

# May 2021



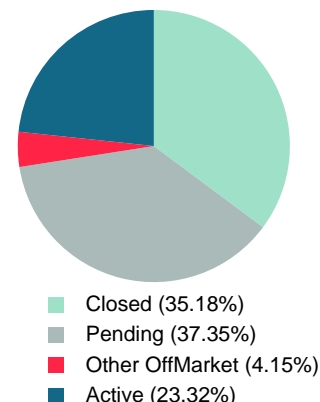
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	114	178	56.14%
Pending Listings	149	189	26.85%
New Listings	171	192	12.28%
Average List Price	191,634	234,402	22.32%
Average Sale Price	190,620	235,854	23.73%
Average Percent of Selling Price to List Price	99.49%	100.30%	0.81%
Average Days on Market to Sale	28.70	12.01	-58.17%
End of Month Inventory	324	118	-63.58%
Months Supply of Inventory	2.85	0.79	-72.29%



**Absorption:** Last 12 months, an Average of **149** Sales/Month  
**Active Inventory** as of May 31, 2021 = **118**

### Analysis Wrap-Up

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

The total housing inventory at the end of May 2021 decreased **63.58%** to 118 existing homes available for sale. Over the last 12 months this area has had an average of 149 closed sales per month. This represents an unsold inventory index of **0.79** 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 **23.73%** in May 2021 to \$235,854 versus the previous year at \$190,620.

#### Average Days on Market Shortens

The average number of **12.01** days that homes spent on the market before selling decreased by 16.70 days or **58.17%** in May 2021 compared to last year's same month at **28.70** DOM.

#### Sales Success for May 2021 is Positive

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

There were 192 New Listings in May 2021, up **12.28%** from last year at 171. Furthermore, there were 178 Closed Listings this month versus last year at 114, a **56.14%** increase.

Closed versus Listed trends yielded a **92.7%** ratio, up from previous year's, May 2020, at **66.7%**, a **39.06%** 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>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average 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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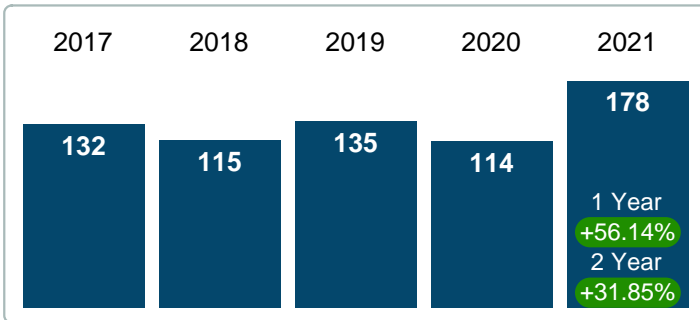
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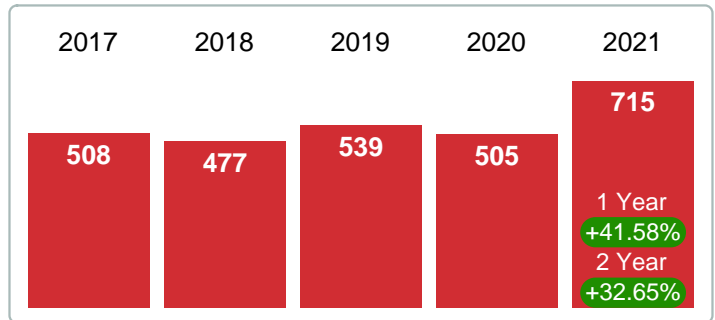
## CLOSED LISTINGS

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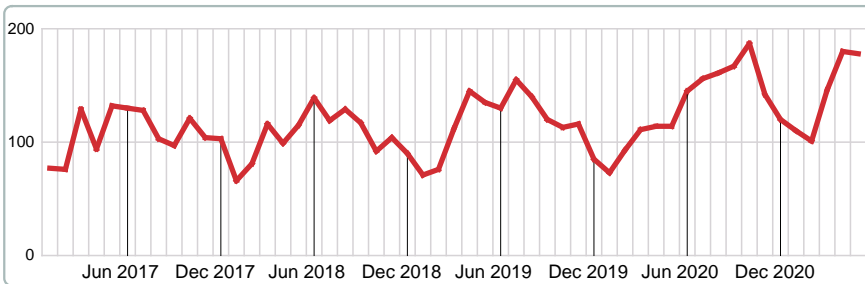
### MAY



