

May 2023



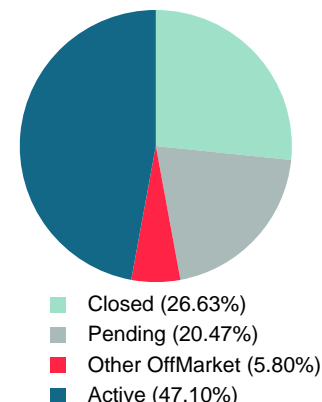
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

| Compared Metrics | 2022 | May 2023 | +/-% |
|--|---------|----------|---------|
| Closed Listings | 138 | 147 | 6.52% |
| Pending Listings | 140 | 113 | -19.29% |
| New Listings | 154 | 157 | 1.95% |
| Average List Price | 297,329 | 277,801 | -6.57% |
| Average Sale Price | 300,869 | 276,135 | -8.22% |
| Average Percent of Selling Price to List Price | 102.06% | 99.51% | -2.50% |
| Average Days on Market to Sale | 12.03 | 27.65 | 129.83% |
| End of Month Inventory | 149 | 260 | 74.50% |
| Months Supply of Inventory | 0.96 | 2.21 | 131.14% |



Absorption: Last 12 months, an Average of **118** Sales/Month
Active Inventory as of May 31, 2023 = **260**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2023 rose **74.50%** to 260 existing homes available for sale. Over the last 12 months this area has had an average of 118 closed sales per month. This represents an unsold inventory index of **2.21** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **8.22%** in May 2023 to \$276,135 versus the previous year at \$300,869.

Average Days on Market Lengthens

The average number of **27.65** days that homes spent on the market before selling increased by 15.62 days or **129.83%** in May 2023 compared to last year's same month at **12.03** DOM.

Sales Success for May 2023 is Positive

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

There were 157 New Listings in May 2023, up **1.95%** from last year at 154. Furthermore, there were 147 Closed Listings this month versus last year at 138, a **6.52%** increase.

Closed versus Listed trends yielded a **93.6%** ratio, up from previous year's, May 2022, at **89.6%**, a **4.49%** upswing. This will certainly create pressure on an increasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

| | |
|---|-----------|
| Closed Listings | 2 |
| Pending Listings | 3 |
| New Listings | 4 |
| Inventory | 5 |
| Months Supply of Inventory | 6 |
| Average Days on Market to Sale | 7 |
| Average List Price at Closing | 8 |
| Average Sale Price at Closing | 9 |
| Average Percent of Selling Price to List Price | 10 |
| Market Summary | 11 |

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

May 2023



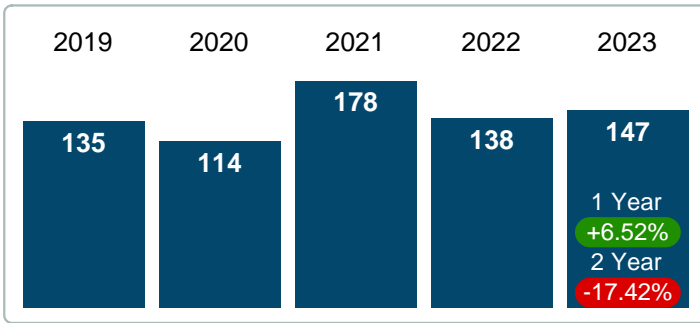
Area Delimited by County Of Wagoner - Residential Property Type



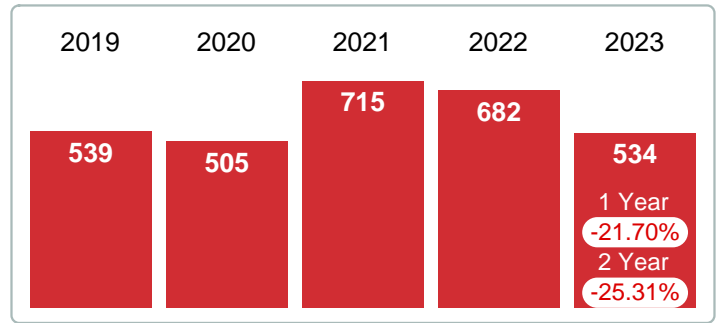
CLOSED LISTINGS

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

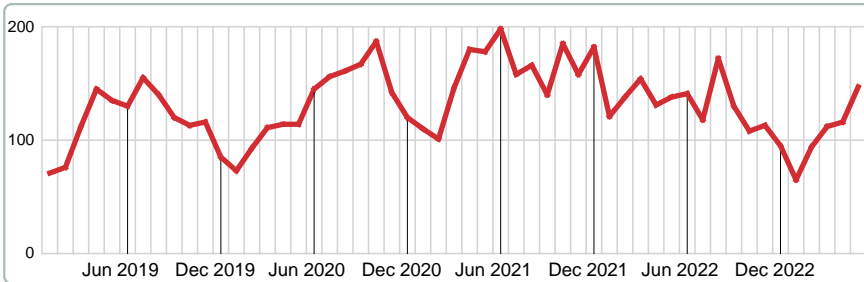
MAY



YEAR TO DATE (YTD)

