

May 2022



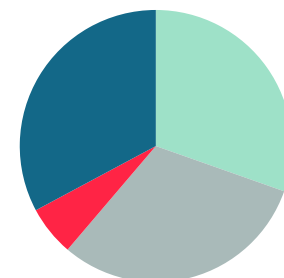
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	May 2022	+/-%
Closed Listings	178	138	-22.47%
Pending Listings	189	140	-25.93%
New Listings	192	154	-19.79%
Average List Price	234,402	297,329	26.85%
Average Sale Price	235,854	300,869	27.57%
Average Percent of Selling Price to List Price	100.30%	102.06%	1.75%
Average Days on Market to Sale	12.01	12.03	0.19%
End of Month Inventory	118	149	26.27%
Months Supply of Inventory	0.79	0.96	21.14%



■ Closed (30.40%)
■ Pending (30.84%)
■ Other OffMarket (5.95%)
■ Active (32.82%)

Absorption: Last 12 months, an Average of **156** Sales/Month
Active Inventory as of May 31, 2022 = **149**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2022 rose **26.27%** to 149 existing homes available for sale. Over the last 12 months this area has had an average of 156 closed sales per month. This represents an unsold inventory index of **0.96** 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 **27.57%** in May 2022 to \$300,869 versus the previous year at \$235,854.

Average Days on Market Lengthens

The average number of **12.03** days that homes spent on the market before selling increased by 0.02 days or **0.19%** in May 2022 compared to last year's same month at **12.01** DOM.

Sales Success for May 2022 is Positive

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

There were 154 New Listings in May 2022, down **19.79%** from last year at 192. Furthermore, there were 138 Closed Listings this month versus last year at 178, a **-22.47%** decrease.

Closed versus Listed trends yielded a **89.6%** ratio, down from previous year's, May 2021, at **92.7%**, a **3.34%** 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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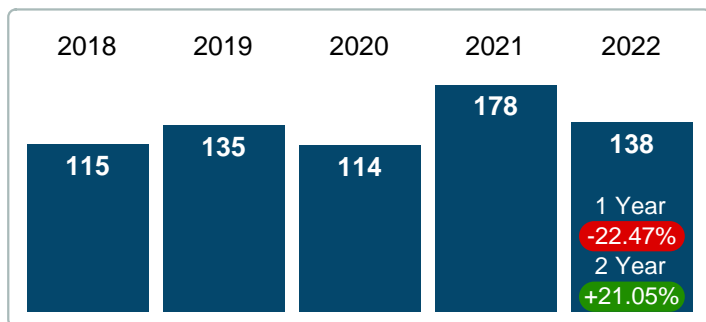
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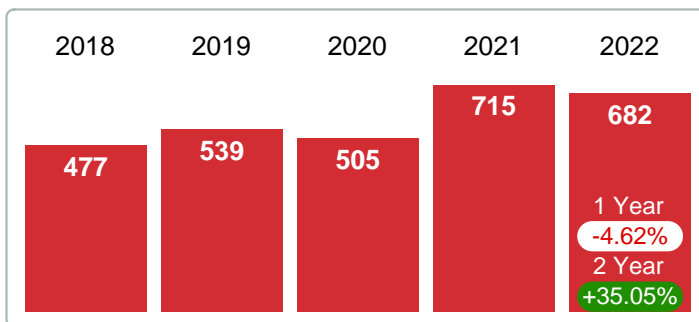
CLOSED LISTINGS

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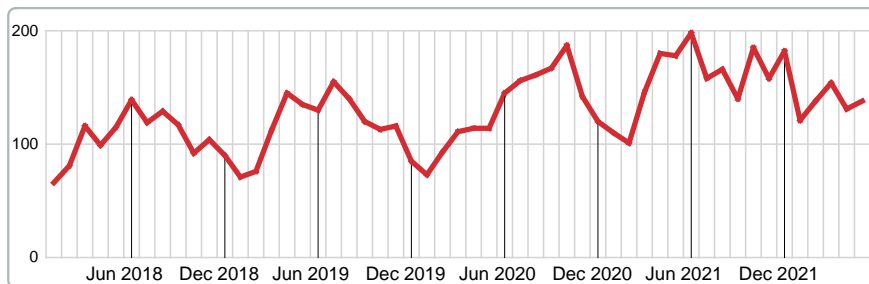
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 136

High Jun 2021 198 Low Jan 2018 66

Closed Listings this month at **138**
above the 5 yr MAY average of **136**

- MAR 154
- APR 131 (-14.94%)
- MAY 138 (5.34%)

