

# February 2023



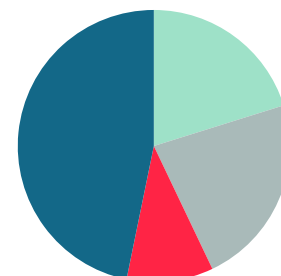
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	252,287	274,950	8.98%
Median Sale Price	265,500	266,933	0.54%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.50	22.00	238.46%
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.

#### 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 **0.54%** in February 2023 to \$266,933 versus the previous year at \$265,500.

#### Median Days on Market Lengthens

The median number of **22.00** days that homes spent on the market before selling increased by 15.50 days or **238.46%** in February 2023 compared to last year's same month at **6.50** DOM.

#### Sales Success for February 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 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.

### What's in this Issue

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

### 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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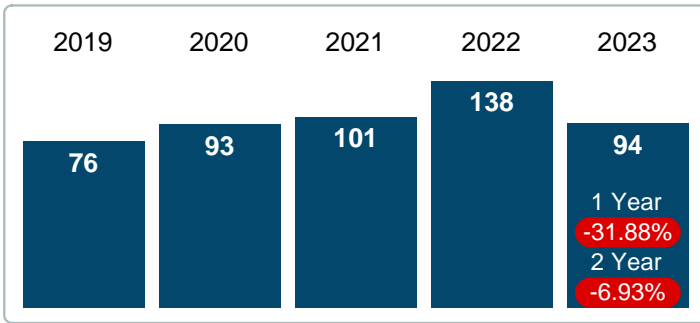
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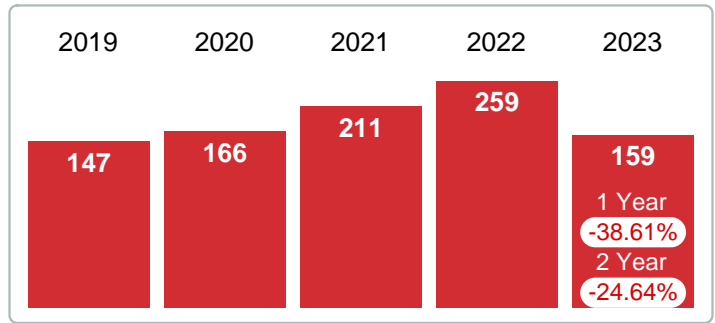
## CLOSED LISTINGS

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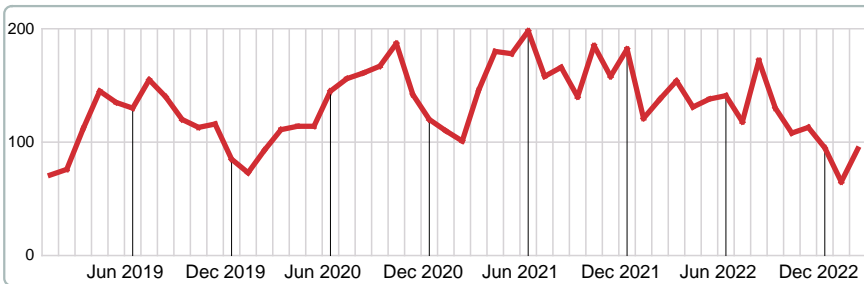
### FEBRUARY



### YEAR TO DATE (YTD)

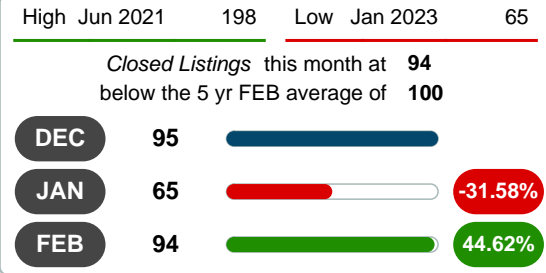


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 100



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	4	4.26%	25.5	0	3	1	0
\$150,001 - \$200,000	14	14.89%	17.5	2	12	0	0
\$200,001 - \$225,000	12	12.77%	12.0	0	8	3	1
\$225,001 - \$300,000	29	30.85%	18.0	0	19	10	0
\$300,001 - \$350,000	12	12.77%	51.5	0	10	2	0
\$350,001 - \$475,000	11	11.70%	63.0	0	5	5	1
\$475,001 and up	12	12.77%	7.5	0	5	7	0
<b>Total Closed Units</b>	<b>94</b>			<b>2</b>	<b>62</b>	<b>28</b>	<b>2</b>
<b>Total Closed Volume</b>	<b>28,782,478</b>	<b>100%</b>	<b>22.0</b>	<b>339.00K</b>	<b>17.14M</b>	<b>10.65M</b>	<b>656.99K</b>
<b>Median Closed Price</b>	<b>\$266,933</b>			<b>\$169,500</b>	<b>\$251,500</b>	<b>\$299,500</b>	<b>\$328,495</b>

