

# April 2022



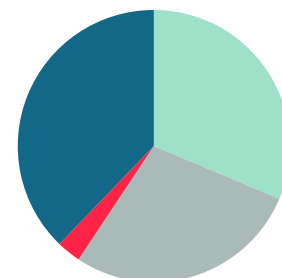
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Aug 09, 2023 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	180	131	-27.22%
Pending Listings	194	117	-39.69%
New Listings	204	148	-27.45%
Average List Price	217,758	303,587	39.41%
Average Sale Price	217,589	304,783	40.07%
Average Percent of Selling Price to List Price	99.83%	100.36%	0.53%
Average Days on Market to Sale	17.34	20.13	16.10%
End of Month Inventory	135	158	17.04%
Months Supply of Inventory	0.94	0.99	6.00%



■ Closed (31.34%)  
■ Pending (27.99%)  
■ Other OffMarket (2.87%)  
■ Active (37.80%)

**Absorption:** Last 12 months, an Average of **159** Sales/Month  
**Active Inventory** as of April 30, 2022 = **158**

### Analysis Wrap-Up

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

The total housing inventory at the end of April 2022 rose **17.04%** to 158 existing homes available for sale. Over the last 12 months this area has had an average of 159 closed sales per month. This represents an unsold inventory index of **0.99** 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 **40.07%** in April 2022 to \$304,783 versus the previous year at \$217,589.

#### Average Days on Market Lengthens

The average number of **20.13** days that homes spent on the market before selling increased by 2.79 days or **16.10%** in April 2022 compared to last year's same month at **17.34** DOM.

#### Sales Success for April 2022 is Positive

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

There were 148 New Listings in April 2022, down **27.45%** from last year at 204. Furthermore, there were 131 Closed Listings this month versus last year at 180, a **-27.22%** decrease.

Closed versus Listed trends yielded a **88.5%** ratio, up from previous year's, April 2021, at **88.2%**, a **0.32%** 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>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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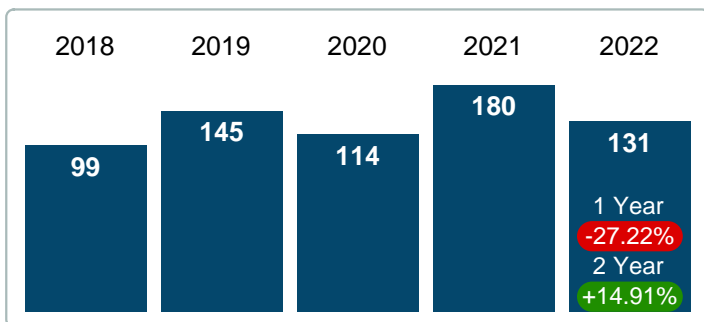
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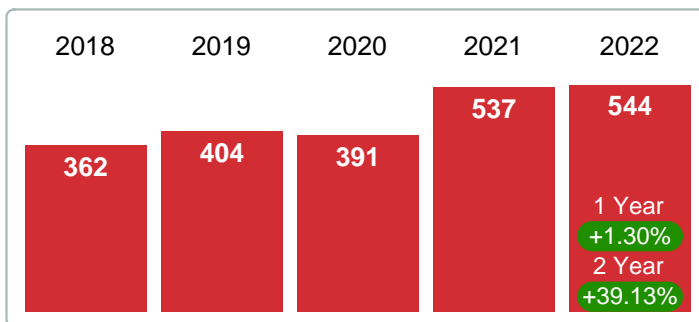
## CLOSED LISTINGS

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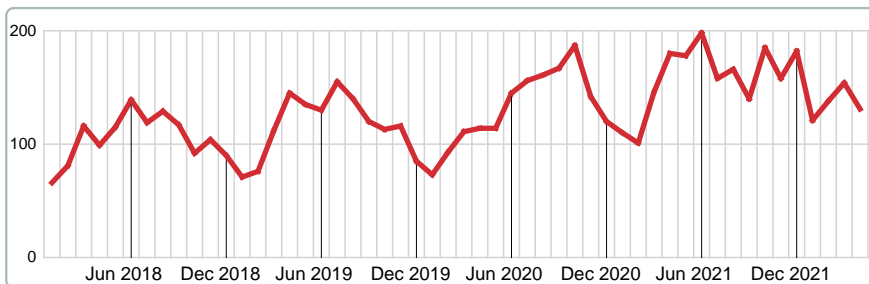
### APRIL



