

August 2022



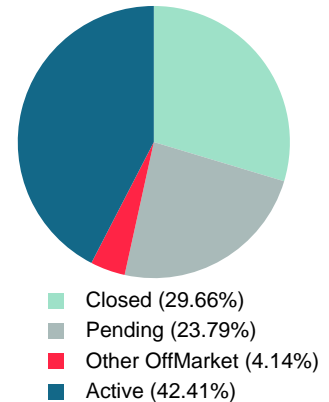
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	230,000	246,750	7.28%
Median Sale Price	238,250	245,500	3.04%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	4.50	-10.00%
End of Month Inventory	277	246	-11.19%
Months Supply of Inventory	1.79	1.66	-7.45%



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.

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 **3.04%** in August 2022 to \$245,500 versus the previous year at \$238,250.

Median Days on Market Shortens

The median number of **4.50** days that homes spent on the market before selling decreased by 0.50 days or **10.00%** in August 2022 compared to last year's same month at **5.00** DOM.

Sales Success for August 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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.

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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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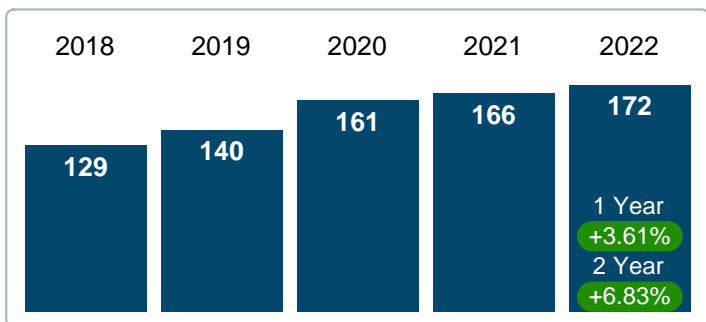
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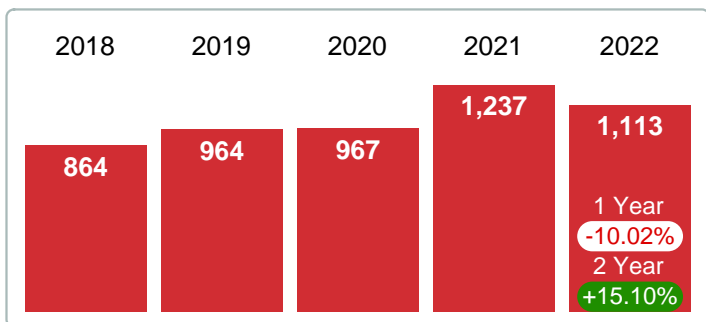
CLOSED LISTINGS

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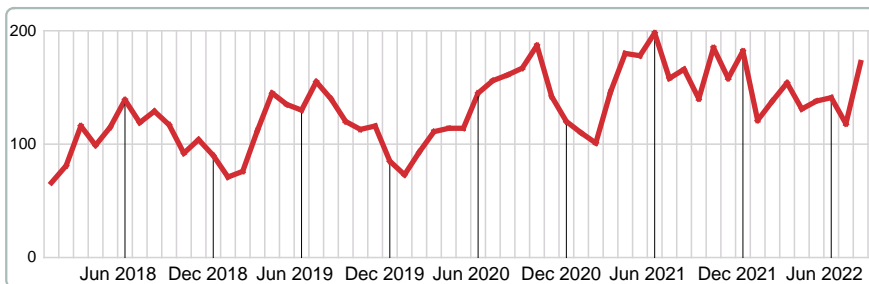
AUGUST



YEAR TO DATE (YTD)

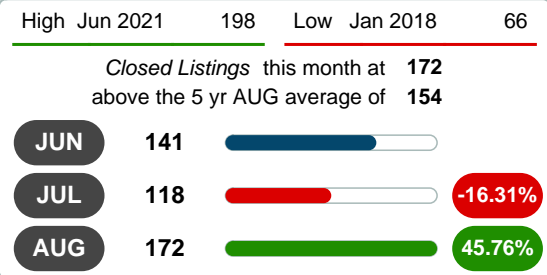


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 154



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.14%	10.5	7	6	1	0
\$100,001 - \$175,000	25	14.53%	5.0	3	22	0	0
\$175,001 - \$200,000	15	8.72%	3.0	1	12	2	0
\$200,001 - \$300,000	52	30.23%	4.0	2	40	10	0
\$300,001 - \$375,000	24	13.95%	7.5	1	15	7	1
\$375,001 - \$475,000	22	12.79%	6.0	1	13	8	0
\$475,001 and up	20	11.63%	1.0	0	6	11	3
Total Closed Units	172			15	114	39	4
Total Closed Volume	49,200,643	100%	4.5	2.22M	29.74M	15.28M	1.95M
Median Closed Price	\$245,500			\$146,000	\$230,000	\$365,000	\$512,500

