

November 2022



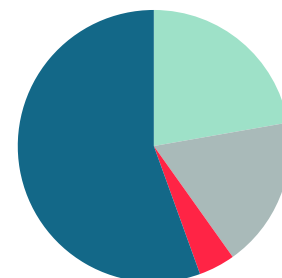
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	November		
	2021	2022	+/-%
Closed Listings	158	113	-28.48%
Pending Listings	136	91	-33.09%
New Listings	139	123	-11.51%
Average List Price	260,540	299,780	15.06%
Average Sale Price	260,544	296,162	13.67%
Average Percent of Selling Price to List Price	102.88%	99.08%	-3.69%
Average Days on Market to Sale	18.87	21.90	16.05%
End of Month Inventory	238	282	18.49%
Months Supply of Inventory	1.55	2.06	32.45%



■ Closed (22.24%)
■ Pending (17.91%)
■ Other OffMarket (4.33%)
■ Active (55.51%)

Absorption: Last 12 months, an Average of **137** Sales/Month
Active Inventory as of November 30, 2022 = **282**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2022 rose **18.49%** to 282 existing homes available for sale. Over the last 12 months this area has had an average of 137 closed sales per month. This represents an unsold inventory index of **2.06** 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 **13.67%** in November 2022 to \$296,162 versus the previous year at \$260,544.

Average Days on Market Lengthens

The average number of **21.90** days that homes spent on the market before selling increased by 3.03 days or **16.05%** in November 2022 compared to last year's same month at **18.87** DOM.

Sales Success for November 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 123 New Listings in November 2022, down **11.51%** from last year at 139. Furthermore, there were 113 Closed Listings this month versus last year at 158, a **-28.48%** decrease.

Closed versus Listed trends yielded a **91.9%** ratio, down from previous year's, November 2021, at **113.7%**, a **19.18%** downswing. This will certainly create pressure on an increasing Month's 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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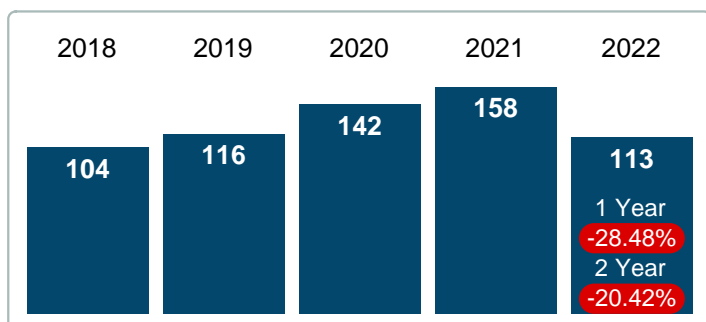
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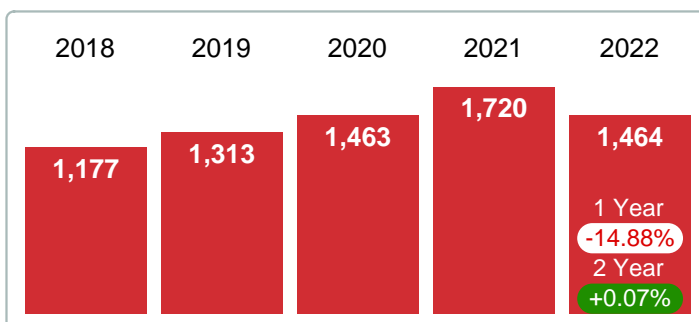
CLOSED LISTINGS

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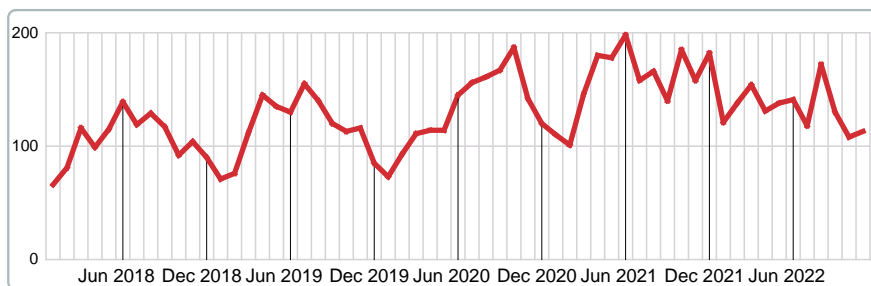
NOVEMBER



YEAR TO DATE (YTD)

