

February 2022



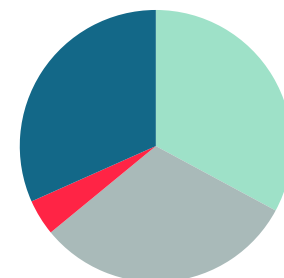
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2021	2022	+/-%
Closed Listings	101	138	36.63%
Pending Listings	117	131	11.97%
New Listings	122	116	-4.92%
Median List Price	208,900	252,287	20.77%
Median Sale Price	203,000	265,500	30.79%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	10.00	6.50	-35.00%
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.

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 **30.79%** in February 2022 to \$265,500 versus the previous year at \$203,000.

Median Days on Market Shortens

The median number of **6.50** days that homes spent on the market before selling decreased by 3.50 days or **35.00%** in February 2022 compared to last year's same month at **10.00** DOM.

Sales Success for February 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 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

February 2022



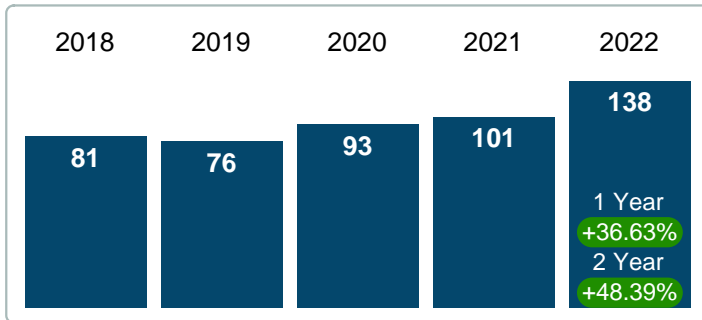
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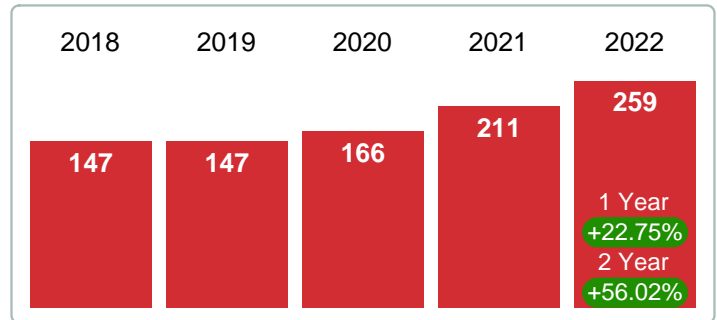
CLOSED LISTINGS

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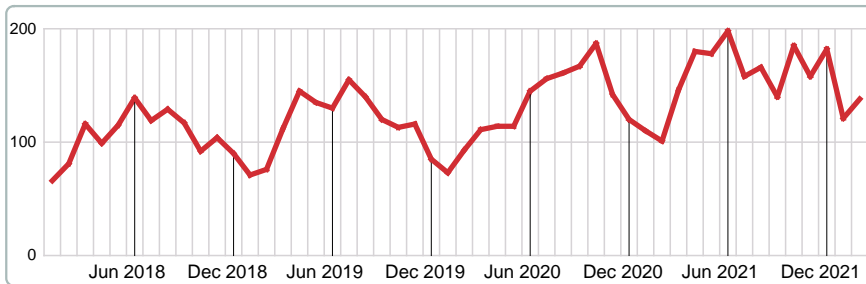
FEBRUARY



YEAR TO DATE (YTD)

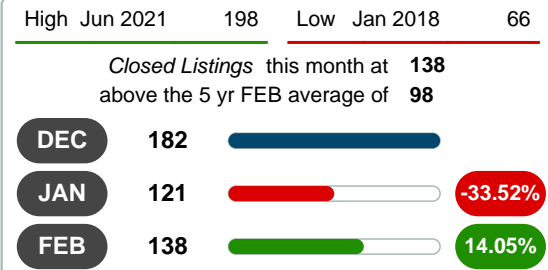


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 98



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.70%	18.5	4	7	1	0
\$125,001 - \$175,000	17	12.32%	12.0	1	12	4	0
\$175,001 - \$200,000	10	7.25%	4.5	1	9	0	0
\$200,001 - \$275,000	37	26.81%	3.0	2	27	8	0
\$275,001 - \$350,000	32	23.19%	6.5	1	21	10	0
\$350,001 - \$450,000	17	12.32%	7.0	1	7	8	1
\$450,001 and up	13	9.42%	2.0	0	4	6	3
Total Closed Units	138			10	87	37	4
Total Closed Volume	37,130,798	100%	6.5	1.83M	21.49M	11.95M	1.86M
Median Closed Price	\$265,500			\$177,500	\$220,000	\$299,504	\$490,000

