

# August 2023



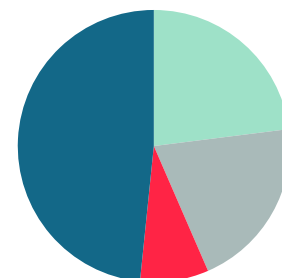
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2022	August 2023	+/-%
Closed Listings	172	127	-26.16%
Pending Listings	138	113	-18.12%
New Listings	190	155	-18.42%
Median List Price	246,750	263,500	6.79%
Median Sale Price	245,500	255,000	3.87%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.50	10.00	122.22%
End of Month Inventory	246	267	8.54%
Months Supply of Inventory	1.66	2.39	44.23%



■ Closed (23.01%)  
■ Pending (20.47%)  
■ Other OffMarket (8.15%)  
■ Active (48.37%)

**Absorption:** Last 12 months, an Average of **112** Sales/Month  
**Active Inventory** as of August 31, 2023 = **267**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of August 2023 rose **8.54%** to 267 existing homes available for sale. Over the last 12 months this area has had an average of 112 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 **3.87%** in August 2023 to \$255,000 versus the previous year at \$245,500.

#### Median Days on Market Lengthens

The median number of **10.00** days that homes spent on the market before selling increased by 5.50 days or **122.22%** in August 2023 compared to last year's same month at **4.50** DOM.

#### Sales Success for August 2023 is Positive

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

There were 155 New Listings in August 2023, down **18.42%** from last year at 190. Furthermore, there were 127 Closed Listings this month versus last year at 172, a **-26.16%** decrease.

Closed versus Listed trends yielded a **81.9%** ratio, down from previous year's, August 2022, at **90.5%**, a **9.49%** downswing. 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

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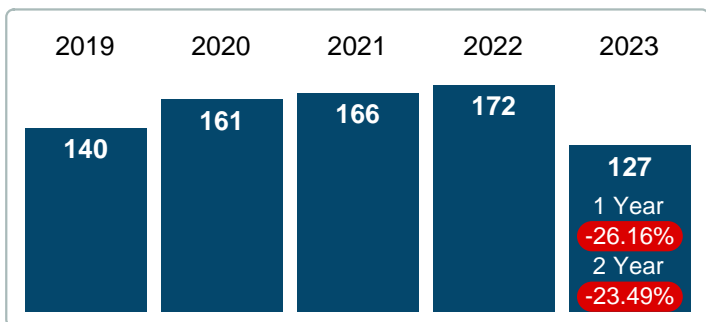
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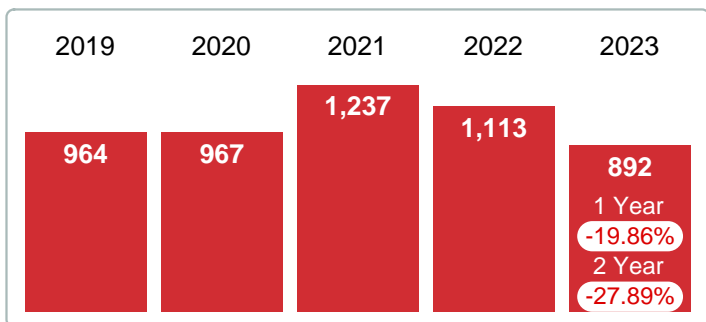
## CLOSED LISTINGS

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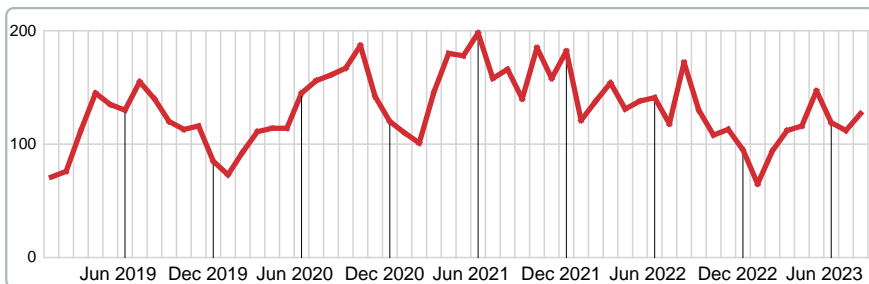
### AUGUST



