

# January 2022



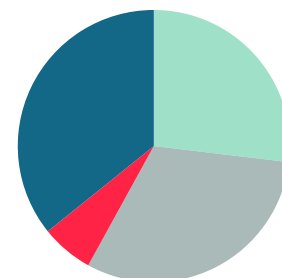
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	209,950	258,490	23.12%
Median Sale Price	210,000	263,000	25.24%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.50	8.00	45.45%
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.

#### 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 **25.24%** in January 2022 to \$263,000 versus the previous year at \$210,000.

#### Median Days on Market Lengthens

The median number of **8.00** days that homes spent on the market before selling increased by 2.50 days or **45.45%** in January 2022 compared to last year's same month at **5.50** DOM.

#### Sales Success for January 2022 is Positive

Overall, with Median 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

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

### 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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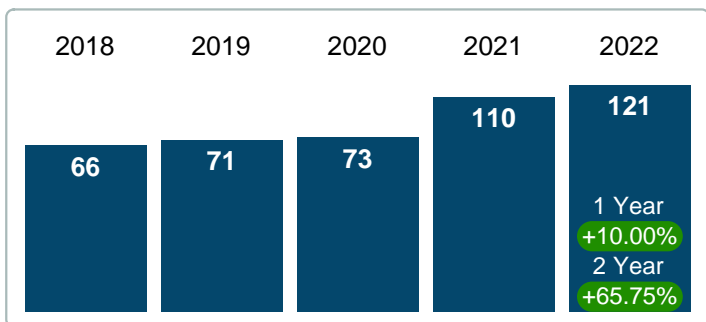
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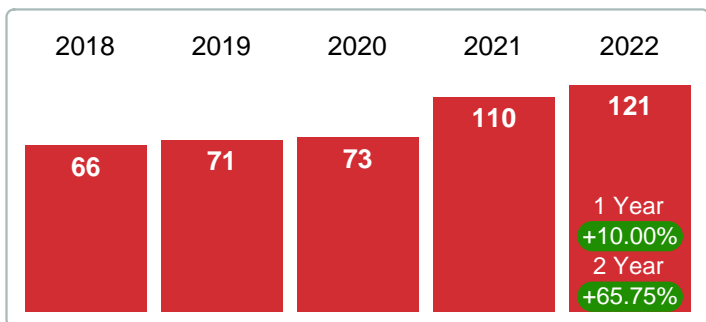
## CLOSED LISTINGS

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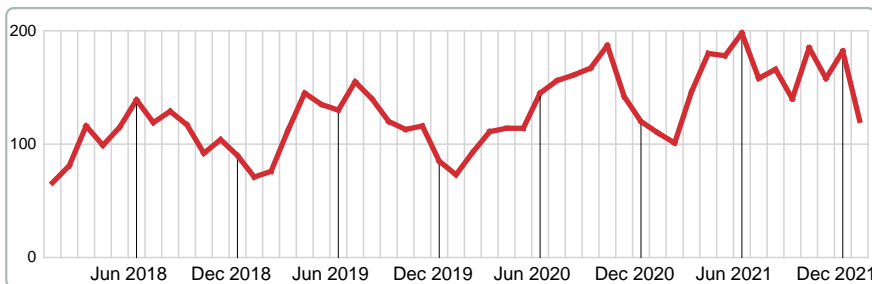
### JANUARY



### YEAR TO DATE (YTD)

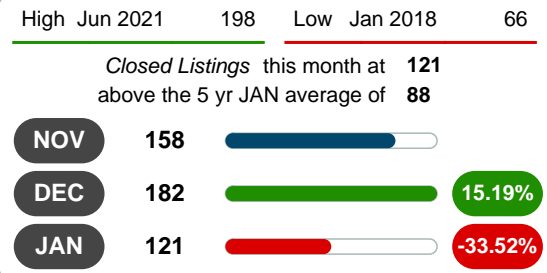


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 88



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	5	4.13%	10.0	1	4	0	0
\$125,001 - \$175,000	14	11.57%	11.0	2	11	1	0
\$175,001 - \$225,000	21	17.36%	4.0	0	16	5	0
\$225,001 - \$275,000	27	22.31%	5.0	1	16	10	0
\$275,001 - \$325,000	23	19.01%	13.0	1	14	8	0
\$325,001 - \$425,000	18	14.88%	5.5	0	7	10	1
\$425,001 and up	13	10.74%	48.0	0	5	6	2
<b>Total Closed Units</b>	<b>121</b>			<b>5</b>	<b>73</b>	<b>40</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>33,826,070</b>	<b>100%</b>	<b>8.0</b>	<b>934.00K</b>	<b>18.48M</b>	<b>12.91M</b>	<b>1.50M</b>
<b>Median Closed Price</b>	<b>\$263,000</b>			<b>\$140,000</b>	<b>\$240,000</b>	<b>\$283,327</b>	<b>\$479,000</b>

