

July 2023



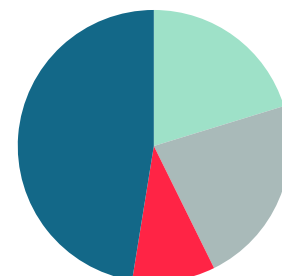
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Aug 11, 2023 for MLS Technology Inc.

Compared Metrics	2022	July 2023	+/-%
Closed Listings	118	111	-5.93%
Pending Listings	163	123	-24.54%
New Listings	193	144	-25.39%
Median List Price	263,500	299,900	13.81%
Median Sale Price	269,000	300,000	11.52%
Median Percent of Selling Price to List Price	100.00%	99.77%	-0.23%
Median Days on Market to Sale	5.00	14.00	180.00%
End of Month Inventory	220	260	18.18%
Months Supply of Inventory	1.49	2.26	51.53%



■ Closed (20.26%)
■ Pending (22.45%)
■ Other OffMarket (9.85%)
■ Active (47.45%)

Absorption: Last 12 months, an Average of **115** Sales/Month
Active Inventory as of July 31, 2023 = **260**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of July 2023 rose **18.18%** to 260 existing homes available for sale. Over the last 12 months this area has had an average of 115 closed sales per month. This represents an unsold inventory index of **2.26** 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 **11.52%** in July 2023 to \$300,000 versus the previous year at \$269,000.

Median Days on Market Lengthens

The median number of **14.00** days that homes spent on the market before selling increased by 9.00 days or **180.00%** in July 2023 compared to last year's same month at **5.00** DOM.

Sales Success for July 2023 is Positive

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

There were 144 New Listings in July 2023, down **25.39%** from last year at 193. Furthermore, there were 111 Closed Listings this month versus last year at 118, a **-5.93%** decrease.

Closed versus Listed trends yielded a **77.1%** ratio, up from previous year's, July 2022, at **61.1%**, a **26.08%** 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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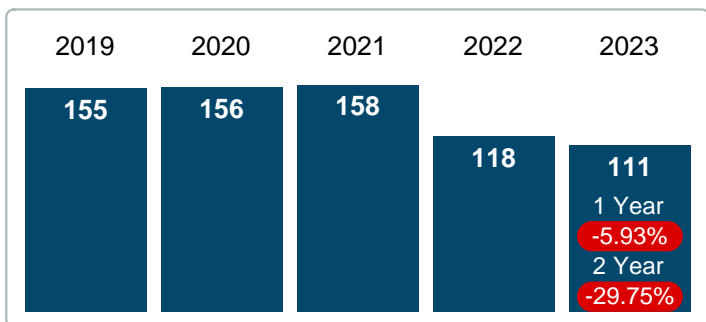
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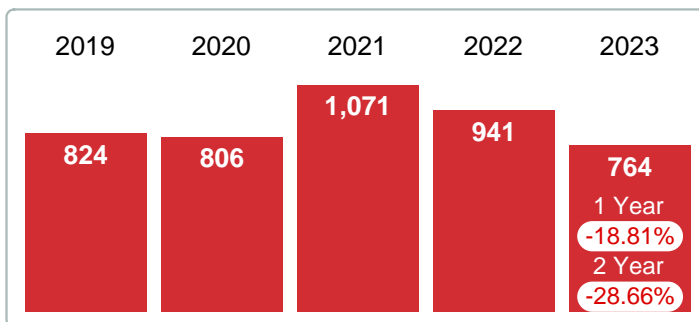
CLOSED LISTINGS

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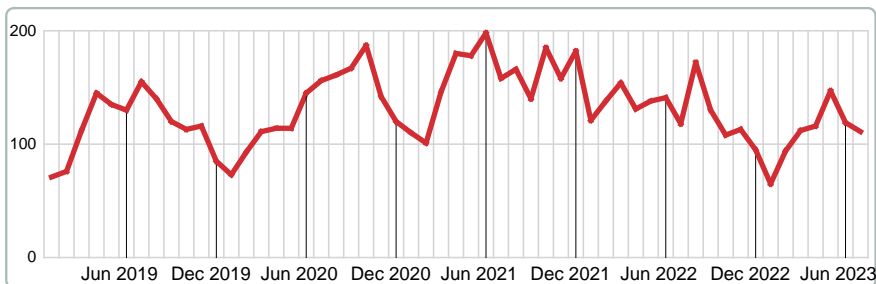
JULY



YEAR TO DATE (YTD)

