

April 2023



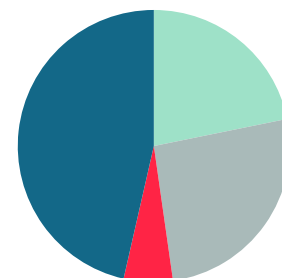
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	April 2023	+/-%
Closed Listings	131	116	-11.45%
Pending Listings	117	138	17.95%
New Listings	148	134	-9.46%
Median List Price	265,000	272,450	2.81%
Median Sale Price	263,000	263,750	0.29%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	13.50	170.00%
End of Month Inventory	158	247	56.33%
Months Supply of Inventory	0.99	2.11	112.86%



■ Closed (21.80%)
■ Pending (25.94%)
■ Other OffMarket (5.83%)
■ Active (46.43%)

Absorption: Last 12 months, an Average of **117** Sales/Month
Active Inventory as of April 30, 2023 = **247**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2023 rose **56.33%** to 247 existing homes available for sale. Over the last 12 months this area has had an average of 117 closed sales per month. This represents an unsold inventory index of **2.11** 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 **0.29%** in April 2023 to \$263,750 versus the previous year at \$263,000.

Median Days on Market Lengthens

The median number of **13.50** days that homes spent on the market before selling increased by 8.50 days or **170.00%** in April 2023 compared to last year's same month at **5.00** DOM.

Sales Success for April 2023 is Positive

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

There were 134 New Listings in April 2023, down **9.46%** from last year at 148. Furthermore, there were 116 Closed Listings this month versus last year at 131, a **-11.45%** decrease.

Closed versus Listed trends yielded a **86.6%** ratio, down from previous year's, April 2022, at **88.5%**, a **2.20%** downswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

April 2023



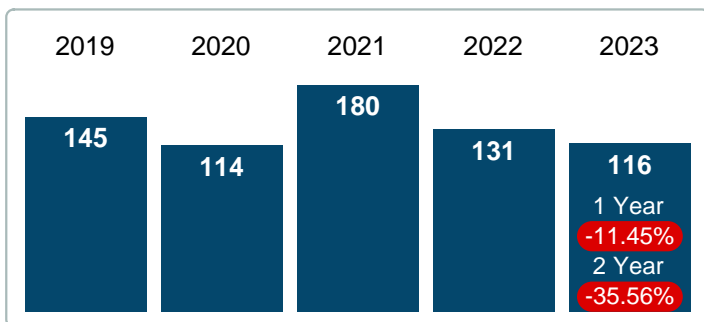
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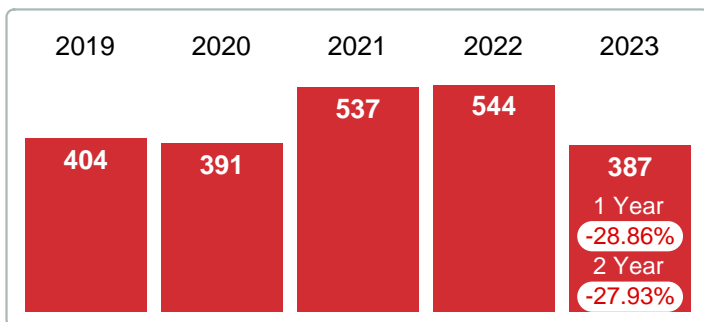
CLOSED LISTINGS

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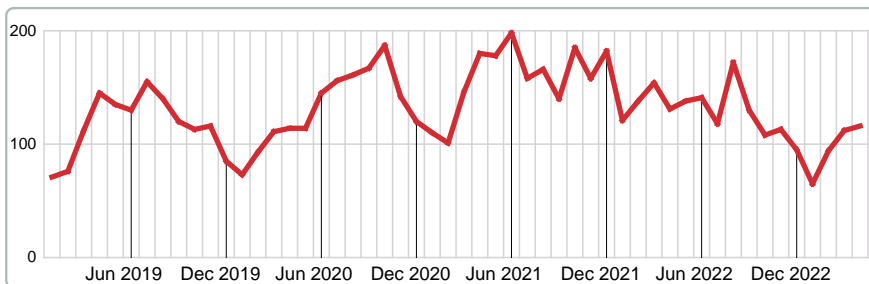
APRIL



YEAR TO DATE (YTD)

