

December 2020



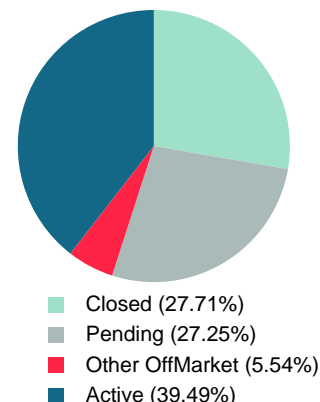
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 01, 2023 for MLS Technology Inc.

Compared Metrics	December		
	2019	2020	+/-%
Closed Listings	85	120	41.18%
Pending Listings	84	118	40.48%
New Listings	167	125	-25.15%
Median List Price	194,900	215,000	10.31%
Median Sale Price	191,160	215,000	12.47%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	24.00	4.50	-81.25%
End of Month Inventory	366	171	-53.28%
Months Supply of Inventory	3.14	1.30	-58.74%



Absorption: Last 12 months, an Average of **132** Sales/Month
Active Inventory as of December 31, 2020 = **171**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of December 2020 decreased **53.28%** to 171 existing homes available for sale. Over the last 12 months this area has had an average of 132 closed sales per month. This represents an unsold inventory index of **1.30** 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 **12.47%** in December 2020 to \$215,000 versus the previous year at \$191,160.

Median Days on Market Shortens

The median number of **4.50** days that homes spent on the market before selling decreased by 19.50 days or **81.25%** in December 2020 compared to last year's same month at **24.00** DOM.

Sales Success for December 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 125 New Listings in December 2020, down **25.15%** from last year at 167. Furthermore, there were 120 Closed Listings this month versus last year at 85, a **41.18%** increase.

Closed versus Listed trends yielded a **96.0%** ratio, up from previous year's, December 2019, at **50.9%**, a **88.61%** 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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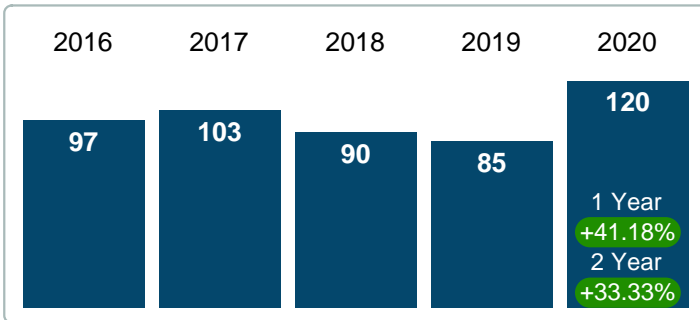
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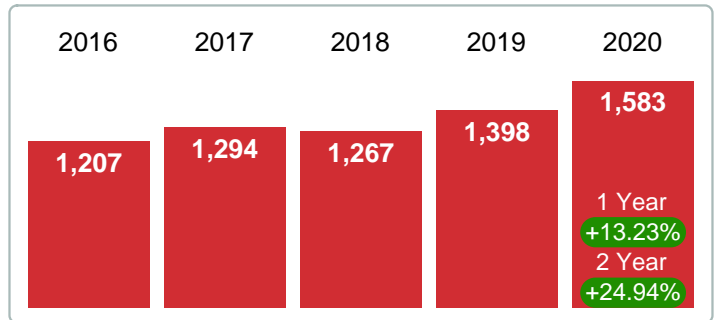
CLOSED LISTINGS

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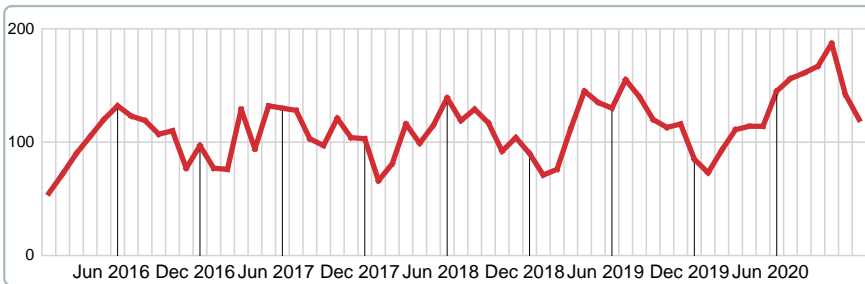
DECEMBER



YEAR TO DATE (YTD)

