

# August 2022



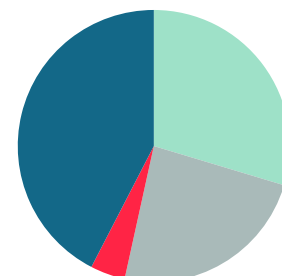
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	August 2022	+/-%
Closed Listings	166	172	3.61%
Pending Listings	173	138	-20.23%
New Listings	236	190	-19.49%
Average List Price	247,499	286,191	15.63%
Average Sale Price	248,792	286,050	14.98%
Average Percent of Selling Price to List Price	100.55%	99.63%	-0.91%
Average Days on Market to Sale	10.80	19.81	83.39%
End of Month Inventory	277	246	-11.19%
Months Supply of Inventory	1.79	1.66	-7.45%



■ Closed (29.66%)  
■ Pending (23.79%)  
■ Other OffMarket (4.14%)  
■ Active (42.41%)

**Absorption:** Last 12 months, an Average of **148** Sales/Month  
**Active Inventory** as of August 31, 2022 = **246**

### Analysis Wrap-Up

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

The total housing inventory at the end of August 2022 decreased **11.19%** to 246 existing homes available for sale. Over the last 12 months this area has had an average of 148 closed sales per month. This represents an unsold inventory index of **1.66** 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 **14.98%** in August 2022 to \$286,050 versus the previous year at \$248,792.

#### Average Days on Market Lengthens

The average number of **19.81** days that homes spent on the market before selling increased by 9.01 days or **83.39%** in August 2022 compared to last year's same month at **10.80** DOM.

#### Sales Success for August 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 190 New Listings in August 2022, down **19.49%** from last year at 236. Furthermore, there were 172 Closed Listings this month versus last year at 166, a **3.61%** increase.

Closed versus Listed trends yielded a **90.5%** ratio, up from previous year's, August 2021, at **70.3%**, a **28.70%** upswing. This will certainly create pressure on a decreasing Month's Supply of Inventory (MSI) in the months to come.

### What's in this Issue

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Average Days on Market to Sale</b>	<b>7</b>
<b>Average List Price at Closing</b>	<b>8</b>
<b>Average Sale Price at Closing</b>	<b>9</b>
<b>Average Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### Real Estate is Local

#### Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

#### Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

#### Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

**MLS Technology Inc. -**

**Phone:** 918-663-7500

**Email:** support@mlstechnology.com

# August 2022



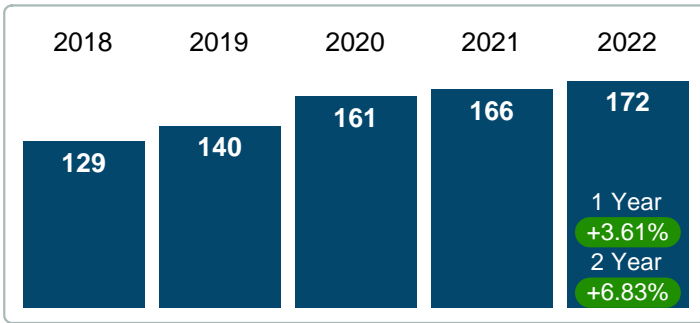
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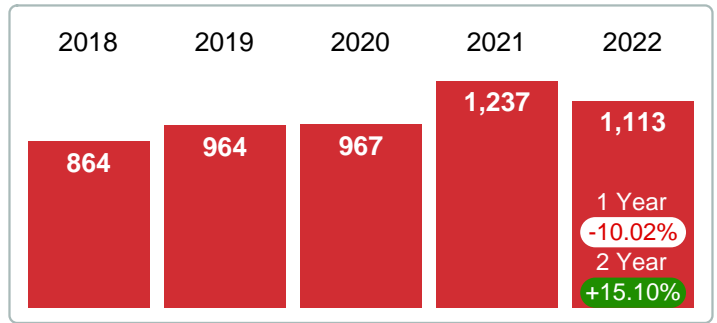
## CLOSED LISTINGS

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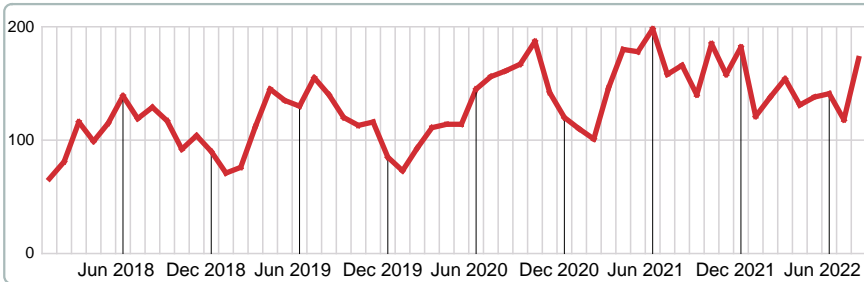
### AUGUST



