

January 2023



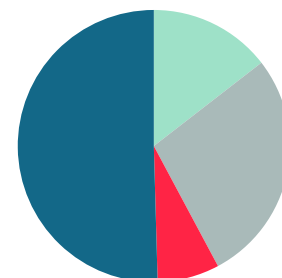
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	January 2023	+/-%
Closed Listings	121	65	-46.28%
Pending Listings	140	124	-11.43%
New Listings	137	122	-10.95%
Median List Price	258,490	264,573	2.35%
Median Sale Price	263,000	260,000	-1.14%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	8.00	17.00	112.50%
End of Month Inventory	161	226	40.37%
Months Supply of Inventory	1.01	1.80	78.66%



■ Closed (14.51%)
■ Pending (27.68%)
■ Other OffMarket (7.37%)
■ Active (50.45%)

Absorption: Last 12 months, an Average of **125** Sales/Month
Active Inventory as of January 31, 2023 = **226**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2023 rose **40.37%** to 226 existing homes available for sale. Over the last 12 months this area has had an average of 125 closed sales per month. This represents an unsold inventory index of **1.80** MSI for this period.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **1.14%** in January 2023 to \$260,000 versus the previous year at \$263,000.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 9.00 days or **112.50%** in January 2023 compared to last year's same month at **8.00** DOM.

Sales Success for January 2023 is Positive

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

There were 122 New Listings in January 2023, down **10.95%** from last year at 137. Furthermore, there were 65 Closed Listings this month versus last year at 121, a **-46.28%** decrease.

Closed versus Listed trends yielded a **53.3%** ratio, down from previous year's, January 2022, at **88.3%**, a **39.68%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

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

Identify a Professional to Manage the Procedure

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

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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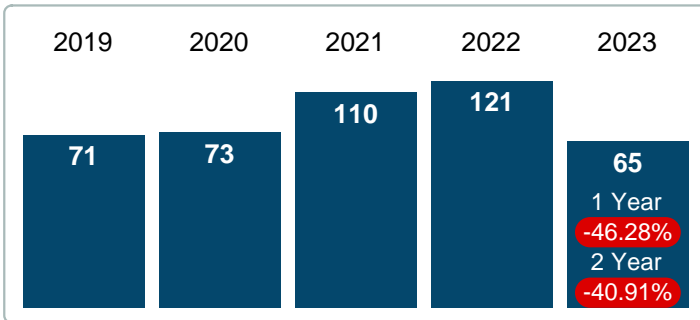
Area Delimited by County Of Wagoner - Residential Property Type



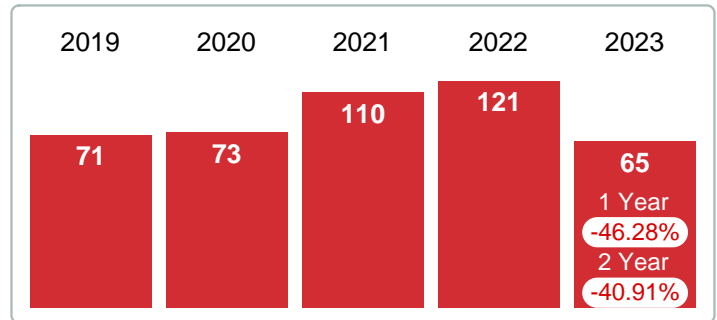
CLOSED LISTINGS

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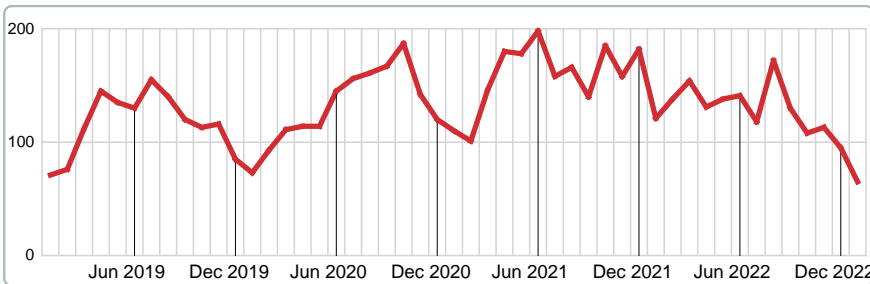
JANUARY



YEAR TO DATE (YTD)