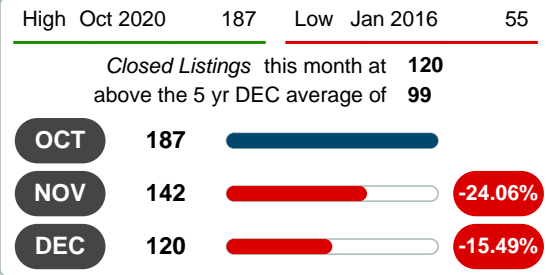


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99



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	10	8.33%	8.0	1	8	1	0
\$125,001 - \$150,000	14	11.67%	2.5	1	12	0	1
\$150,001 - \$175,000	14	11.67%	3.0	1	13	0	0
\$175,001 - \$225,000	29	24.17%	4.0	0	26	3	0
\$225,001 - \$300,000	26	21.67%	5.0	0	15	10	1
\$300,001 - \$425,000	14	11.67%	3.0	0	8	5	1
\$425,001 and up	13	10.83%	33.0	0	4	8	1
Total Closed Units	120			3	86	27	4
Total Closed Volume	29,121,789	100%	4.5	331.00K	18.38M	9.01M	1.40M
Median Closed Price	\$215,000			\$150,000	\$188,950	\$299,900	\$351,655

December 2020



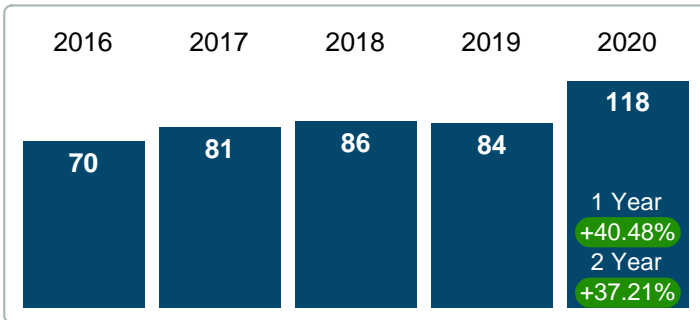
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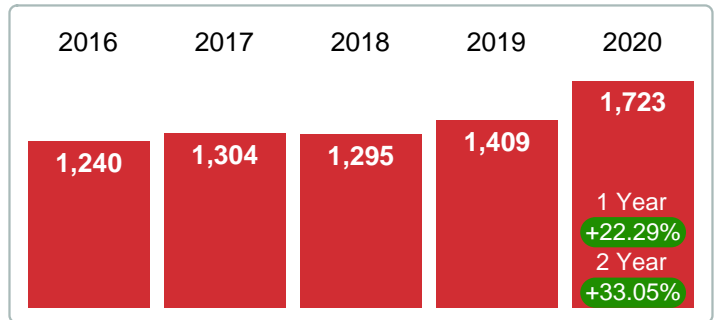
PENDING LISTINGS

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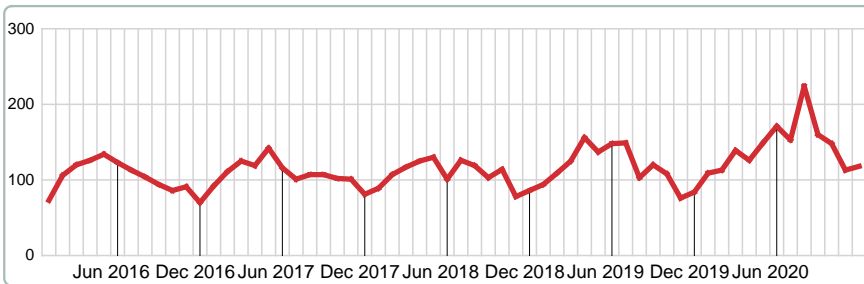
DECEMBER



YEAR TO DATE (YTD)

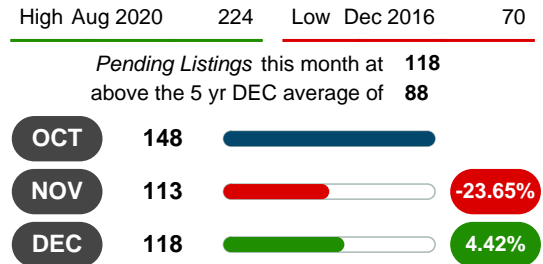


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 88



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	7	5.93%	8.0	3	4	0	0
\$100,001 - \$150,000	14	11.86%	7.5	3	7	3	1
\$150,001 - \$200,000	23	19.49%	7.0	0	17	4	2
\$200,001 - \$275,000	26	22.03%	12.5	0	19	7	0
\$275,001 - \$325,000	19	16.10%	15.0	1	10	8	0
\$325,001 - \$400,000	14	11.86%	1.5	0	5	9	0
\$400,001 and up	15	12.71%	0.0	0	3	6	6
Total Pending Units	118			7	65	37	9
Total Pending Volume	29,982,120	100%	7.5	820.00K	14.82M	11.08M	3.26M
Median Listing Price	\$232,467			\$105,000	\$215,000	\$299,900	\$408,310