### YEAR TO DATE (YTD)

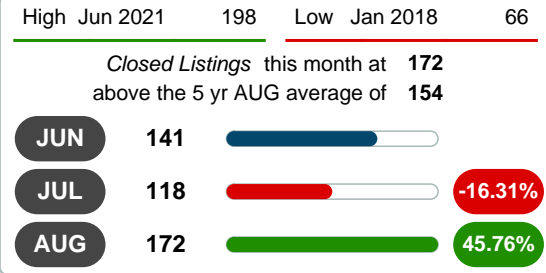


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 154



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.14%	34.7	7	6	1	0
\$100,001 - \$175,000	25	14.53%	38.1	3	22	0	0
\$175,001 - \$200,000	15	8.72%	4.9	1	12	2	0
\$200,001 - \$300,000	52	30.23%	10.7	2	40	10	0
\$300,001 - \$375,000	24	13.95%	16.1	1	15	7	1
\$375,001 - \$475,000	22	12.79%	29.1	1	13	8	0
\$475,001 and up	20	11.63%	15.6	0	6	11	3
<b>Total Closed Units</b>	<b>172</b>			<b>15</b>	<b>114</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>49,200,643</b>	<b>100%</b>	<b>19.8</b>	<b>2.22M</b>	<b>29.74M</b>	<b>15.28M</b>	<b>1.95M</b>
<b>Average Closed Price</b>	<b>\$286,050</b>			<b>\$148,274</b>	<b>\$260,909</b>	<b>\$391,843</b>	<b>\$487,755</b>

# August 2022



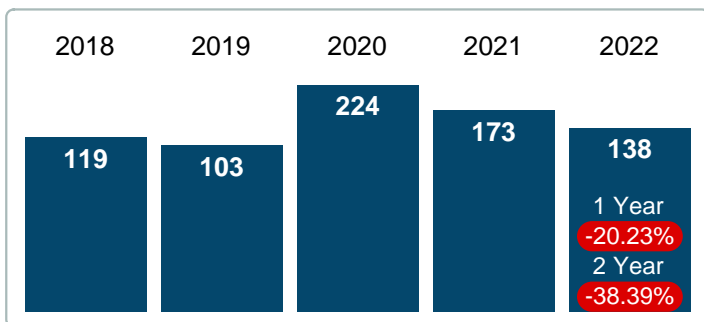
Area Delimited by County Of Wagoner - Residential Property Type



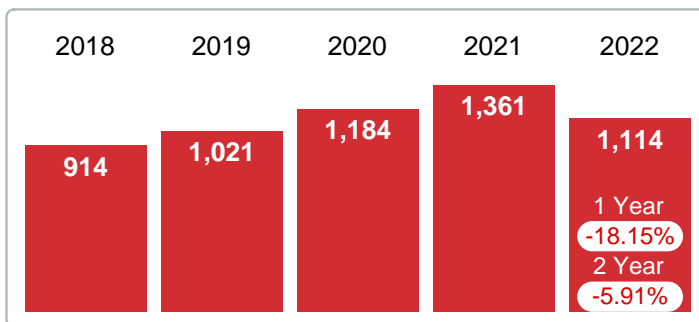
## PENDING LISTINGS

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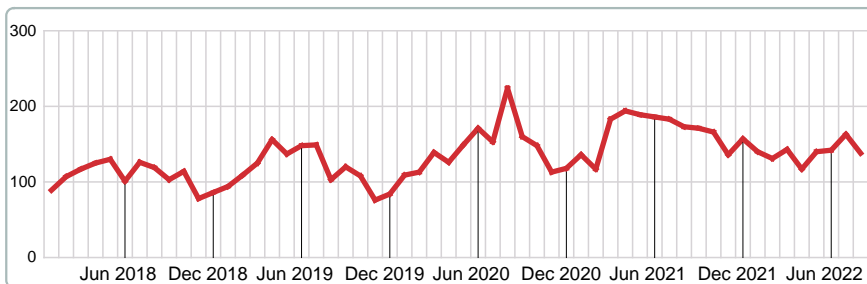
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 151

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 138  
below the 5 yr AUG average of 151



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	7.97%	42.0	8	2	1	0
\$75,001 - \$175,000	17	12.32%	16.0	3	13	1	0
\$175,001 - \$225,000	21	15.22%	17.4	0	18	3	0
\$225,001 - \$275,000	36	26.09%	14.7	0	26	10	0
\$275,001 - \$325,000	21	15.22%	35.6	0	9	11	1
\$325,001 - \$425,000	17	12.32%	32.8	0	10	7	0
\$425,001 and up	15	10.87%	22.1	0	5	7	3
<b>Total Pending Units</b>	<b>138</b>			<b>11</b>	<b>83</b>	<b>40</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>36,970,903</b>	<b>100%</b>	<b>23.7</b>	<b>722.70K</b>	<b>21.00M</b>	<b>13.16M</b>	<b>2.09M</b>
<b>Average Listing Price</b>	<b>\$267,905</b>			<b>\$65,700</b>	<b>\$253,036</b>	<b>\$328,910</b>	<b>\$522,450</b>

