

June 2022



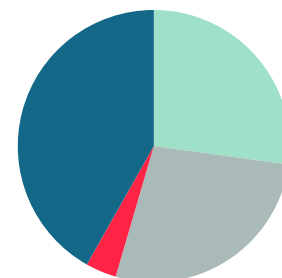
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	June 2022	+/-%
Closed Listings	198	141	-28.79%
Pending Listings	186	142	-23.66%
New Listings	233	224	-3.86%
Average List Price	264,966	316,385	19.41%
Average Sale Price	265,639	318,509	19.90%
Average Percent of Selling Price to List Price	100.08%	101.15%	1.07%
Average Days on Market to Sale	10.38	9.40	-9.46%
End of Month Inventory	182	217	19.23%
Months Supply of Inventory	1.18	1.44	21.47%



■ Closed (27.17%)
■ Pending (27.36%)
■ Other OffMarket (3.66%)
■ Active (41.81%)

Absorption: Last 12 months, an Average of **151** Sales/Month
Active Inventory as of June 30, 2022 = **217**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2022 rose **19.23%** to 217 existing homes available for sale. Over the last 12 months this area has had an average of 151 closed sales per month. This represents an unsold inventory index of **1.44** 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 **19.90%** in June 2022 to \$318,509 versus the previous year at \$265,639.

Average Days on Market Shortens

The average number of **9.40** days that homes spent on the market before selling decreased by 0.98 days or **9.46%** in June 2022 compared to last year's same month at **10.38** DOM.

Sales Success for June 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 224 New Listings in June 2022, down **3.86%** from last year at 233. Furthermore, there were 141 Closed Listings this month versus last year at 198, a **-28.79%** decrease.

Closed versus Listed trends yielded a **62.9%** ratio, down from previous year's, June 2021, at **85.0%**, a **25.93%** downswing. This will certainly create pressure on an increasing Monthly 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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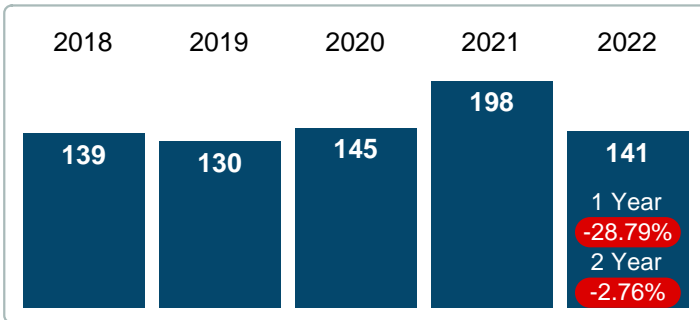
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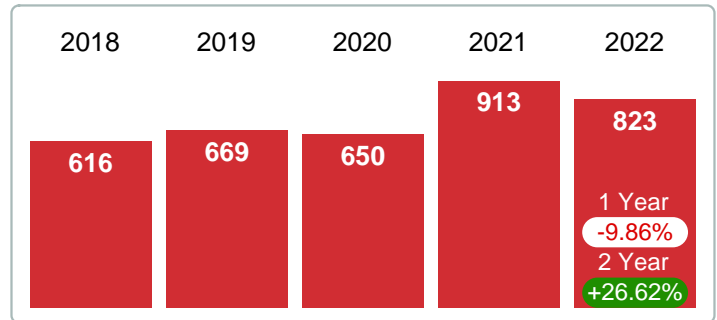
CLOSED LISTINGS

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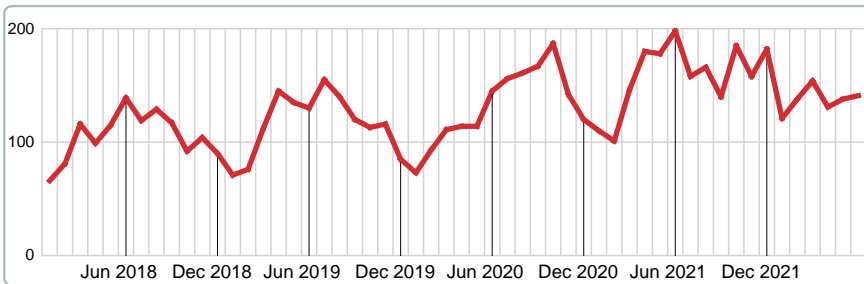
JUNE



YEAR TO DATE (YTD)