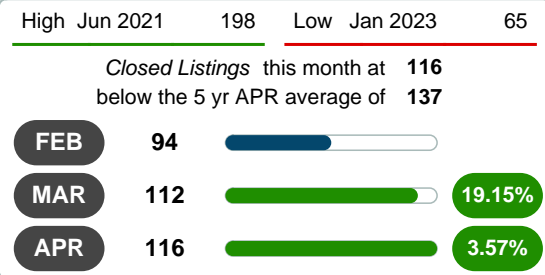


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR 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
\$100,000 and less	8	6.90%	17.5	3	4	1	0
\$100,001 - \$175,000	16	13.79%	4.5	5	11	0	0
\$175,001 - \$225,000	15	12.93%	4.0	0	11	3	1
\$225,001 - \$300,000	31	26.72%	14.0	0	22	9	0
\$300,001 - \$350,000	16	13.79%	14.5	1	9	6	0
\$350,001 - \$450,000	18	15.52%	19.0	0	9	8	1
\$450,001 and up	12	10.34%	20.0	0	3	8	1
Total Closed Units	116			9	69	35	3
Total Closed Volume	32,431,421	100%	13.5	1.19M	17.77M	12.34M	1.13M
Median Closed Price	\$263,750			\$135,000	\$245,000	\$338,634	\$386,000

April 2023



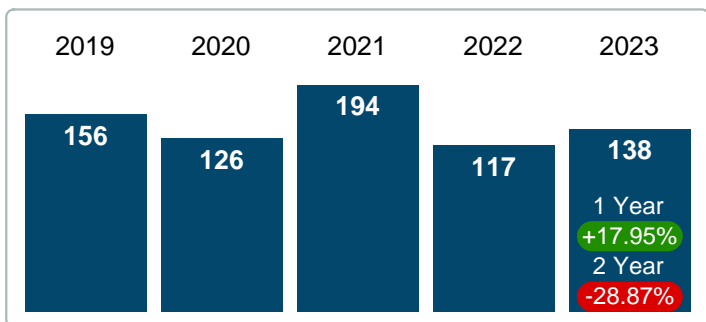
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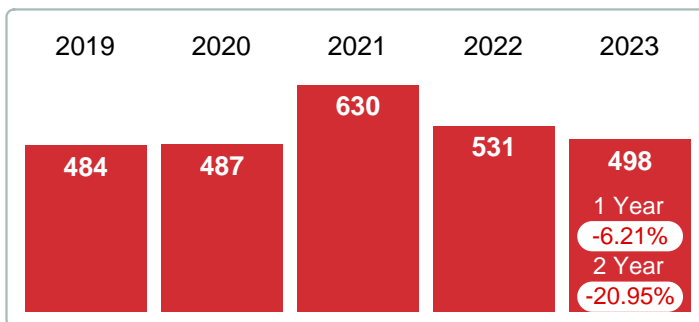
PENDING LISTINGS

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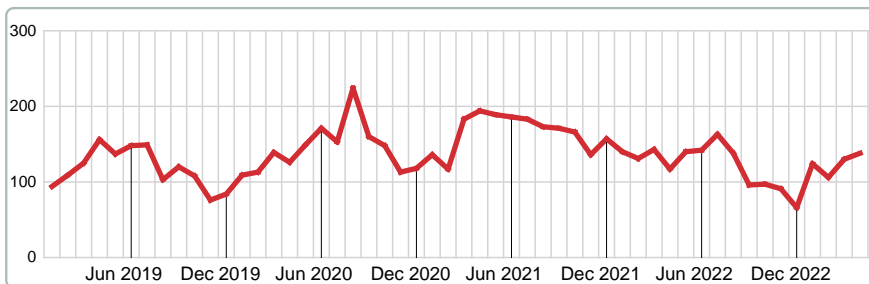
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 146

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 138
below the 5 yr APR average of 146



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	12	8.70%	13.0	4	8	0	0
\$125,001 - \$200,000	17	12.32%	6.0	4	9	4	0
\$200,001 - \$225,000	12	8.70%	5.5	0	12	0	0
\$225,001 - \$300,000	45	32.61%	9.0	2	32	11	0
\$300,001 - \$350,000	16	11.59%	13.0	0	7	9	0
\$350,001 - \$500,000	22	15.94%	15.5	0	6	12	4
\$500,001 and up	14	10.14%	49.0	0	0	11	3
Total Pending Units	138			10	74	47	7
Total Pending Volume	40,886,545	100%	12.5	1.47M	17.95M	18.03M	3.45M
Median Listing Price	\$275,000			\$133,950	\$239,950	\$350,000	\$452,000

April 2023



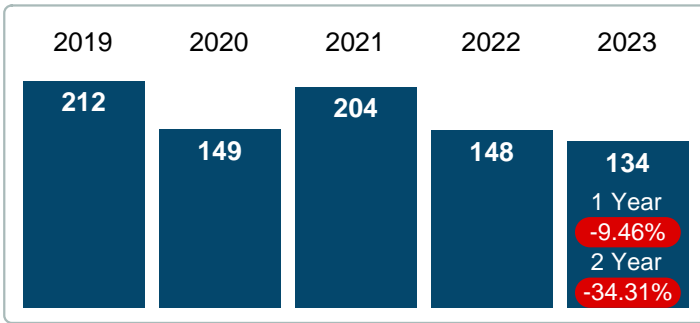
Area Delimited by County Of Wagoner - Residential Property Type