# August 2022



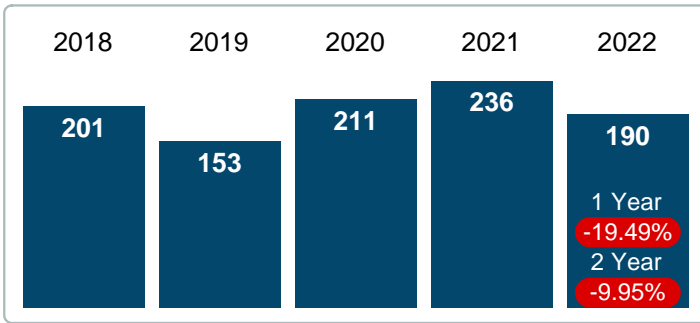
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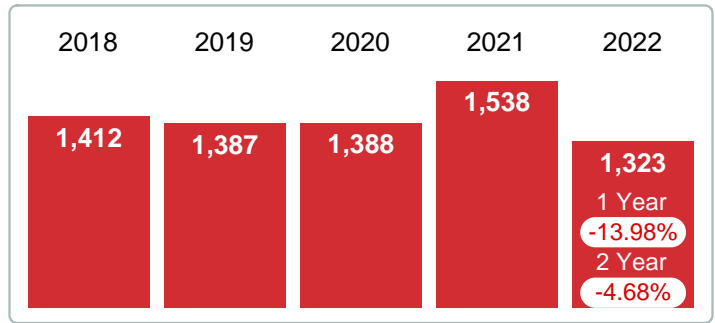
## NEW LISTINGS

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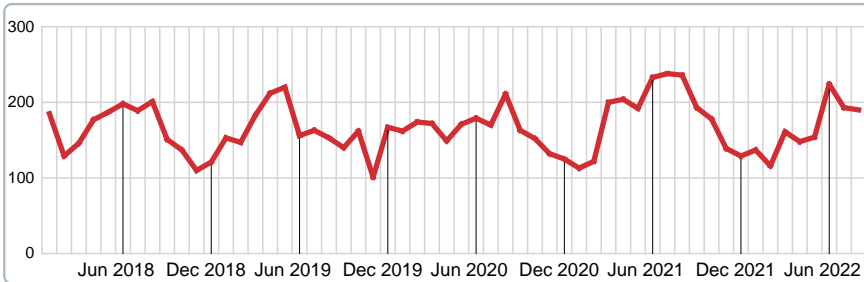
### AUGUST



### YEAR TO DATE (YTD)

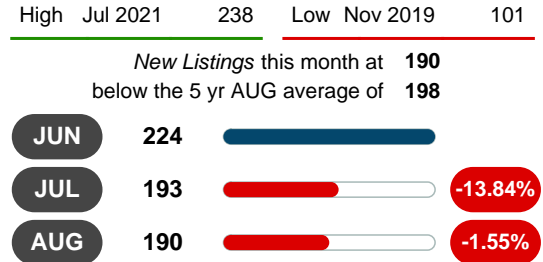


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 198



### NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	20	10.53%	10	9	1	0
\$150,001 - \$200,000	20	10.53%	0	16	4	0
\$200,001 - \$225,000	16	8.42%	0	15	1	0
\$225,001 - \$300,000	58	30.53%	0	36	20	2
\$300,001 - \$400,000	35	18.42%	0	19	15	1
\$400,001 - \$475,000	18	9.47%	0	10	7	1
\$475,001 and up	23	12.11%	0	4	14	5
<b>Total New Listed Units</b>	<b>190</b>		<b>10</b>	<b>109</b>	<b>62</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>59,373,552</b>	<b>100%</b>	<b>757.10K</b>	<b>30.54M</b>	<b>23.65M</b>	<b>4.43M</b>
<b>Average New Listed Listing Price</b>	<b>\$289,878</b>		<b>\$75,710</b>	<b>\$280,215</b>	<b>\$381,375</b>	<b>\$491,967</b>

# August 2022



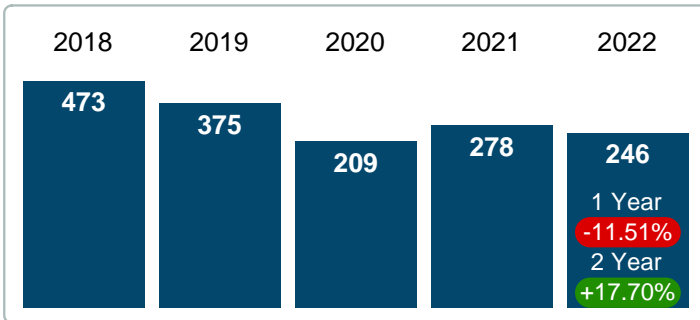
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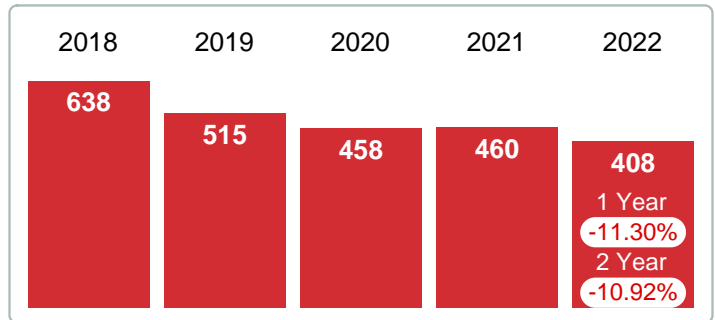
## ACTIVE INVENTORY

