

# November 2021



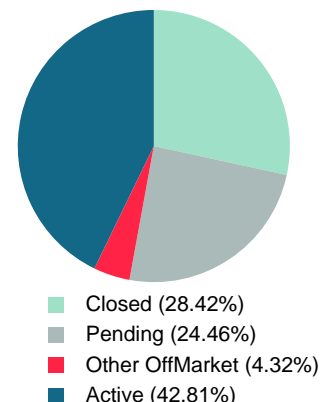
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	November 2021	+/-%
Closed Listings	142	158	11.27%
Pending Listings	113	136	20.35%
New Listings	132	139	5.30%
Median List Price	213,450	229,950	7.73%
Median Sale Price	212,450	232,500	9.44%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	7.00	0.00%
End of Month Inventory	186	238	27.96%
Months Supply of Inventory	1.44	1.55	7.65%



**Absorption:** Last 12 months, an Average of **153** Sales/Month  
**Active Inventory** as of November 30, 2021 = **238**

### Analysis Wrap-Up

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

The total housing inventory at the end of November 2021 rose **27.96%** to 238 existing homes available for sale. Over the last 12 months this area has had an average of 153 closed sales per month. This represents an unsold inventory index of **1.55** 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 **9.44%** in November 2021 to \$232,500 versus the previous year at \$212,450.

#### Median Days on Market Shortens

The median number of **7.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in November 2021 compared to last year's same month at **7.00** DOM.

#### Sales Success for November 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 139 New Listings in November 2021, up **5.30%** from last year at 132. Furthermore, there were 158 Closed Listings this month versus last year at 142, a **11.27%** increase.

Closed versus Listed trends yielded a **113.7%** ratio, up from previous year's, November 2020, at **107.6%**, a **5.66%** upswing. This will certainly create pressure on an increasing 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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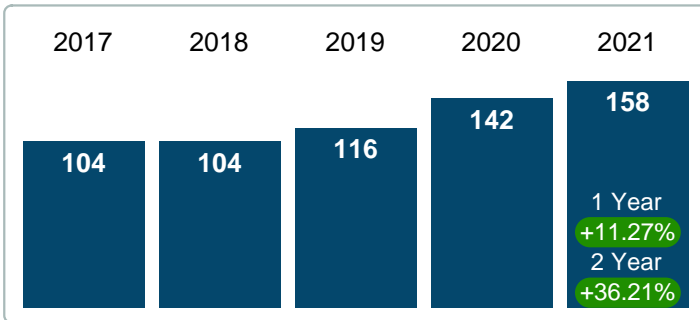
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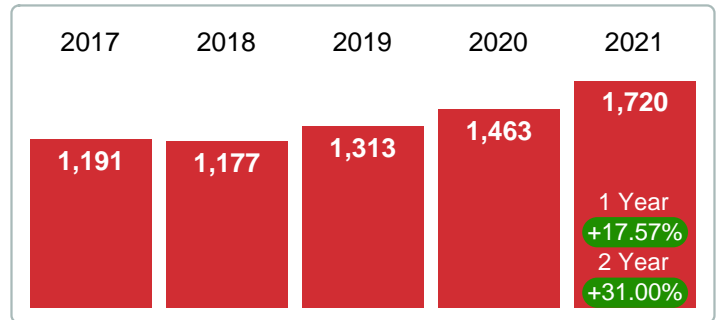
## CLOSED LISTINGS

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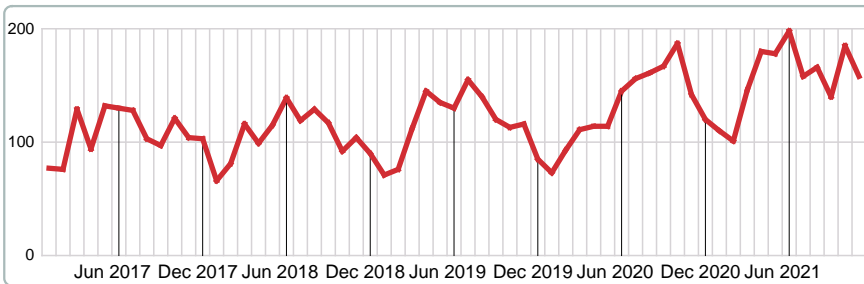
### NOVEMBER



