

May 2020

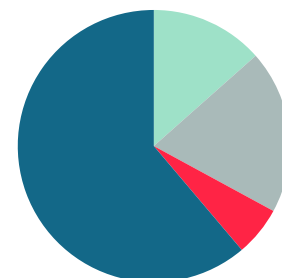
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 11, 2020 for MLS Technology Inc.

Compared Metrics	2019	May 2020	+/-%
Closed Listings	163	130	-20.25%
Pending Listings	149	188	26.17%
New Listings	276	211	-23.55%
Median List Price	167,500	174,993	4.47%
Median Sale Price	165,000	175,260	6.22%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	20.00	13.00	-35.00%
End of Month Inventory	911	591	-35.13%
Months Supply of Inventory	7.15	4.42	-38.20%



■ Closed (13.46%)
■ Pending (19.46%)
■ Other OffMarket (5.90%)
■ Active (61.18%)

Absorption: Last 12 months, an Average of **134** Sales/Month
Active Inventory as of May 31, 2020 = **591**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2020 decreased **35.13%** to 591 existing homes available for sale. Over the last 12 months this area has had an average of 134 closed sales per month. This represents an unsold inventory index of **4.42** 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 **6.22%** in May 2020 to \$175,260 versus the previous year at \$165,000.

Median Days on Market Shortens

The median number of **13.00** days that homes spent on the market before selling decreased by 7.00 days or **35.00%** in May 2020 compared to last year's same month at **20.00** DOM.

Sales Success for May 2020 is Positive

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

There were 211 New Listings in May 2020, down **23.55%** from last year at 276. Furthermore, there were 130 Closed Listings this month versus last year at 163, a **-20.25%** decrease.

Closed versus Listed trends yielded a **61.6%** ratio, up from previous year's, May 2019, at **59.1%**, a **4.32%** upswing. This will certainly create pressure on a decreasing 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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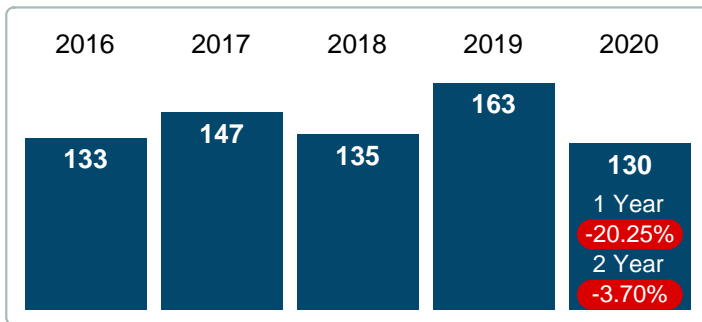
Area Delimited by County Of Wagoner



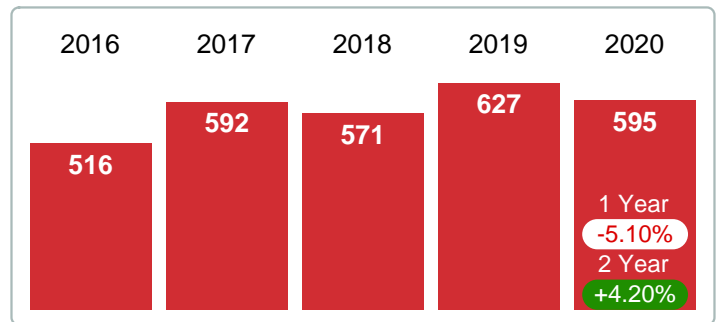
CLOSED LISTINGS

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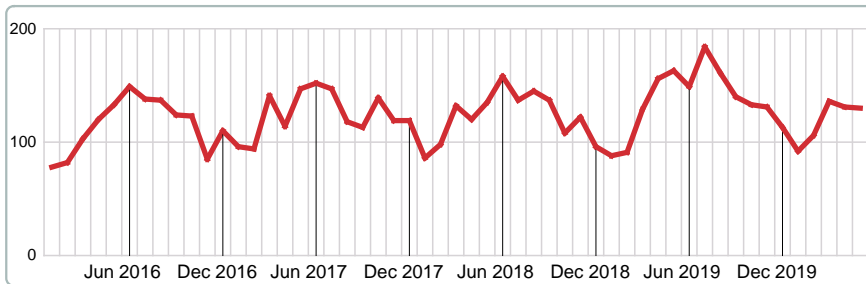
MAY



YEAR TO DATE (YTD)

