82%	97.59%	0.00%
\$150,001 - \$200,000	34	29.82%	100.00%	98.67%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	19	16.67%	100.00%	0.00%	99.58%	100.00%	0.00%
\$250,001 - \$300,000	16	14.04%	100.00%	100.00%	100.00%	100.00%	0.00%
\$300,001 and up	14	12.28%	99.19%	0.00%	100.00%	98.46%	99.30%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.30%
Total Closed Units		114	100%	9	76	28	1
Total Closed Volume		23,262,230		1.16M	14.22M	7.52M	356.50K

# April 2020



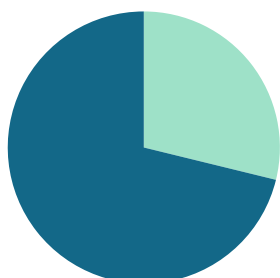
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

Report produced on Jul 26, 2023 for MLS Technology Inc.

### INVENTORY

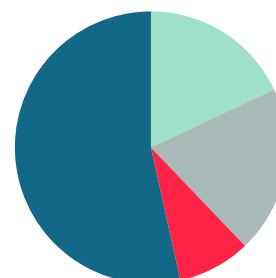


**Inventory**  
 New Listings  
**149 = 28.82%**  
 Start Inventory  
**368**  
 Total Inventory Units  
**517**  
 Volume  
**\$124,690,710**

### Market Activity

Closed Sales  
**114 = 17.98%**  
 Pending Sales  
**126 = 19.87%**  
 Other Off Market  
**55 = 8.68%**  
 Active Inventory  
**339 = 53.47%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	145	114	-21.38%	404	391	-3.22%
Pending Sales	156	126	-19.23%	484	487	0.62%
New Listings	212	149	-29.72%	695	657	-5.47%
Median List Price	177,900	189,500	6.52%	174,250	175,000	0.43%
Median Sale Price	175,900	186,500	6.03%	169,500	175,000	3.24%
Median Percent of Selling Price to List Price	99.30%	100.00%	0.71%	99.64%	100.00%	0.36%
Median Days on Market to Sale	27.00	15.00	-44.44%	34.50	20.00	-42.03%
Monthly Inventory	370	339	-8.38%	370	339	-8.38%
Months Supply of Inventory	3.39	2.94	-13.41%	3.39	2.94	-13.41%

**Absorption:** Last 12 months, an Average of **115** Sales/Month

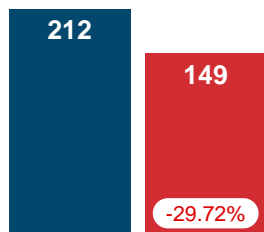
**Inventory** on April 30, 2020 = **339**

**2019** **2020**

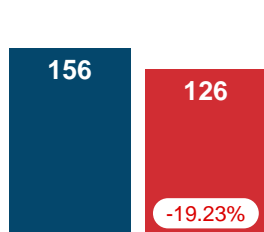
### APRIL MARKET

### MEDIAN PRICES

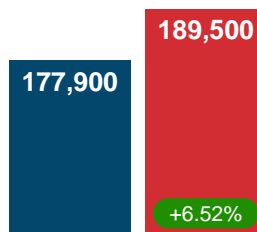
#### New Listings



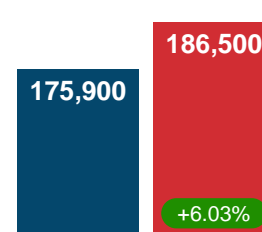
#### Pending Listings



#### List Price



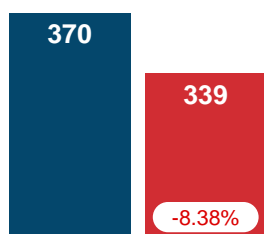
#### Sale Price



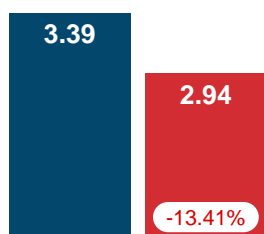
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

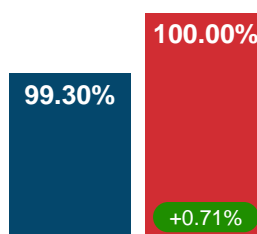
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

