

January 2022



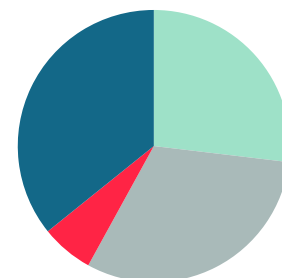
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	110	121	10.00%
Pending Listings	136	140	2.94%
New Listings	113	137	21.24%
Average List Price	235,792	282,056	19.62%
Average Sale Price	235,369	279,554	18.77%
Average Percent of Selling Price to List Price	99.47%	98.91%	-0.56%
Average Days on Market to Sale	19.14	25.19	31.63%
End of Month Inventory	133	161	21.05%
Months Supply of Inventory	0.99	1.01	2.51%



■ Closed (26.89%)
■ Pending (31.11%)
■ Other OffMarket (6.22%)
■ Active (35.78%)

Absorption: Last 12 months, an Average of **159** Sales/Month
Active Inventory as of January 31, 2022 = **161**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2022 rose **21.05%** to 161 existing homes available for sale. Over the last 12 months this area has had an average of 159 closed sales per month. This represents an unsold inventory index of **1.01** 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 **18.77%** in January 2022 to \$279,554 versus the previous year at \$235,369.

Average Days on Market Lengthens

The average number of **25.19** days that homes spent on the market before selling increased by 6.05 days or **31.63%** in January 2022 compared to last year's same month at **19.14** DOM.

Sales Success for January 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 137 New Listings in January 2022, up **21.24%** from last year at 113. Furthermore, there were 121 Closed Listings this month versus last year at 110, a **10.00%** increase.

Closed versus Listed trends yielded a **88.3%** ratio, down from previous year's, January 2021, at **97.3%**, a **9.27%** 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

January 2022



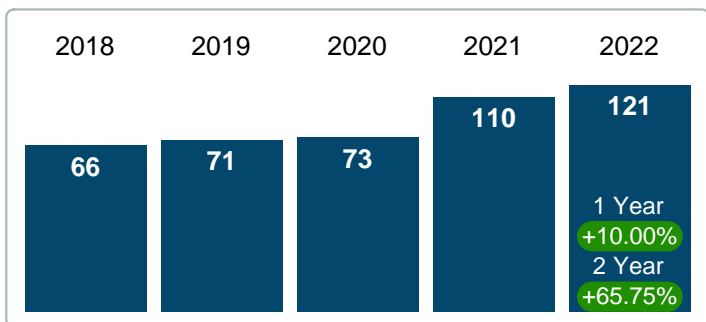
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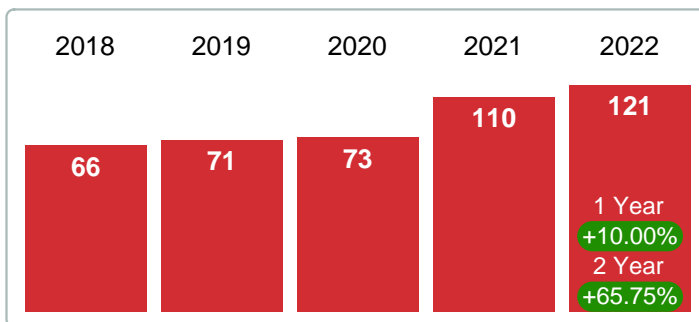
CLOSED LISTINGS

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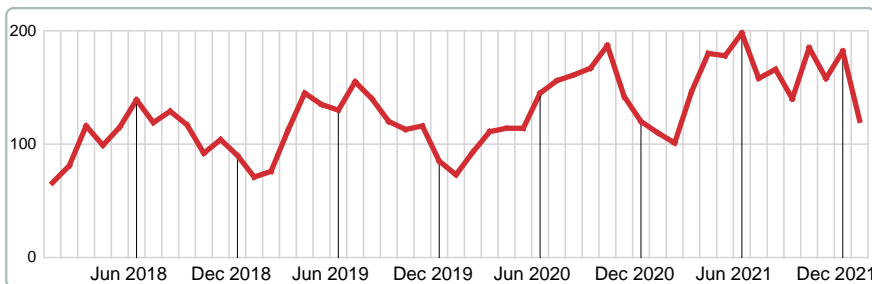
JANUARY



YEAR TO DATE (YTD)