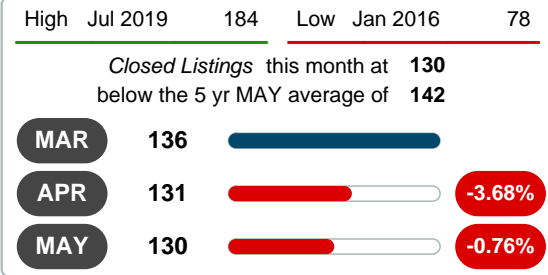


5 YEAR MARKET ACTIVITY TRENDS



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
\$50,000 and less	14	10.77%	17.5	6	6	2	0
\$50,001 - \$125,000	15	11.54%	9.0	4	8	3	0
\$125,001 - \$150,000	13	10.00%	10.0	0	13	0	0
\$150,001 - \$175,000	23	17.69%	14.0	1	16	6	0
\$175,001 - \$200,000	24	18.46%	7.5	1	15	8	0
\$200,001 - \$250,000	24	18.46%	20.0	0	11	13	0
\$250,001 and up	17	13.08%	11.0	0	8	9	0
Total Closed Units	130			12	77	41	0
Total Closed Volume	22,336,305	100%	13.0	842.75K	13.07M	8.43M	0.00B
Median Closed Price	\$175,260			\$52,250	\$166,555	\$201,000	\$0

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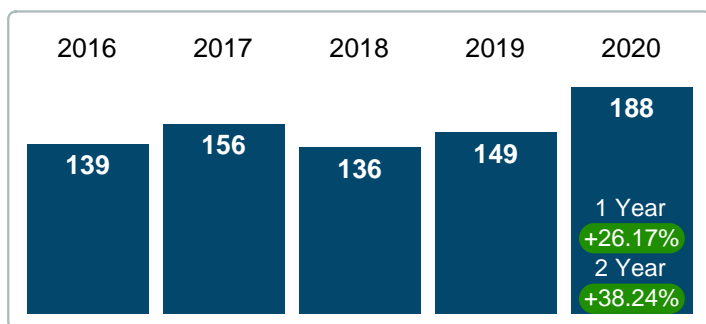
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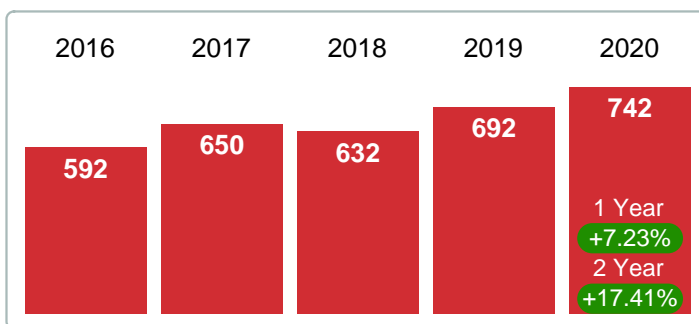
PENDING LISTINGS

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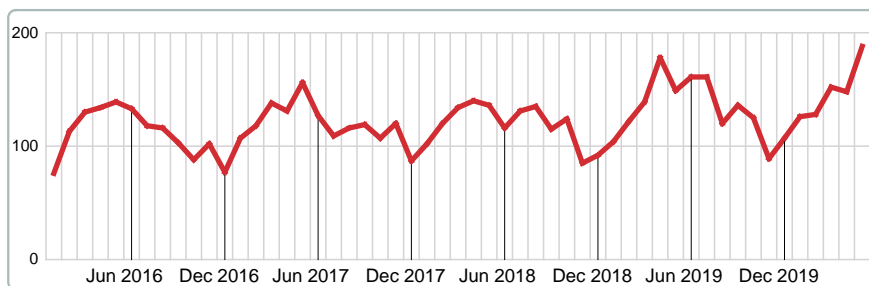
MAY



YEAR TO DATE (YTD)

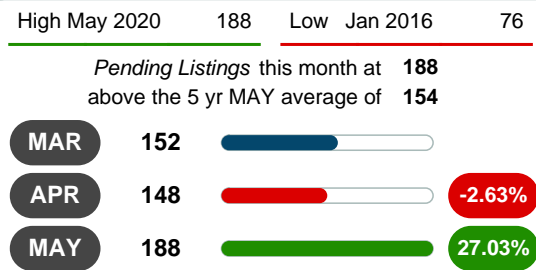


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 154



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	10	5.32%	46.5	8	1	1	0
\$50,001 - \$125,000	29	15.43%	29.0	15	12	2	0
\$125,001 - \$150,000	27	14.36%	18.0	5	19	3	0
\$150,001 - \$175,000	27	14.36%	7.0	2	23	2	0
\$175,001 - \$225,000	48	25.53%	8.5	2	35	10	1
\$225,001 - \$275,000	23	12.23%	13.0	2	12	9	0
\$275,001 and up	24	12.77%	21.5	2	11	9	2
Total Pending Units	188			36	113	36	3
Total Pending Volume	34,677,027	100%	14.0	4.12M	21.11M	8.53M	912.90K
Median Listing Price	\$178,426			\$110,000	\$179,000	\$223,700	\$339,900

