

May 2021

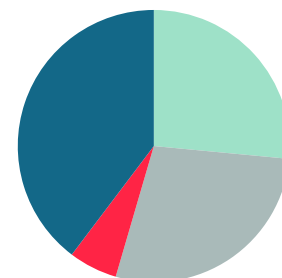
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2020	May 2021	+/-%
Closed Listings	134	211	57.46%
Pending Listings	171	223	30.41%
New Listings	214	226	5.61%
Median List Price	174,450	194,500	11.49%
Median Sale Price	170,450	197,500	15.87%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.00	4.00	-66.67%
End of Month Inventory	830	316	-61.93%
Months Supply of Inventory	6.10	1.79	-70.73%



■ Closed (26.51%)
■ Pending (28.02%)
■ Other OffMarket (5.78%)
■ Active (39.70%)

Absorption: Last 12 months, an Average of **177** Sales/Month
Active Inventory as of May 31, 2021 = **316**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2021 decreased **61.93%** to 316 existing homes available for sale. Over the last 12 months this area has had an average of 177 closed sales per month. This represents an unsold inventory index of **1.79** 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 **15.87%** in May 2021 to \$197,500 versus the previous year at \$170,450.

Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 8.00 days or **66.67%** in May 2021 compared to last year's same month at **12.00** DOM.

Sales Success for May 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 226 New Listings in May 2021, up **5.61%** from last year at 214. Furthermore, there were 211 Closed Listings this month versus last year at 134, a **57.46%** increase.

Closed versus Listed trends yielded a **93.4%** ratio, up from previous year's, May 2020, at **62.6%**, a **49.10%** 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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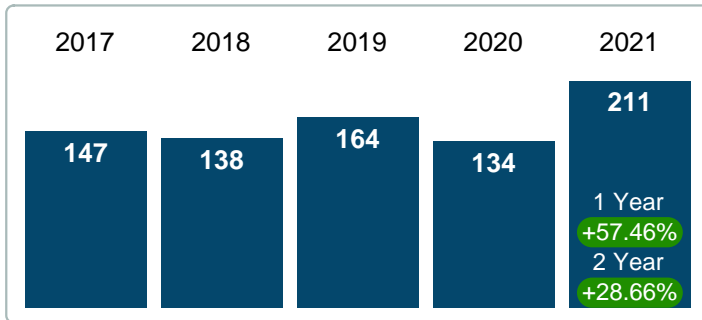
Area Delimited by County Of Wagoner



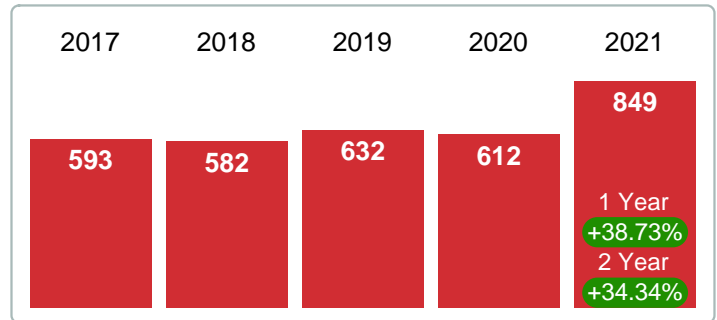
CLOSED LISTINGS

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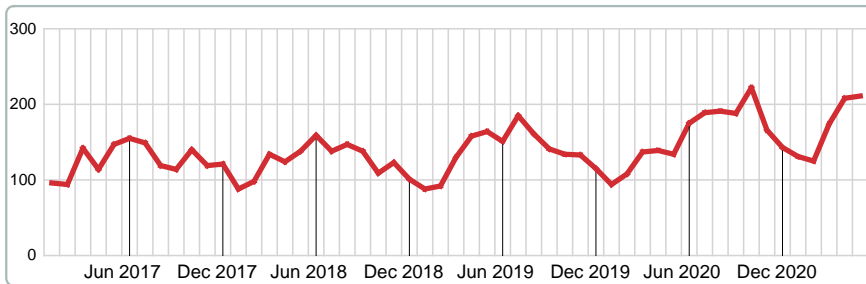
MAY



YEAR TO DATE (YTD)