# January 2022



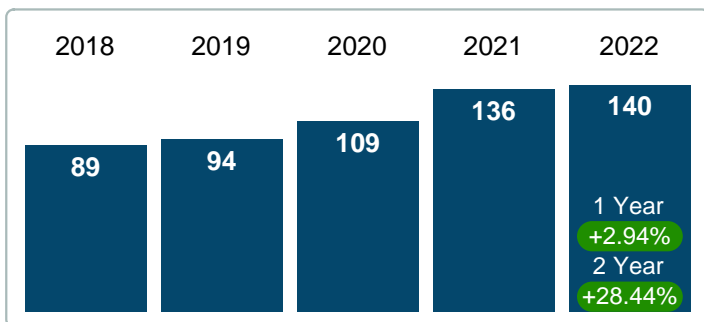
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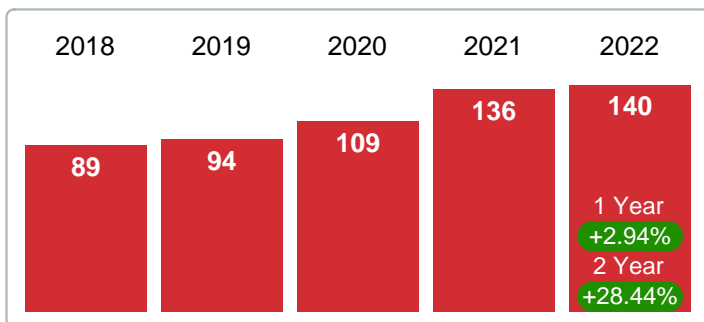
## PENDING LISTINGS

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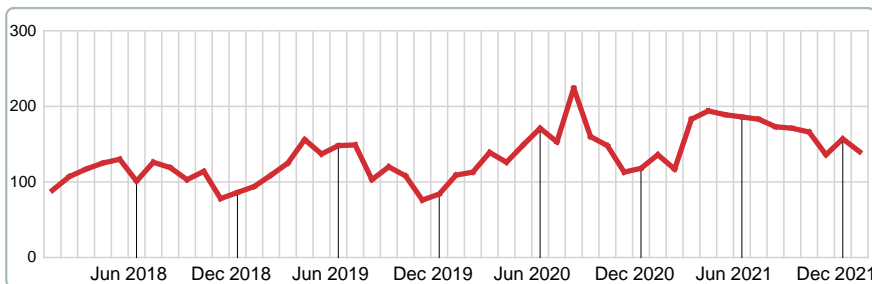
### JANUARY



### 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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	15	10.71%	14.0	5	7	3	0
\$150,001 - \$175,000	10	7.14%	17.0	0	9	1	0
\$175,001 - \$225,000	28	20.00%	3.5	1	26	1	0
\$225,001 - \$300,000	34	24.29%	5.0	0	24	10	0
\$300,001 - \$350,000	19	13.57%	14.0	0	10	9	0
\$350,001 - \$450,000	18	12.86%	7.0	1	8	8	1
\$450,001 and up	16	11.43%	38.0	1	4	9	2
<b>Total Pending Units</b>	<b>140</b>			<b>8</b>	<b>88</b>	<b>41</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>40,234,789</b>	<b>100%</b>	<b>6.0</b>	<b>1.59M</b>	<b>22.61M</b>	<b>14.47M</b>	<b>1.56M</b>
<b>Median Listing Price</b>	<b>\$265,000</b>			<b>\$135,750</b>	<b>\$235,000</b>	<b>\$327,600</b>	<b>\$500,000</b>