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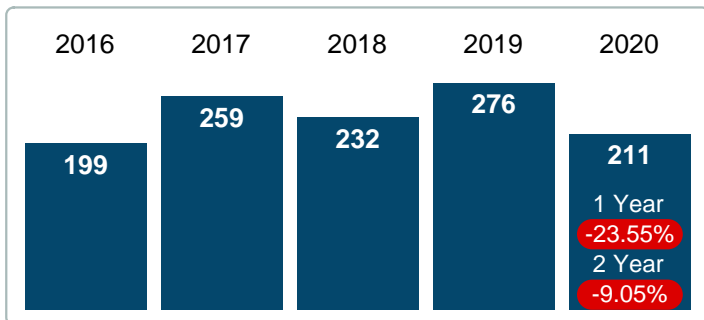
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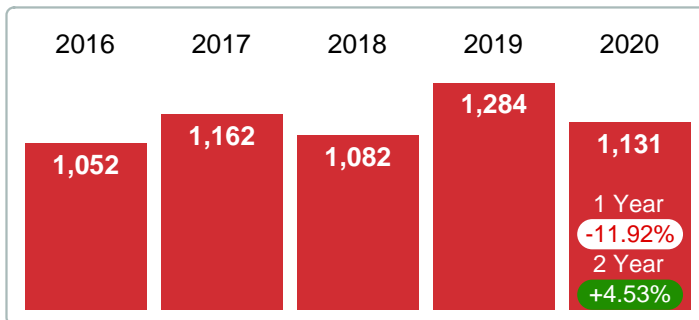
NEW LISTINGS

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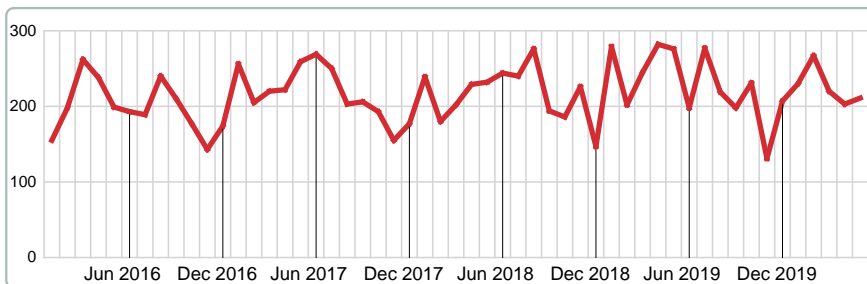
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 235

High Apr 2019 282 Low Nov 2019 131

New Listings this month at 211
below the 5 yr MAY average of 235



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$50,000 and less	20	9.48%	15	3	2	0
\$50,001 - \$125,000	25	11.85%	8	16	1	0
\$125,001 - \$150,000	20	9.48%	5	14	1	0
\$150,001 - \$200,000	54	25.59%	3	45	6	0
\$200,001 - \$250,000	34	16.11%	0	19	13	2
\$250,001 - \$350,000	31	14.69%	7	12	10	2
\$350,001 and up	27	12.80%	5	8	8	6
Total New Listed Units	211		43	117	41	10
Total New Listed Volume	48,934,889	100%	7.88M	24.90M	10.57M	5.59M
Median New Listed Listing Price	\$191,489		\$110,000	\$175,000	\$249,500	\$385,250

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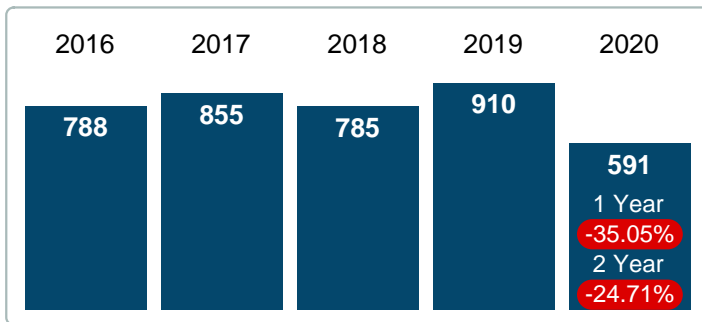
Area Delimited by County Of Wagoner



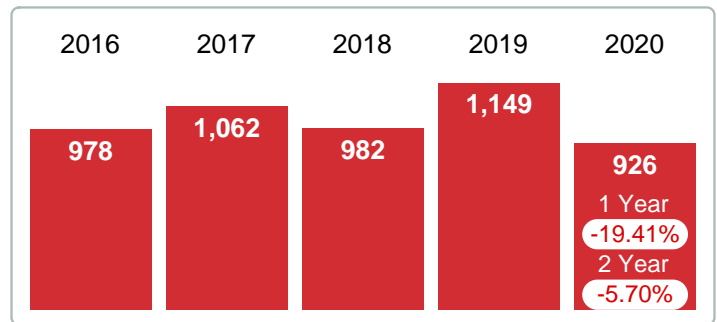
ACTIVE INVENTORY

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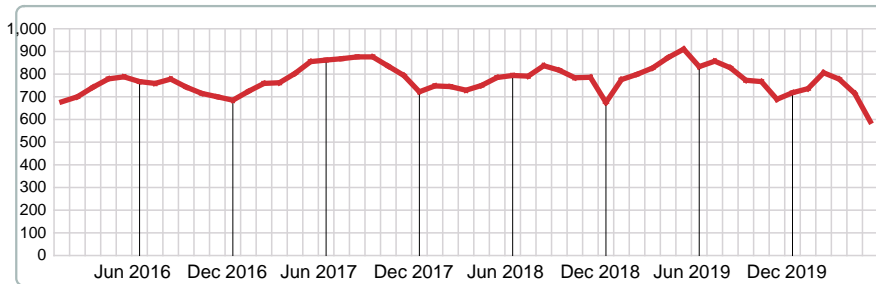
END OF MAY



