

July 2021



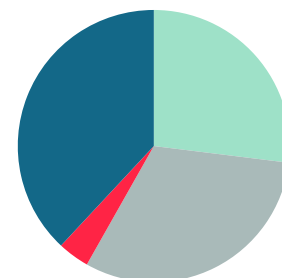
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	July 2021	+/-%
Closed Listings	156	158	1.28%
Pending Listings	153	183	19.61%
New Listings	170	238	40.00%
Median List Price	199,500	230,082	15.33%
Median Sale Price	195,881	229,950	17.39%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	4.00	-50.00%
End of Month Inventory	246	223	-9.35%
Months Supply of Inventory	2.14	1.45	-32.31%



■ Closed (26.96%)
■ Pending (31.23%)
■ Other OffMarket (3.75%)
■ Active (38.05%)

Absorption: Last 12 months, an Average of **154** Sales/Month
Active Inventory as of July 31, 2021 = **223**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2021 decreased **9.35%** to 223 existing homes available for sale. Over the last 12 months this area has had an average of 154 closed sales per month. This represents an unsold inventory index of **1.45** 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 **17.39%** in July 2021 to \$229,950 versus the previous year at \$195,881.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 4.00 days or **50.00%** in July 2021 compared to last year's same month at **8.00** DOM.

Sales Success for July 2021 is Positive

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

There were 238 New Listings in July 2021, up **40.00%** from last year at 170. Furthermore, there were 158 Closed Listings this month versus last year at 156, a **1.28%** increase.

Closed versus Listed trends yielded a **66.4%** ratio, down from previous year's, July 2020, at **91.8%**, a **27.66%** downswing. This will certainly create pressure on a decreasing Monthly 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

July 2021



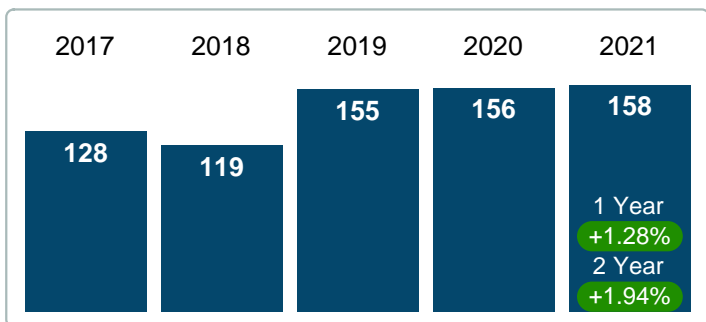
Area Delimited by County Of Wagoner - Residential Property Type



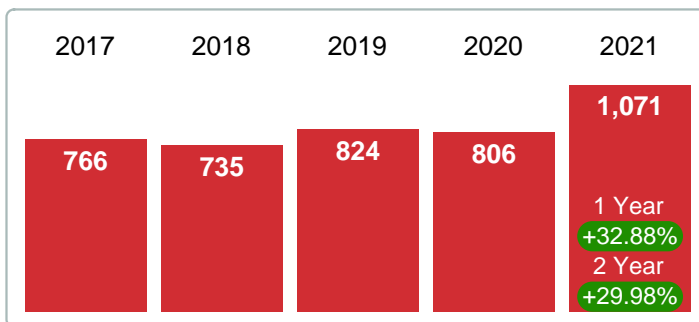
CLOSED LISTINGS

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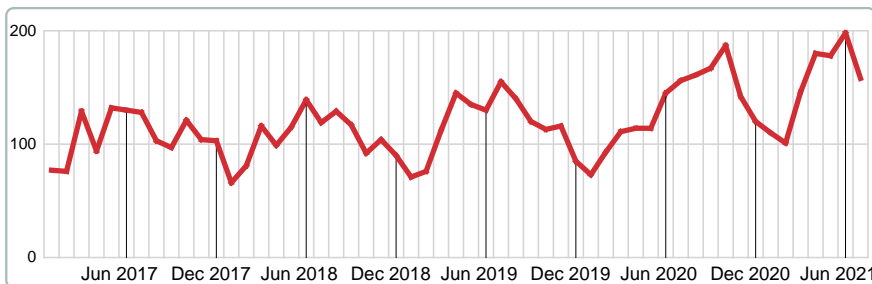
JULY



YEAR TO DATE (YTD)