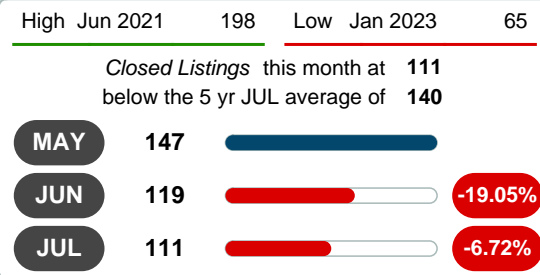


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 140



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	11	9.91%	11.0	3	7	1	0
\$150,001 - \$200,000	10	9.01%	6.0	1	8	1	0
\$200,001 - \$250,000	18	16.22%	6.5	0	13	2	3
\$250,001 - \$325,000	27	24.32%	11.0	1	18	7	1
\$325,001 - \$400,000	18	16.22%	45.5	0	6	11	1
\$400,001 - \$550,000	15	13.51%	28.0	0	4	10	1
\$550,001 and up	12	10.81%	35.5	0	3	6	3
Total Closed Units	111			5	59	38	9
Total Closed Volume	36,328,635	100%	14.0	780.20K	16.43M	15.49M	3.63M
Median Closed Price	\$300,000			\$144,000	\$261,000	\$386,950	\$370,750

July 2023



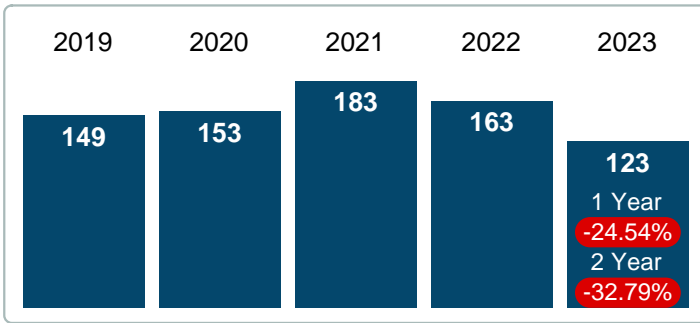
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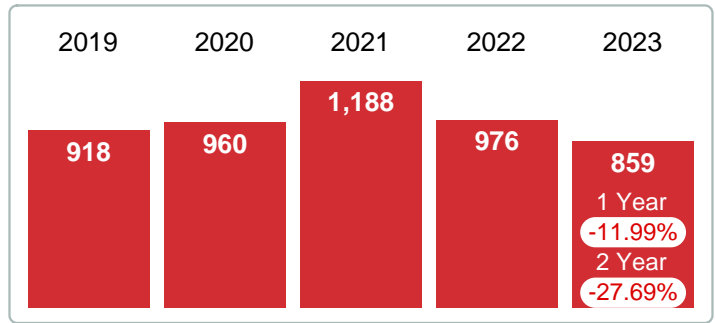
PENDING LISTINGS

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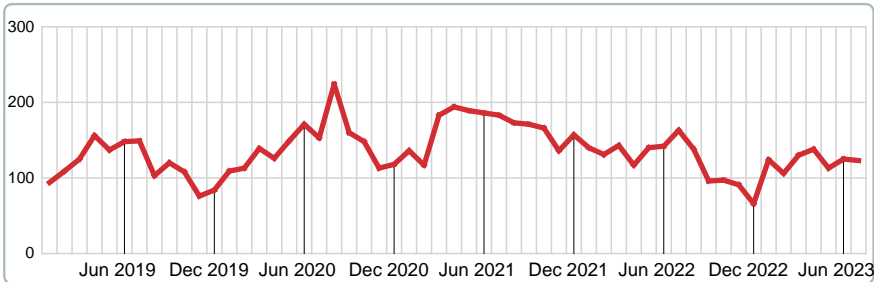
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 154

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 123 below the 5 yr JUL average of 154



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	11	8.94%	23.0	4	7	0	0
\$150,001 - \$200,000	17	13.82%	13.0	1	12	4	0
\$200,001 - \$225,000	14	11.38%	4.5	0	13	1	0
\$225,001 - \$275,000	28	22.76%	12.5	1	22	5	0
\$275,001 - \$350,000	23	18.70%	31.0	0	17	5	1
\$350,001 - \$475,000	17	13.82%	13.0	1	7	8	1
\$475,001 and up	13	10.57%	62.0	0	4	8	1
Total Pending Units	123			7	82	31	3
Total Pending Volume	36,377,035	100%	14.0	1.20M	21.42M	12.30M	1.46M
Median Listing Price	\$263,500			\$143,000	\$245,000	\$359,900	\$414,490

July 2023



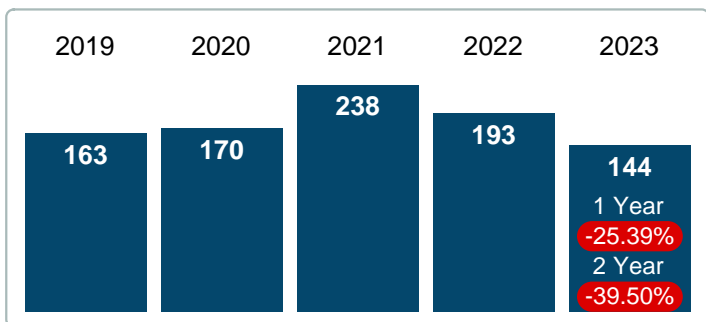
Area Delimited by County Of Wagoner - Residential Property Type