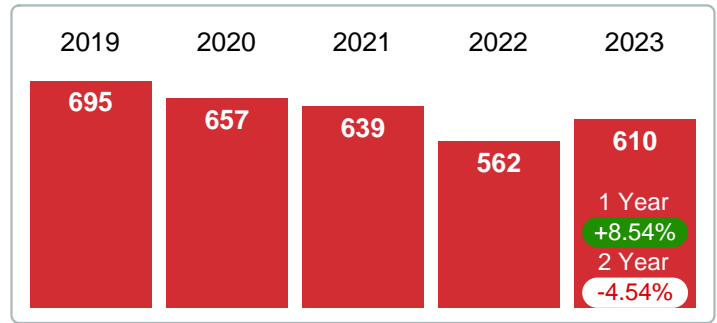
NEW LISTINGS

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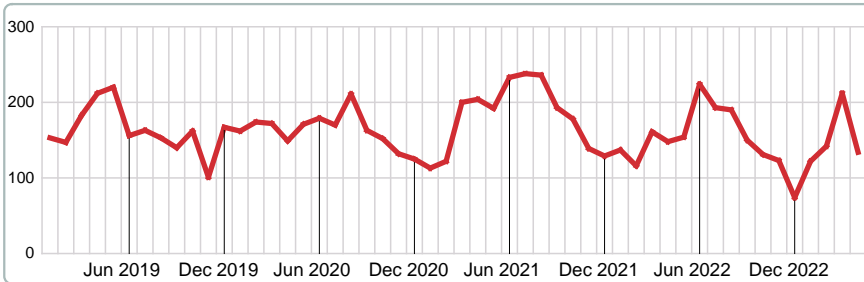
APRIL



YEAR TO DATE (YTD)

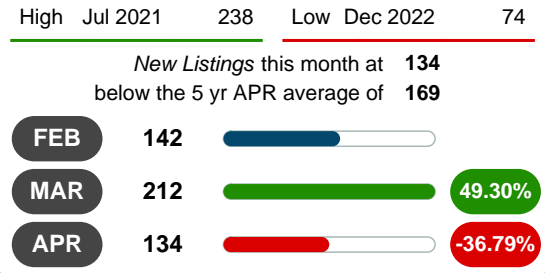


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 169



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$125,000 and less	9	6.72%	2	7	0	0
\$125,001 - \$200,000	19	14.18%	6	10	3	0
\$200,001 - \$225,000	13	9.70%	1	11	0	1
\$225,001 - \$300,000	35	26.12%	1	22	11	1
\$300,001 - \$375,000	25	18.66%	0	13	11	1
\$375,001 - \$525,000	18	13.43%	1	2	14	1
\$525,001 and up	15	11.19%	0	4	9	2
Total New Listed Units	134		11	69	48	6
Total New Listed Volume	42,838,763	100%	1.99M	18.26M	19.89M	2.69M
Median New Listed Listing Price	\$277,000		\$140,000	\$239,900	\$367,450	\$411,000

April 2023



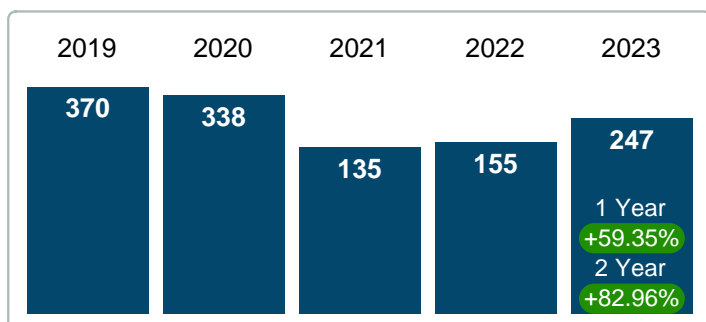
Area Delimited by County Of Wagoner - Residential Property Type



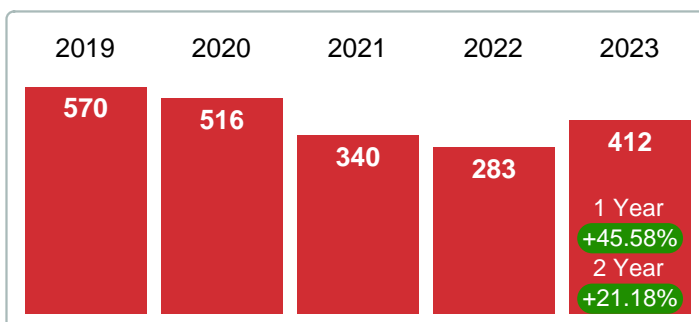
ACTIVE INVENTORY

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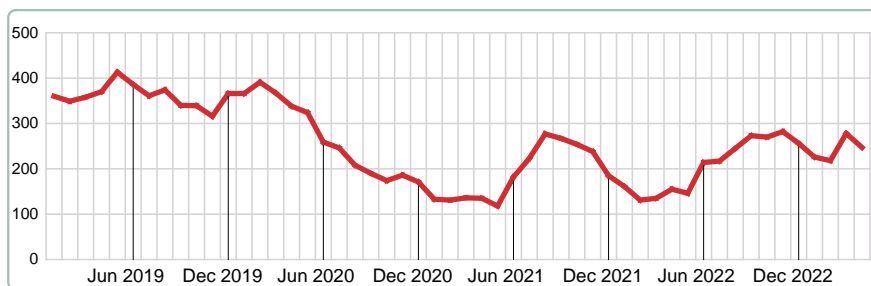
END OF APRIL