### YEAR TO DATE (YTD)

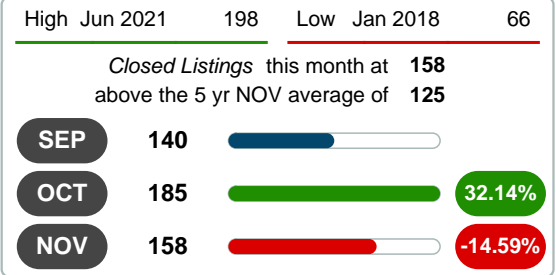


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 125



### 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	13	8.23%	19.0	5	5	2	1
\$125,001 - \$175,000	18	11.39%	6.0	2	14	2	0
\$175,001 - \$200,000	20	12.66%	5.0	0	17	3	0
\$200,001 - \$275,000	48	30.38%	5.5	2	33	13	0
\$275,001 - \$300,000	18	11.39%	3.0	0	12	5	1
\$300,001 - \$400,000	24	15.19%	7.5	1	13	9	1
\$400,001 and up	17	10.76%	18.0	0	4	12	1
<b>Total Closed Units</b>	<b>158</b>			<b>10</b>	<b>98</b>	<b>46</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>41,165,947</b>	<b>100%</b>	<b>7.0</b>	<b>1.47M</b>	<b>23.57M</b>	<b>14.96M</b>	<b>1.18M</b>
<b>Median Closed Price</b>	<b>\$232,500</b>			<b>\$136,000</b>	<b>\$215,114</b>	<b>\$285,746</b>	<b>\$312,400</b>



Area Delimited by County Of Wagoner - Residential Property Type

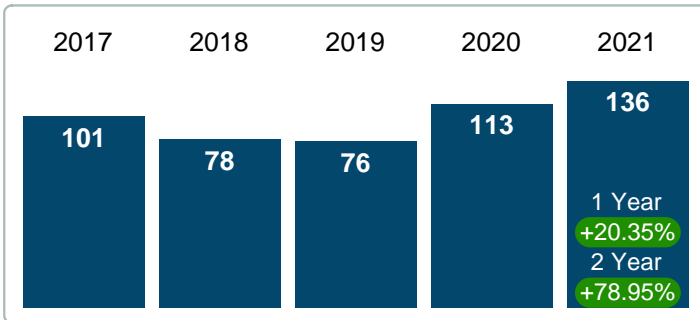


# November 2021

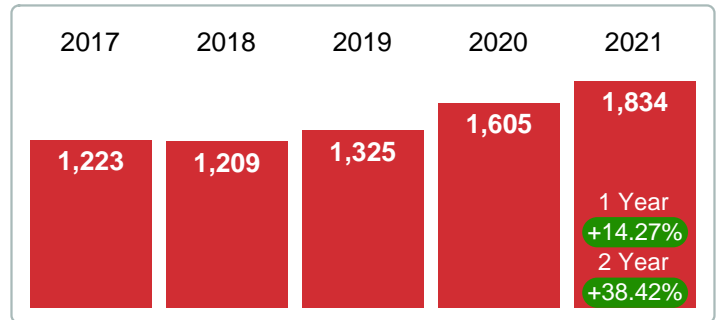
## PENDING LISTINGS

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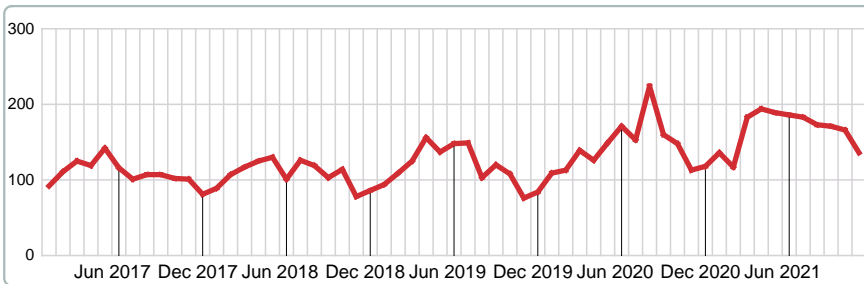
### NOVEMBER



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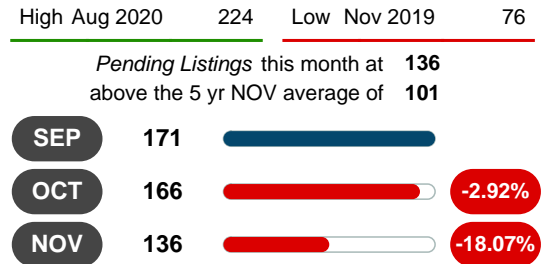


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 101



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.82%	42.0	3	8	1	0
\$125,001 - \$175,000	8	5.88%	18.5	1	7	0	0
\$175,001 - \$225,000	35	25.74%	4.0	0	31	3	1
\$225,001 - \$275,000	30	22.06%	11.5	1	17	12	0
\$275,001 - \$325,000	16	11.76%	5.5	0	9	7	0
\$325,001 - \$450,000	20	14.71%	35.5	0	10	9	1
\$450,001 and up	15	11.03%	10.0	0	5	7	3
<b>Total Pending Units</b>	<b>136</b>			<b>5</b>	<b>87</b>	<b>39</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>37,057,741</b>	<b>100%</b>	<b>9.0</b>	<b>606.00K</b>	<b>21.32M</b>	<b>12.96M</b>	<b>2.17M</b>
<b>Median Listing Price</b>	<b>\$249,950</b>			<b>\$112,500</b>	<b>\$225,000</b>	<b>\$305,000</b>	<b>\$499,900</b>

