

# May 2023



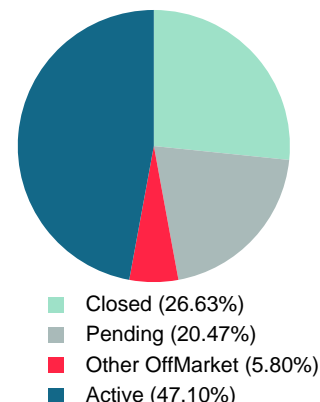
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	257,450	256,500	-0.37%
Median Sale Price	256,389	254,340	-0.80%
Median Percent of Selling Price to List Price	100.34%	100.00%	-0.34%
Median Days on Market to Sale	4.00	9.00	125.00%
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.

#### 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 **0.80%** in May 2023 to \$254,340 versus the previous year at \$256,389.

#### Median Days on Market Lengthens

The median number of **9.00** days that homes spent on the market before selling increased by 5.00 days or **125.00%** in May 2023 compared to last year's same month at **4.00** DOM.

#### Sales Success for May 2023 is Positive

Overall, with Median 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 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

# May 2023



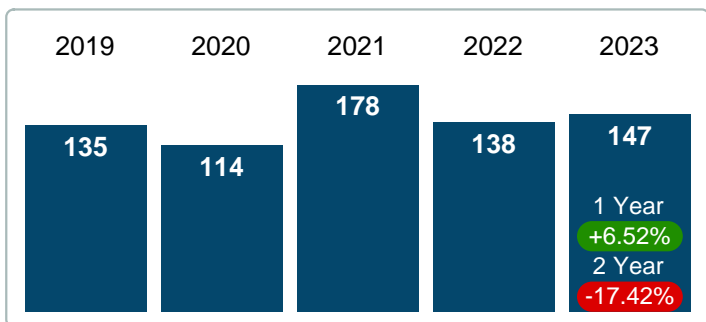
Area Delimited by County Of Wagoner - Residential Property Type



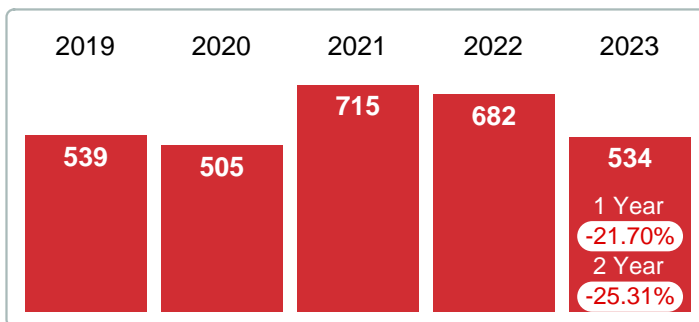
## CLOSED LISTINGS

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

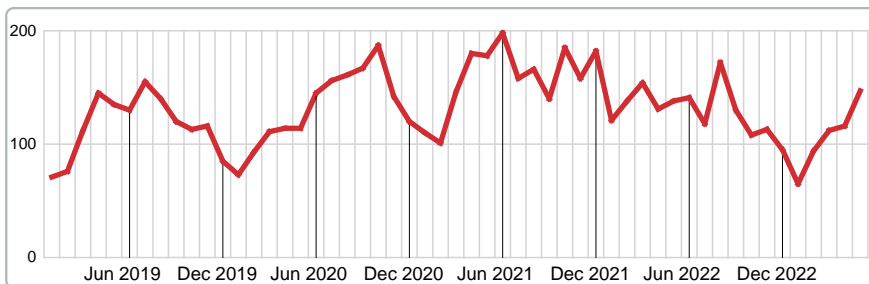
### MAY



### YEAR TO DATE (YTD)

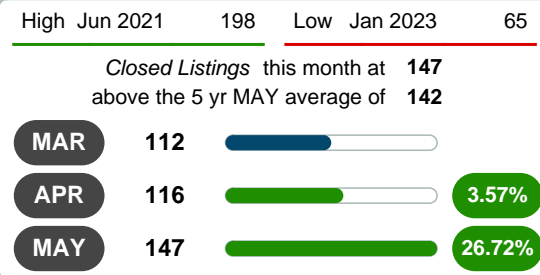


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 142



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	16	10.88%	8.5	5	11	0	0
\$125,001 - \$200,000	15	10.20%	9.0	3	9	2	1
\$200,001 - \$225,000	21	14.29%	7.0	0	21	0	0
\$225,001 - \$275,000	33	22.45%	7.0	1	25	7	0
\$275,001 - \$350,000	25	17.01%	12.0	0	12	13	0
\$350,001 - \$425,000	21	14.29%	12.0	0	10	8	3
\$425,001 and up	16	10.88%	9.0	0	3	10	3
<b>Total Closed Units</b>	<b>147</b>			<b>9</b>	<b>91</b>	<b>40</b>	<b>7</b>
<b>Total Closed Volume</b>	<b>40,591,813</b>	<b>100%</b>	<b>9.0</b>	<b>1.10M</b>	<b>22.16M</b>	<b>14.36M</b>	<b>2.97M</b>
<b>Median Closed Price</b>	<b>\$254,340</b>			<b>\$110,000</b>	<b>\$233,195</b>	<b>\$337,500</b>	<b>\$380,000</b>