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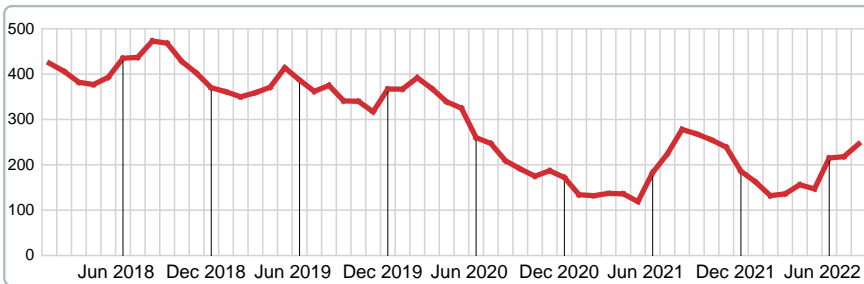
### END OF AUGUST



### ACTIVE DURING AUGUST

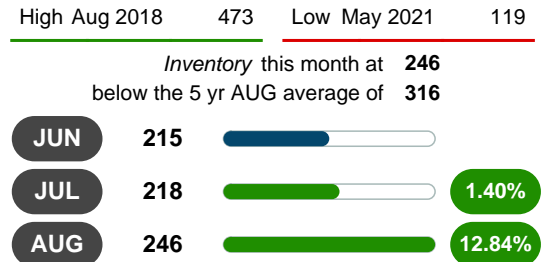


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 316



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	22	8.94%	74.5	8	12	1	1
\$150,001 - \$225,000	31	12.60%	42.4	3	24	4	0
\$225,001 - \$275,000	33	13.41%	28.2	1	22	9	1
\$275,001 - \$350,000	54	21.95%	40.8	0	33	19	2
\$350,001 - \$475,000	45	18.29%	72.9	0	18	24	3
\$475,001 - \$625,000	36	14.63%	67.3	1	7	23	5
\$625,001 and up	25	10.16%	71.8	0	6	10	9
<b>Total Active Inventory by Units</b>	<b>246</b>			<b>13</b>	<b>122</b>	<b>90</b>	<b>21</b>
<b>Total Active Inventory by Volume</b>	<b>96,476,559</b>	<b>100%</b>	<b>55.2</b>	<b>2.06M</b>	<b>39.52M</b>	<b>39.89M</b>	<b>15.00M</b>
<b>Average Active Inventory Listing Price</b>	<b>\$392,181</b>			<b>\$158,423</b>	<b>\$323,972</b>	<b>\$443,244</b>	<b>\$714,309</b>

# August 2022



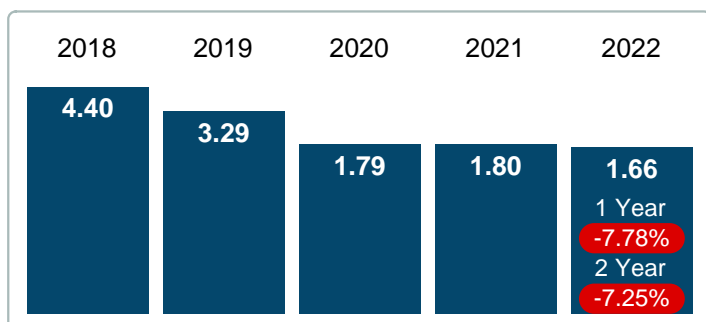
Area Delimited by County Of Wagoner - Residential Property Type



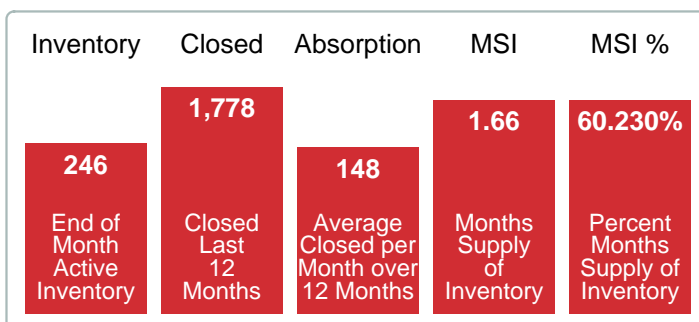
## MONTHS SUPPLY of INVENTORY (MSI)

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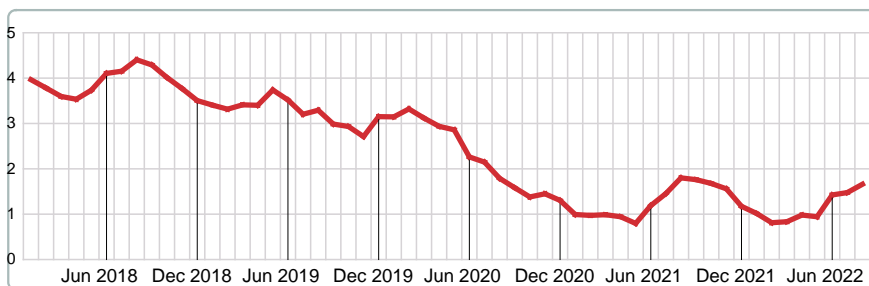
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022