### YEAR TO DATE (YTD)

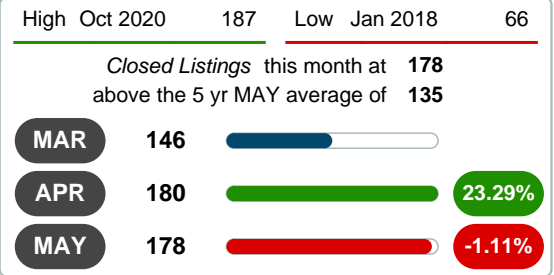


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 135



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	9.55%	9.1	3	13	1	0
\$125,001 - \$150,000	16	8.99%	14.3	2	13	1	0
\$150,001 - \$175,000	20	11.24%	19.8	1	19	0	0
\$175,001 - \$225,000	55	30.90%	7.2	0	44	11	0
\$225,001 - \$275,000	26	14.61%	8.2	0	13	10	3
\$275,001 - \$350,000	24	13.48%	16.4	0	11	11	2
\$350,001 and up	20	11.24%	17.9	0	8	11	1
<b>Total Closed Units</b>	<b>178</b>			<b>6</b>	<b>121</b>	<b>45</b>	<b>6</b>
<b>Total Closed Volume</b>	<b>41,982,034</b>	<b>100%</b>	<b>12.0</b>	<b>697.50K</b>	<b>25.32M</b>	<b>14.17M</b>	<b>1.79M</b>
<b>Average Closed Price</b>	<b>\$235,854</b>			<b>\$116,250</b>	<b>\$209,294</b>	<b>\$314,807</b>	<b>\$298,947</b>

# May 2021



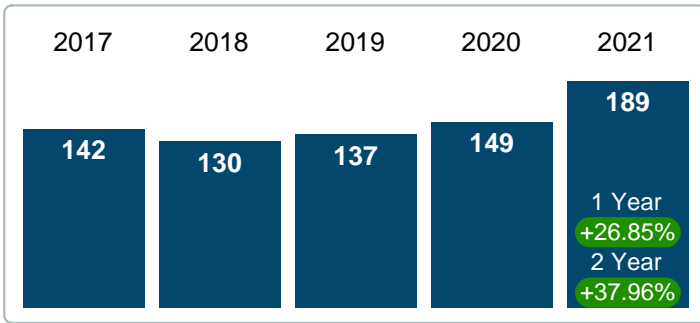
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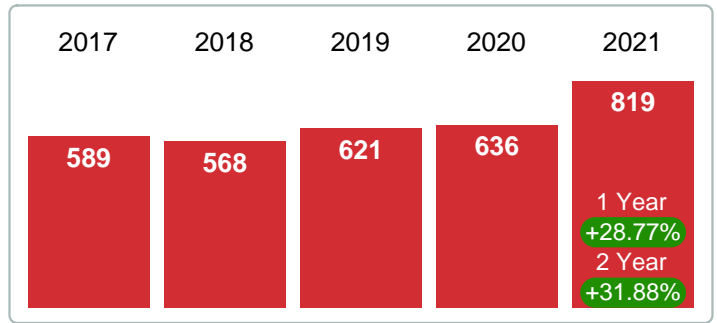
## PENDING LISTINGS

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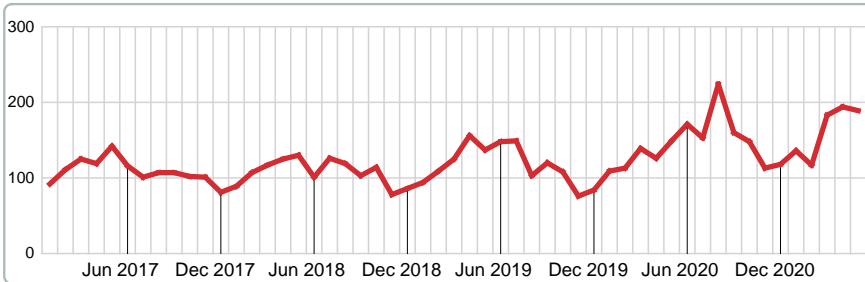
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 149

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **189**  
above the 5 yr MAY average of **149**

- MAR 183
- APR 194 +6.01%
- MAY 189 -2.58%

### 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	17	8.99%	24.8	4	12	1	0
\$150,001 - \$175,000	21	11.11%	8.9	1	17	3	0
\$175,001 - \$200,000	25	13.23%	8.8	1	18	6	0
\$200,001 - \$250,000	44	23.28%	7.5	0	32	12	0
\$250,001 - \$325,000	36	19.05%	15.0	1	21	13	1
\$325,001 - \$400,000	27	14.29%	17.5	1	13	12	1
\$400,001 and up	19	10.05%	43.8	0	7	7	5
<b>Total Pending Units</b>	<b>189</b>			<b>8</b>	<b>120</b>	<b>54</b>	<b>7</b>
<b>Total Pending Volume</b>	<b>50,210,617</b>	<b>100%</b>	<b>16.0</b>	<b>1.22M</b>	<b>28.63M</b>	<b>17.06M</b>	<b>3.30M</b>
<b>Average Listing Price</b>	<b>\$265,775</b>			<b>\$152,800</b>	<b>\$238,567</b>	<b>\$315,891</b>	<b>\$471,719</b>

