

February 2021



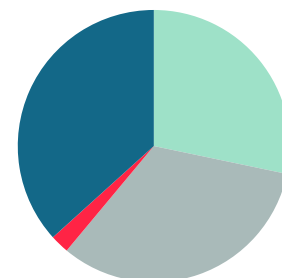
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	February 2021	+/-%
Closed Listings	93	101	8.60%
Pending Listings	111	117	5.41%
New Listings	171	122	-28.65%
Median List Price	170,000	208,900	22.88%
Median Sale Price	168,000	203,000	20.83%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.00	10.00	-52.38%
End of Month Inventory	394	131	-66.75%
Months Supply of Inventory	3.34	0.97	-71.06%



■ Closed (28.29%)
■ Pending (32.77%)
■ Other OffMarket (2.24%)
■ Active (36.69%)

Absorption: Last 12 months, an Average of **136** Sales/Month
Active Inventory as of February 28, 2021 = **131**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **66.75%** to 131 existing homes available for sale. Over the last 12 months this area has had an average of 136 closed sales per month. This represents an unsold inventory index of **0.97** 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 **20.83%** in February 2021 to \$203,000 versus the previous year at \$168,000.

Median Days on Market Shortens

The median number of **10.00** days that homes spent on the market before selling decreased by 11.00 days or **52.38%** in February 2021 compared to last year's same month at **21.00** DOM.

Sales Success for February 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 122 New Listings in February 2021, down **28.65%** from last year at 171. Furthermore, there were 101 Closed Listings this month versus last year at 93, a **8.60%** increase.

Closed versus Listed trends yielded a **82.8%** ratio, up from previous year's, February 2020, at **54.4%**, a **52.22%** upswing. This will certainly create pressure on a decreasing 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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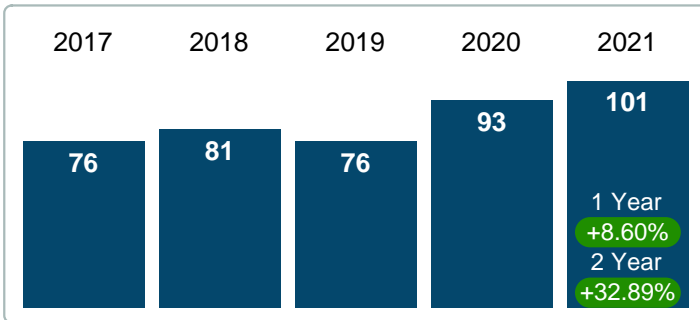
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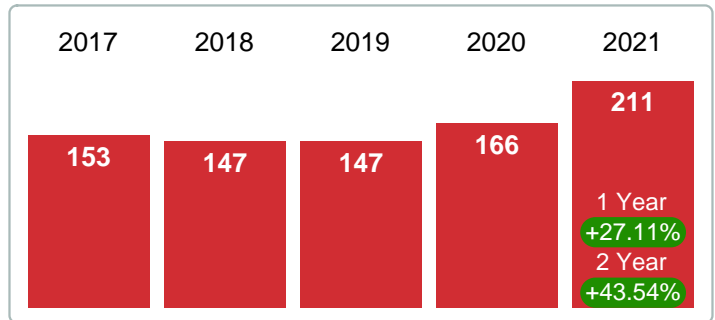
CLOSED LISTINGS

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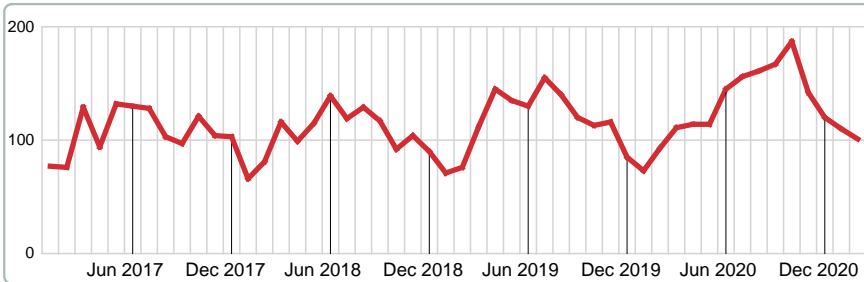
FEBRUARY



YEAR TO DATE (YTD)