August 2022



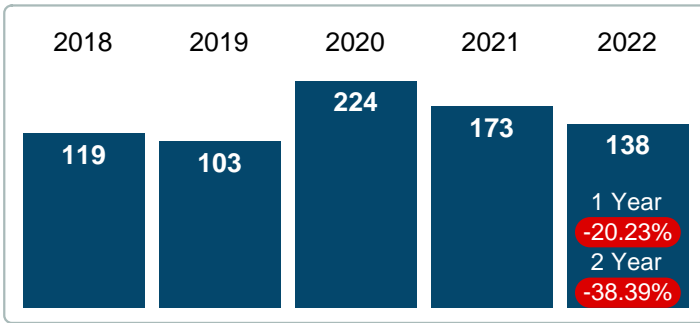
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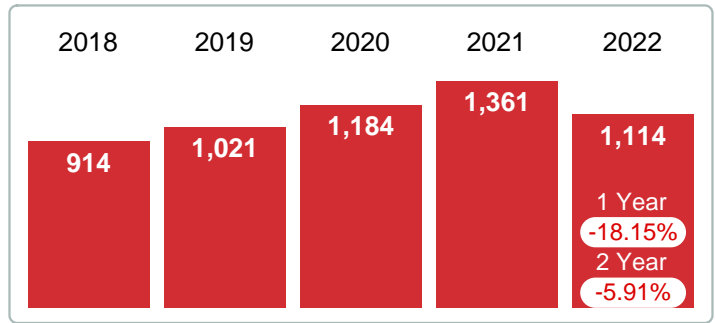
PENDING LISTINGS

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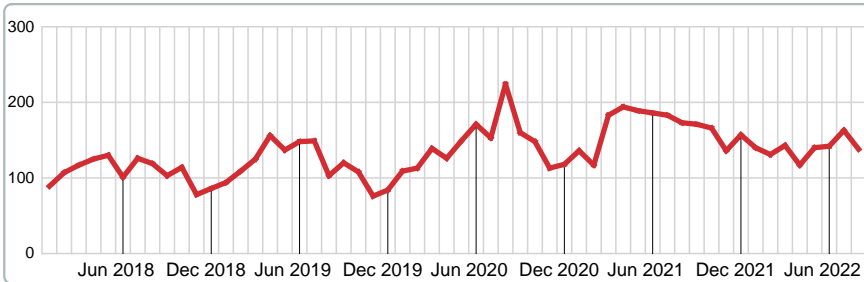
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

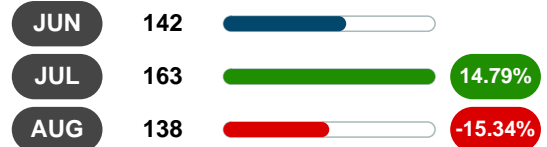


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	7.97%	13.0	8	2	1	0
\$75,001 - \$175,000	17	12.32%	4.0	3	13	1	0
\$175,001 - \$225,000	21	15.22%	6.0	0	18	3	0
\$225,001 - \$275,000	36	26.09%	11.0	0	26	10	0
\$275,001 - \$325,000	21	15.22%	11.0	0	9	11	1
\$325,001 - \$425,000	17	12.32%	13.0	0	10	7	0
\$425,001 and up	15	10.87%	11.0	0	5	7	3
Total Pending Units	138			11	83	40	4
Total Pending Volume	36,970,903	100%	10.0	722.70K	21.00M	13.16M	2.09M
Median Listing Price	\$249,450			\$60,000	\$240,490	\$294,519	\$510,000

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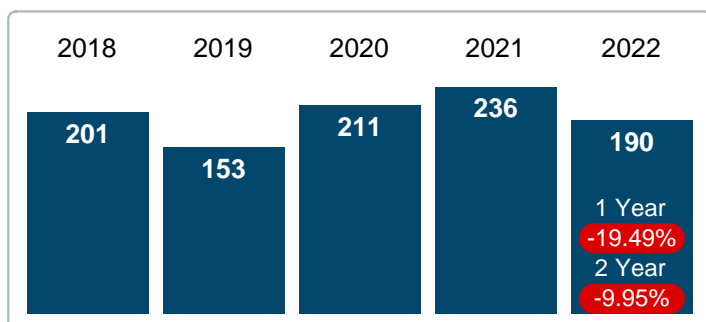
Area Delimited by County Of Wagoner - Residential Property Type



