

September 2022



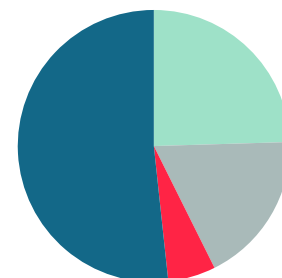
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	September		
	2021	2022	+/-%
Closed Listings	140	130	-7.14%
Pending Listings	171	96	-43.86%
New Listings	193	150	-22.28%
Median List Price	245,000	259,500	5.92%
Median Sale Price	240,000	256,500	6.88%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	7.00	40.00%
End of Month Inventory	267	274	2.62%
Months Supply of Inventory	1.75	1.86	5.99%



■ Closed (24.53%)
■ Pending (18.11%)
■ Other OffMarket (5.66%)
■ Active (51.70%)

Absorption: Last 12 months, an Average of **147** Sales/Month
Active Inventory as of September 30, 2022 = **274**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of September 2022 rose **2.62%** to 274 existing homes available for sale. Over the last 12 months this area has had an average of 147 closed sales per month. This represents an unsold inventory index of **1.86** 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 **6.88%** in September 2022 to \$256,500 versus the previous year at \$240,000.

Median Days on Market Lengthens

The median number of **7.00** days that homes spent on the market before selling increased by 2.00 days or **40.00%** in September 2022 compared to last year's same month at **5.00** DOM.

Sales Success for September 2022 is Positive

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

There were 150 New Listings in September 2022, down **22.28%** from last year at 193. Furthermore, there were 130 Closed Listings this month versus last year at 140, a **-7.14%** decrease.

Closed versus Listed trends yielded a **86.7%** ratio, up from previous year's, September 2021, at **72.5%**, a **19.48%** upswing. 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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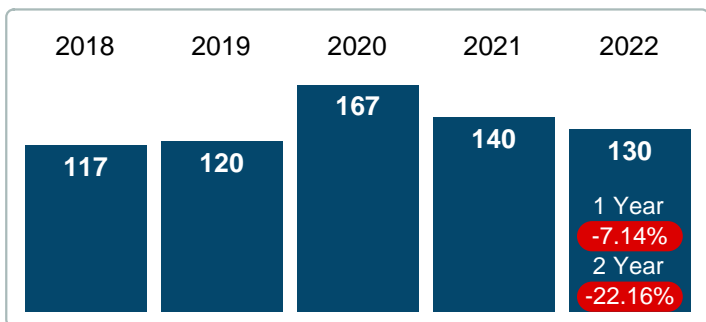
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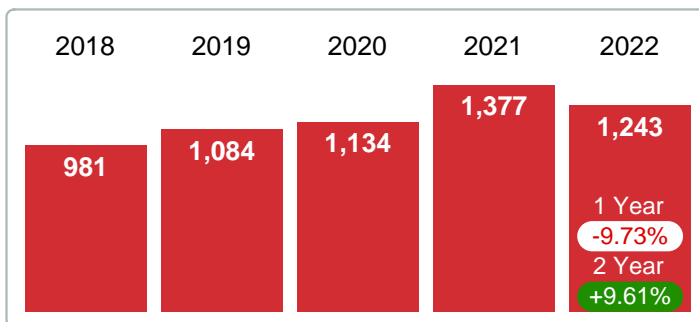
CLOSED LISTINGS

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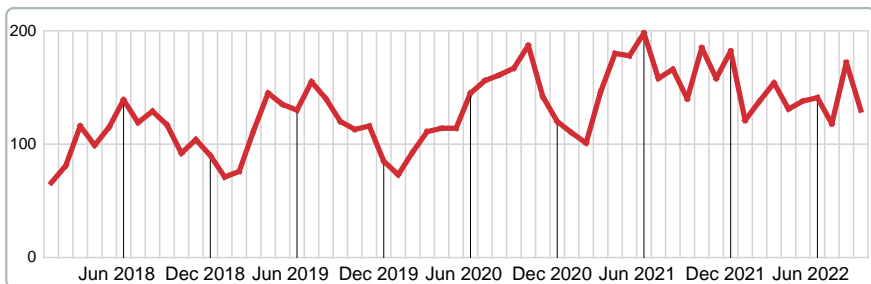
SEPTEMBER



YEAR TO DATE (YTD)

