

## June 2020



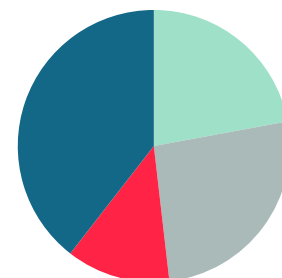
Area Delimited by County Of Wagoner - Residential Property Type



### MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2019	June 2020	+/-%
Closed Listings	130	145	11.54%
Pending Listings	148	171	15.54%
New Listings	156	179	14.74%
Median List Price	189,900	189,900	0.00%
Median Sale Price	187,450	194,770	3.91%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	19.00	14.00	-26.32%
End of Month Inventory	386	259	-32.90%
Months Supply of Inventory	3.51	2.25	-35.77%



■ Closed (22.10%)  
■ Pending (26.07%)  
■ Other OffMarket (12.35%)  
■ Active (39.48%)

**Absorption:** Last 12 months, an Average of **115** Sales/Month  
**Active Inventory** as of June 30, 2020 = **259**

#### Analysis Wrap-Up

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

The total housing inventory at the end of June 2020 decreased **32.90%** to 259 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 **2.25** 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 **3.91%** in June 2020 to \$194,770 versus the previous year at \$187,450.

##### Median Days on Market Shortens

The median number of **14.00** days that homes spent on the market before selling decreased by 5.00 days or **26.32%** in June 2020 compared to last year's same month at **19.00** DOM.

##### Sales Success for June 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 179 New Listings in June 2020, up **14.74%** from last year at 156. Furthermore, there were 145 Closed Listings this month versus last year at 130, a **11.54%** increase.

Closed versus Listed trends yielded a **81.0%** ratio, down from previous year's, June 2019, at **83.3%**, a **2.79%** downswing. This will certainly create pressure on a decreasing Monthly 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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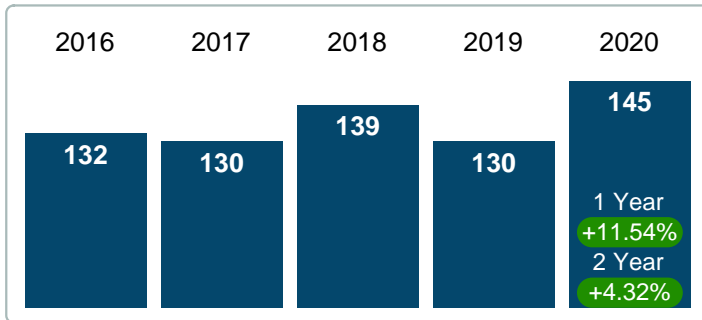
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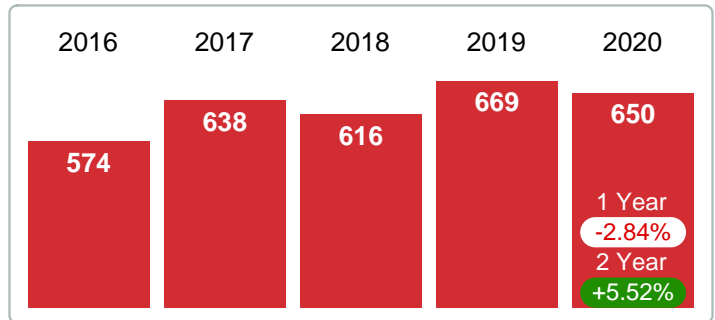
## CLOSED LISTINGS

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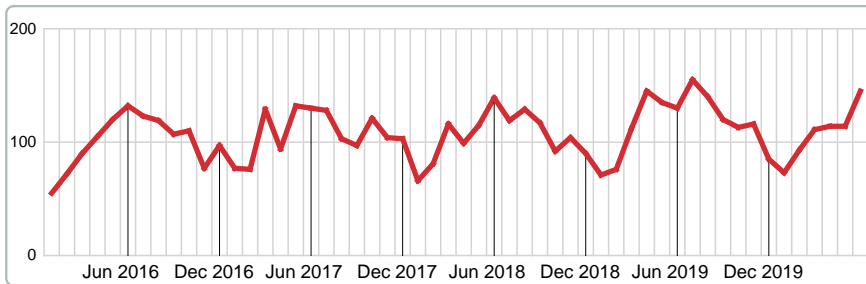
### JUNE