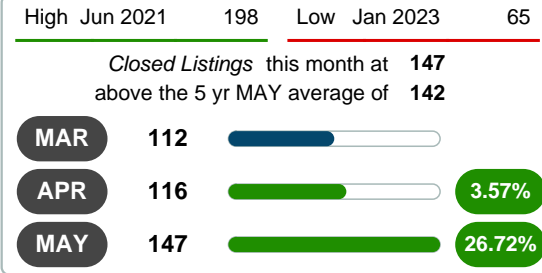


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 142



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Closed Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less | 16 | 10.88% | 17.4 | 5 | 11 | 0 | 0 |
| \$125,001 - \$200,000 | 15 | 10.20% | 22.9 | 3 | 9 | 2 | 1 |
| \$200,001 - \$225,000 | 21 | 14.29% | 22.4 | 0 | 21 | 0 | 0 |
| \$225,001 - \$275,000 | 33 | 22.45% | 23.5 | 1 | 25 | 7 | 0 |
| \$275,001 - \$350,000 | 25 | 17.01% | 37.2 | 0 | 12 | 13 | 0 |
| \$350,001 - \$425,000 | 21 | 14.29% | 29.4 | 0 | 10 | 8 | 3 |
| \$425,001 and up | 16 | 10.88% | 40.4 | 0 | 3 | 10 | 3 |
| Total Closed Units | 147 | | | 9 | 91 | 40 | 7 |
| Total Closed Volume | 40,591,813 | 100% | 27.6 | 1.10M | 22.16M | 14.36M | 2.97M |
| Average Closed Price | \$276,135 | | | \$122,722 | \$243,488 | \$359,085 | \$423,787 |

May 2023



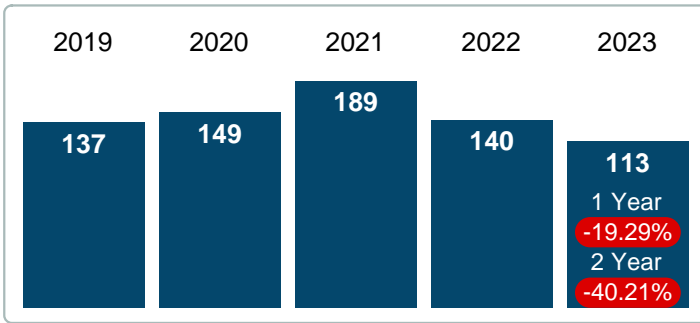
Area Delimited by County Of Wagoner - Residential Property Type



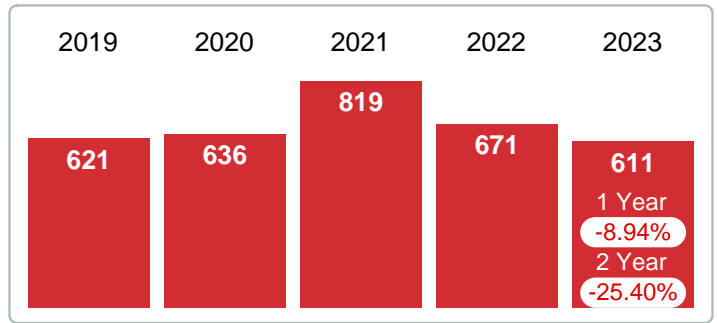
PENDING LISTINGS

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

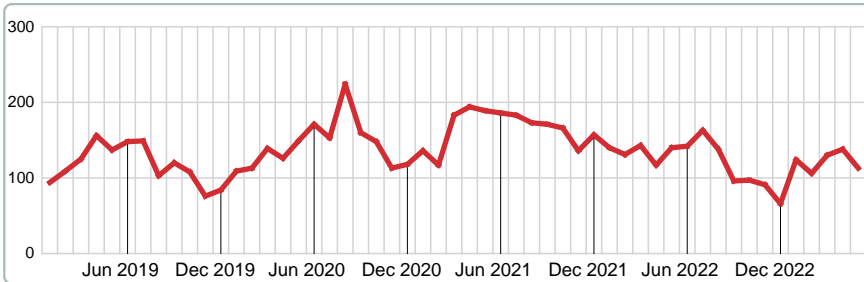
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

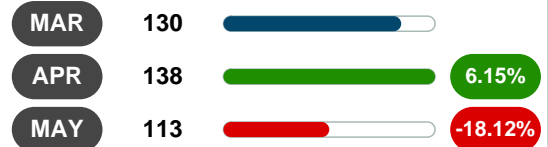


3 MONTHS

5 year MAY AVG = 146

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 113 below the 5 yr MAY average of 146



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Pending Listings by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|---|-------------------|-------------|-------------|------------------|------------------|------------------|------------------|
| \$125,000 and less | 8 | 7.08% | 23.9 | 4 | 4 | 0 | 0 |
| \$125,001 - \$200,000 | 16 | 14.16% | 19.8 | 4 | 12 | 0 | 0 |
| \$200,001 - \$225,000 | 12 | 10.62% | 23.3 | 1 | 10 | 0 | 1 |
| \$225,001 - \$325,000 | 29 | 25.66% | 20.5 | 1 | 16 | 12 | 0 |
| \$325,001 - \$400,000 | 22 | 19.47% | 41.7 | 0 | 9 | 12 | 1 |
| \$400,001 - \$500,000 | 14 | 12.39% | 107.9 | 1 | 7 | 6 | 0 |
| \$500,001 and up | 12 | 10.62% | 43.8 | 0 | 1 | 7 | 4 |
| Total Pending Units | 113 | | | 11 | 59 | 37 | 6 |
| Total Pending Volume | 35,565,819 | 100% | 37.5 | 1.93M | 15.50M | 14.91M | 3.22M |
| Average Listing Price | \$310,207 | | | \$175,073 | \$262,791 | \$403,092 | \$536,825 |