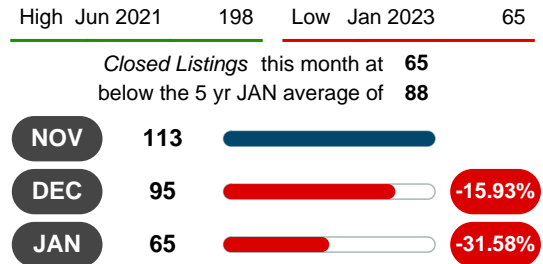


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 88



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	4	6.15%	63.0	3	1	0	0
\$75,001 - \$150,000	8	12.31%	11.5	2	3	3	0
\$150,001 - \$200,000	6	9.23%	21.0	0	4	2	0
\$200,001 - \$275,000	20	30.77%	16.0	0	19	0	1
\$275,001 - \$375,000	12	18.46%	51.5	0	9	2	1
\$375,001 - \$500,000	6	9.23%	19.0	0	2	4	0
\$500,001 and up	9	13.85%	1.0	0	1	8	0
Total Closed Units	65			5	39	19	2
Total Closed Volume	18,380,839	100%	17.0	378.40K	10.03M	7.43M	550.00K
Median Closed Price	\$260,000			\$70,500	\$250,000	\$473,142	\$275,000

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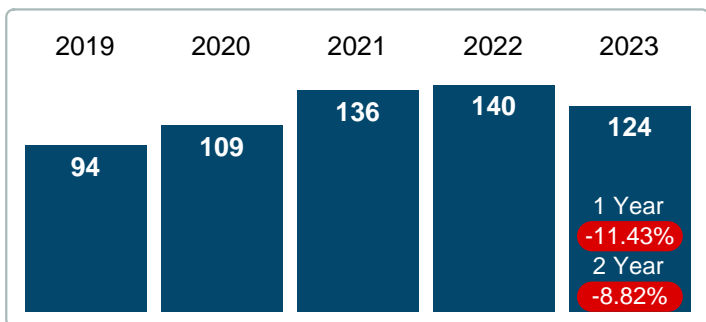
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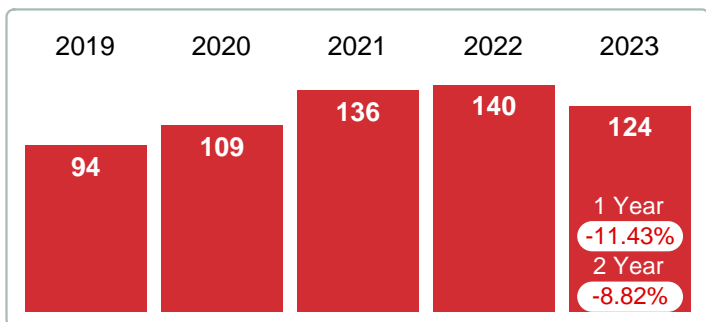
PENDING LISTINGS

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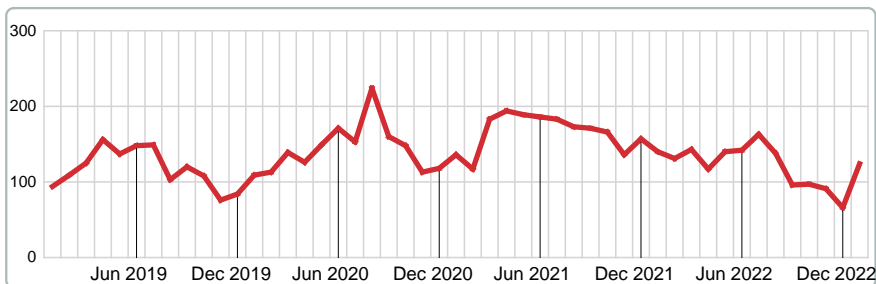
JANUARY



YEAR TO DATE (YTD)

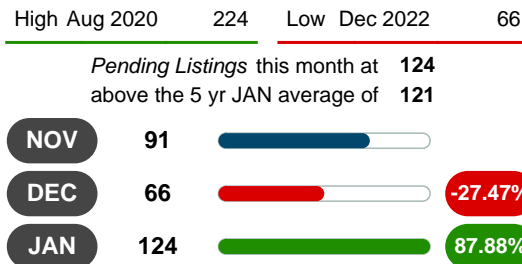


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 121



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	7	5.65%	9.0	2	4	1	0
\$125,001 - \$200,000	21	16.94%	21.0	1	18	2	0
\$200,001 - \$225,000	15	12.10%	52.0	0	13	2	0
\$225,001 - \$325,000	32	25.81%	34.0	0	17	12	3
\$325,001 - \$400,000	20	16.13%	116.0	0	15	5	0
\$400,001 - \$500,000	13	10.48%	76.0	0	3	9	1
\$500,001 and up	16	12.90%	5.5	0	2	14	0
Total Pending Units	124			3	72	45	4
Total Pending Volume	39,160,234	100%	40.0	319.40K	18.67M	18.92M	1.26M
Median Listing Price	\$289,000			\$70,000	\$234,095	\$409,900	\$294,000