# November 2021



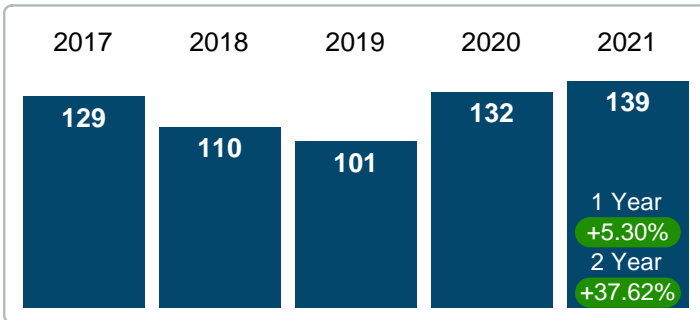
Area Delimited by County Of Wagoner - Residential Property Type



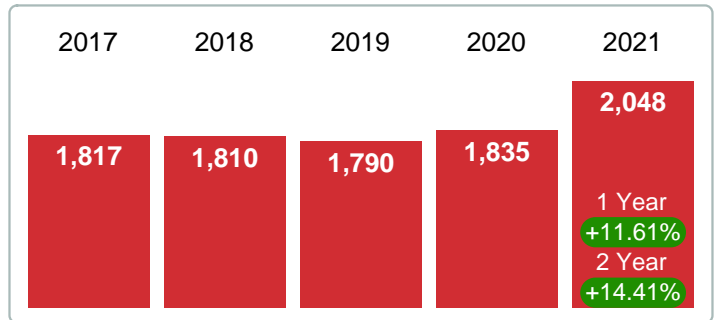
## NEW LISTINGS

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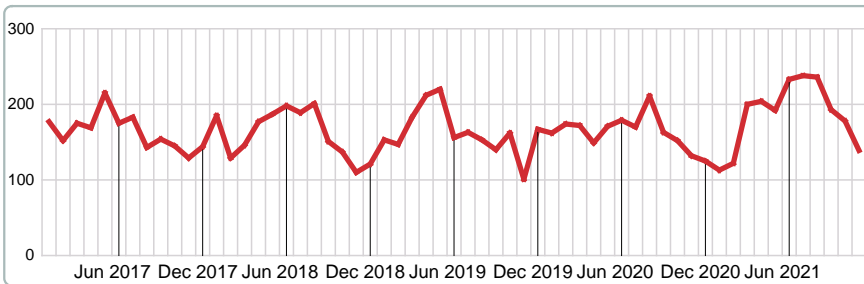
### NOVEMBER



### YEAR TO DATE (YTD)

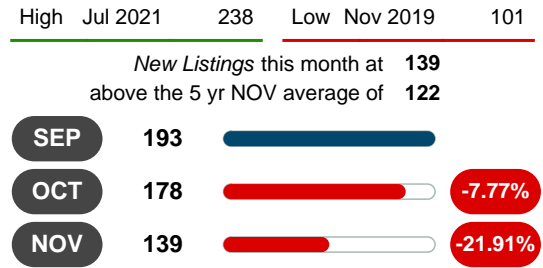


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 122



### 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	13	9.35%	4	7	2	0
\$125,001 - \$175,000	10	7.19%	0	8	2	0
\$175,001 - \$200,000	19	13.67%	0	17	2	0
\$200,001 - \$275,000	46	33.09%	1	33	11	1
\$275,001 - \$325,000	20	14.39%	1	10	9	0
\$325,001 - \$475,000	16	11.51%	0	7	9	0
\$475,001 and up	15	10.79%	1	4	8	2
<b>Total New Listed Units</b>	<b>139</b>		<b>7</b>	<b>86</b>	<b>43</b>	<b>3</b>
<b>Total New Listed Volume</b>	<b>42,153,624</b>	<b>100%</b>	<b>2.39M</b>	<b>23.83M</b>	<b>14.63M</b>	<b>1.30M</b>
<b>Median New Listed Listing Price</b>	<b>\$250,000</b>		<b>\$122,500</b>	<b>\$224,950</b>	<b>\$305,000</b>	<b>\$529,000</b>

# November 2021



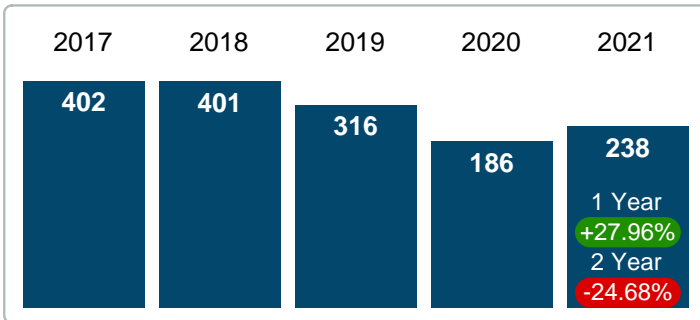
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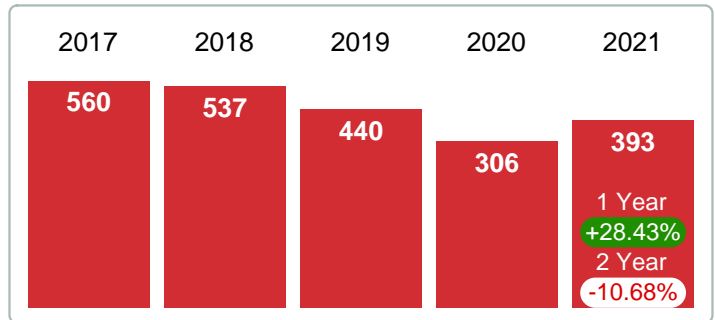
## ACTIVE INVENTORY

