

February 2023



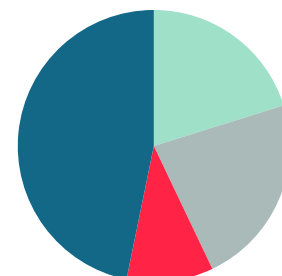
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	February 2023	+/-%
Closed Listings	138	94	-31.88%
Pending Listings	131	106	-19.08%
New Listings	116	142	22.41%
Average List Price	264,670	305,985	15.61%
Average Sale Price	269,064	306,197	13.80%
Average Percent of Selling Price to List Price	106.69%	100.95%	-5.38%
Average Days on Market to Sale	24.02	38.16	58.85%
End of Month Inventory	133	218	63.91%
Months Supply of Inventory	0.82	1.79	119.07%



■ Closed (20.17%)
■ Pending (22.75%)
■ Other OffMarket (10.30%)
■ Active (46.78%)

Absorption: Last 12 months, an Average of **122** Sales/Month
Active Inventory as of February 28, 2023 = **218**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2023 rose **63.91%** to 218 existing homes available for sale. Over the last 12 months this area has had an average of 122 closed sales per month. This represents an unsold inventory index of **1.79** 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 **13.80%** in February 2023 to \$306,197 versus the previous year at \$269,064.

Average Days on Market Lengthens

The average number of **38.16** days that homes spent on the market before selling increased by 14.14 days or **58.85%** in February 2023 compared to last year's same month at **24.02** DOM.

Sales Success for February 2023 is Positive

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

There were 142 New Listings in February 2023, up **22.41%** from last year at 116. Furthermore, there were 94 Closed Listings this month versus last year at 138, a **-31.88%** decrease.

Closed versus Listed trends yielded a **66.2%** ratio, down from previous year's, February 2022, at **119.0%**, a **44.36%** 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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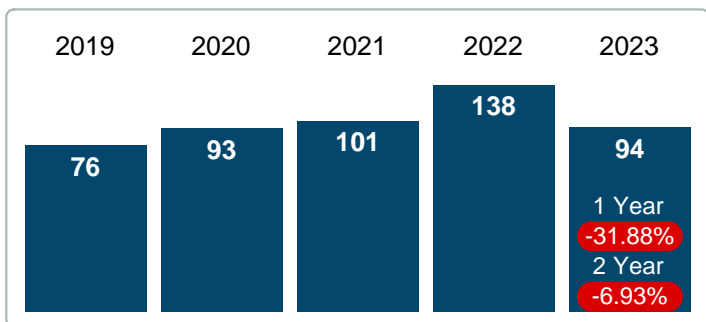
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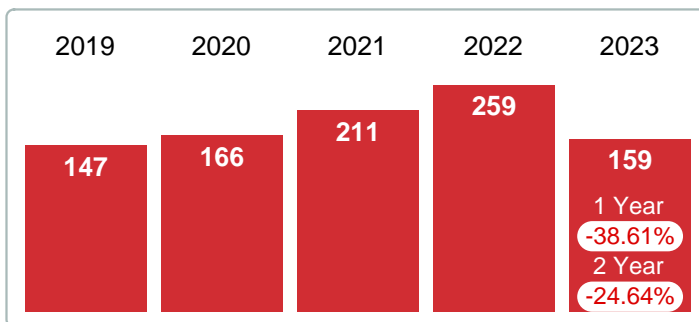
CLOSED LISTINGS

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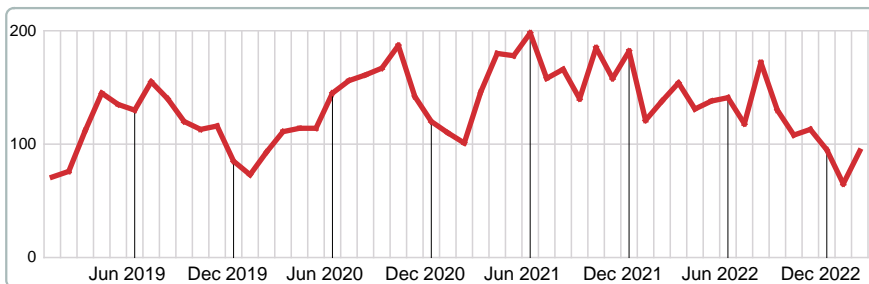
FEBRUARY



YEAR TO DATE (YTD)

