

July 2022



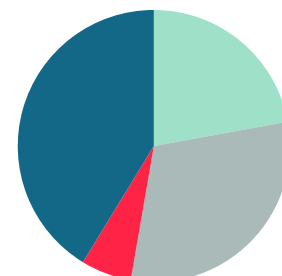
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	230,082	263,500	14.52%
Median Sale Price	229,950	269,000	16.98%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	5.00	25.00%
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.

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 **16.98%** in July 2022 to \$269,000 versus the previous year at \$229,950.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 1.00 days or **25.00%** in July 2022 compared to last year's same month at **4.00** DOM.

Sales Success for July 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 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.

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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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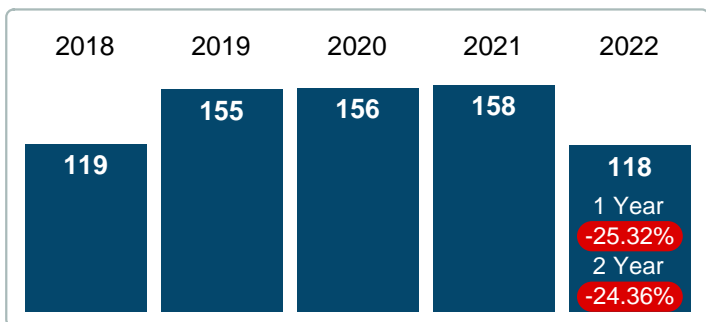
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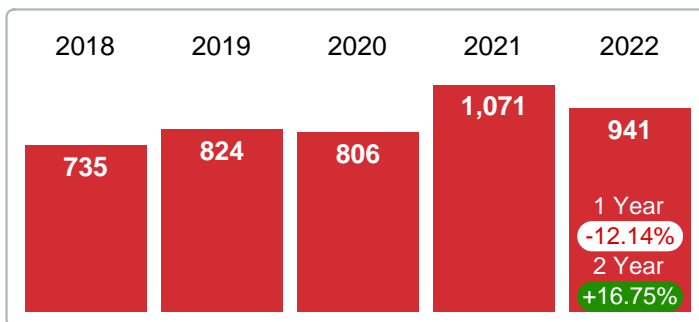
CLOSED LISTINGS

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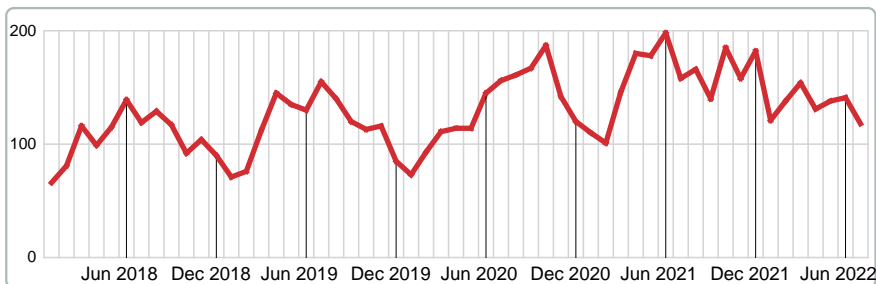
JULY



YEAR TO DATE (YTD)

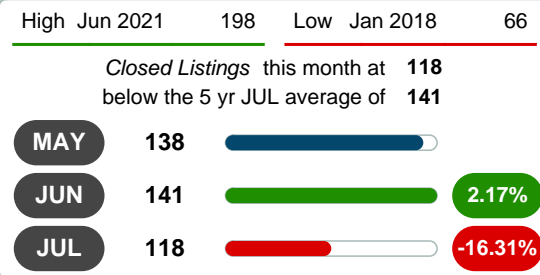


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 141



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	10	8.47%	19.0	3	6	1	0
\$125,001 - \$175,000	8	6.78%	5.0	3	5	0	0
\$175,001 - \$225,000	23	19.49%	5.0	0	17	4	2
\$225,001 - \$300,000	30	25.42%	5.0	0	21	9	0
\$300,001 - \$375,000	21	17.80%	5.0	0	13	7	1
\$375,001 - \$475,000	13	11.02%	1.0	0	6	6	1
\$475,001 and up	13	11.02%	5.0	1	3	9	0
Total Closed Units	118			7	71	36	4
Total Closed Volume	35,511,903	100%	5.0	1.38M	19.17M	13.82M	1.14M
Median Closed Price	\$269,000			\$128,000	\$240,000	\$350,550	\$281,000

