



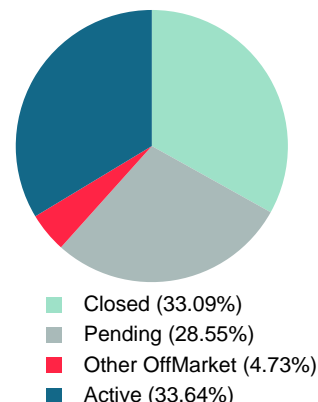
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 10, 2023 for MLS Technology Inc.

Compared Metrics	2020	December 2021	+/- %
Closed Listings	120	182	51.67%
Pending Listings	118	157	33.05%
New Listings	125	129	3.20%
Average List Price	241,346	259,294	7.44%
Average Sale Price	242,682	259,131	6.78%
Average Percent of Selling Price to List Price	102.73%	99.89%	-2.76%
Average Days on Market to Sale	18.76	25.25	34.59%
End of Month Inventory	171	185	8.19%
Months Supply of Inventory	1.30	1.17	-9.96%



Absorption: Last 12 months, an Average of **159** Sales/Month
Active Inventory as of December 31, 2021 = **185**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2021 rose **8.19%** to 185 existing homes available for sale. Over the last 12 months this area has had an average of 159 closed sales per month. This represents an unsold inventory index of **1.17** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **6.78%** in December 2021 to \$259,131 versus the previous year at \$242,682.

Average Days on Market Lengthens

The average number of **25.25** days that homes spent on the market before selling increased by 6.49 days or **34.59%** in December 2021 compared to last year's same month at **18.76** DOM.

Sales Success for December 2021 is Positive

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

There were 129 New Listings in December 2021, up **3.20%** from last year at 125. Furthermore, there were 182 Closed Listings this month versus last year at 120, a **51.67%** increase.

Closed versus Listed trends yielded a **141.1%** ratio, up from previous year's, December 2020, at **96.0%**, a **46.96%** upswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average Percent of Selling Price to List Price	10
Market Summary	11

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



Area Delimited by County Of Wagoner - Residential Property Type

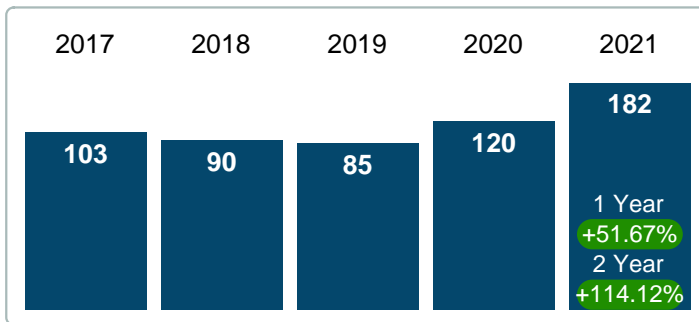


December 2021

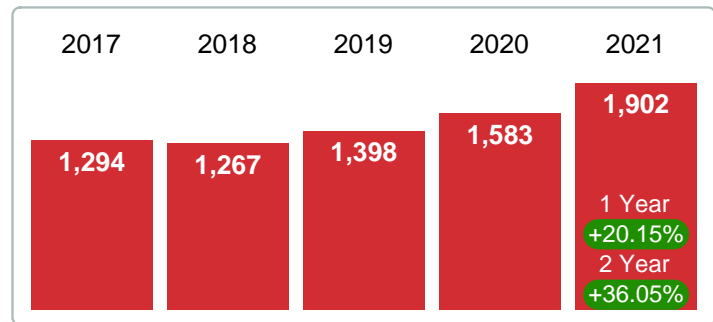
CLOSED LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

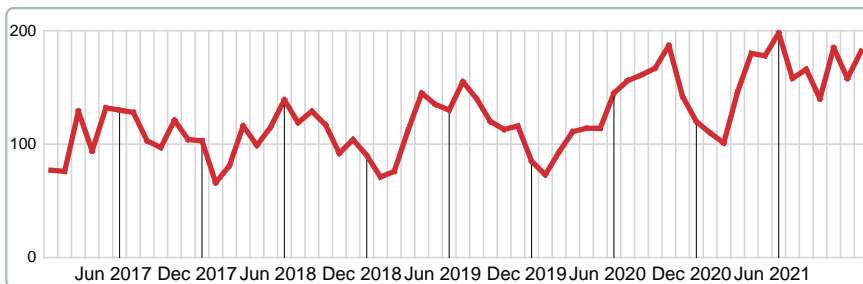
DECEMBER



YEAR TO DATE (YTD)