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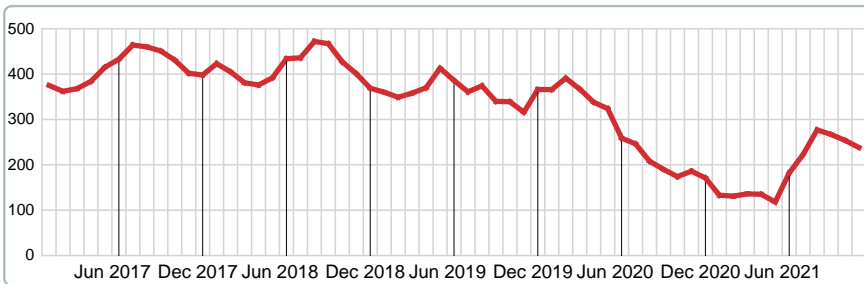
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

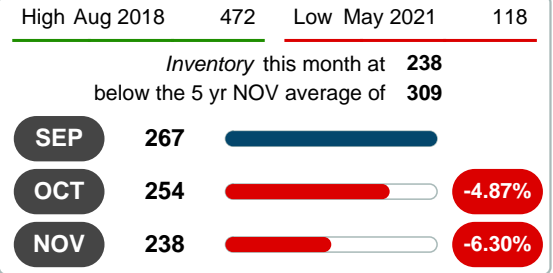


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 309



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	23	9.66%	61.0	9	8	5	1
\$125,001 - \$175,000	24	10.08%	90.5	2	17	4	1
\$175,001 - \$250,000	40	16.81%	36.0	0	29	11	0
\$250,001 - \$300,000	44	18.49%	41.0	1	21	21	1
\$300,001 - \$400,000	50	21.01%	112.0	1	23	25	1
\$400,001 - \$625,000	33	13.87%	95.0	1	9	17	6
\$625,001 and up	24	10.08%	72.5	1	6	7	10
Total Active Inventory by Units		238		15	113	90	20
Total Active Inventory by Volume		81,810,698	100%	3.41M	34.05M	31.03M	13.32M
Median Active Inventory Listing Price		\$288,010		\$114,900	\$258,484	\$307,348	\$580,021

# November 2021



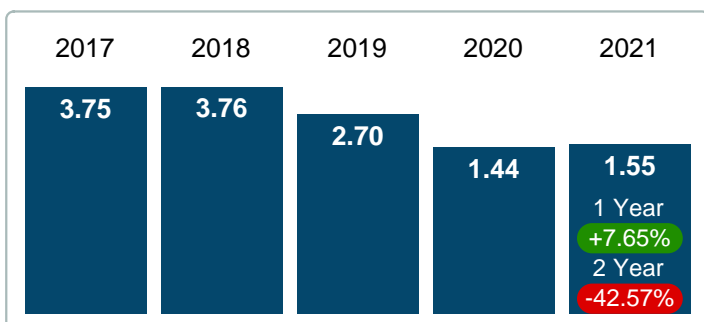
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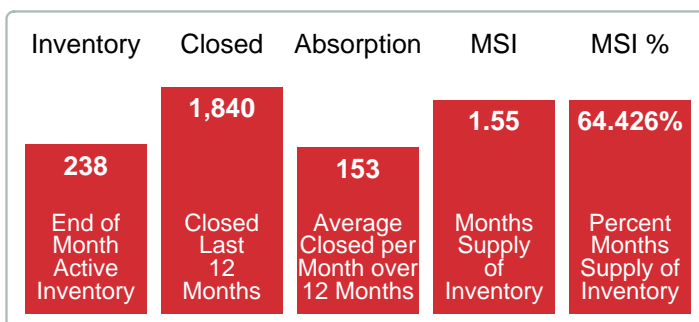
## MONTHS SUPPLY of INVENTORY (MSI)

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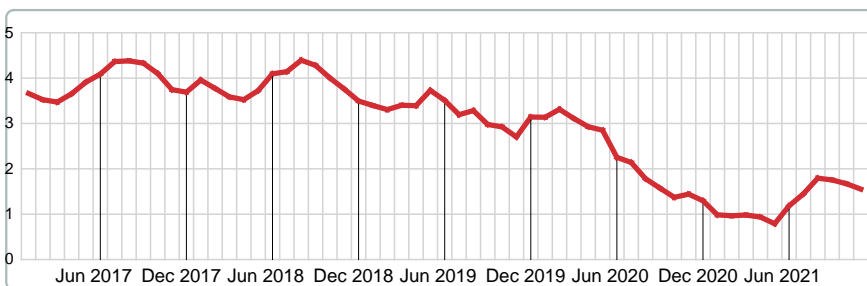
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2021