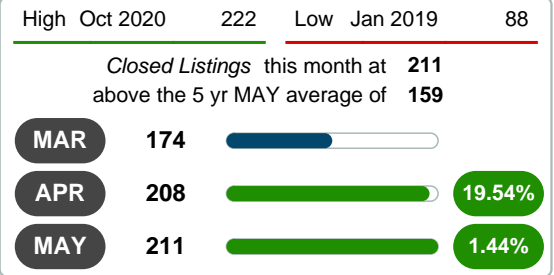


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 159



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	20	9.48%	19.0	13	6	1	0
\$75,001 - \$125,000	18	8.53%	6.0	5	12	1	0
\$125,001 - \$150,000	19	9.00%	4.0	5	13	1	0
\$150,001 - \$200,000	52	24.64%	3.5	6	42	4	0
\$200,001 - \$250,000	48	22.75%	3.0	3	29	15	1
\$250,001 - \$350,000	33	15.64%	4.0	0	16	13	4
\$350,001 and up	21	9.95%	4.0	2	7	11	1
Total Closed Units	211			34	125	46	6
Total Closed Volume	45,171,291	100%	4.0	4.29M	24.92M	14.17M	1.79M
Median Closed Price	\$197,500			\$107,250	\$189,000	\$269,000	\$278,700

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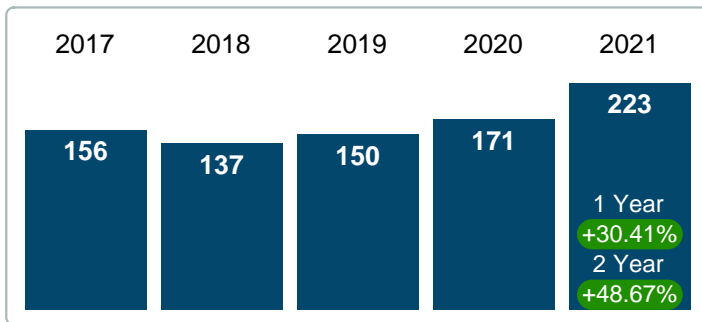
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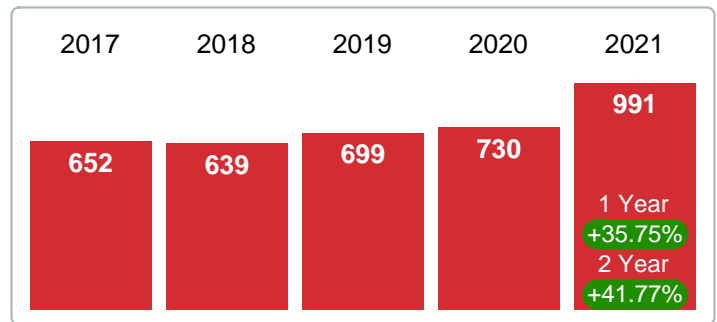
PENDING LISTINGS

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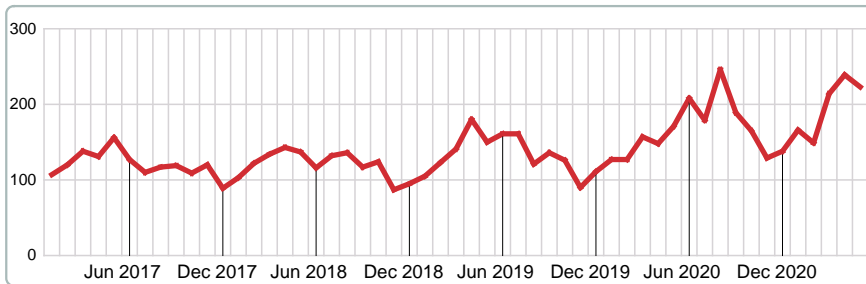
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

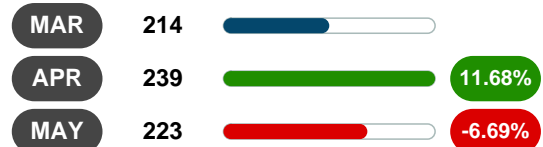


3 MONTHS

5 year MAY AVG = 167

High Aug 2020 246 Low Nov 2018 87

Pending Listings this month at **223**
above the 5 yr MAY average of **167**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	19	8.52%	15.0	10	8	1	0
\$100,001 - \$150,000	18	8.07%	14.5	8	8	2	0
\$150,001 - \$175,000	22	9.87%	4.0	1	18	3	0
\$175,001 - \$250,000	74	33.18%	4.0	4	51	19	0
\$250,001 - \$325,000	38	17.04%	5.0	2	21	14	1
\$325,001 - \$400,000	27	12.11%	5.0	1	13	12	1
\$400,001 and up	25	11.21%	14.0	3	9	8	5
Total Pending Units	223			29	128	59	7
Total Pending Volume	59,436,416	100%	5.0	5.49M	32.49M	18.16M	3.30M
Median Listing Price	\$225,000			\$120,000	\$219,500	\$285,002	\$415,850

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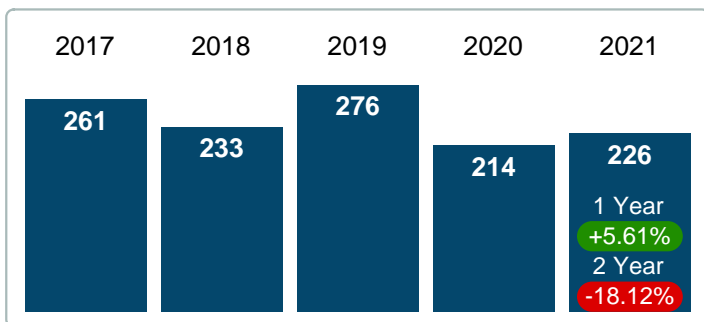
Area Delimited by County Of Wagoner