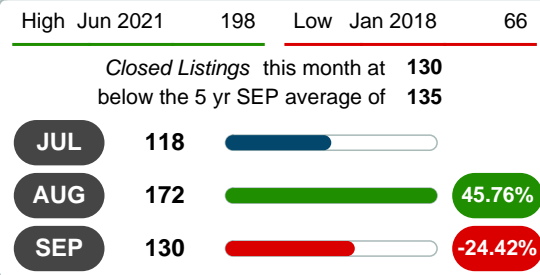


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 135



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	13	10.00%	6.0	5	6	2	0
\$150,001 - \$175,000	10	7.69%	5.0	1	9	0	0
\$175,001 - \$225,000	19	14.62%	7.0	0	16	3	0
\$225,001 - \$275,000	30	23.08%	9.0	0	21	9	0
\$275,001 - \$375,000	25	19.23%	10.0	0	13	10	2
\$375,001 - \$500,000	20	15.38%	7.0	0	11	8	1
\$500,001 and up	13	10.00%	1.0	0	2	9	2
Total Closed Units	130			6	78	41	5
Total Closed Volume	38,134,774	100%	7.0	539.00K	20.70M	14.57M	2.33M
Median Closed Price	\$256,500			\$67,500	\$240,985	\$315,500	\$465,000

September 2022



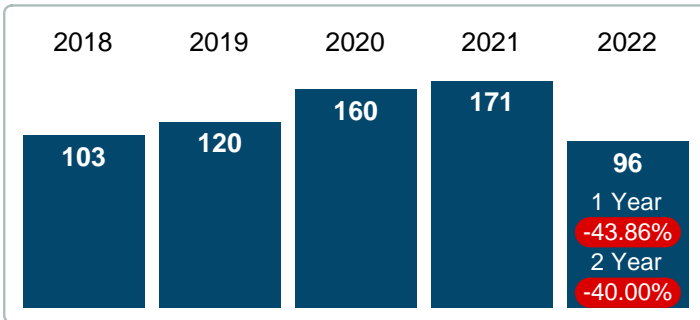
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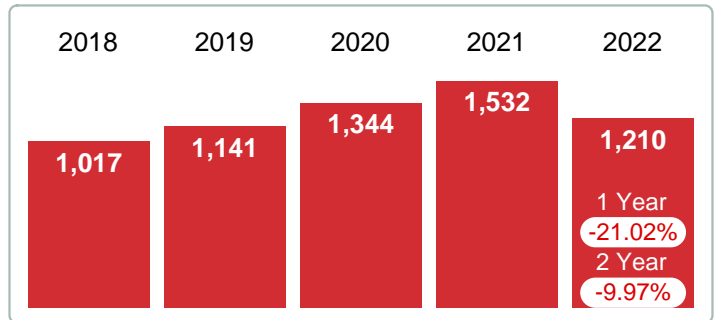
PENDING LISTINGS

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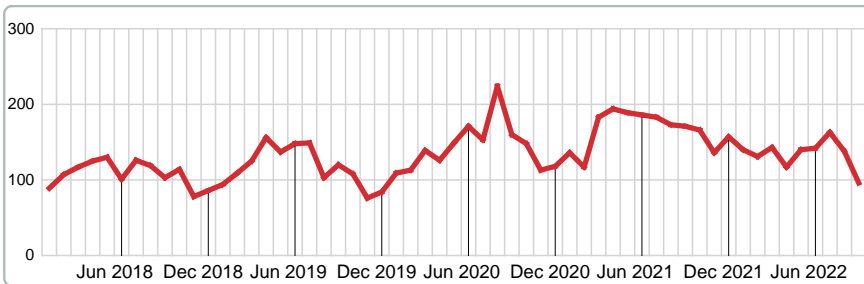
SEPTEMBER



YEAR TO DATE (YTD)

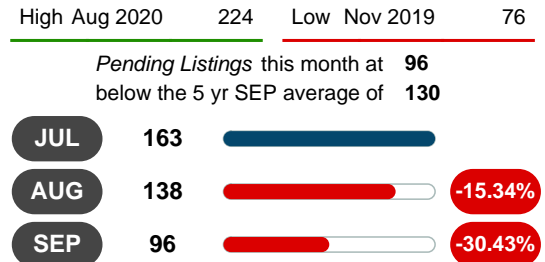


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 130



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	5	5.21%	6.0	2	3	0	0
\$150,001 - \$200,000	14	14.58%	19.5	1	11	2	0
\$200,001 - \$225,000	8	8.33%	5.5	1	7	0	0
\$225,001 - \$275,000	24	25.00%	8.0	1	16	7	0
\$275,001 - \$350,000	25	26.04%	15.0	0	18	7	0
\$350,001 - \$475,000	9	9.38%	19.0	1	6	2	0
\$475,001 and up	11	11.46%	56.0	0	3	8	0
Total Pending Units	96			6	64	26	0
Total Pending Volume	30,154,366	100%	15.0	1.12M	17.87M	11.16M	0.00B
Median Listing Price	\$264,787			\$189,950	\$252,450	\$309,950	\$0

