

February 2022



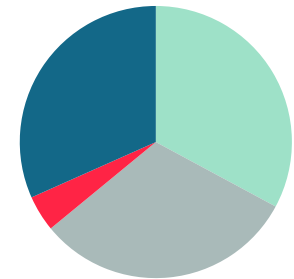
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	101	138	36.63%
Pending Listings	117	131	11.97%
New Listings	122	116	-4.92%
Average List Price	222,372	264,670	19.02%
Average Sale Price	220,106	269,064	22.24%
Average Percent of Selling Price to List Price	98.77%	106.69%	8.02%
Average Days on Market to Sale	32.03	24.02	-25.00%
End of Month Inventory	131	133	1.53%
Months Supply of Inventory	0.97	0.82	-15.24%



■ Closed (32.86%)
■ Pending (31.19%)
■ Other OffMarket (4.29%)
■ Active (31.67%)

Absorption: Last 12 months, an Average of **163** Sales/Month
Active Inventory as of February 28, 2022 = **133**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2022 rose **1.53%** to 133 existing homes available for sale. Over the last 12 months this area has had an average of 163 closed sales per month. This represents an unsold inventory index of **0.82** 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 **22.24%** in February 2022 to \$269,064 versus the previous year at \$220,106.

Average Days on Market Shortens

The average number of **24.02** days that homes spent on the market before selling decreased by 8.01 days or **25.00%** in February 2022 compared to last year's same month at **32.03** DOM.

Sales Success for February 2022 is Positive

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

There were 116 New Listings in February 2022, down **4.92%** from last year at 122. Furthermore, there were 138 Closed Listings this month versus last year at 101, a **36.63%** increase.

Closed versus Listed trends yielded a **119.0%** ratio, up from previous year's, February 2021, at **82.8%**, a **43.70%** upswing. This will certainly create pressure on an increasing 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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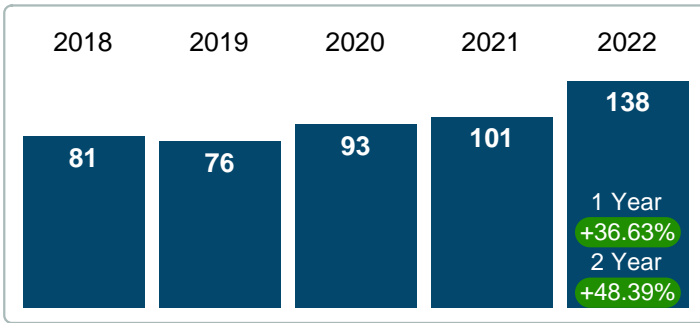
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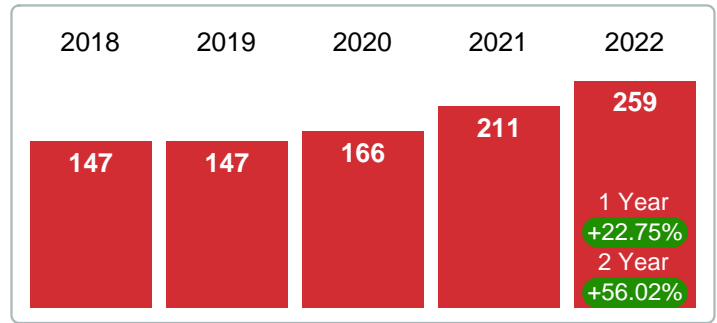
CLOSED LISTINGS

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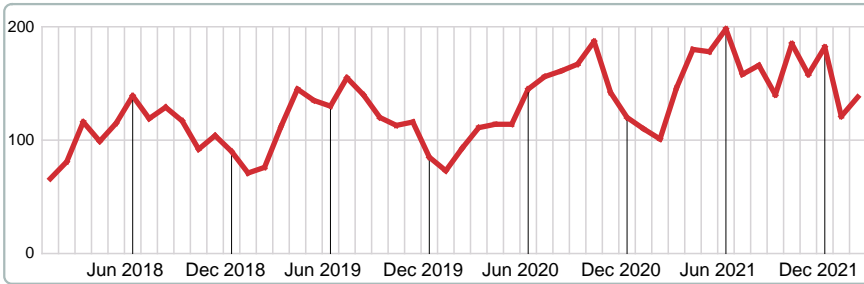
FEBRUARY



YEAR TO DATE (YTD)

