

July 2022



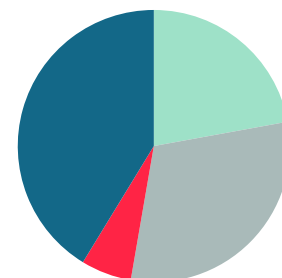
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	July 2022	+/-%
Closed Listings	158	118	-25.32%
Pending Listings	183	163	-10.93%
New Listings	238	193	-18.91%
Average List Price	256,449	300,037	17.00%
Average Sale Price	258,430	300,948	16.45%
Average Percent of Selling Price to List Price	100.46%	100.41%	-0.06%
Average Days on Market to Sale	11.98	10.75	-10.24%
End of Month Inventory	223	220	-1.35%
Months Supply of Inventory	1.45	1.49	2.89%



■ Closed (22.14%)
■ Pending (30.58%)
■ Other OffMarket (6.00%)
■ Active (41.28%)

Absorption: Last 12 months, an Average of **148** Sales/Month
Active Inventory as of July 31, 2022 = **220**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of July 2022 decreased **1.35%** to 220 existing homes available for sale. Over the last 12 months this area has had an average of 148 closed sales per month. This represents an unsold inventory index of **1.49** 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 **16.45%** in July 2022 to \$300,948 versus the previous year at \$258,430.

Average Days on Market Shortens

The average number of **10.75** days that homes spent on the market before selling decreased by 1.23 days or **10.24%** in July 2022 compared to last year's same month at **11.98** DOM.

Sales Success for July 2022 is Positive

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

There were 193 New Listings in July 2022, down **18.91%** from last year at 238. Furthermore, there were 118 Closed Listings this month versus last year at 158, a **-25.32%** decrease.

Closed versus Listed trends yielded a **61.1%** ratio, down from previous year's, July 2021, at **66.4%**, a **7.90%** downswing. This will certainly create pressure on a decreasing 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

July 2022



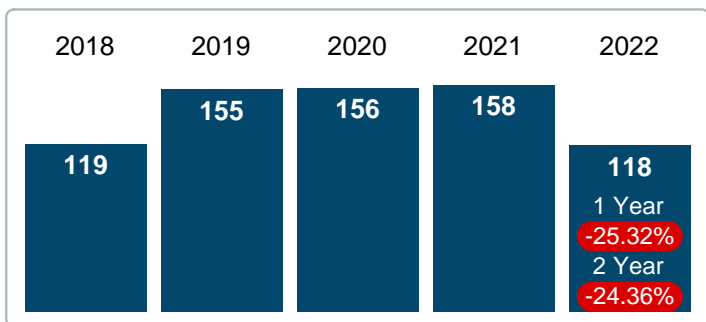
Area Delimited by County Of Wagoner - Residential Property Type



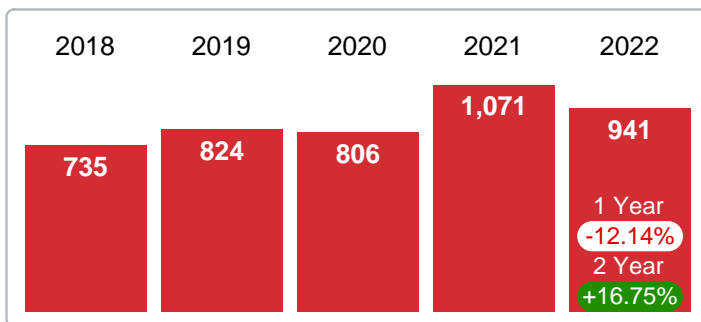
CLOSED LISTINGS

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

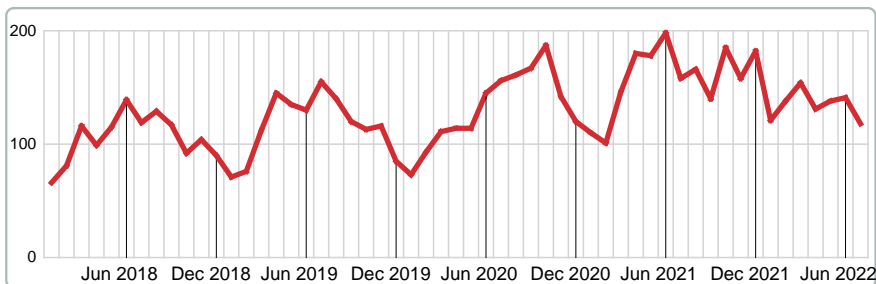
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 141

High Jun 2021 198 Low Jan 2018 66

Closed Listings this month at **118**
 below the 5 yr JUL average of **141**

- MAY: 138
- JUN: 141 (2.17% above avg)
- JUL: 118 (-16.31% below avg)