### YEAR TO DATE (YTD)

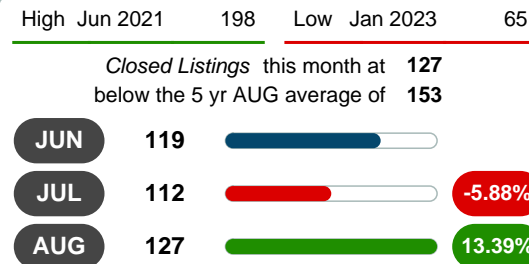


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 153



### 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	11	8.66%	18.0	4	7	0	0
\$125,001 - \$175,000	11	8.66%	9.0	4	6	1	0
\$175,001 - \$225,000	21	16.54%	6.0	0	19	2	0
\$225,001 - \$300,000	36	28.35%	11.0	1	25	8	2
\$300,001 - \$350,000	16	12.60%	23.5	0	9	7	0
\$350,001 - \$500,000	19	14.96%	13.0	1	11	7	0
\$500,001 and up	13	10.24%	7.0	0	5	7	1
<b>Total Closed Units</b>	<b>127</b>			<b>10</b>	<b>82</b>	<b>32</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>36,954,469</b>	<b>100%</b>	<b>10.0</b>	<b>1.43M</b>	<b>22.07M</b>	<b>12.13M</b>	<b>1.33M</b>
<b>Median Closed Price</b>	<b>\$255,000</b>			<b>\$137,500</b>	<b>\$246,250</b>	<b>\$337,695</b>	<b>\$295,000</b>

# August 2023



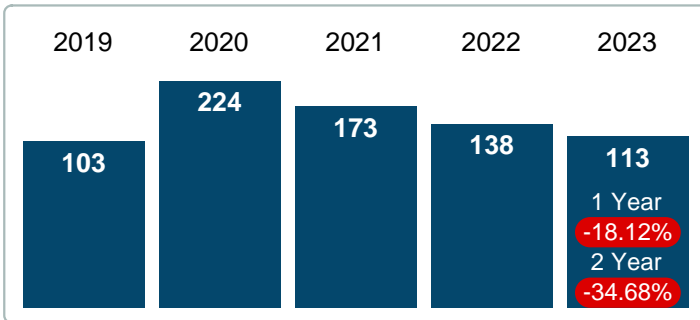
Area Delimited by County Of Wagoner - Residential Property Type



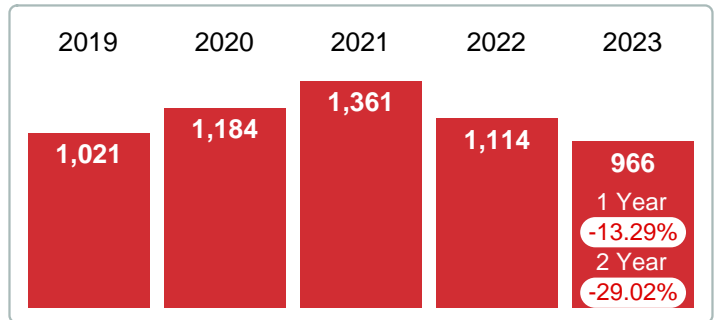
## PENDING LISTINGS

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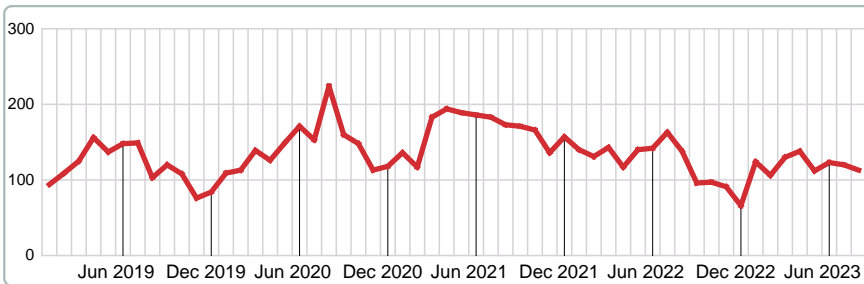
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

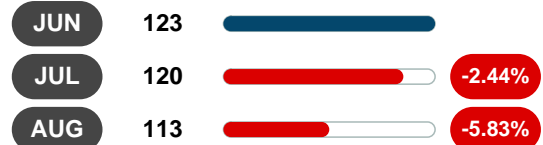


### 3 MONTHS

5 year AUG AVG = 150

High Aug 2020 224 Low Dec 2022 66

Pending Listings this month at 113  
 below the 5 yr AUG average of 150



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	9	7.96%	18.0	5	3	1	0
\$175,001 - \$225,000	17	15.04%	12.0	1	14	2	0
\$225,001 - \$250,000	12	10.62%	19.0	0	8	3	1
\$250,001 - \$325,000	28	24.78%	32.5	1	21	6	0
\$325,001 - \$375,000	11	9.73%	67.0	0	5	5	1
\$375,001 - \$525,000	23	20.35%	36.0	0	8	13	2
\$525,001 and up	13	11.50%	22.0	0	3	6	4
<b>Total Pending Units</b>	<b>113</b>			<b>7</b>	<b>62</b>	<b>36</b>	<b>8</b>
<b>Total Pending Volume</b>	<b>38,149,106</b>	<b>100%</b>	<b>25.0</b>	<b>1.17M</b>	<b>18.56M</b>	<b>14.44M</b>	<b>3.97M</b>
<b>Median Listing Price</b>	<b>\$299,900</b>			<b>\$162,000</b>	<b>\$272,450</b>	<b>\$384,601</b>	<b>\$512,010</b>