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	8	5.80%	9.5	3	5	0	0
\$125,001 - \$200,000	20	14.49%	15.6	3	15	2	0
\$200,001 - \$225,000	19	13.77%	10.3	2	15	2	0
\$225,001 - \$275,000	31	22.46%	5.4	0	22	9	0
\$275,001 - \$325,000	27	19.57%	15.4	0	17	10	0
\$325,001 - \$475,000	19	13.77%	14.2	0	7	11	1
\$475,001 and up	14	10.14%	16.1	0	3	8	3
Total Closed Units	138			8	84	42	4
Total Closed Volume	41,519,964	100%	12.0	1.08M	21.02M	15.23M	4.19M
Average Closed Price	\$300,869			\$135,378	\$250,281	\$362,580	\$1,046,250

May 2022



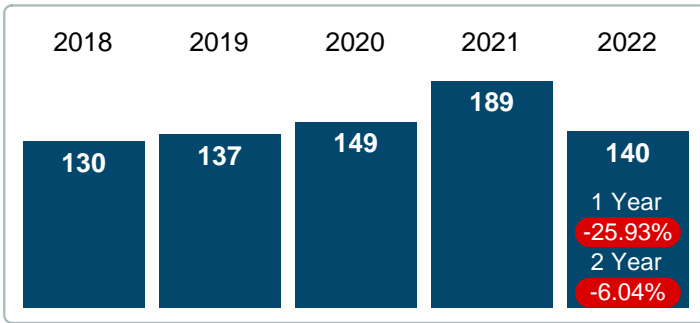
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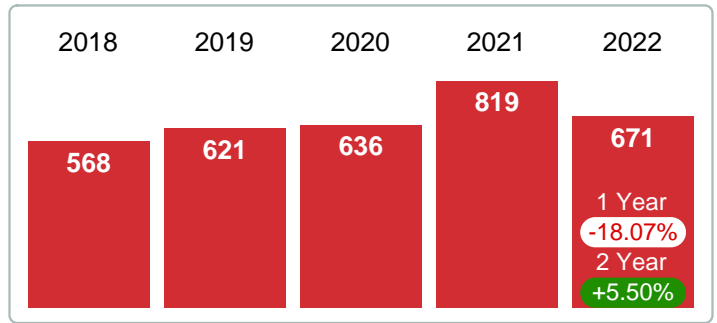
PENDING LISTINGS

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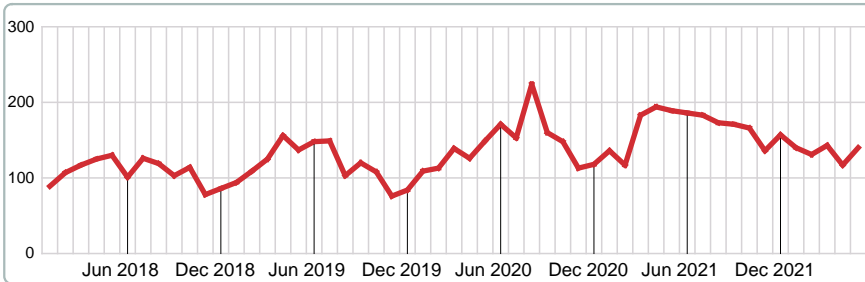
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 149

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **140**
below the 5 yr MAY average of **149**

- MAR 143
- APR 117 (-18.18%)
- MAY 140 (19.66%)

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	9	6.43%	30.8	3	6	0	0
\$125,001 - \$175,000	18	12.86%	11.8	3	13	2	0
\$175,001 - \$225,000	27	19.29%	14.3	3	19	3	2
\$225,001 - \$300,000	32	22.86%	13.0	1	24	7	0
\$300,001 - \$400,000	21	15.00%	30.5	0	13	8	0
\$400,001 - \$450,000	15	10.71%	0.3	0	6	9	0
\$450,001 and up	18	12.86%	24.6	0	4	12	2
Total Pending Units	140			10	85	41	4
Total Pending Volume	42,795,912	100%	12.0	1.48M	21.98M	16.19M	3.14M
Average Listing Price	\$300,822			\$148,364	\$258,618	\$394,945	\$784,250

May 2022



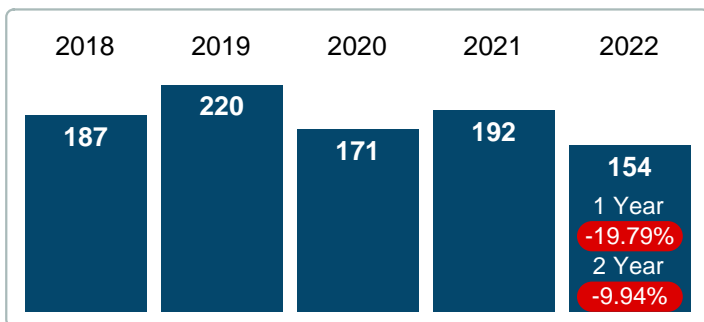
Area Delimited by County Of Wagoner - Residential Property Type



