

May 2022



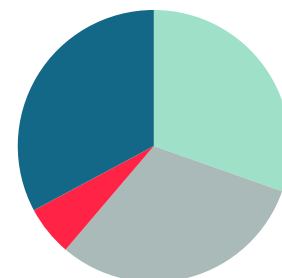
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	202,176	257,450	27.34%
Median Sale Price	206,750	256,389	24.01%
Median Percent of Selling Price to List Price	100.00%	100.34%	0.34%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

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 **24.01%** in May 2022 to \$256,389 versus the previous year at \$206,750.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in May 2022 compared to last year's same month at **4.00** DOM.

Sales Success for May 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 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.

What's in this Issue

Closed Listings	2
Pending Listings	3
New Listings	4
Inventory	5
Months Supply of Inventory	6
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median Percent of Selling Price to List Price	10
Market Summary	11

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

May 2022



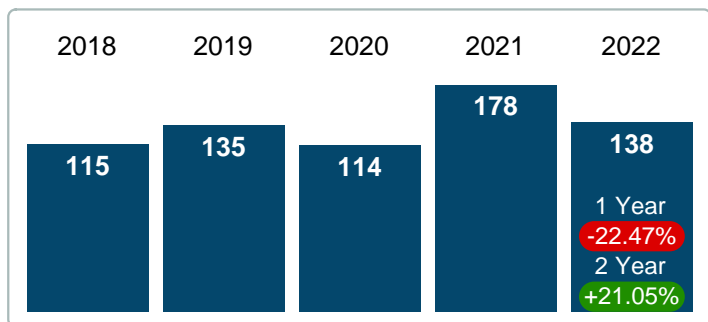
Area Delimited by County Of Wagoner - Residential Property Type



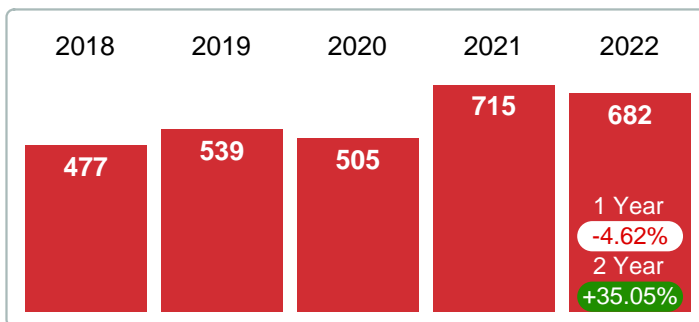
CLOSED LISTINGS

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

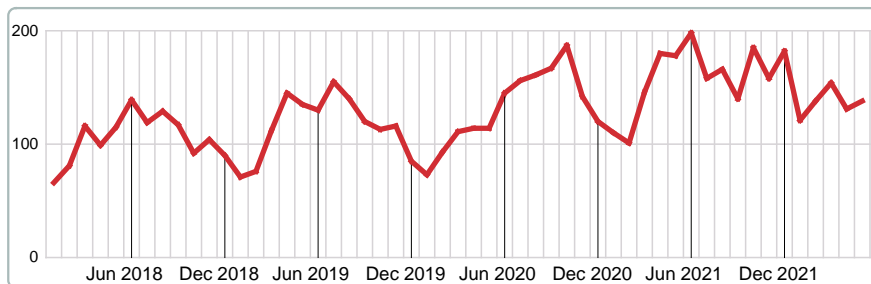
MAY



YEAR TO DATE (YTD)

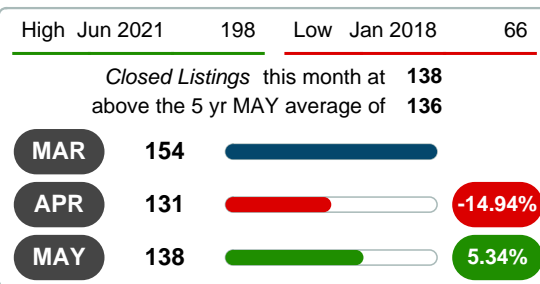


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 136



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	8	5.80%	4.0	3	5	0	0
\$125,001 - \$200,000	20	14.49%	4.0	3	15	2	0
\$200,001 - \$225,000	19	13.77%	5.0	2	15	2	0
\$225,001 - \$275,000	31	22.46%	4.0	0	22	9	0
\$275,001 - \$325,000	27	19.57%	5.0	0	17	10	0
\$325,001 - \$475,000	19	13.77%	2.0	0	7	11	1
\$475,001 and up	14	10.14%	5.5	0	3	8	3
Total Closed Units	138			8	84	42	4
Total Closed Volume	41,519,964	100%	4.0	1.08M	21.02M	15.23M	4.19M
Median Closed Price	\$256,389			\$146,500	\$242,000	\$315,000	\$955,000