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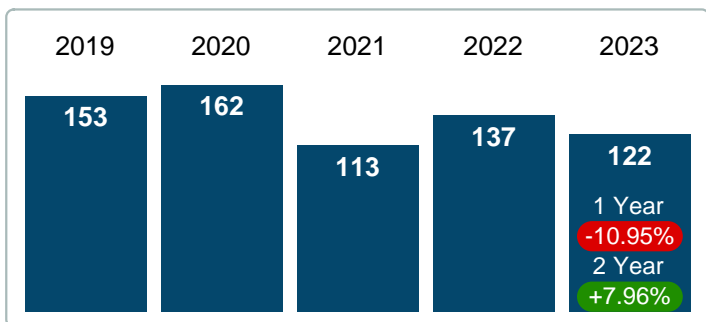
Area Delimited by County Of Wagoner - Residential Property Type



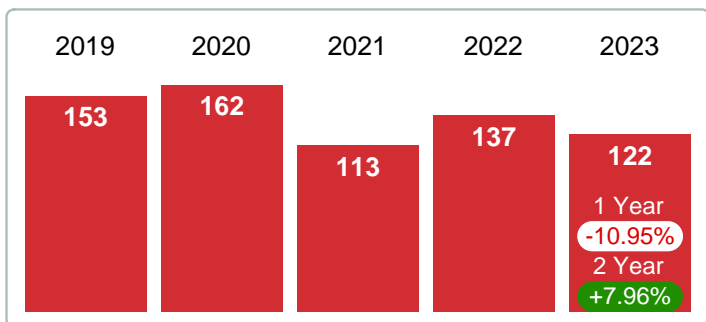
NEW LISTINGS

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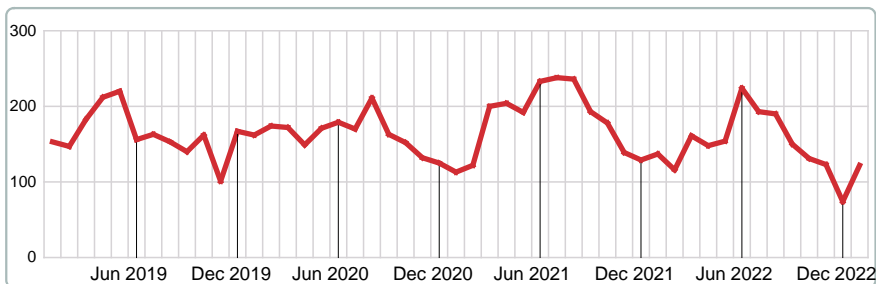
JANUARY



YEAR TO DATE (YTD)

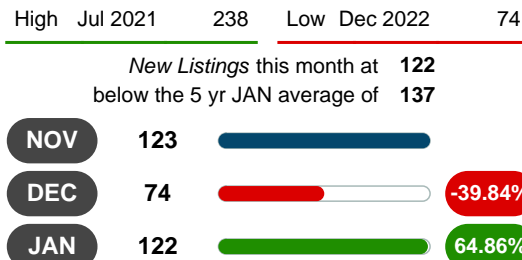


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 137



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	7.38%	3	4	2	0
\$125,001 - \$200,000	19	15.57%	1	16	2	0
\$200,001 - \$250,000	18	14.75%	0	17	1	0
\$250,001 - \$325,000	28	22.95%	0	19	9	0
\$325,001 - \$425,000	20	16.39%	1	9	9	1
\$425,001 - \$525,000	14	11.48%	0	6	7	1
\$525,001 and up	14	11.48%	0	2	10	2
Total New Listed Units	122		5	73	40	4
Total New Listed Volume	40,631,203	100%	703.80K	20.18M	16.54M	3.21M
Median New Listed Listing Price	\$294,990		\$89,900	\$250,000	\$402,500	\$647,000

January 2023



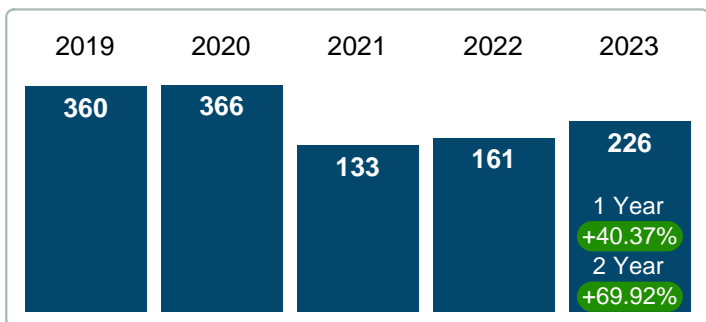
Area Delimited by County Of Wagoner - Residential Property Type