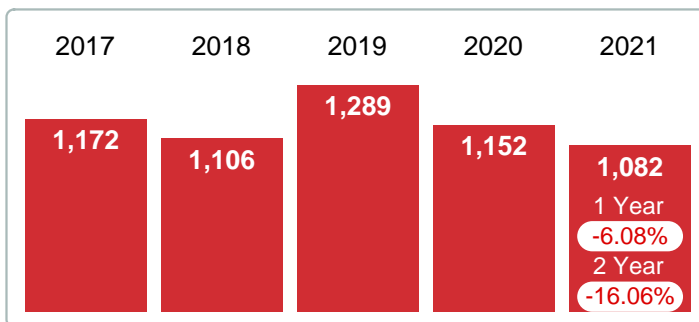
NEW LISTINGS

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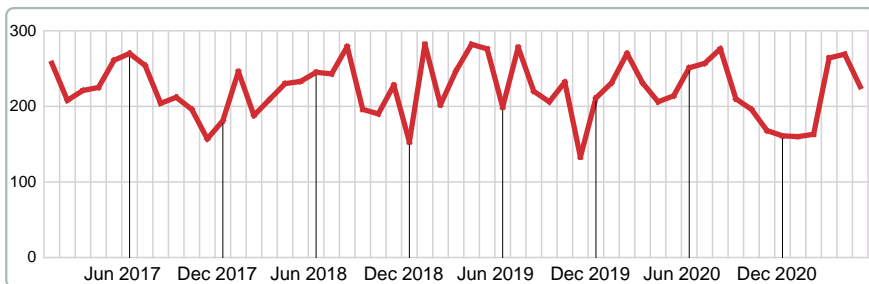
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YEAR TO DATE (YTD)

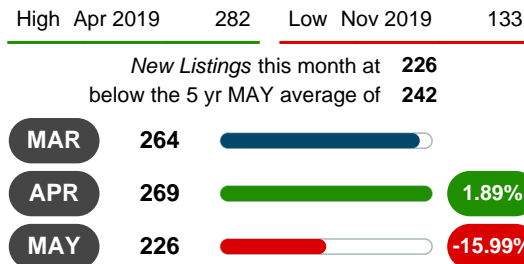


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 242



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	24	10.62%	13	11	0	0
\$50,001 - \$150,000	25	11.06%	15	9	1	0
\$150,001 - \$175,000	27	11.95%	1	22	4	0
\$175,001 - \$225,000	50	22.12%	2	37	11	0
\$225,001 - \$300,000	42	18.58%	3	25	13	1
\$300,001 - \$400,000	32	14.16%	1	13	17	1
\$400,001 and up	26	11.50%	4	9	9	4
Total New Listed Units	226		39	126	55	6
Total New Listed Volume	53,837,920	100%	6.05M	28.07M	16.58M	3.13M
Median New Listed Listing Price	\$215,000		\$89,900	\$199,450	\$285,002	\$413,567

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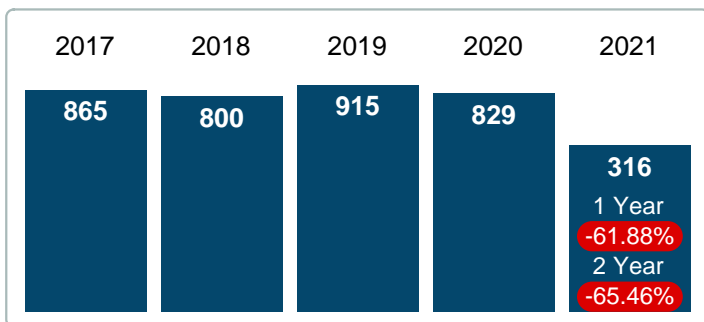
Area Delimited by County Of Wagoner