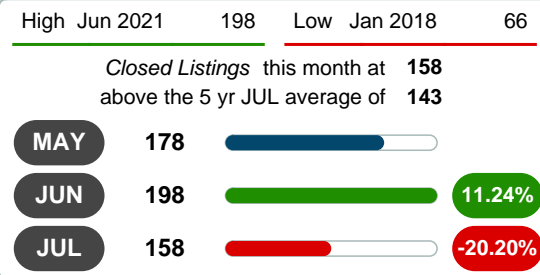


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 143



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	17	10.76%	16.0	7	9	1	0
\$150,001 - \$175,000	12	7.59%	5.0	2	9	1	0
\$175,001 - \$200,000	20	12.66%	4.0	0	15	5	0
\$200,001 - \$250,000	44	27.85%	2.5	0	34	9	1
\$250,001 - \$275,000	15	9.49%	5.0	1	7	7	0
\$275,001 - \$375,000	33	20.89%	5.0	0	21	12	0
\$375,001 and up	17	10.76%	5.0	0	3	10	4
Total Closed Units	158			10	98	45	5
Total Closed Volume	40,831,874	100%	4.0	1.31M	23.45M	13.68M	2.40M
Median Closed Price	\$229,950			\$132,500	\$221,000	\$270,000	\$409,900

July 2021



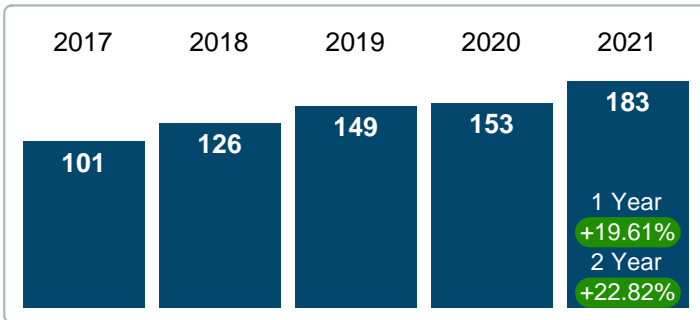
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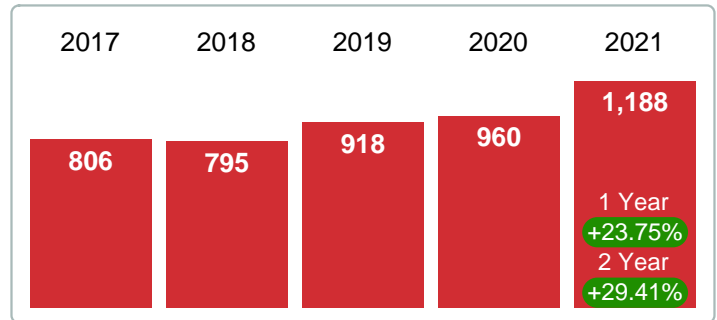
PENDING LISTINGS

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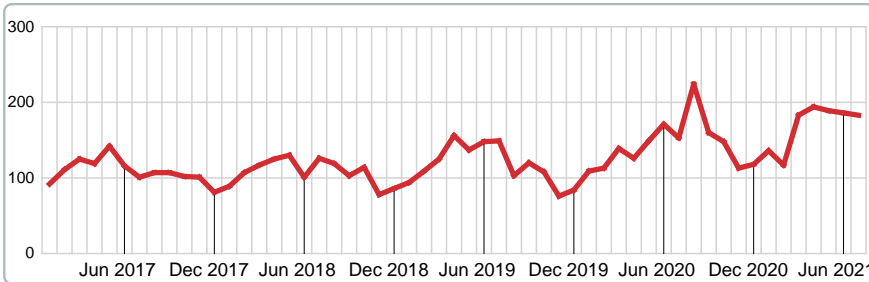
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

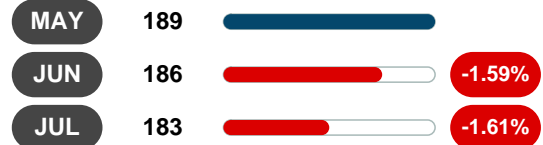


3 MONTHS

5 year JUL AVG = 142

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **183**
above the 5 yr JUL average of **142**



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	19	10.38%	15.0	9	10	0	0
\$150,001 - \$175,000	12	6.56%	5.5	0	11	1	0
\$175,001 - \$225,000	38	20.77%	6.0	3	31	4	0
\$225,001 - \$275,000	37	20.22%	6.0	0	25	12	0
\$275,001 - \$300,000	23	12.57%	4.0	0	13	10	0
\$300,001 - \$375,000	30	16.39%	1.0	0	19	10	1
\$375,001 and up	24	13.11%	4.5	0	7	15	2
Total Pending Units	183			12	116	52	3
Total Pending Volume	49,360,519	100%	6.0	1.38M	29.32M	16.67M	1.99M
Median Listing Price	\$250,000			\$119,000	\$230,800	\$299,970	\$768,000

