

April 2022



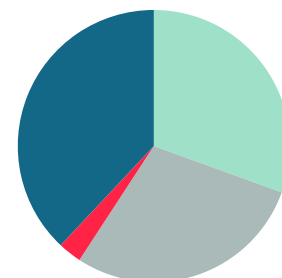
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 11, 2022 for MLS Technology Inc.

Compared Metrics	2021	April 2022	+/-%
Closed Listings	180	131	-27.22%
Pending Listings	194	123	-36.60%
New Listings	204	148	-27.45%
Median List Price	189,950	265,000	39.51%
Median Sale Price	192,500	263,000	36.62%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	3.00	5.00	66.67%
End of Month Inventory	406	163	-59.85%
Months Supply of Inventory	2.82	1.02	-63.66%



■ Closed (30.54%)
■ Pending (28.67%)
■ Other OffMarket (2.80%)
■ Active (38.00%)

Absorption: Last 12 months, an Average of **159** Sales/Month
Active Inventory as of April 30, 2022 = **163**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of April 2022 decreased **59.85%** to 163 existing homes available for sale. Over the last 12 months this area has had an average of 159 closed sales per month. This represents an unsold inventory index of **1.02** 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 **36.62%** in April 2022 to \$263,000 versus the previous year at \$192,500.

Median Days on Market Lengthens

The median number of **5.00** days that homes spent on the market before selling increased by 2.00 days or **66.67%** in April 2022 compared to last year's same month at **3.00** DOM.

Sales Success for April 2022 is Positive

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

There were 148 New Listings in April 2022, down **27.45%** from last year at 204. Furthermore, there were 131 Closed Listings this month versus last year at 180, a **-27.22%** decrease.

Closed versus Listed trends yielded a **88.5%** ratio, up from previous year's, April 2021, at **88.2%**, a **0.32%** 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 2022



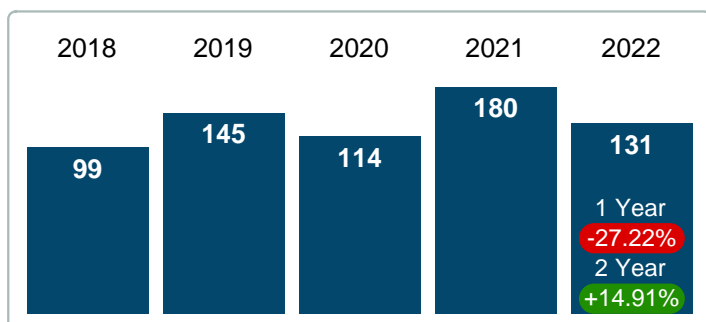
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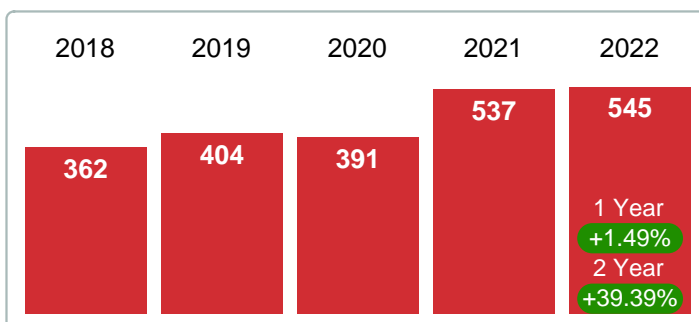
CLOSED LISTINGS

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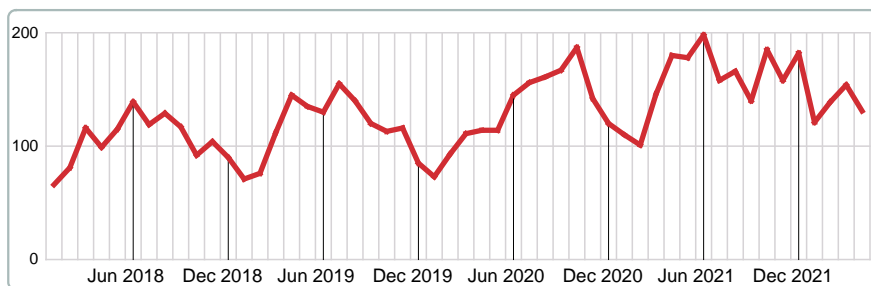
APRIL



YEAR TO DATE (YTD)