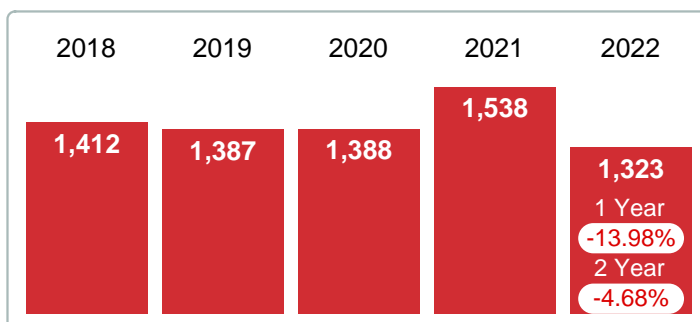
NEW LISTINGS

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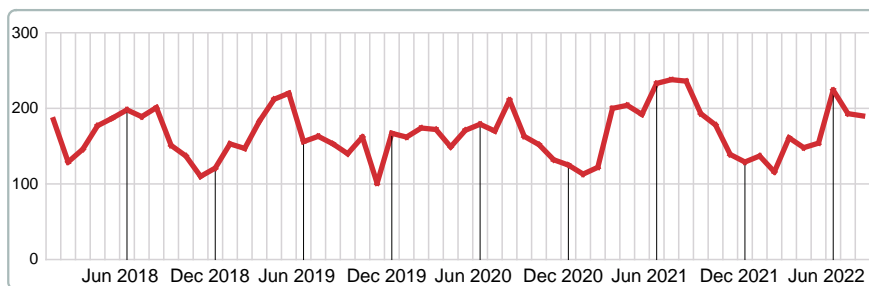
AUGUST



YEAR TO DATE (YTD)

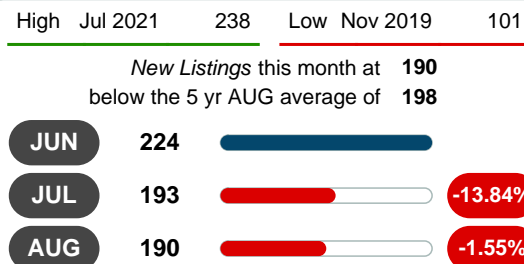


5 YEAR MARKET ACTIVITY TRENDS



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
Total New Listed Units	190		10	109	62	9
Total New Listed Volume	59,373,552	100%	757.10K	30.54M	23.65M	4.43M
Median New Listed Listing Price	\$260,250		\$79,450	\$239,995	\$345,200	\$519,900

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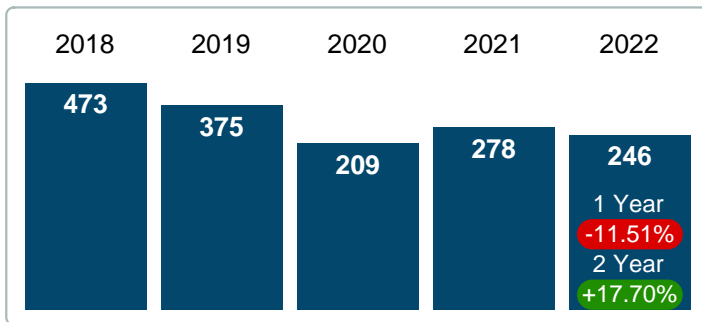
Area Delimited by County Of Wagoner - Residential Property Type



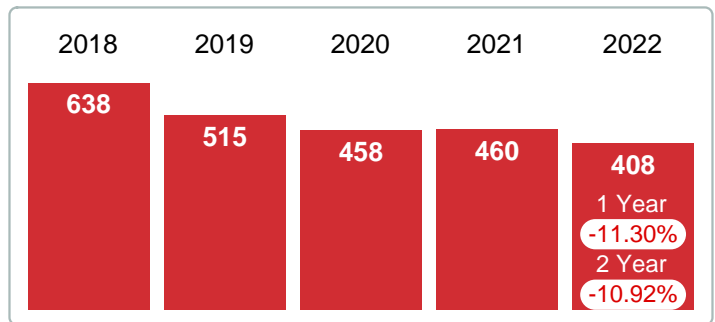
ACTIVE INVENTORY

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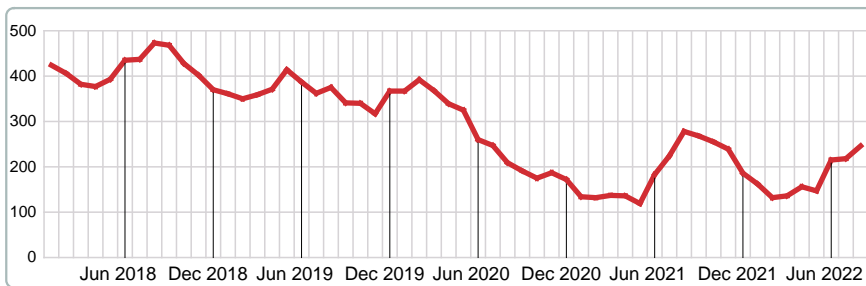
END OF AUGUST