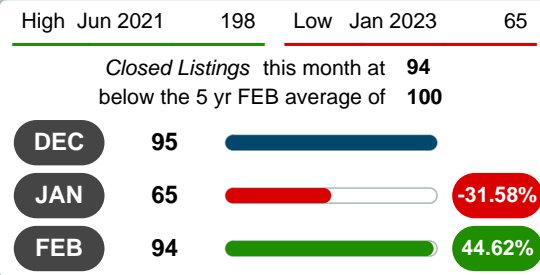


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 100



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	4	4.26%	34.0	0	3	1	0
\$150,001 - \$200,000	14	14.89%	36.4	2	12	0	0
\$200,001 - \$225,000	12	12.77%	28.8	0	8	3	1
\$225,001 - \$300,000	29	30.85%	24.2	0	19	10	0
\$300,001 - \$350,000	12	12.77%	56.5	0	10	2	0
\$350,001 - \$475,000	11	11.70%	67.3	0	5	5	1
\$475,001 and up	12	12.77%	39.8	0	5	7	0
Total Closed Units	94			2	62	28	2
Total Closed Volume	28,782,478	100%	38.2	339.00K	17.14M	10.65M	656.99K
Average Closed Price	\$306,197			\$169,500	\$276,442	\$380,252	\$328,495

February 2023



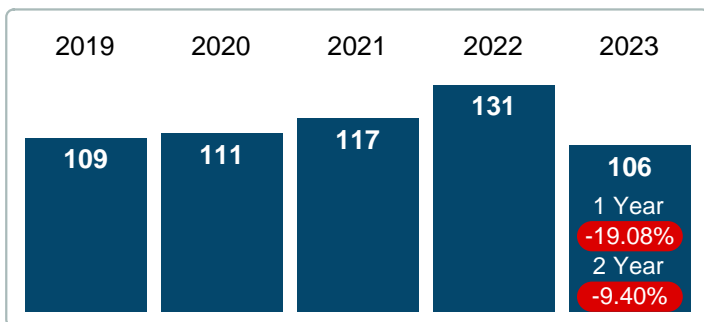
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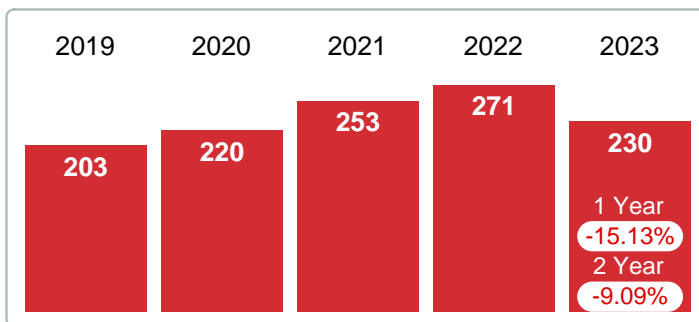
PENDING LISTINGS

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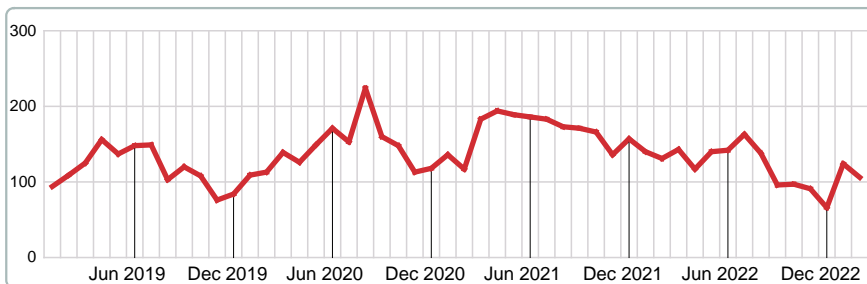
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 115

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at **106**
below the 5 yr FEB average of **115**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	10	9.43%	33.9	3	5	2	0
\$150,001 - \$200,000	13	12.26%	57.8	1	10	2	0
\$200,001 - \$225,000	15	14.15%	45.3	0	12	3	0
\$225,001 - \$275,000	27	25.47%	49.0	0	23	4	0
\$275,001 - \$325,000	12	11.32%	13.2	0	10	2	0
\$325,001 - \$375,000	14	13.21%	72.6	0	7	7	0
\$375,001 and up	15	14.15%	93.4	0	5	9	1
Total Pending Units	106			4	72	29	1
Total Pending Volume	29,056,923	100%	49.8	388.50K	17.98M	10.07M	614.90K
Average Listing Price	\$271,217			\$97,125	\$249,772	\$347,238	\$614,900

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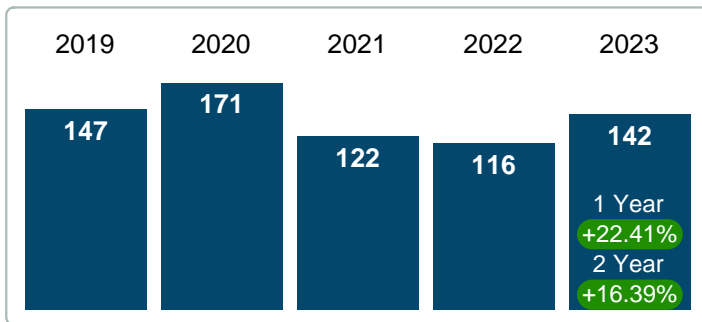
Area Delimited by County Of Wagoner - Residential Property Type



