

March 2022



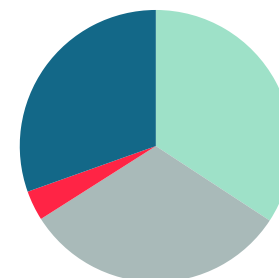
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	March 2022	+/-%
Closed Listings	146	154	5.48%
Pending Listings	183	143	-21.86%
New Listings	200	161	-19.50%
Median List Price	242,783	255,000	5.03%
Median Sale Price	241,289	259,192	7.42%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.50	4.00	-11.11%
End of Month Inventory	136	137	0.74%
Months Supply of Inventory	0.98	0.84	-14.44%



■ Closed (34.22%)
■ Pending (31.78%)
■ Other OffMarket (3.56%)
■ Active (30.44%)

Absorption: Last 12 months, an Average of **163** Sales/Month
Active Inventory as of March 31, 2022 = **137**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2022 rose **0.74%** to 137 existing homes available for sale. Over the last 12 months this area has had an average of 163 closed sales per month. This represents an unsold inventory index of **0.84** 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 **7.42%** in March 2022 to \$259,192 versus the previous year at \$241,289.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.50 days or **11.11%** in March 2022 compared to last year's same month at **4.50** DOM.

Sales Success for March 2022 is Positive

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

There were 161 New Listings in March 2022, down **19.50%** from last year at 200. Furthermore, there were 154 Closed Listings this month versus last year at 146, a **5.48%** increase.

Closed versus Listed trends yielded a **95.7%** ratio, up from previous year's, March 2021, at **73.0%**, a **31.03%** upswing. 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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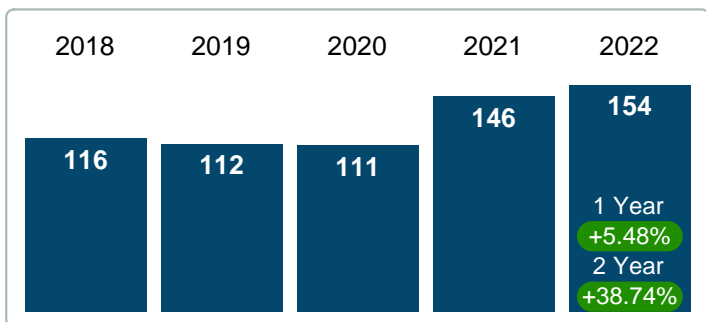
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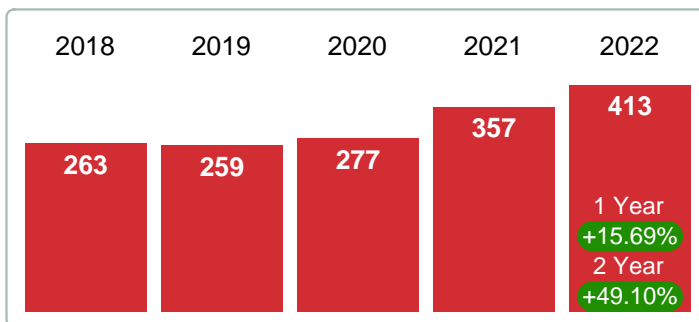
CLOSED LISTINGS

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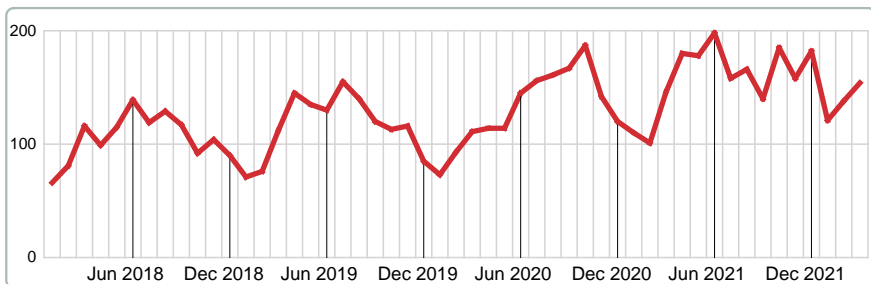
MARCH



YEAR TO DATE (YTD)

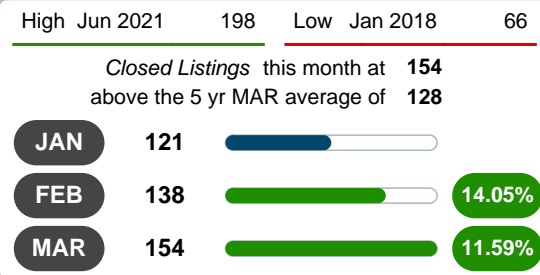


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 128



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	16	10.39%	6.5	6	8	2	0
\$150,001 - \$175,000	9	5.84%	4.0	0	6	3	0
\$175,001 - \$200,000	14	9.09%	2.0	1	12	1	0
\$200,001 - \$275,000	49	31.82%	4.0	2	36	11	0
\$275,001 - \$350,000	30	19.48%	4.5	0	17	11	2
\$350,001 - \$450,000	22	14.29%	4.0	1	5	15	1
\$450,001 and up	14	9.09%	25.0	1	5	5	3
Total Closed Units	154			11	89	48	6
Total Closed Volume	43,507,127	100%	4.0	2.15M	22.73M	15.93M	2.70M
Median Closed Price	\$259,192			\$150,000	\$234,000	\$316,795	\$435,500

