

February 2020



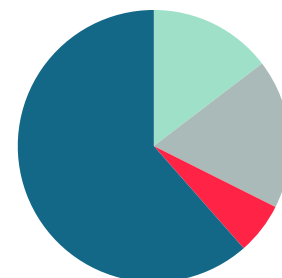
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	February 2020	+/-%
Closed Listings	76	93	22.37%
Pending Listings	109	113	3.67%
New Listings	147	174	18.37%
Median List Price	172,450	170,000	-1.42%
Median Sale Price	171,750	168,000	-2.18%
Median Percent of Selling Price to List Price	98.81%	100.00%	1.20%
Median Days on Market to Sale	36.50	21.00	-42.47%
End of Month Inventory	349	391	12.03%
Months Supply of Inventory	3.31	3.31	0.17%



■ Closed (14.62%)
■ Pending (17.77%)
■ Other OffMarket (6.13%)
■ Active (61.48%)

Absorption: Last 12 months, an Average of **118** Sales/Month
Active Inventory as of February 29, 2020 = **391**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2020 rose **12.03%** to 391 existing homes available for sale. Over the last 12 months this area has had an average of 118 closed sales per month. This represents an unsold inventory index of **3.31** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.18%** in February 2020 to \$168,000 versus the previous year at \$171,750.

Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 15.50 days or **42.47%** in February 2020 compared to last year's same month at **36.50** DOM.

Sales Success for February 2020 is Positive

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

There were 174 New Listings in February 2020, up **18.37%** from last year at 147. Furthermore, there were 93 Closed Listings this month versus last year at 76, a **22.37%** increase.

Closed versus Listed trends yielded a **53.4%** ratio, up from previous year's, February 2019, at **51.7%**, a **3.38%** upswing. This will certainly create pressure on an increasing 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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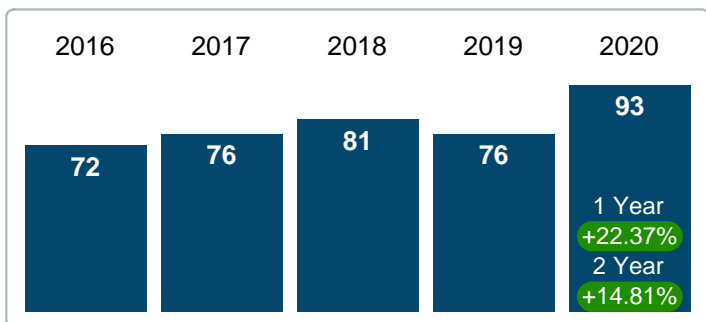
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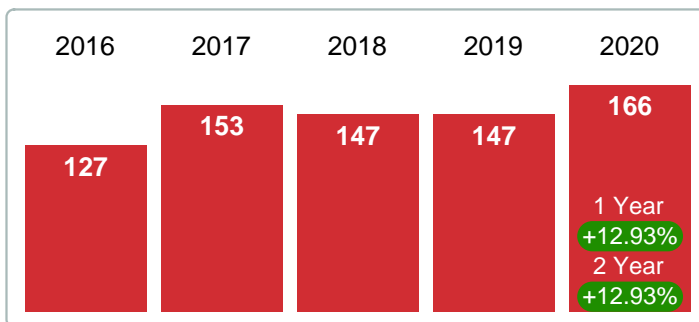
CLOSED LISTINGS

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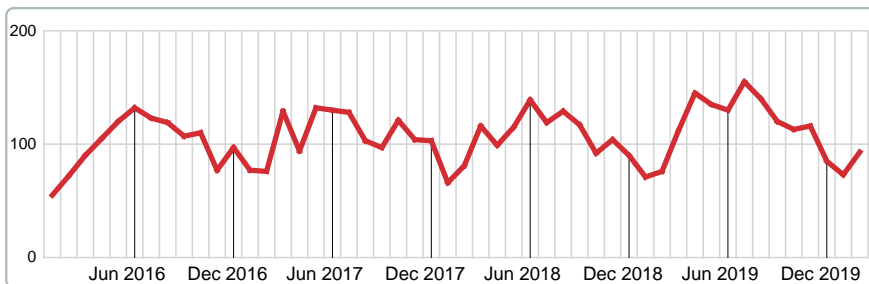
FEBRUARY



YEAR TO DATE (YTD)

