

# April 2021



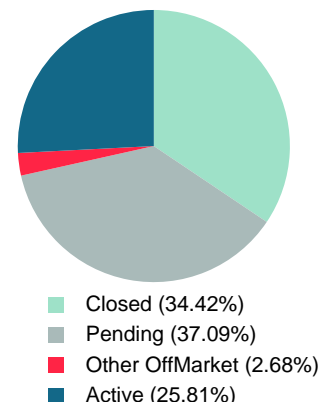
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 02, 2023 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	114	180	57.89%
Pending Listings	126	194	53.97%
New Listings	149	204	36.91%
Median List Price	189,500	189,950	0.24%
Median Sale Price	186,500	192,500	3.22%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	15.00	3.00	-80.00%
End of Month Inventory	339	135	-60.18%
Months Supply of Inventory	2.94	0.94	-68.10%



**Absorption:** Last 12 months, an Average of **144** Sales/Month  
**Active Inventory** as of April 30, 2021 = **135**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2021 decreased **60.18%** to 135 existing homes available for sale. Over the last 12 months this area has had an average of 144 closed sales per month. This represents an unsold inventory index of **0.94** 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 **3.22%** in April 2021 to \$192,500 versus the previous year at \$186,500.

#### Median Days on Market Shortens

The median number of **3.00** days that homes spent on the market before selling decreased by 12.00 days or **80.00%** in April 2021 compared to last year's same month at **15.00** DOM.

#### Sales Success for April 2021 is Positive

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

There were 204 New Listings in April 2021, up **36.91%** from last year at 149. Furthermore, there were 180 Closed Listings this month versus last year at 114, a **57.89%** increase.

Closed versus Listed trends yielded a **88.2%** ratio, up from previous year's, April 2020, at **76.5%**, a **15.33%** 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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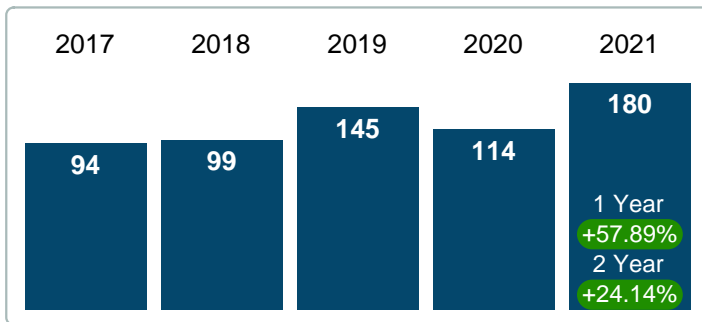
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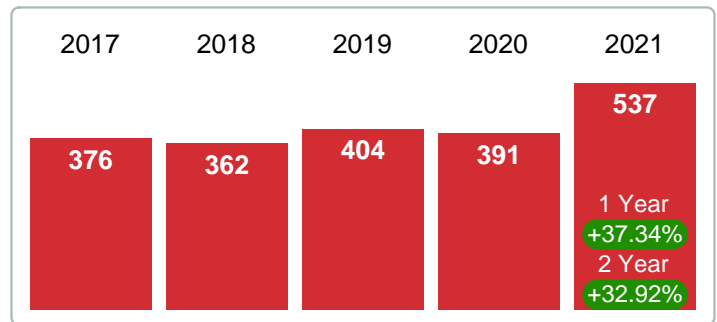
## CLOSED LISTINGS

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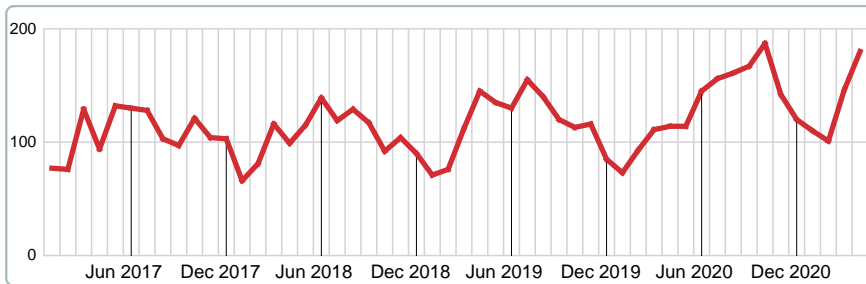
### APRIL