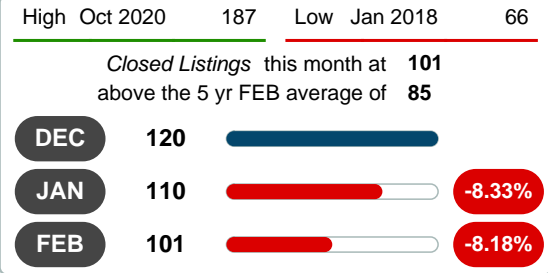


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 85



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	9	8.91%	21.0	2	6	1	0
\$100,001 - \$150,000	12	11.88%	12.5	3	7	2	0
\$150,001 - \$175,000	13	12.87%	5.0	3	8	2	0
\$175,001 - \$225,000	27	26.73%	6.0	0	22	4	1
\$225,001 - \$275,000	17	16.83%	15.0	0	10	7	0
\$275,001 - \$325,000	11	10.89%	22.0	0	6	5	0
\$325,001 and up	12	11.88%	46.5	0	2	8	2
Total Closed Units	101			8	61	29	3
Total Closed Volume	22,230,749	100%	10.0	1.01M	11.97M	8.14M	1.11M
Median Closed Price	\$203,000			\$139,700	\$195,720	\$265,900	\$425,000

February 2021



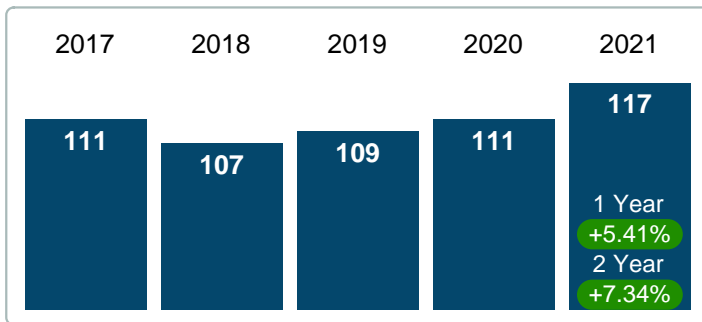
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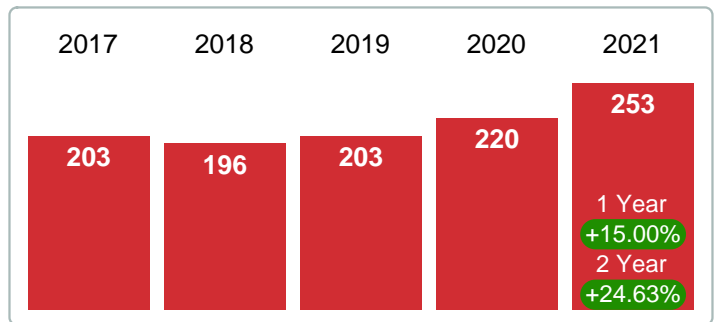
PENDING LISTINGS

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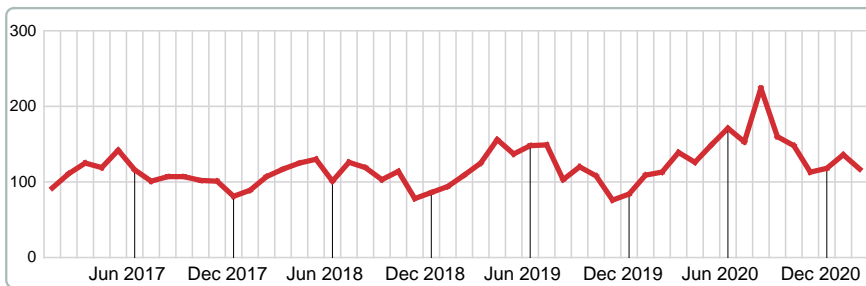
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

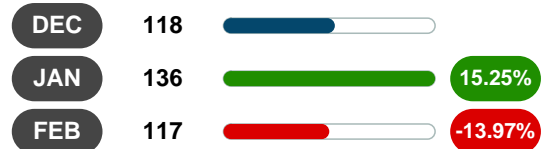


3 MONTHS

5 year FEB AVG = 111

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 117
above the 5 yr FEB average of 111



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	8.55%	20.0	4	4	2	0
\$100,001 - \$150,000	15	12.82%	13.0	1	12	2	0
\$150,001 - \$175,000	10	8.55%	2.5	1	8	1	0
\$175,001 - \$250,000	32	27.35%	4.0	0	27	5	0
\$250,001 - \$300,000	21	17.95%	7.0	1	9	10	1
\$300,001 - \$375,000	16	13.68%	21.0	0	7	6	3
\$375,001 and up	13	11.11%	28.0	0	3	9	1
Total Pending Units	117			7	70	35	5
Total Pending Volume	28,344,932	100%	6.0	808.95K	15.28M	10.53M	1.73M
Median Listing Price	\$245,000			\$60,000	\$209,900	\$285,000	\$348,000