# January 2022



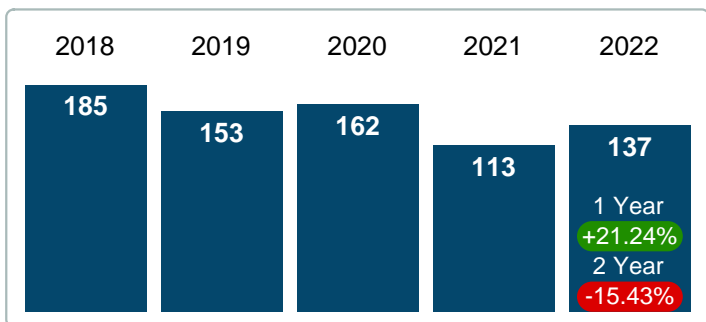
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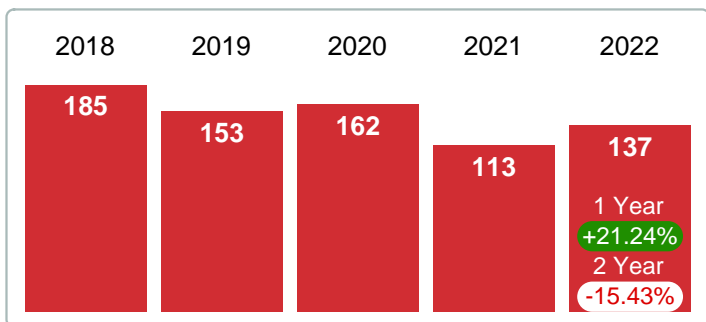
## NEW LISTINGS

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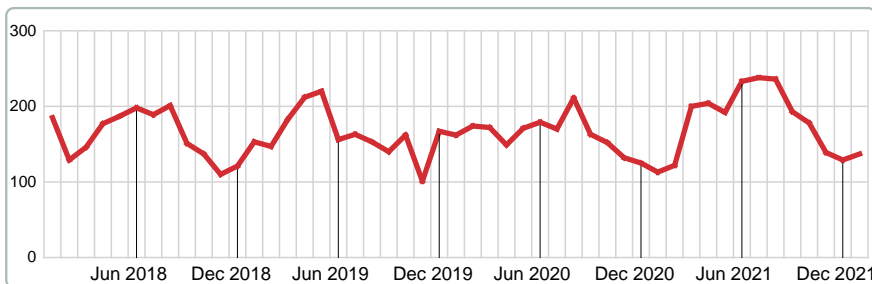
### JANUARY



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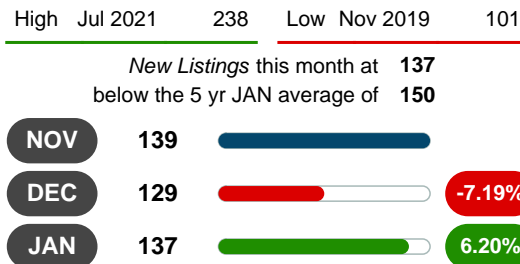


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 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
<b>Total New Listed Units</b>	<b>137</b>		<b>9</b>	<b>80</b>	<b>39</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>43,634,803</b>	<b>100%</b>	<b>1.76M</b>	<b>22.72M</b>	<b>14.24M</b>	<b>4.92M</b>
<b>Median New Listed Listing Price</b>	<b>\$270,000</b>		<b>\$122,500</b>	<b>\$249,950</b>	<b>\$321,200</b>	<b>\$409,900</b>

# January 2022



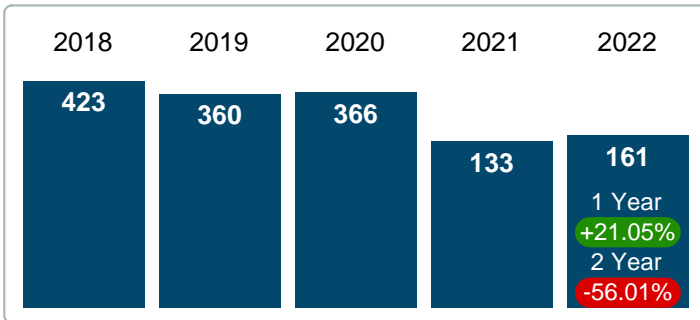
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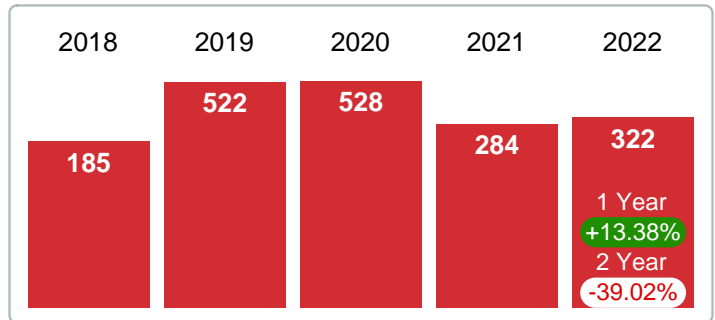
## ACTIVE INVENTORY