ACTIVE DURING APRIL

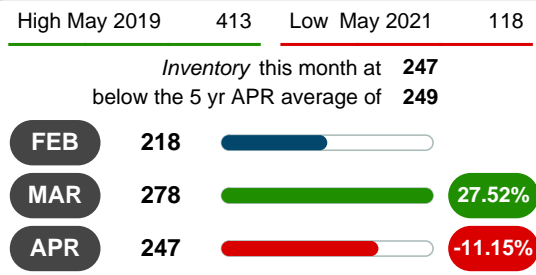


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 249



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	20	8.10%	43.5	6	12	1	1
\$125,001 - \$225,000	27	10.93%	26.0	6	19	1	1
\$225,001 - \$300,000	35	14.17%	35.0	1	21	12	1
\$300,001 - \$400,000	66	26.72%	51.5	0	34	30	2
\$400,001 - \$475,000	33	13.36%	107.0	2	16	14	1
\$475,001 - \$600,000	39	15.79%	64.0	0	13	23	3
\$600,001 and up	27	10.93%	58.0	0	8	12	7
Total Active Inventory by Units	247			15	123	93	16
Total Active Inventory by Volume	98,272,337	100%	45.0	2.42M	42.83M	43.92M	9.10M
Median Active Inventory Listing Price	\$359,900			\$140,000	\$329,783	\$414,900	\$577,400

April 2023



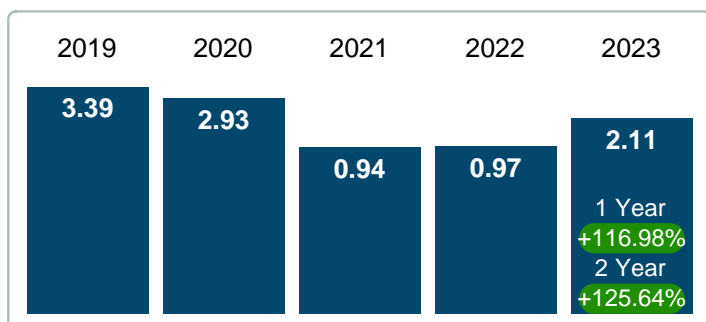
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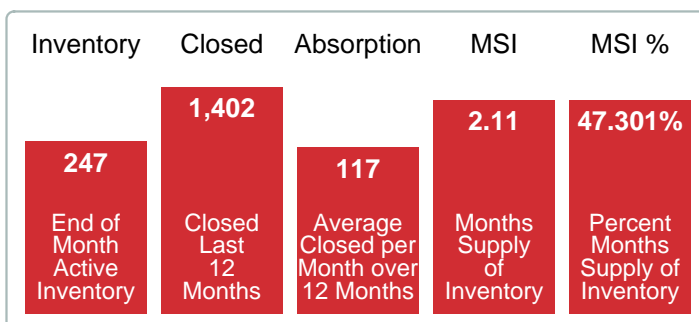
MONTHS SUPPLY of INVENTORY (MSI)

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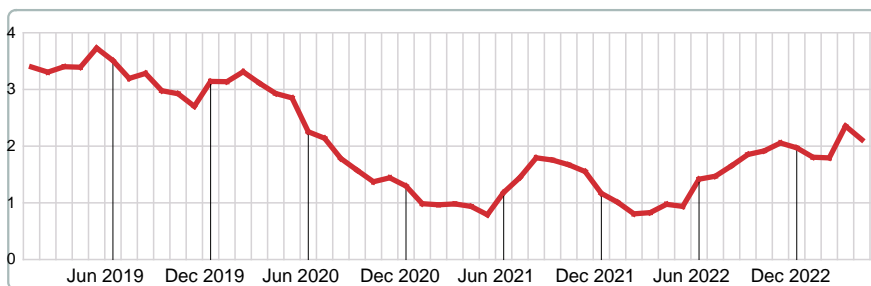
MSI FOR APRIL