# February 2023



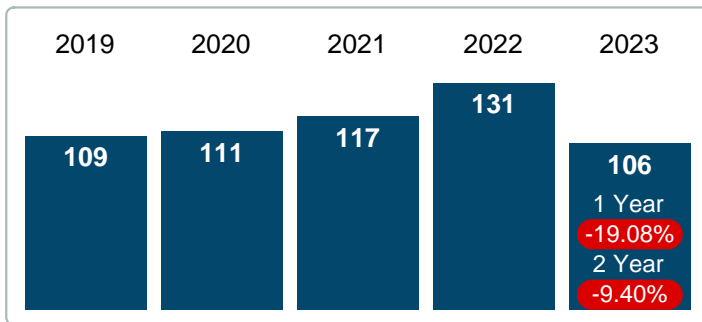
Area Delimited by County Of Wagoner - Residential Property Type



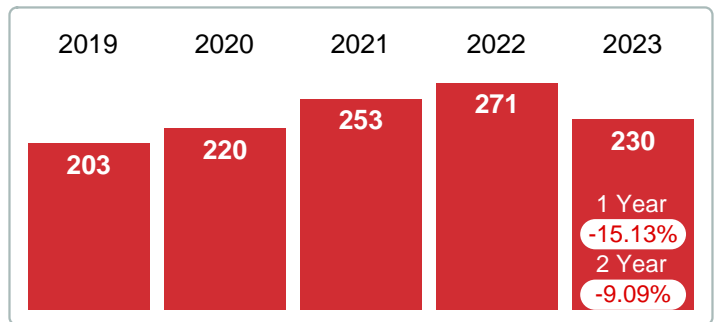
## PENDING LISTINGS

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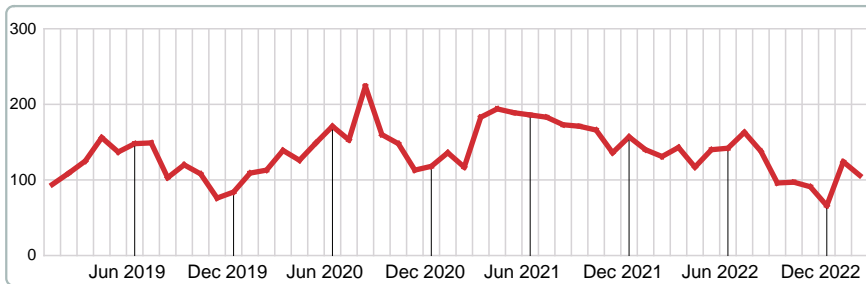
### FEBRUARY



### YEAR TO DATE (YTD)

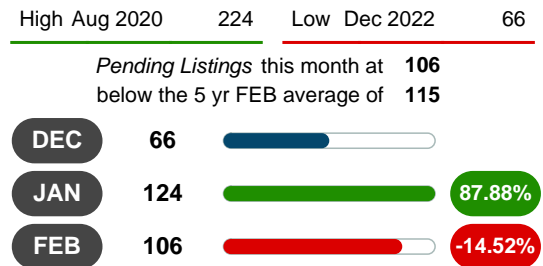


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 115



### 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	10	9.43%	7.5	3	5	2	0
\$150,001 - \$200,000	13	12.26%	27.0	1	10	2	0
\$200,001 - \$225,000	15	14.15%	14.0	0	12	3	0
\$225,001 - \$275,000	27	25.47%	17.0	0	23	4	0
\$275,001 - \$325,000	12	11.32%	10.5	0	10	2	0
\$325,001 - \$375,000	14	13.21%	53.0	0	7	7	0
\$375,001 and up	15	14.15%	110.0	0	5	9	1
<b>Total Pending Units</b>	<b>106</b>			<b>4</b>	<b>72</b>	<b>29</b>	<b>1</b>
<b>Total Pending Volume</b>	<b>29,056,923</b>	<b>100%</b>	<b>20.5</b>	<b>388.50K</b>	<b>17.98M</b>	<b>10.07M</b>	<b>614.90K</b>
<b>Median Listing Price</b>	<b>\$240,515</b>			<b>\$109,500</b>	<b>\$234,098</b>	<b>\$335,000</b>	<b>\$614,900</b>