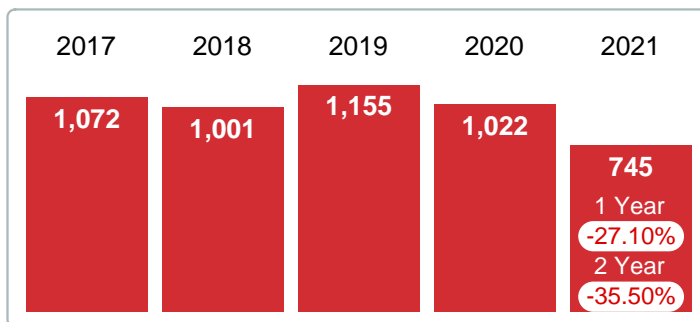
ACTIVE INVENTORY

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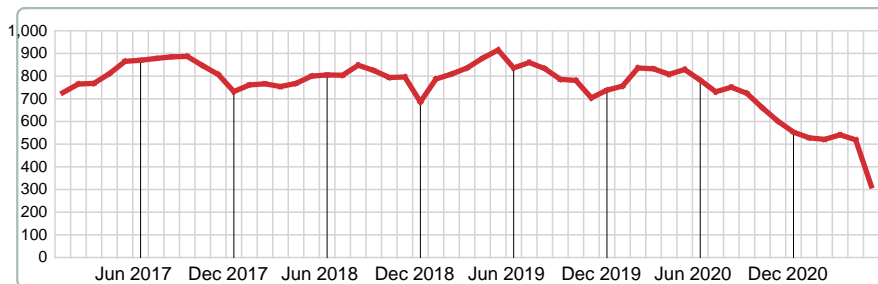
END OF MAY



ACTIVE DURING MAY

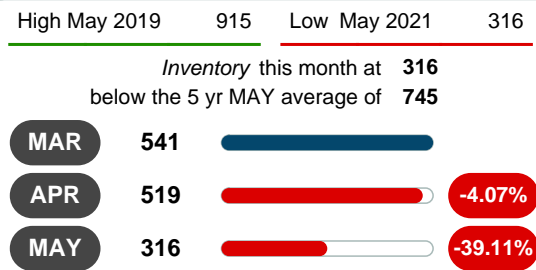


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 745



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	33	10.44%	68.0	28	5	0	0
\$25,001 - \$75,000	28	8.86%	58.5	24	4	0	0
\$75,001 - \$150,000	45	14.24%	75.0	36	6	2	1
\$150,001 - \$275,000	88	27.85%	45.0	38	36	13	1
\$275,001 - \$400,000	51	16.14%	62.0	15	23	11	2
\$400,001 - \$575,000	38	12.03%	75.0	15	8	13	2
\$575,001 and up	33	10.44%	117.0	24	4	3	2
Total Active Inventory by Units		316		180	86	42	8
Total Active Inventory by Volume		106,782,766	100%	63.95M	22.28M	16.66M	3.89M
Median Active Inventory Listing Price		\$218,950		\$159,950	\$232,450	\$332,450	\$415,000

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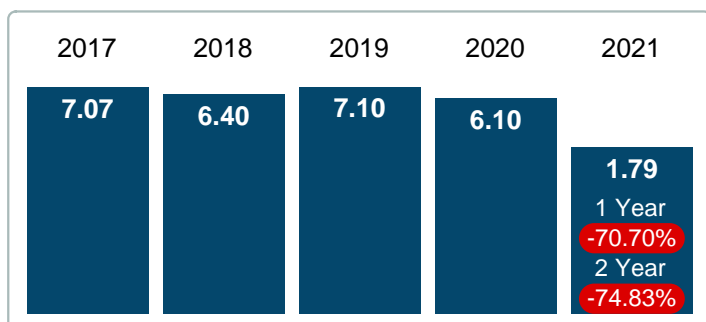
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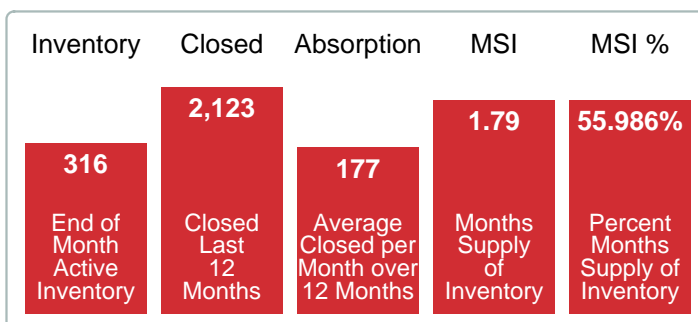
MONTHS SUPPLY of INVENTORY (MSI)

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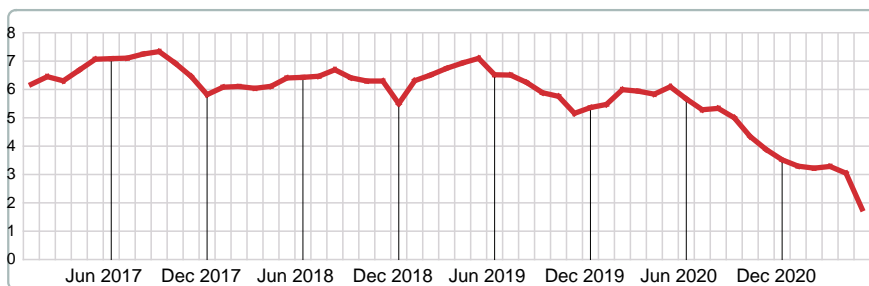
MSI FOR MAY



