

February 2021

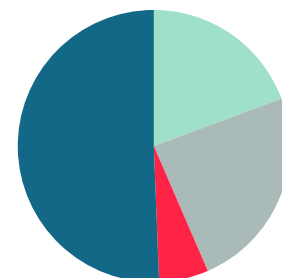
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	February 2021	+/-%
Closed Listings	108	125	15.74%
Pending Listings	125	156	24.80%
New Listings	267	163	-38.95%
Median List Price	163,500	195,720	19.71%
Median Sale Price	160,000	188,000	17.50%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	23.00	12.00	-47.83%
End of Month Inventory	839	327	-61.03%
Months Supply of Inventory	6.01	2.02	-66.37%



■ Closed (19.35%)
■ Pending (24.15%)
■ Other OffMarket (5.88%)
■ Active (50.62%)

Absorption: Last 12 months, an Average of **162** Sales/Month
Active Inventory as of February 28, 2021 = **327**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2021 decreased **61.03%** to 327 existing homes available for sale. Over the last 12 months this area has had an average of 162 closed sales per month. This represents an unsold inventory index of **2.02** 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 **17.50%** in February 2021 to \$188,000 versus the previous year at \$160,000.

Median Days on Market Shortens

The median number of **12.00** days that homes spent on the market before selling decreased by 11.00 days or **47.83%** in February 2021 compared to last year's same month at **23.00** DOM.

Sales Success for February 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 163 New Listings in February 2021, down **38.95%** from last year at 267. Furthermore, there were 125 Closed Listings this month versus last year at 108, a **15.74%** increase.

Closed versus Listed trends yielded a **76.7%** ratio, up from previous year's, February 2020, at **40.4%**, a **89.59%** 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

February 2021

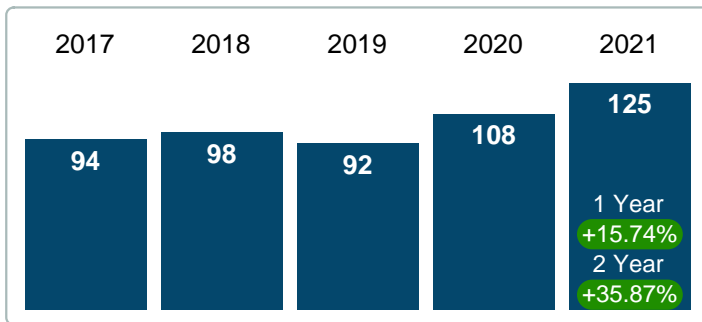
Area Delimited by County Of Wagoner



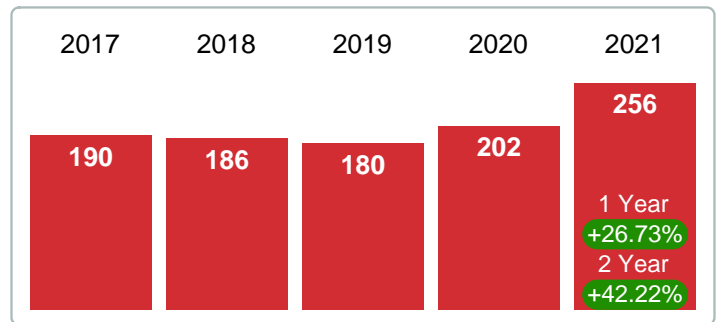
CLOSED LISTINGS

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

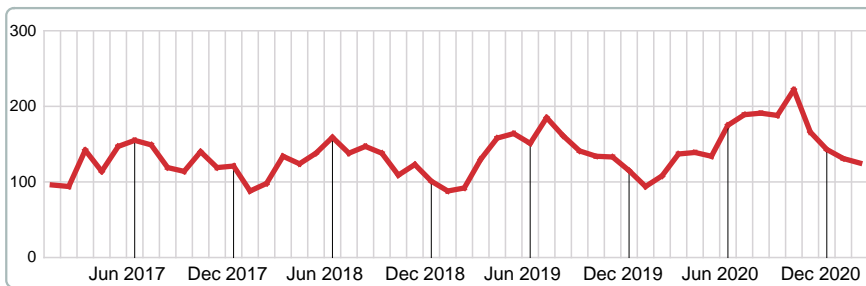
FEBRUARY



YEAR TO DATE (YTD)

