



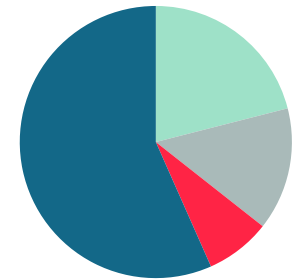
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	December		
	2021	2022	+/-%
Closed Listings	182	95	-47.80%
Pending Listings	157	66	-57.96%
New Listings	129	74	-42.64%
Average List Price	259,294	266,512	2.78%
Average Sale Price	259,131	264,453	2.05%
Average Percent of Selling Price to List Price	99.89%	98.82%	-1.08%
Average Days on Market to Sale	25.25	32.88	30.25%
End of Month Inventory	185	256	38.38%
Months Supply of Inventory	1.17	1.97	68.82%



■ Closed (21.02%)
■ Pending (14.60%)
■ Other OffMarket (7.74%)
■ Active (56.64%)

Absorption: Last 12 months, an Average of **130** Sales/Month
Active Inventory as of December 31, 2022 = **256**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2022 rose **38.38%** to 256 existing homes available for sale. Over the last 12 months this area has had an average of 130 closed sales per month. This represents an unsold inventory index of **1.97** 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 **2.05%** in December 2022 to \$264,453 versus the previous year at \$259,131.

Average Days on Market Lengthens

The average number of **32.88** days that homes spent on the market before selling increased by 7.64 days or **30.25%** in December 2022 compared to last year's same month at **25.25** DOM.

Sales Success for December 2022 is Positive

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

There were 74 New Listings in December 2022, down **42.64%** from last year at 129. Furthermore, there were 95 Closed Listings this month versus last year at 182, a **-47.80%** decrease.

Closed versus Listed trends yielded a **128.4%** ratio, down from previous year's, December 2021, at **141.1%**, a **9.01%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

December 2022



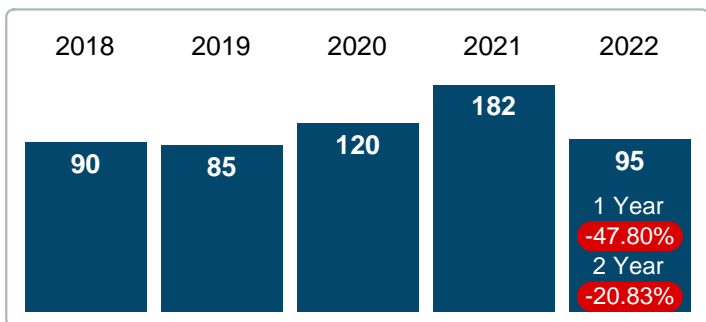
Area Delimited by County Of Wagoner - Residential Property Type



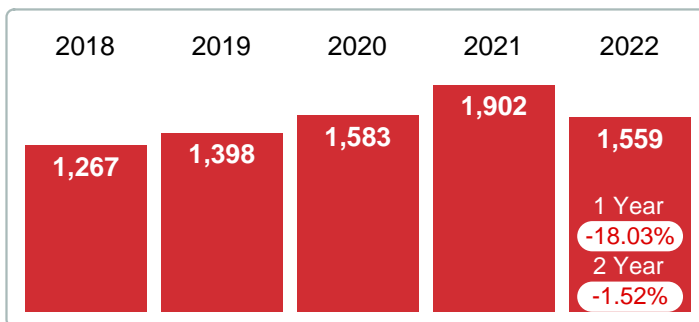
CLOSED LISTINGS

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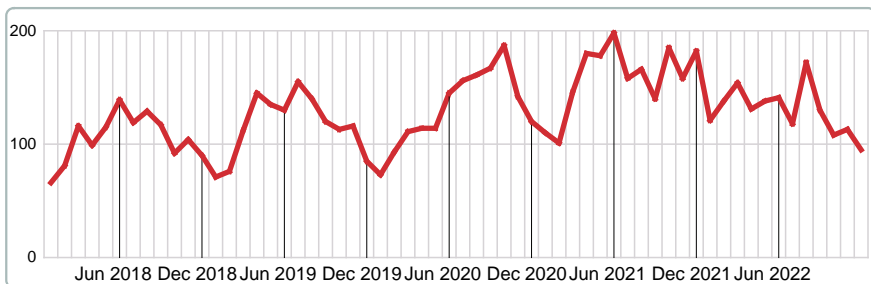
DECEMBER



YEAR TO DATE (YTD)

