

June 2022



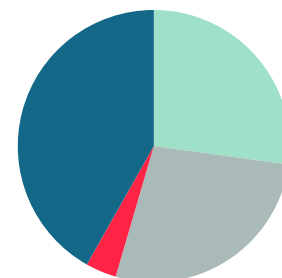
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	229,450	275,000	19.85%
Median Sale Price	238,700	280,000	17.30%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	3.00	0.00%
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.

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 **17.30%** in June 2022 to \$280,000 versus the previous year at \$238,700.

Median Days on Market Shortens

The median number of **3.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in June 2022 compared to last year's same month at **3.00** DOM.

Sales Success for June 2022 is Positive

Overall, with Median 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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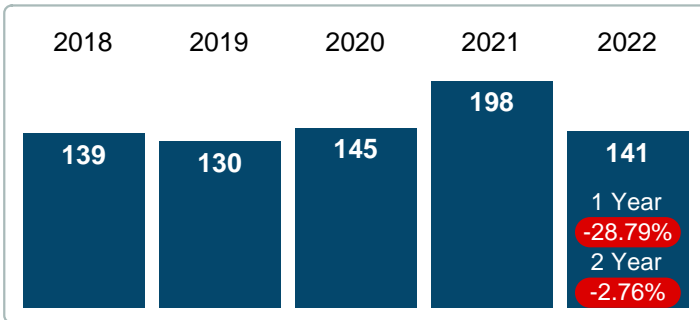
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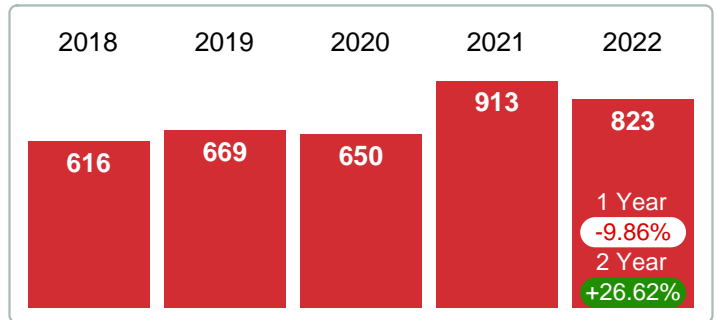
CLOSED LISTINGS

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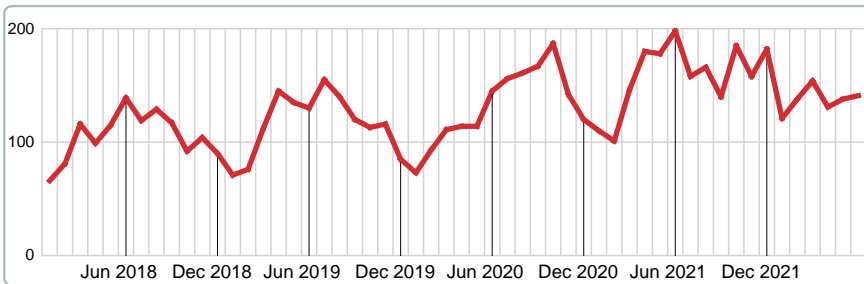
JUNE



YEAR TO DATE (YTD)

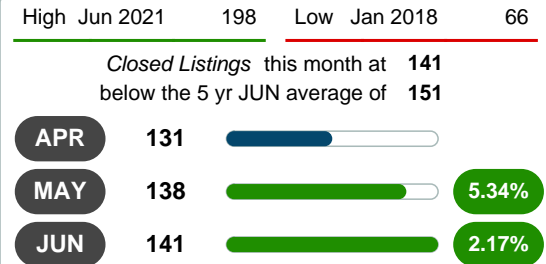


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 151



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	7.09%	4.0	3	7	0	0
\$125,001 - \$200,000	16	11.35%	6.5	3	11	2	0
\$200,001 - \$225,000	14	9.93%	4.0	1	13	0	0
\$225,001 - \$325,000	44	31.21%	3.0	1	32	11	0
\$325,001 - \$400,000	23	16.31%	3.0	0	15	8	0
\$400,001 - \$500,000	19	13.48%	1.0	0	5	14	0
\$500,001 and up	15	10.64%	6.0	0	3	11	1
Total Closed Units	141			8	86	46	1
Total Closed Volume	44,909,765	100%	3.0	1.08M	23.38M	19.79M	655.00K
Median Closed Price	\$280,000			\$137,250	\$250,000	\$423,673	\$655,000