# May 2023



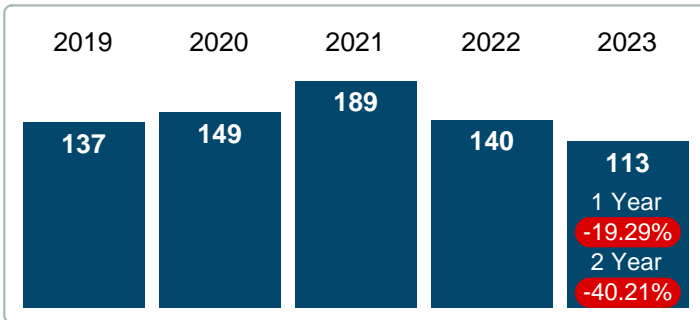
Area Delimited by County Of Wagoner - Residential Property Type



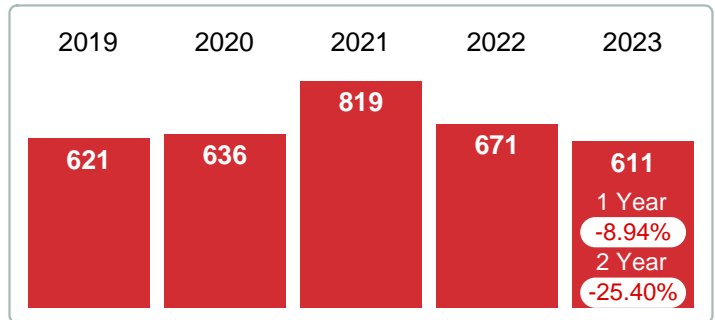
## PENDING LISTINGS

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

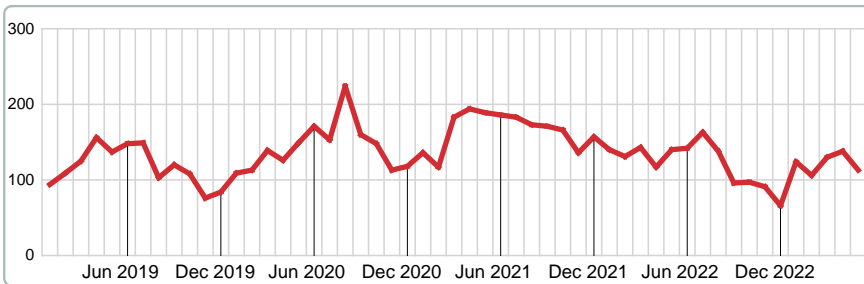
### MAY



### YEAR TO DATE (YTD)

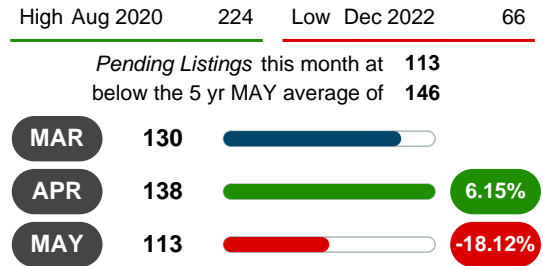


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 146



### 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	8	7.08%	12.5	4	4	0	0
\$125,001 - \$200,000	16	14.16%	10.0	4	12	0	0
\$200,001 - \$225,000	12	10.62%	7.5	1	10	0	1
\$225,001 - \$325,000	29	25.66%	11.0	1	16	12	0
\$325,001 - \$400,000	22	19.47%	19.5	0	9	12	1
\$400,001 - \$500,000	14	12.39%	82.5	1	7	6	0
\$500,001 and up	12	10.62%	30.5	0	1	7	4
<b>Total Pending Units</b>	<b>113</b>			<b>11</b>	<b>59</b>	<b>37</b>	<b>6</b>
<b>Total Pending Volume</b>	<b>35,565,819</b>	<b>100%</b>	<b>15.0</b>	<b>1.93M</b>	<b>15.50M</b>	<b>14.91M</b>	<b>3.22M</b>
<b>Median Listing Price</b>	<b>\$285,000</b>			<b>\$140,000</b>	<b>\$236,500</b>	<b>\$359,900</b>	<b>\$586,975</b>