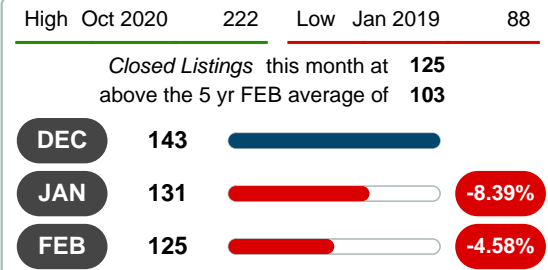


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 103



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	12	9.60%	58.0	4	8	0	0
\$50,001 - \$100,000	14	11.20%	11.5	8	5	1	0
\$100,001 - \$150,000	14	11.20%	18.0	5	7	2	0
\$150,001 - \$200,000	28	22.40%	7.0	4	21	2	1
\$200,001 - \$250,000	27	21.60%	7.0	3	16	8	0
\$250,001 - \$325,000	17	13.60%	37.0	1	8	8	0
\$325,001 and up	13	10.40%	49.0	1	2	8	2
Total Closed Units	125			26	67	29	3
Total Closed Volume	25,078,803	100%	12.0	4.05M	11.78M	8.14M	1.11M
Median Closed Price	\$188,000			\$116,000	\$184,000	\$265,900	\$425,000

February 2021



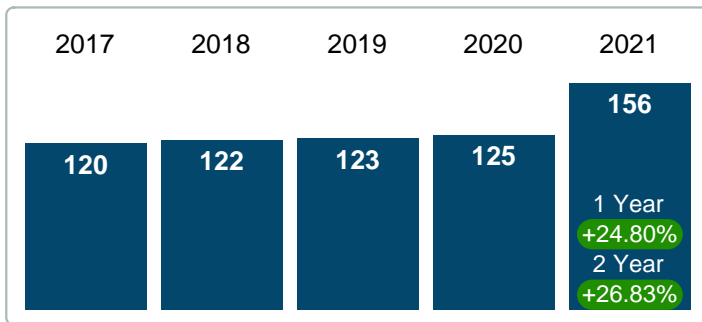
Area Delimited by County Of Wagoner



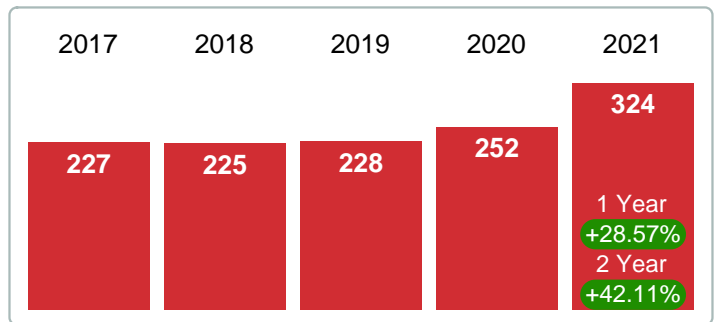
PENDING LISTINGS

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

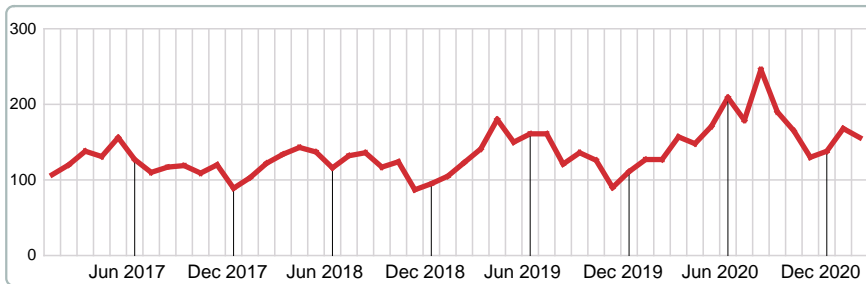
FEBRUARY



YEAR TO DATE (YTD)

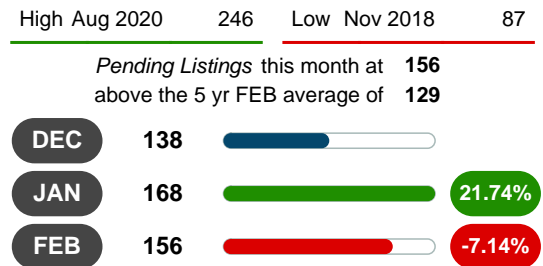


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 129



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	14	8.97%	16.5	8	4	2	0
\$50,001 - \$100,000	18	11.54%	29.0	12	4	2	0
\$100,001 - \$150,000	19	12.18%	11.0	3	14	2	0
\$150,001 - \$225,000	31	19.87%	5.0	3	24	4	0
\$225,001 - \$300,000	40	25.64%	4.0	4	23	12	1
\$300,001 - \$350,000	15	9.62%	4.0	2	5	5	3
\$350,001 and up	19	12.18%	32.0	2	6	10	1
Total Pending Units	156			34	80	37	5
Total Pending Volume	33,383,632	100%	9.0	4.60M	16.52M	10.54M	1.73M
Median Listing Price	\$212,500			\$85,750	\$202,000	\$285,000	\$348,000