June 2022



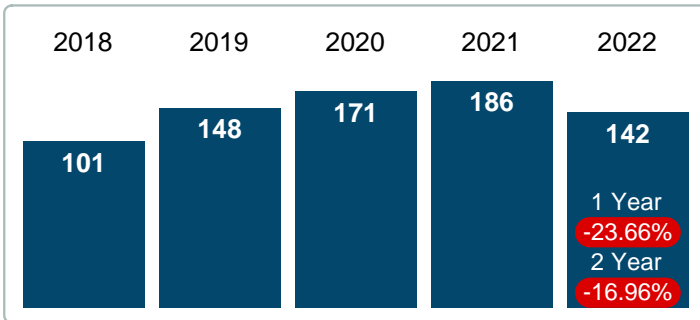
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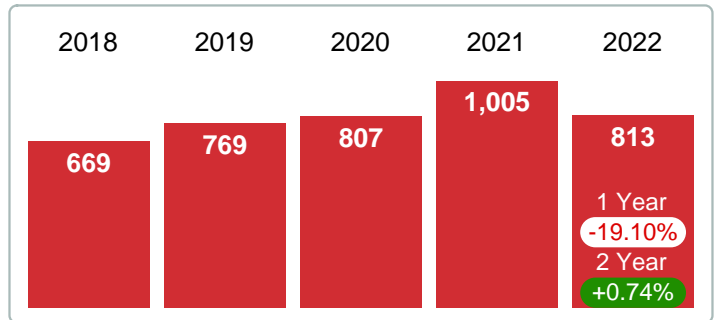
PENDING LISTINGS

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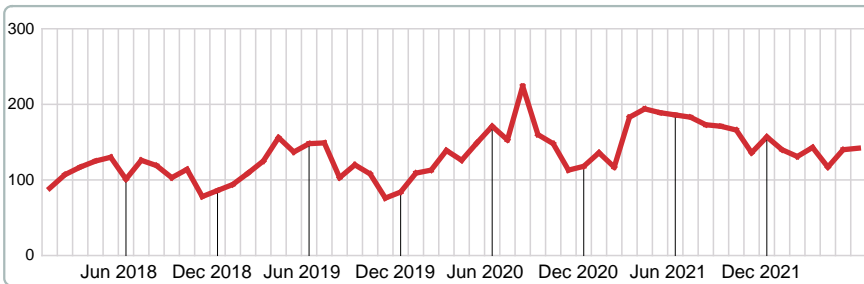
JUNE



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	11	7.75%	28.0	3	7	1	0
\$125,001 - \$200,000	16	11.27%	5.0	3	12	1	0
\$200,001 - \$225,000	24	16.90%	6.5	0	21	3	0
\$225,001 - \$300,000	35	24.65%	8.0	1	23	10	1
\$300,001 - \$375,000	20	14.08%	6.0	0	12	8	0
\$375,001 - \$500,000	21	14.79%	3.0	0	10	9	2
\$500,001 and up	15	10.56%	0.0	0	3	11	1
Total Pending Units	142			7	88	43	4
Total Pending Volume	43,237,938	100%	6.0	979.20K	23.71M	16.87M	1.68M
Median Listing Price	\$272,000			\$129,900	\$240,000	\$360,000	\$432,465

June 2022



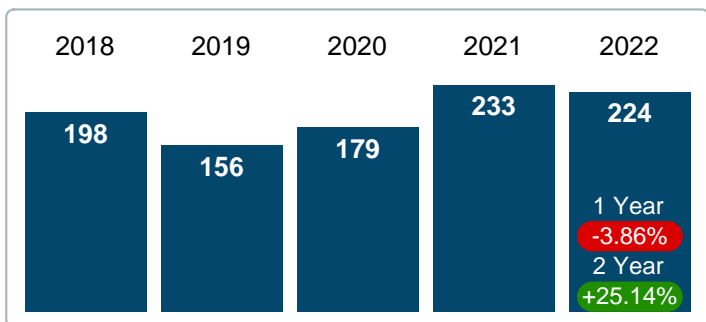
Area Delimited by County Of Wagoner - Residential Property Type