May 2022



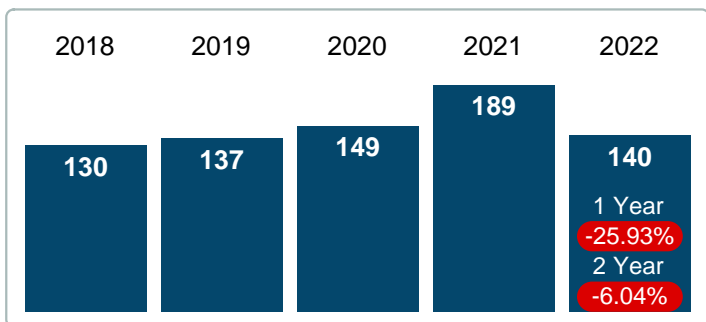
Area Delimited by County Of Wagoner - Residential Property Type



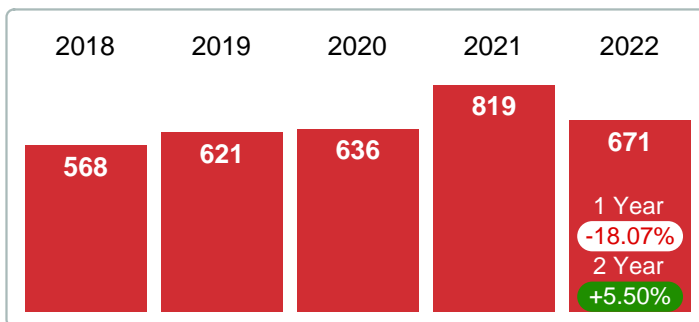
PENDING LISTINGS

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

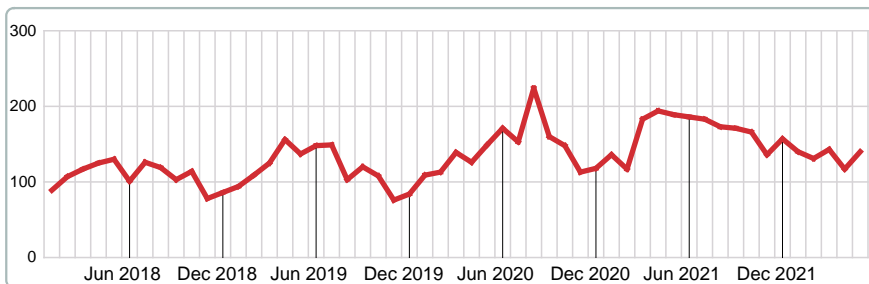
MAY



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



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	9	6.43%	17.0	3	6	0	0
\$125,001 - \$175,000	18	12.86%	6.5	3	13	2	0
\$175,001 - \$225,000	27	19.29%	5.0	3	19	3	2
\$225,001 - \$300,000	32	22.86%	6.5	1	24	7	0
\$300,001 - \$400,000	21	15.00%	8.0	0	13	8	0
\$400,001 - \$450,000	15	10.71%	0.0	0	6	9	0
\$450,001 and up	18	12.86%	1.0	0	4	12	2
Total Pending Units	140			10	85	41	4
Total Pending Volume	42,795,912	100%	5.0	1.48M	21.98M	16.19M	3.14M
Median Listing Price	\$271,340			\$159,450	\$249,900	\$412,810	\$529,500

May 2022



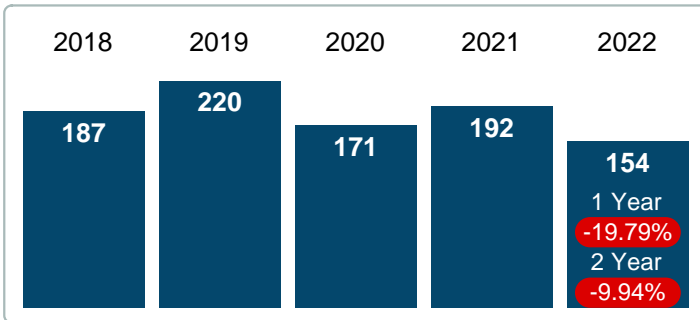
Area Delimited by County Of Wagoner - Residential Property Type