ACTIVE DURING AUGUST

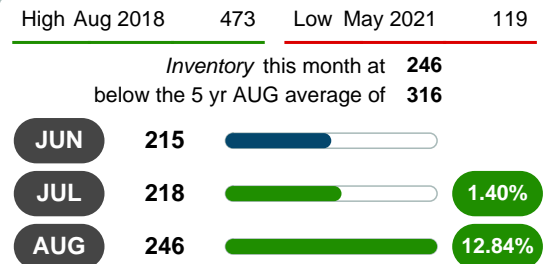


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 316



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	22	8.94%	49.0	8	12	1	1
\$150,001 - \$225,000	31	12.60%	30.0	3	24	4	0
\$225,001 - \$275,000	33	13.41%	21.0	1	22	9	1
\$275,001 - \$350,000	54	21.95%	47.0	0	33	19	2
\$350,001 - \$475,000	45	18.29%	29.0	0	18	24	3
\$475,001 - \$625,000	36	14.63%	57.0	1	7	23	5
\$625,001 and up	25	10.16%	65.0	0	6	10	9
Total Active Inventory by Units		246		13	122	90	21
Total Active Inventory by Volume		96,476,559	100%	2.06M	39.52M	39.89M	15.00M
Median Active Inventory Listing Price		\$328,109		\$139,900	\$290,000	\$388,673	\$595,000

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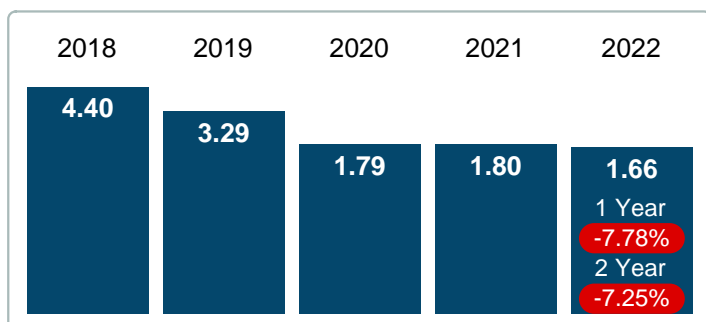
Area Delimited by County Of Wagoner - Residential Property Type



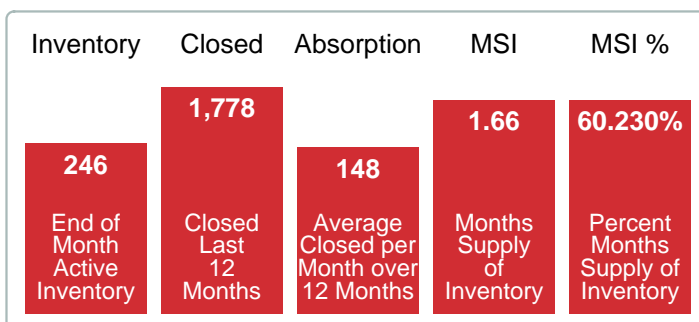
MONTHS SUPPLY of INVENTORY (MSI)

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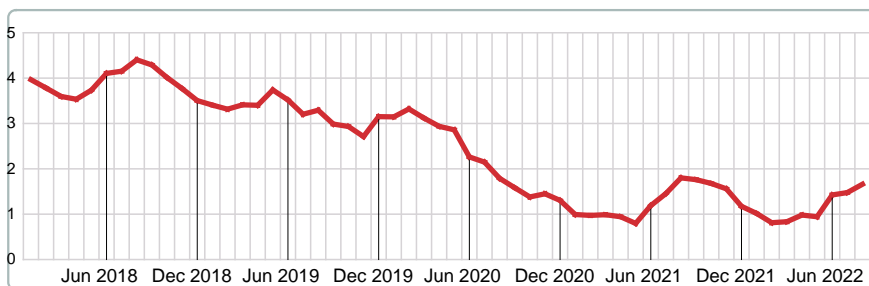
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