### YEAR TO DATE (YTD)

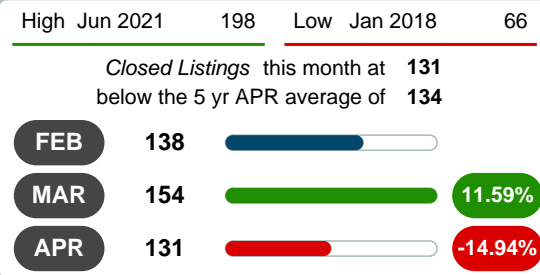


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 134



### 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	7	5.34%	19.7	4	3	0	0
\$125,001 - \$175,000	17	12.98%	29.5	3	11	3	0
\$175,001 - \$225,000	22	16.79%	9.2	0	21	0	1
\$225,001 - \$300,000	33	25.19%	15.4	0	24	9	0
\$300,001 - \$350,000	18	13.74%	26.1	0	10	8	0
\$350,001 - \$475,000	19	14.50%	16.1	0	7	10	2
\$475,001 and up	15	11.45%	34.3	0	2	11	2
<b>Total Closed Units</b>	<b>131</b>			<b>7</b>	<b>78</b>	<b>41</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>39,926,569</b>	<b>100%</b>	<b>20.1</b>	<b>781.30K</b>	<b>20.43M</b>	<b>16.28M</b>	<b>2.44M</b>
<b>Average Closed Price</b>	<b>\$304,783</b>			<b>\$111,614</b>	<b>\$261,871</b>	<b>\$397,010</b>	<b>\$488,380</b>

# April 2022



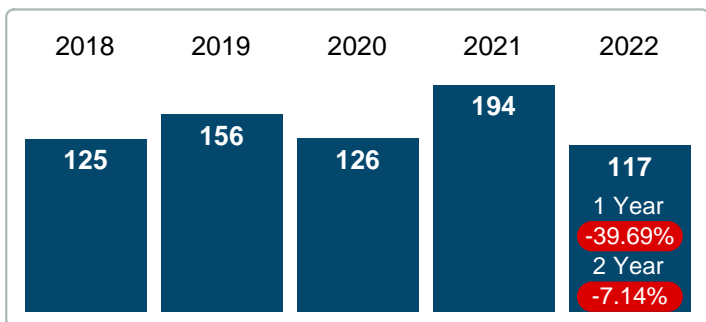
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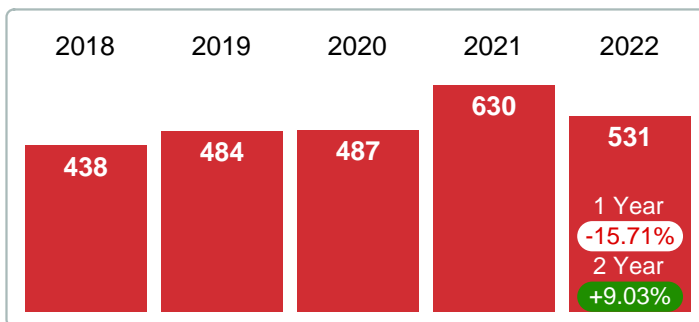
## PENDING LISTINGS

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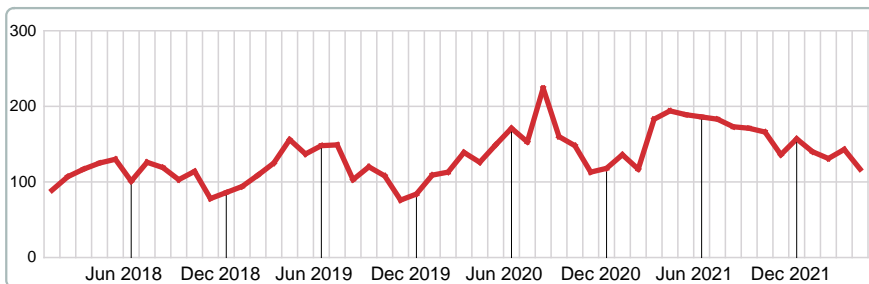
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 144

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 117 below the 5 yr APR average of 144



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	5.98%	13.6	3	4	0	0
\$125,001 - \$175,000	13	11.11%	7.4	3	10	0	0
\$175,001 - \$225,000	27	23.08%	9.3	2	24	1	0
\$225,001 - \$275,000	29	24.79%	7.4	0	17	12	0
\$275,001 - \$325,000	14	11.97%	16.0	0	10	4	0
\$325,001 - \$475,000	14	11.97%	15.2	0	4	9	1
\$475,001 and up	13	11.11%	22.2	0	2	9	2
<b>Total Pending Units</b>	<b>117</b>			<b>8</b>	<b>71</b>	<b>35</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>33,845,764</b>	<b>100%</b>	<b>11.5</b>	<b>1.08M</b>	<b>16.89M</b>	<b>14.05M</b>	<b>1.82M</b>
<b>Average Listing Price</b>	<b>\$289,403</b>			<b>\$135,063</b>	<b>\$237,923</b>	<b>\$401,513</b>	<b>\$606,600</b>