### YEAR TO DATE (YTD)

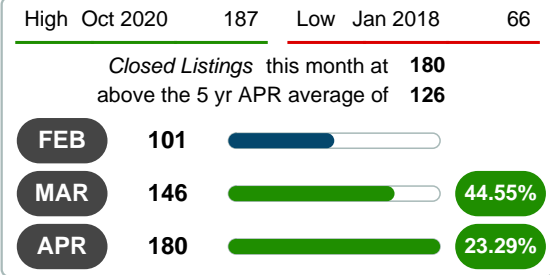


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 126



### 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	12	6.67%	21.5	7	5	0	0
\$100,001 - \$150,000	22	12.22%	6.5	1	19	2	0
\$150,001 - \$175,000	24	13.33%	1.5	0	21	3	0
\$175,001 - \$225,000	54	30.00%	2.0	1	45	8	0
\$225,001 - \$250,000	17	9.44%	4.0	0	13	4	0
\$250,001 - \$300,000	26	14.44%	2.0	0	16	10	0
\$300,001 and up	25	13.89%	13.0	0	5	15	5
<b>Total Closed Units</b>	<b>180</b>			<b>9</b>	<b>124</b>	<b>42</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>39,166,061</b>	<b>100%</b>	<b>3.0</b>	<b>625.90K</b>	<b>24.62M</b>	<b>11.92M</b>	<b>2.00M</b>
<b>Median Closed Price</b>	<b>\$192,500</b>			<b>\$55,000</b>	<b>\$184,000</b>	<b>\$265,207</b>	<b>\$327,000</b>

# April 2021



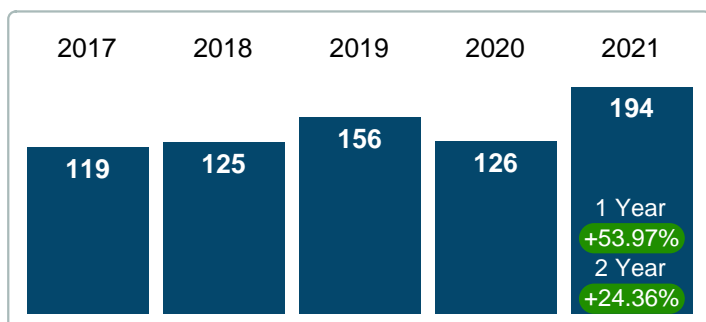
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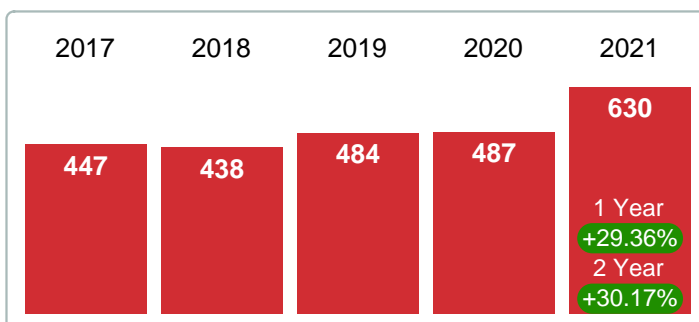
## PENDING LISTINGS

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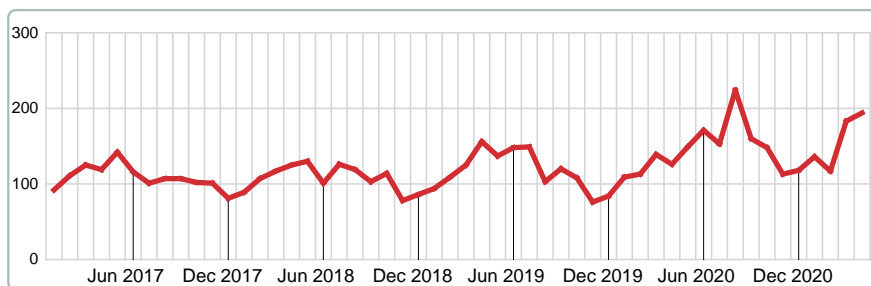
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

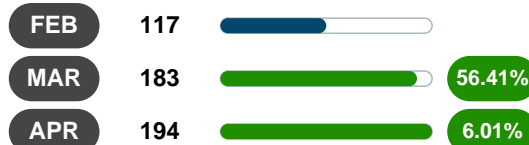


### 3 MONTHS

5 year APR AVG = 144

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 194  
above the 5 yr APR average of 144



### 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	16	8.25%	9.5	6	9	1	0
\$125,001 - \$150,000	13	6.70%	3.0	1	11	1	0
\$150,001 - \$175,000	24	12.37%	1.0	1	22	1	0
\$175,001 - \$225,000	53	27.32%	3.0	1	41	11	0
\$225,001 - \$275,000	32	16.49%	4.0	0	15	15	2
\$275,001 - \$350,000	33	17.01%	8.0	3	14	14	2
\$350,001 and up	23	11.86%	11.0	1	8	14	0
<b>Total Pending Units</b>	<b>194</b>			<b>13</b>	<b>120</b>	<b>57</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>47,625,313</b>	<b>100%</b>	<b>4.0</b>	<b>2.30M</b>	<b>26.26M</b>	<b>17.93M</b>	<b>1.12M</b>
<b>Median Listing Price</b>	<b>\$215,000</b>			<b>\$139,000</b>	<b>\$189,900</b>	<b>\$265,414</b>	<b>\$284,950</b>

