

April 2021



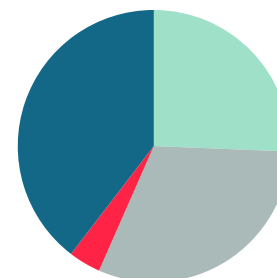
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2021 for MLS Technology Inc.

Compared Metrics	2020	April 2021	+/-%
Closed Listings	139	208	49.64%
Pending Listings	148	251	69.59%
New Listings	206	269	30.58%
Median List Price	169,900	183,278	7.87%
Median Sale Price	168,000	183,875	9.45%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	22.00	3.00	-86.36%
End of Month Inventory	809	321	-60.32%
Months Supply of Inventory	5.84	1.88	-67.77%



■ Closed (25.65%)
■ Pending (30.95%)
■ Other OffMarket (3.82%)
■ Active (39.58%)

Absorption: Last 12 months, an Average of **171** Sales/Month
Active Inventory as of April 30, 2021 = **321**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2021 decreased **60.32%** to 321 existing homes available for sale. Over the last 12 months this area has had an average of 171 closed sales per month. This represents an unsold inventory index of **1.88** 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 **9.45%** in April 2021 to \$183,875 versus the previous year at \$168,000.

Median Days on Market Shortens

The median number of **3.00** days that homes spent on the market before selling decreased by 19.00 days or **86.36%** in April 2021 compared to last year's same month at **22.00** DOM.

Sales Success for April 2021 is Positive

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

There were 269 New Listings in April 2021, up **30.58%** from last year at 206. Furthermore, there were 208 Closed Listings this month versus last year at 139, a **49.64%** increase.

Closed versus Listed trends yielded a **77.3%** ratio, up from previous year's, April 2020, at **67.5%**, a **14.59%** upswing. This will certainly create pressure on a decreasing Month's 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

April 2021



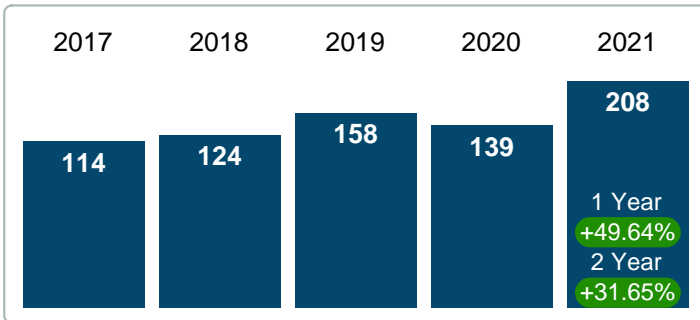
Area Delimited by County Of Wagoner



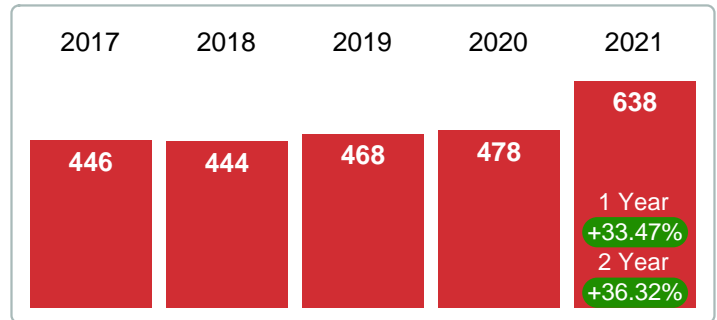
CLOSED LISTINGS

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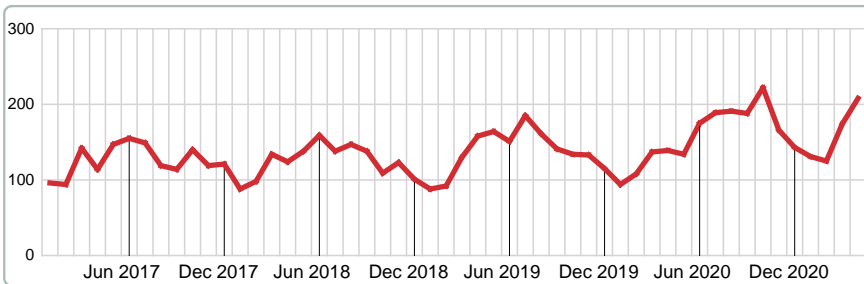
APRIL



YEAR TO DATE (YTD)