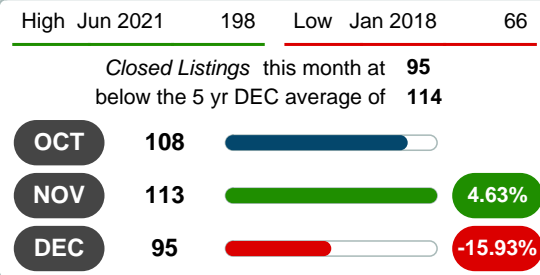


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 114



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	9	9.47%	42.4	5	3	1	0
\$100,001 - \$175,000	8	8.42%	13.1	2	5	1	0
\$175,001 - \$225,000	20	21.05%	33.1	0	17	3	0
\$225,001 - \$250,000	19	20.00%	38.4	1	10	8	0
\$250,001 - \$325,000	17	17.89%	32.6	1	15	1	0
\$325,001 - \$450,000	11	11.58%	27.4	0	6	5	0
\$450,001 and up	11	11.58%	35.4	0	4	6	1
Total Closed Units	95			9	60	25	1
Total Closed Volume	25,122,998	100%	32.9	1.15M	15.24M	8.20M	520.86K
Average Closed Price	\$264,453			\$128,306	\$254,065	\$328,139	\$520,860

December 2022



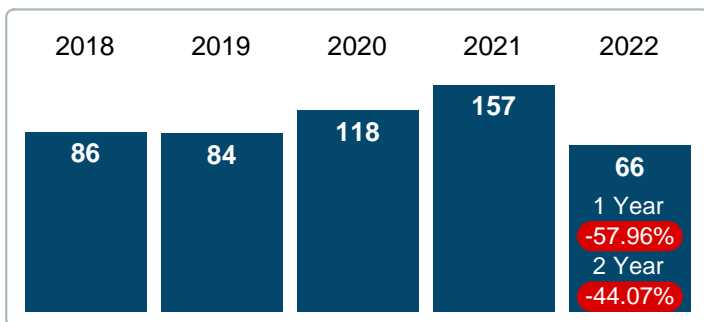
Area Delimited by County Of Wagoner - Residential Property Type



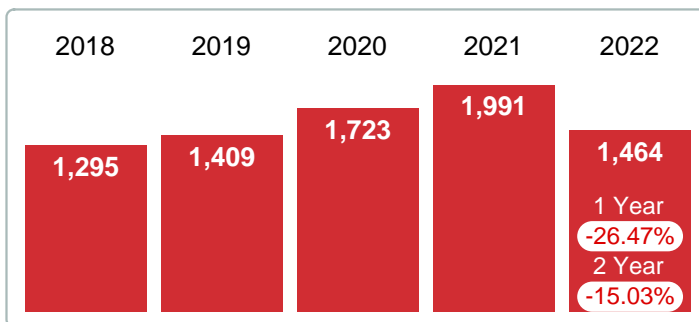
PENDING LISTINGS

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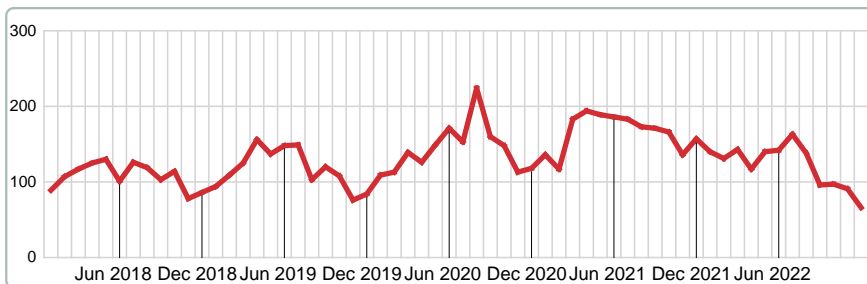
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 102

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 66 below the 5 yr DEC average of 102



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	6	9.09%	49.7	1	2	3	0
\$125,001 - \$175,000	7	10.61%	27.9	1	4	2	0
\$175,001 - \$200,000	2	3.03%	88.5	0	2	0	0
\$200,001 - \$275,000	28	42.42%	39.5	0	27	1	0
\$275,001 - \$350,000	8	12.12%	74.9	0	5	2	1
\$350,001 - \$450,000	4	6.06%	49.5	0	3	1	0
\$450,001 and up	11	16.67%	28.1	0	4	7	0
Total Pending Units	66			2	47	16	1
Total Pending Volume	18,373,611	100%	43.2	190.00K	12.34M	5.55M	295.00K
Average Listing Price	\$273,809			\$95,000	\$262,583	\$346,700	\$295,000

December 2022



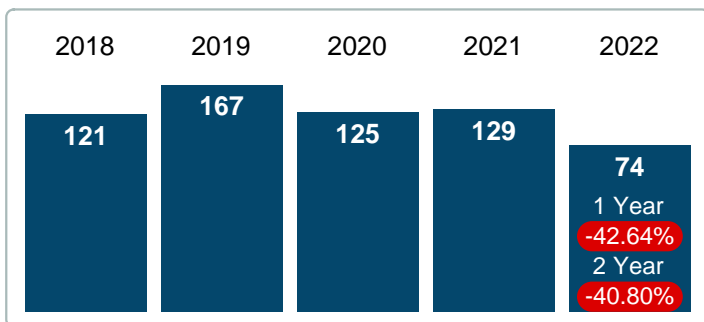
Area Delimited by County Of Wagoner - Residential Property Type



