

October 2022



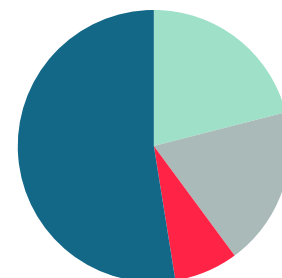
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	October 2022	+/-%
Closed Listings	185	108	-41.62%
Pending Listings	166	97	-41.57%
New Listings	178	131	-26.40%
Median List Price	250,000	261,745	4.70%
Median Sale Price	253,000	257,169	1.65%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	11.00	83.33%
End of Month Inventory	254	270	6.30%
Months Supply of Inventory	1.67	1.92	14.66%



■ Closed (21.01%)
■ Pending (18.87%)
■ Other OffMarket (7.59%)
■ Active (52.53%)

Absorption: Last 12 months, an Average of **141** Sales/Month
Active Inventory as of October 31, 2022 = **270**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of October 2022 rose **6.30%** to 270 existing homes available for sale. Over the last 12 months this area has had an average of 141 closed sales per month. This represents an unsold inventory index of **1.92** 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 **1.65%** in October 2022 to \$257,169 versus the previous year at \$253,000.

Median Days on Market Lengthens

The median number of **11.00** days that homes spent on the market before selling increased by 5.00 days or **83.33%** in October 2022 compared to last year's same month at **6.00** DOM.

Sales Success for October 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 131 New Listings in October 2022, down **26.40%** from last year at 178. Furthermore, there were 108 Closed Listings this month versus last year at 185, a **-41.62%** decrease.

Closed versus Listed trends yielded a **82.4%** ratio, down from previous year's, October 2021, at **103.9%**, a **20.68%** 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

October 2022



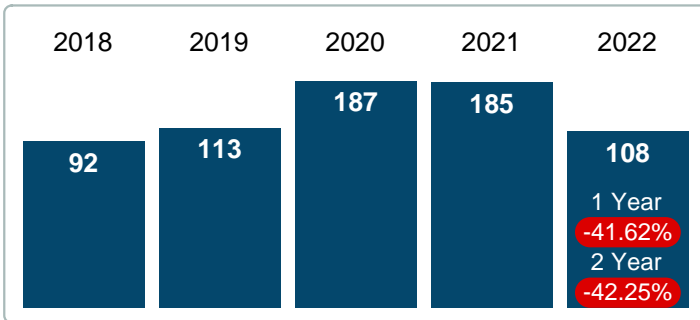
Area Delimited by County Of Wagoner - Residential Property Type



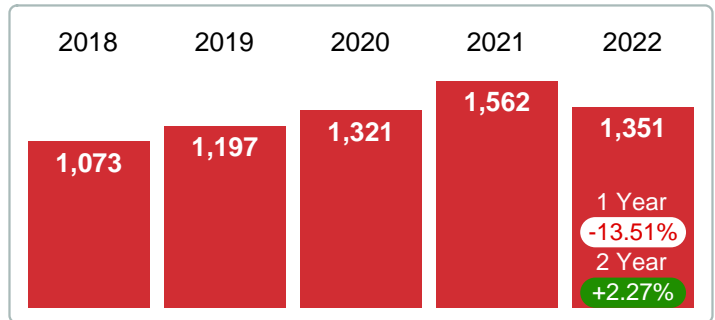
CLOSED LISTINGS

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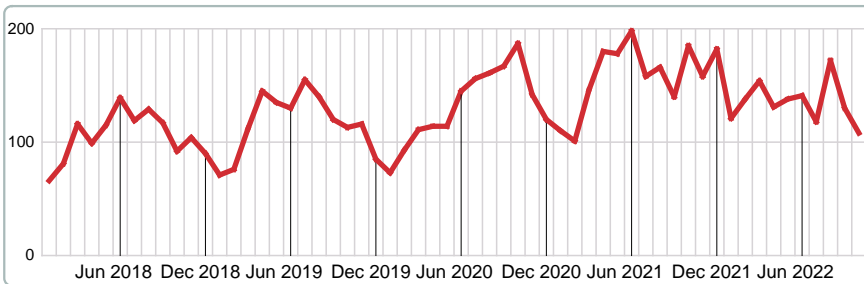
OCTOBER



YEAR TO DATE (YTD)