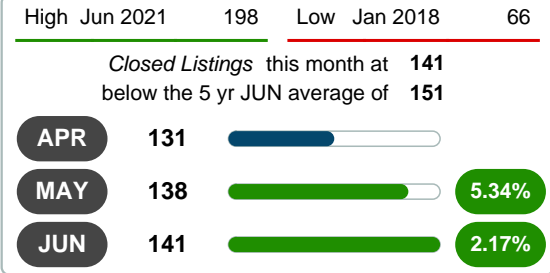


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 151



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	7.09%	12.1	3	7	0	0
\$125,001 - \$200,000	16	11.35%	8.7	3	11	2	0
\$200,001 - \$225,000	14	9.93%	5.6	1	13	0	0
\$225,001 - \$325,000	44	31.21%	6.5	1	32	11	0
\$325,001 - \$400,000	23	16.31%	8.7	0	15	8	0
\$400,001 - \$500,000	19	13.48%	7.5	0	5	14	0
\$500,001 and up	15	10.64%	23.7	0	3	11	1
Total Closed Units	141			8	86	46	1
Total Closed Volume	44,909,765	100%	9.4	1.08M	23.38M	19.79M	655.00K
Average Closed Price	\$318,509			\$135,125	\$271,903	\$430,220	\$655,000

June 2022



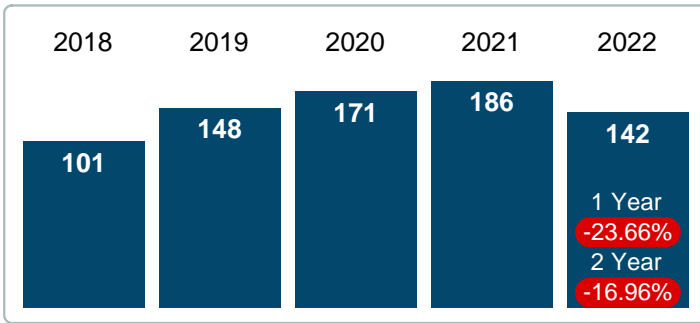
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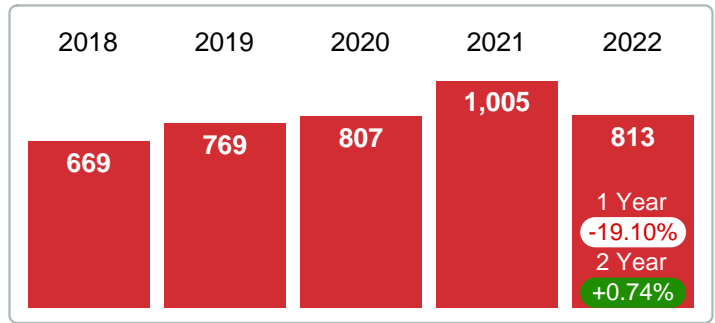
PENDING LISTINGS

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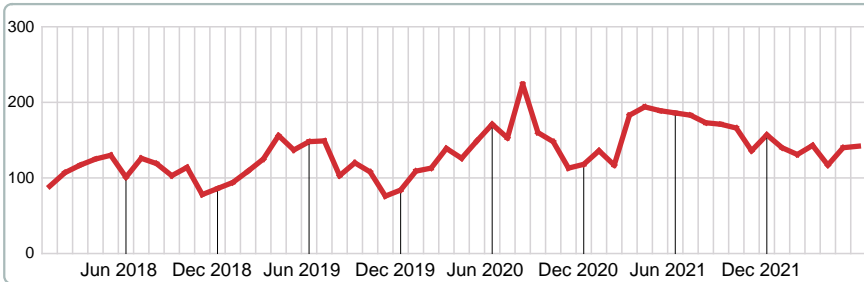
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 150

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **142**
below the 5 yr JUN average of **150**



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	11	7.75%	48.9	3	7	1	0
\$125,001 - \$200,000	16	11.27%	12.3	3	12	1	0
\$200,001 - \$225,000	24	16.90%	7.3	0	21	3	0
\$225,001 - \$300,000	35	24.65%	16.4	1	23	10	1
\$300,001 - \$375,000	20	14.08%	13.1	0	12	8	0
\$375,001 - \$500,000	21	14.79%	11.8	0	10	9	2
\$500,001 and up	15	10.56%	18.4	0	3	11	1
Total Pending Units	142			7	88	43	4
Total Pending Volume	43,237,938	100%	15.6	979.20K	23.71M	16.87M	1.68M
Average Listing Price	\$302,857			\$139,886	\$269,413	\$392,317	\$420,195

June 2022



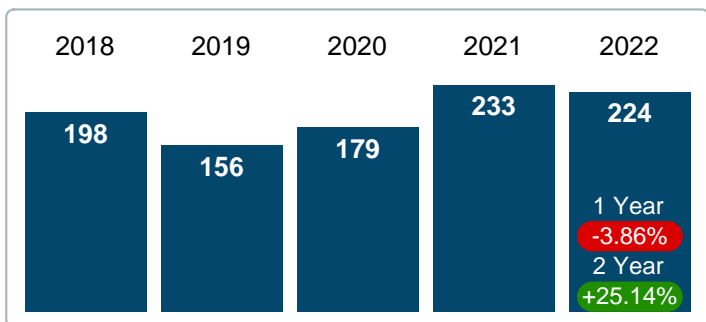
Area Delimited by County Of Wagoner - Residential Property Type