February 2021



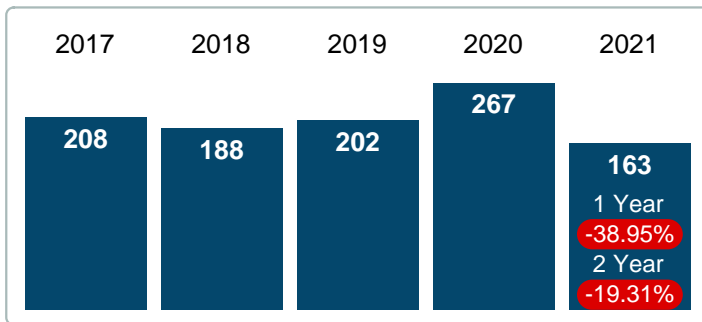
Area Delimited by County Of Wagoner



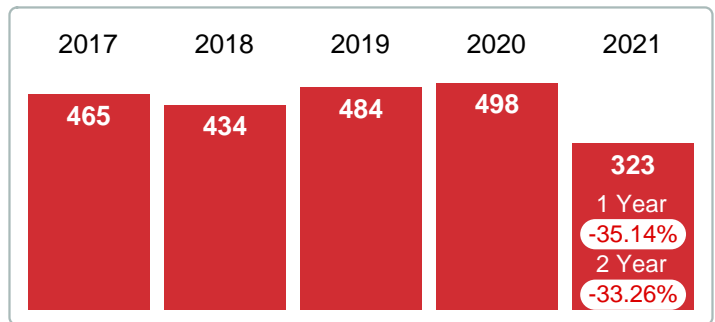
NEW LISTINGS

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

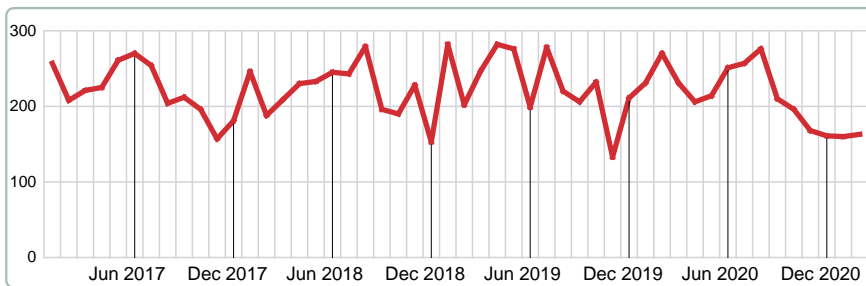
FEBRUARY



YEAR TO DATE (YTD)

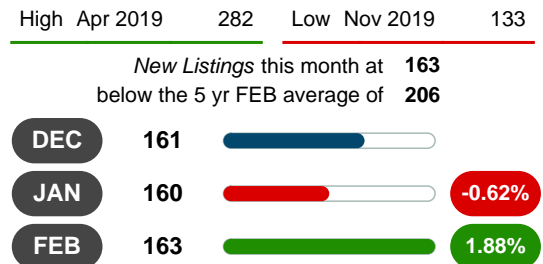


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 206



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	16	9.82%	11	3	2	0
\$50,001 - \$125,000	22	13.50%	11	10	1	0
\$125,001 - \$150,000	15	9.20%	5	10	0	0
\$150,001 - \$225,000	38	23.31%	1	33	4	0
\$225,001 - \$300,000	33	20.25%	1	20	11	1
\$300,001 - \$400,000	22	13.50%	3	10	6	3
\$400,001 and up	17	10.43%	9	1	6	1
Total New Listed Units	163		41	87	30	5
Total New Listed Volume	44,132,911	100%	15.45M	17.83M	8.82M	2.04M
Median New Listed Listing Price	\$195,720		\$121,900	\$187,500	\$285,000	\$330,000