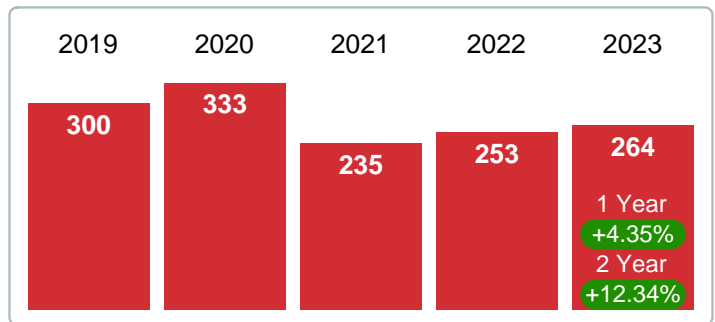
NEW LISTINGS

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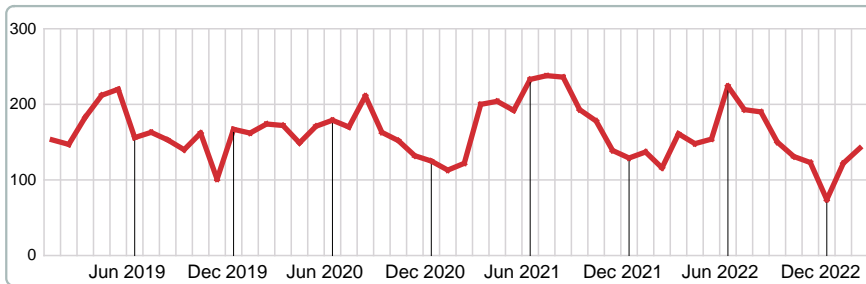
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 140

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 142
above the 5 yr FEB average of 140



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	14	9.86%	6	7	1	0
\$150,001 - \$200,000	8	5.63%	1	6	1	0
\$200,001 - \$250,000	28	19.72%	0	22	6	0
\$250,001 - \$325,000	34	23.94%	1	18	15	0
\$325,001 - \$400,000	27	19.01%	0	11	16	0
\$400,001 - \$525,000	16	11.27%	1	6	9	0
\$525,001 and up	15	10.56%	0	4	9	2
Total New Listed Units	142		9	74	57	2
Total New Listed Volume	49,173,498	100%	1.22M	22.96M	23.63M	1.37M
Average New Listed Listing Price	\$291,964		\$135,310	\$310,239	\$414,576	\$683,600

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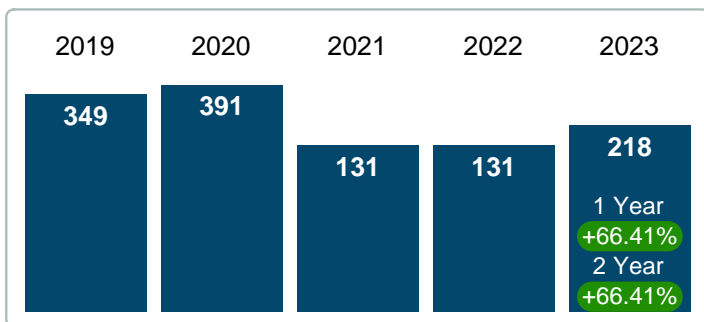
Area Delimited by County Of Wagoner - Residential Property Type



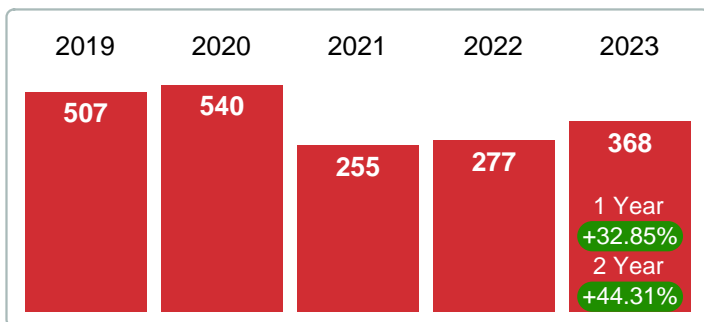
ACTIVE INVENTORY

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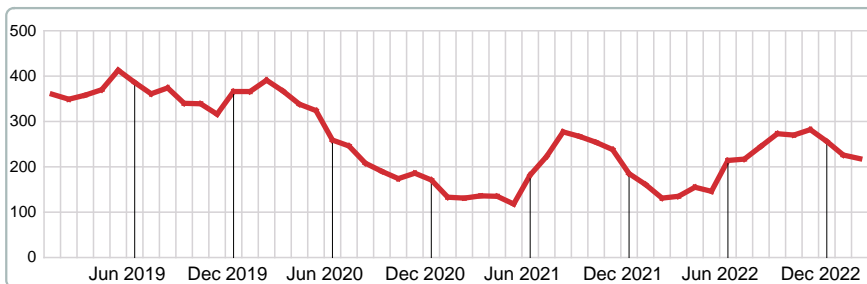
END OF FEBRUARY