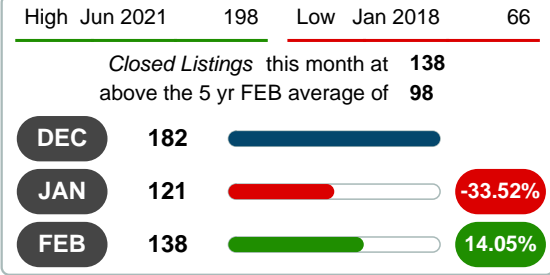


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 98



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.70%	31.8	4	7	1	0
\$125,001 - \$175,000	17	12.32%	27.0	1	12	4	0
\$175,001 - \$200,000	10	7.25%	10.1	1	9	0	0
\$200,001 - \$275,000	37	26.81%	18.2	2	27	8	0
\$275,001 - \$350,000	32	23.19%	21.8	1	21	10	0
\$350,001 - \$450,000	17	12.32%	32.4	1	7	8	1
\$450,001 and up	13	9.42%	34.8	0	4	6	3
Total Closed Units	138			10	87	37	4
Total Closed Volume	37,130,798	100%	24.0	1.83M	21.49M	11.95M	1.86M
Average Closed Price	\$269,064			\$182,690	\$247,061	\$323,094	\$463,786

February 2022



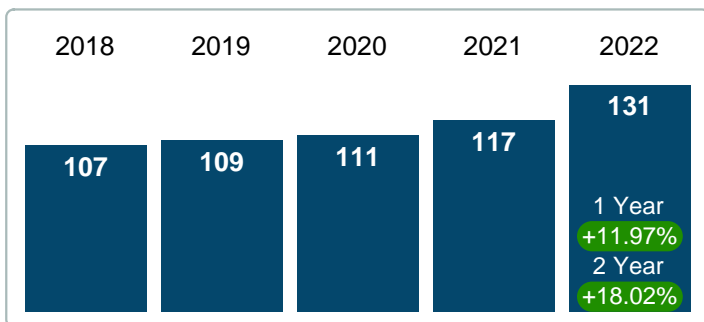
Area Delimited by County Of Wagoner - Residential Property Type



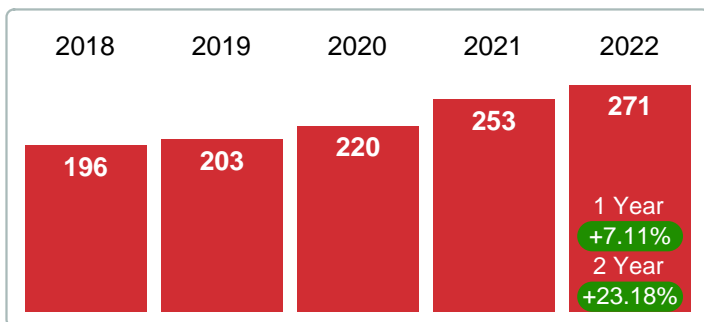
PENDING LISTINGS

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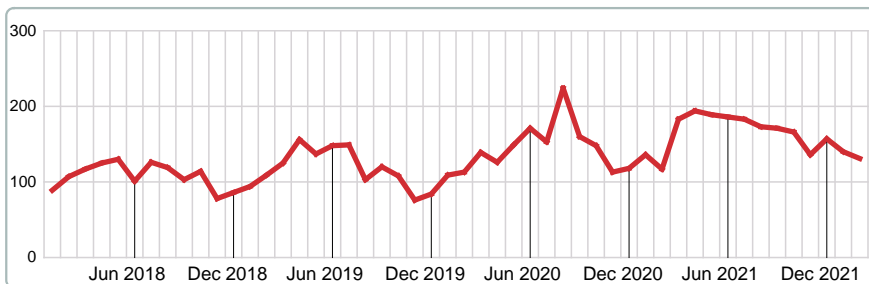
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 115

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 131 above the 5 yr FEB average of 115



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	8.40%	21.8	4	4	3	0
\$150,001 - \$175,000	5	3.82%	39.6	0	5	0	0
\$175,001 - \$225,000	35	26.72%	18.0	3	26	6	0
\$225,001 - \$275,000	22	16.79%	17.2	1	14	5	2
\$275,001 - \$350,000	26	19.85%	53.6	0	15	10	1
\$350,001 - \$450,000	18	13.74%	57.4	0	8	8	2
\$450,001 and up	14	10.69%	53.4	1	3	6	4
Total Pending Units	131			9	75	38	9
Total Pending Volume	38,745,099	100%	35.9	1.94M	19.59M	13.13M	4.09M
Average Listing Price	\$297,111			\$215,167	\$261,148	\$345,467	\$454,971

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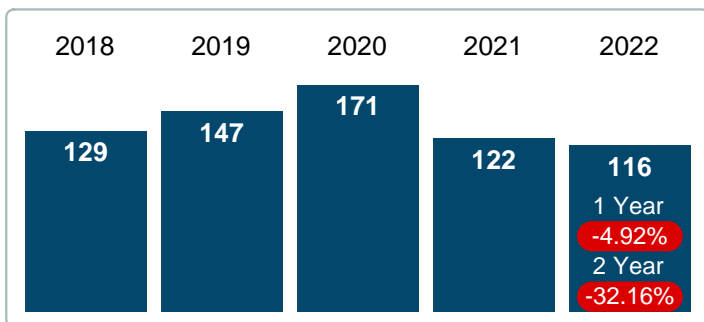
Area Delimited by County Of Wagoner - Residential Property Type