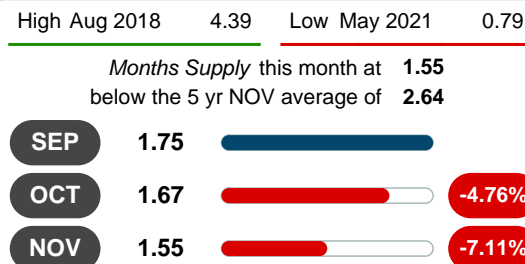


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 2.64



### 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
\$125,000 and less	23	9.66%	1.84	2.04	1.12	6.67	6.00
\$125,001 - \$175,000	24	10.08%	0.96	0.83	0.84	1.78	12.00
\$175,001 - \$250,000	40	16.81%	0.72	0.00	0.69	0.92	0.00
\$250,001 - \$300,000	44	18.49%	1.95	3.00	1.58	2.55	1.50
\$300,001 - \$400,000	50	21.01%	2.14	2.40	2.12	2.44	0.52
\$400,001 - \$625,000	33	13.87%	2.73	12.00	2.77	2.43	3.43
\$625,001 and up	24	10.08%	12.52	0.00	14.40	7.00	20.00
Market Supply of Inventory (MSI)			1.55	1.71	1.16	2.17	3.53
Total Active Inventory by Units		100%	1.55	15	113	90	20

# November 2021



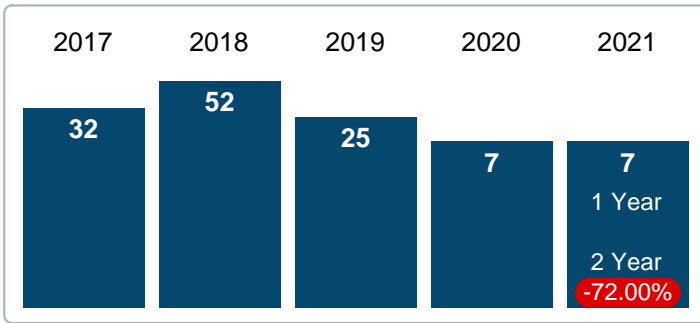
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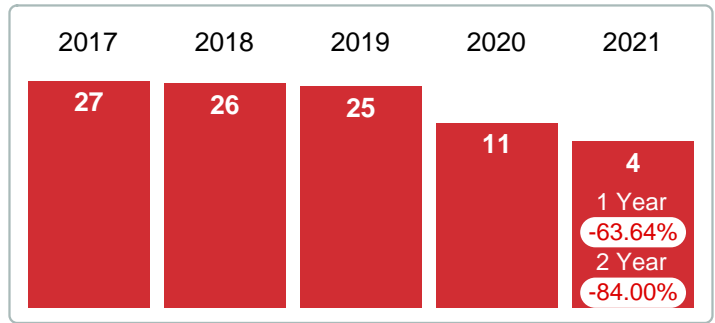
## MEDIAN DAYS ON MARKET TO SALE

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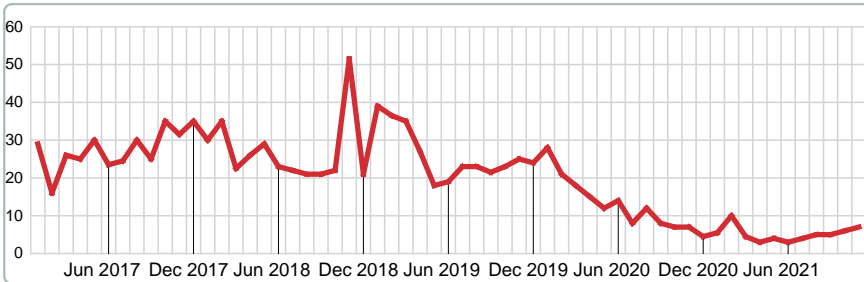
### NOVEMBER



### YEAR TO DATE (YTD)

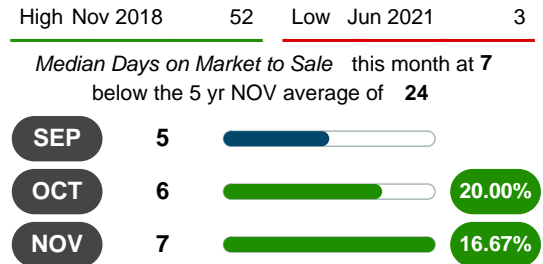


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV 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
\$125,000 and less	8.23%	19	10	15	75	69
\$125,001 - \$175,000	11.39%	6	20	7	4	0
\$175,001 - \$200,000	12.66%	5	0	5	49	0
\$200,001 - \$275,000	30.38%	6	93	3	12	0
\$275,001 - \$300,000	11.39%	3	0	3	19	3
\$300,001 - \$400,000	15.19%	8	9	8	7	11
\$400,001 and up	10.76%	18	0	23	8	1
Median Closed DOM		7	15	5	12	7
Total Closed Units	100%	158	10	98	46	4
Total Closed Volume		41,165,947	1.47M	23.57M	14.96M	1.18M