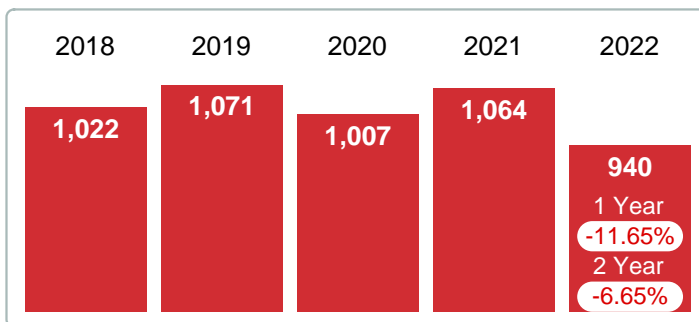
NEW LISTINGS

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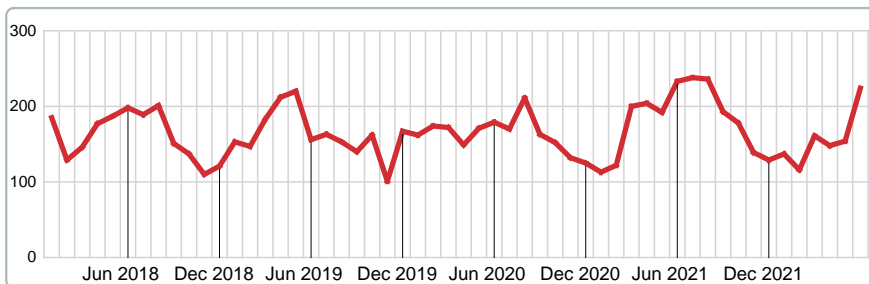
JUNE



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
Median New Listed Listing Price	\$289,900		\$137,450	\$248,545	\$335,500	\$518,375

June 2022



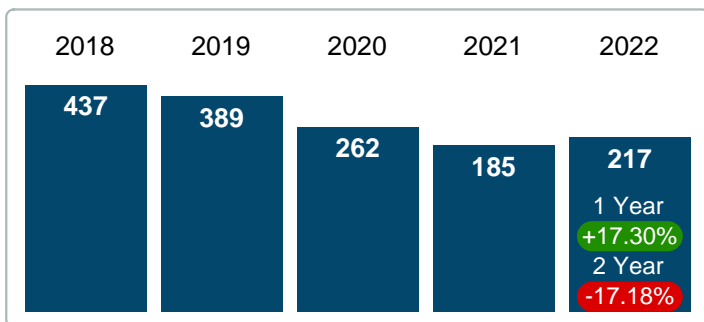
Area Delimited by County Of Wagoner - Residential Property Type



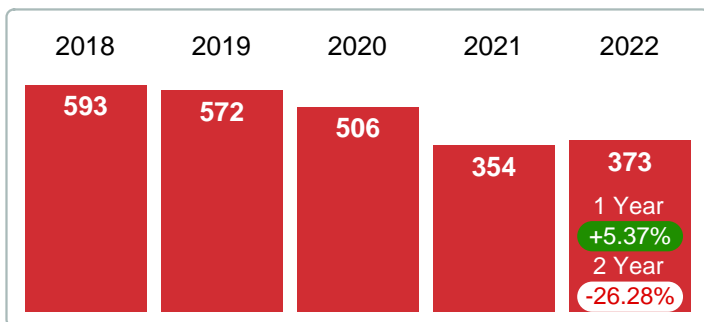
ACTIVE INVENTORY

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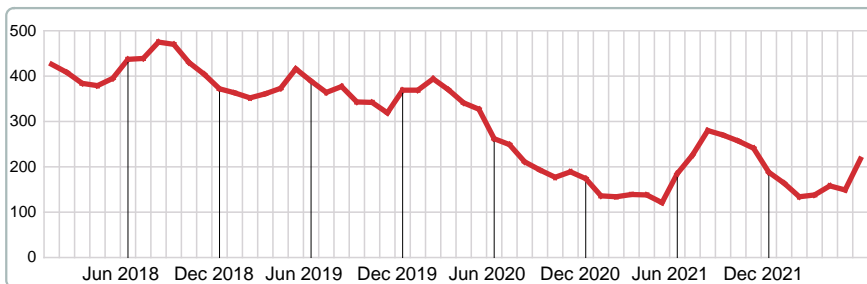
END OF JUNE