December 2020



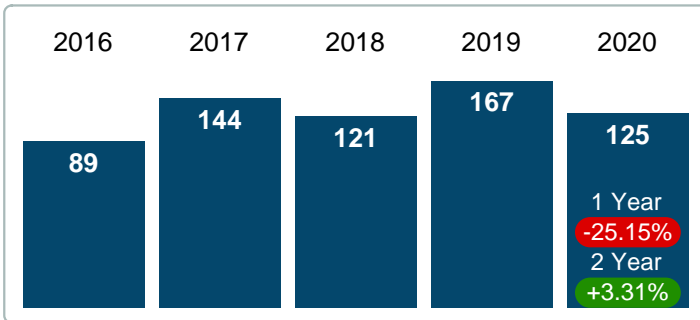
Area Delimited by County Of Wagoner - Residential Property Type



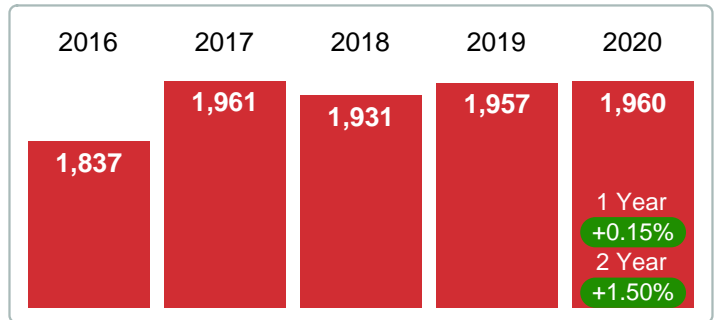
NEW LISTINGS

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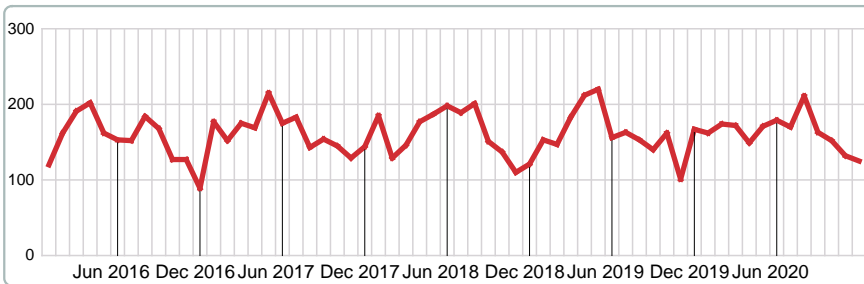
DECEMBER



YEAR TO DATE (YTD)

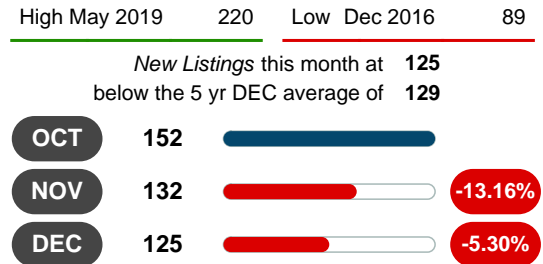


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 129



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	11	8.80%	4	7	0	0
\$100,001 - \$150,000	14	11.20%	4	9	0	1
\$150,001 - \$175,000	16	12.80%	0	12	4	0
\$175,001 - \$275,000	37	29.60%	0	29	7	1
\$275,001 - \$325,000	12	9.60%	0	9	3	0
\$325,001 - \$400,000	19	15.20%	0	12	7	0
\$400,001 and up	16	12.80%	2	2	7	5
Total New Listed Units	125		10	80	28	7
Total New Listed Volume	33,308,622	100%	3.58M	18.32M	8.76M	2.64M
Median New Listed Listing Price	\$225,000		\$110,000	\$209,900	\$324,672	\$408,310

December 2020



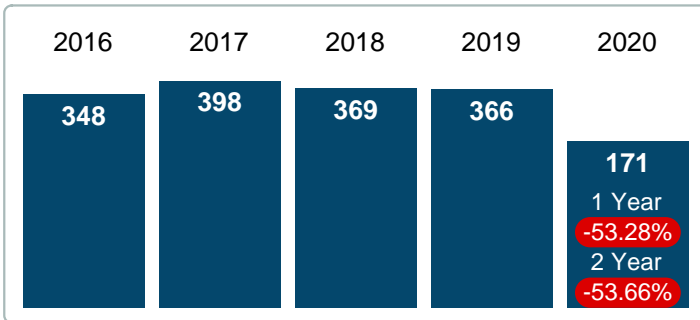
Area Delimited by County Of Wagoner - Residential Property Type