ACTIVE DURING FEBRUARY

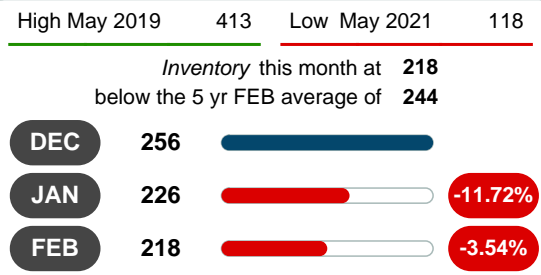


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 244



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	15	6.88%	63.1	9	5	0	1
\$125,001 - \$225,000	25	11.47%	64.9	2	17	5	1
\$225,001 - \$325,000	41	18.81%	61.1	3	23	14	1
\$325,001 - \$400,000	48	22.02%	73.0	0	24	24	0
\$400,001 - \$500,000	39	17.89%	83.2	2	21	15	1
\$500,001 - \$575,000	25	11.47%	89.8	0	6	15	4
\$575,001 and up	25	11.47%	53.9	0	6	11	8
Total Active Inventory by Units	218			16	102	84	16
Total Active Inventory by Volume	85,874,209	100%	70.7	2.45M	36.50M	37.55M	9.38M
Average Active Inventory Listing Price	\$393,918			\$153,268	\$357,810	\$446,965	\$586,263

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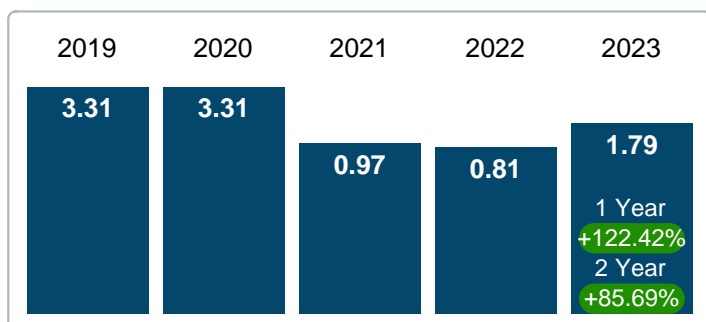
Area Delimited by County Of Wagoner - Residential Property Type



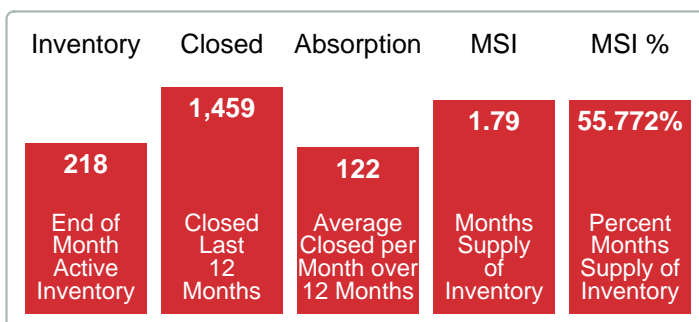
MONTHS SUPPLY of INVENTORY (MSI)

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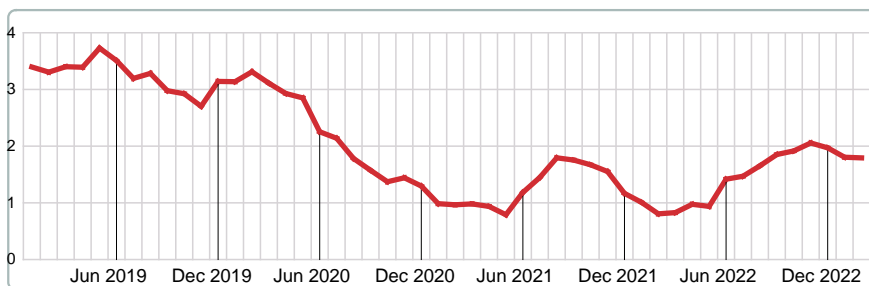
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2023

