

August 2020



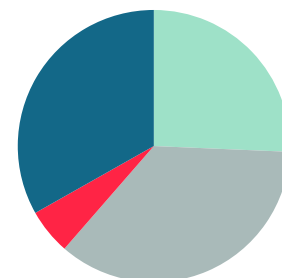
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	August 2020	+/-%
Closed Listings	140	161	15.00%
Pending Listings	103	224	117.48%
New Listings	153	211	37.91%
Median List Price	167,425	206,250	23.19%
Median Sale Price	164,000	206,000	25.61%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	23.00	12.00	-47.83%
End of Month Inventory	374	208	-44.39%
Months Supply of Inventory	3.28	1.78	-45.73%



■ Closed (25.68%)
■ Pending (35.73%)
■ Other OffMarket (5.42%)
■ Active (33.17%)

Absorption: Last 12 months, an Average of **117** Sales/Month
Active Inventory as of August 31, 2020 = **208**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2020 decreased **44.39%** to 208 existing homes available for sale. Over the last 12 months this area has had an average of 117 closed sales per month. This represents an unsold inventory index of **1.78** 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 **25.61%** in August 2020 to \$206,000 versus the previous year at \$164,000.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 11.00 days or **47.83%** in August 2020 compared to last year's same month at **23.00** DOM.

Sales Success for August 2020 is Positive

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

There were 211 New Listings in August 2020, up **37.91%** from last year at 153. Furthermore, there were 161 Closed Listings this month versus last year at 140, a **15.00%** increase.

Closed versus Listed trends yielded a **76.3%** ratio, down from previous year's, August 2019, at **91.5%**, a **16.61%** downswing. This will certainly create pressure on a decreasing Monthly 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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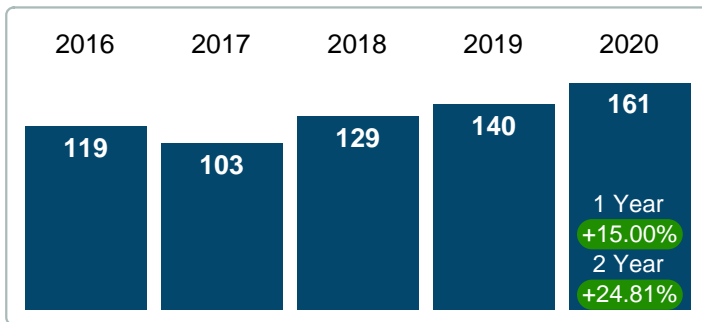
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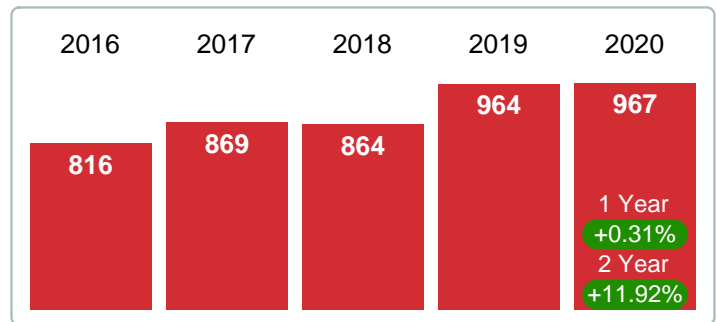
CLOSED LISTINGS

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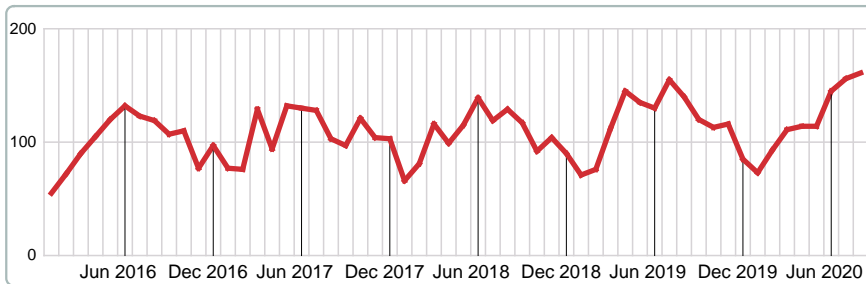
AUGUST



YEAR TO DATE (YTD)