July 2021



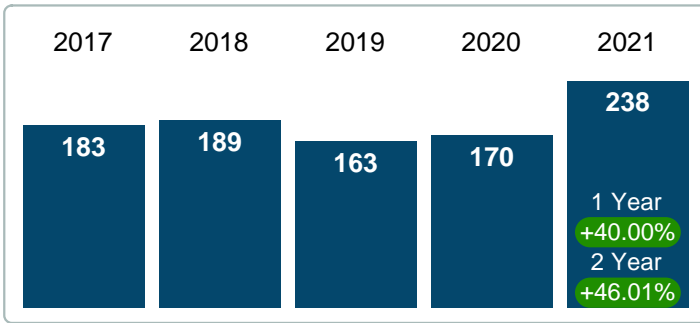
Area Delimited by County Of Wagoner - Residential Property Type



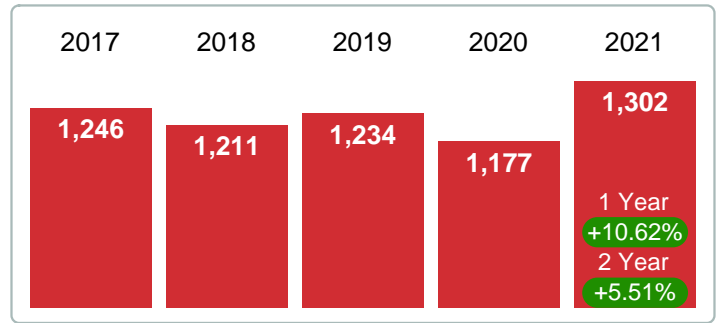
NEW LISTINGS

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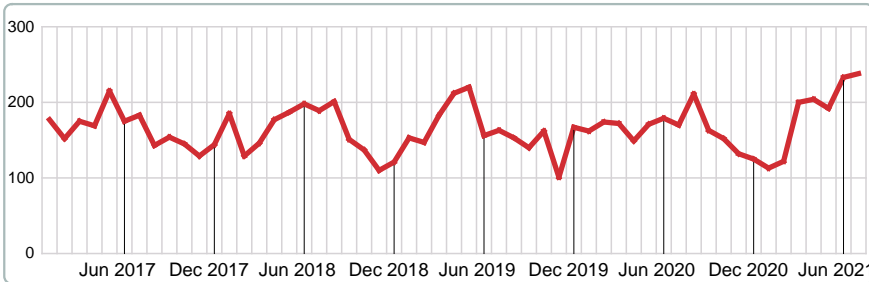
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

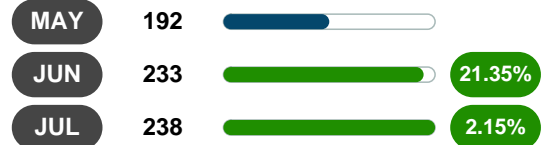


3 MONTHS

5 year JUL AVG = 189

High Jul 2021 238 Low Nov 2019 101

New Listings this month at **238**
above the 5 yr JUL average of **189**



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	19	7.98%	5	8	6	0
\$125,001 - \$175,000	27	11.34%	5	19	2	1
\$175,001 - \$200,000	23	9.66%	1	18	4	0
\$200,001 - \$275,000	71	29.83%	0	47	24	0
\$275,001 - \$300,000	29	12.18%	0	17	12	0
\$300,001 - \$400,000	41	17.23%	0	20	20	1
\$400,001 and up	28	11.76%	0	4	19	5
Total New Listed Units	238		11	133	87	7
Total New Listed Volume	65,089,724	100%	1.26M	31.71M	27.80M	4.32M
Median New Listed Listing Price	\$249,900		\$135,000	\$228,696	\$294,500	\$455,000

July 2021



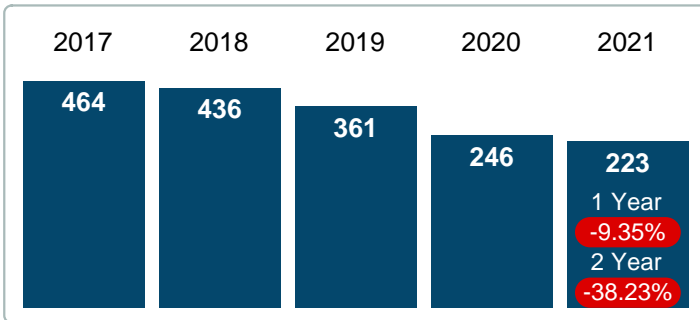
Area Delimited by County Of Wagoner - Residential Property Type