March 2022



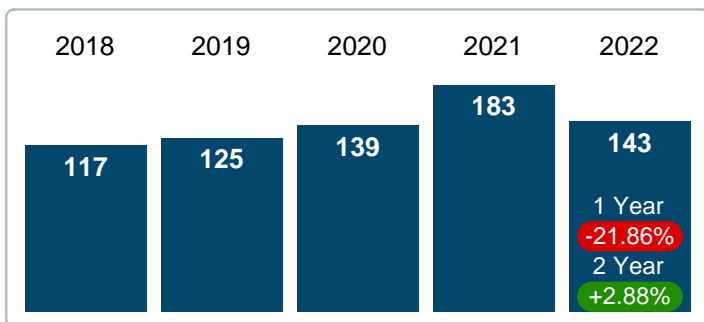
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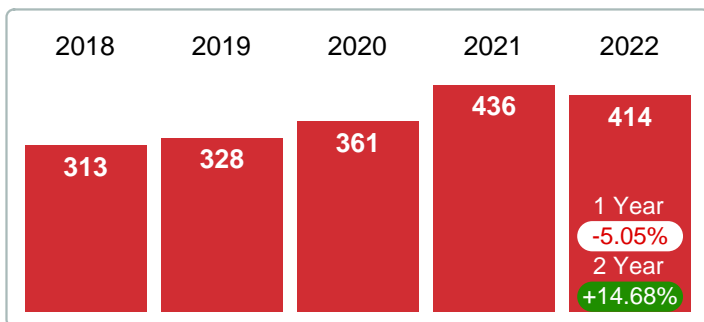
PENDING LISTINGS

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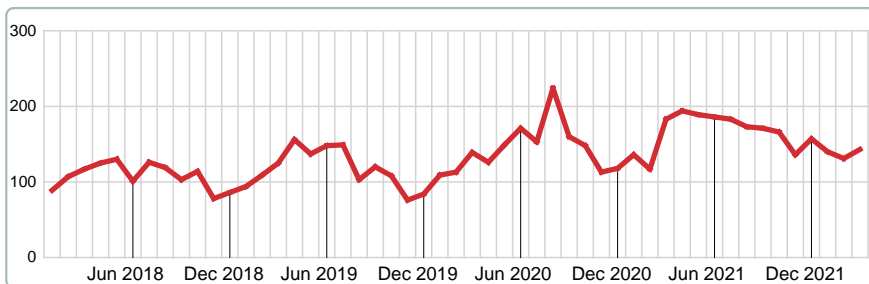
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

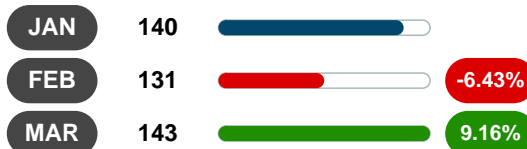


3 MONTHS

5 year MAR AVG = 141

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **143**
above the 5 yr MAR average of **141**



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	9.09%	6.0	5	7	1	0
\$125,001 - \$175,000	20	13.99%	7.0	3	13	4	0
\$175,001 - \$225,000	25	17.48%	6.0	0	22	3	0
\$225,001 - \$275,000	19	13.29%	6.0	0	13	6	0
\$275,001 - \$375,000	32	22.38%	7.0	0	22	10	0
\$375,001 - \$475,000	19	13.29%	6.0	0	6	11	2
\$475,001 and up	15	10.49%	16.0	0	6	8	1
Total Pending Units	143			8	89	43	3
Total Pending Volume	42,920,873	100%	7.0	802.70K	23.71M	16.28M	2.13M
Median Listing Price	\$260,000			\$100,000	\$239,000	\$350,000	\$459,900

March 2022



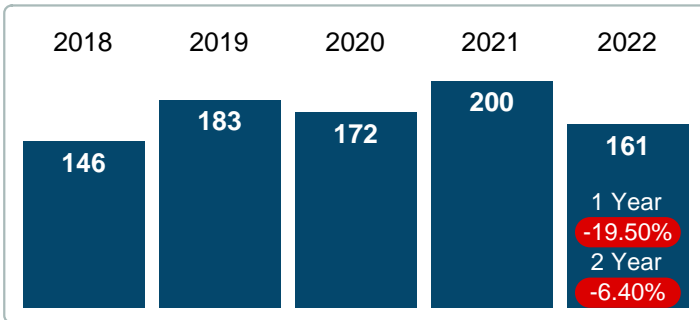
Area Delimited by County Of Wagoner - Residential Property Type