# August 2023



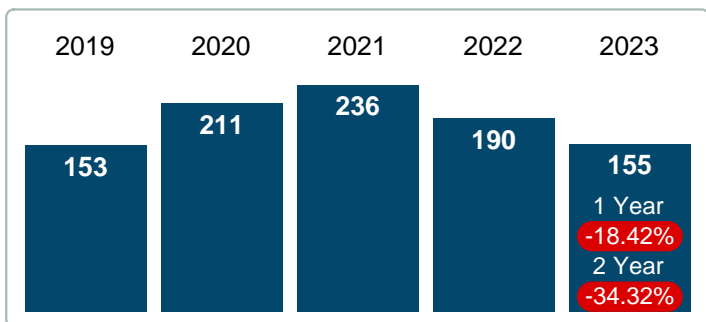
Area Delimited by County Of Wagoner - Residential Property Type



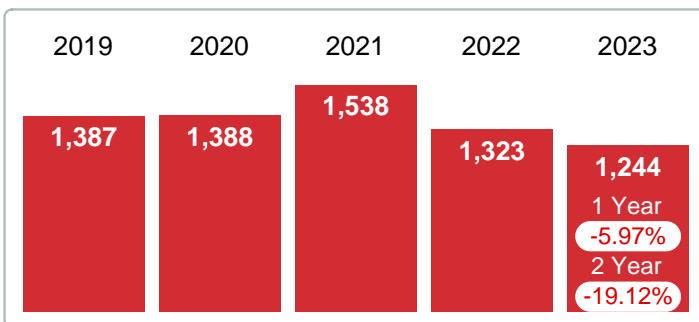
## NEW LISTINGS

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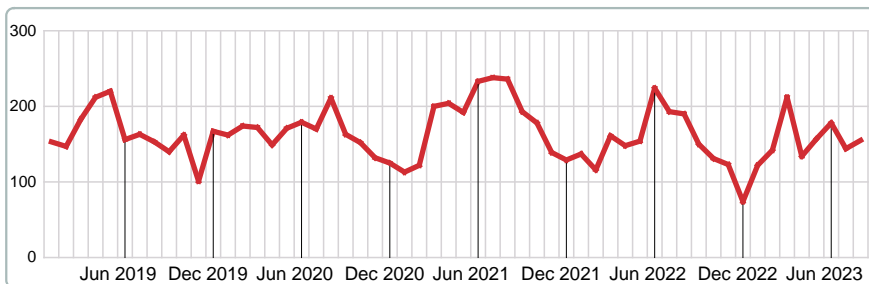
### AUGUST



### YEAR TO DATE (YTD)

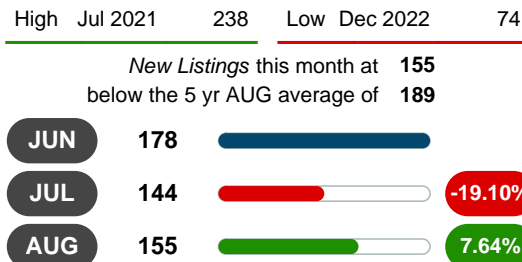


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 189



### 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	13	8.39%	7	5	1	0
\$175,001 - \$225,000	18	11.61%	1	15	2	0
\$225,001 - \$250,000	20	12.90%	0	17	2	1
\$250,001 - \$350,000	47	30.32%	1	26	20	0
\$350,001 - \$450,000	23	14.84%	0	12	10	1
\$450,001 - \$550,000	17	10.97%	0	4	13	0
\$550,001 and up	17	10.97%	0	3	7	7
<b>Total New Listed Units</b>	<b>155</b>		<b>9</b>	<b>82</b>	<b>55</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>56,731,729</b>	<b>100%</b>	<b>1.23M</b>	<b>24.25M</b>	<b>23.23M</b>	<b>8.02M</b>
<b>Median New Listed Listing Price</b>	<b>\$309,900</b>		<b>\$109,000</b>	<b>\$267,450</b>	<b>\$370,000</b>	<b>\$614,900</b>

# August 2023



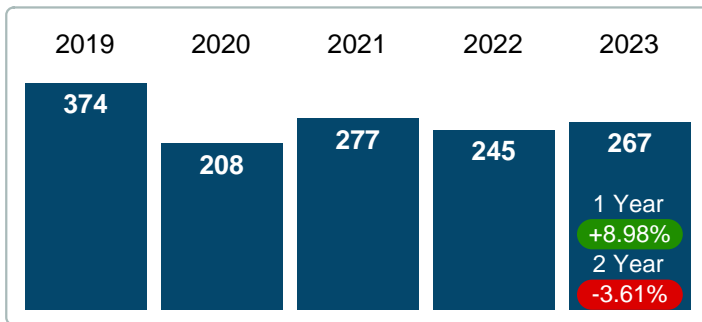
Area Delimited by County Of Wagoner - Residential Property Type