# February 2023



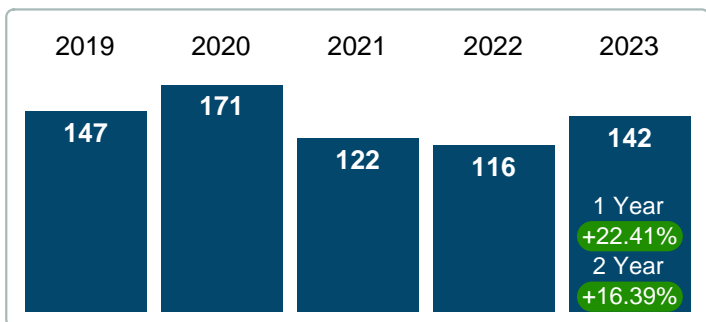
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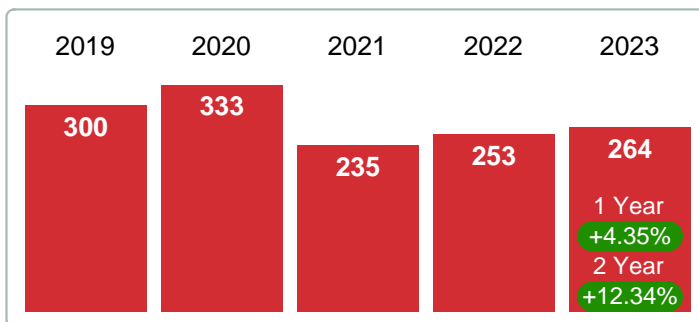
## NEW LISTINGS

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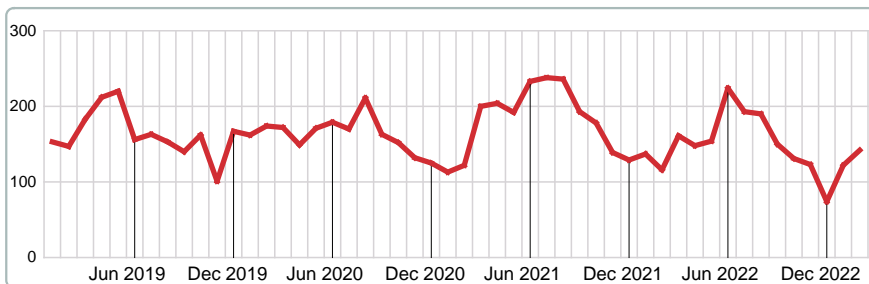
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

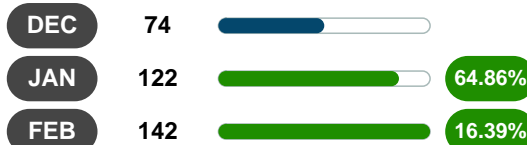


### 3 MONTHS

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
<b>Total New Listed Units</b>	<b>142</b>		<b>9</b>	<b>74</b>	<b>57</b>	<b>2</b>
<b>Total New Listed Volume</b>	<b>49,173,498</b>	<b>100%</b>	<b>1.22M</b>	<b>22.96M</b>	<b>23.63M</b>	<b>1.37M</b>
<b>Median New Listed Listing Price</b>	<b>\$304,990</b>		<b>\$74,900</b>	<b>\$259,700</b>	<b>\$359,500</b>	<b>\$683,600</b>

# February 2023



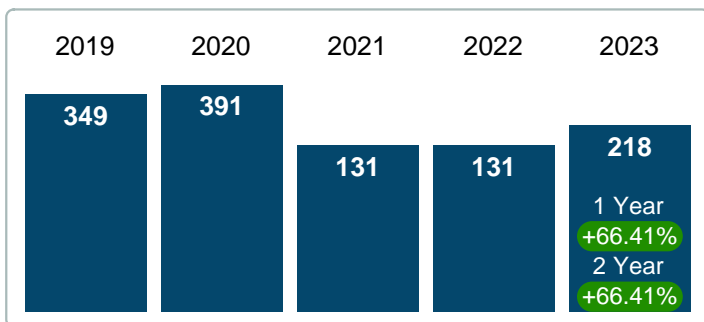
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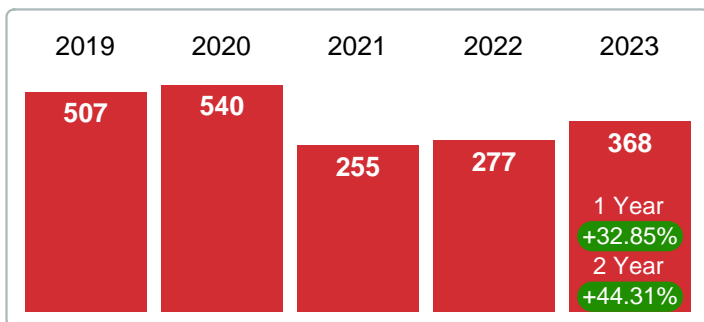
## ACTIVE INVENTORY