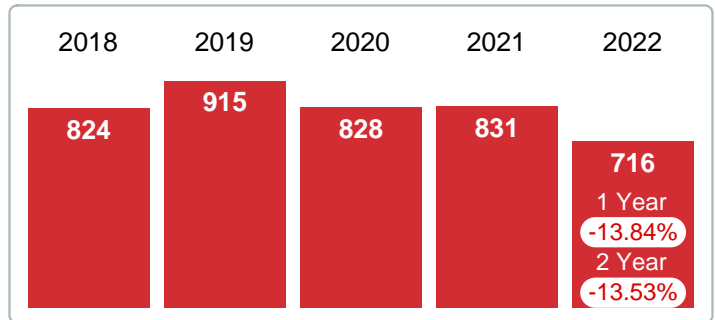
NEW LISTINGS

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

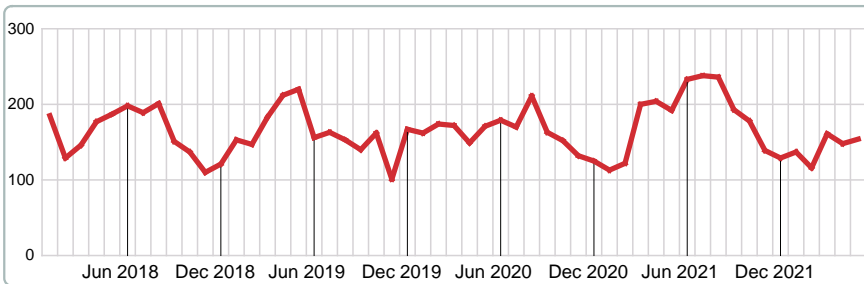
MAY



YEAR TO DATE (YTD)

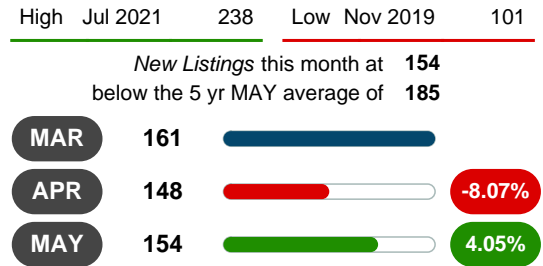


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$275,000		\$165,670	\$240,000	\$413,905	\$279,000

May 2022



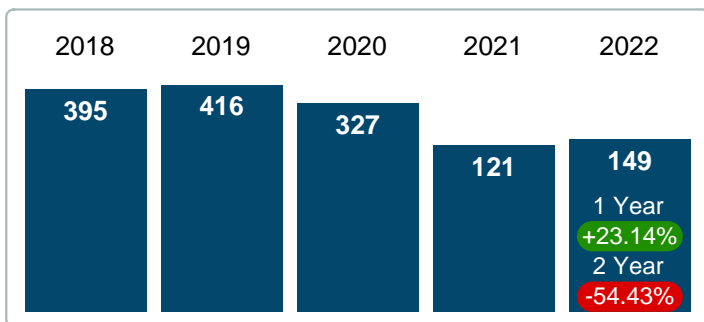
Area Delimited by County Of Wagoner - Residential Property Type



