

# May 2021



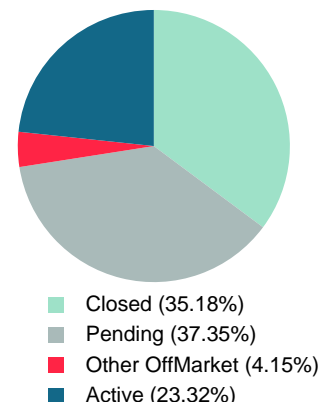
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	187,115	202,176	8.05%
Median Sale Price	187,115	206,750	10.49%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	4.00	-66.67%
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.

#### 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 **10.49%** in May 2021 to \$206,750 versus the previous year at \$187,115.

#### Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 8.00 days or **66.67%** in May 2021 compared to last year's same month at **12.00** DOM.

#### Sales Success for May 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 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>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median 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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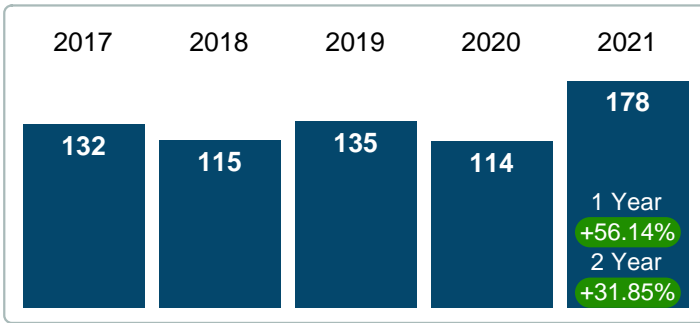
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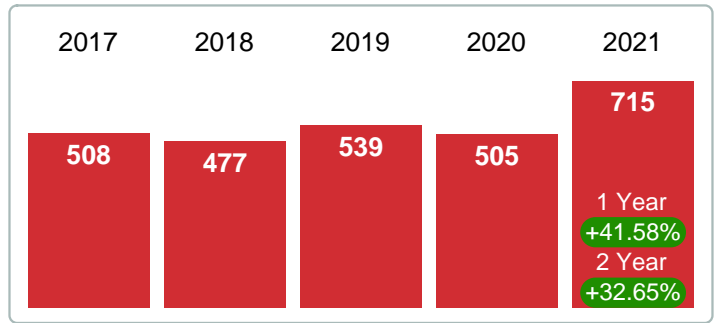
## CLOSED LISTINGS

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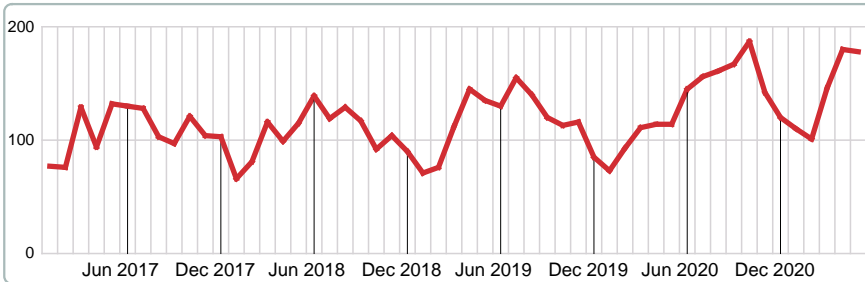
### MAY



### YEAR TO DATE (YTD)

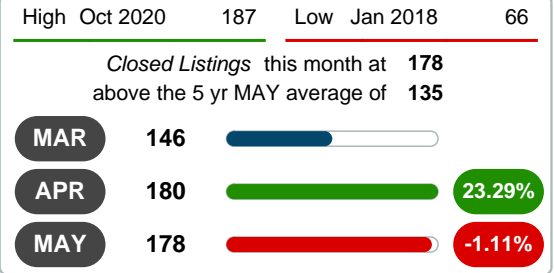


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 135



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	9.55%	6.0	3	13	1	0
\$125,001 - \$150,000	16	8.99%	4.0	2	13	1	0
\$150,001 - \$175,000	20	11.24%	3.5	1	19	0	0
\$175,001 - \$225,000	55	30.90%	3.0	0	44	11	0
\$225,001 - \$275,000	26	14.61%	3.0	0	13	10	3
\$275,001 - \$350,000	24	13.48%	6.5	0	11	11	2
\$350,001 and up	20	11.24%	4.0	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>4.0</b>	<b>697.50K</b>	<b>25.32M</b>	<b>14.17M</b>	<b>1.79M</b>
<b>Median Closed Price</b>	<b>\$206,750</b>			<b>\$112,250</b>	<b>\$193,900</b>	<b>\$270,000</b>	<b>\$278,700</b>