February 2022



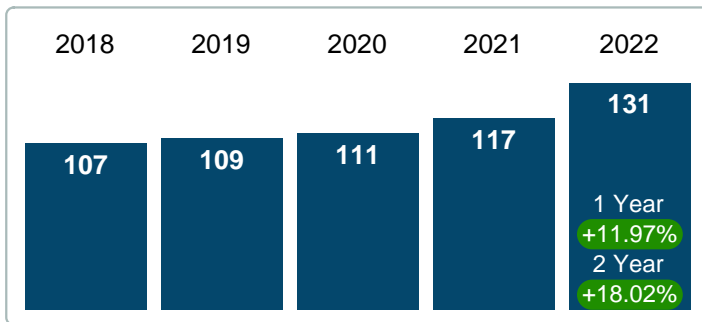
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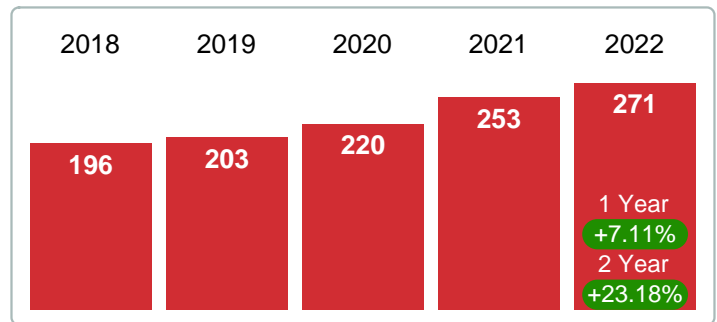
PENDING LISTINGS

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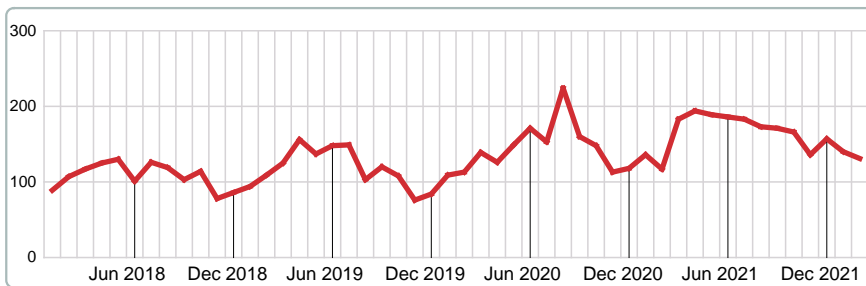
FEBRUARY



YEAR TO DATE (YTD)

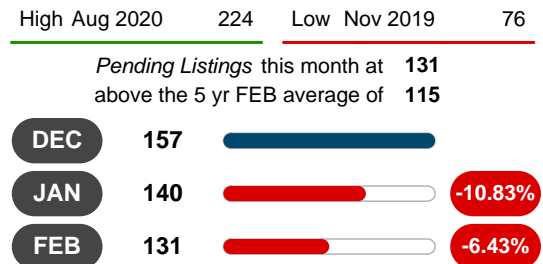


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 115



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	8.40%	7.0	4	4	3	0
\$150,001 - \$175,000	5	3.82%	7.0	0	5	0	0
\$175,001 - \$225,000	35	26.72%	4.0	3	26	6	0
\$225,001 - \$275,000	22	16.79%	4.5	1	14	5	2
\$275,001 - \$350,000	26	19.85%	31.5	0	15	10	1
\$350,001 - \$450,000	18	13.74%	10.5	0	8	8	2
\$450,001 and up	14	10.69%	16.0	1	3	6	4
Total Pending Units	131			9	75	38	9
Total Pending Volume	38,745,099	100%	8.0	1.94M	19.59M	13.13M	4.09M
Median Listing Price	\$259,900			\$176,000	\$239,900	\$311,495	\$439,900