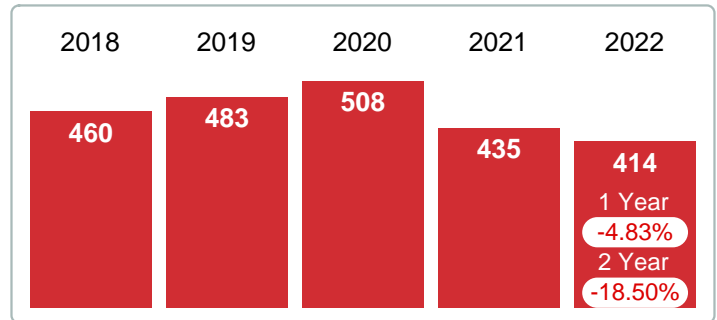
NEW LISTINGS

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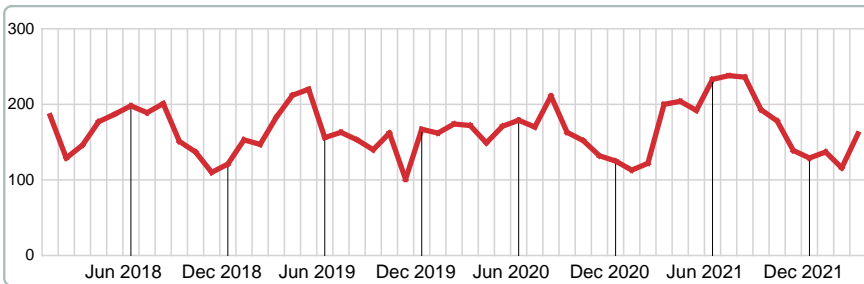
MARCH



YEAR TO DATE (YTD)

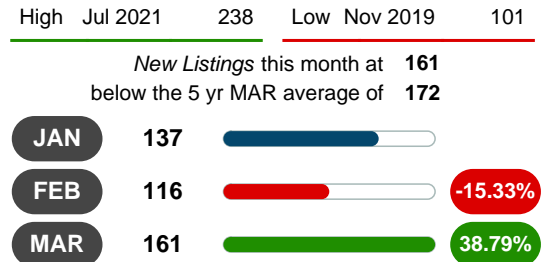


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 172



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	14	8.70%	10	4	0	0
\$75,001 - \$150,000	21	13.04%	6	13	2	0
\$150,001 - \$200,000	25	15.53%	2	21	2	0
\$200,001 - \$275,000	36	22.36%	0	28	8	0
\$275,001 - \$325,000	23	14.29%	0	19	4	0
\$325,001 - \$475,000	26	16.15%	1	8	16	1
\$475,001 and up	16	9.94%	1	5	7	3
Total New Listed Units	161		20	98	39	4
Total New Listed Volume	44,530,575	100%	2.61M	23.40M	14.21M	4.31M
Median New Listed Listing Price	\$239,900		\$82,500	\$224,500	\$385,000	\$1,000,000

March 2022



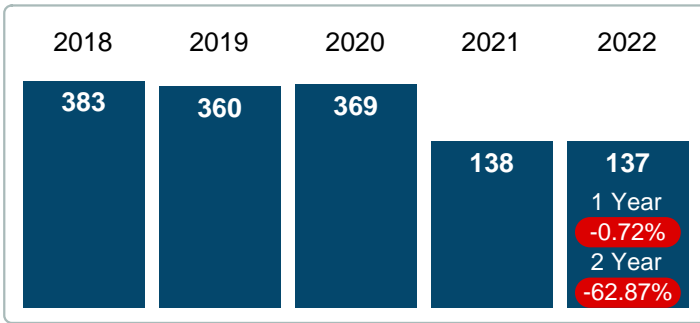
Area Delimited by County Of Wagoner - Residential Property Type