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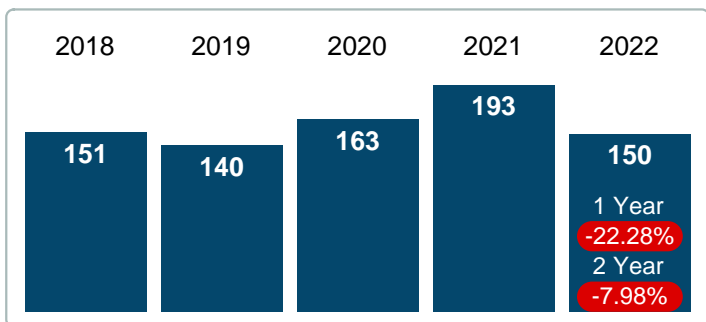
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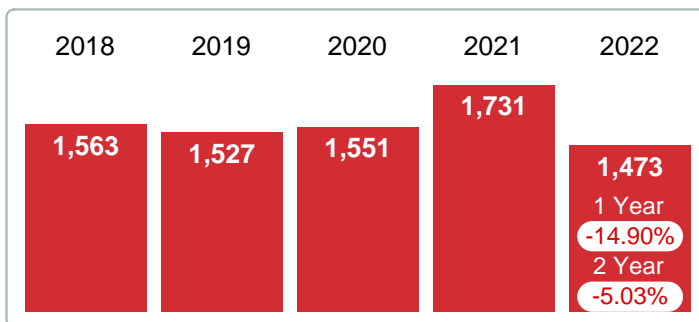
NEW LISTINGS

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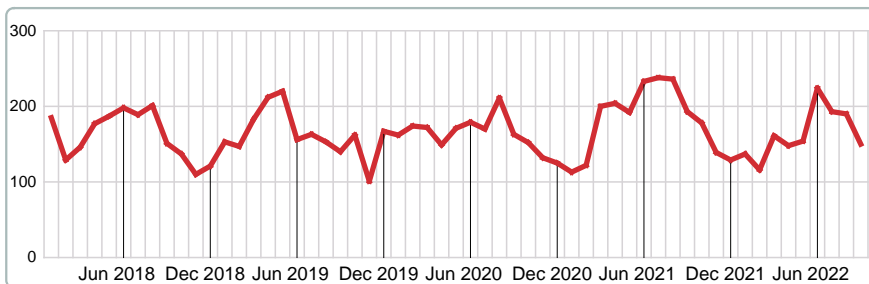
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 159

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 150
below the 5 yr SEP average of 159



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	14	9.33%	9	5	0	0
\$125,001 - \$200,000	17	11.33%	3	13	1	0
\$200,001 - \$225,000	14	9.33%	1	12	1	0
\$225,001 - \$300,000	45	30.00%	1	32	9	3
\$300,001 - \$350,000	22	14.67%	0	13	9	0
\$350,001 - \$475,000	21	14.00%	2	12	5	2
\$475,001 and up	17	11.33%	0	5	9	3
Total New Listed Units	150		16	92	34	8
Total New Listed Volume	43,390,780	100%	2.28M	25.31M	12.44M	3.36M
Median New Listed Listing Price	\$267,450		\$101,500	\$247,000	\$344,450	\$413,993

September 2022



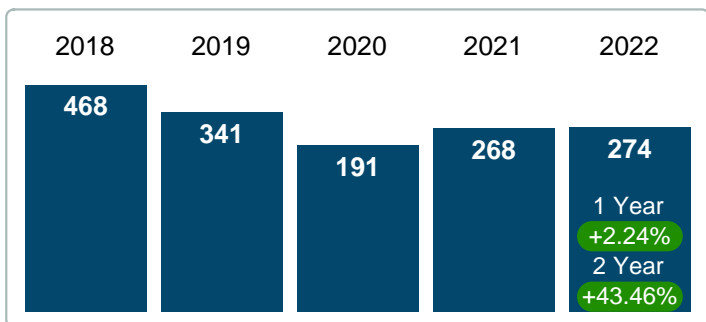
Area Delimited by County Of Wagoner - Residential Property Type