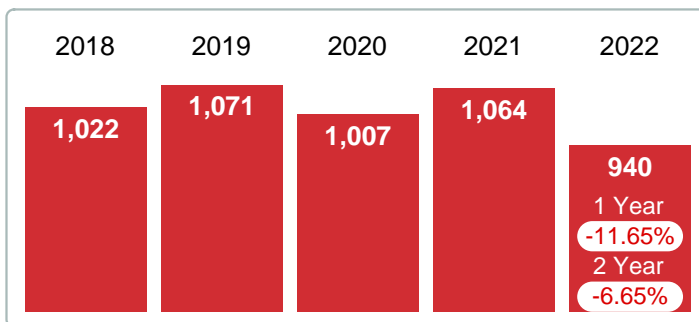
NEW LISTINGS

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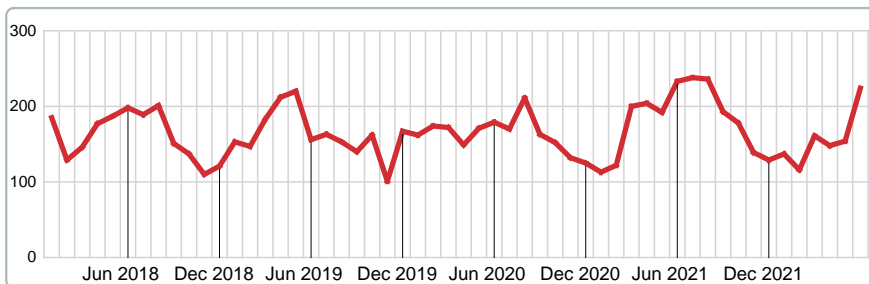
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

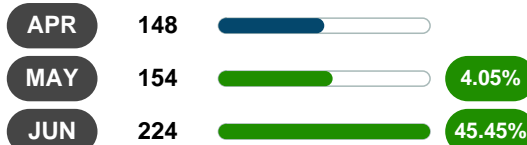


3 MONTHS

5 year JUN AVG = 198

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 224
above the 5 yr JUN average of 198



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	25	11.16%	4	20	1	0
\$175,001 - \$200,000	12	5.36%	2	10	0	0
\$200,001 - \$250,000	47	20.98%	0	40	7	0
\$250,001 - \$300,000	41	18.30%	0	26	14	1
\$300,001 - \$375,000	45	20.09%	1	24	20	0
\$375,001 - \$500,000	30	13.39%	1	11	15	3
\$500,001 and up	24	10.71%	0	4	16	4
Total New Listed Units	224		8	135	73	8
Total New Listed Volume	73,055,500	100%	1.39M	36.06M	30.47M	5.14M
Average New Listed Listing Price	\$318,205		\$173,225	\$267,136	\$417,353	\$642,447

June 2022



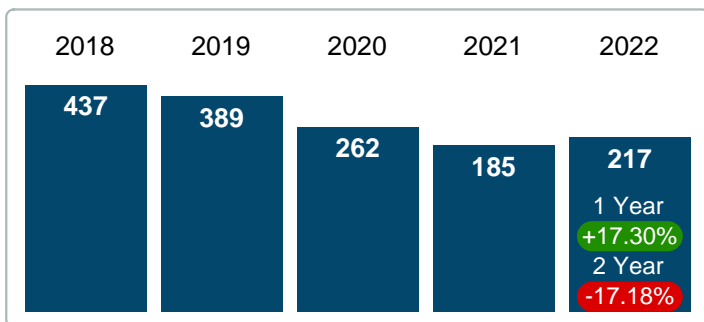
Area Delimited by County Of Wagoner - Residential Property Type



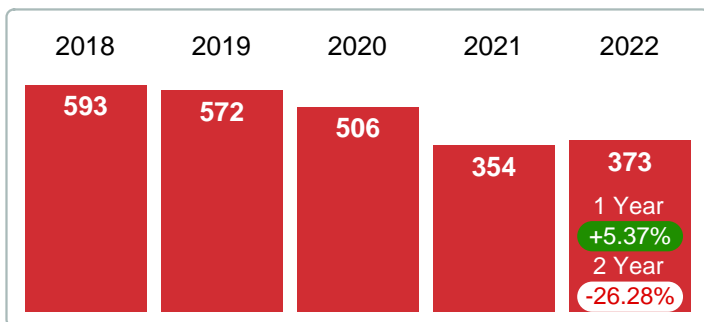
ACTIVE INVENTORY

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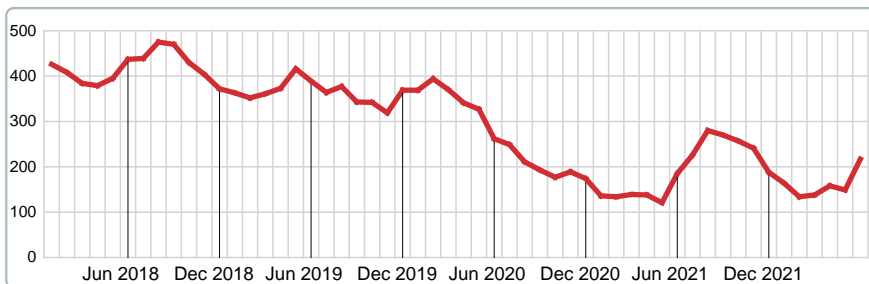
END OF JUNE