ACTIVE DURING JUNE

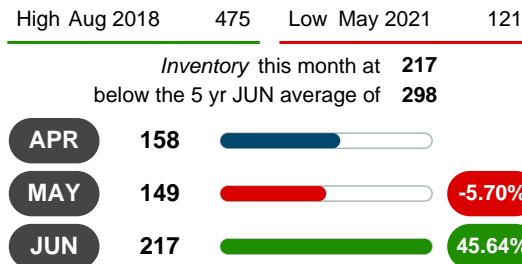


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 298



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	21	9.68%	70.0	12	9	0	0
\$125,001 - \$175,000	20	9.22%	44.5	4	15	1	0
\$175,001 - \$250,000	35	16.13%	8.0	3	26	5	1
\$250,001 - \$350,000	60	27.65%	6.0	2	32	24	2
\$350,001 - \$475,000	33	15.21%	36.0	3	13	14	3
\$475,001 - \$650,000	27	12.44%	43.0	1	6	17	3
\$650,001 and up	21	9.68%	51.0	1	6	10	4
Total Active Inventory by Units	217			26	107	71	13
Total Active Inventory by Volume	80,177,334	100%	21.0	4.99M	32.73M	32.36M	10.09M
Median Active Inventory Listing Price	\$310,822			\$147,500	\$264,573	\$399,000	\$499,900

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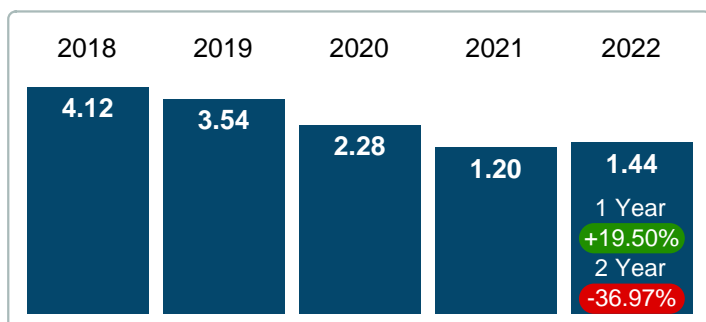
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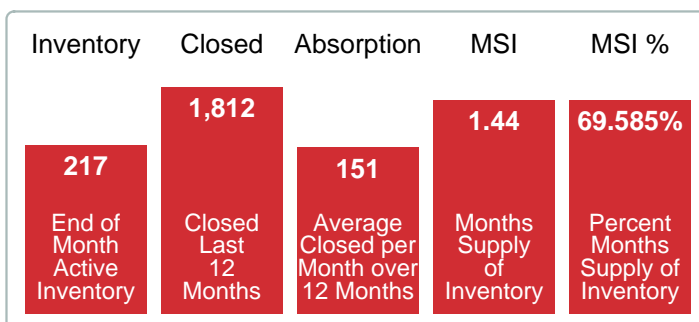
MONTHS SUPPLY of INVENTORY (MSI)

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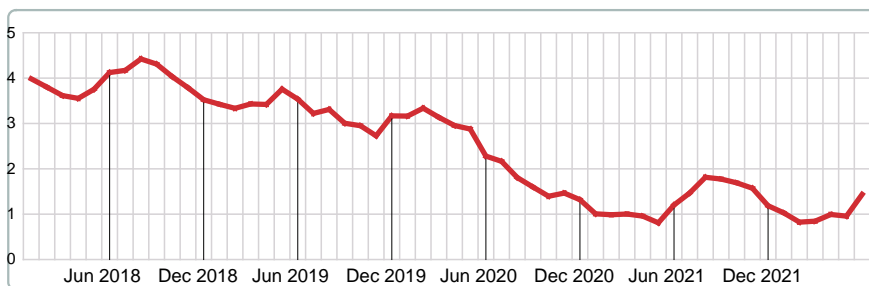
MSI FOR JUNE