February 2022



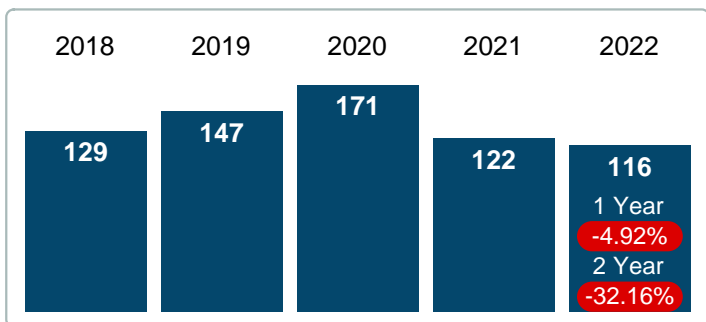
Area Delimited by County Of Wagoner - Residential Property Type



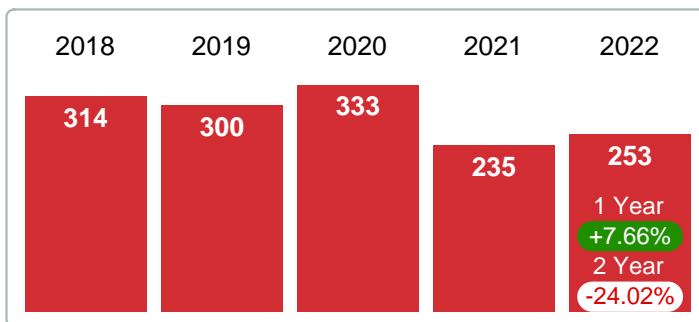
NEW LISTINGS

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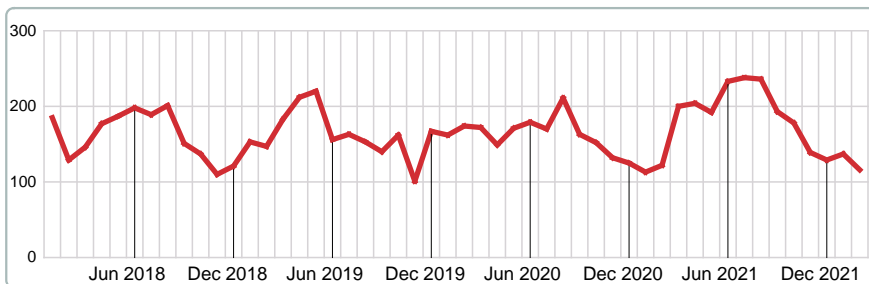
FEBRUARY



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
Median New Listed Listing Price	\$230,000		\$157,500	\$230,000	\$234,285	\$449,900

February 2022



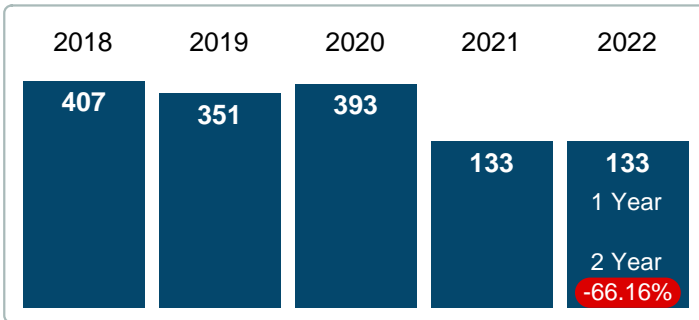
Area Delimited by County Of Wagoner - Residential Property Type



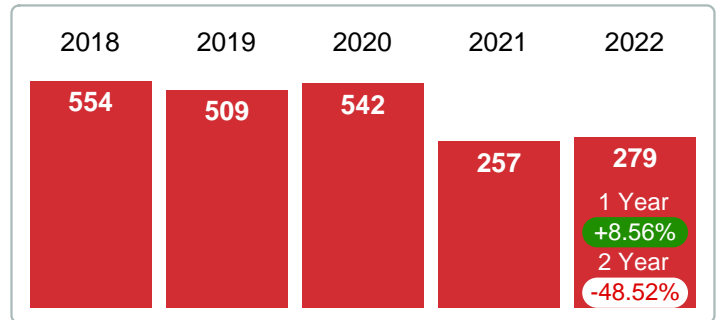
ACTIVE INVENTORY

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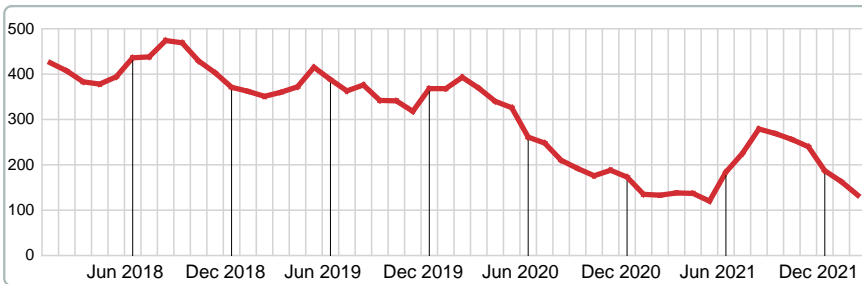
END OF FEBRUARY