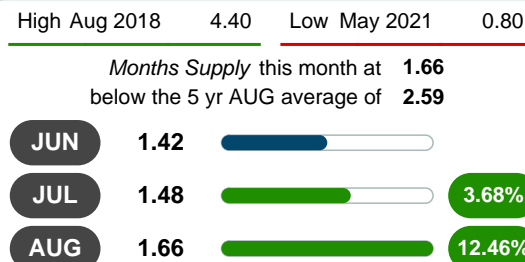


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2.59



### 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
\$150,000 and less	8.94%	1.21	1.50	1.05	0.75	6.00
\$150,001 - \$225,000	12.60%	0.78	1.16	0.76	0.84	0.00
\$225,001 - \$275,000	13.41%	1.27	2.00	1.28	1.07	0.00
\$275,001 - \$350,000	21.95%	1.81	0.00	1.87	1.70	3.00
\$350,001 - \$475,000	18.29%	2.04	0.00	2.02	2.15	1.80
\$475,001 - \$625,000	14.63%	4.28	12.00	2.80	4.68	5.45
\$625,001 and up	10.16%	6.38	0.00	7.20	4.44	12.00
Market Supply of Inventory (MSI)		1.66	1.39	1.35	2.05	4.50
Total Active Inventory by Units		246	13	122	90	21

# August 2022



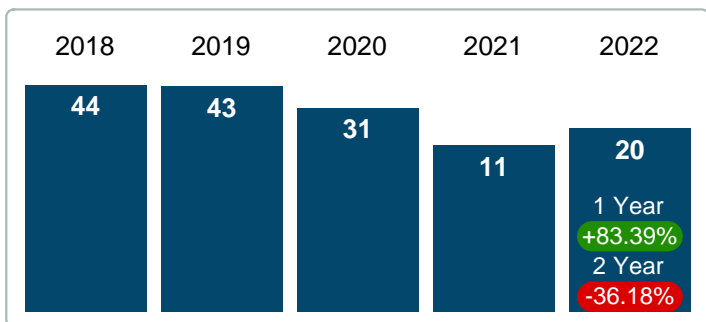
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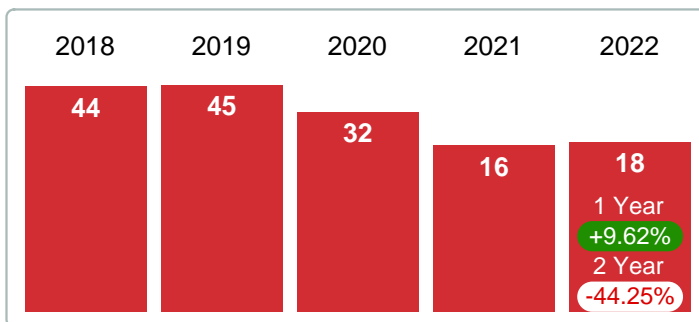
## AVERAGE DAYS ON MARKET TO SALE

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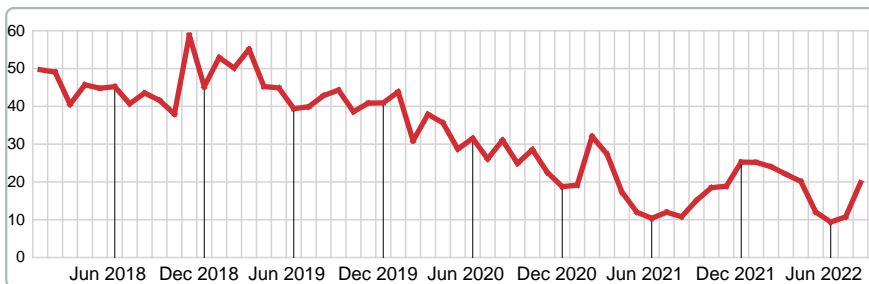
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

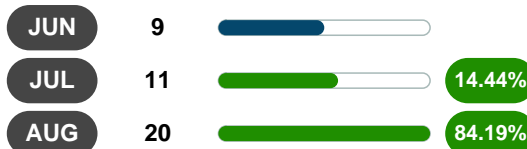


### 3 MONTHS

5 year AUG AVG = 30

High Nov 2018 59 Low Jun 2022 9

Average Days on Market to Sale this month at 20 below the 5 yr AUG average of 30



### 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
\$100,000 and less	8.14%	35	33	42	5	0
\$100,001 - \$175,000	14.53%	38	131	25	0	0
\$175,001 - \$200,000	8.72%	5	1	6	2	0
\$200,001 - \$300,000	30.23%	11	99	6	13	0
\$300,001 - \$375,000	13.95%	16	7	21	10	3
\$375,001 - \$475,000	12.79%	29	42	30	27	0
\$475,001 and up	11.63%	16	0	26	12	7
<b>Average Closed DOM</b>		<b>20</b>	<b>58</b>	<b>17</b>	<b>14</b>	<b>6</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>20</b>	<b>15</b>	<b>114</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>49,200,643</b>	<b>2.22M</b>	<b>29.74M</b>	<b>15.28M</b>	<b>1.95M</b>