INDICATORS FOR MAY 2021

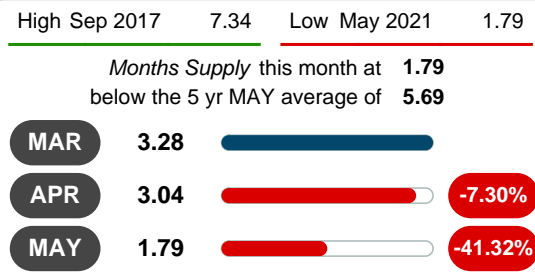


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 5.69



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	33	10.44%	3.27	10.18	0.86	0.00	0.00
\$25,001 - \$75,000	28	8.86%	2.26	2.36	2.29	0.00	0.00
\$75,001 - \$150,000	45	14.24%	1.62	4.50	0.34	0.89	12.00
\$150,001 - \$275,000	88	27.85%	1.00	8.00	0.59	0.65	0.71
\$275,001 - \$400,000	51	16.14%	1.87	12.00	1.96	0.91	0.89
\$400,001 - \$575,000	38	12.03%	4.51	36.00	4.36	2.60	1.71
\$575,001 and up	33	10.44%	10.70	57.60	6.86	2.40	2.40
Market Supply of Inventory (MSI)			1.79	6.49	0.85	0.98	1.39
Total Active Inventory by Units		100%	1.79	180	86	42	8

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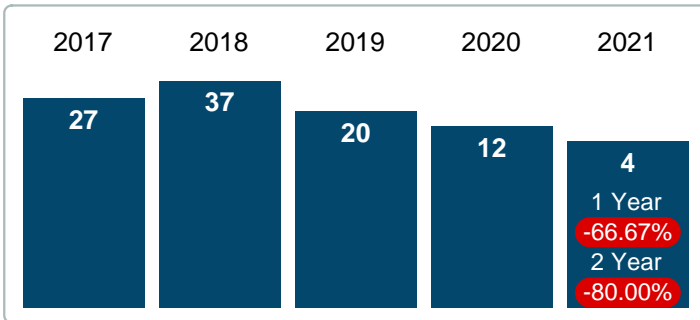
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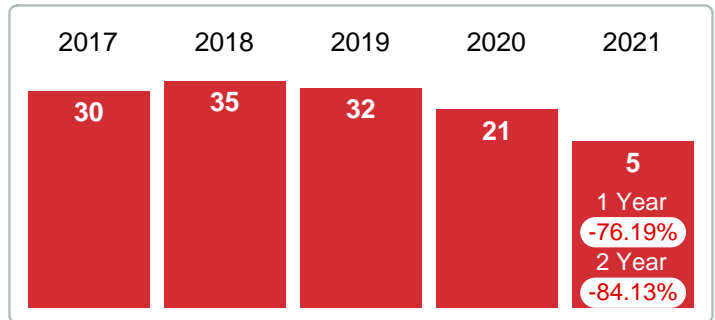
MEDIAN DAYS ON MARKET TO SALE

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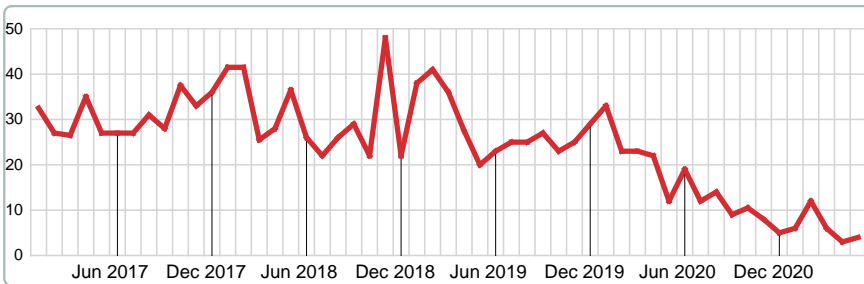
MAY



YEAR TO DATE (YTD)

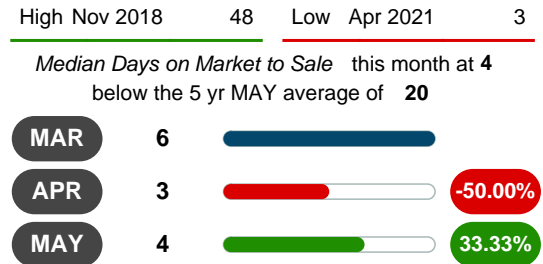


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 20



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
\$75,000 and less	9.48%	19	61	15	15	0
\$75,001 - \$125,000	8.53%	6	4	6	6	0
\$125,001 - \$150,000	9.00%	4	9	4	3	0
\$150,001 - \$200,000	24.64%	4	87	3	3	0
\$200,001 - \$250,000	22.75%	3	13	3	3	7
\$250,001 - \$350,000	15.64%	4	0	3	4	16
\$350,001 and up	9.95%	4	143	3	5	1
Median Closed DOM		4	19	3	4	7
Total Closed Units	100%	4.0	34	125	46	6
Total Closed Volume		45,171,291	4.29M	24.92M	14.17M	1.79M