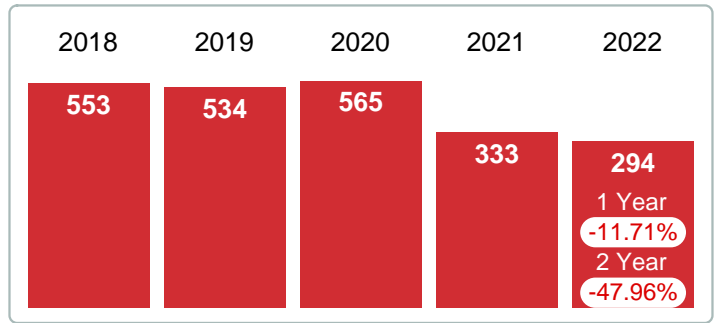
ACTIVE INVENTORY

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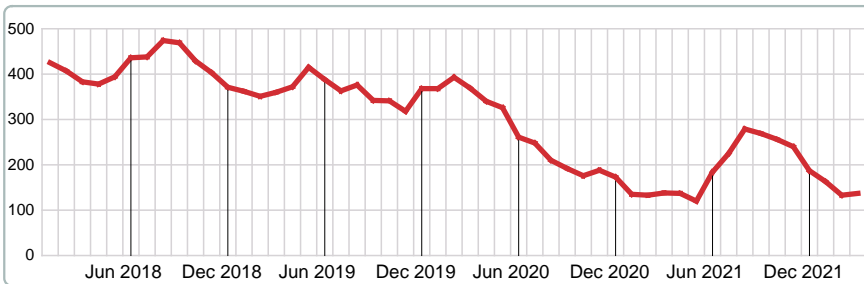
END OF MARCH



ACTIVE DURING MARCH

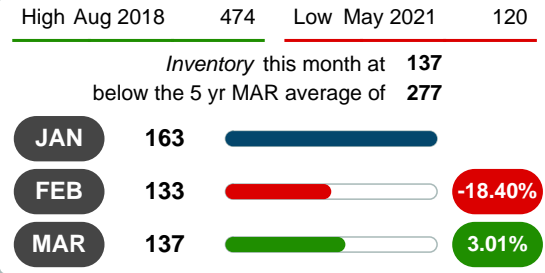


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 277



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	8.03%	10.0	8	3	0	0
\$75,001 - \$150,000	17	12.41%	25.0	3	13	1	0
\$150,001 - \$225,000	20	14.60%	18.0	3	12	3	2
\$225,001 - \$325,000	33	24.09%	62.0	1	17	14	1
\$325,001 - \$400,000	17	12.41%	233.0	0	6	10	1
\$400,001 - \$650,000	25	18.25%	79.0	2	7	13	3
\$650,001 and up	14	10.22%	51.5	0	6	3	5
Total Active Inventory by Units			137	17	64	44	12
Total Active Inventory by Volume			49,071,098	2.54M	21.66M	16.61M	8.26M
Median Active Inventory Listing Price			\$295,900	\$90,000	\$277,838	\$367,625	\$444,172

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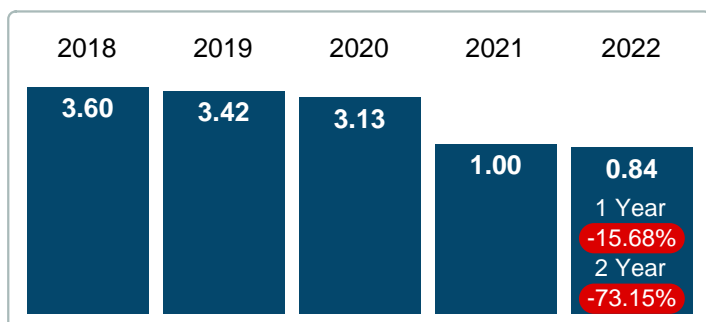
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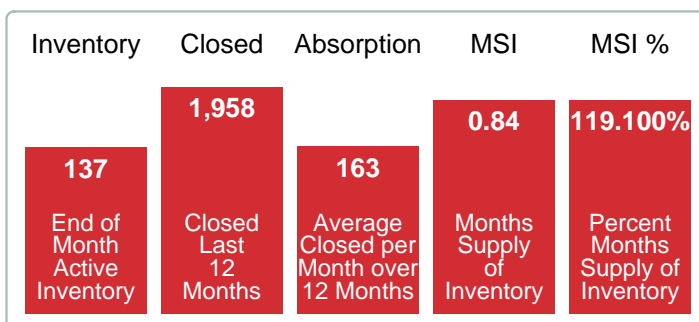
MONTHS SUPPLY of INVENTORY (MSI)

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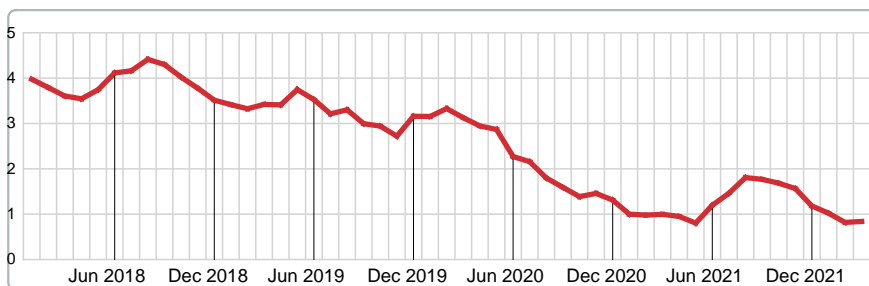
MSI FOR MARCH