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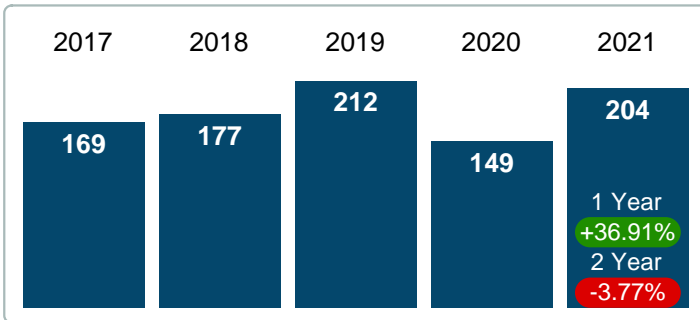
Area Delimited by County Of Wagoner - Residential Property Type



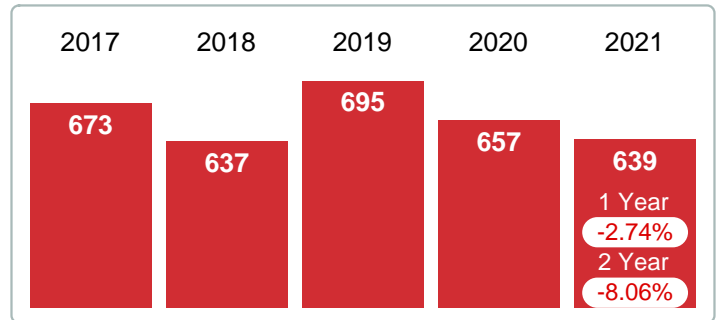
## NEW LISTINGS

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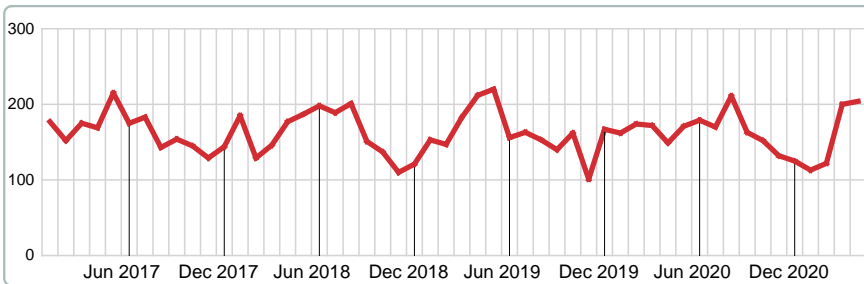
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 182

High May 2019 220 Low Nov 2019 101

New Listings this month at 204  
above the 5 yr APR average of 182



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Price Range	Count	%
\$125,000 and less	16	7.84%
\$125,001 - \$150,000	12	5.88%
\$150,001 - \$175,000	26	12.75%
\$175,001 - \$250,000	74	36.27%
\$250,001 - \$300,000	28	13.73%
\$300,001 - \$375,000	27	13.24%
\$375,001 and up	21	10.29%
<b>Total New Listed Units</b>	<b>204</b>	
<b>Total New Listed Volume</b>	<b>50,032,911</b>	<b>100%</b>
<b>Median New Listed Listing Price</b>	<b>\$225,000</b>	

	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	7	1	0
\$125,001 - \$150,000	0	9	3	0
\$150,001 - \$175,000	2	23	1	0
\$175,001 - \$250,000	3	52	18	1
\$250,001 - \$300,000	2	13	12	1
\$300,001 - \$375,000	0	16	9	2
\$375,001 and up	2	9	7	3
<b>Total</b>	<b>17</b>	<b>129</b>	<b>51</b>	<b>7</b>
<b>Total New Listed Volume</b>	<b>3.19M</b>	<b>29.81M</b>	<b>14.29M</b>	<b>2.74M</b>
<b>Median New Listed Listing Price</b>	<b>\$155,000</b>	<b>\$200,000</b>	<b>\$264,378</b>	<b>\$335,000</b>

# April 2021



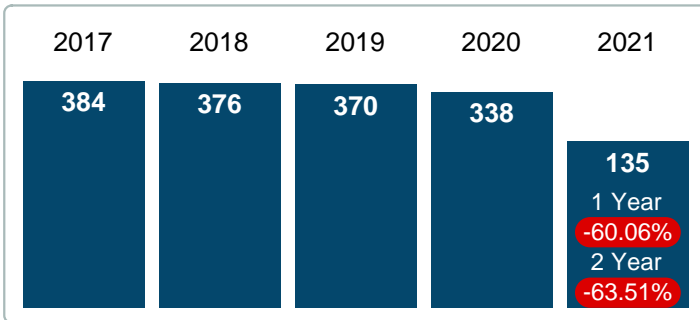
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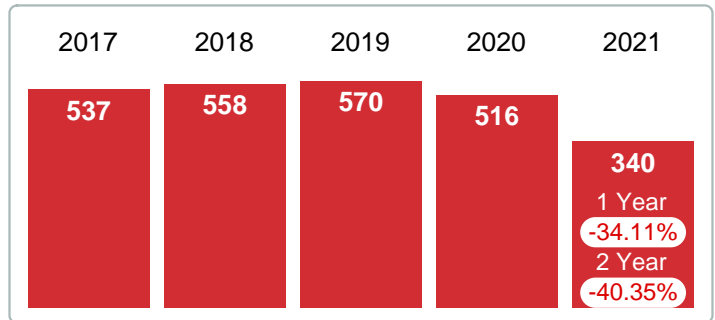
## ACTIVE INVENTORY

