

# April 2022



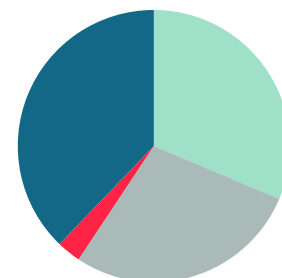
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	189,950	265,000	39.51%
Median Sale Price	192,500	263,000	36.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	5.00	66.67%
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.

#### 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 **36.62%** in April 2022 to \$263,000 versus the previous year at \$192,500.

#### Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 2.00 days or **66.67%** in April 2022 compared to last year's same month at **3.00** DOM.

#### Sales Success for April 2022 is Positive

Overall, with Median 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>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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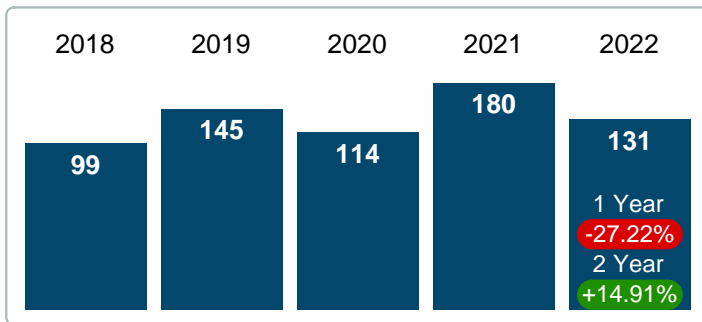
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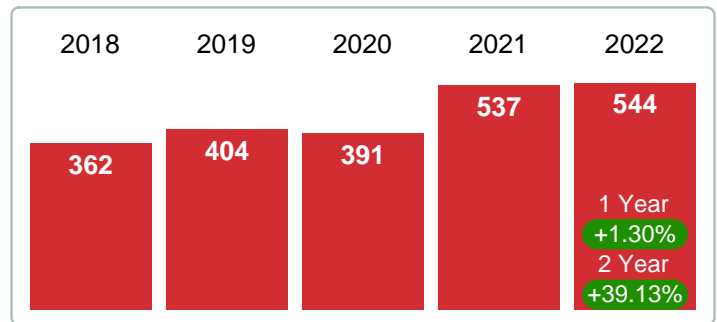
## CLOSED LISTINGS

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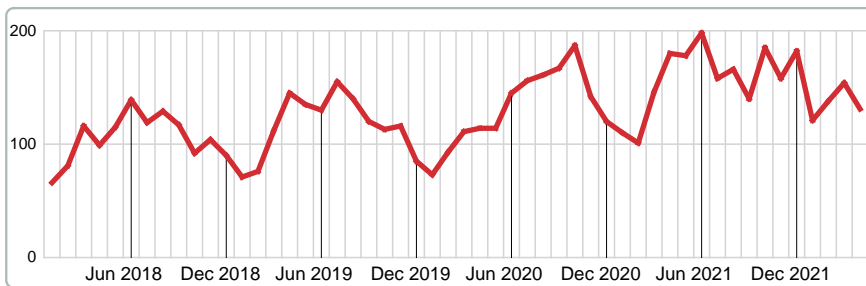
### APRIL



### YEAR TO DATE (YTD)

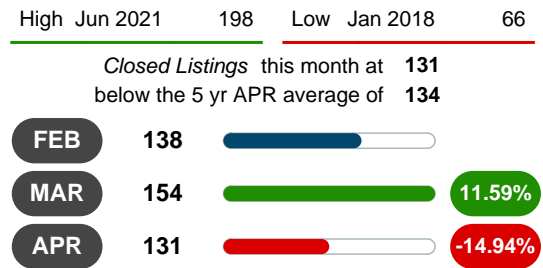


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 134



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	5.34%	17.0	4	3	0	0
\$125,001 - \$175,000	17	12.98%	7.0	3	11	3	0
\$175,001 - \$225,000	22	16.79%	4.0	0	21	0	1
\$225,001 - \$300,000	33	25.19%	6.0	0	24	9	0
\$300,001 - \$350,000	18	13.74%	3.0	0	10	8	0
\$350,001 - \$475,000	19	14.50%	4.0	0	7	10	2
\$475,001 and up	15	11.45%	5.0	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>5.0</b>	<b>781.30K</b>	<b>20.43M</b>	<b>16.28M</b>	<b>2.44M</b>
<b>Median Closed Price</b>	<b>\$263,000</b>			<b>\$110,000</b>	<b>\$239,500</b>	<b>\$365,225</b>	<b>\$459,900</b>