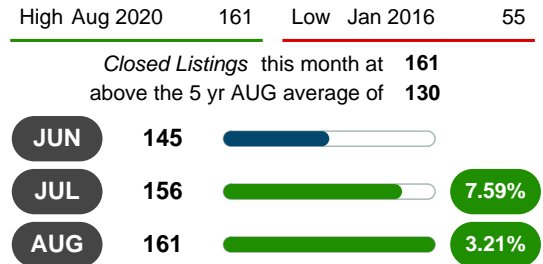


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 130



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	13	8.07%	54.0	6	6	1	0
\$100,001 - \$150,000	23	14.29%	7.0	3	15	5	0
\$150,001 - \$175,000	22	13.66%	4.5	0	19	3	0
\$175,001 - \$225,000	38	23.60%	9.5	0	28	7	3
\$225,001 - \$275,000	21	13.04%	20.0	1	7	13	0
\$275,001 - \$375,000	26	16.15%	9.0	0	11	11	4
\$375,001 and up	18	11.18%	29.5	0	4	12	2
Total Closed Units	161			10	90	52	9
Total Closed Volume	37,863,110	100%	12.0	976.90K	18.46M	15.39M	3.03M
Median Closed Price	\$206,000			\$76,500	\$183,500	\$255,250	\$337,500

August 2020



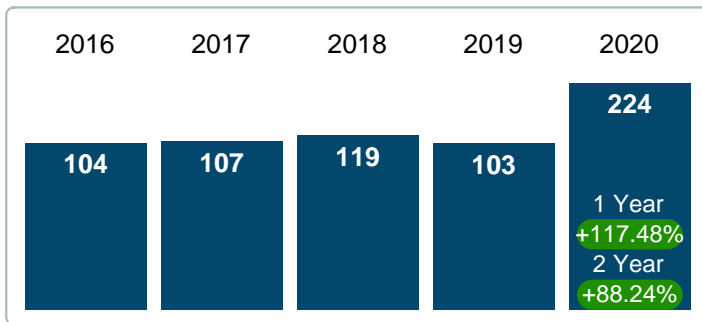
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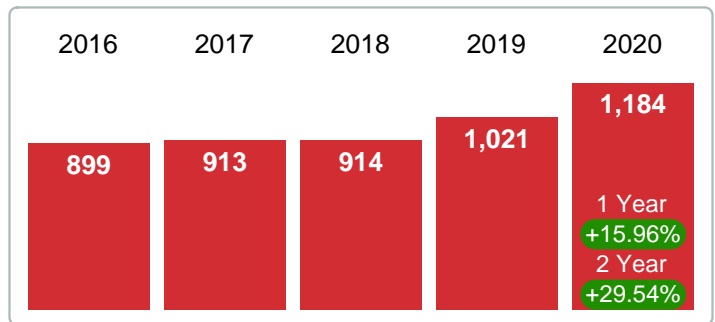
PENDING LISTINGS

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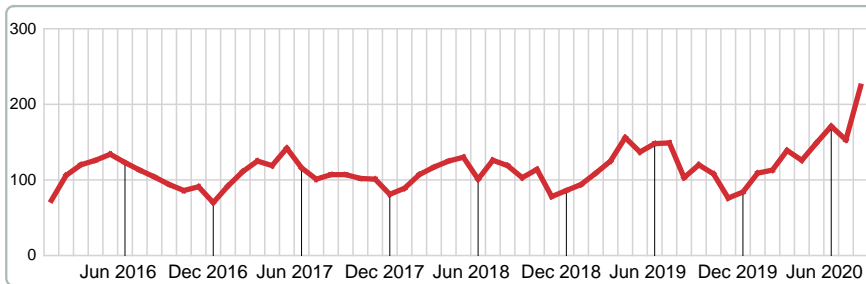
AUGUST



YEAR TO DATE (YTD)

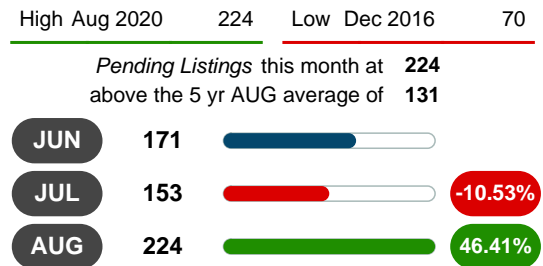


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 131



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	20	8.93%	14.0	8	10	2	0
\$125,001 - \$150,000	14	6.25%	5.0	0	13	1	0
\$150,001 - \$150,000	0	0.00%	5.0	0	0	0	0
\$150,001 - \$225,000	94	41.96%	6.0	1	69	23	1
\$225,001 - \$275,000	33	14.73%	7.0	0	15	16	2
\$275,001 - \$350,000	34	15.18%	15.5	1	17	12	4
\$350,001 and up	29	12.95%	11.0	0	7	17	5
Total Pending Units	224			10	131	71	12
Total Pending Volume	53,500,868	100%	7.0	931.30K	26.95M	19.83M	5.79M
Median Listing Price	\$207,000			\$82,250	\$173,900	\$249,900	\$331,562