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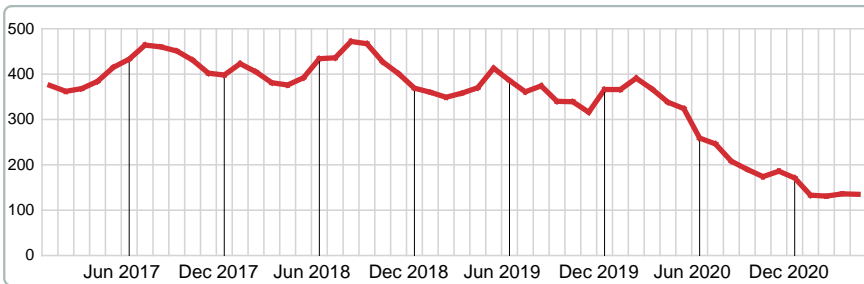
### END OF APRIL



### ACTIVE DURING APRIL

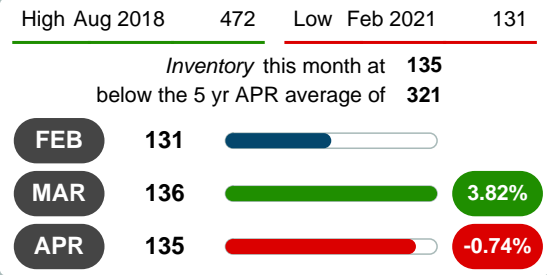


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 321



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	10.37%	46.0	7	5	1	1
\$100,001 - \$175,000	14	10.37%	21.5	3	8	3	0
\$175,001 - \$225,000	15	11.11%	21.0	1	8	6	0
\$225,001 - \$325,000	37	27.41%	16.0	2	26	8	1
\$325,001 - \$375,000	15	11.11%	46.0	1	10	3	1
\$375,001 - \$500,000	24	17.78%	49.5	1	11	11	1
\$500,001 and up	16	11.85%	69.0	2	5	5	4
<b>Total Active Inventory by Units</b>	<b>135</b>			<b>17</b>	<b>73</b>	<b>37</b>	<b>8</b>
<b>Total Active Inventory by Volume</b>	<b>49,247,731</b>	<b>100%</b>	<b>28.0</b>	<b>4.94M</b>	<b>24.07M</b>	<b>15.47M</b>	<b>4.77M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$299,000</b>			<b>\$115,000</b>	<b>\$299,000</b>	<b>\$335,000</b>	<b>\$489,500</b>

# April 2021



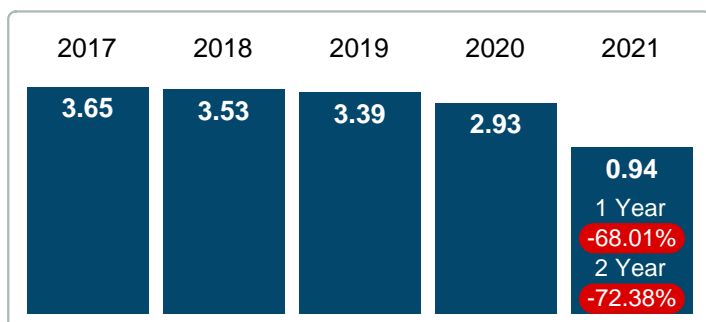
Area Delimited by County Of Wagoner - Residential Property Type



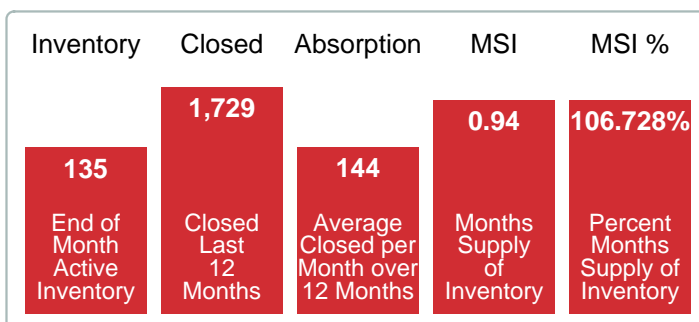
## MONTHS SUPPLY of INVENTORY (MSI)