# April 2022



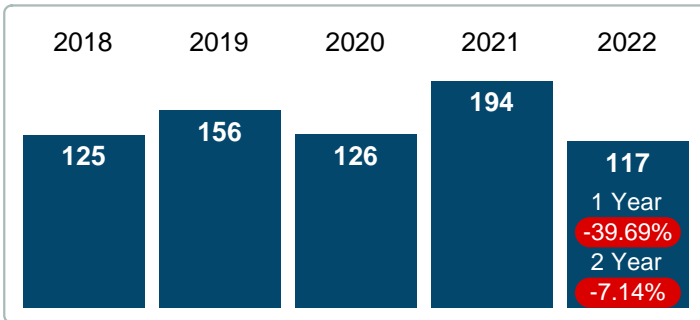
Area Delimited by County Of Wagoner - Residential Property Type



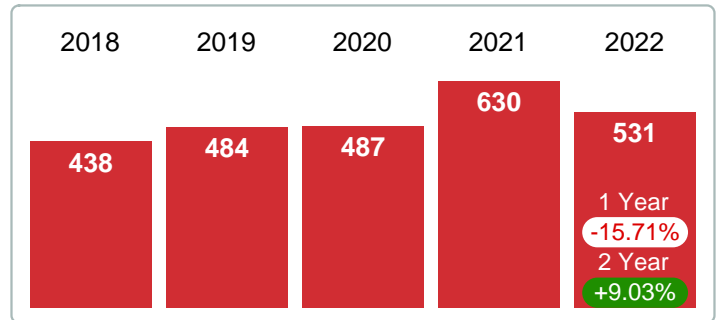
## PENDING LISTINGS

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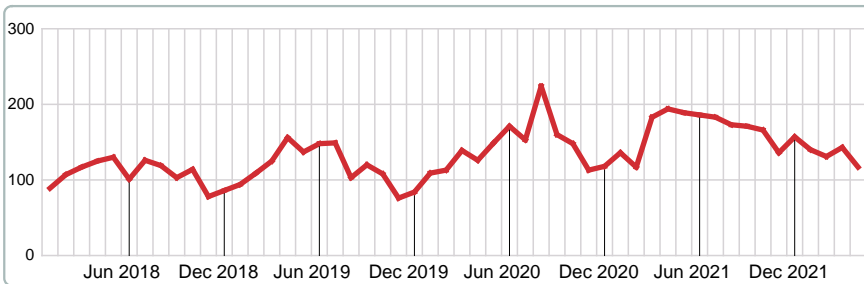
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

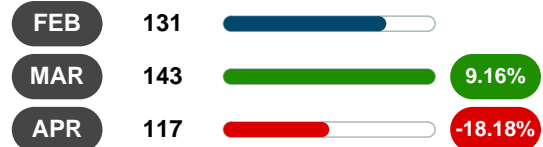


### 3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	5.98%	15.0	3	4	0	0
\$125,001 - \$175,000	13	11.11%	4.0	3	10	0	0
\$175,001 - \$225,000	27	23.08%	5.0	2	24	1	0
\$225,001 - \$275,000	29	24.79%	4.0	0	17	12	0
\$275,001 - \$325,000	14	11.97%	8.5	0	10	4	0
\$325,001 - \$475,000	14	11.97%	4.5	0	4	9	1
\$475,001 and up	13	11.11%	6.0	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>5.0</b>	<b>1.08M</b>	<b>16.89M</b>	<b>14.05M</b>	<b>1.82M</b>
<b>Median Listing Price</b>	<b>\$250,000</b>			<b>\$145,250</b>	<b>\$225,000</b>	<b>\$333,000</b>	<b>\$669,900</b>

# April 2022



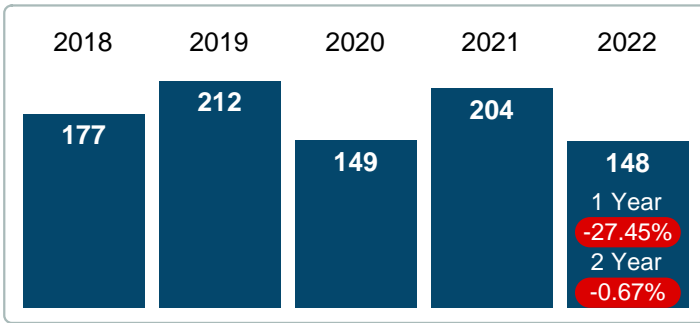
Area Delimited by County Of Wagoner - Residential Property Type