INDICATORS FOR JUNE 2022

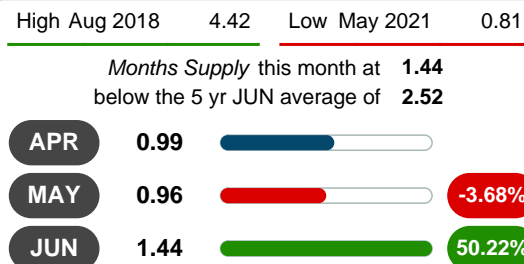


5 YEAR MARKET ACTIVITY TRENDS



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

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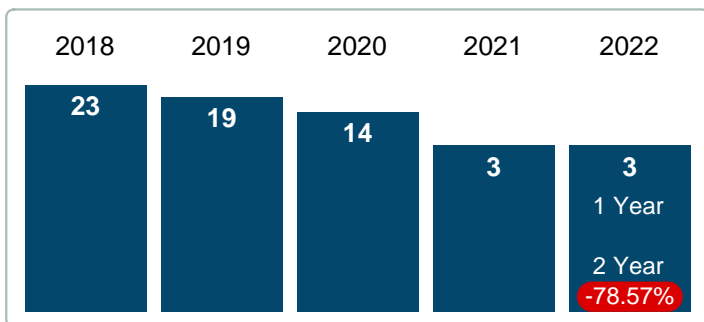
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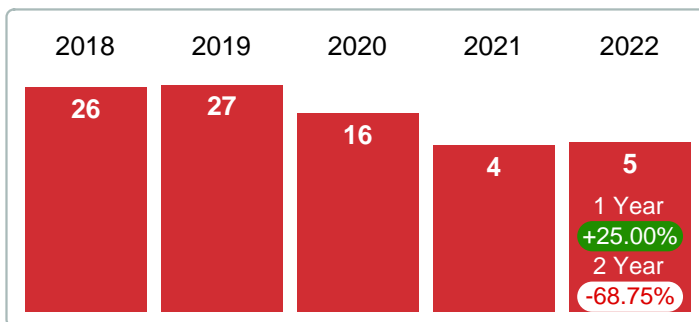
MEDIAN DAYS ON MARKET TO SALE

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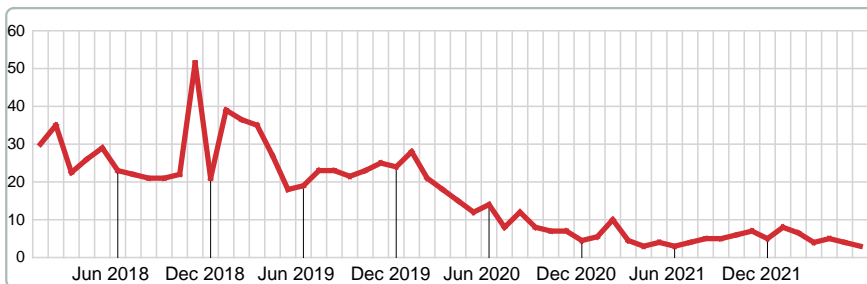
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 12

High Nov 2018 52 Low Jun 2022 3

Median Days on Market to Sale this month at 3 below the 5 yr JUN average of 12

- APR 5
- MAY 4 (-20.00%)
- JUN 3 (-25.00%)

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	7.09%	4	17	2	0	0
\$125,001 - \$200,000	11.35%	7	2	8	17	0
\$200,001 - \$225,000	9.93%	4	8	3	0	0
\$225,001 - \$325,000	31.21%	3	7	3	4	0
\$325,001 - \$400,000	16.31%	3	0	3	4	0
\$400,001 - \$500,000	13.48%	1	0	1	1	0
\$500,001 and up	10.64%	6	0	42	5	12
Median Closed DOM		3	8	3	4	12
Total Closed Units	100%	3.0	8	86	46	1
Total Closed Volume		44,909,765	1.08M	23.38M	19.79M	655.00K

June 2022



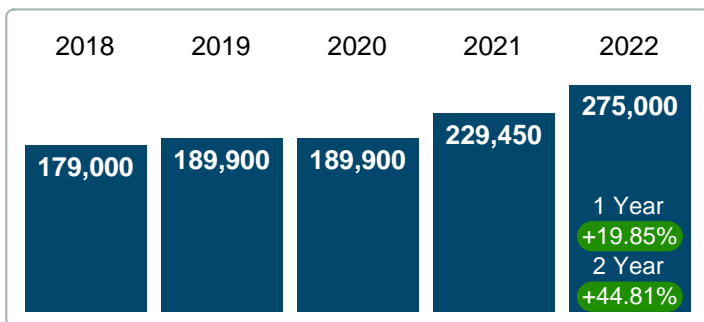
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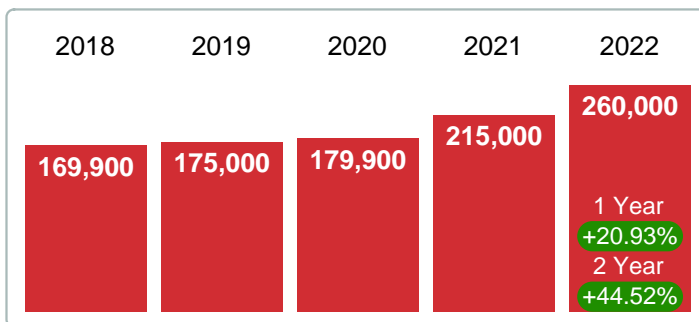
MEDIAN LIST PRICE AT CLOSING