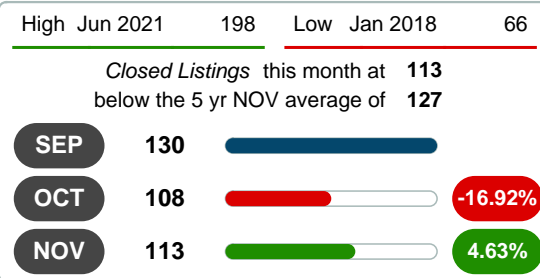


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 127



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	10.62%	26.9	4	7	1	0
\$150,001 - \$175,000	7	6.19%	11.9	0	7	0	0
\$175,001 - \$225,000	21	18.58%	18.0	1	16	4	0
\$225,001 - \$275,000	28	24.78%	17.8	0	20	8	0
\$275,001 - \$350,000	17	15.04%	27.6	0	12	5	0
\$350,001 - \$475,000	13	11.50%	17.8	0	6	7	0
\$475,001 and up	15	13.27%	33.0	0	2	11	2
Total Closed Units	113			5	70	36	2
Total Closed Volume	33,466,291	100%	21.9	406.00K	17.39M	14.44M	1.23M
Average Closed Price	\$296,162			\$81,200	\$248,357	\$401,147	\$617,000

November 2022



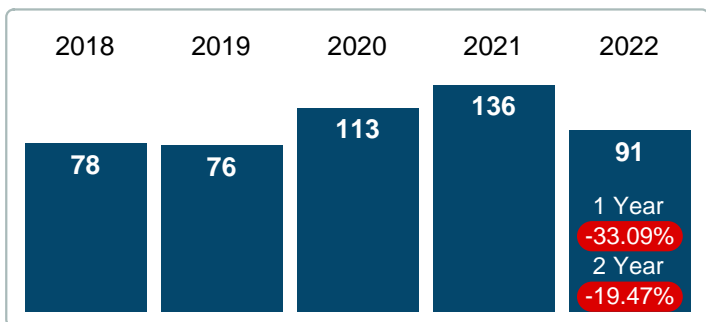
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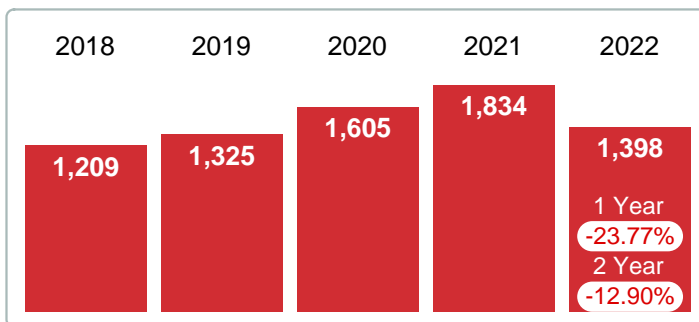
PENDING LISTINGS

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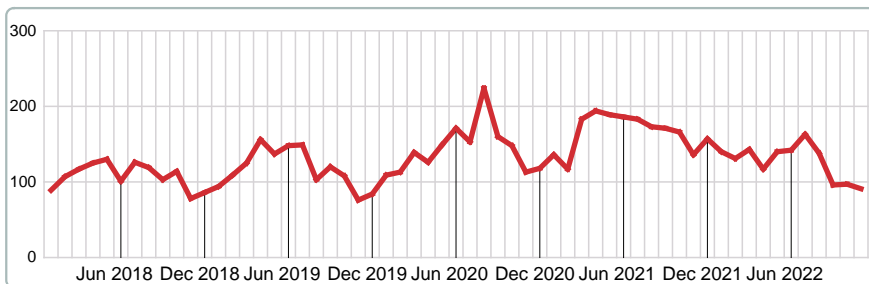
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **91**
below the 5 yr NOV average of **99**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	10.99%	17.4	5	4	1	0
\$100,001 - \$150,000	9	9.89%	19.6	4	5	0	0
\$150,001 - \$225,000	17	18.68%	39.5	0	13	4	0
\$225,001 - \$250,000	17	18.68%	39.5	1	13	3	0
\$250,001 - \$300,000	16	17.58%	40.8	1	13	1	1
\$300,001 - \$450,000	12	13.19%	43.6	0	7	5	0
\$450,001 and up	10	10.99%	93.2	0	3	6	1
Total Pending Units	91			11	58	20	2
Total Pending Volume	23,253,703	100%	42.1	1.39M	14.19M	6.88M	789.90K
Average Listing Price	\$253,360			\$126,399	\$244,647	\$344,195	\$394,950

