



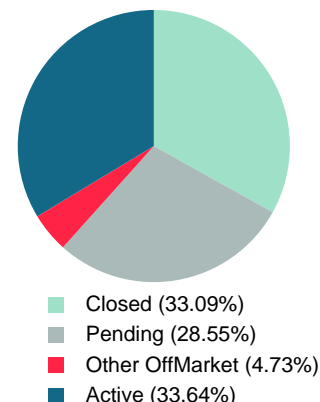
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	215,000	239,450	11.37%
Median Sale Price	215,000	238,575	10.97%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.50	5.00	11.11%
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.

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 **10.97%** in December 2021 to \$238,575 versus the previous year at \$215,000.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 0.50 days or **11.11%** in December 2021 compared to last year's same month at **4.50** DOM.

Sales Success for December 2021 is Positive

Overall, with Median 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.

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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



Area Delimited by County Of Wagoner - Residential Property Type

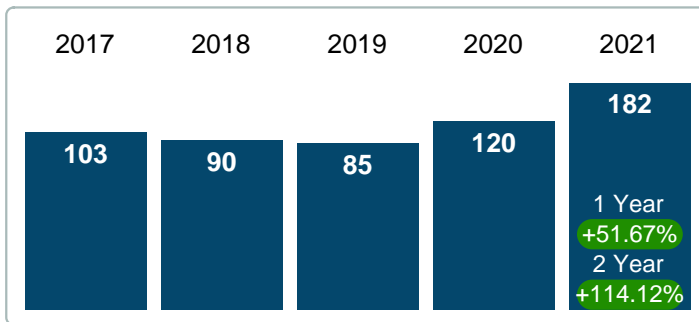


December 2021

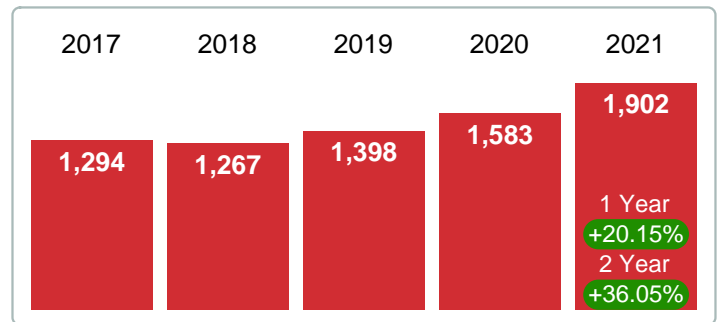
CLOSED LISTINGS

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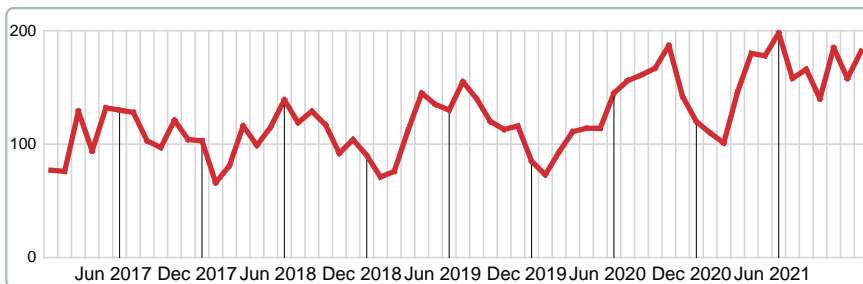
DECEMBER



YEAR TO DATE (YTD)

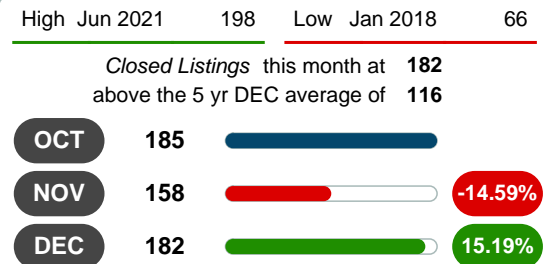


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 116



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	10.44%	26.0	5	13	1	0
\$150,001 - \$200,000	24	13.19%	3.0	1	20	3	0
\$200,001 - \$200,000	0	0.00%	3.0	0	0	0	0
\$200,001 - \$250,000	58	31.87%	4.5	1	46	10	1
\$250,001 - \$325,000	38	20.88%	7.0	1	13	24	0
\$325,001 - \$375,000	21	11.54%	7.0	1	11	9	0
\$375,001 and up	22	12.09%	17.0	0	8	10	4
Total Closed Units		182		9	111	57	5
Total Closed Volume		47,161,883	100%	1.45M	26.22M	17.23M	2.26M
Median Closed Price		\$238,575		\$120,000	\$217,310	\$291,490	\$510,000