## ACTIVE INVENTORY

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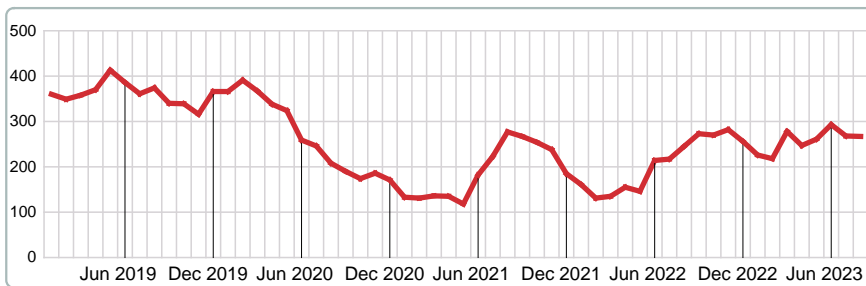
### END OF AUGUST



### ACTIVE DURING AUGUST

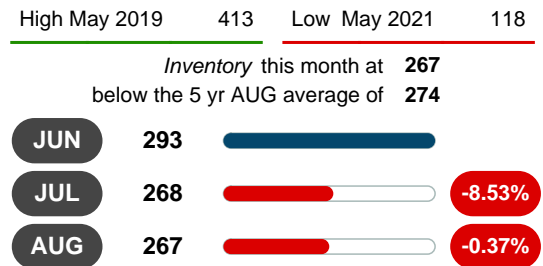


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 274



### 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	23	8.61%	63.0	9	11	3	0
\$175,001 - \$250,000	33	12.36%	29.0	2	29	2	0
\$250,001 - \$325,000	41	15.36%	30.0	1	26	12	2
\$325,001 - \$425,000	63	23.60%	79.0	1	28	32	2
\$425,001 - \$500,000	41	15.36%	70.0	1	16	24	0
\$500,001 - \$625,000	35	13.11%	83.0	0	10	24	1
\$625,001 and up	31	11.61%	64.0	0	6	14	11
<b>Total Active Inventory by Units</b>	<b>267</b>			<b>14</b>	<b>126</b>	<b>111</b>	<b>16</b>
<b>Total Active Inventory by Volume</b>	<b>122,588,466</b>	<b>100%</b>	<b>48.0</b>	<b>2.46M</b>	<b>51.86M</b>	<b>53.10M</b>	<b>15.17M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$369,900</b>			<b>\$141,450</b>	<b>\$315,000</b>	<b>\$455,000</b>	<b>\$712,450</b>

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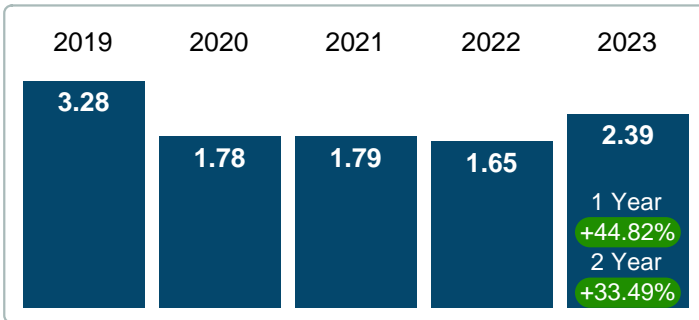
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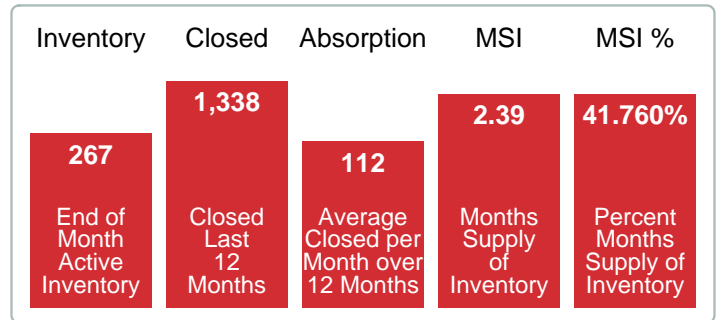
## MONTHS SUPPLY of INVENTORY (MSI)

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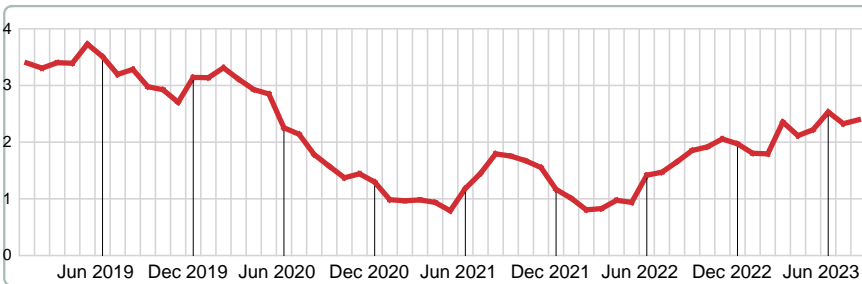
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2023