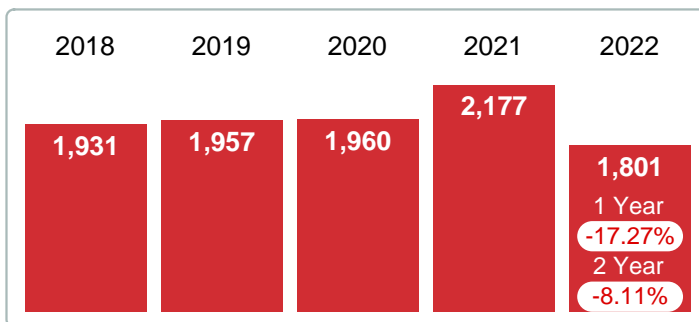
NEW LISTINGS

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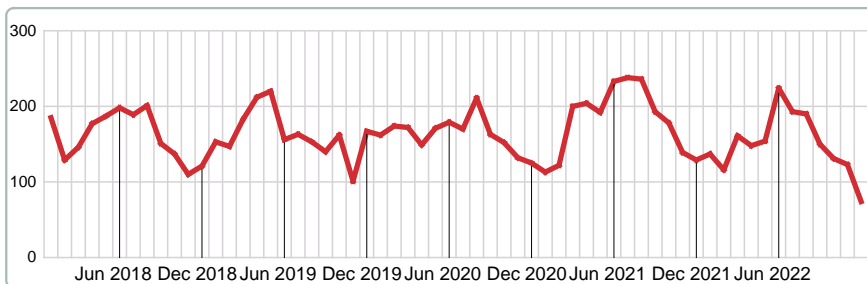
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 123

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 74 below the 5 yr DEC average of 123



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	6	8.11%	1	4	0	1
\$150,001 - \$200,000	9	12.16%	1	6	2	0
\$200,001 - \$225,000	7	9.46%	0	7	0	0
\$225,001 - \$350,000	25	33.78%	0	21	4	0
\$350,001 - \$425,000	9	12.16%	0	8	1	0
\$425,001 - \$500,000	10	13.51%	0	7	3	0
\$500,001 and up	8	10.81%	0	2	5	1
Total New Listed Units	74		2	55	15	2
Total New Listed Volume	23,487,817	100%	215.00K	16.45M	6.23M	599.80K
Average New Listed Listing Price	\$312,450		\$107,500	\$299,054	\$415,002	\$299,900

December 2022



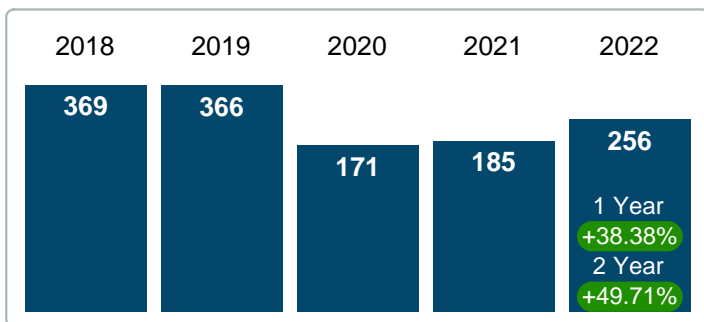
Area Delimited by County Of Wagoner - Residential Property Type



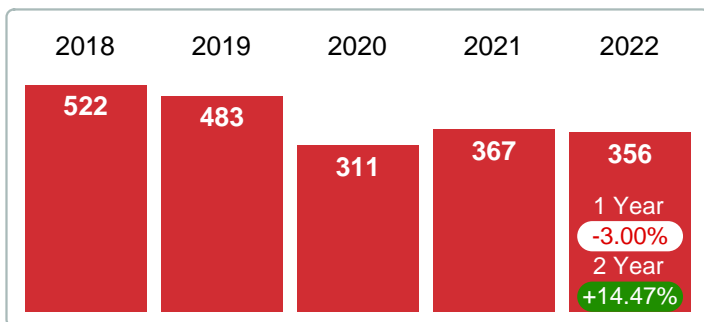
ACTIVE INVENTORY

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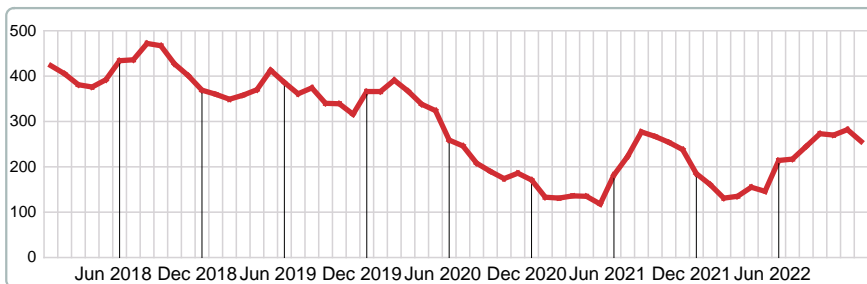
END OF DECEMBER