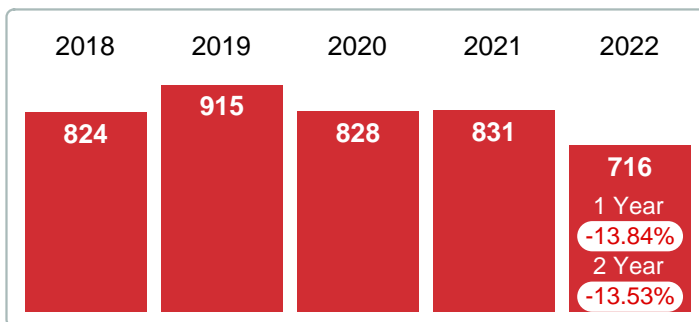
NEW LISTINGS

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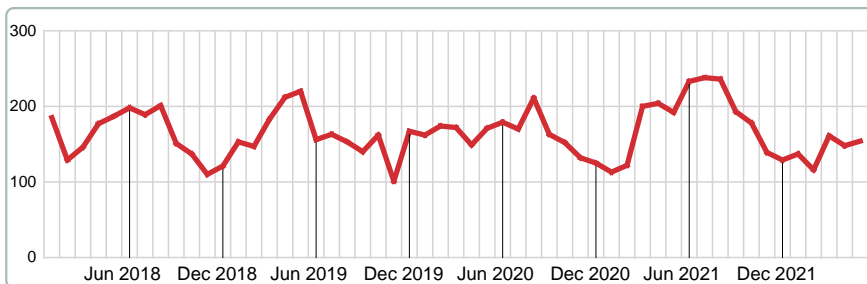
MAY



YEAR TO DATE (YTD)

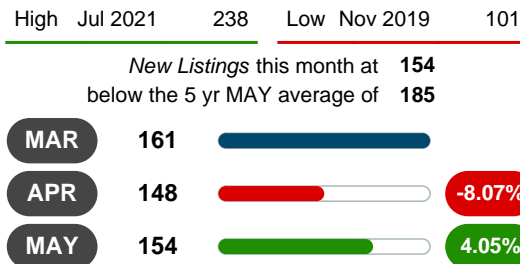


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 185



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	9	5.84%	3	6	0	0
\$125,001 - \$175,000	16	10.39%	3	10	3	0
\$175,001 - \$225,000	34	22.08%	3	26	3	2
\$225,001 - \$325,000	33	21.43%	1	22	9	1
\$325,001 - \$425,000	25	16.23%	1	11	12	1
\$425,001 - \$500,000	22	14.29%	0	9	13	0
\$500,001 and up	15	9.74%	1	3	10	1
Total New Listed Units	154		12	87	50	5
Total New Listed Volume	51,033,647	100%	2.58M	24.83M	20.21M	3.41M
Average New Listed Listing Price	\$301,777		\$214,820	\$285,430	\$404,290	\$681,780

May 2022



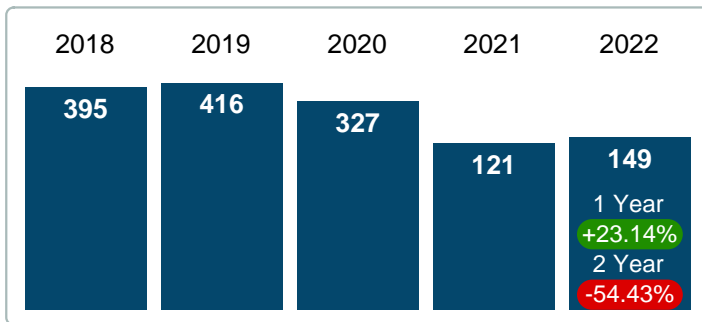
Area Delimited by County Of Wagoner - Residential Property Type



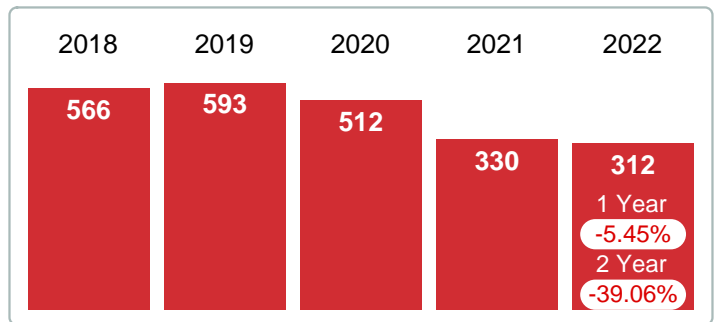
ACTIVE INVENTORY

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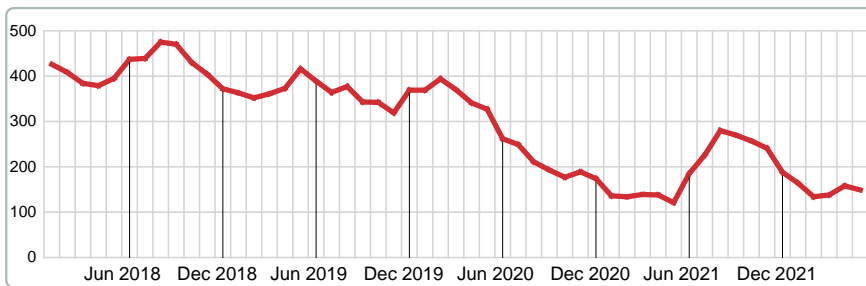
END OF MAY