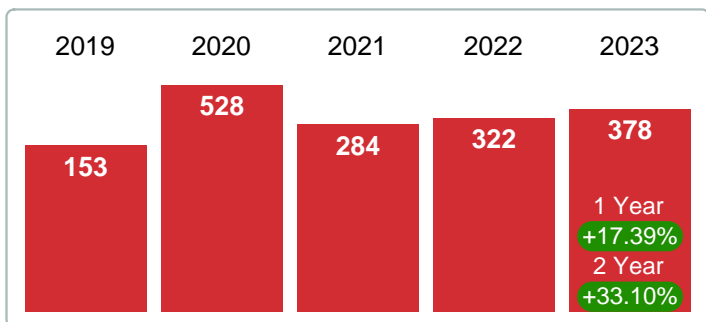
ACTIVE INVENTORY

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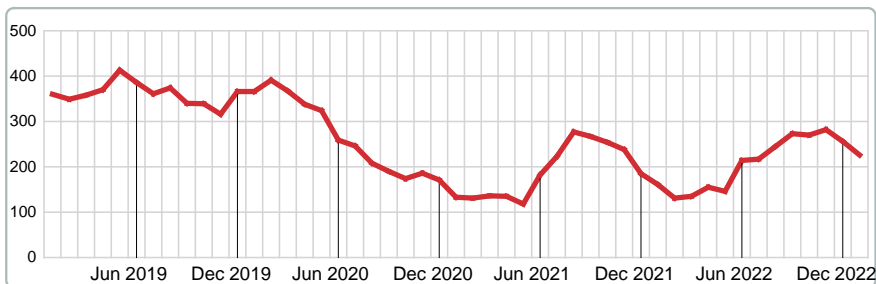
END OF JANUARY



ACTIVE DURING JANUARY

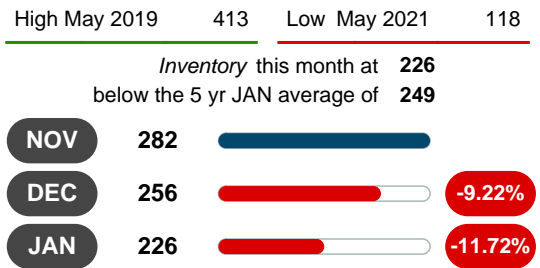


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 249



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	22	9.73%	58.5	7	12	2	1
\$150,001 - \$225,000	25	11.06%	69.0	1	16	6	2
\$225,001 - \$275,000	25	11.06%	90.0	2	20	3	0
\$275,001 - \$375,000	66	29.20%	66.0	1	39	25	1
\$375,001 - \$450,000	38	16.81%	55.0	1	20	16	1
\$450,001 - \$550,000	24	10.62%	146.0	0	12	9	3
\$550,001 and up	26	11.50%	67.0	0	5	14	7
Total Active Inventory by Units		226		12	124	75	15
Total Active Inventory by Volume		84,608,512	100%	1.96M	42.84M	31.62M	8.19M
Median Active Inventory Listing Price		\$335,860		\$129,500	\$314,900	\$397,445	\$549,900

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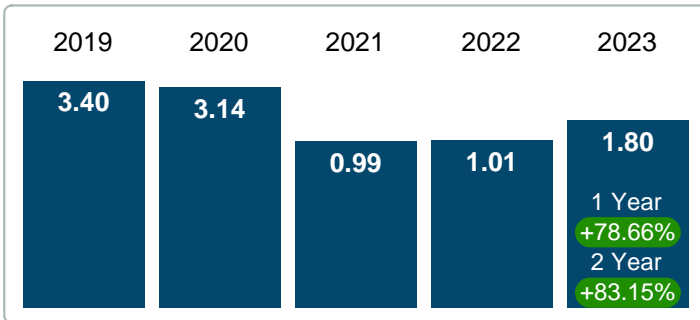
Area Delimited by County Of Wagoner - Residential Property Type



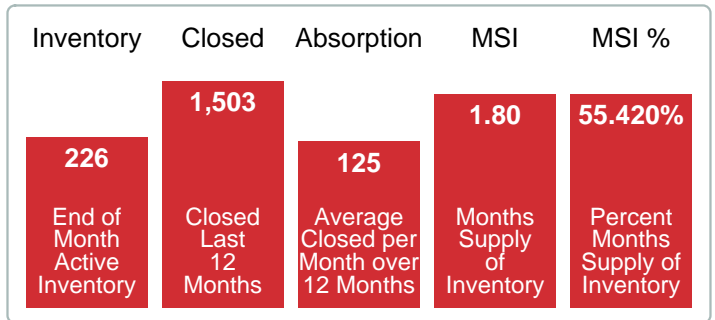
MONTHS SUPPLY of INVENTORY (MSI)

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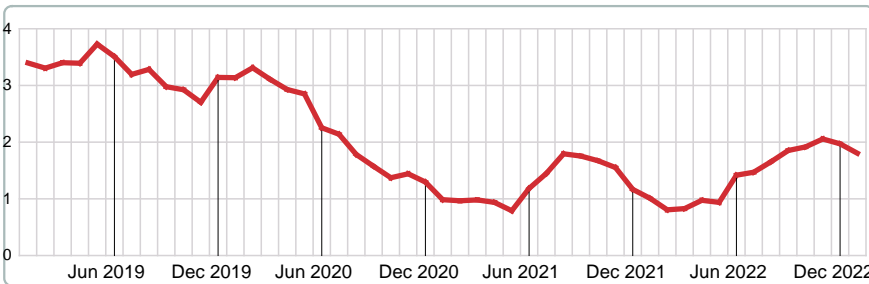
MSI FOR JANUARY