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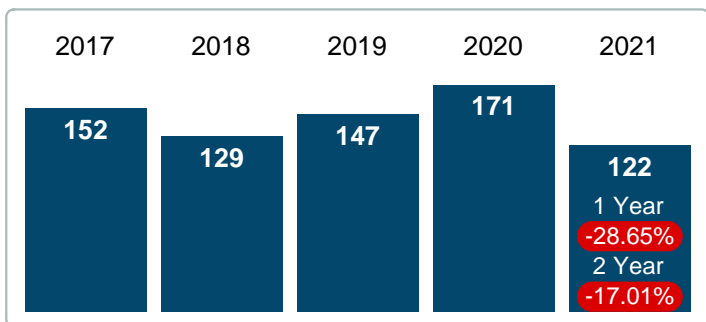
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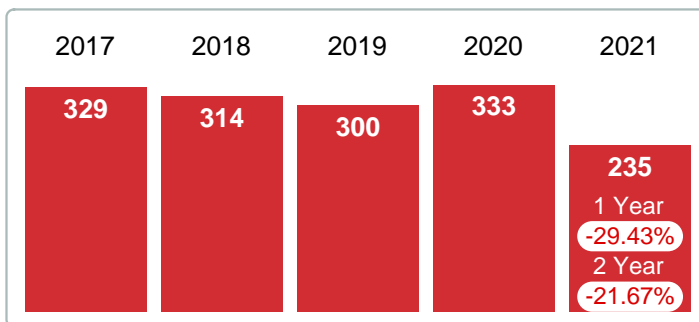
NEW LISTINGS

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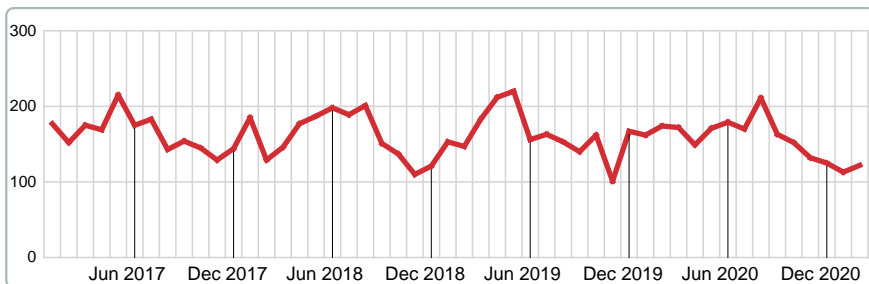
FEBRUARY



YEAR TO DATE (YTD)

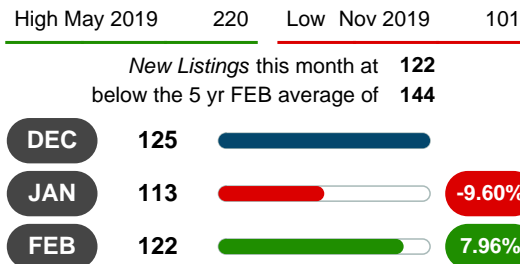


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 144



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds				3 Beds				4 Beds				5+ Beds			
\$100,000 and less	7	5.74%	3				4				0				0			
\$100,001 - \$150,000	17	13.93%	0				15				2				0			
\$150,001 - \$175,000	13	10.66%	1				12				0				0			
\$175,001 - \$250,000	36	29.51%	0				31				5				0			
\$250,001 - \$300,000	21	17.21%	0				11				9				1			
\$300,001 - \$375,000	15	12.30%	1				7				4				3			
\$375,001 and up	13	10.66%	0				4				8				1			
Total New Listed Units	122		5				84				28				5			
Total New Listed Volume	29,285,121		665.65K				17.85M				8.73M				2.04M			
Median New Listed Listing Price	\$223,950		\$55,000				\$189,900				\$285,196				\$330,000			

February 2021



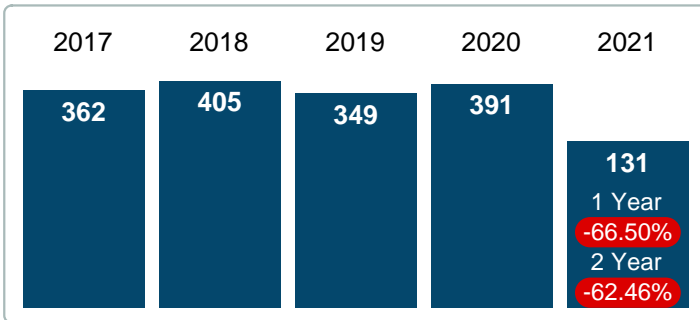
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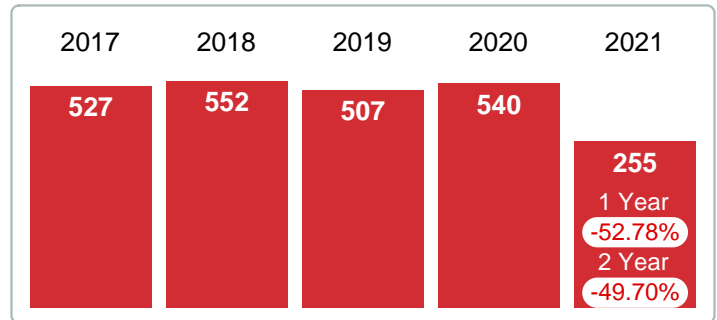
ACTIVE INVENTORY