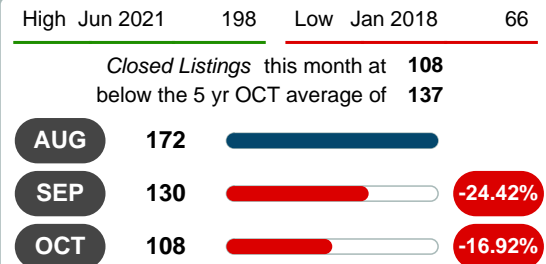


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 137



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	11	10.19%	4.0	6	5	0	0
\$125,001 - \$200,000	13	12.04%	16.0	1	11	1	0
\$200,001 - \$225,000	8	7.41%	5.5	0	8	0	0
\$225,001 - \$300,000	33	30.56%	8.0	0	26	7	0
\$300,001 - \$350,000	18	16.67%	19.0	0	11	6	1
\$350,001 - \$475,000	11	10.19%	11.0	1	6	4	0
\$475,001 and up	14	12.96%	34.0	0	2	11	1
Total Closed Units	108			8	69	29	2
Total Closed Volume	31,982,177	100%	11.0	1.00M	17.70M	12.41M	870.00K
Median Closed Price	\$257,169			\$94,000	\$240,000	\$360,226	\$435,000

October 2022



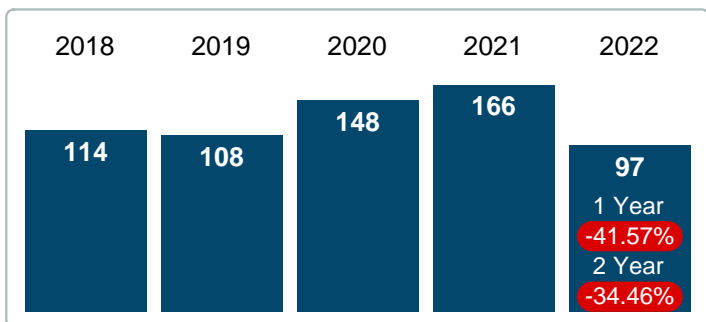
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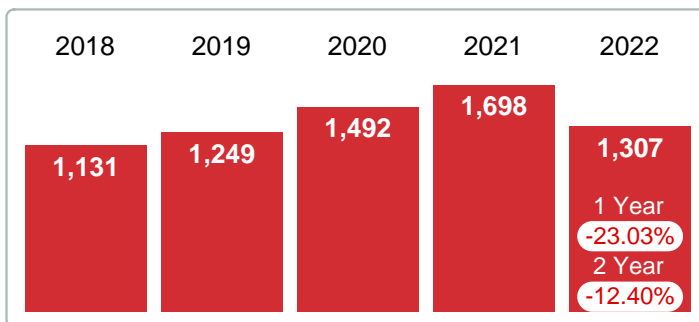
PENDING LISTINGS

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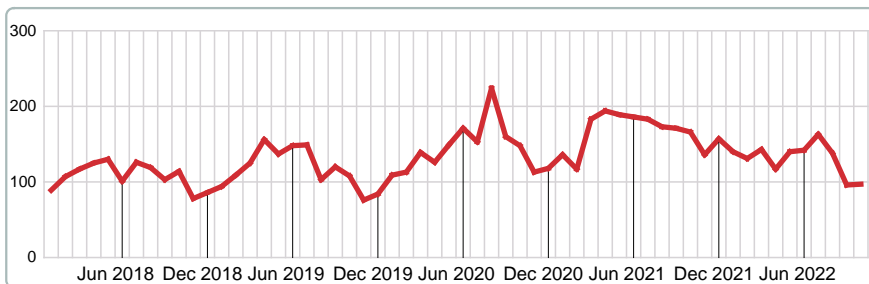
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

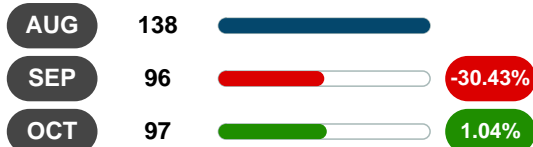


3 MONTHS

5 year OCT AVG = 127

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 97 below the 5 yr OCT average of 127



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	10	10.31%	17.0	3	7	0	0
\$125,001 - \$175,000	8	8.25%	15.5	1	7	0	0
\$175,001 - \$225,000	15	15.46%	8.0	0	12	3	0
\$225,001 - \$275,000	23	23.71%	9.0	0	18	5	0
\$275,001 - \$350,000	19	19.59%	12.0	0	13	5	1
\$350,001 - \$475,000	12	12.37%	11.0	0	5	7	0
\$475,001 and up	10	10.31%	56.0	0	2	5	3
Total Pending Units	97			4	64	25	4
Total Pending Volume	28,164,278	100%	13.0	347.50K	17.04M	8.66M	2.11M
Median Listing Price	\$240,000			\$86,250	\$237,425	\$349,000	\$550,000