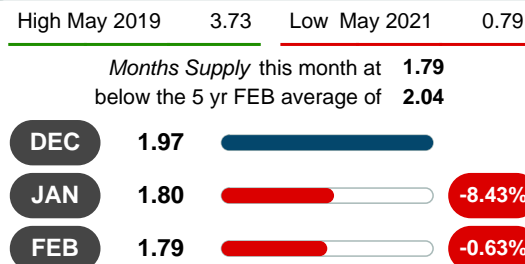


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 2.04



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	15	6.88%	1.57	2.20	1.05	0.00	0.00
\$125,001 - \$225,000	25	11.47%	0.77	0.77	0.65	1.40	3.00
\$225,001 - \$325,000	41	18.81%	0.98	7.20	0.79	1.19	2.00
\$325,001 - \$400,000	48	22.02%	3.03	0.00	2.85	3.56	0.00
\$400,001 - \$500,000	39	17.89%	3.49	0.00	4.94	2.43	1.33
\$500,001 - \$575,000	25	11.47%	4.76	0.00	5.14	4.19	9.60
\$575,001 and up	25	11.47%	4.69	0.00	5.14	3.38	9.60
Market Supply of Inventory (MSI)			1.79	2.11	1.36	2.34	5.05
Total Active Inventory by Units		100%	1.79	16	102	84	16

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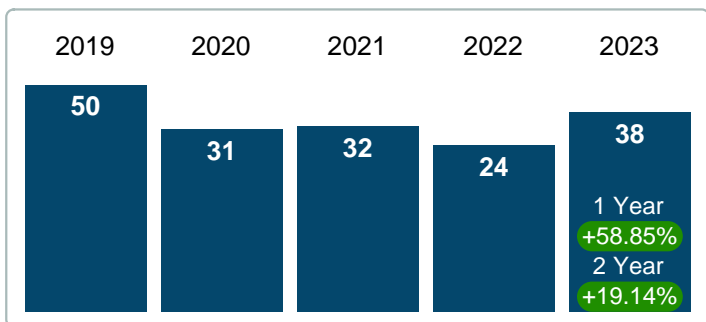
Area Delimited by County Of Wagoner - Residential Property Type



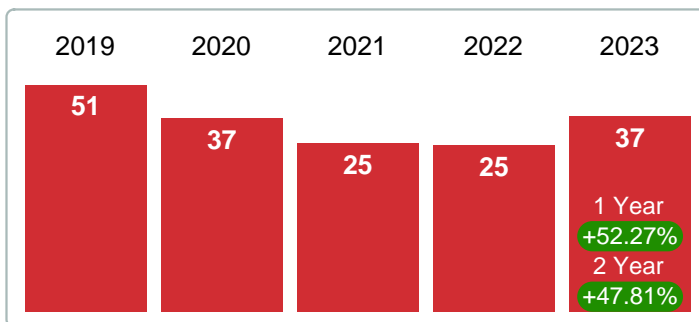
AVERAGE DAYS ON MARKET TO SALE

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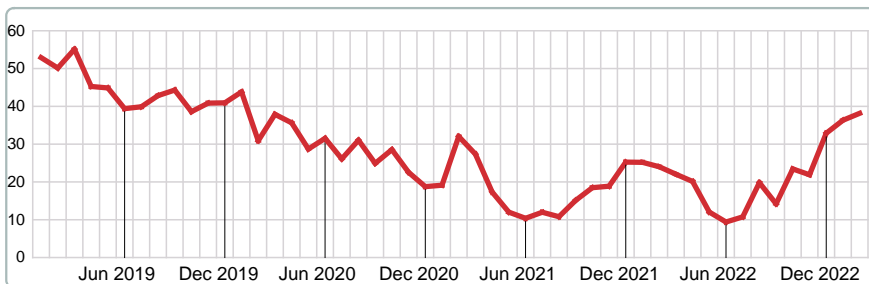
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

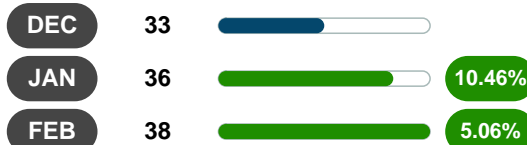


3 MONTHS

5 year FEB AVG = 35

High Mar 2019 55 Low Jun 2022 9

Average Days on Market to Sale this month at 38 above the 5 yr FEB average of 35



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	4.26%	34	0	43	6	0
\$150,001 - \$200,000	14.89%	36	26	38	0	0
\$200,001 - \$225,000	12.77%	29	0	16	36	108
\$225,001 - \$300,000	30.85%	24	0	19	34	0
\$300,001 - \$350,000	12.77%	57	0	60	41	0
\$350,001 - \$475,000	11.70%	67	0	72	57	93
\$475,001 and up	12.77%	40	0	2	67	0
Average Closed DOM		38				
Total Closed Units	100%	38	26	33	46	101
Total Closed Volume		28,782,478	339.00K	17.14M	10.65M	656.99K

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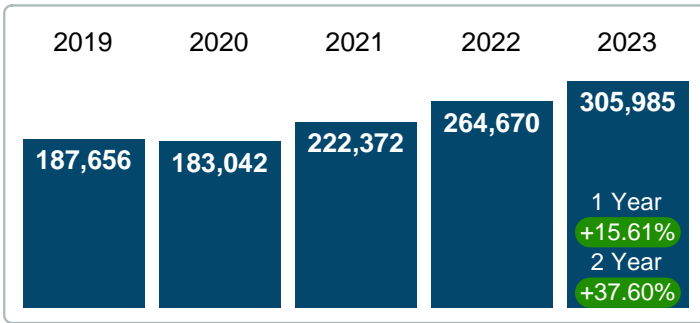
Area Delimited by County Of Wagoner - Residential Property Type