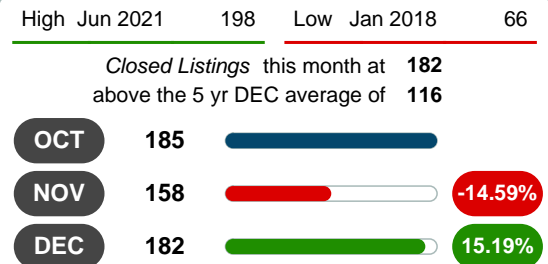


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 116



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range				%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19			10.44%	43.9	5	13	1	0
\$150,001 - \$200,000	24			13.19%	7.6	1	20	3	0
\$200,001 - \$200,000	0			0.00%	0.0	0	0	0	0
\$200,001 - \$250,000	58			31.87%	12.2	1	46	10	1
\$250,001 - \$325,000	38			20.88%	12.8	1	13	24	0
\$325,001 - \$375,000	21			11.54%	43.0	1	11	9	0
\$375,001 and up	22			12.09%	67.3	0	8	10	4
Total Closed Units					182	9	111	57	5
Total Closed Volume					47,161,883	1.45M	26.22M	17.23M	2.26M
Average Closed Price					\$259,131	\$161,444	\$236,251	\$302,206	\$451,847

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Wagoner - Residential Property Type

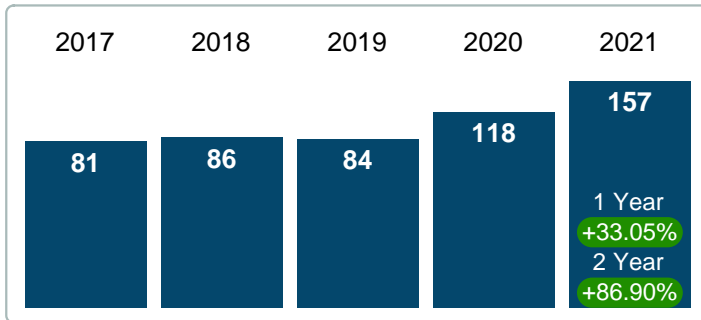


December 2021

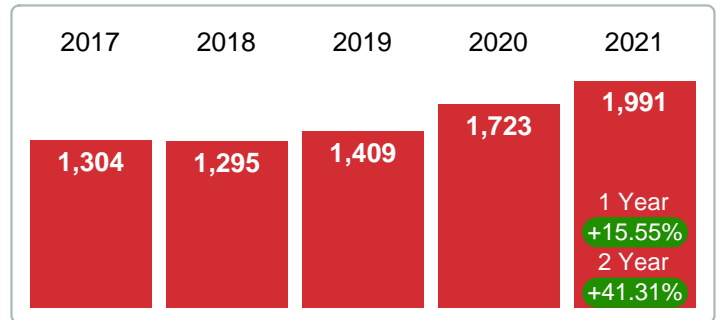
PENDING LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

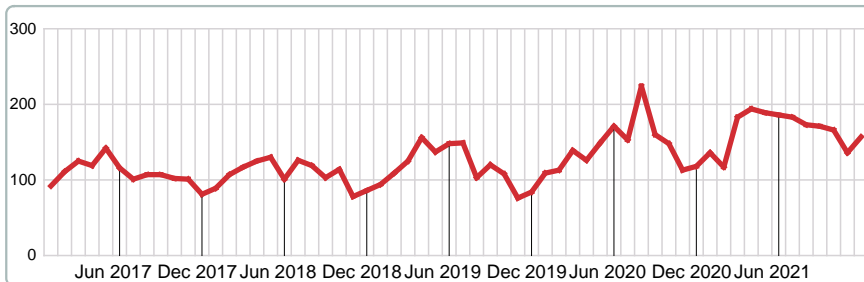
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 105

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **157**
above the 5 yr DEC average of **105**

OCT	166	
NOV	136	-18.07%
DEC	157	15.44%

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	18	11.46%	52.4	4	14	0	0
\$150,001 - \$200,000	18	11.46%	23.0	0	14	4	0
\$200,001 - \$200,000	0	0.00%	0.0	0	0	0	0
\$200,001 - \$275,000	56	35.67%	22.3	3	39	14	0
\$275,001 - \$325,000	28	17.83%	29.4	1	12	15	0
\$325,001 - \$375,000	13	8.28%	21.3	1	7	5	0
\$375,001 and up	24	15.29%	31.8	1	10	10	3
Total Pending Units	157			10	96	48	3
Total Pending Volume	42,213,902	100%	27.9	2.00M	23.81M	14.76M	1.63M
Average Listing Price	\$269,993			\$200,480	\$248,034	\$307,582	\$544,633

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Wagoner - Residential Property Type