# April 2022



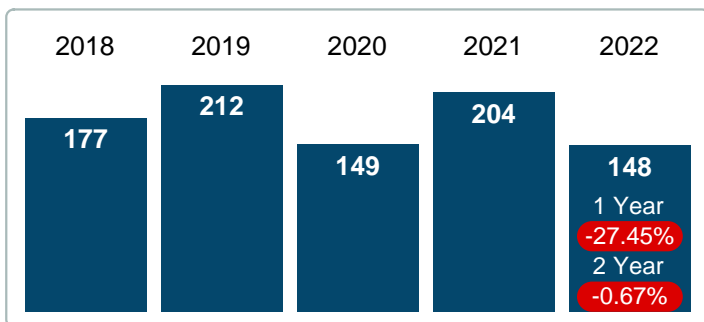
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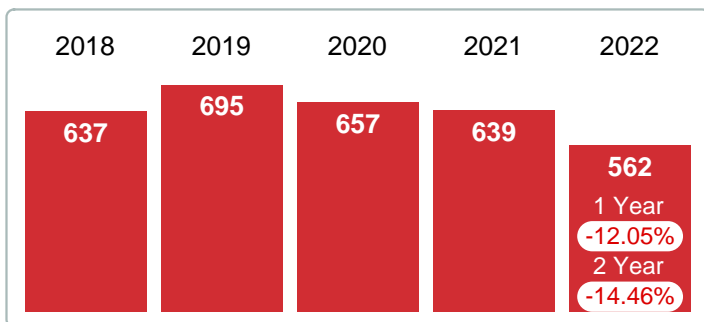
## NEW LISTINGS

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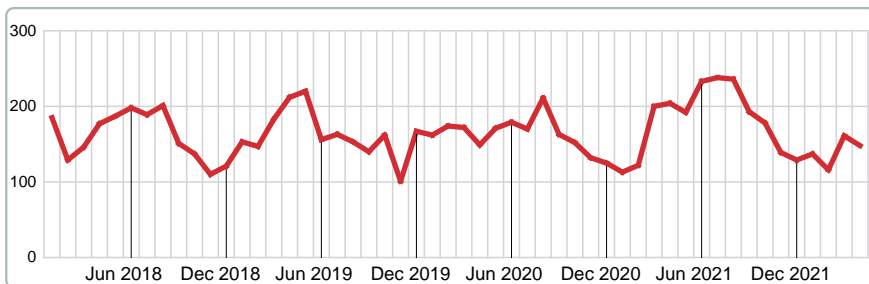
### APRIL



### YEAR TO DATE (YTD)

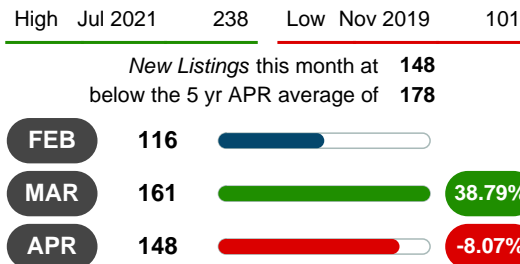


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 178



### 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	14	9.46%	8	6	0	0
\$125,001 - \$150,000	10	6.76%	3	7	0	0
\$150,001 - \$225,000	35	23.65%	4	28	2	1
\$225,001 - \$275,000	34	22.97%	1	22	11	0
\$275,001 - \$350,000	22	14.86%	0	15	7	0
\$350,001 - \$500,000	17	11.49%	1	5	9	2
\$500,001 and up	16	10.81%	0	2	12	2
<b>Total New Listed Units</b>	<b>148</b>		<b>17</b>	<b>85</b>	<b>41</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>44,049,768</b>	<b>100%</b>	<b>2.44M</b>	<b>20.78M</b>	<b>17.53M</b>	<b>3.31M</b>
<b>Average New Listed Listing Price</b>	<b>\$277,295</b>		<b>\$143,330</b>	<b>\$244,448</b>	<b>\$427,553</b>	<b>\$661,080</b>

# April 2022



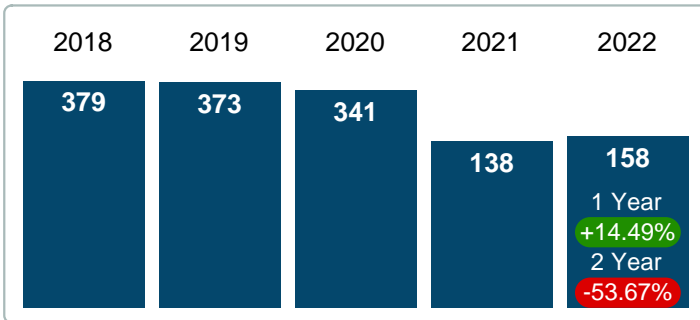
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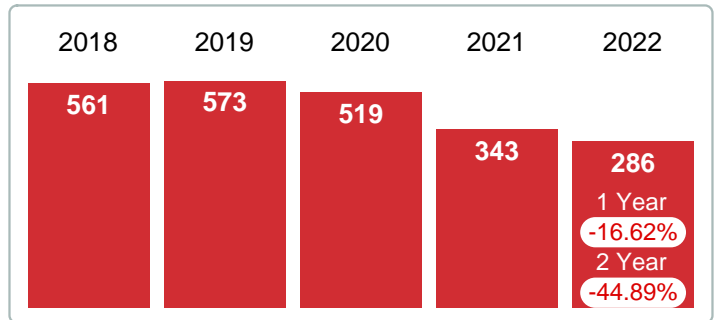
## ACTIVE INVENTORY