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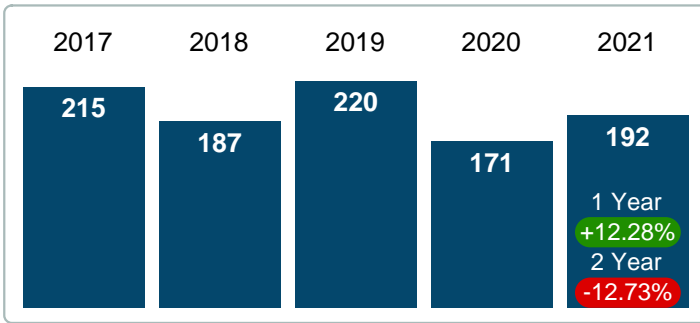
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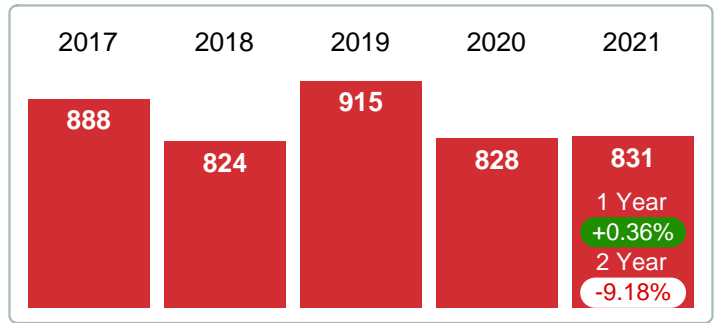
## NEW LISTINGS

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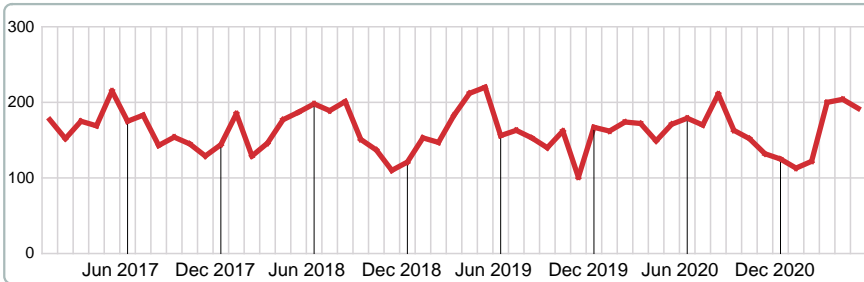
### MAY



### YEAR TO DATE (YTD)

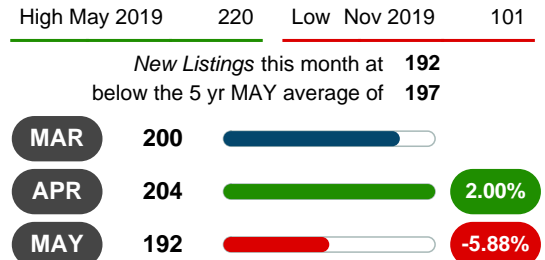


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 197



### 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	16	8.33%	7	9	0	0
\$125,001 - \$150,000	8	4.17%	1	6	1	0
\$150,001 - \$175,000	26	13.54%	1	21	4	0
\$175,001 - \$250,000	67	34.90%	1	49	16	1
\$250,001 - \$325,000	32	16.67%	1	17	14	0
\$325,001 - \$400,000	22	11.46%	0	9	12	1
\$400,001 and up	21	10.94%	0	9	8	4
<b>Total New Listed Units</b>	<b>192</b>		<b>11</b>	<b>120</b>	<b>55</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>48,416,691</b>	<b>100%</b>	<b>1.05M</b>	<b>27.84M</b>	<b>16.49M</b>	<b>3.04M</b>
<b>Average New Listed Listing Price</b>	<b>\$249,844</b>		<b>\$95,182</b>	<b>\$232,031</b>	<b>\$299,807</b>	<b>\$506,106</b>

# May 2021



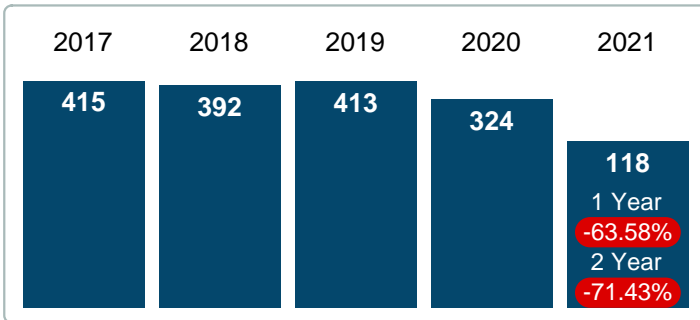
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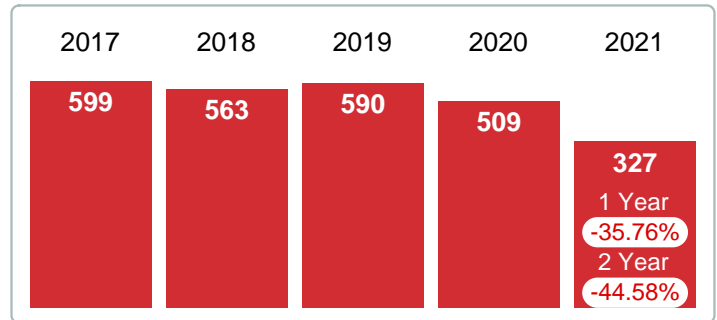
## ACTIVE INVENTORY