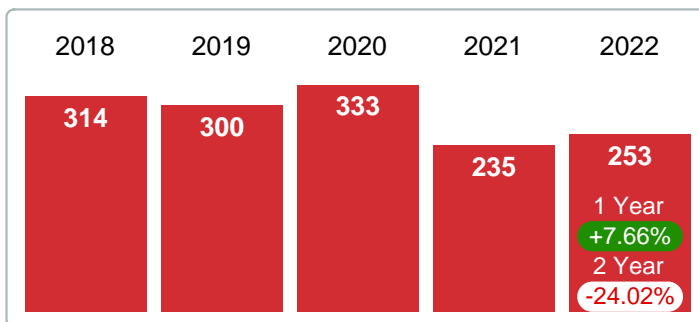
NEW LISTINGS

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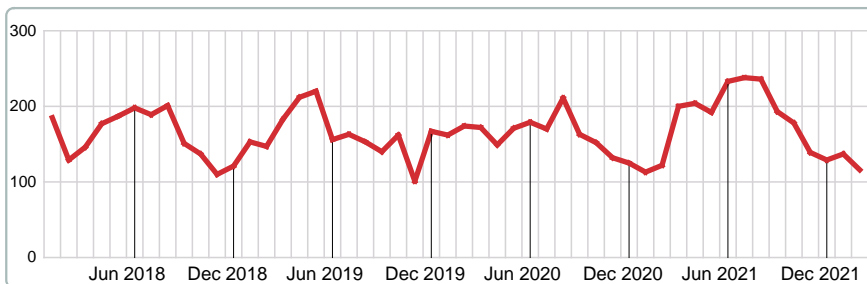
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 137

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 116
 below the 5 yr FEB average of 137



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	7	6.03%	2	4	1	0
\$125,001 - \$175,000	13	11.21%	3	7	3	0
\$175,001 - \$200,000	14	12.07%	1	10	3	0
\$200,001 - \$275,000	38	32.76%	2	26	9	1
\$275,001 - \$350,000	16	13.79%	0	12	3	1
\$350,001 - \$425,000	15	12.93%	0	8	7	0
\$425,001 and up	13	11.21%	0	7	2	4
Total New Listed Units	116		8	74	28	6
Total New Listed Volume	32,622,417	100%	1.24M	20.83M	7.72M	2.83M
Average New Listed Listing Price	\$282,501		\$154,488	\$281,535	\$275,691	\$472,267

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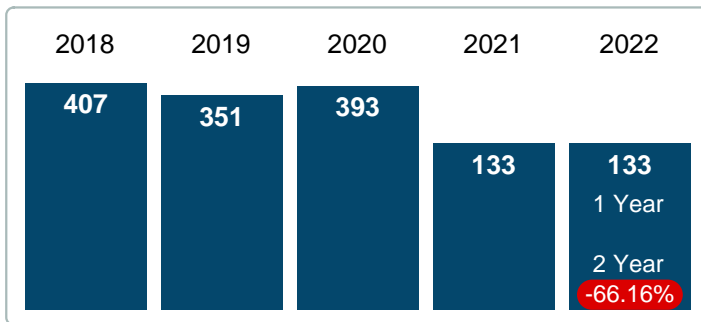
Area Delimited by County Of Wagoner - Residential Property Type



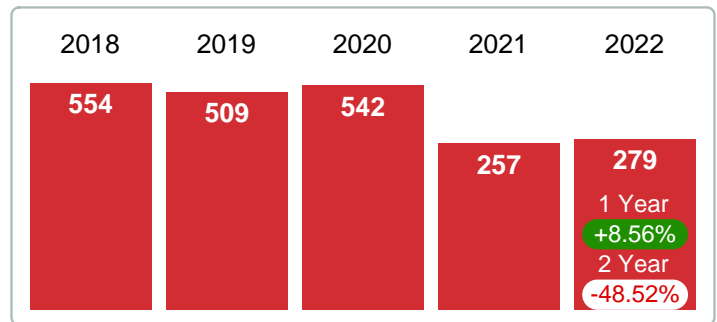
ACTIVE INVENTORY

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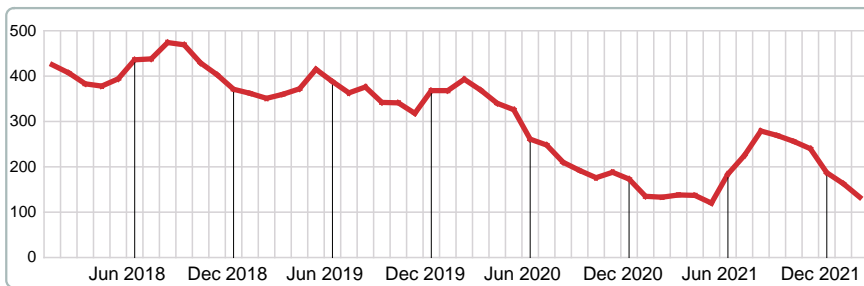
END OF FEBRUARY