ACTIVE DURING JUNE

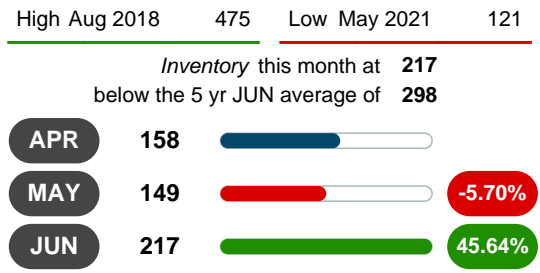


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 298



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	9.68%	67.1	12	9	0	0
\$125,001 - \$175,000	20	9.22%	87.7	4	15	1	0
\$175,001 - \$250,000	35	16.13%	15.1	3	26	5	1
\$250,001 - \$350,000	60	27.65%	57.9	2	32	24	2
\$350,001 - \$475,000	33	15.21%	117.3	3	13	14	3
\$475,001 - \$650,000	27	12.44%	44.3	1	6	17	3
\$650,001 and up	21	9.68%	69.6	1	6	10	4
Total Active Inventory by Units	217			26	107	71	13
Total Active Inventory by Volume	80,177,334	100%	63.1	4.99M	32.73M	32.36M	10.09M
Average Active Inventory Listing Price	\$369,481			\$192,054	\$305,897	\$455,767	\$776,424

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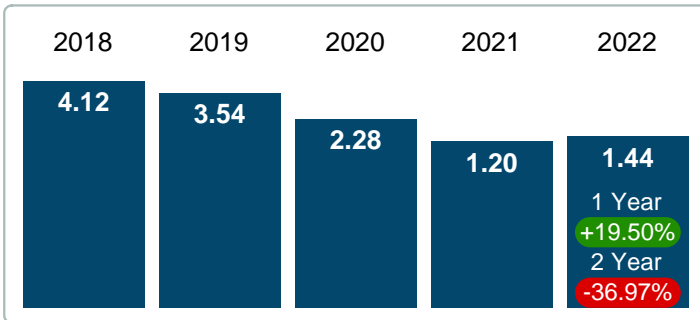
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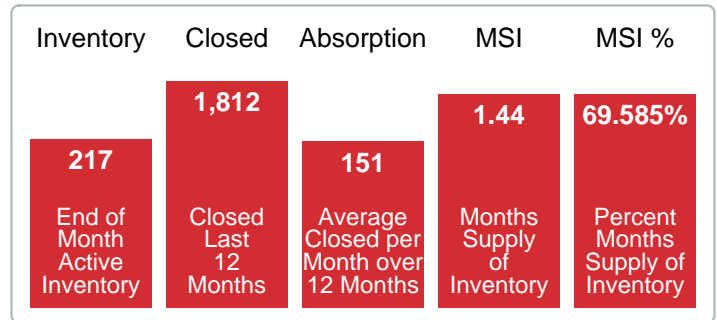
MONTHS SUPPLY of INVENTORY (MSI)

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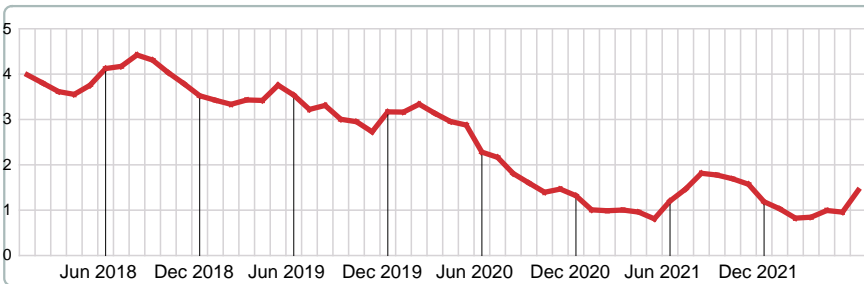
MSI FOR JUNE