November 2022



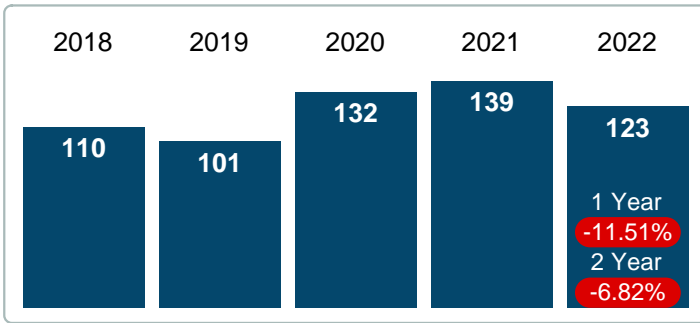
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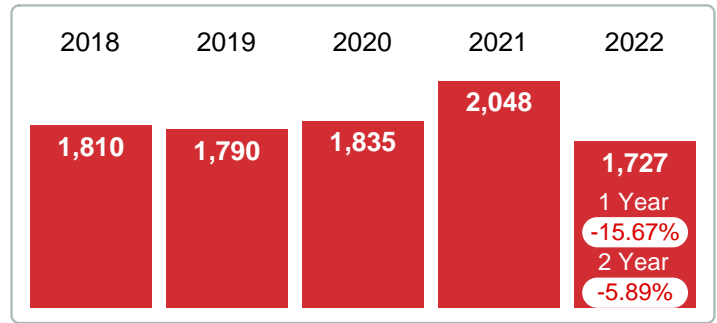
NEW LISTINGS

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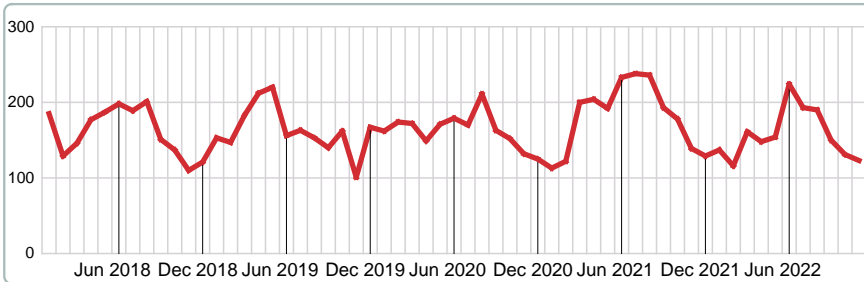
NOVEMBER



YEAR TO DATE (YTD)

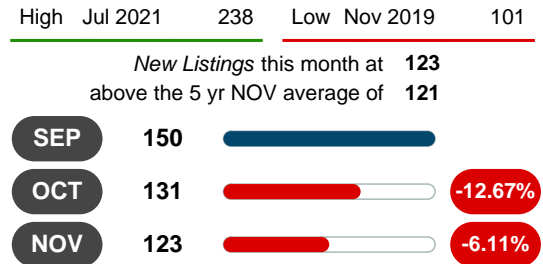


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 121



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7	5.69%	2	3	2	0
\$100,001 - \$175,000	16	13.01%	3	11	2	0
\$175,001 - \$225,000	21	17.07%	3	14	4	0
\$225,001 - \$300,000	30	24.39%	2	24	4	0
\$300,001 - \$350,000	18	14.63%	0	10	8	0
\$350,001 - \$425,000	17	13.82%	0	7	10	0
\$425,001 and up	14	11.38%	0	3	10	1
Total New Listed Units	123		10	72	40	1
Total New Listed Volume	35,129,814	100%	1.59M	18.51M	14.44M	589.50K
Average New Listed Listing Price	\$263,465		\$159,159	\$257,015	\$361,092	\$589,500

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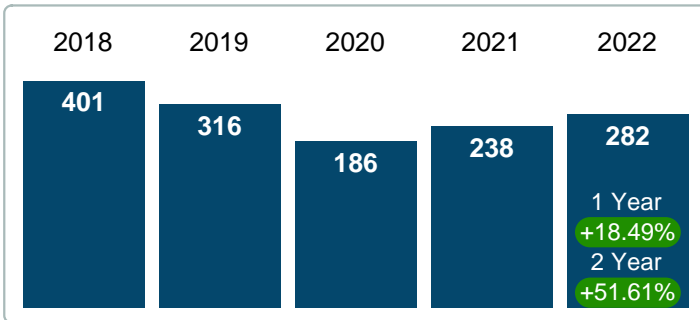
Area Delimited by County Of Wagoner - Residential Property Type



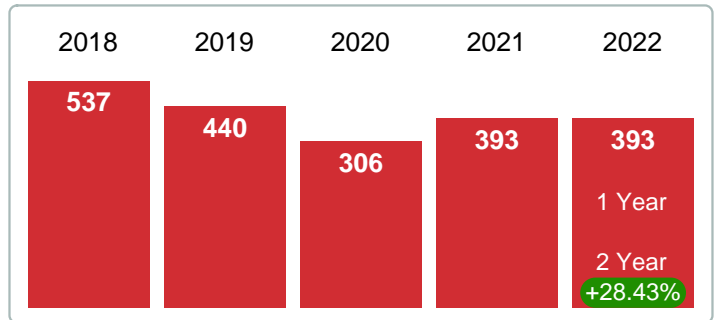
ACTIVE INVENTORY

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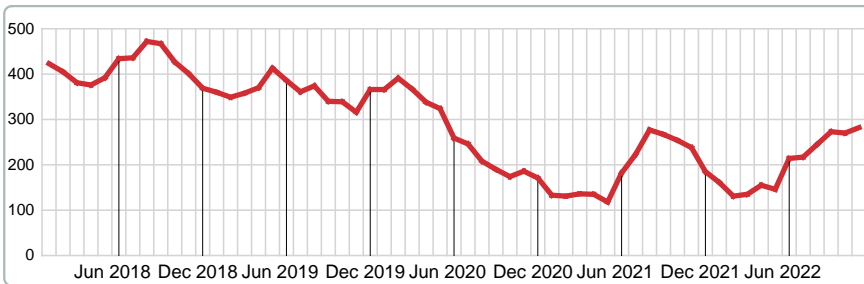
END OF NOVEMBER