# May 2021



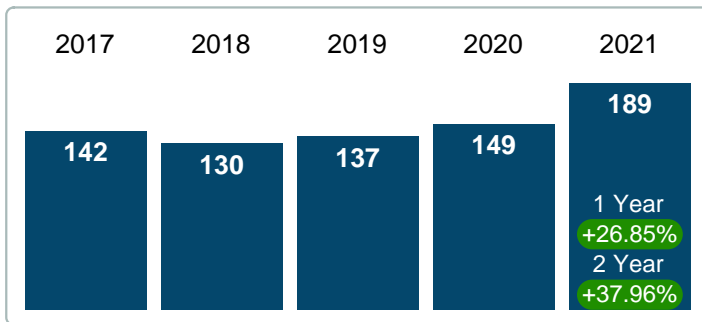
Area Delimited by County Of Wagoner - Residential Property Type



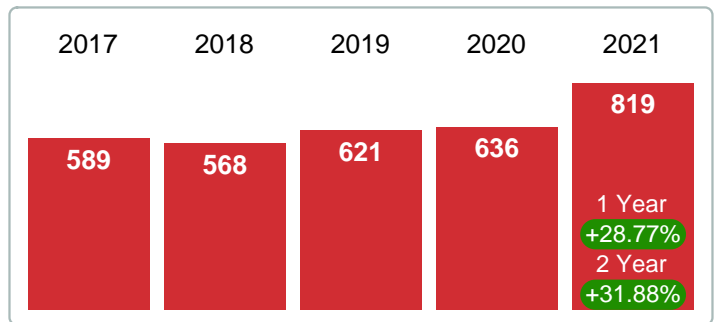
## PENDING LISTINGS

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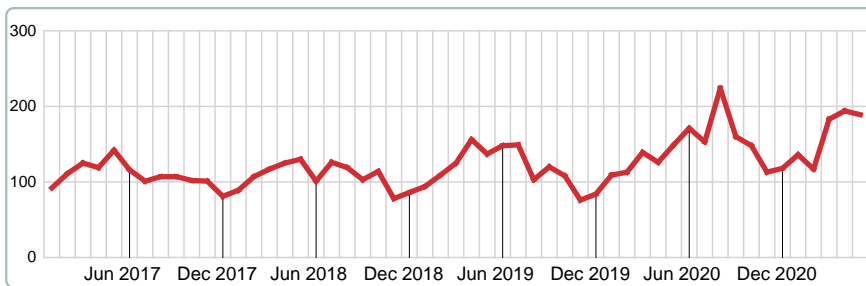
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

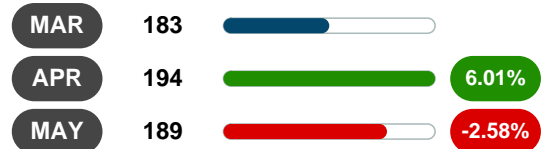


### 3 MONTHS

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**



### 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	17	8.99%	6.0	4	12	1	0
\$150,001 - \$175,000	21	11.11%	4.0	1	17	3	0
\$175,001 - \$200,000	25	13.23%	3.0	1	18	6	0
\$200,001 - \$250,000	44	23.28%	3.0	0	32	12	0
\$250,001 - \$325,000	36	19.05%	4.5	1	21	13	1
\$325,001 - \$400,000	27	14.29%	5.0	1	13	12	1
\$400,001 and up	19	10.05%	5.0	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>4.0</b>	<b>1.22M</b>	<b>28.63M</b>	<b>17.06M</b>	<b>3.30M</b>
<b>Median Listing Price</b>	<b>\$236,900</b>			<b>\$136,750</b>	<b>\$220,259</b>	<b>\$287,501</b>	<b>\$415,850</b>