INDICATORS FOR MARCH 2022

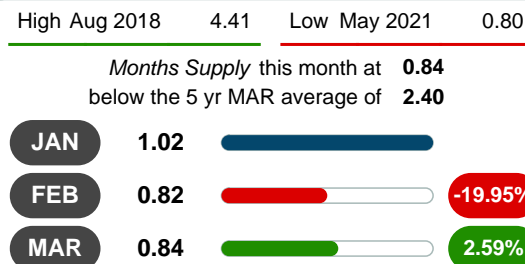


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.40



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
\$75,000 and less	11	8.03%	2.54	3.31	1.89	0.00	0.00
\$75,001 - \$150,000	17	12.41%	0.97	0.88	1.04	0.67	0.00
\$150,001 - \$225,000	20	14.60%	0.37	1.38	0.27	0.38	6.00
\$225,001 - \$325,000	33	24.09%	0.63	1.00	0.56	0.69	1.00
\$325,001 - \$400,000	17	12.41%	0.95	0.00	0.72	1.33	0.71
\$400,001 - \$650,000	25	18.25%	1.70	24.00	1.50	1.71	1.29
\$650,001 and up	14	10.22%	7.30	0.00	14.40	2.77	12.00
Market Supply of Inventory (MSI)			0.84	1.76	0.63	0.95	2.12
Total Active Inventory by Units		100%	0.84	17	64	44	12

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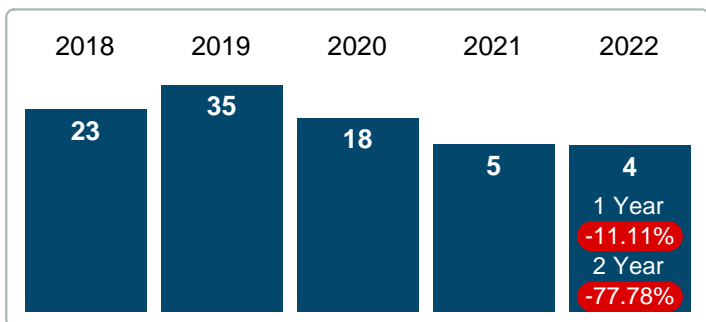
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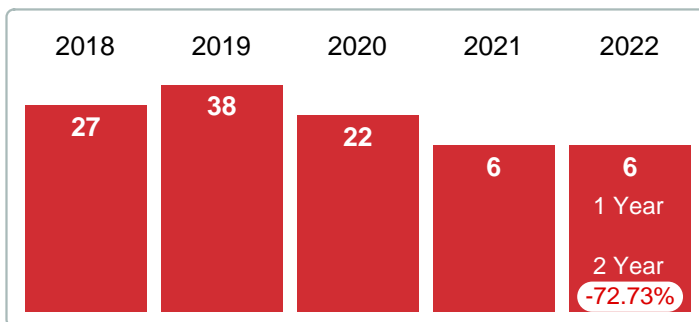
MEDIAN DAYS ON MARKET TO SALE

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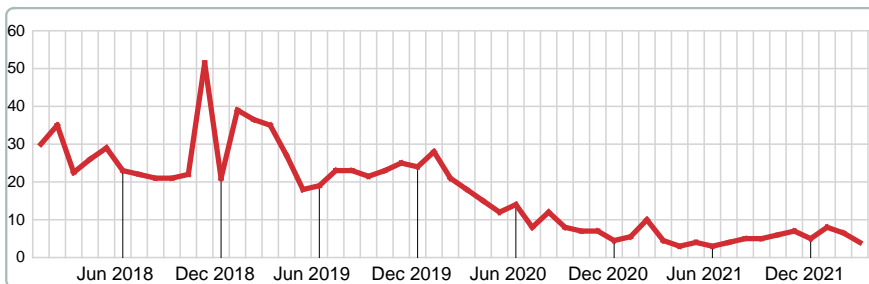
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

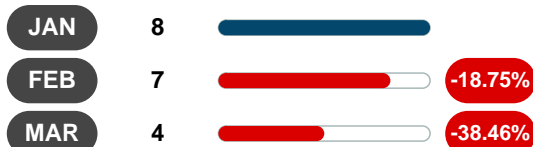


3 MONTHS

5 year MAR AVG = 17

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 4 below the 5 yr MAR average of 17