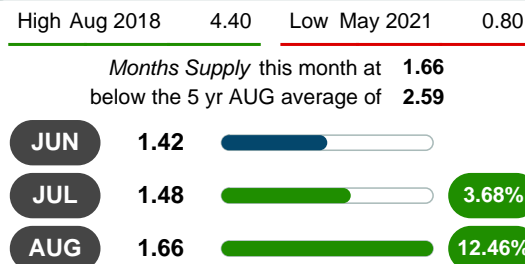


5 YEAR MARKET ACTIVITY TRENDS



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	100%	1.66	13	122	90	21

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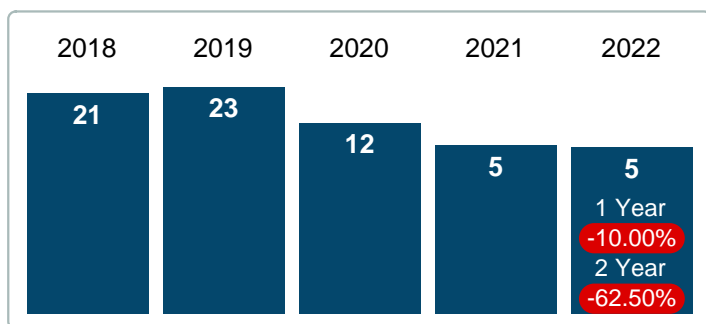
Area Delimited by County Of Wagoner - Residential Property Type



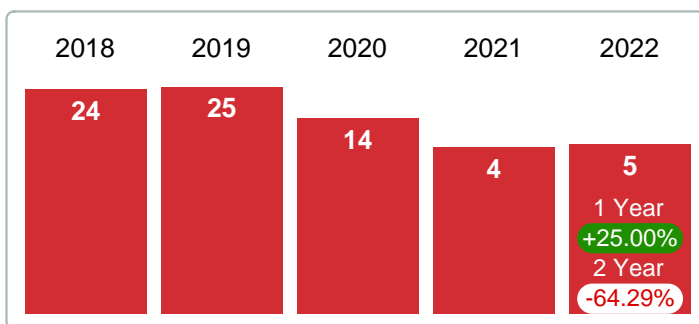
MEDIAN DAYS ON MARKET TO SALE

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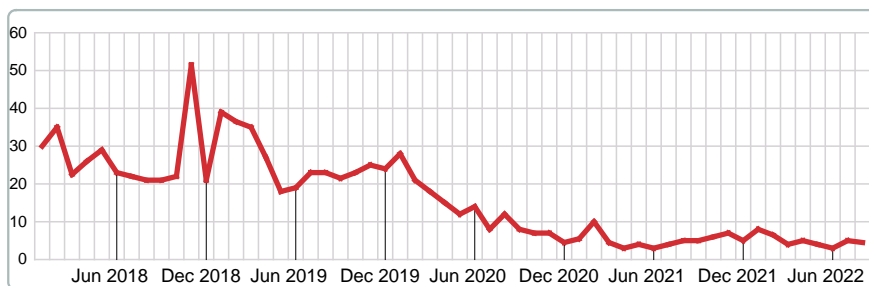
AUGUST



YEAR TO DATE (YTD)

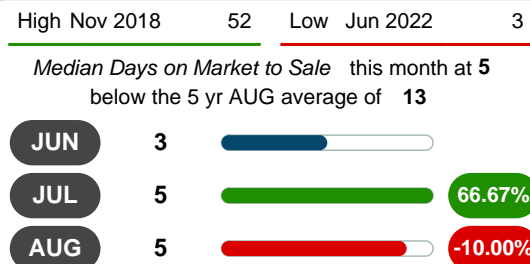


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 13



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
\$100,000 and less	8.14%	11	30	5	5	0
\$100,001 - \$175,000	14.53%	5	68	5	0	0
\$175,001 - \$200,000	8.72%	3	1	4	2	0
\$200,001 - \$300,000	30.23%	4	99	4	7	0
\$300,001 - \$375,000	13.95%	8	7	15	5	3
\$375,001 - \$475,000	12.79%	6	42	3	7	0
\$475,001 and up	11.63%	1	0	1	4	1
Median Closed DOM		5	36	4	4	2
Total Closed Units	100%	4.5	15	114	39	4
Total Closed Volume		49,200,643	2.22M	29.74M	15.28M	1.95M