ACTIVE DURING MAY

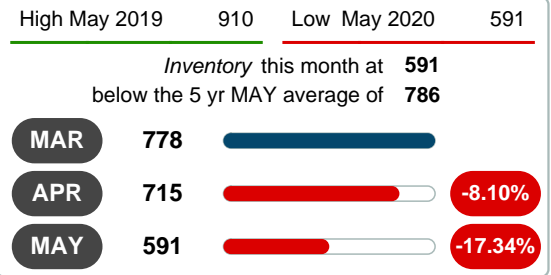


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 786



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$30,000 and less	41	6.94%	103.0	36	4	1	0
\$30,001 - \$50,000	84	14.21%	117.0	76	7	1	0
\$50,001 - \$110,000	67	11.34%	87.0	51	14	2	0
\$110,001 - \$200,000	175	29.61%	82.0	64	88	21	2
\$200,001 - \$310,000	92	15.57%	47.0	18	38	31	5
\$310,001 - \$490,000	75	12.69%	69.0	16	25	25	9
\$490,001 and up	57	9.64%	89.0	31	8	10	8
Total Active Inventory by Units			591	292	184	91	24
Total Active Inventory by Volume			150,881,946	66.25M	41.81M	29.51M	13.31M
Median Active Inventory Listing Price			\$150,000	\$87,250	\$164,950	\$267,500	\$390,250

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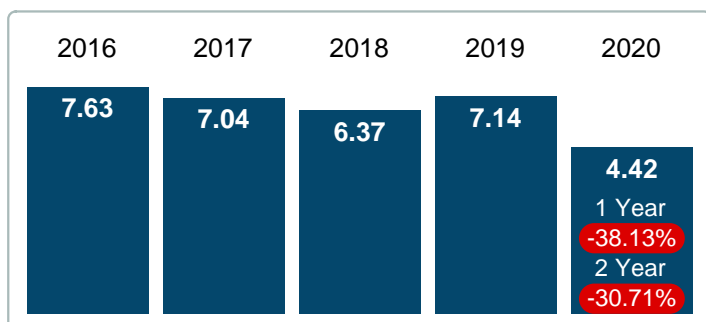
Area Delimited by County Of Wagoner



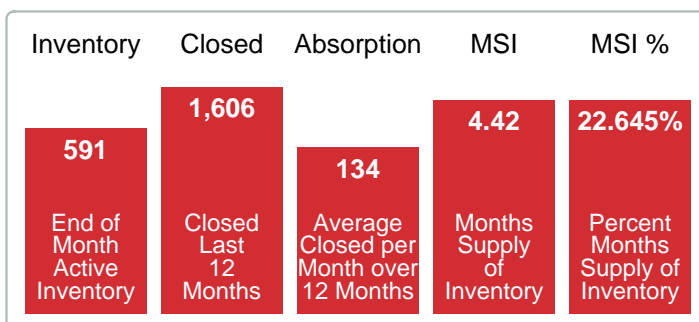
MONTHS SUPPLY of INVENTORY (MSI)

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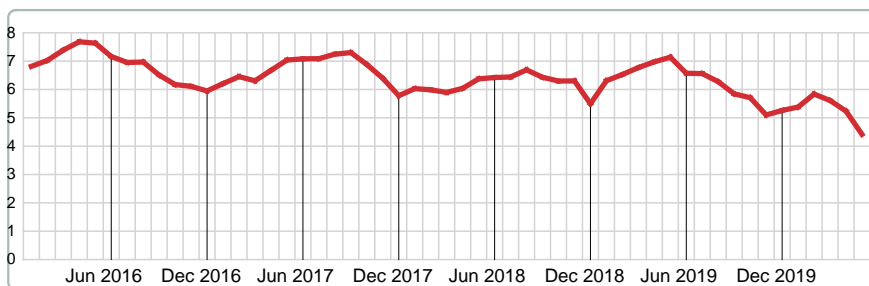
MSI FOR MAY