July 2022



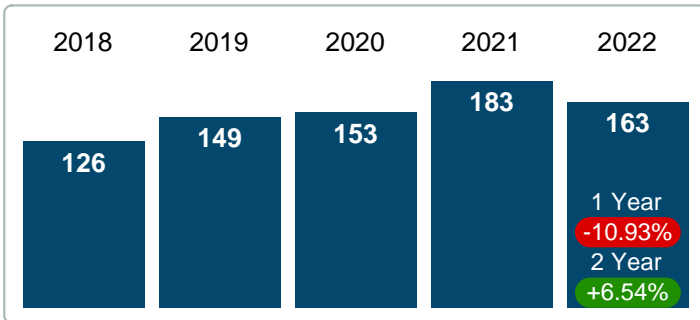
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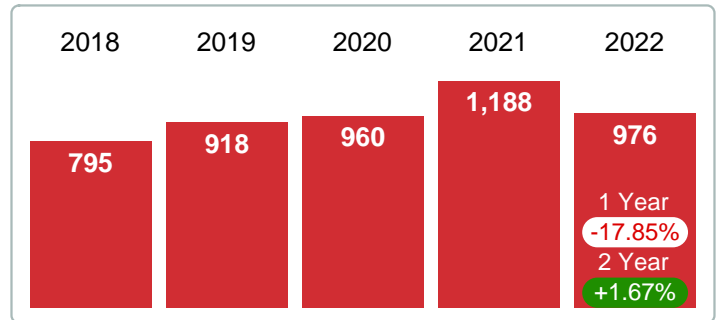
PENDING LISTINGS

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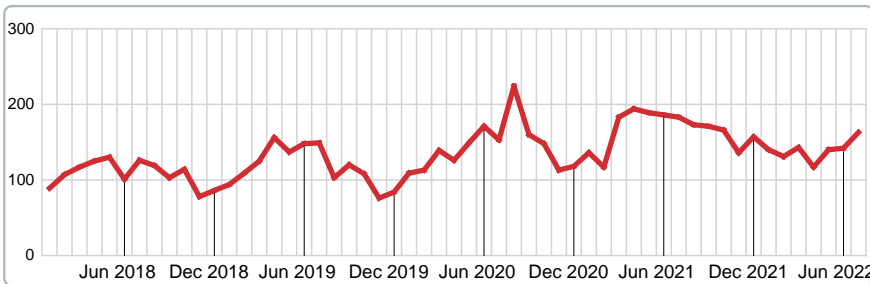
JULY



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	13	7.98%	7.0	4	9	0	0
\$125,001 - \$175,000	19	11.66%	12.0	6	13	0	0
\$175,001 - \$225,000	31	19.02%	9.0	0	28	2	1
\$225,001 - \$325,000	38	23.31%	8.0	0	24	14	0
\$325,001 - \$375,000	18	11.04%	8.0	1	11	5	1
\$375,001 - \$525,000	27	16.56%	10.0	2	10	14	1
\$525,001 and up	17	10.43%	5.0	0	4	11	2
Total Pending Units	163			13	99	46	5
Total Pending Volume	50,937,636	100%	8.0	2.37M	25.98M	19.25M	3.33M
Median Listing Price	\$249,900			\$150,000	\$225,000	\$382,300	\$499,900

July 2022



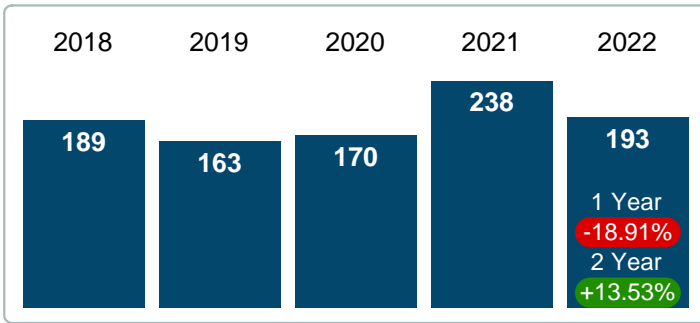
Area Delimited by County Of Wagoner - Residential Property Type