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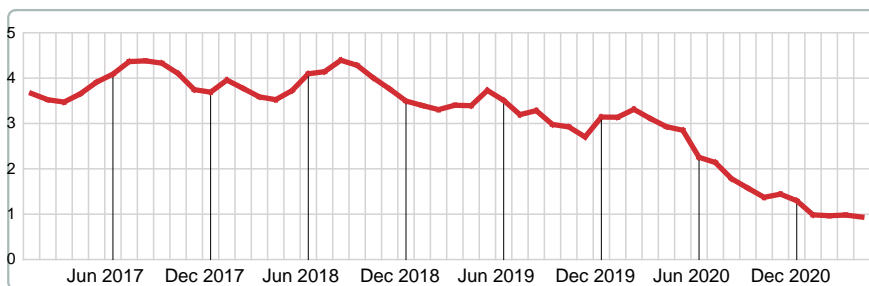
### MSI FOR APRIL



### INDICATORS FOR APRIL 2021

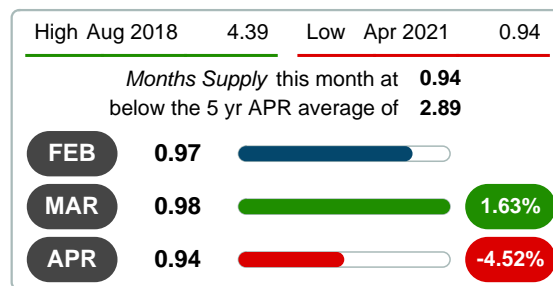


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 2.89



### 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
\$100,000 and less	14	10.37%	1.54	2.10	0.98	1.50	0.00
\$100,001 - \$175,000	14	10.37%	0.35	1.44	0.25	0.62	0.00
\$175,001 - \$225,000	15	11.11%	0.40	4.00	0.30	0.62	0.00
\$225,001 - \$325,000	37	27.41%	1.00	3.00	1.29	0.54	0.86
\$325,001 - \$375,000	15	11.11%	1.78	0.00	2.55	0.84	1.09
\$375,001 - \$500,000	24	17.78%	2.72	12.00	4.40	2.16	0.86
\$500,001 and up	16	11.85%	4.17	0.00	6.67	2.61	3.43
Market Supply of Inventory (MSI)			0.94	2.65	0.80	0.91	1.52
Total Active Inventory by Units		100%	0.94	17	73	37	8

# April 2021



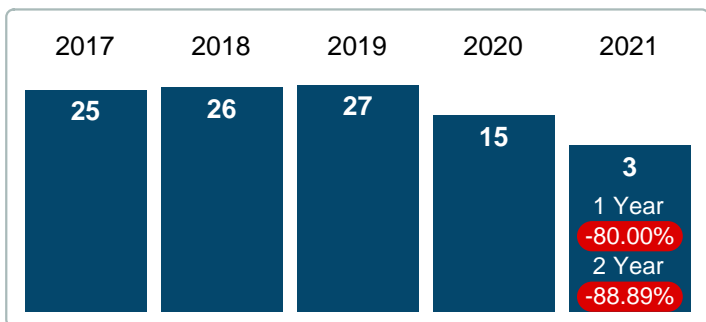
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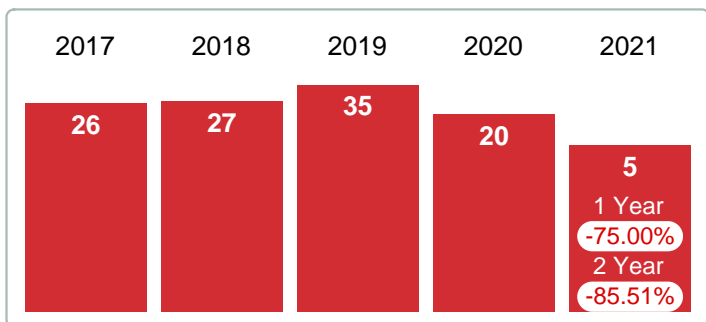
## MEDIAN DAYS ON MARKET TO SALE

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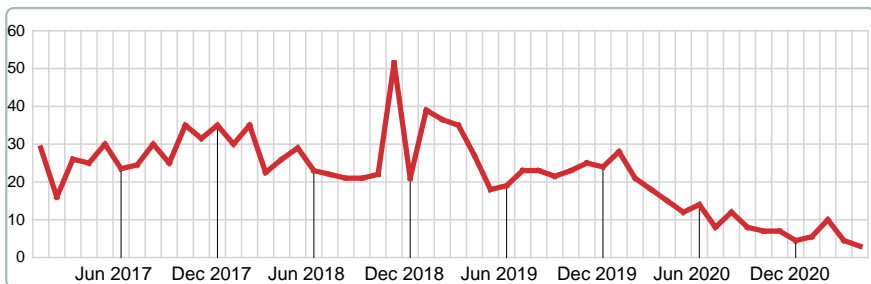
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 19

High Nov 2018 52 | Low Apr 2021 3

Median Days on Market to Sale this month at 3 below the 5 yr APR average of 19

- FEB: 10
- MAR: 5 (-55.00%)
- APR: 3 (-33.33%)