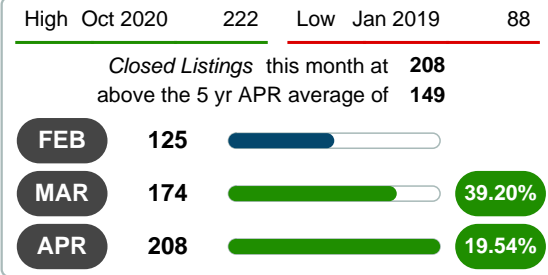


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 149



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	17	8.17%	19.0	8	7	2	0
\$50,001 - \$125,000	25	12.02%	12.0	14	11	0	0
\$125,001 - \$150,000	17	8.17%	8.0	2	13	2	0
\$150,001 - \$200,000	60	28.85%	1.0	2	50	8	0
\$200,001 - \$250,000	34	16.35%	3.0	0	27	7	0
\$250,001 - \$300,000	26	12.50%	2.0	0	16	10	0
\$300,001 and up	29	13.94%	15.0	4	5	15	5
Total Closed Units	208			30	129	44	5
Total Closed Volume	41,513,011	100%	3.0	3.36M	24.23M	11.92M	2.00M
Median Closed Price	\$183,875			\$75,000	\$183,000	\$264,689	\$327,000

April 2021



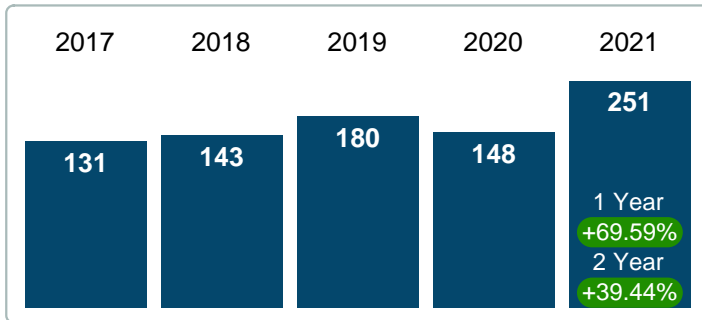
Area Delimited by County Of Wagoner



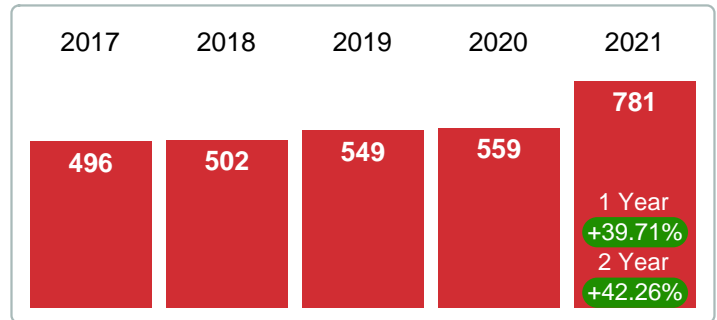
PENDING LISTINGS

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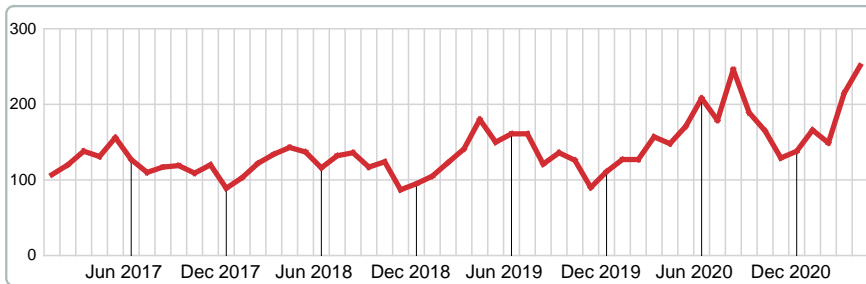
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

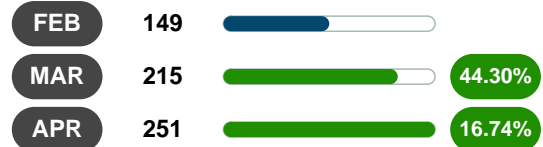


3 MONTHS

5 year APR AVG = 171

High Apr 2021 251 Low Nov 2018 87

Pending Listings this month at 251
above the 5 yr APR average of 171



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	26	10.36%	12.0	16	9	1	0
\$75,001 - \$125,000	16	6.37%	9.5	6	9	1	0
\$125,001 - \$175,000	50	19.92%	4.5	14	34	2	0
\$175,001 - \$225,000	59	23.51%	3.0	4	43	12	0
\$225,001 - \$275,000	36	14.34%	4.0	3	16	15	2
\$275,001 - \$350,000	37	14.74%	8.0	4	16	15	2
\$350,001 and up	27	10.76%	11.0	4	9	14	0
Total Pending Units	251			51	136	60	4
Total Pending Volume	57,605,798	100%	6.0	9.88M	28.19M	18.40M	1.12M
Median Listing Price	\$199,900			\$144,900	\$188,200	\$265,157	\$284,950