Area Delimited by County Of Wagoner - Residential Property Type

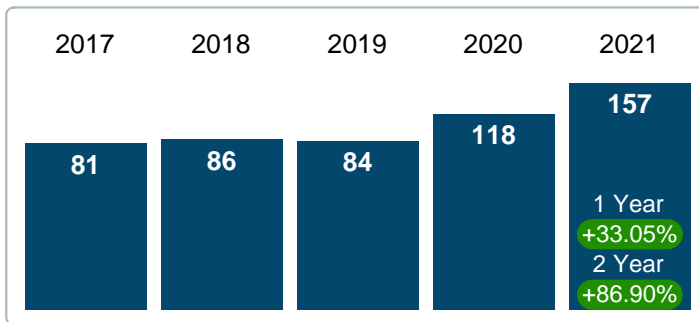


December 2021

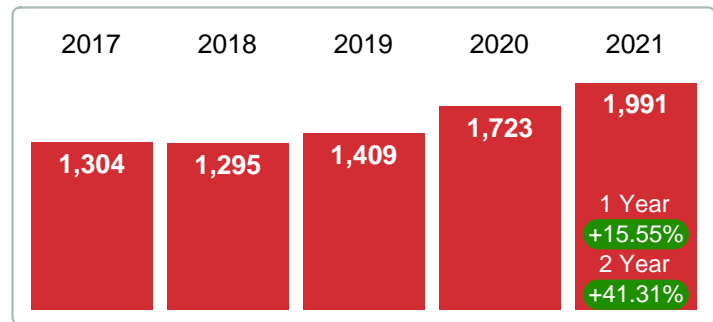
PENDING LISTINGS

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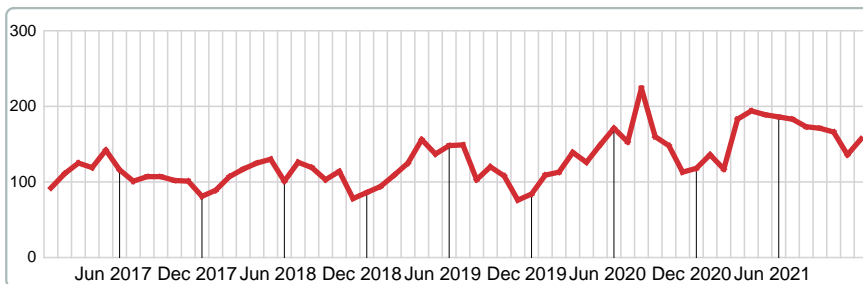
DECEMBER



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**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range				%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	18			11.46%	38.5	4	14	0	0
\$150,001 - \$200,000	18			11.46%	14.5	0	14	4	0
\$200,001 - \$200,000	0			0.00%	14.5	0	0	0	0
\$200,001 - \$275,000	56			35.67%	7.0	3	39	14	0
\$275,001 - \$325,000	28			17.83%	35.5	1	12	15	0
\$325,001 - \$375,000	13			8.28%	0.0	1	7	5	0
\$375,001 and up	24			15.29%	7.0	1	10	10	3
Total Pending Units					157	10	96	48	3
Total Pending Volume					42,213,902	2.00M	23.81M	14.76M	1.63M
Median Listing Price					\$249,995	\$227,500	\$224,150	\$288,490	\$509,000

Contact: MLS Technology Inc.