INDICATORS FOR APRIL 2023

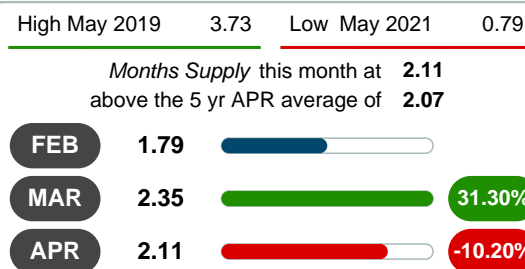


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 2.07



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	20	8.10%	2.03	1.47	2.44	1.20	0.00
\$125,001 - \$225,000	27	10.93%	0.87	2.57	0.77	0.28	3.00
\$225,001 - \$300,000	35	14.17%	1.04	3.00	0.87	1.37	2.40
\$300,001 - \$400,000	66	26.72%	3.11	0.00	2.67	3.87	4.80
\$400,001 - \$475,000	33	13.36%	4.13	0.00	4.09	3.73	3.00
\$475,001 - \$600,000	39	15.79%	4.29	0.00	8.21	3.37	4.50
\$600,001 and up	27	10.93%	6.61	0.00	8.00	4.80	14.00
Market Supply of Inventory (MSI)			2.11	2.09	1.68	2.74	6.00
Total Active Inventory by Units		100%	2.11	15	123	93	16

April 2023



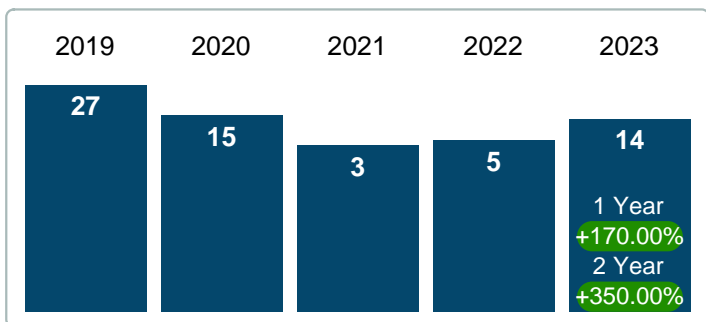
Area Delimited by County Of Wagoner - Residential Property Type



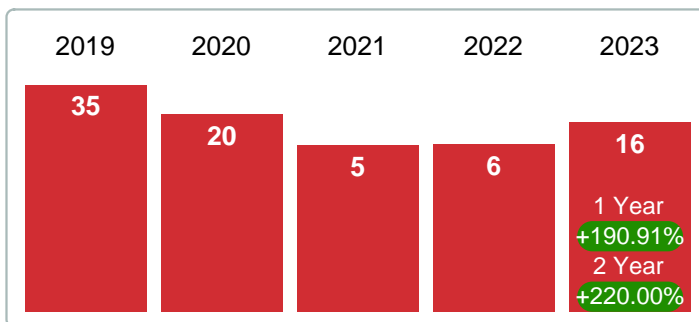
MEDIAN DAYS ON MARKET TO SALE

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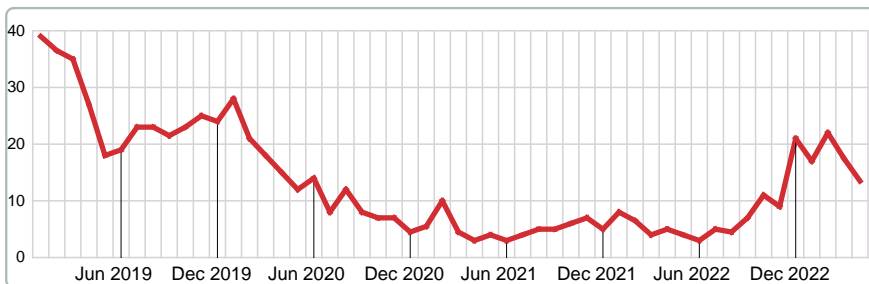
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

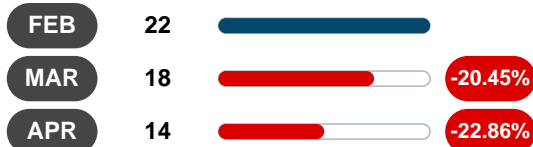


3 MONTHS

5 year APR AVG = 13

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 14 above the 5 yr APR average of 13



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6.90%	18	24	7	38	0
\$100,001 - \$175,000	13.79%	5	3	20	0	0
\$175,001 - \$225,000	12.93%	4	0	4	23	1
\$225,001 - \$300,000	26.72%	14	0	13	14	0
\$300,001 - \$350,000	13.79%	15	4	6	77	0
\$350,001 - \$450,000	15.52%	19	0	14	26	8
\$450,001 and up	10.34%	20	0	175	16	9
Median Closed DOM		14	4	12	20	8
Total Closed Units	100%	116	9	69	35	3
Total Closed Volume		32,431,421	1.19M	17.77M	12.34M	1.13M