### 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	6.67%	22	36	6	0	0
\$100,001 - \$150,000	12.22%	7	5	5	53	0
\$150,001 - \$175,000	13.33%	2	0	1	49	0
\$175,001 - \$225,000	30.00%	2	2	2	2	0
\$225,001 - \$250,000	9.44%	4	0	2	4	0
\$250,001 - \$300,000	14.44%	2	0	2	4	0
\$300,001 and up	13.89%	13	0	10	27	3
Median Closed DOM		3	27	2	4	3
Total Closed Units	100%	180	9	124	42	5
Total Closed Volume		39,166,061	625.90K	24.62M	11.92M	2.00M

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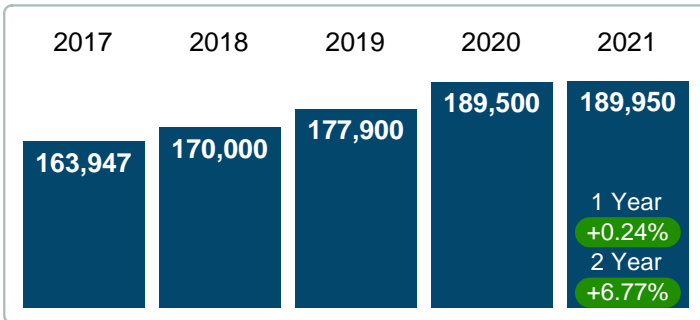
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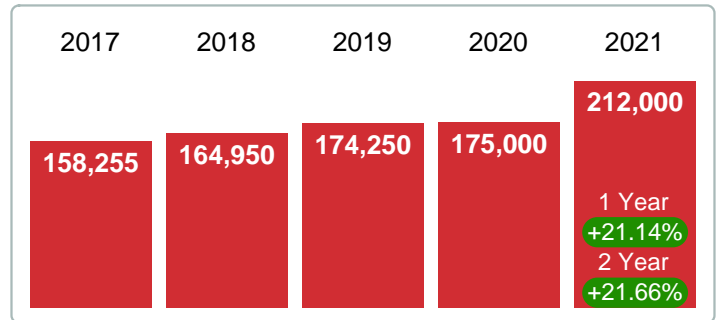
## MEDIAN LIST PRICE AT CLOSING

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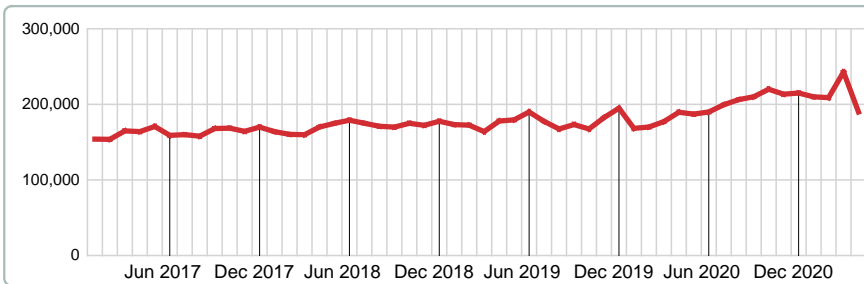
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

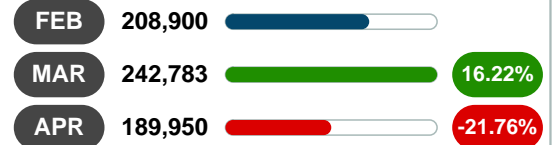


### 3 MONTHS

5 year APR AVG = 178,259

High Mar 2021 242,783 Low Feb 2017 153,700

Median List Price at Closing this month at **189,950**  
above the 5 yr APR average of **178,259**



### 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	14	7.78%	66,500	59,450	94,750	0	0
\$100,001 - \$150,000	26	14.44%	142,450	0	140,000	149,900	0
\$150,001 - \$175,000	25	13.89%	171,735	159,000	171,940	167,400	0
\$175,001 - \$225,000	47	26.11%	189,900	0	189,900	188,713	0
\$225,001 - \$250,000	16	8.89%	231,000	0	230,950	232,450	0
\$250,001 - \$300,000	28	15.56%	273,411	0	273,602	269,400	300,000
\$300,001 and up	24	13.33%	368,356	0	385,000	361,936	324,500
Median List Price			189,950	59,900	183,605	267,157	319,000
Total Closed Units		100%	189,950	9	124	42	5
Total Closed Volume			39,196,455	635.90K	24.56M	12.00M	2.00M