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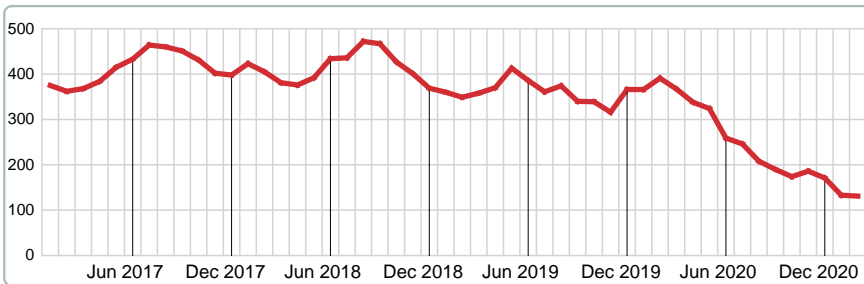
END OF FEBRUARY



ACTIVE DURING FEBRUARY

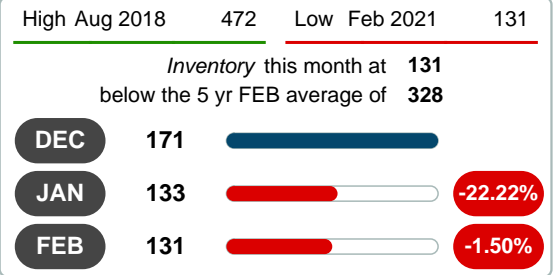


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 328



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	12	9.16%	116.5	6	5	1	0
\$100,001 - \$125,000	6	4.58%	22.0	1	4	1	0
\$125,001 - \$175,000	24	18.32%	29.0	2	20	2	0
\$175,001 - \$300,000	37	28.24%	21.0	1	30	5	1
\$300,001 - \$375,000	20	15.27%	54.5	1	13	3	3
\$375,001 - \$475,000	17	12.98%	76.0	0	5	11	1
\$475,001 and up	15	11.45%	90.0	2	4	7	2
Total Active Inventory by Units	131			13	81	30	7
Total Active Inventory by Volume	43,243,473	100%	43.0	4.08M	22.06M	13.75M	3.35M
Median Active Inventory Listing Price	\$239,900			\$125,000	\$209,000	\$389,000	\$350,000

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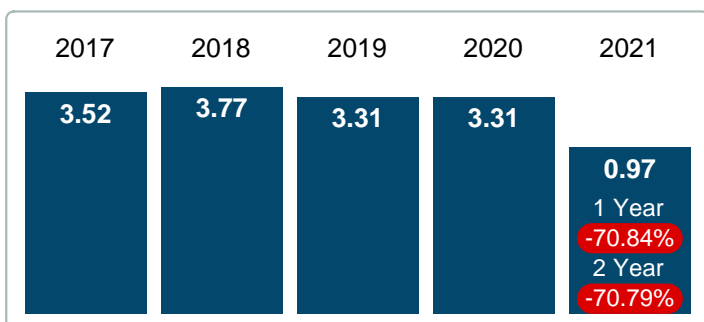
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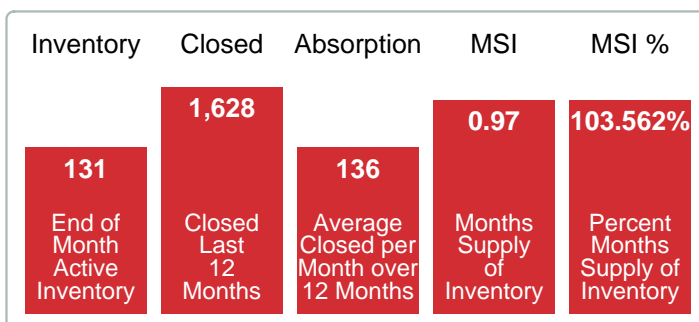
MONTHS SUPPLY of INVENTORY (MSI)

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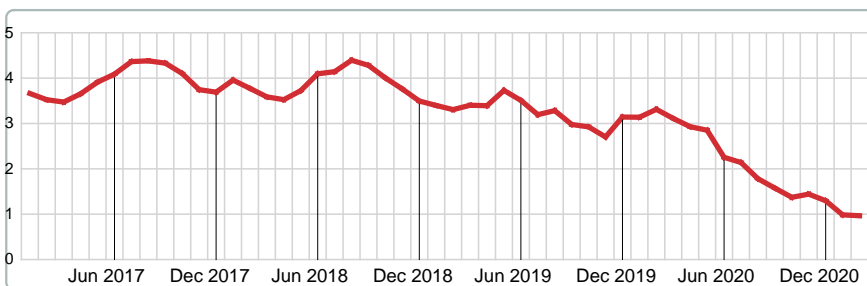
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021



