

June 2023



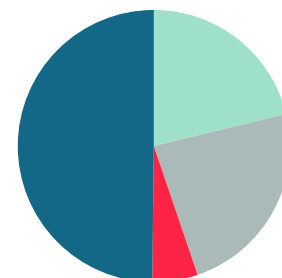
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jul 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	June 2023	+/-%
Closed Listings	141	118	-16.31%
Pending Listings	142	131	-7.75%
New Listings	224	178	-20.54%
Median List Price	275,000	284,990	3.63%
Median Sale Price	280,000	284,990	1.78%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	12.50	316.67%
End of Month Inventory	217	277	27.65%
Months Supply of Inventory	1.44	2.39	66.64%



■ Closed (21.22%)
■ Pending (23.56%)
■ Other OffMarket (5.40%)
■ Active (49.82%)

Absorption: Last 12 months, an Average of **116** Sales/Month
Active Inventory as of June 30, 2023 = **277**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of June 2023 rose **27.65%** to 277 existing homes available for sale. Over the last 12 months this area has had an average of 116 closed sales per month. This represents an unsold inventory index of **2.39** 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 **1.78%** in June 2023 to \$284,990 versus the previous year at \$280,000.

Median Days on Market Lengthens

The median number of **12.50** days that homes spent on the market before selling increased by 9.50 days or **316.67%** in June 2023 compared to last year's same month at **3.00** DOM.

Sales Success for June 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 178 New Listings in June 2023, down **20.54%** from last year at 224. Furthermore, there were 118 Closed Listings this month versus last year at 141, a **-16.31%** decrease.

Closed versus Listed trends yielded a **66.3%** ratio, up from previous year's, June 2022, at **62.9%**, a **5.32%** 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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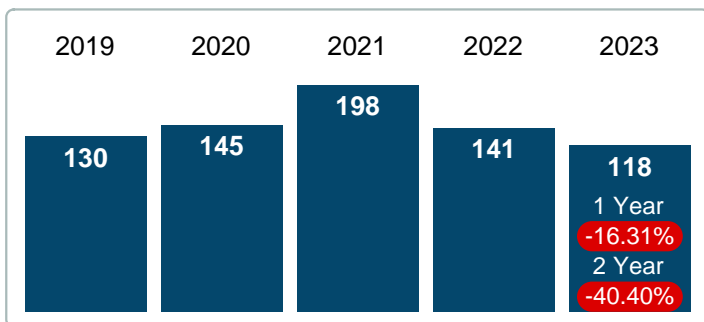
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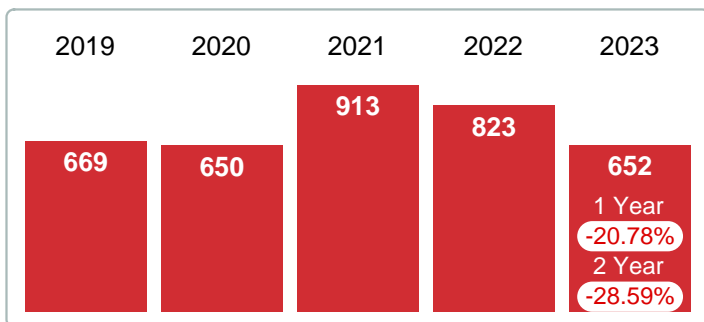
CLOSED LISTINGS

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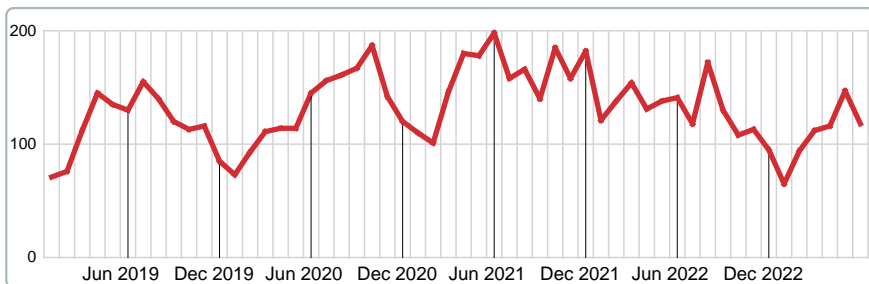
JUNE



YEAR TO DATE (YTD)