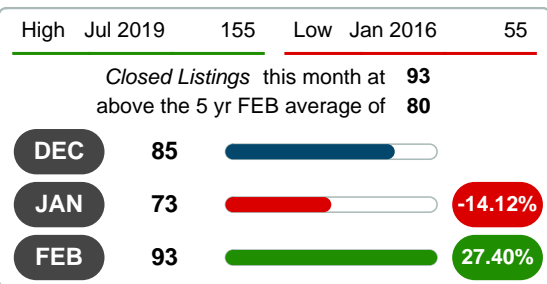


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 80



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	5	5.38%	52.0	1	2	2	0
\$75,001 - \$125,000	11	11.83%	33.0	1	9	1	0
\$125,001 - \$150,000	11	11.83%	16.0	0	9	2	0
\$150,001 - \$175,000	24	25.81%	10.0	0	21	3	0
\$175,001 - \$225,000	22	23.66%	23.0	0	12	9	1
\$225,001 - \$275,000	9	9.68%	25.0	0	6	3	0
\$275,001 and up	11	11.83%	11.0	0	4	6	1
Total Closed Units	93			2	63	26	2
Total Closed Volume	16,810,961	100%	21.0	175.00K	10.87M	5.30M	463.00K
Median Closed Price	\$168,000			\$87,500	\$160,000	\$200,573	\$231,500

February 2020



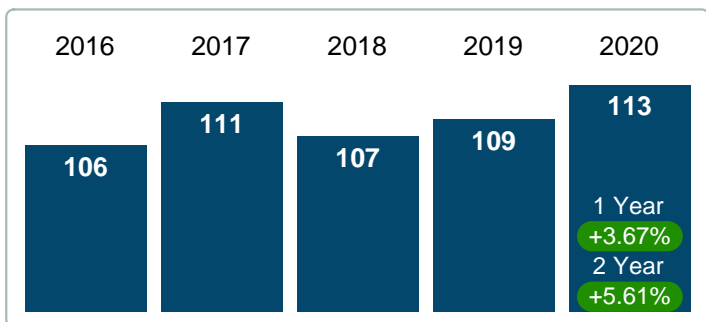
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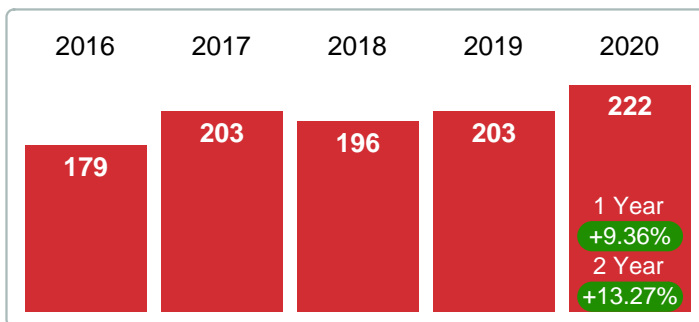
PENDING LISTINGS

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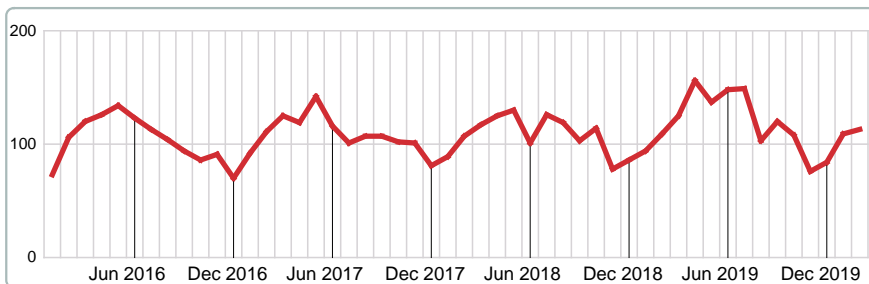
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

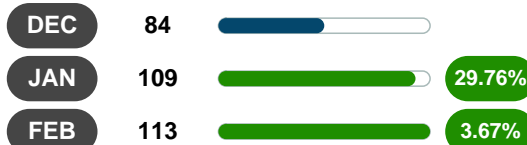


3 MONTHS

5 year FEB AVG = 109

High Apr 2019 156 Low Dec 2016 70

Pending Listings this month at 113
above the 5 yr FEB average of 109



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	12	10.62%	24.5	3	4	5	0
\$125,001 - \$125,000	0	0.00%	24.5	0	0	0	0
\$125,001 - \$150,000	22	19.47%	13.5	2	19	1	0
\$150,001 - \$175,000	27	23.89%	7.0	0	25	2	0
\$175,001 - \$200,000	24	21.24%	15.5	0	16	8	0
\$200,001 - \$275,000	16	14.16%	30.5	0	8	8	0
\$275,001 and up	12	10.62%	21.5	0	3	8	1
Total Pending Units	113			5	75	32	1
Total Pending Volume	21,241,461	100%	15.0	453.60K	13.01M	7.50M	280.00K
Median Listing Price	\$170,000			\$76,800	\$165,000	\$201,623	\$280,000

February 2020



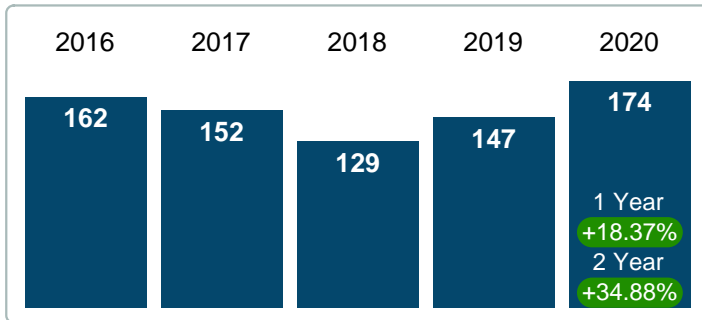
Area Delimited by County Of Wagoner - Residential Property Type