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
\$150,000 and less	10.39%	7	2	9	88	0
\$150,001 - \$175,000	5.84%	4	0	14	4	0
\$175,001 - \$200,000	9.09%	2	31	2	1	0
\$200,001 - \$275,000	31.82%	4	3	4	19	0
\$275,001 - \$350,000	19.48%	5	0	4	10	3
\$350,001 - \$450,000	14.29%	4	6	3	4	11
\$450,001 and up	9.09%	25	110	9	49	7
Median Closed DOM		4	3	4	11	5
Total Closed Units	100%	4.0	11	89	48	6
Total Closed Volume		43,507,127	2.15M	22.73M	15.93M	2.70M

March 2022



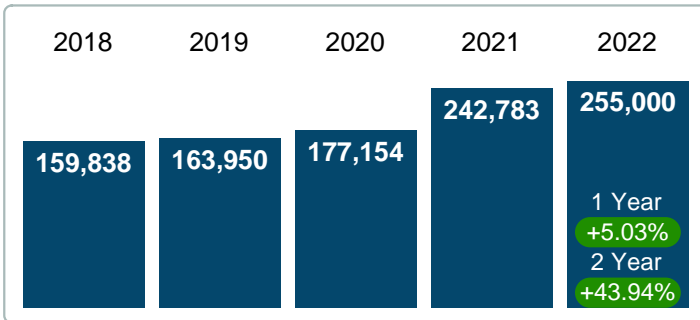
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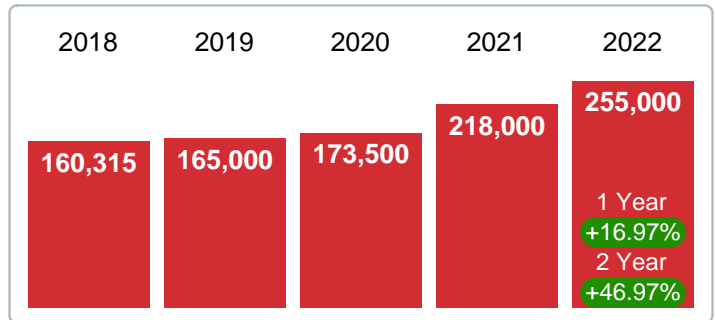
MEDIAN LIST PRICE AT CLOSING

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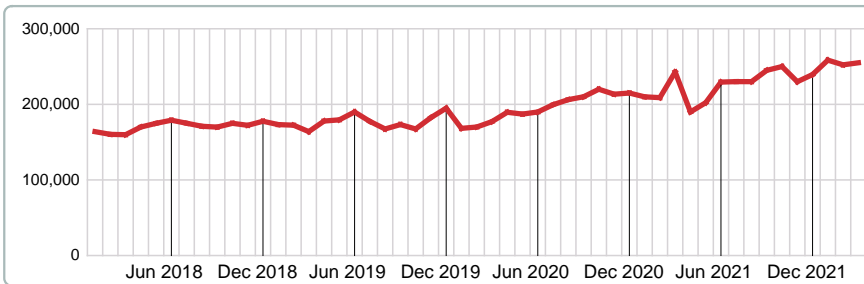
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

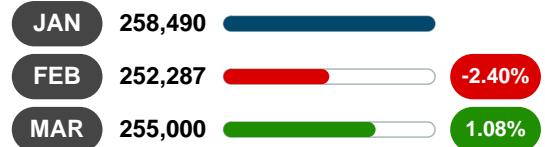


3 MONTHS

5 year MAR AVG = 199,745

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

Median List Price at Closing this month at **255,000**
above the 5 yr MAR average of **199,745**



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	
\$150,000 and less	18	11.69%	121,250	103,250	117,500	140,500	0
\$150,001 - \$175,000	5	3.25%	169,900	0	169,900	0	0
\$175,001 - \$200,000	20	12.99%	189,950	195,000	188,450	195,000	0
\$200,001 - \$275,000	45	29.22%	239,000	225,000	235,000	240,000	269,900
\$275,001 - \$350,000	31	20.13%	304,000	0	300,000	306,935	330,000
\$350,001 - \$450,000	21	13.64%	389,900	395,000	419,900	382,625	424,900
\$450,001 and up	14	9.09%	527,450	524,500	525,000	594,900	603,000
Median List Price			255,000	145,000	230,000	309,758	424,900
Total Closed Units			154	11	89	48	6
Total Closed Volume			43,492,578	2.19M	22.59M	16.07M	2.66M