### YEAR TO DATE (YTD)

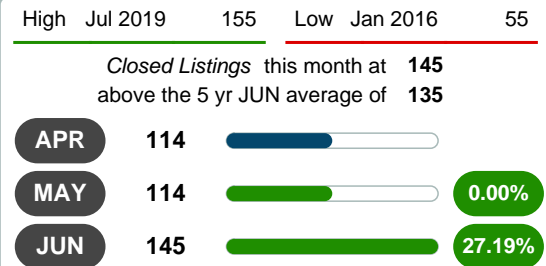


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 135



### 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	8.97%	19.0	6	5	2	0
\$100,001 - \$125,000	9	6.21%	19.0	3	6	0	0
\$125,001 - \$150,000	16	11.03%	6.5	2	14	0	0
\$150,001 - \$200,000	45	31.03%	7.0	1	37	7	0
\$200,001 - \$250,000	28	19.31%	23.5	0	17	10	1
\$250,001 - \$300,000	12	8.28%	5.0	1	6	5	0
\$300,001 and up	22	15.17%	32.0	0	6	11	5
<b>Total Closed Units</b>	<b>145</b>			<b>13</b>	<b>91</b>	<b>35</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>30,343,712</b>	<b>100%</b>	<b>14.0</b>	<b>1.43M</b>	<b>16.93M</b>	<b>9.34M</b>	<b>2.65M</b>
<b>Median Closed Price</b>	<b>\$194,770</b>			<b>\$108,655</b>	<b>\$171,000</b>	<b>\$244,500</b>	<b>\$371,500</b>

# June 2020



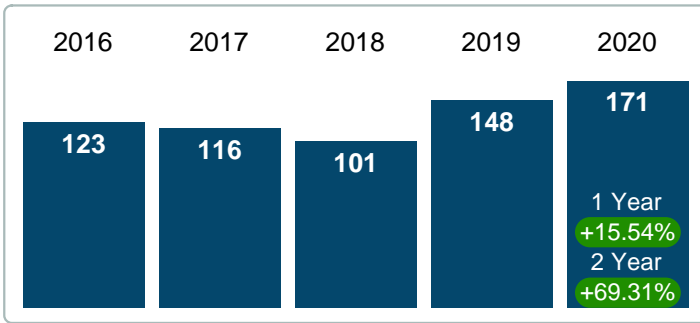
Area Delimited by County Of Wagoner - Residential Property Type



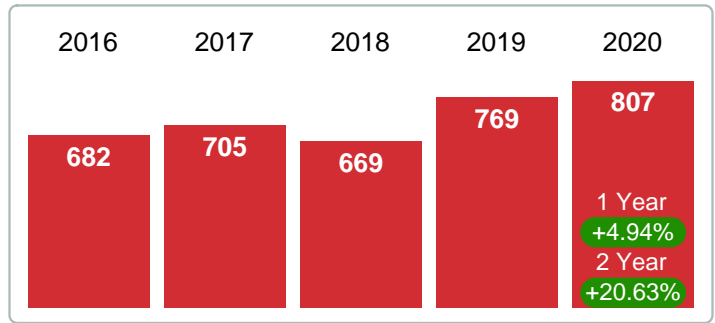
## PENDING LISTINGS

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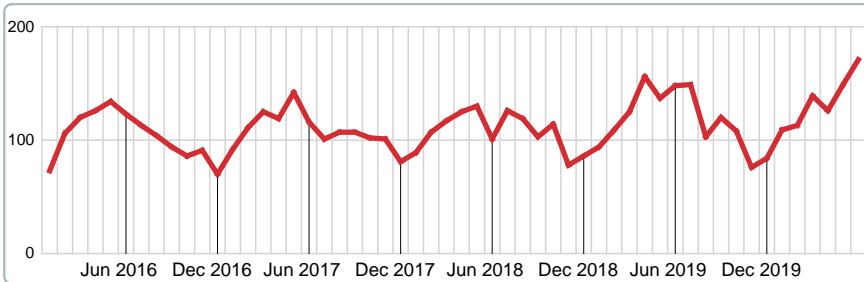
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

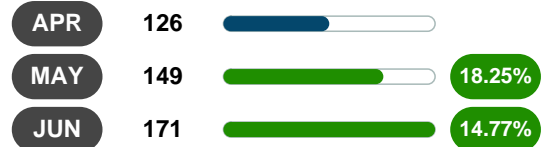


### 3 MONTHS

5 year JUN AVG = 132

High Jun 2020 171 Low Dec 2016 70

Pending Listings this month at 171  
above the 5 yr JUN average of 132



### 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	10	5.85%	85.0	5	4	1	0
\$100,001 - \$150,000	26	15.20%	9.5	2	19	5	0
\$150,001 - \$175,000	25	14.62%	5.0	0	24	1	0
\$175,001 - \$225,000	44	25.73%	14.0	0	30	10	4
\$225,001 - \$250,000	20	11.70%	17.5	0	8	10	2
\$250,001 - \$325,000	28	16.37%	6.0	0	13	13	2
\$325,001 and up	18	10.53%	43.5	0	4	13	1
<b>Total Pending Units</b>	<b>171</b>			<b>7</b>	<b>102</b>	<b>53</b>	<b>9</b>
<b>Total Pending Volume</b>	<b>39,601,008</b>	<b>100%</b>	<b>11.0</b>	<b>627.50K</b>	<b>20.16M</b>	<b>15.38M</b>	<b>3.43M</b>
<b>Median Listing Price</b>	<b>\$209,000</b>			<b>\$74,500</b>	<b>\$187,450</b>	<b>\$250,000</b>	<b>\$227,500</b>