August 2020



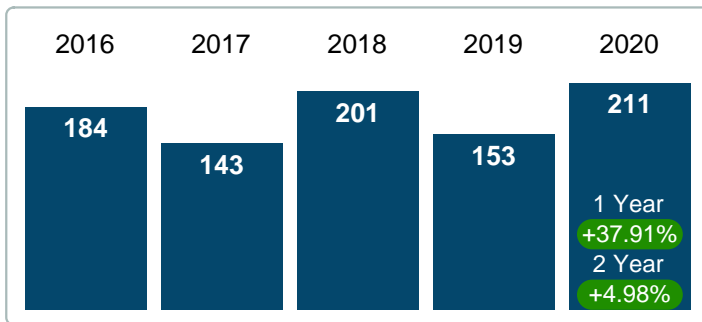
Area Delimited by County Of Wagoner - Residential Property Type



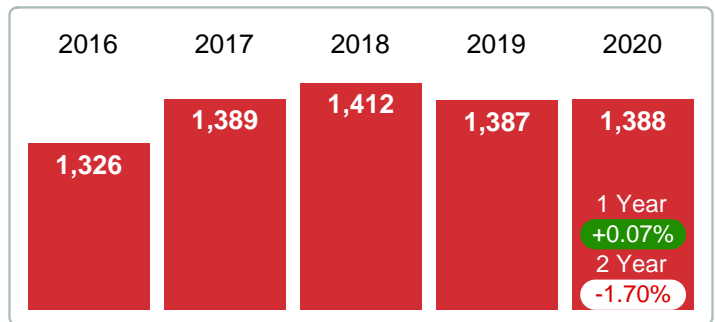
NEW LISTINGS

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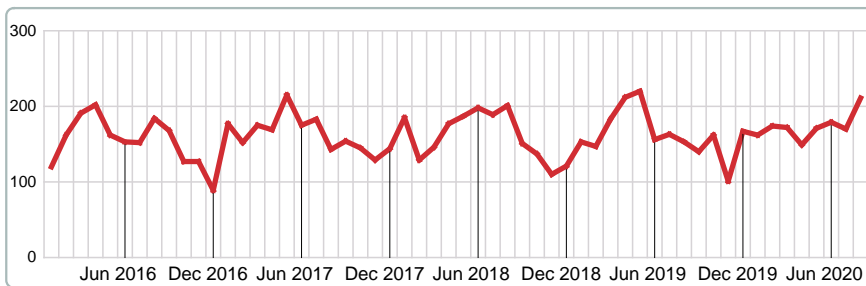
AUGUST



YEAR TO DATE (YTD)

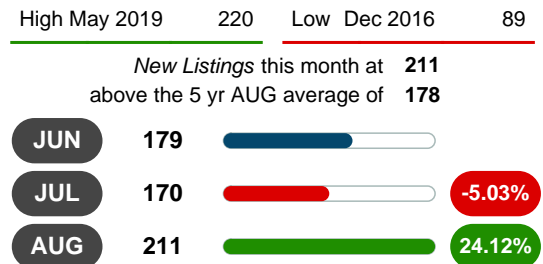


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 178



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	9.00%	5	11	3	0
\$125,001 - \$150,000	17	8.06%	1	16	0	0
\$150,001 - \$175,000	34	16.11%	0	30	4	0
\$175,001 - \$225,000	43	20.38%	0	24	19	0
\$225,001 - \$300,000	49	23.22%	0	25	20	4
\$300,001 - \$400,000	26	12.32%	1	14	7	4
\$400,001 and up	23	10.90%	0	4	17	2
Total New Listed Units	211		7	124	70	10
Total New Listed Volume	51,634,501	100%	813.80K	26.01M	21.10M	3.71M
Median New Listed Listing Price	\$219,999		\$89,900	\$184,500	\$253,200	\$331,562

August 2020



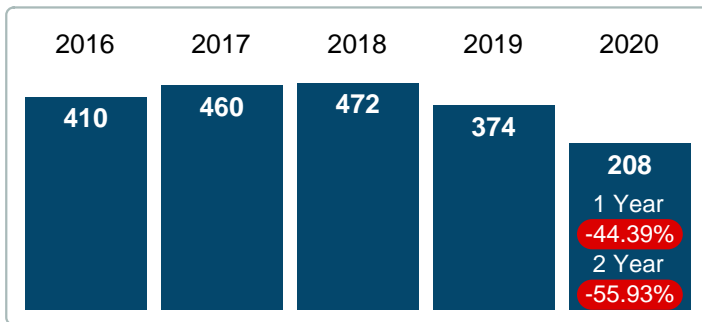
Area Delimited by County Of Wagoner - Residential Property Type