# November 2021



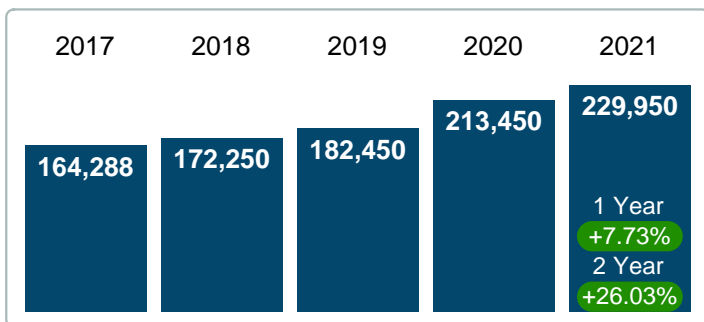
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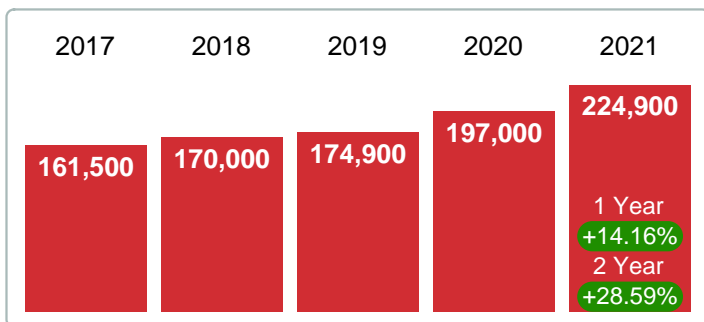
## MEDIAN LIST PRICE AT CLOSING

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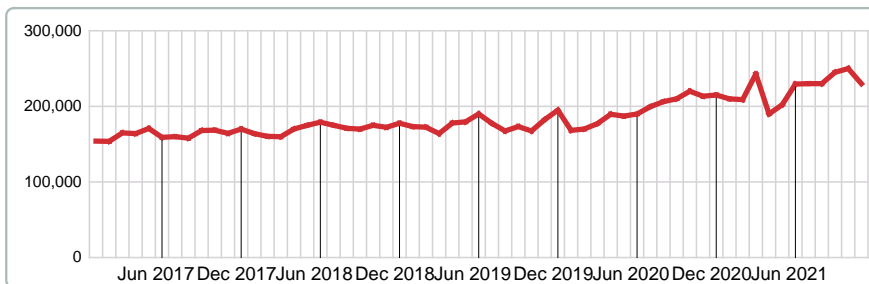
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

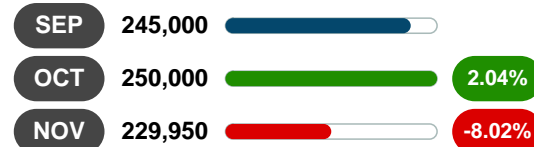


### 3 MONTHS

5 year NOV AVG = 192,477

High Oct 2021 250,000 Low Feb 2017 153,700

Median List Price at Closing this month at **229,950** above the 5 yr NOV average of **192,477**



### 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	12	7.59%	99,200	64,500	103,599	99,900	115,000
\$125,001 - \$175,000	19	12.03%	154,900	155,950	154,950	139,900	0
\$175,001 - \$200,000	23	14.56%	190,000	0	190,000	188,750	0
\$200,001 - \$275,000	46	29.11%	227,755	230,000	224,900	230,000	0
\$275,001 - \$300,000	18	11.39%	286,789	0	286,789	285,000	289,900
\$300,001 - \$400,000	24	15.19%	341,750	334,900	350,000	325,000	339,900
\$400,001 and up	16	10.13%	484,130	0	553,500	483,260	448,609
Median List Price			229,950	132,450	211,733	286,746	314,900
Total Closed Units		100%	229,950	10	98	46	4
Total Closed Volume			41,165,368	1.51M	23.36M	15.10M	1.19M