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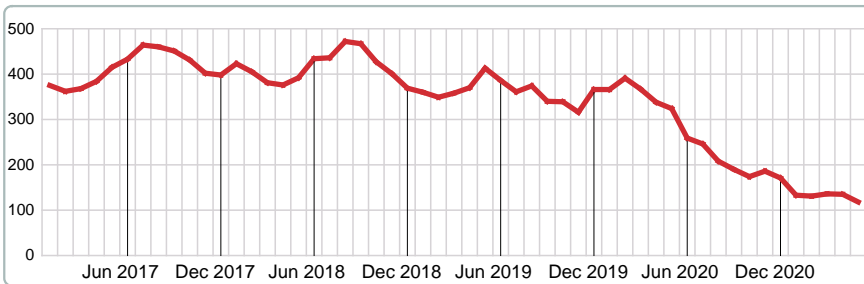
### END OF MAY



### ACTIVE DURING MAY

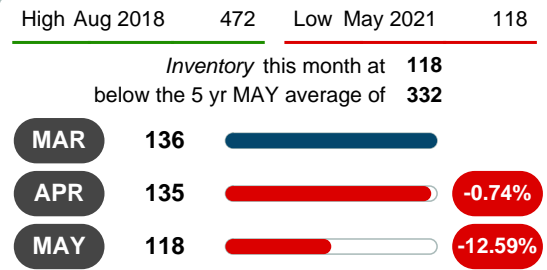


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 332



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	8.47%	74.7	7	3	0	0
\$75,001 - \$150,000	14	11.86%	44.8	3	7	3	1
\$150,001 - \$225,000	20	16.95%	38.7	1	15	4	0
\$225,001 - \$300,000	24	20.34%	34.9	3	14	6	1
\$300,001 - \$400,000	23	19.49%	79.5	1	15	6	1
\$400,001 - \$500,000	14	11.86%	74.6	0	6	8	0
\$500,001 and up	13	11.02%	64.9	1	6	3	3
<b>Total Active Inventory by Units</b>	<b>118</b>			<b>16</b>	<b>66</b>	<b>30</b>	<b>6</b>
<b>Total Active Inventory by Volume</b>	<b>36,554,506</b>	<b>100%</b>	<b>56.8</b>	<b>2.38M</b>	<b>19.06M</b>	<b>12.11M</b>	<b>3.01M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$309,784</b>			<b>\$148,563</b>	<b>\$288,819</b>	<b>\$403,569</b>	<b>\$501,400</b>

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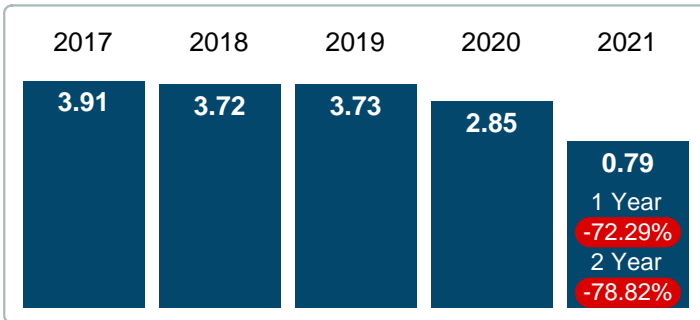
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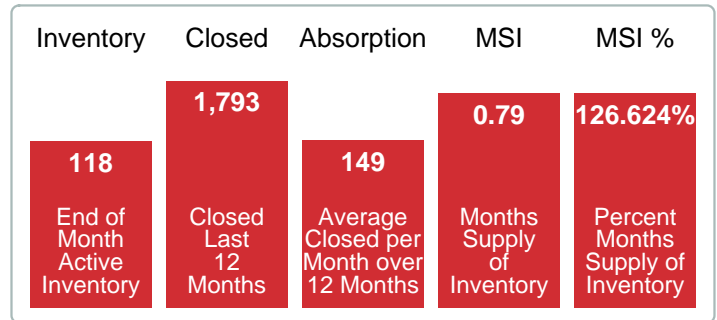
## MONTHS SUPPLY of INVENTORY (MSI)

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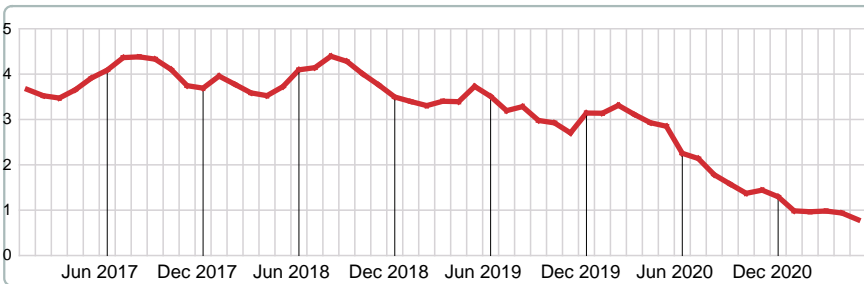
### MSI FOR MAY