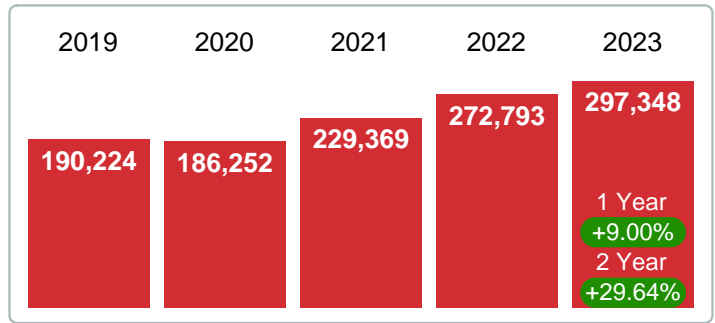
AVERAGE LIST PRICE AT CLOSING

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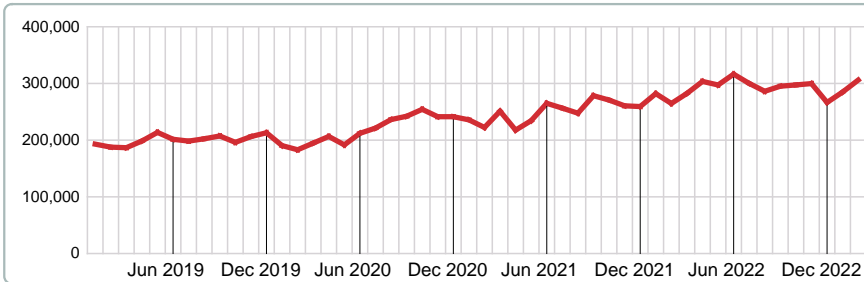
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

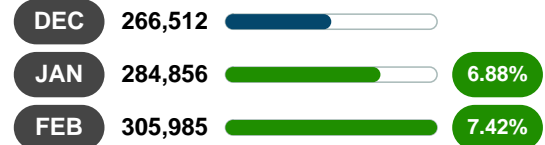


3 MONTHS

5 year FEB AVG = 232,745

High Jun 2022 316,385 Low Feb 2020 183,042

Average List Price at Closing this month at **305,985**
above the 5 yr FEB average of **232,745**



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	5.32%	128,380	0	146,633	127,000	0
\$150,001 - \$200,000	13.83%	183,831	172,450	179,158	0	0
\$200,001 - \$225,000	10.64%	216,330	0	211,788	224,167	240,000
\$225,001 - \$300,000	32.98%	264,448	0	268,019	264,102	0
\$300,001 - \$350,000	11.70%	330,808	0	335,989	317,500	0
\$350,001 - \$475,000	14.89%	410,270	0	390,140	418,100	429,990
\$475,001 and up	10.64%	598,707	0	494,923	631,434	0
Average List Price		305,985	172,450	276,801	378,074	334,995
Total Closed Units	100%	305,985	2	62	28	2
Total Closed Volume		28,762,622	344.90K	17.16M	10.59M	669.99K

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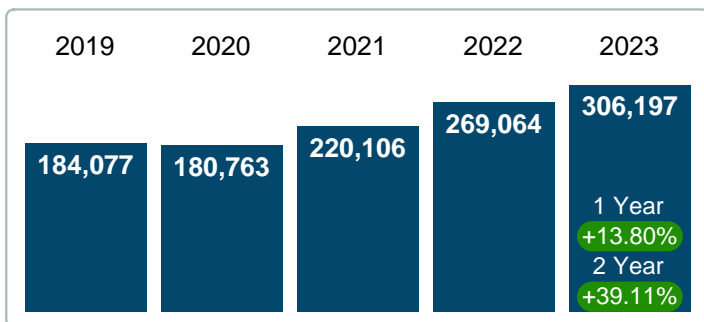
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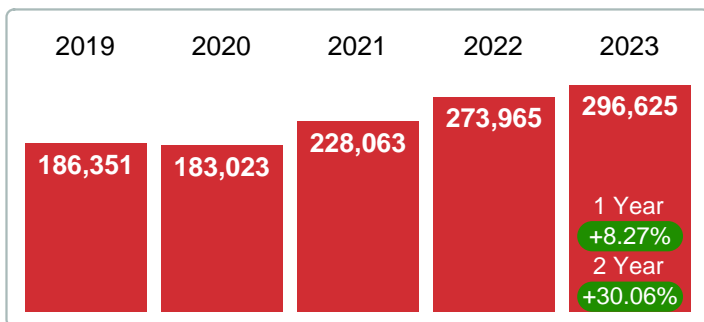
AVERAGE SOLD PRICE AT CLOSING