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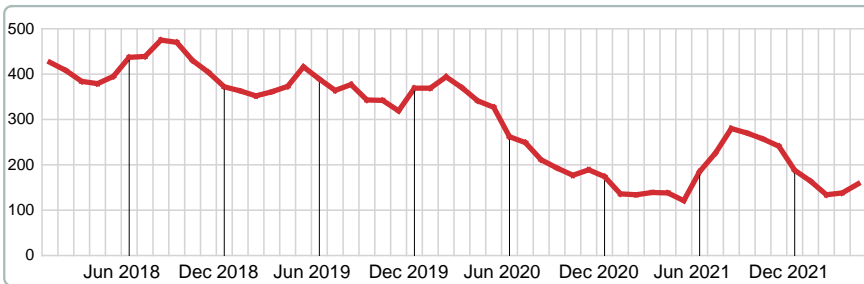
### END OF APRIL



### ACTIVE DURING APRIL

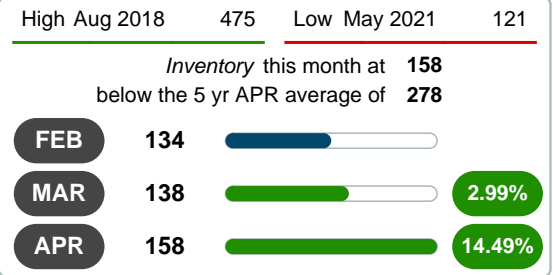


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 278



### 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	14	8.86%	29.9	9	5	0	0
\$75,001 - \$150,000	21	13.29%	65.8	5	15	1	0
\$150,001 - \$225,000	19	12.03%	44.7	4	8	4	3
\$225,001 - \$325,000	36	22.78%	145.5	2	21	12	1
\$325,001 - \$400,000	24	15.19%	145.0	1	10	12	1
\$400,001 - \$650,000	28	17.72%	106.0	1	8	16	3
\$650,001 and up	16	10.13%	88.7	0	6	5	5
<b>Total Active Inventory by Units</b>	<b>158</b>			<b>22</b>	<b>73</b>	<b>50</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>56,847,701</b>	<b>100%</b>	<b>99.7</b>	<b>3.18M</b>	<b>24.26M</b>	<b>20.08M</b>	<b>9.32M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$359,796</b>			<b>\$144,464</b>	<b>\$332,357</b>	<b>\$401,686</b>	<b>\$717,163</b>

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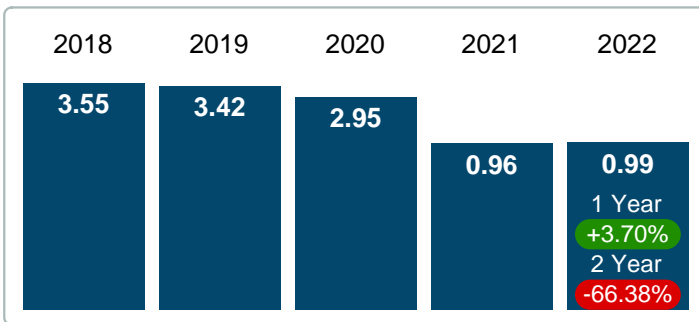
Area Delimited by County Of Wagoner - Residential Property Type



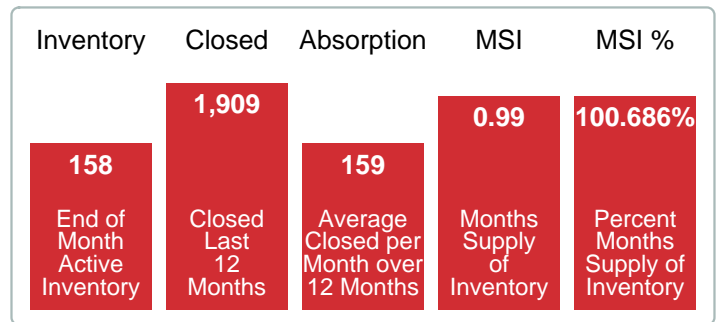
## MONTHS SUPPLY of INVENTORY (MSI)

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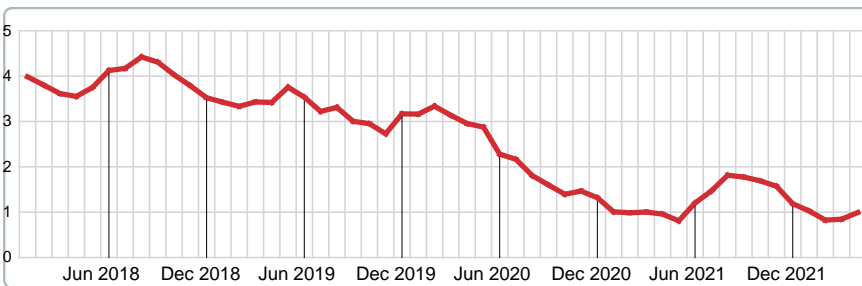
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