March 2022



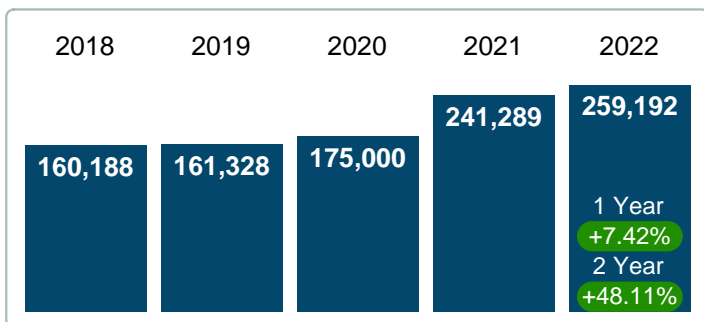
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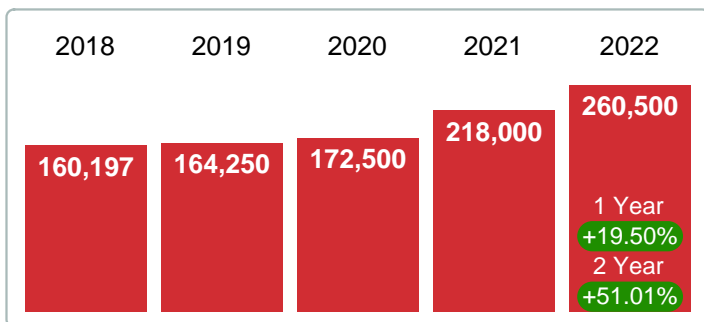
MEDIAN SOLD PRICE AT CLOSING

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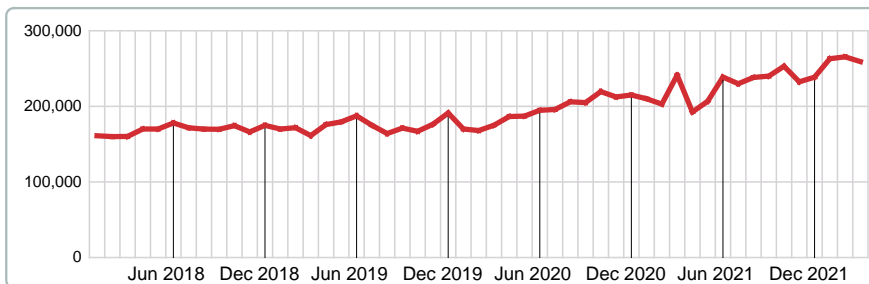
MARCH



YEAR TO DATE (YTD)

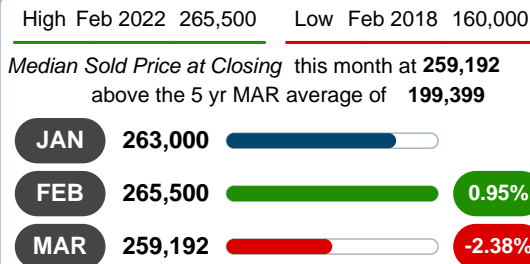


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 199,399



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
\$150,000 and less	10.39%	117,500	90,750	117,500	99,950	0
\$150,001 - \$175,000	5.84%	169,900	0	169,950	165,000	0
\$175,001 - \$200,000	9.09%	192,500	193,000	191,500	200,000	0
\$200,001 - \$275,000	31.82%	235,000	228,750	230,750	250,000	0
\$275,001 - \$350,000	19.48%	306,500	0	308,000	295,000	307,500
\$350,001 - \$450,000	14.29%	392,018	395,000	395,000	383,900	420,000
\$450,001 and up	9.09%	529,950	530,000	520,500	622,800	460,000
Median Sold Price		259,192	150,000	234,000	316,795	435,500
Total Closed Units	100%	154	11	89	48	6
Total Closed Volume		43,507,127	2.15M	22.73M	15.93M	2.70M

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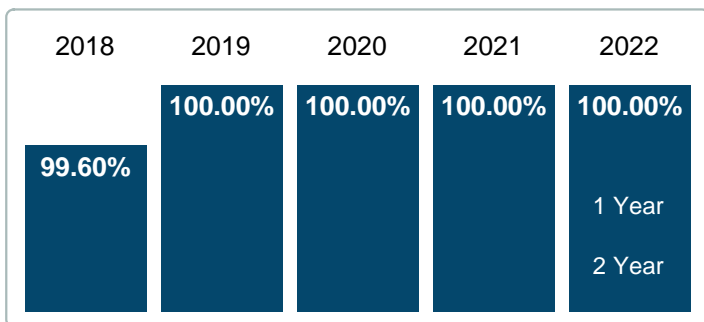
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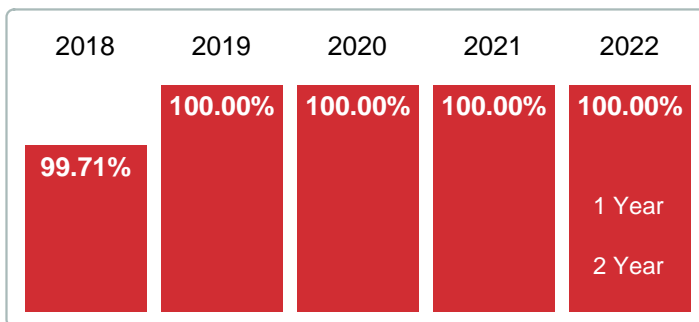
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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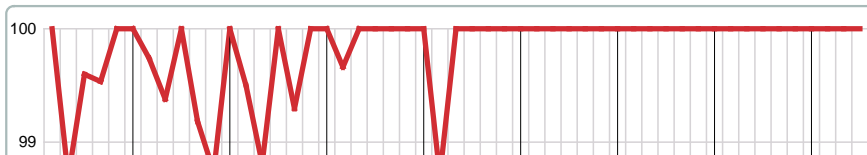
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 99.92%