April 2021



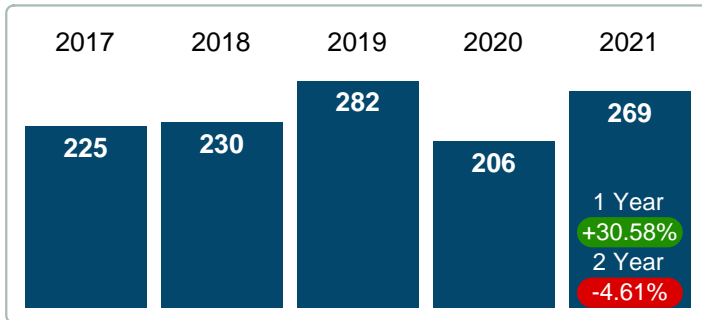
Area Delimited by County Of Wagoner



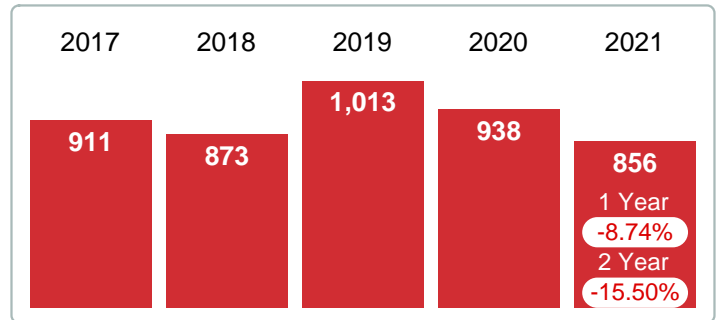
NEW LISTINGS

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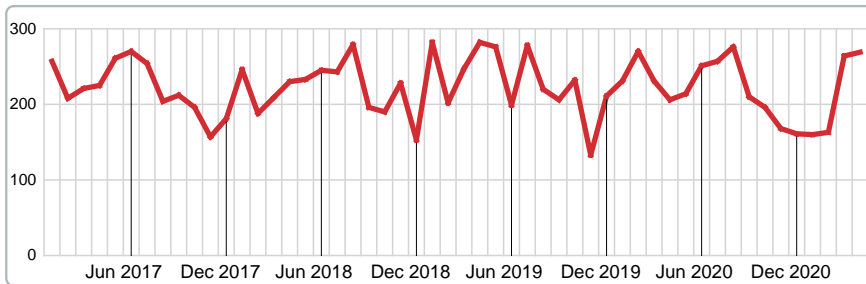
APRIL



YEAR TO DATE (YTD)

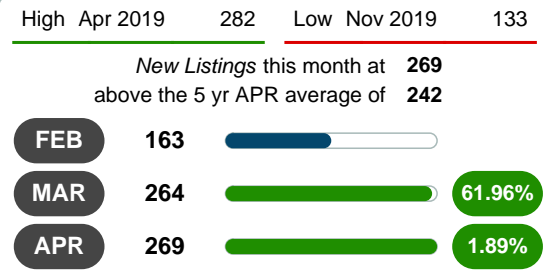


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 242



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	26	9.67%	15	9	2	0
\$75,001 - \$125,000	24	8.92%	17	6	1	0
\$125,001 - \$175,000	44	16.36%	9	31	4	0
\$175,001 - \$225,000	59	21.93%	10	40	9	0
\$225,001 - \$300,000	56	20.82%	8	25	21	2
\$300,001 - \$375,000	30	11.15%	3	16	9	2
\$375,001 and up	30	11.15%	10	10	7	3
Total New Listed Units	269		72	137	53	7
Total New Listed Volume	62,417,266	100%	15.48M	29.86M	14.33M	2.75M
Median New Listed Listing Price	\$212,500		\$159,950	\$196,535	\$264,378	\$335,000