# May 2021



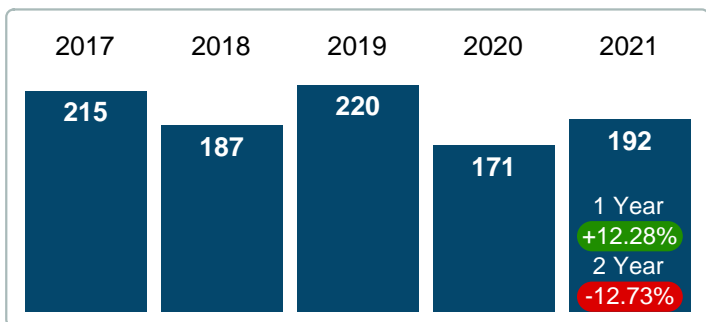
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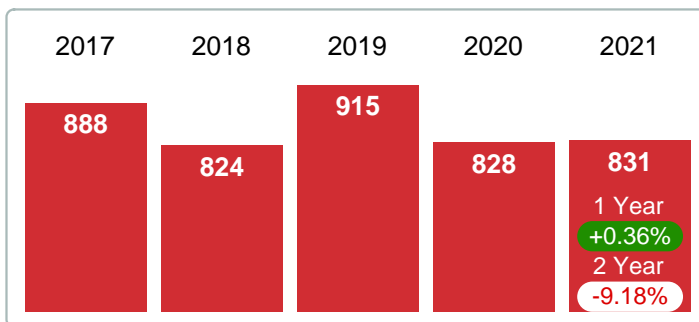
## NEW LISTINGS

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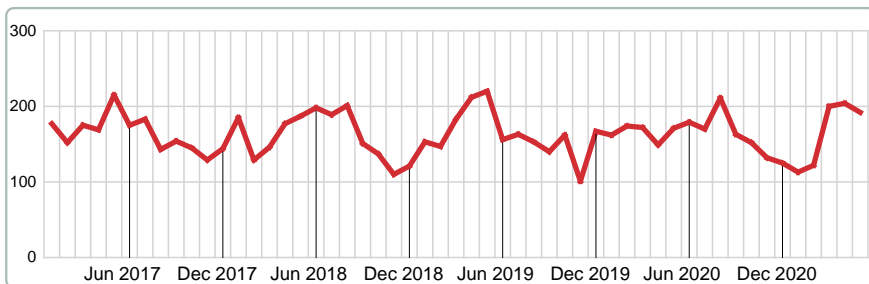
### MAY



### YEAR TO DATE (YTD)

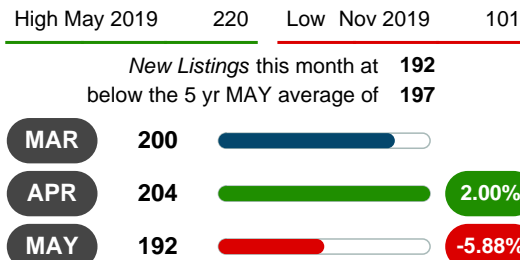


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 197



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	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>Median New Listed Listing Price</b>	<b>\$225,000</b>		<b>\$30,000</b>	<b>\$203,888</b>	<b>\$285,002</b>	<b>\$413,567</b>

# May 2021



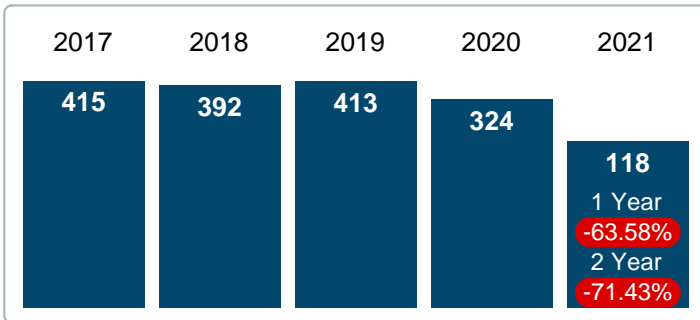
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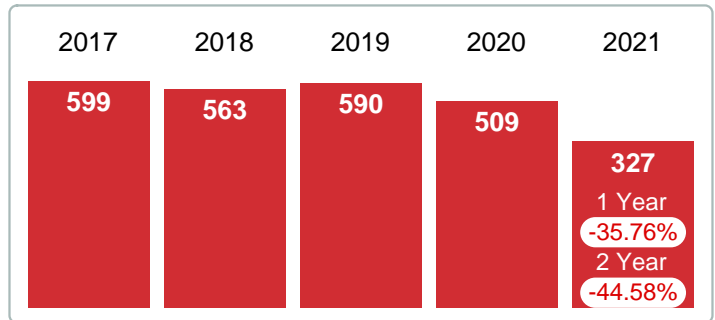
## ACTIVE INVENTORY