High Mar 2022 100.00% Low Feb 2018 98.69%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAR average of 99.92%

JAN 100.00%
 FEB 100.00%
 MAR 100.00%

0.00%
 0.00%

DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$150,000 and less	16	10.39%	100.00%	90.29%	100.00%	102.24%	0.00%	
\$150,001 - \$175,000	9	5.84%	100.00%	0.00%	100.00%	103.40%	0.00%	
\$175,001 - \$200,000	14	9.09%	100.99%	98.97%	101.47%	100.00%	0.00%	
\$200,001 - \$275,000	49	31.82%	100.00%	101.66%	100.00%	100.00%	0.00%	
\$275,001 - \$350,000	30	19.48%	100.00%	0.00%	100.00%	100.00%	102.63%	
\$350,001 - \$450,000	22	14.29%	100.00%	100.00%	100.02%	100.00%	102.46%	
\$450,001 and up	14	9.09%	100.00%	101.05%	100.00%	98.86%	100.54%	
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	101.99%	
Total Closed Units		154	100%	100.00%	11	89	48	6
Total Closed Volume		43,507,127			2.15M	22.73M	15.93M	2.70M

March 2022



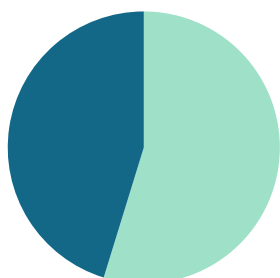
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

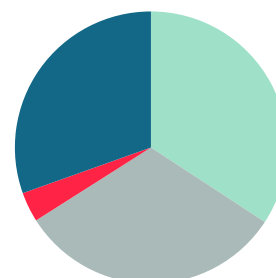


Inventory
 New Listings
161 = 54.76%
 Start Inventory
133
 Total Inventory Units
294
 Volume
\$96,298,221

Market Activity

Closed Sales
154 = 34.22%
 Pending Sales
143 = 31.78%
 Other Off Market
16 = 3.56%
 Active Inventory
137 = 30.44%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	146	154	5.48%	357	413	15.69%
Pending Sales	183	143	-21.86%	436	414	-5.05%
New Listings	200	161	-19.50%	435	414	-4.83%
Median List Price	242,783	255,000	5.03%	218,000	255,000	16.97%
Median Sale Price	241,289	259,192	7.42%	218,000	260,500	19.50%
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	4.50	4.00	-11.11%	6.00	6.00	0.00%
Monthly Inventory	136	137	0.74%	136	137	0.74%
Months Supply of Inventory	0.98	0.84	-14.44%	0.98	0.84	-14.44%

Absorption: Last 12 months, an Average of **163** Sales/Month

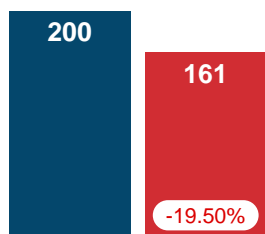
Inventory on March 31, 2022 = **137**

2021 **2022**

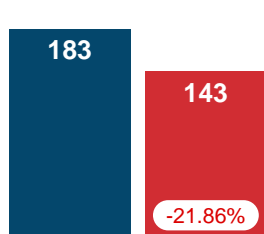
MARCH MARKET

MEDIAN PRICES

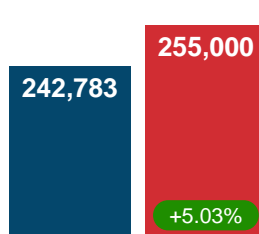
New Listings



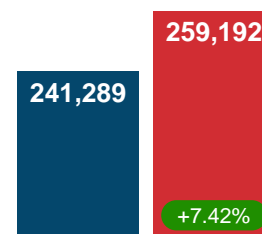
Pending Listings



List Price



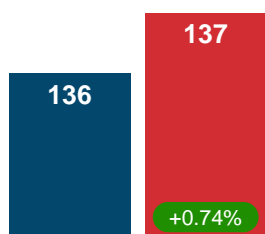
Sale Price



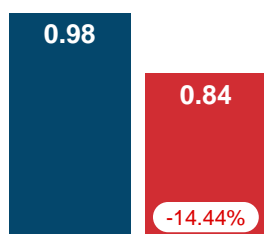
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