ACTIVE DURING NOVEMBER

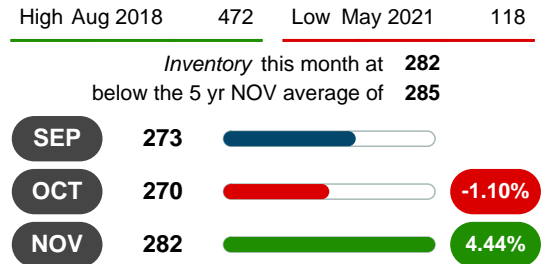


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	28	9.93%	65.3	7	15	5	1
\$150,001 - \$200,000	17	6.03%	54.8	2	10	4	1
\$200,001 - \$250,000	54	19.15%	56.2	3	37	12	2
\$250,001 - \$350,000	73	25.89%	71.0	0	44	26	3
\$350,001 - \$425,000	41	14.54%	67.5	0	19	22	0
\$425,001 - \$525,000	32	11.35%	87.9	1	11	19	1
\$525,001 and up	37	13.12%	86.3	0	8	21	8
Total Active Inventory by Units				282			
Total Active Inventory by Volume				101,897,053	100%	70.0	
Average Active Inventory Listing Price				\$361,337			
				13	144	109	16
				1.85M	45.34M	44.89M	9.81M
				\$142,577	\$314,846	\$411,877	\$613,193

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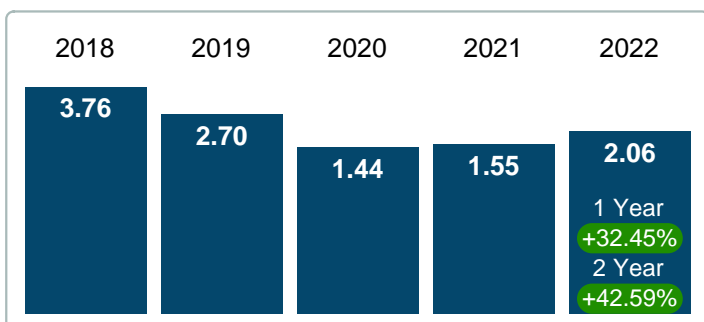
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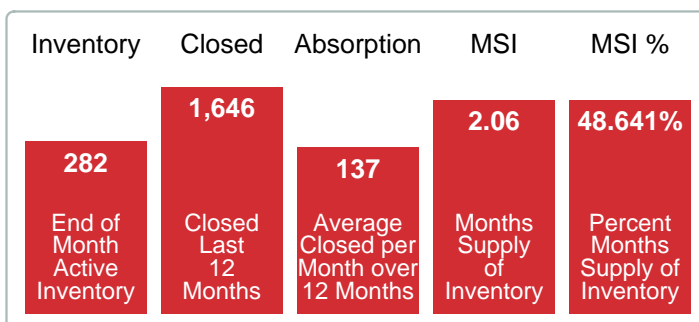
MONTHS SUPPLY of INVENTORY (MSI)

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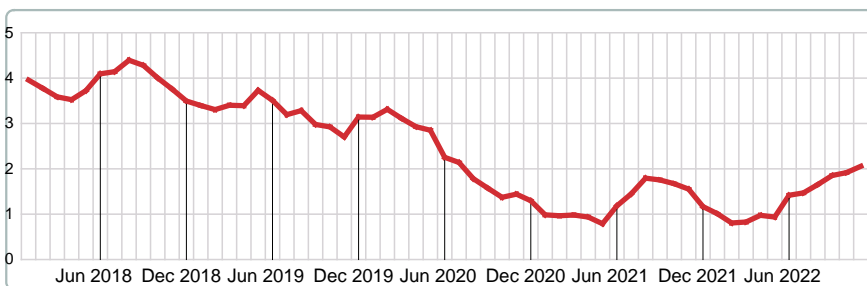
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