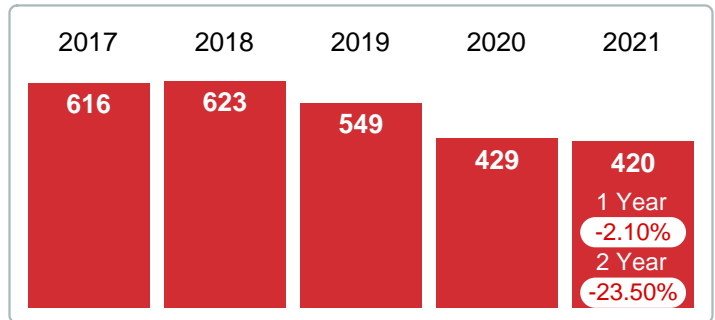
ACTIVE INVENTORY

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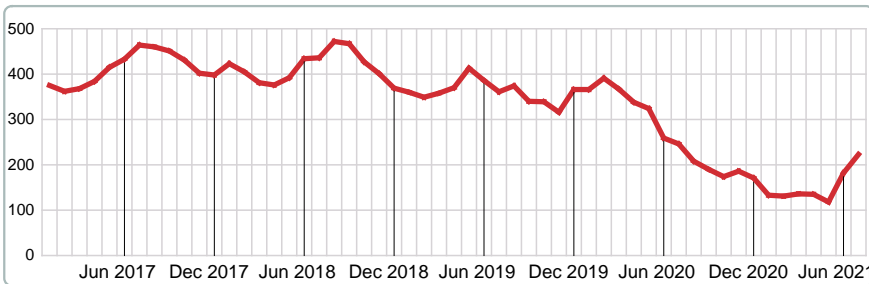
END OF JULY



ACTIVE DURING JULY

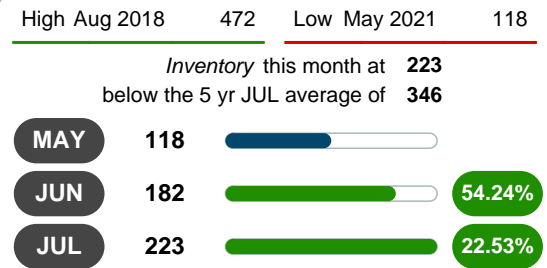


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 346



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	21	9.42%	38.0	9	7	4	1
\$100,001 - \$175,000	26	11.66%	17.0	5	13	6	2
\$175,001 - \$225,000	25	11.21%	17.0	0	18	6	1
\$225,001 - \$300,000	54	24.22%	25.5	1	28	25	0
\$300,001 - \$375,000	45	20.18%	43.0	1	19	23	2
\$375,001 - \$475,000	29	13.00%	47.0	0	11	14	4
\$475,001 and up	23	10.31%	44.0	1	7	9	6
Total Active Inventory by Units	223			17	103	87	16
Total Active Inventory by Volume	66,992,753	100%	30.0	2.36M	28.13M	28.23M	8.28M
Median Active Inventory Listing Price	\$280,000			\$85,000	\$262,371	\$316,450	\$416,722

July 2021



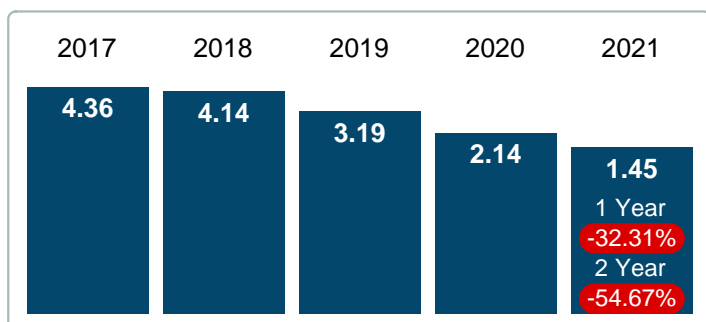
Area Delimited by County Of Wagoner - Residential Property Type



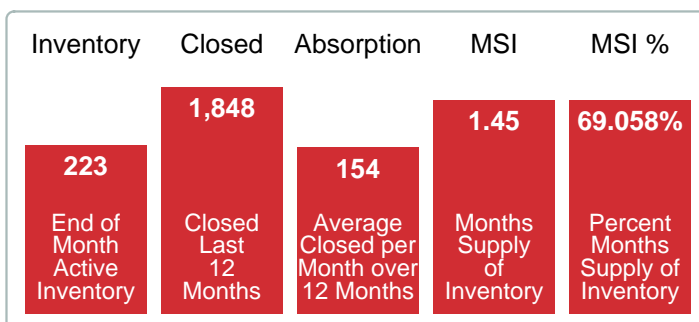
MONTHS SUPPLY of INVENTORY (MSI)