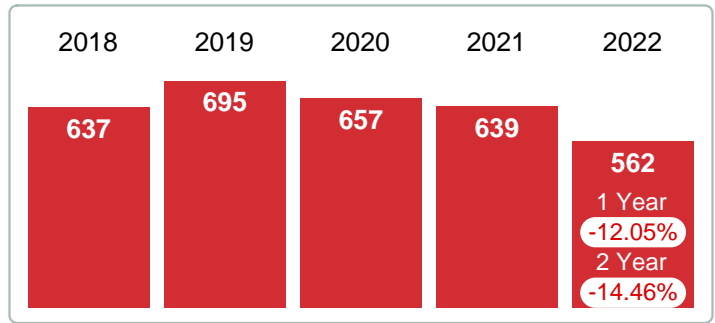
## NEW LISTINGS

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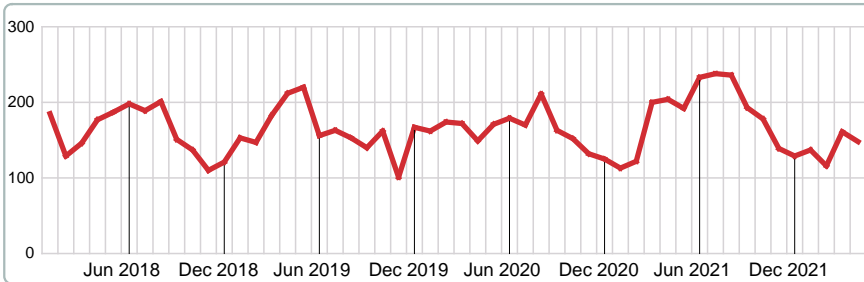
### APRIL



### YEAR TO DATE (YTD)

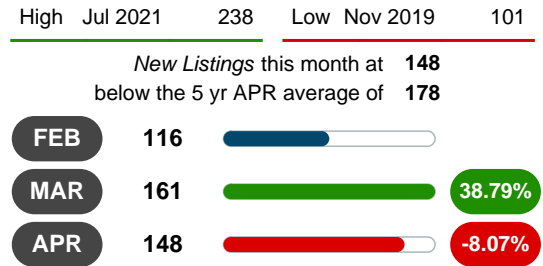


### 5 YEAR MARKET ACTIVITY TRENDS



### 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>Median New Listed Listing Price</b>	<b>\$253,750</b>		<b>\$129,900</b>	<b>\$229,900</b>	<b>\$358,500</b>	<b>\$475,000</b>

# April 2022



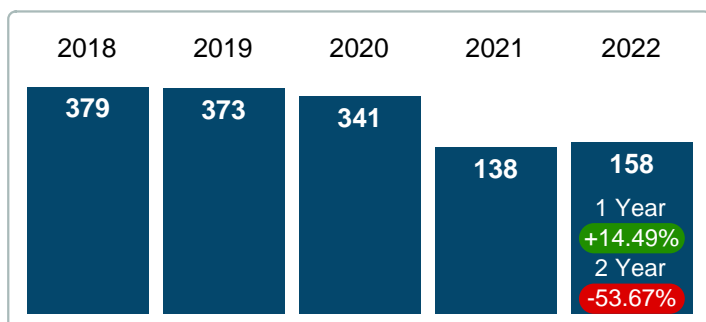
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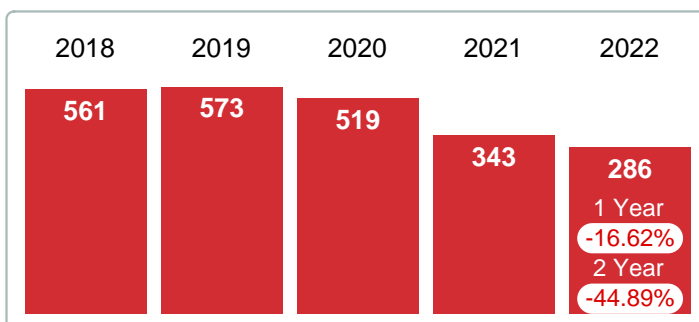
## ACTIVE INVENTORY

