

November 2022



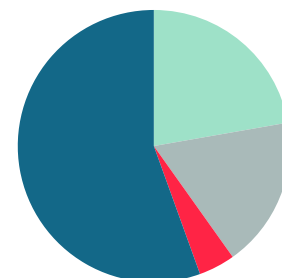
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	November 2022	+/-%
Closed Listings	158	113	-28.48%
Pending Listings	136	91	-33.09%
New Listings	139	123	-11.51%
Median List Price	229,950	254,900	10.85%
Median Sale Price	232,500	243,860	4.89%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	7.00	9.00	28.57%
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.

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 **4.89%** in November 2022 to \$243,860 versus the previous year at \$232,500.

Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 2.00 days or **28.57%** in November 2022 compared to last year's same month at **7.00** DOM.

Sales Success for November 2022 is Positive

Overall, with Median 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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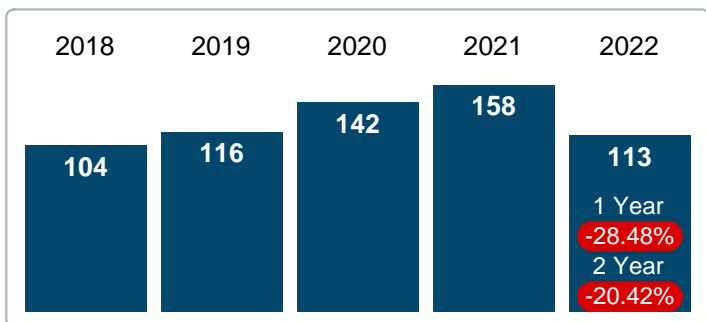
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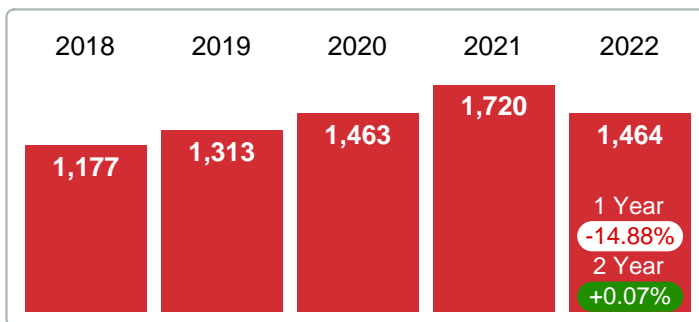
CLOSED LISTINGS

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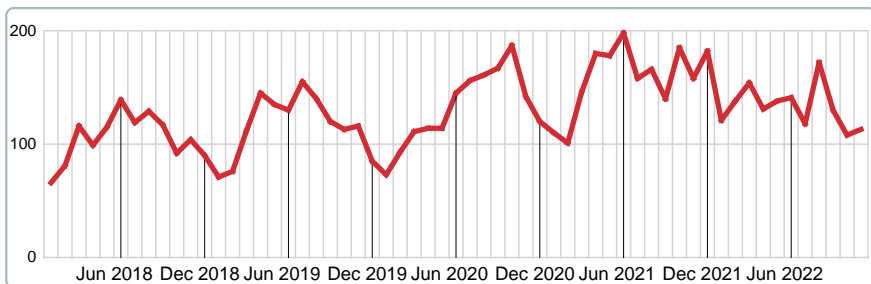
NOVEMBER



YEAR TO DATE (YTD)

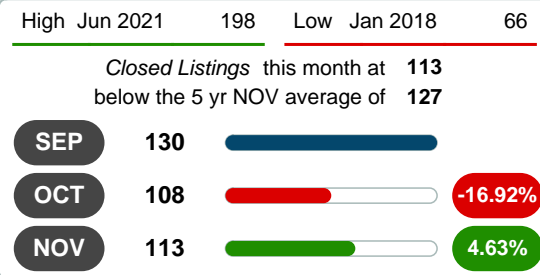


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 127



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	12	10.62%	6.0	4	7	1	0
\$150,001 - \$175,000	7	6.19%	9.0	0	7	0	0
\$175,001 - \$225,000	21	18.58%	6.0	1	16	4	0
\$225,001 - \$275,000	28	24.78%	11.0	0	20	8	0
\$275,001 - \$350,000	17	15.04%	15.0	0	12	5	0
\$350,001 - \$475,000	13	11.50%	6.0	0	6	7	0
\$475,001 and up	15	13.27%	17.0	0	2	11	2
Total Closed Units	113			5	70	36	2
Total Closed Volume	33,466,291	100%	9.0	406.00K	17.39M	14.44M	1.23M
Median Closed Price	\$243,860			\$55,000	\$231,250	\$352,998	\$617,000