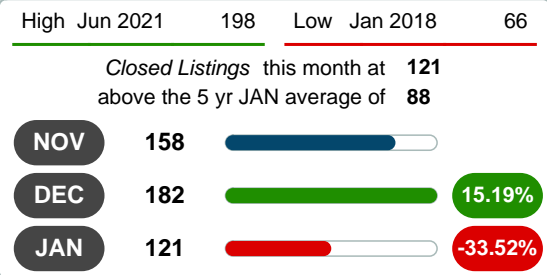


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



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	5	4.13%	10.8	1	4	0	0
\$125,001 - \$175,000	14	11.57%	26.4	2	11	1	0
\$175,001 - \$225,000	21	17.36%	18.5	0	16	5	0
\$225,001 - \$275,000	27	22.31%	14.2	1	16	10	0
\$275,001 - \$325,000	23	19.01%	27.7	1	14	8	0
\$325,001 - \$425,000	18	14.88%	33.2	0	7	10	1
\$425,001 and up	13	10.74%	47.5	0	5	6	2
Total Closed Units	121			5	73	40	3
Total Closed Volume	33,826,070	100%	25.2	934.00K	18.48M	12.91M	1.50M
Average Closed Price	\$279,554			\$186,800	\$253,204	\$322,757	\$499,300

January 2022



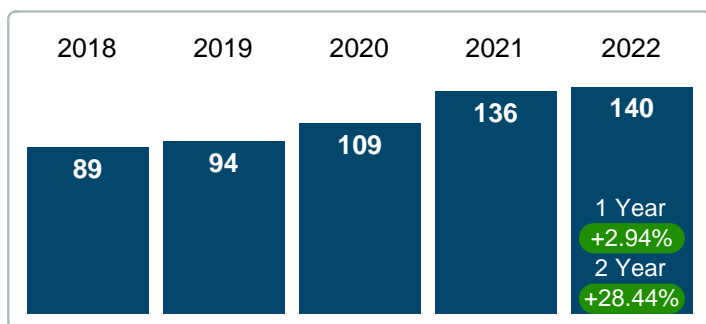
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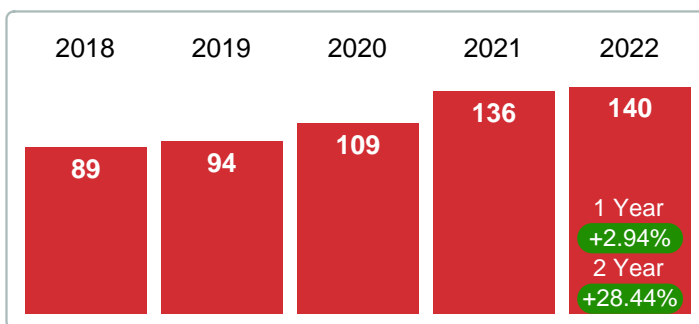
PENDING LISTINGS

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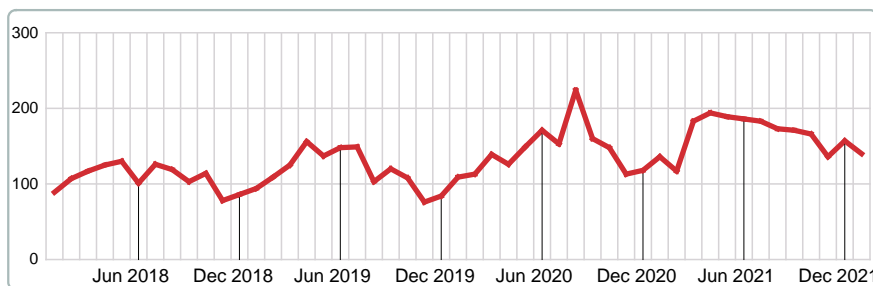
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

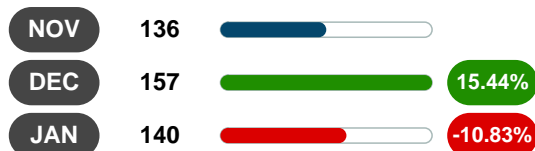


3 MONTHS

5 year JAN AVG = 114

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 140
above the 5 yr JAN average of 114



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	15	10.71%	33.1	5	7	3	0
\$150,001 - \$175,000	10	7.14%	30.0	0	9	1	0
\$175,001 - \$225,000	28	20.00%	17.6	1	26	1	0
\$225,001 - \$300,000	34	24.29%	25.7	0	24	10	0
\$300,001 - \$350,000	19	13.57%	44.4	0	10	9	0
\$350,001 - \$450,000	18	12.86%	65.1	1	8	8	1
\$450,001 and up	16	11.43%	47.8	1	4	9	2
Total Pending Units	140			8	88	41	3
Total Pending Volume	40,234,789	100%	32.2	1.59M	22.61M	14.47M	1.56M
Average Listing Price	\$283,119			\$199,188	\$256,931	\$352,961	\$520,000

January 2022



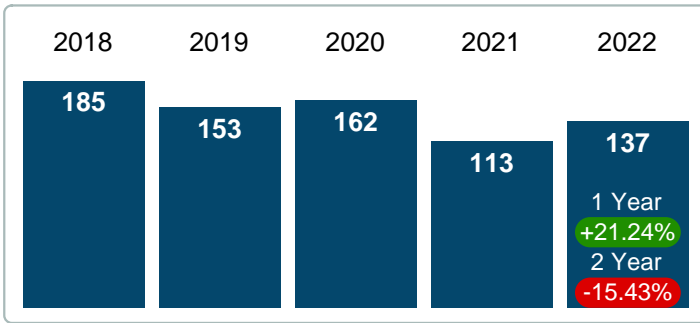
Area Delimited by County Of Wagoner - Residential Property Type