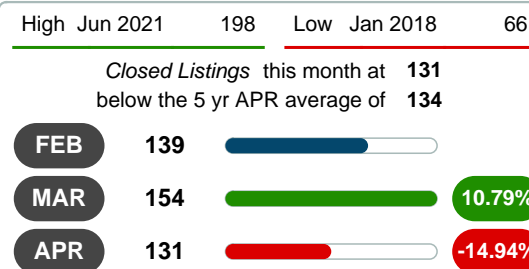


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 134



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	7	5.34%	17.0	4	3	0	0
\$125,001 - \$175,000	17	12.98%	7.0	3	11	3	0
\$175,001 - \$225,000	23	17.56%	4.0	0	21	1	1
\$225,001 - \$300,000	32	24.43%	6.0	0	24	8	0
\$300,001 - \$350,000	18	13.74%	3.0	0	10	8	0
\$350,001 - \$475,000	19	14.50%	4.0	0	7	10	2
\$475,001 and up	15	11.45%	5.0	0	2	11	2
Total Closed Units	131			7	78	41	5
Total Closed Volume	39,914,719	100%	5.0	781.30K	20.43M	16.27M	2.44M
Median Closed Price	\$263,000			\$110,000	\$239,500	\$365,225	\$459,900

April 2022



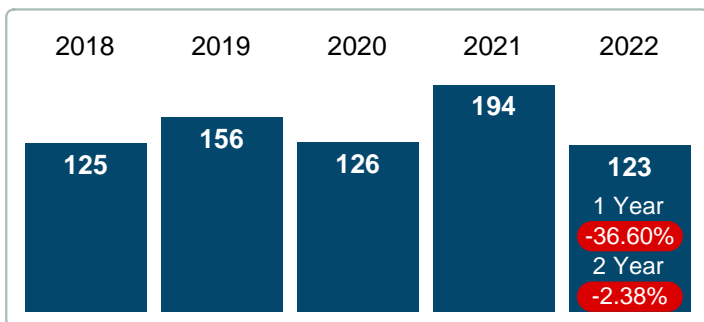
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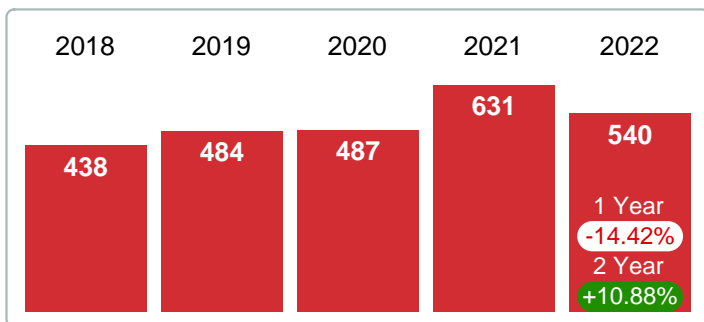
PENDING LISTINGS

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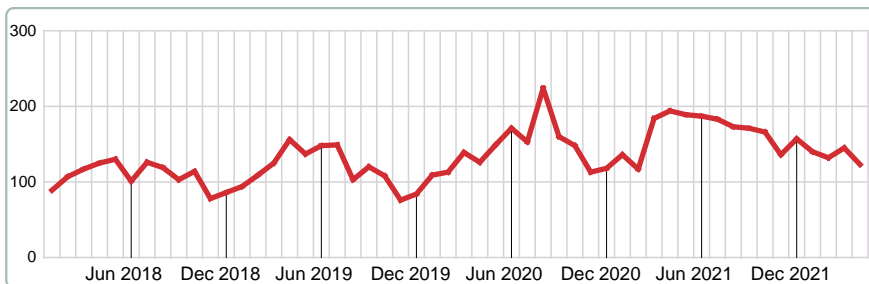
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 145

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at 123 below the 5 yr APR average of 145



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7	5.69%	15.0	3	4	0	0
\$125,001 - \$175,000	14	11.38%	5.5	4	10	0	0
\$175,001 - \$225,000	28	22.76%	5.5	2	24	1	1
\$225,001 - \$275,000	30	24.39%	4.0	0	18	12	0
\$275,001 - \$325,000	14	11.38%	8.5	0	10	4	0
\$325,001 - \$475,000	15	12.20%	4.0	0	5	9	1
\$475,001 and up	15	12.20%	12.0	0	3	10	2
Total Pending Units	123			9	74	36	4
Total Pending Volume	36,759,564	100%	5.0	1.25M	18.68M	14.80M	2.03M
Median Listing Price	\$250,000			\$145,500	\$225,000	\$339,000	\$572,450