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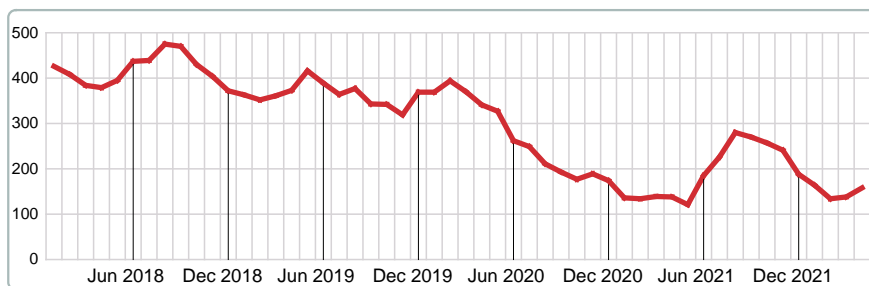
### END OF APRIL



### ACTIVE DURING APRIL

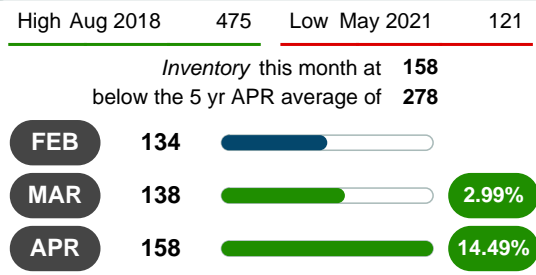


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 278



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.86%	38.5	9	5	0	0
\$75,001 - \$150,000	21	13.29%	43.0	5	15	1	0
\$150,001 - \$225,000	19	12.03%	24.0	4	8	4	3
\$225,001 - \$325,000	36	22.78%	69.5	2	21	12	1
\$325,001 - \$400,000	24	15.19%	59.5	1	10	12	1
\$400,001 - \$650,000	28	17.72%	39.5	1	8	16	3
\$650,001 and up	16	10.13%	75.5	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>40.0</b>	<b>3.18M</b>	<b>24.26M</b>	<b>20.08M</b>	<b>9.32M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$298,500</b>			<b>\$89,750</b>	<b>\$275,000</b>	<b>\$368,174</b>	<b>\$464,900</b>

# April 2022



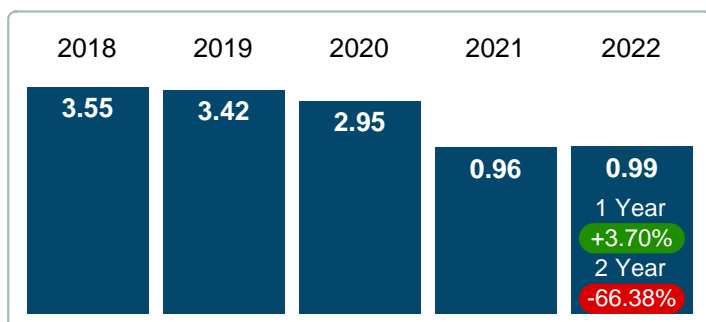
Area Delimited by County Of Wagoner - Residential Property Type



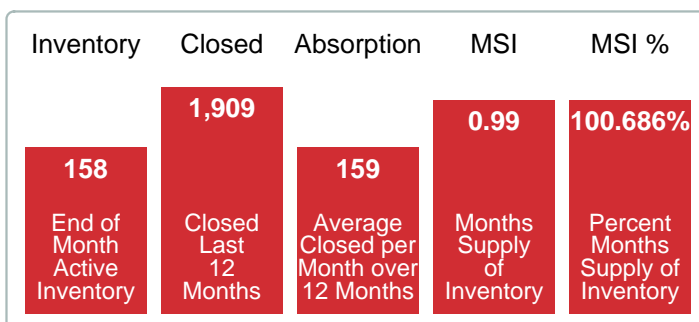
## MONTHS SUPPLY of INVENTORY (MSI)