February 2021

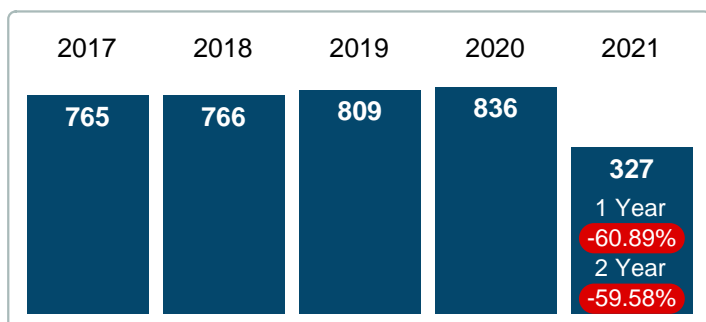
Area Delimited by County Of Wagoner



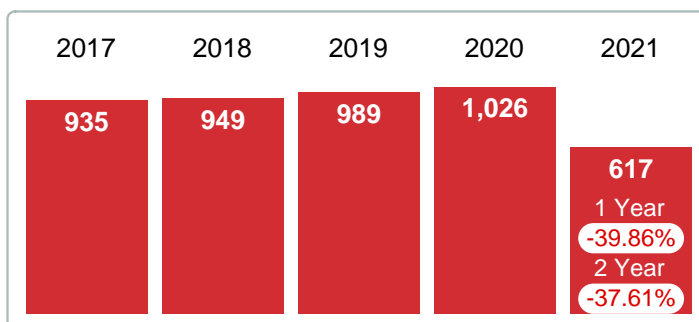
ACTIVE INVENTORY

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

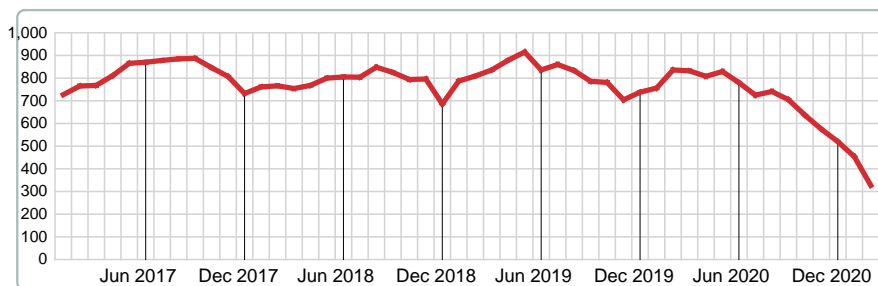
END OF FEBRUARY



ACTIVE DURING FEBRUARY

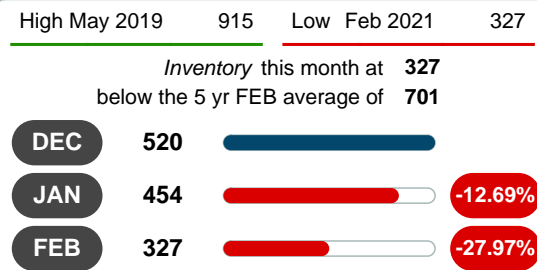


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 701



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	25	7.65%	76.0	23	0	2	0
\$25,001 - \$75,000	38	11.62%	83.5	37	0	1	0
\$75,001 - \$125,000	35	10.70%	85.0	26	8	1	0
\$125,001 - \$250,000	98	29.97%	48.0	47	48	3	0
\$250,001 - \$350,000	50	15.29%	76.0	13	26	6	5
\$350,001 - \$600,000	49	14.98%	76.0	23	8	17	1
\$600,001 and up	32	9.79%	126.0	23	3	5	1
Total Active Inventory by Units			327	192	93	35	7
Total Active Inventory by Volume			107,252,889	64.20M	25.46M	14.93M	2.66M
Median Active Inventory Listing Price			\$195,000	\$142,450	\$215,000	\$378,900	\$310,000

February 2021

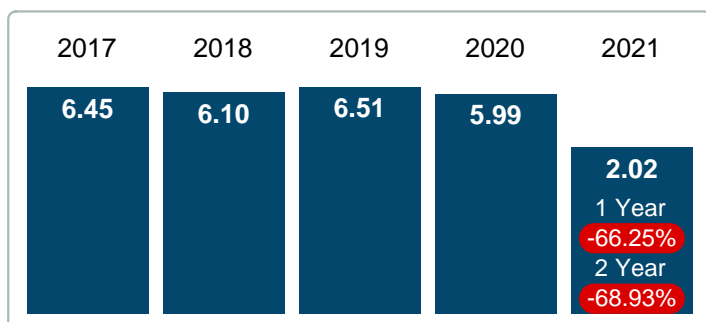
Area Delimited by County Of Wagoner



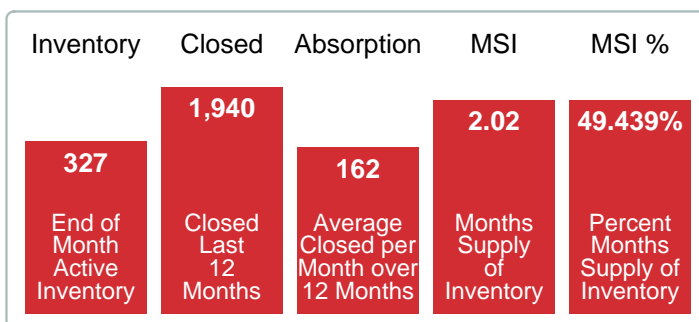
MONTHS SUPPLY of INVENTORY (MSI)

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

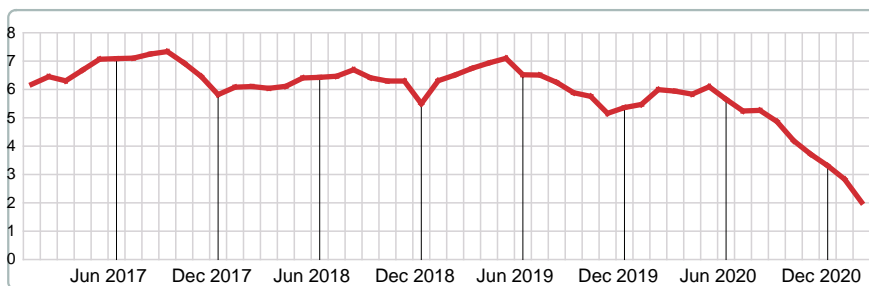
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2021