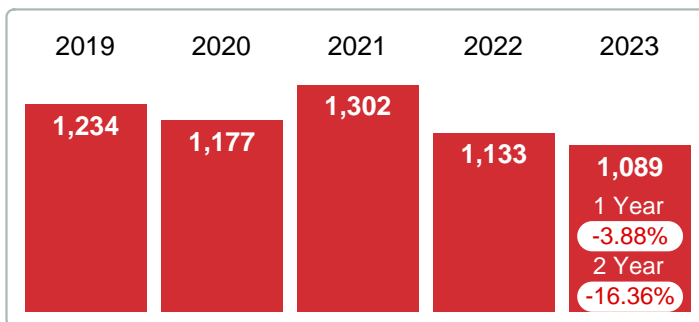
NEW LISTINGS

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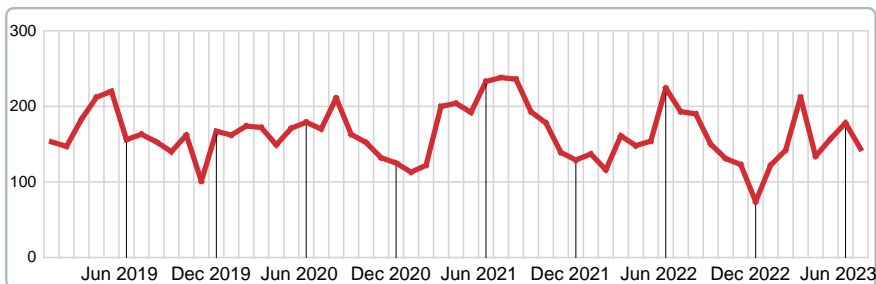
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 182

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 144 below the 5 yr JUL average of 182



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	10	6.94%	3	6	1	0
\$175,001 - \$200,000	14	9.72%	1	12	1	0
\$200,001 - \$250,000	29	20.14%	0	25	4	0
\$250,001 - \$325,000	37	25.69%	1	25	11	0
\$325,001 - \$425,000	21	14.58%	1	12	6	2
\$425,001 - \$550,000	19	13.19%	0	4	14	1
\$550,001 and up	14	9.72%	0	3	8	3
Total New Listed Units	144		6	87	45	6
Total New Listed Volume	48,088,705	100%	1.30M	24.35M	19.13M	3.32M
Median New Listed Listing Price	\$297,250		\$175,500	\$254,995	\$419,900	\$557,500

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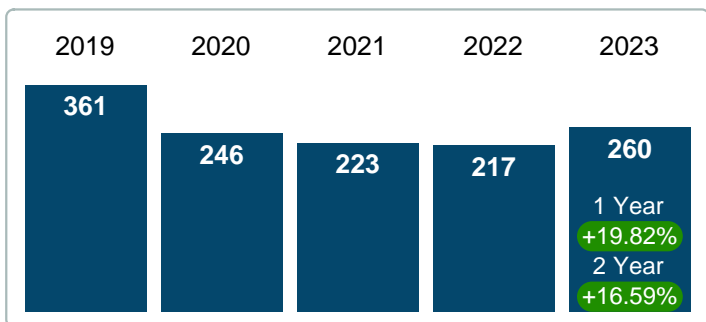
Area Delimited by County Of Wagoner - Residential Property Type



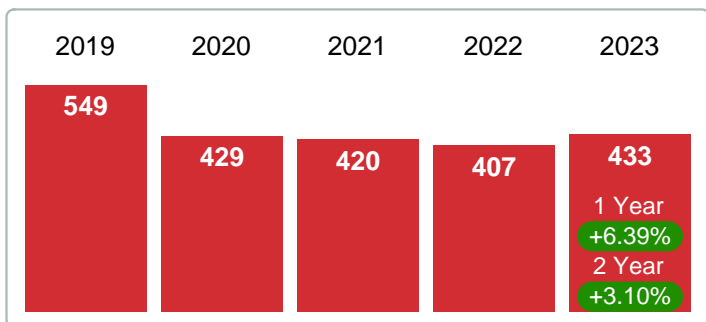
ACTIVE INVENTORY

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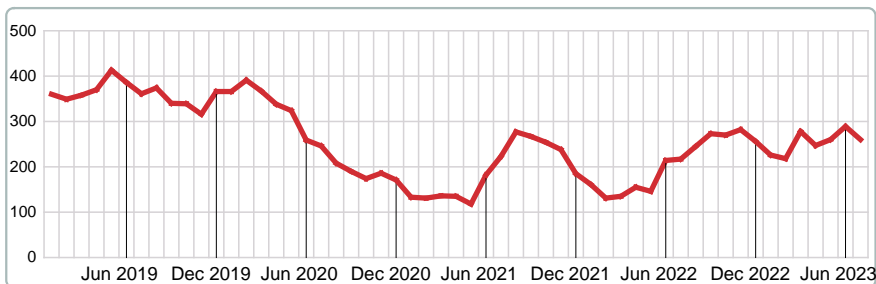
END OF JULY