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	10	8.47%	29.6	3	6	1	0
\$125,001 - \$175,000	8	6.78%	9.5	3	5	0	0
\$175,001 - \$225,000	23	19.49%	9.0	0	17	4	2
\$225,001 - \$300,000	30	25.42%	5.7	0	21	9	0
\$300,001 - \$375,000	21	17.80%	13.5	0	13	7	1
\$375,001 - \$475,000	13	11.02%	7.5	0	6	6	1
\$475,001 and up	13	11.02%	10.5	1	3	9	0
Total Closed Units	118			7	71	36	4
Total Closed Volume	35,511,903	100%	10.8	1.38M	19.17M	13.82M	1.14M
Average Closed Price	\$300,948			\$197,071	\$269,959	\$383,982	\$285,483

July 2022



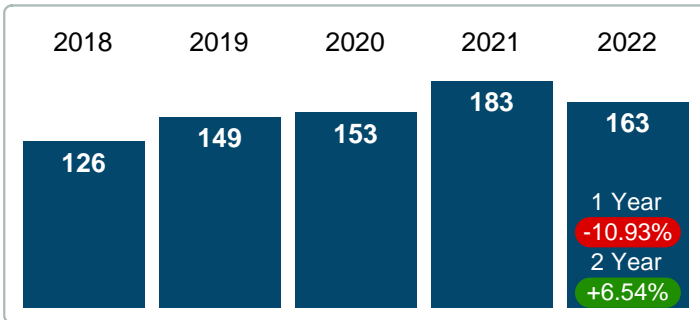
Area Delimited by County Of Wagoner - Residential Property Type



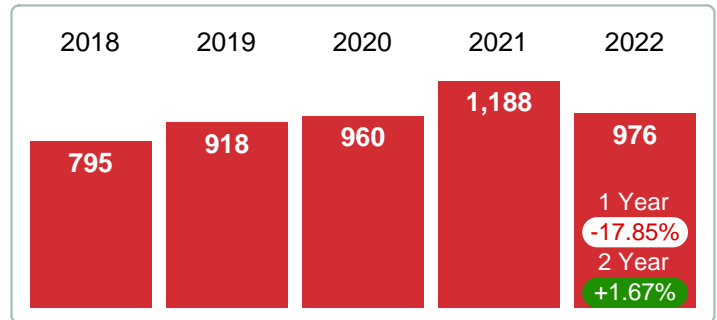
PENDING LISTINGS

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

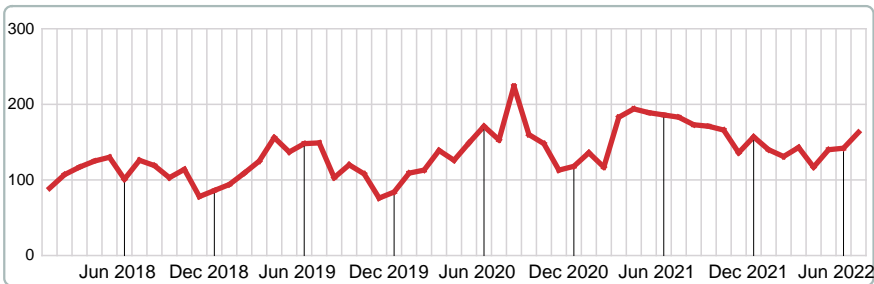
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 155

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **163**
above the 5 yr JUL average of **155**



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	13	7.98%	26.7	4	9	0	0
\$125,001 - \$175,000	19	11.66%	70.5	6	13	0	0
\$175,001 - \$225,000	31	19.02%	12.7	0	28	2	1
\$225,001 - \$325,000	38	23.31%	11.8	0	24	14	0
\$325,001 - \$375,000	18	11.04%	15.3	1	11	5	1
\$375,001 - \$525,000	27	16.56%	26.1	2	10	14	1
\$525,001 and up	17	10.43%	22.5	0	4	11	2
Total Pending Units	163			13	99	46	5
Total Pending Volume	50,937,636	100%	24.2	2.37M	25.98M	19.25M	3.33M
Average Listing Price	\$302,669			\$182,177	\$262,474	\$418,574	\$666,000

July 2022



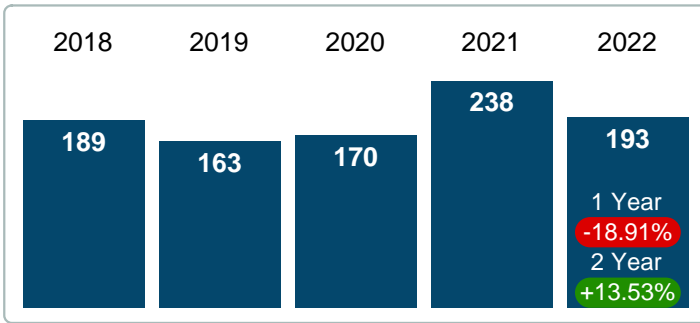
Area Delimited by County Of Wagoner - Residential Property Type