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Area Delimited by County Of Wagoner - Residential Property Type

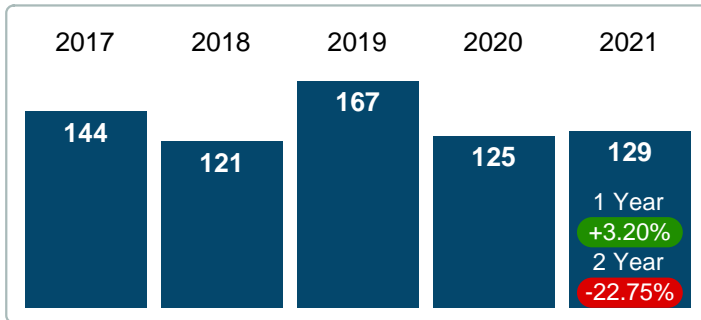


December 2021

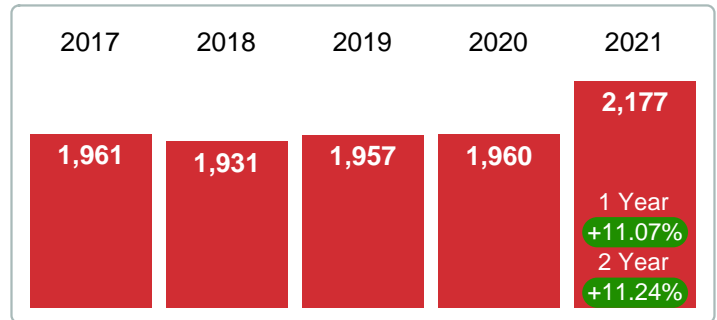
NEW LISTINGS

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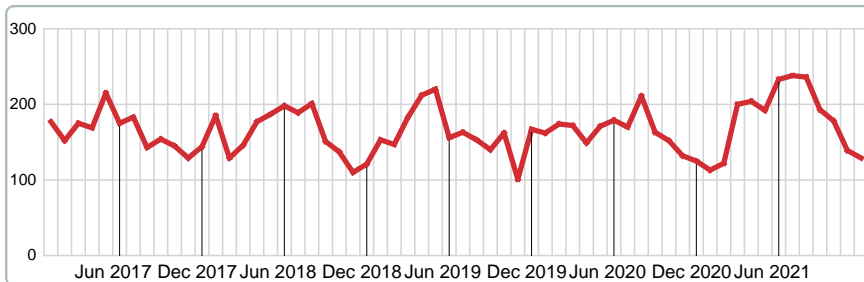
DECEMBER



YEAR TO DATE (YTD)

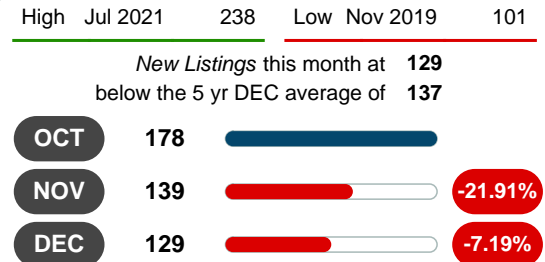


5 YEAR MARKET ACTIVITY TRENDS



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%
Median New Listed Listing Price	\$245,000	

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
\$227,500	\$219,900	\$319,900	\$1,750,000