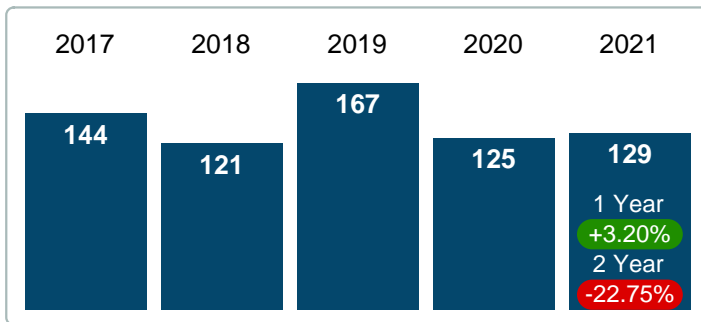


December 2021

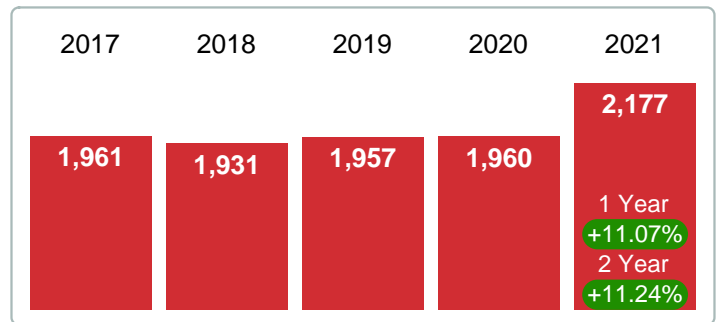
NEW LISTINGS

Report produced on Aug 10, 2023 for MLS Technology Inc.

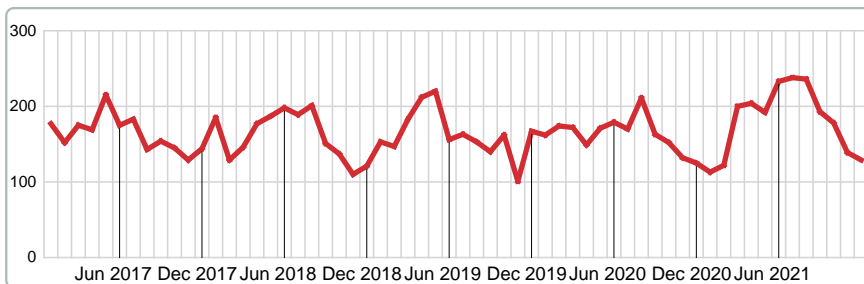
DECEMBER



YEAR TO DATE (YTD)

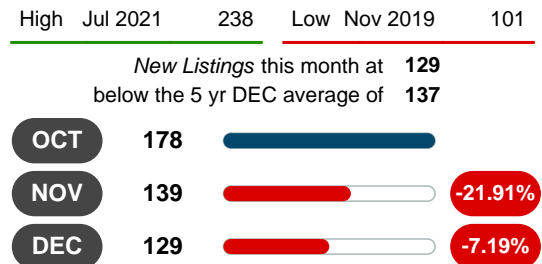


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 137



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%
\$150,000 and less	12	9.30%
\$150,001 - \$175,000	11	8.53%
\$175,001 - \$225,000	27	20.93%
\$225,001 - \$275,000	26	20.16%
\$275,001 - \$350,000	23	17.83%
\$350,001 - \$425,000	16	12.40%
\$425,001 and up	14	10.85%
Total New Listed Units	129	
Total New Listed Volume	37,660,338	100%
Average New Listed Listing Price	\$283,604	

1-2 Beds	3 Beds	4 Beds	5+ Beds
2	10	0	0
0	9	2	0
2	22	3	0
1	13	12	0
0	15	8	0
3	6	7	0
0	2	11	1
8	77	43	1
1.95M	18.31M	15.66M	1.75M
\$243,488	\$237,734	\$364,115	\$1,750,000



Area Delimited by County Of Wagoner - Residential Property Type

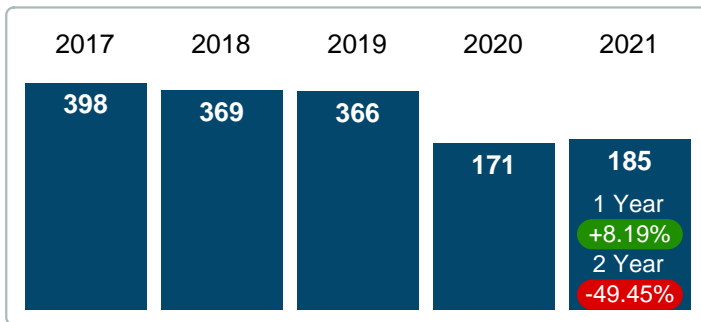


December 2021

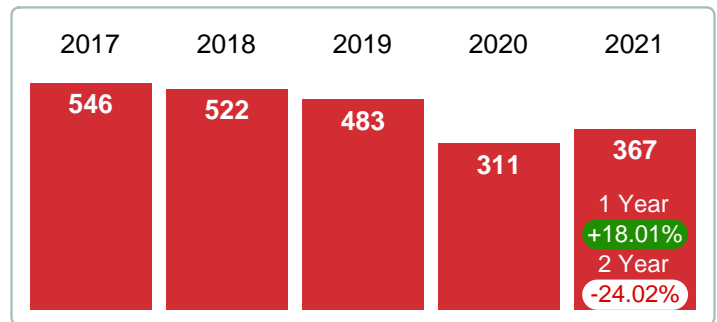
ACTIVE INVENTORY

Report produced on Aug 10, 2023 for MLS Technology Inc.