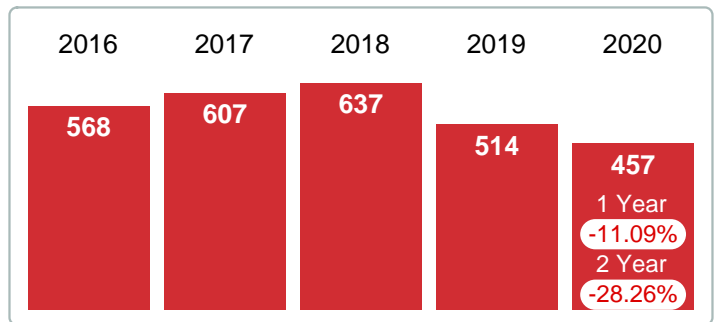
ACTIVE INVENTORY

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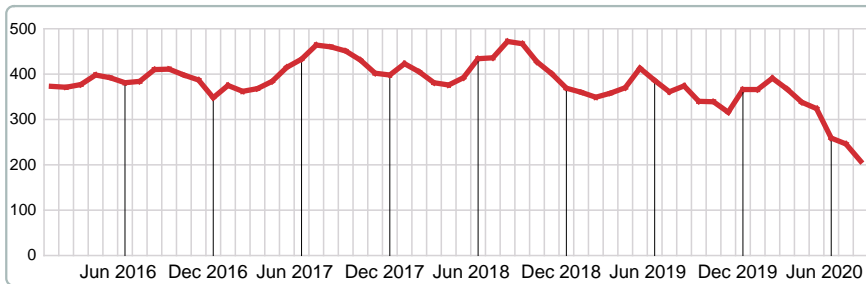
END OF AUGUST



ACTIVE DURING AUGUST

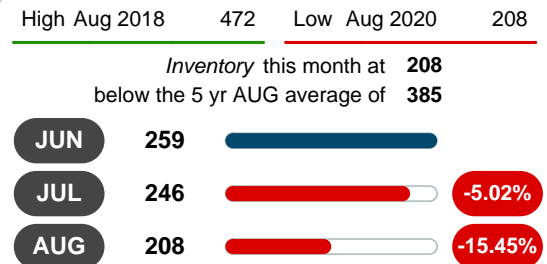


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 385



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	13	6.25%	100.0	9	2	2	0
\$75,001 - \$150,000	31	14.90%	38.0	3	24	4	0
\$150,001 - \$200,000	30	14.42%	38.0	1	23	6	0
\$200,001 - \$300,000	56	26.92%	28.0	0	28	25	3
\$300,001 - \$350,000	22	10.58%	70.0	0	13	7	2
\$350,001 - \$475,000	34	16.35%	72.5	2	13	15	4
\$475,001 and up	22	10.58%	79.5	1	4	10	7
Total Active Inventory by Units	208			16	107	69	16
Total Active Inventory by Volume	62,838,642	100%	47.0	2.51M	28.15M	24.20M	7.98M
Median Active Inventory Listing Price	\$238,500			\$75,000	\$210,000	\$295,000	\$427,800

August 2020



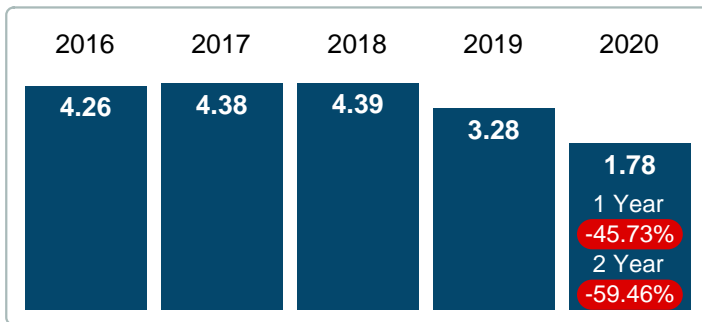
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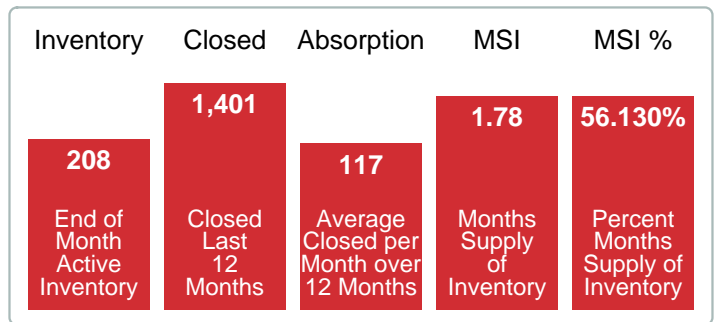
MONTHS SUPPLY of INVENTORY (MSI)