# November 2021



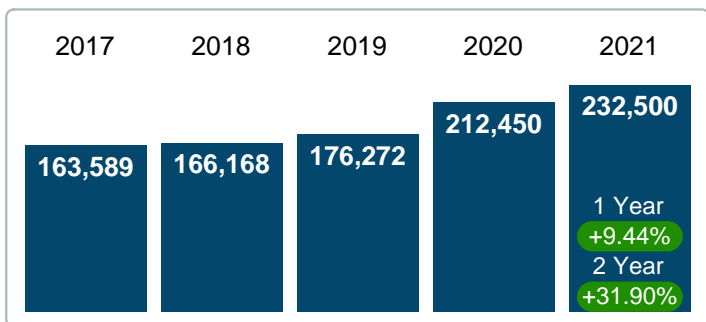
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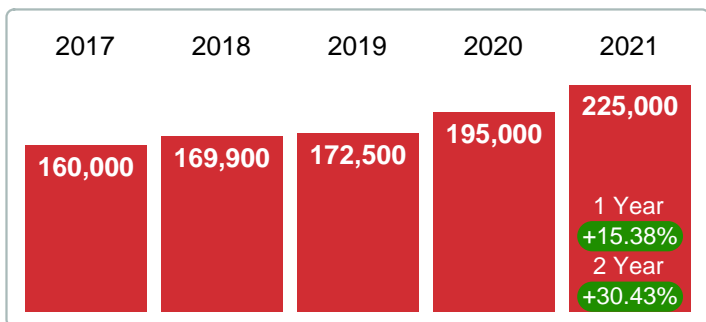
## MEDIAN SOLD PRICE AT CLOSING

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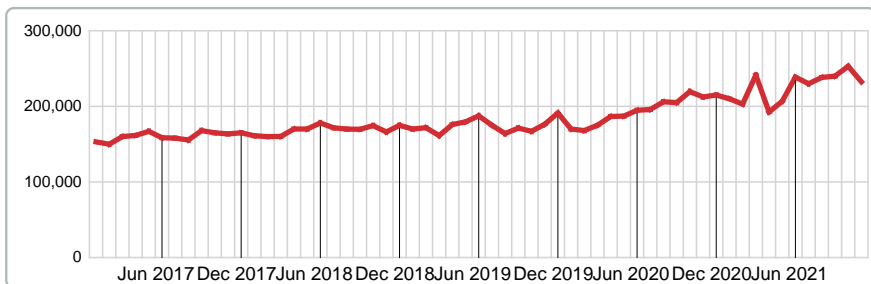
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

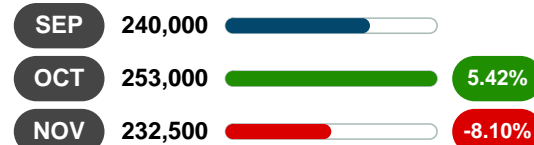


### 3 MONTHS

5 year NOV AVG = 190,196

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

Median Sold Price at Closing this month at **232,500** above the 5 yr NOV average of **190,196**



### 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	8.23%	93,000	60,000	93,000	102,500	105,000
\$125,001 - \$175,000	11.39%	155,000	159,500	155,000	159,000	0
\$175,001 - \$200,000	12.66%	190,000	0	190,000	186,000	0
\$200,001 - \$275,000	30.38%	225,505	215,000	222,000	235,000	0
\$275,001 - \$300,000	11.39%	287,931	0	288,686	283,000	294,800
\$300,001 - \$400,000	15.19%	343,141	336,900	350,000	319,444	330,000
\$400,001 and up	10.76%	489,001	0	560,000	487,001	448,609
<b>Median Sold Price</b>		<b>232,500</b>	<b>136,000</b>	<b>215,114</b>	<b>285,746</b>	<b>312,400</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>232,500</b>	<b>10</b>	<b>98</b>	<b>46</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>41,165,947</b>	<b>1.47M</b>	<b>23.57M</b>	<b>14.96M</b>	<b>1.18M</b>

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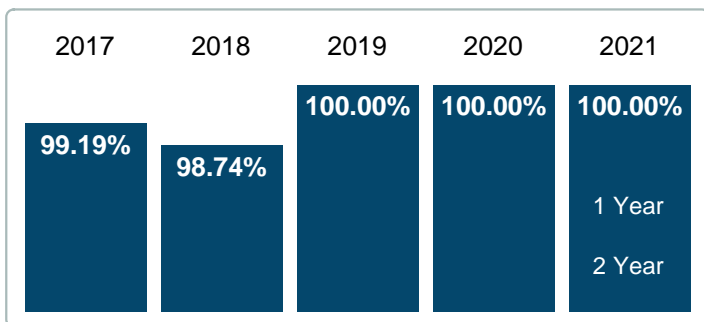
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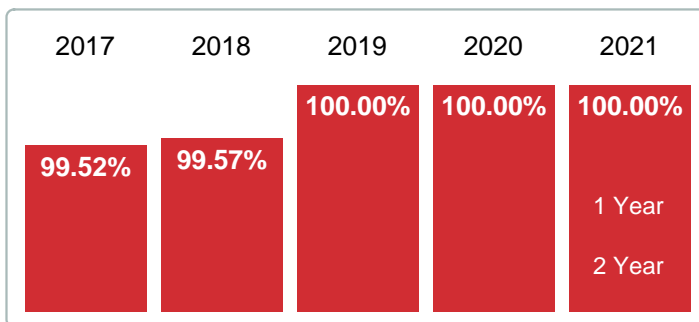
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