### INDICATORS FOR MAY 2021

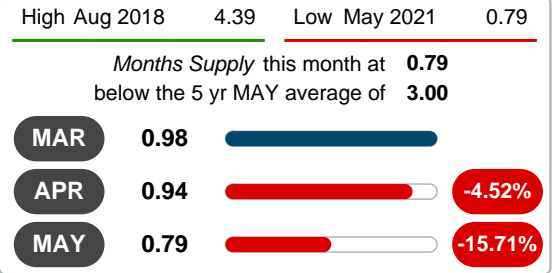


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 3.00



### 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
\$75,000 and less	10	8.47%	2.03	2.71	1.64	0.00	0.00
\$75,001 - \$150,000	14	11.86%	0.62	1.09	0.40	1.33	12.00
\$150,001 - \$225,000	20	16.95%	0.33	1.20	0.32	0.36	0.00
\$225,001 - \$300,000	24	20.34%	0.73	4.50	0.76	0.48	0.92
\$300,001 - \$400,000	23	19.49%	1.26	0.00	1.88	0.71	0.55
\$400,001 - \$500,000	14	11.86%	2.15	0.00	3.79	2.00	0.00
\$500,001 and up	13	11.02%	2.94	0.00	6.55	1.29	2.57
Market Supply of Inventory (MSI)			0.79	2.31	0.69	0.73	1.04
Total Active Inventory by Units		100%	0.79	16	66	30	6

# May 2021



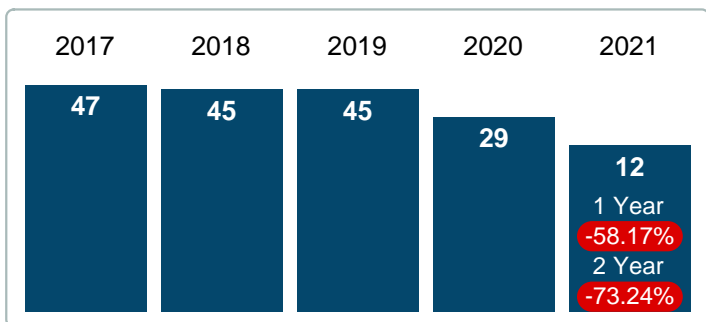
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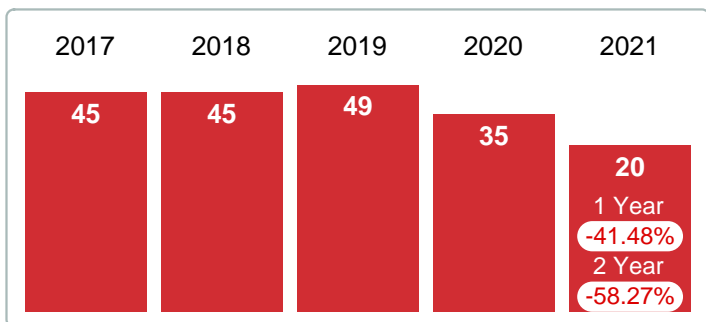
## AVERAGE DAYS ON MARKET TO SALE

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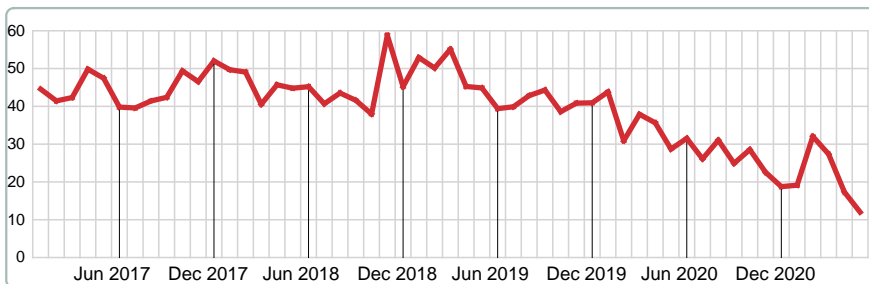
### MAY



### YEAR TO DATE (YTD)

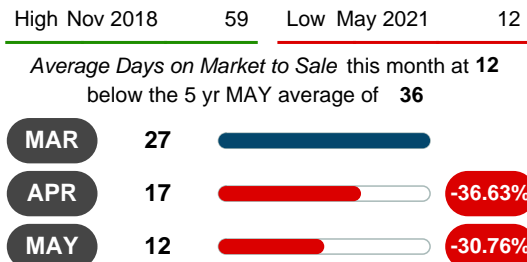


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 36



### 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
\$125,000 and less	9.55%	9	11	9	6	0
\$125,001 - \$150,000	8.99%	14	41	11	3	0
\$150,001 - \$175,000	11.24%	20	1	21	0	0
\$175,001 - \$225,000	30.90%	7	0	8	3	0
\$225,001 - \$275,000	14.61%	8	0	2	7	37
\$275,001 - \$350,000	13.48%	16	0	18	16	14
\$350,001 and up	11.24%	18	0	11	24	1
<b>Average Closed DOM</b>		<b>12</b>	<b>19</b>	<b>11</b>	<b>12</b>	<b>23</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>178</b>	<b>6</b>	<b>121</b>	<b>45</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>41,982,034</b>	<b>697.50K</b>	<b>25.32M</b>	<b>14.17M</b>	<b>1.79M</b>