November 2022



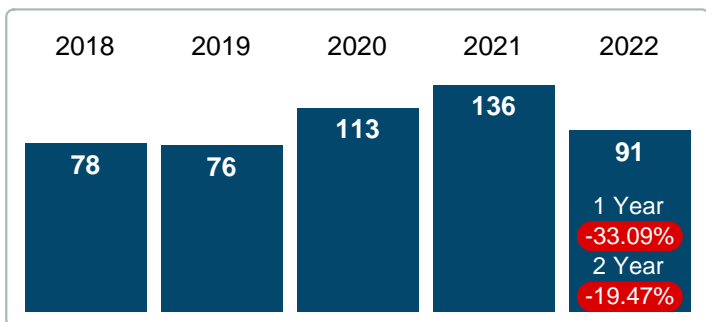
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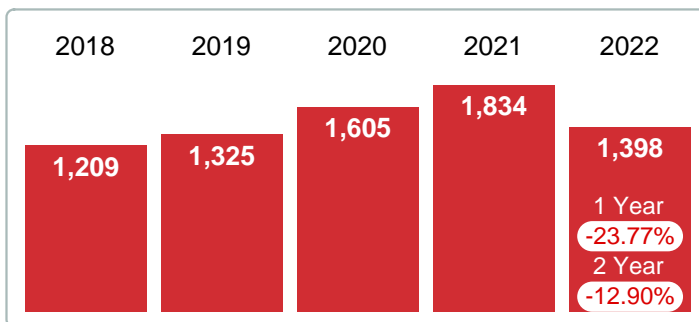
PENDING LISTINGS

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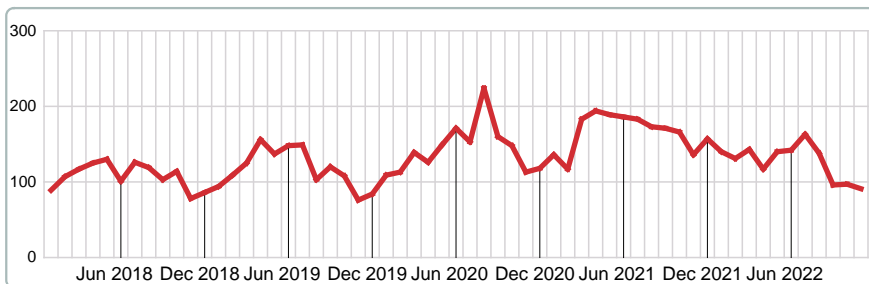
NOVEMBER



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	10	10.99%	8.5	5	4	1	0
\$100,001 - \$150,000	9	9.89%	9.0	4	5	0	0
\$150,001 - \$225,000	17	18.68%	30.0	0	13	4	0
\$225,001 - \$250,000	17	18.68%	29.0	1	13	3	0
\$250,001 - \$300,000	16	17.58%	27.0	1	13	1	1
\$300,001 - \$450,000	12	13.19%	17.0	0	7	5	0
\$450,001 and up	10	10.99%	72.0	0	3	6	1
Total Pending Units	91			11	58	20	2
Total Pending Volume	23,253,703	100%	25.0	1.39M	14.19M	6.88M	789.90K
Median Listing Price	\$240,000			\$117,000	\$240,000	\$335,733	\$394,950

November 2022



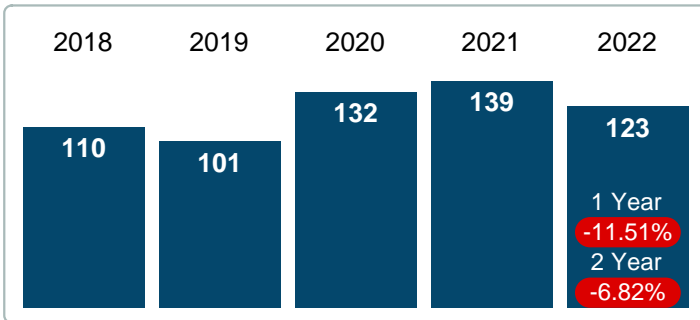
Area Delimited by County Of Wagoner - Residential Property Type