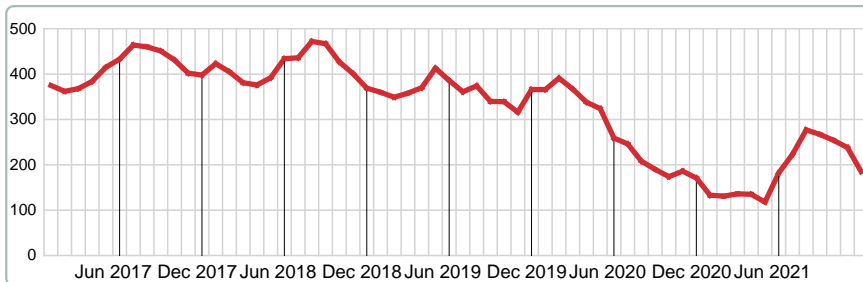
END OF DECEMBER



ACTIVE DURING DECEMBER

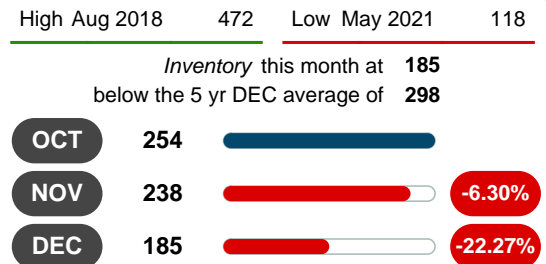


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 298



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.03%	92.1	7	3	2	1
\$100,001 - \$175,000	30	16.22%	77.3	3	19	7	1
\$175,001 - \$250,000	25	13.51%	73.4	1	16	8	0
\$250,001 - \$325,000	45	24.32%	104.8	0	23	21	1
\$325,001 - \$400,000	26	14.05%	121.9	1	10	14	1
\$400,001 - \$650,000	27	14.59%	123.2	1	7	15	4
\$650,001 and up	19	10.27%	79.1	0	3	9	7
Total Active Inventory by Units		185		13	81	76	15
Total Active Inventory by Volume		65,737,193	100%	1.95M	24.62M	28.45M	10.71M
Average Active Inventory Listing Price		\$355,336		\$150,277	\$304,010	\$374,336	\$713,947

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

December 2021



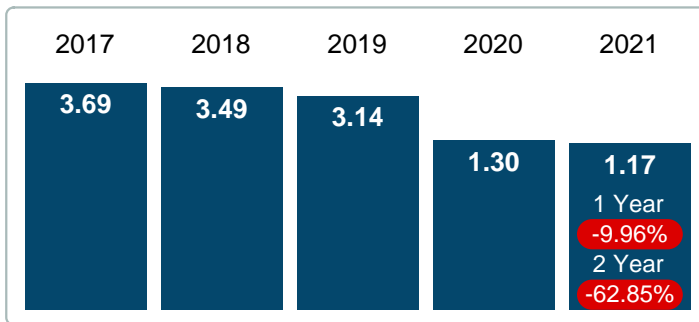
Area Delimited by County Of Wagoner - Residential Property Type



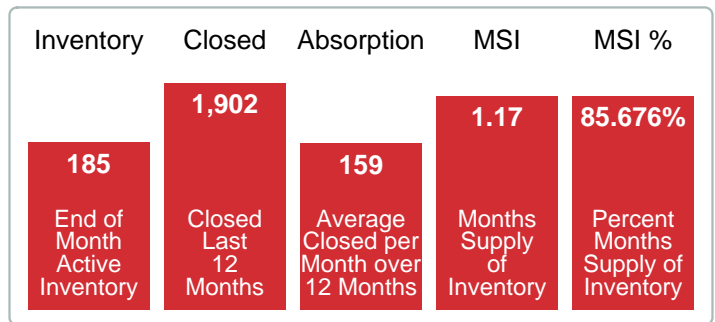
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Aug 10, 2023 for MLS Technology Inc.

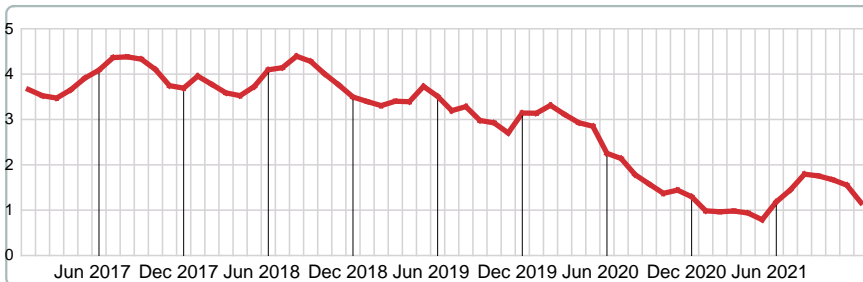
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