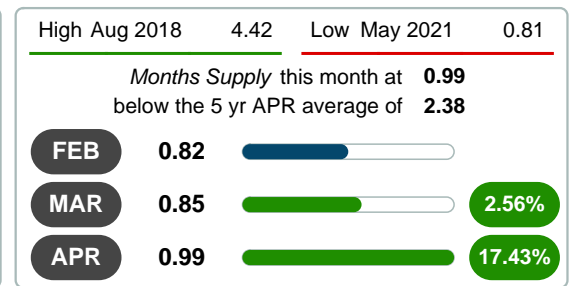


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 2.38



### 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	14	8.86%	3.65	4.50	3.33	0.00	0.00
\$75,001 - \$150,000	21	13.29%	1.28	1.36	1.34	0.67	0.00
\$150,001 - \$225,000	19	12.03%	0.38	1.85	0.20	0.57	7.20
\$225,001 - \$325,000	36	22.78%	0.70	2.00	0.70	0.61	1.20
\$325,001 - \$400,000	24	15.19%	1.29	1.71	1.11	1.53	0.80
\$400,001 - \$650,000	28	17.72%	1.78	12.00	1.68	1.90	1.20
\$650,001 and up	16	10.13%	7.11	0.00	12.00	4.00	10.00
Market Supply of Inventory (MSI)			0.99	2.32	0.75	1.09	2.29
Total Active Inventory by Units		100%	0.99	22	73	50	13

# April 2022



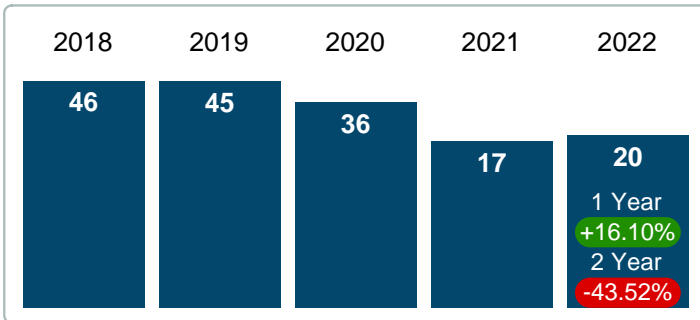
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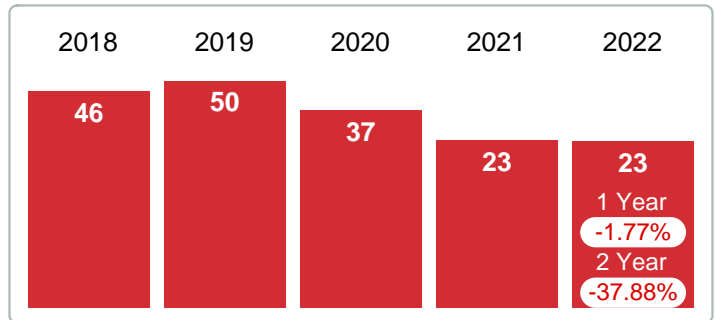
## AVERAGE DAYS ON MARKET TO SALE

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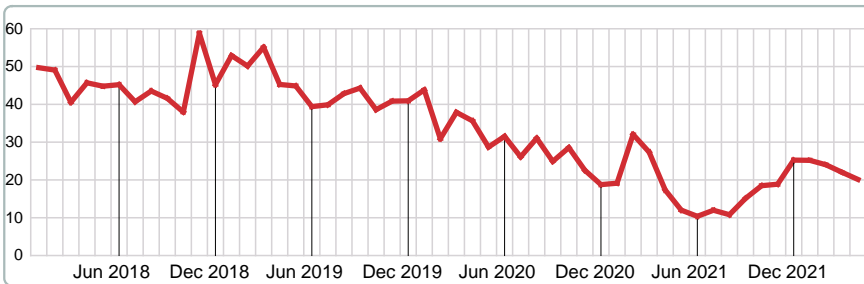
### APRIL



### YEAR TO DATE (YTD)

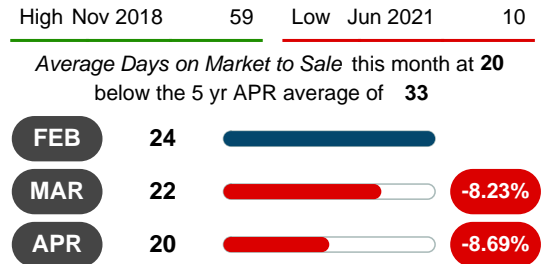


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 33



### 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	5.34%	20	12	30	0	0
\$125,001 - \$175,000	12.98%	29	2	28	63	0
\$175,001 - \$225,000	16.79%	9	0	9	0	15
\$225,001 - \$300,000	25.19%	15	0	14	20	0
\$300,001 - \$350,000	13.74%	26	0	18	36	0
\$350,001 - \$475,000	14.50%	16	0	31	7	11
\$475,001 and up	11.45%	34	0	22	31	67
<b>Average Closed DOM</b>		<b>20</b>	<b>8</b>	<b>17</b>	<b>26</b>	<b>34</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>20</b>	<b>7</b>	<b>78</b>	<b>41</b>	<b>5</b>
<b>Total Closed Volume</b>		<b>39,926,569</b>	<b>781.30K</b>	<b>20.43M</b>	<b>16.28M</b>	<b>2.44M</b>