October 2022



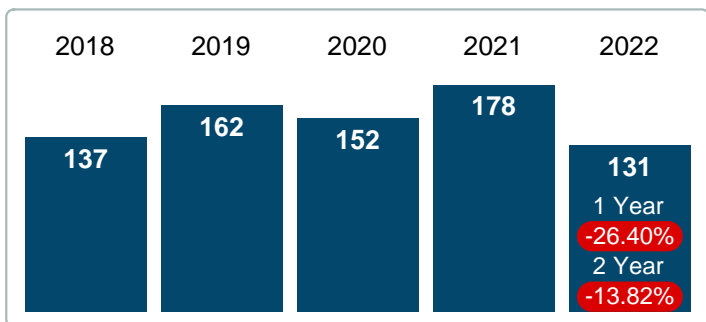
Area Delimited by County Of Wagoner - Residential Property Type



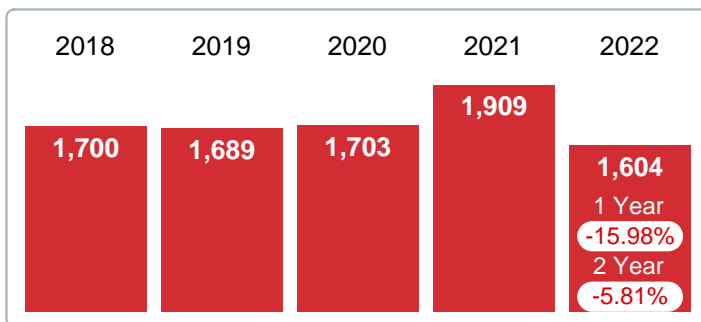
NEW LISTINGS

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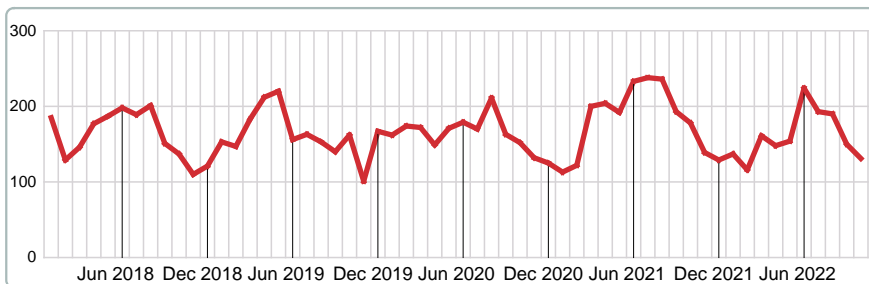
OCTOBER



YEAR TO DATE (YTD)

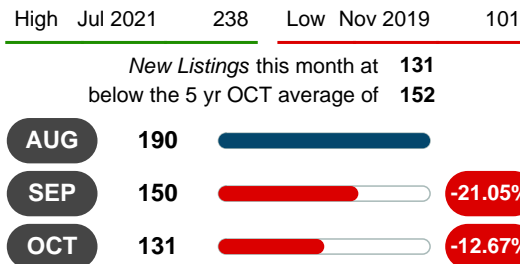


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 152



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	12	9.16%	5	5	2	0
\$125,001 - \$175,000	12	9.16%	0	12	0	0
\$175,001 - \$225,000	24	18.32%	0	15	7	2
\$225,001 - \$275,000	29	22.14%	1	20	8	0
\$275,001 - \$375,000	26	19.85%	0	15	11	0
\$375,001 - \$475,000	10	7.63%	0	4	6	0
\$475,001 and up	18	13.74%	0	5	11	2
Total New Listed Units	131		6	76	45	4
Total New Listed Volume	41,285,146	100%	607.30K	21.13M	17.78M	1.77M
Median New Listed Listing Price	\$250,000		\$78,950	\$239,950	\$329,900	\$440,000

October 2022



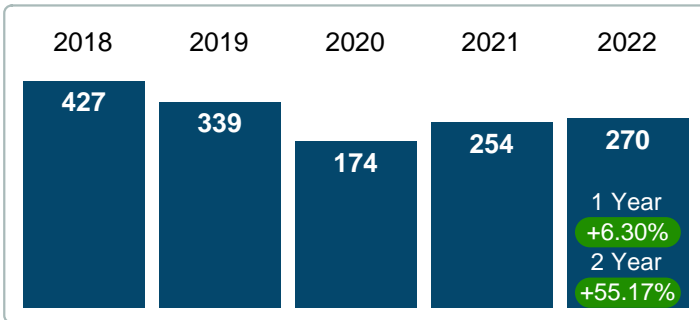
Area Delimited by County Of Wagoner - Residential Property Type