INDICATORS FOR MAY 2020

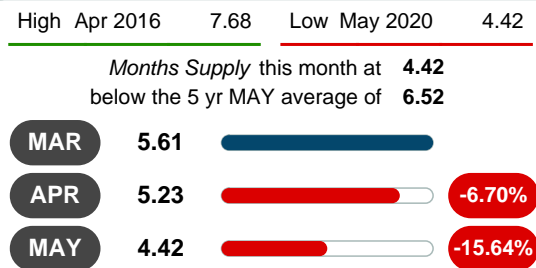


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 6.52



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
\$30,000 and less	41	6.94%	3.64	12.00	0.70	0.40	0.00
\$30,001 - \$50,000	84	14.21%	21.45	26.06	7.64	12.00	0.00
\$50,001 - \$110,000	67	11.34%	4.76	9.56	1.85	1.71	0.00
\$110,001 - \$200,000	175	29.61%	2.78	14.77	1.95	1.61	4.80
\$200,001 - \$310,000	92	15.57%	3.11	13.50	2.68	2.34	6.00
\$310,001 - \$490,000	75	12.69%	7.56	16.00	10.00	4.29	15.43
\$490,001 and up	57	9.64%	27.36	93.00	19.20	13.33	13.71
Market Supply of Inventory (MSI)			4.42	16.00	2.41	2.48	9.93
Total Active Inventory by Units		100%	4.42	292	184	91	24

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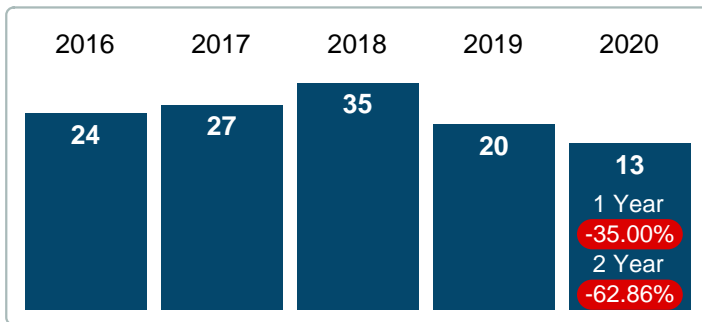
Area Delimited by County Of Wagoner



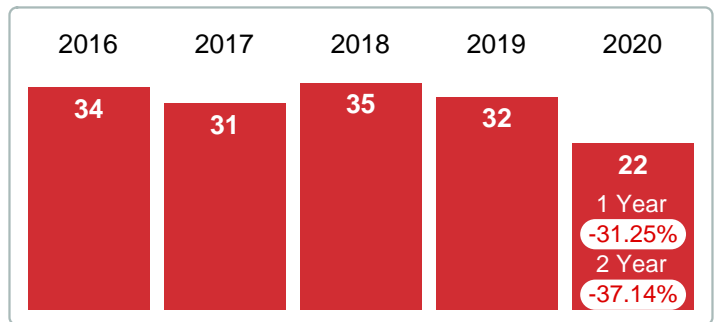
MEDIAN DAYS ON MARKET TO SALE

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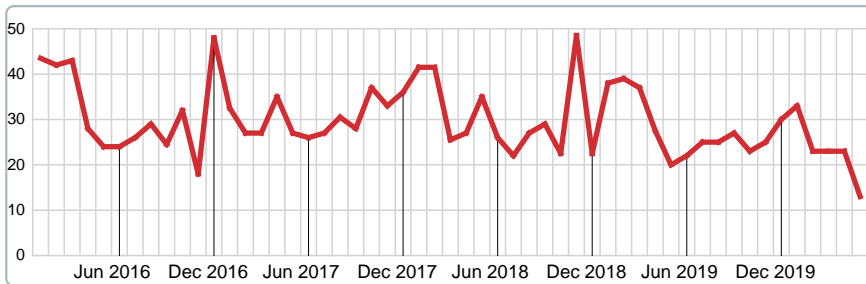
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

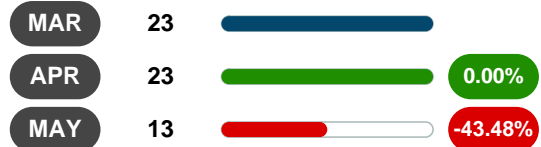


3 MONTHS

5 year MAY AVG = 24

High Nov 2018 49 Low May 2020 13

Median Days on Market to Sale this month at 13 below the 5 yr MAY average of 24



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
\$50,000 and less	10.77%	18	21	14	4	0
\$50,001 - \$125,000	11.54%	9	9	17	1	0
\$125,001 - \$150,000	10.00%	10	0	10	0	0
\$150,001 - \$175,000	17.69%	14	7	12	51	0
\$175,001 - \$200,000	18.46%	8	43	3	18	0
\$200,001 - \$250,000	18.46%	20	0	5	34	0
\$250,001 and up	13.08%	11	0	18	11	0
Median Closed DOM		13	19	10	20	0
Total Closed Units	100%	130	12	77	41	
Total Closed Volume		22,336,305	842.75K	13.07M	8.43M	0.00B