May 2023



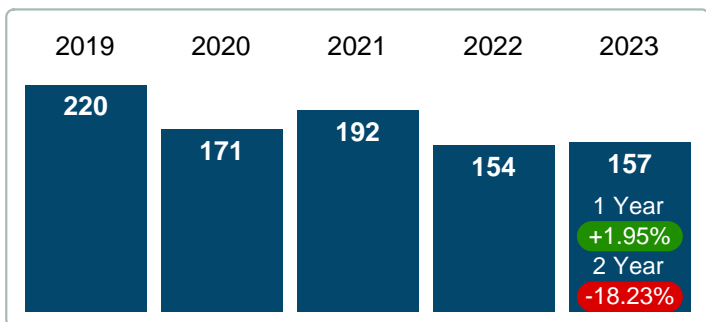
Area Delimited by County Of Wagoner - Residential Property Type



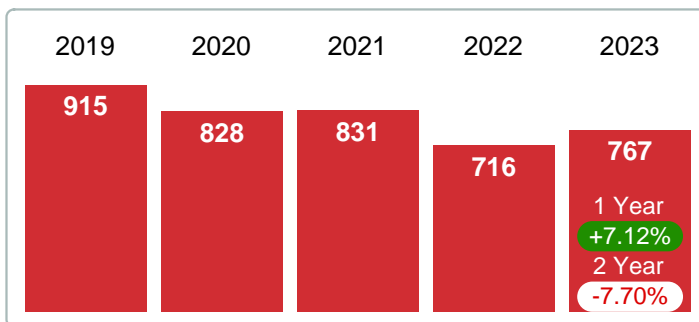
NEW LISTINGS

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

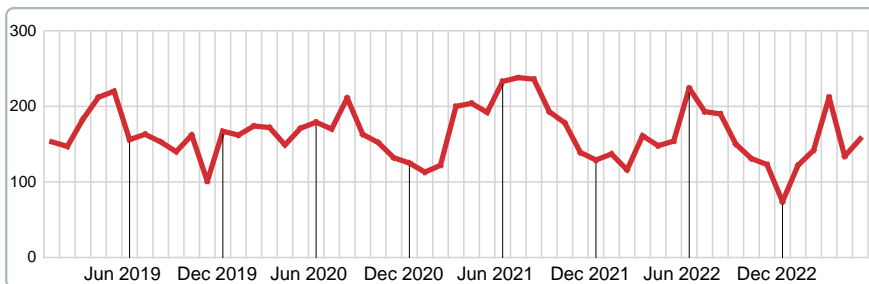
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 179

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 157 below the 5 yr MAY average of 179



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

| Price Range | Count | % |
|---|-------------------|-------------|
| \$150,000 and less | 12 | 7.64% |
| \$150,001 - \$200,000 | 16 | 10.19% |
| \$200,001 - \$250,000 | 29 | 18.47% |
| \$250,001 - \$325,000 | 37 | 23.57% |
| \$325,001 - \$375,000 | 23 | 14.65% |
| \$375,001 - \$500,000 | 22 | 14.01% |
| \$500,001 and up | 18 | 11.46% |
| Total New Listed Units | 157 | |
| Total New Listed Volume | 59,975,576 | 100% |
| Average New Listed Listing Price | \$289,790 | |

| | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|-----------------------|------------------|------------------|------------------|------------------|
| \$150,000 and less | 6 | 5 | 1 | 0 |
| \$150,001 - \$200,000 | 1 | 15 | 0 | 0 |
| \$200,001 - \$250,000 | 1 | 23 | 5 | 0 |
| \$250,001 - \$325,000 | 2 | 18 | 16 | 1 |
| \$325,001 - \$375,000 | 0 | 7 | 16 | 0 |
| \$375,001 - \$500,000 | 1 | 11 | 10 | 0 |
| \$500,001 and up | 0 | 6 | 9 | 3 |
| Total | 11 | 85 | 57 | 4 |
| Total Volume | 1.98M | 32.73M | 21.82M | 3.45M |
| Average Price | \$179,891 | \$385,044 | \$382,800 | \$862,113 |

May 2023



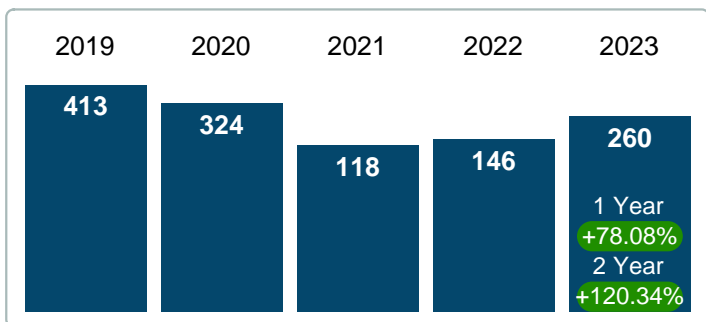
Area Delimited by County Of Wagoner - Residential Property Type