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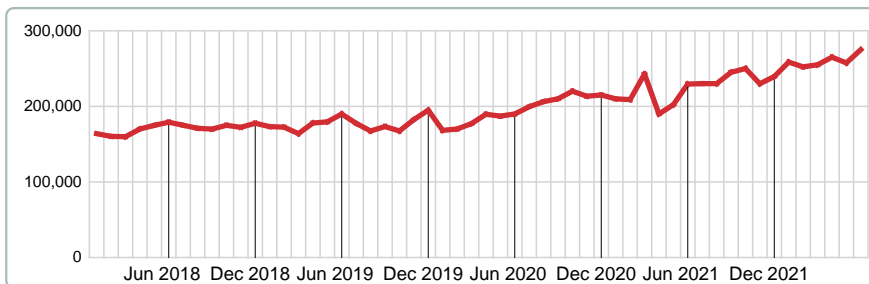
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

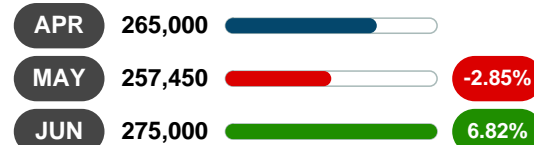


3 MONTHS

5 year JUN AVG = 212,650

High Jun 2022 275,000 Low Mar 2018 159,838

Median List Price at Closing this month at **275,000**
above the 5 yr JUN average of **212,650**



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	6.38%	85,000	61,100	92,450	0	0
\$125,001 - \$200,000	15.60%	159,950	145,000	160,000	177,000	0
\$200,001 - \$225,000	12.06%	220,000	224,000	220,000	225,000	0
\$225,001 - \$325,000	28.37%	275,000	238,000	274,900	277,250	0
\$325,001 - \$400,000	13.48%	358,900	0	358,900	368,525	0
\$400,001 - \$500,000	14.89%	436,546	0	425,340	437,203	0
\$500,001 and up	9.22%	675,000	0	725,000	675,000	669,900
Median List Price		275,000	137,250	240,000	413,905	669,900
Total Closed Units	100%	275,000	8	86	46	1
Total Closed Volume		44,610,347	1.10M	23.32M	19.53M	669.90K

June 2022



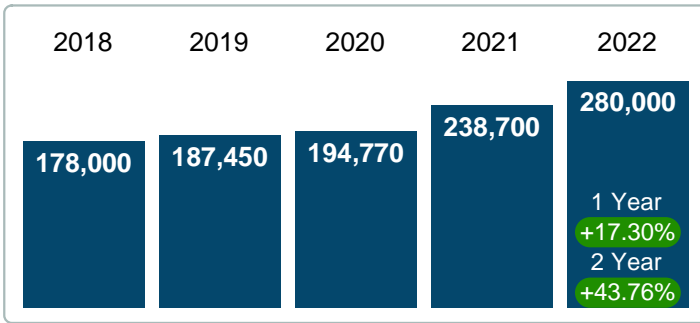
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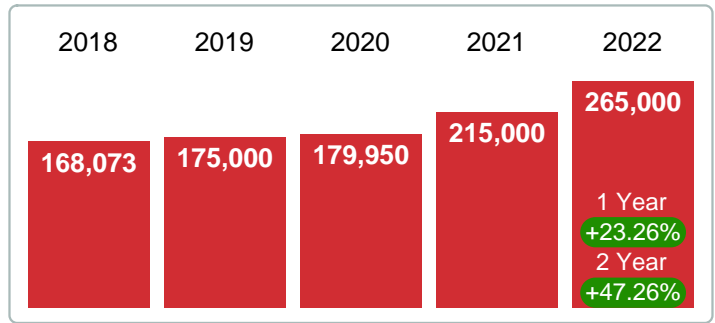
MEDIAN SOLD PRICE AT CLOSING