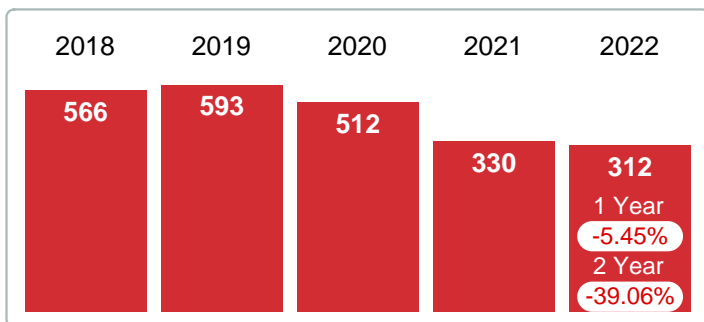
ACTIVE INVENTORY

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

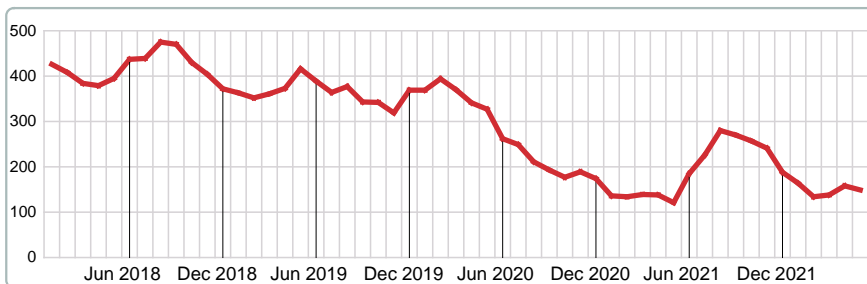
END OF MAY



ACTIVE DURING MAY

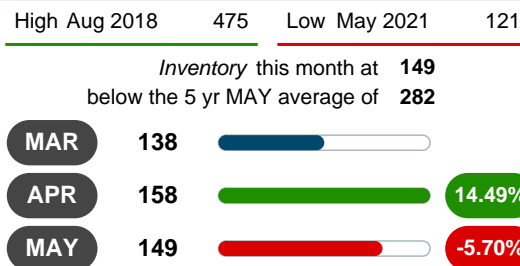


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 282



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	8.05%	69.5	7	5	0	0
\$75,001 - \$150,000	20	13.42%	39.5	8	12	0	0
\$150,001 - \$225,000	23	15.44%	8.0	3	14	3	3
\$225,001 - \$375,000	34	22.82%	60.5	2	16	14	2
\$375,001 - \$475,000	24	16.11%	67.0	2	8	10	4
\$475,001 - \$675,000	21	14.09%	41.0	2	6	13	0
\$675,001 and up	15	10.07%	56.0	0	5	5	5
Total Active Inventory by Units	149			24	66	45	14
Total Active Inventory by Volume	56,110,262	100%	49.0	4.27M	21.96M	19.88M	9.99M
Median Active Inventory Listing Price	\$317,585			\$119,950	\$245,000	\$412,444	\$402,609

May 2022



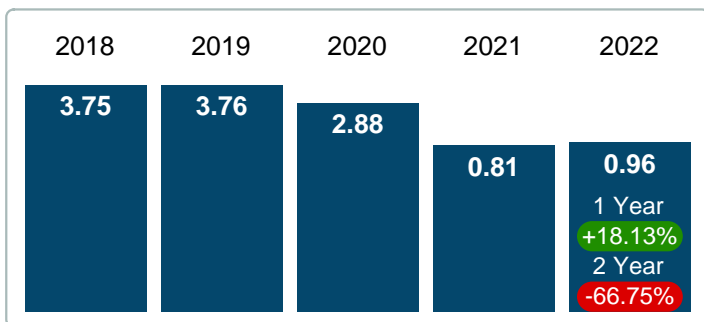
Area Delimited by County Of Wagoner - Residential Property Type



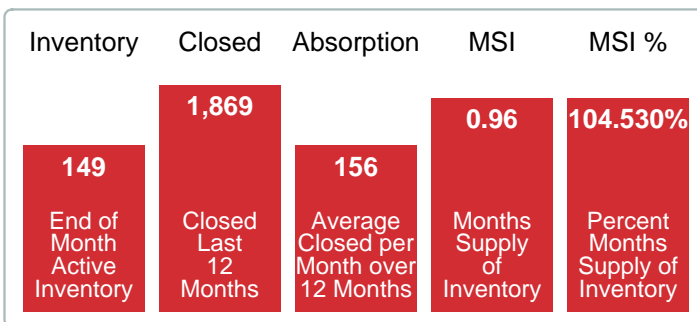
MONTHS SUPPLY of INVENTORY (MSI)