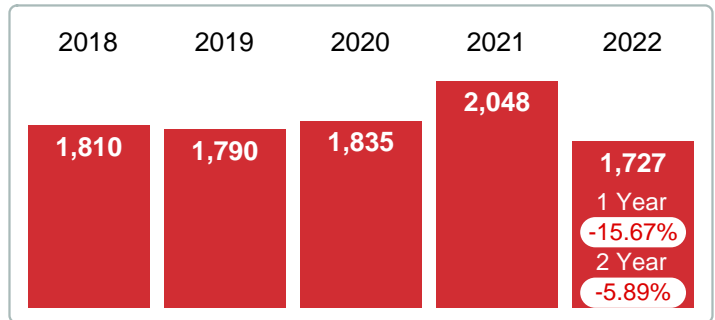
NEW LISTINGS

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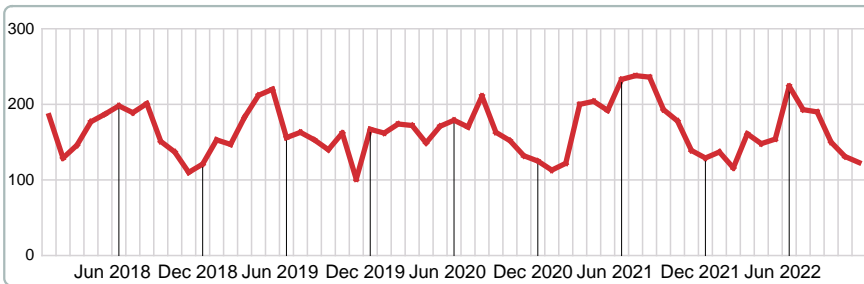
NOVEMBER



YEAR TO DATE (YTD)

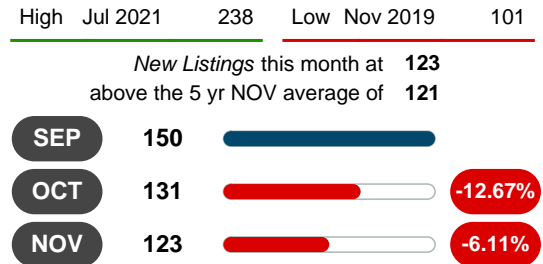


5 YEAR MARKET ACTIVITY TRENDS



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
Median New Listed Listing Price	\$267,990		\$159,900	\$240,000	\$350,546	\$589,500

November 2022



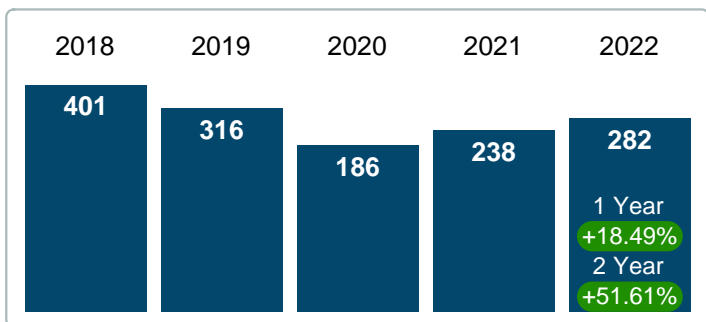
Area Delimited by County Of Wagoner - Residential Property Type