ACTIVE DURING MAY

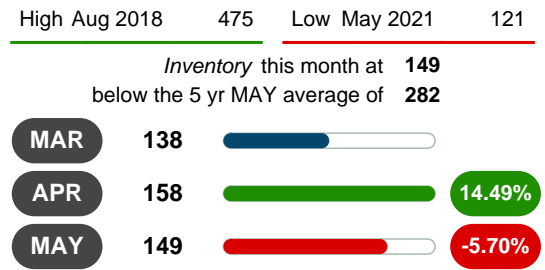


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 282



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	8.05%	61.9	7	5	0	0
\$75,001 - \$150,000	20	13.42%	72.7	8	12	0	0
\$150,001 - \$225,000	23	15.44%	41.0	3	14	3	3
\$225,001 - \$375,000	34	22.82%	142.6	2	16	14	2
\$375,001 - \$475,000	24	16.11%	139.3	2	8	10	4
\$475,001 - \$675,000	21	14.09%	47.5	2	6	13	0
\$675,001 and up	15	10.07%	89.8	0	5	5	5
Total Active Inventory by Units	149			24	66	45	14
Total Active Inventory by Volume	56,110,262	100%	91.8	4.27M	21.96M	19.88M	9.99M
Average Active Inventory Listing Price	\$376,579			\$178,017	\$332,724	\$441,877	\$713,830

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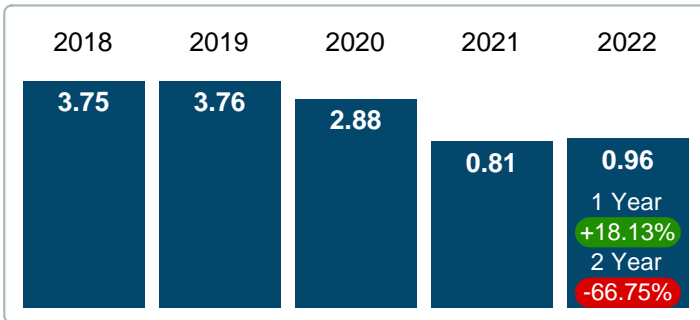
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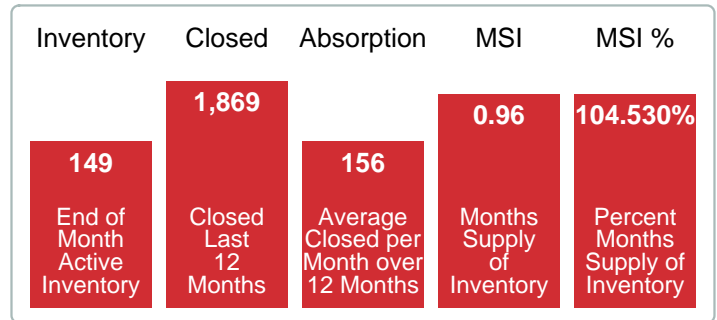
MONTHS SUPPLY of INVENTORY (MSI)

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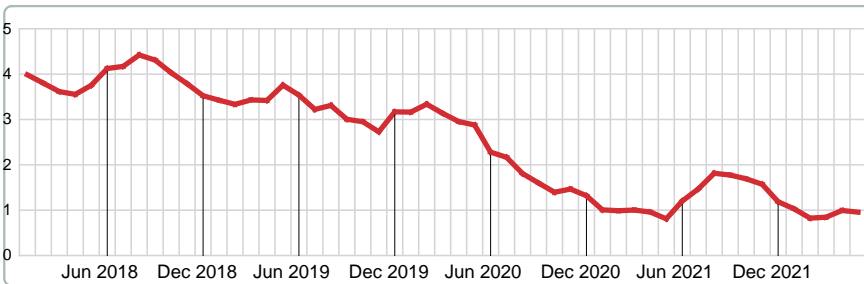
MSI FOR MAY