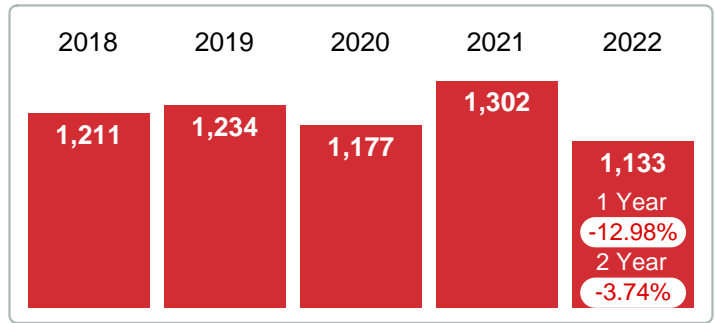
NEW LISTINGS

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

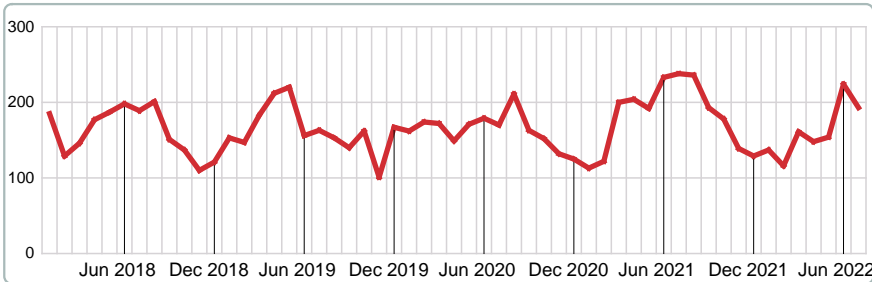
JULY



YEAR TO DATE (YTD)

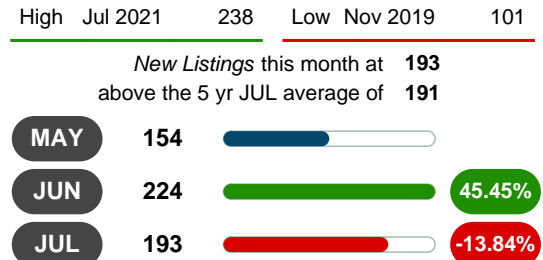


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 191



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	17	8.81%	4	10	2	1
\$125,001 - \$175,000	11	5.70%	3	8	0	0
\$175,001 - \$225,000	31	16.06%	1	27	3	0
\$225,001 - \$325,000	53	27.46%	0	36	17	0
\$325,001 - \$425,000	36	18.65%	0	19	16	1
\$425,001 - \$525,000	20	10.36%	0	6	13	1
\$525,001 and up	25	12.95%	0	4	14	7
Total New Listed Units	193		8	110	65	10
Total New Listed Volume	63,492,414	100%	950.80K	29.73M	27.27M	5.55M
Average New Listed Listing Price	\$313,417		\$118,850	\$270,232	\$419,483	\$554,970

July 2022



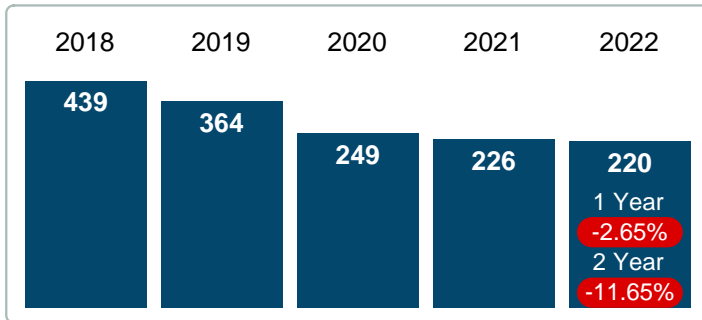
Area Delimited by County Of Wagoner - Residential Property Type