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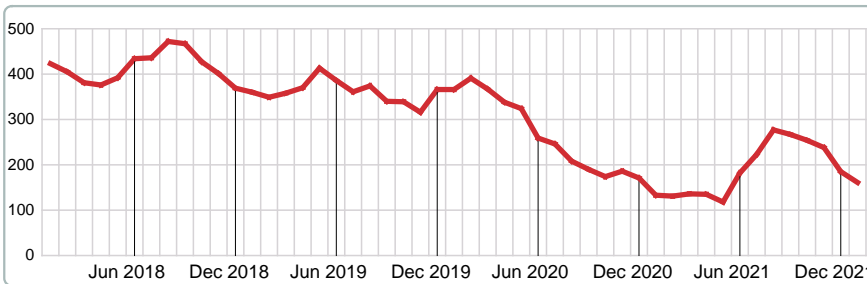
### END OF JANUARY



### ACTIVE DURING JANUARY

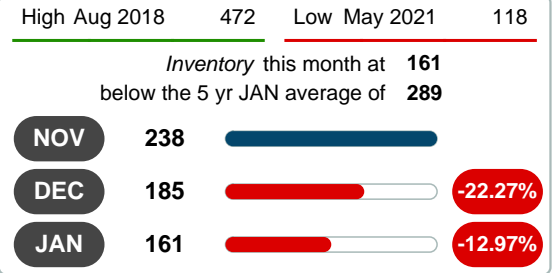


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 289



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	9.32%	80.0	7	5	2	1
\$125,001 - \$200,000	22	13.66%	62.0	2	14	5	1
\$200,001 - \$275,000	20	12.42%	12.0	1	9	8	2
\$275,001 - \$350,000	40	24.84%	103.0	0	22	17	1
\$350,001 - \$425,000	26	16.15%	195.5	0	8	14	4
\$425,001 - \$675,000	19	11.80%	28.0	0	6	10	3
\$675,001 and up	19	11.80%	73.0	1	5	7	6
<b>Total Active Inventory by Units</b>	<b>161</b>			<b>11</b>	<b>69</b>	<b>63</b>	<b>18</b>
<b>Total Active Inventory by Volume</b>	<b>62,851,710</b>	<b>100%</b>	<b>74.0</b>	<b>1.75M</b>	<b>24.63M</b>	<b>25.77M</b>	<b>10.70M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$317,585</b>			<b>\$84,000</b>	<b>\$285,000</b>	<b>\$350,000</b>	<b>\$441,722</b>

# January 2022



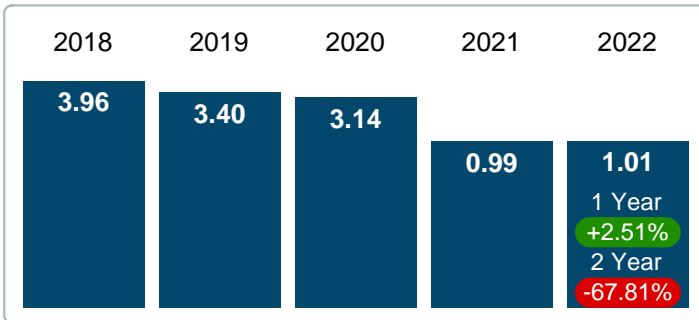
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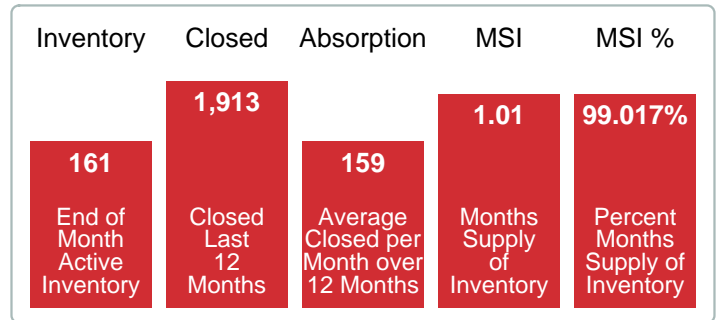
## MONTHS SUPPLY of INVENTORY (MSI)