5 YEAR MARKET ACTIVITY TRENDS

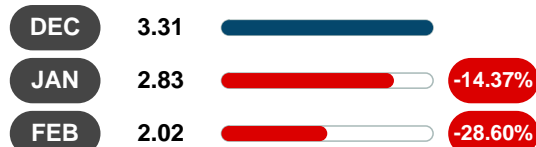


3 MONTHS

5 year FEB AVG = 5.42

High Sep 2017 7.34 Low Feb 2021 2.02

Months Supply this month at 2.02 below the 5 yr FEB average of 5.42



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	25	7.65%	2.31	8.63	0.00	1.04	0.00
\$25,001 - \$75,000	38	11.62%	3.33	4.19	0.00	2.40	0.00
\$75,001 - \$125,000	35	10.70%	2.88	5.38	1.32	0.80	0.00
\$125,001 - \$250,000	98	29.97%	1.11	8.42	0.78	0.15	0.00
\$250,001 - \$350,000	50	15.29%	2.08	13.00	2.23	0.59	4.00
\$350,001 - \$600,000	49	14.98%	3.79	27.60	2.34	2.37	0.67
\$600,001 and up	32	9.79%	13.71	46.00	6.00	7.50	1.50
Market Supply of Inventory (MSI)			2.02	7.92	1.01	0.85	1.56
Total Active Inventory by Units		100%	2.02	192	93	35	7

February 2021

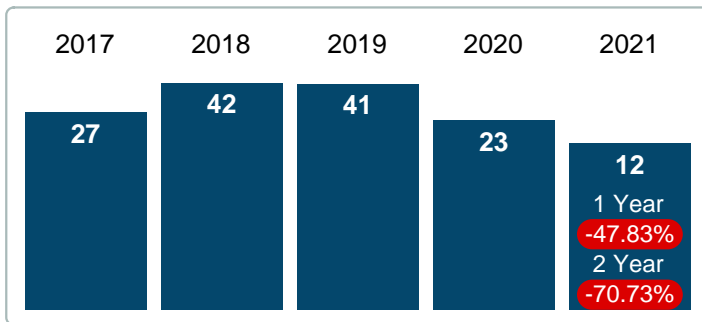
Area Delimited by County Of Wagoner



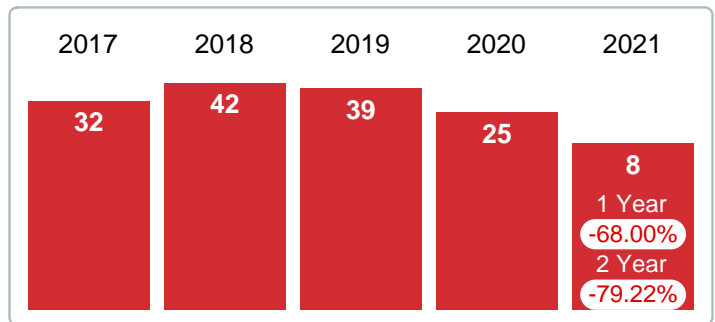
MEDIAN DAYS ON MARKET TO SALE

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

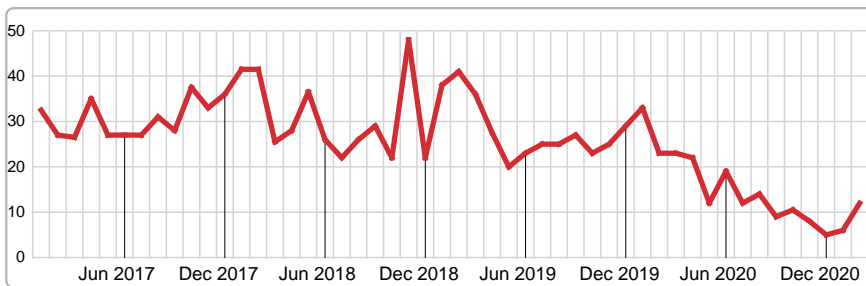
FEBRUARY



YEAR TO DATE (YTD)

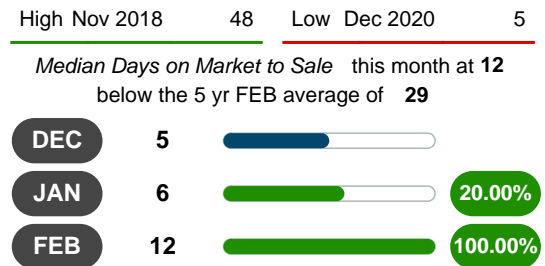


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 29



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	9.60%	58	112	21	0	0
\$50,001 - \$100,000	11.20%	12	12	10	72	0
\$100,001 - \$150,000	11.20%	18	51	6	96	0
\$150,001 - \$200,000	22.40%	7	34	5	15	79
\$200,001 - \$250,000	21.60%	7	110	4	8	0
\$250,001 - \$325,000	13.60%	37	1	51	24	0
\$325,001 and up	10.40%	49	150	58	24	60
Median Closed DOM		12	57	8	16	71
Total Closed Units	100%	125	26	67	29	3
Total Closed Volume		25,078,803	4.05M	11.78M	8.14M	1.11M