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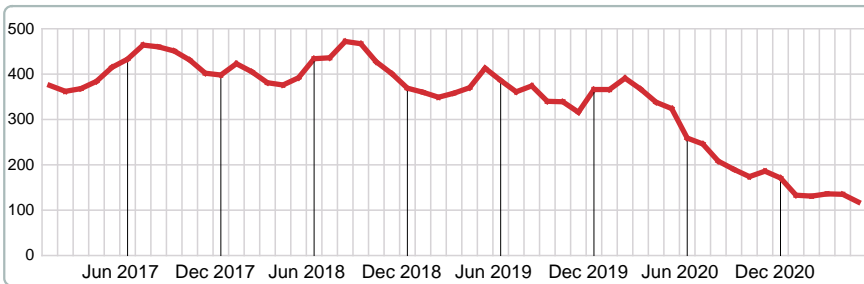
### END OF MAY



### ACTIVE DURING MAY

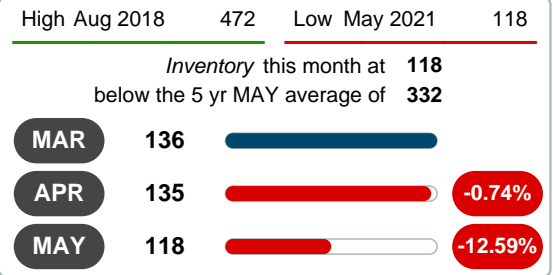


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 332



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	10	8.47%	10.0	7	3	0	0
\$75,001 - \$150,000	14	11.86%	25.0	3	7	3	1
\$150,001 - \$225,000	20	16.95%	14.5	1	15	4	0
\$225,001 - \$300,000	24	20.34%	31.5	3	14	6	1
\$300,001 - \$400,000	23	19.49%	70.0	1	15	6	1
\$400,001 - \$500,000	14	11.86%	51.0	0	6	8	0
\$500,001 and up	13	11.02%	34.0	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>31.5</b>	<b>2.38M</b>	<b>19.06M</b>	<b>12.11M</b>	<b>3.01M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$279,950</b>			<b>\$92,250</b>	<b>\$289,000</b>	<b>\$367,500</b>	<b>\$434,500</b>

# May 2021



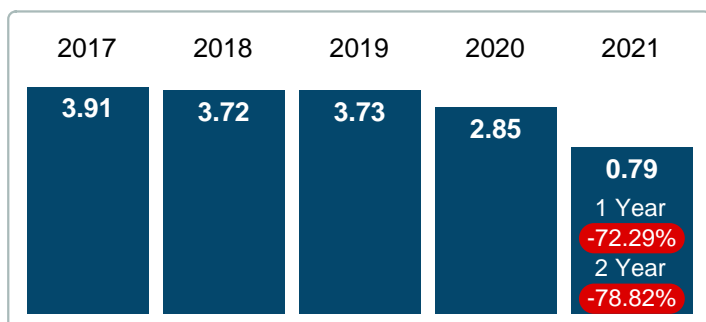
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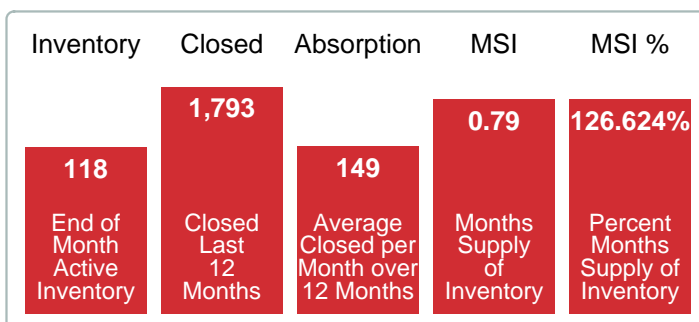
## MONTHS SUPPLY of INVENTORY (MSI)