INDICATORS FOR MAY 2022

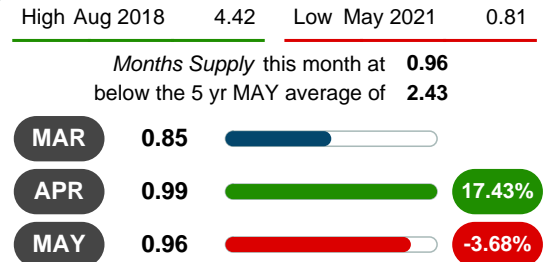


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.43



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	12	8.05%	3.13	3.36	3.53	0.00	0.00
\$75,001 - \$150,000	20	13.42%	1.34	2.29	1.20	0.00	0.00
\$150,001 - \$225,000	23	15.44%	0.49	1.24	0.37	0.47	7.20
\$225,001 - \$375,000	34	22.82%	0.51	1.41	0.41	0.56	1.33
\$375,001 - \$475,000	24	16.11%	1.72	12.00	1.88	1.25	2.67
\$475,001 - \$675,000	21	14.09%	2.74	24.00	2.48	3.47	0.00
\$675,001 and up	15	10.07%	6.92	0.00	10.00	4.29	10.00
Market Supply of Inventory (MSI)			0.96	2.48	0.70	0.98	2.55
Total Active Inventory by Units		100%	0.96	24	66	45	14

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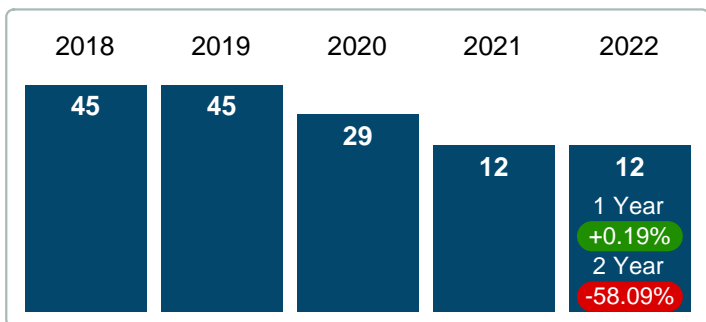
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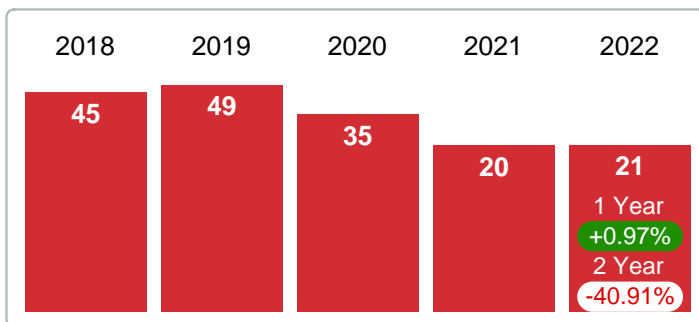
AVERAGE DAYS ON MARKET TO SALE

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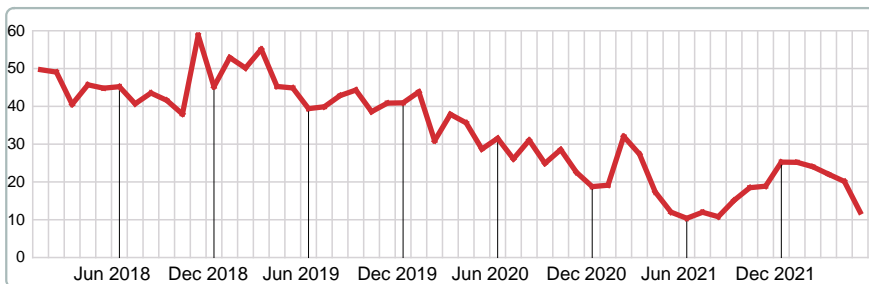
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

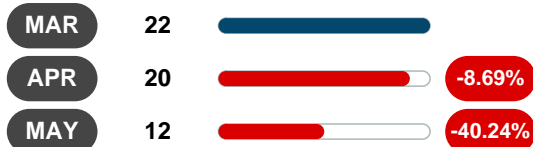


3 MONTHS

5 year MAY AVG = 28

High Nov 2018 59 Low Jun 2021 10

Average Days on Market to Sale this month at 12 below the 5 yr MAY average of 28



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	5.80%	10	7	11	0	
\$125,001 - \$200,000	20	14.49%	16	5	19	5	
\$200,001 - \$225,000	19	13.77%	10	4	11	13	
\$225,001 - \$275,000	31	22.46%	5	0	4	8	
\$275,001 - \$325,000	27	19.57%	15	0	14	17	
\$325,001 - \$475,000	19	13.77%	14	0	16	14	
\$475,001 and up	14	10.14%	16	0	4	12	
Average Closed DOM		12		6	11	13	
Total Closed Units		138	100%	12	8	84	42
Total Closed Volume		41,519,964		1.08M	21.02M	15.23M	4.19M