April 2021



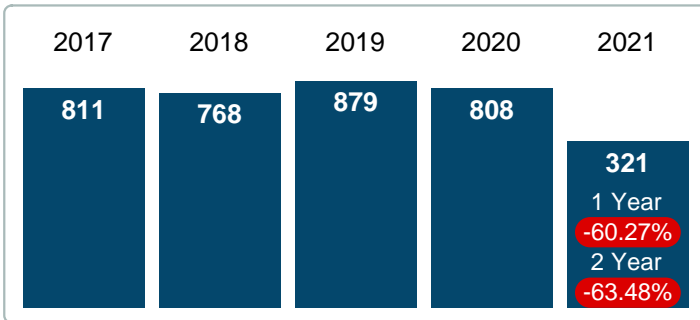
Area Delimited by County Of Wagoner



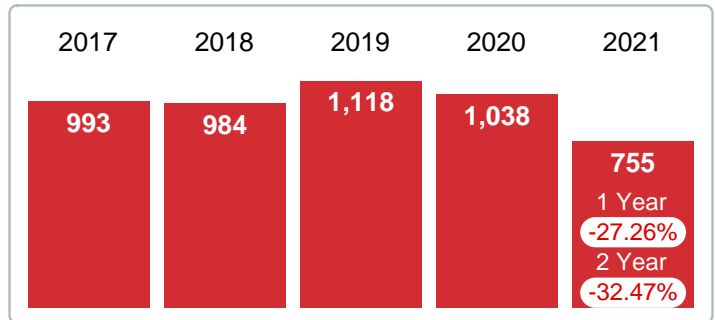
ACTIVE INVENTORY

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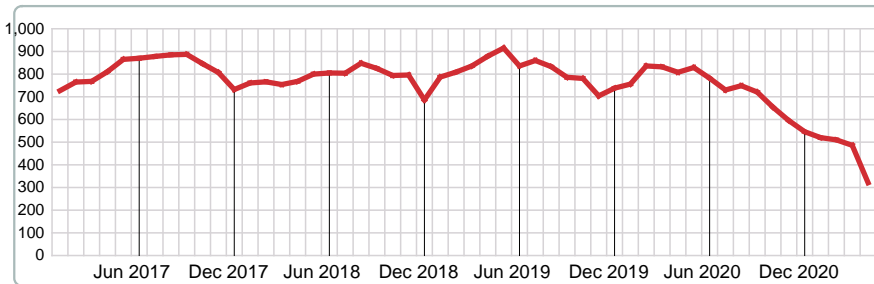
END OF APRIL



ACTIVE DURING APRIL

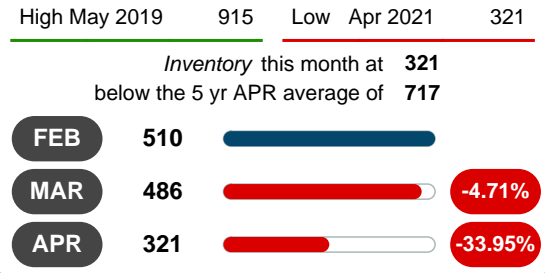


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 717



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	27	8.41%	46.0	25	0	2	0
\$25,001 - \$100,000	45	14.02%	71.0	39	5	0	1
\$100,001 - \$150,000	37	11.53%	67.0	25	10	2	0
\$150,001 - \$300,000	92	28.66%	29.5	50	28	14	0
\$300,001 - \$400,000	48	14.95%	46.0	14	22	9	3
\$400,001 - \$650,000	40	12.46%	86.0	19	9	9	3
\$650,001 and up	32	9.97%	159.5	23	2	5	2
Total Active Inventory by Units	321			195	76	41	9
Total Active Inventory by Volume	115,507,144	100%	50.0	70.38M	23.42M	16.96M	4.75M
Median Active Inventory Listing Price	\$230,000			\$180,000	\$271,750	\$349,900	\$460,000

April 2021



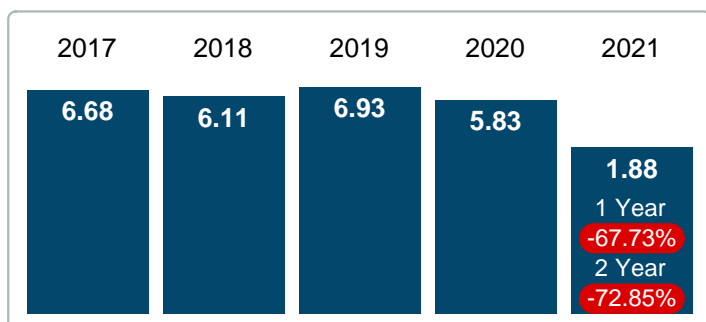
Area Delimited by County Of Wagoner



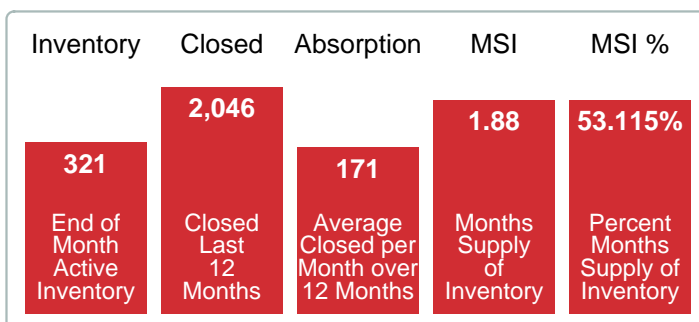
MONTHS SUPPLY of INVENTORY (MSI)

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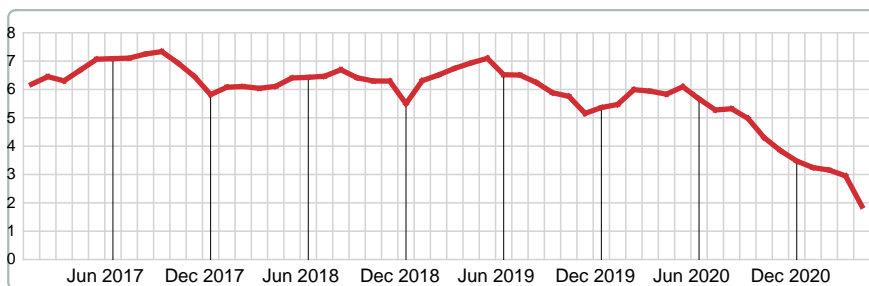
MSI FOR APRIL