Area Delimited by County Of Wagoner - Residential Property Type

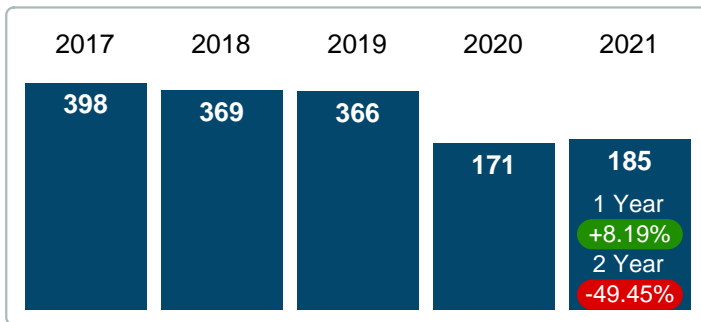


December 2021

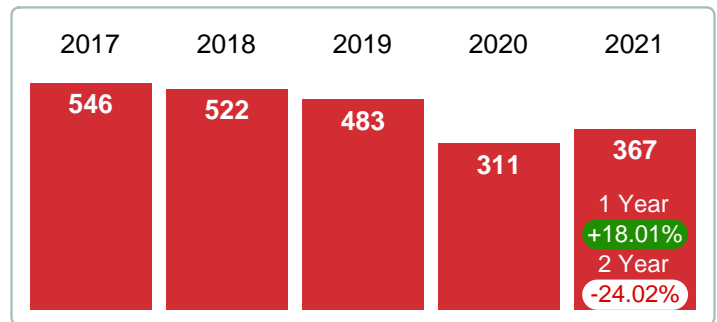
ACTIVE INVENTORY

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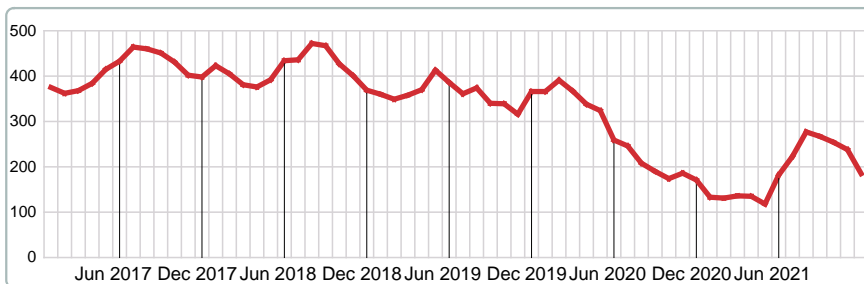
END OF DECEMBER



ACTIVE DURING DECEMBER

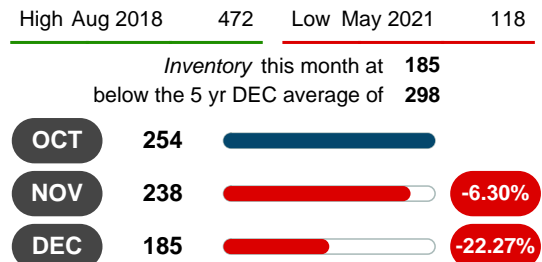


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 298



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	13	7.03%	105.0	7	3	2	1
\$100,001 - \$175,000	30	16.22%	54.5	3	19	7	1
\$175,001 - \$250,000	25	13.51%	42.0	1	16	8	0
\$250,001 - \$325,000	45	24.32%	79.0	0	23	21	1
\$325,001 - \$400,000	26	14.05%	104.5	1	10	14	1
\$400,001 - \$650,000	27	14.59%	126.0	1	7	15	4
\$650,001 and up	19	10.27%	77.0	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
Median Active Inventory Listing Price		\$290,800		\$98,000	\$264,995	\$325,916	\$510,142

Contact: MLS Technology Inc.

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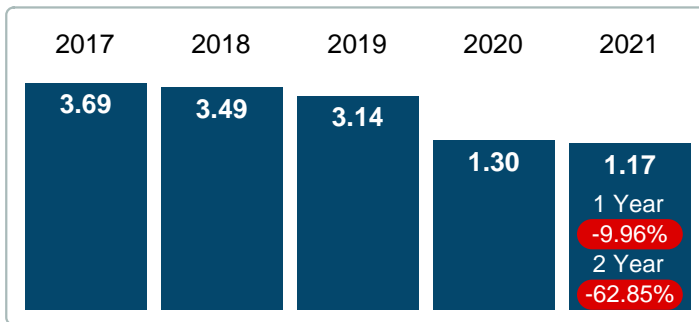
Area Delimited by County Of Wagoner - Residential Property Type



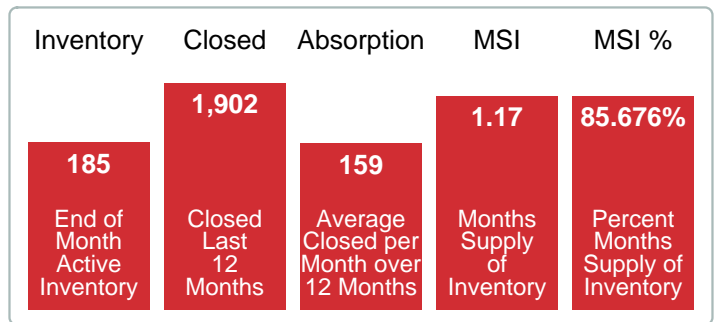
MONTHS SUPPLY of INVENTORY (MSI)

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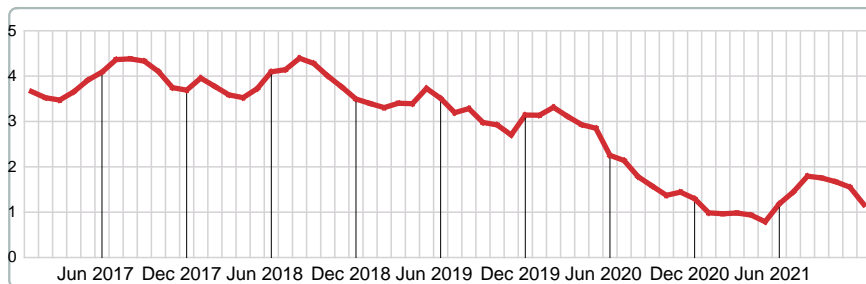
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2021