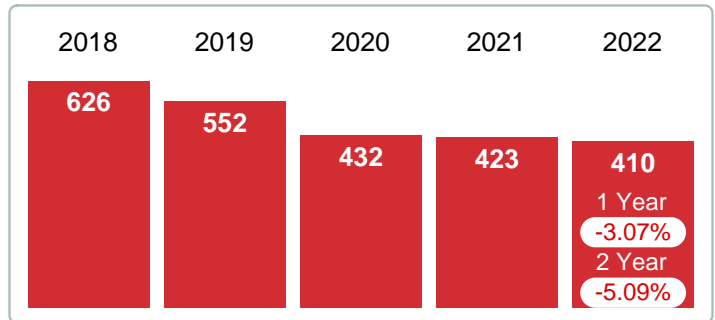
ACTIVE INVENTORY

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

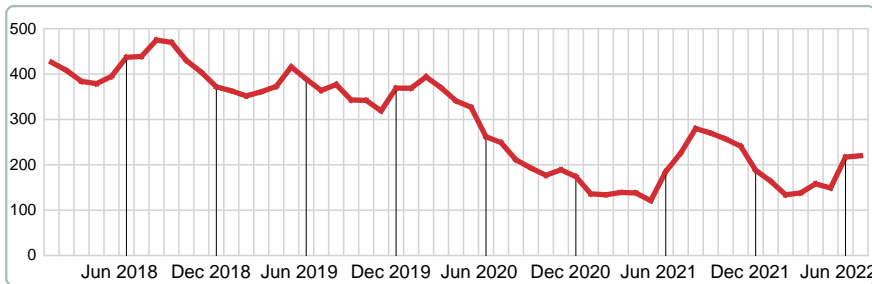
END OF JULY



ACTIVE DURING JULY

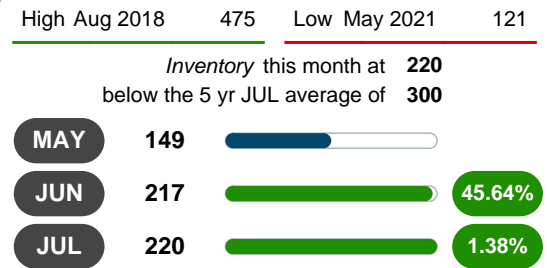


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 300



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	21	9.55%	64.9	10	8	2	1
\$125,001 - \$200,000	29	13.18%	47.6	4	22	3	0
\$200,001 - \$275,000	31	14.09%	27.2	1	23	7	0
\$275,001 - \$350,000	52	23.64%	61.0	0	27	23	2
\$350,001 - \$475,000	35	15.91%	84.9	0	15	17	3
\$475,001 - \$625,000	30	13.64%	54.1	1	5	21	3
\$625,001 and up	22	10.00%	58.9	0	5	9	8
Total Active Inventory by Units	220			16	105	82	17
Total Active Inventory by Volume	83,178,280	100%	57.5	2.16M	32.16M	35.90M	12.96M
Average Active Inventory Listing Price	\$378,083			\$134,975	\$306,247	\$437,861	\$762,241

July 2022



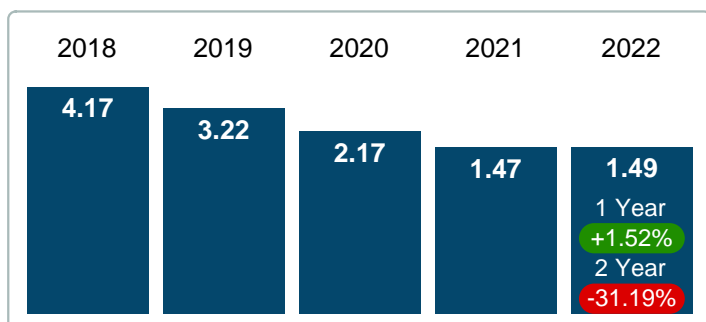
Area Delimited by County Of Wagoner - Residential Property Type



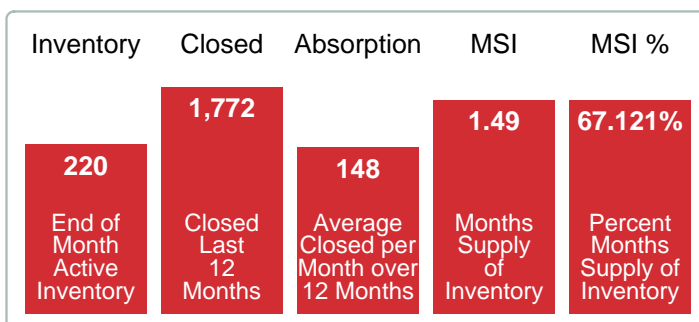
MONTHS SUPPLY of INVENTORY (MSI)