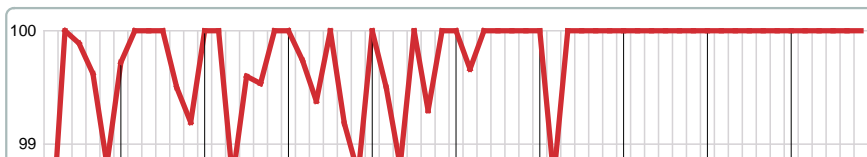
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 99.59%

High Nov 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr NOV average of 99.59%

- SEP 100.00%
- OCT 100.00%
- NOV 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	13	8.23%	91.30%	93.02%	89.77%	88.70%	91.30%	
\$125,001 - \$175,000	18	11.39%	100.00%	102.54%	100.00%	101.11%	0.00%	
\$175,001 - \$200,000	20	12.66%	100.00%	0.00%	100.00%	96.62%	0.00%	
\$200,001 - \$275,000	48	30.38%	100.00%	93.59%	100.05%	100.00%	0.00%	
\$275,001 - \$300,000	18	11.39%	100.00%	0.00%	100.00%	100.00%	101.69%	
\$300,001 - \$400,000	24	15.19%	100.00%	100.60%	100.00%	100.00%	97.09%	
\$400,001 and up	17	10.76%	100.00%	0.00%	100.26%	100.00%	100.00%	
Median Sold/List Ratio		100.00%		95.90%	100.00%	100.00%	98.54%	
Total Closed Units		158	100%	100.00%	10	98	46	4
Total Closed Volume		41,165,947			1.47M	23.57M	14.96M	1.18M



Area Delimited by County Of Wagoner - Residential Property Type

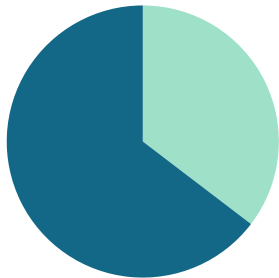


# November 2021

## MARKET SUMMARY

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

### INVENTORY

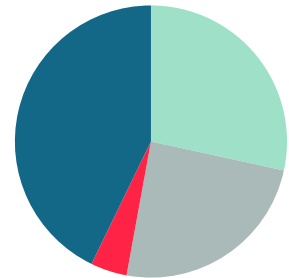


**Inventory**  
 New Listings  
**139 = 35.37%**  
 Start Inventory  
**254**  
 Total Inventory Units  
**393**  
 Volume  
**\$124,244,911**

### Market Activity

Closed Sales  
**158 = 28.42%**  
 Pending Sales  
**136 = 24.46%**  
 Other Off Market  
**24 = 4.32%**  
 Active Inventory  
**238 = 42.81%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	142	158	11.27%	1,463	1,720	17.57%
Pending Sales	113	136	20.35%	1,605	1,834	14.27%
New Listings	132	139	5.30%	1,835	2,048	11.61%
Median List Price	213,450	229,950	7.73%	197,000	224,900	14.16%
Median Sale Price	212,450	232,500	9.44%	195,000	225,000	15.38%
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	7.00	7.00	0.00%	11.00	4.00	-63.64%
Monthly Inventory	186	238	27.96%	186	238	27.96%
Months Supply of Inventory	1.44	1.55	7.65%	1.44	1.55	7.65%

**Absorption:** Last 12 months, an Average of **153** Sales/Month

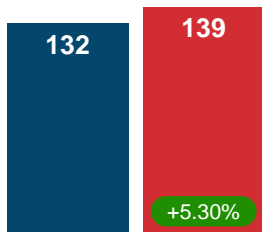
**Inventory** on November 30, 2021 = **238**

**2020** **2021**

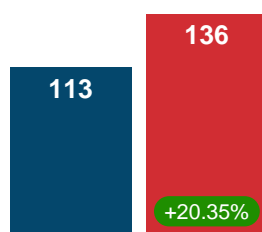
### NOVEMBER MARKET

### MEDIAN PRICES

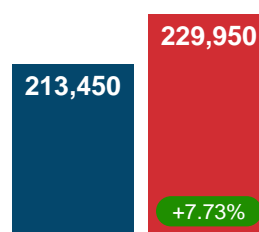
#### New Listings



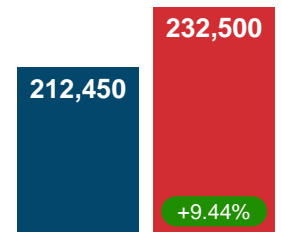
#### Pending Listings



#### List Price



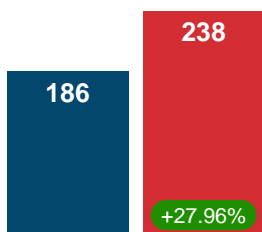
#### Sale Price



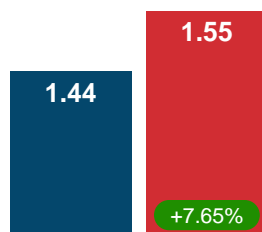
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

+0.00%