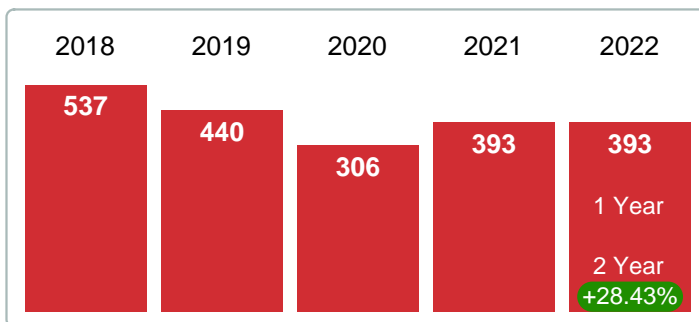
ACTIVE INVENTORY

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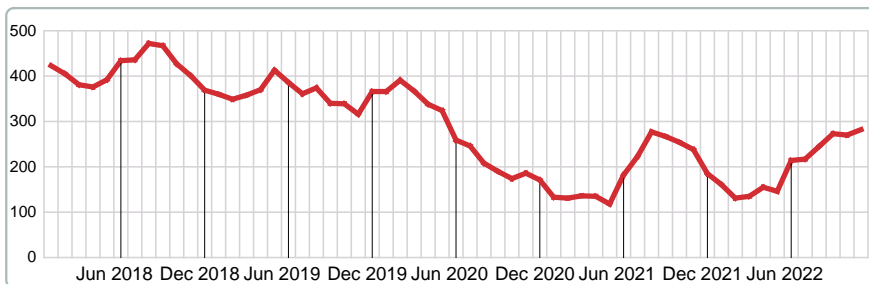
END OF NOVEMBER



ACTIVE DURING NOVEMBER

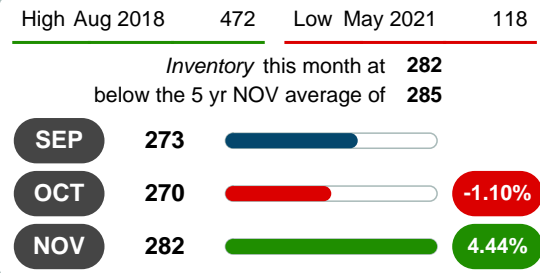


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 285



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	28	9.93%	50.0	7	15	5	1
\$150,001 - \$200,000	17	6.03%	34.0	2	10	4	1
\$200,001 - \$250,000	54	19.15%	49.5	3	37	12	2
\$250,001 - \$350,000	73	25.89%	61.0	0	44	26	3
\$350,001 - \$425,000	41	14.54%	34.0	0	19	22	0
\$425,001 - \$525,000	32	11.35%	84.0	1	11	19	1
\$525,001 and up	37	13.12%	75.0	0	8	21	8
Total Active Inventory by Units	282			13	144	109	16
Total Active Inventory by Volume	101,897,053	100%	59.5	1.85M	45.34M	44.89M	9.81M
Median Active Inventory Listing Price	\$317,463			\$120,000	\$275,000	\$365,309	\$489,945

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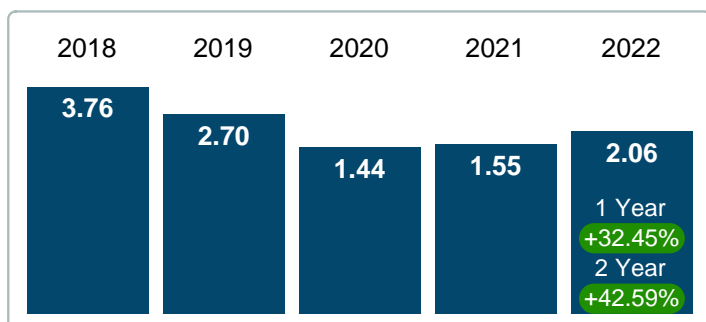
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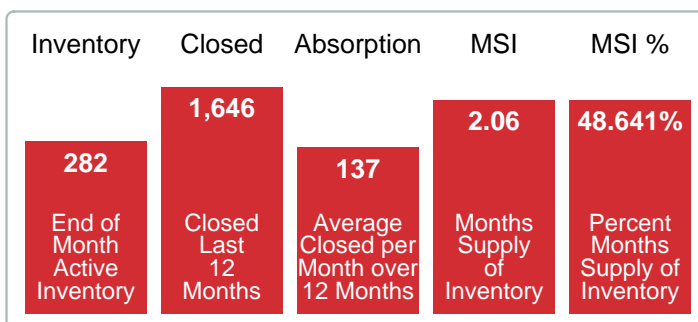
MONTHS SUPPLY of INVENTORY (MSI)

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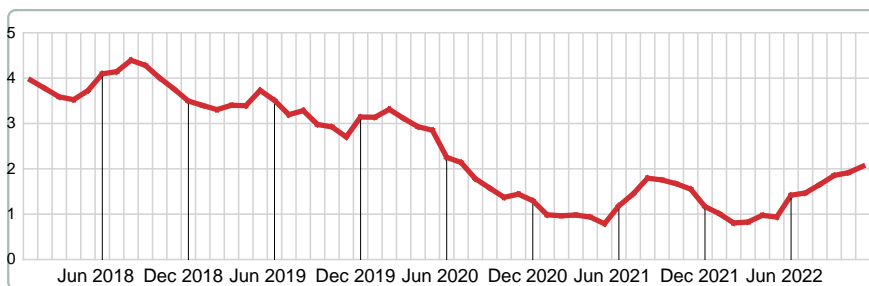
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2022