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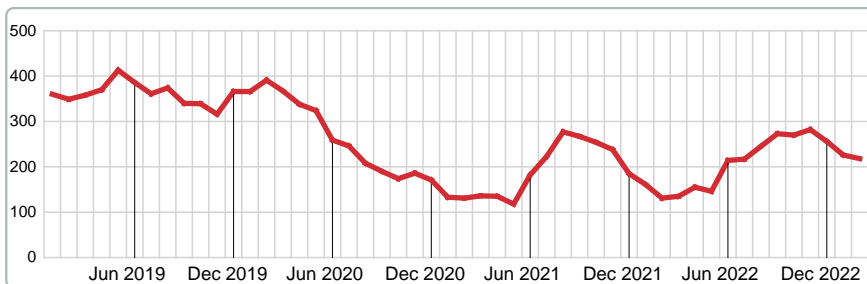
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

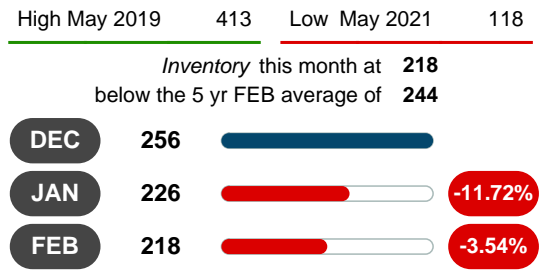


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 244



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$125,000 and less	15	6.88%	29.0	9	5	0	1	
\$125,001 - \$225,000	25	11.47%	46.0	2	17	5	1	
\$225,001 - \$325,000	41	18.81%	26.0	3	23	14	1	
\$325,001 - \$400,000	48	22.02%	56.5	0	24	24	0	
\$400,001 - \$500,000	39	17.89%	61.0	2	21	15	1	
\$500,001 - \$575,000	25	11.47%	47.0	0	6	15	4	
\$575,001 and up	25	11.47%	34.0	0	6	11	8	
Total Active Inventory by Units		218		16	102	84	16	
Total Active Inventory by Volume		85,874,209	100%	46.0	2.45M	36.50M	37.55M	9.38M
Median Active Inventory Listing Price		\$360,000			\$82,400	\$334,950	\$399,500	\$572,200

# February 2023



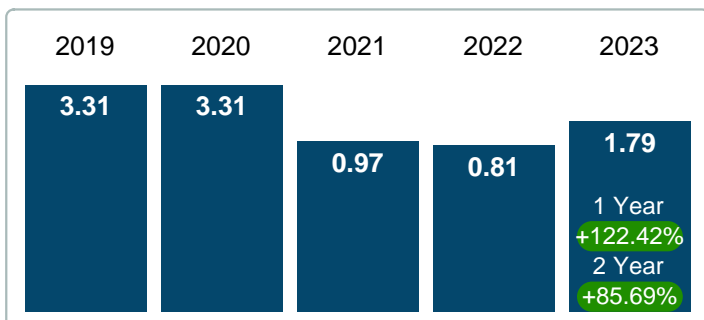
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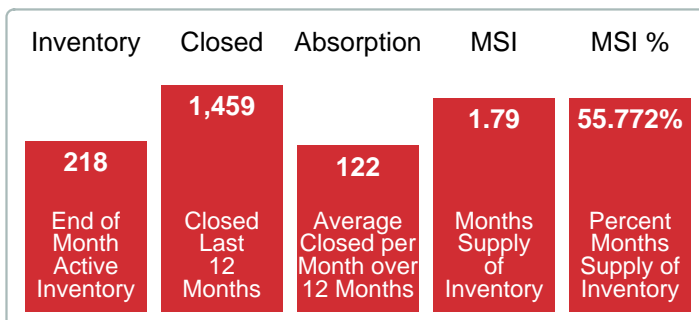
## MONTHS SUPPLY of INVENTORY (MSI)