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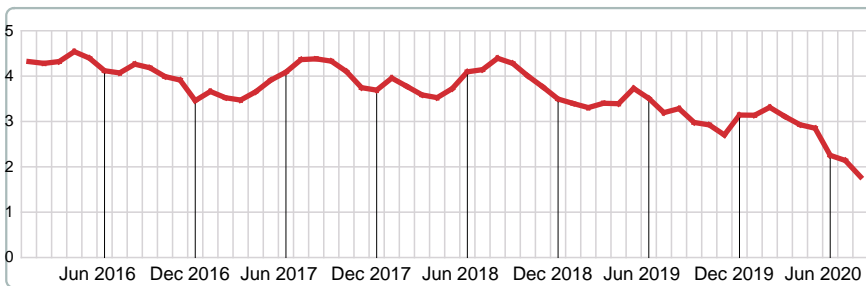
MSI FOR AUGUST



INDICATORS FOR AUGUST 2020

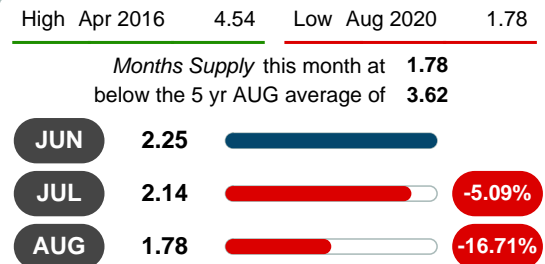


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG 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	6.25%	2.20	4.00	0.69	2.67	0.00
\$75,001 - \$150,000	14.90%	1.32	1.44	1.29	1.45	0.00
\$150,001 - \$200,000	14.42%	0.72	1.71	0.74	0.62	0.00
\$200,001 - \$300,000	26.92%	1.75	0.00	1.62	1.85	4.00
\$300,001 - \$350,000	10.58%	4.33	0.00	7.43	2.63	3.00
\$350,001 - \$475,000	16.35%	5.59	0.00	7.43	4.19	5.33
\$475,001 and up	10.58%	8.52	12.00	9.60	7.06	10.50
Market Supply of Inventory (MSI)		1.78	2.87	1.45	2.00	5.19
Total Active Inventory by Units		208	16	107	69	16

August 2020



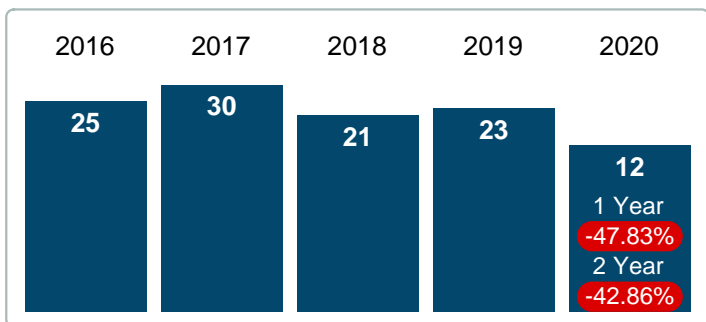
Area Delimited by County Of Wagoner - Residential Property Type



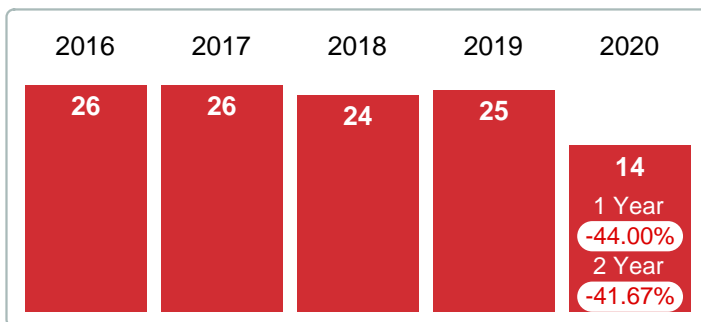
MEDIAN DAYS ON MARKET TO SALE

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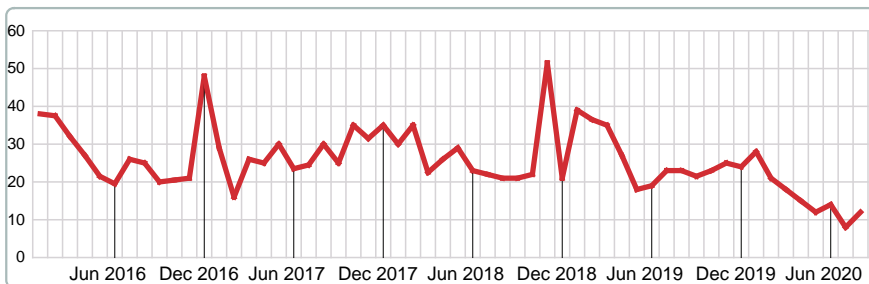
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 22