ACTIVE DURING DECEMBER

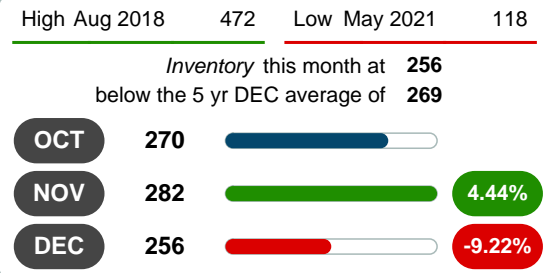


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 269



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	24	9.38%	77.7	6	15	1	2
\$150,001 - \$200,000	17	6.64%	62.1	2	9	5	1
\$200,001 - \$275,000	51	19.92%	72.0	3	35	11	2
\$275,001 - \$350,000	56	21.88%	80.8	0	34	20	2
\$350,001 - \$425,000	43	16.80%	74.2	0	24	19	0
\$425,001 - \$525,000	35	13.67%	99.2	1	14	18	2
\$525,001 and up	30	11.72%	98.2	0	6	18	6
Total Active Inventory by Units	256			12	137	92	15
Total Active Inventory by Volume	91,783,662	100%	81.0	1.86M	44.91M	39.00M	6.01M
Average Active Inventory Listing Price	\$358,530			\$154,875	\$327,818	\$423,947	\$400,726

December 2022



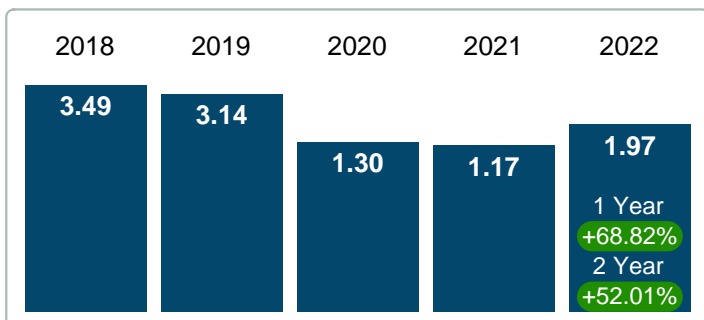
Area Delimited by County Of Wagoner - Residential Property Type



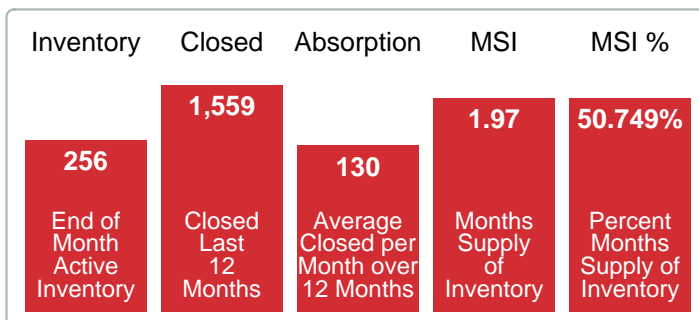
MONTHS SUPPLY of INVENTORY (MSI)

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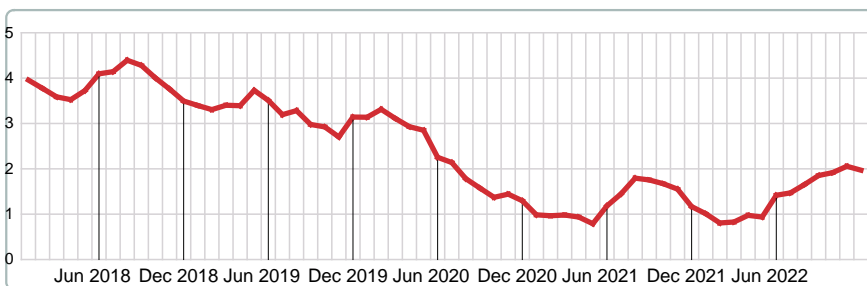
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2022



5 YEAR MARKET ACTIVITY TRENDS

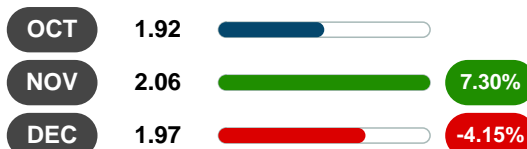


3 MONTHS

5 year DEC AVG = 2.21

High Aug 2018 4.39 Low May 2021 0.79

Months Supply this month at 1.97 below the 5 yr DEC average of 2.21



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	24	9.38%	1.48	1.14	1.53	0.92	0.00
\$150,001 - \$200,000	17	6.64%	1.06	1.85	0.71	2.40	6.00
\$200,001 - \$275,000	51	19.92%	1.28	2.77	1.17	1.23	24.00
\$275,001 - \$350,000	56	21.88%	2.29	0.00	2.22	2.38	4.00
\$350,001 - \$425,000	43	16.80%	3.13	0.00	3.51	3.17	0.00
\$425,001 - \$525,000	35	13.67%	3.26	0.00	4.10	2.81	2.18
\$525,001 and up	30	11.72%	3.46	0.00	3.27	3.32	4.80
Market Supply of Inventory (MSI)			1.97	1.45	1.71	2.40	4.39
Total Active Inventory by Units		100%	1.97	12	137	92	15