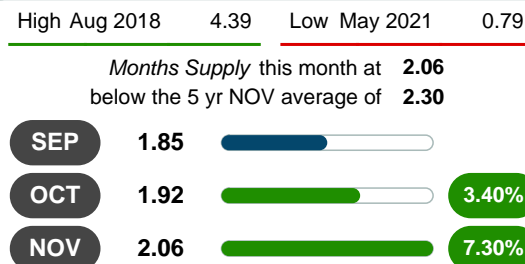


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.30



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
\$150,000 and less	28	9.93%	1.70	1.38	1.45	4.62	0.00
\$150,001 - \$200,000	17	6.03%	0.99	1.71	0.73	1.85	6.00
\$200,001 - \$250,000	54	19.15%	1.66	3.00	1.40	2.40	12.00
\$250,001 - \$350,000	73	25.89%	1.98	0.00	2.06	1.77	6.00
\$350,001 - \$425,000	41	14.54%	2.80	0.00	2.62	3.38	0.00
\$425,001 - \$525,000	32	11.35%	3.00	0.00	3.30	3.00	1.00
\$525,001 and up	37	13.12%	4.31	0.00	4.57	4.00	5.65
Market Supply of Inventory (MSI)			2.06	1.58	1.71	2.66	4.27
Total Active Inventory by Units		100%	282	13	144	109	16

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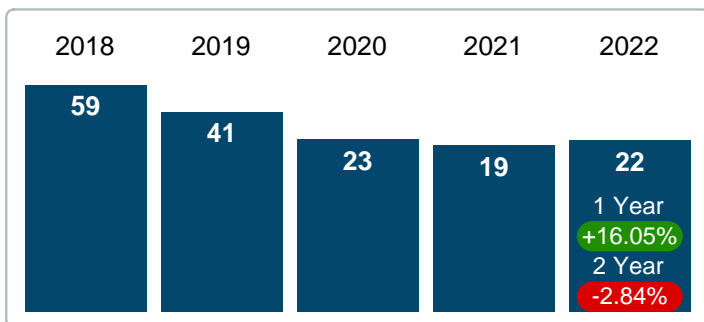
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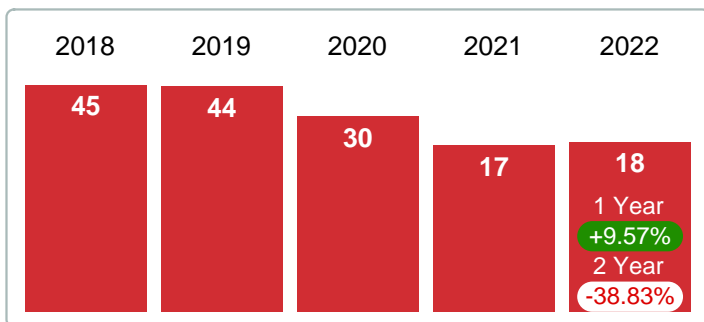
AVERAGE DAYS ON MARKET TO SALE

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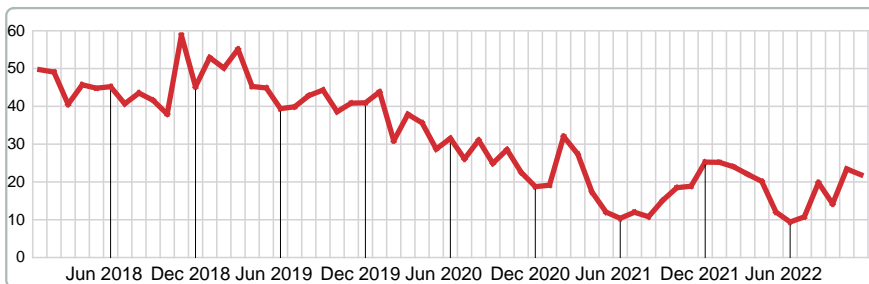
NOVEMBER



YEAR TO DATE (YTD)

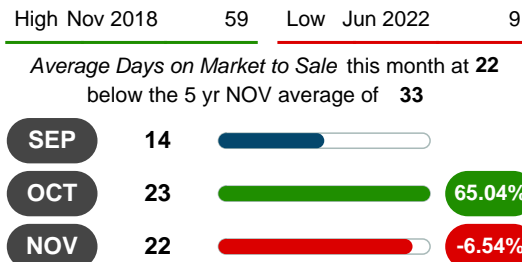


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 33



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
\$150,000 and less	10.62%	27	4	43	6	0
\$150,001 - \$175,000	6.19%	12	0	12	0	0
\$175,001 - \$225,000	18.58%	18	1	20	14	0
\$225,001 - \$275,000	24.78%	18	0	20	11	0
\$275,001 - \$350,000	15.04%	28	0	27	30	0
\$350,001 - \$475,000	11.50%	18	0	9	26	0
\$475,001 and up	13.27%	33	0	19	30	67
Average Closed DOM		22	4	22	22	67
Total Closed Units	100%	22	5	70	36	2
Total Closed Volume		33,466,291	406.00K	17.39M	14.44M	1.23M