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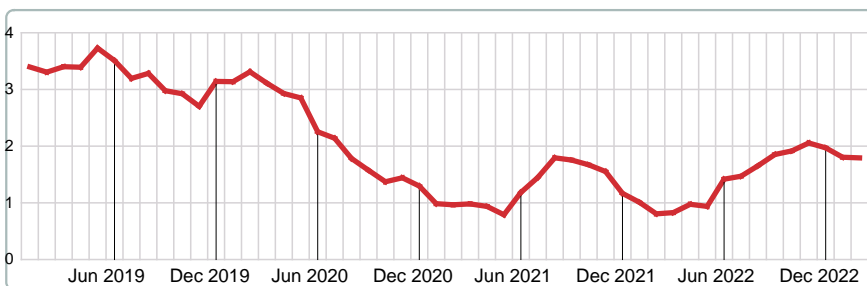
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2023

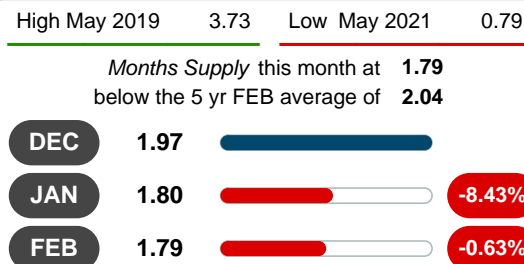


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# February 2023



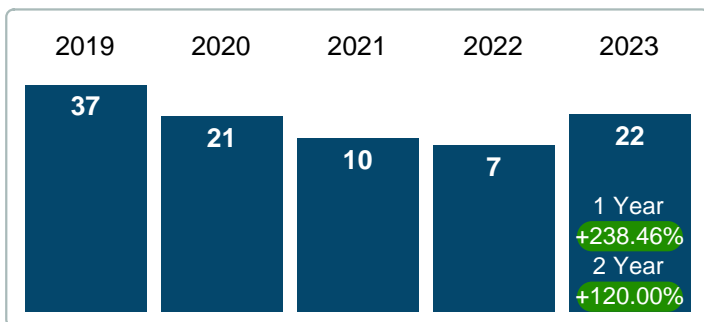
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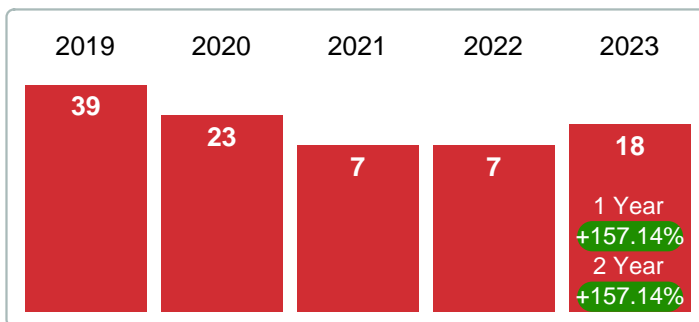
## MEDIAN DAYS ON MARKET TO SALE

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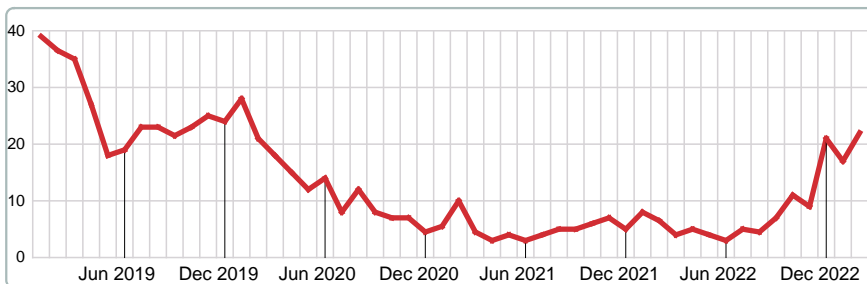
### FEBRUARY



### YEAR TO DATE (YTD)

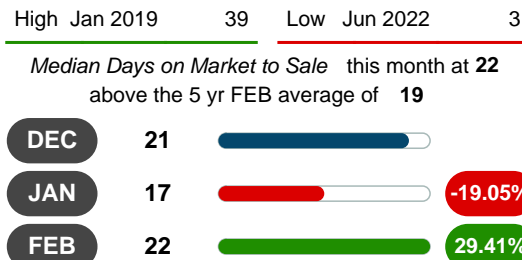


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 19



### 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	4.26%	26	0	41	6	0
\$150,001 - \$200,000	14.89%	18	26	18	0	0
\$200,001 - \$225,000	12.77%	12	0	10	51	108
\$225,001 - \$300,000	30.85%	18	0	10	32	0
\$300,001 - \$350,000	12.77%	52	0	54	41	0
\$350,001 - \$475,000	11.70%	63	0	60	76	93
\$475,001 and up	12.77%	8	0	1	77	0
Median Closed DOM		22	26	13	44	101
Total Closed Units	100%	22.0	2	62	28	2
Total Closed Volume		28,782,478	339.00K	17.14M	10.65M	656.99K