# May 2023



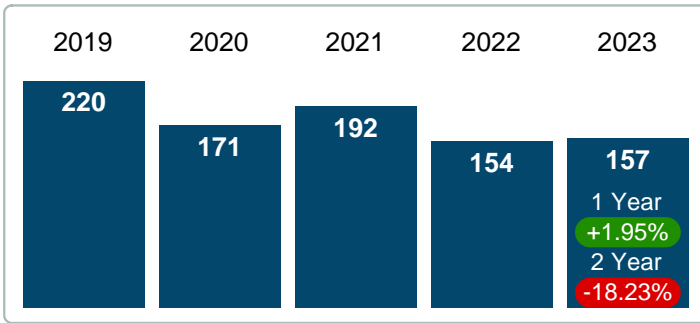
Area Delimited by County Of Wagoner - Residential Property Type



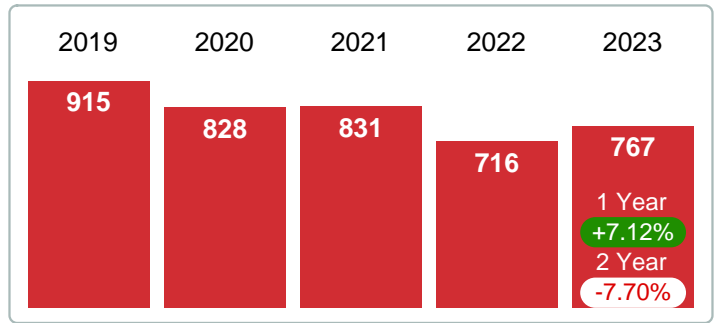
## NEW LISTINGS

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

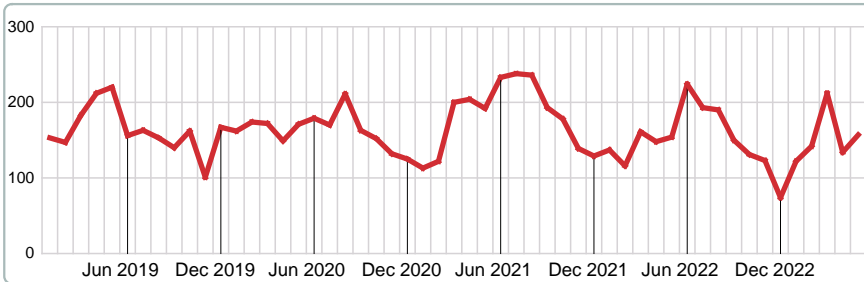
### MAY



### YEAR TO DATE (YTD)

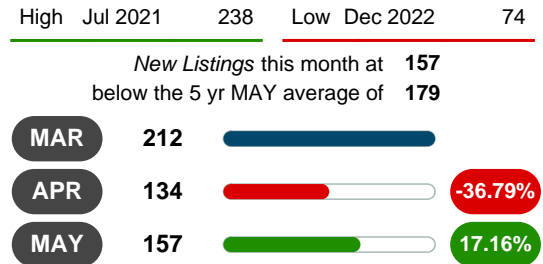


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 179



### 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	12	7.64%	6	5	1	0
\$150,001 - \$200,000	16	10.19%	1	15	0	0
\$200,001 - \$250,000	29	18.47%	1	23	5	0
\$250,001 - \$325,000	37	23.57%	2	18	16	1
\$325,001 - \$375,000	23	14.65%	0	7	16	0
\$375,001 - \$500,000	22	14.01%	1	11	10	0
\$500,001 and up	18	11.46%	0	6	9	3
<b>Total New Listed Units</b>	157		11	85	57	4
<b>Total New Listed Volume</b>	59,975,576		1.98M	32.73M	21.82M	3.45M
<b>Median New Listed Listing Price</b>	\$304,990		\$148,900	\$250,000	\$339,900	\$586,975

# May 2023



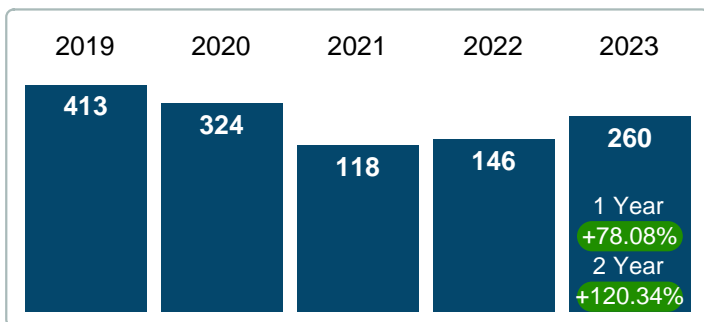
Area Delimited by County Of Wagoner - Residential Property Type