April 2022



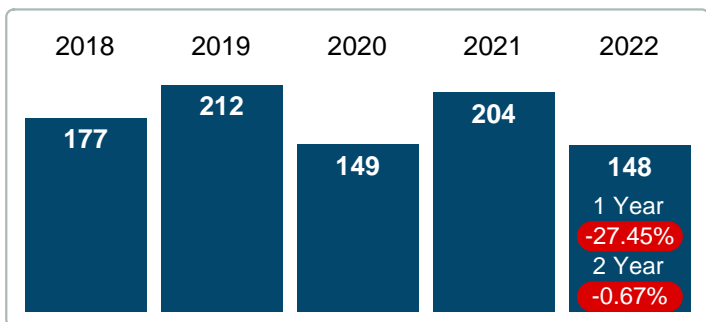
Area Delimited by County Of Wagoner - Residential Property Type



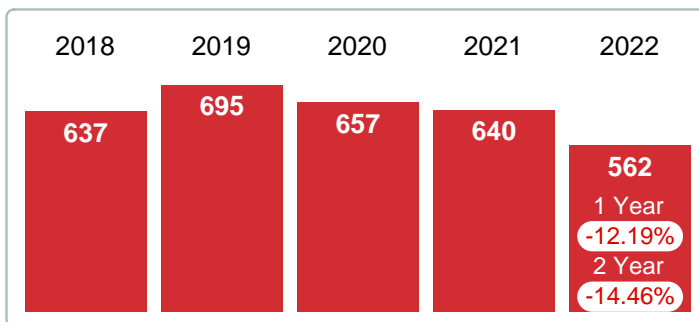
NEW LISTINGS

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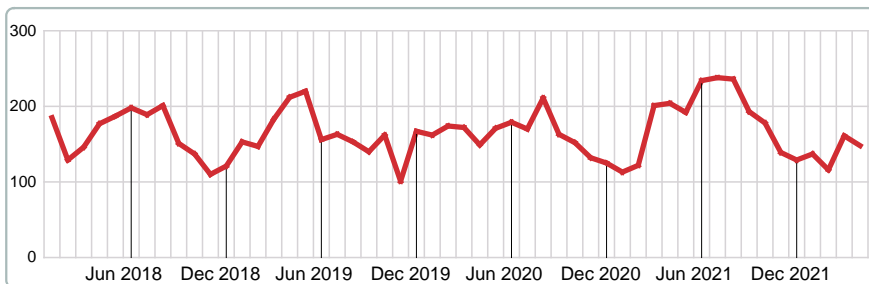
APRIL



YEAR TO DATE (YTD)

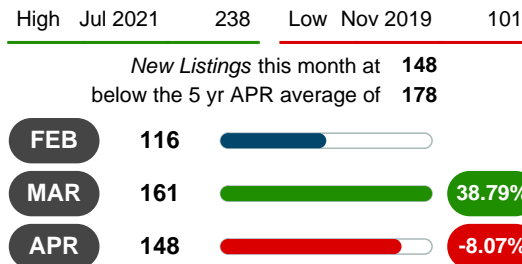


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 178



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	14	9.46%	8	6	0	0
\$125,001 - \$150,000	9	6.08%	2	7	0	0
\$150,001 - \$225,000	36	24.32%	5	28	2	1
\$225,001 - \$275,000	33	22.30%	0	22	11	0
\$275,001 - \$350,000	22	14.86%	1	15	6	0
\$350,001 - \$525,000	19	12.84%	1	6	10	2
\$525,001 and up	15	10.14%	0	2	11	2
Total New Listed Units	148		17	86	40	5
Total New Listed Volume	44,698,567	100%	2.53M	21.62M	17.22M	3.33M
Median New Listed Listing Price	\$253,750		\$129,900	\$234,700	\$356,750	\$475,000