# June 2020



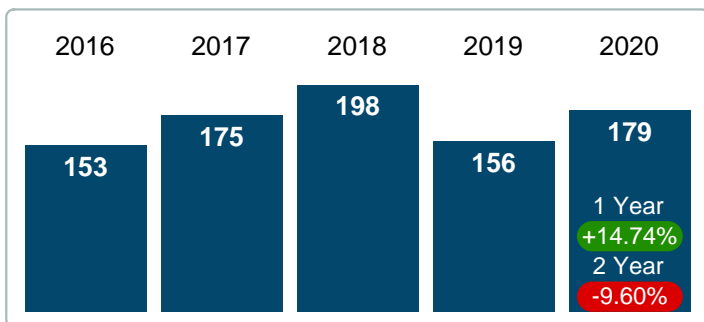
Area Delimited by County Of Wagoner - Residential Property Type



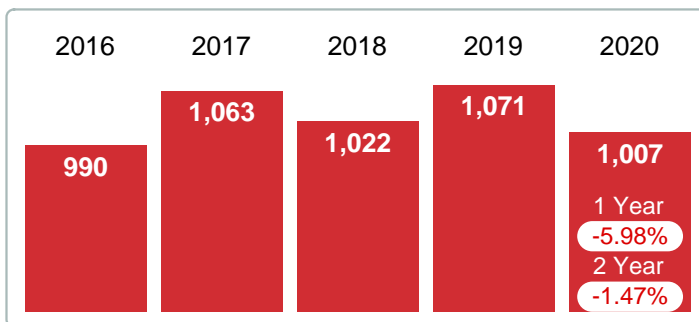
## NEW LISTINGS

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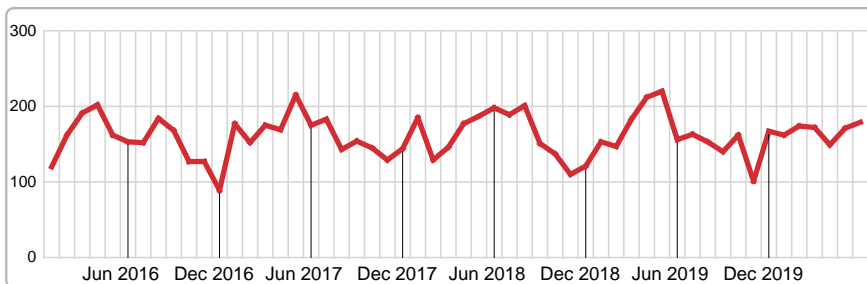
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

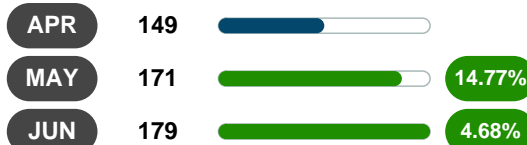


### 3 MONTHS

5 year JUN AVG = 172

High May 2019 220 Low Dec 2016 89

New Listings this month at 179  
 above the 5 yr JUN average of 172



### 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	16	8.94%	6	10	0	0
\$125,001 - \$150,000	18	10.06%	1	14	3	0
\$150,001 - \$175,000	22	12.29%	0	21	1	0
\$175,001 - \$225,000	48	26.82%	0	31	13	4
\$225,001 - \$275,000	29	16.20%	0	13	14	2
\$275,001 - \$375,000	29	16.20%	1	13	14	1
\$375,001 and up	17	9.50%	1	3	9	4
<b>Total New Listed Units</b>	<b>179</b>		<b>9</b>	<b>105</b>	<b>54</b>	<b>11</b>
<b>Total New Listed Volume</b>	<b>43,463,243</b>	<b>100%</b>	<b>1.56M</b>	<b>22.00M</b>	<b>16.07M</b>	<b>3.83M</b>
<b>Median New Listed Listing Price</b>	<b>\$214,500</b>		<b>\$86,000</b>	<b>\$185,000</b>	<b>\$263,523</b>	<b>\$259,000</b>