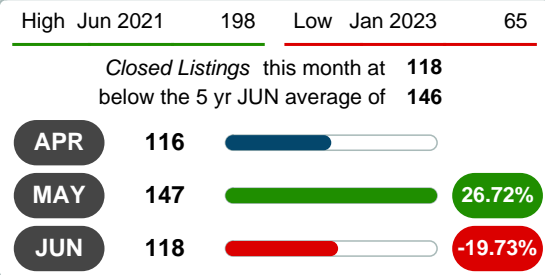


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 146



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	10	8.47%	15.5	4	6	0	0
\$150,001 - \$200,000	13	11.02%	4.0	2	11	0	0
\$200,001 - \$225,000	16	13.56%	9.0	1	15	0	0
\$225,001 - \$300,000	29	24.58%	12.0	1	15	13	0
\$300,001 - \$400,000	22	18.64%	14.0	0	9	13	0
\$400,001 - \$525,000	16	13.56%	26.0	1	7	7	1
\$525,001 and up	12	10.17%	16.5	0	2	7	3
Total Closed Units	118			9	65	40	4
Total Closed Volume	37,561,281	100%	12.5	1.60M	16.98M	15.68M	3.30M
Median Closed Price	\$284,990			\$185,000	\$230,000	\$335,000	\$725,000

June 2023



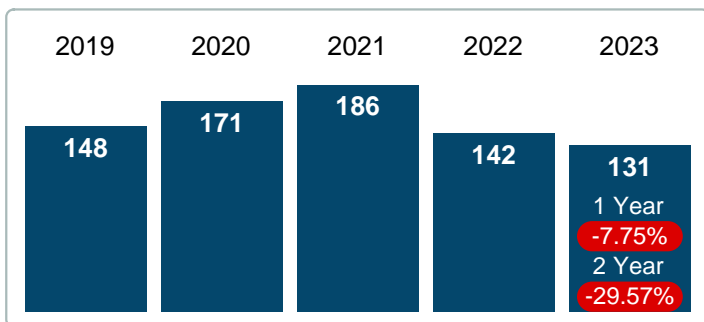
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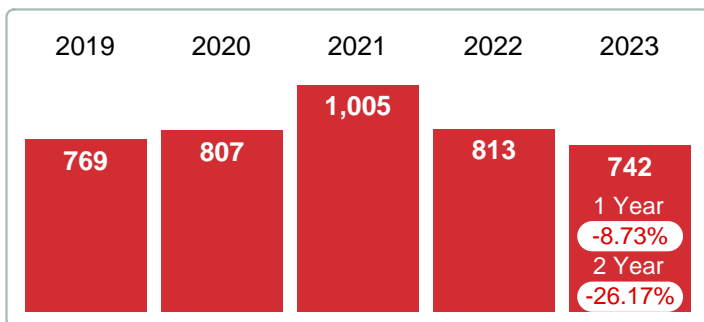
PENDING LISTINGS

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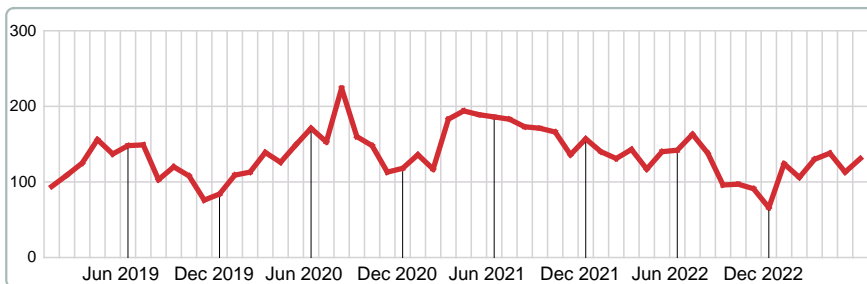
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

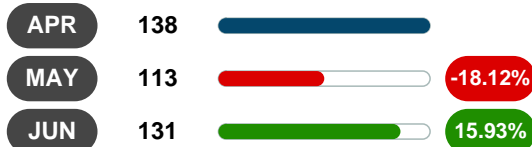


3 MONTHS

5 year JUN AVG = 156

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 131 below the 5 yr JUN average of 156



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	13	9.92%	8.0	5	7	1	0
\$125,001 - \$175,000	12	9.16%	9.5	2	9	1	0
\$175,001 - \$225,000	18	13.74%	5.0	1	15	2	0
\$225,001 - \$300,000	36	27.48%	18.5	1	26	6	3
\$300,001 - \$375,000	22	16.79%	22.0	0	12	9	1
\$375,001 - \$475,000	17	12.98%	36.0	1	7	9	0
\$475,001 and up	13	9.92%	31.0	0	5	5	3
Total Pending Units	131			10	81	33	7
Total Pending Volume	38,649,956	100%	18.0	1.36M	21.57M	12.15M	3.57M
Median Listing Price	\$265,000			\$114,950	\$239,500	\$345,000	\$316,000