May 2020



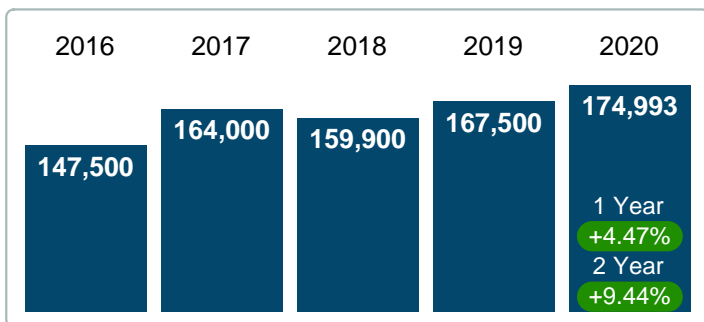
Area Delimited by County Of Wagoner



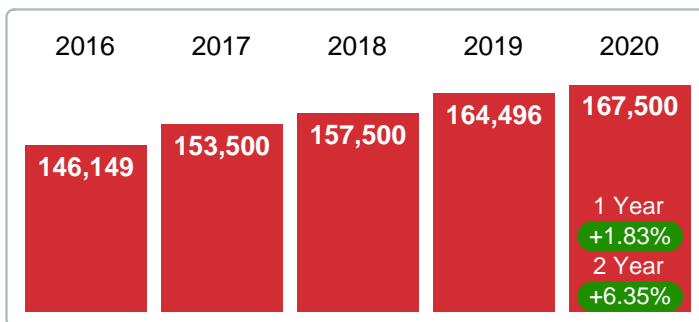
MEDIAN LIST PRICE AT CLOSING

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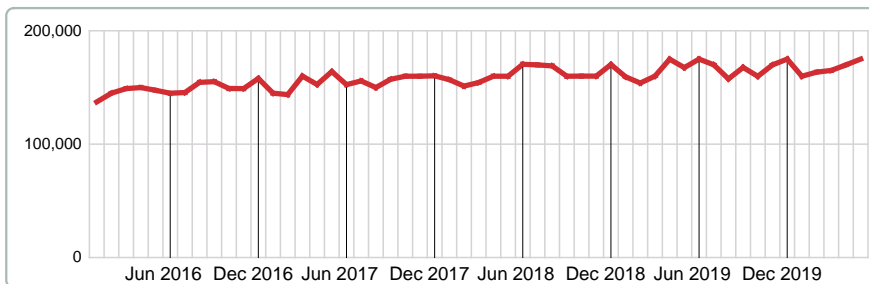
MAY



YEAR TO DATE (YTD)

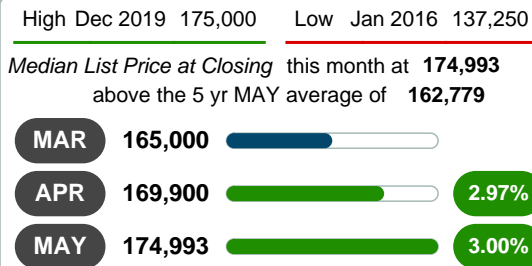


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 162,779



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		
\$50,000 and less	14	10.77%	16,500	39,000	1,370	1,335	0	
\$50,001 - \$125,000	17	13.08%	105,000	81,250	99,750	120,000	0	
\$125,001 - \$150,000	9	6.92%	139,900	0	139,900	0	0	
\$150,001 - \$175,000	26	20.00%	164,932	174,000	163,153	170,000	0	
\$175,001 - \$200,000	23	17.69%	190,000	190,000	189,450	196,250	0	
\$200,001 - \$250,000	24	18.46%	219,250	0	216,778	220,964	0	
\$250,001 and up	17	13.08%	295,000	0	307,000	289,000	0	
Median List Price		174,993		54,950	166,555	207,000	0	
Total Closed Units		130	100%	174,993	12	77	41	0
Total Closed Volume		22,508,765		902.40K	13.14M	8.46M	0.00B	

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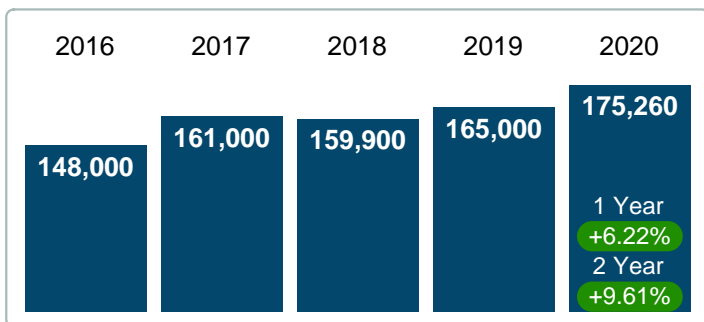
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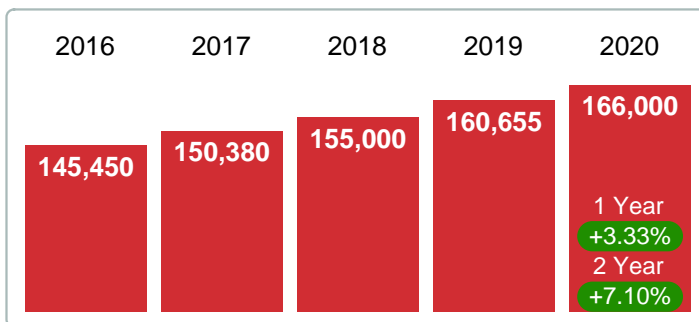
MEDIAN SOLD PRICE AT CLOSING