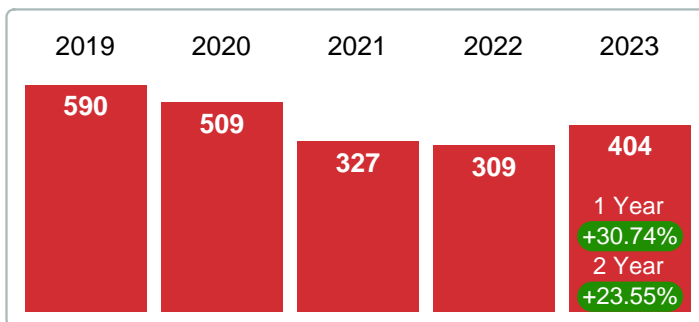
ACTIVE INVENTORY

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

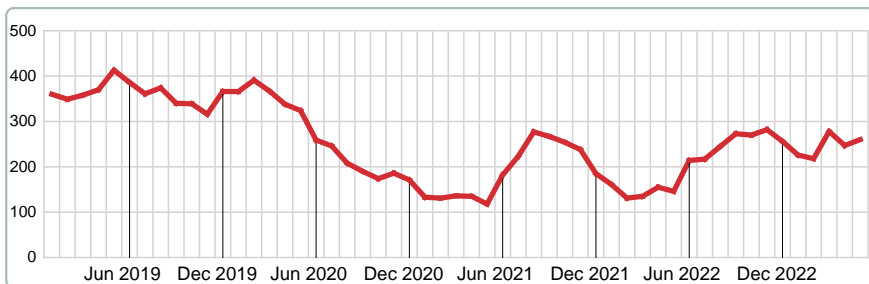
END OF MAY



ACTIVE DURING MAY

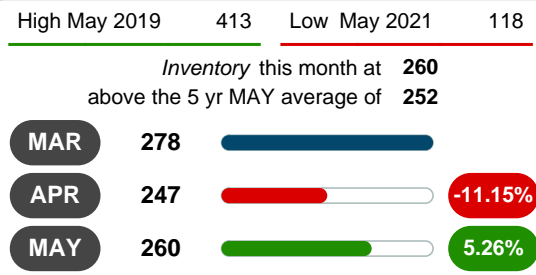


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 252



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

| Distribution of Inventory by Price Range | | % | AVDOM | 1-2 Beds | 3 Beds | 4 Beds | 5+ Beds |
|--|----|--------|-------------|-----------|-----------|-----------|-----------|
| \$150,000 and less | 23 | 8.85% | 80.3 | 8 | 12 | 2 | 1 |
| \$150,001 - \$225,000 | 21 | 8.08% | 36.0 | 1 | 18 | 2 | 0 |
| \$225,001 - \$300,000 | 42 | 16.15% | 38.7 | 2 | 29 | 9 | 2 |
| \$300,001 - \$400,000 | 76 | 29.23% | 57.5 | 1 | 34 | 40 | 1 |
| \$400,001 - \$475,000 | 32 | 12.31% | 97.3 | 1 | 16 | 14 | 1 |
| \$475,001 - \$575,000 | 31 | 11.92% | 123.1 | 0 | 11 | 19 | 1 |
| \$575,001 and up | 35 | 13.46% | 74.2 | 0 | 11 | 17 | 7 |
| Total Active Inventory by Units | | | 260 | 13 | 131 | 103 | 13 |
| Total Active Inventory by Volume | | | 112,175,809 | 2.17M | 53.89M | 47.31M | 8.80M |
| Average Active Inventory Listing Price | | | \$431,445 | \$167,054 | \$411,393 | \$459,289 | \$677,300 |

Contact: MLS Technology Inc.

Phone: 918-663-7500

Email: support@mlstechnology.com

May 2023



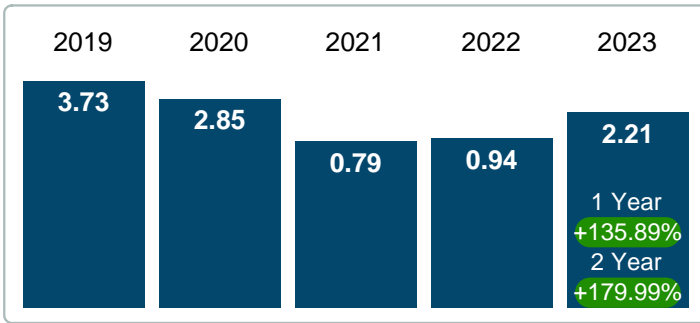
Area Delimited by County Of Wagoner - Residential Property Type



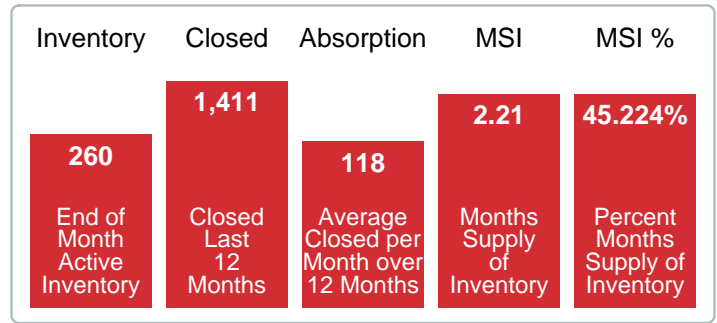
MONTHS SUPPLY of INVENTORY (MSI)