ACTIVE DURING FEBRUARY

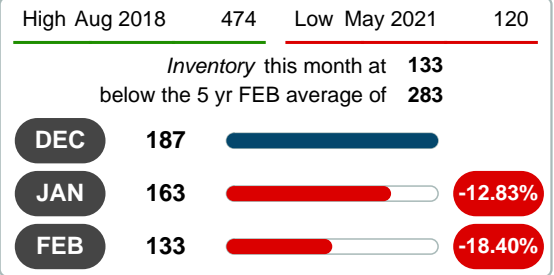


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 283



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$100,000 and less	9	6.77%	164.0	5	3	0	1	
\$100,001 - \$175,000	20	15.04%	63.5	3	10	6	1	
\$175,001 - \$250,000	19	14.29%	11.0	0	9	9	1	
\$250,001 - \$350,000	31	23.31%	131.0	1	17	12	1	
\$350,001 - \$425,000	25	18.80%	185.0	0	8	14	3	
\$425,001 - \$675,000	14	10.53%	48.0	0	6	5	3	
\$675,001 and up	15	11.28%	101.0	0	6	5	4	
Total Active Inventory by Units		133		9	59	51	14	
Total Active Inventory by Volume		51,767,646	100%	73.0	954.60K	22.98M	19.09M	8.74M
Median Active Inventory Listing Price		\$315,707			\$75,000	\$296,184	\$335,000	\$441,672

February 2022



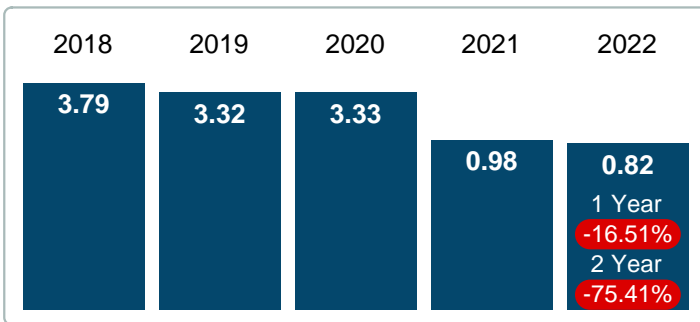
Area Delimited by County Of Wagoner - Residential Property Type



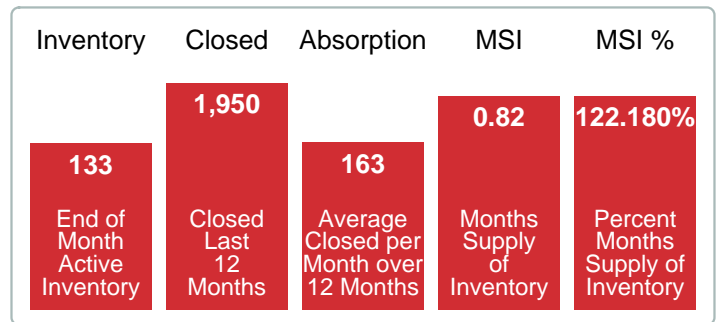
MONTHS SUPPLY of INVENTORY (MSI)

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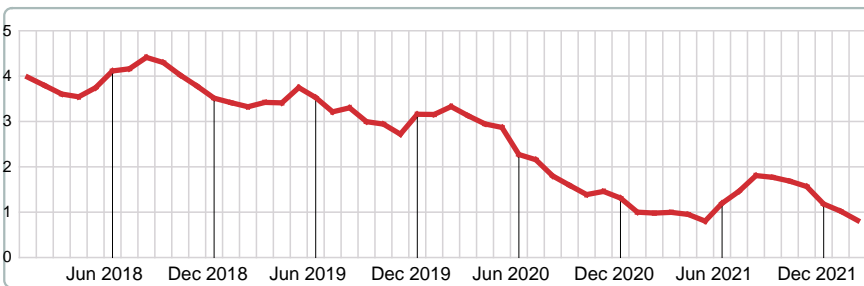
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