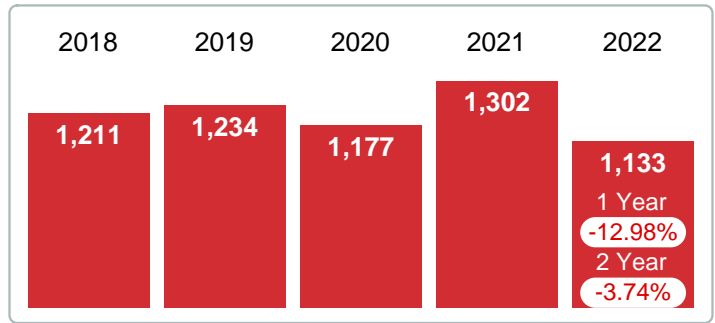
NEW LISTINGS

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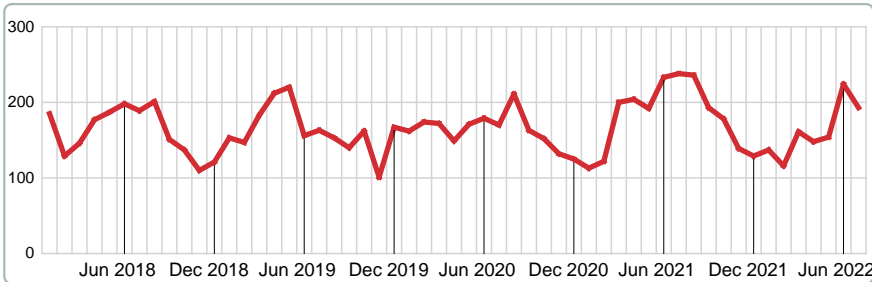
JULY



YEAR TO DATE (YTD)

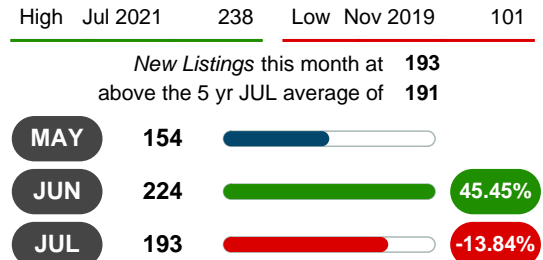


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 191



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	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
Median New Listed Listing Price	\$290,000		\$124,000	\$241,045	\$379,700	\$570,000

July 2022



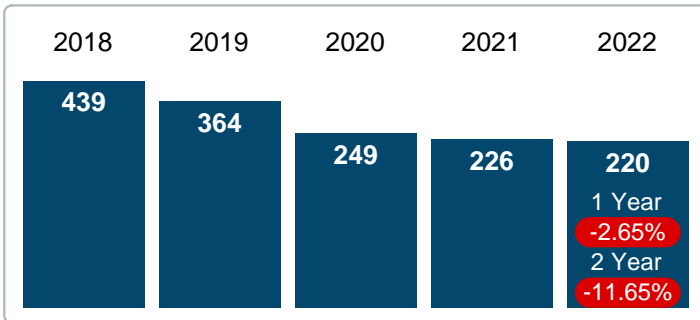
Area Delimited by County Of Wagoner - Residential Property Type



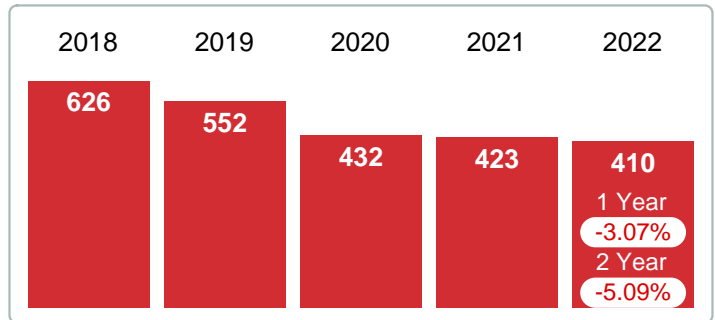
ACTIVE INVENTORY

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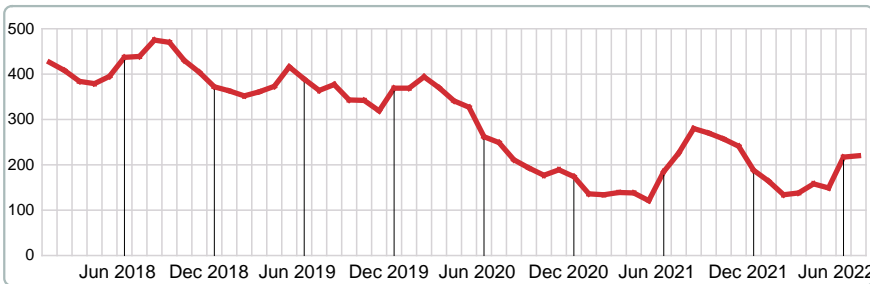
END OF JULY