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

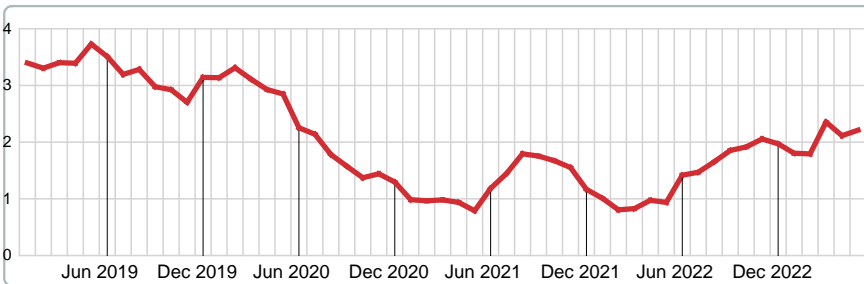
MSI FOR MAY



INDICATORS FOR MAY 2023

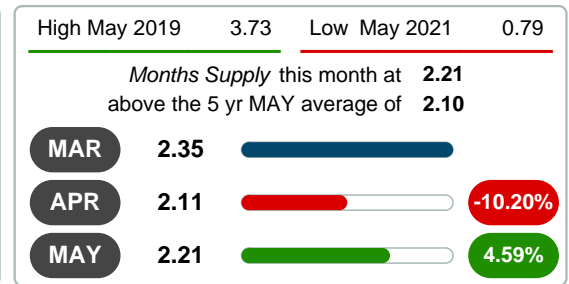


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY 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 |
|---|----|--------|------|----------|--------|--------|---------|
| \$150,000 and less | 23 | 8.85% | 1.50 | 1.55 | 1.33 | 1.71 | 0.00 |
| \$150,001 - \$225,000 | 21 | 8.08% | 0.81 | 0.80 | 0.85 | 0.65 | 0.00 |
| \$225,001 - \$300,000 | 42 | 16.15% | 1.26 | 4.80 | 1.22 | 1.04 | 4.80 |
| \$300,001 - \$400,000 | 76 | 29.23% | 3.42 | 3.00 | 2.57 | 5.00 | 1.50 |
| \$400,001 - \$475,000 | 32 | 12.31% | 4.09 | 0.00 | 4.17 | 3.73 | 4.00 |
| \$475,001 - \$575,000 | 31 | 11.92% | 3.72 | 0.00 | 6.95 | 3.17 | 1.33 |
| \$575,001 and up | 35 | 13.46% | 7.64 | 0.00 | 12.00 | 5.37 | 16.80 |
| Market Supply of Inventory (MSI) | | | 2.21 | 1.79 | 1.78 | 3.04 | 4.46 |
| Total Active Inventory by Units | | 100% | 260 | 13 | 131 | 103 | 13 |

May 2023



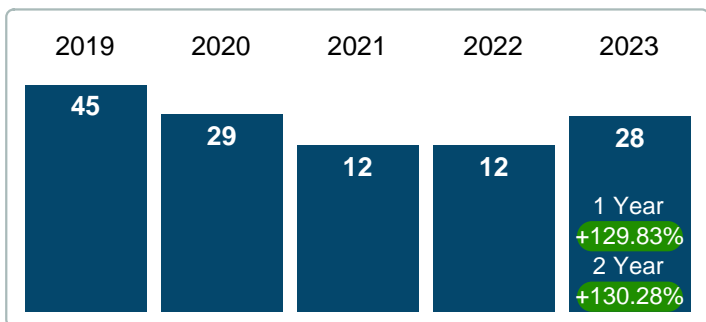
Area Delimited by County Of Wagoner - Residential Property Type



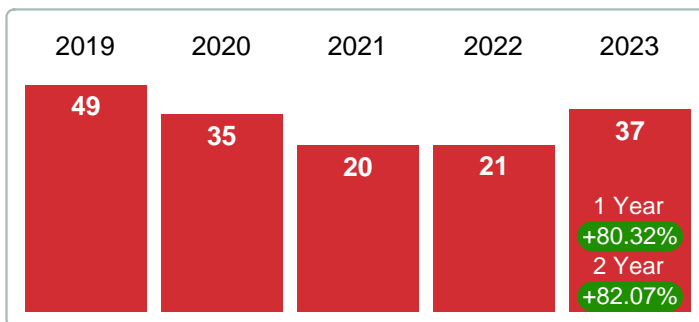
AVERAGE DAYS ON MARKET TO SALE

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

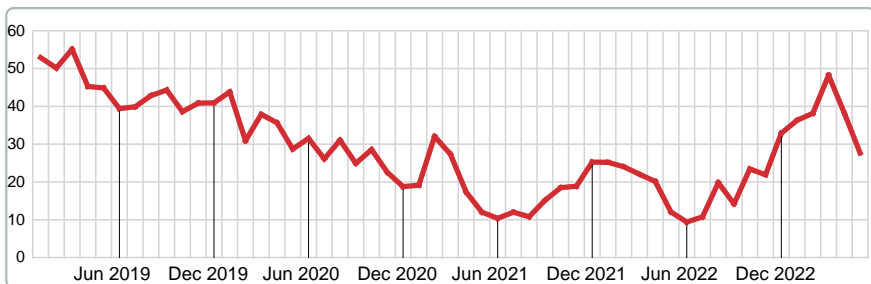
MAY



YEAR TO DATE (YTD)

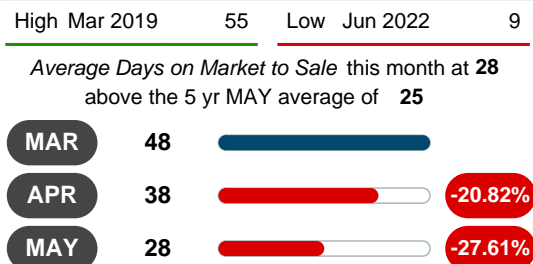


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 25



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 |
|---|-------------|-------------------|--------------|---------------|---------------|--------------|
| \$125,000 and less | 10.88% | 17 | 18 | 17 | 0 | 0 |
| \$125,001 - \$200,000 | 10.20% | 23 | 9 | 16 | 14 | 143 |
| \$200,001 - \$225,000 | 14.29% | 22 | 0 | 22 | 0 | 0 |
| \$225,001 - \$275,000 | 22.45% | 24 | 51 | 23 | 22 | 0 |
| \$275,001 - \$350,000 | 17.01% | 37 | 0 | 53 | 22 | 0 |
| \$350,001 - \$425,000 | 14.29% | 29 | 0 | 42 | 19 | 14 |
| \$425,001 and up | 10.88% | 40 | 0 | 21 | 46 | 41 |
| Average Closed DOM | | 28 | 19 | 27 | 27 | 44 |
| Total Closed Units | 100% | 28 | 9 | 91 | 40 | 7 |
| Total Closed Volume | | 40,591,813 | 1.10M | 22.16M | 14.36M | 2.97M |