# February 2023



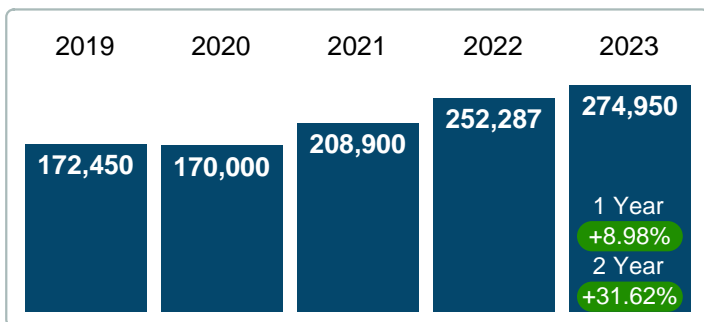
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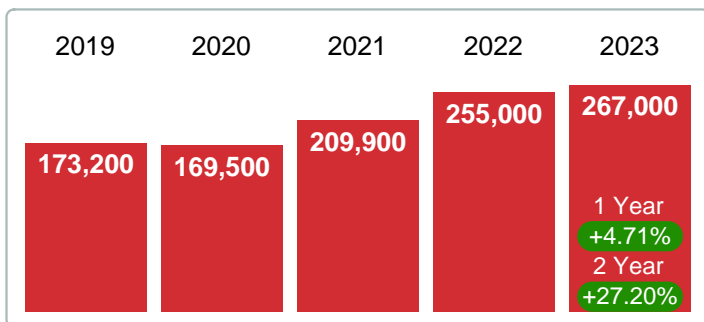
## MEDIAN LIST PRICE AT CLOSING

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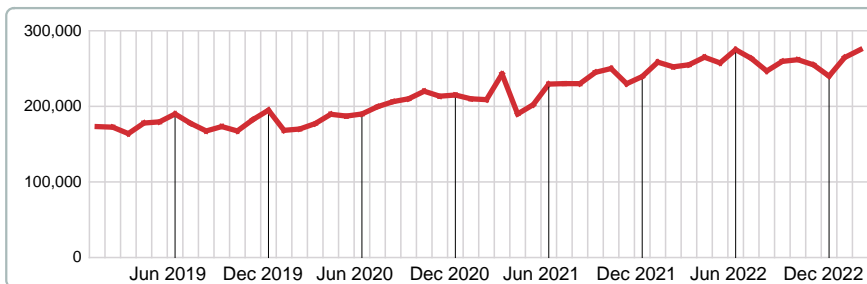
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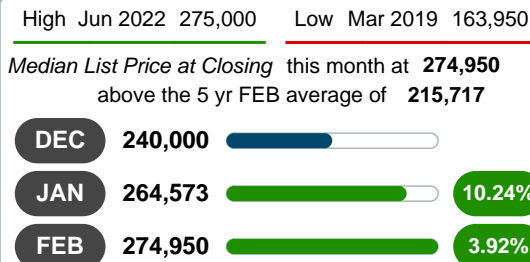


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 215,717



### 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	5	5.32%	145,000	0	145,000	127,000	0
\$150,001 - \$200,000	13	13.83%	185,000	172,450	190,000	0	0
\$200,001 - \$225,000	10	10.64%	215,000	0	215,000	219,500	0
\$225,001 - \$300,000	31	32.98%	259,500	0	262,500	264,750	240,000
\$300,001 - \$350,000	11	11.70%	330,493	0	330,197	335,000	0
\$350,001 - \$475,000	14	14.89%	401,900	0	384,400	409,900	429,990
\$475,001 and up	10	10.64%	511,750	0	525,000	499,000	0
Median List Price			274,950	172,450	252,500	297,500	334,995
Total Closed Units		100%	274,950	2	62	28	2
Total Closed Volume			28,762,622	344.90K	17.16M	10.59M	669.99K