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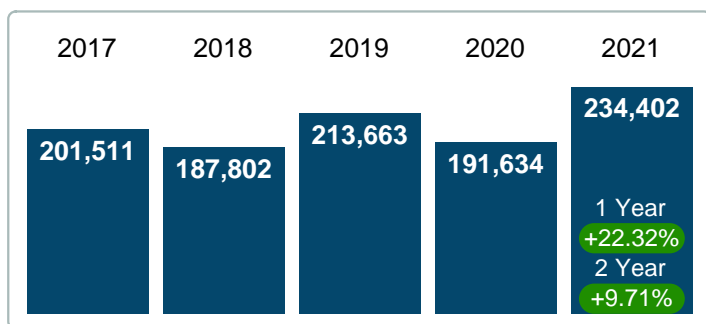
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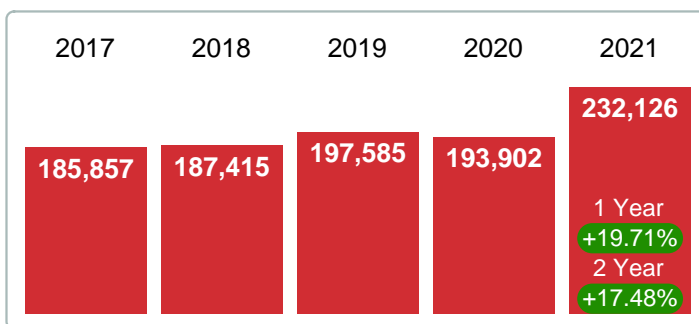
## AVERAGE LIST PRICE AT CLOSING

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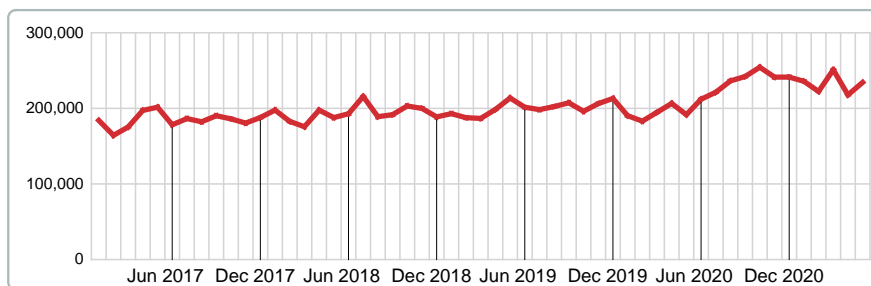
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

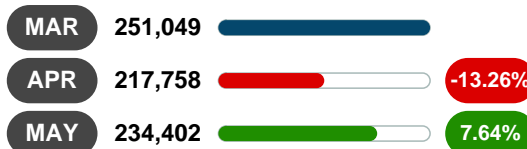


### 3 MONTHS

5 year MAY AVG = 205,802

High Oct 2020 254,344 Low Feb 2017 164,306

Average List Price at Closing this month at **234,402** above the 5 yr MAY average of **205,802**



### 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		
\$125,000 and less	17	9.55%	99,715	93,167	103,069	90,000	0	
\$125,001 - \$150,000	16	8.99%	138,700	137,000	140,465	120,000	0	
\$150,001 - \$175,000	21	11.80%	164,649	155,000	164,081	0	0	
\$175,001 - \$225,000	58	32.58%	199,909	0	196,661	203,968	0	
\$225,001 - \$275,000	21	11.80%	250,760	0	246,697	245,480	254,000	
\$275,001 - \$350,000	25	14.04%	308,884	0	315,846	303,902	312,450	
\$350,001 and up	20	11.24%	488,438	0	445,857	525,518	411,283	
<b>Average List Price</b>		234,402		118,083	208,139	311,824	299,697	
<b>Total Closed Units</b>		178	100%	234,402	6	121	45	6
<b>Total Closed Volume</b>		41,723,545		708.50K	25.18M	14.03M	1.80M	



# May 2021



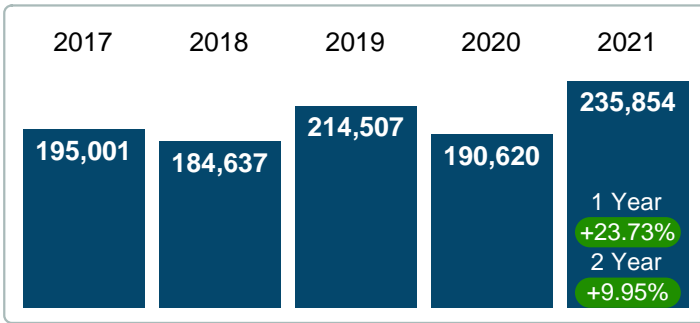
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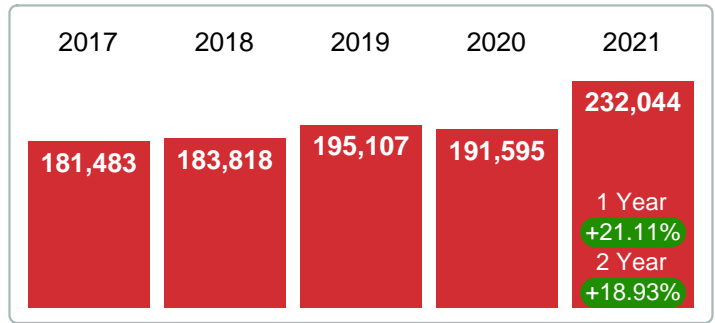
## AVERAGE SOLD PRICE AT CLOSING