INDICATORS FOR APRIL 2021

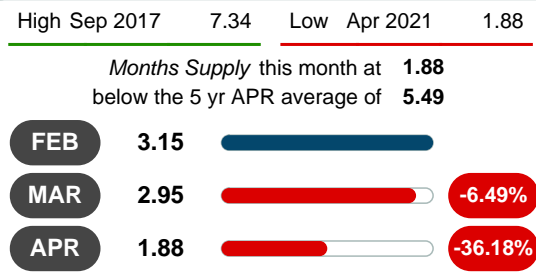


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 5.49



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
\$25,000 and less	27	8.41%	2.63	9.09	0.00	1.20	0.00
\$25,001 - \$100,000	45	14.02%	2.44	3.06	1.00	0.00	0.00
\$100,001 - \$150,000	37	11.53%	1.78	5.77	0.71	0.92	0.00
\$150,001 - \$300,000	92	28.66%	0.99	11.11	0.45	0.58	0.00
\$300,001 - \$400,000	48	14.95%	2.69	15.27	3.07	1.13	1.71
\$400,001 - \$650,000	40	12.46%	4.66	57.00	4.70	1.74	2.57
\$650,001 and up	32	9.97%	17.45	69.00	6.00	12.00	2.67
Market Supply of Inventory (MSI)			1.88	7.52	0.78	0.97	1.71
Total Active Inventory by Units		100%	1.88	195	76	41	9

April 2021



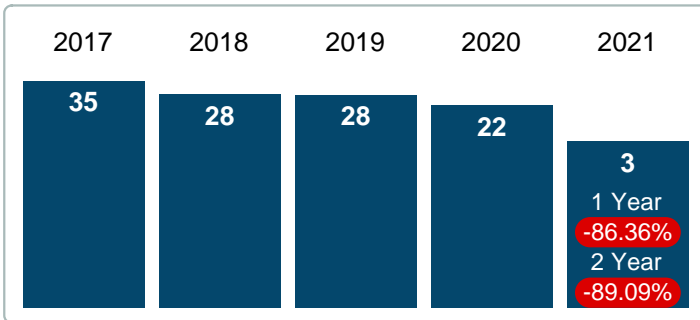
Area Delimited by County Of Wagoner



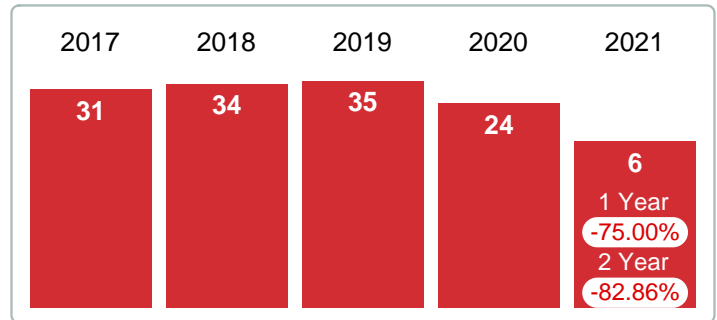
MEDIAN DAYS ON MARKET TO SALE

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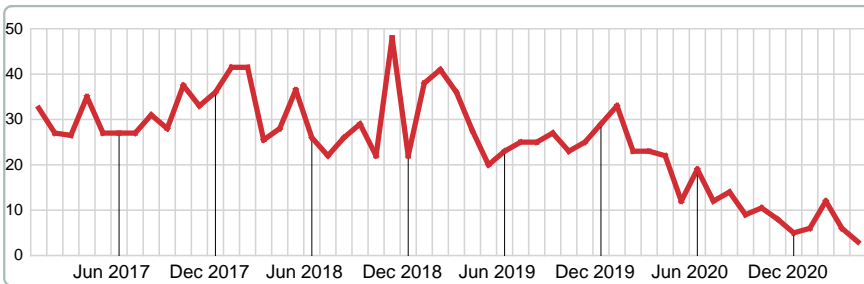
APRIL



YEAR TO DATE (YTD)