April 2023



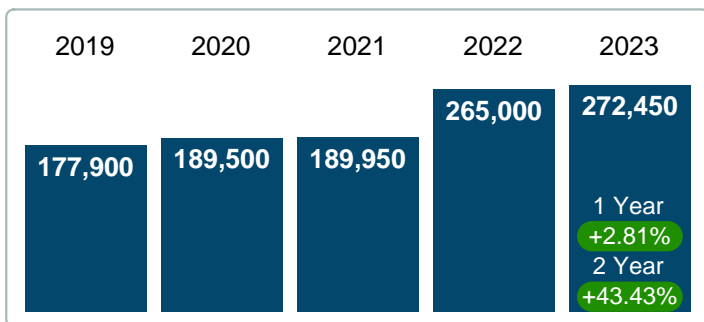
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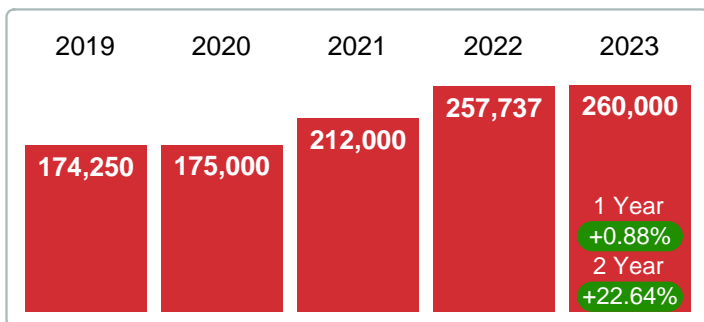
MEDIAN LIST PRICE AT CLOSING

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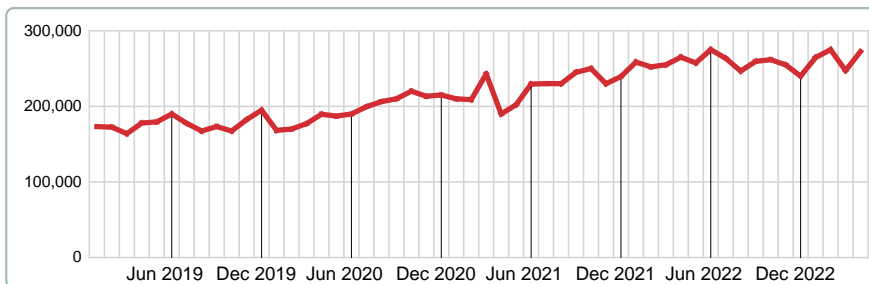
APRIL



YEAR TO DATE (YTD)

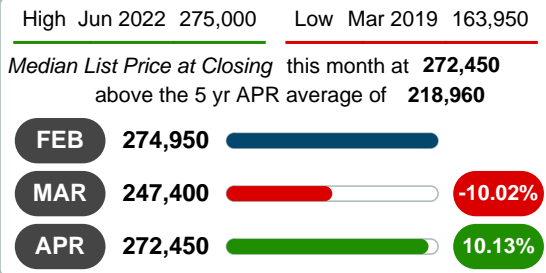


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 218,960



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
\$100,000 and less	8	6.90%	76,900	49,900	82,200	74,299	0
\$100,001 - \$175,000	16	13.79%	140,000	137,500	140,000	0	0
\$175,001 - \$225,000	12	10.34%	202,500	0	205,000	189,900	0
\$225,001 - \$300,000	33	28.45%	249,900	0	249,900	265,000	240,000
\$300,001 - \$350,000	16	13.79%	324,995	319,900	321,470	334,950	0
\$350,001 - \$450,000	18	15.52%	395,000	0	400,000	390,000	376,200
\$450,001 and up	13	11.21%	484,900	0	469,500	484,900	530,000
Median List Price			272,450	135,000	245,000	346,091	376,200
Total Closed Units		100%	272,450	9	69	35	3
Total Closed Volume			32,848,654	1.21M	17.98M	12.51M	1.15M

April 2023



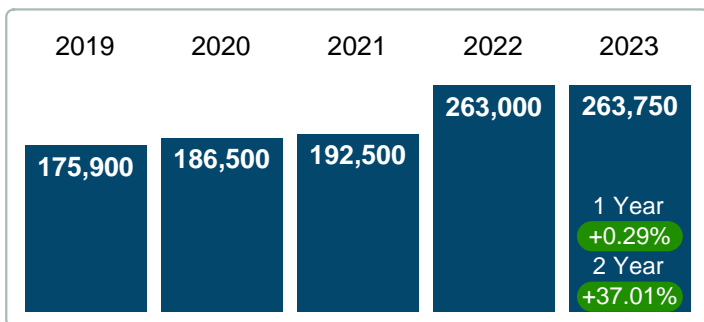
Area Delimited by County Of Wagoner - Residential Property Type