INDICATORS FOR JUNE 2022

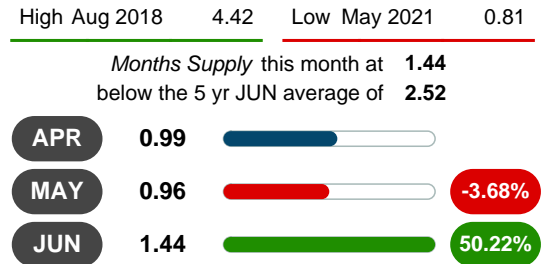


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.52



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	9.68%	2.14	2.88	1.77	0.00	0.00
\$125,001 - \$175,000	20	9.22%	1.20	1.50	1.26	0.48	0.00
\$175,001 - \$250,000	35	16.13%	0.70	1.71	0.66	0.57	2.40
\$250,001 - \$350,000	60	27.65%	1.37	3.43	1.25	1.41	3.00
\$350,001 - \$475,000	33	15.21%	1.66	18.00	1.84	1.27	1.80
\$475,001 - \$650,000	27	12.44%	3.52	12.00	2.67	4.00	2.77
\$650,001 and up	21	9.68%	7.20	0.00	9.00	6.67	5.33
Market Supply of Inventory (MSI)			1.44	2.76	1.17	1.57	2.74
Total Active Inventory by Units		100%	1.44	26	107	71	13

June 2022



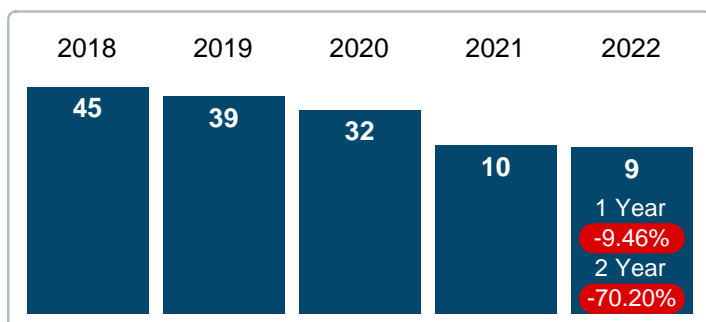
Area Delimited by County Of Wagoner - Residential Property Type



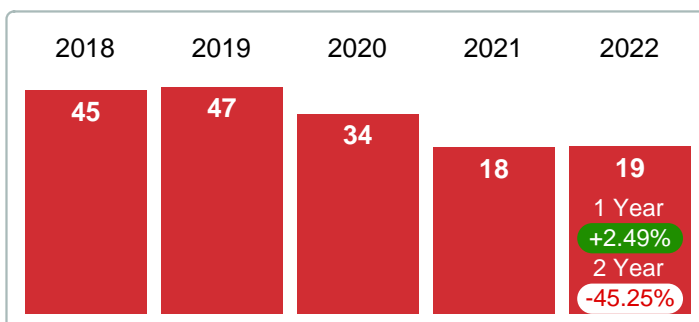
AVERAGE DAYS ON MARKET TO SALE

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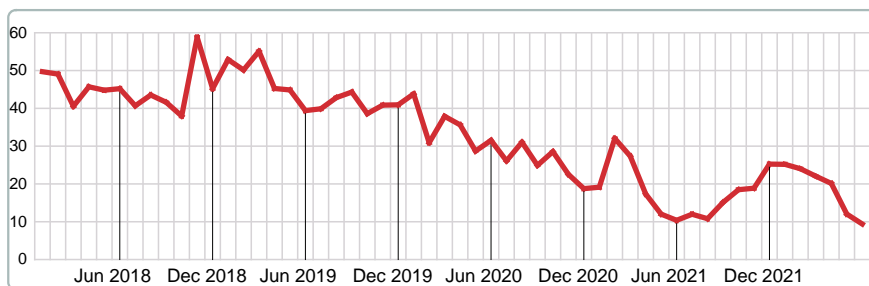
JUNE



YEAR TO DATE (YTD)

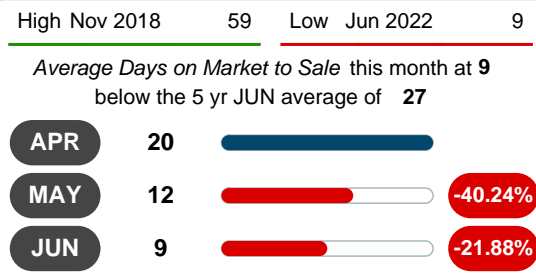


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 27



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	7.09%	12	21	8	0	0
\$125,001 - \$200,000	11.35%	9	4	8	17	0
\$200,001 - \$225,000	9.93%	6	8	5	0	0
\$225,001 - \$325,000	31.21%	7	7	6	8	0
\$325,001 - \$400,000	16.31%	9	0	4	18	0
\$400,001 - \$500,000	13.48%	8	0	1	10	0
\$500,001 and up	10.64%	24	0	35	22	12
Average Closed DOM		9	11	7	14	12
Total Closed Units		141	8	86	46	1
Total Closed Volume		44,909,765	1.08M	23.38M	19.79M	655.00K