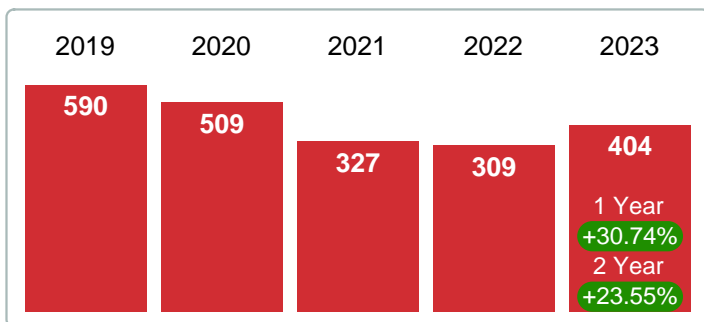
## ACTIVE INVENTORY

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

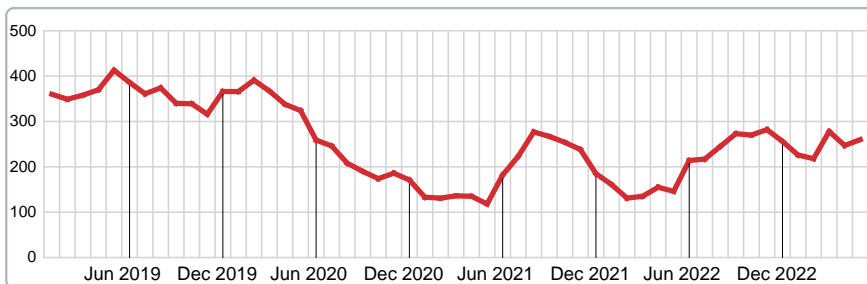
### END OF MAY



### ACTIVE DURING MAY

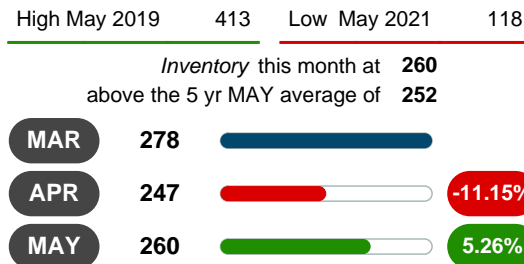


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 252



## INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	23	8.85%	55.0	8	12	2	1
\$150,001 - \$225,000	21	8.08%	20.0	1	18	2	0
\$225,001 - \$300,000	42	16.15%	29.0	2	29	9	2
\$300,001 - \$400,000	76	29.23%	38.0	1	34	40	1
\$400,001 - \$475,000	32	12.31%	75.0	1	16	14	1
\$475,001 - \$575,000	31	11.92%	103.0	0	11	19	1
\$575,001 and up	35	13.46%	63.0	0	11	17	7
Total Active Inventory by Units		260		13	131	103	13
Total Active Inventory by Volume		112,175,809	100%	2.17M	53.89M	47.31M	8.80M
Median Active Inventory Listing Price		\$349,250		\$143,000	\$319,874	\$399,000	\$599,900

# May 2023



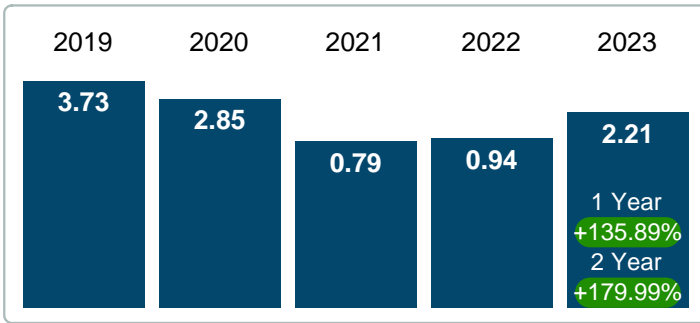
Area Delimited by County Of Wagoner - Residential Property Type



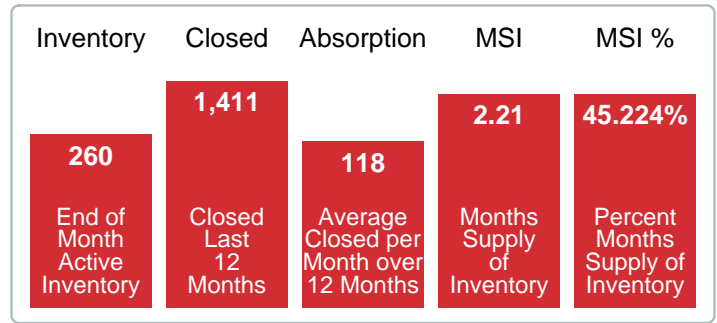
## MONTHS SUPPLY of INVENTORY (MSI)