# February 2023



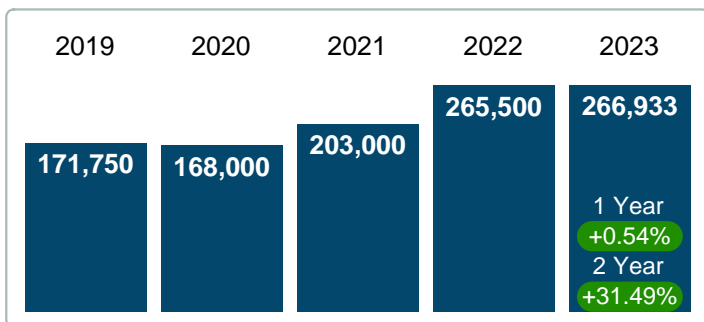
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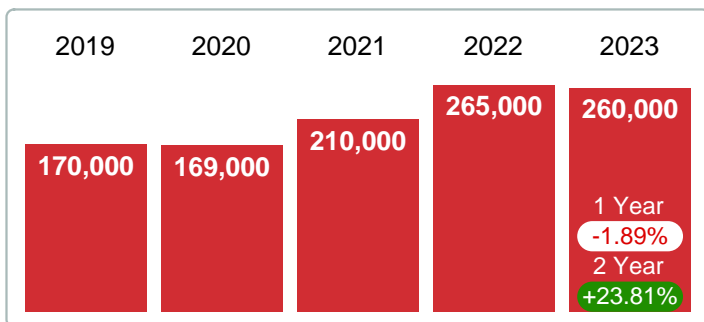
## MEDIAN SOLD PRICE AT CLOSING

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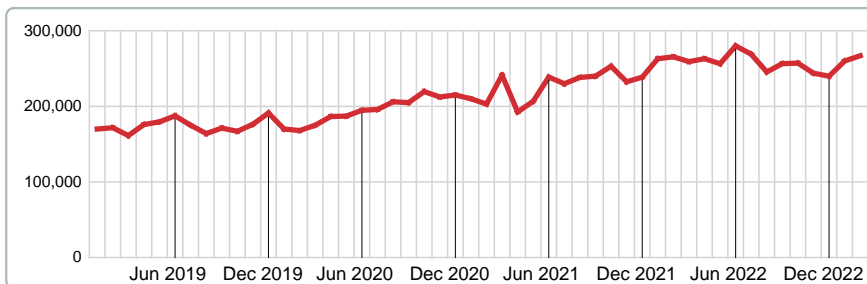
### FEBRUARY



### YEAR TO DATE (YTD)

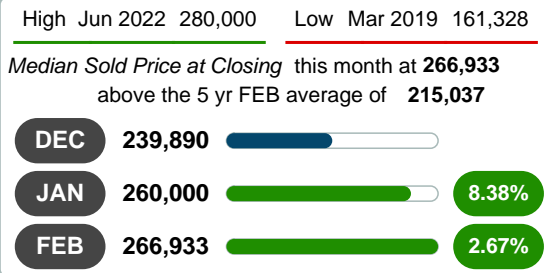


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 215,037



### 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	4.26%	137,750	0	133,000	142,500	0
\$150,001 - \$200,000	14.89%	188,500	169,500	193,500	0	0
\$200,001 - \$225,000	12.77%	215,000	0	212,500	225,000	225,000
\$225,001 - \$300,000	30.85%	259,500	0	255,000	259,750	0
\$300,001 - \$350,000	12.77%	326,497	0	326,497	324,500	0
\$350,001 - \$475,000	11.70%	395,000	0	383,500	405,000	431,990
\$475,001 and up	12.77%	509,857	0	517,886	501,827	0
<b>Median Sold Price</b>		<b>266,933</b>	<b>169,500</b>	<b>251,500</b>	<b>299,500</b>	<b>328,495</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>266,933</b>	<b>2</b>	<b>62</b>	<b>28</b>	<b>2</b>
<b>Total Closed Volume</b>		<b>28,782,478</b>	<b>339.00K</b>	<b>17.14M</b>	<b>10.65M</b>	<b>656.99K</b>

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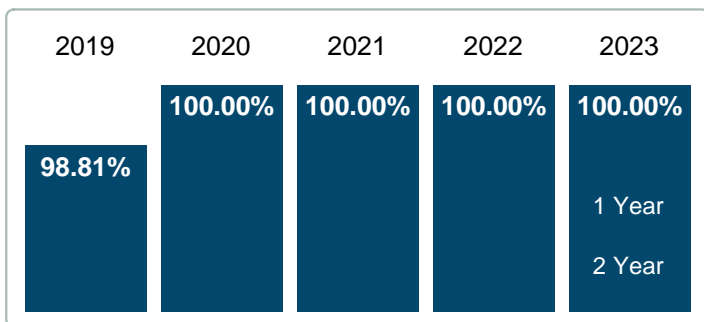
Area Delimited by County Of Wagoner - Residential Property Type