June 2023



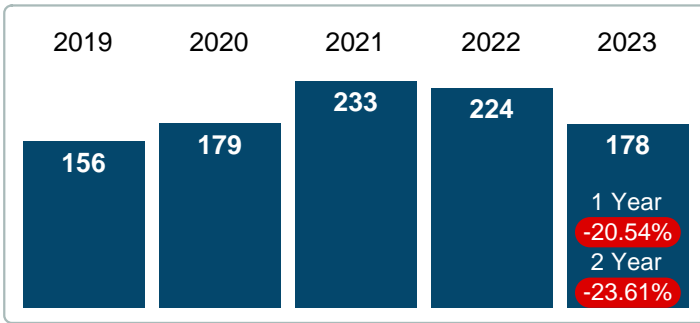
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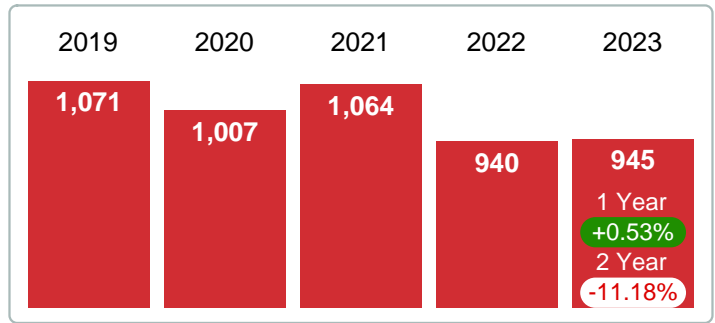
NEW LISTINGS

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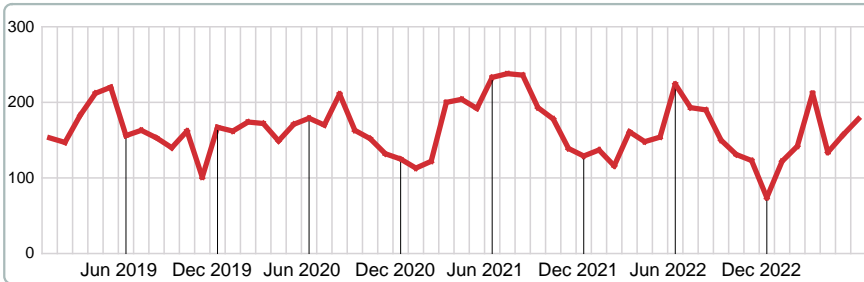
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

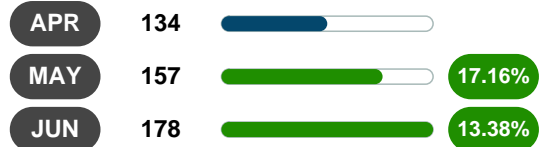


3 MONTHS

5 year JUN AVG = 194

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 178
below the 5 yr JUN average of 194



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	12	6.74%	5	6	1	0
\$125,001 - \$200,000	26	14.61%	5	16	5	0
\$200,001 - \$225,000	16	8.99%	0	15	1	0
\$225,001 - \$300,000	48	26.97%	0	37	8	3
\$300,001 - \$375,000	30	16.85%	0	15	14	1
\$375,001 - \$500,000	24	13.48%	0	13	9	2
\$500,001 and up	22	12.36%	0	3	12	7
Total New Listed Units	178		10	105	50	13
Total New Listed Volume	58,850,423	100%	1.14M	28.45M	19.80M	9.45M
Median New Listed Listing Price	\$282,500		\$123,950	\$255,000	\$346,950	\$524,900

June 2023



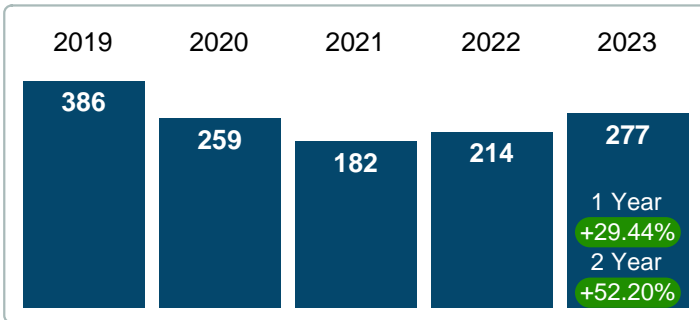
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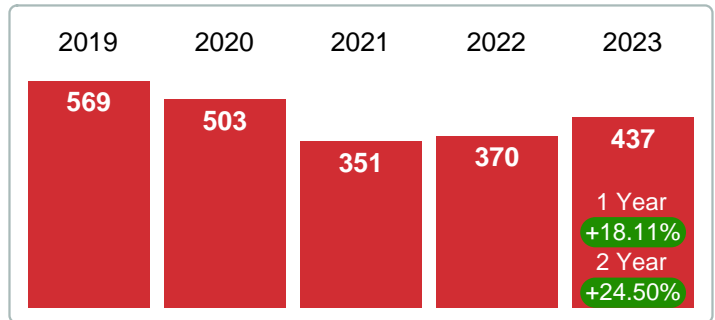
ACTIVE INVENTORY