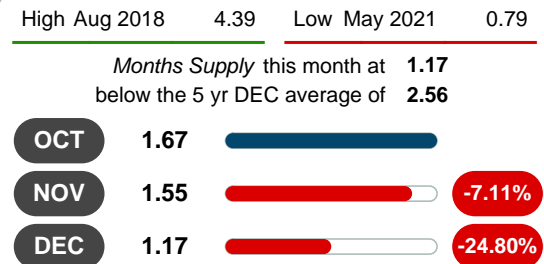


5 YEAR MARKET ACTIVITY TRENDS



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%	1.17	13	81	76	15

December 2021



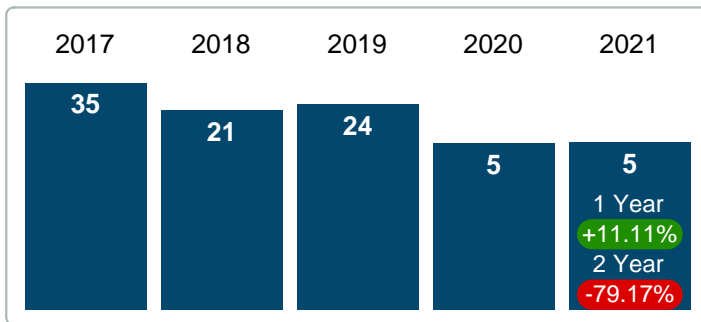
Area Delimited by County Of Wagoner - Residential Property Type



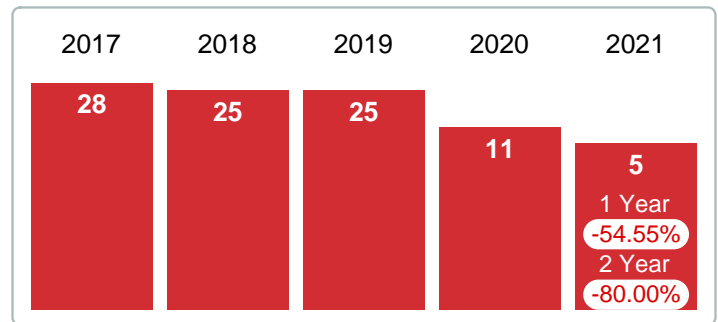
MEDIAN DAYS ON MARKET TO SALE

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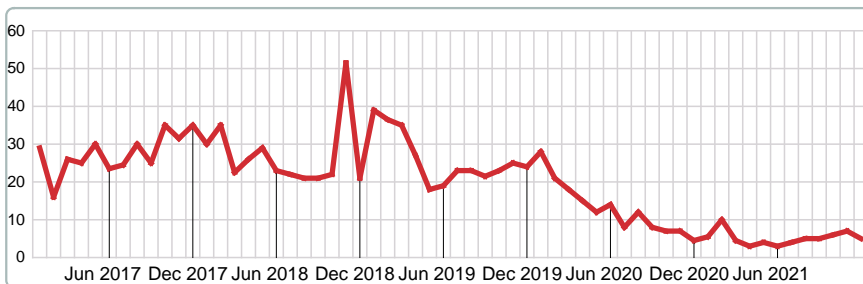
DECEMBER



YEAR TO DATE (YTD)

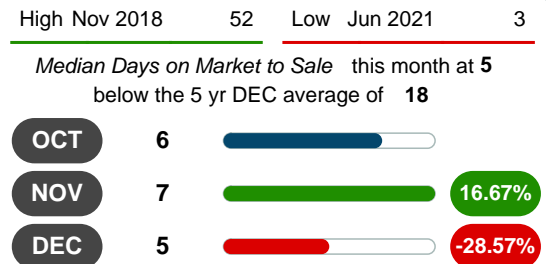


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 18



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
\$150,000 and less	19	10.44%	26	8	26	77	0
\$150,001 - \$200,000	24	13.19%	3	41	3	4	0
\$200,001 - \$200,000	0	0.00%	3	0	0	0	0
\$200,001 - \$250,000	58	31.87%	5	6	4	5	5
\$250,001 - \$325,000	38	20.88%	7	3	5	10	0
\$325,001 - \$375,000	21	11.54%	7	3	34	3	0
\$375,001 and up	22	12.09%	17	0	15	49	7
Median Closed DOM	5			6	5	8	5
Total Closed Units	182	100%	5.0	9	111	57	5
Total Closed Volume	47,161,883			1.45M	26.22M	17.23M	2.26M