ACTIVE DURING JULY

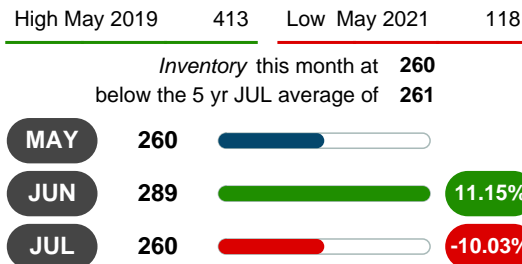


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 261



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	19	7.31%	74.0	8	8	3	0
\$175,001 - \$275,000	34	13.08%	21.0	2	27	5	0
\$275,001 - \$325,000	39	15.00%	28.0	1	21	16	1
\$325,001 - \$425,000	68	26.15%	68.5	0	30	33	5
\$425,001 - \$500,000	32	12.31%	76.0	1	12	18	1
\$500,001 - \$650,000	39	15.00%	83.0	0	10	26	3
\$650,001 and up	29	11.15%	70.0	0	7	12	10
Total Active Inventory by Units	260			12	115	113	20
Total Active Inventory by Volume	121,726,240	100%	56.0	2.05M	50.83M	53.16M	15.69M
Median Active Inventory Listing Price	\$379,900			\$149,450	\$329,900	\$425,000	\$639,950

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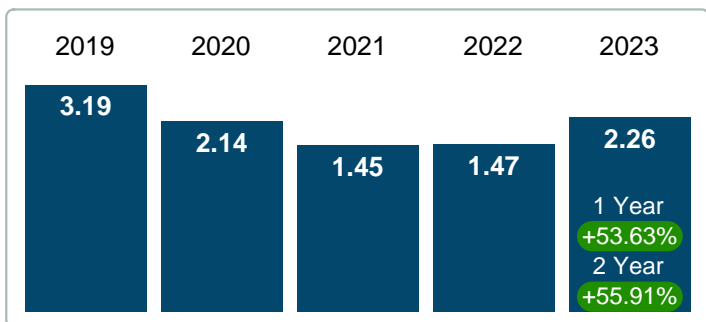
Area Delimited by County Of Wagoner - Residential Property Type



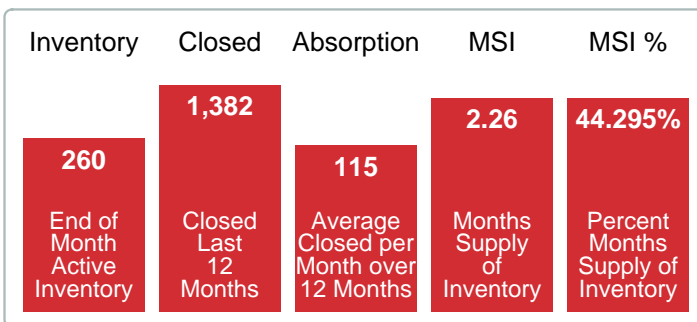
MONTHS SUPPLY of INVENTORY (MSI)

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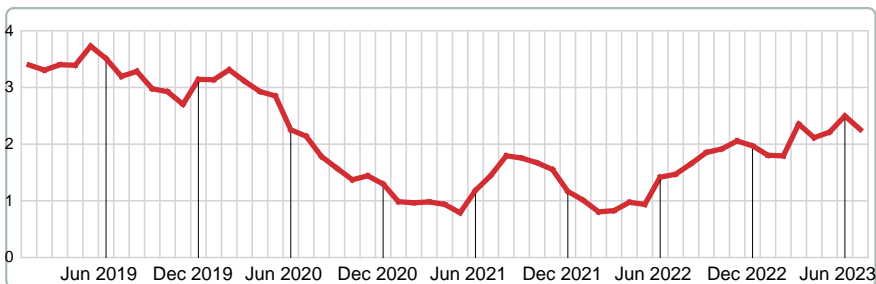
MSI FOR JULY



INDICATORS FOR JULY 2023

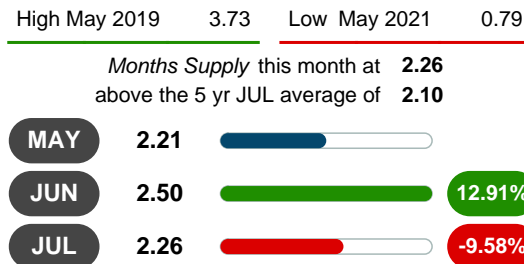


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 2.10



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
\$175,000 and less	19	7.31%	0.95	1.39	0.64	1.80	0.00
\$175,001 - \$275,000	34	13.08%	0.78	2.00	0.78	0.65	0.00
\$275,001 - \$325,000	39	15.00%	2.50	6.00	2.23	2.91	2.00
\$325,001 - \$425,000	68	26.15%	3.76	0.00	3.08	4.45	8.57
\$425,001 - \$500,000	32	12.31%	4.47	0.00	4.50	4.32	3.00
\$500,001 - \$650,000	39	15.00%	4.68	0.00	6.00	4.73	2.57
\$650,001 and up	29	11.15%	12.00	0.00	16.80	7.58	24.00
Market Supply of Inventory (MSI)			2.26	1.66	1.62	3.37	5.58
Total Active Inventory by Units		100%	2.26	12	115	113	20