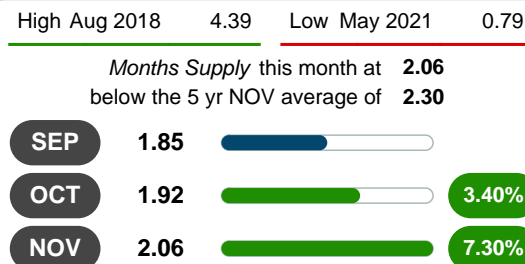


5 YEAR MARKET ACTIVITY TRENDS



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

November 2022



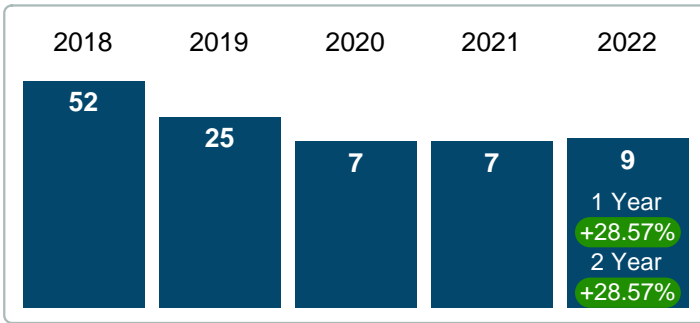
Area Delimited by County Of Wagoner - Residential Property Type



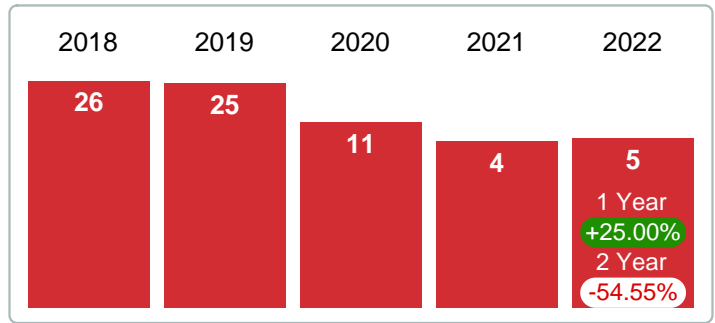
MEDIAN DAYS ON MARKET TO SALE

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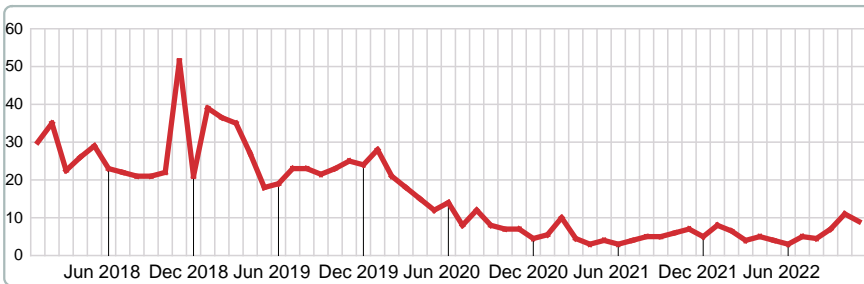
NOVEMBER



YEAR TO DATE (YTD)

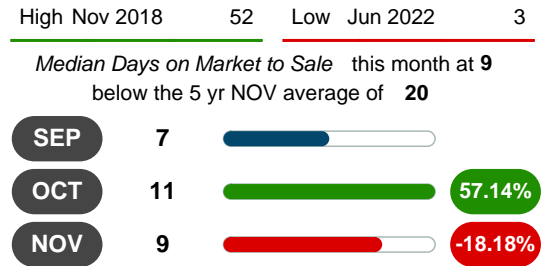


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 20



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	10.62%	6	4	6	6	0
\$150,001 - \$175,000	6.19%	9	0	9	0	0
\$175,001 - \$225,000	18.58%	6	1	11	3	0
\$225,001 - \$275,000	24.78%	11	0	13	10	0
\$275,001 - \$350,000	15.04%	15	0	9	16	0
\$350,001 - \$475,000	11.50%	6	0	7	6	0
\$475,001 and up	13.27%	17	0	19	17	67
Median Closed DOM		9	1	9	11	67
Total Closed Units	100%	9.0	5	70	36	2
Total Closed Volume		33,466,291	406.00K	17.39M	14.44M	1.23M