ACTIVE DURING JULY

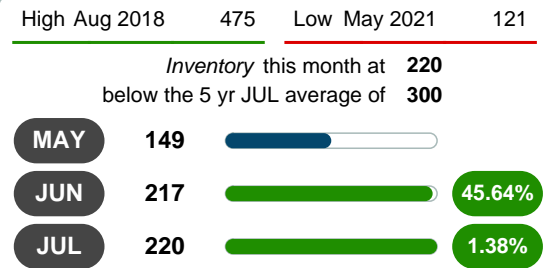


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 300



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	21	9.55%	44.0	10	8	2	1
\$125,001 - \$200,000	29	13.18%	37.0	4	22	3	0
\$200,001 - \$275,000	31	14.09%	19.0	1	23	7	0
\$275,001 - \$350,000	52	23.64%	37.0	0	27	23	2
\$350,001 - \$475,000	35	15.91%	23.0	0	15	17	3
\$475,001 - \$625,000	30	13.64%	33.5	1	5	21	3
\$625,001 and up	22	10.00%	48.0	0	5	9	8
Total Active Inventory by Units	220			16	105	82	17
Total Active Inventory by Volume	83,178,280	100%	34.0	2.16M	32.16M	35.90M	12.96M
Median Active Inventory Listing Price	\$318,243			\$86,500	\$274,654	\$375,646	\$614,900

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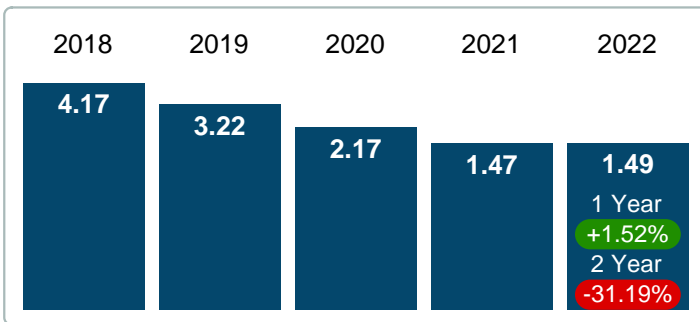
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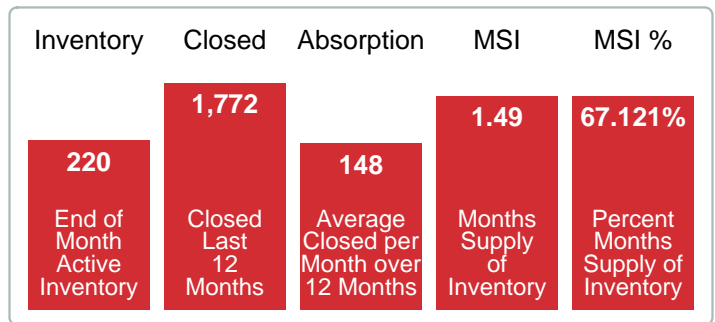
MONTHS SUPPLY of INVENTORY (MSI)

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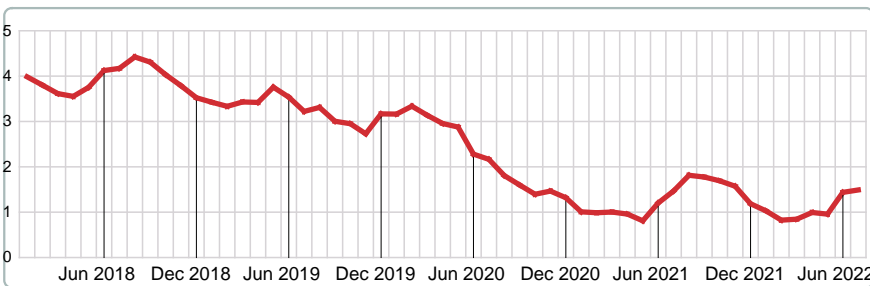
MSI FOR JULY