High Nov 2018 52 Low Jul 2020 8

Median Days on Market to Sale this month at 12 below the 5 yr AUG average of 22



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	13	8.07%	54	48	34	149	0
\$100,001 - \$150,000	23	14.29%	7	16	4	15	0
\$150,001 - \$175,000	22	13.66%	5	0	4	12	0
\$175,001 - \$225,000	38	23.60%	10	0	6	14	36
\$225,001 - \$275,000	21	13.04%	20	30	28	19	0
\$275,001 - \$375,000	26	16.15%	9	0	12	4	5
\$375,001 and up	18	11.18%	30	0	62	20	80
Median Closed DOM			12	31	8	14	11
Total Closed Units		100%	161	10	90	52	9
Total Closed Volume			37,863,110	976.90K	18.46M	15.39M	3.03M

August 2020



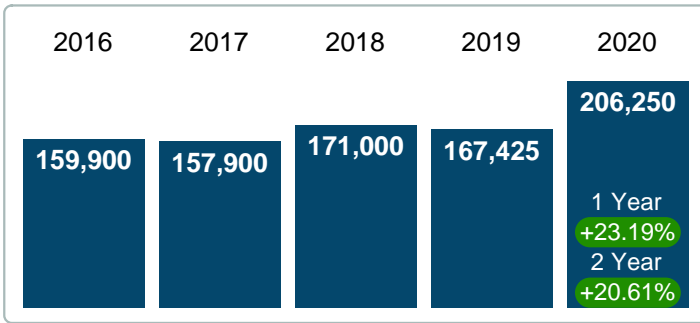
Area Delimited by County Of Wagoner - Residential Property Type



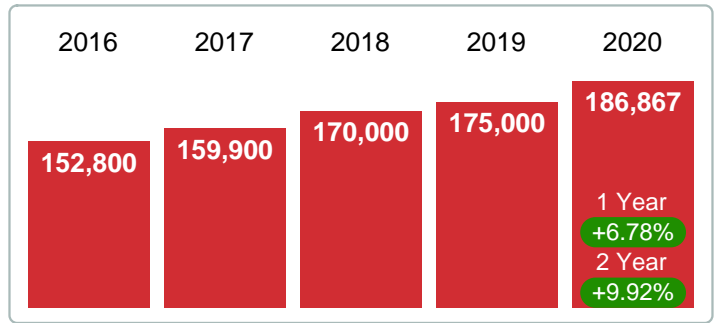
MEDIAN LIST PRICE AT CLOSING

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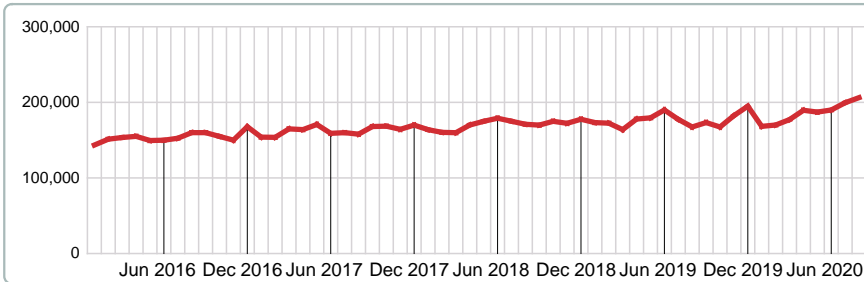
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

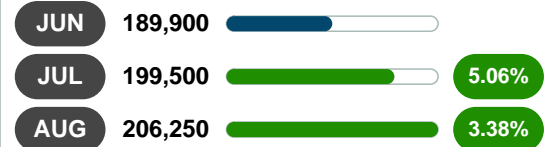


3 MONTHS

5 year AUG AVG = 172,495

High Aug 2020 206,250 Low Jan 2016 143,500

Median List Price at Closing this month at **206,250**
above the 5 yr AUG average of **172,495**



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	7.45%	74,250	56,250	71,000	92,000	0
\$100,001 - \$150,000	14.91%	133,000	135,000	138,500	130,450	0
\$150,001 - \$175,000	13.66%	164,960	0	164,900	169,035	0
\$175,001 - \$225,000	24.22%	199,999	0	200,246	204,000	185,000
\$225,001 - \$275,000	11.80%	249,000	0	236,813	249,900	0
\$275,001 - \$375,000	18.01%	323,900	280,000	285,954	324,450	339,900
\$375,001 and up	9.94%	445,000	0	537,450	445,000	544,450
Median List Price		206,250	82,750	184,450	254,250	339,900
Total Closed Units	100%	206,250	10	90	52	9
Total Closed Volume		38,043,845	1.02M	18.58M	15.39M	3.06M