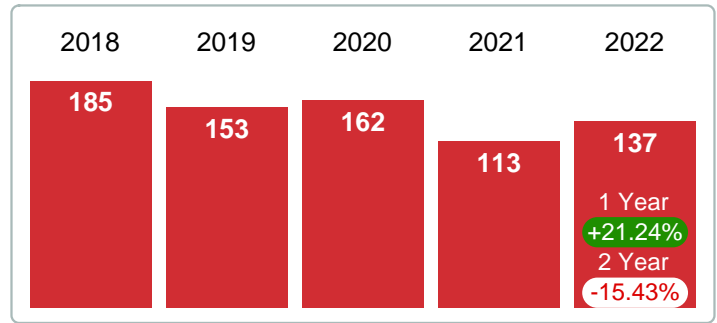
NEW LISTINGS

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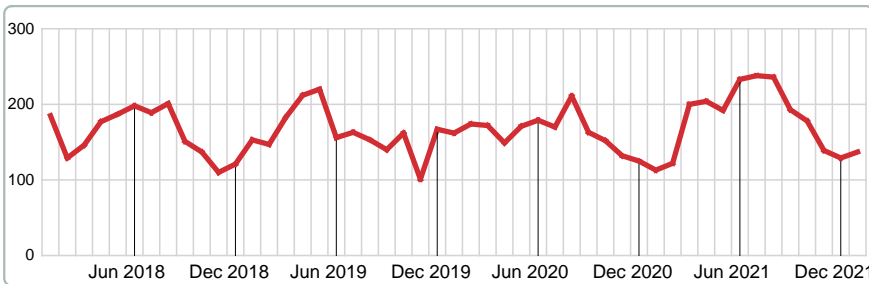
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 150

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 137
below the 5 yr JAN average of 150



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	11	8.03%	5	5	1	0
\$125,001 - \$175,000	10	7.30%	1	5	3	1
\$175,001 - \$225,000	28	20.44%	1	23	3	1
\$225,001 - \$275,000	22	16.06%	1	14	6	1
\$275,001 - \$375,000	31	22.63%	0	19	11	1
\$375,001 - \$525,000	22	16.06%	0	9	10	3
\$525,001 and up	13	9.49%	1	5	5	2
Total New Listed Units	137		9	80	39	9
Total New Listed Volume	43,634,803	100%	1.76M	22.72M	14.24M	4.92M
Average New Listed Listing Price	\$300,386		\$195,278	\$284,017	\$365,085	\$546,400

January 2022



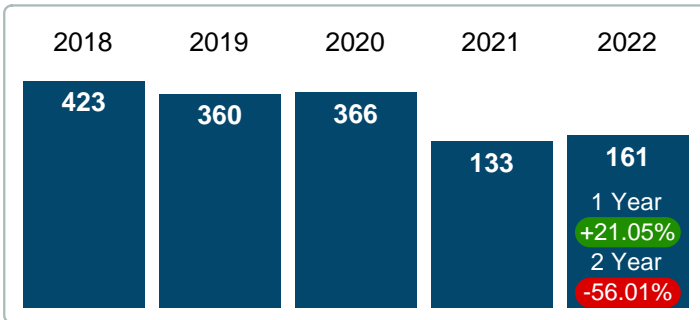
Area Delimited by County Of Wagoner - Residential Property Type



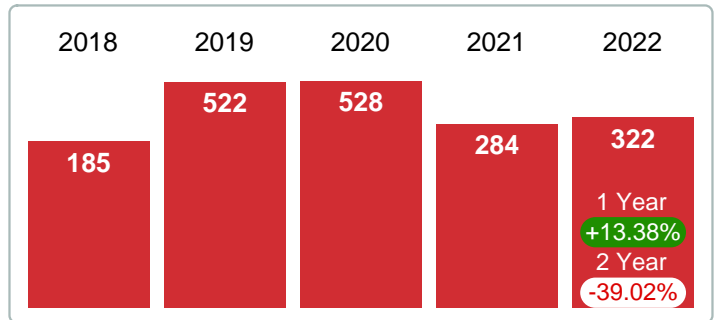
ACTIVE INVENTORY

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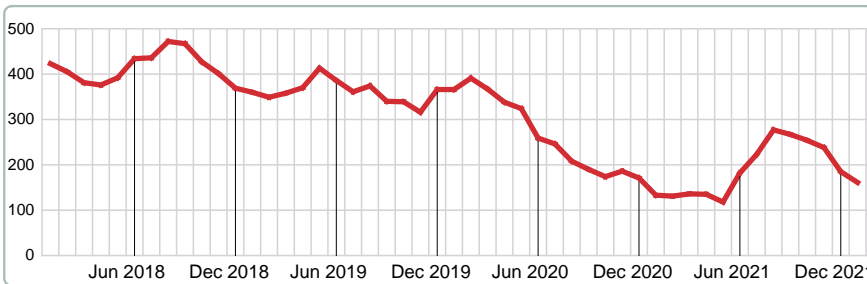
END OF JANUARY