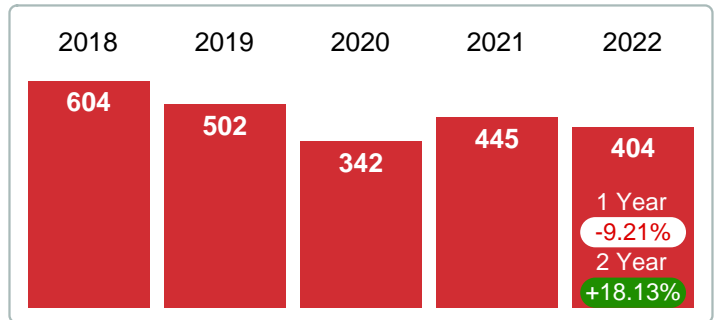
ACTIVE INVENTORY

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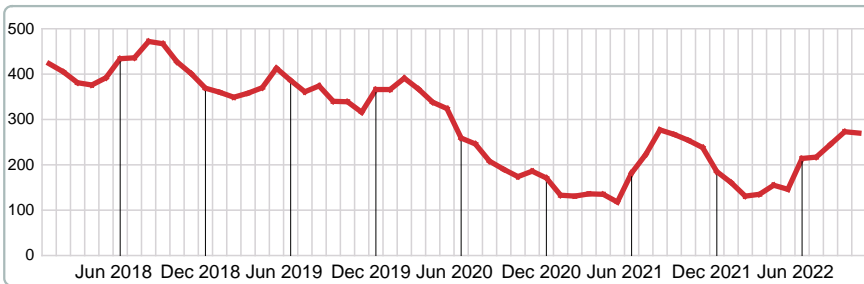
END OF OCTOBER



ACTIVE DURING OCTOBER

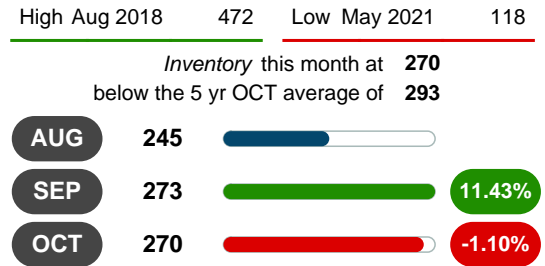


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 293



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	19	7.04%	35.0	10	6	2	1
\$125,001 - \$200,000	33	12.22%	33.0	3	22	7	1
\$200,001 - \$225,000	20	7.41%	40.5	0	16	3	1
\$225,001 - \$350,000	97	35.93%	55.0	2	61	29	5
\$350,001 - \$450,000	40	14.81%	62.5	1	17	21	1
\$450,001 - \$550,000	35	12.96%	61.0	0	14	19	2
\$550,001 and up	26	9.63%	86.0	0	3	15	8
Total Active Inventory by Units	270			16	139	96	19
Total Active Inventory by Volume	96,801,720	100%	54.0	2.03M	43.50M	39.97M	11.30M
Median Active Inventory Listing Price	\$300,000			\$89,400	\$267,000	\$371,346	\$519,900

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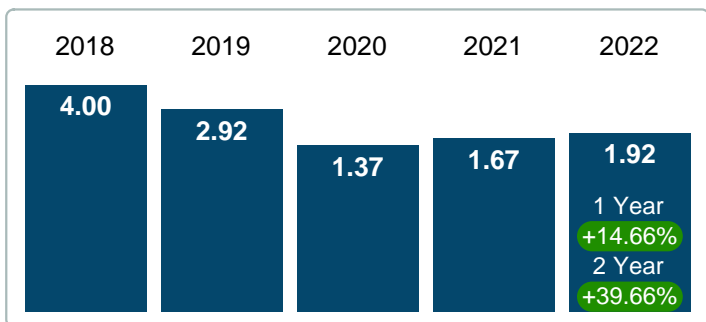
Area Delimited by County Of Wagoner - Residential Property Type



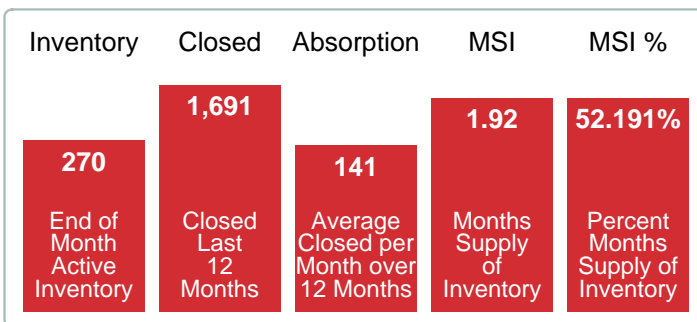
MONTHS SUPPLY of INVENTORY (MSI)

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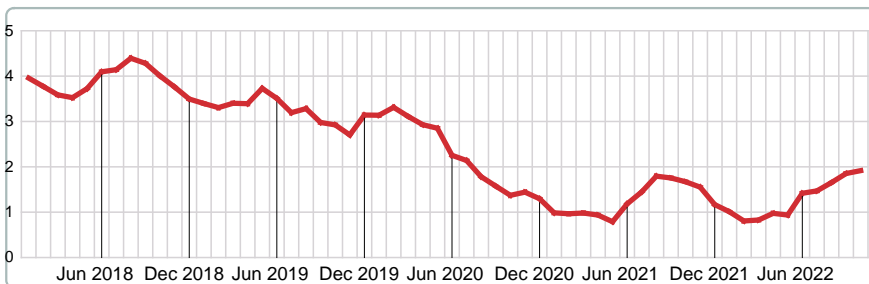
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2022