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

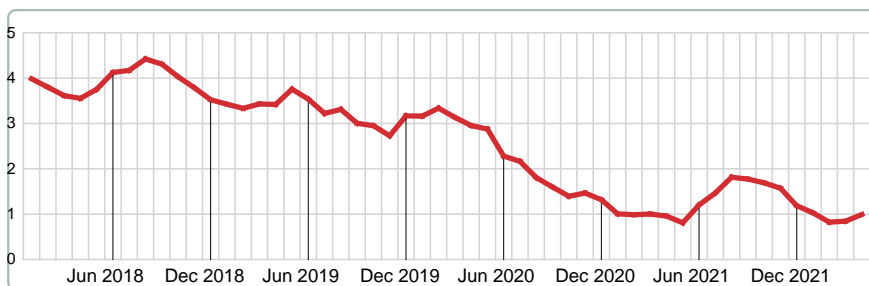
### MSI FOR APRIL



### INDICATORS FOR APRIL 2022

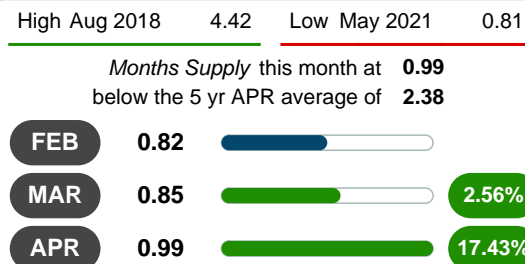


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



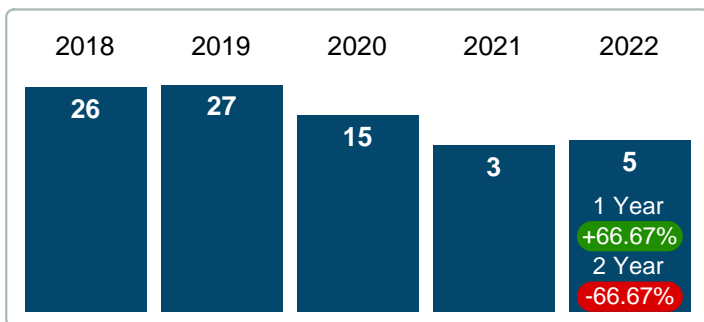
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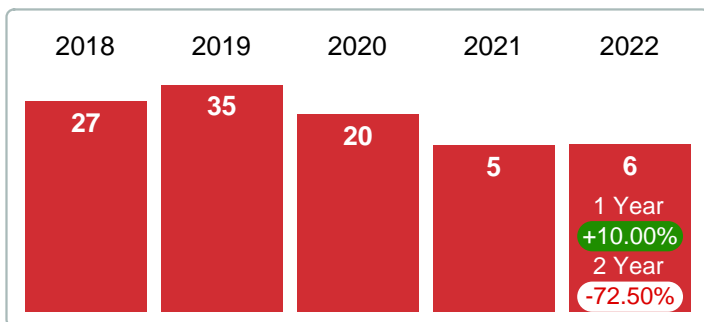
## MEDIAN DAYS ON MARKET TO SALE

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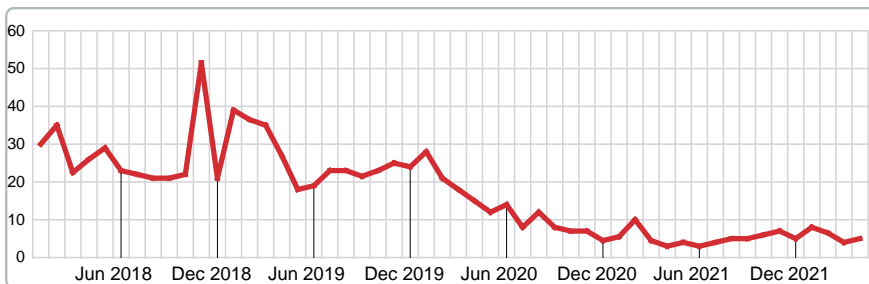
### APRIL



### YEAR TO DATE (YTD)

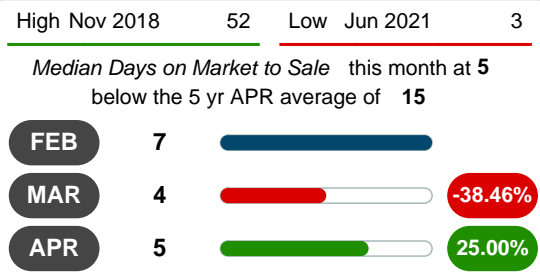


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 15



### 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	5.34%	17	12	20	0	0
\$125,001 - \$175,000	12.98%	7	2	7	44	0
\$175,001 - \$225,000	16.79%	4	0	4	0	15
\$225,001 - \$300,000	25.19%	6	0	5	7	0
\$300,001 - \$350,000	13.74%	3	0	1	8	0
\$350,001 - \$475,000	14.50%	4	0	9	3	11
\$475,001 and up	11.45%	5	0	22	2	67
Median Closed DOM		5	6	5	7	15
Total Closed Units	100%	131	7	78	41	5
Total Closed Volume		39,926,569	781.30K	20.43M	16.28M	2.44M