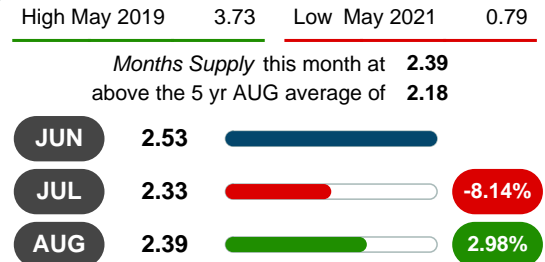


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 2.18



### 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	23	8.61%	1.24	1.61	0.98	1.80	0.00
\$175,001 - \$250,000	33	12.36%	0.95	3.00	1.03	0.36	0.00
\$250,001 - \$325,000	41	15.36%	1.76	3.00	1.74	1.64	2.67
\$325,001 - \$425,000	63	23.60%	3.65	4.00	3.05	4.36	4.00
\$425,001 - \$500,000	41	15.36%	5.79	0.00	5.82	5.88	0.00
\$500,001 - \$625,000	35	13.11%	4.42	0.00	6.67	4.43	1.00
\$625,001 and up	31	11.61%	12.40	0.00	12.00	9.33	22.00
Market Supply of Inventory (MSI)			2.39	2.05	1.85	3.37	4.57
Total Active Inventory by Units		100%	267	14	126	111	16

# August 2023



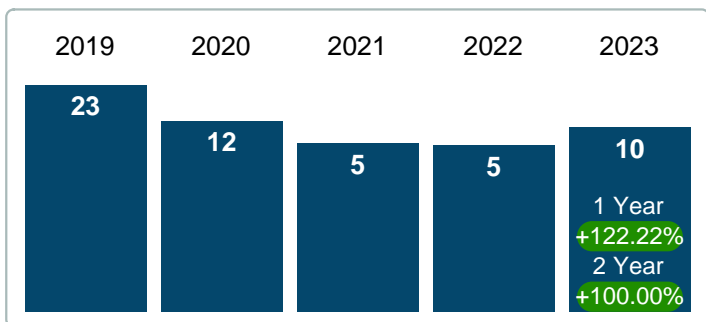
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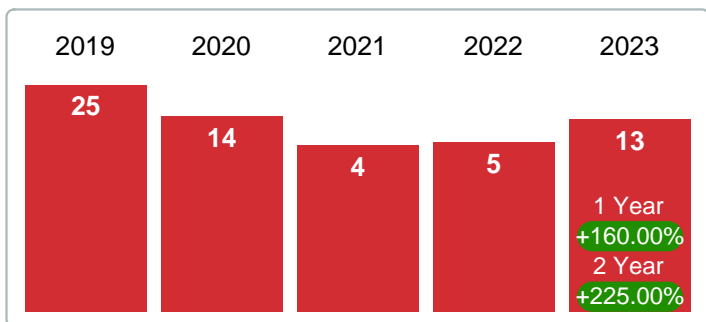
## MEDIAN DAYS ON MARKET TO SALE

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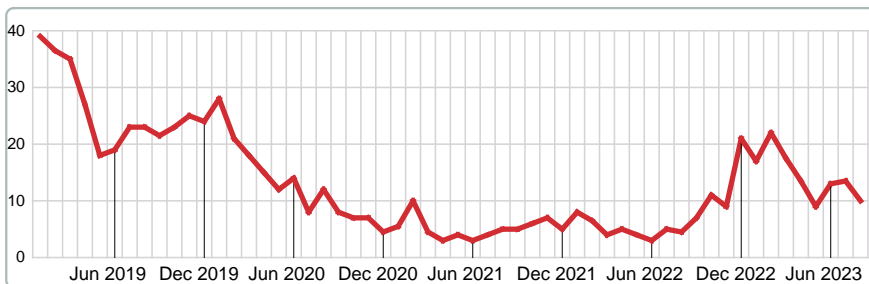
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 11

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 10 below the 5 yr AUG 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
\$125,000 and less	8.66%	18	25	10	0	0
\$125,001 - \$175,000	8.66%	9	47	4	15	0
\$175,001 - \$225,000	16.54%	6	0	6	9	0
\$225,001 - \$300,000	28.35%	11	21	9	19	53
\$300,001 - \$350,000	12.60%	24	0	8	40	0
\$350,001 - \$500,000	14.96%	13	6	9	14	0
\$500,001 and up	10.24%	7	0	2	7	19
Median Closed DOM		10	21	7	15	19
Total Closed Units	100%	127	10	82	32	3
Total Closed Volume		36,954,469	1.43M	22.07M	12.13M	1.33M