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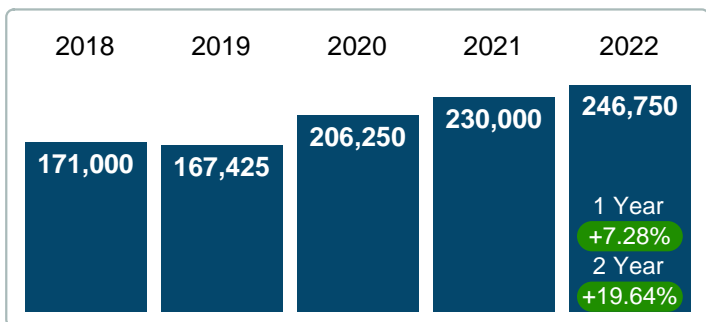
Area Delimited by County Of Wagoner - Residential Property Type



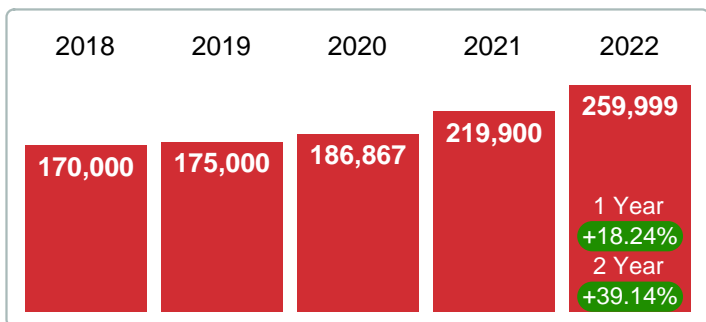
MEDIAN LIST PRICE AT CLOSING

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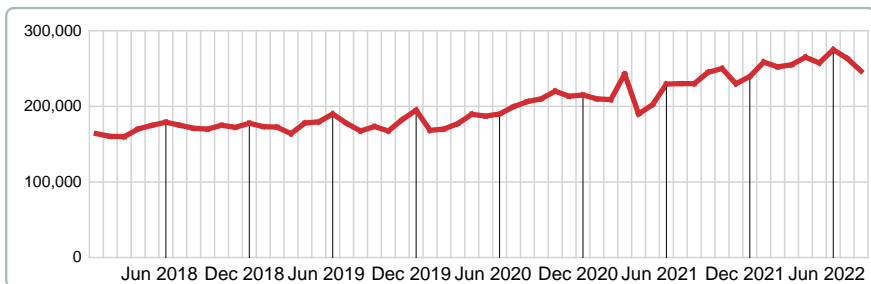
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

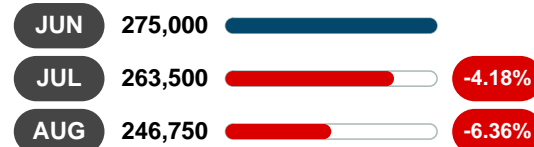


3 MONTHS

5 year AUG AVG = 204,285

High Jun 2022 275,000 Low Mar 2018 159,838

Median List Price at Closing this month at **246,750**
above the 5 yr AUG average of **204,285**



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
\$100,000 and less	6.98%	65,000	39,950	85,000	75,000	0
\$100,001 - \$175,000	16.28%	139,950	157,450	137,450	0	0
\$175,001 - \$200,000	7.56%	185,000	182,340	186,750	189,450	0
\$200,001 - \$300,000	30.23%	232,500	260,000	229,900	272,500	0
\$300,001 - \$375,000	13.95%	349,450	349,900	345,450	344,500	365,000
\$375,001 - \$475,000	16.28%	419,700	412,000	419,700	424,950	0
\$475,001 and up	8.72%	545,625	0	594,738	693,000	536,850
Median List Price		246,750	150,000	226,950	360,000	518,375
Total Closed Units	100%	246,750	15	114	39	4
Total Closed Volume		49,224,775	2.49M	29.60M	15.19M	1.95M

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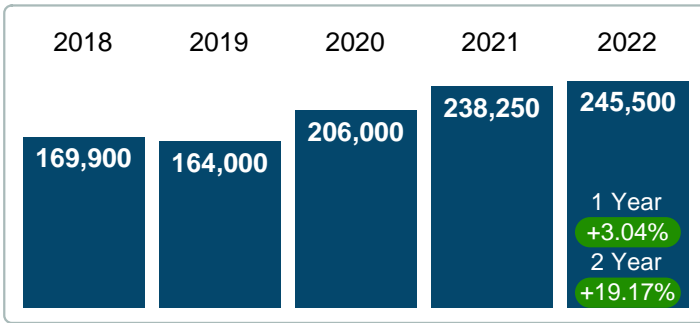
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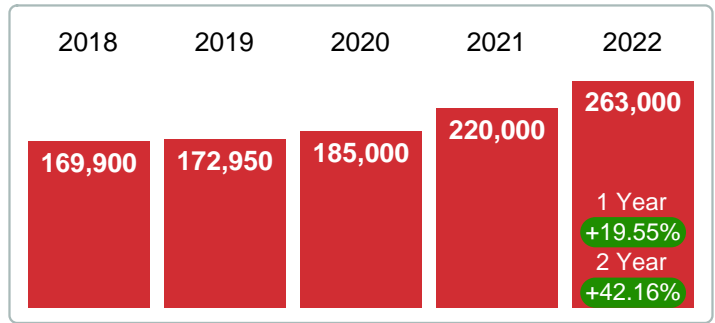
MEDIAN SOLD PRICE AT CLOSING