ACTIVE DURING JANUARY

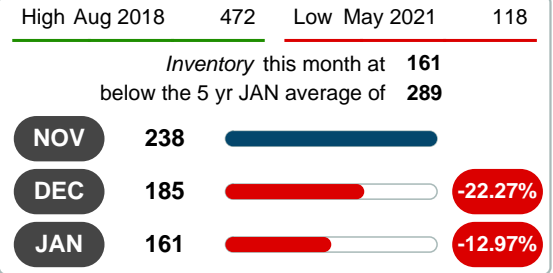


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 289



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	9.32%	75.6	7	5	2	1
\$125,001 - \$200,000	22	13.66%	75.1	2	14	5	1
\$200,001 - \$275,000	20	12.42%	81.3	1	9	8	2
\$275,001 - \$350,000	40	24.84%	116.8	0	22	17	1
\$350,001 - \$425,000	26	16.15%	154.1	0	8	14	4
\$425,001 - \$675,000	19	11.80%	68.5	0	6	10	3
\$675,001 and up	19	11.80%	69.1	1	5	7	6
Total Active Inventory by Units	161			11	69	63	18
Total Active Inventory by Volume	62,851,710	100%	97.5	1.75M	24.63M	25.77M	10.70M
Average Active Inventory Listing Price	\$390,383			\$159,109	\$356,960	\$409,040	\$594,545

January 2022



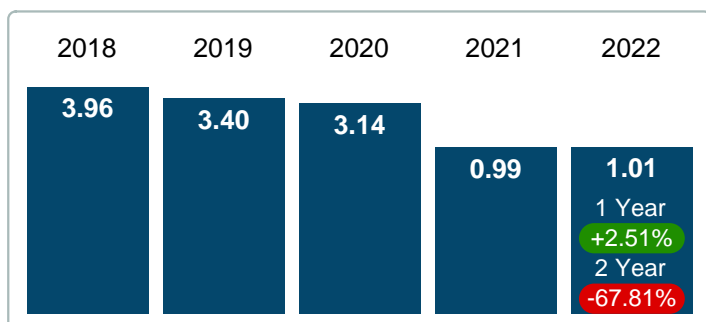
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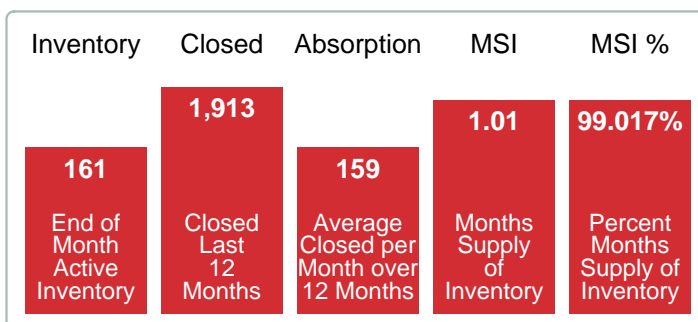
MONTHS SUPPLY of INVENTORY (MSI)

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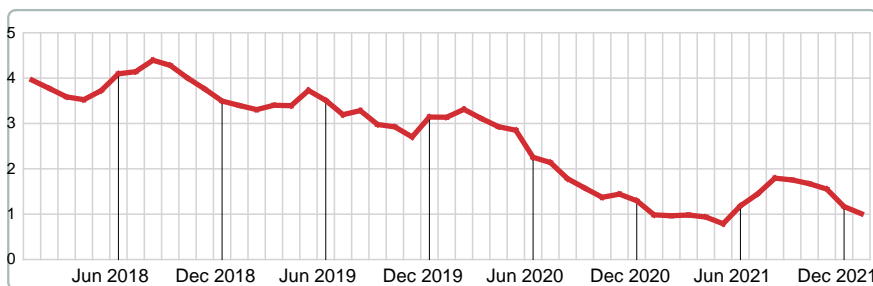
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

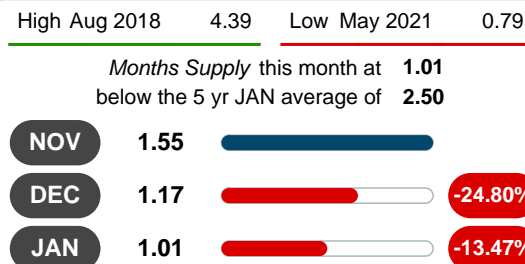


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 2.50



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
\$125,000 and less	15	9.32%	1.21	1.53	0.71	3.00	6.00
\$125,001 - \$200,000	22	13.66%	0.51	0.67	0.40	0.90	6.00
\$200,001 - \$275,000	20	12.42%	0.40	1.09	0.26	0.58	3.43
\$275,001 - \$350,000	40	24.84%	1.34	0.00	1.40	1.44	0.63
\$350,001 - \$425,000	26	16.15%	2.09	0.00	1.60	2.24	3.43
\$425,001 - \$675,000	19	11.80%	1.85	0.00	2.06	1.74	1.89
\$675,001 and up	19	11.80%	12.00	0.00	15.00	8.40	14.40
Market Supply of Inventory (MSI)			1.01	1.19	0.69	1.41	3.18
Total Active Inventory by Units		100%	161	11	69	63	18