August 2020



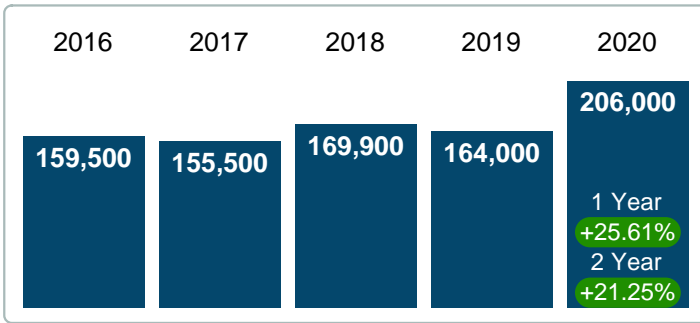
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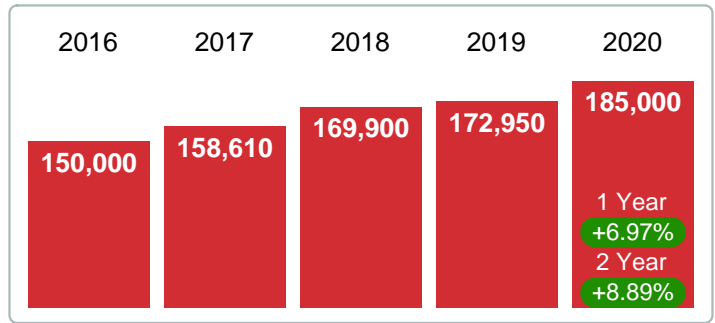
MEDIAN SOLD PRICE AT CLOSING

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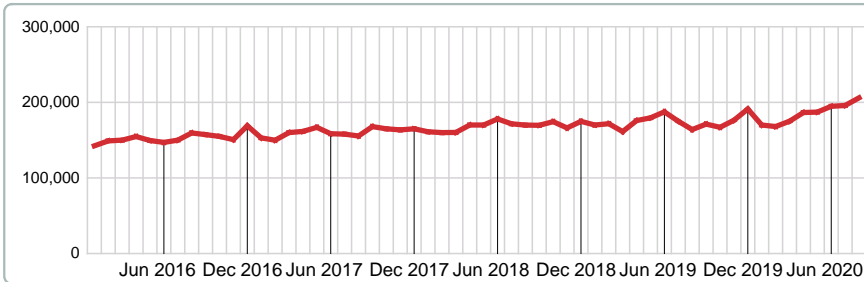
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

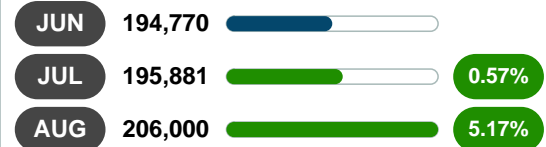


3 MONTHS

5 year AUG AVG = 170,980

High Aug 2020 206,000 Low Jan 2016 142,500

Median Sold Price at Closing this month at **206,000** above the 5 yr AUG average of **170,980**



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	13	8.07%	70,000	51,500	83,750	63,000	0
\$100,001 - \$150,000	23	14.29%	134,000	132,500	138,500	129,900	0
\$150,001 - \$175,000	22	13.66%	164,450	0	163,495	169,035	0
\$175,001 - \$225,000	38	23.60%	199,500	0	199,749	200,000	180,000
\$225,001 - \$275,000	21	13.04%	245,000	274,000	238,900	245,000	0
\$275,001 - \$375,000	26	16.15%	314,750	0	286,000	305,000	339,750
\$375,001 and up	18	11.18%	439,500	0	544,950	436,000	547,500
Median Sold Price			206,000	76,500	183,500	255,250	337,500
Total Closed Units		100%	206,000	10	90	52	9
Total Closed Volume			37,863,110	976.90K	18.46M	15.39M	3.03M

August 2020



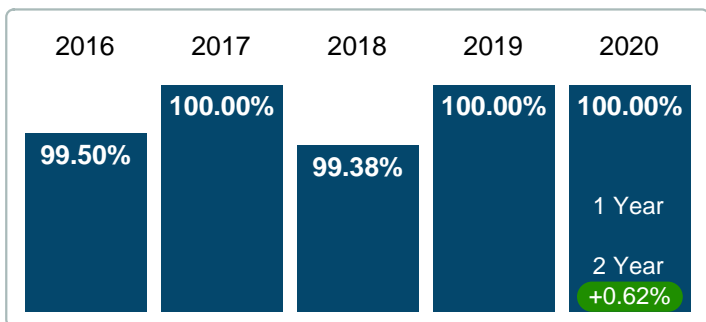
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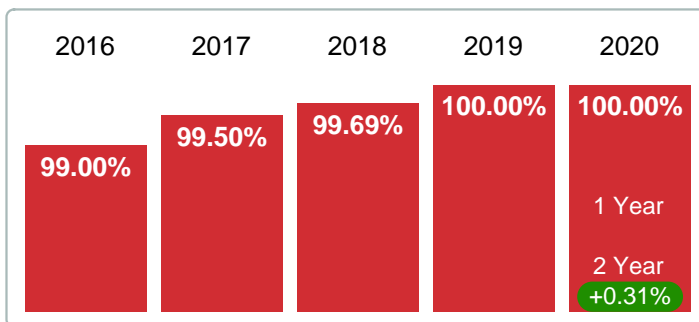
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 99.78%