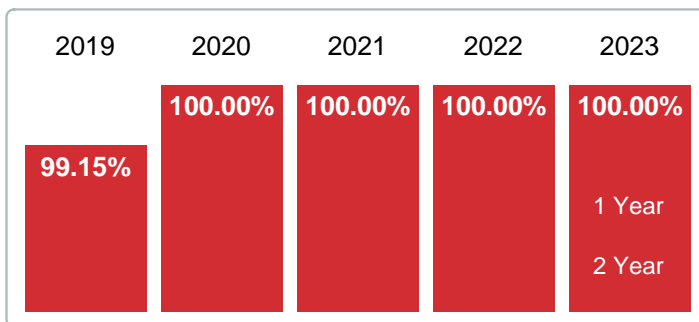
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 99.76%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%**  
equal to 5 yr FEB average of **99.76%**

- DEC 100.00%
- JAN 100.00%
- FEB 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	4	4.26%	95.86%	0.00%	91.72%	112.20%	0.00%
\$150,001 - \$200,000	14	14.89%	98.75%	98.54%	98.75%	0.00%	0.00%
\$200,001 - \$225,000	12	12.77%	99.45%	0.00%	100.00%	96.36%	93.75%
\$225,001 - \$300,000	29	30.85%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$350,000	12	12.77%	99.28%	0.00%	98.31%	102.16%	0.00%
\$350,001 - \$475,000	11	11.70%	100.00%	0.00%	100.00%	98.18%	100.47%
\$475,001 and up	12	12.77%	103.74%	0.00%	104.76%	100.03%	0.00%
Median Sold/List Ratio		100.00%		98.54%	100.00%	100.00%	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



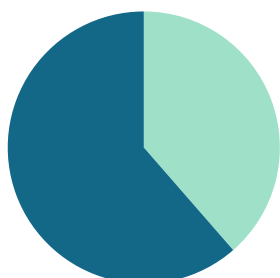
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

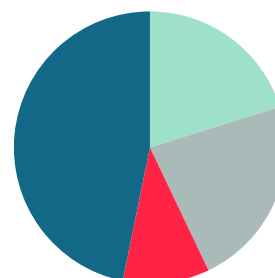


**Inventory**  
 New Listings  
**142 = 38.59%**  
 Start Inventory  
**226**  
 Total Inventory Units  
**368**  
 Volume  
**\$133,782,010**

### 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%
Median List Price	252,287	274,950	8.98%	255,000	267,000	4.71%
Median Sale Price	265,500	266,933	0.54%	265,000	260,000	-1.89%
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	6.50	22.00	238.46%	7.00	18.00	157.14%
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

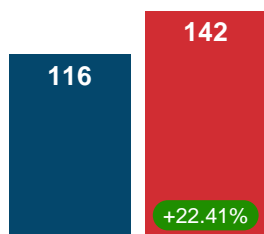
**Inventory** on February 28, 2023 = **218**

**2022** **2023**

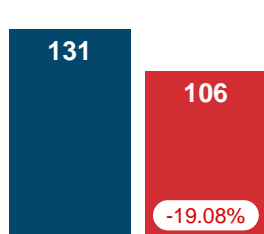
### FEBRUARY MARKET

### MEDIAN PRICES

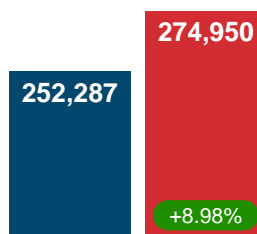
#### New Listings



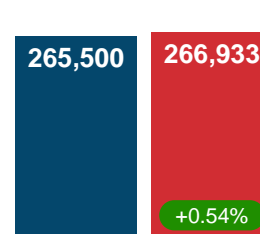
#### Pending Listings



#### List Price



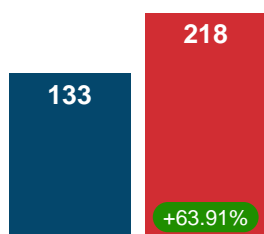
#### Sale Price



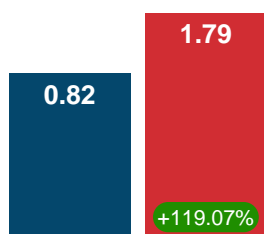
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