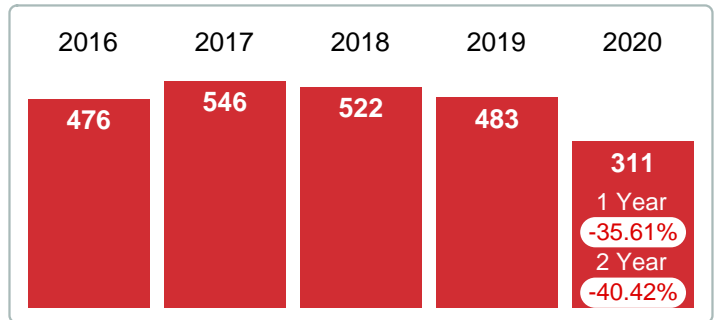
ACTIVE INVENTORY

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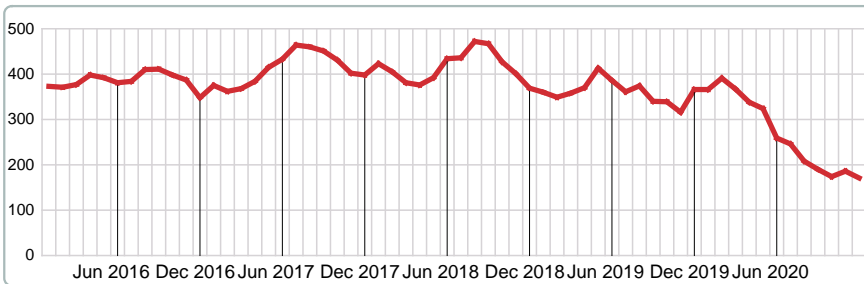
END OF DECEMBER



ACTIVE DURING DECEMBER

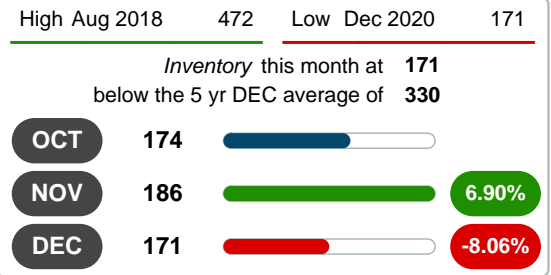


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 330



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	7.60%	58.0	9	3	1	0
\$75,001 - \$125,000	17	9.94%	45.0	3	11	3	0
\$125,001 - \$175,000	30	17.54%	49.0	4	19	7	0
\$175,001 - \$275,000	42	24.56%	57.5	1	32	7	2
\$275,001 - \$350,000	26	15.20%	57.5	1	18	6	1
\$350,001 - \$450,000	26	15.20%	36.0	1	13	10	2
\$450,001 and up	17	9.94%	50.0	2	2	12	1
Total Active Inventory by Units	171			21	98	46	6
Total Active Inventory by Volume	51,522,028	100%	50.0	5.02M	25.84M	18.10M	2.56M
Median Active Inventory Listing Price	\$239,500			\$100,000	\$225,950	\$322,400	\$368,250

December 2020



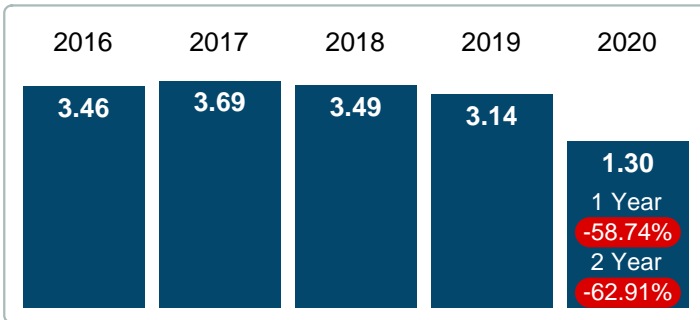
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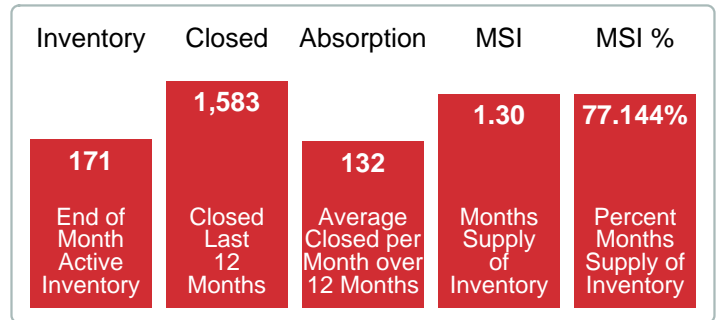
MONTHS SUPPLY of INVENTORY (MSI)

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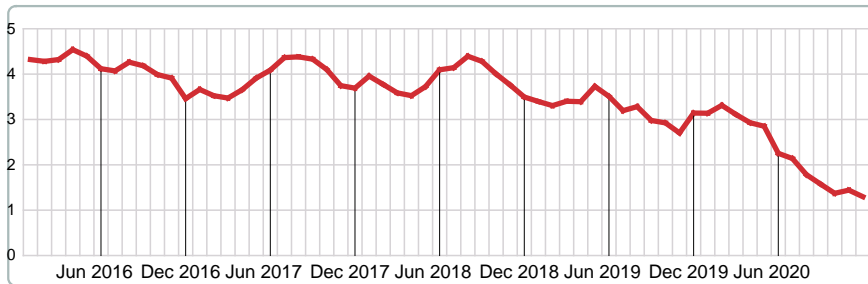
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2020