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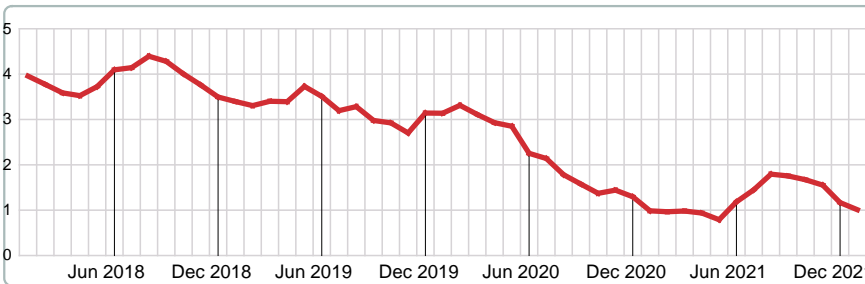
### MSI FOR JANUARY



### INDICATORS FOR JANUARY 2022

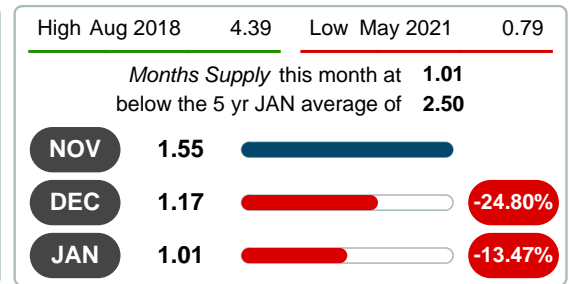


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



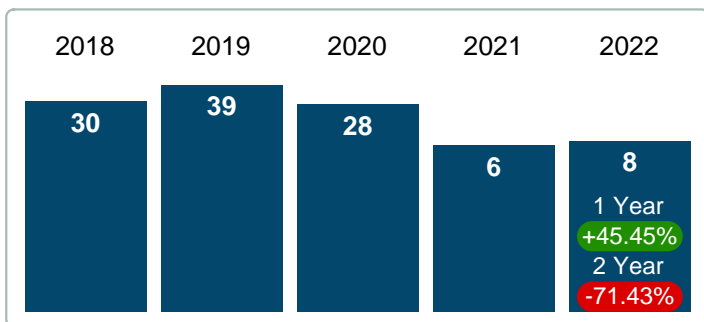
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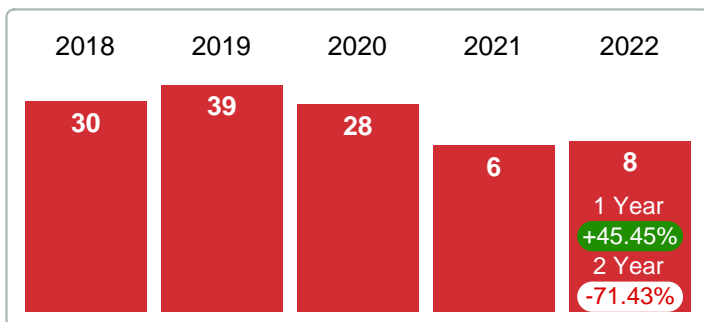
## MEDIAN DAYS ON MARKET TO SALE

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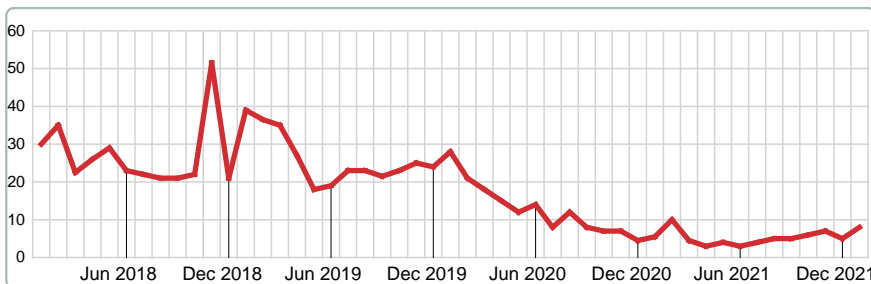
### JANUARY



### YEAR TO DATE (YTD)

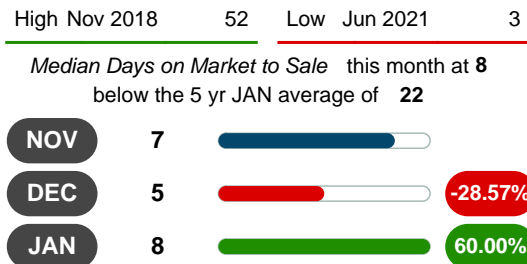


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 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	4.13%	10	30	6	0	0
\$125,001 - \$175,000	11.57%	11	21	12	4	0
\$175,001 - \$225,000	17.36%	4	0	4	23	0
\$225,001 - \$275,000	22.31%	5	13	4	6	0
\$275,001 - \$325,000	19.01%	13	32	8	20	0
\$325,001 - \$425,000	14.88%	6	0	1	6	32
\$425,001 and up	10.74%	48	0	74	26	36
Median Closed DOM		8	30	8	7	32
Total Closed Units	100%	8.0	5	73	40	3
Total Closed Volume		33,826,070	934.00K	18.48M	12.91M	1.50M