ACTIVE DURING FEBRUARY

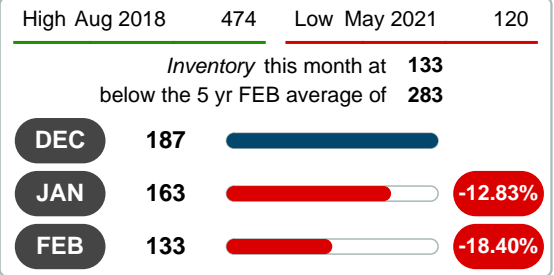


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 283



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	9	6.77%	109.2	5	3	0	1
\$100,001 - \$175,000	20	15.04%	82.2	3	10	6	1
\$175,001 - \$250,000	19	14.29%	65.6	0	9	9	1
\$250,001 - \$350,000	31	23.31%	140.4	1	17	12	1
\$350,001 - \$425,000	25	18.80%	142.7	0	8	14	3
\$425,001 - \$675,000	14	10.53%	66.4	0	6	5	3
\$675,001 and up	15	11.28%	87.5	0	6	5	4
Total Active Inventory by Units	133			9	59	51	14
Total Active Inventory by Volume	51,767,646	100%	105.5	954.60K	22.98M	19.09M	8.74M
Average Active Inventory Listing Price	\$389,230			\$106,067	\$389,560	\$374,279	\$624,340

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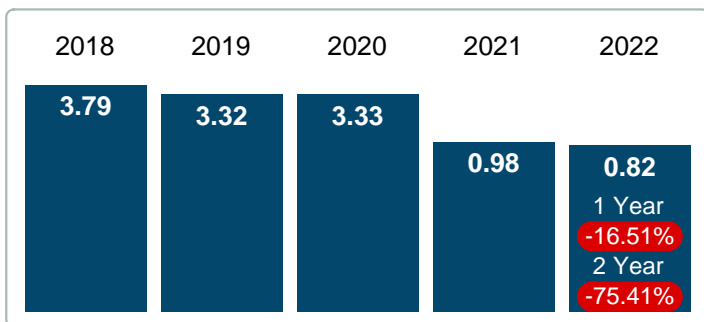
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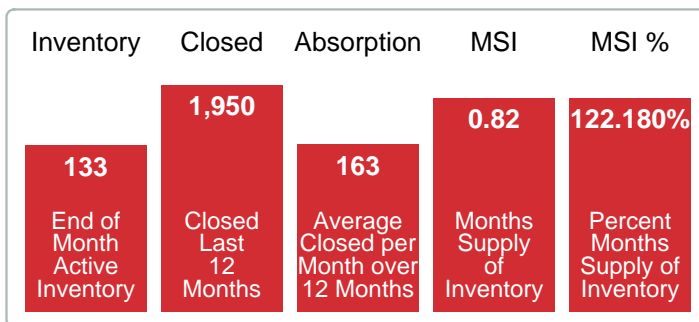
MONTHS SUPPLY of INVENTORY (MSI)

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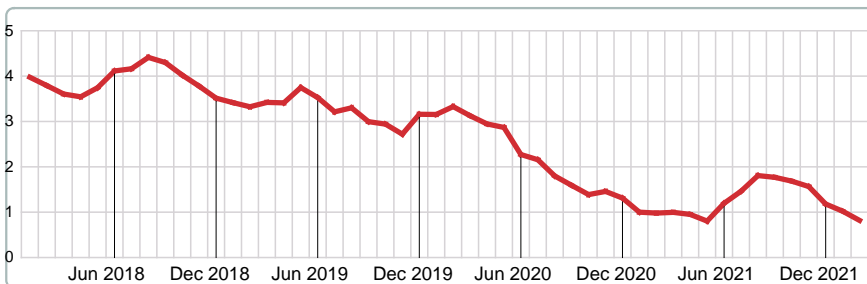
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

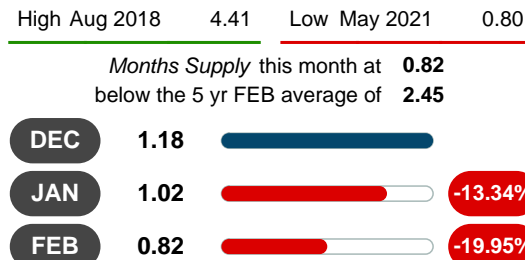


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.45



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
\$100,000 and less	9	6.77%	1.09	1.43	0.71	0.00	12.00
\$100,001 - \$175,000	20	15.04%	0.75	0.90	0.48	2.48	12.00
\$175,001 - \$250,000	19	14.29%	0.33	0.00	0.20	0.78	2.00
\$250,001 - \$350,000	31	23.31%	0.71	0.92	0.73	0.69	0.57
\$350,001 - \$425,000	25	18.80%	1.90	0.00	1.45	2.18	2.57
\$425,001 - \$675,000	14	10.53%	1.24	0.00	1.85	0.80	1.71
\$675,001 and up	15	11.28%	9.47	0.00	18.00	6.00	9.60
Market Supply of Inventory (MSI)			0.82	0.96	0.58	1.13	2.43
Total Active Inventory by Units		100%	0.82	9	59	51	14