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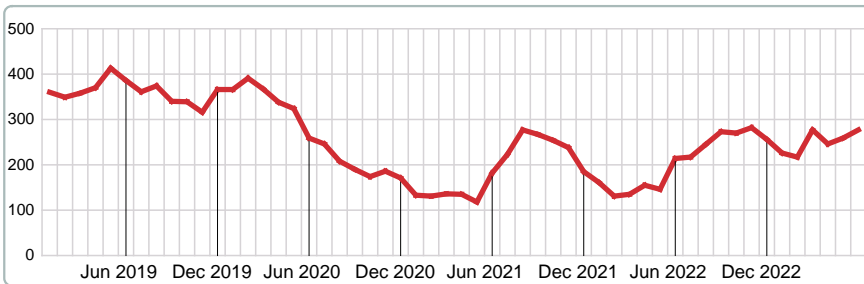
END OF JUNE



ACTIVE DURING JUNE

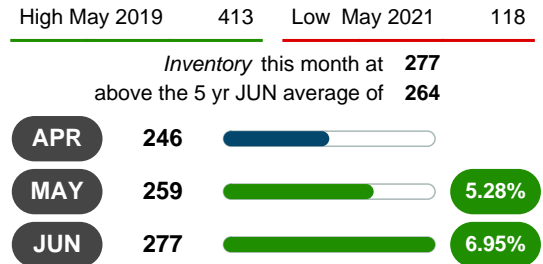


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 264



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	25	9.03%	46.0	10	11	4	0	
\$175,001 - \$250,000	36	13.00%	14.0	1	29	6	0	
\$250,001 - \$300,000	36	13.00%	26.0	1	26	7	2	
\$300,001 - \$400,000	74	26.71%	45.0	0	34	38	2	
\$400,001 - \$500,000	43	15.52%	92.0	1	23	17	2	
\$500,001 - \$650,000	36	13.00%	90.0	0	9	25	2	
\$650,001 and up	27	9.75%	65.0	0	7	11	9	
Total Active Inventory by Units		277		13	139	108	17	
Total Active Inventory by Volume		122,788,163	100%	46.0	1.98M	56.65M	50.14M	14.01M
Median Active Inventory Listing Price		\$349,000			\$135,000	\$307,490	\$399,500	\$675,000

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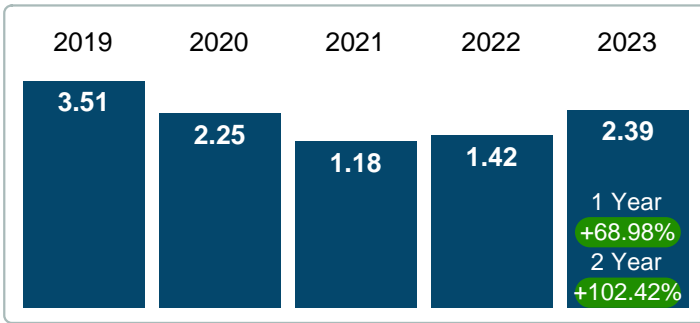
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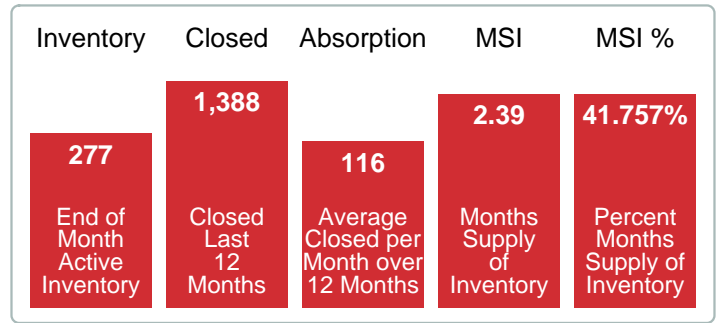
MONTHS SUPPLY of INVENTORY (MSI)

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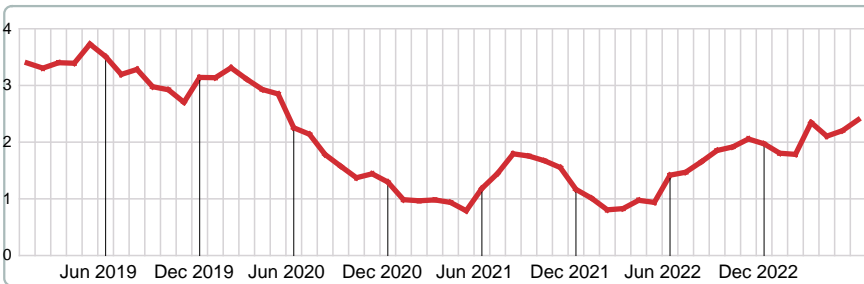
MSI FOR JUNE