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

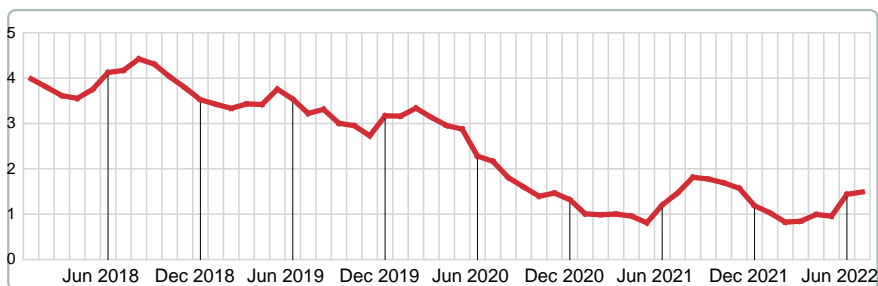
MSI FOR JULY



INDICATORS FOR JULY 2022

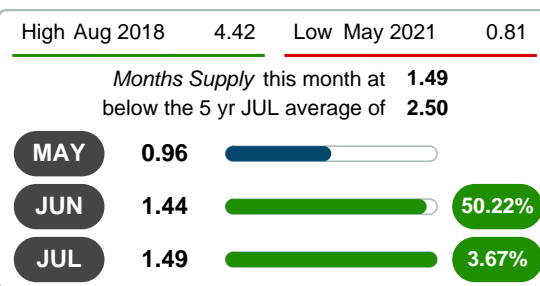


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL 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	21	9.55%	2.08	2.45	1.50	4.00	6.00
\$125,001 - \$200,000	29	13.18%	0.99	1.30	1.01	0.73	0.00
\$200,001 - \$275,000	31	14.09%	0.68	0.86	0.69	0.64	0.00
\$275,001 - \$350,000	52	23.64%	1.68	0.00	1.47	2.00	3.00
\$350,001 - \$475,000	35	15.91%	1.70	0.00	1.94	1.55	1.80
\$475,001 - \$625,000	30	13.64%	3.96	12.00	2.22	4.75	3.60
\$625,001 and up	22	10.00%	6.44	0.00	7.50	4.91	9.60
Market Supply of Inventory (MSI)	1.49	100%	1.49	1.75	1.17	1.85	3.64
Total Active Inventory by Units	220			16	105	82	17

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

July 2022



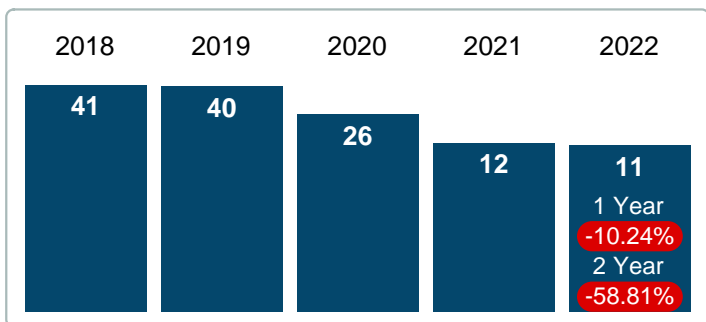
Area Delimited by County Of Wagoner - Residential Property Type



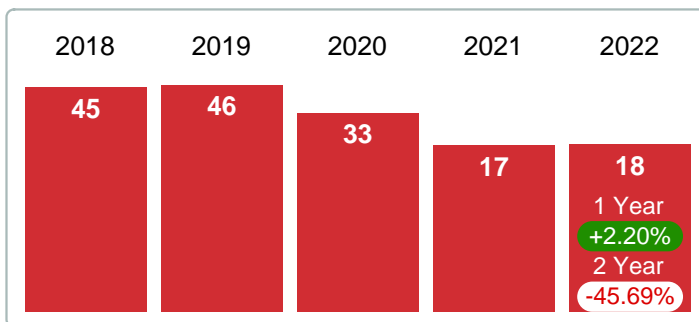
AVERAGE DAYS ON MARKET TO SALE

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

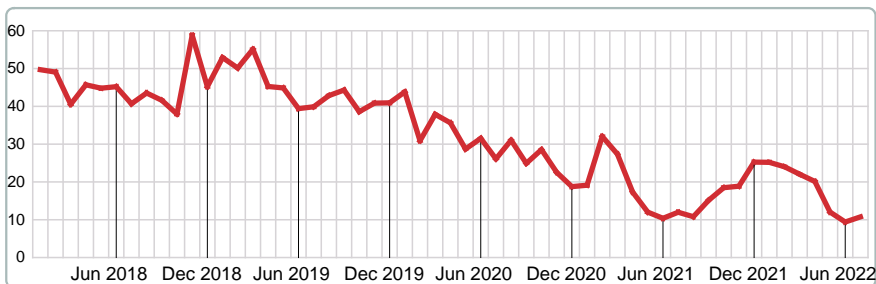
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 26

High Nov 2018 59 Low Jun 2022 9

Average Days on Market to Sale this month at 11 below the 5 yr JUL average of 26



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	8.47%	30	6	42	28	0
\$125,001 - \$175,000	6.78%	10	17	5	0	0
\$175,001 - \$225,000	19.49%	9	0	6	25	6
\$225,001 - \$300,000	25.42%	6	0	6	5	0
\$300,001 - \$375,000	17.80%	14	0	7	22	33
\$375,001 - \$475,000	11.02%	8	0	11	2	18
\$475,001 and up	11.02%	11	30	2	11	0
Average Closed DOM		11	14	9	12	16
Total Closed Units	100%	118	7	71	36	4
Total Closed Volume		35,511,903	1.38M	19.17M	13.82M	1.14M

July 2022



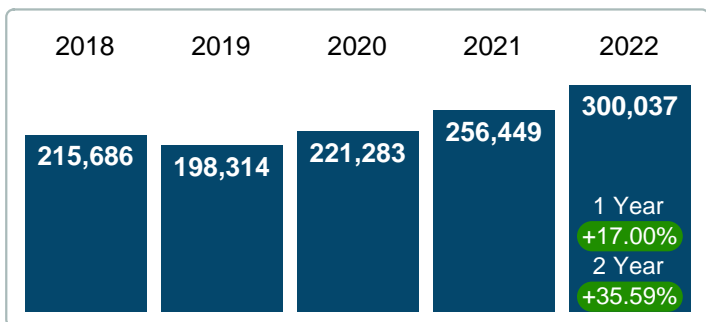
Area Delimited by County Of Wagoner - Residential Property Type