# April 2022



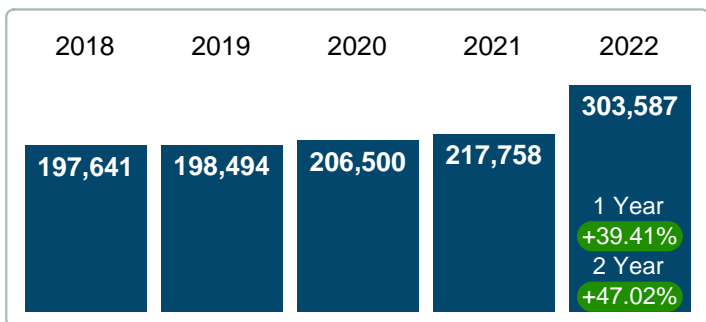
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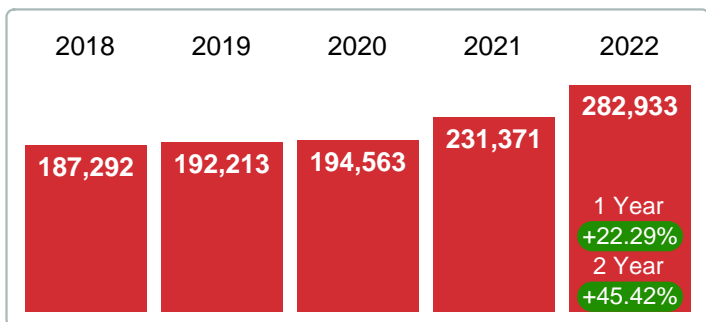
## AVERAGE LIST PRICE AT CLOSING

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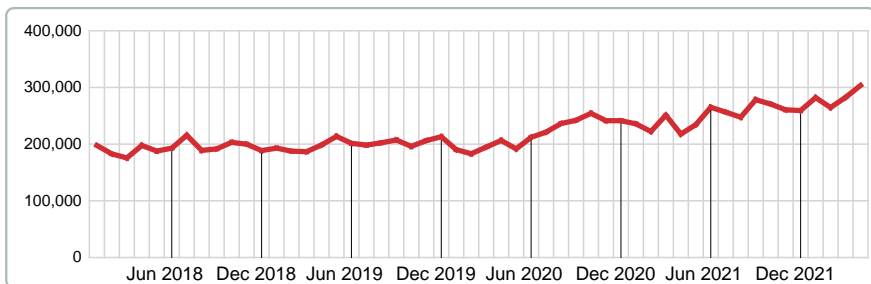
### APRIL



### YEAR TO DATE (YTD)

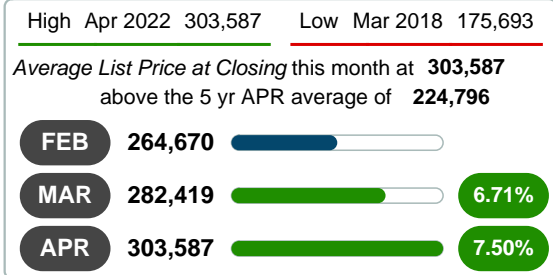


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 224,796



### 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	8	6.11%	87,963	86,325	83,133	0	
\$125,001 - \$175,000	14	10.69%	154,398	160,669	150,597	164,333	
\$175,001 - \$225,000	27	20.61%	200,778	0	198,386	0	
\$225,001 - \$300,000	33	25.19%	264,821	0	260,668	251,212	
\$300,001 - \$350,000	14	10.69%	333,087	0	333,760	327,348	
\$350,001 - \$475,000	22	16.79%	409,731	0	383,600	410,851	
\$475,001 and up	13	9.92%	697,480	0	912,500	616,064	
<b>Average List Price</b>		<b>303,587</b>		<b>118,187</b>	<b>258,665</b>	<b>396,534</b>	<b>501,760</b>
<b>Total Closed Units</b>		<b>131</b>	<b>100%</b>	<b>303,587</b>	<b>7</b>	<b>78</b>	<b>41</b>
<b>Total Closed Volume</b>		<b>39,769,907</b>			<b>827.31K</b>	<b>20.18M</b>	<b>16.26M</b>



# April 2022



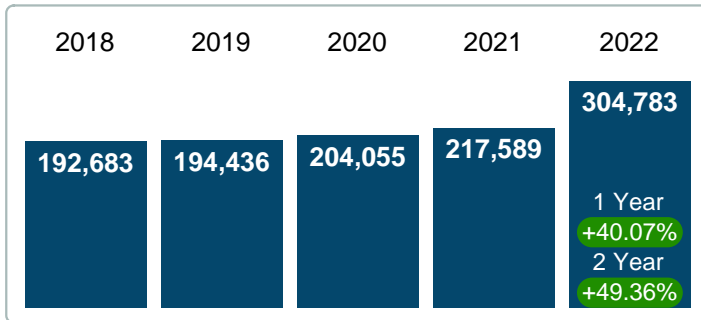
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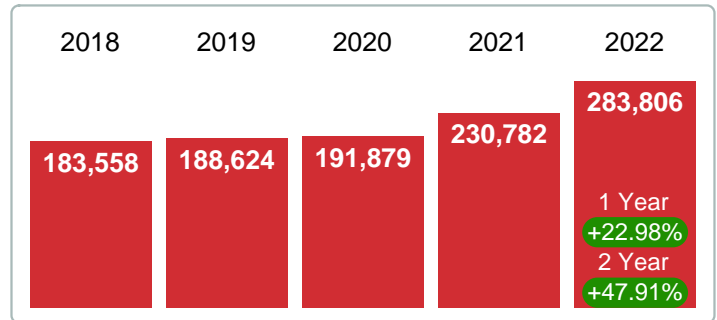
## AVERAGE SOLD PRICE AT CLOSING