INDICATORS FOR JUNE 2023

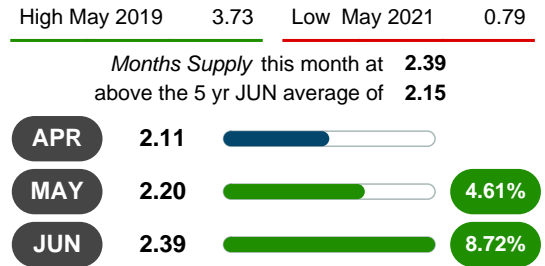


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 2.15



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	25	9.03%	1.23	1.69	0.87	2.40	0.00
\$175,001 - \$250,000	36	13.00%	0.98	1.50	0.97	1.03	0.00
\$250,001 - \$300,000	36	13.00%	2.16	4.00	2.50	1.25	4.80
\$300,001 - \$400,000	74	26.71%	3.42	0.00	2.74	4.61	3.00
\$400,001 - \$500,000	43	15.52%	4.23	12.00	5.02	3.34	4.80
\$500,001 - \$650,000	36	13.00%	4.70	0.00	6.00	4.69	2.40
\$650,001 and up	27	9.75%	11.17	0.00	21.00	6.95	21.60
Market Supply of Inventory (MSI)			2.39	1.77	1.94	3.24	5.37
Total Active Inventory by Units		100%	277	13	139	108	17

June 2023



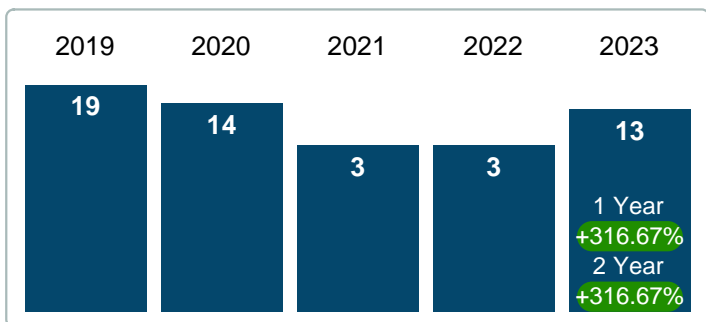
Area Delimited by County Of Wagoner - Residential Property Type



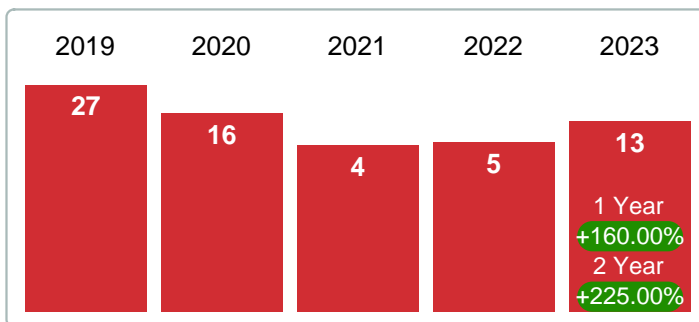
MEDIAN DAYS ON MARKET TO SALE

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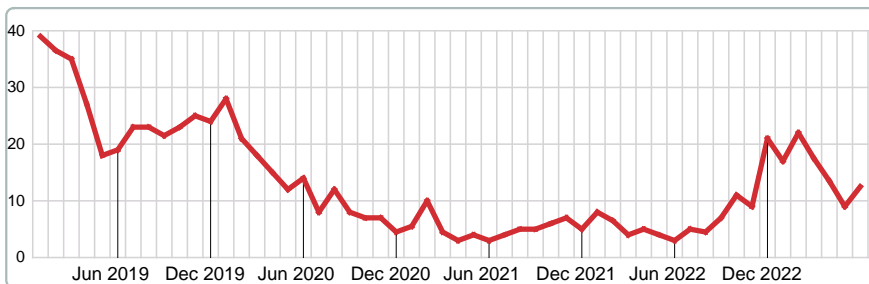
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

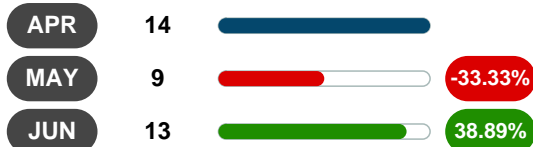


3 MONTHS

5 year JUN AVG = 10

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 13 above the 5 yr JUN average of 10