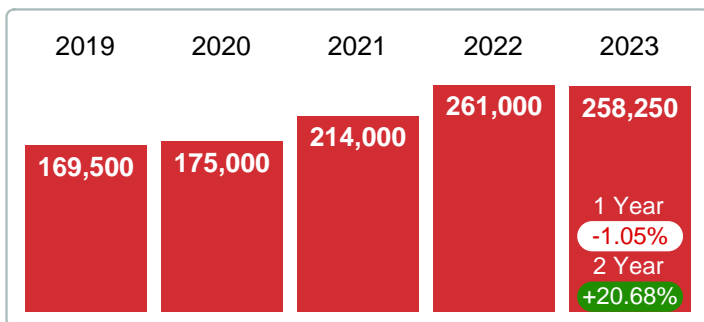
MEDIAN SOLD PRICE AT CLOSING

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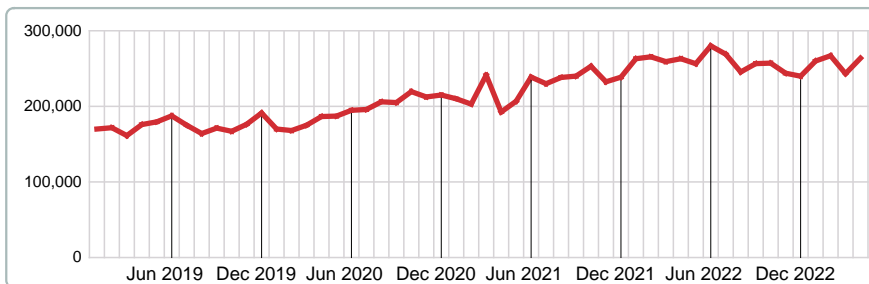
APRIL



YEAR TO DATE (YTD)

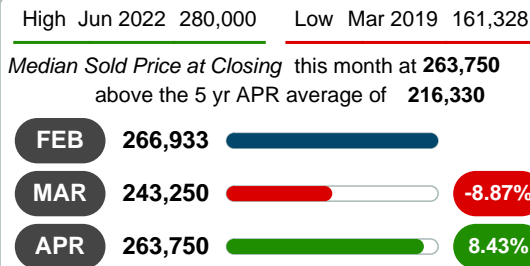


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 216,330



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
\$100,000 and less	8	6.90%	65,450	40,000	85,800	45,000	0
\$100,001 - \$175,000	16	13.79%	136,250	137,500	130,000	0	0
\$175,001 - \$225,000	15	12.93%	210,000	0	210,000	197,500	225,000
\$225,001 - \$300,000	31	26.72%	249,900	0	248,950	252,000	0
\$300,001 - \$350,000	16	13.79%	326,117	319,900	320,000	331,097	0
\$350,001 - \$450,000	18	15.52%	386,000	0	412,900	385,000	386,000
\$450,001 and up	12	10.34%	492,500	0	469,500	505,000	523,000
Median Sold Price			263,750	135,000	245,000	338,634	386,000
Total Closed Units		100%	263,750	9	69	35	3
Total Closed Volume			32,431,421	1.19M	17.77M	12.34M	1.13M

April 2023



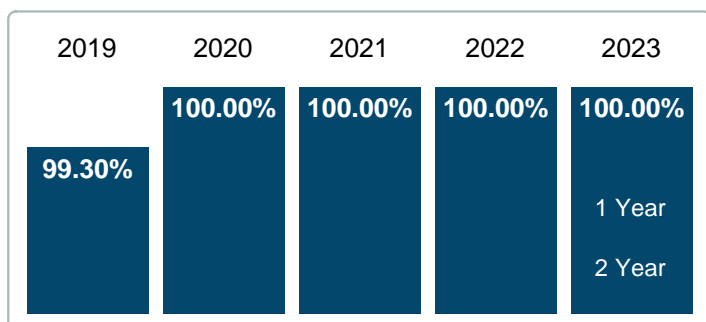
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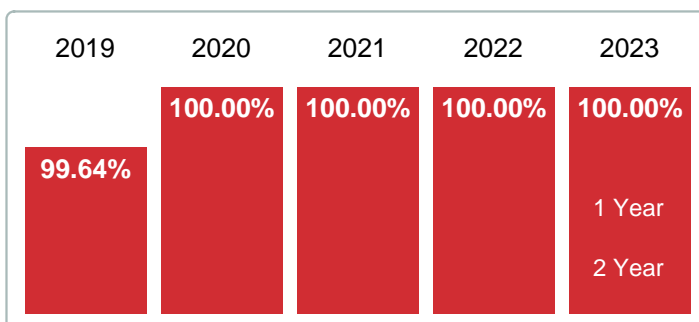
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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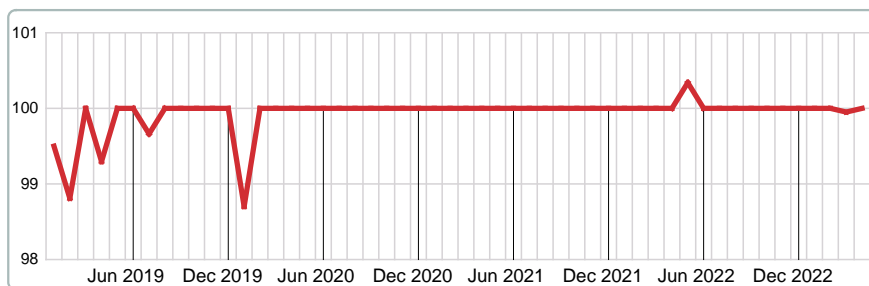
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