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

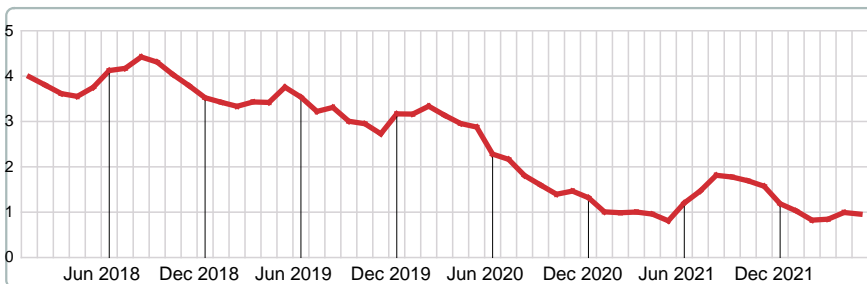
MSI FOR MAY



INDICATORS FOR MAY 2022

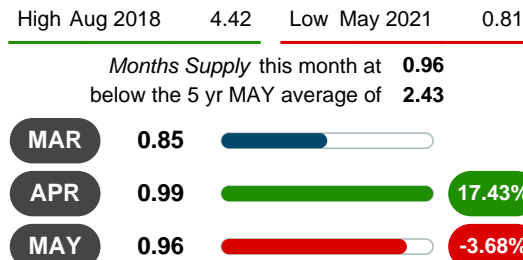


5 YEAR MARKET ACTIVITY TRENDS



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

May 2022



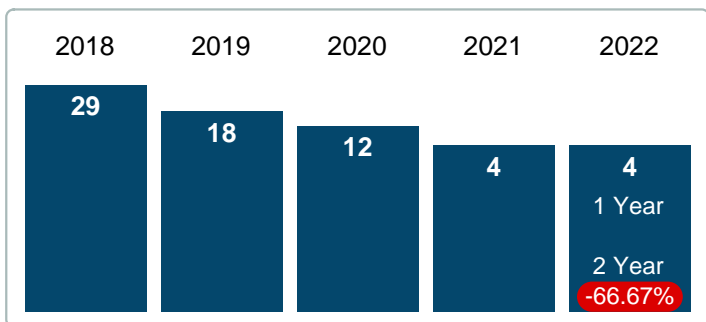
Area Delimited by County Of Wagoner - Residential Property Type



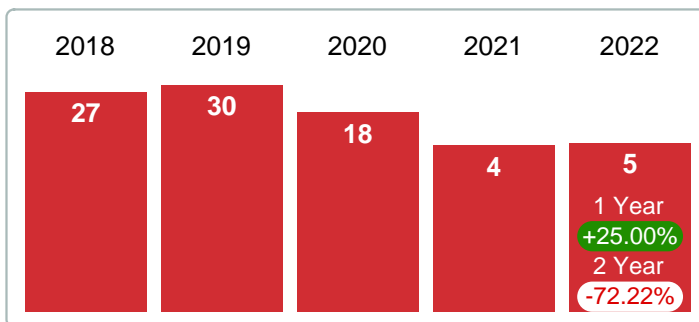
MEDIAN DAYS ON MARKET TO SALE

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

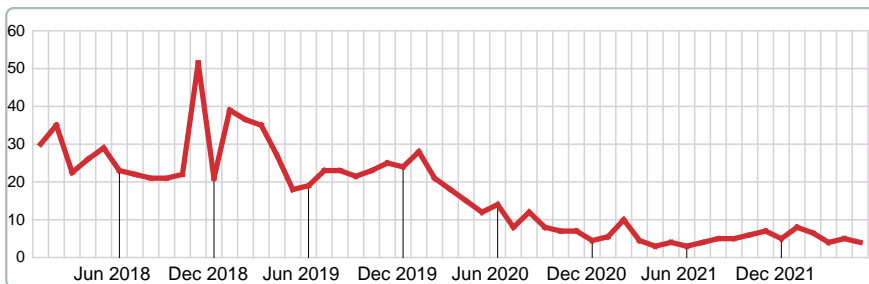
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

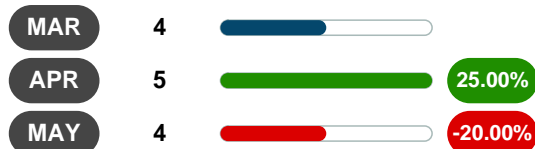


3 MONTHS

5 year MAY AVG = 13

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 4 below the 5 yr MAY average of 13



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	5.80%	4	5	3	0
\$125,001 - \$200,000	20	14.49%	4	7	4	5
\$200,001 - \$225,000	19	13.77%	5	4	4	13
\$225,001 - \$275,000	31	22.46%	4	0	4	4
\$275,001 - \$325,000	27	19.57%	5	0	4	5
\$325,001 - \$475,000	19	13.77%	2	0	2	4
\$475,001 and up	14	10.14%	6	0	4	7
Median Closed DOM		4		5	4	5
Total Closed Units		138		8	84	42
Total Closed Volume		41,519,964		1.08M	21.02M	15.23M

May 2022



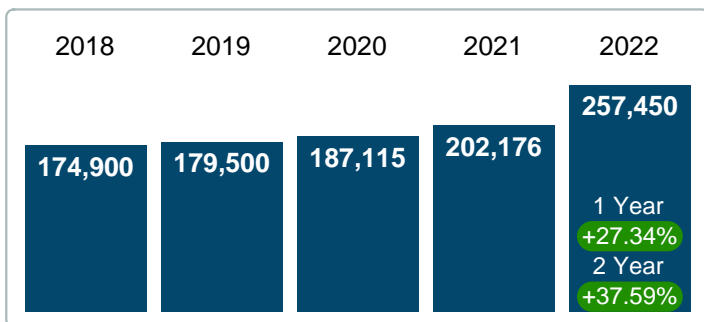
Area Delimited by County Of Wagoner - Residential Property Type