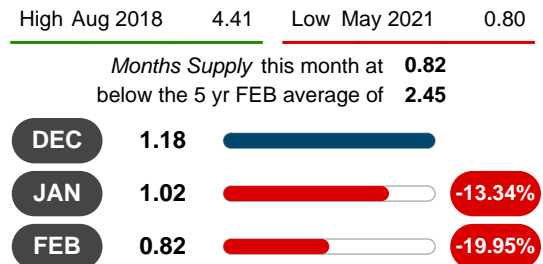


5 YEAR MARKET ACTIVITY TRENDS



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

February 2022



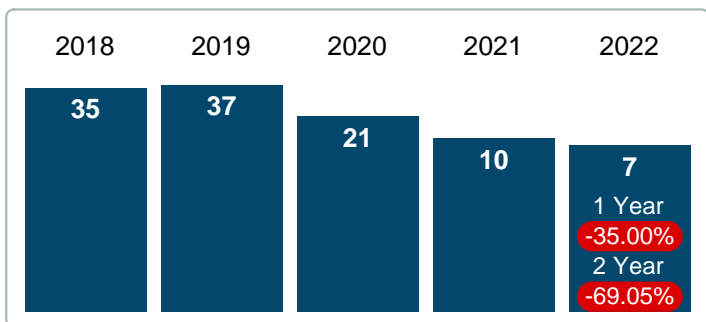
Area Delimited by County Of Wagoner - Residential Property Type



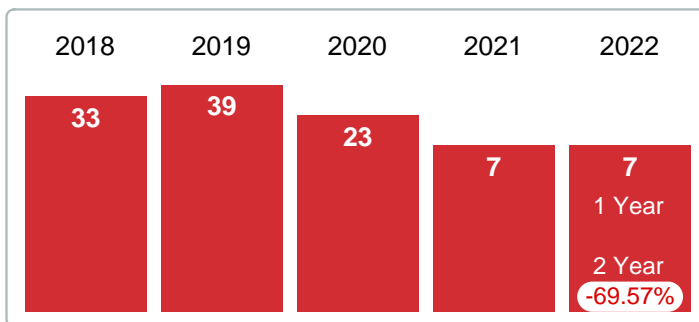
MEDIAN DAYS ON MARKET TO SALE

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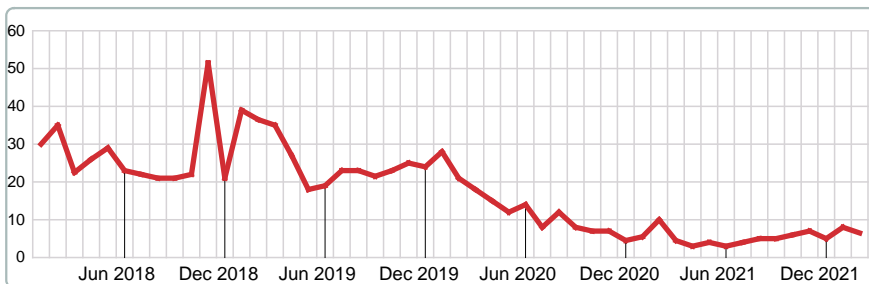
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 22

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 7 below the 5 yr FEB average of 22



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.70%	19	33	17	12	0
\$125,001 - \$175,000	12.32%	12	4	29	5	0
\$175,001 - \$200,000	7.25%	5	6	4	0	0
\$200,001 - \$275,000	26.81%	3	18	2	4	0
\$275,001 - \$350,000	23.19%	7	46	3	13	0
\$350,001 - \$450,000	12.32%	7	12	1	8	3
\$450,001 and up	9.42%	2	0	2	1	105
Median Closed DOM		7	18	5	6	71
Total Closed Units	100%	138	10	87	37	4
Total Closed Volume		37,130,798	1.83M	21.49M	11.95M	1.86M