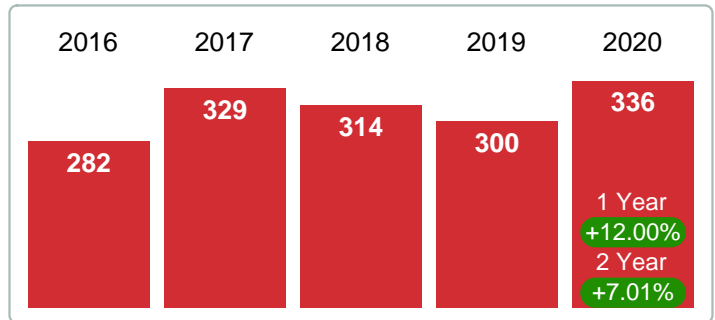
NEW LISTINGS

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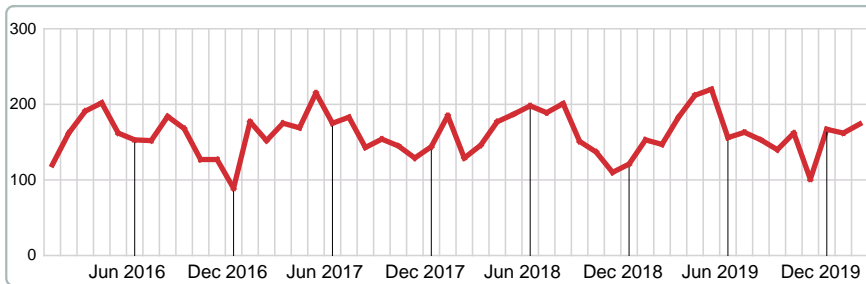
FEBRUARY



YEAR TO DATE (YTD)

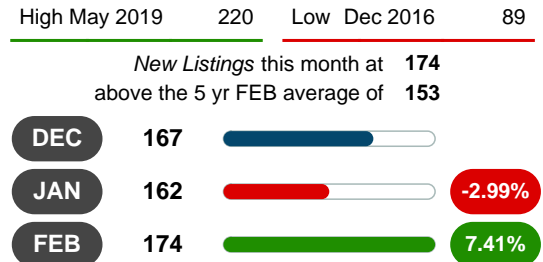


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 153



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	14	8.05%	3	7	4	0
\$125,001 - \$125,000	0	0.00%	0	0	0	0
\$125,001 - \$150,000	27	15.52%	3	22	2	0
\$150,001 - \$200,000	61	35.06%	4	47	10	0
\$200,001 - \$250,000	32	18.39%	4	12	15	1
\$250,001 - \$350,000	17	9.77%	2	9	5	1
\$350,001 and up	23	13.22%	0	5	14	4
Total New Listed Units	174		16	102	50	6
Total New Listed Volume	40,499,529	100%	2.76M	20.33M	14.14M	3.27M
Median New Listed Listing Price	\$190,000		\$175,000	\$165,000	\$222,500	\$379,450

February 2020



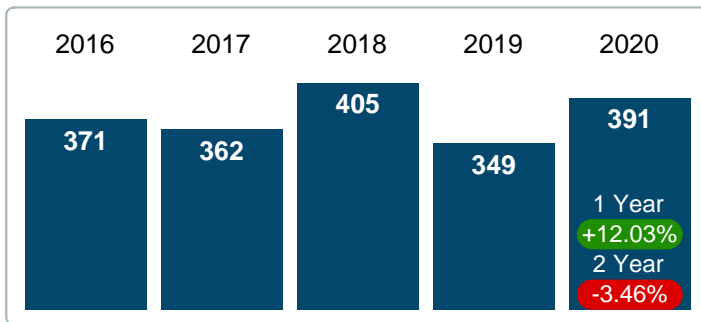
Area Delimited by County Of Wagoner - Residential Property Type