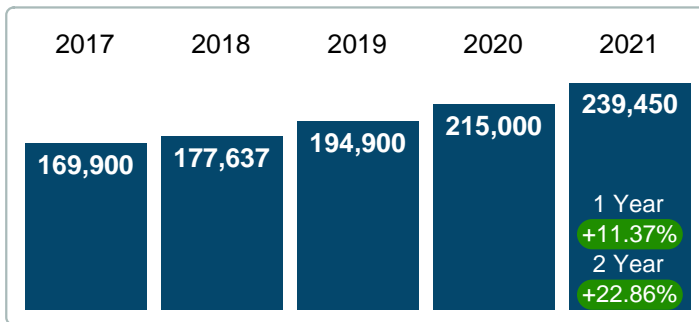
Area Delimited by County Of Wagoner - Residential Property Type



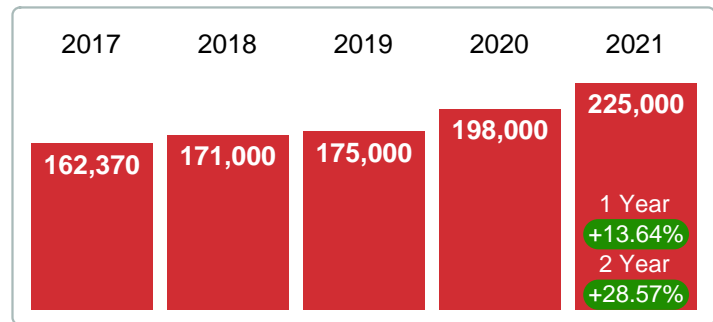
MEDIAN LIST PRICE AT CLOSING

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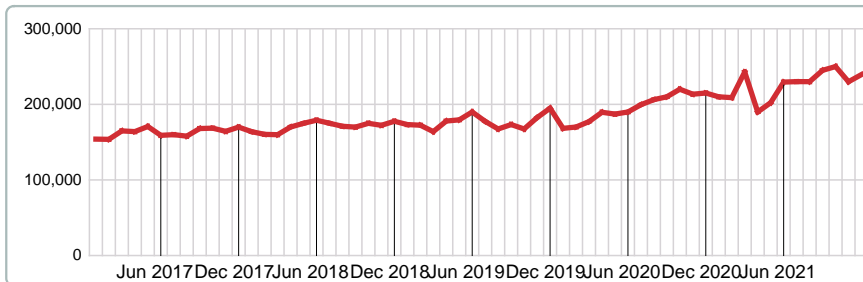
DECEMBER



YEAR TO DATE (YTD)

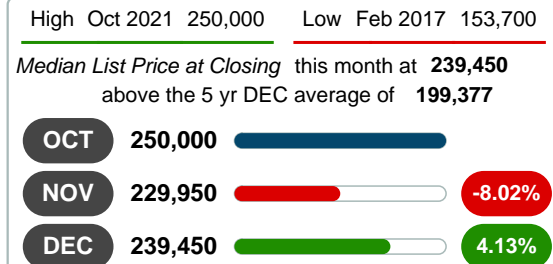


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 199,377



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
\$150,000 and less	20	10.99%	113,750	112,500	120,500	75,000	0
\$150,001 - \$200,000	24	13.19%	190,000	200,000	188,950	195,000	0
\$200,001 - \$200,000	0	0.00%	190,000	0	0	0	0
\$200,001 - \$250,000	58	31.87%	222,250	250,000	216,720	229,698	225,000
\$250,001 - \$325,000	38	20.88%	285,530	279,900	294,900	275,000	0
\$325,001 - \$375,000	23	12.64%	352,900	355,000	348,200	352,500	0
\$375,001 and up	19	10.44%	459,900	0	429,000	450,700	514,450
Median List Price			239,450	130,000	216,130	289,990	499,900
Total Closed Units		100%	239,450	9	111	57	5
Total Closed Volume			47,191,482	1.50M	26.26M	17.21M	2.22M