5 YEAR MARKET ACTIVITY TRENDS

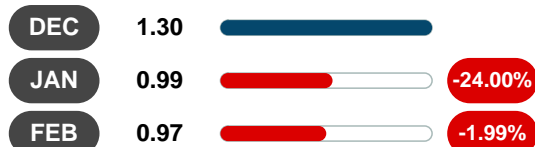


3 MONTHS

5 year FEB AVG = 2.98

High Aug 2018 4.39 Low Feb 2021 0.97

Months Supply this month at **0.97**
below the 5 yr FEB average of **2.98**



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	12	9.16%	1.38	2.00	1.00	1.50	0.00
\$100,001 - \$125,000	6	4.58%	1.16	1.33	1.17	1.00	0.00
\$125,001 - \$175,000	24	18.32%	0.67	1.26	0.66	0.53	0.00
\$175,001 - \$300,000	37	28.24%	0.59	1.33	0.77	0.23	0.80
\$300,001 - \$375,000	20	15.27%	1.68	0.00	2.40	0.55	3.00
\$375,001 - \$475,000	17	12.98%	2.62	0.00	2.86	2.87	1.20
\$475,001 and up	15	11.45%	3.21	0.00	4.36	2.80	1.60
Market Supply of Inventory (MSI)			0.97	2.11	0.94	0.77	1.56
Total Active Inventory by Units		100%	0.97	13	81	30	7

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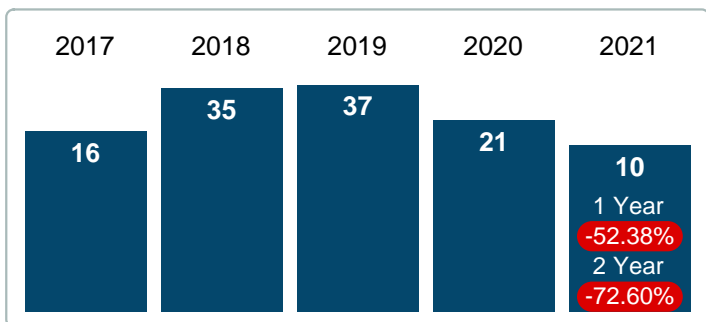
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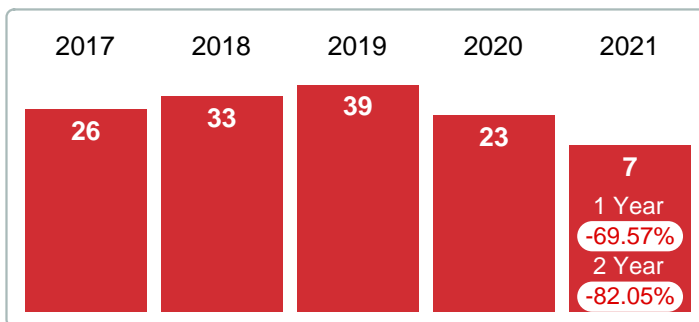
MEDIAN DAYS ON MARKET TO SALE

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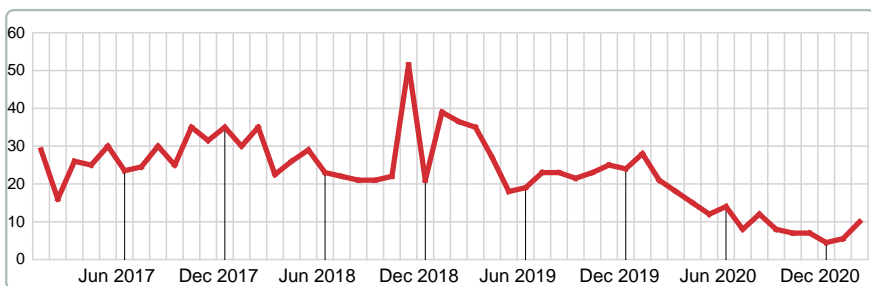
FEBRUARY



YEAR TO DATE (YTD)