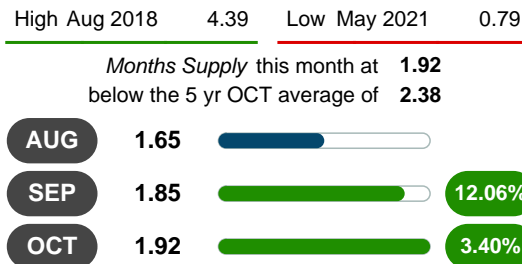


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.38



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
\$125,000 and less	19	7.04%	1.78	2.45	1.04	2.67	12.00
\$125,001 - \$200,000	33	12.22%	1.32	1.24	1.12	2.40	6.00
\$200,001 - \$225,000	20	7.41%	1.22	0.00	1.12	2.25	6.00
\$225,001 - \$350,000	97	35.93%	1.76	2.18	1.77	1.53	7.50
\$350,001 - \$450,000	40	14.81%	2.34	2.40	2.08	2.68	1.50
\$450,001 - \$550,000	35	12.96%	3.47	0.00	5.09	3.17	1.60
\$550,001 and up	26	9.63%	3.95	0.00	1.89	3.75	8.73
Market Supply of Inventory (MSI)			1.92	1.85	1.61	2.29	4.85
Total Active Inventory by Units		100%	1.92	16	139	96	19

October 2022



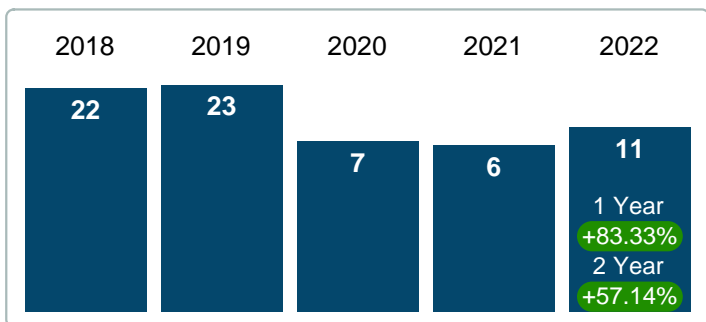
Area Delimited by County Of Wagoner - Residential Property Type



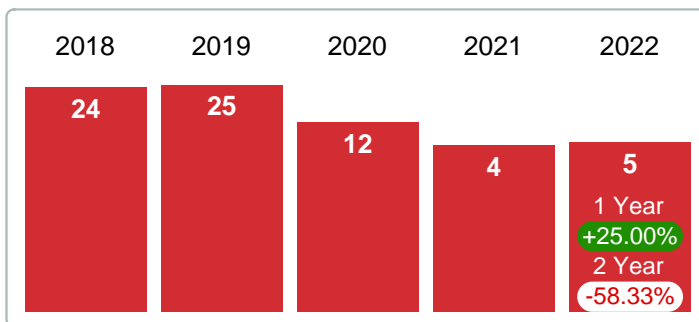
MEDIAN DAYS ON MARKET TO SALE

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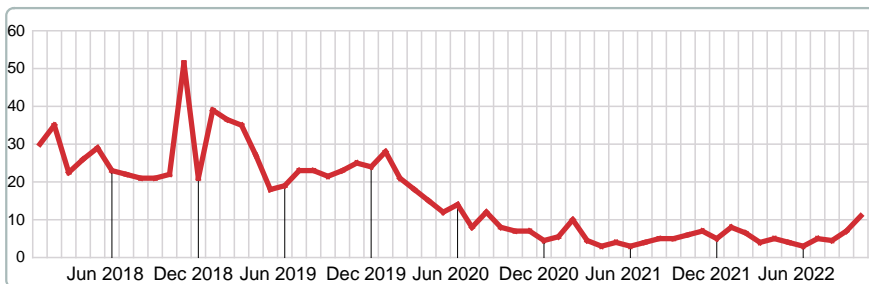
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

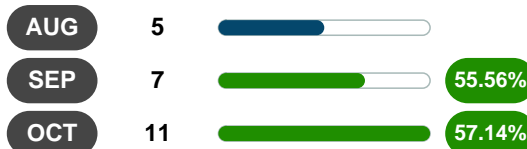


3 MONTHS

5 year OCT AVG = 14

High Nov 2018 52 Low Jun 2022 3

Median Days on Market to Sale this month at 11 below the 5 yr OCT average of 14



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	10.19%	4	4	4	0	0
\$125,001 - \$200,000	12.04%	16	16	12	43	0
\$200,001 - \$225,000	7.41%	6	0	6	0	0
\$225,001 - \$300,000	30.56%	8	0	8	12	0
\$300,001 - \$350,000	16.67%	19	0	15	21	18
\$350,001 - \$475,000	10.19%	11	13	15	9	0
\$475,001 and up	12.96%	34	0	73	7	58
Median Closed DOM		11	6	10	12	38
Total Closed Units	100%	11.0	8	69	29	2
Total Closed Volume		31,982,177	1.00M	17.70M	12.41M	870.00K