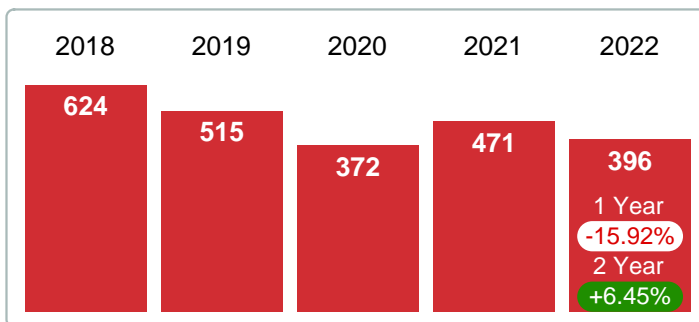
ACTIVE INVENTORY

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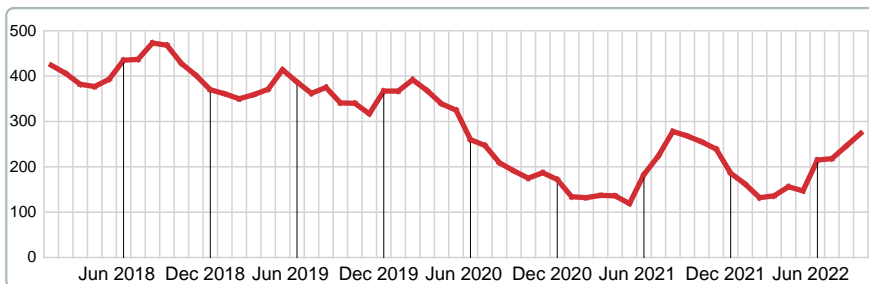
END OF SEPTEMBER



ACTIVE DURING SEPTEMBER

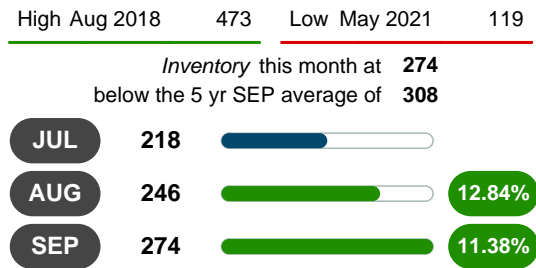


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 308



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	10.22%	35.5	12	14	1	1
\$150,001 - \$200,000	22	8.03%	53.0	4	15	3	0
\$200,001 - \$250,000	45	16.42%	31.0	1	33	10	1
\$250,001 - \$350,000	69	25.18%	45.0	0	41	23	5
\$350,001 - \$450,000	45	16.42%	44.0	1	20	23	1
\$450,001 - \$550,000	36	13.14%	61.5	0	11	22	3
\$550,001 and up	29	10.58%	72.0	0	6	11	12
Total Active Inventory by Units	274			18	140	93	23
Total Active Inventory by Volume	100,353,124	100%	45.0	2.32M	44.34M	38.51M	15.17M
Median Active Inventory Listing Price	\$322,268			\$106,500	\$275,995	\$378,500	\$554,900

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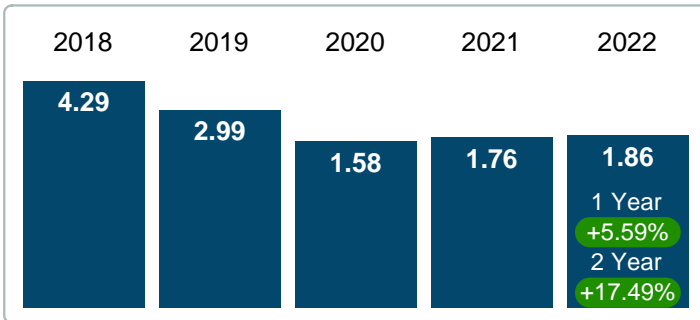
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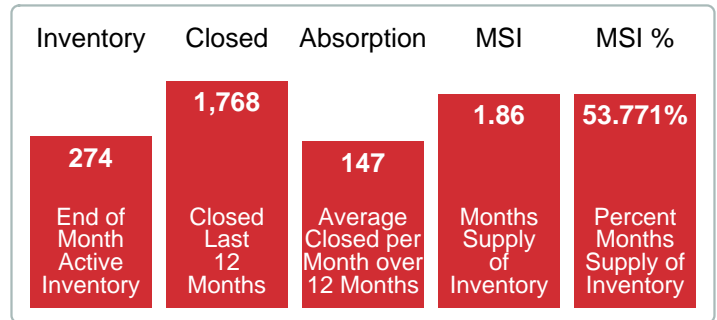
MONTHS SUPPLY of INVENTORY (MSI)

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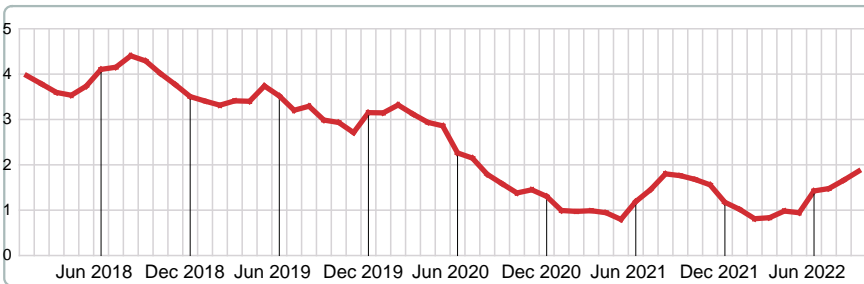
MSI FOR SEPTEMBER