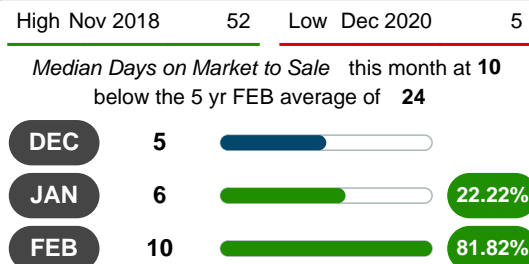


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 24



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	8.91%	21	16	21	72	0
\$100,001 - \$150,000	11.88%	13	11	6	96	0
\$150,001 - \$175,000	12.87%	5	2	5	15	0
\$175,001 - \$225,000	26.73%	6	0	6	7	79
\$225,001 - \$275,000	16.83%	15	0	9	26	0
\$275,001 - \$325,000	10.89%	22	0	34	11	0
\$325,001 and up	11.88%	47	0	58	24	60
Median Closed DOM		10	11	8	16	71
Total Closed Units	100%	101	8	61	29	3
Total Closed Volume		22,230,749	1.01M	11.97M	8.14M	1.11M

February 2021



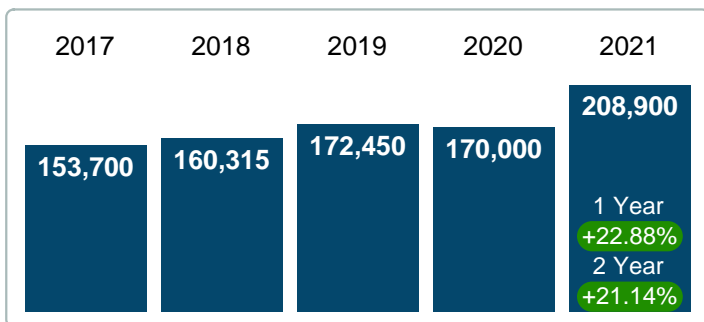
Area Delimited by County Of Wagoner - Residential Property Type



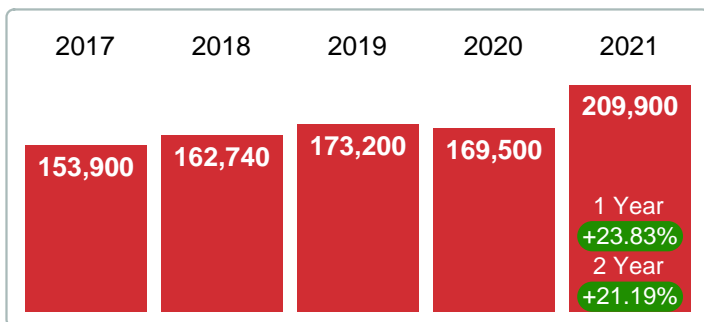
MEDIAN LIST PRICE AT CLOSING

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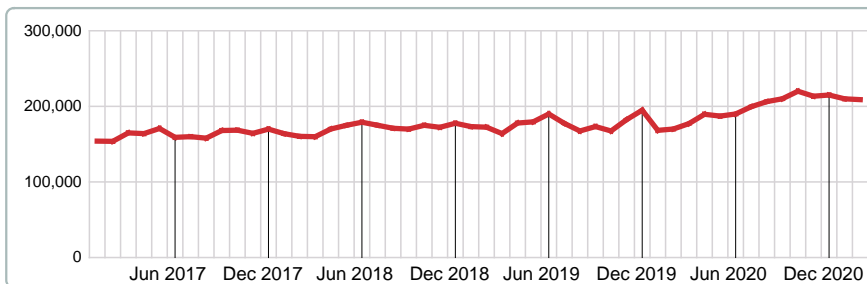
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 173,073

High Oct 2020 220,000 Low Feb 2017 153,700

Median List Price at Closing this month at **208,900**
above the 5 yr FEB average of **173,073**



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	7.92%	77,250	74,950	75,000	79,500	0
\$100,001 - \$150,000	13.86%	129,950	138,250	119,450	142,200	0
\$150,001 - \$175,000	11.88%	172,450	172,475	167,000	174,950	0
\$175,001 - \$225,000	26.73%	200,000	0	199,990	212,000	199,900
\$225,001 - \$275,000	16.83%	249,000	0	247,605	249,500	0
\$275,001 - \$325,000	11.88%	304,950	0	307,265	304,950	0
\$325,001 and up	10.89%	411,034	0	362,400	411,034	457,500
Median List Price		208,900	138,250	196,816	265,900	430,000
Total Closed Units	100%	208,900	8	61	29	3
Total Closed Volume		22,459,601	1.04M	12.09M	8.22M	1.11M