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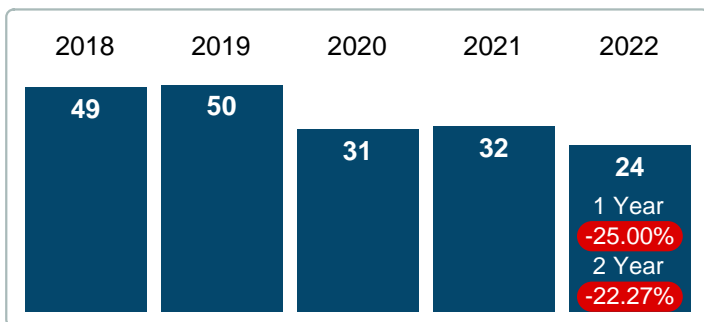
Area Delimited by County Of Wagoner - Residential Property Type



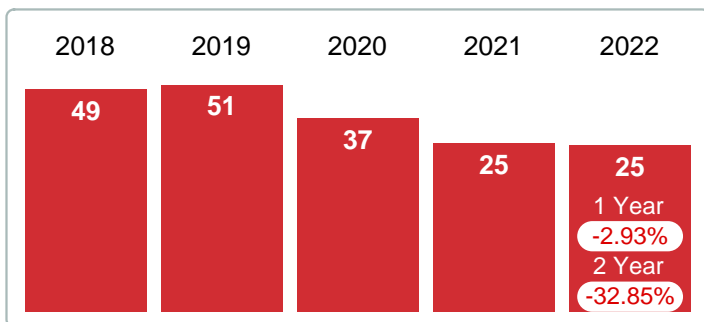
AVERAGE DAYS ON MARKET TO SALE

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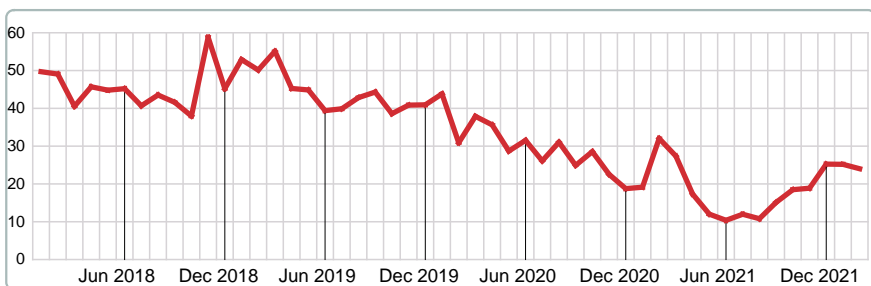
FEBRUARY



YEAR TO DATE (YTD)

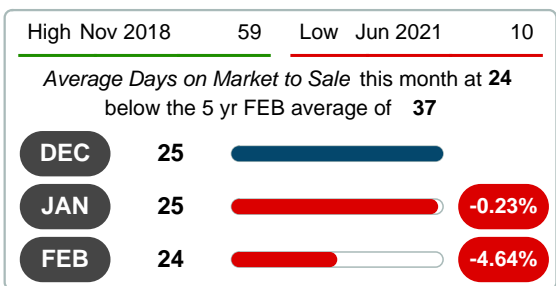


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 37



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.70%	32	61	18	12	0
\$125,001 - \$175,000	12.32%	27	4	36	5	0
\$175,001 - \$200,000	7.25%	10	6	11	0	0
\$200,001 - \$275,000	26.81%	18	18	18	18	0
\$275,001 - \$350,000	23.19%	22	46	21	22	0
\$350,001 - \$450,000	12.32%	32	12	38	33	3
\$450,001 and up	9.42%	35	0	24	5	108
Average Closed DOM		24				
Total Closed Units	100%	24	10	87	37	4
Total Closed Volume		37,130,798	1.83M	21.49M	11.95M	1.86M

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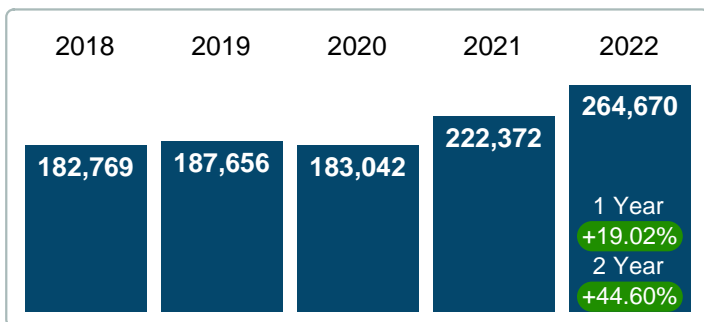
Area Delimited by County Of Wagoner - Residential Property Type