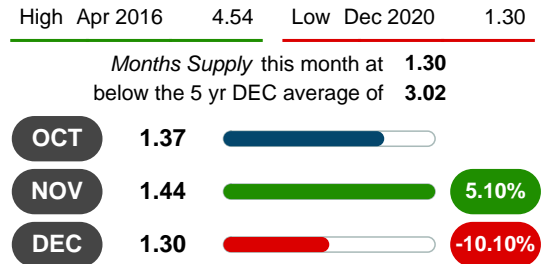


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 3.02



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	13	7.60%	2.60	4.00	1.33	2.00	0.00
\$75,001 - \$125,000	17	9.94%	1.89	2.25	1.71	2.40	0.00
\$125,001 - \$175,000	30	17.54%	0.80	3.43	0.59	1.75	0.00
\$175,001 - \$275,000	42	24.56%	0.79	1.71	0.95	0.38	2.18
\$275,001 - \$350,000	26	15.20%	1.75	6.00	2.77	0.86	0.86
\$350,001 - \$450,000	26	15.20%	3.71	0.00	4.59	2.79	3.43
\$450,001 and up	17	9.94%	3.24	0.00	2.18	4.00	0.75
Market Supply of Inventory (MSI)			1.30	3.82	1.16	1.22	1.44
Total Active Inventory by Units		100%	171	21	98	46	6

December 2020



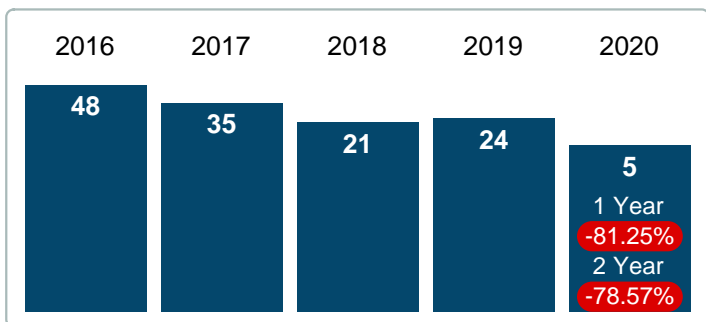
Area Delimited by County Of Wagoner - Residential Property Type



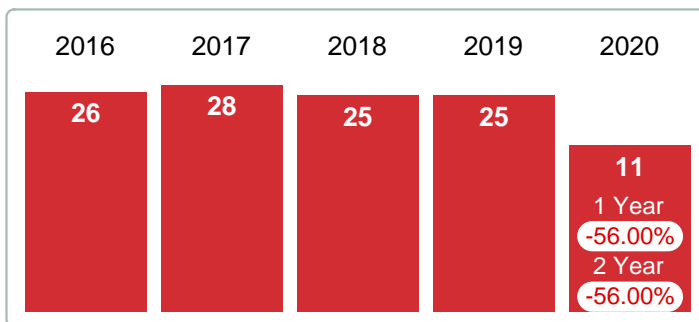
MEDIAN DAYS ON MARKET TO SALE

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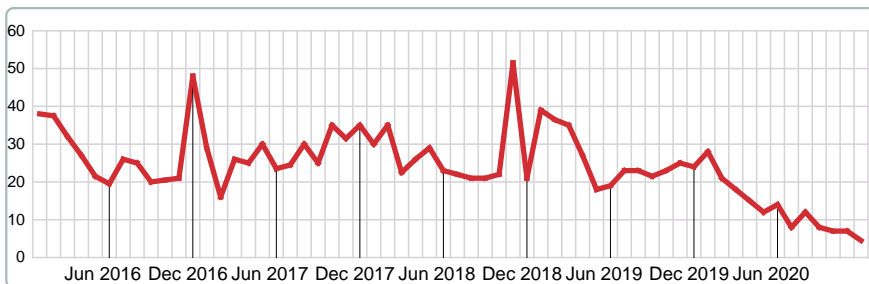
DECEMBER



YEAR TO DATE (YTD)

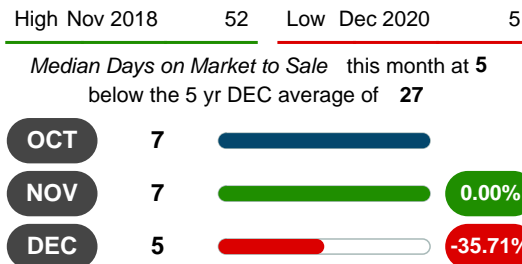


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 27



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	8.33%	8	10	7	8	0
\$125,001 - \$150,000	11.67%	3	14	2	0	3
\$150,001 - \$175,000	11.67%	3	4	2	0	0
\$175,001 - \$225,000	24.17%	4	0	3	18	0
\$225,001 - \$300,000	21.67%	5	0	5	5	17
\$300,001 - \$425,000	11.67%	3	0	3	9	1
\$425,001 and up	10.83%	33	0	58	43	1
Median Closed DOM		5	10	4	8	2
Total Closed Units	100%	4.5	3	86	27	4
Total Closed Volume		29,121,789	331.00K	18.38M	9.01M	1.40M