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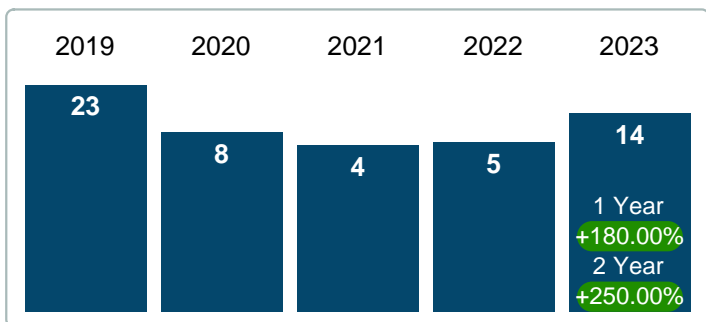
Area Delimited by County Of Wagoner - Residential Property Type



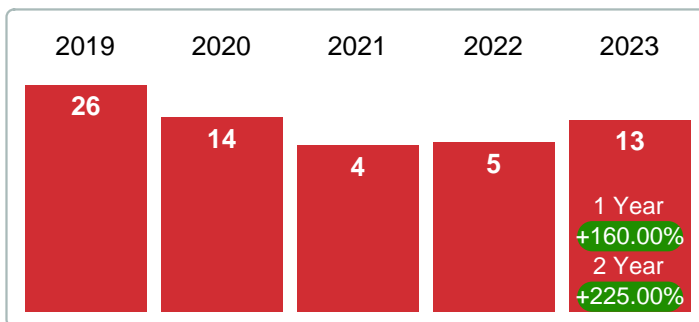
MEDIAN DAYS ON MARKET TO SALE

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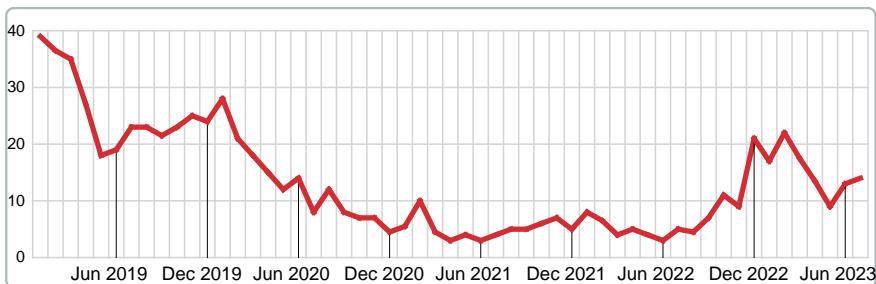
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

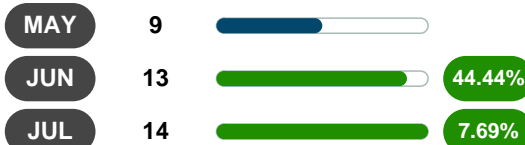


3 MONTHS

5 year JUL AVG = 11

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 14 above the 5 yr JUL average of 11



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	9.91%	11	13	11	9	0
\$150,001 - \$200,000	9.01%	6	6	7	2	0
\$200,001 - \$250,000	16.22%	7	0	5	19	20
\$250,001 - \$325,000	24.32%	11	30	9	12	25
\$325,001 - \$400,000	16.22%	46	0	34	67	51
\$400,001 - \$550,000	13.51%	28	0	25	40	18
\$550,001 and up	10.81%	36	0	42	87	4
Median Closed DOM		14	13	9	29	18
Total Closed Units	100%	14.0	5	59	38	9
Total Closed Volume		36,328,635	780.20K	16.43M	15.49M	3.63M