# June 2020



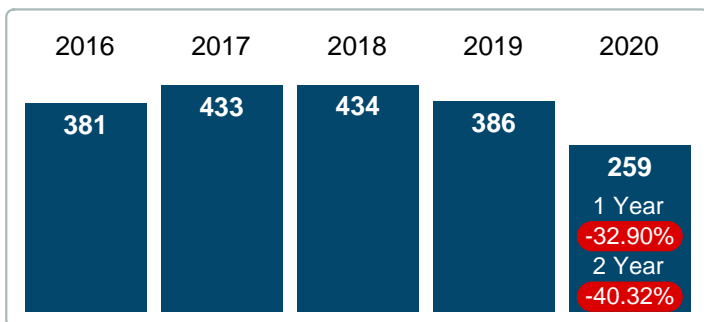
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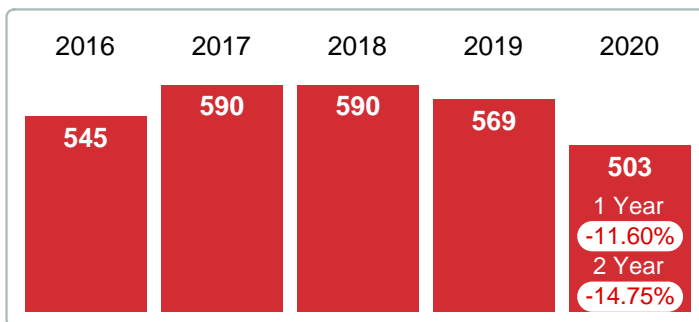
## ACTIVE INVENTORY

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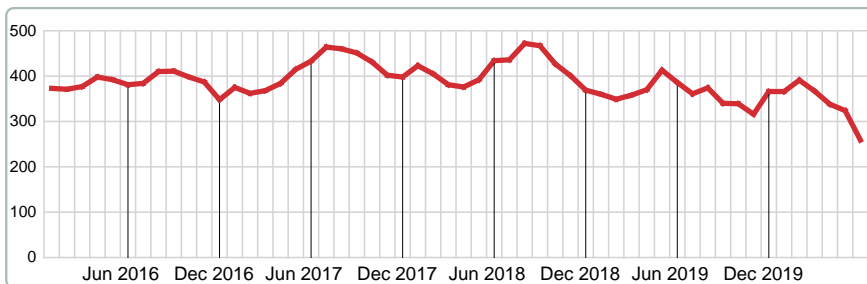
### END OF JUNE



### ACTIVE DURING JUNE

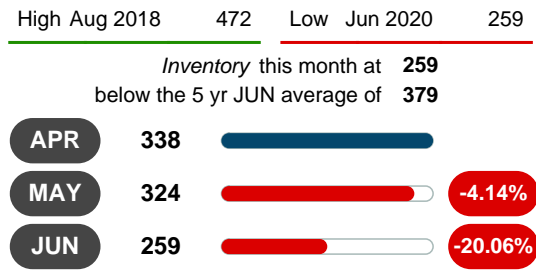


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 379



## 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	14	5.41%	113.0	8	4	2	0
\$75,001 - \$150,000	38	14.67%	45.5	5	28	5	0
\$150,001 - \$175,000	29	11.20%	91.0	1	24	4	0
\$175,001 - \$275,000	69	26.64%	35.0	1	38	26	4
\$275,001 - \$350,000	40	15.44%	56.5	3	21	16	0
\$350,001 - \$475,000	42	16.22%	69.0	1	15	19	7
\$475,001 and up	27	10.42%	53.0	1	6	10	10
<b>Total Active Inventory by Units</b>	<b>259</b>			<b>20</b>	<b>136</b>	<b>82</b>	<b>21</b>
<b>Total Active Inventory by Volume</b>	<b>78,588,459</b>	<b>100%</b>	<b>63.0</b>	<b>3.34M</b>	<b>35.02M</b>	<b>28.72M</b>	<b>11.51M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$234,900</b>			<b>\$90,000</b>	<b>\$199,950</b>	<b>\$294,950</b>	<b>\$474,000</b>

# June 2020



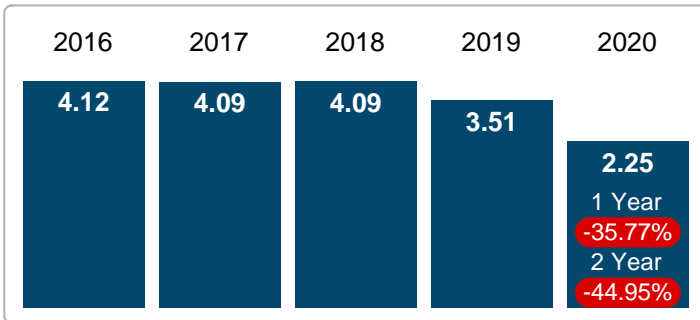
Area Delimited by County Of Wagoner - Residential Property Type



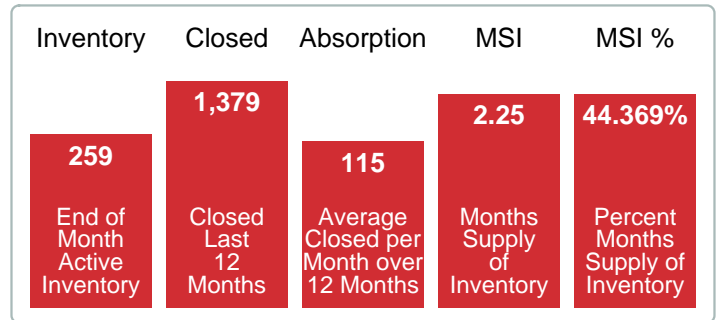
## MONTHS SUPPLY of INVENTORY (MSI)