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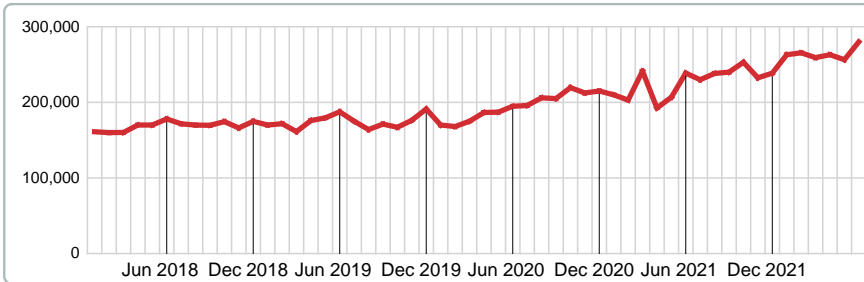
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

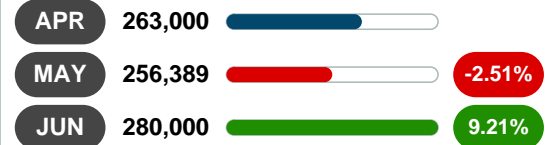


3 MONTHS

5 year JUN AVG = 215,784

High Jun 2022 280,000 Low Feb 2018 160,000

Median Sold Price at Closing this month at **280,000** above the 5 yr JUN average of **215,784**



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	7.09%	80,500	62,000	85,000	0	0
\$125,001 - \$200,000	11.35%	151,250	145,000	147,500	165,000	0
\$200,001 - \$225,000	9.93%	217,250	224,000	216,000	0	0
\$225,001 - \$325,000	31.21%	264,000	233,000	262,500	275,000	0
\$325,001 - \$400,000	16.31%	360,000	0	360,000	360,000	0
\$400,001 - \$500,000	13.48%	457,010	0	430,527	460,967	0
\$500,001 and up	10.64%	655,400	0	675,000	650,000	655,000
Median Sold Price		280,000	137,250	250,000	423,673	655,000
Total Closed Units	100%	280,000	8	86	46	1
Total Closed Volume		44,909,765	1.08M	23.38M	19.79M	655.00K

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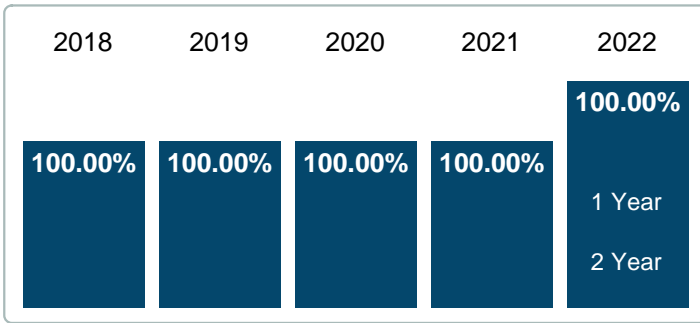
Area Delimited by County Of Wagoner - Residential Property Type



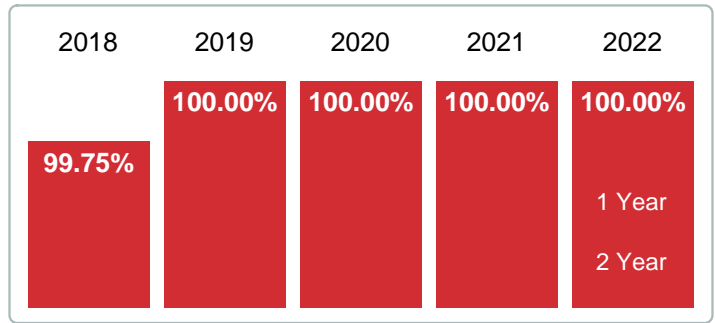
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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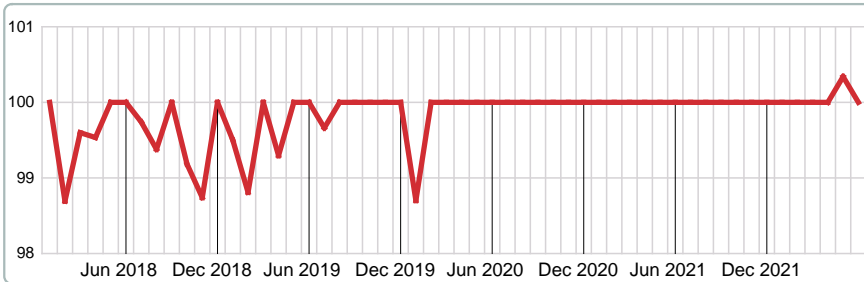
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