July 2023



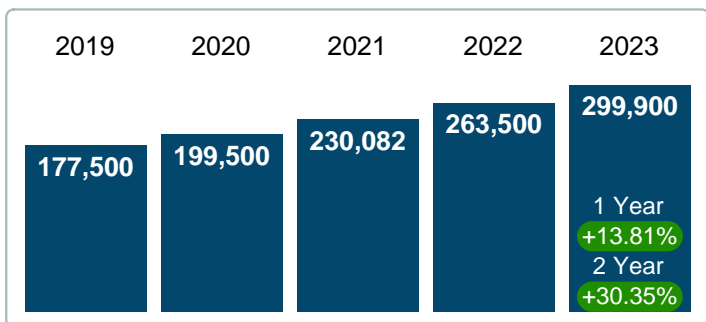
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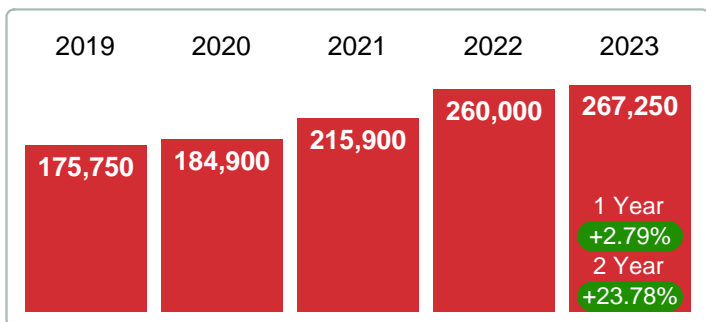
MEDIAN LIST PRICE AT CLOSING

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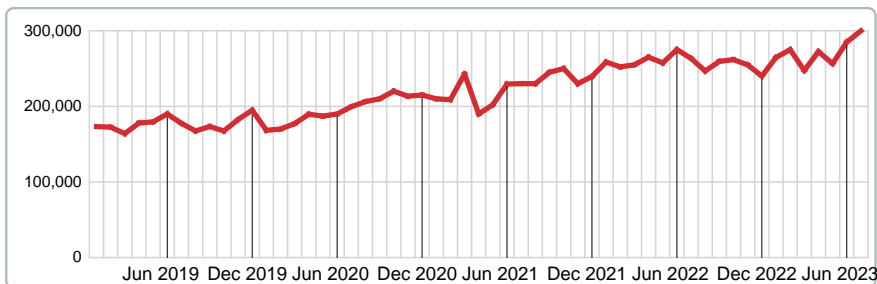
JULY



YEAR TO DATE (YTD)

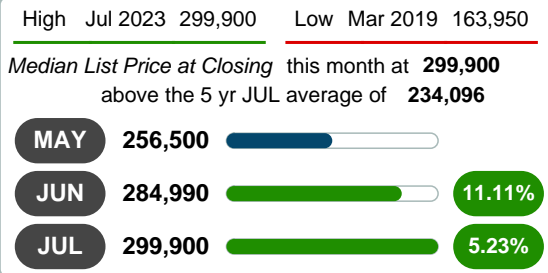


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUL AVG = 234,096



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	9	8.11%	130,000	97,450	130,000	0	0
\$150,001 - \$200,000	11	9.91%	185,000	167,400	185,000	177,500	0
\$200,001 - \$250,000	18	16.22%	227,000	0	225,000	228,500	236,500
\$250,001 - \$325,000	28	25.23%	279,000	275,000	277,000	309,900	267,450
\$325,001 - \$400,000	17	15.32%	384,850	0	382,450	374,925	389,000
\$400,001 - \$550,000	16	14.41%	439,750	0	475,900	429,700	537,450
\$550,001 and up	12	10.81%	597,500	0	679,000	600,000	586,975
Median List Price			299,900	154,900	259,000	397,000	389,000
Total Closed Units		100%	299,900	5	59	38	9
Total Closed Volume			36,838,106	804.70K	16.74M	15.64M	3.65M

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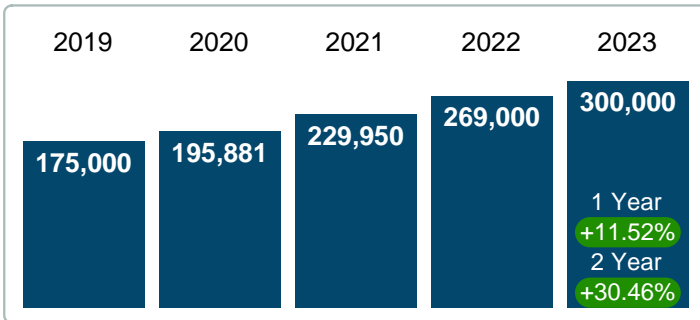
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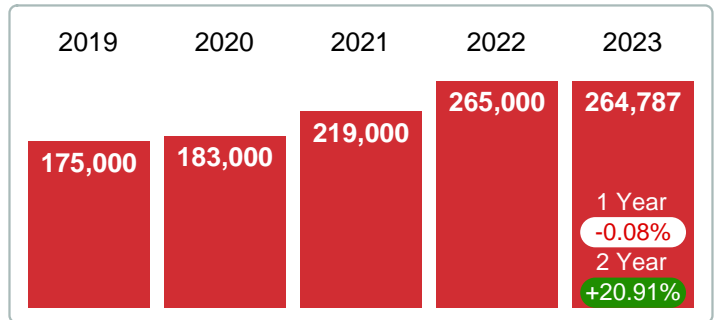
MEDIAN SOLD PRICE AT CLOSING