February 2021



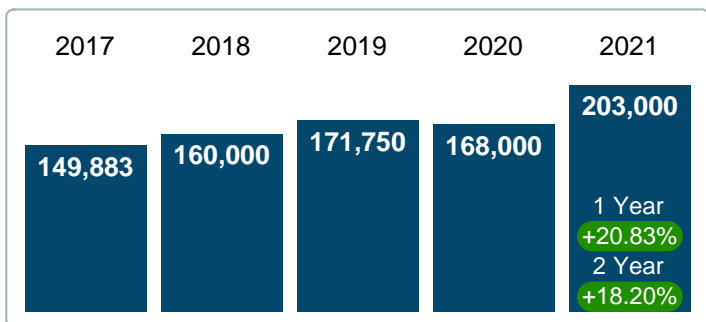
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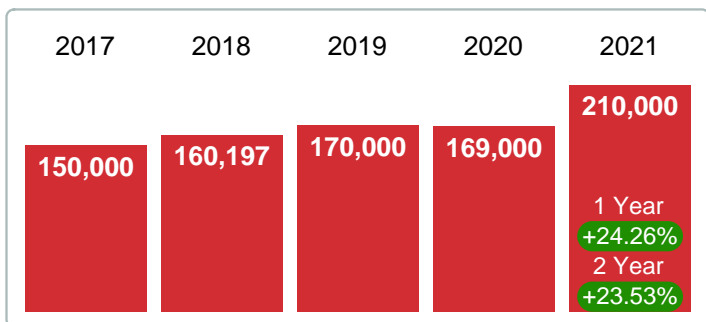
MEDIAN SOLD PRICE AT CLOSING

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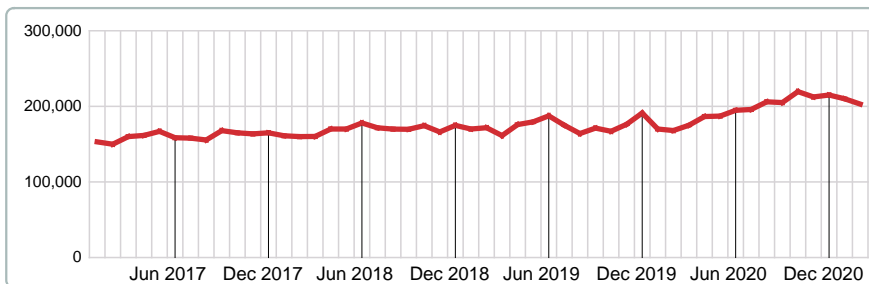
FEBRUARY



YEAR TO DATE (YTD)

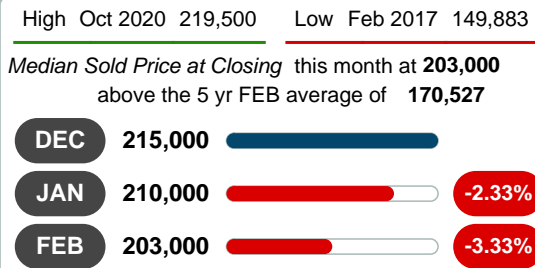


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 170,527



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	8.91%	73,500	73,500	71,000	73,500	0
\$100,001 - \$150,000	11.88%	129,450	137,500	123,900	136,700	0
\$150,001 - \$175,000	12.87%	164,000	159,000	163,250	172,500	0
\$175,001 - \$225,000	26.73%	200,000	0	197,158	217,500	199,900
\$225,001 - \$275,000	16.83%	247,605	0	246,303	250,000	0
\$275,001 - \$325,000	10.89%	300,000	0	298,815	305,000	0
\$325,001 and up	11.88%	400,467	0	362,450	400,467	455,000
Median Sold Price		203,000	139,700	195,720	265,900	425,000
Total Closed Units	100%	203,000	8	61	29	3
Total Closed Volume		22,230,749	1.01M	11.97M	8.14M	1.11M

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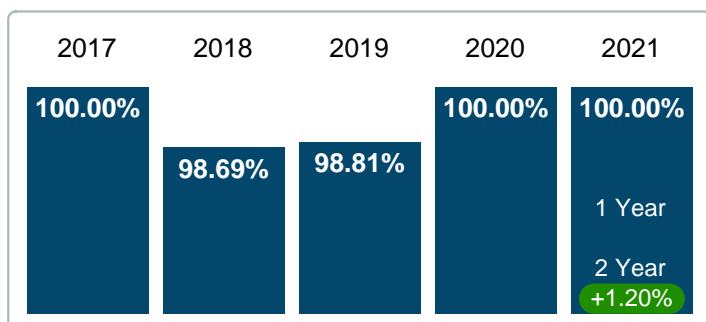
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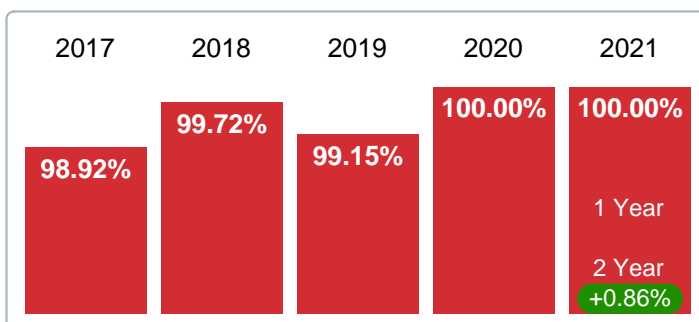
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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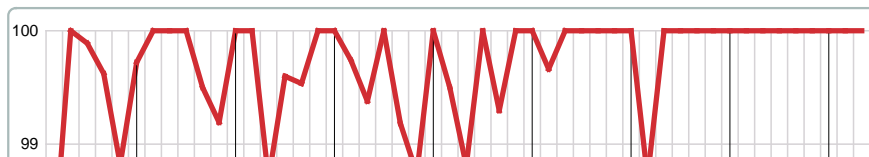
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.50%