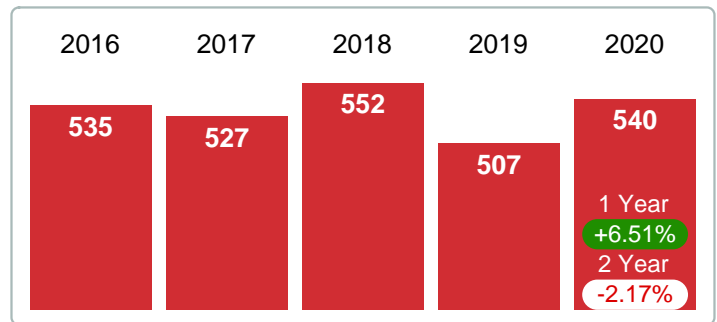
ACTIVE INVENTORY

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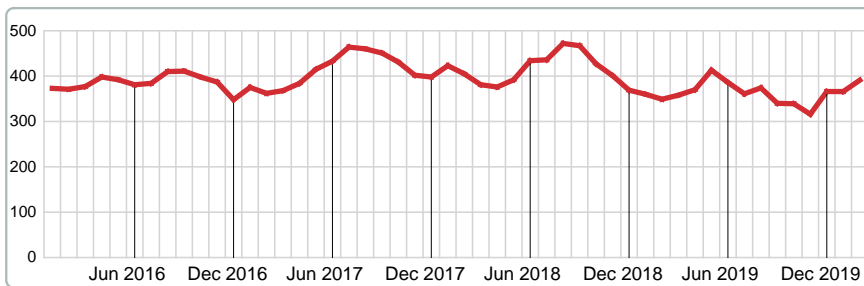
END OF FEBRUARY



ACTIVE DURING FEBRUARY

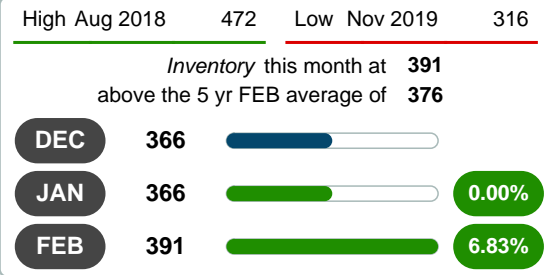


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 376



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	32	8.18%	81.0	19	11	2	0
\$75,001 - \$100,000	16	4.09%	62.5	5	8	3	0
\$100,001 - \$150,000	98	25.06%	81.0	20	63	13	2
\$150,001 - \$200,000	77	19.69%	38.0	6	49	22	0
\$200,001 - \$275,000	66	16.88%	40.5	5	38	20	3
\$275,001 - \$400,000	62	15.86%	70.0	2	29	23	8
\$400,001 and up	40	10.23%	72.5	0	11	20	9
Total Active Inventory by Units		391		57	209	103	22
Total Active Inventory by Volume		90,633,606	100%	6.53M	42.88M	31.00M	10.23M
Median Active Inventory Listing Price		\$185,000		\$117,978	\$167,000	\$234,900	\$376,250

February 2020



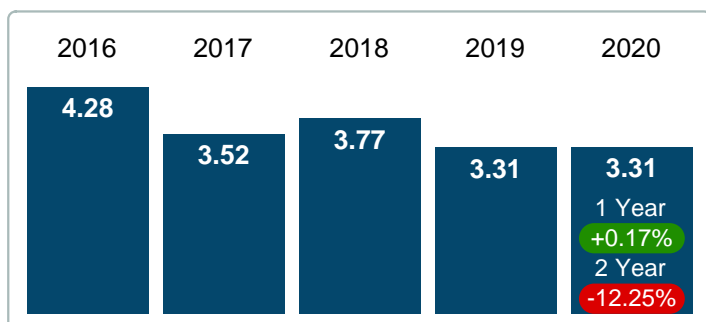
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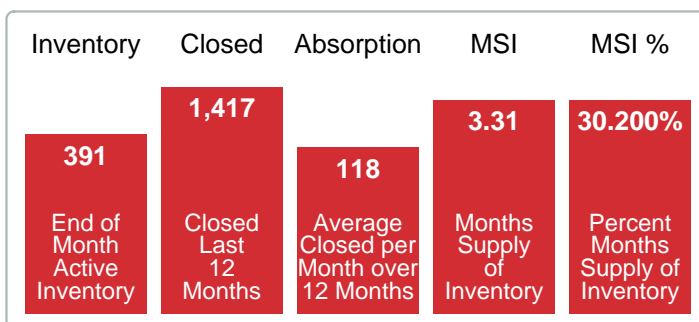
MONTHS SUPPLY of INVENTORY (MSI)

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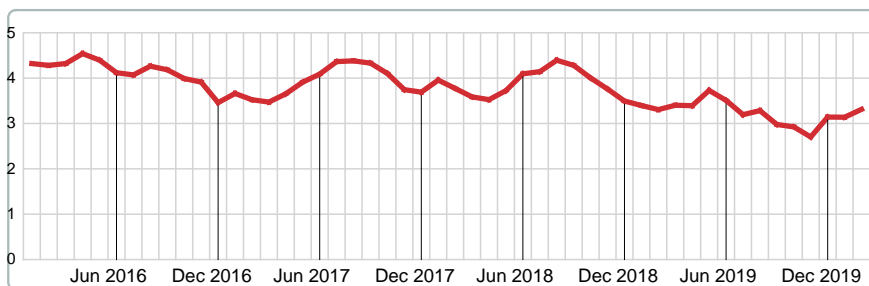
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2020