November 2022



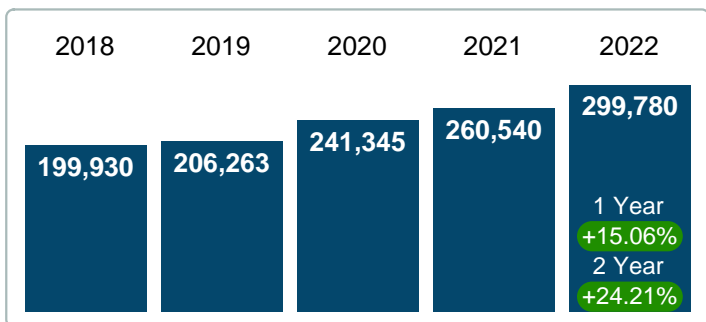
Area Delimited by County Of Wagoner - Residential Property Type



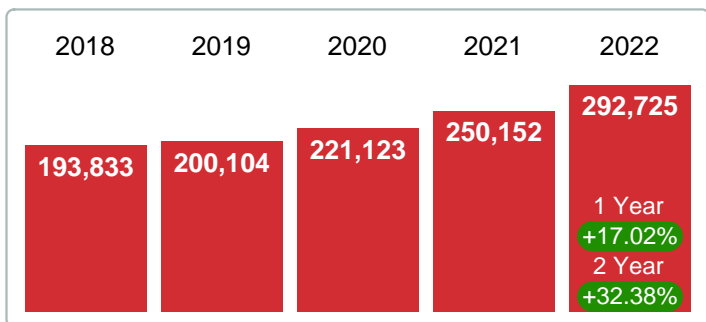
AVERAGE LIST PRICE AT CLOSING

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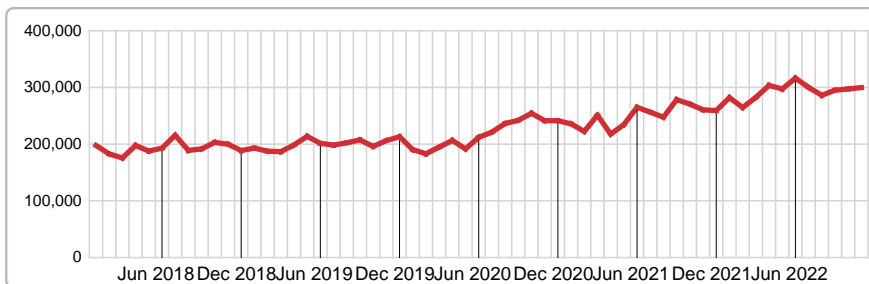
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

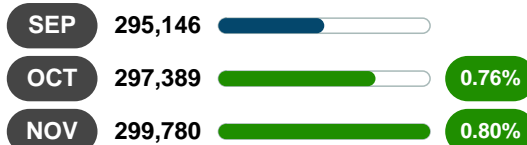


3 MONTHS

5 year NOV AVG = 241,572

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

Average List Price at Closing this month at **299,780**
above the 5 yr NOV average of **241,572**



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
\$150,000 and less	11	9.73%	89,626	51,248	128,000	39,900	0
\$150,001 - \$175,000	10	8.85%	166,940	0	169,057	0	0
\$175,001 - \$225,000	17	15.04%	206,626	220,000	203,572	224,213	0
\$225,001 - \$275,000	28	24.78%	246,172	0	243,035	261,414	0
\$275,001 - \$350,000	20	17.70%	314,718	0	314,543	317,457	0
\$350,001 - \$475,000	13	11.50%	405,184	0	395,438	395,985	0
\$475,001 and up	14	12.39%	660,903	0	560,000	668,965	619,950
Average List Price			299,780	84,998	249,491	409,607	619,950
Total Closed Units		100%	299,780	5	70	36	2
Total Closed Volume			33,875,134	424.99K	17.46M	14.75M	1.24M

November 2022



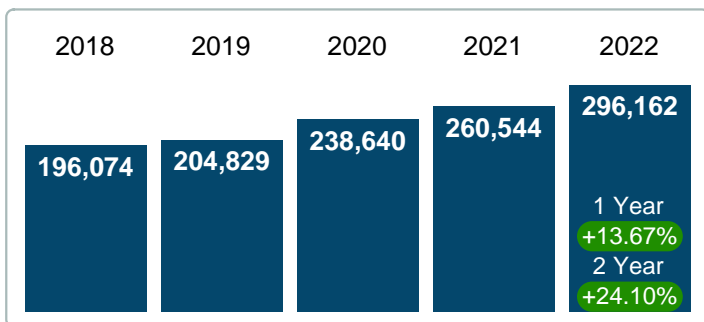
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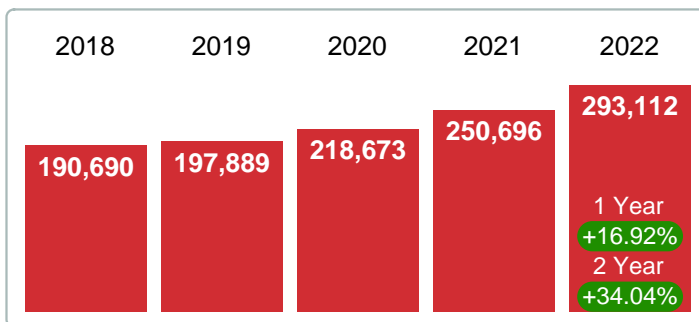
AVERAGE SOLD PRICE AT CLOSING