High Feb 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr FEB average of 99.50%

DEC 100.00%
 JAN 100.00%
 FEB 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	9	8.91%	91.81%	99.77%	90.57%	92.45%	0.00%
\$100,001 - \$150,000	12	11.88%	100.00%	100.00%	100.08%	96.32%	0.00%
\$150,001 - \$175,000	13	12.87%	100.00%	98.85%	100.00%	98.60%	0.00%
\$175,001 - \$225,000	27	26.73%	100.00%	0.00%	100.00%	100.71%	100.00%
\$225,001 - \$275,000	17	16.83%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	11	10.89%	100.00%	0.00%	99.12%	100.00%	0.00%
\$325,001 and up	12	11.88%	100.00%	0.00%	100.01%	99.74%	99.42%
Median Sold/List Ratio		100.00%		99.43%	100.00%	100.00%	100.00%
Total Closed Units		101	100%	8	61	29	3
Total Closed Volume		22,230,749		1.01M	11.97M	8.14M	1.11M

February 2021



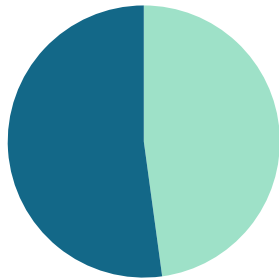
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



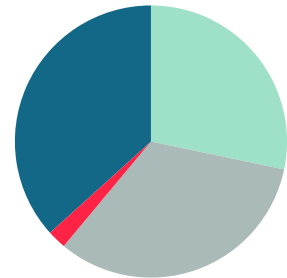
Inventory

- New Listings **122 = 47.84%**
- Start Inventory **133**
- Total Inventory Units **255**
- Volume **\$72,580,911**

Market Activity

- Closed Sales **101 = 28.29%**
- Pending Sales **117 = 32.77%**
- Other Off Market **8 = 2.24%**
- Active Inventory **131 = 36.69%**

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	93	101	8.60%	166	211	27.11%
Pending Sales	111	117	5.41%	220	253	15.00%
New Listings	171	122	-28.65%	333	235	-29.43%
Median List Price	170,000	208,900	22.88%	169,500	209,900	23.83%
Median Sale Price	168,000	203,000	20.83%	169,000	210,000	24.26%
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	21.00	10.00	-52.38%	23.00	7.00	-69.57%
Monthly Inventory	394	131	-66.75%	394	131	-66.75%
Months Supply of Inventory	3.34	0.97	-71.06%	3.34	0.97	-71.06%

Absorption: Last 12 months, an Average of **136** Sales/Month

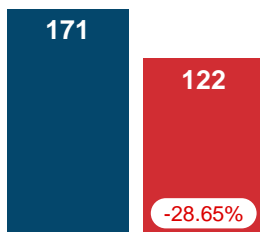
Inventory on February 28, 2021 = **131**

2020 **2021**

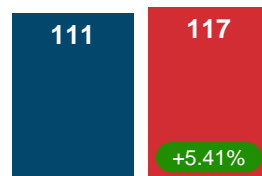
FEBRUARY MARKET

MEDIAN PRICES

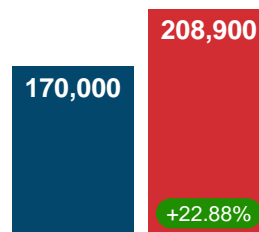
New Listings



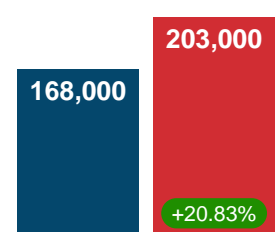
Pending Listings



List Price



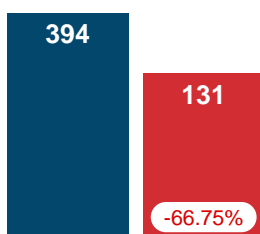
Sale Price



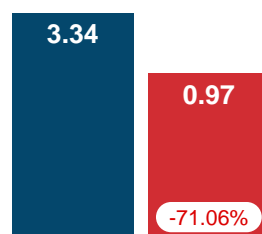
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