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

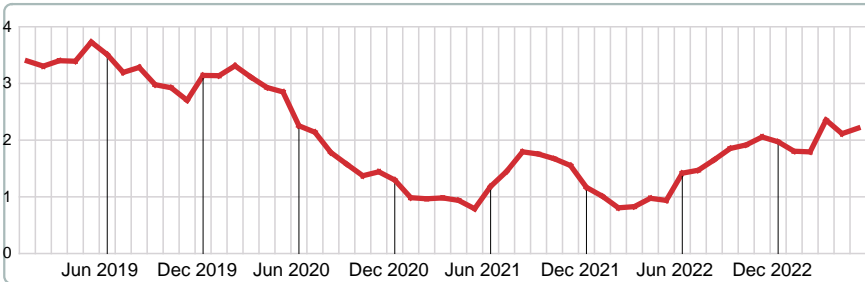
### MSI FOR MAY



### INDICATORS FOR MAY 2023

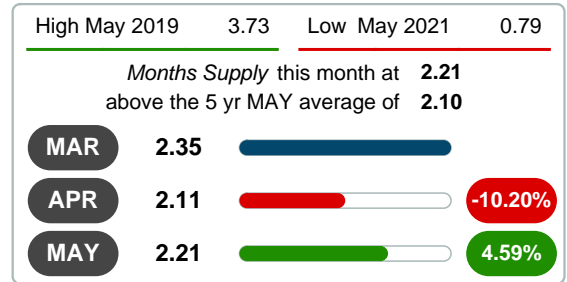


### 5 YEAR MARKET ACTIVITY TRENDS



### 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%	2.21	13	131	103	13

# May 2023



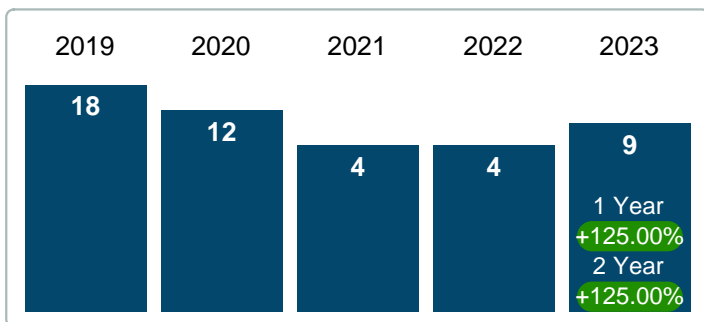
Area Delimited by County Of Wagoner - Residential Property Type



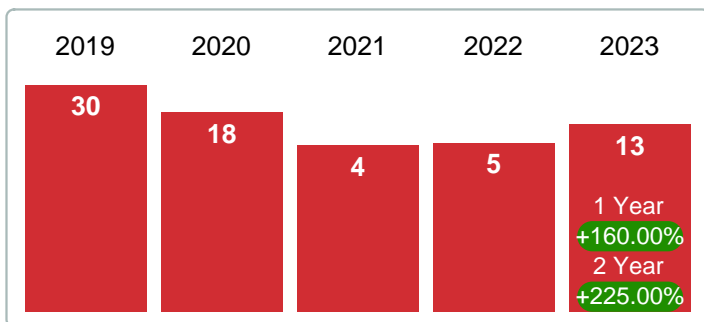
## MEDIAN DAYS ON MARKET TO SALE

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

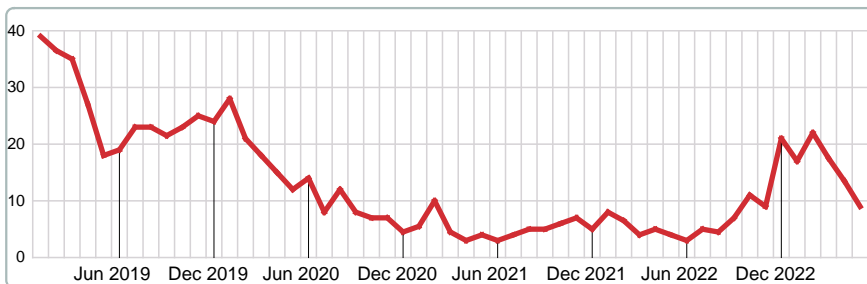
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

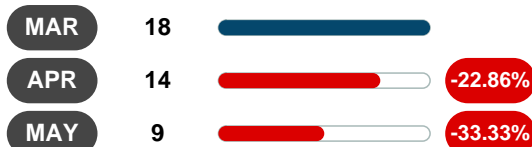


### 3 MONTHS

5 year MAY AVG = 9

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 9 equal to 5 yr MAY average of 9



### 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
\$125,000 and less	10.88%	9	12	8	0	0
\$125,001 - \$200,000	10.20%	9	9	4	14	143
\$200,001 - \$225,000	14.29%	7	0	7	0	0
\$225,001 - \$275,000	22.45%	7	51	6	7	0
\$275,001 - \$350,000	17.01%	12	0	23	12	0
\$350,001 - \$425,000	14.29%	12	0	4	15	15
\$425,001 and up	10.88%	9	0	1	9	43
Median Closed DOM		9	12	7	12	22
Total Closed Units	100%	9.0	9	91	40	7
Total Closed Volume		40,591,813	1.10M	22.16M	14.36M	2.97M