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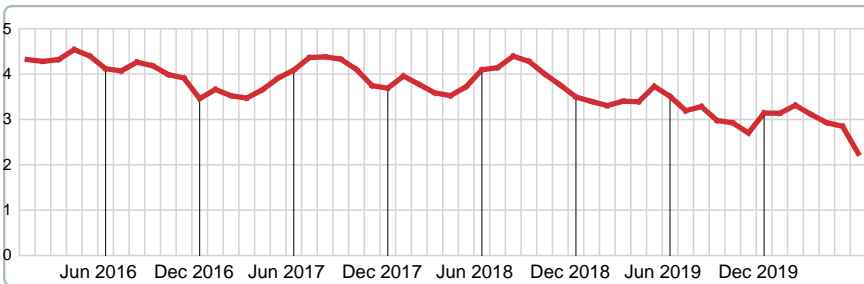
### MSI FOR JUNE



### INDICATORS FOR JUNE 2020

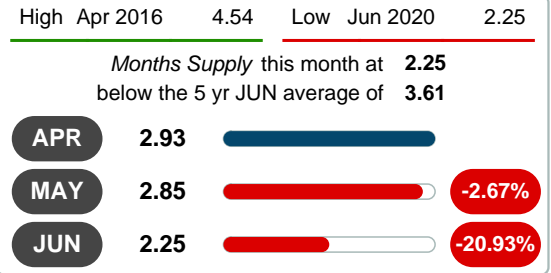


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 3.61



### 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	14	5.41%	2.15	4.57	1.00	2.67	0.00
\$75,001 - \$150,000	38	14.67%	1.46	2.50	1.35	1.54	0.00
\$150,001 - \$175,000	29	11.20%	1.14	2.40	1.19	0.81	0.00
\$175,001 - \$275,000	69	26.64%	1.75	3.00	1.62	1.72	8.00
\$275,001 - \$350,000	40	15.44%	4.17	9.00	6.30	2.95	0.00
\$350,001 - \$475,000	42	16.22%	7.75	0.00	10.00	5.70	12.00
\$475,001 and up	27	10.42%	11.17	12.00	14.40	8.00	15.00
Market Supply of Inventory (MSI)			2.25	4.07	1.85	2.41	8.69
Total Active Inventory by Units		100%	2.25	20	136	82	21

# June 2020



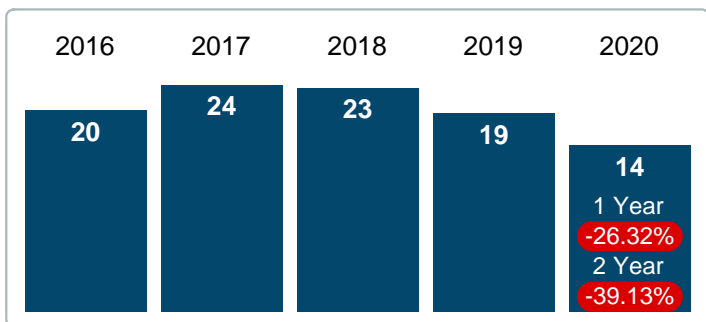
Area Delimited by County Of Wagoner - Residential Property Type



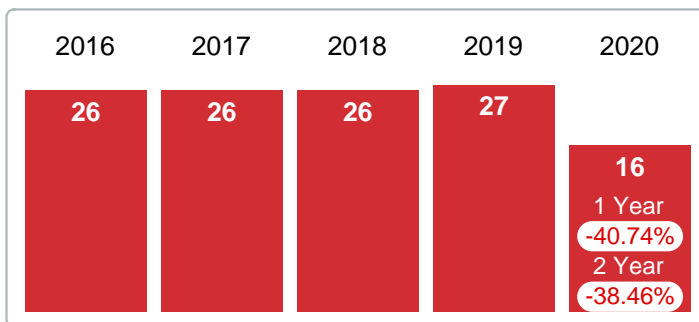
## MEDIAN DAYS ON MARKET TO SALE

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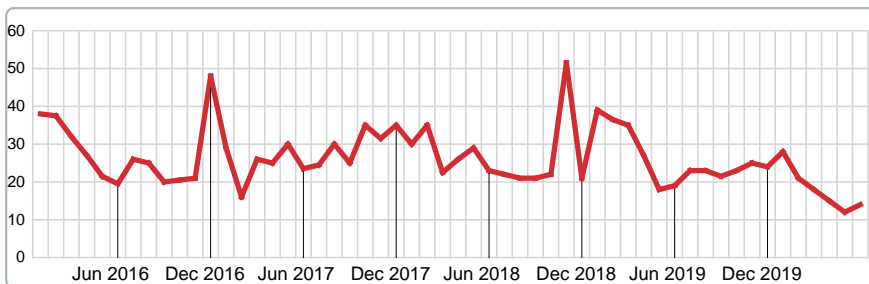
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 20