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

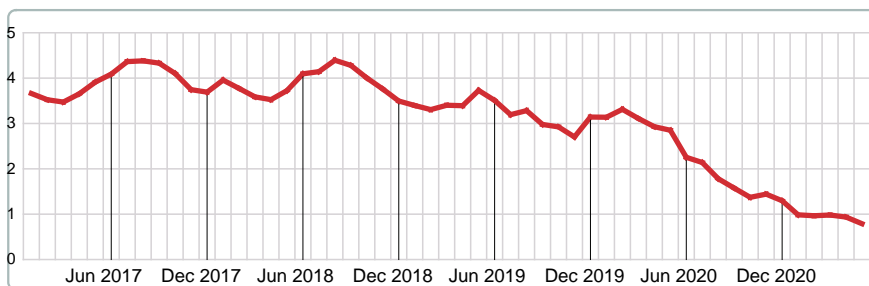
### MSI FOR MAY



### INDICATORS FOR MAY 2021

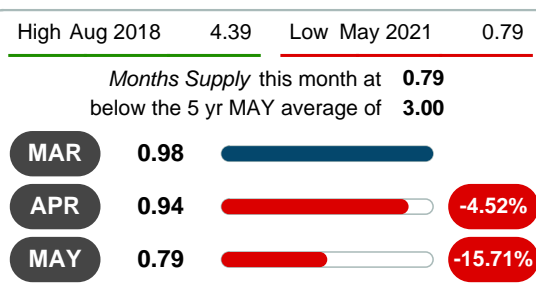


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



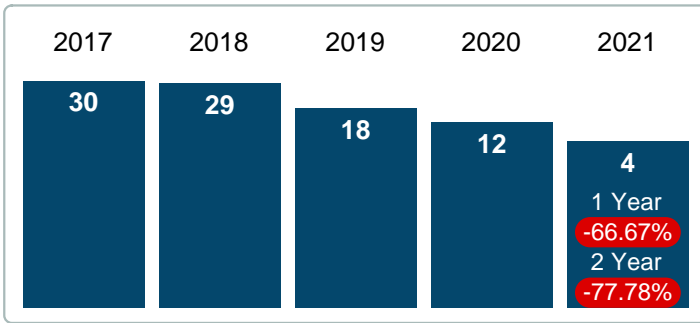
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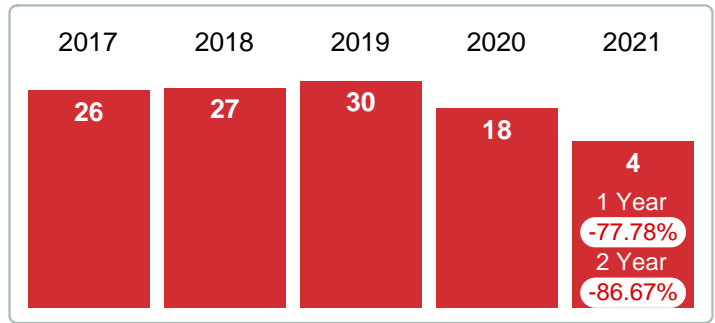
## MEDIAN DAYS ON MARKET TO SALE

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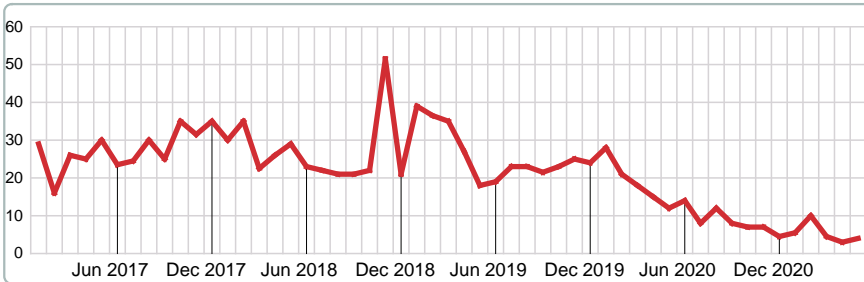
### MAY



### YEAR TO DATE (YTD)

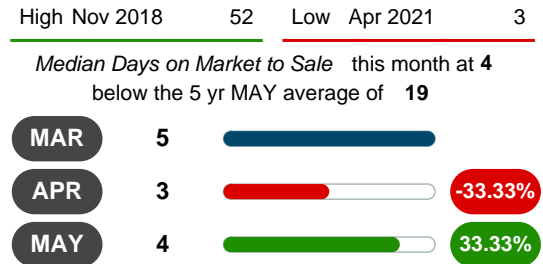


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 19



### 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
\$125,000 and less	9.55%	6	4	6	6	0
\$125,001 - \$150,000	8.99%	4	41	4	3	0
\$150,001 - \$175,000	11.24%	4	1	4	0	0
\$175,001 - \$225,000	30.90%	3	0	3	3	0
\$225,001 - \$275,000	14.61%	3	0	2	4	7
\$275,001 - \$350,000	13.48%	7	0	7	4	14
\$350,001 and up	11.24%	4	0	3	5	1
Median Closed DOM		4	7	3	4	7
Total Closed Units	100%	178	6	121	45	6
Total Closed Volume		41,982,034	697.50K	25.32M	14.17M	1.79M