INDICATORS FOR JANUARY 2023

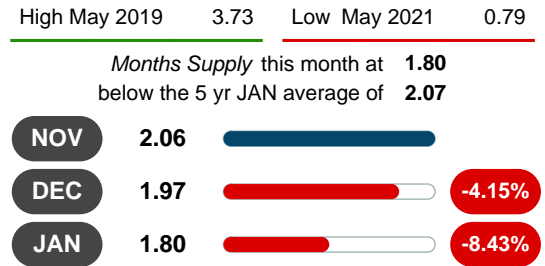


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN 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
\$150,000 and less	22	9.73%	1.39	1.29	1.31	1.60	0.00
\$150,001 - \$225,000	25	11.06%	0.87	0.60	0.68	1.89	8.00
\$225,001 - \$275,000	25	11.06%	0.99	4.80	1.11	0.44	0.00
\$275,001 - \$375,000	66	29.20%	2.34	3.00	2.24	2.56	1.33
\$375,001 - \$450,000	38	16.81%	3.77	4.00	4.21	3.31	4.00
\$450,001 - \$550,000	24	10.62%	2.30	0.00	4.65	1.37	2.57
\$550,001 and up	26	11.50%	3.90	0.00	3.33	3.29	8.40
Market Supply of Inventory (MSI)			1.80	1.45	1.61	2.05	4.50
Total Active Inventory by Units		100%	1.80	12	124	75	15

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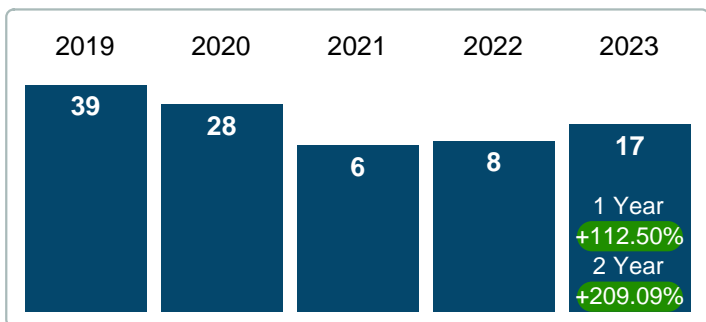
Area Delimited by County Of Wagoner - Residential Property Type



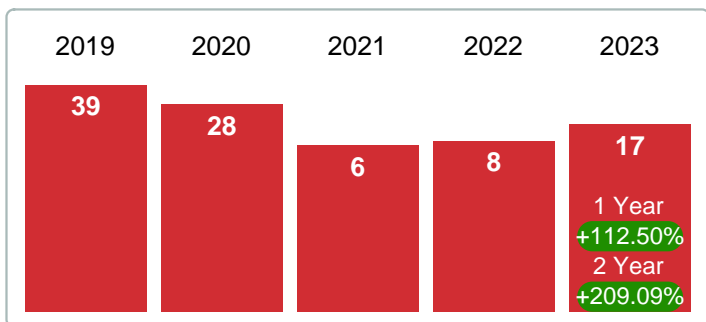
MEDIAN DAYS ON MARKET TO SALE

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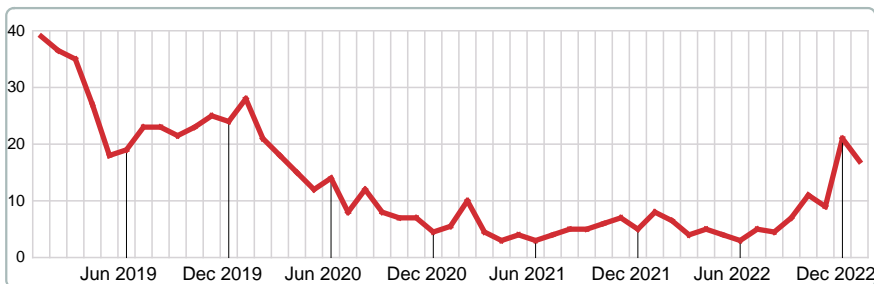
JANUARY



YEAR TO DATE (YTD)

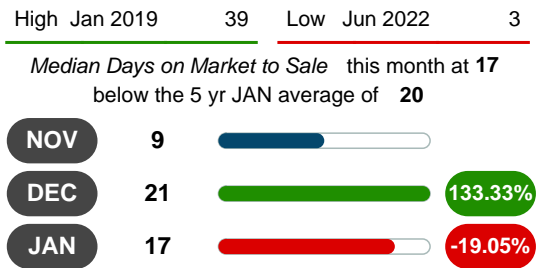


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 20



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
\$75,000 and less	6.15%	63	75	51	0	0
\$75,001 - \$150,000	12.31%	12	36	9	72	0
\$150,001 - \$200,000	9.23%	21	0	13	34	0
\$200,001 - \$275,000	30.77%	16	0	15	0	93
\$275,001 - \$375,000	18.46%	52	0	6	102	82
\$375,001 - \$500,000	9.23%	19	0	1	38	0
\$500,001 and up	13.85%	1	0	1	1	0
Median Closed DOM		17	65	13	37	88
Total Closed Units	100%	17.0	5	39	19	2
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K