# April 2022



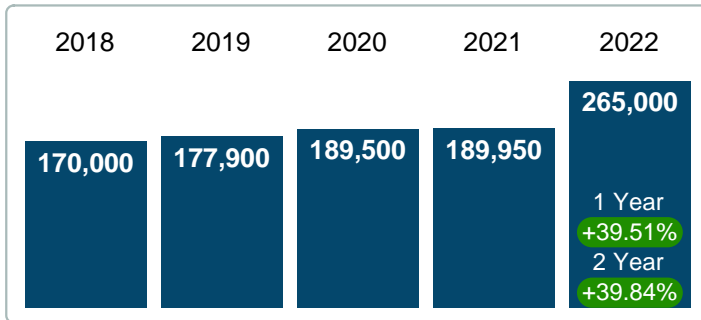
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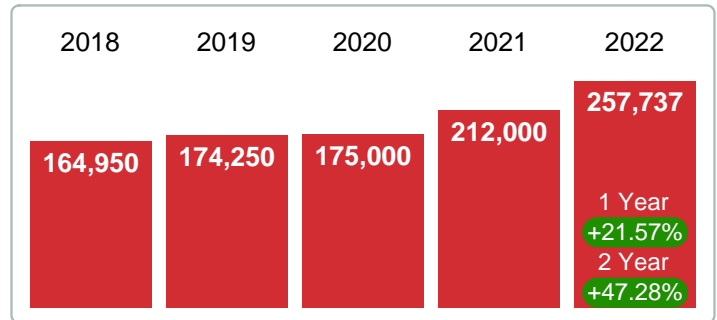
## MEDIAN LIST PRICE AT CLOSING

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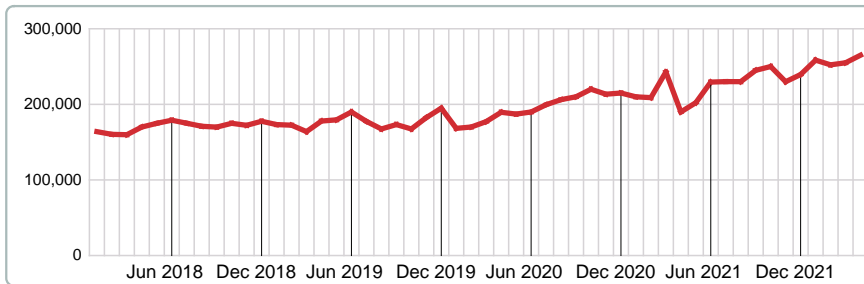
### APRIL



### YEAR TO DATE (YTD)

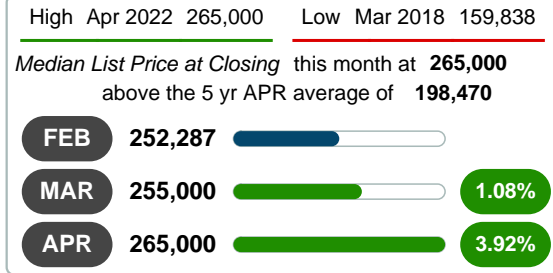


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 198,470



### 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	8	6.11%	103,250	85,200	109,500	0	0
\$125,001 - \$175,000	14	10.69%	155,000	152,950	155,000	168,200	0
\$175,001 - \$225,000	27	20.61%	200,000	176,106	199,950	224,950	0
\$225,001 - \$300,000	33	25.19%	265,000	0	269,000	259,900	229,000
\$300,001 - \$350,000	14	10.69%	333,900	0	332,900	334,900	0
\$350,001 - \$475,000	22	16.79%	399,750	0	375,000	399,500	442,450
\$475,001 and up	13	9.92%	619,900	0	912,500	584,900	697,450
Median List Price			265,000	125,000	237,000	359,900	459,900
Total Closed Units		100%	265,000	7	78	41	5
Total Closed Volume			39,769,907	827.31K	20.18M	16.26M	2.51M