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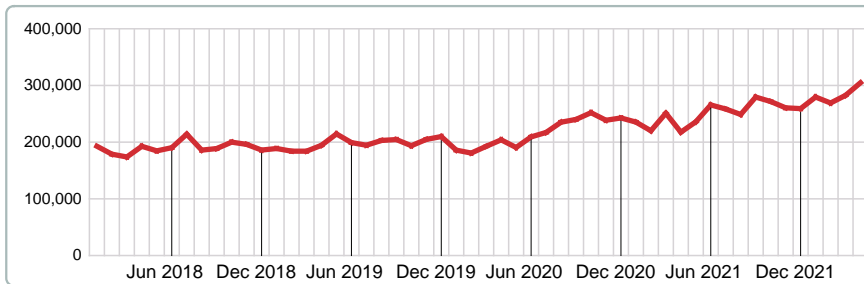
### APRIL



### YEAR TO DATE (YTD)

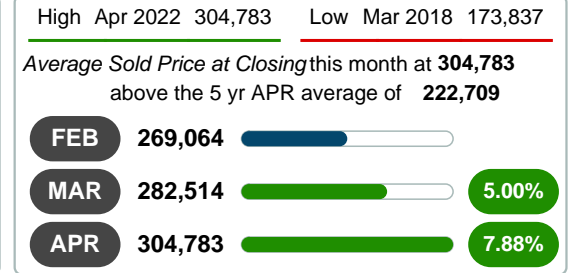


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 222,709



### 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	7	5.34%	80,700	79,475	82,333	0	
\$125,001 - \$175,000	17	12.98%	150,551	154,467	150,570	146,567	
\$175,001 - \$225,000	22	16.79%	203,473	0	202,829	0	
\$225,001 - \$300,000	33	25.19%	261,070	0	263,842	253,678	
\$300,001 - \$350,000	18	13.74%	331,804	0	332,020	331,533	
\$350,001 - \$475,000	19	14.50%	407,387	0	389,129	413,155	
\$475,001 and up	15	11.45%	666,519	0	943,500	615,526	
<b>Average Sold Price</b>		<b>304,783</b>		<b>111,614</b>	<b>261,871</b>	<b>397,010</b>	<b>488,380</b>
<b>Total Closed Units</b>		<b>131</b>	<b>100%</b>	<b>304,783</b>	<b>7</b>	<b>78</b>	<b>41</b>
<b>Total Closed Volume</b>		<b>39,926,569</b>			<b>781.30K</b>	<b>20.43M</b>	<b>16.28M</b>

# April 2022



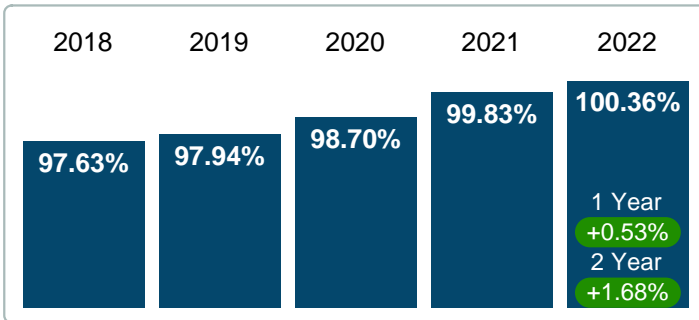
Area Delimited by County Of Wagoner - Residential Property Type



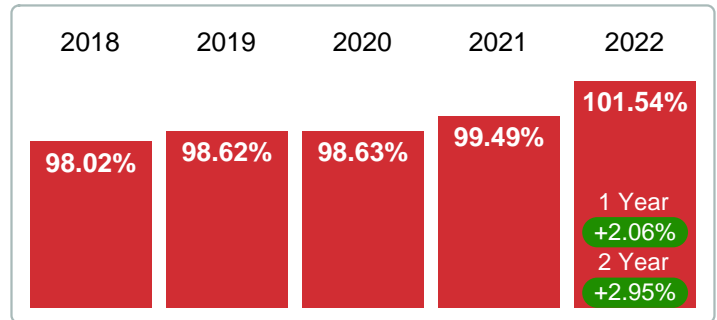
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Aug 09, 2023 for MLS Technology Inc.