# January 2022



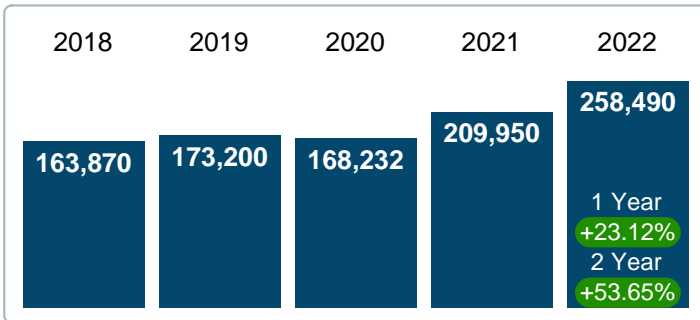
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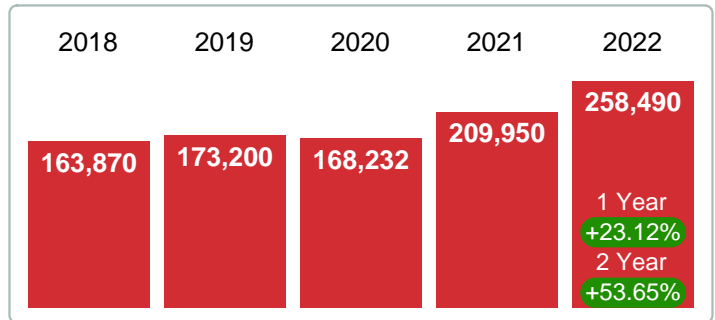
## MEDIAN LIST PRICE AT CLOSING

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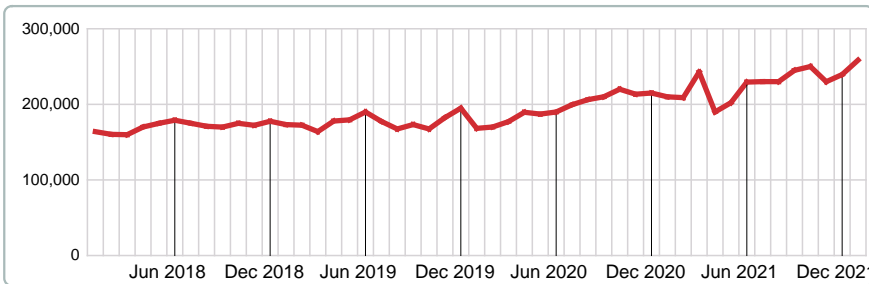
### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

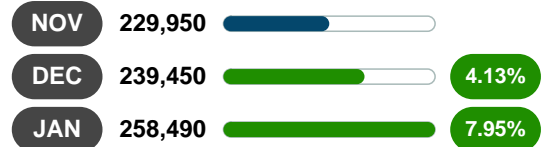


### 3 MONTHS

5 year JAN AVG = 194,748

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

Median List Price at Closing this month at **258,490**  
above the 5 yr JAN average of **194,748**



### 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	5	4.13%	99,000	114,900	97,000	0	0
\$125,001 - \$175,000	14	11.57%	150,000	139,500	150,000	134,999	0
\$175,001 - \$225,000	20	16.53%	204,950	0	204,950	206,950	0
\$225,001 - \$275,000	30	24.79%	247,945	255,000	240,000	250,000	0
\$275,001 - \$325,000	20	16.53%	298,438	305,000	299,938	294,000	0
\$325,001 - \$425,000	20	16.53%	370,430	0	372,500	371,000	369,000
\$425,001 and up	12	9.92%	519,000	0	510,000	519,000	562,450
Median List Price			258,490	150,000	240,000	293,500	474,999
Total Closed Units		100%	258,490	5	73	40	3
Total Closed Volume			34,128,774	953.90K	18.71M	12.98M	1.49M