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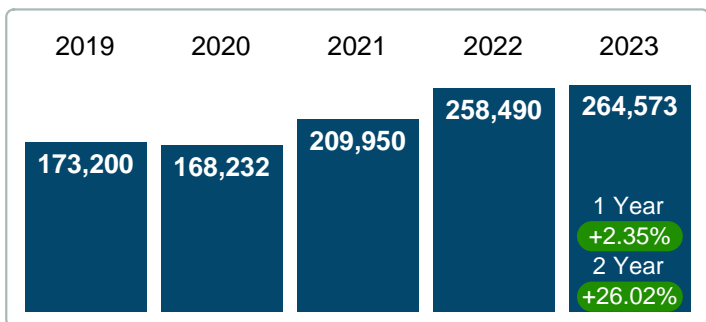
Area Delimited by County Of Wagoner - Residential Property Type



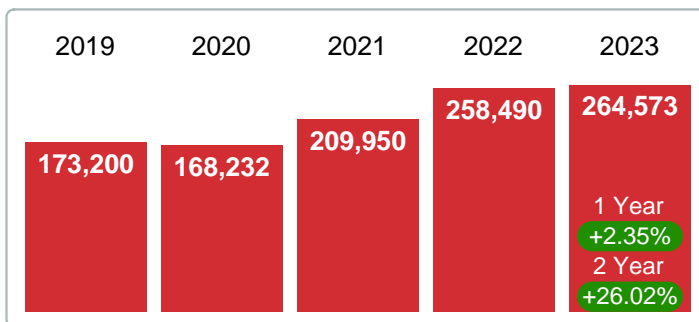
MEDIAN LIST PRICE AT CLOSING

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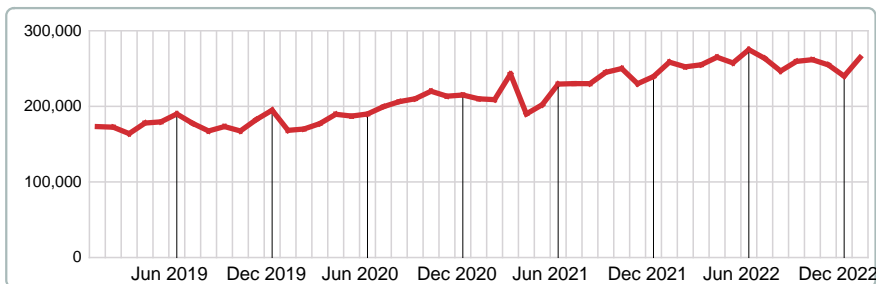
JANUARY



YEAR TO DATE (YTD)

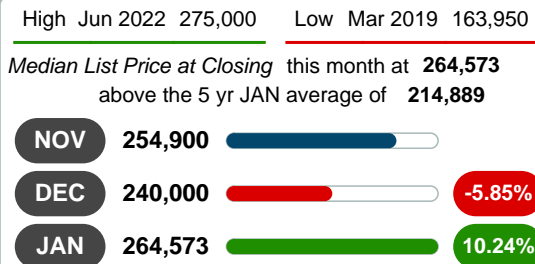


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 214,889



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
\$75,000 and less	2	3.08%	47,250	47,250	0	0	0
\$75,001 - \$150,000	10	15.38%	112,500	119,900	109,000	110,000	0
\$150,001 - \$200,000	3	4.62%	175,000	0	167,000	182,450	0
\$200,001 - \$275,000	23	35.38%	230,000	0	230,000	0	270,000
\$275,001 - \$375,000	12	18.46%	307,450	0	320,000	307,450	295,000
\$375,001 - \$500,000	7	10.77%	461,500	0	420,503	472,000	0
\$500,001 and up	8	12.31%	527,000	0	518,070	534,000	0
Median List Price			264,573	99,900	250,000	472,000	282,500
Total Closed Units		100%	264,573	5	39	19	2
Total Closed Volume			18,515,633	454.20K	10.07M	7.43M	565.00K

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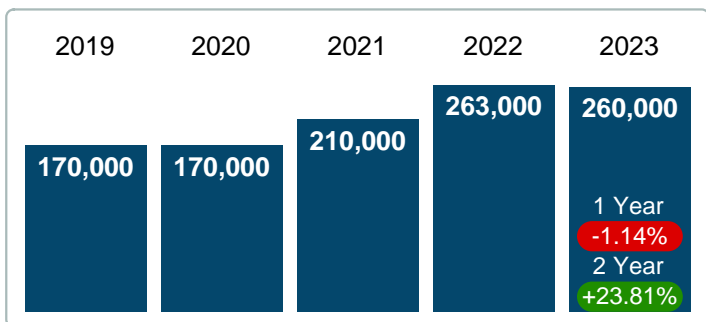
Area Delimited by County Of Wagoner - Residential Property Type