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	8.47%	16	12	28	0	0
\$150,001 - \$200,000	11.02%	4	21	3	0	0
\$200,001 - \$225,000	13.56%	9	19	7	0	0
\$225,001 - \$300,000	24.58%	12	3	6	17	0
\$300,001 - \$400,000	18.64%	14	0	25	6	0
\$400,001 - \$525,000	13.56%	26	26	26	39	22
\$525,001 and up	10.17%	17	0	10	35	1
Median Closed DOM		13	15	8	15	12
Total Closed Units	100%	12.5	9	65	40	4
Total Closed Volume		37,561,281	1.60M	16.98M	15.68M	3.30M

June 2023



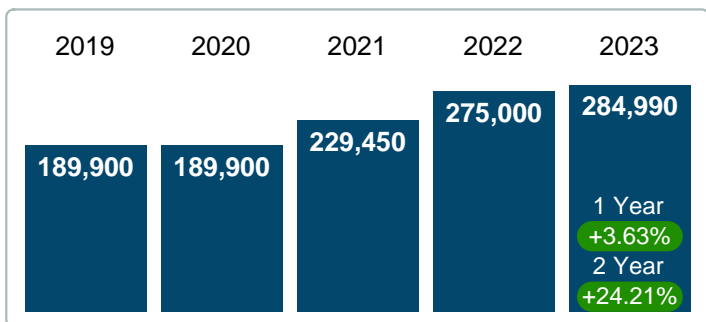
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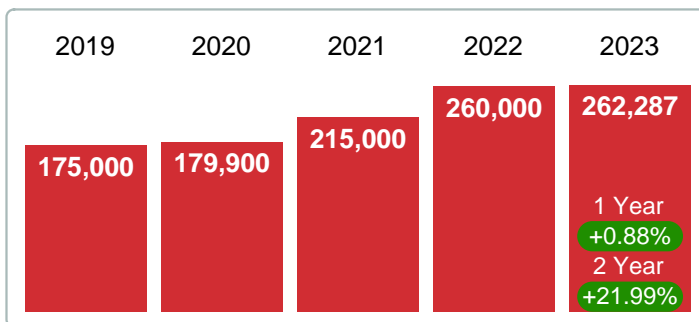
MEDIAN LIST PRICE AT CLOSING

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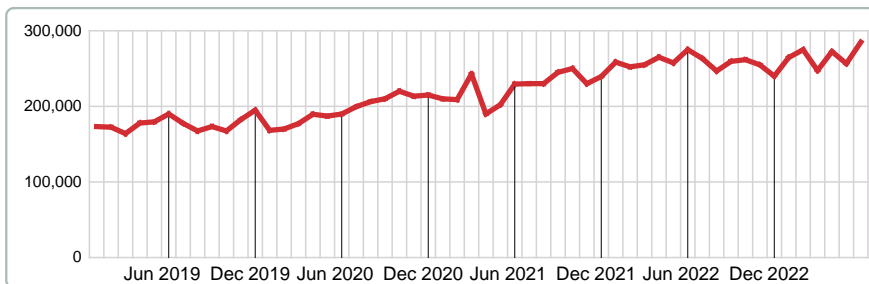
JUNE



YEAR TO DATE (YTD)

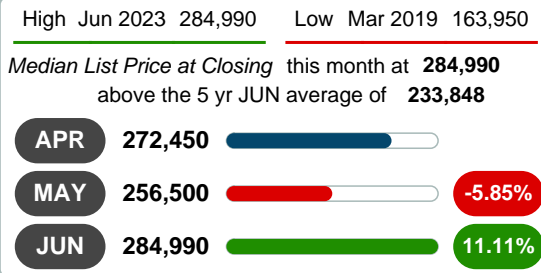


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 233,848



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	10	8.47%	114,500	94,950	115,000	0
\$150,001 - \$200,000	12	10.17%	181,950	194,700	176,950	0
\$200,001 - \$225,000	13	11.02%	219,900	215,000	219,900	0
\$225,001 - \$300,000	33	27.97%	250,000	260,000	245,000	285,000
\$300,001 - \$400,000	22	18.64%	339,950	0	342,500	335,000
\$400,001 - \$525,000	19	16.10%	465,450	419,000	489,999	476,725
\$525,001 and up	9	7.63%	659,500	0	0	619,350
Median List Price		284,990	189,500	236,525	337,500	692,975
Total Closed Units	118	100%	284,990	9	65	40
Total Closed Volume	37,541,078			1.66M	17.05M	15.59M