High Aug 2020 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr AUG average of 99.78%

JUN 100.00%
JUL 100.00%
AUG 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	
\$100,000 and less	13	8.07%	94.29%	94.12%	100.00%	74.12%	0.00%	
\$100,001 - \$150,000	23	14.29%	100.00%	98.15%	100.00%	102.02%	0.00%	
\$150,001 - \$175,000	22	13.66%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$175,001 - \$225,000	38	23.60%	100.00%	0.00%	100.00%	100.00%	97.82%	
\$225,001 - \$275,000	21	13.04%	100.00%	97.86%	100.00%	100.00%	0.00%	
\$275,001 - \$375,000	26	16.15%	100.00%	0.00%	100.00%	100.90%	99.65%	
\$375,001 and up	18	11.18%	100.00%	0.00%	100.00%	99.44%	100.19%	
Median Sold/List Ratio		100.00%		95.24%	100.00%	100.00%	99.29%	
Total Closed Units		161	100%	100.00%	10	90	52	9
Total Closed Volume		37,863,110			976.90K	18.46M	15.39M	3.03M

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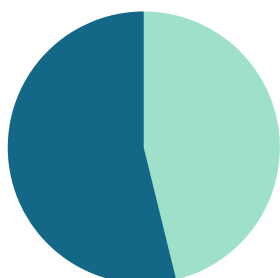
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

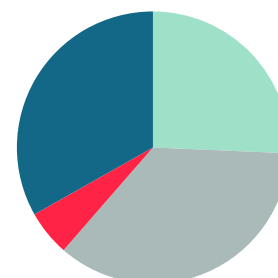


Inventory
 New Listings
211 = 46.17%
 Start Inventory
246
 Total Inventory Units
457
 Volume
\$124,124,842

Market Activity

Closed Sales
161 = 25.68%
 Pending Sales
224 = 35.73%
 Other Off Market
34 = 5.42%
 Active Inventory
208 = 33.17%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	140	161	15.00%	964	967	0.31%
Pending Sales	103	224	117.48%	1,021	1,184	15.96%
New Listings	153	211	37.91%	1,387	1,388	0.07%
Median List Price	167,425	206,250	23.19%	175,000	186,867	6.78%
Median Sale Price	164,000	206,000	25.61%	172,950	185,000	6.97%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	23.00	12.00	-47.83%	25.00	14.00	-44.00%
Monthly Inventory	374	208	-44.39%	374	208	-44.39%
Months Supply of Inventory	3.28	1.78	-45.73%	3.28	1.78	-45.73%

Absorption: Last 12 months, an Average of 117 Sales/Month

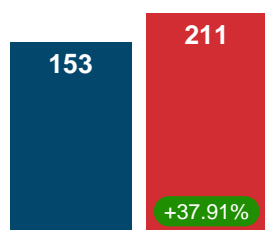
Inventory on August 31, 2020 = 208

2019 2020

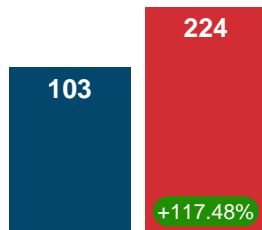
AUGUST MARKET

MEDIAN PRICES

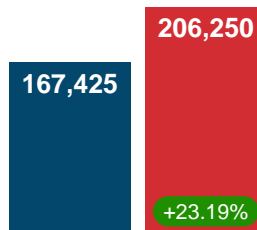
New Listings



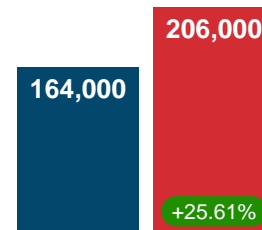
Pending Listings



List Price



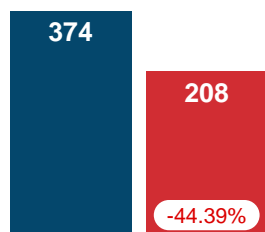
Sale Price



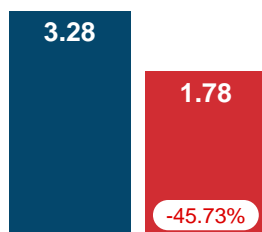
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