INDICATORS FOR JULY 2022

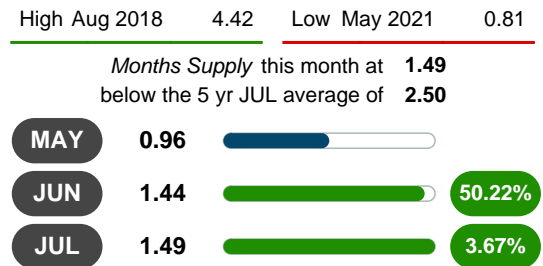


5 YEAR MARKET ACTIVITY TRENDS



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	1.75	1.17	1.85	3.64
Total Active Inventory by Units		100%	1.49	16	105	82	17

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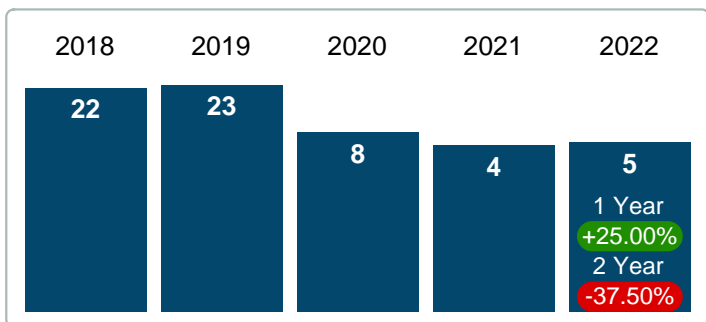
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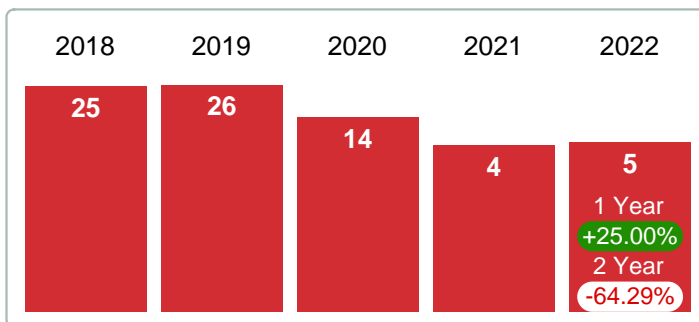
MEDIAN DAYS ON MARKET TO SALE

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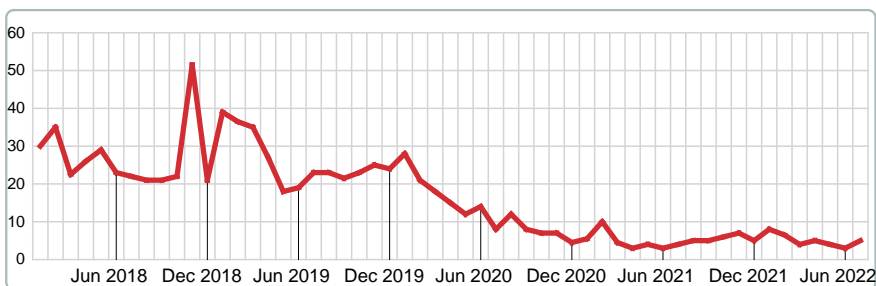
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 12

High Nov 2018 52 | Low Jun 2022 3

Median Days on Market to Sale this month at 5 below the 5 yr JUL average of 12

- MAY: 4 (Progress bar)
- JUN: 3 (-25.00%)
- JUL: 5 (66.67%)

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	8.47%	19	1	36	28	0
\$125,001 - \$175,000	6.78%	5	7	5	0	0
\$175,001 - \$225,000	19.49%	5	0	4	11	6
\$225,001 - \$300,000	25.42%	5	0	5	4	0
\$300,001 - \$375,000	17.80%	5	0	2	12	33
\$375,001 - \$475,000	11.02%	1	0	1	1	18
\$475,001 and up	11.02%	5	30	1	5	0
Median Closed DOM		5	7	5	5	13
Total Closed Units	100%	5.0	7	71	36	4
Total Closed Volume		35,511,903	1.38M	19.17M	13.82M	1.14M