# May 2023



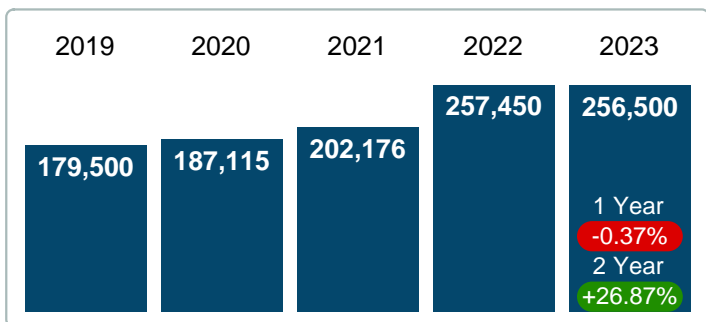
Area Delimited by County Of Wagoner - Residential Property Type



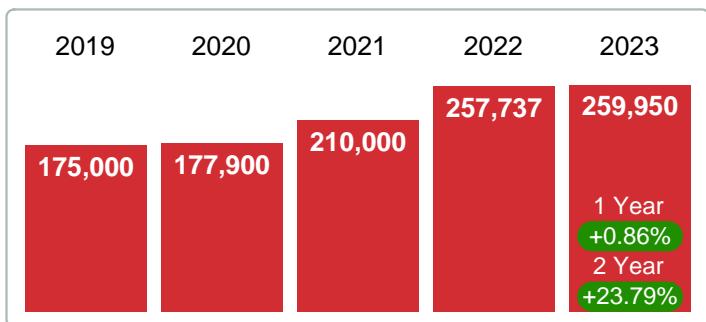
## MEDIAN LIST PRICE AT CLOSING

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

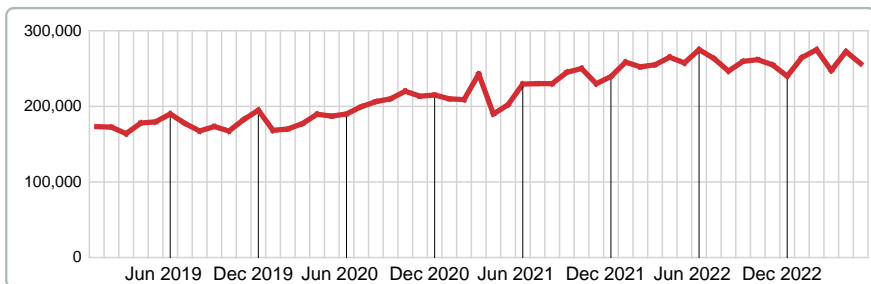
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 216,548

High Jun 2022 275,000    Low Mar 2019 163,950

Median List Price at Closing this month at **256,500**  
 above the 5 yr MAY average of **216,548**

MAR	247,400	<div style="width: 80%;"></div>
APR	272,450	<div style="width: 100%;"></div> 10.13%
MAY	256,500	<div style="width: 85%;"></div> -5.85%

### 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
\$125,000 and less	14	9.52%	88,250	72,450	95,000	0
\$125,001 - \$200,000	16	10.88%	152,745	138,500	160,250	165,000
\$200,001 - \$225,000	21	14.29%	216,010	0	216,755	0
\$225,001 - \$275,000	34	23.13%	242,500	0	240,000	259,333
\$275,001 - \$350,000	26	17.69%	307,450	299,500	307,400	315,000
\$350,001 - \$425,000	20	13.61%	379,900	0	379,950	375,000
\$425,001 and up	16	10.88%	521,638	0	469,900	534,025
<b>Median List Price</b>		<b>256,500</b>		<b>129,900</b>	<b>233,195</b>	<b>349,500</b>
<b>Total Closed Units</b>		<b>147</b>	<b>100%</b>	<b>256,500</b>	<b>9</b>	<b>91</b>
<b>Total Closed Volume</b>		<b>40,836,775</b>		<b>1.17M</b>	<b>22.15M</b>	<b>14.43M</b>



# May 2023



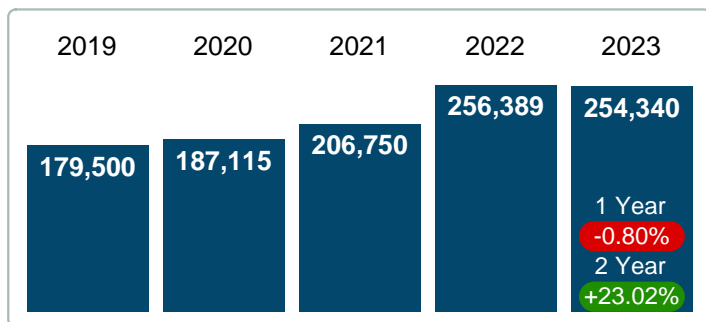
Area Delimited by County Of Wagoner - Residential Property Type