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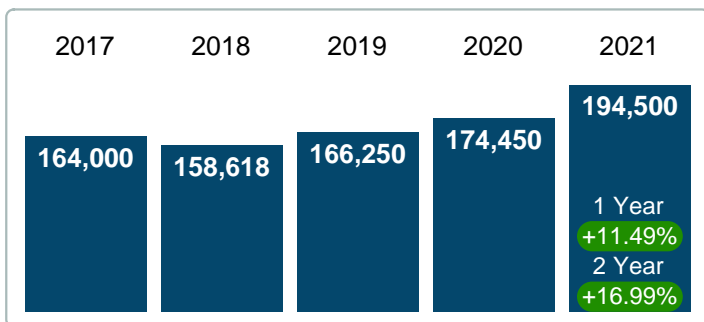
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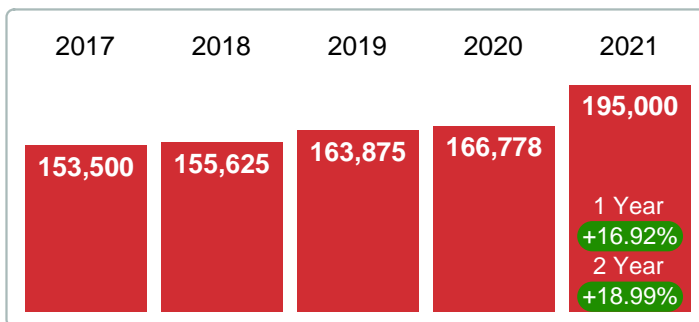
MEDIAN LIST PRICE AT CLOSING

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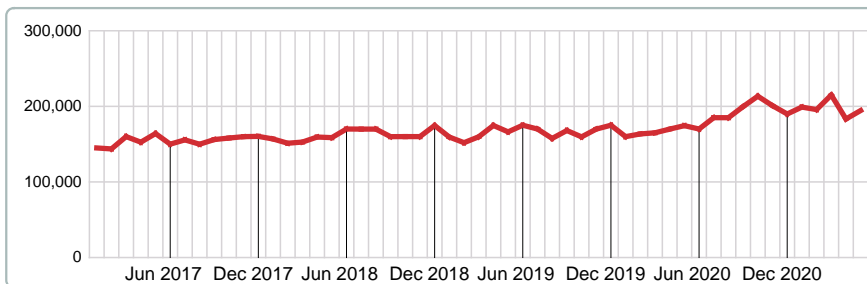
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

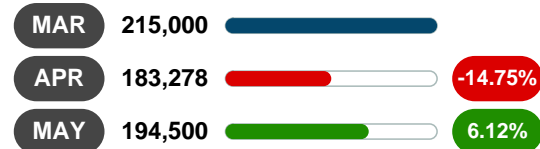


3 MONTHS

5 year MAY AVG = 171,564

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

Median List Price at Closing this month at **194,500**
above the 5 yr MAY average of **171,564**



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
\$75,000 and less	19	9.00%	30,000	30,000	1,395	1,795	0
\$75,001 - \$125,000	18	8.53%	97,000	94,750	99,500	105,000	0
\$125,001 - \$150,000	20	9.48%	135,000	135,000	135,000	0	0
\$150,001 - \$200,000	61	28.91%	179,900	172,500	179,900	189,900	0
\$200,001 - \$250,000	37	17.54%	220,518	249,900	215,000	225,000	238,000
\$250,001 - \$350,000	35	16.59%	289,900	275,000	292,640	291,390	289,500
\$350,001 and up	21	9.95%	499,900	553,950	380,000	499,900	411,283
Median List Price			194,500	113,950	187,000	269,950	289,500
Total Closed Units		100%	194,500	34	125	46	6
Total Closed Volume			45,142,040	4.53M	24.78M	14.03M	1.80M