INDICATORS FOR SEPTEMBER 2022

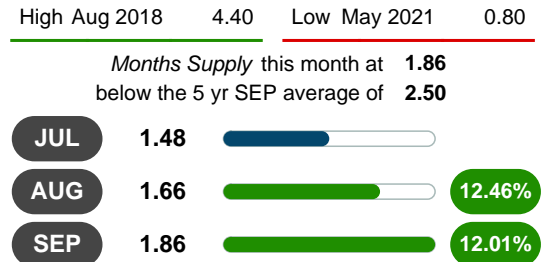


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 2.50



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	10.22%	1.56	2.25	1.27	0.71	6.00
\$150,001 - \$200,000	22	8.03%	1.09	2.53	0.96	1.13	0.00
\$200,001 - \$250,000	45	16.42%	1.33	0.86	1.23	1.79	4.00
\$250,001 - \$350,000	69	25.18%	1.70	0.00	1.79	1.41	6.67
\$350,001 - \$450,000	45	16.42%	2.47	3.00	2.47	2.58	1.09
\$450,001 - \$550,000	36	13.14%	3.57	0.00	3.77	3.77	2.40
\$550,001 and up	29	10.58%	4.46	0.00	3.79	2.87	12.00
Market Supply of Inventory (MSI)			1.86	1.98	1.57	2.09	5.02
Total Active Inventory by Units		100%	1.86	18	140	93	23

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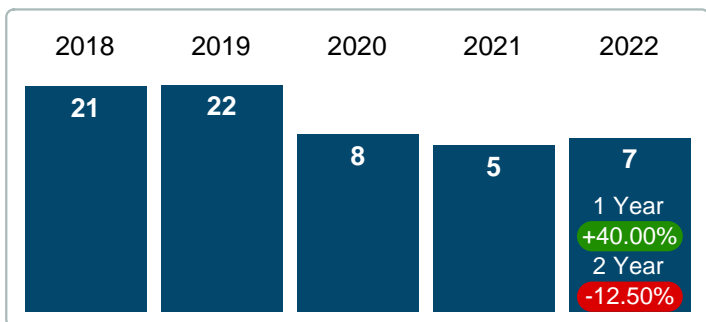
Area Delimited by County Of Wagoner - Residential Property Type



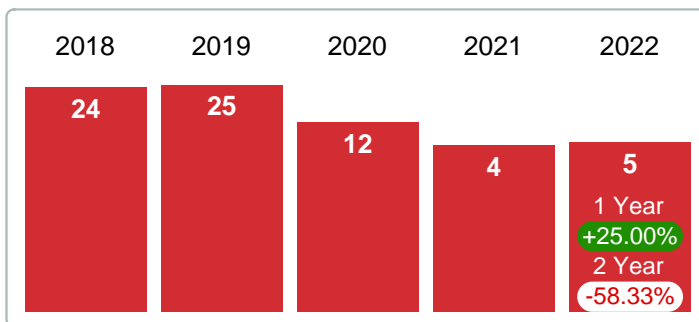
MEDIAN DAYS ON MARKET TO SALE

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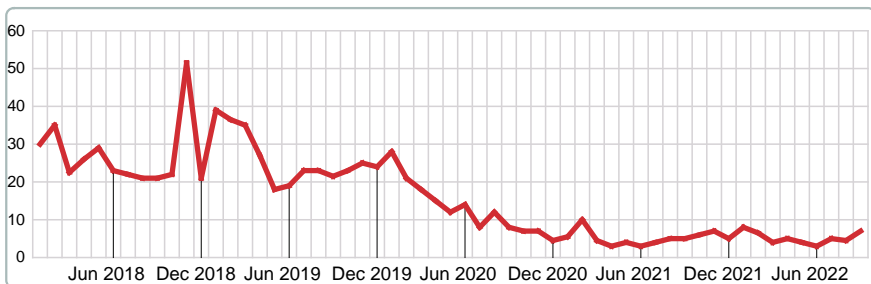
SEPTEMBER



YEAR TO DATE (YTD)

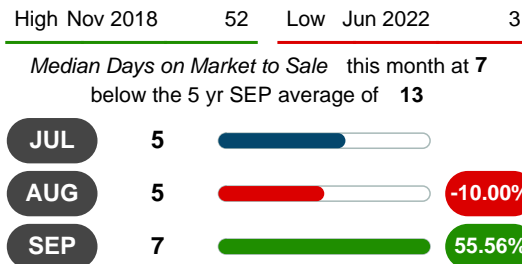


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 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
\$150,000 and less	10.00%	6	7	13	3	0
\$150,001 - \$175,000	7.69%	5	8	2	0	0
\$175,001 - \$225,000	14.62%	7	0	11	6	0
\$225,001 - \$275,000	23.08%	9	0	10	6	0
\$275,001 - \$375,000	19.23%	10	0	9	8	17
\$375,001 - \$500,000	15.38%	7	0	6	7	31
\$500,001 and up	10.00%	1	0	13	1	6
Median Closed DOM		7	8	8	5	11
Total Closed Units	100%	130	6	78	41	5
Total Closed Volume		38,134,774	539.00K	20.70M	14.57M	2.33M