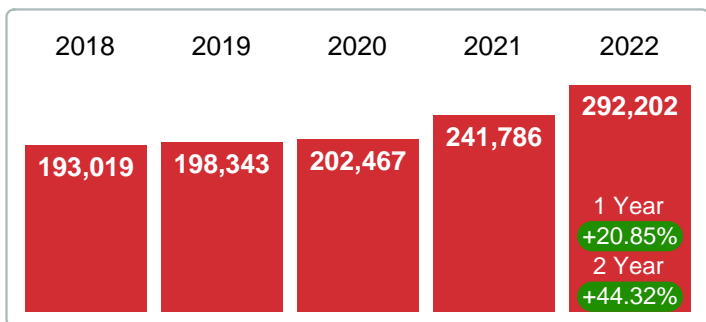
AVERAGE LIST PRICE AT CLOSING

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

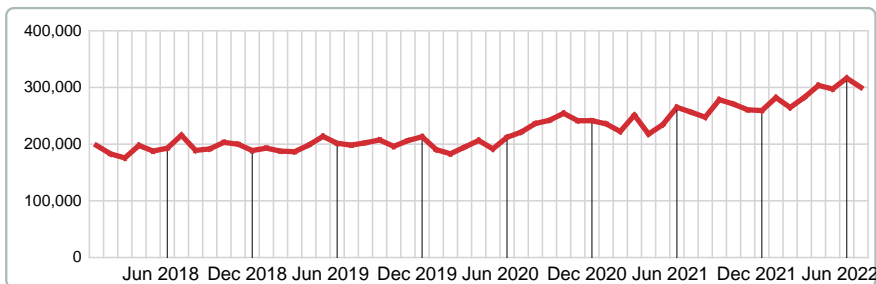
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

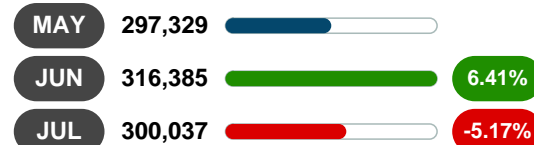


3 MONTHS

5 year JUL AVG = 238,354

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

Average List Price at Closing this month at **300,037** above the 5 yr JUL average of **238,354**



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	10	8.47%	92,530	84,333	98,717	80,000	0
\$125,001 - \$175,000	8	6.78%	149,213	136,300	156,960	0	0
\$175,001 - \$225,000	27	22.88%	205,244	0	203,129	204,600	190,000
\$225,001 - \$300,000	30	25.42%	268,844	0	254,499	273,217	0
\$300,001 - \$375,000	14	11.86%	341,996	0	331,284	344,721	465,000
\$375,001 - \$475,000	19	16.10%	422,649	0	412,215	427,464	399,930
\$475,001 and up	10	8.47%	686,020	729,000	685,378	602,501	0
Average List Price			300,037	198,700	267,759	382,158	311,233
Total Closed Units			118	7	71	36	4
Total Closed Volume			35,404,407	1.39M	19.01M	13.76M	1.24M

July 2022



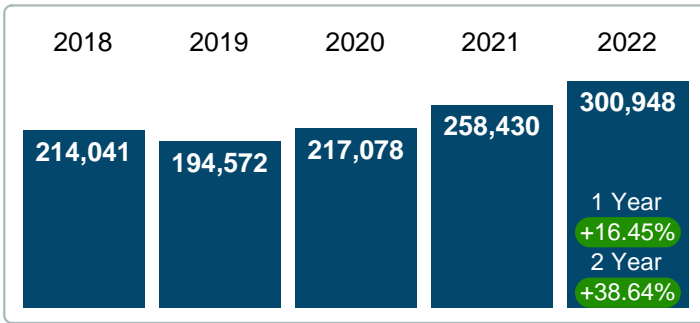
Area Delimited by County Of Wagoner - Residential Property Type