High Nov 2018 52 Low May 2020 12

Median Days on Market to Sale this month at 14 below the 5 yr JUN average of 20



### 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	8.97%	19	26	11	17	0
\$100,001 - \$125,000	6.21%	19	29	13	0	0
\$125,001 - \$150,000	11.03%	7	60	5	0	0
\$150,001 - \$200,000	31.03%	7	10	6	35	0
\$200,001 - \$250,000	19.31%	24	0	22	25	99
\$250,001 - \$300,000	8.28%	5	7	8	1	0
\$300,001 and up	15.17%	32	0	32	30	50
Median Closed DOM		14	27	7	22	62
Total Closed Units	100%	145	13	91	35	6
Total Closed Volume		30,343,712	1.43M	16.93M	9.34M	2.65M



# June 2020



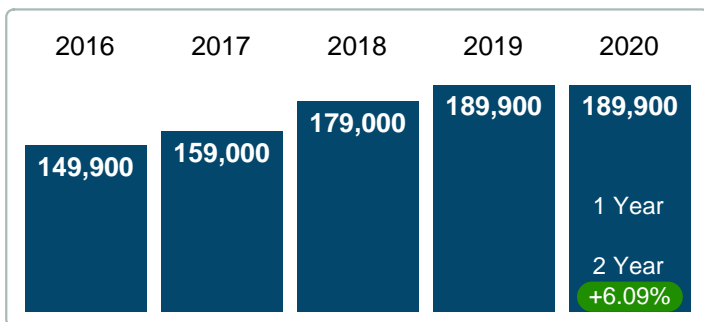
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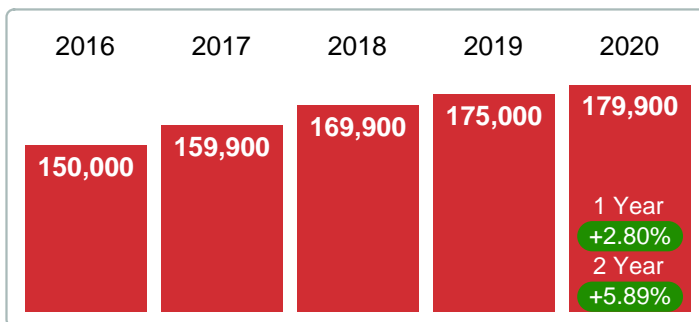
## MEDIAN LIST PRICE AT CLOSING

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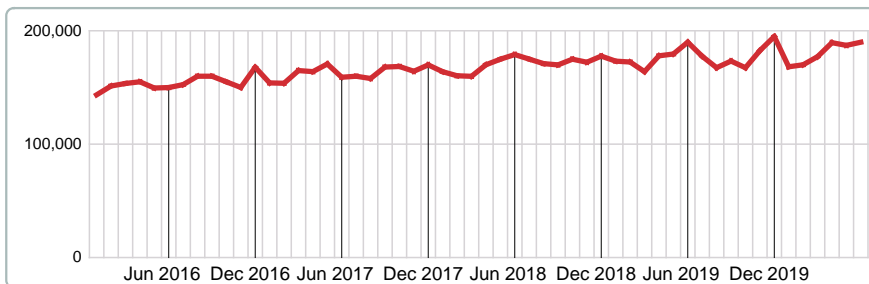
### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 173,540

High Dec 2019 194,900    Low Jan 2016 143,500  
 Median List Price at Closing this month at **189,900**  
 above the 5 yr JUN average of **173,540**

- APR 189,500
- MAY 187,115 (-1.26%)
- JUN 189,900 (1.49%)

### 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	13	8.97%	74,500	59,900	77,000	71,200	0
\$100,001 - \$125,000	9	6.21%	118,900	112,828	119,000	0	0
\$125,001 - \$150,000	18	12.41%	144,750	141,700	145,000	149,999	0
\$150,001 - \$200,000	41	28.28%	175,000	152,900	175,000	181,000	0
\$200,001 - \$250,000	30	20.69%	218,112	0	221,000	215,112	240,500
\$250,001 - \$300,000	11	7.59%	267,732	255,000	264,733	284,600	0
\$300,001 and up	23	15.86%	344,900	0	325,000	329,900	393,000
Median List Price			189,900	108,655	175,000	245,900	371,500
Total Closed Units		100%	189,900	13	91	35	6
Total Closed Volume			30,747,510	1.45M	17.11M	9.43M	2.75M