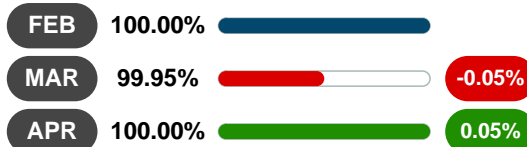


3 MONTHS

5 year APR AVG = 99.86%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr APR average of **99.86%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	6.90%	89.41%	80.16%	98.36%	60.57%	0.00%
\$100,001 - \$175,000	16	13.79%	100.00%	101.91%	100.00%	0.00%	0.00%
\$175,001 - \$225,000	15	12.93%	100.00%	0.00%	100.00%	100.00%	93.75%
\$225,001 - \$300,000	31	26.72%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	16	13.79%	100.00%	100.00%	100.00%	99.44%	0.00%
\$350,001 - \$450,000	18	15.52%	99.99%	0.00%	100.00%	97.77%	102.60%
\$450,001 and up	12	10.34%	100.00%	0.00%	100.00%	100.00%	98.68%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	98.68%
Total Closed Units		116	100%	9	69	35	3
Total Closed Volume		32,431,421		1.19M	17.77M	12.34M	1.13M

April 2023



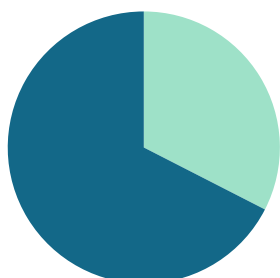
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

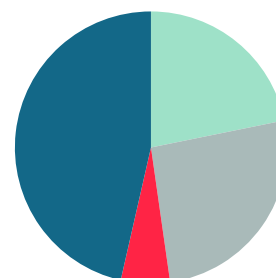


Inventory
 New Listings
134 = 32.52%
 Start Inventory
278
 Total Inventory Units
412
 Volume
\$148,856,458

Market Activity

Closed Sales
116 = 21.80%
 Pending Sales
138 = 25.94%
 Other Off Market
31 = 5.83%
 Active Inventory
247 = 46.43%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	131	116	-11.45%	544	387	-28.86%
Pending Sales	117	138	17.95%	531	498	-6.21%
New Listings	148	134	-9.46%	562	610	8.54%
Median List Price	265,000	272,450	2.81%	257,737	260,000	0.88%
Median Sale Price	263,000	263,750	0.29%	261,000	258,250	-1.05%
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	13.50	170.00%	5.50	16.00	190.91%
Monthly Inventory	158	247	56.33%	158	247	56.33%
Months Supply of Inventory	0.99	2.11	112.86%	0.99	2.11	112.86%

Absorption: Last 12 months, an Average of 117 Sales/Month

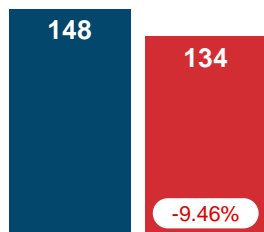
Inventory on April 30, 2023 = 247

2022 2023

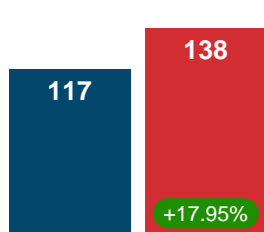
APRIL MARKET

MEDIAN PRICES

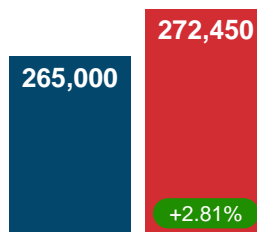
New Listings



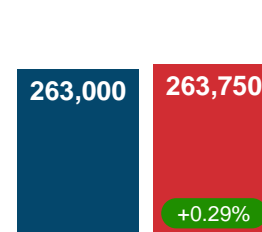
Pending Listings



List Price



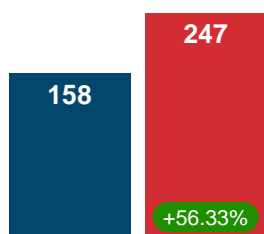
Sale Price



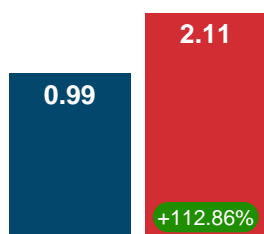
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