October 2022



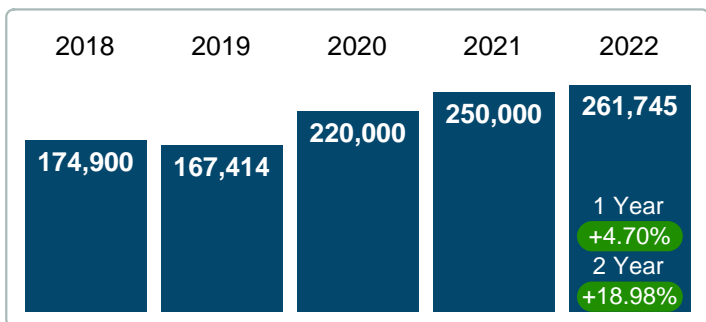
Area Delimited by County Of Wagoner - Residential Property Type



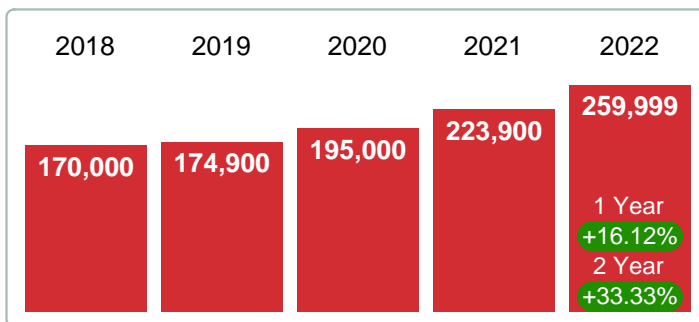
MEDIAN LIST PRICE AT CLOSING

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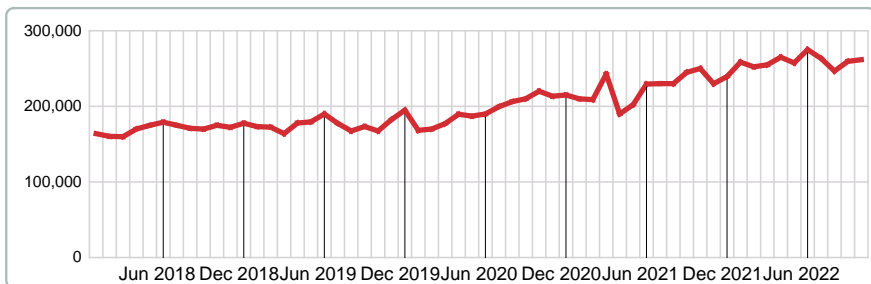
OCTOBER



YEAR TO DATE (YTD)

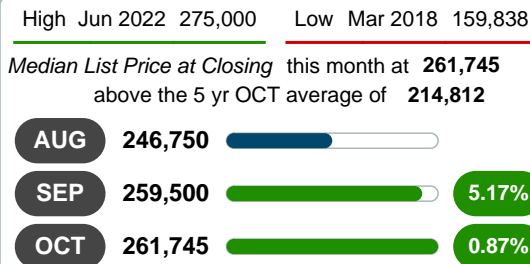


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 214,812



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	11	10.19%	89,000	86,000	89,500	0	0
\$125,001 - \$200,000	12	11.11%	183,200	159,900	183,200	195,000	0
\$200,001 - \$225,000	7	6.48%	210,000	0	210,000	0	0
\$225,001 - \$300,000	36	33.33%	250,000	0	249,000	265,000	0
\$300,001 - \$350,000	16	14.81%	324,900	0	324,900	335,500	320,000
\$350,001 - \$475,000	12	11.11%	399,950	369,000	399,950	418,000	0
\$475,001 and up	14	12.96%	568,738	0	702,000	499,900	555,000
Median List Price			261,745	94,000	245,000	369,900	437,500
Total Closed Units		100%	261,745	8	69	29	2
Total Closed Volume			32,118,035	999.80K	18.01M	12.23M	875.00K

October 2022



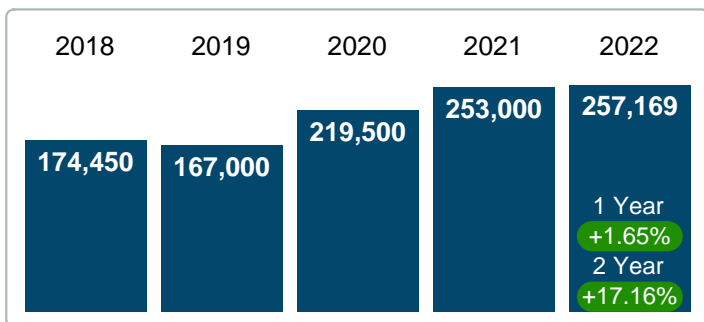
Area Delimited by County Of Wagoner - Residential Property Type