May 2023



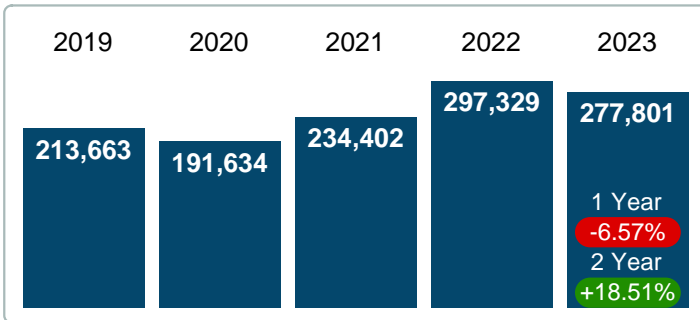
Area Delimited by County Of Wagoner - Residential Property Type



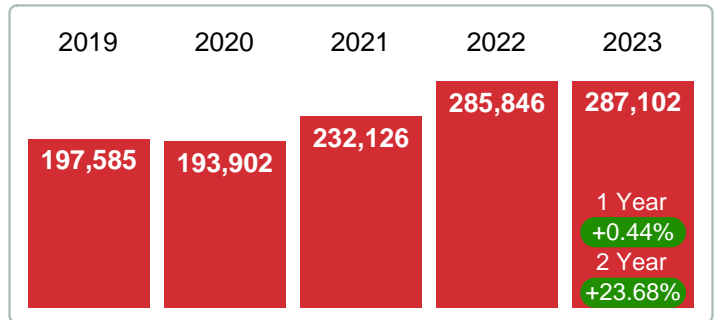
AVERAGE LIST PRICE AT CLOSING

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

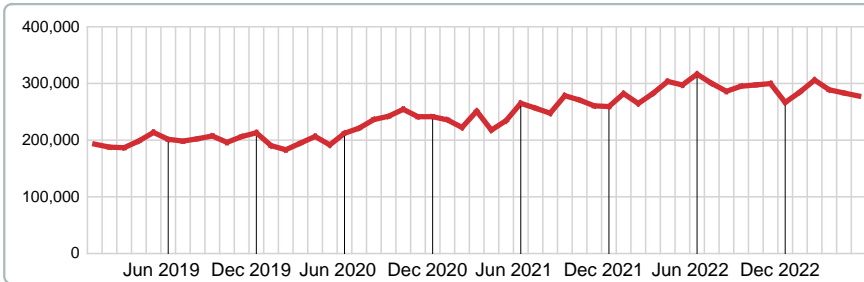
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

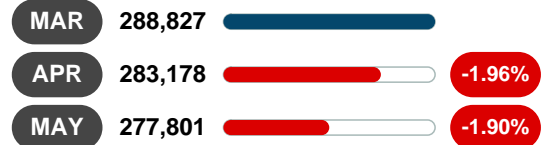


3 MONTHS

5 year MAY AVG = 242,966

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

Average List Price at Closing this month at **277,801** above the 5 yr MAY average of **242,966**



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 | |
|--|----|-------------------|-------------|----------------|----------------|----------------|----------------|
| \$125,000 and less | 14 | 9.52% | 87,900 | 84,560 | 100,709 | 0 | |
| \$125,001 - \$200,000 | 16 | 10.88% | 158,768 | 148,667 | 165,566 | 165,000 | |
| \$200,001 - \$225,000 | 21 | 14.29% | 216,652 | 0 | 216,614 | 0 | |
| \$225,001 - \$275,000 | 34 | 23.13% | 248,034 | 299,500 | 246,180 | 257,509 | |
| \$275,001 - \$350,000 | 26 | 17.69% | 313,069 | 0 | 307,474 | 311,830 | |
| \$350,001 - \$425,000 | 20 | 13.61% | 381,275 | 0 | 375,960 | 381,225 | |
| \$425,001 and up | 16 | 10.88% | 519,860 | 0 | 465,270 | 519,625 | |
| Average List Price | | 277,801 | | 129,811 | 243,367 | 360,810 | 441,386 |
| Total Closed Units | | 147 | 100% | 277,801 | 9 | 91 | 40 |
| Total Closed Volume | | 40,836,775 | | | 1.17M | 22.15M | 14.43M |

May 2023



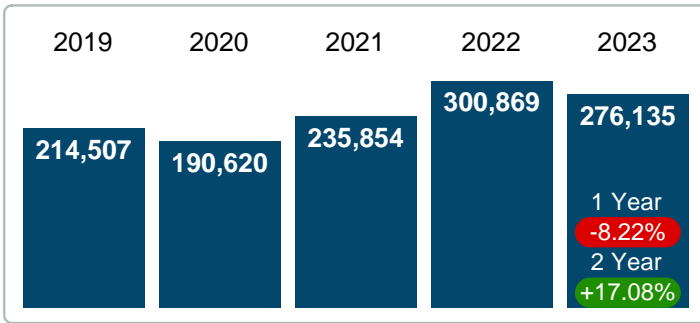
Area Delimited by County Of Wagoner - Residential Property Type