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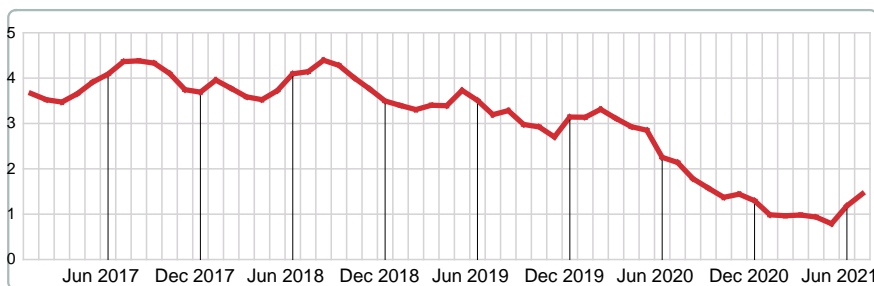
MSI FOR JULY



INDICATORS FOR JULY 2021



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 3.06

High Aug 2018 4.39 Low May 2021 0.79

Months Supply this month at 1.45 below the 5 yr JUL average of 3.06



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	21	9.42%	2.36	2.70	1.38	8.00	0.00
\$100,001 - \$175,000	26	11.66%	0.72	2.14	0.44	1.47	12.00
\$175,001 - \$225,000	25	11.21%	0.63	0.00	0.60	0.69	1.33
\$225,001 - \$300,000	54	24.22%	1.52	1.09	1.38	1.86	0.00
\$300,001 - \$375,000	45	20.18%	2.58	4.00	2.35	3.07	1.26
\$375,001 - \$475,000	29	13.00%	2.92	0.00	3.67	2.55	3.00
\$475,001 and up	23	10.31%	3.45	0.00	4.42	2.51	4.00
Market Supply of Inventory (MSI)			1.45	2.43	1.06	2.01	2.59
Total Active Inventory by Units		100%	1.45	17	103	87	16

July 2021



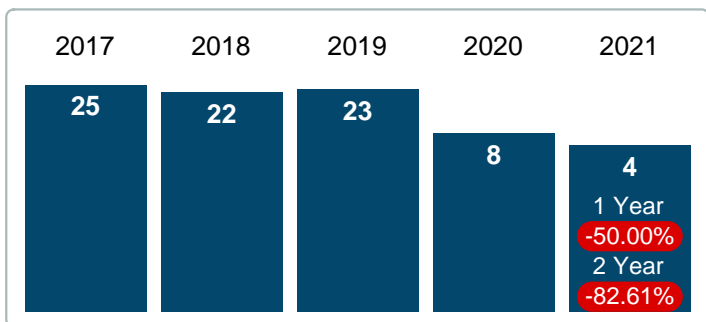
Area Delimited by County Of Wagoner - Residential Property Type



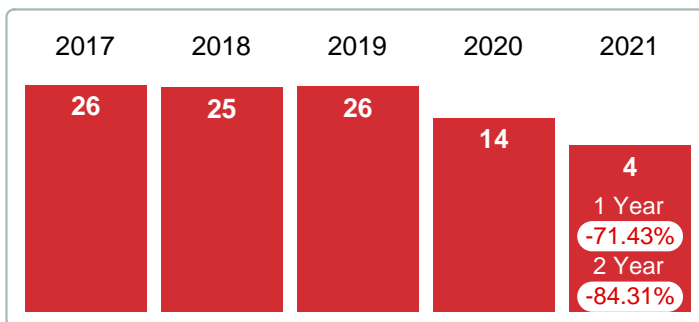
MEDIAN DAYS ON MARKET TO SALE

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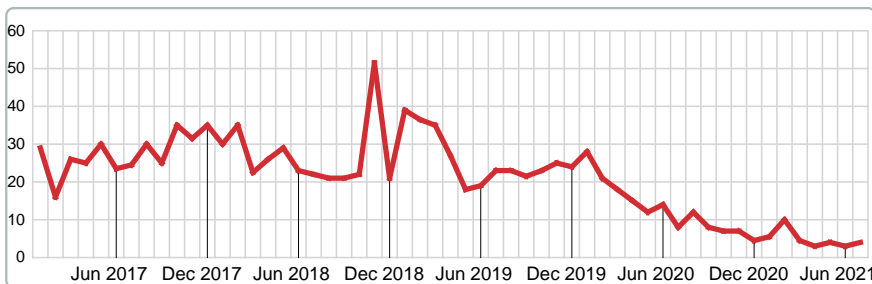
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 16

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 4 below the 5 yr JUL average of 16



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	10.76%	16	4	18	45	0
\$150,001 - \$175,000	7.59%	5	34	5	5	0
\$175,001 - \$200,000	12.66%	4	0	4	4	0
\$200,001 - \$250,000	27.85%	3	0	3	2	12
\$250,001 - \$275,000	9.49%	5	11	3	5	0
\$275,001 - \$375,000	20.89%	5	0	3	5	0
\$375,001 and up	10.76%	5	0	28	13	2
Median Closed DOM		4	8	4	5	3
Total Closed Units	100%	158	10	98	45	5
Total Closed Volume		40,831,874	1.31M	23.45M	13.68M	2.40M