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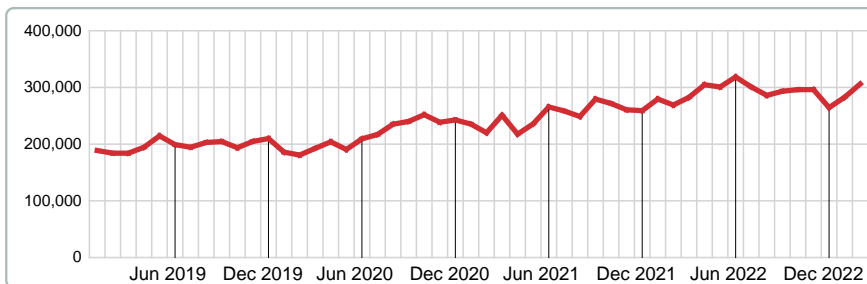
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

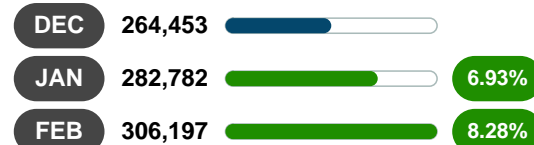


3 MONTHS

5 year FEB AVG = 232,041

High Jun 2022 318,509 Low Feb 2020 180,763

Average Sold Price at Closing this month at **306,197** above the 5 yr FEB average of **232,041**



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	4	4.26%	136,350	0	134,300	142,500	0
\$150,001 - \$200,000	14	14.89%	182,750	169,500	184,958	0	0
\$200,001 - \$225,000	12	12.77%	215,050	0	212,575	218,333	225,000
\$225,001 - \$300,000	29	30.85%	263,517	0	264,170	262,275	0
\$300,001 - \$350,000	12	12.77%	328,133	0	328,859	324,500	0
\$350,001 - \$475,000	11	11.70%	402,081	0	382,180	416,000	431,990
\$475,001 and up	12	12.77%	591,293	0	519,541	642,544	0
Average Sold Price			306,197	169,500	276,442	380,252	328,495
Total Closed Units		100%	306,197	2	62	28	2
Total Closed Volume			28,782,478	339.00K	17.14M	10.65M	656.99K

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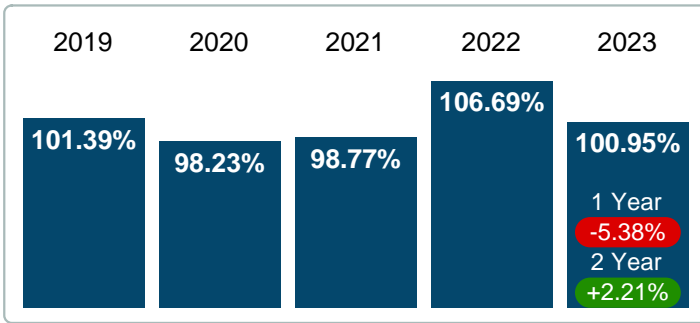
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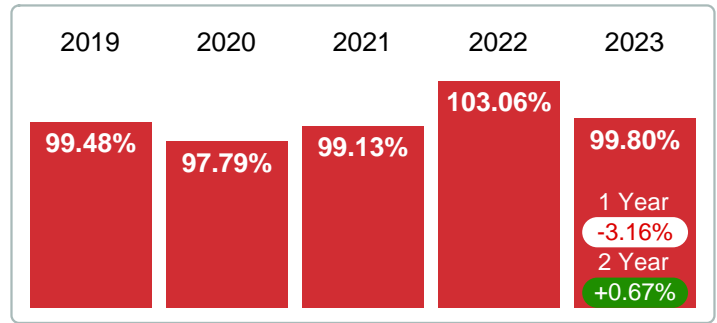
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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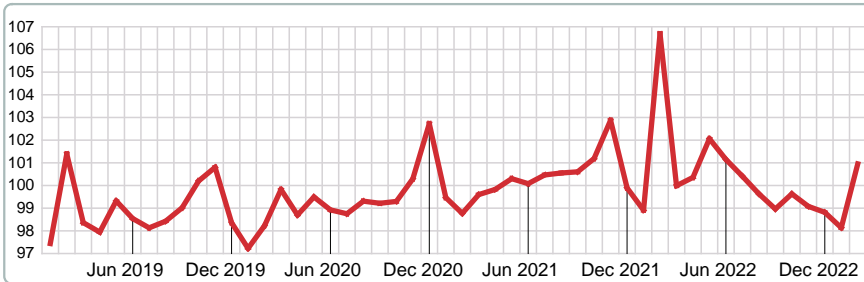
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