November 2022



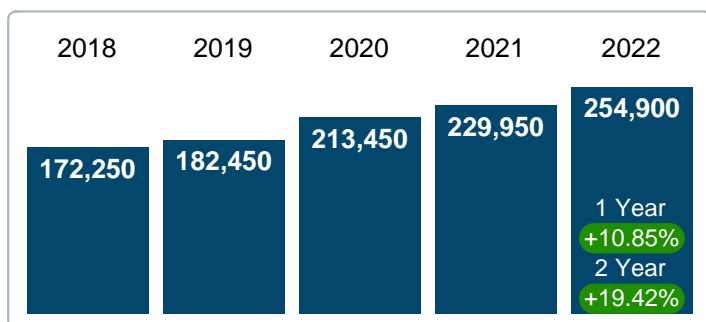
Area Delimited by County Of Wagoner - Residential Property Type



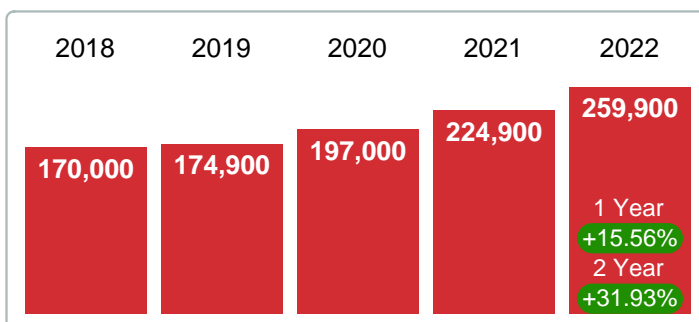
MEDIAN LIST PRICE AT CLOSING

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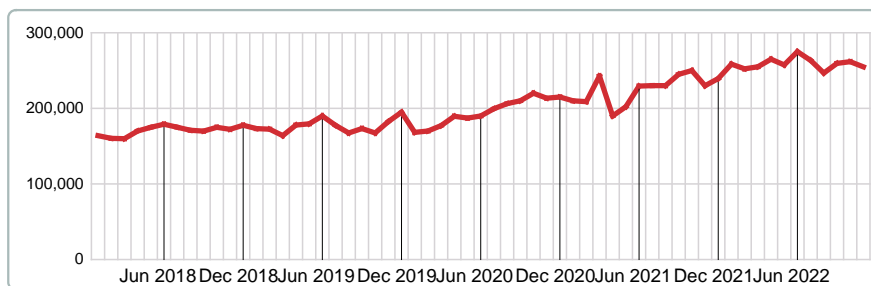
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

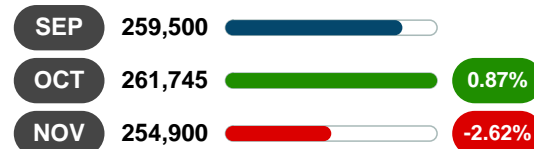


3 MONTHS

5 year NOV AVG = 210,600

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

Median List Price at Closing this month at **254,900**
above the 5 yr NOV average of **210,600**



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	9.73%	100,000	47,495	127,500	39,900	0
\$150,001 - \$175,000	8.85%	169,500	0	169,500	0	0
\$175,001 - \$225,000	15.04%	209,500	220,000	209,000	209,500	0
\$225,001 - \$275,000	24.78%	240,740	0	239,675	252,230	0
\$275,001 - \$350,000	17.70%	317,450	0	329,450	299,242	0
\$350,001 - \$475,000	11.50%	399,000	0	399,900	399,000	0
\$475,001 and up	12.39%	537,250	0	560,000	527,568	619,950
Median List Price		254,900	55,000	234,980	354,498	619,950
Total Closed Units	100%	254,900	5	70	36	2
Total Closed Volume		33,875,134	424.99K	17.46M	14.75M	1.24M