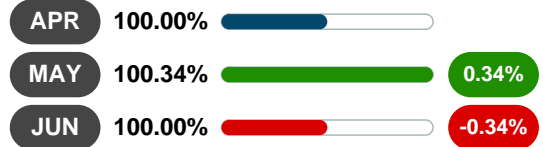


3 MONTHS

5 year JUN AVG = 100.00%

High May 2022 100.34% Low Feb 2018 98.69%

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



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	7.09%	98.28%	96.57%	100.00%	0.00%	0.00%
\$125,001 - \$200,000	16	11.35%	100.00%	100.00%	100.00%	94.54%	0.00%
\$200,001 - \$225,000	14	9.93%	100.00%	100.00%	100.00%	0.00%	0.00%
\$225,001 - \$325,000	44	31.21%	101.50%	97.90%	102.26%	100.67%	0.00%
\$325,001 - \$400,000	23	16.31%	100.31%	0.00%	100.31%	100.15%	0.00%
\$400,001 - \$500,000	19	13.48%	100.00%	0.00%	103.23%	100.00%	0.00%
\$500,001 and up	15	10.64%	98.73%	0.00%	93.10%	100.85%	97.78%
Median Sold/List Ratio		100.00%		100.00%	100.01%	100.22%	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



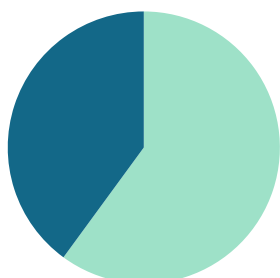
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

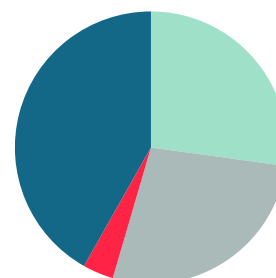


Inventory
 New Listings
224 = 60.05%
 Start Inventory
149
 Total Inventory Units
373
 Volume
\$129,165,762

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%
Median List Price	229,450	275,000	19.85%	215,000	260,000	20.93%
Median Sale Price	238,700	280,000	17.30%	215,000	265,000	23.26%
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	3.00	3.00	0.00%	4.00	5.00	25.00%
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

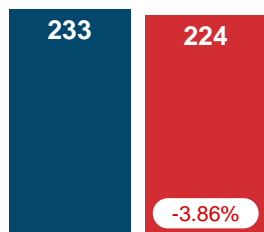
Inventory on June 30, 2022 = 217

2021 2022

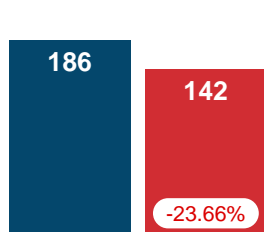
JUNE MARKET

MEDIAN PRICES

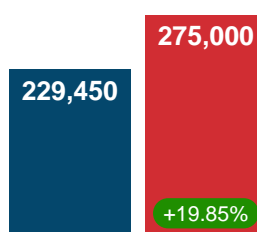
New Listings



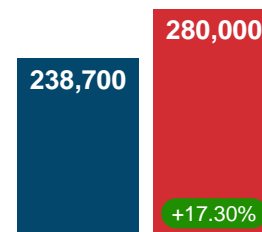
Pending Listings



List Price



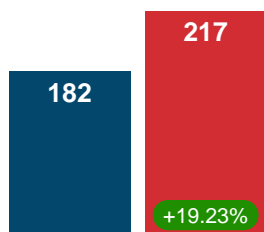
Sale Price



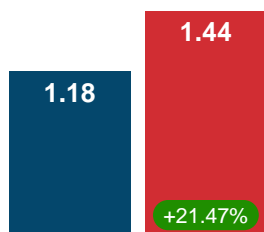
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

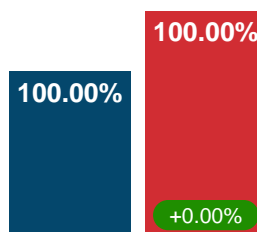
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%