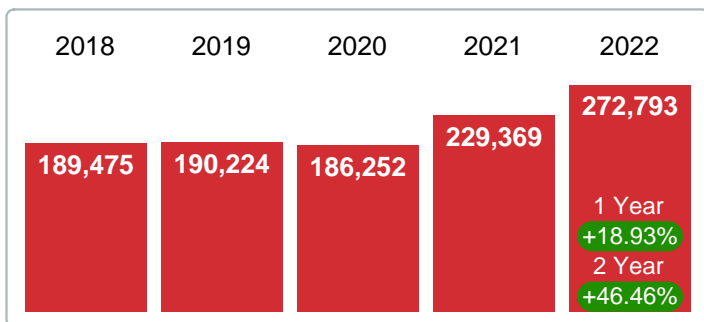
AVERAGE LIST PRICE AT CLOSING

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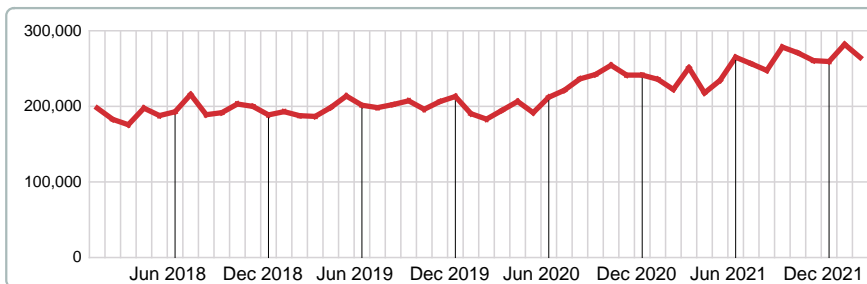
FEBRUARY



YEAR TO DATE (YTD)

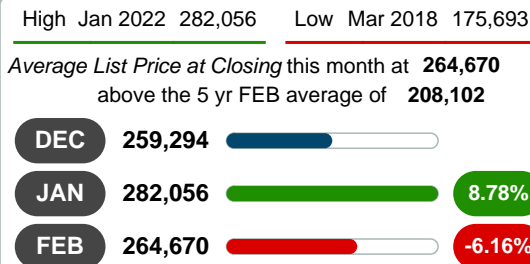


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 208,102



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9.42%	70,262	62,000	78,271	67,500	0
\$125,001 - \$175,000	13.04%	156,789	149,000	159,492	154,075	0
\$175,001 - \$200,000	7.25%	187,580	185,000	185,644	0	0
\$200,001 - \$275,000	26.09%	232,056	227,500	223,788	259,421	0
\$275,001 - \$350,000	23.91%	307,997	50,000	301,490	307,837	0
\$350,001 - \$450,000	11.59%	398,295	399,900	382,154	406,528	365,000
\$450,001 and up	8.70%	501,876	0	530,810	459,875	506,381
Average List Price		264,670	148,690	244,879	320,244	471,036
Total Closed Units	100%	264,670	10	87	37	4
Total Closed Volume		36,524,524	1.49M	21.30M	11.85M	1.88M

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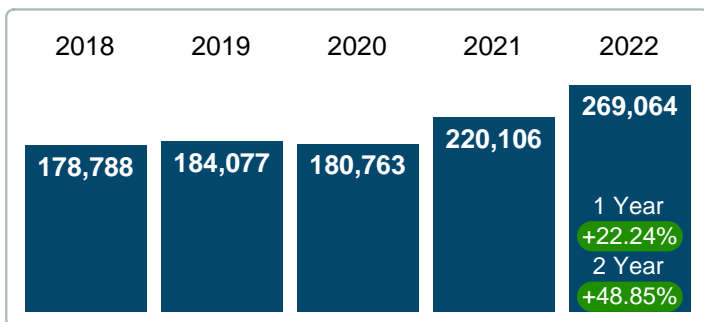
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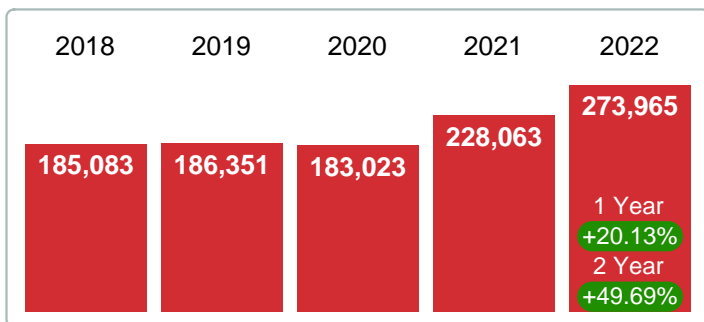
AVERAGE SOLD PRICE AT CLOSING