# August 2023



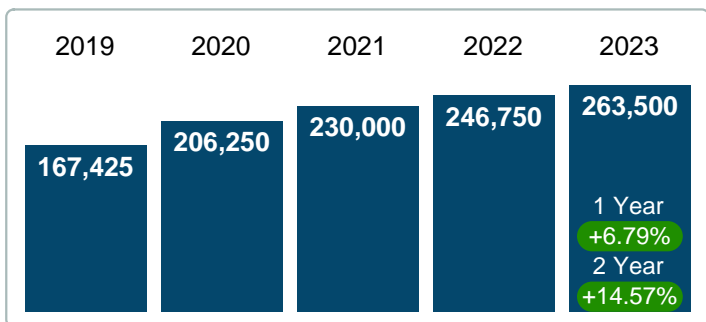
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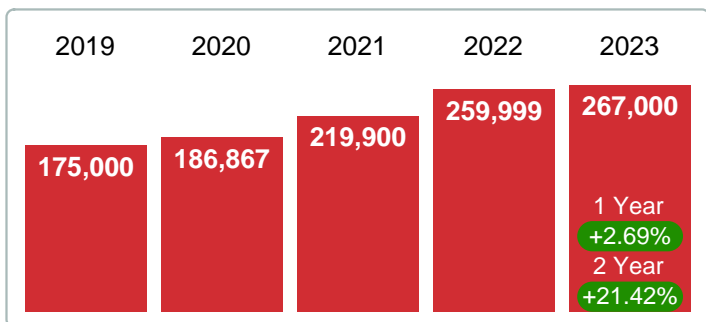
## MEDIAN LIST PRICE AT CLOSING

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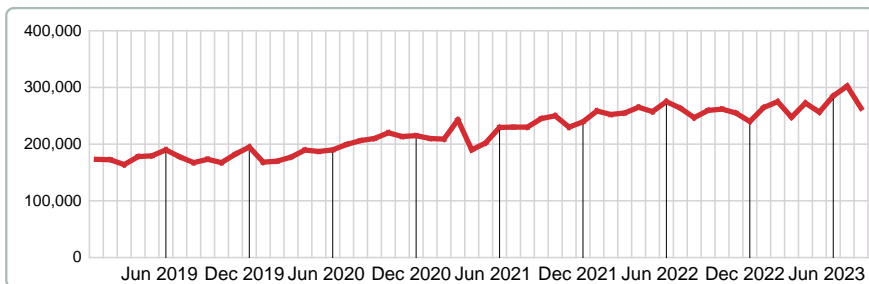
### AUGUST



### YEAR TO DATE (YTD)

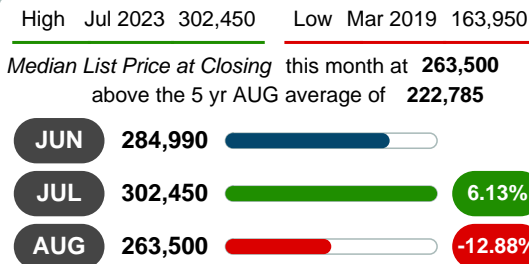


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 222,785



### 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	7.87%	70,750	37,500	98,000	0	0
\$125,001 - \$175,000	7.87%	156,000	152,000	160,000	169,900	0
\$175,001 - \$225,000	17.32%	200,000	0	200,000	200,000	0
\$225,001 - \$300,000	29.13%	255,000	255,750	252,450	267,450	295,000
\$300,001 - \$350,000	12.60%	329,400	0	319,000	335,745	316,000
\$350,001 - \$500,000	15.75%	398,000	395,000	398,000	399,000	0
\$500,001 and up	9.45%	599,450	0	589,950	599,000	749,000
<b>Median List Price</b>		<b>263,500</b>	<b>152,000</b>	<b>244,950</b>	<b>342,250</b>	<b>316,000</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>263,500</b>	<b>10</b>	<b>82</b>	<b>32</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>37,366,327</b>	<b>1.63M</b>	<b>22.22M</b>	<b>12.15M</b>	<b>1.36M</b>



# August 2023



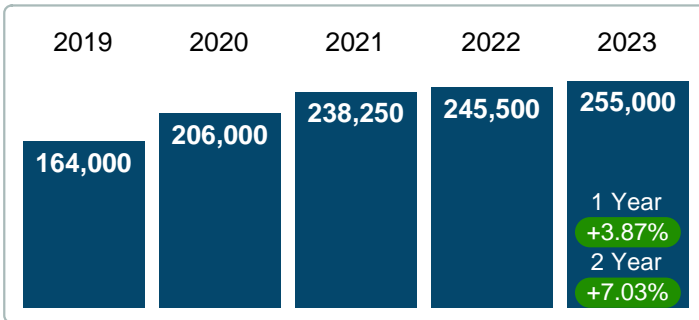
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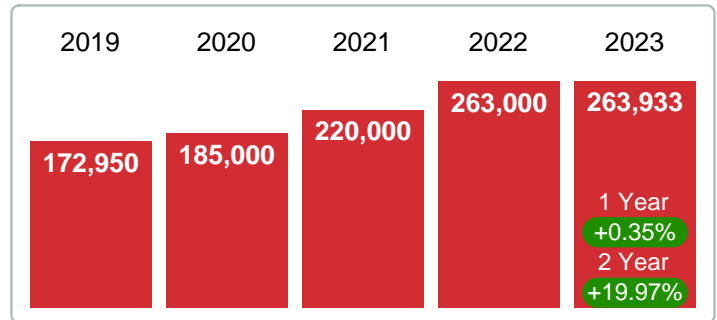
## MEDIAN SOLD PRICE AT CLOSING