January 2022



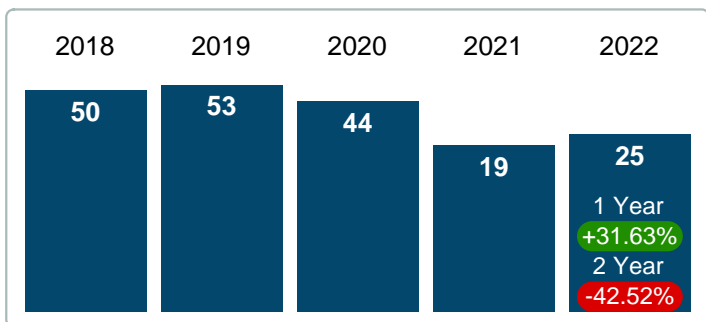
Area Delimited by County Of Wagoner - Residential Property Type



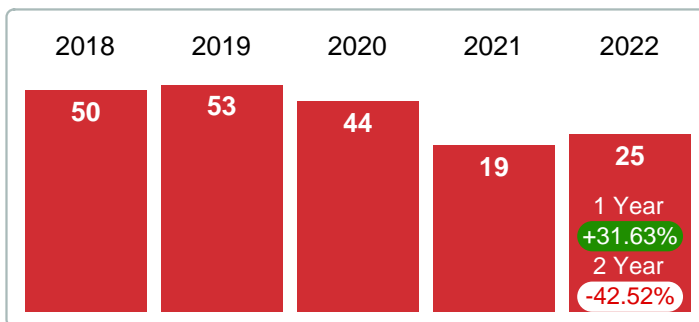
AVERAGE DAYS ON MARKET TO SALE

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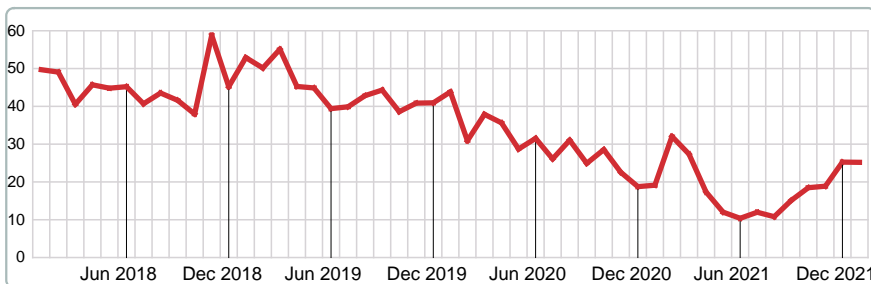
JANUARY



YEAR TO DATE (YTD)

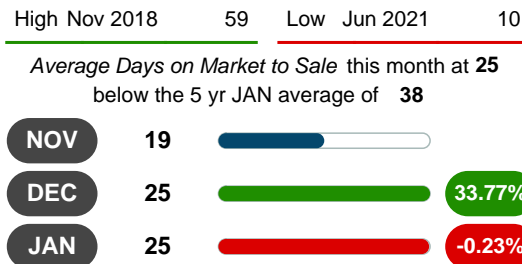


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 38



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	4.13%	11	30	6	0	0
\$125,001 - \$175,000	11.57%	26	21	30	4	0
\$175,001 - \$225,000	17.36%	19	0	18	20	0
\$225,001 - \$275,000	22.31%	14	13	15	13	0
\$275,001 - \$325,000	19.01%	28	32	28	26	0
\$325,001 - \$425,000	14.88%	33	0	40	28	32
\$425,001 and up	10.74%	47	0	73	30	36
Average Closed DOM		25				
Total Closed Units		121				
Total Closed Volume		33,826,070				
			934.00K	18.48M	12.91M	1.50M