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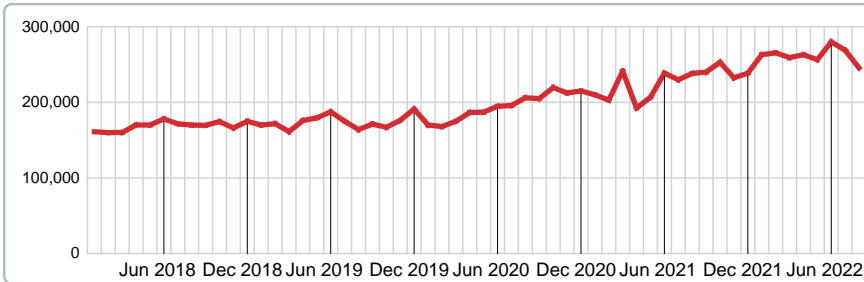
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

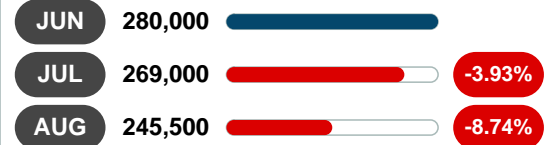


3 MONTHS

5 year AUG AVG = 204,730

High Jun 2022 280,000 Low Feb 2018 160,000

Median Sold Price at Closing this month at **245,500**
 above the 5 yr AUG average of **204,730**



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
\$100,000 and less	8.14%	66,000	54,000	89,150	76,000	0
\$100,001 - \$175,000	14.53%	145,000	170,000	142,500	0	0
\$175,001 - \$200,000	8.72%	190,000	186,315	190,000	197,500	0
\$200,001 - \$300,000	30.23%	236,500	230,000	233,250	272,000	0
\$300,001 - \$375,000	13.95%	347,000	359,900	349,000	345,000	341,000
\$375,001 - \$475,000	12.79%	414,625	400,000	419,375	395,500	0
\$475,001 and up	11.63%	539,000	0	526,518	545,625	545,000
Median Sold Price		245,500	146,000	230,000	365,000	512,500
Total Closed Units	100%	245,500	15	114	39	4
Total Closed Volume		49,200,643	2.22M	29.74M	15.28M	1.95M

August 2022



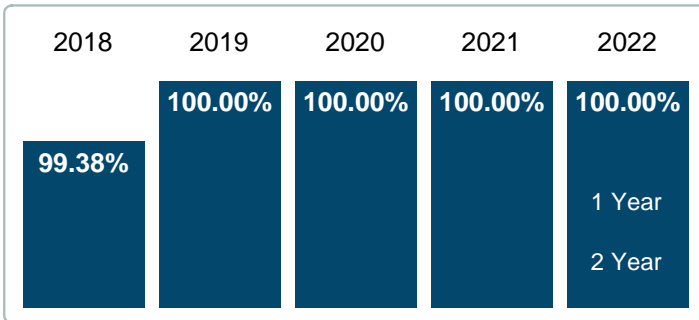
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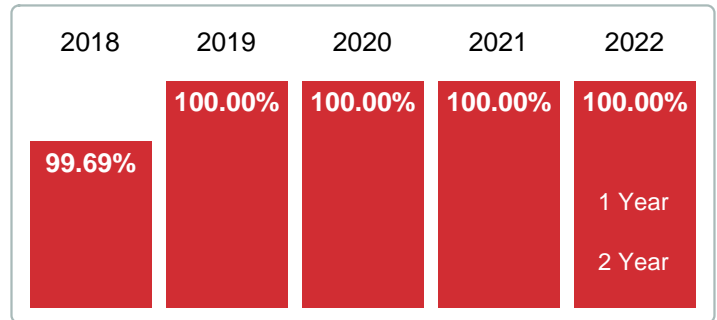
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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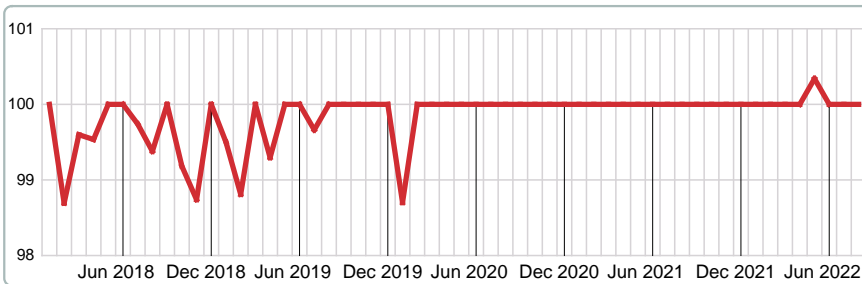
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