September 2022



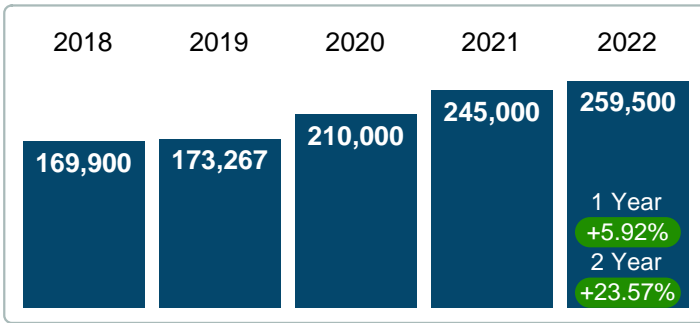
Area Delimited by County Of Wagoner - Residential Property Type



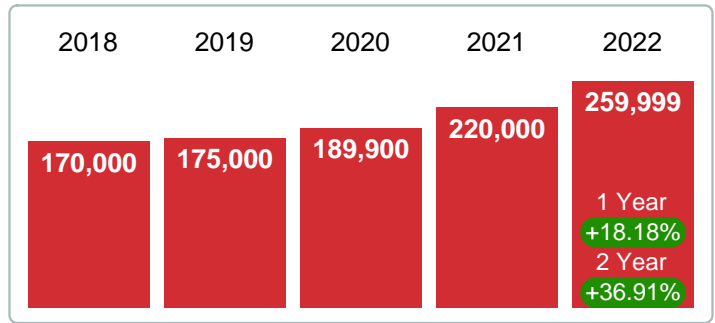
MEDIAN LIST PRICE AT CLOSING

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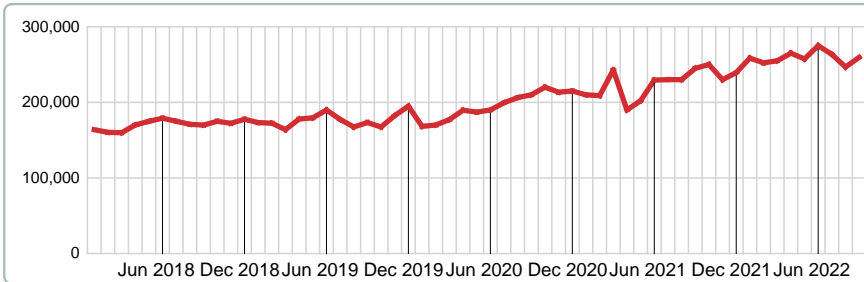
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

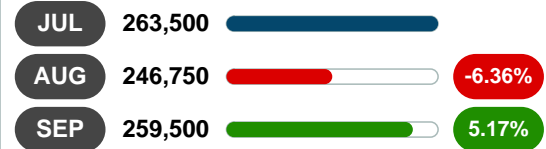


3 MONTHS

5 year SEP AVG = 211,533

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

Median List Price at Closing this month at **259,500**
above the 5 yr SEP average of **211,533**



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	10.00%	109,000	69,900	127,450	109,000	0
\$150,001 - \$175,000	6.15%	167,000	170,000	165,500	0	0
\$175,001 - \$225,000	15.38%	199,450	0	199,900	199,000	0
\$225,001 - \$275,000	23.08%	249,900	0	249,900	251,255	0
\$275,001 - \$375,000	20.00%	315,000	0	322,450	317,450	279,450
\$375,001 - \$500,000	16.92%	432,450	0	440,325	400,000	475,000
\$500,001 and up	8.46%	550,000	0	649,000	548,055	660,000
Median List Price		259,500	72,450	247,273	325,000	475,000
Total Closed Units	100%	259,500	6	78	41	5
Total Closed Volume		38,369,032	569.90K	20.83M	14.62M	2.35M