# August 2022



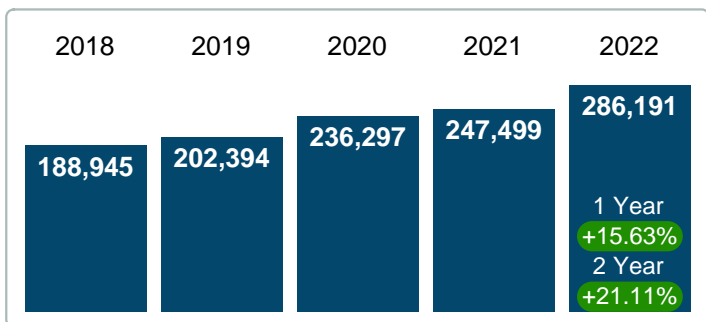
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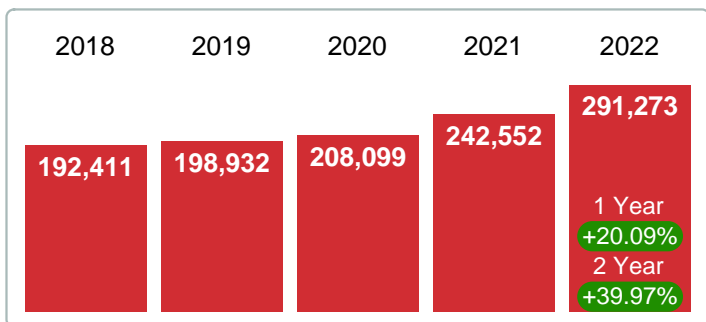
## AVERAGE LIST PRICE AT CLOSING

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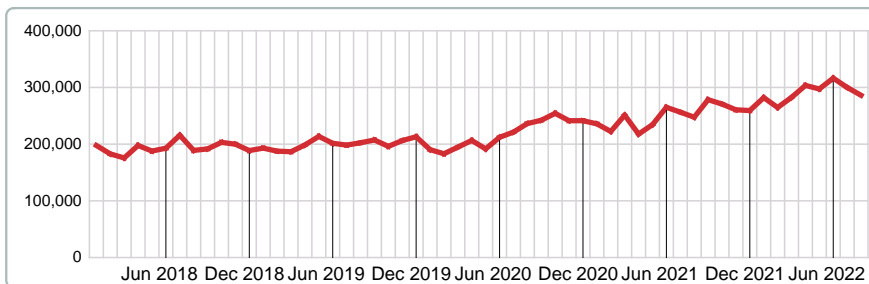
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

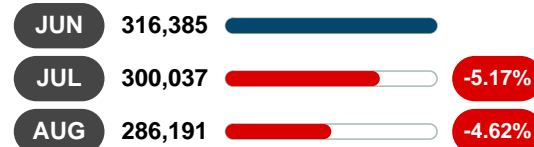


### 3 MONTHS

5 year AUG AVG = 232,265

High Jun 2022 316,385 Low Mar 2018 175,693

Average List Price at Closing this month at **286,191** above the 5 yr AUG average of **232,265**



### 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
\$100,000 and less	6.98%	57,825	55,186	74,600	75,000	0
\$100,001 - \$175,000	16.28%	141,103	163,300	139,590	0	0
\$175,001 - \$200,000	7.56%	188,342	182,340	190,600	189,450	0
\$200,001 - \$300,000	30.23%	242,537	319,500	238,912	260,940	0
\$300,001 - \$375,000	13.95%	344,295	349,900	349,443	336,257	365,000
\$375,001 - \$475,000	16.28%	422,598	445,000	413,835	404,876	0
\$475,001 and up	8.72%	628,256	0	602,498	593,700	527,250
<b>Average List Price</b>		<b>286,191</b>	<b>166,163</b>	<b>259,638</b>	<b>389,405</b>	<b>486,688</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>286,191</b>	<b>15</b>	<b>114</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>49,224,775</b>	<b>2.49M</b>	<b>29.60M</b>	<b>15.19M</b>	<b>1.95M</b>



# August 2022



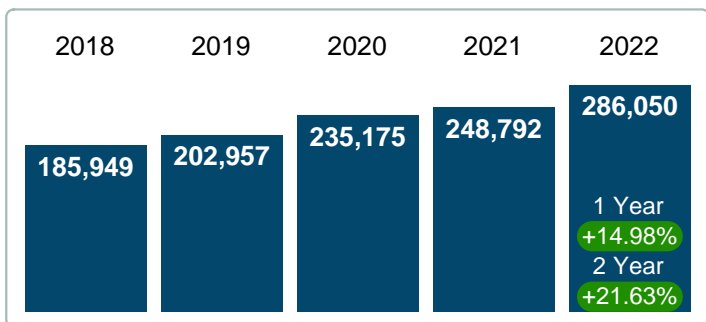
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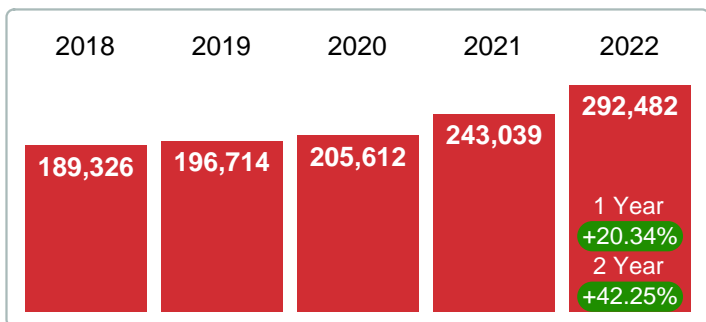
## AVERAGE SOLD PRICE AT CLOSING