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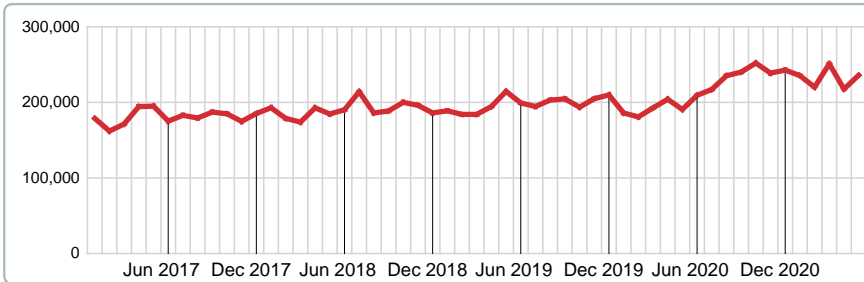
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

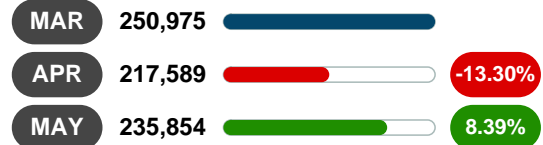


### 3 MONTHS

5 year MAY AVG = 204,124

High Oct 2020 251,951 Low Feb 2017 162,034

Average Sold Price at Closing this month at **235,854** above the 5 yr MAY average of **204,124**



### 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
\$125,000 and less	9.55%	93,774	88,167	96,435	76,000	0
\$125,001 - \$150,000	8.99%	138,563	134,000	139,654	133,500	0
\$150,001 - \$175,000	11.24%	166,259	165,000	166,326	0	0
\$175,001 - \$225,000	30.90%	201,126	0	200,084	205,295	0
\$225,001 - \$275,000	14.61%	249,408	0	249,543	247,315	255,800
\$275,001 - \$350,000	13.48%	310,672	0	317,265	304,656	307,500
\$350,001 and up	11.24%	492,152	0	444,694	534,018	411,283
<b>Average Sold Price</b>		<b>235,854</b>	<b>116,250</b>	<b>209,294</b>	<b>314,807</b>	<b>298,947</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>235,854</b>	<b>6</b>	<b>121</b>	<b>45</b>	<b>6</b>
<b>Total Closed Volume</b>		<b>41,982,034</b>	<b>697.50K</b>	<b>25.32M</b>	<b>14.17M</b>	<b>1.79M</b>

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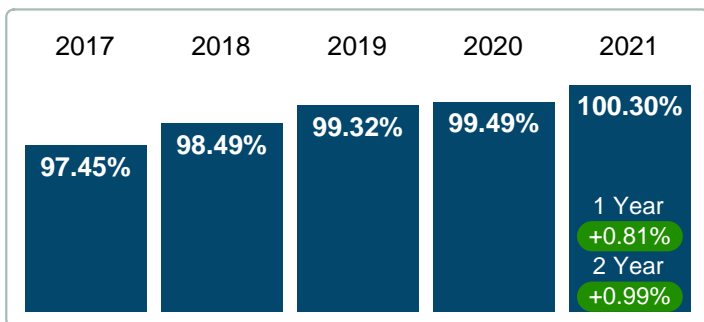
Area Delimited by County Of Wagoner - Residential Property Type



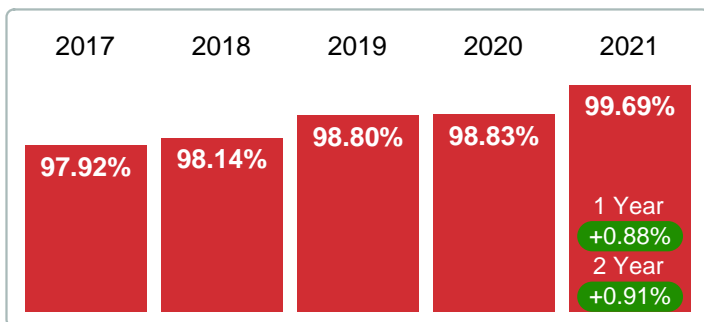
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

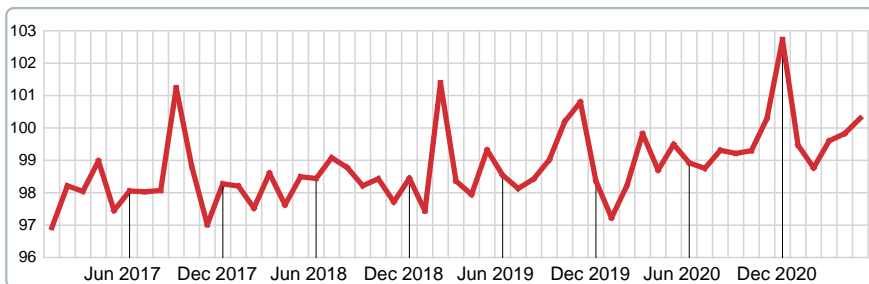
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