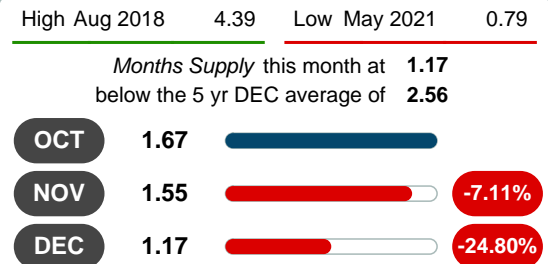


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.56



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	13	7.03%	1.58	2.05	0.69	4.80	12.00
\$100,001 - \$175,000	30	16.22%	1.06	0.82	0.87	2.71	12.00
\$175,001 - \$250,000	25	13.51%	0.43	0.86	0.36	0.65	0.00
\$250,001 - \$325,000	45	24.32%	1.36	0.00	1.32	1.49	1.00
\$325,001 - \$400,000	26	14.05%	1.59	3.00	1.28	2.10	0.67
\$400,001 - \$650,000	27	14.59%	2.16	12.00	2.05	2.14	2.00
\$650,001 and up	19	10.27%	12.00	0.00	9.00	10.80	16.80
Market Supply of Inventory (MSI)			1.17	1.41	0.81	1.73	2.61
Total Active Inventory by Units		100%	185	13	81	76	15



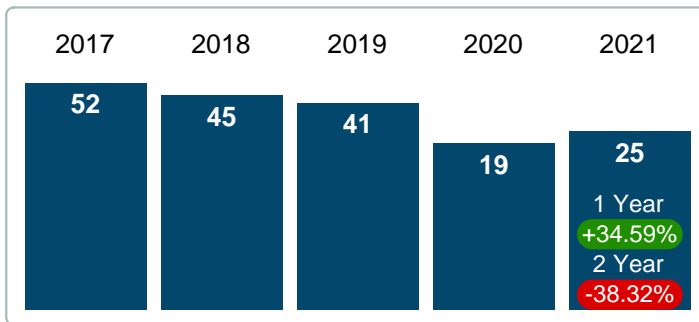
Area Delimited by County Of Wagoner - Residential Property Type



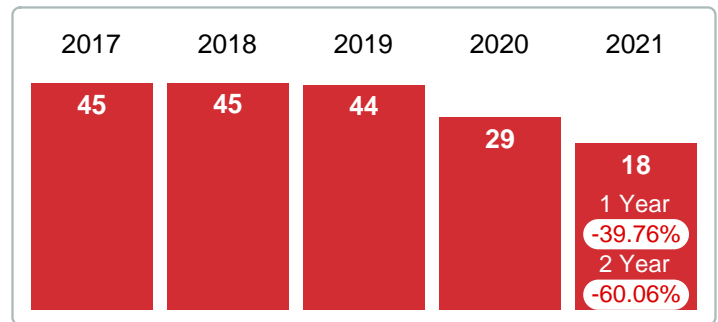
AVERAGE DAYS ON MARKET TO SALE

Report produced on Aug 10, 2023 for MLS Technology Inc.

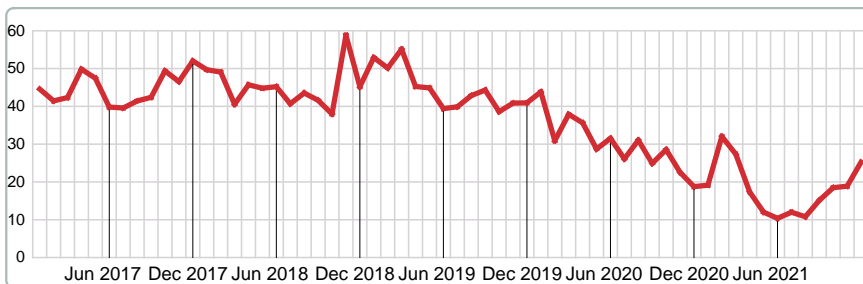
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 36

High Nov 2018 59 Low Jun 2021 10

Average Days on Market to Sale this month at 25
below the 5 yr DEC average of 36

OCT	18		
NOV	19		2.15%
DEC	25		33.77%

AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	10.44%	44	41	42	77	0
\$150,001 - \$200,000	24	13.19%	8	41	6	4	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0	0
\$200,001 - \$250,000	58	31.87%	12	6	13	8	5
\$250,001 - \$325,000	38	20.88%	13	3	8	16	0
\$325,001 - \$375,000	21	11.54%	43	3	66	20	0
\$375,001 and up	22	12.09%	67	0	62	93	12
Average Closed DOM	25			29	24	29	11
Total Closed Units	182	100%	25	9	111	57	5
Total Closed Volume	47,161,883			1.45M	26.22M	17.23M	2.26M