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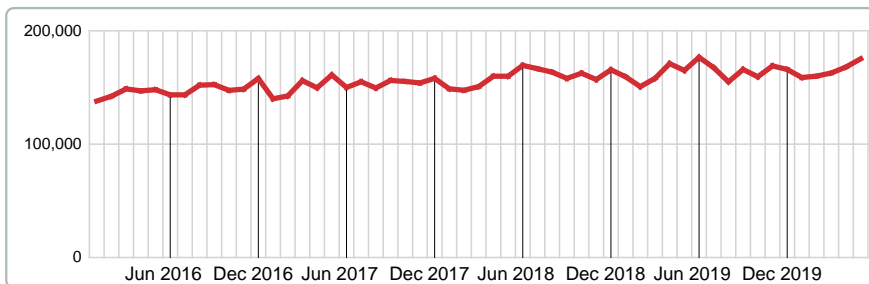
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

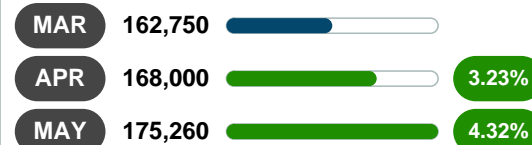


3 MONTHS

5 year MAY AVG = 161,832

High Jun 2019 176,600 Low Jan 2016 138,000

Median Sold Price at Closing this month at **175,260**
above the 5 yr MAY average of **161,832**



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
\$50,000 and less	10.77%	16,000	32,500	1,385	1,335	0
\$50,001 - \$125,000	11.54%	90,000	70,625	89,500	114,000	0
\$125,001 - \$150,000	10.00%	142,000	0	142,000	0	0
\$150,001 - \$175,000	17.69%	165,020	170,000	164,184	169,543	0
\$175,001 - \$200,000	18.46%	190,089	180,000	190,178	191,500	0
\$200,001 - \$250,000	18.46%	214,000	0	213,000	219,500	0
\$250,001 and up	13.08%	289,000	0	287,500	289,000	0
Median Sold Price		175,260	52,250	166,555	201,000	0
Total Closed Units	100%	130	12	77	41	
Total Closed Volume		22,336,305	842.75K	13.07M	8.43M	0.00B

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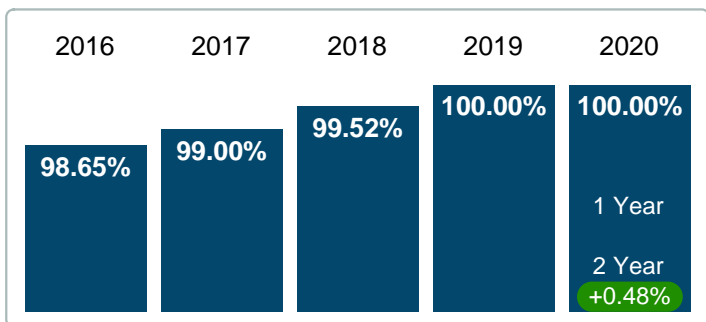
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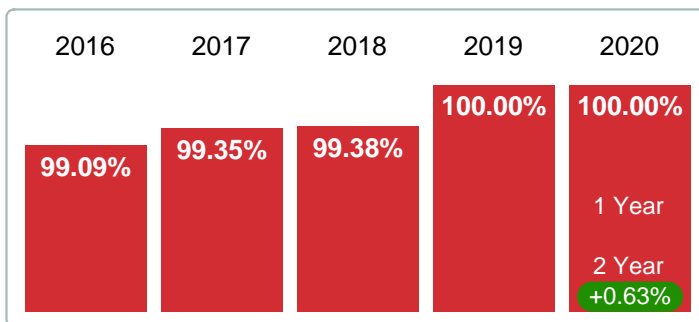
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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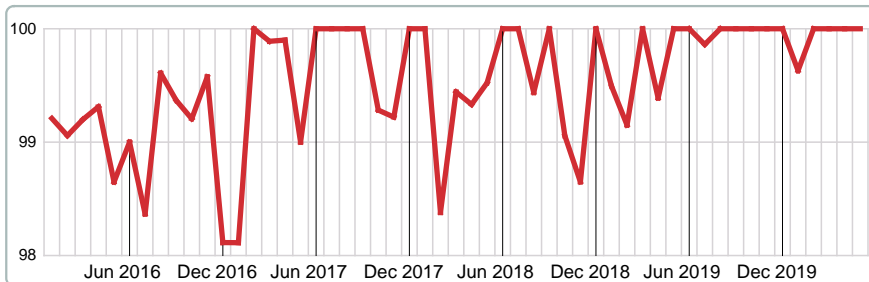
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YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