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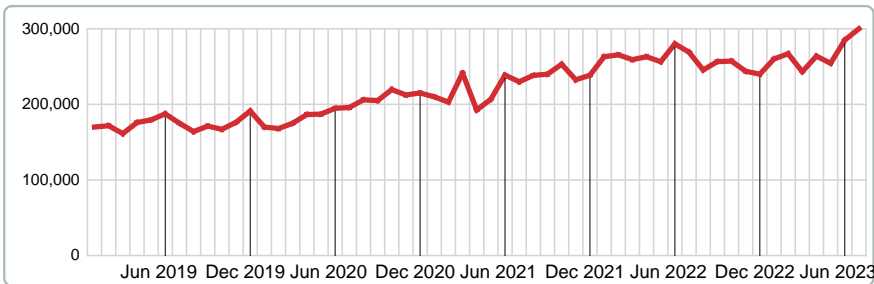
JULY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

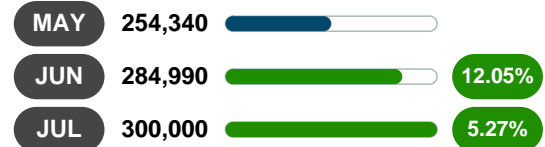


3 MONTHS

5 year JUL AVG = 233,966

High Jul 2023 300,000 Low Mar 2019 161,328

Median Sold Price at Closing this month at **300,000** above the 5 yr JUL average of **233,966**



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	11	9.91%	115,000	129,700	107,500	140,000	0
\$150,001 - \$200,000	10	9.01%	187,450	179,000	187,450	197,000	0
\$200,001 - \$250,000	18	16.22%	220,500	0	216,000	223,500	230,000
\$250,001 - \$325,000	27	24.32%	280,000	265,000	275,000	310,000	280,000
\$325,001 - \$400,000	18	16.22%	367,875	0	371,250	365,000	370,750
\$400,001 - \$550,000	15	13.51%	465,000	0	469,925	451,250	510,000
\$550,001 and up	12	10.81%	604,872	0	670,000	637,500	595,000
Median Sold Price			300,000	144,000	261,000	386,950	370,750
Total Closed Units		100%	300,000	5	59	38	9
Total Closed Volume			36,328,635	780.20K	16.43M	15.49M	3.63M

July 2023



Area Delimited by County Of Wagoner - Residential Property Type

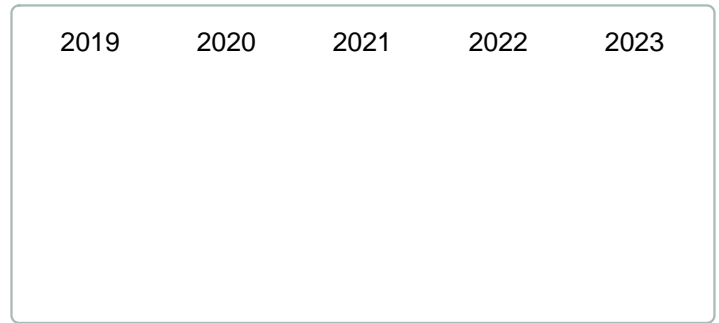
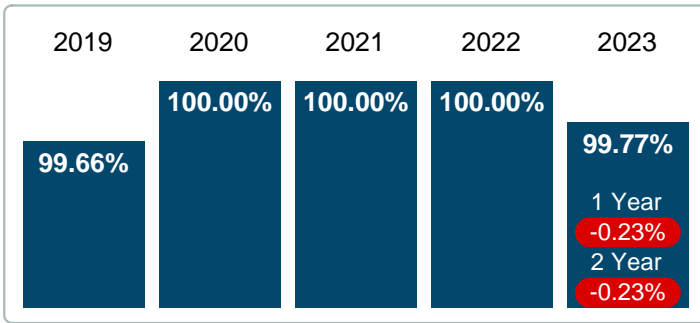


MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JULY

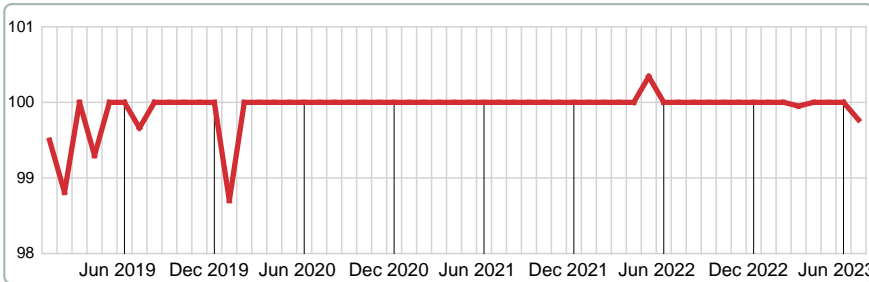
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