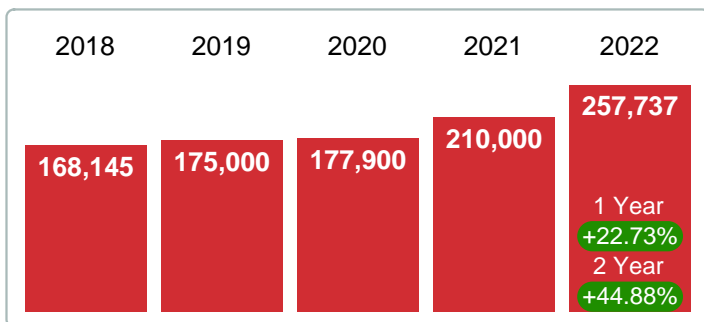
MEDIAN LIST PRICE AT CLOSING

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

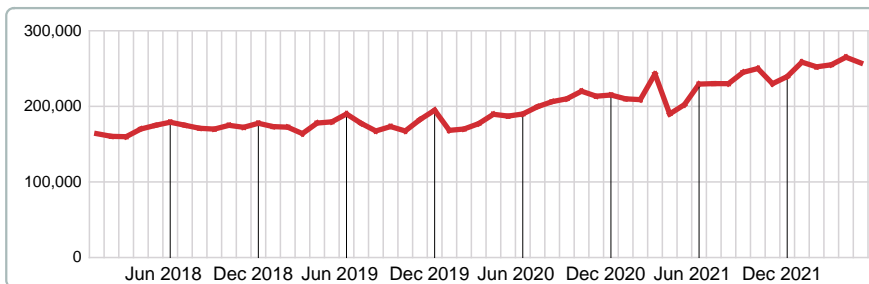
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

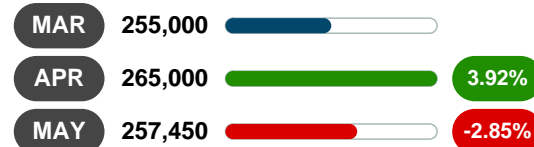


3 MONTHS

5 year MAY AVG = 200,228

High Apr 2022 265,000 Low Mar 2018 159,838

Median List Price at Closing this month at **257,450** above the 5 yr MAY average of **200,228**



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	7	90,000	68,000	103,750	0	0
\$125,001 - \$200,000	28	162,000	165,500	164,950	157,000	0
\$200,001 - \$225,000	20	221,250	215,000	221,500	223,000	0
\$225,001 - \$275,000	29	259,900	0	255,000	259,900	0
\$275,001 - \$325,000	21	295,900	0	285,000	308,500	0
\$325,001 - \$475,000	23	404,900	0	384,950	406,241	475,000
\$475,001 and up	10	687,400	0	612,500	595,000	1,250,000
Median List Price		257,450	150,250	225,000	312,500	962,450
Total Closed Units		138	8	84	42	4
Total Closed Volume		41,031,428	1.09M	20.53M	15.13M	4.28M

May 2022



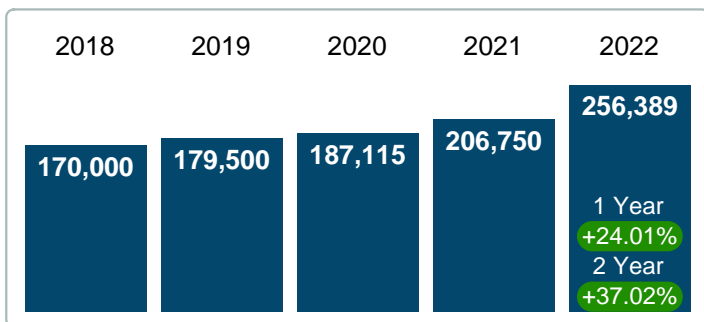
Area Delimited by County Of Wagoner - Residential Property Type