# April 2021



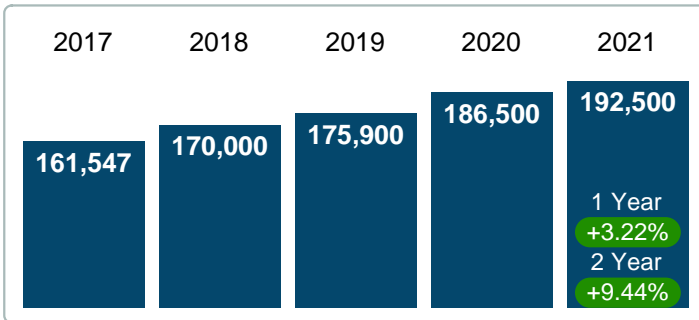
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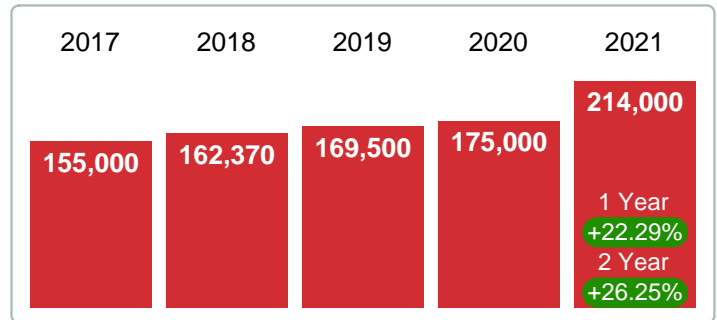
## MEDIAN SOLD PRICE AT CLOSING

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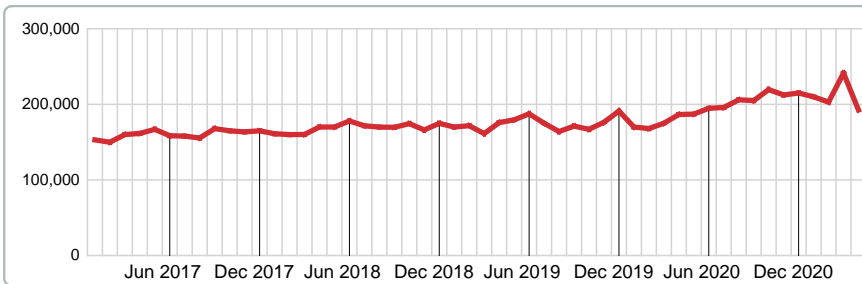
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

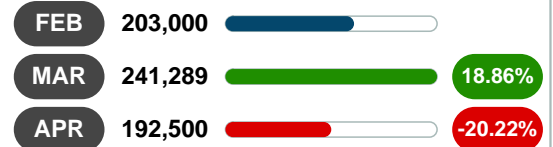


### 3 MONTHS

5 year APR AVG = 177,289

High Mar 2021 241,289 Low Feb 2017 149,883

Median Sold Price at Closing this month at **192,500**  
above the 5 yr APR average of **177,289**



### 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	6.67%	59,500	50,000	75,705	0	0
\$100,001 - \$150,000	12.22%	131,500	106,000	130,000	140,000	0
\$150,001 - \$175,000	13.33%	167,608	0	168,000	160,000	0
\$175,001 - \$225,000	30.00%	188,000	179,900	188,000	188,713	0
\$225,001 - \$250,000	9.44%	238,000	0	233,771	239,000	0
\$250,001 - \$300,000	14.44%	272,939	0	273,110	268,657	0
\$300,001 and up	13.89%	361,936	0	390,364	361,936	327,000
<b>Median Sold Price</b>		<b>192,500</b>	<b>55,000</b>	<b>184,000</b>	<b>265,207</b>	<b>327,000</b>
<b>Total Closed Units</b>		<b>180</b>	<b>9</b>	<b>124</b>	<b>42</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>39,166,061</b>	<b>625.90K</b>	<b>24.62M</b>	<b>11.92M</b>	<b>2.00M</b>

# April 2021



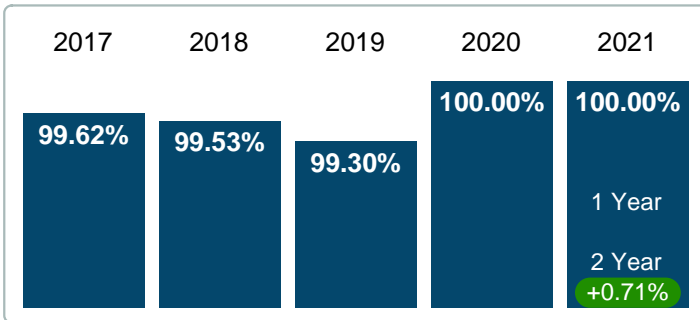
Area Delimited by County Of Wagoner - Residential Property Type



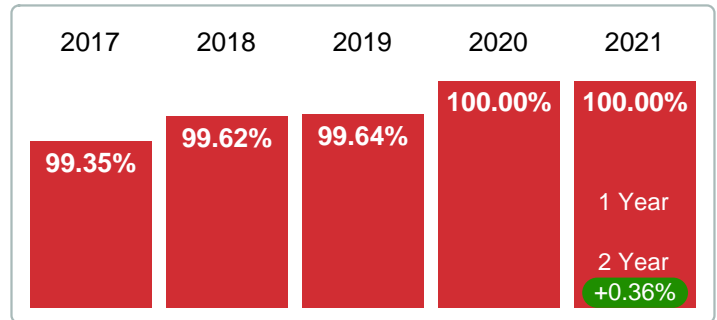
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 02, 2023 for MLS Technology Inc.