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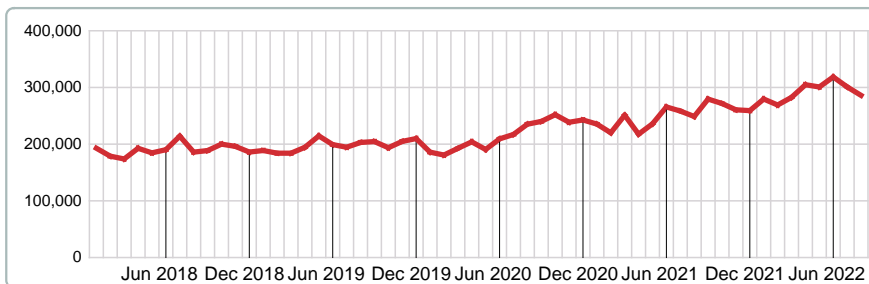
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

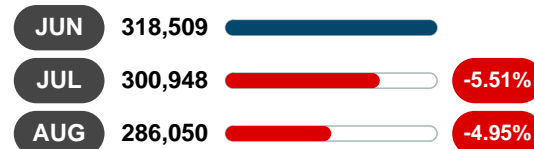


### 3 MONTHS

5 year AUG AVG = 231,785

High Jun 2022 318,509 Low Mar 2018 173,837

Average Sold Price at Closing this month at **286,050** above the 5 yr AUG average of **231,785**



### 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
\$100,000 and less	8.14%	60,418	47,414	72,992	76,000	0
\$100,001 - \$175,000	14.53%	143,521	162,000	141,001	0	0
\$175,001 - \$200,000	8.72%	190,061	186,315	189,133	197,500	0
\$200,001 - \$300,000	30.23%	243,723	230,000	239,627	262,850	0
\$300,001 - \$375,000	13.95%	342,927	359,900	344,657	337,071	341,000
\$375,001 - \$475,000	12.79%	411,484	400,000	418,612	401,336	0
\$475,001 and up	11.63%	597,970	0	622,865	601,108	536,673
<b>Average Sold Price</b>		<b>286,050</b>	<b>148,274</b>	<b>260,909</b>	<b>391,843</b>	<b>487,755</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>286,050</b>	<b>15</b>	<b>114</b>	<b>39</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>49,200,643</b>	<b>2.22M</b>	<b>29.74M</b>	<b>15.28M</b>	<b>1.95M</b>

# August 2022



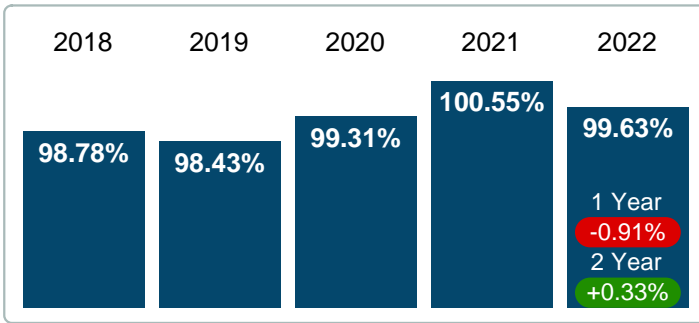
Area Delimited by County Of Wagoner - Residential Property Type



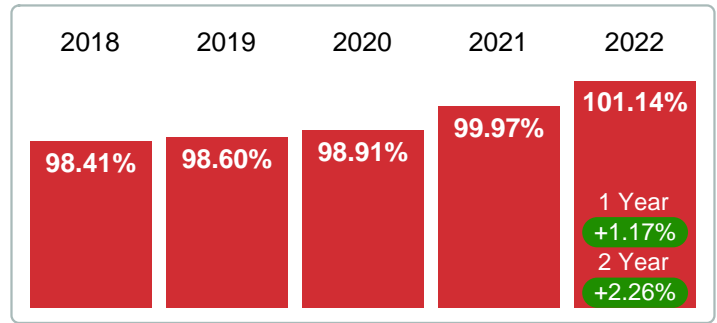
## AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

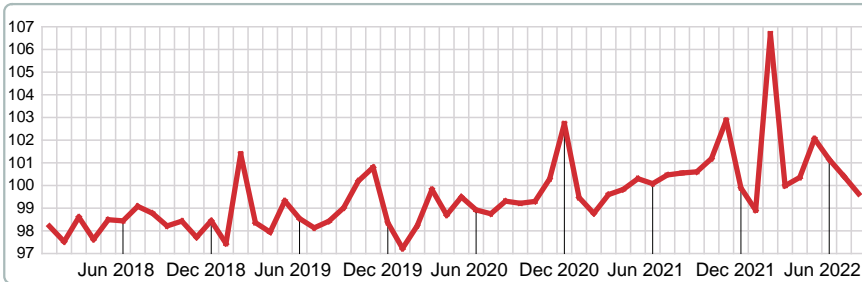
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