July 2021



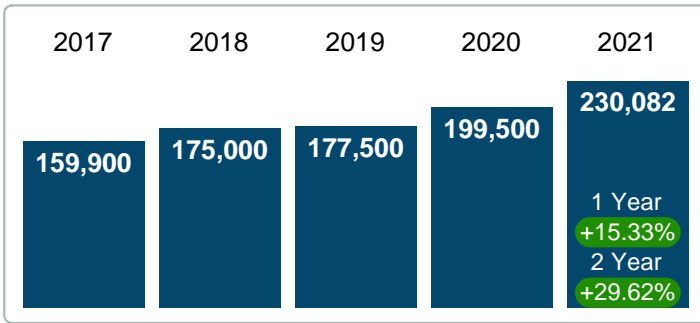
Area Delimited by County Of Wagoner - Residential Property Type



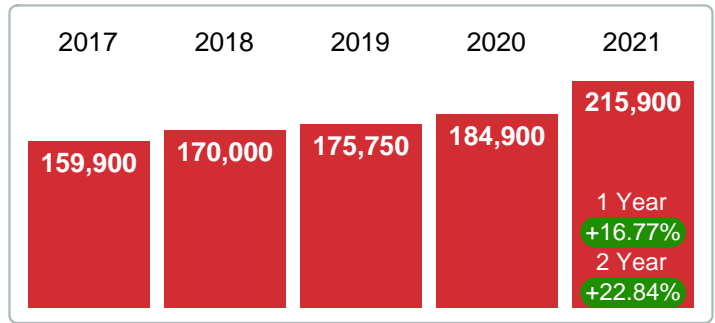
MEDIAN LIST PRICE AT CLOSING

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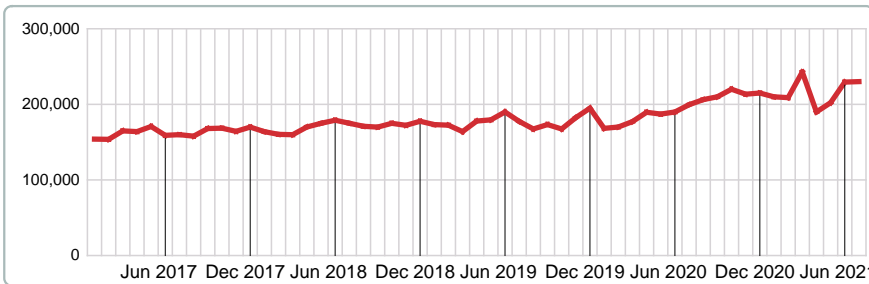
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

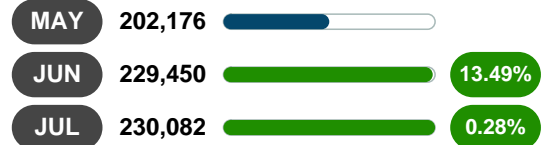


3 MONTHS

5 year JUL AVG = 188,396

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

Median List Price at Closing this month at **230,082**
above the 5 yr JUL average of **188,396**



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	10.13%	124,000	105,000	128,250	133,000	0
\$150,001 - \$175,000	10.13%	171,250	0	170,000	174,950	0
\$175,001 - \$200,000	13.29%	189,900	179,950	189,250	192,500	0
\$200,001 - \$250,000	25.95%	229,120	0	225,000	244,900	235,500
\$250,001 - \$275,000	9.49%	265,000	260,000	266,700	259,689	0
\$275,001 - \$375,000	20.25%	306,922	0	310,000	290,750	0
\$375,001 and up	10.76%	475,000	0	589,000	465,000	439,900
Median List Price		230,082	124,000	221,250	279,900	399,900
Total Closed Units	100%	230,082	10	98	45	5
Total Closed Volume		40,519,020	1.34M	23.18M	13.62M	2.39M