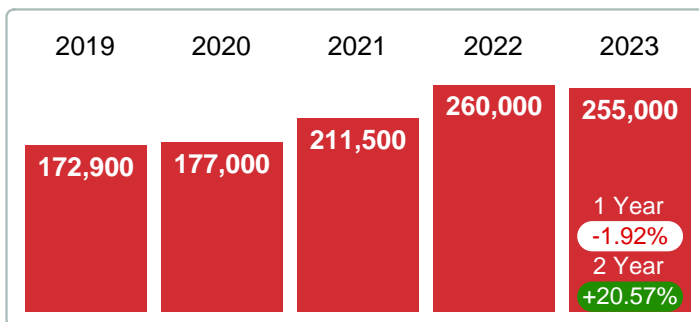
## MEDIAN SOLD PRICE AT CLOSING

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

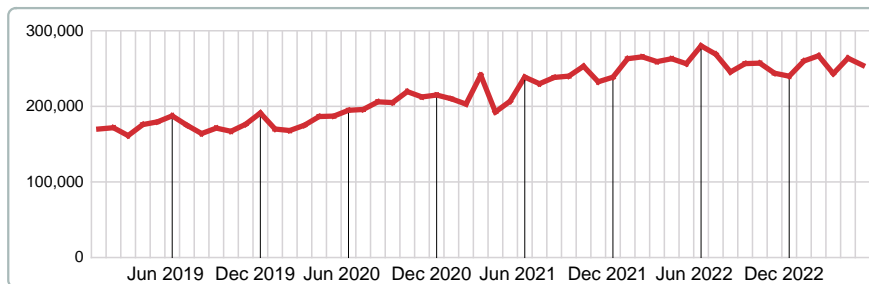
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 216,819

High Jun 2022 280,000 | Low Mar 2019 161,328

Median Sold Price at Closing this month at **254,340**  
above the 5 yr MAY average of **216,819**

MAR	243,250	<div style="width: 80%;"></div>
APR	263,750	<div style="width: 100%;"></div> 8.43%
MAY	254,340	<div style="width: 90%;"></div> -3.57%

### 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
\$125,000 and less	16	10.88%	88,750	71,000	92,500	0	0
\$125,001 - \$200,000	15	10.20%	150,000	144,000	150,000	165,500	183,012
\$200,001 - \$225,000	21	14.29%	216,010	0	216,010	0	0
\$225,001 - \$275,000	33	22.45%	247,000	233,000	245,900	254,340	0
\$275,001 - \$350,000	25	17.01%	297,000	0	296,000	315,000	0
\$350,001 - \$425,000	21	14.29%	375,900	0	377,950	375,000	375,000
\$425,001 and up	16	10.88%	527,000	0	484,727	545,000	562,000
Median Sold Price			254,340	110,000	233,195	337,500	380,000
Total Closed Units		100%	254,340	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

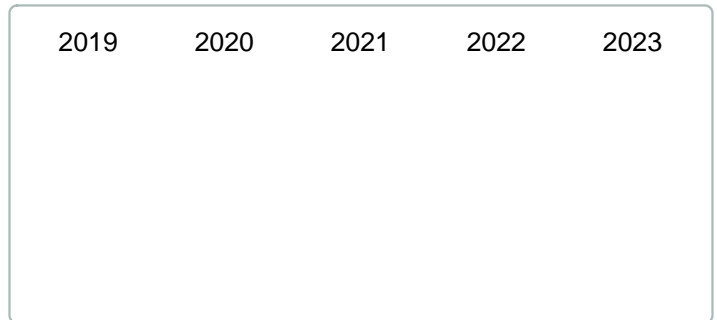
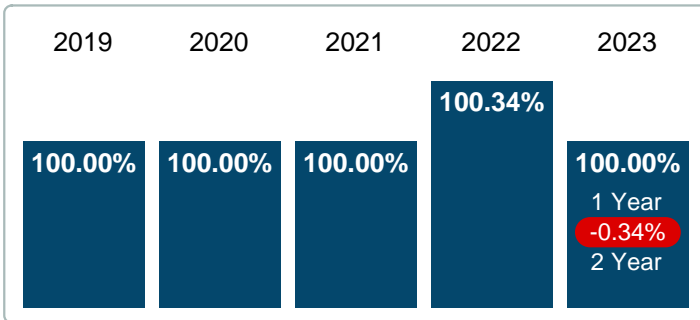