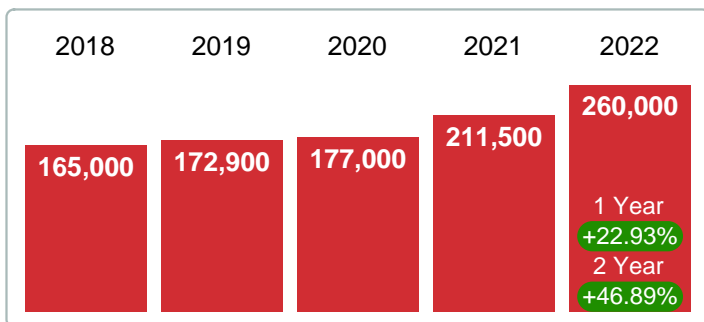
MEDIAN SOLD PRICE AT CLOSING

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

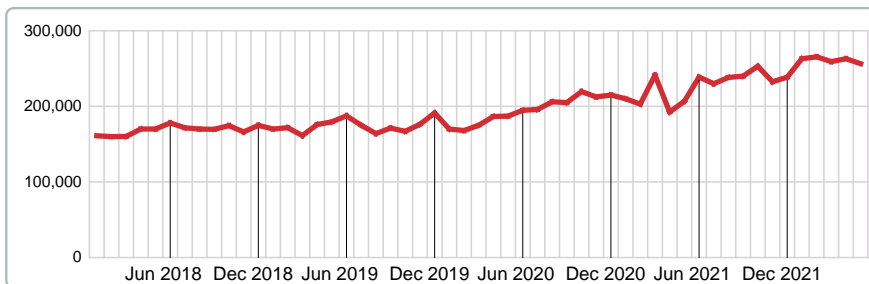
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 199,951

High Feb 2022 265,500 Low Feb 2018 160,000

Median Sold Price at Closing this month at **256,389**
above the 5 yr MAY average of **199,951**

- MAR 259,192
- APR 263,000 +1.47%
- MAY 256,389 -2.51%

MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	8	5.80%	93,000	78,000	100,000	0	0
\$125,001 - \$200,000	20	14.49%	160,000	158,000	168,255	158,250	0
\$200,001 - \$225,000	19	13.77%	215,000	211,013	216,500	220,000	0
\$225,001 - \$275,000	31	22.46%	245,000	0	245,000	255,000	0
\$275,001 - \$325,000	27	19.57%	297,000	0	294,000	302,495	0
\$325,001 - \$475,000	19	13.77%	400,000	0	360,000	400,000	475,000
\$475,001 and up	14	10.14%	532,500	0	515,000	494,281,250,000	
Median Sold Price			256,389	146,500	242,000	315,000	955,000
Total Closed Units		100%	256,389	8	84	42	4
Total Closed Volume			41,519,964	1.08M	21.02M	15.23M	4.19M

May 2022



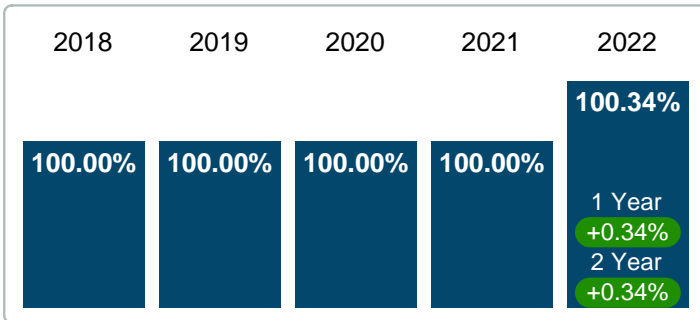
Area Delimited by County Of Wagoner - Residential Property Type



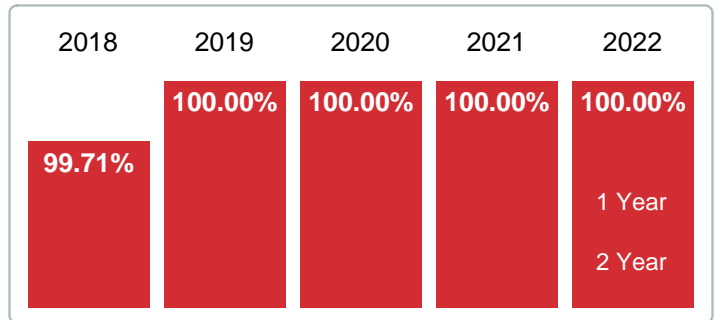
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

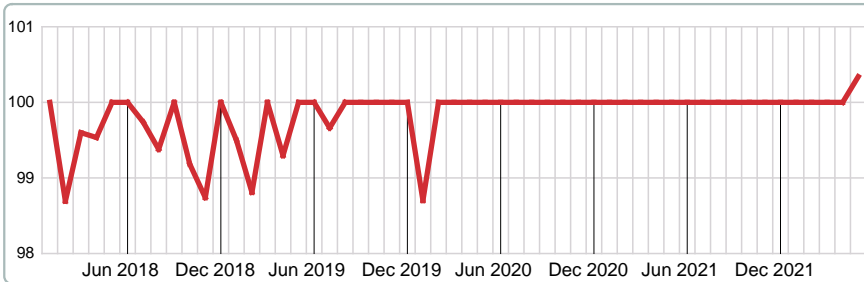
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