June 2023



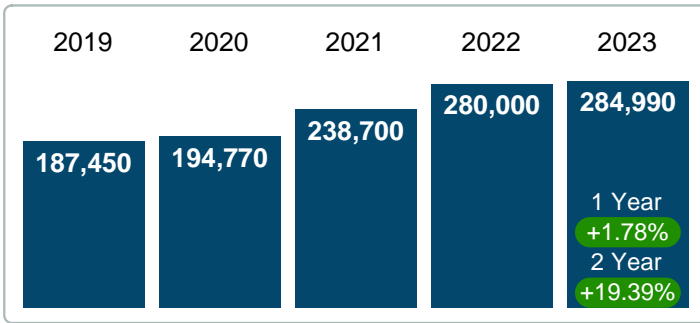
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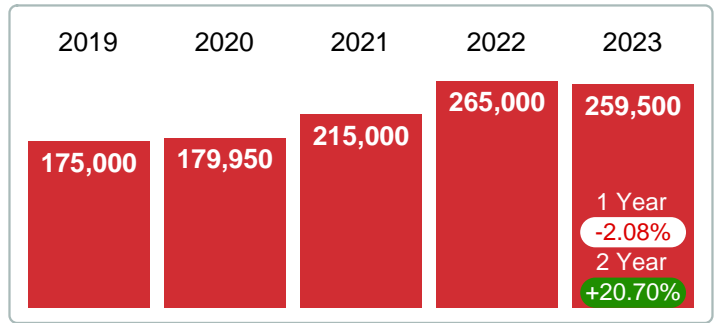
MEDIAN SOLD PRICE AT CLOSING

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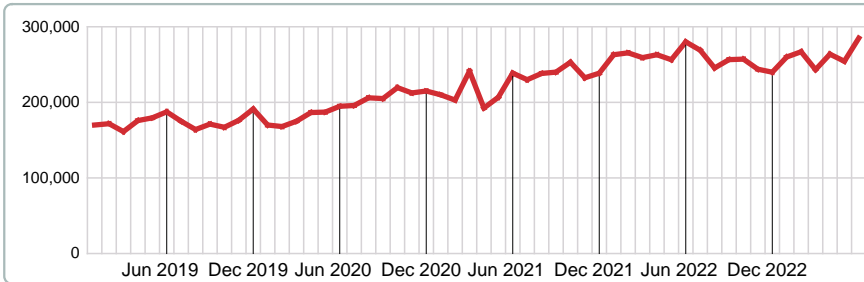
JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 237,182

High Jun 2023 284,990 Low Mar 2019 161,328

Median Sold Price at Closing this month at **284,990** above the 5 yr JUN average of **237,182**



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	8.47%	107,000	95,500	112,000	0	0
\$150,001 - \$200,000	11.02%	185,000	192,450	182,000	0	0
\$200,001 - \$225,000	13.56%	220,000	205,264	220,000	0	0
\$225,001 - \$300,000	24.58%	258,000	260,000	245,000	275,000	0
\$300,001 - \$400,000	18.64%	335,749	0	336,497	330,000	0
\$400,001 - \$525,000	13.56%	452,500	405,000	452,500	473,142	452,500
\$525,001 and up	10.17%	627,250	0	526,946	600,000	750,000
Median Sold Price		284,990	185,000	230,000	335,000	725,000
Total Closed Units	100%	118	9	65	40	4
Total Closed Volume		37,561,281	1.60M	16.98M	15.68M	3.30M

June 2023



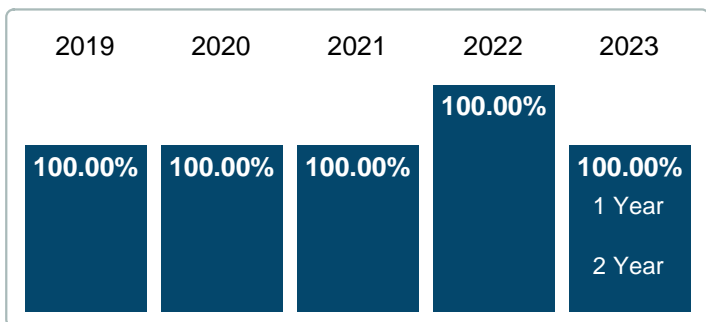
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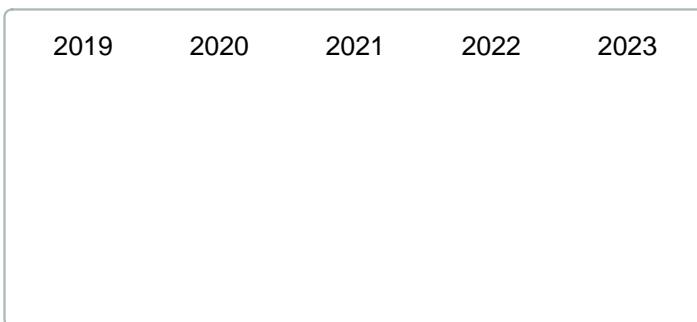
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JUNE