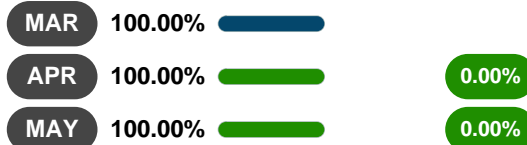


3 MONTHS

5 year MAY AVG = 99.43%

High May 2020 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at **100.00%** above the 5 yr MAY average of **99.43%**



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
\$50,000 and less	14	10.77%	100.00%	89.03%	100.17%	100.00%	0.00%
\$50,001 - \$125,000	15	11.54%	100.00%	96.43%	100.00%	95.00%	0.00%
\$125,001 - \$150,000	13	10.00%	100.00%	0.00%	100.00%	0.00%	0.00%
\$150,001 - \$175,000	23	17.69%	100.00%	97.70%	100.00%	100.00%	0.00%
\$175,001 - \$200,000	24	18.46%	100.00%	94.74%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	24	18.46%	100.00%	0.00%	100.00%	97.82%	0.00%
\$250,001 and up	17	13.08%	100.00%	0.00%	100.00%	100.00%	0.00%
Median Sold/List Ratio		100.00%		93.10%	100.00%	100.00%	0.00%
Total Closed Units		130	100%	12	77	41	
Total Closed Volume		22,336,305		842.75K	13.07M	8.43M	0.00B

May 2020



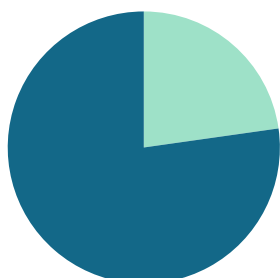
Area Delimited by County Of Wagoner



MARKET SUMMARY

Report produced on Jun 11, 2020 for MLS Technology Inc.

INVENTORY

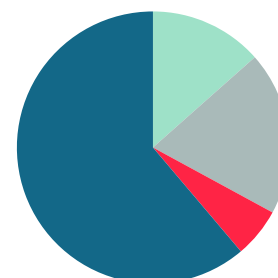


Inventory
 New Listings
211 = 22.76%
 Start Inventory
716
 Total Inventory Units
927
 Volume
\$214,919,883

Market Activity

Closed Sales
130 = 13.46%
 Pending Sales
188 = 19.46%
 Other Off Market
57 = 5.90%
 Active Inventory
591 = 61.18%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2019	2020	+/-%	2019	2020	+/-%
Closed Sales	163	130	-20.25%	627	595	-5.10%
Pending Sales	149	188	26.17%	692	742	7.23%
New Listings	276	211	-23.55%	1,284	1,131	-11.92%
Median List Price	167,500	174,993	4.47%	164,496	167,500	1.83%
Median Sale Price	165,000	175,260	6.22%	160,655	166,000	3.33%
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	20.00	13.00	-35.00%	32.00	22.00	-31.25%
Monthly Inventory	911	591	-35.13%	911	591	-35.13%
Months Supply of Inventory	7.15	4.42	-38.20%	7.15	4.42	-38.20%

Absorption: Last 12 months, an Average of **134** Sales/Month

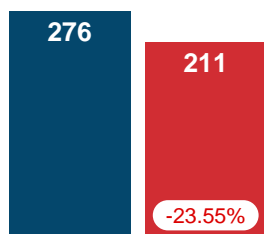
Inventory on May 31, 2020 = **591**

2019 **2020**

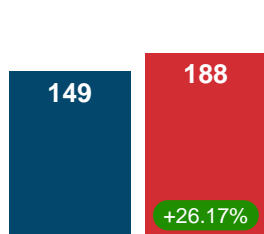
MAY MARKET

MEDIAN PRICES

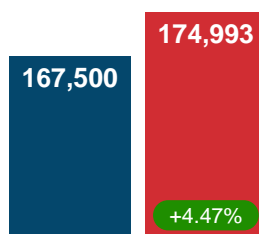
New Listings



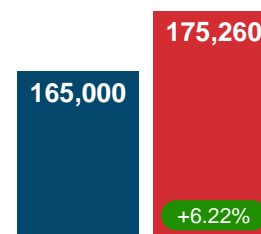
Pending Listings



List Price



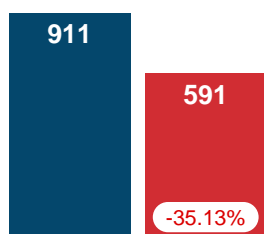
Sale Price



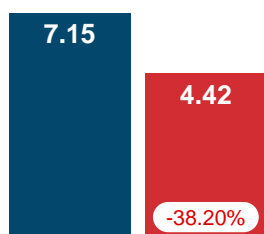
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

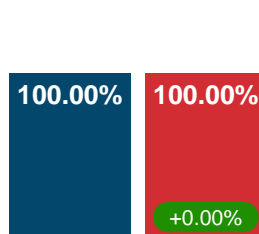
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