Area Delimited by County Of Wagoner - Residential Property Type

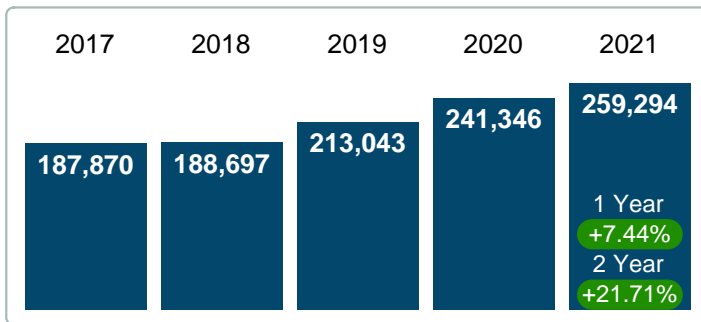


December 2021

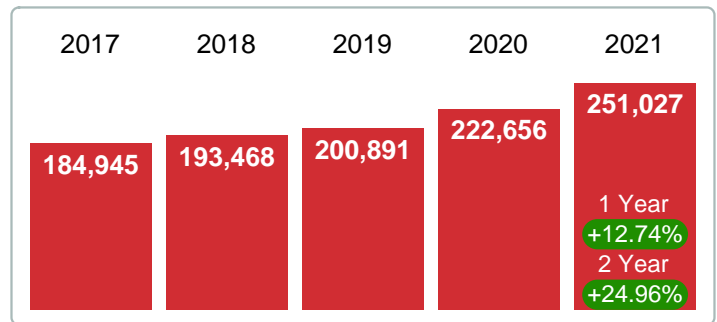
AVERAGE LIST PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

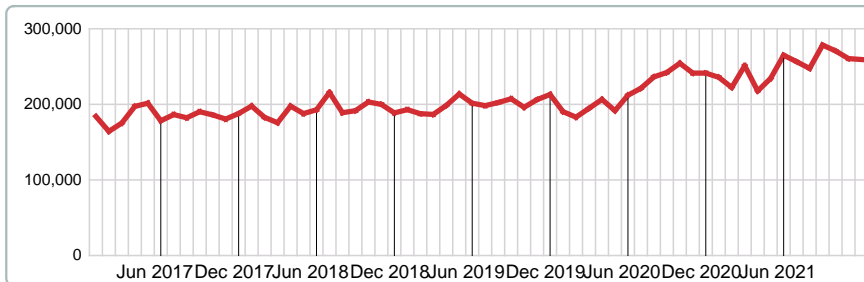
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 218,050

High Sep 2021 278,411 Low Feb 2017 164,306

Average List Price at Closing this month at **259,294**
above the 5 yr DEC average of **218,050**

OCT	270,713	
NOV	260,540	-3.76%
DEC	259,294	-0.48%

AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range		%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	20	10.99%	98,313	83,400	103,388	75,000	0
\$150,001 - \$200,000	24	13.19%	188,532	200,000	183,498	195,000	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0	0
\$200,001 - \$250,000	58	31.87%	224,272	250,000	221,760	230,599	225,000
\$250,001 - \$325,000	38	20.88%	287,924	279,900	290,884	283,525	0
\$325,001 - \$375,000	23	12.64%	351,953	355,000	345,950	349,083	0
\$375,001 and up	19	10.44%	455,616	0	432,354	429,674	498,688
Average List Price			259,294	166,878	236,583	301,914	443,950
Total Closed Units		100%	259,294	9	111	57	5
Total Closed Volume			47,191,482	1.50M	26.26M	17.21M	2.22M



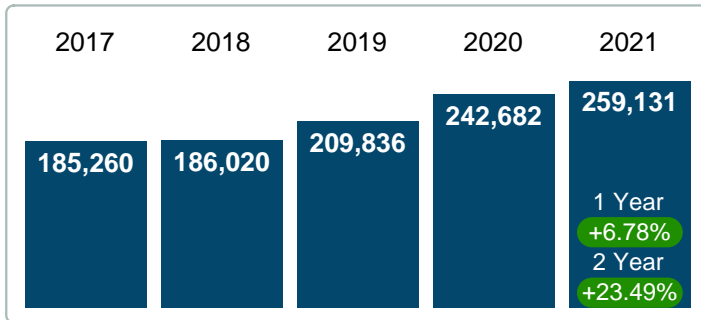
Area Delimited by County Of Wagoner - Residential Property Type



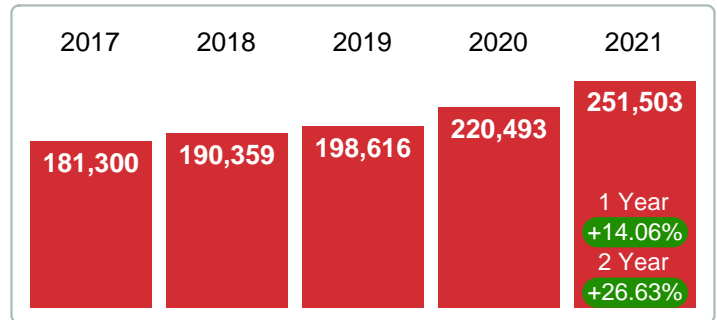
AVERAGE SOLD PRICE AT CLOSING

Report produced on Aug 10, 2023 for MLS Technology Inc.