# January 2022



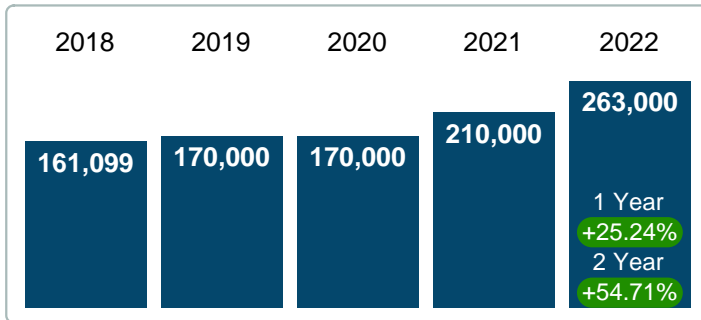
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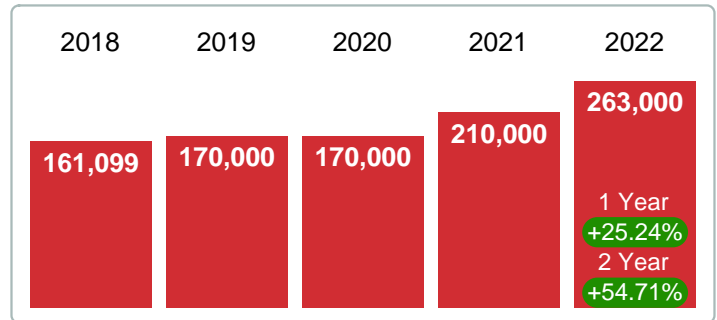
## MEDIAN SOLD PRICE AT CLOSING

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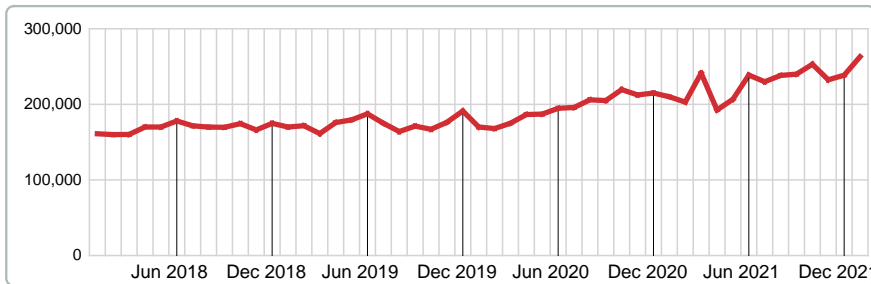
### JANUARY



### YEAR TO DATE (YTD)

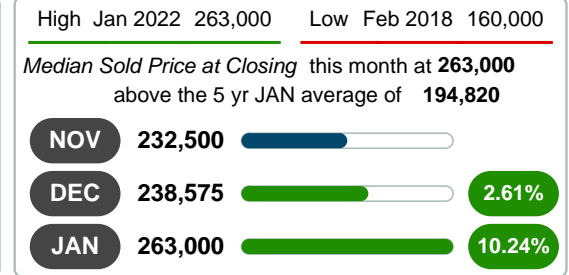


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 194,820



### 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 <b>5</b>	4.13%	95,000	110,000	92,500	0	0
\$125,001 - \$175,000 <b>14</b>	11.57%	142,500	134,500	145,000	132,000	0
\$175,001 - \$225,000 <b>21</b>	17.36%	205,500	0	205,250	217,600	0
\$225,001 - \$275,000 <b>27</b>	22.31%	246,000	250,000	240,000	254,700	0
\$275,001 - \$325,000 <b>23</b>	19.01%	295,000	305,000	299,738	283,327	0
\$325,001 - \$425,000 <b>18</b>	14.88%	370,430	0	375,000	370,430	369,000
\$425,001 and up <b>13</b>	10.74%	510,000	0	510,000	512,000	564,450
<b>Median Sold Price</b>		263,000	140,000	240,000	283,327	479,000
<b>Total Closed Units</b>		121	5	73	40	3
<b>Total Closed Volume</b>		33,826,070	934.00K	18.48M	12.91M	1.50M

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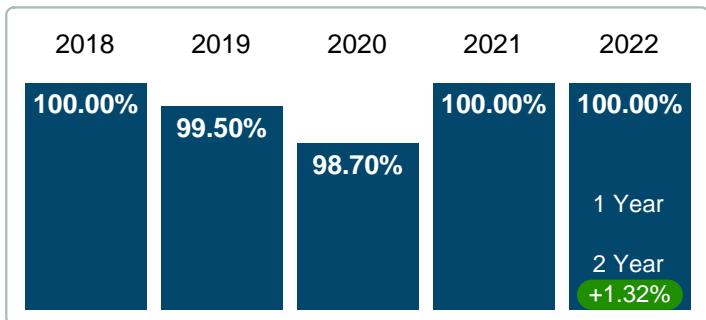
Area Delimited by County Of Wagoner - Residential Property Type