# June 2020



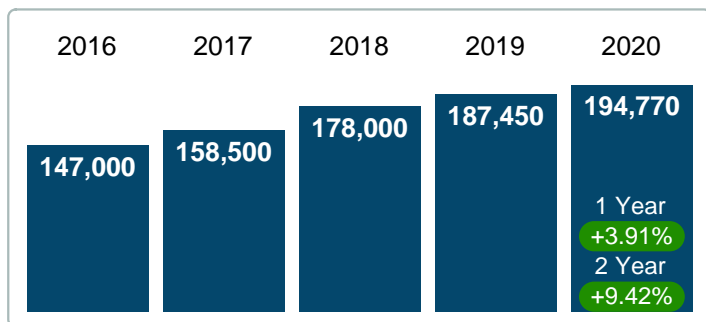
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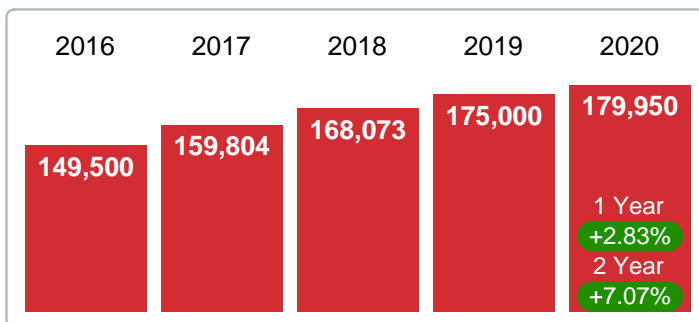
## MEDIAN SOLD PRICE AT CLOSING

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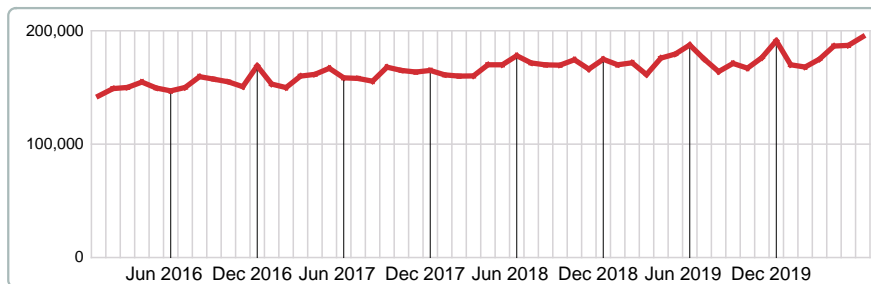
### JUNE



### YEAR TO DATE (YTD)

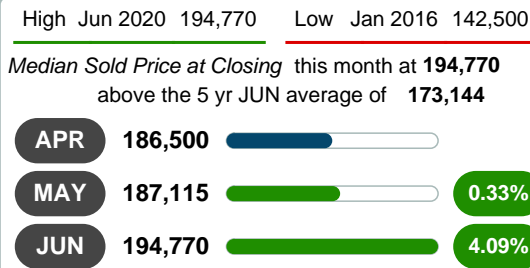


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 173,144



### 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	8.97%	75,000	69,500	79,500	72,500	0
\$100,001 - \$125,000	6.21%	117,000	117,000	117,125	0	0
\$125,001 - \$150,000	11.03%	139,950	133,290	139,950	0	0
\$150,001 - \$200,000	31.03%	170,000	160,000	170,000	183,000	0
\$200,001 - \$250,000	19.31%	219,191	0	223,158	215,062	233,000
\$250,001 - \$300,000	8.28%	268,866	263,000	269,555	270,000	0
\$300,001 and up	15.17%	341,409	0	332,212	315,000	393,000
Median Sold Price		194,770	108,655	171,000	244,500	371,500
Total Closed Units	100%	145	13	91	35	6
Total Closed Volume		30,343,712	1.43M	16.93M	9.34M	2.65M

# June 2020



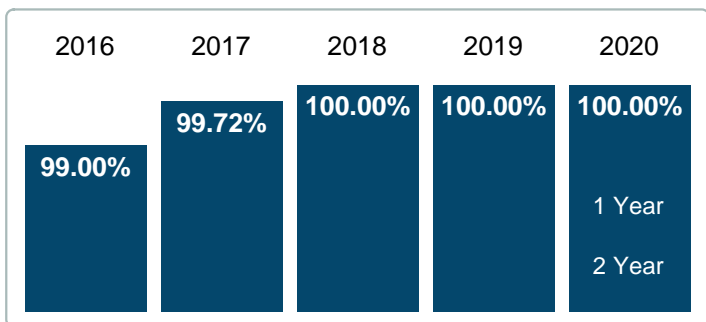
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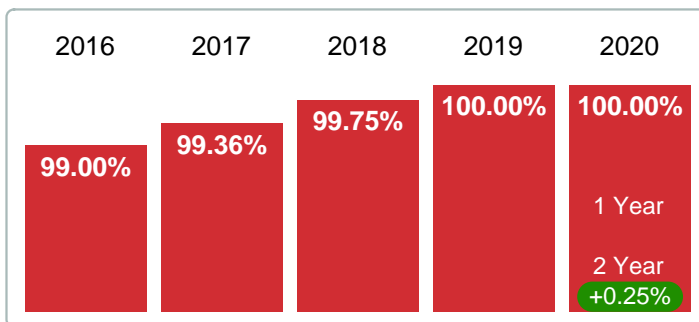
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### JUNE