September 2022



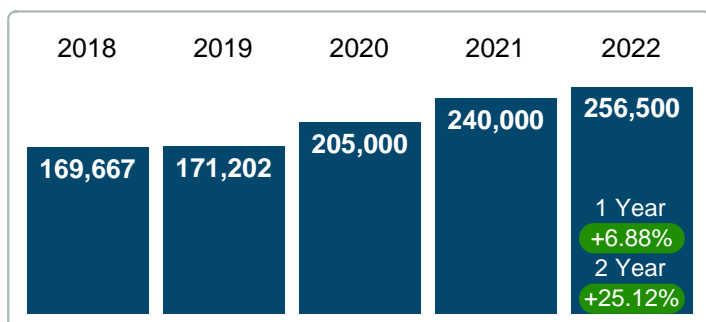
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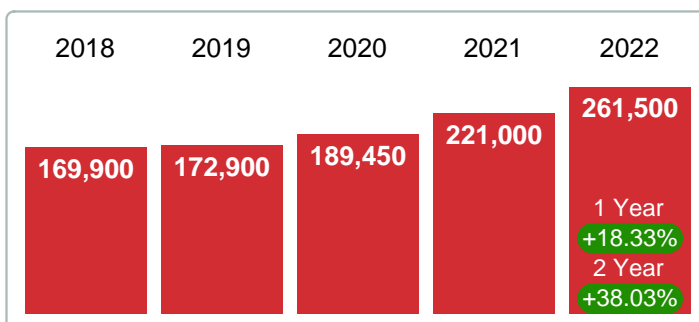
MEDIAN SOLD PRICE AT CLOSING

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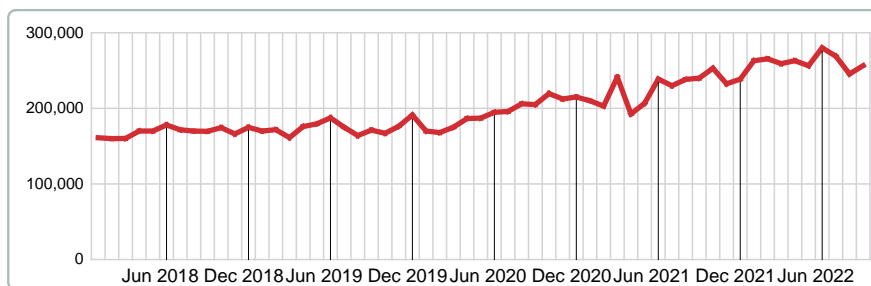
SEPTEMBER



YEAR TO DATE (YTD)

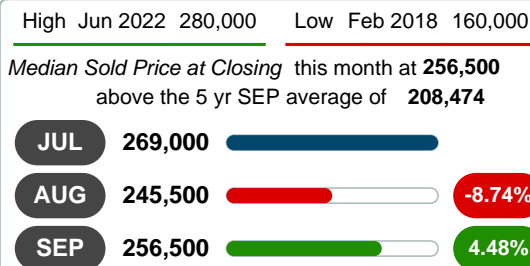


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 208,474



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	10.00%	106,750	66,000	123,000	112,875	0
\$150,001 - \$175,000	7.69%	166,750	165,000	168,500	0	0
\$175,001 - \$225,000	14.62%	200,000	0	200,000	200,000	0
\$225,001 - \$275,000	23.08%	245,625	0	245,000	246,025	0
\$275,001 - \$375,000	19.23%	315,000	0	315,000	308,500	281,000
\$375,001 - \$500,000	15.38%	430,425	0	455,000	400,000	465,000
\$500,001 and up	10.00%	555,000	0	568,039	555,000	649,046
Median Sold Price		256,500	67,500	240,985	315,500	465,000
Total Closed Units	100%	256,500	6	78	41	5
Total Closed Volume		38,134,774	539.00K	20.70M	14.57M	2.33M

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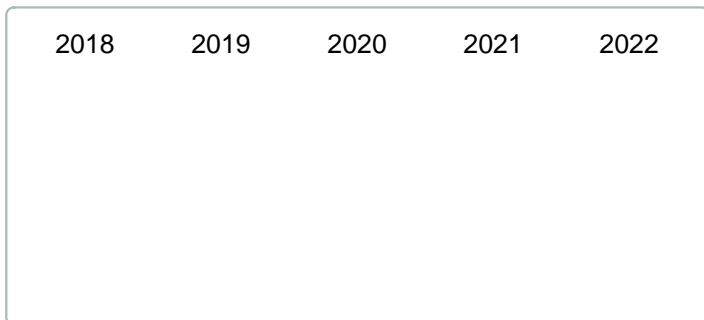
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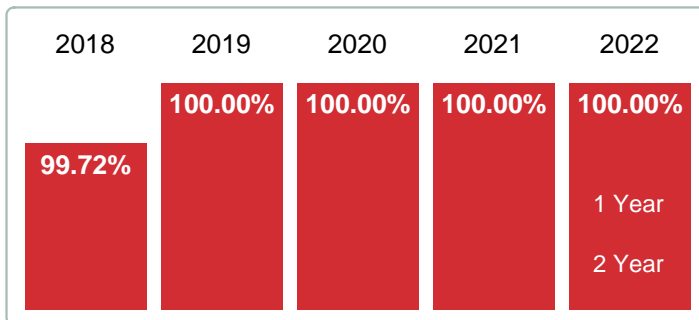
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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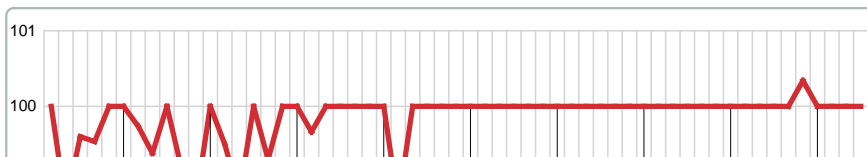
SEPTEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year SEP AVG = 100.00%