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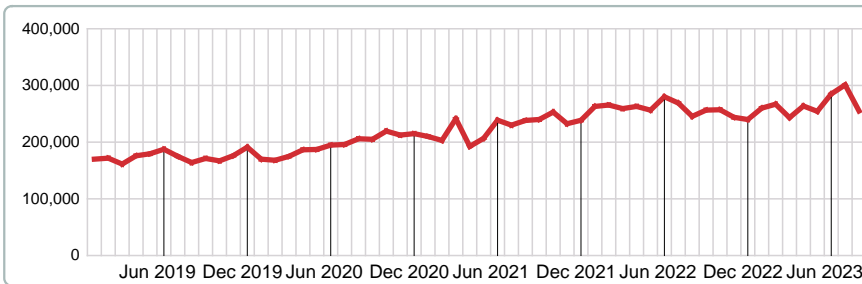
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

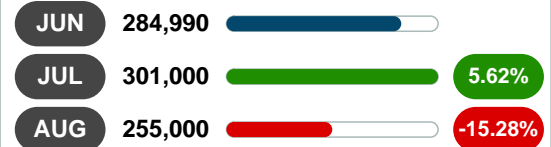


### 3 MONTHS

5 year AUG AVG = 221,750

High Jul 2023 301,000 Low Mar 2019 161,328

Median Sold Price at Closing this month at **255,000** above the 5 yr AUG average of **221,750**



### 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	11	8.66%	70,000	41,500	100,000	0	0
\$125,001 - \$175,000	11	8.66%	154,500	149,750	158,056	168,000	0
\$175,001 - \$225,000	21	16.54%	200,000	0	199,000	209,300	0
\$225,001 - \$300,000	36	28.35%	252,500	229,500	252,000	252,500	290,708
\$300,001 - \$350,000	16	12.60%	329,950	0	329,900	330,000	0
\$350,001 - \$500,000	19	14.96%	387,500	380,000	390,000	387,500	0
\$500,001 and up	13	10.24%	595,000	0	534,979	601,650	744,000
Median Sold Price			255,000	137,500	246,250	337,695	295,000
Total Closed Units		100%	255,000	10	82	32	3
Total Closed Volume			36,954,469	1.43M	22.07M	12.13M	1.33M

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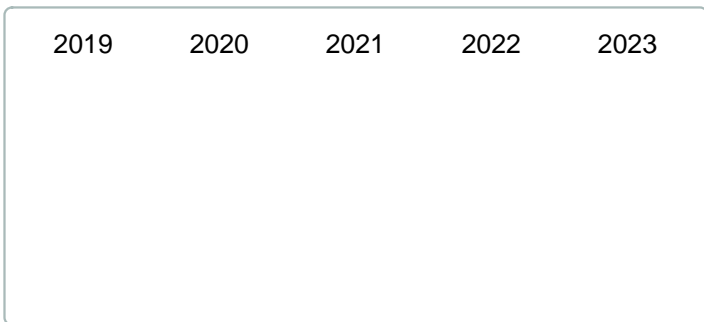
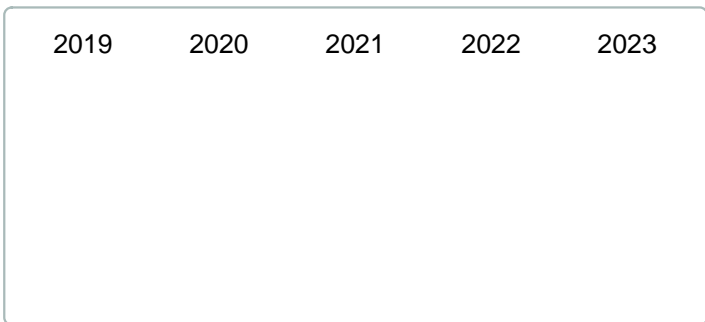


## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

### AUGUST

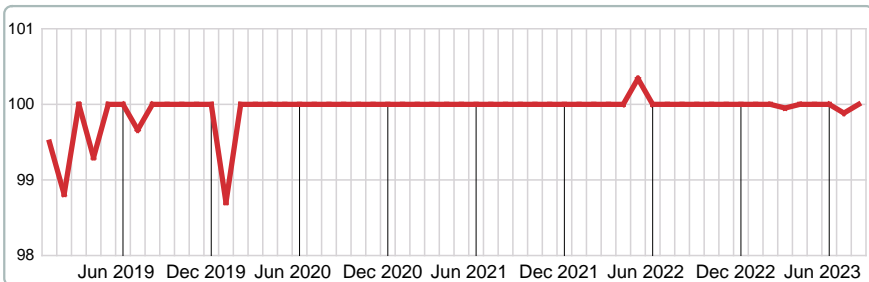
### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