# May 2021



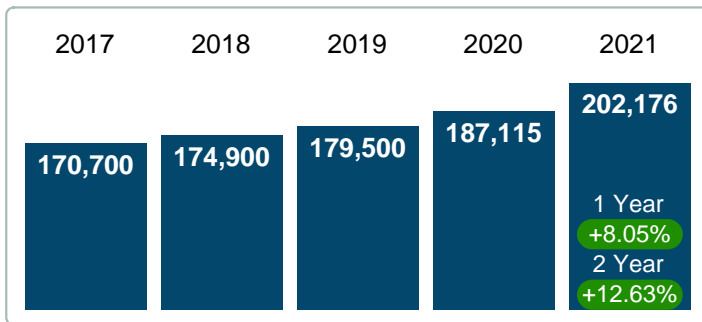
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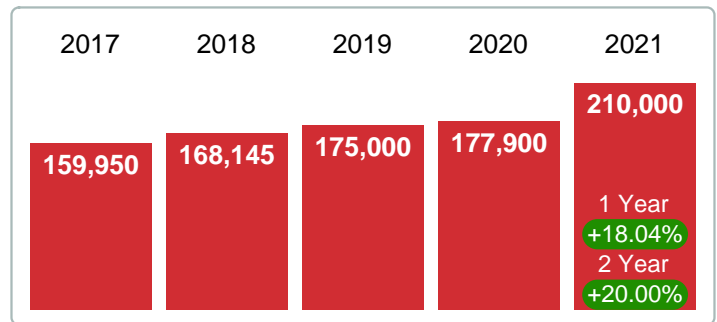
## MEDIAN LIST PRICE AT CLOSING

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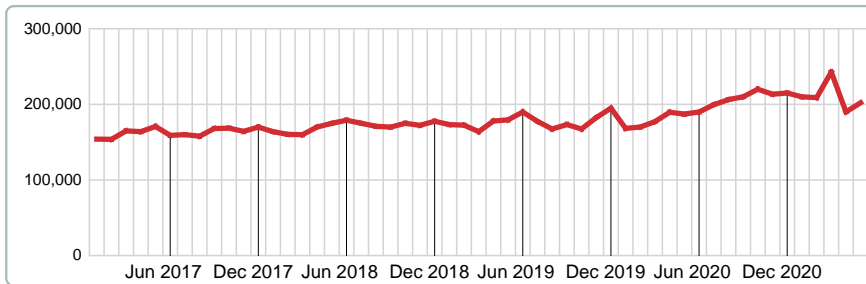
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

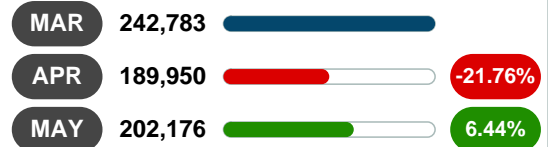


### 3 MONTHS

5 year MAY AVG = 182,878

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

Median List Price at Closing this month at **202,176**  
above the 5 yr MAY average of **182,878**



### 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		
\$125,000 and less	17	9.55%	99,000	94,500	99,500	105,000	0	
\$125,001 - \$150,000	16	8.99%	135,000	137,000	135,000	0	0	
\$150,001 - \$175,000	21	11.80%	165,000	155,000	165,000	0	0	
\$175,001 - \$225,000	58	32.58%	199,900	0	199,900	207,000	0	
\$225,001 - \$275,000	21	11.80%	245,147	0	254,212	239,500	255,000	
\$275,001 - \$350,000	25	14.04%	309,000	0	322,900	296,390	312,450	
\$350,001 and up	20	11.24%	457,500	0	393,920	499,900	411,283	
Median List Price		202,176		117,500	189,500	279,900	289,500	
Total Closed Units		178	100%	202,176	6	121	45	6
Total Closed Volume		41,723,545			708.50K	25.18M	14.03M	1.80M