January 2022



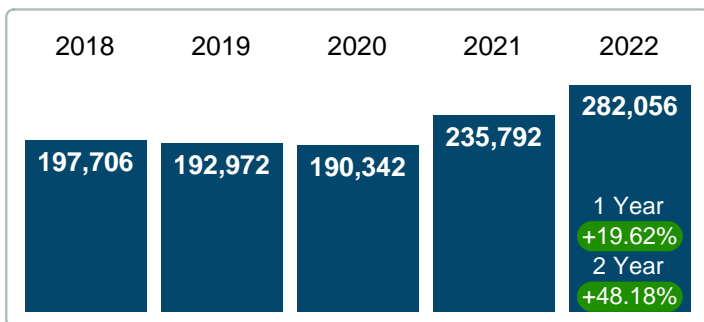
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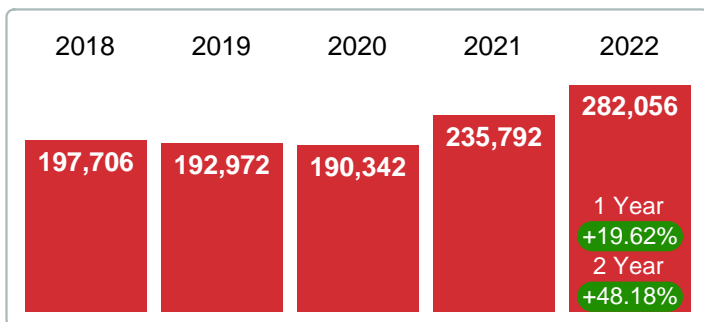
AVERAGE LIST PRICE AT CLOSING

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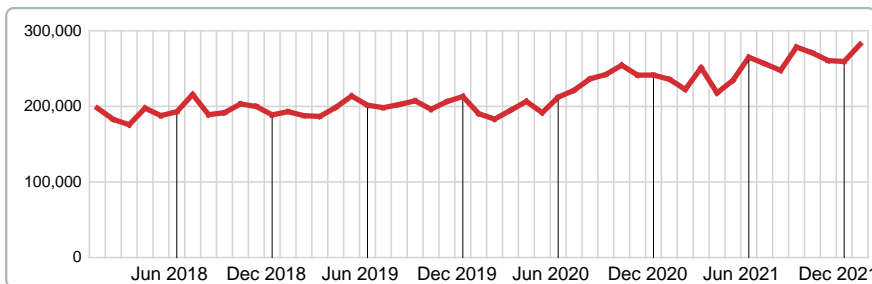
JANUARY



YEAR TO DATE (YTD)

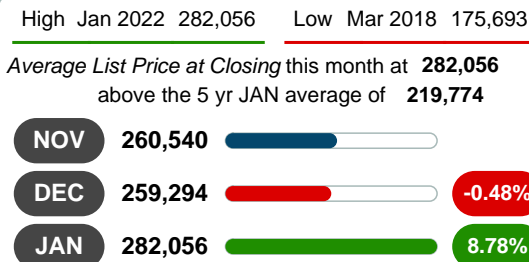


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 219,774



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	5	4.13%	96,780	114,900	92,250	0	
\$125,001 - \$175,000	14	11.57%	147,279	139,500	149,809	134,999	
\$175,001 - \$225,000	20	16.53%	205,841	0	207,376	210,740	
\$225,001 - \$275,000	30	24.79%	249,003	255,000	244,213	250,630	
\$275,001 - \$325,000	20	16.53%	298,640	305,000	302,621	292,201	
\$325,001 - \$425,000	20	16.53%	376,719	0	374,096	376,171	
\$425,001 and up	12	9.92%	540,739	0	521,560	530,196	
Average List Price		282,056		190,780	256,240	324,387	497,966
Total Closed Units		121	100%	282,056	5	73	40
Total Closed Volume		34,128,774			953.90K	18.71M	12.98M

January 2022



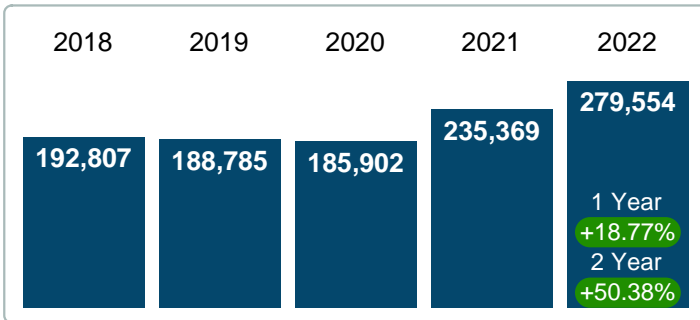
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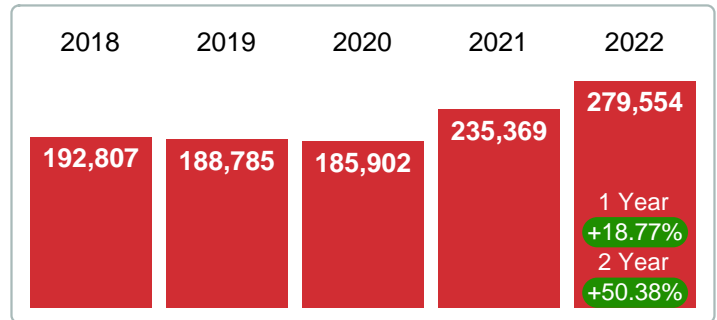
AVERAGE SOLD PRICE AT CLOSING