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### MAY

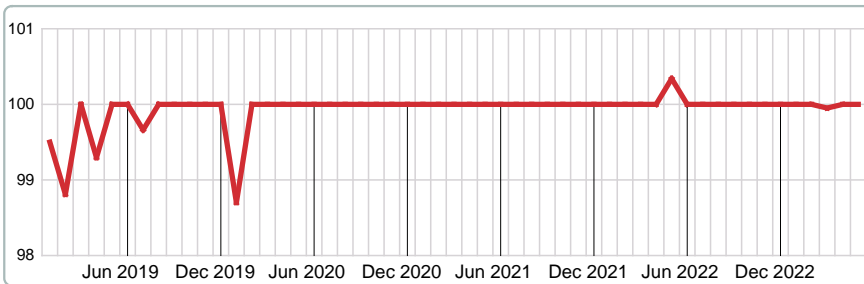
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

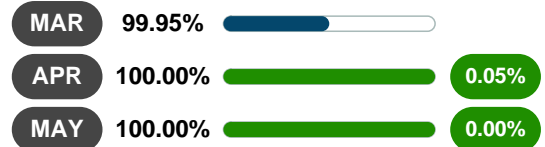
### 3 MONTHS

5 year MAY AVG = 100.07%



High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAY average of **100.07%**



### 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
\$125,000 and less	16	10.88%	97.46%	96.43%	97.69%	0.00%	0.00%
\$125,001 - \$200,000	15	10.20%	100.59%	100.59%	101.18%	99.61%	89.27%
\$200,001 - \$225,000	21	14.29%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$275,000	33	22.45%	100.00%	77.80%	100.00%	100.00%	0.00%
\$275,001 - \$350,000	25	17.01%	100.00%	0.00%	100.00%	100.00%	0.00%
\$350,001 - \$425,000	21	14.29%	100.00%	0.00%	100.60%	100.00%	97.44%
\$425,001 and up	16	10.88%	100.54%	0.00%	106.99%	101.67%	95.34%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	95.34%
Total Closed Units		147	100%	9	91	40	7
Total Closed Volume		40,591,813		1.10M	22.16M	14.36M	2.97M

# May 2023



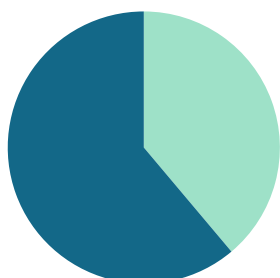
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

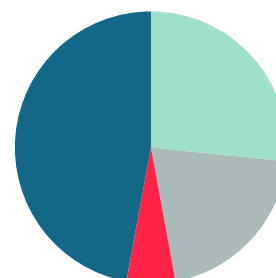


**Inventory**  
 New Listings  
**157 = 38.86%**  
 Start Inventory  
**247**  
 Total Inventory Units  
**404**  
 Volume  
**\$158,247,913**

### 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%
Median List Price	257,450	256,500	-0.37%	257,737	259,950	0.86%
Median Sale Price	256,389	254,340	-0.80%	260,000	255,000	-1.92%
Median Percent of Selling Price to List Price	100.34%	100.00%	-0.34%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	9.00	125.00%	5.00	13.00	160.00%
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

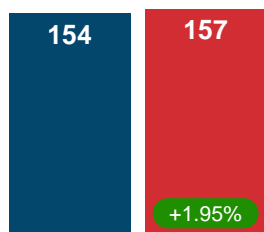
**Inventory** on May 31, 2023 = **260**

**2022** **2023**

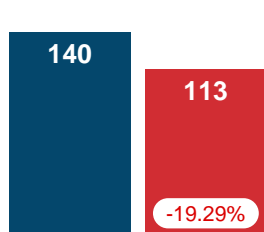
### MAY MARKET

### MEDIAN PRICES

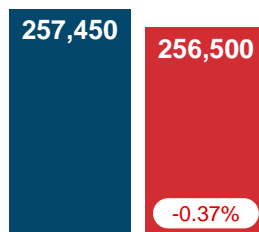
#### New Listings



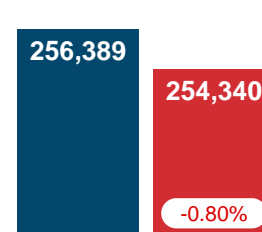
#### Pending Listings



#### List Price



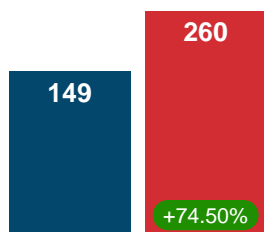
#### Sale Price



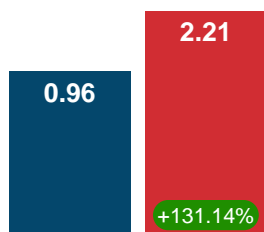
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

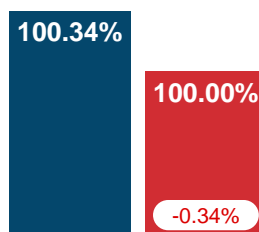
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