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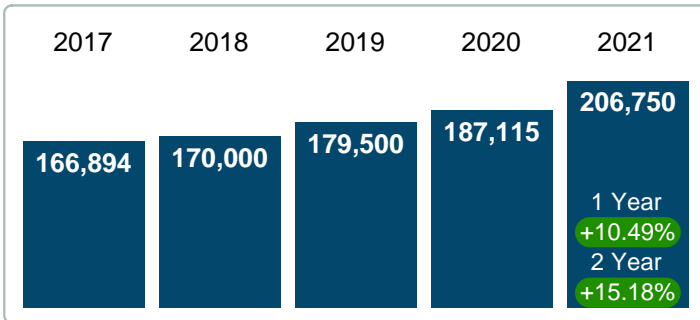
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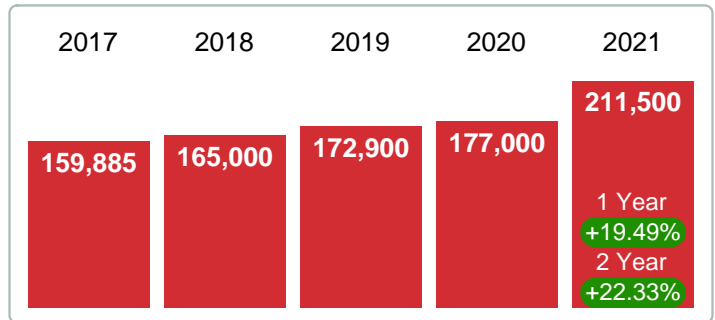
## MEDIAN SOLD PRICE AT CLOSING

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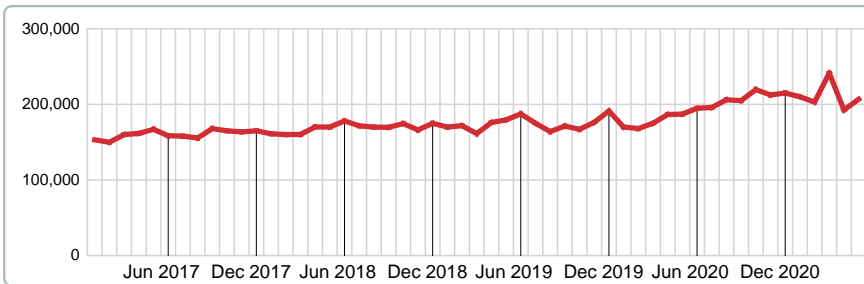
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

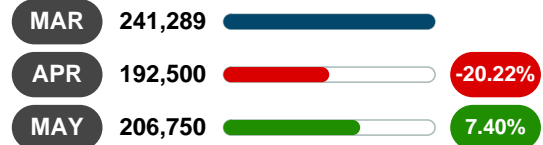


### 3 MONTHS

5 year MAY AVG = 182,052

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

Median Sold Price at Closing this month at **206,750** above the 5 yr MAY average of **182,052**



### 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
\$125,000 and less	17	9.55%	90,150	85,000	93,500	76,000	0
\$125,001 - \$150,000	16	8.99%	138,000	134,000	140,000	133,500	0
\$150,001 - \$175,000	20	11.24%	169,500	165,000	170,000	0	0
\$175,001 - \$225,000	55	30.90%	201,577	0	199,950	206,400	0
\$225,001 - \$275,000	26	14.61%	245,074	0	244,955	246,125	260,000
\$275,001 - \$350,000	24	13.48%	309,000	0	326,100	309,000	307,500
\$350,001 and up	20	11.24%	440,000	0	397,920	499,900	411,283
Median Sold Price			206,750	112,250	193,900	270,000	278,700
Total Closed Units		100%	206,750	6	121	45	6
Total Closed Volume			41,982,034	697.50K	25.32M	14.17M	1.79M

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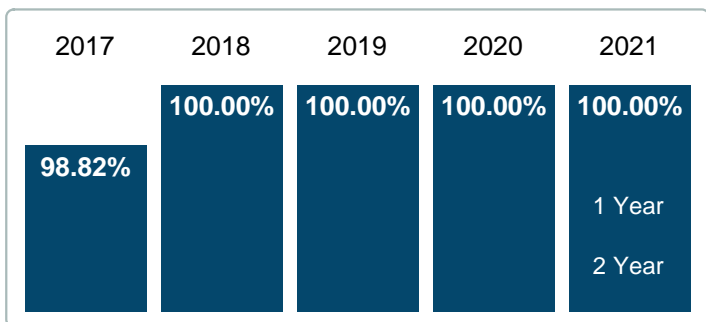
Area Delimited by County Of Wagoner - Residential Property Type