December 2020



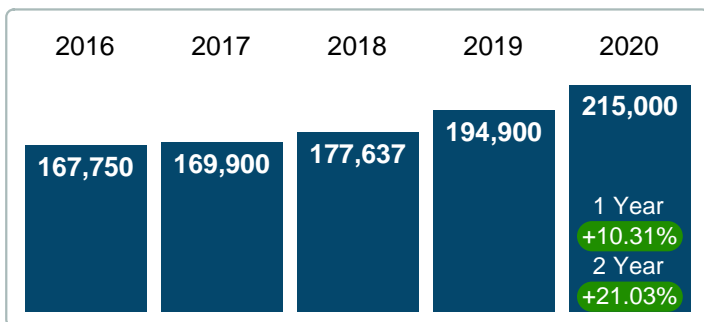
Area Delimited by County Of Wagoner - Residential Property Type



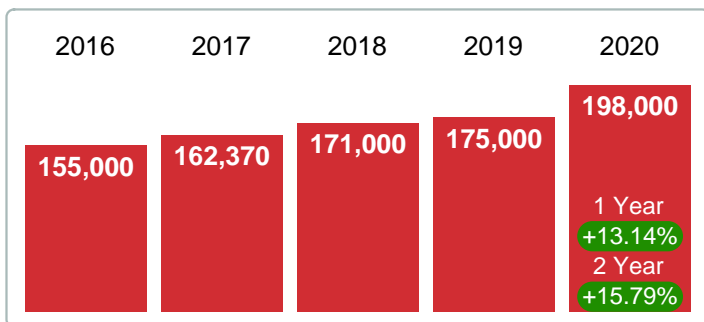
MEDIAN LIST PRICE AT CLOSING

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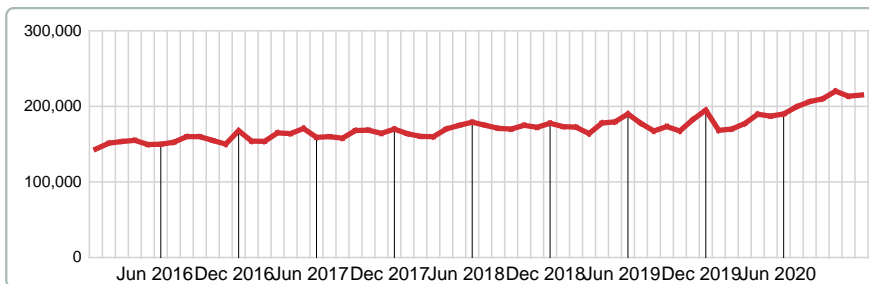
DECEMBER



YEAR TO DATE (YTD)

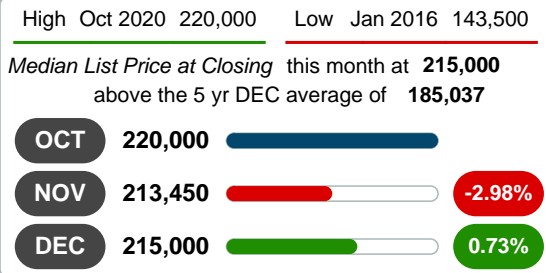


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 185,037



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	7.50%	84,500	25,000	84,500	115,000	0	
\$125,001 - \$150,000	14	11.67%	145,000	149,900	142,450	0	150,000	
\$150,001 - \$175,000	15	12.50%	165,000	159,900	165,000	0	0	
\$175,001 - \$225,000	29	24.17%	195,000	0	194,950	199,000	0	
\$225,001 - \$300,000	26	21.67%	249,900	0	249,500	259,900	295,000	
\$300,001 - \$425,000	14	11.67%	341,550	0	330,550	349,900	408,310	
\$425,001 and up	13	10.83%	479,900	0	495,000	473,450	547,386	
Median List Price		215,000		149,900	185,000	299,900	351,655	
Total Closed Units		120	100%	215,000	3	86	27	4
Total Closed Volume		28,961,510		334.80K	18.32M	8.91M	1.40M	