July 2021



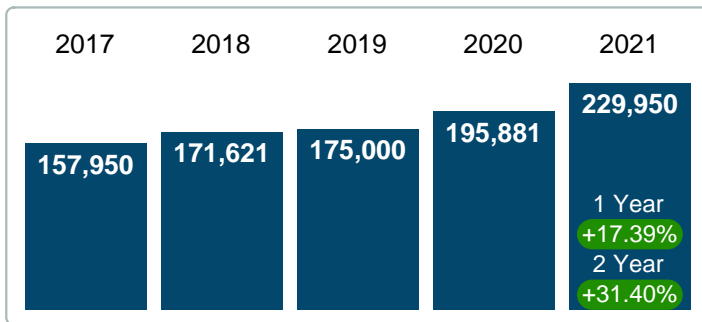
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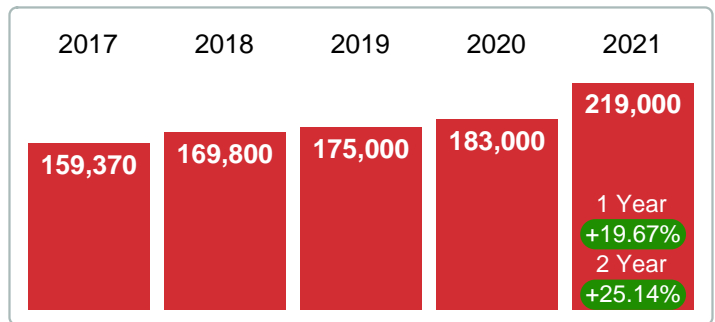
MEDIAN SOLD PRICE AT CLOSING

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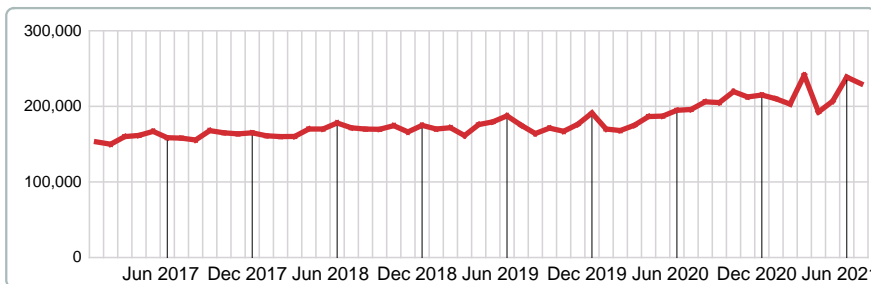
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

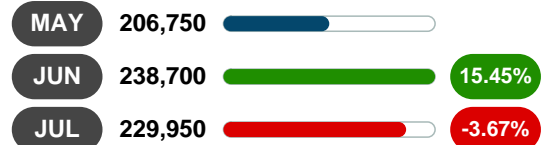


3 MONTHS

5 year JUL AVG = 186,080

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

Median Sold Price at Closing this month at **229,950** above the 5 yr JUL average of **186,080**



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	10.76%	130,000	105,000	136,000	133,000	0
\$150,001 - \$175,000	7.59%	168,500	169,500	169,000	168,000	0
\$175,001 - \$200,000	12.66%	189,625	0	189,000	196,000	0
\$200,001 - \$250,000	27.85%	223,250	0	221,750	225,000	225,000
\$250,001 - \$275,000	9.49%	265,000	258,000	267,900	260,000	0
\$275,001 - \$375,000	20.89%	305,000	0	305,000	304,422	0
\$375,001 and up	10.76%	465,000	0	580,000	463,750	444,950
Median Sold Price		229,950	132,500	221,000	270,000	409,900
Total Closed Units	100%	229,950	10	98	45	5
Total Closed Volume		40,831,874	1.31M	23.45M	13.68M	2.40M

July 2021



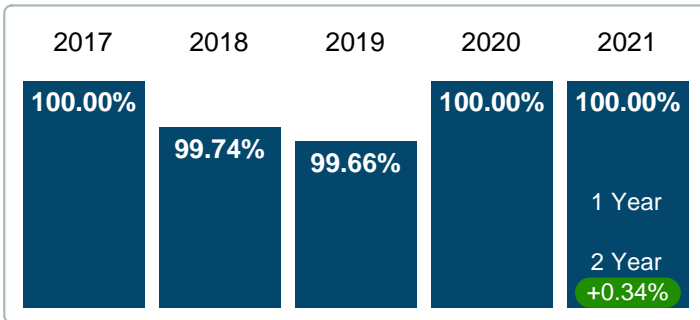
Area Delimited by County Of Wagoner - Residential Property Type



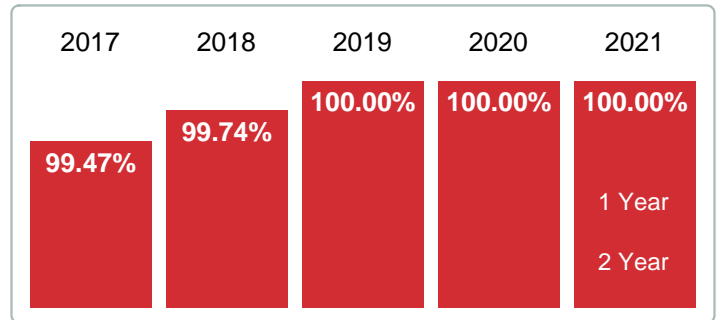
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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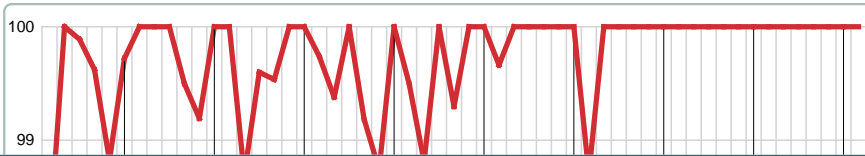
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 99.88%