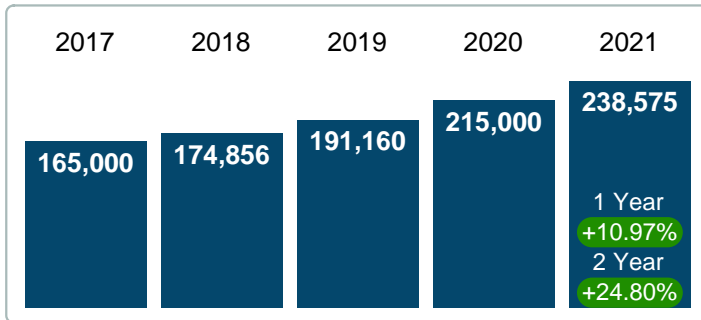
Area Delimited by County Of Wagoner - Residential Property Type



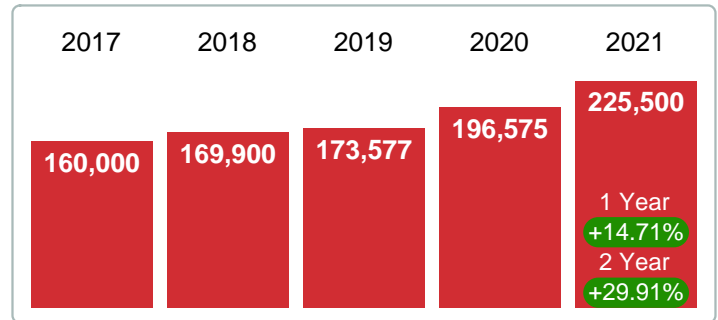
MEDIAN SOLD PRICE AT CLOSING

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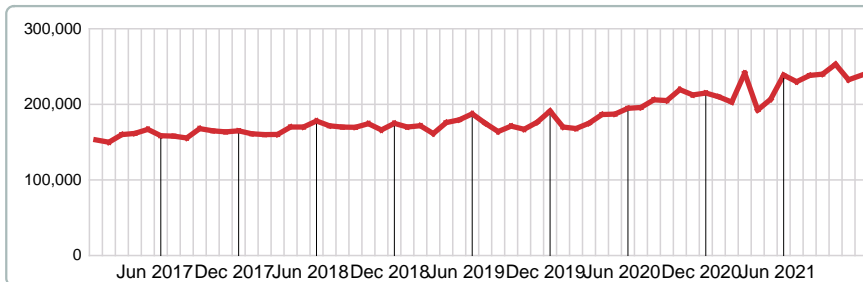
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

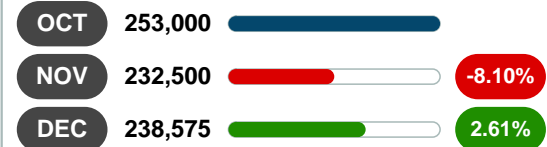


3 MONTHS

5 year DEC AVG = 196,918

High Oct 2021 253,000 Low Feb 2017 149,883

Median Sold Price at Closing this month at **238,575**
above the 5 yr DEC average of **196,918**



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
\$150,000 and less	19	10.44%	95,000	110,000	95,000	60,000	0
\$150,001 - \$200,000	24	13.19%	192,000	175,000	190,500	197,000	0
\$200,001 - \$200,000	0	0.00%	192,000	0	0	0	0
\$200,001 - \$250,000	58	31.87%	222,200	250,000	217,655	229,338	225,000
\$250,001 - \$325,000	38	20.88%	282,263	281,000	299,900	277,500	0
\$325,001 - \$375,000	21	11.54%	347,650	349,000	345,000	350,000	0
\$375,001 and up	22	12.09%	438,775	0	417,000	438,775	519,500
Median Sold Price			238,575	120,000	217,310	291,490	510,000
Total Closed Units		100%	238,575	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