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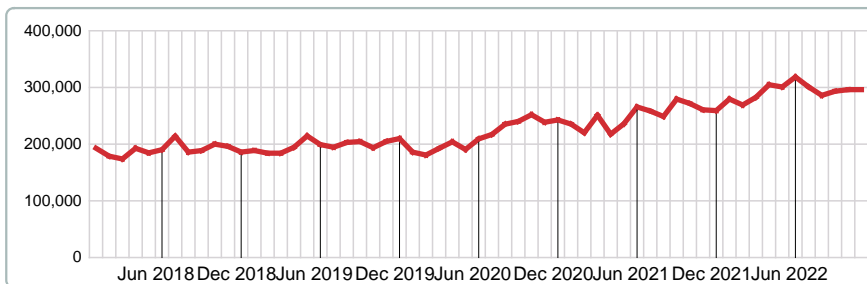
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 239,250

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

Average Sold Price at Closing this month at **296,162**
above the 5 yr NOV average of **239,250**

SEP	293,344	<div style="width: 80%;"></div>
OCT	296,131	<div style="width: 100%;"></div> 0.95%
NOV	296,162	<div style="width: 100%;"></div> 0.01%

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
\$150,000 and less 12	10.62%	93,670	46,500	128,291	40,000	0
\$150,001 - \$175,000 7	6.19%	164,643	0	164,643	0	0
\$175,001 - \$225,000 21	18.58%	205,076	220,000	202,897	210,064	0
\$225,001 - \$275,000 28	24.78%	245,761	0	241,854	255,528	0
\$275,001 - \$350,000 17	15.04%	314,423	0	313,985	315,477	0
\$350,001 - \$475,000 13	11.50%	393,355	0	393,871	392,914	0
\$475,001 and up 15	13.27%	636,202	0	560,000	653,548	617,000
Average Sold Price		296,162	81,200	248,357	401,147	617,000
Total Closed Units	100%	296,162	5	70	36	2
Total Closed Volume		33,466,291	406.00K	17.39M	14.44M	1.23M

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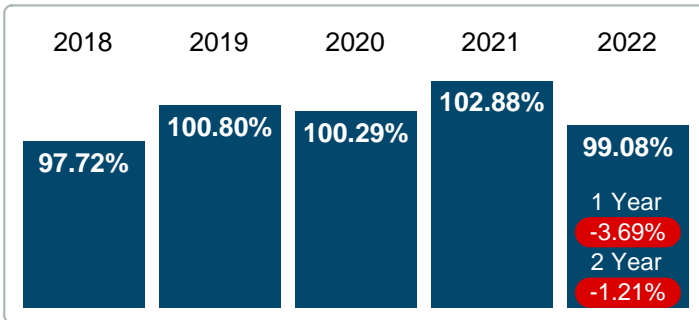
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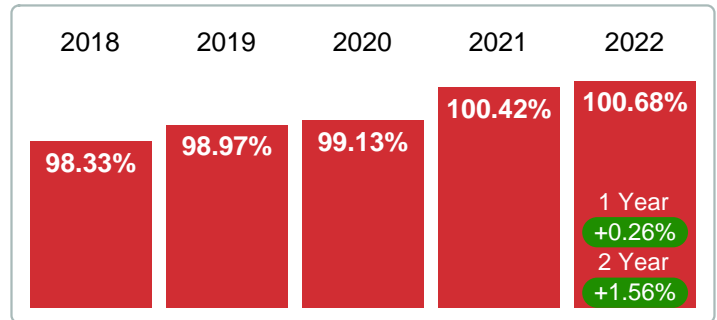
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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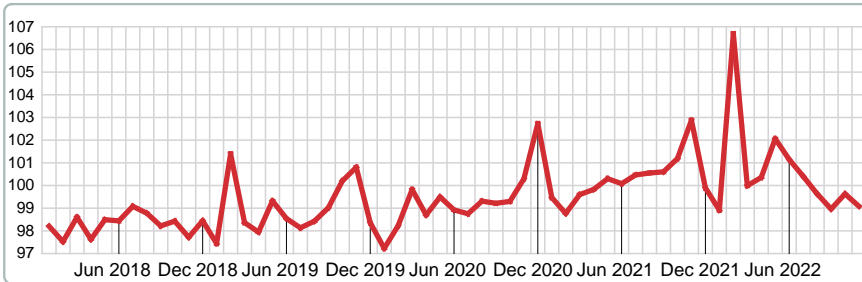
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