May 2022



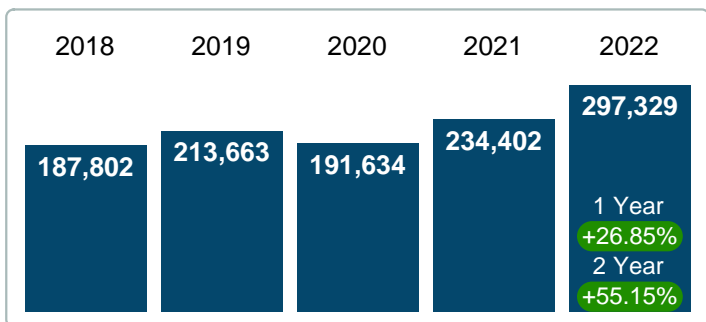
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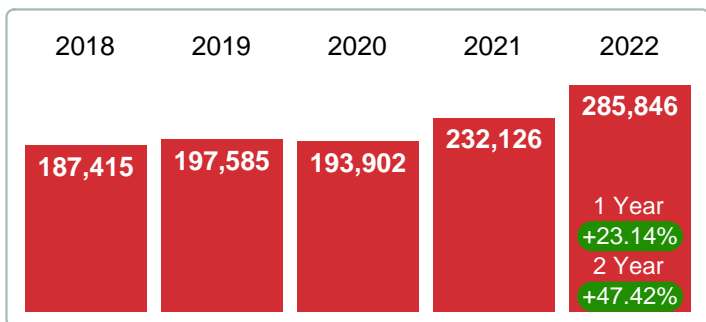
AVERAGE LIST PRICE AT CLOSING

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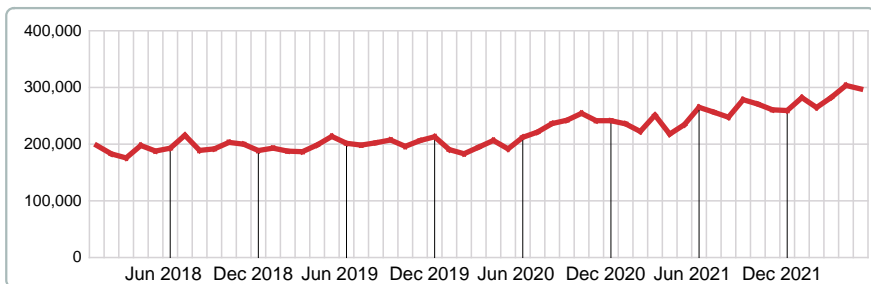
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 224,966

High Apr 2022 303,587 Low Mar 2018 175,693

Average List Price at Closing this month at **297,329**
above the 5 yr MAY average of **224,966**

- MAR** 282,419
- APR** 303,587 +7.50%
- MAY** 297,329 -2.06%

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	7	5.07%	85,643	66,000	106,280	0	
\$125,001 - \$200,000	28	20.29%	165,695	158,833	158,040	157,000	
\$200,001 - \$225,000	20	14.49%	219,240	207,450	206,425	238,000	
\$225,001 - \$275,000	29	21.01%	254,952	0	241,623	249,178	
\$275,001 - \$325,000	21	15.22%	296,504	0	285,712	295,079	
\$325,001 - \$475,000	23	16.67%	399,979	0	380,334	382,926	
\$475,001 and up	10	7.25%	858,795	0	566,667	616,256	
Average List Price		297,329		136,175	244,446	360,134	1,070,725
Total Closed Units		138	100%	297,329	8	84	42
Total Closed Volume		41,031,428			1.09M	20.53M	15.13M

May 2022



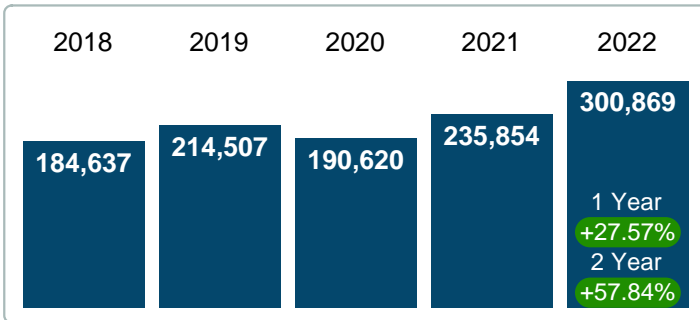
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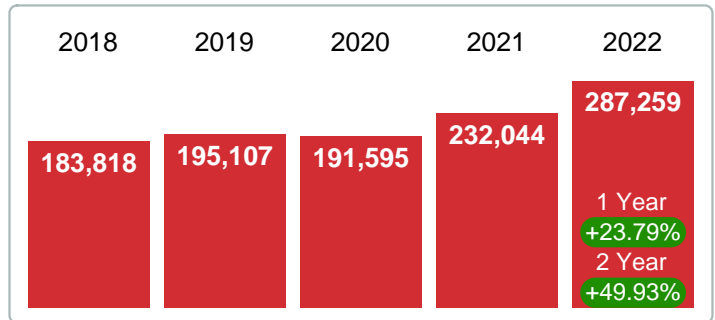
AVERAGE SOLD PRICE AT CLOSING