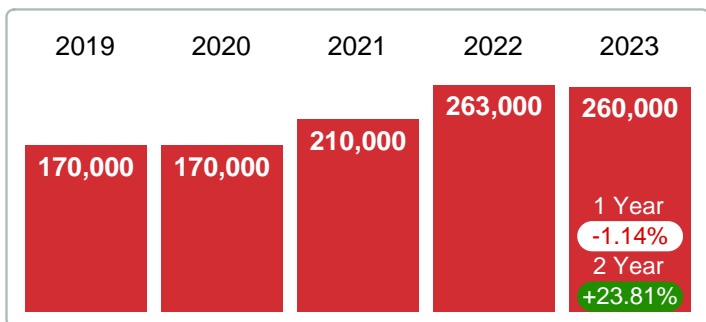
MEDIAN SOLD PRICE AT CLOSING

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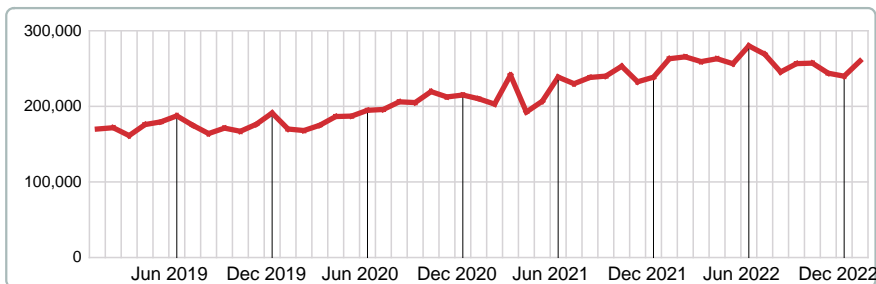
JANUARY



YEAR TO DATE (YTD)

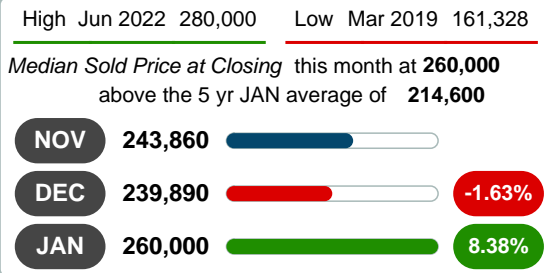


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 214,600



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
\$75,000 and less	6.15%	61,500	58,000	65,000	0	0
\$75,001 - \$150,000	12.31%	110,000	107,450	115,000	105,000	0
\$150,001 - \$200,000	9.23%	186,000	0	200,000	166,000	0
\$200,001 - \$275,000	30.77%	244,150	0	240,300	0	260,000
\$275,001 - \$375,000	18.46%	303,000	0	310,000	303,000	290,000
\$375,001 - \$500,000	9.23%	466,489	0	420,503	472,571	0
\$500,001 and up	13.85%	534,000	0	638,608	525,436	0
Median Sold Price		260,000	70,500	250,000	473,142	275,000
Total Closed Units	100%	260,000	5	39	19	2
Total Closed Volume		18,380,839	378.40K	10.03M	7.43M	550.00K

January 2023



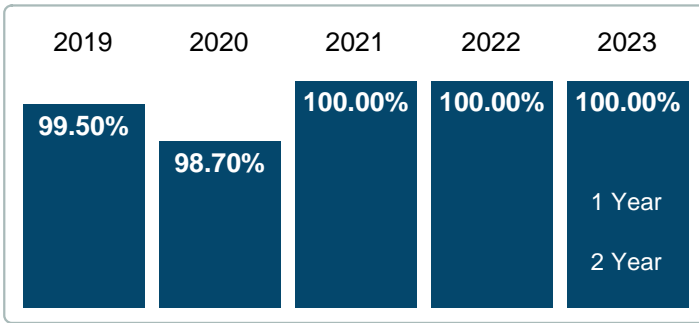
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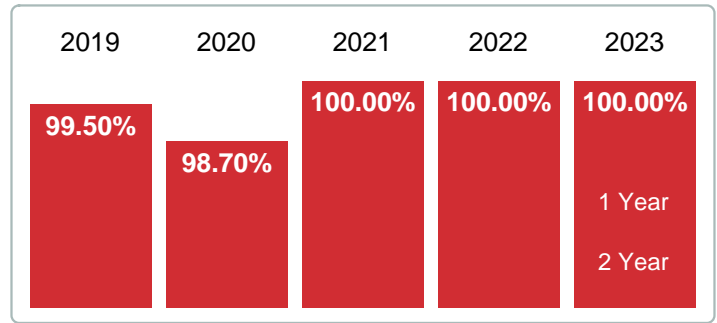
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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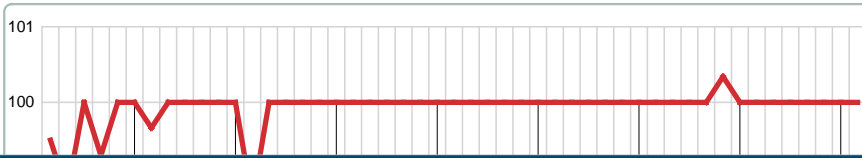
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.64%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JAN average of **99.64%**