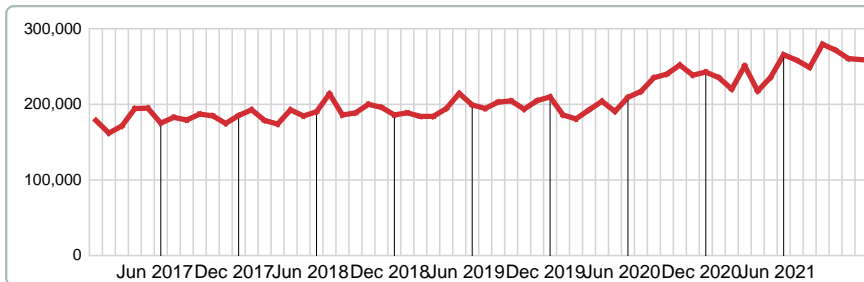
DECEMBER



YEAR TO DATE (YTD)



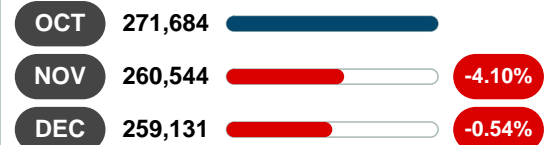
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 216,586

High Sep 2021 279,497 Low Feb 2017 162,034

Average Sold Price at Closing this month at **259,131**
above the 5 yr DEC average of **216,586**

AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	10.44%	92,942	79,600	100,608	60,000	0
\$150,001 - \$200,000	24	13.19%	186,713	175,000	185,606	198,000	0
\$200,001 - \$200,000	0	0.00%	0	0	0	0	0
\$200,001 - \$250,000	58	31.87%	223,400	250,000	221,537	229,149	225,000
\$250,001 - \$325,000	38	20.88%	286,341	281,000	292,431	283,265	0
\$325,001 - \$375,000	21	11.54%	347,564	349,000	345,281	350,194	0
\$375,001 and up	22	12.09%	444,450	0	426,686	433,017	508,559
Average Sold Price			259,131	161,444	236,251	302,206	451,847
Total Closed Units		100%	259,131	9	111	57	5
Total Closed Volume			47,161,883	1.45M	26.22M	17.23M	2.26M

December 2021



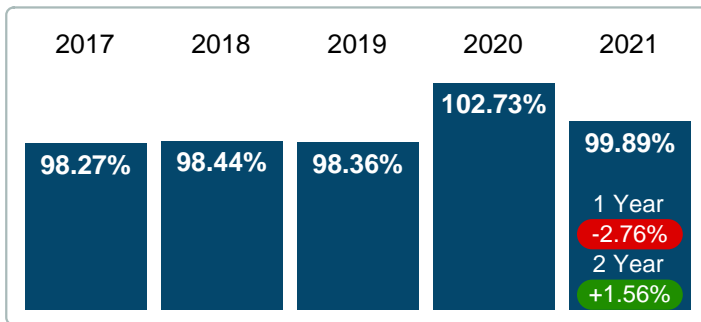
Area Delimited by County Of Wagoner - Residential Property Type



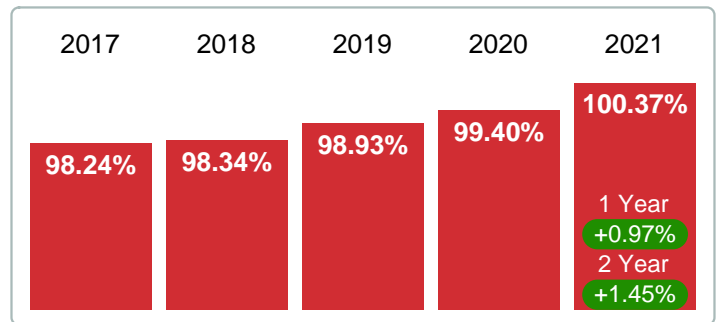
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 10, 2023 for MLS Technology Inc.

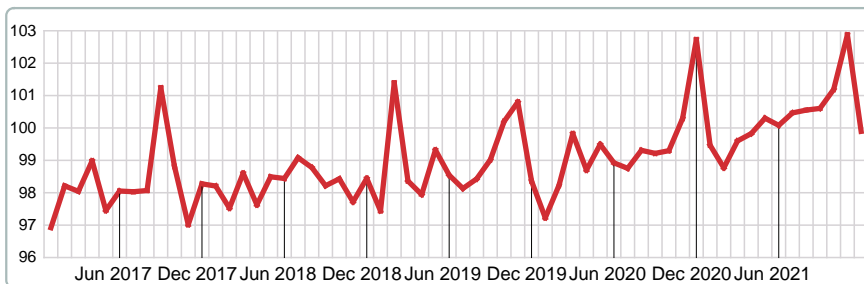
DECEMBER



YEAR TO DATE (YTD)



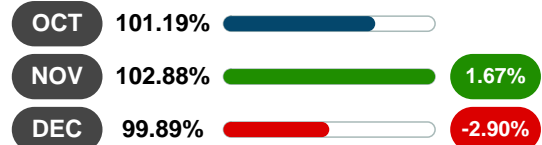
5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 99.54%