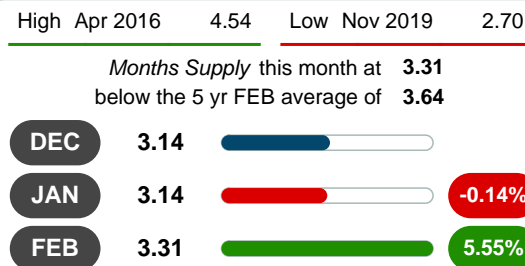


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 3.64



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	32	8.18%	4.27	11.40	2.24	2.18	0.00
\$75,001 - \$100,000	16	4.09%	3.10	10.00	1.85	12.00	0.00
\$100,001 - \$150,000	98	25.06%	4.40	18.46	3.52	4.33	8.00
\$150,001 - \$200,000	77	19.69%	1.86	12.00	1.60	2.20	0.00
\$200,001 - \$275,000	66	16.88%	2.80	20.00	2.98	2.00	5.14
\$275,001 - \$400,000	62	15.86%	4.59	8.00	6.57	2.85	10.67
\$400,001 and up	40	10.23%	8.42	0.00	9.43	7.74	12.00
Market Supply of Inventory (MSI)			3.31	12.67	2.75	2.96	8.25
Total Active Inventory by Units		100%	3.31	57	209	103	22

February 2020



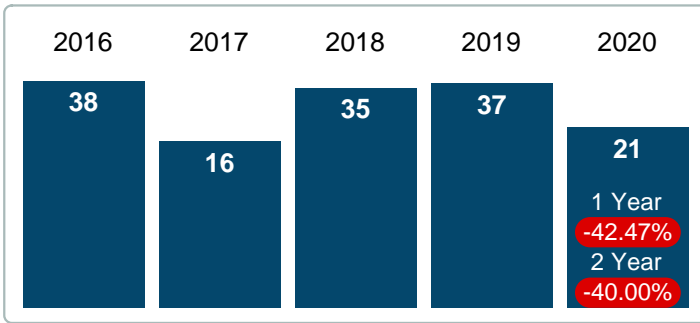
Area Delimited by County Of Wagoner - Residential Property Type



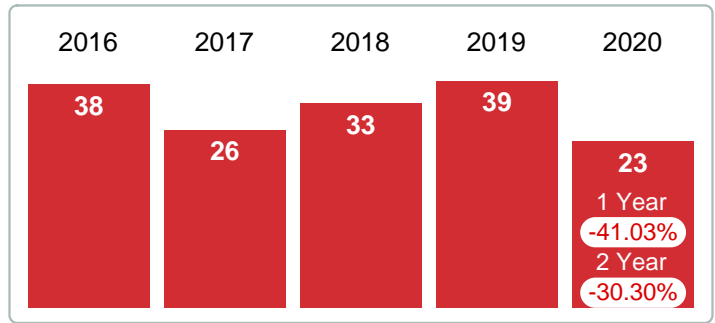
MEDIAN DAYS ON MARKET TO SALE

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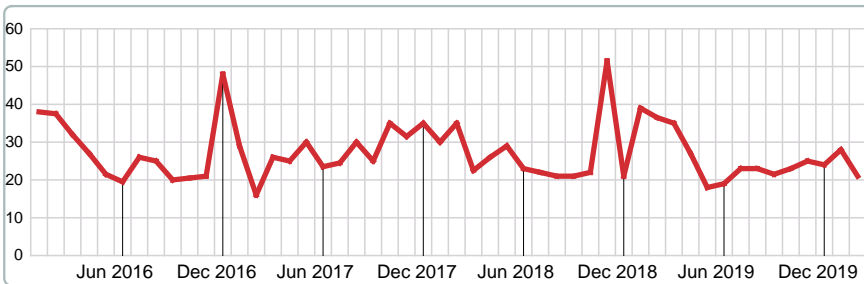
FEBRUARY



YEAR TO DATE (YTD)

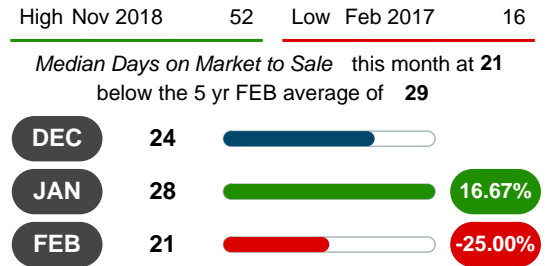


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 29



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	5.38%	52	52	31	35	0	
\$75,001 - \$125,000	11.83%	33	21	33	60	0	
\$125,001 - \$150,000	11.83%	16	0	17	9	0	
\$150,001 - \$175,000	25.81%	10	0	6	29	0	
\$175,001 - \$225,000	23.66%	23	0	19	32	4	
\$225,001 - \$275,000	9.68%	25	0	27	10	0	
\$275,001 and up	11.83%	11	0	8	29	111	
Median Closed DOM		21		37	14	26	58
Total Closed Units	100%	93	21.0	2	63	26	2
Total Closed Volume		16,810,961		175.00K	10.87M	5.30M	463.00K