December 2020



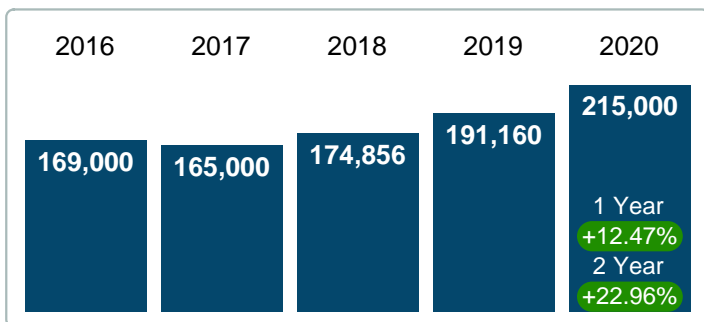
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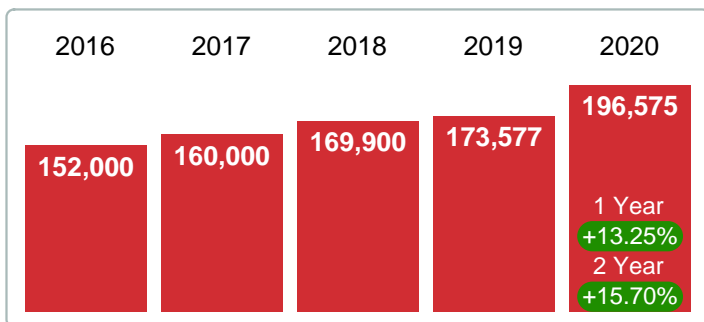
MEDIAN SOLD PRICE AT CLOSING

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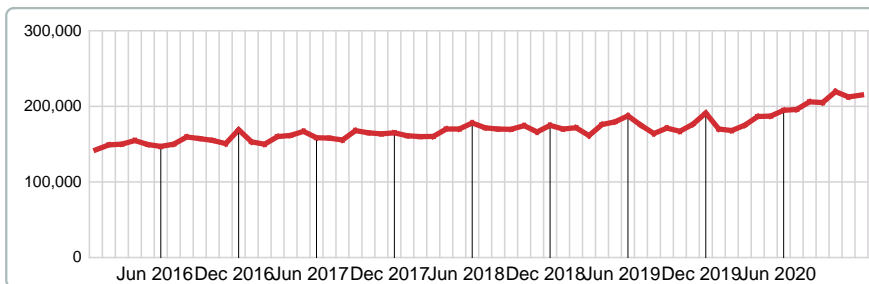
DECEMBER



YEAR TO DATE (YTD)

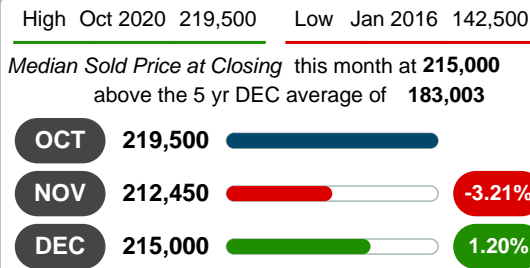


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 183,003



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	8.33%	105,500	25,000	105,500	115,000	0
\$125,001 - \$150,000	11.67%	145,500	150,000	144,500	0	150,000
\$150,001 - \$175,000	11.67%	165,000	156,000	165,000	0	0
\$175,001 - \$225,000	24.17%	195,000	0	197,500	189,000	0
\$225,001 - \$300,000	21.67%	249,950	0	248,712	259,950	295,000
\$300,001 - \$425,000	11.67%	337,765	0	331,850	348,900	408,310
\$425,001 and up	10.83%	472,200	0	471,000	470,850	547,386
Median Sold Price		215,000	150,000	188,950	299,900	351,655
Total Closed Units	100%	215,000	3	86	27	4
Total Closed Volume		29,121,789	331.00K	18.38M	9.01M	1.40M

December 2020



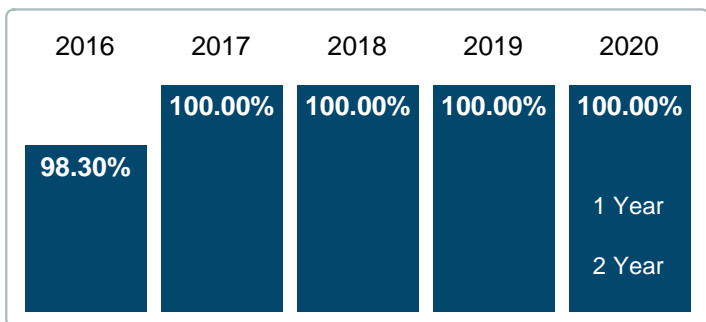
Area Delimited by County Of Wagoner - Residential Property Type