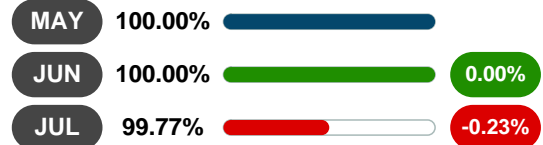
3 MONTHS

5 year JUL AVG = 99.89%



High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **99.77%** equal to 5 yr JUL average of **99.89%**



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
\$150,000 and less	11	9.91%	94.55%	96.30%	94.55%	84.85%	0.00%
\$150,001 - \$200,000	10	9.01%	97.45%	99.50%	97.37%	103.68%	0.00%
\$200,001 - \$250,000	18	16.22%	100.00%	0.00%	100.00%	98.00%	96.19%
\$250,001 - \$325,000	27	24.32%	100.00%	96.36%	100.00%	100.00%	101.82%
\$325,001 - \$400,000	18	16.22%	99.34%	0.00%	99.34%	100.00%	95.31%
\$400,001 - \$550,000	15	13.51%	99.17%	0.00%	99.09%	99.77%	97.16%
\$550,001 and up	12	10.81%	100.00%	0.00%	98.67%	100.91%	103.45%
Median Sold/List Ratio		99.77%		96.36%	99.07%	100.00%	100.00%
Total Closed Units	111	100%	99.77%	5	59	38	9
Total Closed Volume	36,328,635			780.20K	16.43M	15.49M	3.63M

July 2023



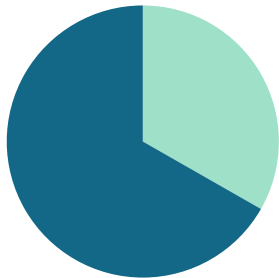
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Aug 11, 2023 for MLS Technology Inc.

INVENTORY

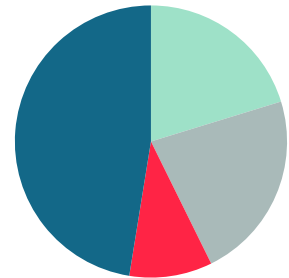


Inventory
 New Listings
144 = 33.26%
 Start Inventory
289
 Total Inventory Units
433
 Volume
\$173,919,131

Market Activity

Closed Sales
111 = 20.26%
 Pending Sales
123 = 22.45%
 Other Off Market
54 = 9.85%
 Active Inventory
260 = 47.45%

MARKET ACTIVITY



Compared Metrics	July			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	118	111	-5.93%	941	764	-18.81%
Pending Sales	163	123	-24.54%	976	859	-11.99%
New Listings	193	144	-25.39%	1,133	1,089	-3.88%
Median List Price	263,500	299,900	13.81%	260,000	267,250	2.79%
Median Sale Price	269,000	300,000	11.52%	265,000	264,787	-0.08%
Median Percent of Selling Price to List Price	100.00%	99.77%	-0.23%	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	14.00	180.00%	5.00	13.00	160.00%
Monthly Inventory	220	260	18.18%	220	260	18.18%
Months Supply of Inventory	1.49	2.26	51.53%	1.49	2.26	51.53%

Absorption: Last 12 months, an Average of 115 Sales/Month

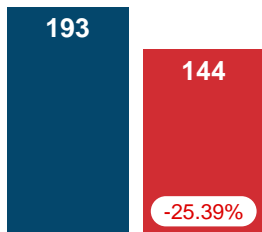
Inventory on July 31, 2023 = 260

2022 2023

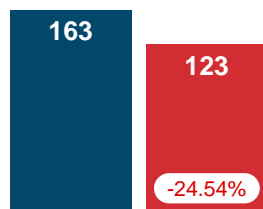
JULY MARKET

MEDIAN PRICES

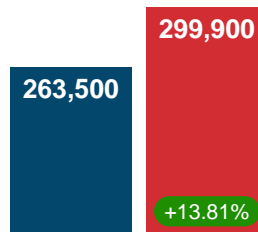
New Listings



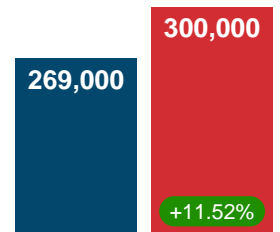
Pending Listings



List Price



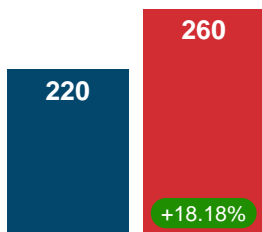
Sale Price



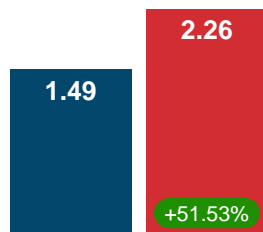
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

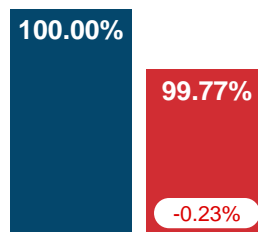
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