February 2020



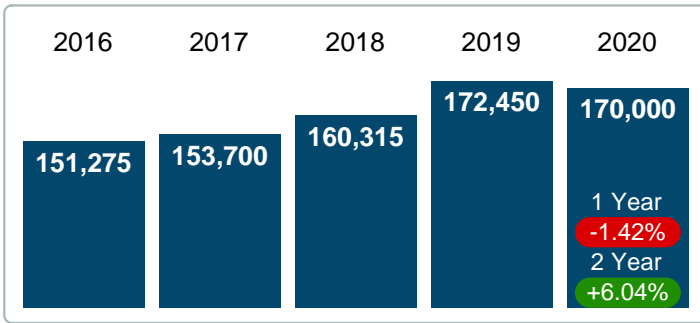
Area Delimited by County Of Wagoner - Residential Property Type



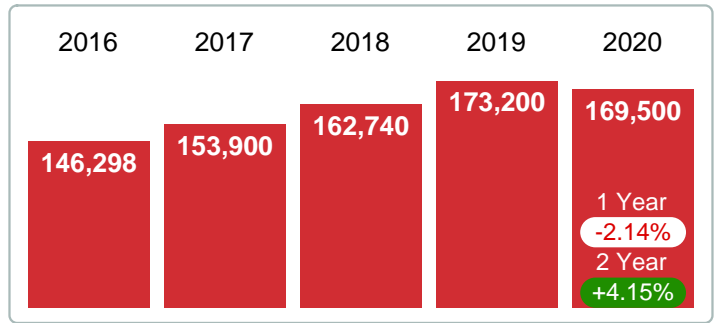
MEDIAN LIST PRICE AT CLOSING

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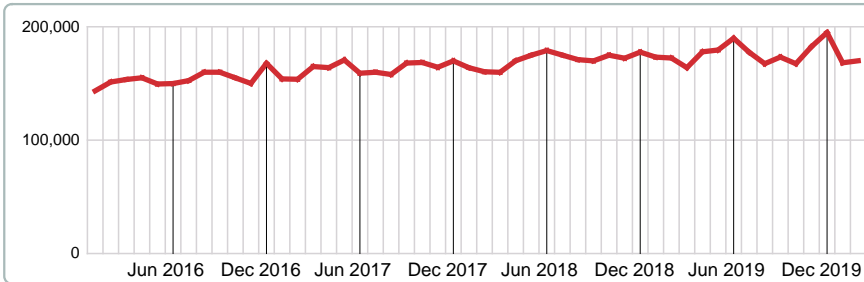
FEBRUARY



YEAR TO DATE (YTD)



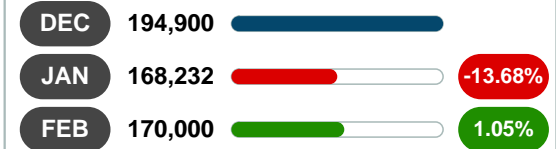
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 161,548

High Dec 2019 194,900 Low Jan 2016 143,500
Median List Price at Closing this month at **170,000**
above the 5 yr FEB average of **161,548**



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	5	5.38%	50,000	50,000	50,500	47,950	0
\$75,001 - \$125,000	11	11.83%	115,000	125,000	96,750	117,750	0
\$125,001 - \$150,000	12	12.90%	143,793	0	143,793	137,950	0
\$150,001 - \$175,000	23	24.73%	160,000	0	159,450	169,785	175,000
\$175,001 - \$225,000	21	22.58%	190,000	0	190,000	191,950	0
\$225,001 - \$275,000	9	9.68%	240,000	0	239,900	243,557	0
\$275,001 and up	12	12.90%	299,750	0	314,999	299,750	279,999
Median List Price			170,000	87,500	160,000	199,123	227,500
Total Closed Units		100%	170,000	2	63	26	2
Total Closed Volume			17,022,919	175.00K	11.05M	5.34M	455.00K

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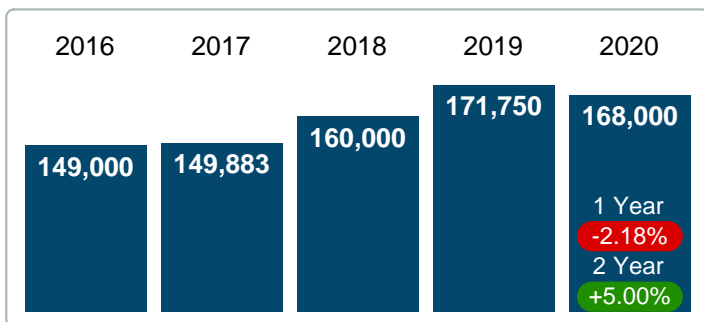
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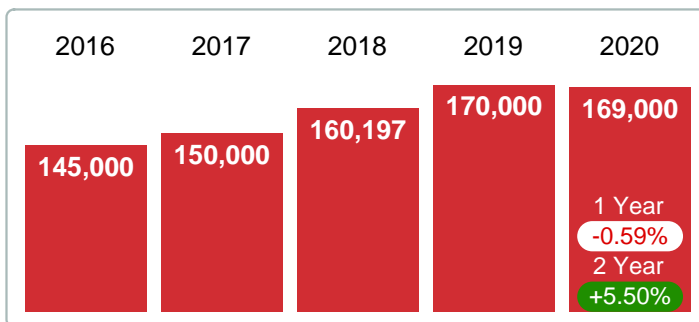
MEDIAN SOLD PRICE AT CLOSING