February 2022



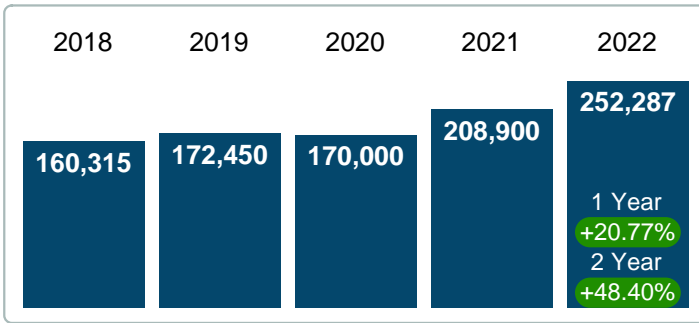
Area Delimited by County Of Wagoner - Residential Property Type



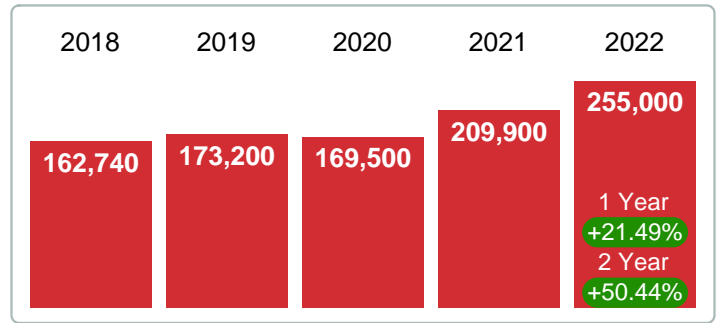
MEDIAN LIST PRICE AT CLOSING

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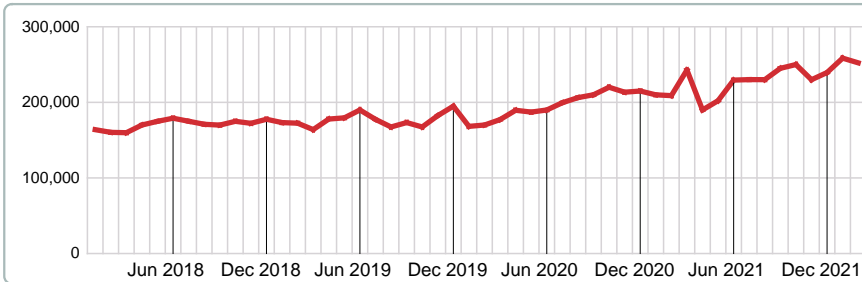
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

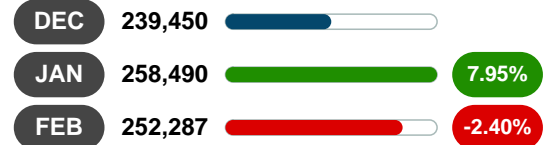


3 MONTHS

5 year FEB AVG = 192,790

High Jan 2022 258,490 Low Mar 2018 159,838

Median List Price at Closing this month at **252,287**
above the 5 yr FEB average of **192,790**



MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range	%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9.42%	80,000	55,000	91,000	67,500	0
\$125,001 - \$175,000	13.04%	159,950	149,000	160,000	155,700	0
\$175,001 - \$200,000	7.25%	187,250	185,000	189,000	0	0
\$200,001 - \$275,000	26.09%	226,460	227,500	219,250	255,000	0
\$275,001 - \$350,000	23.91%	305,000	0	305,950	303,490	0
\$350,001 - \$450,000	11.59%	396,213	399,900	388,950	415,621	365,000
\$450,001 and up	8.70%	497,383	0	509,883	470,000	509,000
Median List Price		252,287	123,500	220,000	310,000	504,500
Total Closed Units	100%	252,287	10	87	37	4
Total Closed Volume		36,524,524	1.49M	21.30M	11.85M	1.88M

February 2022



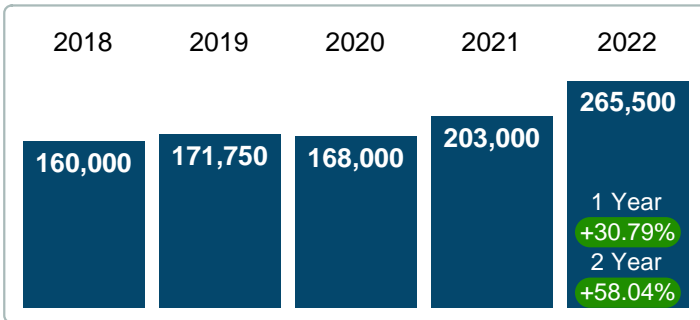
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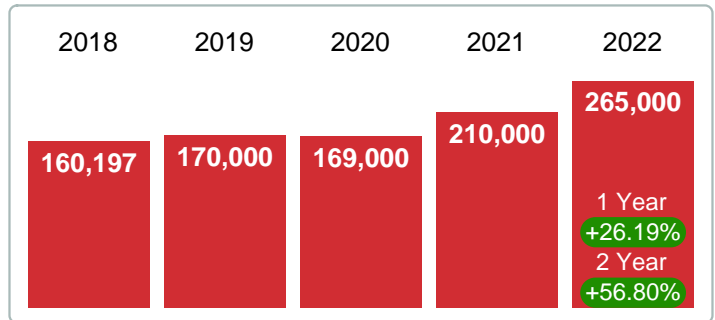
MEDIAN SOLD PRICE AT CLOSING