July 2022



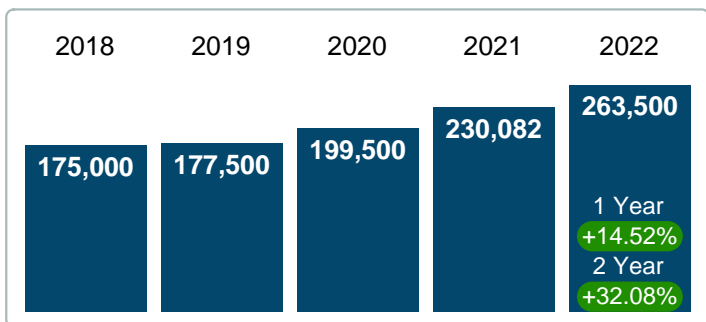
Area Delimited by County Of Wagoner - Residential Property Type



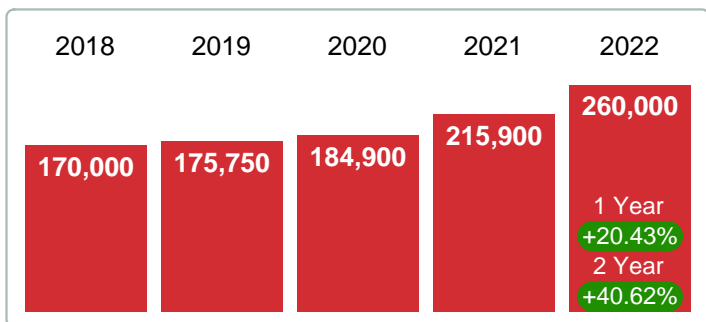
MEDIAN LIST PRICE AT CLOSING

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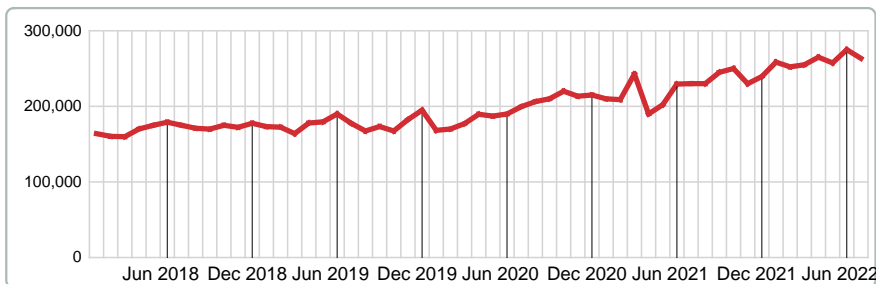
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 209,116

High Jun 2022 275,000 Low Mar 2018 159,838
 Median List Price at Closing this month at **263,500**
 above the 5 yr JUL average of **209,116**

MAY	257,450	
JUN	275,000	6.82%
JUL	263,500	-4.18%

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	10	8.47%	89,500	75,000	104,500	80,000	0	
\$125,001 - \$175,000	8	6.78%	149,950	130,000	150,000	0	0	
\$175,001 - \$225,000	27	22.88%	205,000	0	210,000	199,950	190,000	
\$225,001 - \$300,000	30	25.42%	268,840	0	262,000	274,999	0	
\$300,001 - \$375,000	14	11.86%	339,073	0	350,000	331,573	0	
\$375,001 - \$475,000	19	16.10%	425,735	0	412,445	440,185	432,465	
\$475,001 and up	10	8.47%	664,000	729,000	799,500	565,000	0	
Median List Price		263,500		129,900	244,500	339,073	297,465	
Total Closed Units		118	100%	263,500	7	71	36	4
Total Closed Volume		35,404,407			1.39M	19.01M	13.76M	1.24M

July 2022



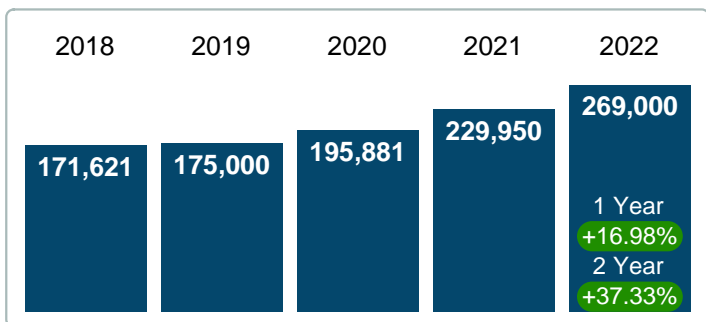
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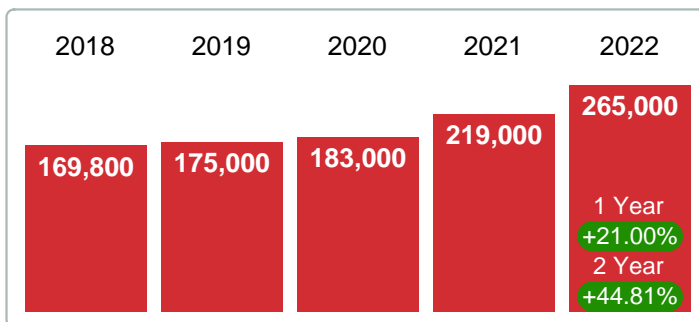
MEDIAN SOLD PRICE AT CLOSING