February 2021

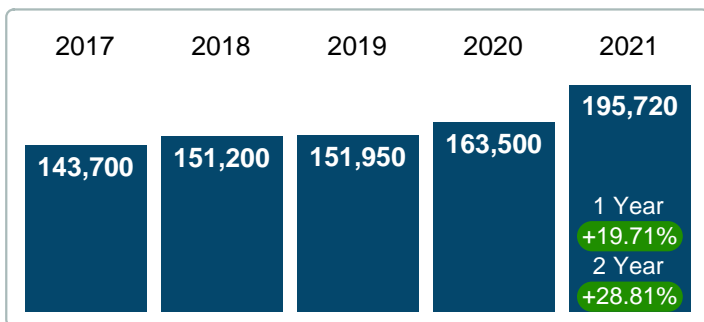
Area Delimited by County Of Wagoner



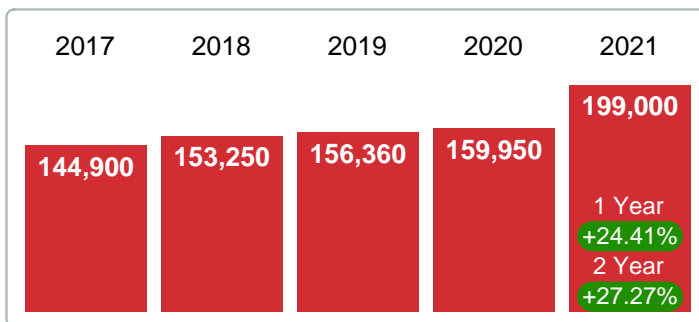
MEDIAN LIST PRICE AT CLOSING

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

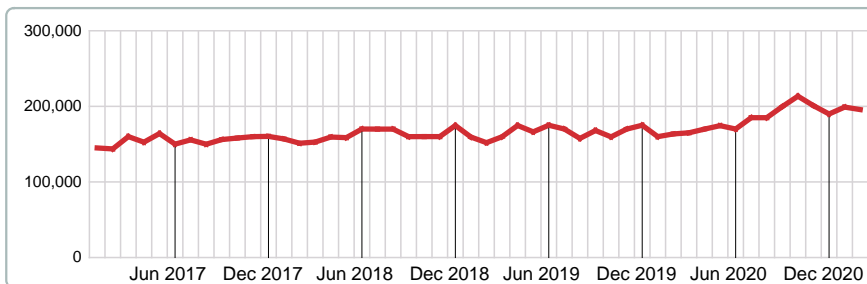
FEBRUARY



YEAR TO DATE (YTD)

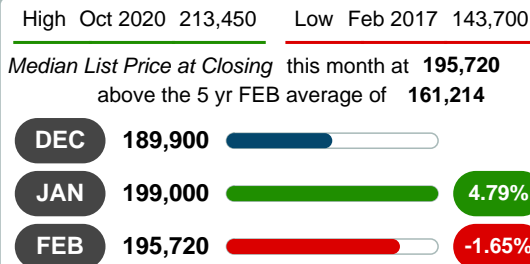


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 161,214



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	9.60%	1,575	41,750	1,500	0	0
\$50,001 - \$100,000	10.40%	75,000	73,750	82,500	79,500	0
\$100,001 - \$150,000	12.80%	132,450	138,250	119,450	142,200	0
\$150,001 - \$200,000	23.20%	179,500	173,750	179,900	175,000	199,900
\$200,001 - \$250,000	19.20%	227,450	237,500	223,900	230,000	0
\$250,001 - \$325,000	15.20%	289,900	300,000	284,999	289,900	0
\$325,001 and up	9.60%	420,517	1,260,000	362,400	411,034	457,500
Median List Price		195,720	122,500	182,500	265,900	430,000
Total Closed Units	100%	125	26	67	29	3
Total Closed Volume		25,562,855	4.33M	11.91M	8.22M	1.11M