High Nov 2021 102.88% Low Jan 2017 96.92%

Average Sold/List Ratio this month at **99.89%**
equal to 5 yr DEC average of **99.54%**

AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	10.44%	97.44%	96.26%	99.23%	80.00%	0.00%
\$150,001 - \$200,000	24	13.19%	100.68%	87.50%	101.21%	101.57%	0.00%
\$200,001 - \$200,000	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$250,000	58	31.87%	99.90%	100.00%	99.97%	99.53%	100.00%
\$250,001 - \$325,000	38	20.88%	100.22%	100.39%	100.56%	100.02%	0.00%
\$325,001 - \$375,000	21	11.54%	100.05%	98.31%	99.98%	100.34%	0.00%
\$375,001 and up	22	12.09%	100.45%	0.00%	99.04%	100.94%	102.05%
Average Sold/List Ratio		99.90%		96.39%	100.11%	99.88%	101.64%
Total Closed Units		182	100%	9	111	57	5
Total Closed Volume		47,161,883		1.45M	26.22M	17.23M	2.26M

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com



Area Delimited by County Of Wagoner - Residential Property Type

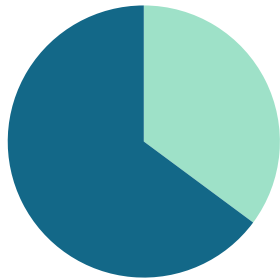


December 2021

MARKET SUMMARY

Report produced on Aug 10, 2023 for MLS Technology Inc.

INVENTORY



Inventory

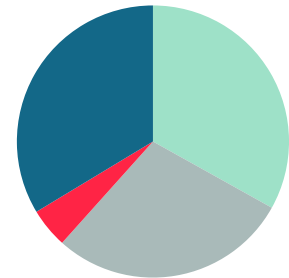
- New Listings
129 = 35.15%
- Start Inventory
238
- Total Inventory Units
367
- Volume
\$119,471,036

Market Activity

Market Activity

- Closed Sales
182 = 33.09%
- Pending Sales
157 = 28.55%
- Other Off Market
26 = 4.73%
- Active Inventory
185 = 33.64%

MARKET ACTIVITY



Compared Metrics	2020	December 2021	+/-%	2020	Year to Date 2021	+/-%
Closed Sales	120	182	51.67%	1,583	1,902	20.15%
Pending Sales	118	157	33.05%	1,723	1,991	15.55%
New Listings	125	129	3.20%	1,960	2,177	11.07%
Average List Price	241,346	259,294	7.44%	222,656	251,027	12.74%
Average Sale Price	242,682	259,131	6.78%	220,493	251,503	14.06%
Average Percent of Selling Price to List Price	102.73%	99.89%	-2.76%	99.40%	100.37%	0.97%
Average Days on Market to Sale	18.76	25.25	34.59%	29.19	17.58	-39.76%
Monthly Inventory	171	185	8.19%	171	185	8.19%
Months Supply of Inventory	1.30	1.17	-9.96%	1.30	1.17	-9.96%

Absorption: Last 12 months, an Average of 159 Sales/Month**Inventory** on December 31, 2021 = 185

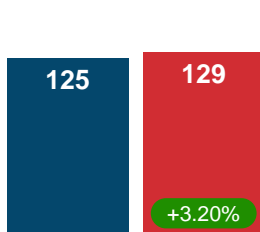
2020

2021

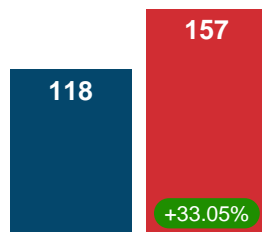
DECEMBER MARKET

AVERAGE PRICES

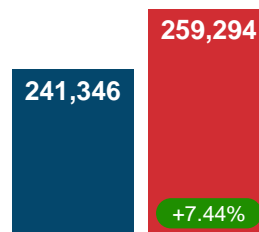
New Listings



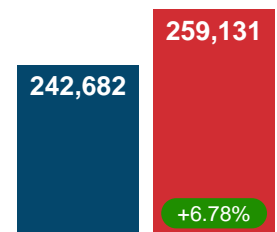
Pending Listings



List Price



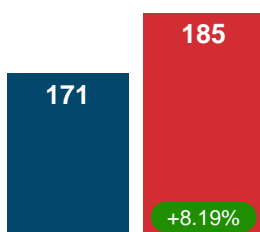
Sale Price



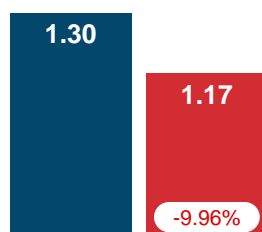
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

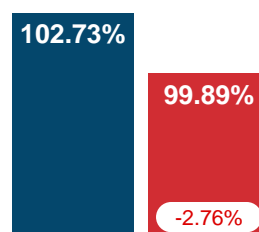
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