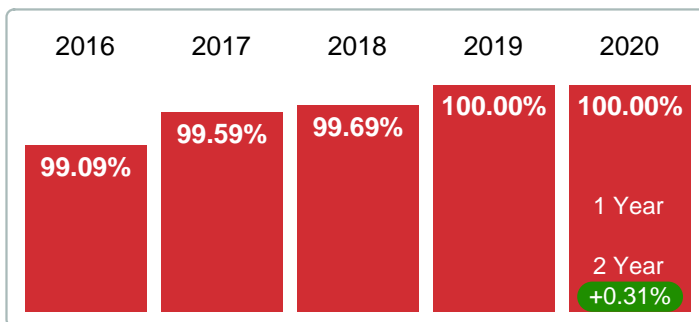
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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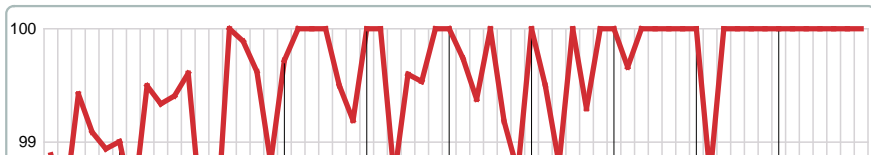
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99.66%

High Dec 2020 100.00% Low Jan 2017 98.11%

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

- OCT 100.00%
- NOV 100.00%
- DEC 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	10	8.33%	100.00%	100.00%	99.48%	100.00%	0.00%
\$125,001 - \$150,000	14	11.67%	100.00%	93.81%	100.00%	0.00%	100.00%
\$150,001 - \$175,000	14	11.67%	100.31%	104.07%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	29	24.17%	100.00%	0.00%	100.00%	100.00%	0.00%
\$225,001 - \$300,000	26	21.67%	100.00%	0.00%	100.00%	100.00%	100.00%
\$300,001 - \$425,000	14	11.67%	100.00%	0.00%	100.00%	100.00%	100.00%
\$425,001 and up	13	10.83%	100.00%	0.00%	99.68%	100.27%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
Total Closed Units		120	100%	3	86	27	4
Total Closed Volume		29,121,789		331.00K	18.38M	9.01M	1.40M

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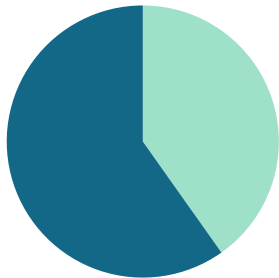
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 01, 2023 for MLS Technology Inc.

INVENTORY

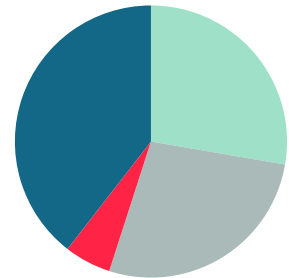


Inventory
 New Listings
125 = 40.19%
 Start Inventory
186
 Total Inventory Units
311
 Volume
\$88,626,663

Market Activity

Closed Sales
120 = 27.71%
 Pending Sales
118 = 27.25%
 Other Off Market
24 = 5.54%
 Active Inventory
171 = 39.49%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	85	120	41.18%	1,398	1,583	13.23%
Pending Sales	84	118	40.48%	1,409	1,723	22.29%
New Listings	167	125	-25.15%	1,957	1,960	0.15%
Median List Price	194,900	215,000	10.31%	175,000	198,000	13.14%
Median Sale Price	191,160	215,000	12.47%	173,577	196,575	13.25%
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	24.00	4.50	-81.25%	25.00	11.00	-56.00%
Monthly Inventory	366	171	-53.28%	366	171	-53.28%
Months Supply of Inventory	3.14	1.30	-58.74%	3.14	1.30	-58.74%

Absorption: Last 12 months, an Average of **132** Sales/Month

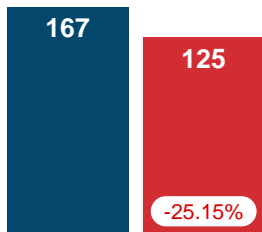
Inventory on December 31, 2020 = **171**

2019 **2020**

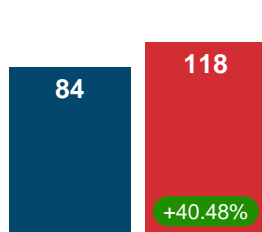
DECEMBER MARKET

MEDIAN PRICES

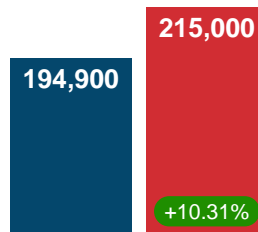
New Listings



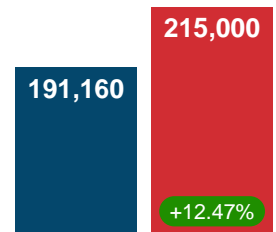
Pending Listings



List Price



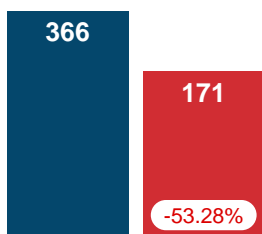
Sale Price



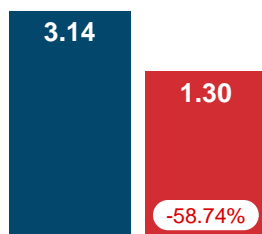
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