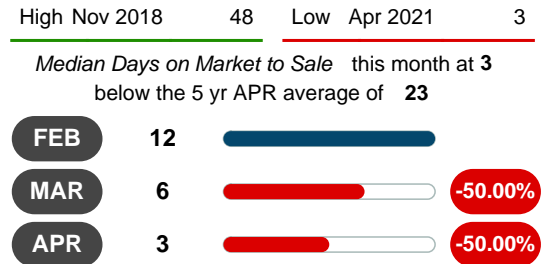


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 23



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	8.17%	19	33	7	9	0
\$50,001 - \$125,000	12.02%	12	34	4	0	0
\$125,001 - \$150,000	8.17%	8	4	8	53	0
\$150,001 - \$200,000	28.85%	1	2	1	3	0
\$200,001 - \$250,000	16.35%	3	0	3	4	0
\$250,001 - \$300,000	12.50%	2	0	2	4	0
\$300,001 and up	13.94%	15	51	10	27	3
Median Closed DOM		3	29	3	4	3
Total Closed Units	100%	3.0	30	129	44	5
Total Closed Volume			3.36M	24.23M	11.92M	2.00M

April 2021



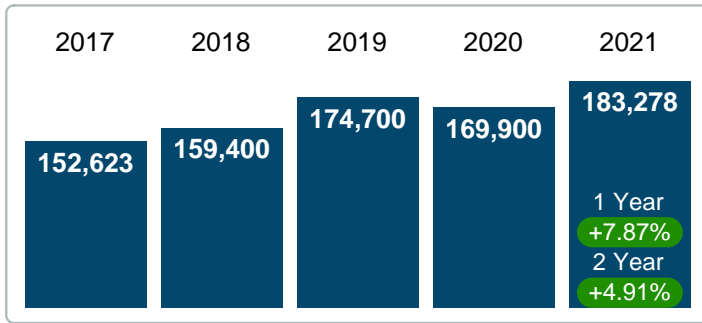
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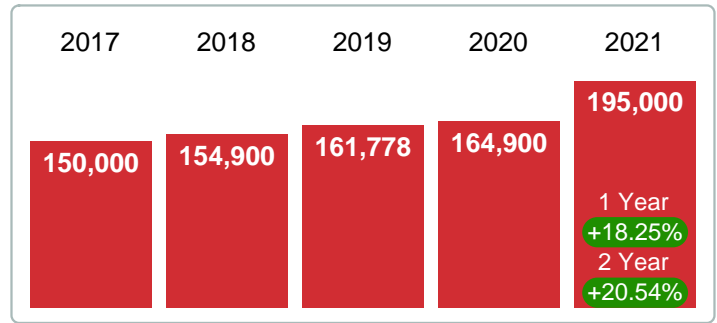
MEDIAN LIST PRICE AT CLOSING

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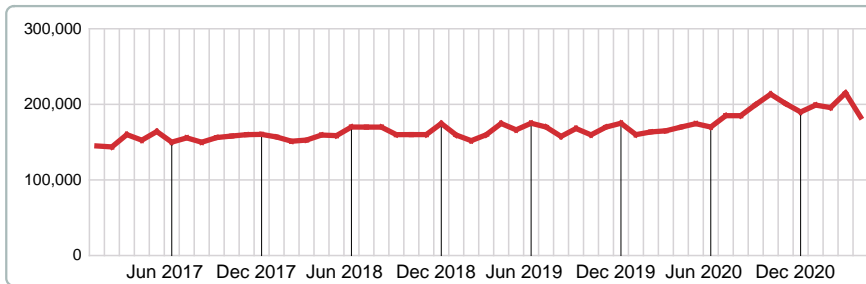
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

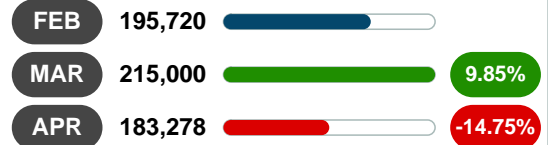


3 MONTHS

5 year APR AVG = 167,980

High Mar 2021 215,000 Low Feb 2017 143,700

Median List Price at Closing this month at **183,278**
above the 5 yr APR average of **167,980**



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	15	7.21%	1,695	35,000	1,425	1,760	0
\$50,001 - \$125,000	30	14.42%	91,750	79,999	107,000	0	0
\$125,001 - \$150,000	20	9.62%	149,500	135,000	149,500	149,900	0
\$150,001 - \$200,000	55	26.44%	177,505	162,000	177,163	179,900	0
\$200,001 - \$250,000	33	15.87%	225,030	244,000	225,000	226,405	0
\$250,001 - \$300,000	28	13.46%	273,411	0	273,602	269,400	300,000
\$300,001 and up	27	12.98%	374,775	375,000	385,000	361,936	324,500
Median List Price			183,278	82,500	180,000	265,207	319,000
Total Closed Units		100%	183,278	30	129	44	5
Total Closed Volume			41,651,684	3.48M	24.17M	12.00M	2.00M