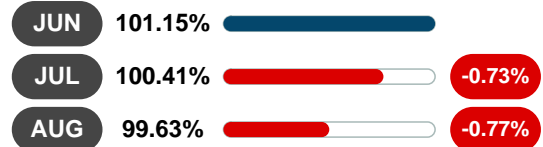


### 3 MONTHS

5 year AUG AVG = 99.34%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.63%** above the 5 yr AUG average of **99.34%**



### 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
\$100,000 and less	14	8.14%	92.27%	87.11%	96.78%	101.33%	0.00%
\$100,001 - \$175,000	25	14.53%	101.07%	99.19%	101.33%	0.00%	0.00%
\$175,001 - \$200,000	15	8.72%	100.32%	102.18%	99.50%	104.28%	0.00%
\$200,001 - \$300,000	52	30.23%	99.52%	73.06%	100.49%	100.92%	0.00%
\$300,001 - \$375,000	24	13.95%	99.32%	102.86%	99.05%	100.24%	93.42%
\$375,001 - \$475,000	22	12.79%	99.98%	89.89%	101.16%	99.31%	0.00%
\$475,001 and up	20	11.63%	102.77%	0.00%	104.50%	102.12%	101.66%
Average Sold/List Ratio		99.60%		89.89%	100.45%	100.99%	99.60%
Total Closed Units		172	100%	15	114	39	4
Total Closed Volume		49,200,643		2.22M	29.74M	15.28M	1.95M

# August 2022



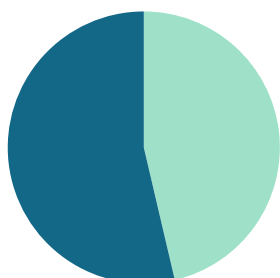
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

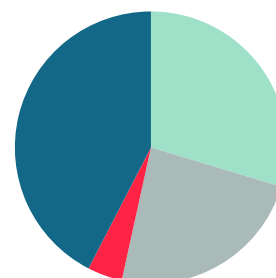


**Inventory**  
 New Listings  
**190 = 46.34%**  
 Start Inventory  
**220**  
 Total Inventory Units  
**410**  
 Volume  
**\$142,551,832**

### Market Activity

Closed Sales  
**172 = 29.66%**  
 Pending Sales  
**138 = 23.79%**  
 Other Off Market  
**24 = 4.14%**  
 Active Inventory  
**246 = 42.41%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	166	172	3.61%	1,237	1,113	-10.02%
Pending Sales	173	138	-20.23%	1,361	1,114	-18.15%
New Listings	236	190	-19.49%	1,538	1,323	-13.98%
Average List Price	247,499	286,191	15.63%	242,552	291,273	20.09%
Average Sale Price	248,792	286,050	14.98%	243,039	292,482	20.34%
Average Percent of Selling Price to List Price	100.55%	99.63%	-0.91%	99.97%	101.14%	1.17%
Average Days on Market to Sale	10.80	19.81	83.39%	16.44	18.02	9.62%
Monthly Inventory	277	246	-11.19%	277	246	-11.19%
Months Supply of Inventory	1.79	1.66	-7.45%	1.79	1.66	-7.45%

**Absorption:** Last 12 months, an Average of **148** Sales/Month

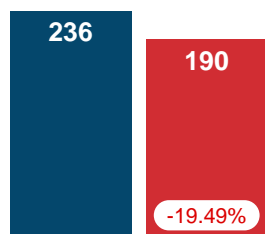
**Inventory** on August 31, 2022 = **246**

**2021** **2022**

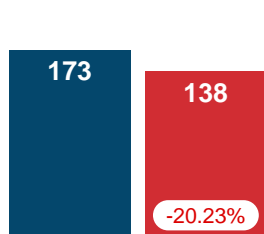
### AUGUST MARKET

### AVERAGE PRICES

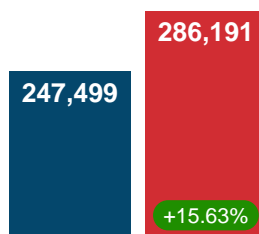
#### New Listings



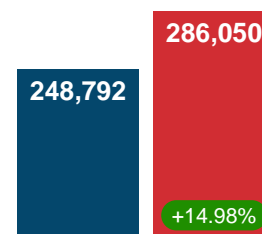
#### Pending Listings



#### List Price



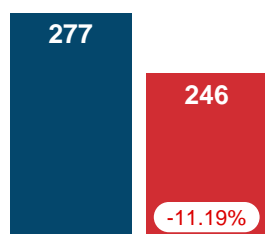
#### Sale Price



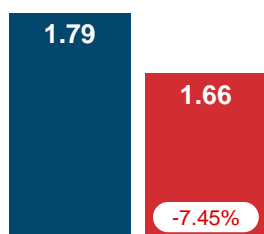
### INVENTORY

### AVERAGE SOLD/LIST RATIO & DOM

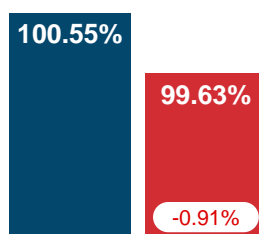
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