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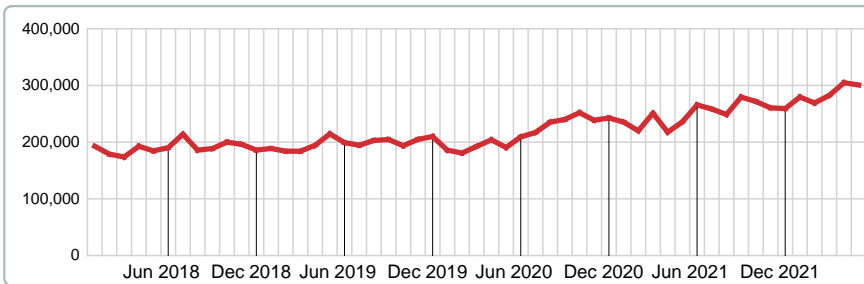
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

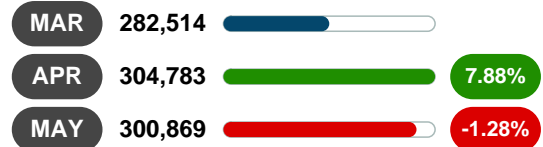


3 MONTHS

5 year MAY AVG = 225,297

High Apr 2022 304,783 Low Mar 2018 173,837

Average Sold Price at Closing this month at **300,869** above the 5 yr MAY average of **225,297**



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	5.80%	91,375	69,333	104,600	0	
\$125,001 - \$200,000	20	14.49%	160,373	151,000	162,530	158,250	
\$200,001 - \$225,000	19	13.77%	215,336	211,013	215,291	220,000	
\$225,001 - \$275,000	31	22.46%	248,870	0	248,055	250,864	
\$275,001 - \$325,000	27	19.57%	296,881	0	294,371	301,149	
\$325,001 - \$475,000	19	13.77%	389,079	0	380,252	386,885	
\$475,001 and up	14	10.14%	740,490	0	570,000	618,357	
Average Sold Price		300,869		135,378	250,281	362,580	1,046,250
Total Closed Units		138	100%	300,869	8	84	42
Total Closed Volume		41,519,964			1.08M	21.02M	15.23M

May 2022



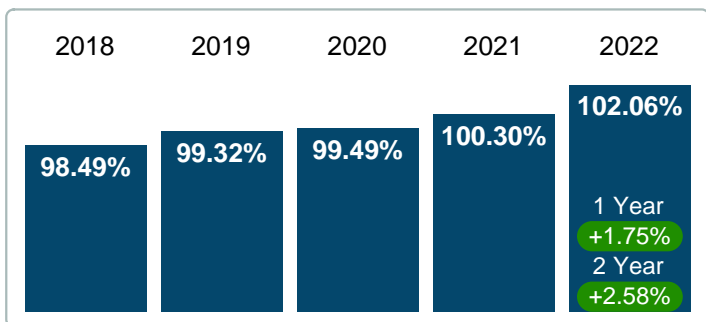
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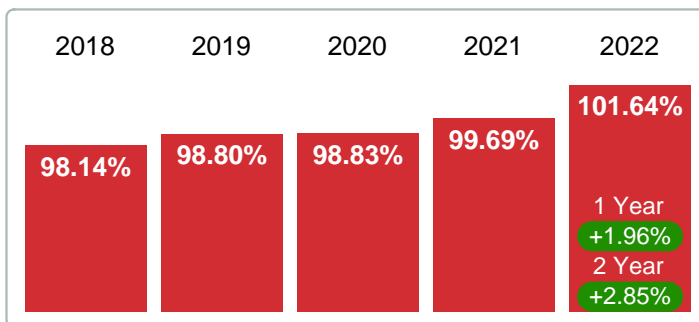
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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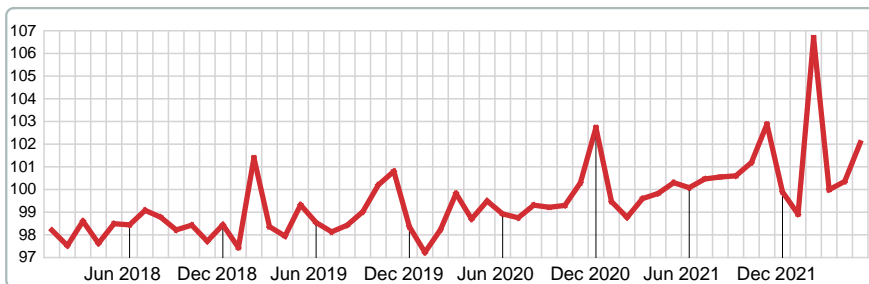
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