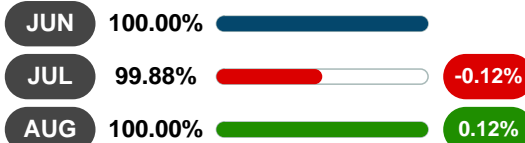
### 3 MONTHS

5 year AUG 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 AUG average of **100.00%**



### 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	11	8.66%	95.37%	84.52%	96.72%	0.00%	0.00%	
\$125,001 - \$175,000	11	8.66%	99.76%	97.08%	99.88%	98.88%	0.00%	
\$175,001 - \$225,000	21	16.54%	99.55%	0.00%	99.21%	107.56%	0.00%	
\$225,001 - \$300,000	36	28.35%	100.00%	97.04%	100.00%	100.00%	95.32%	
\$300,001 - \$350,000	16	12.60%	100.00%	0.00%	100.00%	100.00%	0.00%	
\$350,001 - \$500,000	19	14.96%	100.00%	96.20%	100.00%	99.37%	0.00%	
\$500,001 and up	13	10.24%	100.00%	0.00%	100.00%	100.00%	99.33%	
Median Sold/List Ratio		100.00%		95.29%	100.00%	100.00%	99.33%	
Total Closed Units		127	100%	100.00%	10	82	32	3
Total Closed Volume		36,954,469			1.43M	22.07M	12.13M	1.33M

# August 2023



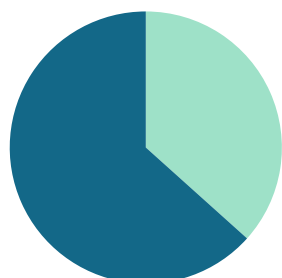
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

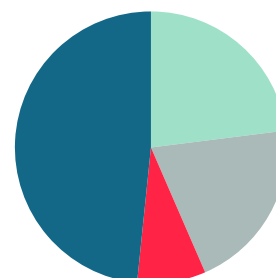


**Inventory**  
 New Listings  
**155 = 36.64%**  
 Start Inventory  
**268**  
 Total Inventory Units  
**423**  
 Volume  
**\$179,500,729**

### Market Activity

Closed Sales  
**127 = 23.01%**  
 Pending Sales  
**113 = 20.47%**  
 Other Off Market  
**45 = 8.15%**  
 Active Inventory  
**267 = 48.37%**

### MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	172	127	-26.16%	1,113	892	-19.86%
Pending Sales	138	113	-18.12%	1,114	966	-13.29%
New Listings	190	155	-18.42%	1,323	1,244	-5.97%
Median List Price	246,750	263,500	6.79%	259,999	267,000	2.69%
Median Sale Price	245,500	255,000	3.87%	263,000	263,933	0.35%
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	4.50	10.00	122.22%	5.00	13.00	160.00%
Monthly Inventory	246	267	8.54%	246	267	8.54%
Months Supply of Inventory	1.66	2.39	44.23%	1.66	2.39	44.23%

**Absorption:** Last 12 months, an Average of 112 Sales/Month

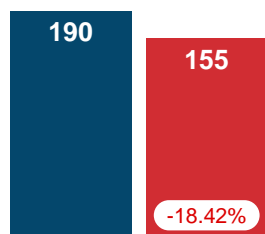
**Inventory on August 31, 2023 = 267**

**2022 2023**

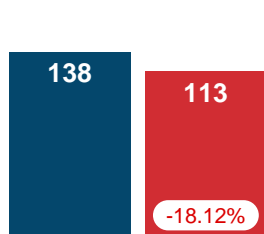
### AUGUST MARKET

### MEDIAN PRICES

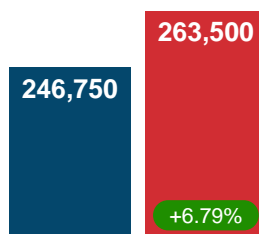
#### New Listings



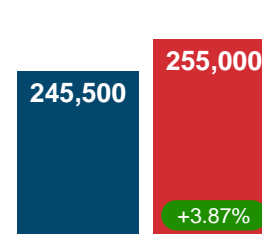
#### Pending Listings



#### List Price



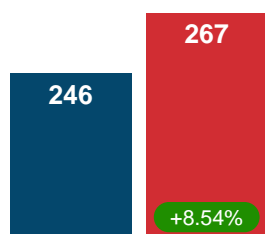
#### Sale Price



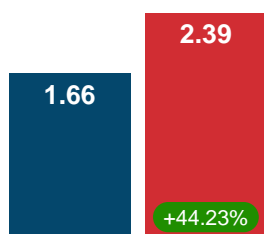
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