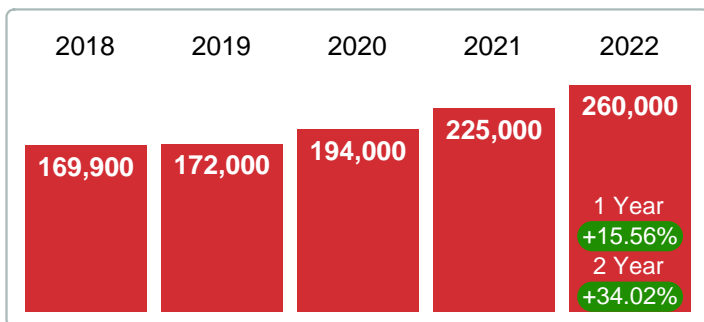
MEDIAN SOLD PRICE AT CLOSING

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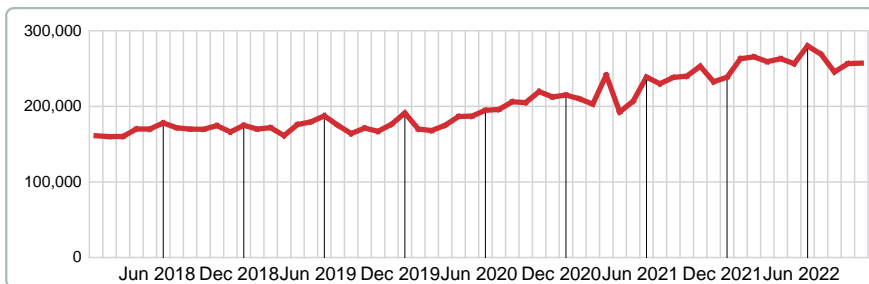
OCTOBER



YEAR TO DATE (YTD)

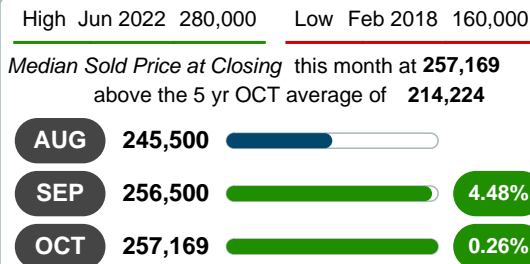


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 214,224



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	10.19%	95,000	86,000	95,000	0	0
\$125,001 - \$200,000	12.04%	175,000	168,000	175,000	175,000	0
\$200,001 - \$225,000	7.41%	210,000	0	210,000	0	0
\$225,001 - \$300,000	30.56%	249,025	0	241,240	260,000	0
\$300,001 - \$350,000	16.67%	320,000	0	315,000	340,250	320,000
\$350,001 - \$475,000	10.19%	385,000	369,000	380,000	423,000	0
\$475,001 and up	12.96%	575,000	0	637,750	507,931	550,000
Median Sold Price		257,169	94,000	240,000	360,226	435,000
Total Closed Units	100%	257,169	8	69	29	2
Total Closed Volume		31,982,177	1.00M	17.70M	12.41M	870.00K

October 2022



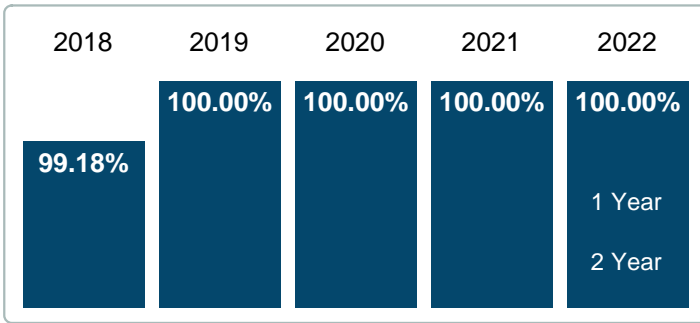
Area Delimited by County Of Wagoner - Residential Property Type