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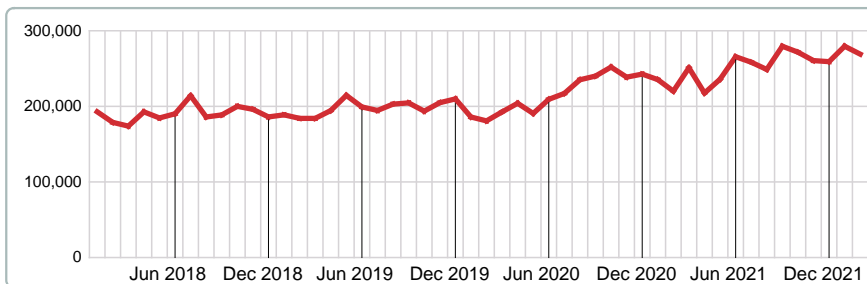
FEBRUARY



YEAR TO DATE (YTD)

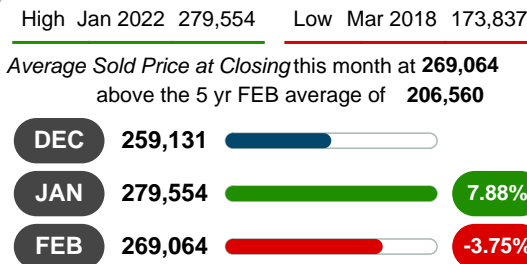


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 206,560



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range		%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.70%	70,808	65,500	76,814	50,000	0
\$125,001 - \$175,000	17	12.32%	154,935	160,000	153,250	158,725	0
\$175,001 - \$200,000	10	7.25%	191,531	195,000	191,145	0	0
\$200,001 - \$275,000	37	26.81%	234,025	235,000	226,782	258,225	0
\$275,001 - \$350,000	32	23.19%	305,535	340,000	305,866	301,391	0
\$350,001 - \$450,000	17	12.32%	397,844	399,900	387,019	411,164	365,000
\$450,001 and up	13	9.42%	502,502	0	535,458	483,425	496,714
Average Sold Price			269,064	182,690	247,061	323,094	463,786
Total Closed Units		100%	269,064	10	87	37	4
Total Closed Volume			37,130,798	1.83M	21.49M	11.95M	1.86M

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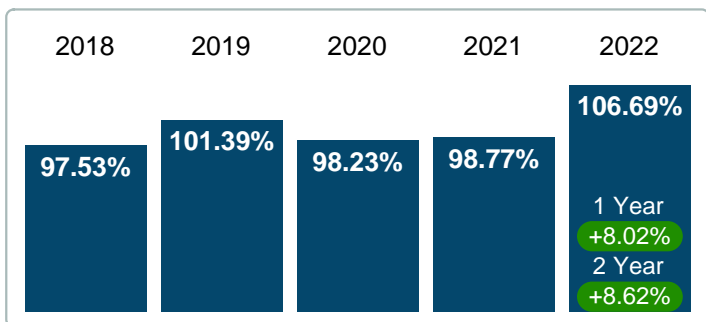
Area Delimited by County Of Wagoner - Residential Property Type



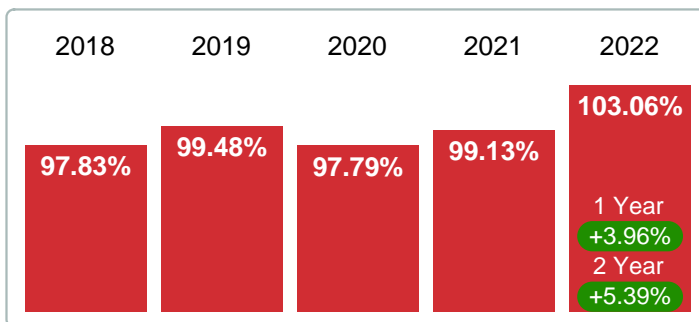
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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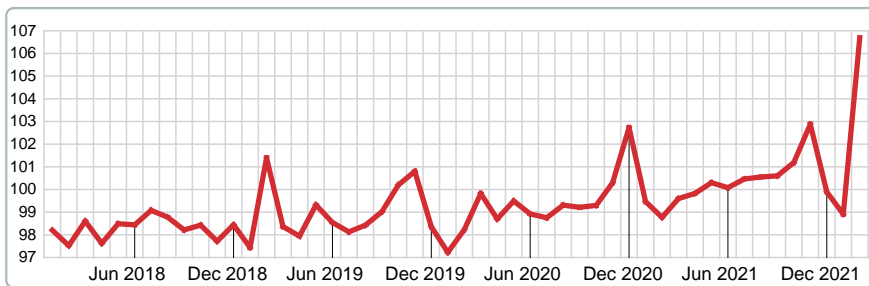
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