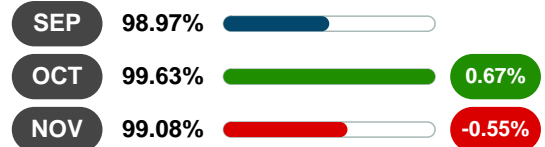


3 MONTHS

5 year NOV AVG = 100.15%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.08%**
below the 5 yr NOV average of **100.15%**



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
\$150,000 and less	12	10.62%	96.25%	88.03%	100.38%	100.25%	0.00%
\$150,001 - \$175,000	7	6.19%	97.52%	0.00%	97.52%	0.00%	0.00%
\$175,001 - \$225,000	21	18.58%	99.26%	100.00%	99.99%	96.16%	0.00%
\$225,001 - \$275,000	28	24.78%	99.04%	0.00%	99.52%	97.84%	0.00%
\$275,001 - \$350,000	17	15.04%	99.74%	0.00%	99.89%	99.38%	0.00%
\$350,001 - \$475,000	13	11.50%	99.53%	0.00%	99.88%	99.23%	0.00%
\$475,001 and up	15	13.27%	100.75%	0.00%	100.00%	101.09%	99.67%
Average Sold/List Ratio		99.10%		90.42%	99.62%	99.20%	99.67%
Total Closed Units		113	100%	5	70	36	2
Total Closed Volume		33,466,291		406.00K	17.39M	14.44M	1.23M

November 2022



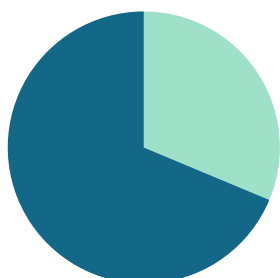
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

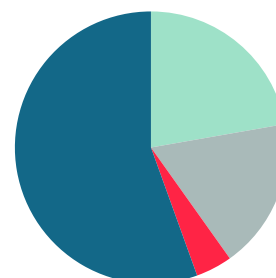


Inventory
 New Listings
123 = 31.30%
 Start Inventory
270
 Total Inventory Units
393
 Volume
\$131,931,534

Market Activity

Closed Sales
113 = 22.24%
 Pending Sales
91 = 17.91%
 Other Off Market
22 = 4.33%
 Active Inventory
282 = 55.51%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	158	113	-28.48%	1,720	1,464	-14.88%
Pending Sales	136	91	-33.09%	1,834	1,398	-23.77%
New Listings	139	123	-11.51%	2,048	1,727	-15.67%
Average List Price	260,540	299,780	15.06%	250,152	292,725	17.02%
Average Sale Price	260,544	296,162	13.67%	250,696	293,112	16.92%
Average Percent of Selling Price to List Price	102.88%	99.08%	-3.69%	100.42%	100.68%	0.26%
Average Days on Market to Sale	18.87	21.90	16.05%	16.77	18.38	9.57%
Monthly Inventory	238	282	18.49%	238	282	18.49%
Months Supply of Inventory	1.55	2.06	32.45%	1.55	2.06	32.45%

Absorption: Last 12 months, an Average of **137** Sales/Month

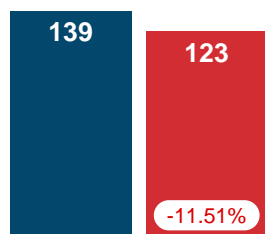
Inventory on November 30, 2022 = **282**

2021 **2022**

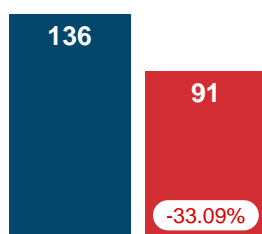
NOVEMBER MARKET

AVERAGE PRICES

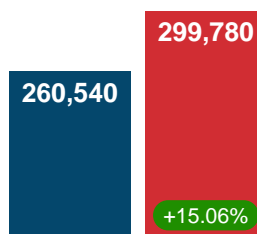
New Listings



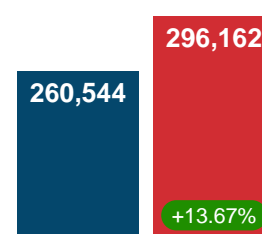
Pending Listings



List Price



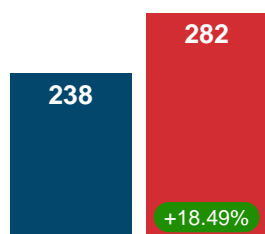
Sale Price



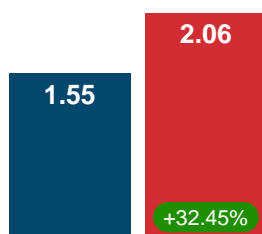
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

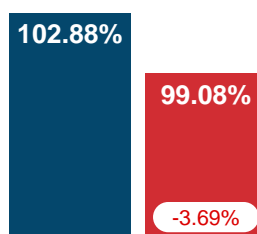
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