February 2021

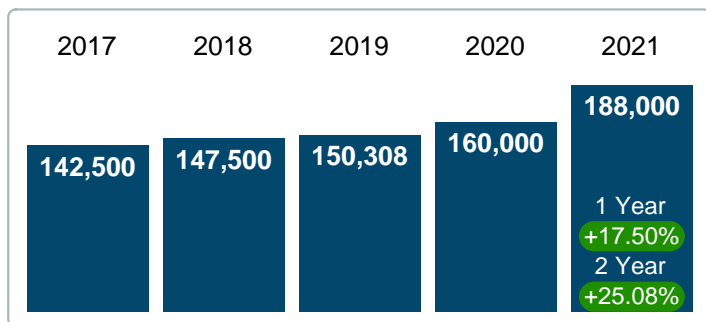
Area Delimited by County Of Wagoner



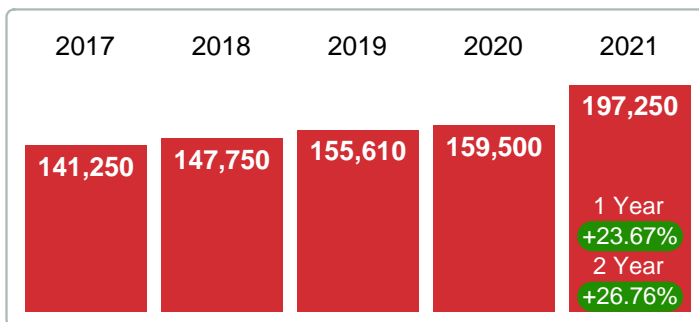
MEDIAN SOLD PRICE AT CLOSING

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

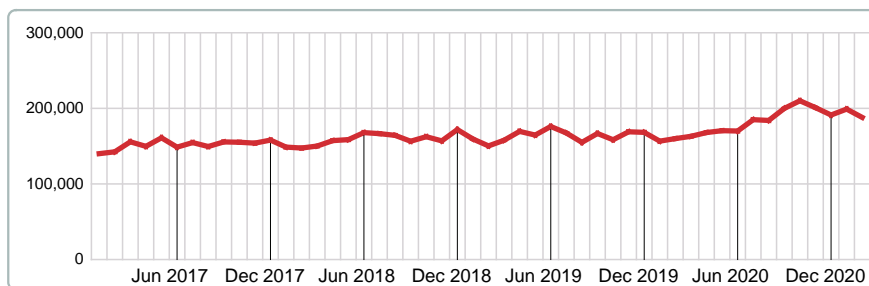
FEBRUARY



YEAR TO DATE (YTD)

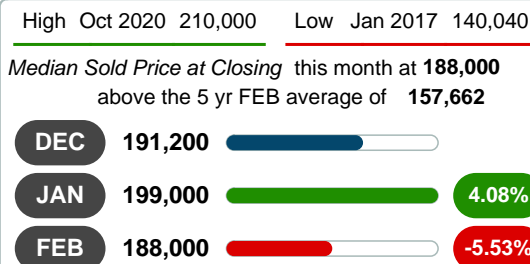


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 157,662



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	9.60%	1,575	28,000	1,500	0	0
\$50,001 - \$100,000	11.20%	72,750	71,750	75,000	73,500	0
\$100,001 - \$150,000	11.20%	129,950	135,000	123,900	136,700	0
\$150,001 - \$200,000	22.40%	176,500	162,000	182,000	172,500	199,900
\$200,001 - \$250,000	21.60%	223,000	216,669	225,950	226,000	0
\$250,001 - \$325,000	13.60%	284,500	273,000	291,065	284,446	0
\$325,001 and up	10.40%	411,034	1,155,000	362,450	400,467	455,000
Median Sold Price		188,000	116,000	184,000	265,900	425,000
Total Closed Units	100%	188,000	26	67	29	3
Total Closed Volume		25,078,803	4.05M	11.78M	8.14M	1.11M

February 2021

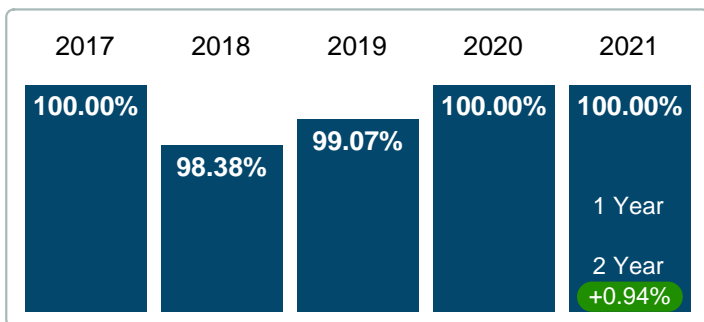
Area Delimited by County Of Wagoner



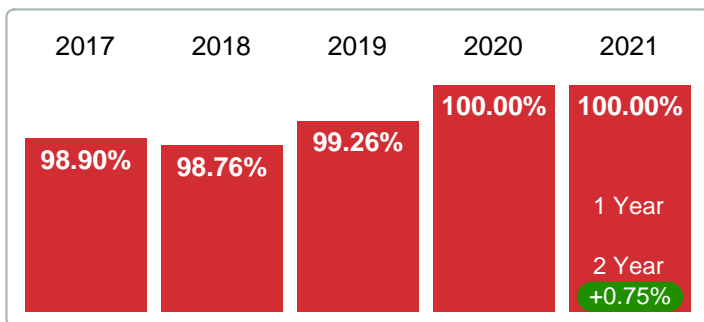
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