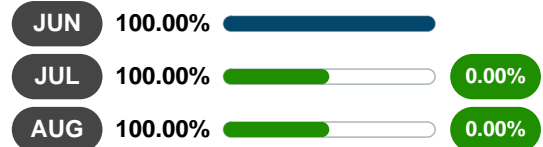


3 MONTHS

5 year AUG AVG = 99.88%

High May 2022 100.34% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.88%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.14%	93.07%	86.96%	100.00%	101.33%	0.00%
\$100,001 - \$175,000	25	14.53%	100.00%	97.33%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	15	8.72%	100.00%	102.18%	100.00%	104.28%	0.00%
\$200,001 - \$300,000	52	30.23%	100.02%	73.06%	100.02%	101.37%	0.00%
\$300,001 - \$375,000	24	13.95%	100.00%	102.86%	100.00%	99.51%	93.42%
\$375,001 - \$475,000	22	12.79%	100.00%	89.89%	100.00%	100.11%	0.00%
\$475,001 and up	20	11.63%	100.00%	0.00%	100.05%	100.00%	100.00%
Median Sold/List Ratio		100.00%		90.00%	100.00%	100.22%	98.01%
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



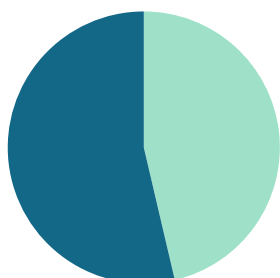
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

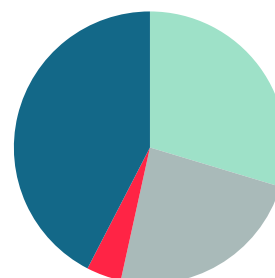


Inventory
 New Listings
190 = 46.34%
 Start Inventory
220
 Total Inventory Units
410
 Volume
\$142,551,832

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%
Median List Price	230,000	246,750	7.28%	219,900	259,999	18.24%
Median Sale Price	238,250	245,500	3.04%	220,000	263,000	19.55%
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	5.00	4.50	-10.00%	4.00	5.00	25.00%
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

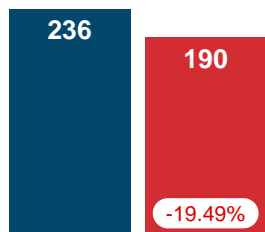
Inventory on August 31, 2022 = **246**

2021 **2022**

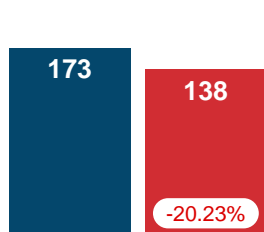
AUGUST MARKET

MEDIAN PRICES

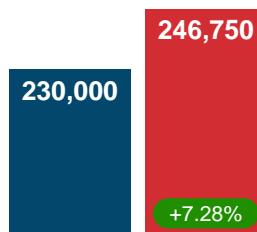
New Listings



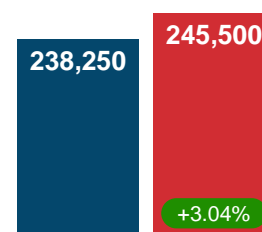
Pending Listings



List Price



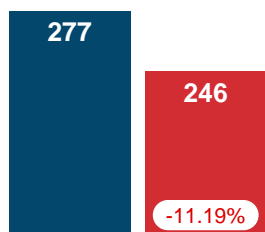
Sale Price



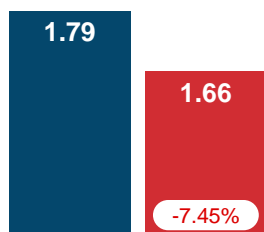
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