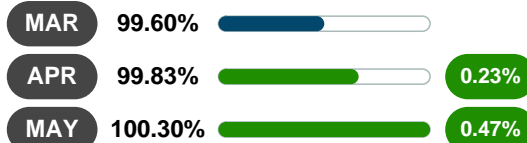


### 3 MONTHS

5 year MAY AVG = 99.01%

High Dec 2020 102.73% Low Jan 2017 96.92%

Average Sold/List Ratio this month at **100.30%** above the 5 yr MAY average of **99.01%**



### 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
\$125,000 and less	17	9.55%	93.00%	95.00%	93.20%	84.44%	0.00%
\$125,001 - \$150,000	16	8.99%	100.15%	97.79%	99.66%	111.25%	0.00%
\$150,001 - \$175,000	20	11.24%	101.71%	106.45%	101.46%	0.00%	0.00%
\$175,001 - \$225,000	55	30.90%	101.60%	0.00%	101.83%	100.68%	0.00%
\$225,001 - \$275,000	26	14.61%	101.11%	0.00%	101.30%	100.95%	100.82%
\$275,001 - \$350,000	24	13.48%	100.21%	0.00%	100.49%	100.26%	98.39%
\$350,001 and up	20	11.24%	100.71%	0.00%	99.94%	101.33%	100.00%
Average Sold/List Ratio		100.30%		97.84%	100.31%	100.67%	99.87%
Total Closed Units	178	100%	100.30%	6	121	45	6
Total Closed Volume	41,982,034			697.50K	25.32M	14.17M	1.79M

# May 2021



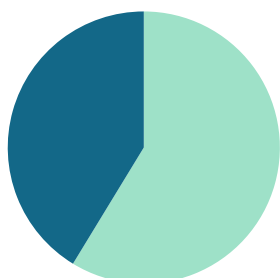
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

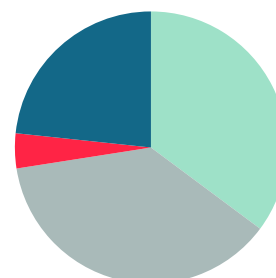


**Inventory**  
 New Listings  
**192 = 58.72%**  
 Start Inventory  
**135**  
 Total Inventory Units  
**327**  
 Volume  
**\$97,664,422**

### Market Activity

Closed Sales  
**178 = 35.18%**  
 Pending Sales  
**189 = 37.35%**  
 Other Off Market  
**21 = 4.15%**  
 Active Inventory  
**118 = 23.32%**

### MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	114	178	56.14%	505	715	41.58%
Pending Sales	149	189	26.85%	636	819	28.77%
New Listings	171	192	12.28%	828	831	0.36%
Average List Price	191,634	234,402	22.32%	193,902	232,126	19.71%
Average Sale Price	190,620	235,854	23.73%	191,595	232,044	21.11%
Average Percent of Selling Price to List Price	99.49%	100.30%	0.81%	98.83%	99.69%	0.88%
Average Days on Market to Sale	28.70	12.01	-58.17%	34.88	20.41	-41.48%
Monthly Inventory	324	118	-63.58%	324	118	-63.58%
Months Supply of Inventory	2.85	0.79	-72.29%	2.85	0.79	-72.29%

**Absorption:** Last 12 months, an Average of **149** Sales/Month

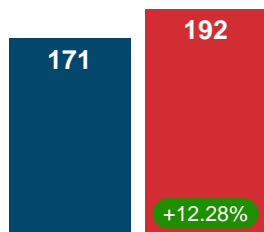
**Inventory** on May 31, 2021 = **118**

**2020** **2021**

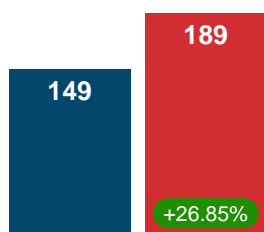
### MAY MARKET

### AVERAGE PRICES

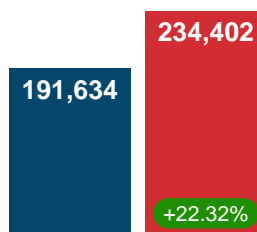
#### New Listings



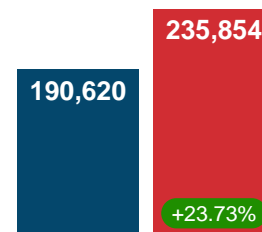
#### Pending Listings



#### List Price



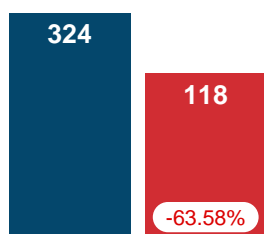
#### Sale Price



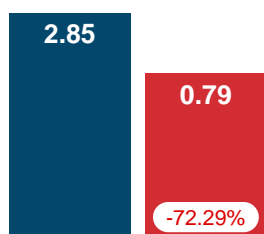
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

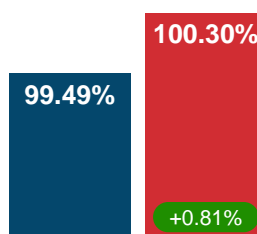
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