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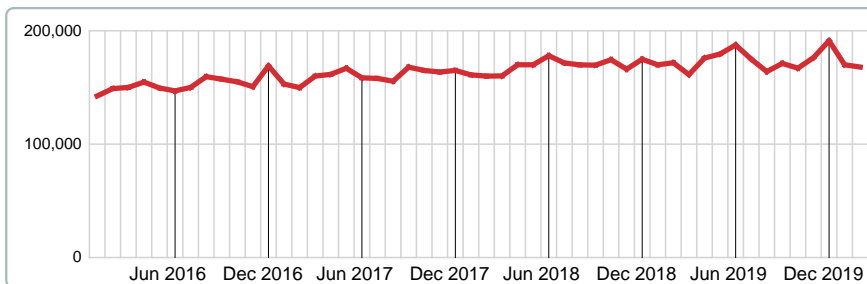
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

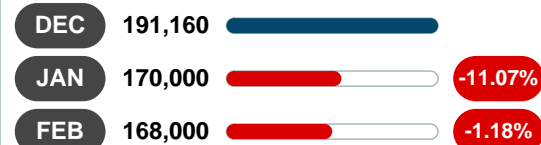


3 MONTHS

5 year FEB AVG = 159,727

High Dec 2019 191,160 Low Jan 2016 142,500

Median Sold Price at Closing this month at **168,000** above the 5 yr FEB average of **159,727**



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	5.38%	50,000	50,000	43,828	41,500	0
\$75,001 - \$125,000	11.83%	97,000	125,000	95,000	117,500	0
\$125,001 - \$150,000	11.83%	139,000	0	145,000	130,500	0
\$150,001 - \$175,000	25.81%	159,500	0	159,000	164,670	0
\$175,001 - \$225,000	23.66%	189,950	0	189,950	196,900	183,000
\$225,001 - \$275,000	9.68%	240,000	0	237,825	247,113	0
\$275,001 and up	11.83%	298,000	0	342,450	293,500	279,999
Median Sold Price		168,000	87,500	160,000	200,573	231,500
Total Closed Units	100%	93	2	63	26	2
Total Closed Volume		16,810,961	175.00K	10.87M	5.30M	463.00K

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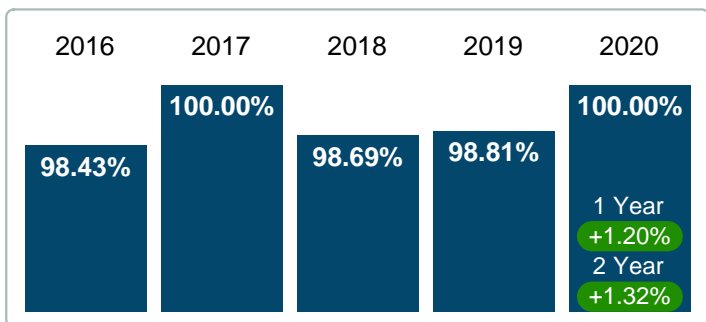
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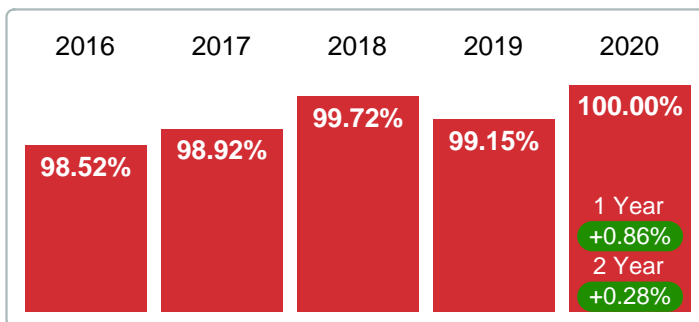
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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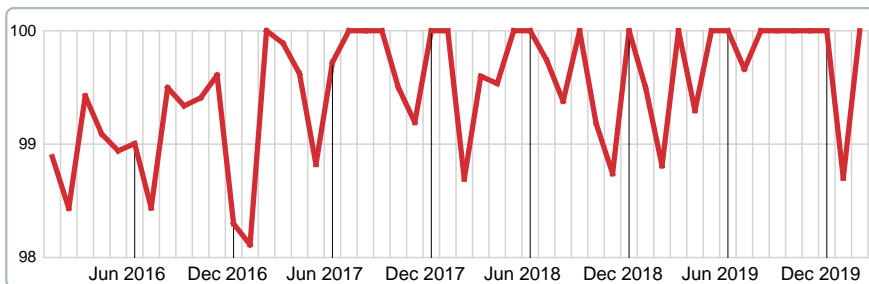
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