December 2022



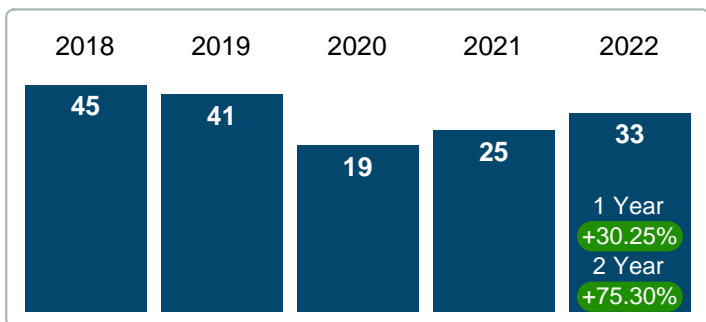
Area Delimited by County Of Wagoner - Residential Property Type



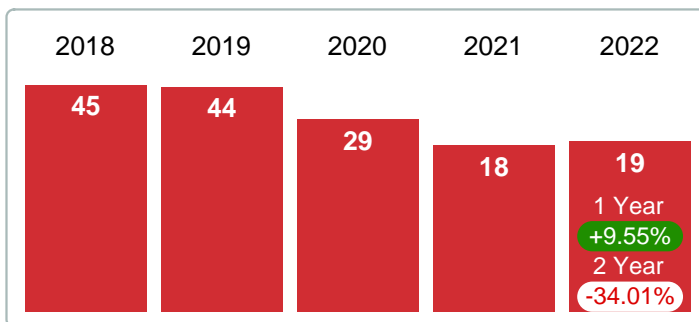
AVERAGE DAYS ON MARKET TO SALE

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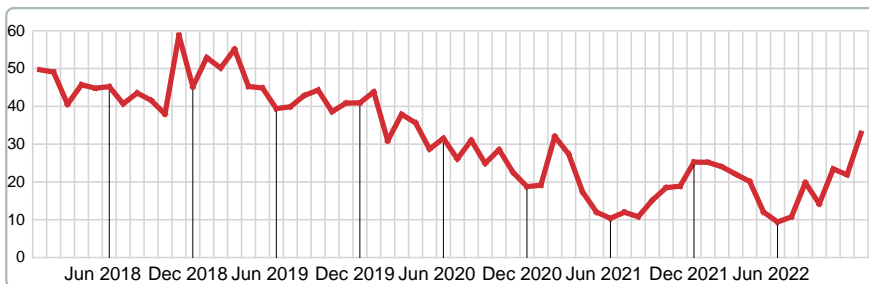
DECEMBER



YEAR TO DATE (YTD)

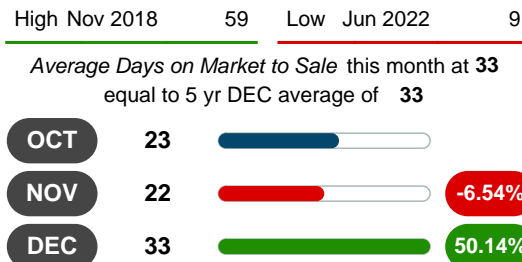


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC 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
\$100,000 and less	9.47%	42	62	12	39	0
\$100,001 - \$175,000	8.42%	13	14	8	40	0
\$175,001 - \$225,000	21.05%	33	0	35	20	0
\$225,001 - \$250,000	20.00%	38	4	49	30	0
\$250,001 - \$325,000	17.89%	33	21	35	4	0
\$325,001 - \$450,000	11.58%	27	0	43	8	0
\$450,001 and up	11.58%	35	0	32	33	65
Average Closed DOM		33				
Total Closed Units		95				
Total Closed Volume		25,122,998				
			40	35	25	65
	100%	33	9	60	25	1
			1.15M	15.24M	8.20M	520.86K

December 2022



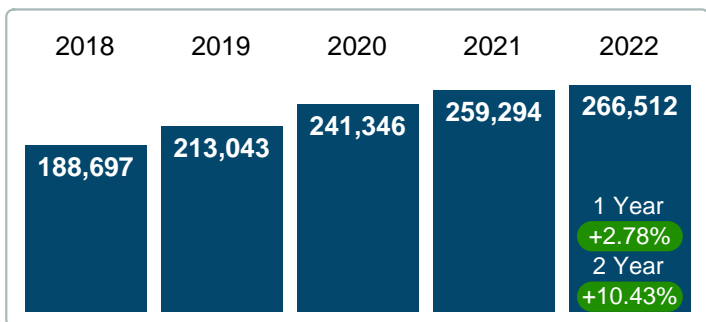
Area Delimited by County Of Wagoner - Residential Property Type