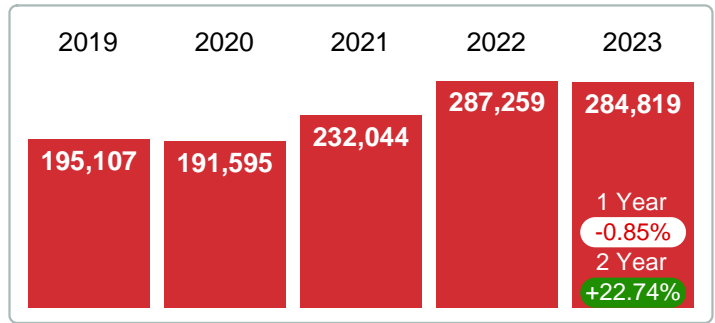
AVERAGE SOLD PRICE AT CLOSING

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

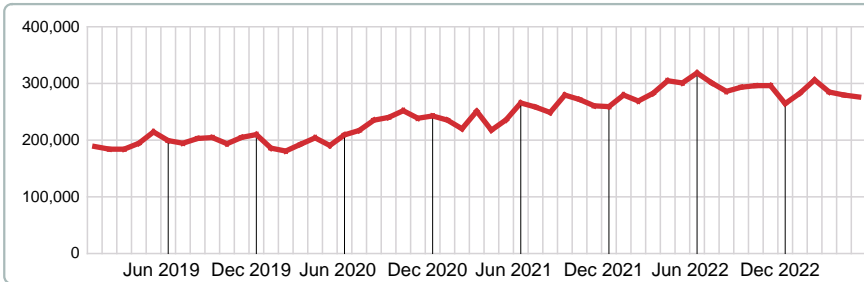
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

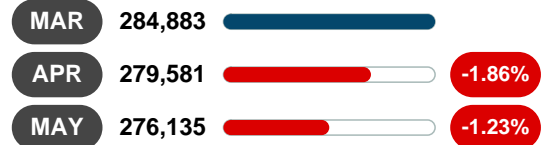


3 MONTHS

5 year MAY AVG = 243,597

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

Average Sold Price at Closing this month at **276,135** above the 5 yr MAY average of **243,597**



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 |
|--|-------------|-------------------|----------------|----------------|----------------|----------------|
| \$125,000 and less | 10.88% | 91,619 | 83,700 | 95,218 | 0 | 0 |
| \$125,001 - \$200,000 | 10.20% | 162,898 | 151,000 | 164,051 | 165,500 | 183,012 |
| \$200,001 - \$225,000 | 14.29% | 216,571 | 0 | 216,571 | 0 | 0 |
| \$225,001 - \$275,000 | 22.45% | 248,143 | 233,000 | 247,076 | 254,120 | 0 |
| \$275,001 - \$350,000 | 17.01% | 307,917 | 0 | 307,574 | 308,234 | 0 |
| \$350,001 - \$425,000 | 14.29% | 378,224 | 0 | 378,680 | 379,175 | 374,167 |
| \$425,001 and up | 10.88% | 519,068 | 0 | 476,990 | 521,313 | 553,667 |
| Average Sold Price | | 276,135 | 122,722 | 243,488 | 359,085 | 423,787 |
| Total Closed Units | 100% | 276,135 | 9 | 91 | 40 | 7 |
| Total Closed Volume | | 40,591,813 | 1.10M | 22.16M | 14.36M | 2.97M |

May 2023



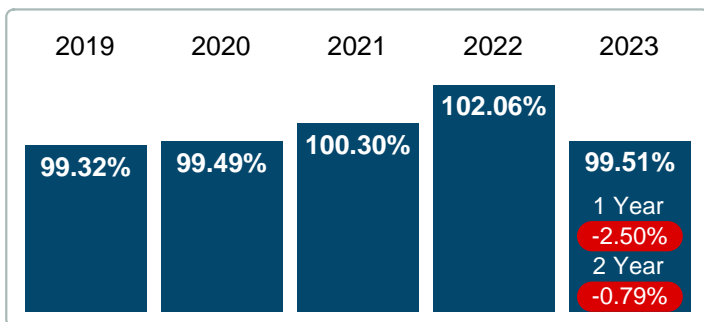
Area Delimited by County Of Wagoner - Residential Property Type



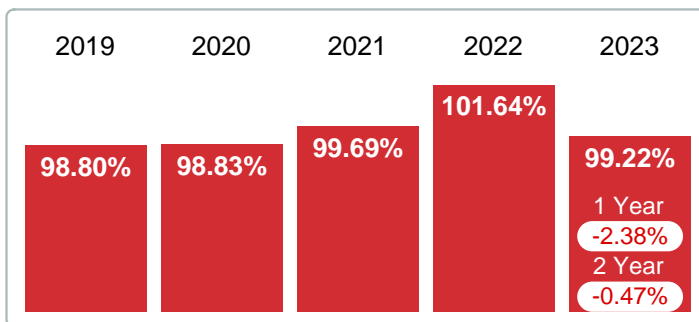
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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

MAY



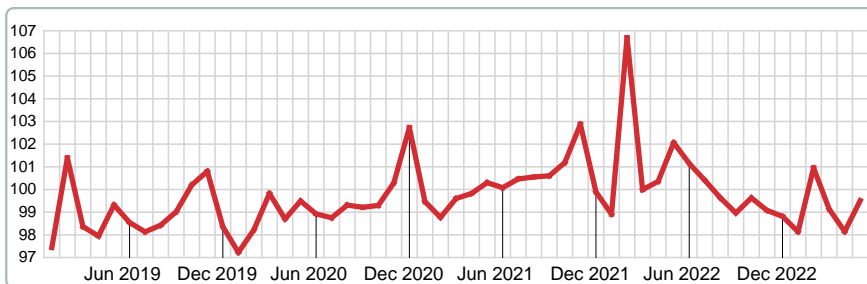
YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