April 2021



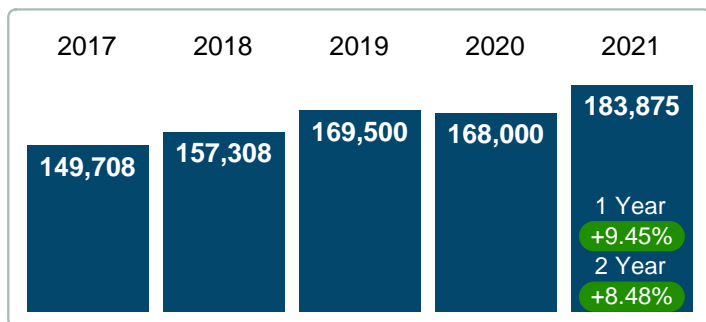
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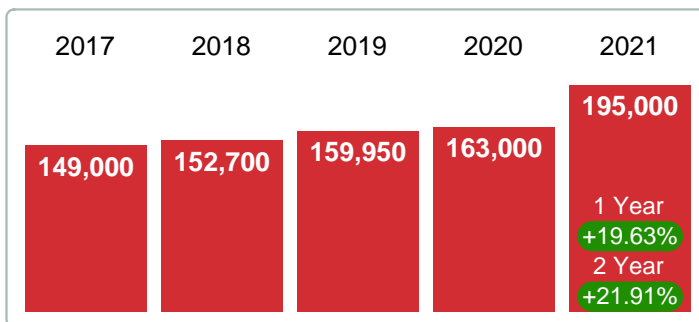
MEDIAN SOLD PRICE AT CLOSING

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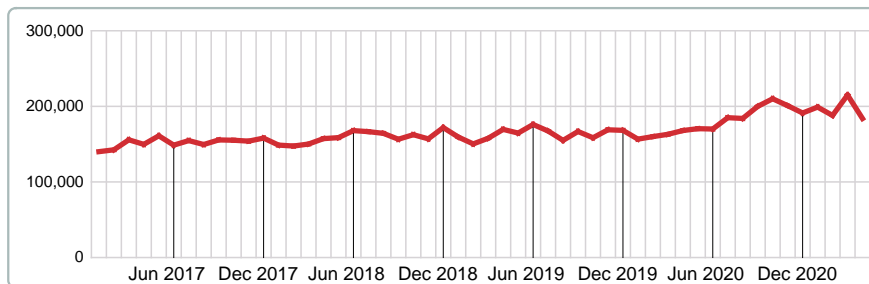
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

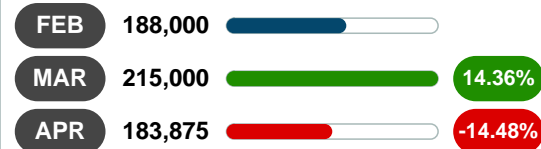


3 MONTHS

5 year APR AVG = 165,678

High Mar 2021 215,000 Low Jan 2017 140,040

Median Sold Price at Closing this month at **183,875** above the 5 yr APR average of **165,678**



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	8.17%	1,995	38,400	1,425	1,760	0
\$50,001 - \$125,000	12.02%	82,500	75,000	106,900	0	0
\$125,001 - \$150,000	8.17%	137,650	130,500	144,500	140,000	0
\$150,001 - \$200,000	28.85%	177,890	171,450	177,690	179,500	0
\$200,001 - \$250,000	16.35%	225,250	0	222,000	226,405	0
\$250,001 - \$300,000	12.50%	272,939	0	273,110	268,657	0
\$300,001 and up	13.94%	335,000	327,500	390,364	361,936	327,000
Median Sold Price		183,875	75,000	183,000	264,689	327,000
Total Closed Units		208	30	129	44	5
Total Closed Volume		41,513,011	3.36M	24.23M	11.92M	2.00M

April 2021



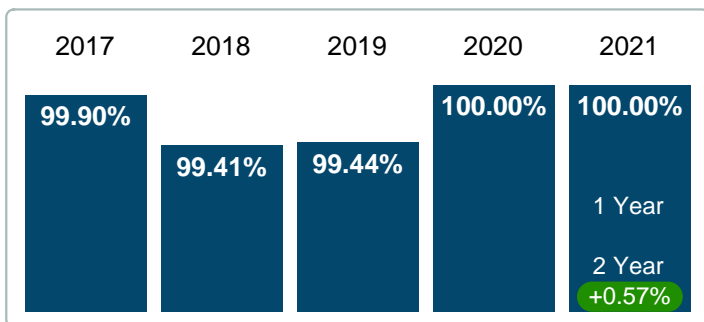
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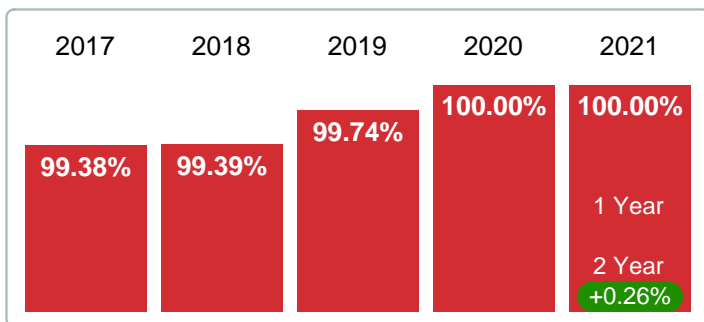
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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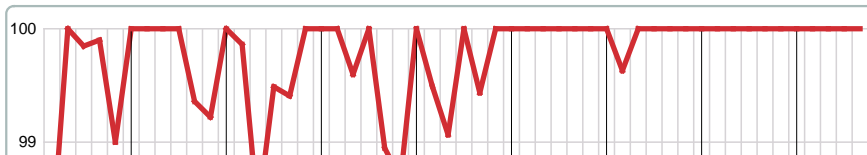
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.75%