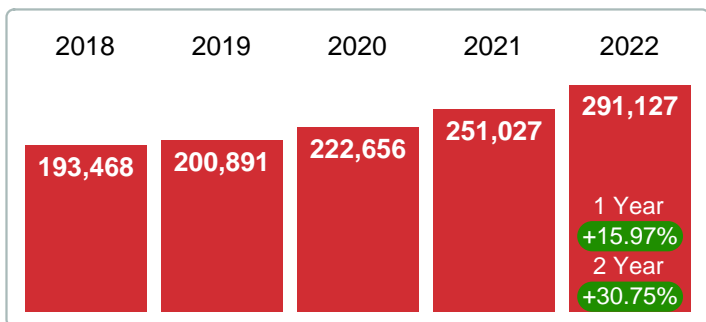
AVERAGE LIST PRICE AT CLOSING

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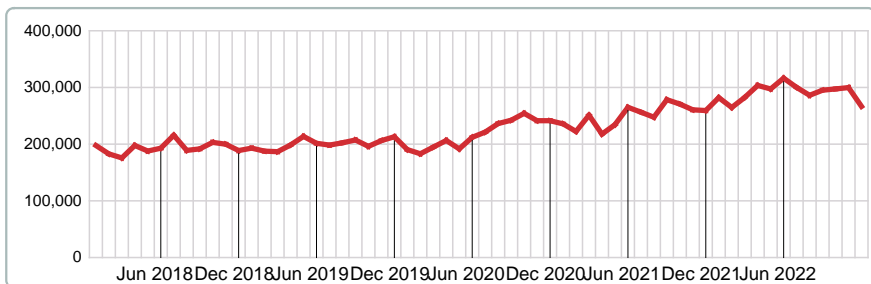
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

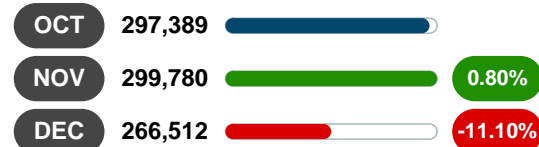


3 MONTHS

5 year DEC AVG = 233,778

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

Average List Price at Closing this month at **266,512** above the 5 yr DEC average of **233,778**



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	9.47%	76,133	90,660	70,667	95,000	0
\$100,001 - \$175,000	8.42%	138,088	128,450	120,740	169,000	0
\$175,001 - \$225,000	17.89%	203,401	0	206,442	218,267	0
\$225,001 - \$250,000	23.16%	239,193	235,000	242,709	240,457	0
\$250,001 - \$325,000	16.84%	289,431	280,000	290,455	295,000	0
\$325,001 - \$450,000	12.63%	390,244	0	389,410	419,066	0
\$450,001 and up	11.58%	499,533	0	492,817	487,320	519,900
Average List Price		266,512	136,133	256,947	326,268	519,900
Total Closed Units	100%	266,512	9	60	25	1
Total Closed Volume		25,318,653	1.23M	15.42M	8.16M	519.90K

December 2022



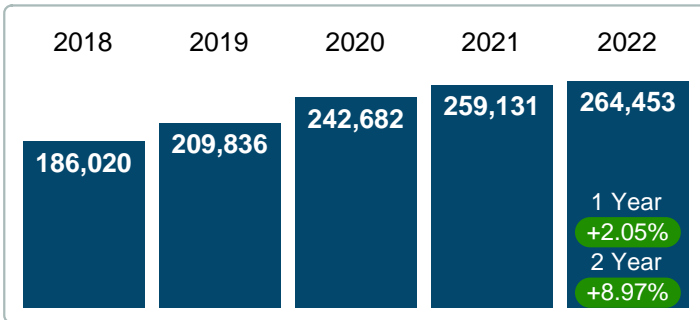
Area Delimited by County Of Wagoner - Residential Property Type