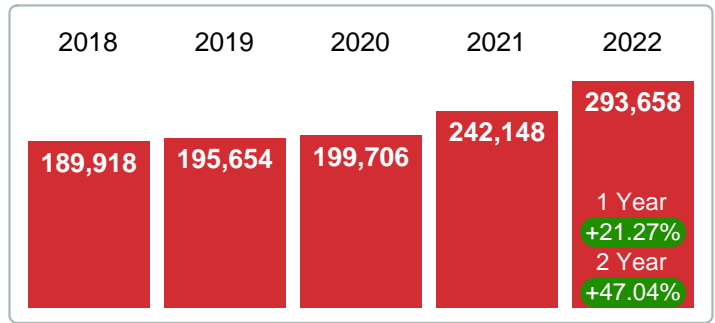
AVERAGE SOLD PRICE AT CLOSING

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

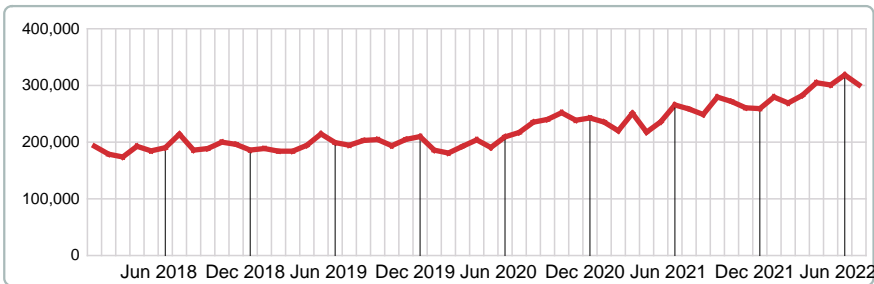
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

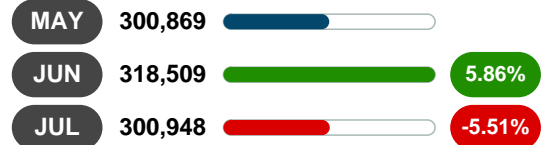


3 MONTHS

5 year JUL AVG = 237,014

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

Average Sold Price at Closing this month at **300,948** above the 5 yr JUL average of **237,014**



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	8.47%	87,700	76,000	95,333	77,000	0
\$125,001 - \$175,000	6.78%	152,518	142,833	158,328	0	0
\$175,001 - \$225,000	19.49%	202,248	0	205,688	197,000	183,500
\$225,001 - \$300,000	25.42%	261,253	0	256,005	273,500	0
\$300,001 - \$375,000	17.80%	341,412	0	336,115	346,449	375,000
\$375,001 - \$475,000	11.02%	425,199	0	418,402	436,207	399,930
\$475,001 and up	11.02%	632,941	723,000	683,587	606,053	0
Average Sold Price		300,948	197,071	269,959	383,982	285,483
Total Closed Units	100%	300,948	7	71	36	4
Total Closed Volume		35,511,903	1.38M	19.17M	13.82M	1.14M

July 2022



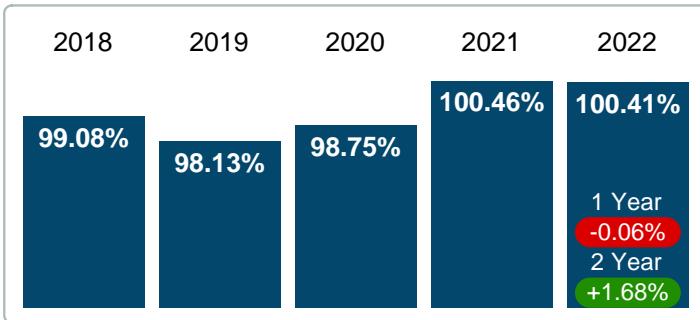
Area Delimited by County Of Wagoner - Residential Property Type



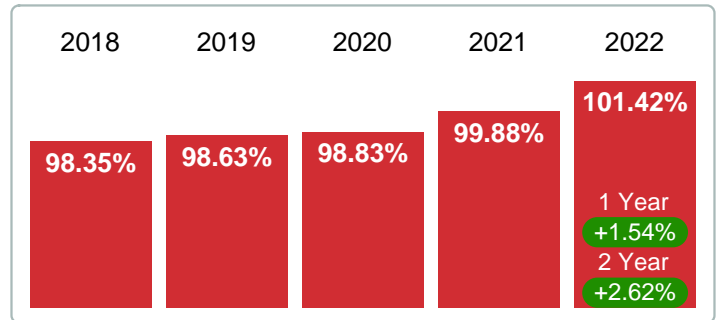
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

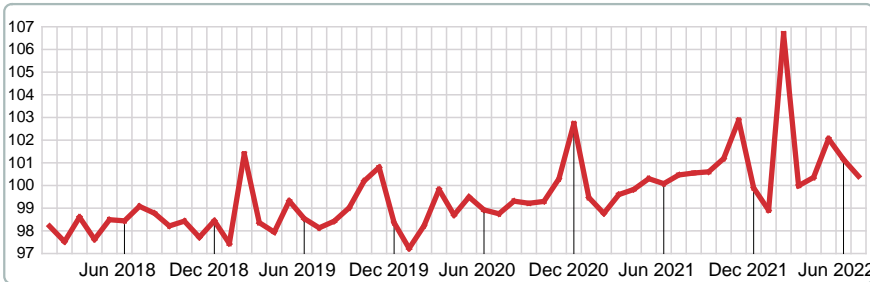
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