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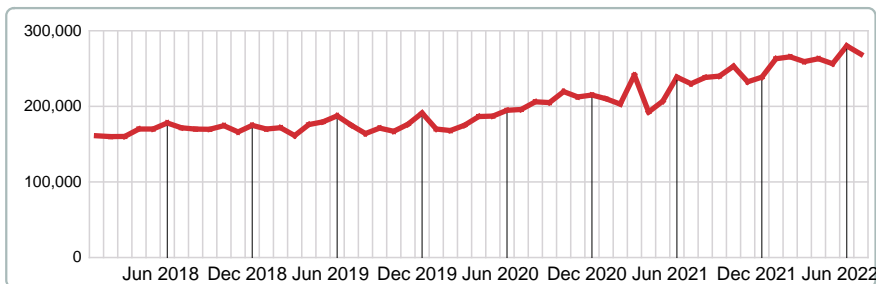
JULY



YEAR TO DATE (YTD)

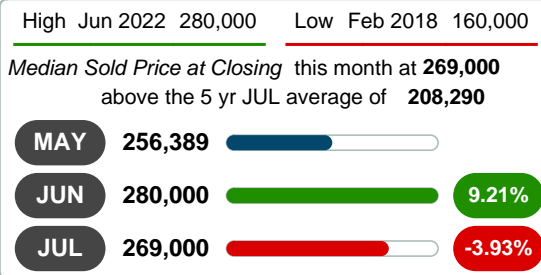


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 208,290



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	8.47%	90,500	60,000	95,000	77,000	0
\$125,001 - \$175,000	6.78%	152,870	150,000	156,500	0	0
\$175,001 - \$225,000	19.49%	198,000	0	210,000	191,500	183,500
\$225,001 - \$300,000	25.42%	259,948	0	250,000	270,000	0
\$300,001 - \$375,000	17.80%	333,145	0	330,000	335,000	375,000
\$375,001 - \$475,000	11.02%	425,000	0	415,250	451,383	399,930
\$475,001 and up	11.02%	567,903	723,000	570,000	565,000	0
Median Sold Price		269,000	128,000	240,000	350,550	281,000
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



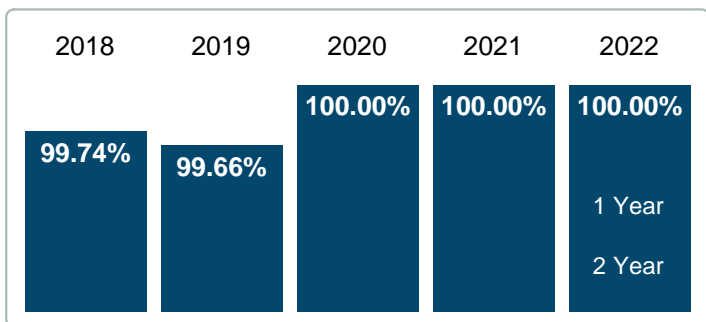
Area Delimited by County Of Wagoner - Residential Property Type