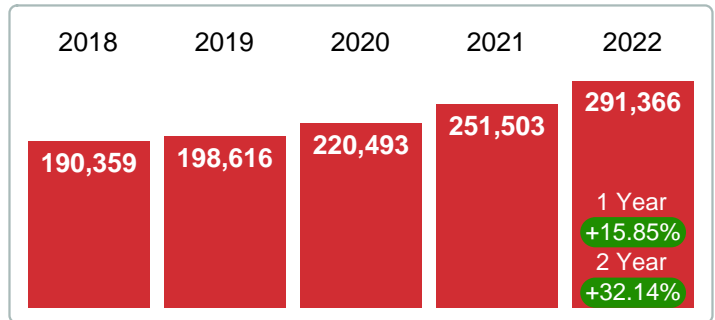
AVERAGE SOLD PRICE AT CLOSING

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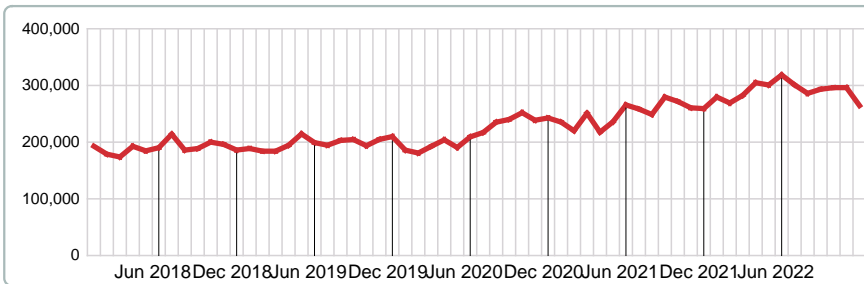
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

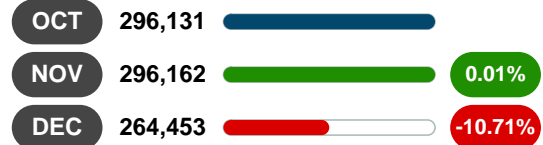


3 MONTHS

5 year DEC AVG = 232,424

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

Average Sold Price at Closing this month at **264,453** above the 5 yr DEC average of **232,424**



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	9.47%	73,694	77,050	62,667	90,000	0
\$100,001 - \$175,000	8.42%	131,500	127,250	126,500	165,000	0
\$175,001 - \$225,000	21.05%	205,551	0	203,771	215,633	0
\$225,001 - \$250,000	20.00%	239,221	235,000	238,719	240,378	0
\$250,001 - \$325,000	17.89%	284,311	280,000	284,219	290,000	0
\$325,001 - \$450,000	11.58%	400,772	0	391,343	412,086	0
\$450,001 and up	11.58%	500,887	0	490,192	504,688	520,860
Average Sold Price		264,453	128,306	254,065	328,139	520,860
Total Closed Units	100%	264,453	9	60	25	1
Total Closed Volume		25,122,998	1.15M	15.24M	8.20M	520.86K

December 2022



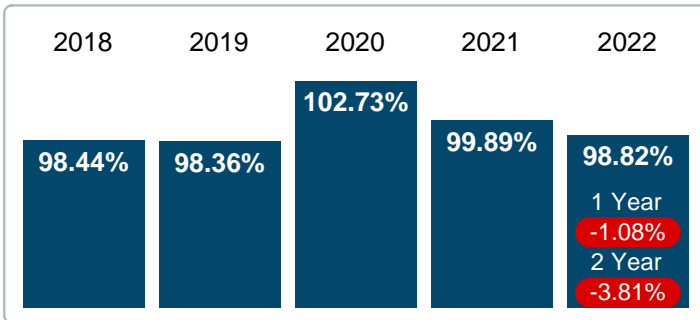
Area Delimited by County Of Wagoner - Residential Property Type



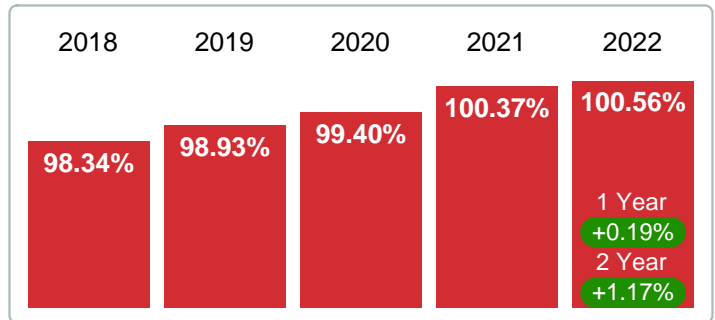
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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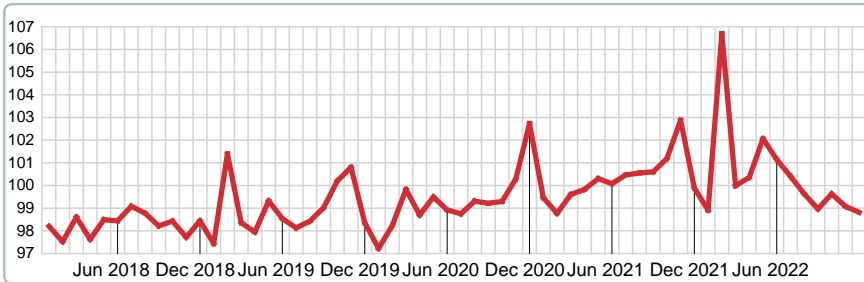
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