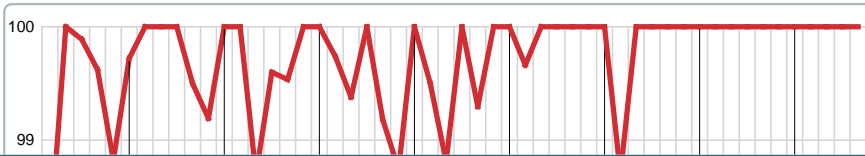
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.69%

High Apr 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.69%

- 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
\$100,000 and less	12	6.67%	92.45%	91.82%	97.14%	0.00%	0.00%
\$100,001 - \$150,000	22	12.22%	100.00%	108.16%	100.00%	100.28%	0.00%
\$150,001 - \$175,000	24	13.33%	100.00%	0.00%	100.00%	103.34%	0.00%
\$175,001 - \$225,000	54	30.00%	100.00%	113.14%	100.00%	100.00%	0.00%
\$225,001 - \$250,000	17	9.44%	100.22%	0.00%	100.22%	101.74%	0.00%
\$250,001 - \$300,000	26	14.44%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 and up	25	13.89%	100.00%	0.00%	100.00%	100.00%	101.67%
Median Sold/List Ratio		100.00%		92.31%	100.00%	100.00%	101.67%
Total Closed Units		180	100%	9	124	42	5
Total Closed Volume		39,166,061		625.90K	24.62M	11.92M	2.00M

# April 2021



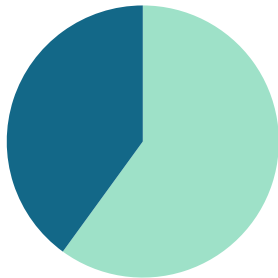
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 02, 2023 for MLS Technology Inc.

### INVENTORY

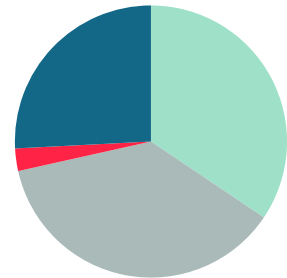


**Inventory**  
 New Listings  
**204 = 60.00%**  
 Start Inventory  
**136**  
 Total Inventory Units  
**340**  
 Volume  
**\$100,828,932**

### Market Activity

Closed Sales  
**180 = 34.42%**  
 Pending Sales  
**194 = 37.09%**  
 Other Off Market  
**14 = 2.68%**  
 Active Inventory  
**135 = 25.81%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	114	180	57.89%	391	537	37.34%
Pending Sales	126	194	53.97%	487	630	29.36%
New Listings	149	204	36.91%	657	639	-2.74%
Median List Price	189,500	189,950	0.24%	175,000	212,000	21.14%
Median Sale Price	186,500	192,500	3.22%	175,000	214,000	22.29%
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	15.00	3.00	-80.00%	20.00	5.00	-75.00%
Monthly Inventory	339	135	-60.18%	339	135	-60.18%
Months Supply of Inventory	2.94	0.94	-68.10%	2.94	0.94	-68.10%

**Absorption:** Last 12 months, an Average of **144** Sales/Month

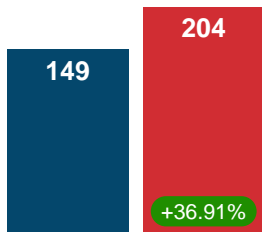
**Inventory** on April 30, 2021 = **135**

**2020** **2021**

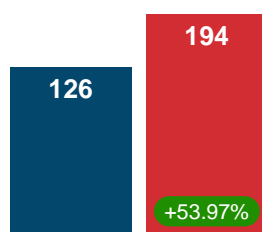
### APRIL MARKET

### MEDIAN PRICES

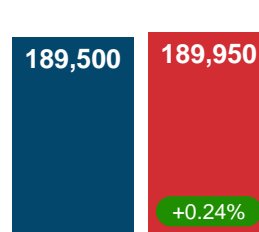
#### New Listings



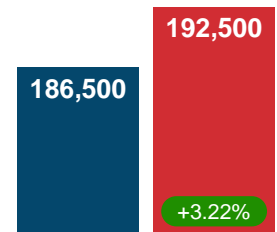
#### Pending Listings



#### List Price



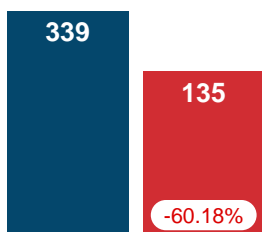
#### Sale Price



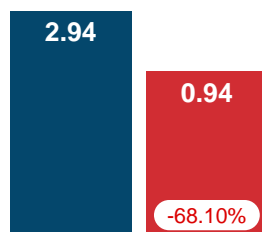
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