High Apr 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr APR average of 99.75%

FEB 100.00%
MAR 100.00%
APR 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
\$50,000 and less	17	8.17%	100.00%	85.00%	100.00%	100.00%	0.00%
\$50,001 - \$125,000	25	12.02%	97.14%	96.33%	99.18%	0.00%	0.00%
\$125,001 - \$150,000	17	8.17%	100.00%	100.40%	100.00%	100.28%	0.00%
\$150,001 - \$200,000	60	28.85%	100.00%	105.97%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	34	16.35%	100.00%	0.00%	100.00%	100.00%	0.00%
\$250,001 - \$300,000	26	12.50%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 and up	29	13.94%	100.00%	92.45%	100.00%	100.00%	101.67%
Median Sold/List Ratio		100.00%		95.69%	100.00%	100.00%	101.67%
Total Closed Units		208	100%	30	129	44	5
Total Closed Volume		41,513,011		3.36M	24.23M	11.92M	2.00M

April 2021



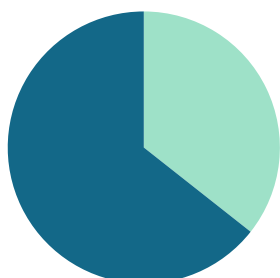
Area Delimited by County Of Wagoner



MARKET SUMMARY

Report produced on May 11, 2021 for MLS Technology Inc.

INVENTORY

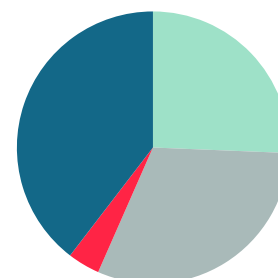


Inventory
 New Listings
269 = 35.63%
 Start Inventory
486
 Total Inventory Units
755
 Volume
\$213,595,749

Market Activity

Closed Sales
208 = 25.65%
 Pending Sales
251 = 30.95%
 Other Off Market
31 = 3.82%
 Active Inventory
321 = 39.58%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	139	208	49.64%	478	638	33.47%
Pending Sales	148	251	69.59%	559	781	39.71%
New Listings	206	269	30.58%	938	856	-8.74%
Median List Price	169,900	183,278	7.87%	164,900	195,000	18.25%
Median Sale Price	168,000	183,875	9.45%	163,000	195,000	19.63%
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	22.00	3.00	-86.36%	24.00	6.00	-75.00%
Monthly Inventory	809	321	-60.32%	809	321	-60.32%
Months Supply of Inventory	5.84	1.88	-67.77%	5.84	1.88	-67.77%

Absorption: Last 12 months, an Average of 171 Sales/Month

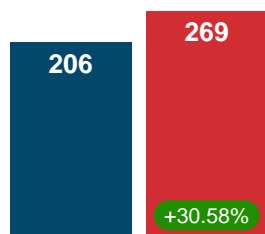
Inventory on April 30, 2021 = 321

2020 2021

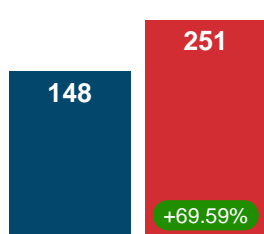
APRIL MARKET

MEDIAN PRICES

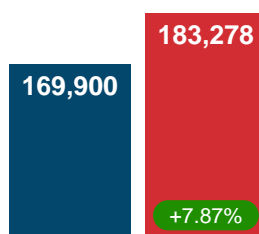
New Listings



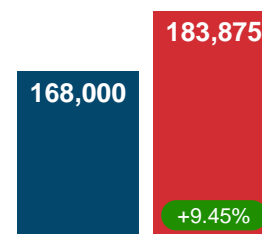
Pending Listings



List Price



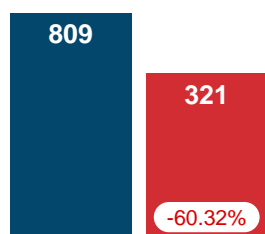
Sale Price



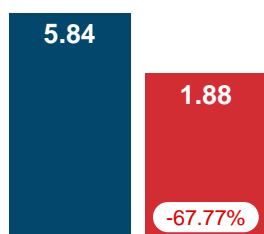
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