June 2022



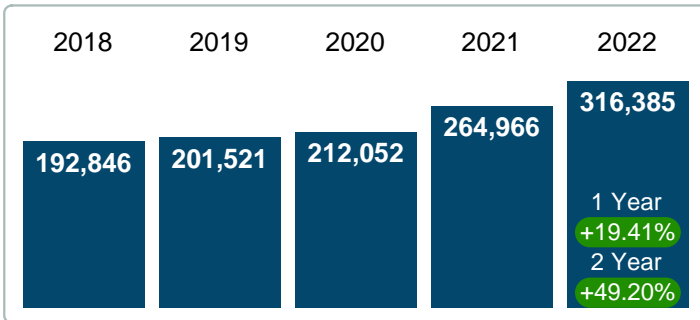
Area Delimited by County Of Wagoner - Residential Property Type



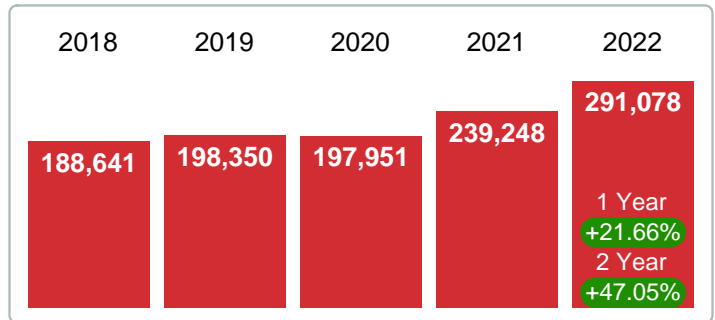
AVERAGE LIST PRICE AT CLOSING

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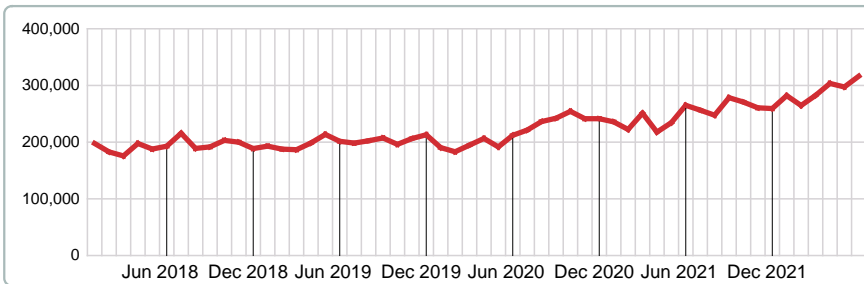
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

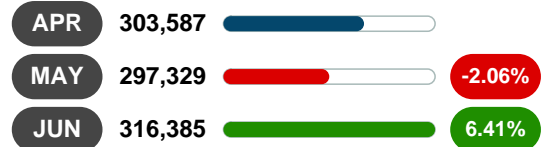


3 MONTHS

5 year JUN AVG = 237,554

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

Average List Price at Closing this month at **316,385**
above the 5 yr JUN average of **237,554**



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	6.38%	81,978	63,667	98,114	0	0
\$125,001 - \$200,000	15.60%	165,741	148,133	156,191	177,000	0
\$200,001 - \$225,000	12.06%	218,729	224,000	209,562	0	0
\$225,001 - \$325,000	28.37%	275,340	238,000	259,099	270,400	0
\$325,001 - \$400,000	13.48%	365,015	0	358,149	355,499	0
\$400,001 - \$500,000	14.89%	443,636	0	423,482	451,320	0
\$500,001 and up	9.22%	710,968	0	801,830	639,697	669,900
Average List Price		316,385	137,175	271,111	424,512	669,900
Total Closed Units	100%	316,385	8	86	46	1
Total Closed Volume		44,610,347	1.10M	23.32M	19.53M	669.90K

June 2022



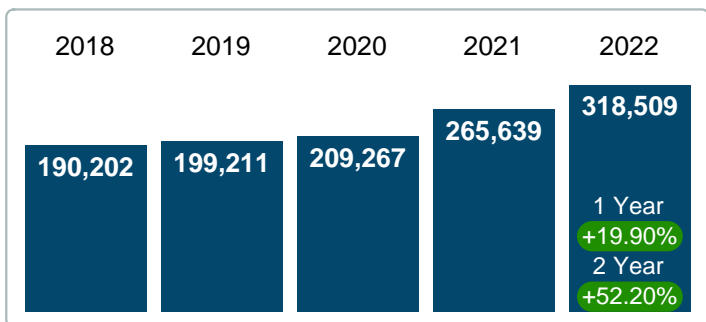
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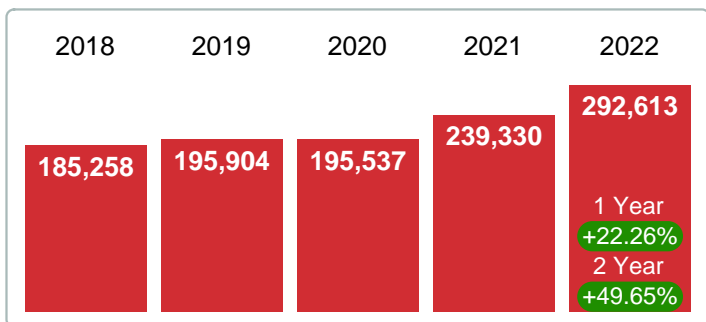
AVERAGE SOLD PRICE AT CLOSING