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JUN AVG = 100.00%

High May 2022 100.34% Low Jan 2020 98.70%

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

- APR 100.00%
- MAY 100.00%
- JUN 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	10	8.47%	94.41%	91.24%	96.03%	0.00%	0.00%
\$150,001 - \$200,000	13	11.02%	100.00%	98.81%	100.00%	0.00%	0.00%
\$200,001 - \$225,000	16	13.56%	98.22%	95.47%	98.57%	0.00%	0.00%
\$225,001 - \$300,000	29	24.58%	100.00%	100.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	22	18.64%	100.00%	0.00%	100.00%	100.00%	0.00%
\$400,001 - \$525,000	16	13.56%	100.00%	96.66%	100.00%	100.00%	100.11%
\$525,001 and up	12	10.17%	103.70%	0.00%	105.42%	100.37%	102.19%
Median Sold/List Ratio		100.00%		96.77%	100.00%	100.00%	101.15%
Total Closed Units		118	100%	9	65	40	4
Total Closed Volume		37,561,281		1.60M	16.98M	15.68M	3.30M

June 2023



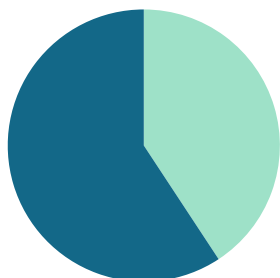
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jul 13, 2023 for MLS Technology Inc.

INVENTORY

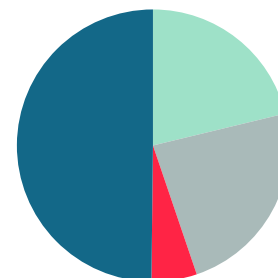


Inventory
 New Listings
178 = 40.73%
 Start Inventory
259
 Total Inventory Units
437
 Volume
\$171,109,564

Market Activity

Closed Sales
118 = 21.22%
 Pending Sales
131 = 23.56%
 Other Off Market
30 = 5.40%
 Active Inventory
277 = 49.82%

MARKET ACTIVITY



Compared Metrics	June			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	141	118	-16.31%	823	652	-20.78%
Pending Sales	142	131	-7.75%	813	742	-8.73%
New Listings	224	178	-20.54%	940	945	0.53%
Median List Price	275,000	284,990	3.63%	260,000	262,287	0.88%
Median Sale Price	280,000	284,990	1.78%	265,000	259,500	-2.08%
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	3.00	12.50	316.67%	5.00	13.00	160.00%
Monthly Inventory	217	277	27.65%	217	277	27.65%
Months Supply of Inventory	1.44	2.39	66.64%	1.44	2.39	66.64%

Absorption: Last 12 months, an Average of **116** Sales/Month

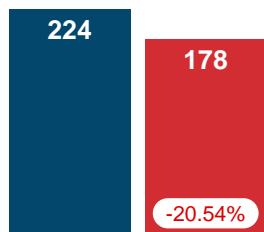
Inventory on June 30, 2023 = **277**

2022 **2023**

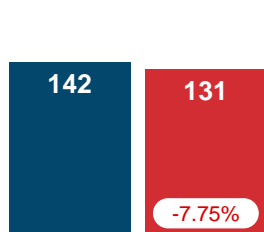
JUNE MARKET

MEDIAN PRICES

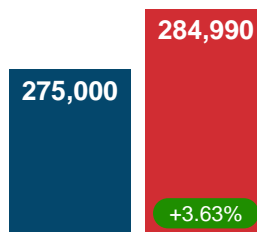
New Listings



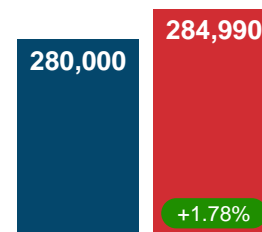
Pending Listings



List Price



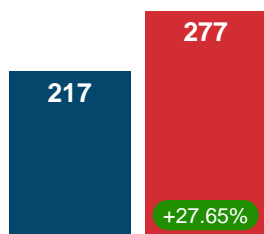
Sale Price



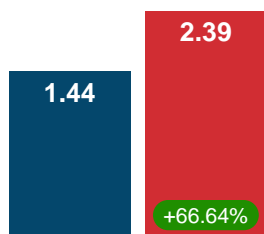
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

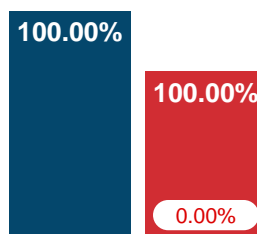
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