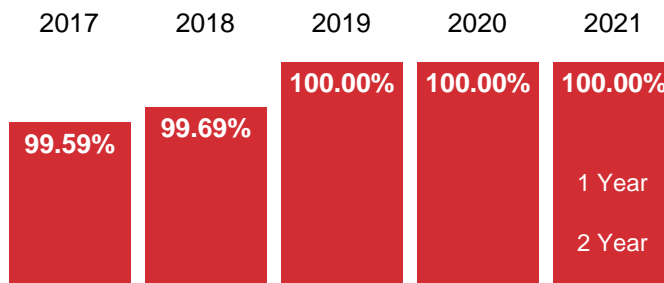
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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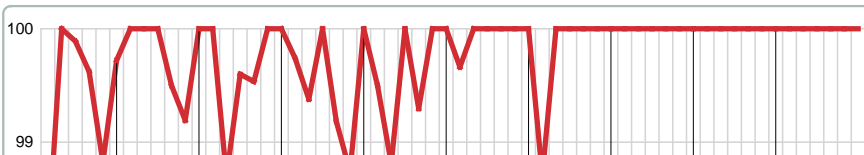
DECEMBER

2017	2018	2019	2020	2021

YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 100.00%

High Dec 2021 100.00% Low Jan 2017 98.11%

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

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
\$150,000 and less	19	10.44%	99.21%	96.23%	100.00%	80.00%	0.00%
\$150,001 - \$200,000	24	13.19%	100.64%	87.50%	100.64%	101.03%	0.00%
\$200,001 - \$200,000	0	0.00%	100.64%	0.00%	0.00%	0.00%	0.00%
\$200,001 - \$250,000	58	31.87%	100.00%	100.00%	100.00%	100.00%	100.00%
\$250,001 - \$325,000	38	20.88%	100.00%	100.39%	100.00%	100.00%	0.00%
\$325,001 - \$375,000	21	11.54%	100.00%	98.31%	100.54%	100.00%	0.00%
\$375,001 and up	22	12.09%	100.00%	0.00%	99.42%	100.00%	102.37%
Median Sold/List Ratio		100.00%		97.78%	100.00%	100.00%	102.02%
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.

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December 2021



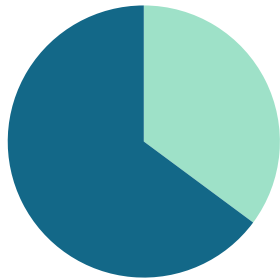
Area Delimited by County Of Wagoner - Residential Property Type



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

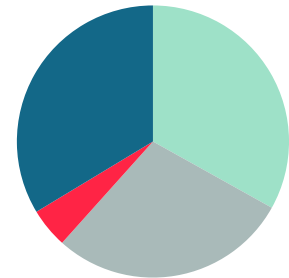
Closed Sales
182 = 33.09%

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%
Median List Price	215,000	239,450	11.37%	198,000	225,000	13.64%
Median Sale Price	215,000	238,575	10.97%	196,575	225,500	14.71%
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	4.50	5.00	11.11%	11.00	5.00	-54.55%
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

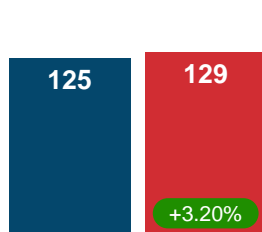
2020

2021

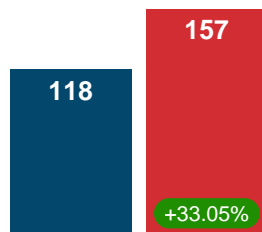
DECEMBER MARKET

MEDIAN PRICES

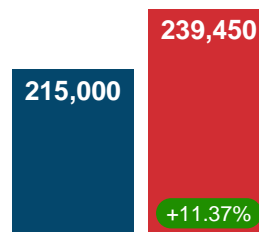
New Listings



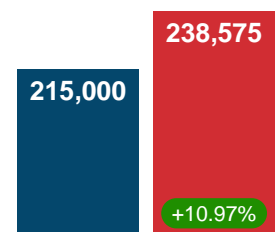
Pending Listings



List Price



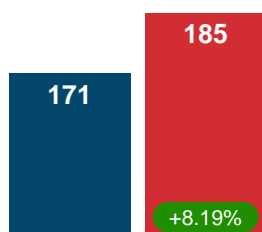
Sale Price



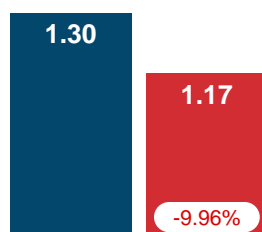
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