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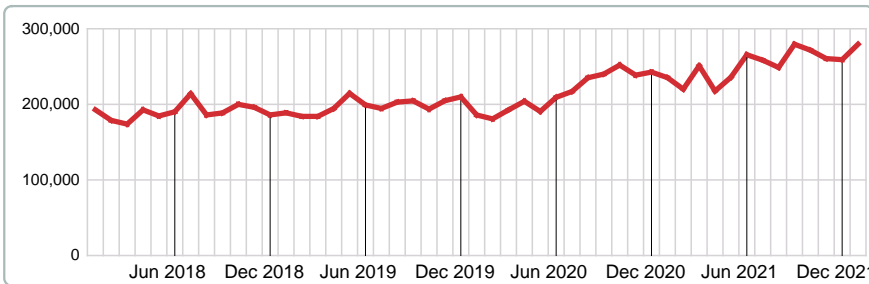
JANUARY



YEAR TO DATE (YTD)

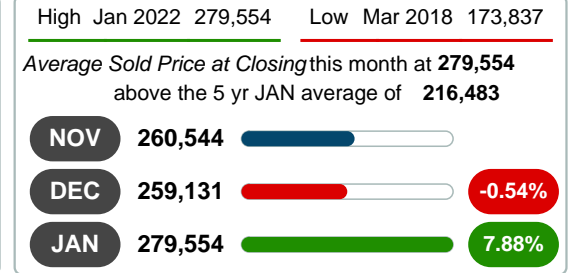


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 216,483



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 5	4.13%	90,000	110,000	85,000	0	0
\$125,001 - \$175,000 14	11.57%	143,321	134,500	145,955	132,000	0
\$175,001 - \$225,000 21	17.36%	203,462	0	202,700	205,900	0
\$225,001 - \$275,000 27	22.31%	249,586	250,000	246,594	254,332	0
\$275,001 - \$325,000 23	19.01%	295,013	305,000	298,949	286,876	0
\$325,001 - \$425,000 18	14.88%	370,441	0	366,950	373,029	369,000
\$425,001 and up 13	10.74%	531,140	0	519,150	530,029	564,450
Average Sold Price		279,554	186,800	253,204	322,757	499,300
Total Closed Units	100%	279,554	5	73	40	3
Total Closed Volume		33,826,070	934.00K	18.48M	12.91M	1.50M

January 2022



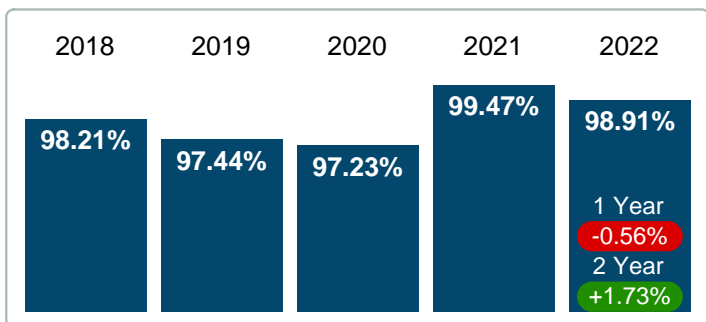
Area Delimited by County Of Wagoner - Residential Property Type



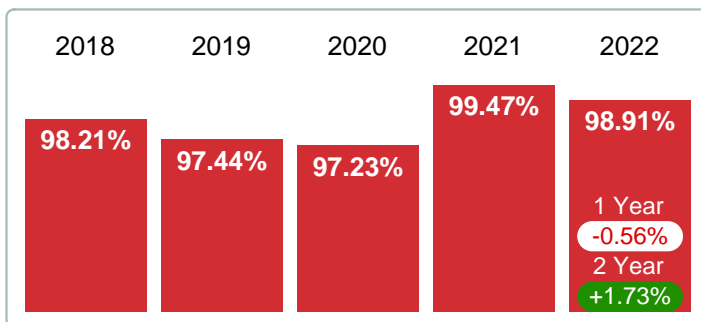
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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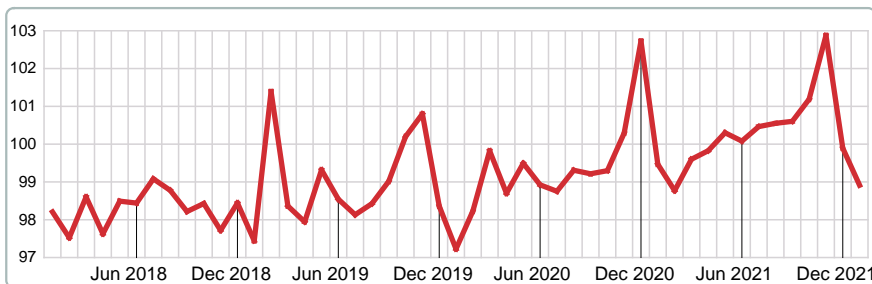
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