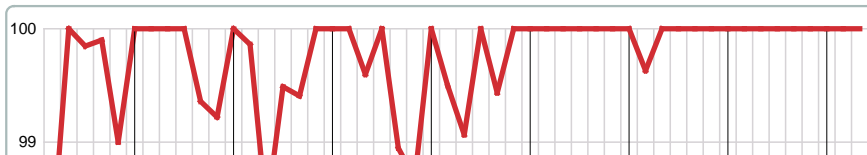
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 99.49%

High Feb 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at **100.00%**
above the 5 yr FEB average of **99.49%**

DEC 100.00% ▲

JAN 100.00% ▲ 0.00%

FEB 100.00% ▲ 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	12	9.60%	100.00%	67.07%	100.00%	0.00%	0.00%
\$50,001 - \$100,000	14	11.20%	92.13%	96.96%	89.33%	92.45%	0.00%
\$100,001 - \$150,000	14	11.20%	100.00%	96.15%	100.08%	96.32%	0.00%
\$150,001 - \$200,000	28	22.40%	100.00%	97.25%	100.00%	98.60%	100.00%
\$200,001 - \$250,000	27	21.60%	100.00%	86.67%	100.00%	100.20%	0.00%
\$250,001 - \$325,000	17	13.60%	100.00%	121.33%	98.98%	100.00%	0.00%
\$325,001 and up	13	10.40%	100.00%	91.67%	100.01%	99.74%	99.42%
Median Sold/List Ratio		100.00%		94.17%	100.00%	100.00%	100.00%
Total Closed Units		125	100%	26	67	29	3
Total Closed Volume		25,078,803		4.05M	11.78M	8.14M	1.11M

February 2021

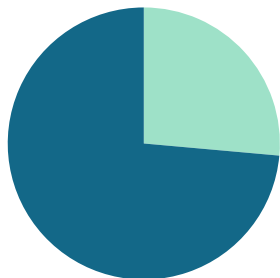
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY



Inventory

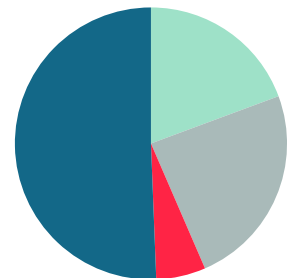
- New Listings **163 = 26.42%**
- Start Inventory **454**
- Total Inventory Units **617**
- Volume **\$179,246,370**

Market Activity

Market Activity

- Closed Sales **125 = 19.35%**
- Pending Sales **156 = 24.15%**
- Other Off Market **38 = 5.88%**
- Active Inventory **327 = 50.62%**

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	108	125	15.74%	202	256	26.73%
Pending Sales	125	156	24.80%	252	324	28.57%
New Listings	267	163	-38.95%	498	323	-35.14%
Median List Price	163,500	195,720	19.71%	159,950	199,000	24.41%
Median Sale Price	160,000	188,000	17.50%	159,500	197,250	23.67%
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	23.00	12.00	-47.83%	25.00	8.00	-68.00%
Monthly Inventory	839	327	-61.03%	839	327	-61.03%
Months Supply of Inventory	6.01	2.02	-66.37%	6.01	2.02	-66.37%

Absorption: Last 12 months, an Average of **162** Sales/Month

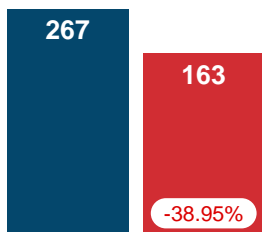
Inventory on February 28, 2021 = **327**

2020 **2021**

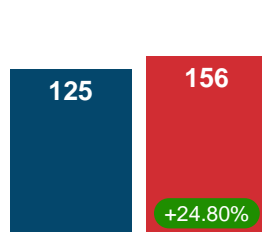
FEBRUARY MARKET

MEDIAN PRICES

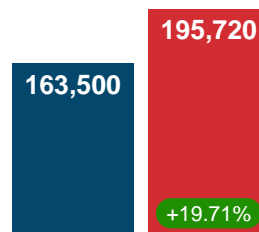
New Listings



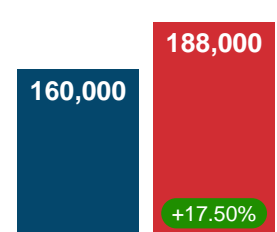
Pending Listings



List Price



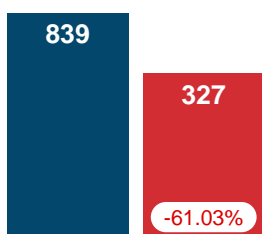
Sale Price



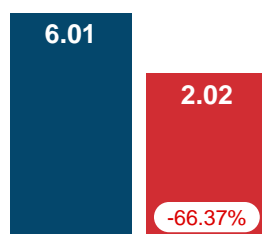
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