High May 2022 100.34% Low Feb 2018 98.69%

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

JUL 100.00%
 AUG 100.00%
 SEP 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	13	10.00%	94.42%	92.00%	94.11%	103.56%	0.00%
\$150,001 - \$175,000	10	7.69%	97.96%	97.06%	98.87%	0.00%	0.00%
\$175,001 - \$225,000	19	14.62%	100.00%	0.00%	100.02%	99.57%	0.00%
\$225,001 - \$275,000	30	23.08%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$375,000	25	19.23%	100.00%	0.00%	100.00%	100.00%	100.55%
\$375,001 - \$500,000	20	15.38%	100.00%	0.00%	100.00%	100.00%	97.89%
\$500,001 and up	13	10.00%	102.66%	0.00%	101.41%	102.66%	99.17%
Median Sold/List Ratio		100.00%		93.21%	100.00%	100.00%	100.00%
Total Closed Units		130	100%	6	78	41	5
Total Closed Volume		38,134,774		539.00K	20.70M	14.57M	2.33M

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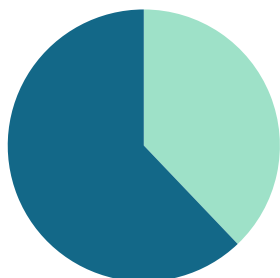
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

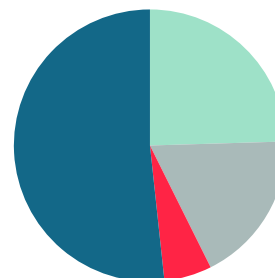


Inventory
 New Listings
150 = 37.88%
 Start Inventory
246
 Total Inventory Units
396
 Volume
\$139,867,339

Market Activity

Closed Sales
130 = 24.53%
 Pending Sales
96 = 18.11%
 Other Off Market
30 = 5.66%
 Active Inventory
274 = 51.70%

MARKET ACTIVITY



Compared Metrics	September			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	140	130	-7.14%	1,377	1,243	-9.73%
Pending Sales	171	96	-43.86%	1,532	1,210	-21.02%
New Listings	193	150	-22.28%	1,731	1,473	-14.90%
Median List Price	245,000	259,500	5.92%	220,000	259,999	18.18%
Median Sale Price	240,000	256,500	6.88%	221,000	261,500	18.33%
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	5.00	7.00	40.00%	4.00	5.00	25.00%
Monthly Inventory	267	274	2.62%	267	274	2.62%
Months Supply of Inventory	1.75	1.86	5.99%	1.75	1.86	5.99%

Absorption: Last 12 months, an Average of **147** Sales/Month

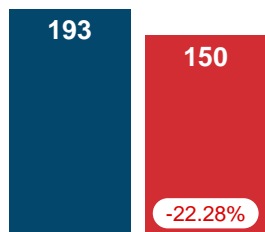
Inventory on September 30, 2022 = **274**

2021 **2022**

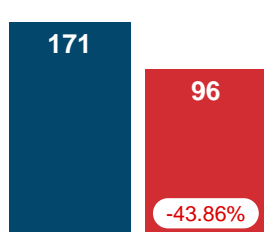
SEPTEMBER MARKET

MEDIAN PRICES

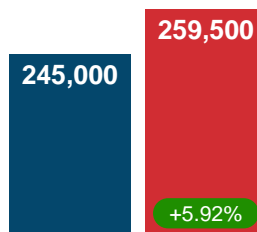
New Listings



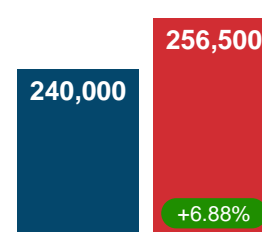
Pending Listings



List Price



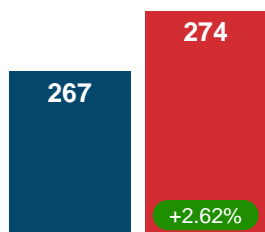
Sale Price



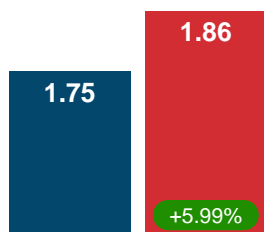
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