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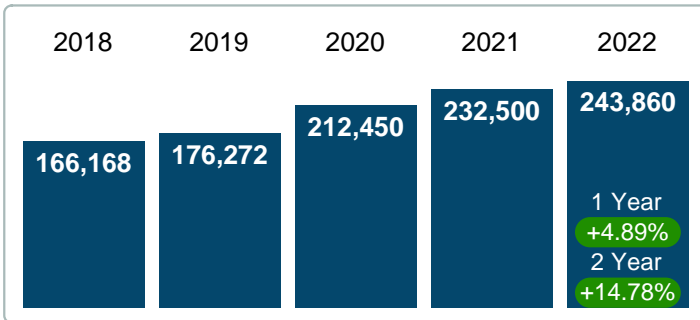
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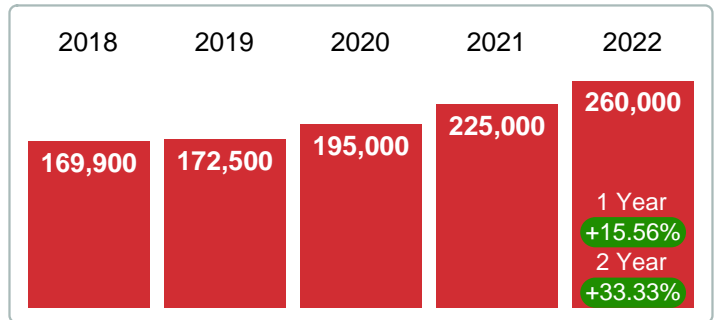
MEDIAN SOLD PRICE AT CLOSING

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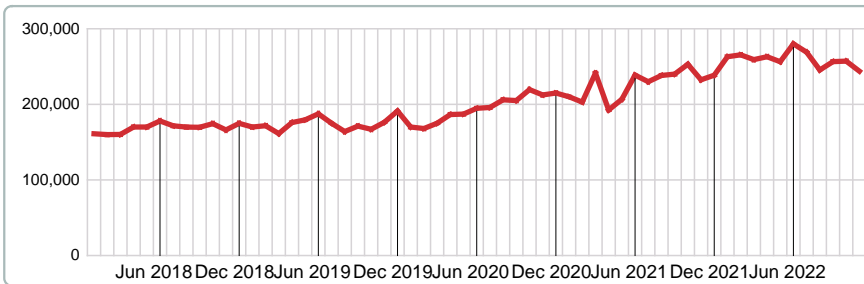
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

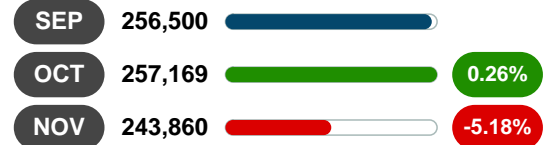


3 MONTHS

5 year NOV AVG = 206,250

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

Median Sold Price at Closing this month at **243,860** above the 5 yr NOV average of **206,250**



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	10.62%	106,250	42,000	130,000	40,000	0
\$150,001 - \$175,000	6.19%	164,000	0	164,000	0	0
\$175,001 - \$225,000	18.58%	208,000	220,000	205,000	214,129	0
\$225,001 - \$275,000	24.78%	240,465	0	237,425	254,218	0
\$275,001 - \$350,000	15.04%	316,000	0	318,000	303,000	0
\$350,001 - \$475,000	11.50%	385,000	0	385,000	385,000	0
\$475,001 and up	13.27%	549,900	0	560,000	532,000	617,000
Median Sold Price		243,860	55,000	231,250	352,998	617,000
Total Closed Units	100%	243,860	5	70	36	2
Total Closed Volume		33,466,291	406.00K	17.39M	14.44M	1.23M

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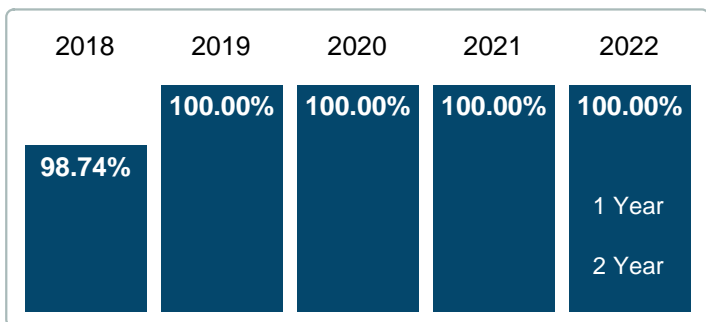
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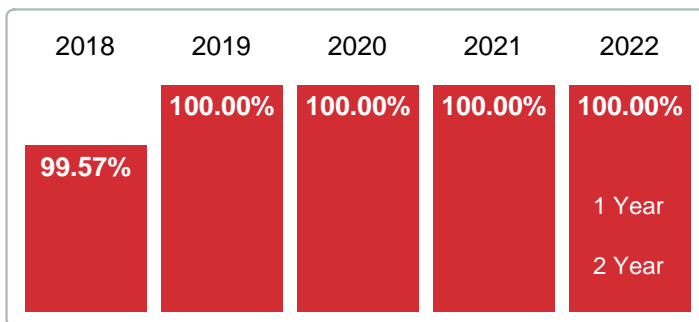
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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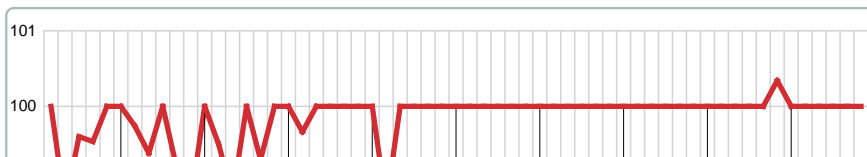
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 99.75%