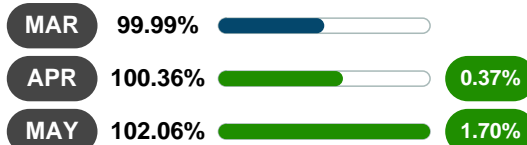


3 MONTHS

5 year MAY AVG = 99.93%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **102.06%**
above the 5 yr MAY average of **99.93%**



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	8	5.80%	101.87%	104.90%	100.06%	0.00%	0.00%
\$125,001 - \$200,000	20	14.49%	101.76%	95.26%	103.19%	100.83%	0.00%
\$200,001 - \$225,000	19	13.77%	103.11%	101.78%	104.62%	93.06%	0.00%
\$225,001 - \$275,000	31	22.46%	102.47%	0.00%	103.18%	100.74%	0.00%
\$275,001 - \$325,000	27	19.57%	102.95%	0.00%	103.30%	102.36%	0.00%
\$325,001 - \$475,000	19	13.77%	100.52%	0.00%	100.01%	100.90%	100.00%
\$475,001 and up	14	10.14%	100.63%	0.00%	100.88%	101.59%	97.79%
Average Sold/List Ratio			102.10%	100.51%	102.93%	100.97%	98.35%
Total Closed Units		100%	102.10%	8	84	42	4
Total Closed Volume				1.08M	21.02M	15.23M	4.19M

May 2022



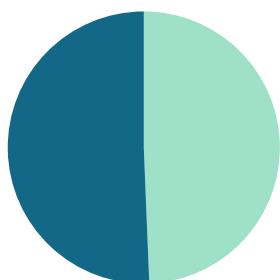
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



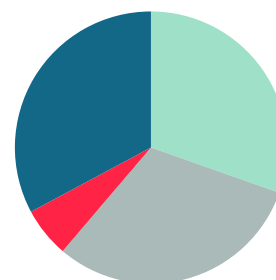
Inventory

- New Listings
154 = 49.36%
- Start Inventory
158
- Total Inventory Units
312
- Volume
\$107,881,348

Market Activity

- Closed Sales
138 = 30.40%
- Pending Sales
140 = 30.84%
- Other Off Market
27 = 5.95%
- Active Inventory
149 = 32.82%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	178	138	-22.47%	715	682	-4.62%
Pending Sales	189	140	-25.93%	819	671	-18.07%
New Listings	192	154	-19.79%	831	716	-13.84%
Average List Price	234,402	297,329	26.85%	232,126	285,846	23.14%
Average Sale Price	235,854	300,869	27.57%	232,044	287,259	23.79%
Average Percent of Selling Price to List Price	100.30%	102.06%	1.75%	99.69%	101.64%	1.96%
Average Days on Market to Sale	12.01	12.03	0.19%	20.41	20.61	0.97%
Monthly Inventory	118	149	26.27%	118	149	26.27%
Months Supply of Inventory	0.79	0.96	21.14%	0.79	0.96	21.14%

Absorption: Last 12 months, an Average of 156 Sales/Month

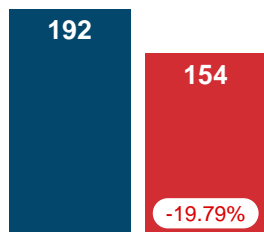
Inventory on May 31, 2022 = 149

2021 **2022**

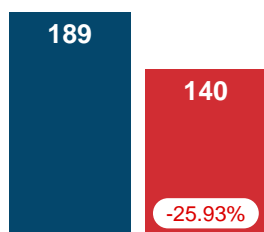
MAY MARKET

AVERAGE PRICES

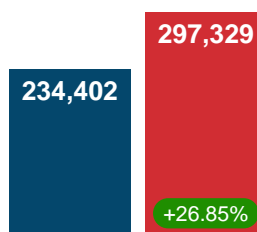
New Listings



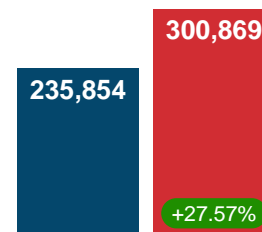
Pending Listings



List Price



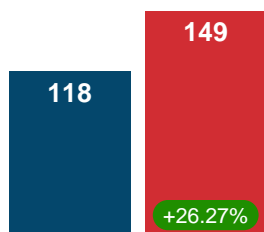
Sale Price



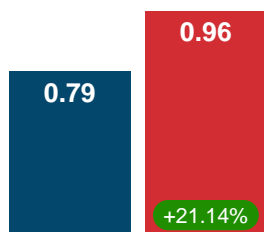
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

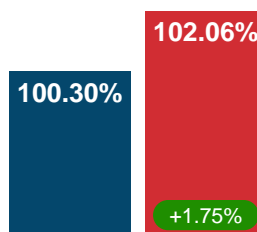
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