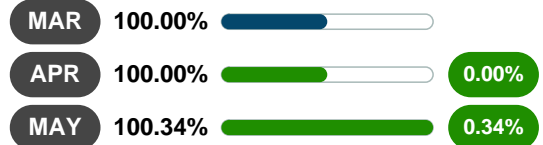


3 MONTHS

5 year MAY AVG = 100.07%

High May 2022 100.34% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.34%** equal to 5 yr MAY average of **100.07%**



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	8	5.80%	100.00%	100.00%	98.46%	0.00%	0.00%
\$125,001 - \$200,000	20	14.49%	101.15%	92.78%	101.59%	100.83%	0.00%
\$200,001 - \$225,000	19	13.77%	101.81%	101.78%	102.85%	93.06%	0.00%
\$225,001 - \$275,000	31	22.46%	100.43%	0.00%	103.63%	100.04%	0.00%
\$275,001 - \$325,000	27	19.57%	102.18%	0.00%	100.71%	103.85%	0.00%
\$325,001 - \$475,000	19	13.77%	100.00%	0.00%	100.00%	100.00%	100.00%
\$475,001 and up	14	10.14%	100.00%	0.00%	99.29%	101.77%	97.79%
Median Sold/List Ratio		100.34%		100.00%	101.58%	100.15%	98.90%
Total Closed Units		138	100%	8	84	42	4
Total Closed Volume		41,519,964		1.08M	21.02M	15.23M	4.19M

May 2022



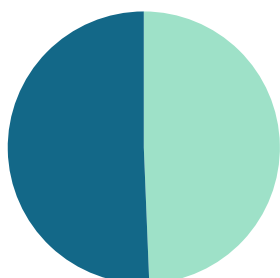
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY



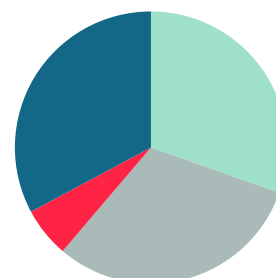
Inventory

- 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%
Median List Price	202,176	257,450	27.34%	210,000	257,737	22.73%
Median Sale Price	206,750	256,389	24.01%	211,500	260,000	22.93%
Median Percent of Selling Price to List Price	100.00%	100.34%	0.34%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	4.00	5.00	25.00%
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

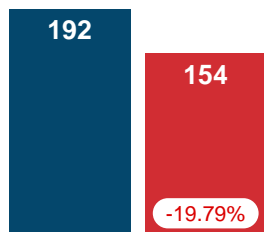
Inventory on May 31, 2022 = 149

2021 **2022**

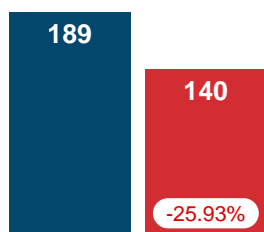
MAY MARKET

MEDIAN PRICES

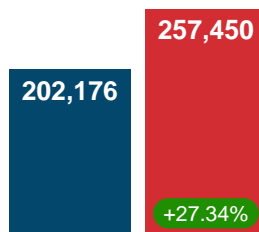
New Listings



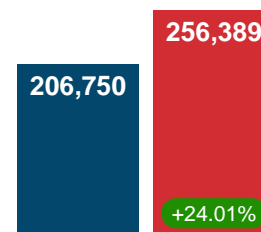
Pending Listings



List Price



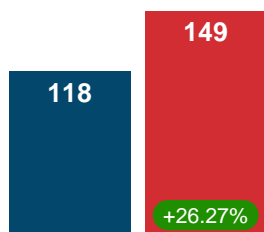
Sale Price



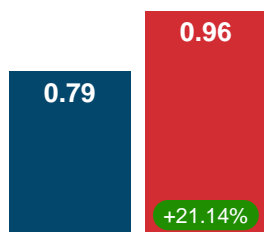
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

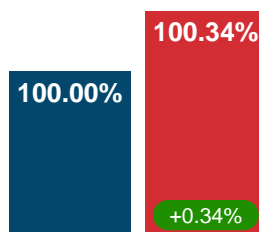
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

+0.00%