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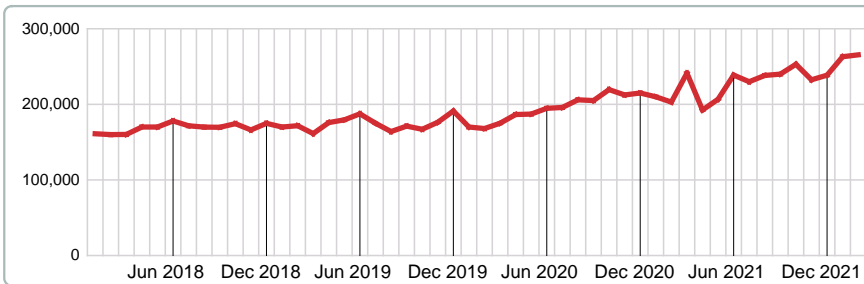
FEBRUARY



YEAR TO DATE (YTD)

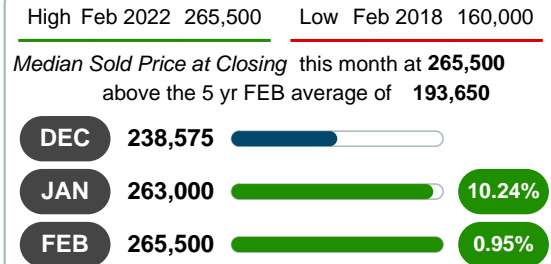


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 193,650



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range	%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8.70%	76,150	62,000	89,000	50,000	0
\$125,001 - \$175,000	12.32%	151,500	160,000	150,250	158,250	0
\$175,001 - \$200,000	7.25%	192,500	195,000	190,000	0	0
\$200,001 - \$275,000	26.81%	225,000	235,000	220,000	267,827	0
\$275,001 - \$350,000	23.19%	301,450	340,000	302,900	297,329	0
\$350,001 - \$450,000	12.32%	394,000	399,900	383,900	421,070	365,000
\$450,001 and up	9.42%	480,000	0	551,300	471,063	500,000
Median Sold Price		265,500	177,500	220,000	299,504	490,000
Total Closed Units	100%	265,500	10	87	37	4
Total Closed Volume		37,130,798	1.83M	21.49M	11.95M	1.86M

February 2022



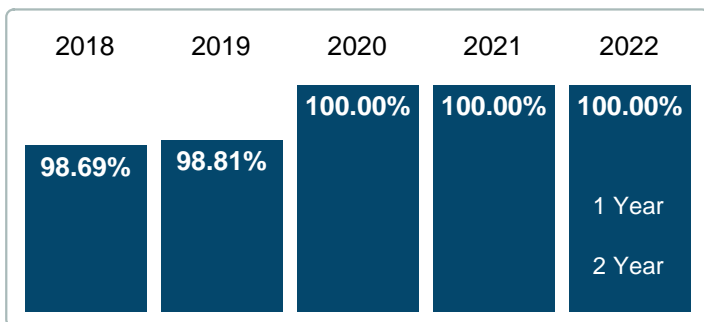
Area Delimited by County Of Wagoner - Residential Property Type