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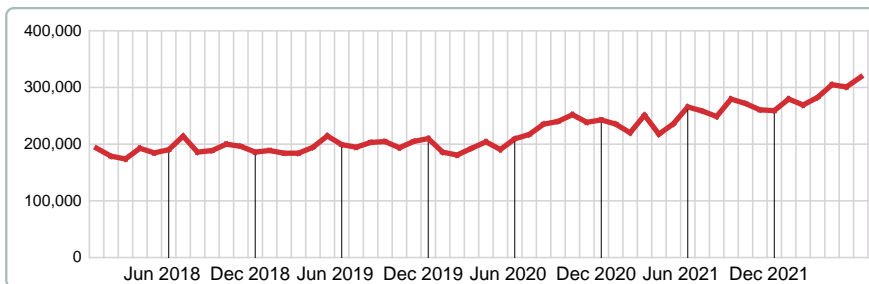
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 236,566

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

Average Sold Price at Closing this month at **318,509**
above the 5 yr JUN average of **236,566**

- APR 304,783
- MAY 300,869 (-1.28%)
- JUN 318,509 (5.86%)

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	10	7.09%	82,350	59,833	92,000	0	
\$125,001 - \$200,000	16	11.35%	155,269	148,167	155,436	165,000	
\$200,001 - \$225,000	14	9.93%	216,436	224,000	215,854	0	
\$225,001 - \$325,000	44	31.21%	266,723	233,000	265,485	273,389	
\$325,001 - \$400,000	23	16.31%	362,286	0	362,213	362,425	
\$400,001 - \$500,000	19	13.48%	450,534	0	441,061	453,918	
\$500,001 and up	15	10.64%	662,889	0	696,578	654,418	
Average Sold Price		318,509		135,125	271,903	430,220	655,000
Total Closed Units		141	100%	318,509	8	86	46
Total Closed Volume		44,909,765			1.08M	23.38M	19.79M

June 2022



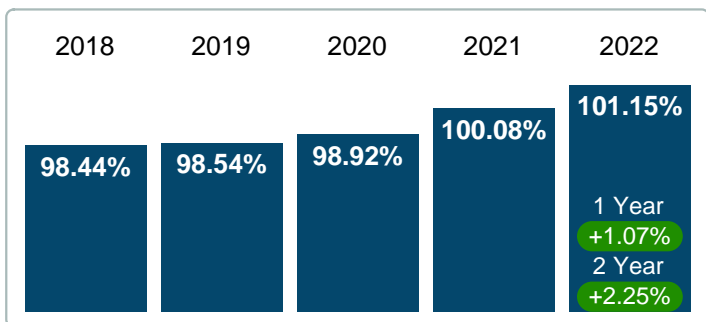
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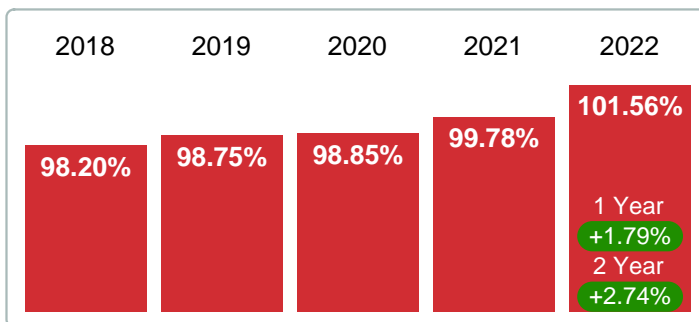
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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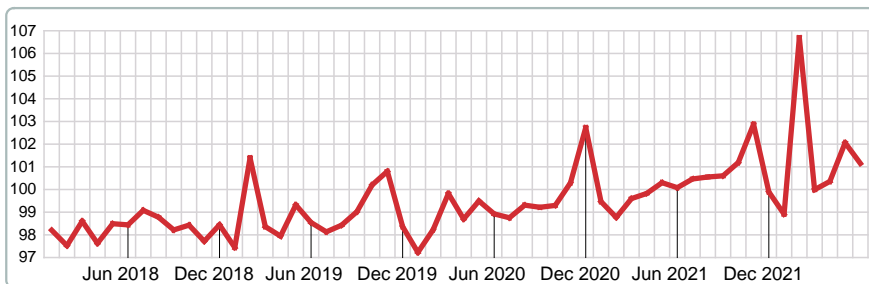
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