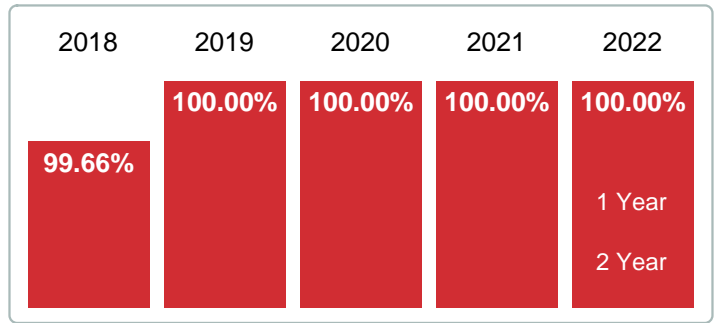
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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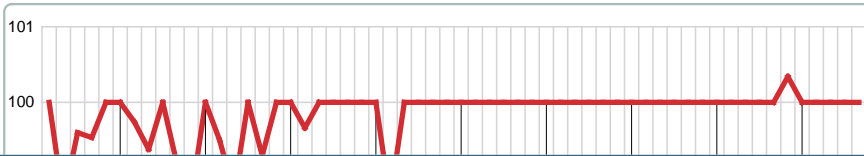
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 99.84%

High May 2022 100.34% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr OCT average of **99.84%**

AUG 100.00%
SEP 100.00%
OCT 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
\$125,000 and less	11	10.19%	100.00%	100.00%	105.56%	0.00%	0.00%
\$125,001 - \$200,000	13	12.04%	101.06%	105.07%	101.06%	89.74%	0.00%
\$200,001 - \$225,000	8	7.41%	98.84%	0.00%	98.84%	0.00%	0.00%
\$225,001 - \$300,000	33	30.56%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	18	16.67%	100.00%	0.00%	100.00%	99.58%	100.00%
\$350,001 - \$475,000	11	10.19%	98.66%	100.00%	98.64%	98.38%	0.00%
\$475,001 and up	14	12.96%	100.00%	0.00%	90.91%	100.00%	99.10%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.55%
Total Closed Units		108	100%	100.00%			
Total Closed Volume		31,982,177					
				1.00M	17.70M	12.41M	870.00K

October 2022



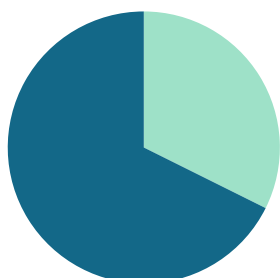
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

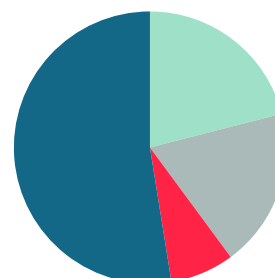


Inventory
 New Listings
131 = 32.35%
 Start Inventory
274
 Total Inventory Units
405
 Volume
\$141,638,270

Market Activity

Closed Sales
108 = 21.01%
 Pending Sales
97 = 18.87%
 Other Off Market
39 = 7.59%
 Active Inventory
270 = 52.53%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	185	108	-41.62%	1,562	1,351	-13.51%
Pending Sales	166	97	-41.57%	1,698	1,307	-23.03%
New Listings	178	131	-26.40%	1,909	1,604	-15.98%
Median List Price	250,000	261,745	4.70%	223,900	259,999	16.12%
Median Sale Price	253,000	257,169	1.65%	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	6.00	11.00	83.33%	4.00	5.00	25.00%
Monthly Inventory	254	270	6.30%	254	270	6.30%
Months Supply of Inventory	1.67	1.92	14.66%	1.67	1.92	14.66%

Absorption: Last 12 months, an Average of **141** Sales/Month

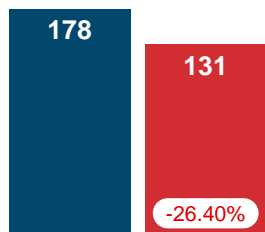
Inventory on October 31, 2022 = **270**

2021 **2022**

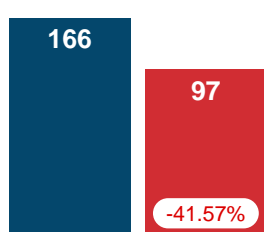
OCTOBER MARKET

MEDIAN PRICES

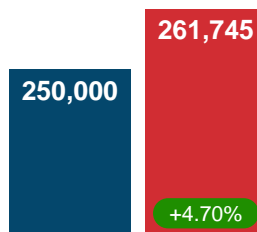
New Listings



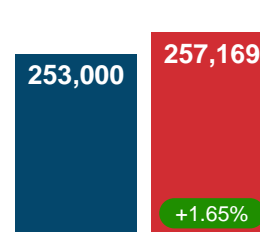
Pending Listings



List Price



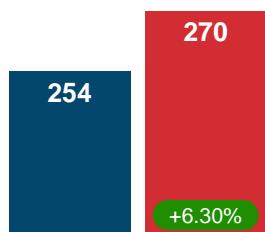
Sale Price



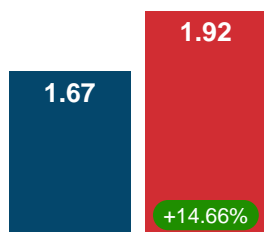
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