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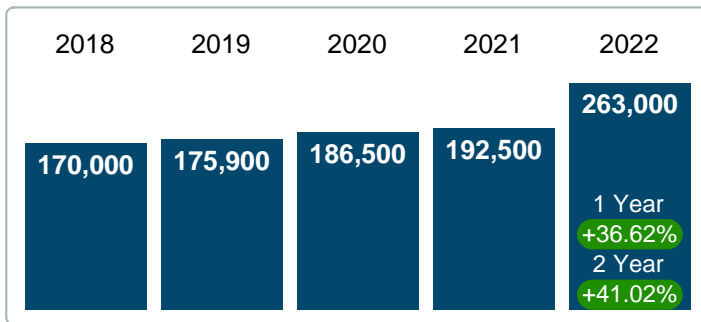
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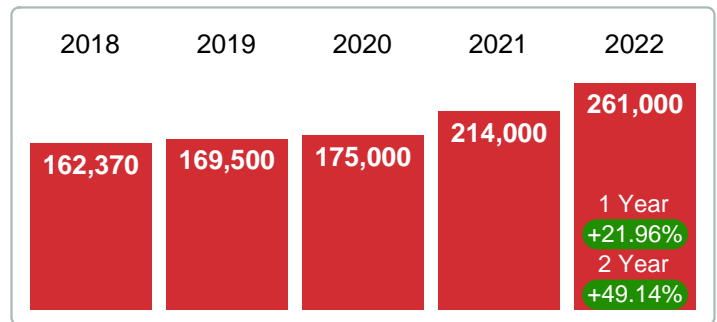
## MEDIAN SOLD PRICE AT CLOSING

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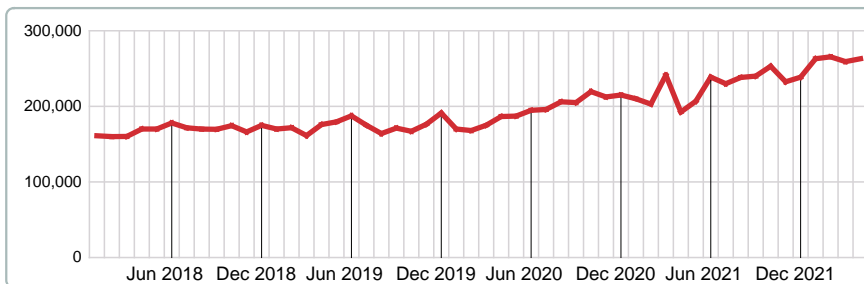
### APRIL



### YEAR TO DATE (YTD)

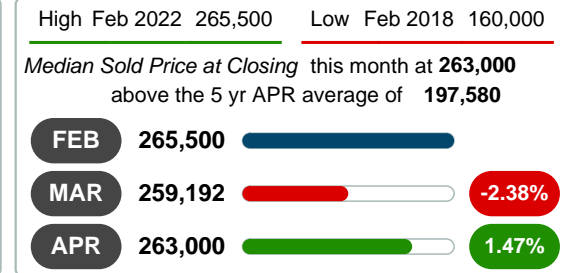


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 197,580



### 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	7	5.34%	97,900	81,450	110,000	0	0
\$125,001 - \$175,000	17	12.98%	151,700	150,000	155,000	145,000	0
\$175,001 - \$225,000	22	16.79%	204,500	0	204,000	0	217,000
\$225,001 - \$300,000	33	25.19%	255,000	0	261,500	252,000	0
\$300,001 - \$350,000	18	13.74%	333,250	0	333,250	333,460	0
\$350,001 - \$475,000	19	14.50%	392,000	0	380,000	401,500	442,450
\$475,001 and up	15	11.45%	584,900	0	943,500	550,000	670,000
Median Sold Price			263,000	110,000	239,500	365,225	459,900
Total Closed Units		100%	263,000	7	78	41	5
Total Closed Volume			39,926,569	781.30K	20.43M	16.28M	2.44M

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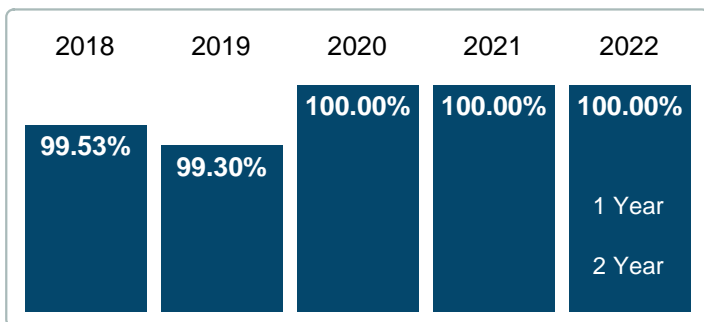
Area Delimited by County Of Wagoner - Residential Property Type