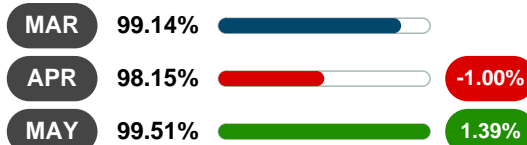
3 MONTHS

5 year MAY AVG = 100.14%



High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.51%** equal to 5 yr MAY average of **100.14%**



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 |
|--|------------|--------|---------|----------|---------|---------|---------|
| \$125,000 and less | 16 | 10.88% | 98.35% | 103.59% | 95.96% | 0.00% | 0.00% |
| \$125,001 - \$200,000 | 15 | 10.20% | 99.33% | 101.65% | 99.61% | 99.61% | 89.27% |
| \$200,001 - \$225,000 | 21 | 14.29% | 100.05% | 0.00% | 100.05% | 0.00% | 0.00% |
| \$225,001 - \$275,000 | 33 | 22.45% | 99.42% | 77.80% | 100.43% | 98.90% | 0.00% |
| \$275,001 - \$350,000 | 25 | 17.01% | 99.51% | 0.00% | 100.07% | 98.98% | 0.00% |
| \$350,001 - \$425,000 | 21 | 14.29% | 99.75% | 0.00% | 100.81% | 99.48% | 96.92% |
| \$425,001 and up | 16 | 10.88% | 100.05% | 0.00% | 102.58% | 100.37% | 96.44% |
| Average Sold/List Ratio | | 99.50% | | 100.08% | 99.79% | 99.45% | 95.62% |
| Total Closed Units | 147 | 100% | 99.50% | 9 | 91 | 40 | 7 |
| Total Closed Volume | 40,591,813 | | | 1.10M | 22.16M | 14.36M | 2.97M |

May 2023



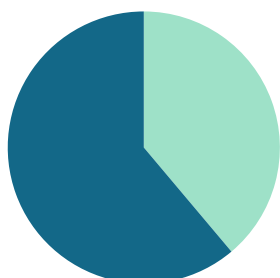
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

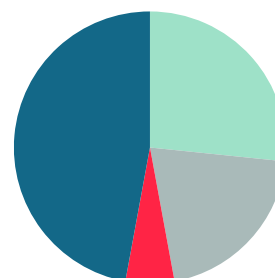


Inventory
 New Listings
157 = 38.86%
 Start Inventory
247
 Total Inventory Units
404
 Volume
\$158,247,913

Market Activity

Closed Sales
147 = 26.63%
 Pending Sales
113 = 20.47%
 Other Off Market
32 = 5.80%
 Active Inventory
260 = 47.10%

MARKET ACTIVITY



| Compared Metrics | May | | | Year to Date | | |
|--|---------|---------|---------|--------------|---------|---------|
| | 2022 | 2023 | +/-% | 2022 | 2023 | +/-% |
| Closed Sales | 138 | 147 | 6.52% | 682 | 534 | -21.70% |
| Pending Sales | 140 | 113 | -19.29% | 671 | 611 | -8.94% |
| New Listings | 154 | 157 | 1.95% | 716 | 767 | 7.12% |
| Average List Price | 297,329 | 277,801 | -6.57% | 285,846 | 287,102 | 0.44% |
| Average Sale Price | 300,869 | 276,135 | -8.22% | 287,259 | 284,819 | -0.85% |
| Average Percent of Selling Price to List Price | 102.06% | 99.51% | -2.50% | 101.64% | 99.22% | -2.38% |
| Average Days on Market to Sale | 12.03 | 27.65 | 129.83% | 20.61 | 37.16 | 80.32% |
| Monthly Inventory | 149 | 260 | 74.50% | 149 | 260 | 74.50% |
| Months Supply of Inventory | 0.96 | 2.21 | 131.14% | 0.96 | 2.21 | 131.14% |

Absorption: Last 12 months, an Average of **118** Sales/Month

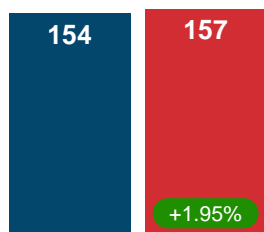
Inventory on May 31, 2023 = **260**

2022 **2023**

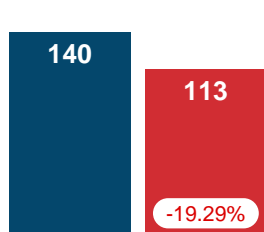
MAY MARKET

AVERAGE PRICES

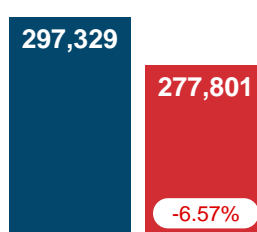
New Listings



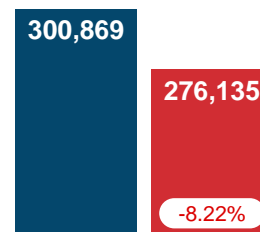
Pending Listings



List Price



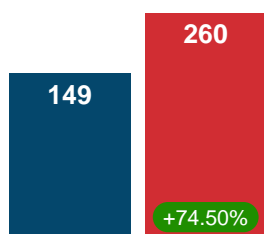
Sale Price



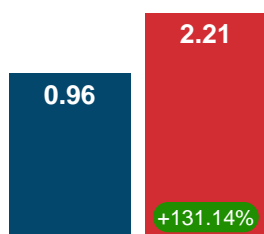
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

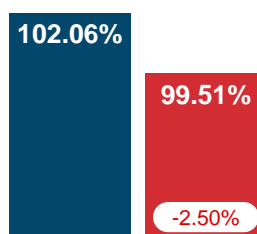
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