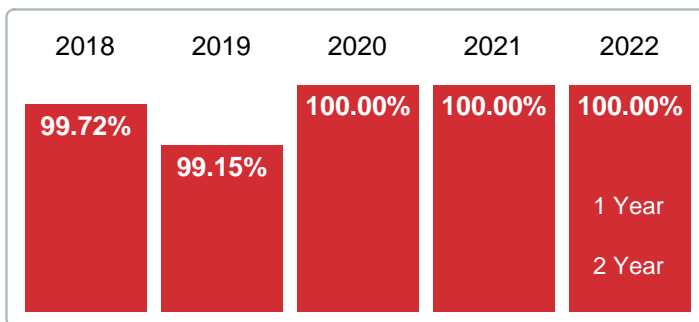
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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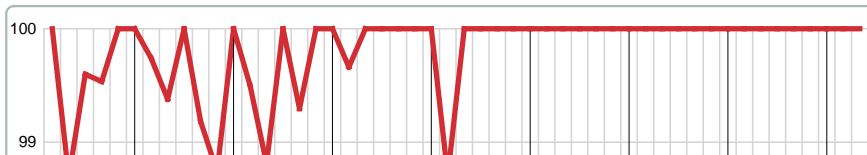
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.50%

High Feb 2022 100.00% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr FEB average of **99.50%**

- DEC 100.00%
- JAN 100.00%
- FEB 100.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	8.70%	100.00%	102.55%	100.00%	74.07%	0.00%
\$125,001 - \$175,000	17	12.32%	100.00%	107.38%	99.70%	101.59%	0.00%
\$175,001 - \$200,000	10	7.25%	100.26%	105.41%	100.00%	0.00%	0.00%
\$200,001 - \$275,000	37	26.81%	100.00%	103.26%	100.00%	100.00%	0.00%
\$275,001 - \$350,000	32	23.19%	100.00%	680.00%	100.00%	99.51%	0.00%
\$350,001 - \$450,000	17	12.32%	100.00%	100.00%	100.00%	100.57%	100.00%
\$450,001 and up	13	9.42%	100.00%	0.00%	102.38%	102.70%	98.23%
Median Sold/List Ratio		100.00%		105.25%	100.00%	100.00%	99.12%
Total Closed Units	138	100%	100.00%	10	87	37	4
Total Closed Volume	37,130,798			1.83M	21.49M	11.95M	1.86M

February 2022



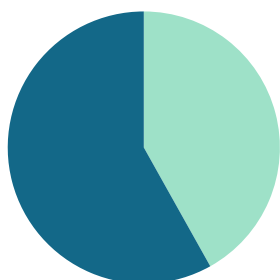
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

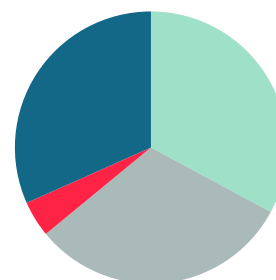


Inventory
 New Listings
116 = 41.88%
 Start Inventory
161
 Total Inventory Units
277
 Volume
\$95,474,127

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%
Median List Price	208,900	252,287	20.77%	209,900	255,000	21.49%
Median Sale Price	203,000	265,500	30.79%	210,000	265,000	26.19%
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	10.00	6.50	-35.00%	7.00	7.00	0.00%
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

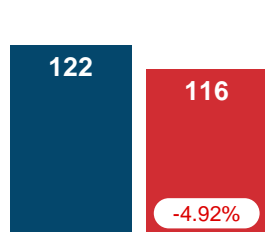
Inventory on February 28, 2022 = **133**

2021 **2022**

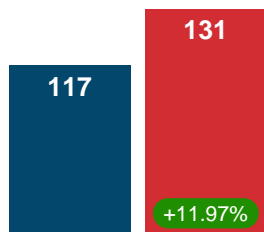
FEBRUARY MARKET

MEDIAN PRICES

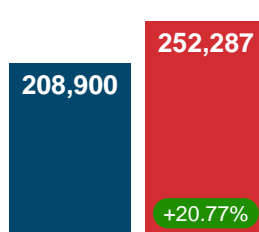
New Listings



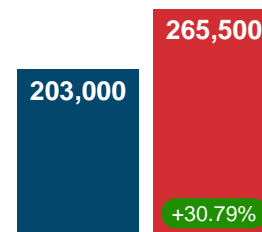
Pending Listings



List Price



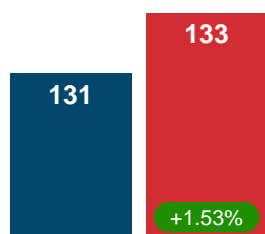
Sale Price



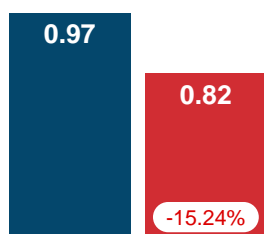
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