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JUN AVG = 99.75%

High Jun 2020 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUN average of 99.75%

- APR 100.00%
- MAY 100.00%
- JUN 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	8.97%	95.39%	93.38%	100.00%	101.15%	0.00%
\$100,001 - \$125,000	9	6.21%	100.00%	100.00%	99.17%	0.00%	0.00%
\$125,001 - \$150,000	16	11.03%	100.00%	94.01%	100.00%	0.00%	0.00%
\$150,001 - \$200,000	45	31.03%	100.00%	104.64%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	28	19.31%	99.79%	0.00%	99.28%	100.00%	96.88%
\$250,001 - \$300,000	12	8.28%	100.00%	103.14%	100.00%	100.00%	0.00%
\$300,001 and up	22	15.17%	98.36%	0.00%	98.97%	97.17%	98.12%
Median Sold/List Ratio		100.00%		96.89%	100.00%	100.00%	97.50%
Total Closed Units		145	100%	13	91	35	6
Total Closed Volume		30,343,712		1.43M	16.93M	9.34M	2.65M

# June 2020



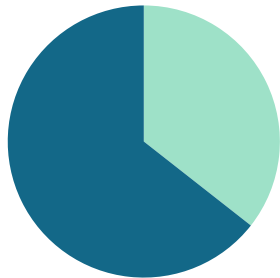
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

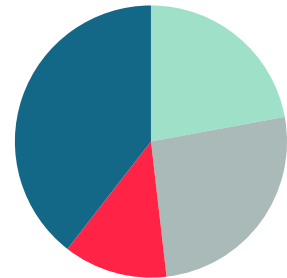


**Inventory**  
 New Listings  
**179 = 35.59%**  
 Start Inventory  
**324**  
 Total Inventory Units  
**503**  
 Volume  
**\$129,042,637**

### Market Activity

Closed Sales  
**145 = 22.10%**  
 Pending Sales  
**171 = 26.07%**  
 Other Off Market  
**81 = 12.35%**  
 Active Inventory  
**259 = 39.48%**

### MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	130	145	11.54%	669	650	-2.84%
Pending Sales	148	171	15.54%	769	807	4.94%
New Listings	156	179	14.74%	1,071	1,007	-5.98%
Median List Price	189,900	189,900	0.00%	175,000	179,900	2.80%
Median Sale Price	187,450	194,770	3.91%	175,000	179,950	2.83%
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	19.00	14.00	-26.32%	27.00	16.00	-40.74%
Monthly Inventory	386	259	-32.90%	386	259	-32.90%
Months Supply of Inventory	3.51	2.25	-35.77%	3.51	2.25	-35.77%

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

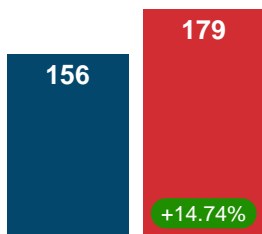
**Inventory** on June 30, 2020 = **259**

**2019** **2020**

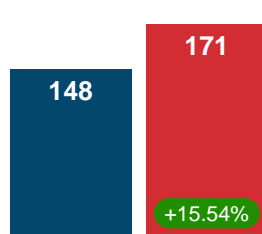
### JUNE MARKET

### MEDIAN PRICES

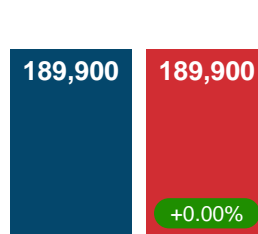
#### New Listings



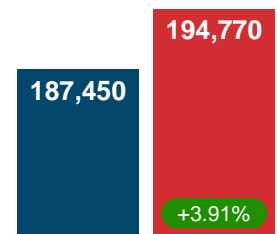
#### Pending Listings



#### List Price



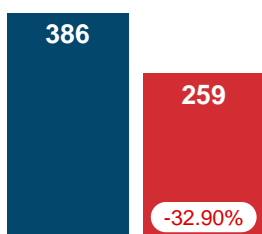
#### Sale Price



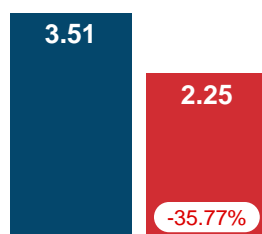
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