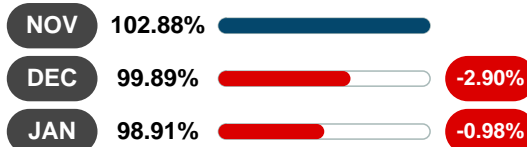


3 MONTHS

5 year JAN AVG = 98.25%

High Nov 2021 102.88% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.91%** above the 5 yr JAN average of **98.25%**



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	5	4.13%	93.24%	95.74%	92.61%	0.00%	0.00%
\$125,001 - \$175,000	14	11.57%	97.44%	96.67%	97.55%	97.78%	0.00%
\$175,001 - \$225,000	21	17.36%	97.92%	0.00%	98.03%	97.59%	0.00%
\$225,001 - \$275,000	27	22.31%	101.10%	98.04%	101.06%	101.47%	0.00%
\$275,001 - \$325,000	23	19.01%	98.73%	100.00%	98.93%	98.22%	0.00%
\$325,001 - \$425,000	18	14.88%	98.87%	0.00%	98.29%	99.17%	100.00%
\$425,001 and up	13	10.74%	100.11%	0.00%	99.67%	100.37%	100.42%
Average Sold/List Ratio		98.90%		97.42%	98.63%	99.50%	100.28%
Total Closed Units		121	100%	5	73	40	3
Total Closed Volume		33,826,070		934.00K	18.48M	12.91M	1.50M

January 2022



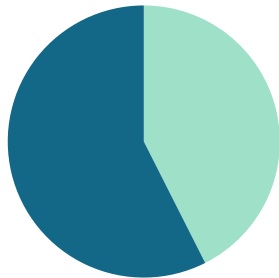
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

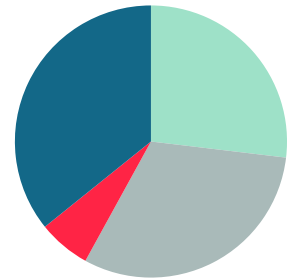


Inventory
 New Listings
137 = 42.55%
 Start Inventory
185
 Total Inventory Units
322
 Volume
\$109,371,996

Market Activity

Closed Sales
121 = 26.89%
 Pending Sales
140 = 31.11%
 Other Off Market
28 = 6.22%
 Active Inventory
161 = 35.78%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	110	121	10.00%	110	121	10.00%
Pending Sales	136	140	2.94%	136	140	2.94%
New Listings	113	137	21.24%	113	137	21.24%
Average List Price	235,792	282,056	19.62%	235,792	282,056	19.62%
Average Sale Price	235,369	279,554	18.77%	235,369	279,554	18.77%
Average Percent of Selling Price to List Price	99.47%	98.91%	-0.56%	99.47%	98.91%	-0.56%
Average Days on Market to Sale	19.14	25.19	31.63%	19.14	25.19	31.63%
Monthly Inventory	133	161	21.05%	133	161	21.05%
Months Supply of Inventory	0.99	1.01	2.51%	0.99	1.01	2.51%

Absorption: Last 12 months, an Average of **159** Sales/Month

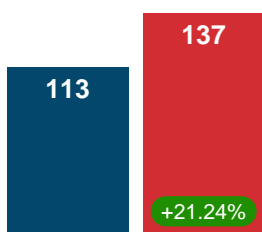
Inventory on January 31, 2022 = **161**

2021 **2022**

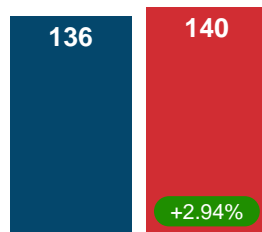
JANUARY MARKET

AVERAGE PRICES

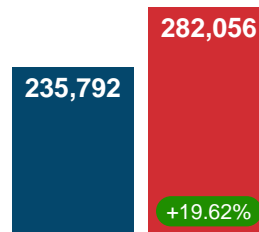
New Listings



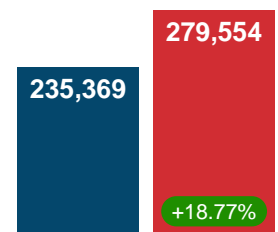
Pending Listings



List Price



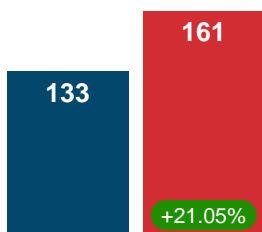
Sale Price



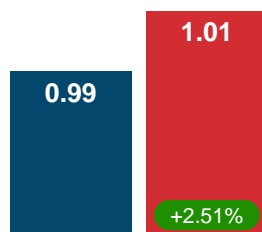
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

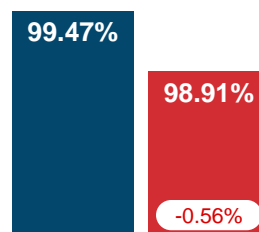
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