High May 2022 100.34% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr NOV average of **99.75%**

SEP 100.00%
OCT 100.00%
NOV 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	12	10.62%	98.39%	89.79%	100.00%	100.25%	0.00%
\$150,001 - \$175,000	7	6.19%	100.00%	0.00%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	21	18.58%	100.00%	100.00%	100.00%	103.66%	0.00%
\$225,001 - \$275,000	28	24.78%	100.00%	0.00%	100.00%	98.09%	0.00%
\$275,001 - \$350,000	17	15.04%	100.00%	0.00%	100.00%	100.00%	0.00%
\$350,001 - \$475,000	13	11.50%	100.00%	0.00%	100.75%	100.00%	0.00%
\$475,001 and up	15	13.27%	100.00%	0.00%	100.00%	100.47%	99.67%
Median Sold/List Ratio		100.00%		96.25%	100.00%	100.00%	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



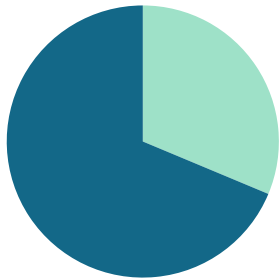
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

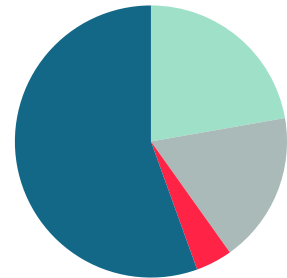


Inventory
 New Listings
123 = 31.30%
 Start Inventory
270
 Total Inventory Units
393
 Volume
\$131,931,534

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%
Median List Price	229,950	254,900	10.85%	224,900	259,900	15.56%
Median Sale Price	232,500	243,860	4.89%	225,000	260,000	15.56%
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	7.00	9.00	28.57%	4.00	5.00	25.00%
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

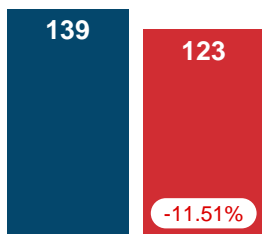
Inventory on November 30, 2022 = **282**

2021 **2022**

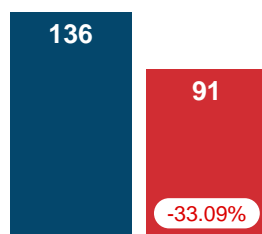
NOVEMBER MARKET

MEDIAN PRICES

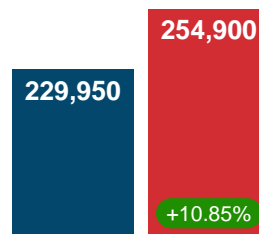
New Listings



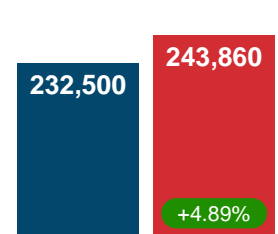
Pending Listings



List Price



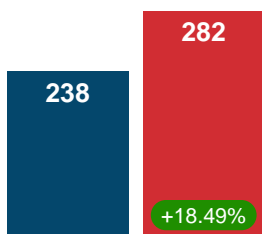
Sale Price



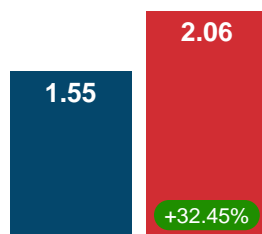
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