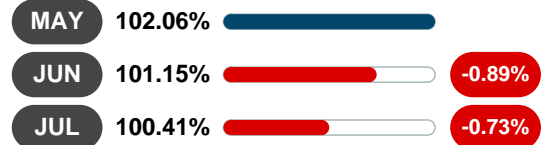


3 MONTHS

5 year JUL AVG = 99.37%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **100.41%** above the 5 yr JUL average of **99.37%**



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	10	8.47%	94.67%	88.89%	97.29%	96.25%	0.00%
\$125,001 - \$175,000	8	6.78%	102.44%	104.98%	100.91%	0.00%	0.00%
\$175,001 - \$225,000	23	19.49%	100.10%	0.00%	101.42%	96.18%	96.69%
\$225,001 - \$300,000	30	25.42%	100.58%	0.00%	100.75%	100.19%	0.00%
\$300,001 - \$375,000	21	17.80%	100.73%	0.00%	102.35%	100.61%	80.65%
\$375,001 - \$475,000	13	11.02%	101.56%	0.00%	101.41%	101.96%	100.00%
\$475,001 and up	13	11.02%	102.04%	99.18%	100.11%	103.01%	0.00%
Average Sold/List Ratio		100.40%		97.25%	100.95%	100.72%	93.51%
Total Closed Units		118	100%	7	71	36	4
Total Closed Volume		35,511,903		1.38M	19.17M	13.82M	1.14M

July 2022



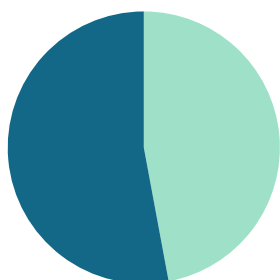
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

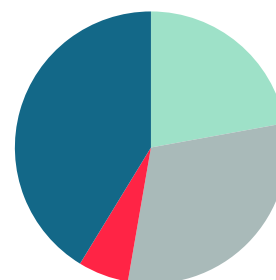


Inventory
 New Listings
193 = 47.07%
 Start Inventory
217
 Total Inventory Units
410
 Volume
\$143,669,748

Market Activity

Closed Sales
118 = 22.14%
 Pending Sales
163 = 30.58%
 Other Off Market
32 = 6.00%
 Active Inventory
220 = 41.28%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	158	118	-25.32%	1,071	941	-12.14%
Pending Sales	183	163	-10.93%	1,188	976	-17.85%
New Listings	238	193	-18.91%	1,302	1,133	-12.98%
Average List Price	256,449	300,037	17.00%	241,786	292,202	20.85%
Average Sale Price	258,430	300,948	16.45%	242,148	293,658	21.27%
Average Percent of Selling Price to List Price	100.46%	100.41%	-0.06%	99.88%	101.42%	1.54%
Average Days on Market to Sale	11.98	10.75	-10.24%	17.31	17.69	2.20%
Monthly Inventory	223	220	-1.35%	223	220	-1.35%
Months Supply of Inventory	1.45	1.49	2.89%	1.45	1.49	2.89%

Absorption: Last 12 months, an Average of **148** Sales/Month

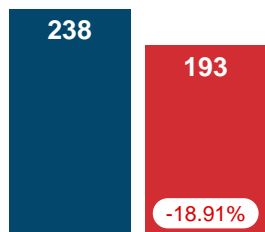
Inventory on July 31, 2022 = **220**

2021 **2022**

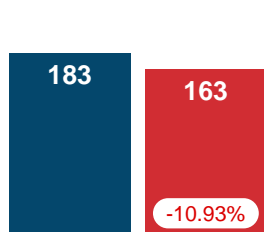
JULY MARKET

AVERAGE PRICES

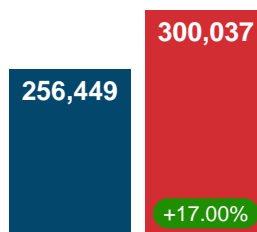
New Listings



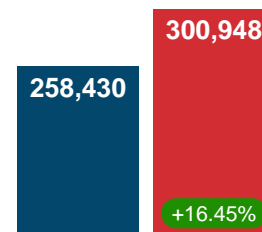
Pending Listings



List Price



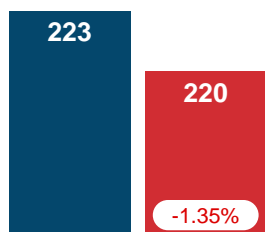
Sale Price



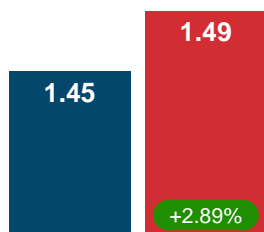
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

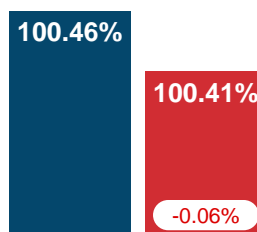
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