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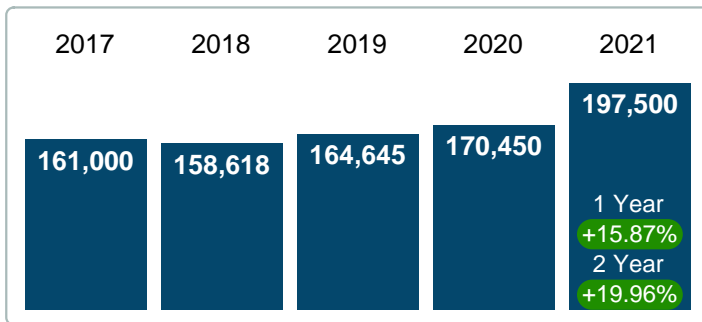
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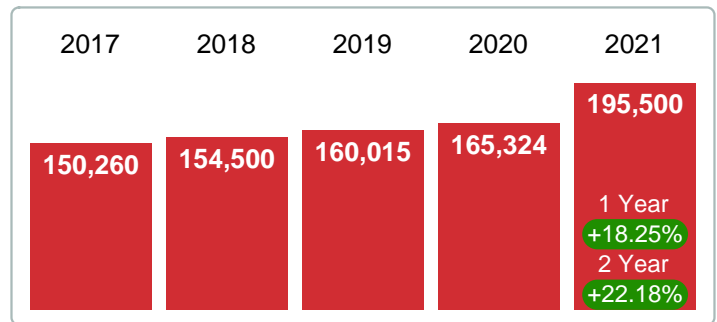
MEDIAN SOLD PRICE AT CLOSING

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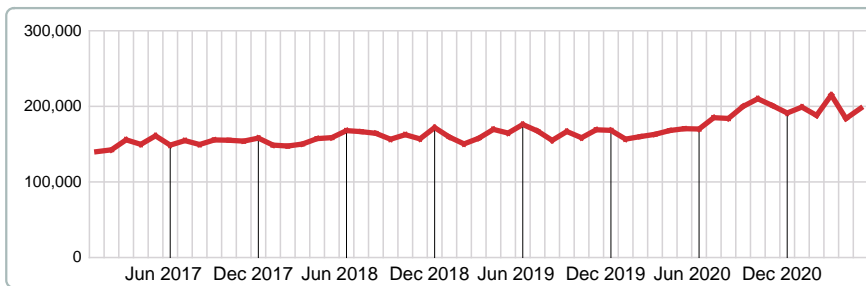
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

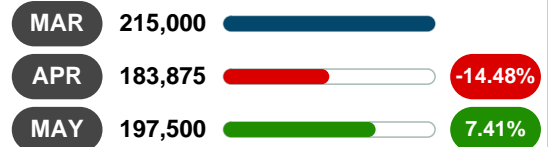


3 MONTHS

5 year MAY AVG = 170,443

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

Median Sold Price at Closing this month at **197,500** above the 5 yr MAY average of **170,443**



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
\$75,000 and less	9.48%	25,625	27,000	1,448	1,795	0
\$75,001 - \$125,000	8.53%	91,825	90,000	101,750	76,000	0
\$125,001 - \$150,000	9.00%	138,000	130,000	140,000	133,500	0
\$150,001 - \$200,000	24.64%	178,195	160,625	178,195	189,173	0
\$200,001 - \$250,000	22.75%	221,509	235,000	217,000	226,000	245,000
\$250,001 - \$350,000	15.64%	292,880	0	292,640	292,880	278,700
\$350,001 and up	9.95%	499,900	516,906	388,000	499,900	411,283
Median Sold Price		197,500	107,250	189,000	269,000	278,700
Total Closed Units	100%	197,500	34	125	46	6
Total Closed Volume		45,171,291	4.29M	24.92M	14.17M	1.79M

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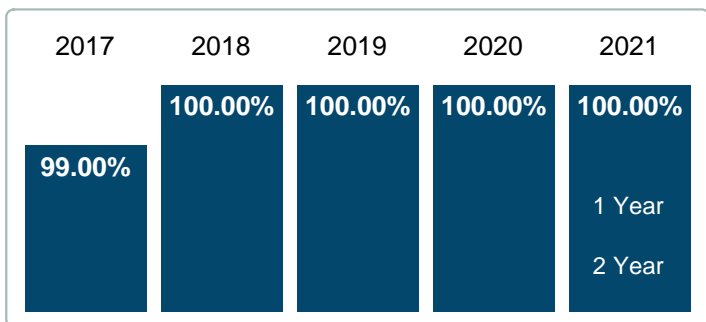
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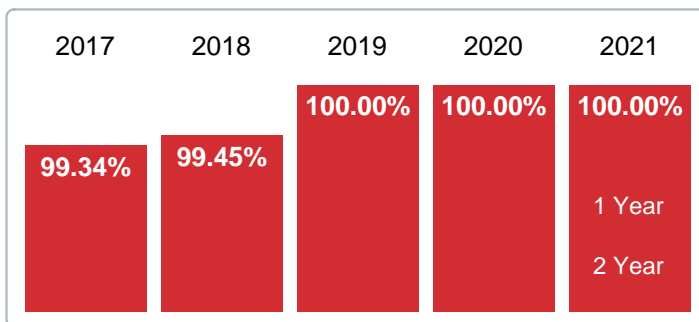
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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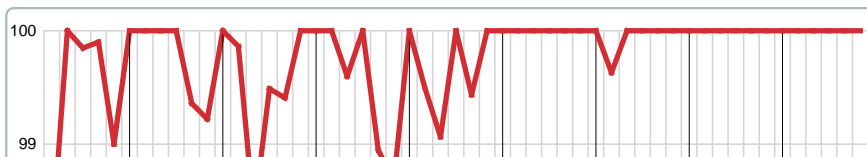
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 99.80%