High Jul 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr JUL average of 99.88%

MAY 100.00%
JUN 100.00%
JUL 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	17	10.76%	100.00%	100.00%	100.00%	100.00%	0.00%	
\$150,001 - \$175,000	12	7.59%	100.00%	94.19%	101.24%	96.05%	0.00%	
\$175,001 - \$200,000	20	12.66%	100.26%	0.00%	100.56%	100.00%	0.00%	
\$200,001 - \$250,000	44	27.85%	100.00%	0.00%	100.00%	100.00%	95.54%	
\$250,001 - \$275,000	15	9.49%	100.82%	99.23%	100.00%	101.57%	0.00%	
\$275,001 - \$375,000	33	20.89%	100.00%	0.00%	100.18%	100.00%	0.00%	
\$375,001 and up	17	10.76%	100.00%	0.00%	100.00%	99.73%	101.26%	
Median Sold/List Ratio		100.00%		97.98%	100.00%	100.00%	100.02%	
Total Closed Units		158	100%	100.00%	10	98	45	5
Total Closed Volume		40,831,874			1.31M	23.45M	13.68M	2.40M

July 2021



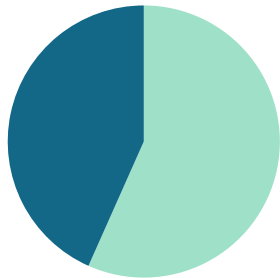
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

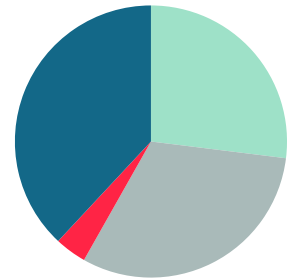


Inventory
 New Listings
238 = 56.67%
 Start Inventory
182
 Total Inventory Units
420
 Volume
\$122,305,113

Market Activity

Closed Sales
158 = 26.96%
 Pending Sales
183 = 31.23%
 Other Off Market
22 = 3.75%
 Active Inventory
223 = 38.05%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	156	158	1.28%	806	1,071	32.88%
Pending Sales	153	183	19.61%	960	1,188	23.75%
New Listings	170	238	40.00%	1,177	1,302	10.62%
Median List Price	199,500	230,082	15.33%	184,900	215,900	16.77%
Median Sale Price	195,881	229,950	17.39%	183,000	219,000	19.67%
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	8.00	4.00	-50.00%	14.00	4.00	-71.43%
Monthly Inventory	246	223	-9.35%	246	223	-9.35%
Months Supply of Inventory	2.14	1.45	-32.31%	2.14	1.45	-32.31%

Absorption: Last 12 months, an Average of **154** Sales/Month

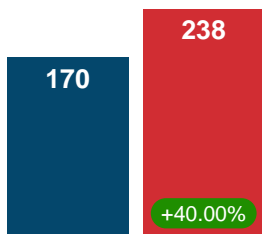
Inventory on July 31, 2021 = 223

2020 **2021**

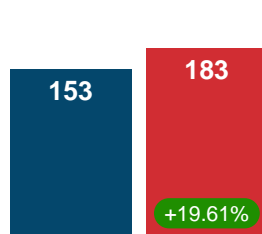
JULY MARKET

MEDIAN PRICES

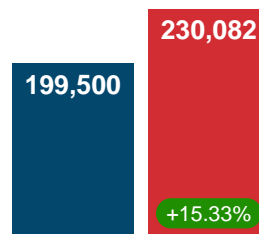
New Listings



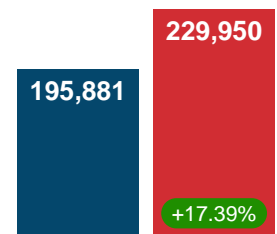
Pending Listings



List Price



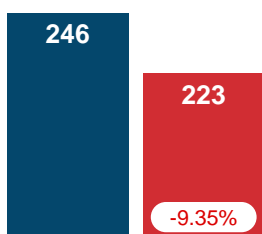
Sale Price



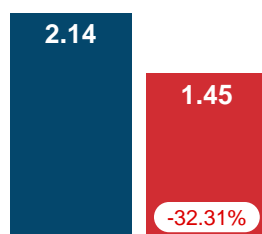
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