- NOV 100.00%
- DEC 100.00%
- JAN 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
\$75,000 and less	4	6.15%	82.35%	83.45%	81.25%	0.00%	0.00%
\$75,001 - \$150,000	8	12.31%	97.73%	83.95%	100.00%	95.45%	0.00%
\$150,001 - \$200,000	6	9.23%	91.00%	0.00%	91.67%	91.00%	0.00%
\$200,001 - \$275,000	20	30.77%	100.00%	0.00%	100.00%	0.00%	96.30%
\$275,001 - \$375,000	12	18.46%	100.00%	0.00%	100.00%	98.62%	98.31%
\$375,001 - \$500,000	6	9.23%	100.00%	0.00%	100.00%	100.00%	0.00%
\$500,001 and up	9	13.85%	100.75%	0.00%	123.27%	100.38%	0.00%
Median Sold/List Ratio		100.00%		83.45%	100.00%	100.00%	97.30%
Total Closed Units		65	100%	5	39	19	2
Total Closed Volume		18,380,839		378.40K	10.03M	7.43M	550.00K

January 2023



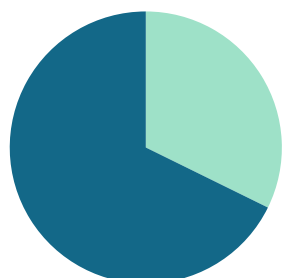
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

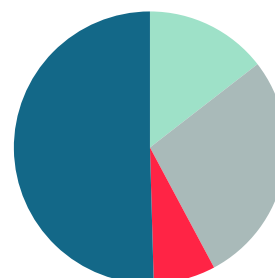


Inventory
 New Listings
122 = 32.28%
 Start Inventory
256
 Total Inventory Units
378
 Volume
\$132,414,865

Market Activity

Closed Sales
65 = 14.51%
 Pending Sales
124 = 27.68%
 Other Off Market
33 = 7.37%
 Active Inventory
226 = 50.45%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	121	65	-46.28%	121	65	-46.28%
Pending Sales	140	124	-11.43%	140	124	-11.43%
New Listings	137	122	-10.95%	137	122	-10.95%
Median List Price	258,490	264,573	2.35%	258,490	264,573	2.35%
Median Sale Price	263,000	260,000	-1.14%	263,000	260,000	-1.14%
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	8.00	17.00	112.50%	8.00	17.00	112.50%
Monthly Inventory	161	226	40.37%	161	226	40.37%
Months Supply of Inventory	1.01	1.80	78.66%	1.01	1.80	78.66%

Absorption: Last 12 months, an Average of **125** Sales/Month

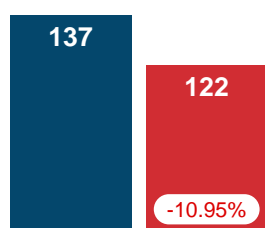
Inventory on January 31, 2023 = **226**

2022 **2023**

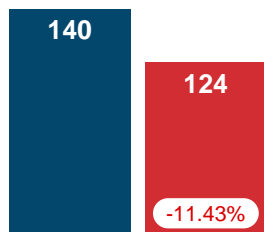
JANUARY MARKET

MEDIAN PRICES

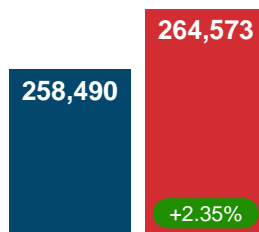
New Listings



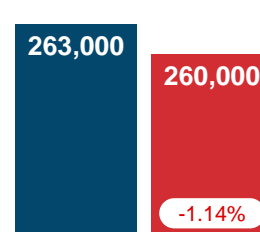
Pending Listings



List Price



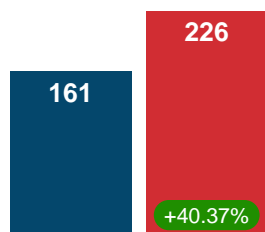
Sale Price



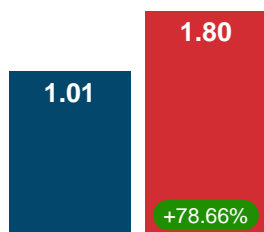
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