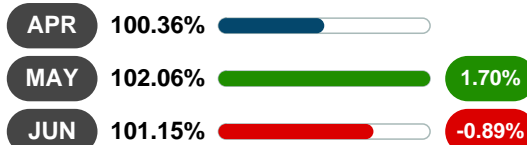


3 MONTHS

5 year JUN AVG = 99.43%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **101.15%** above the 5 yr JUN average of **99.43%**



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	7.09%	94.27%	93.79%	94.48%	0.00%	0.00%
\$125,001 - \$200,000	16	11.35%	98.98%	100.02%	99.50%	94.54%	0.00%
\$200,001 - \$225,000	14	9.93%	102.97%	100.00%	103.19%	0.00%	0.00%
\$225,001 - \$325,000	44	31.21%	102.25%	97.90%	102.78%	101.12%	0.00%
\$325,001 - \$400,000	23	16.31%	101.53%	0.00%	101.18%	102.20%	0.00%
\$400,001 - \$500,000	19	13.48%	101.72%	0.00%	104.11%	100.87%	0.00%
\$500,001 and up	15	10.64%	101.79%	0.00%	93.97%	104.29%	97.78%
Average Sold/List Ratio		101.10%		97.42%	101.24%	101.70%	97.78%
Total Closed Units		141	100%	8	86	46	1
Total Closed Volume		44,909,765		1.08M	23.38M	19.79M	655.00K

June 2022



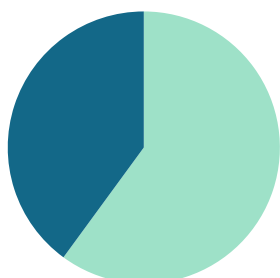
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

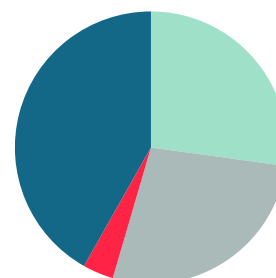


Inventory
 New Listings
224 = 60.05%
 Start Inventory
149
 Total Inventory Units
373
 Volume
\$129,165,762

Market Activity

Closed Sales
141 = 27.17%
 Pending Sales
142 = 27.36%
 Other Off Market
19 = 3.66%
 Active Inventory
217 = 41.81%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	198	141	-28.79%	913	823	-9.86%
Pending Sales	186	142	-23.66%	1,005	813	-19.10%
New Listings	233	224	-3.86%	1,064	940	-11.65%
Average List Price	264,966	316,385	19.41%	239,248	291,078	21.66%
Average Sale Price	265,639	318,509	19.90%	239,330	292,613	22.26%
Average Percent of Selling Price to List Price	100.08%	101.15%	1.07%	99.78%	101.56%	1.79%
Average Days on Market to Sale	10.38	9.40	-9.46%	18.23	18.69	2.49%
Monthly Inventory	182	217	19.23%	182	217	19.23%
Months Supply of Inventory	1.18	1.44	21.47%	1.18	1.44	21.47%

Absorption: Last 12 months, an Average of 151 Sales/Month

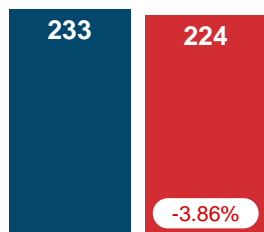
Inventory on June 30, 2022 = 217

2021 2022

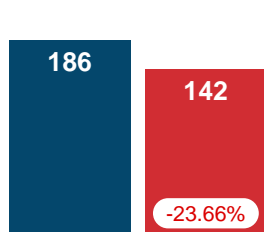
JUNE MARKET

AVERAGE PRICES

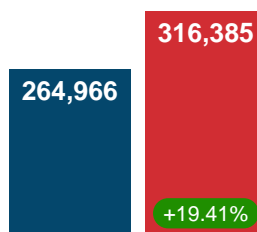
New Listings



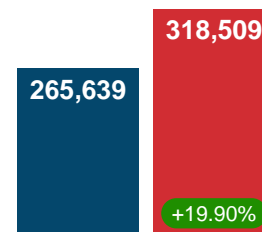
Pending Listings



List Price



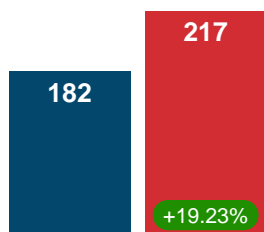
Sale Price



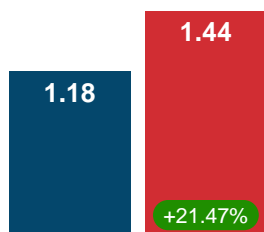
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

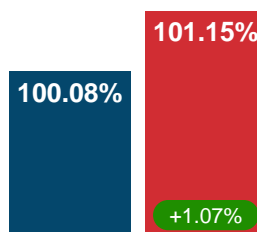
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