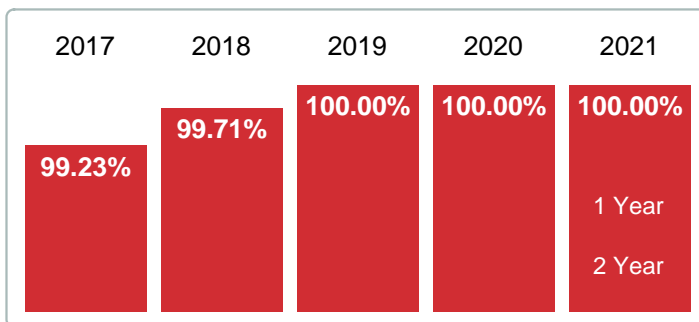
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

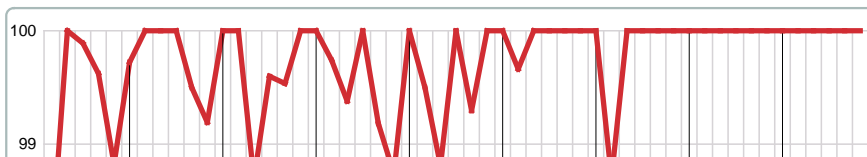
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 99.76%

High May 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.76%

MAR 100.00%  
APR 100.00%  
MAY 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
\$125,000 and less	17	9.55%	91.57%	100.00%	91.57%	84.44%	0.00%
\$125,001 - \$150,000	16	8.99%	100.00%	97.79%	100.00%	111.25%	0.00%
\$150,001 - \$175,000	20	11.24%	100.00%	106.45%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	55	30.90%	100.51%	0.00%	101.00%	100.00%	0.00%
\$225,001 - \$275,000	26	14.61%	100.00%	0.00%	100.00%	101.26%	101.96%
\$275,001 - \$350,000	24	13.48%	100.00%	0.00%	100.00%	100.00%	98.39%
\$350,001 and up	20	11.24%	100.00%	0.00%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		99.64%	100.00%	100.00%	100.81%
Total Closed Units	178	100%	100.00%	6	121	45	6
Total Closed Volume	41,982,034			697.50K	25.32M	14.17M	1.79M

# May 2021



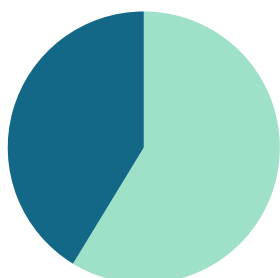
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

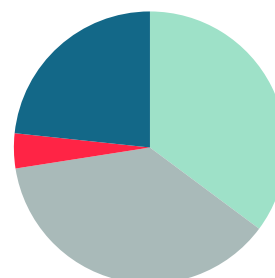


**Inventory**  
 New Listings  
**192 = 58.72%**  
 Start Inventory  
**135**  
 Total Inventory Units  
**327**  
 Volume  
**\$97,664,422**

### 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%
Median List Price	187,115	202,176	8.05%	177,900	210,000	18.04%
Median Sale Price	187,115	206,750	10.49%	177,000	211,500	19.49%
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	12.00	4.00	-66.67%	18.00	4.00	-77.78%
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

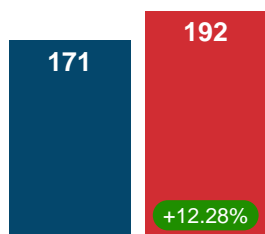
**Inventory** on May 31, 2021 = **118**

**2020** **2021**

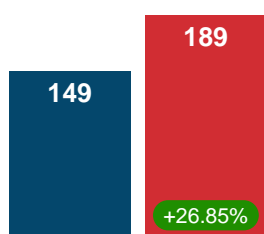
### MAY MARKET

### MEDIAN PRICES

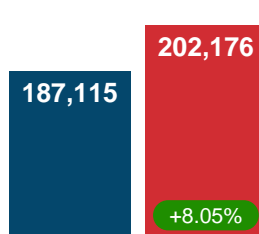
#### New Listings



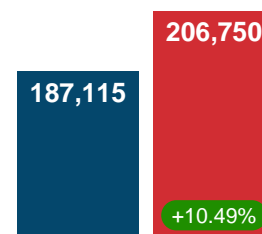
#### Pending Listings



#### List Price



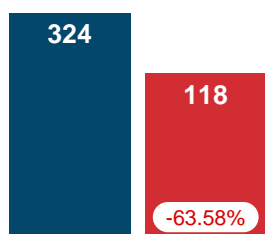
#### Sale Price



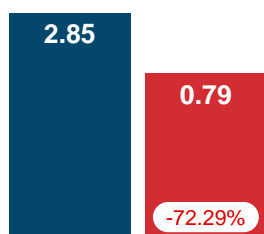
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