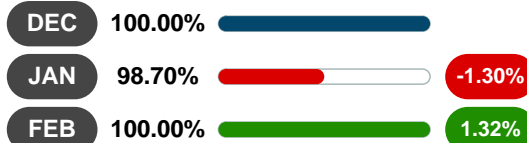


3 MONTHS

5 year FEB AVG = 99.19%

High Feb 2020 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **99.19%**



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	5	5.38%	100.00%	100.00%	80.94%	90.50%	0.00%
\$75,001 - \$125,000	11	11.83%	97.98%	100.00%	97.89%	100.00%	0.00%
\$125,001 - \$150,000	11	11.83%	99.33%	0.00%	97.99%	107.20%	0.00%
\$150,001 - \$175,000	24	25.81%	100.00%	0.00%	100.00%	100.00%	0.00%
\$175,001 - \$225,000	22	23.66%	100.00%	0.00%	100.00%	99.51%	104.57%
\$225,001 - \$275,000	9	9.68%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 and up	11	11.83%	100.00%	0.00%	100.00%	99.21%	100.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	102.29%
Total Closed Units		93	100%	2	63	26	2
Total Closed Volume		16,810,961		175.00K	10.87M	5.30M	463.00K

February 2020



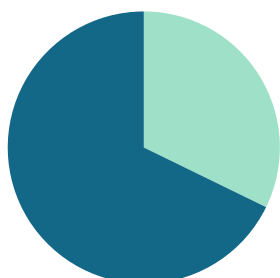
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

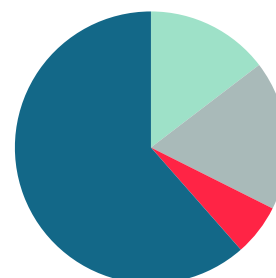


Inventory
 New Listings
174 = 32.22%
 Start Inventory
366
 Total Inventory Units
540
 Volume
\$123,330,733

Market Activity

Closed Sales
93 = 14.62%
 Pending Sales
113 = 17.77%
 Other Off Market
39 = 6.13%
 Active Inventory
391 = 61.48%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	76	93	22.37%	147	166	12.93%
Pending Sales	109	113	3.67%	203	222	9.36%
New Listings	147	174	18.37%	300	336	12.00%
Median List Price	172,450	170,000	-1.42%	173,200	169,500	-2.14%
Median Sale Price	171,750	168,000	-2.18%	170,000	169,000	-0.59%
Median Percent of Selling Price to List Price	98.81%	100.00%	1.20%	99.15%	100.00%	0.86%
Median Days on Market to Sale	36.50	21.00	-42.47%	39.00	23.00	-41.03%
Monthly Inventory	349	391	12.03%	349	391	12.03%
Months Supply of Inventory	3.31	3.31	0.17%	3.31	3.31	0.17%

Absorption: Last 12 months, an Average of **118** Sales/Month

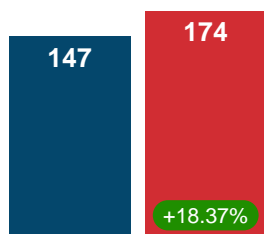
Inventory on February 29, 2020 = **391**

2019 **2020**

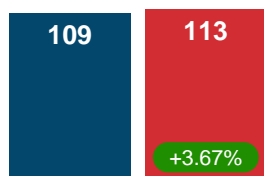
FEBRUARY MARKET

MEDIAN PRICES

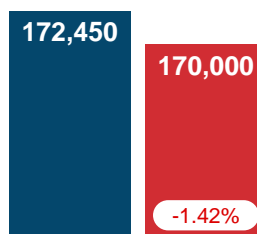
New Listings



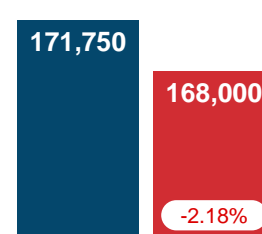
Pending Listings



List Price



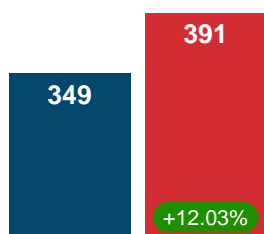
Sale Price



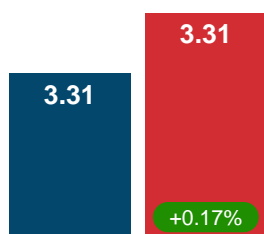
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

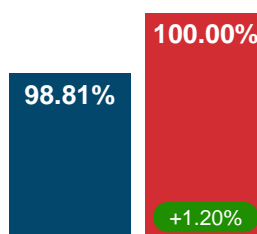
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