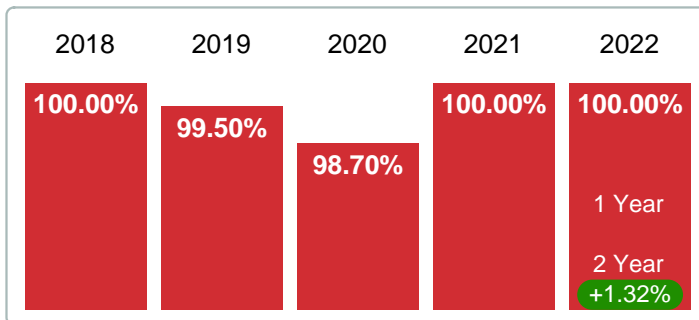
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### JANUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year JAN AVG = 99.64%

High Jan 2022 100.00%    Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%**  
equal to 5 yr JAN average of **99.64%**

- NOV 100.00%
- DEC 100.00%
- JAN 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	5	4.13%	91.67%	95.74%	91.29%	0.00%	0.00%
\$125,001 - \$175,000	14	11.57%	100.00%	96.67%	100.00%	97.78%	0.00%
\$175,001 - \$225,000	21	17.36%	100.00%	0.00%	100.00%	97.87%	0.00%
\$225,001 - \$275,000	27	22.31%	100.00%	98.04%	100.75%	100.00%	0.00%
\$275,001 - \$325,000	23	19.01%	100.00%	100.00%	100.00%	97.21%	0.00%
\$325,001 - \$425,000	18	14.88%	100.00%	0.00%	100.00%	100.00%	100.00%
\$425,001 and up	13	10.74%	100.00%	0.00%	100.00%	100.00%	100.42%
Median Sold/List Ratio		100.00%		98.04%	100.00%	100.00%	100.00%
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



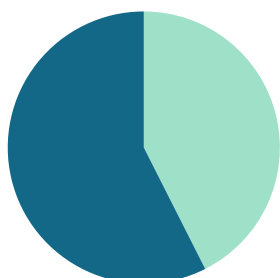
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

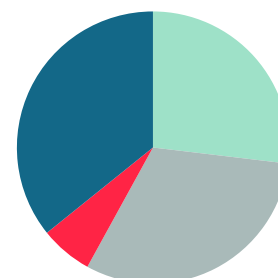


**Inventory**  
 New Listings  
**137 = 42.55%**  
 Start Inventory  
**185**  
 Total Inventory Units  
**322**  
 Volume  
**\$109,371,996**

### 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%
Median List Price	209,950	258,490	23.12%	209,950	258,490	23.12%
Median Sale Price	210,000	263,000	25.24%	210,000	263,000	25.24%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.50	8.00	45.45%	5.50	8.00	45.45%
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

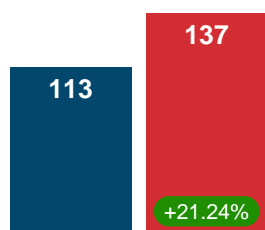
**Inventory** on January 31, 2022 = **161**

**2021** **2022**

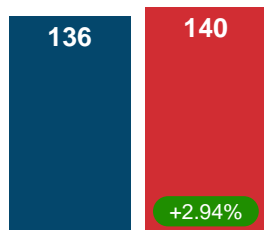
### JANUARY MARKET

### MEDIAN PRICES

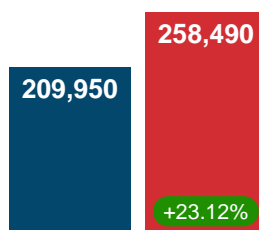
#### New Listings



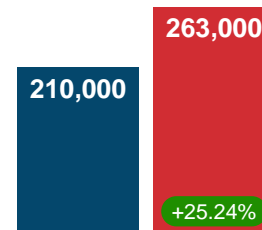
#### Pending Listings



#### List Price



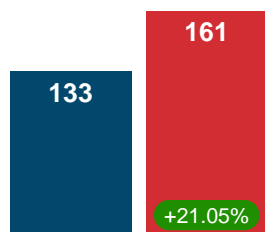
#### Sale Price



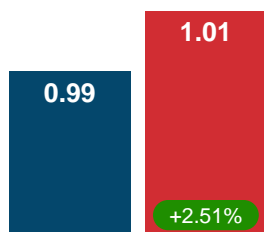
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