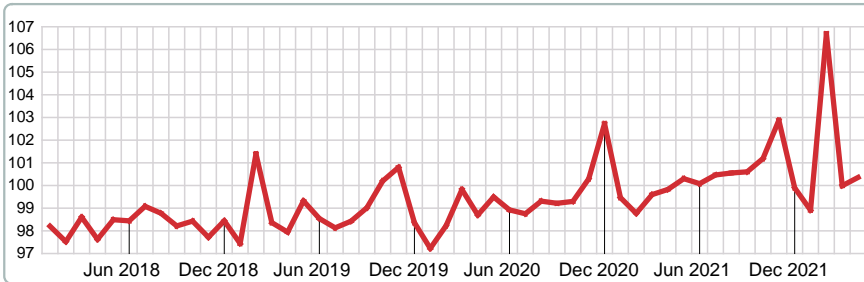
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

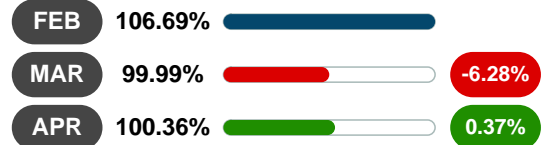


### 3 MONTHS

5 year APR AVG = 98.89%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **100.36%** above the 5 yr APR average of **98.89%**



## 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	7	5.34%	93.97%	91.94%	96.68%	0.00%	0.00%
\$125,001 - \$175,000	17	12.98%	98.06%	96.31%	100.86%	89.56%	0.00%
\$175,001 - \$225,000	22	16.79%	102.11%	0.00%	102.46%	0.00%	94.76%
\$225,001 - \$300,000	33	25.19%	101.28%	0.00%	101.30%	101.23%	0.00%
\$300,001 - \$350,000	18	13.74%	100.51%	0.00%	99.76%	101.44%	0.00%
\$350,001 - \$475,000	19	14.50%	100.94%	0.00%	101.73%	100.58%	100.00%
\$475,001 and up	15	11.45%	100.39%	0.00%	101.65%	100.95%	96.06%
Average Sold/List Ratio		100.40%		93.81%	101.22%	100.19%	97.38%
Total Closed Units		131	100%	7	78	41	5
Total Closed Volume		39,926,569		781.30K	20.43M	16.28M	2.44M

# April 2022



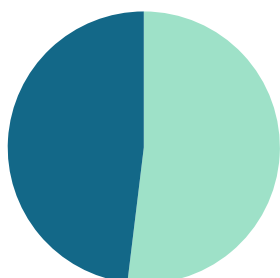
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

Report produced on Aug 09, 2023 for MLS Technology Inc.

### INVENTORY



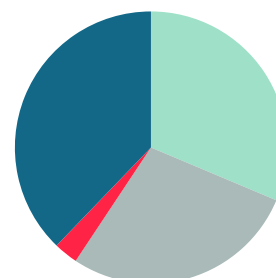
**Inventory**

- New Listings **148 = 51.93%**
- Start Inventory **137**
- Total Inventory Units **285**
- Volume **\$93,120,866**

### Market Activity

- Closed Sales **131 = 31.34%**
- Pending Sales **117 = 27.99%**
- Other Off Market **12 = 2.87%**
- Active Inventory **158 = 37.80%**

### MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	180	131	-27.22%	537	544	1.30%
Pending Sales	194	117	-39.69%	630	531	-15.71%
New Listings	204	148	-27.45%	639	562	-12.05%
Average List Price	217,758	303,587	39.41%	231,371	282,933	22.29%
Average Sale Price	217,589	304,783	40.07%	230,782	283,806	22.98%
Average Percent of Selling Price to List Price	99.83%	100.36%	0.53%	99.49%	101.54%	2.06%
Average Days on Market to Sale	17.34	20.13	16.10%	23.20	22.78	-1.77%
Monthly Inventory	135	158	17.04%	135	158	17.04%
Months Supply of Inventory	0.94	0.99	6.00%	0.94	0.99	6.00%

**Absorption:** Last 12 months, an Average of **159** Sales/Month

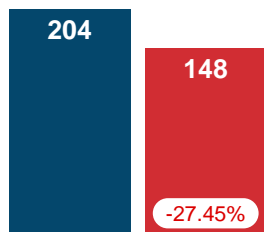
**Inventory** on April 30, 2022 = **158**

**2021** **2022**

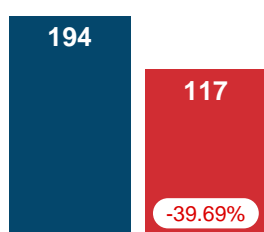
### APRIL MARKET

### AVERAGE PRICES

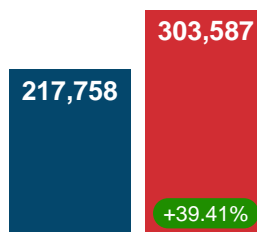
#### New Listings



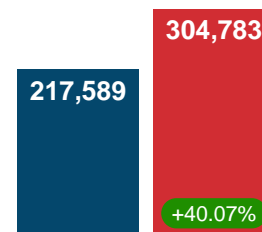
#### Pending Listings



#### List Price



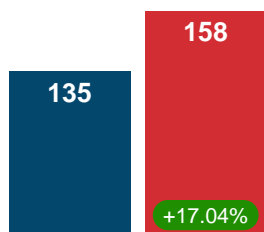
#### Sale Price



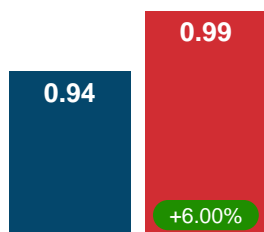
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

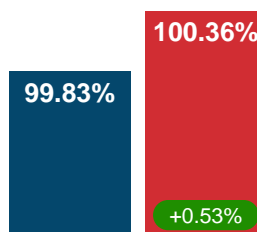
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