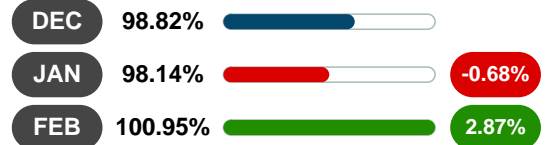


3 MONTHS

5 year FEB AVG = 101.21%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **100.95%** equal to 5 yr FEB average of **101.21%**



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	4	4.26%	96.67%	0.00%	91.49%	112.20%	0.00%
\$150,001 - \$200,000	14	14.89%	109.78%	98.54%	111.66%	0.00%	0.00%
\$200,001 - \$225,000	12	12.77%	99.16%	0.00%	100.51%	97.38%	93.75%
\$225,001 - \$300,000	29	30.85%	98.87%	0.00%	98.64%	99.33%	0.00%
\$300,001 - \$350,000	12	12.77%	98.63%	0.00%	97.92%	102.16%	0.00%
\$350,001 - \$475,000	11	11.70%	99.11%	0.00%	98.31%	99.65%	100.47%
\$475,001 and up	12	12.77%	102.90%	0.00%	105.04%	101.38%	0.00%
Average Sold/List Ratio		101.00%		98.54%	101.43%	100.35%	97.11%
Total Closed Units		94	100%	2	62	28	2
Total Closed Volume		28,782,478		339.00K	17.14M	10.65M	656.99K

February 2023



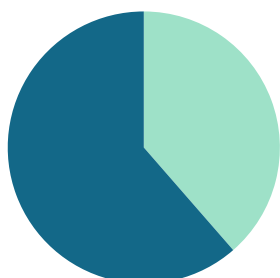
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

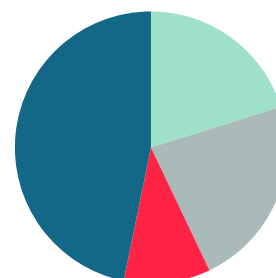


Inventory
 New Listings
142 = 38.59%
 Start Inventory
226
 Total Inventory Units
368
 Volume
\$133,782,010

Market Activity

Closed Sales
94 = 20.17%
 Pending Sales
106 = 22.75%
 Other Off Market
48 = 10.30%
 Active Inventory
218 = 46.78%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	138	94	-31.88%	259	159	-38.61%
Pending Sales	131	106	-19.08%	271	230	-15.13%
New Listings	116	142	22.41%	253	264	4.35%
Average List Price	264,670	305,985	15.61%	272,793	297,348	9.00%
Average Sale Price	269,064	306,197	13.80%	273,965	296,625	8.27%
Average Percent of Selling Price to List Price	106.69%	100.95%	-5.38%	103.06%	99.80%	-3.16%
Average Days on Market to Sale	24.02	38.16	58.85%	24.57	37.41	52.27%
Monthly Inventory	133	218	63.91%	133	218	63.91%
Months Supply of Inventory	0.82	1.79	119.07%	0.82	1.79	119.07%

Absorption: Last 12 months, an Average of **122** Sales/Month

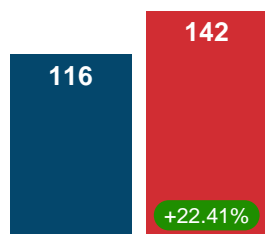
Inventory on February 28, 2023 = **218**

2022 **2023**

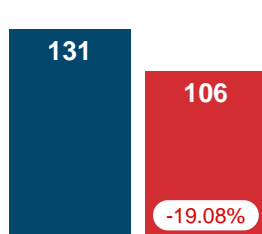
FEBRUARY MARKET

AVERAGE PRICES

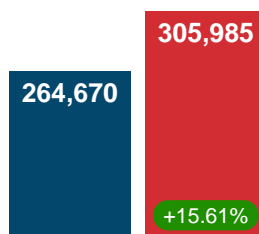
New Listings



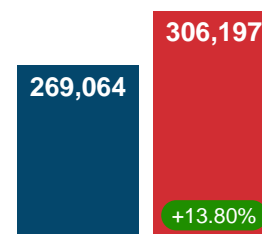
Pending Listings



List Price



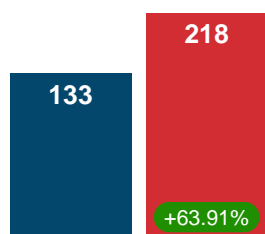
Sale Price



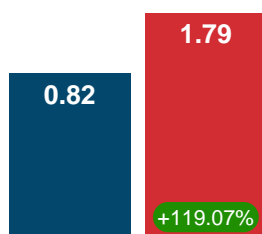
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

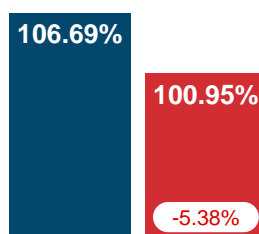
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