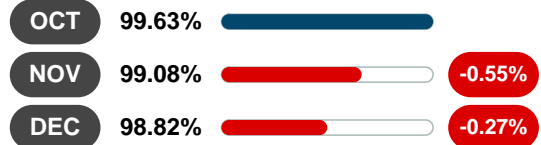


3 MONTHS

5 year DEC AVG = 99.65%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.82%**
below the 5 yr DEC average of **99.65%**



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	9	9.47%	88.85%	87.26%	89.53%	94.74%	0.00%	
\$100,001 - \$175,000	8	8.42%	104.21%	99.14%	107.56%	97.63%	0.00%	
\$175,001 - \$225,000	20	21.05%	98.95%	0.00%	98.97%	98.85%	0.00%	
\$225,001 - \$250,000	19	20.00%	99.21%	100.00%	98.53%	99.96%	0.00%	
\$250,001 - \$325,000	17	17.89%	98.16%	100.00%	98.03%	98.31%	0.00%	
\$325,001 - \$450,000	11	11.58%	99.83%	0.00%	100.91%	98.55%	0.00%	
\$450,001 and up	11	11.58%	102.11%	0.00%	99.53%	104.15%	100.18%	
Average Sold/List Ratio		98.80%		92.73%	99.13%	100.18%	100.18%	
Total Closed Units		95	100%	98.80%	9	60	25	1
Total Closed Volume		25,122,998			1.15M	15.24M	8.20M	520.86K

December 2022



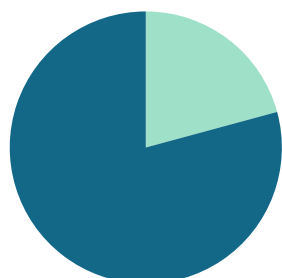
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

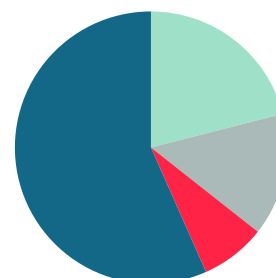


Inventory
 New Listings
74 = 20.79%
 Start Inventory
282
 Total Inventory Units
356
 Volume
\$125,384,870

Market Activity

Closed Sales
95 = 21.02%
 Pending Sales
66 = 14.60%
 Other Off Market
35 = 7.74%
 Active Inventory
256 = 56.64%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	182	95	-47.80%	1,902	1,559	-18.03%
Pending Sales	157	66	-57.96%	1,991	1,464	-26.47%
New Listings	129	74	-42.64%	2,177	1,801	-17.27%
Average List Price	259,294	266,512	2.78%	251,027	291,127	15.97%
Average Sale Price	259,131	264,453	2.05%	251,503	291,366	15.85%
Average Percent of Selling Price to List Price	99.89%	98.82%	-1.08%	100.37%	100.56%	0.19%
Average Days on Market to Sale	25.25	32.88	30.25%	17.58	19.26	9.55%
Monthly Inventory	185	256	38.38%	185	256	38.38%
Months Supply of Inventory	1.17	1.97	68.82%	1.17	1.97	68.82%

Absorption: Last 12 months, an Average of **130** Sales/Month

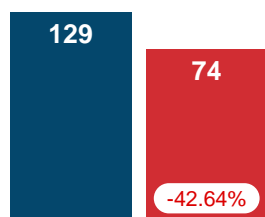
Inventory on December 31, 2022 = **256**

2021 **2022**

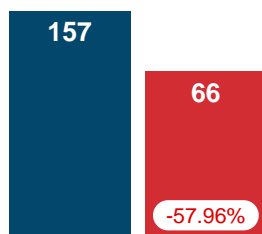
DECEMBER MARKET

AVERAGE PRICES

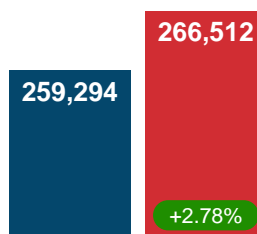
New Listings



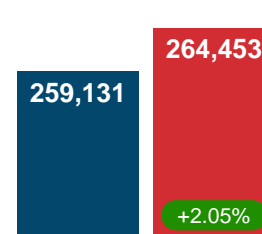
Pending Listings



List Price



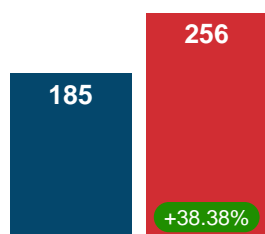
Sale Price



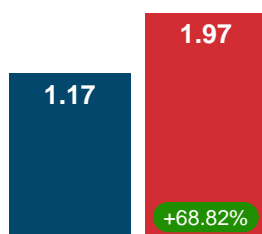
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

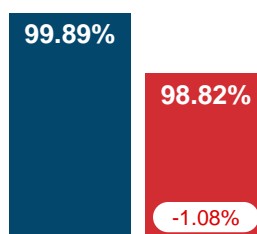
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