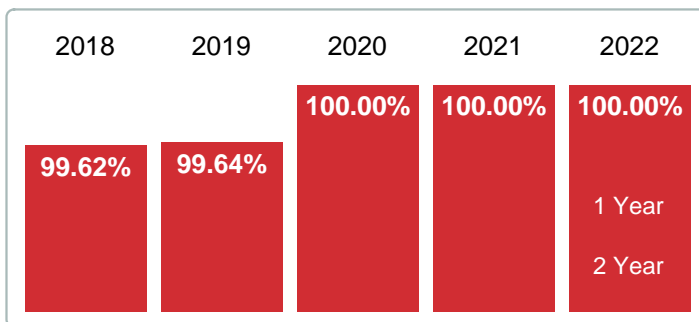
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

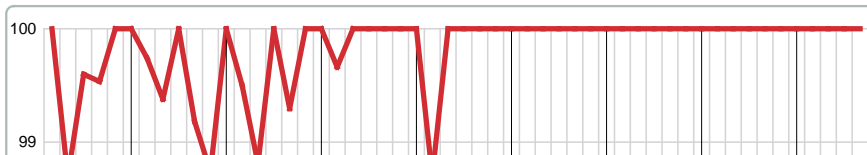
### APRIL



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year APR AVG = 99.77%

High Apr 2022 100.00% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.77%**

- FEB 100.00%
- MAR 100.00%
- APR 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	7	5.34%	90.45%	89.67%	99.58%	0.00%	0.00%
\$125,001 - \$175,000	17	12.98%	100.00%	95.51%	100.00%	90.19%	0.00%
\$175,001 - \$225,000	22	16.79%	100.69%	0.00%	100.92%	0.00%	94.76%
\$225,001 - \$300,000	33	25.19%	101.31%	0.00%	101.53%	100.00%	0.00%
\$300,001 - \$350,000	18	13.74%	100.00%	0.00%	100.00%	101.02%	0.00%
\$350,001 - \$475,000	19	14.50%	100.00%	0.00%	101.95%	100.11%	100.00%
\$475,001 and up	15	11.45%	100.00%	0.00%	101.65%	100.00%	96.06%
Median Sold/List Ratio		100.00%		93.35%	100.20%	100.00%	96.44%
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



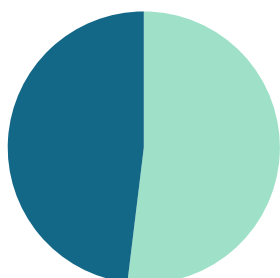
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY



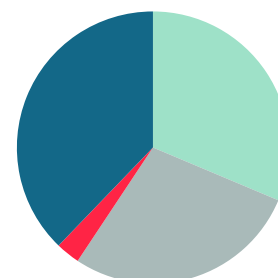
**Inventory**

- 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%
Median List Price	189,950	265,000	39.51%	212,000	257,737	21.57%
Median Sale Price	192,500	263,000	36.62%	214,000	261,000	21.96%
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	3.00	5.00	66.67%	5.00	5.50	10.00%
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

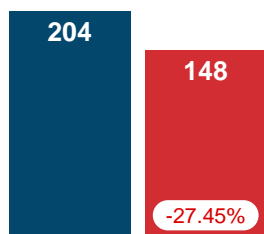
**Inventory** on April 30, 2022 = **158**

**2021** **2022**

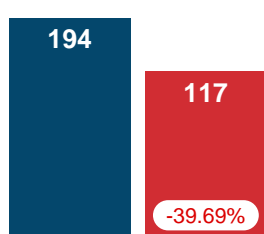
### APRIL MARKET

### MEDIAN PRICES

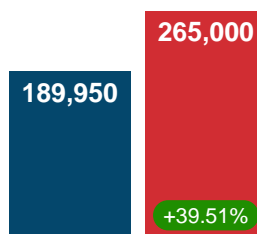
#### New Listings



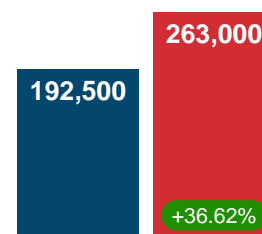
#### Pending Listings



#### List Price



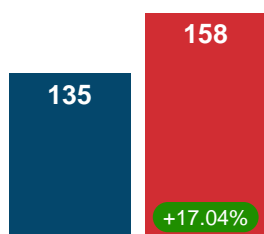
#### Sale Price



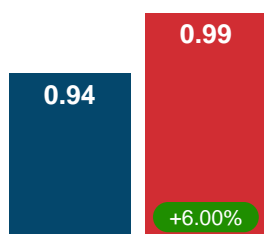
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