High May 2021 100.00% Low Jan 2017 98.11%

Median Sold/List Ratio this month at 100.00% equal to 5 yr MAY average of 99.80%

MAR 100.00%
APR 100.00%
MAY 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
\$75,000 and less	20	9.48%	99.09%	93.12%	100.00%	100.00%	0.00%
\$75,001 - \$125,000	18	8.53%	94.28%	94.74%	93.48%	84.44%	0.00%
\$125,001 - \$150,000	19	9.00%	100.00%	96.30%	100.00%	111.25%	0.00%
\$150,001 - \$200,000	52	24.64%	100.00%	95.29%	100.00%	100.26%	0.00%
\$200,001 - \$250,000	48	22.75%	101.46%	94.04%	101.65%	100.42%	102.94%
\$250,001 - \$350,000	33	15.64%	100.00%	0.00%	100.00%	100.00%	99.58%
\$350,001 and up	21	9.95%	100.00%	93.35%	100.00%	100.00%	100.00%
Median Sold/List Ratio		100.00%		94.27%	100.00%	100.00%	100.81%
Total Closed Units	211	100%	100.00%	34	125	46	6
Total Closed Volume	45,171,291			4.29M	24.92M	14.17M	1.79M

May 2021

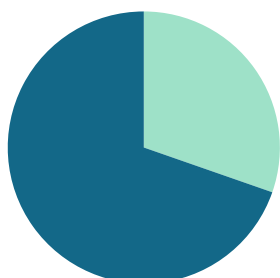
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

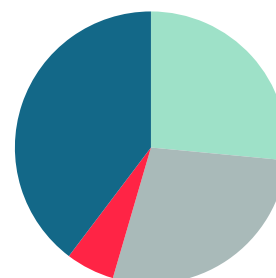


Inventory
 New Listings
226 = 30.34%
 Start Inventory
519
 Total Inventory Units
745
 Volume
\$215,980,874

Market Activity

Closed Sales
211 = 26.51%
 Pending Sales
223 = 28.02%
 Other Off Market
46 = 5.78%
 Active Inventory
316 = 39.70%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2020	2021	+/-%	2020	2021	+/-%
Closed Sales	134	211	57.46%	612	849	38.73%
Pending Sales	171	223	30.41%	730	991	35.75%
New Listings	214	226	5.61%	1,152	1,082	-6.08%
Median List Price	174,450	194,500	11.49%	166,778	195,000	16.92%
Median Sale Price	170,450	197,500	15.87%	165,324	195,500	18.25%
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	12.00	4.00	-66.67%	21.00	5.00	-76.19%
Monthly Inventory	830	316	-61.93%	830	316	-61.93%
Months Supply of Inventory	6.10	1.79	-70.73%	6.10	1.79	-70.73%

Absorption: Last 12 months, an Average of 177 Sales/Month

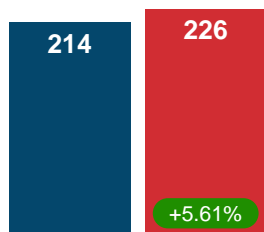
Inventory on May 31, 2021 = 316

2020 2021

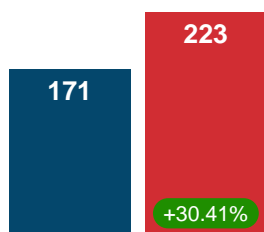
MAY MARKET

MEDIAN PRICES

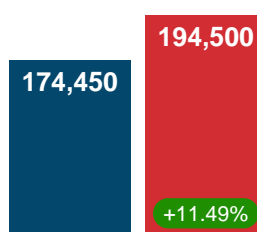
New Listings



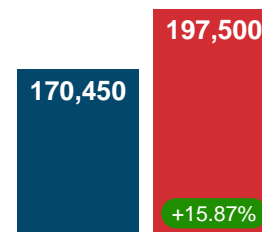
Pending Listings



List Price



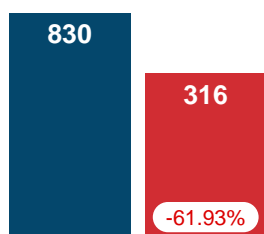
Sale Price



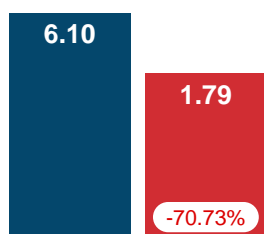
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