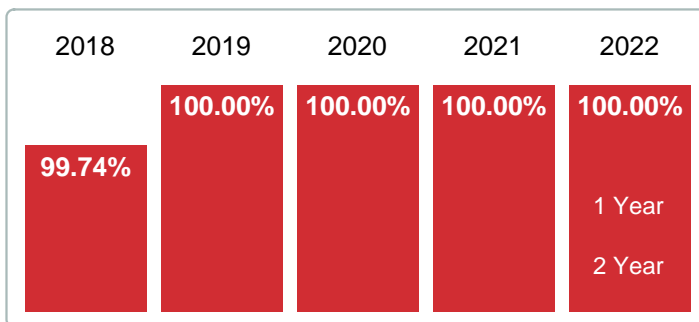
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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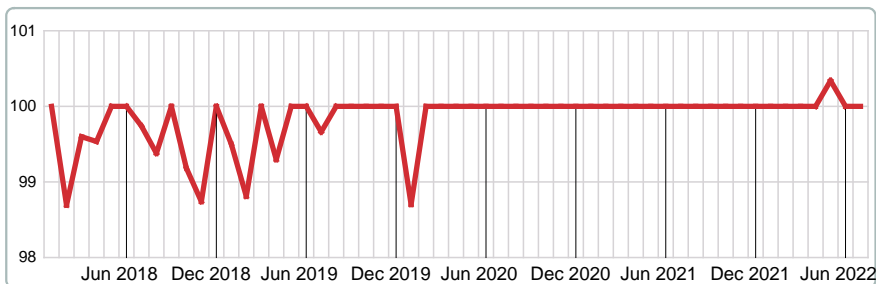
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

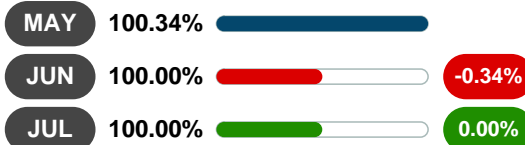


3 MONTHS

5 year JUL AVG = 99.88%

High May 2022 100.34% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JUL average of **99.88%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS 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	10	8.47%	97.06%	100.00%	96.92%	96.25%	0.00%
\$125,001 - \$175,000	8	6.78%	100.50%	101.01%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	23	19.49%	100.00%	0.00%	101.37%	97.34%	96.69%
\$225,001 - \$300,000	30	25.42%	100.35%	0.00%	100.67%	100.00%	0.00%
\$300,001 - \$375,000	21	17.80%	100.00%	0.00%	101.54%	100.00%	80.65%
\$375,001 - \$475,000	13	11.02%	100.00%	0.00%	101.01%	100.00%	100.00%
\$475,001 and up	13	11.02%	100.00%	99.18%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.04%	100.00%	96.15%
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



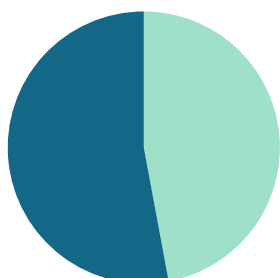
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

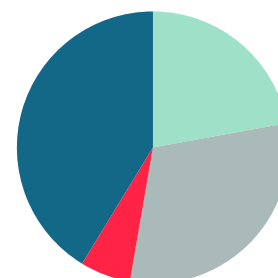


Inventory
 New Listings
193 = 47.07%
 Start Inventory
217
 Total Inventory Units
410
 Volume
\$143,669,748

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%
Median List Price	230,082	263,500	14.52%	215,900	260,000	20.43%
Median Sale Price	229,950	269,000	16.98%	219,000	265,000	21.00%
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	4.00	5.00	25.00%	4.00	5.00	25.00%
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

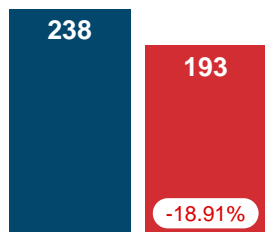
Inventory on July 31, 2022 = **220**

2021 **2022**

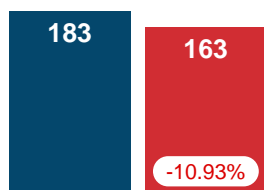
JULY MARKET

MEDIAN PRICES

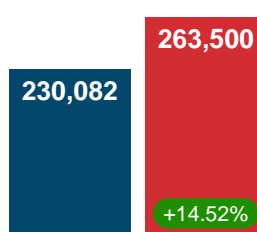
New Listings



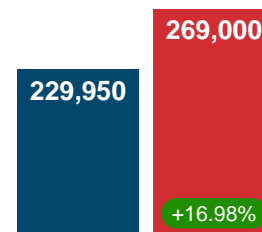
Pending Listings



List Price



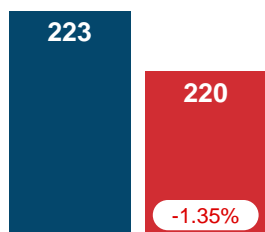
Sale Price



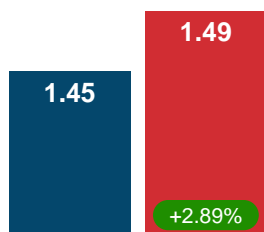
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