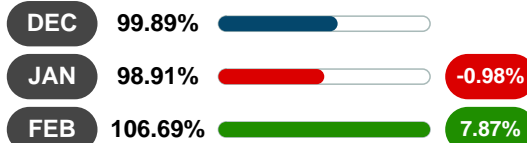


3 MONTHS

5 year FEB AVG = 100.52%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **106.69%**
above the 5 yr FEB average of **100.52%**



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

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.70%	118.11%	159.07%	100.99%	74.07%	0.00%
\$125,001 - \$175,000	17	12.32%	98.59%	107.38%	96.29%	103.30%	0.00%
\$175,001 - \$200,000	10	7.25%	103.78%	105.41%	103.60%	0.00%	0.00%
\$200,001 - \$275,000	37	26.81%	101.20%	103.26%	101.52%	99.61%	0.00%
\$275,001 - \$350,000	32	23.19%	118.64%	680.00%	101.74%	98.01%	0.00%
\$350,001 - \$450,000	17	12.32%	101.17%	100.00%	101.31%	101.35%	100.00%
\$450,001 and up	13	9.42%	102.43%	0.00%	101.69%	105.11%	98.08%
Average Sold/List Ratio		106.70%		183.56%	101.02%	100.15%	98.56%
Total Closed Units	138	100%	106.70%	10	87	37	4
Total Closed Volume	37,130,798			1.83M	21.49M	11.95M	1.86M

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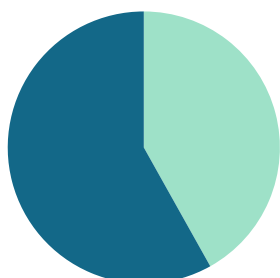
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

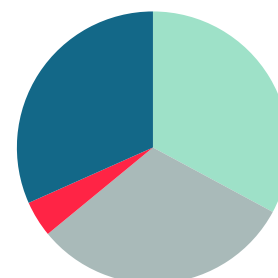


Inventory
 New Listings
116 = 41.88%
 Start Inventory
161
 Total Inventory Units
277
 Volume
\$95,474,127

Market Activity

Closed Sales
138 = 32.86%
 Pending Sales
131 = 31.19%
 Other Off Market
18 = 4.29%
 Active Inventory
133 = 31.67%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	101	138	36.63%	211	259	22.75%
Pending Sales	117	131	11.97%	253	271	7.11%
New Listings	122	116	-4.92%	235	253	7.66%
Average List Price	222,372	264,670	19.02%	229,369	272,793	18.93%
Average Sale Price	220,106	269,064	22.24%	228,063	273,965	20.13%
Average Percent of Selling Price to List Price	98.77%	106.69%	8.02%	99.13%	103.06%	3.96%
Average Days on Market to Sale	32.03	24.02	-25.00%	25.31	24.57	-2.93%
Monthly Inventory	131	133	1.53%	131	133	1.53%
Months Supply of Inventory	0.97	0.82	-15.24%	0.97	0.82	-15.24%

Absorption: Last 12 months, an Average of **163** Sales/Month

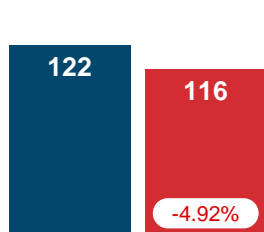
Inventory on February 28, 2022 = **133**

2021 **2022**

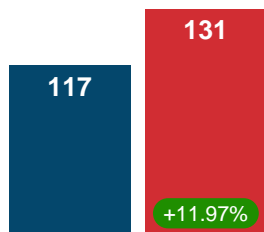
FEBRUARY MARKET

AVERAGE PRICES

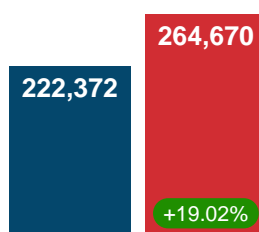
New Listings



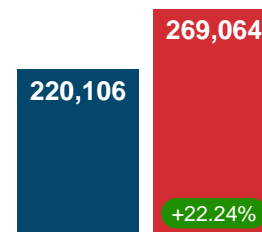
Pending Listings



List Price



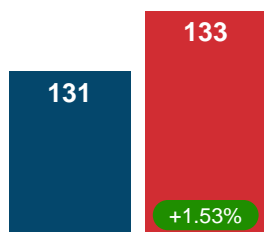
Sale Price



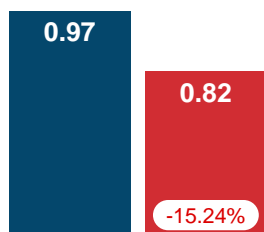
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

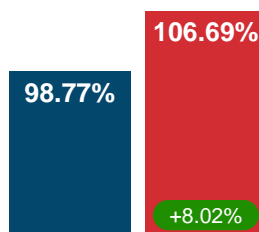
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