April 2022



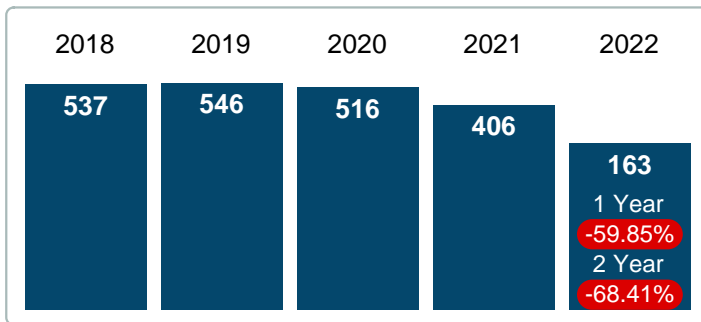
Area Delimited by County Of Wagoner - Residential Property Type



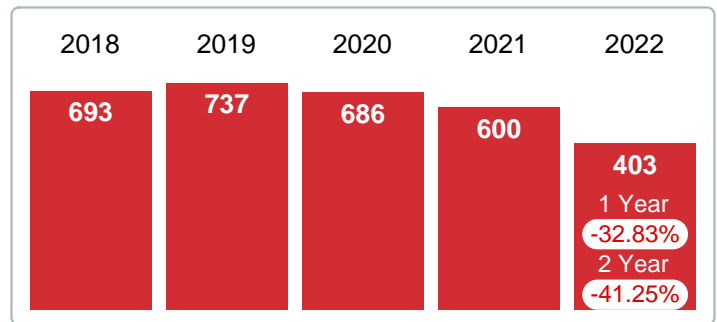
ACTIVE INVENTORY

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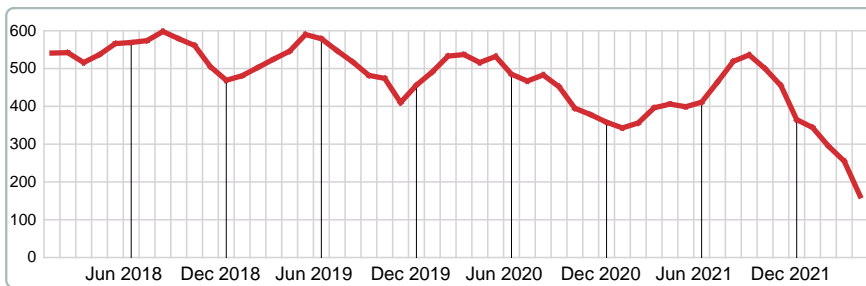
END OF APRIL



ACTIVE DURING APRIL

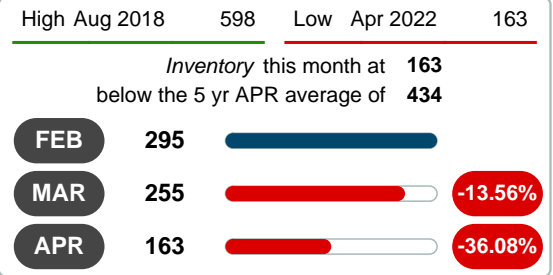


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 434



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	11	6.75%	38.0	8	3	0	0
\$75,001 - \$125,000	12	7.36%	39.0	6	5	1	0
\$125,001 - \$200,000	33	20.25%	33.0	6	22	4	1
\$200,001 - \$300,000	43	26.38%	40.0	1	29	12	1
\$300,001 - \$400,000	26	15.95%	32.5	2	12	11	1
\$400,001 - \$625,000	21	12.88%	36.0	1	8	10	2
\$625,001 and up	17	10.43%	82.0	0	6	6	5
Total Active Inventory by Units	163			24	85	44	10
Total Active Inventory by Volume	56,328,545	100%	38.0	3.38M	26.59M	17.90M	8.45M
Median Active Inventory Listing Price	\$265,000			\$89,500	\$250,000	\$344,127	\$612,500

April 2022



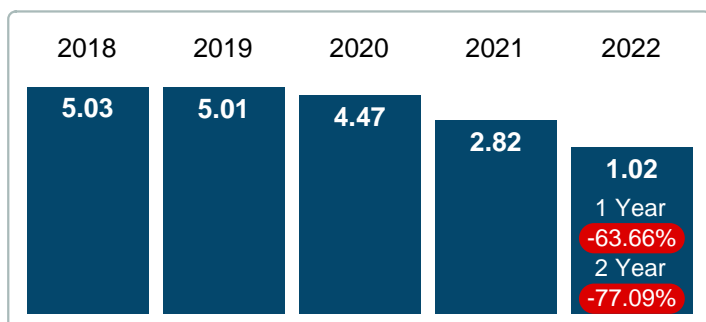
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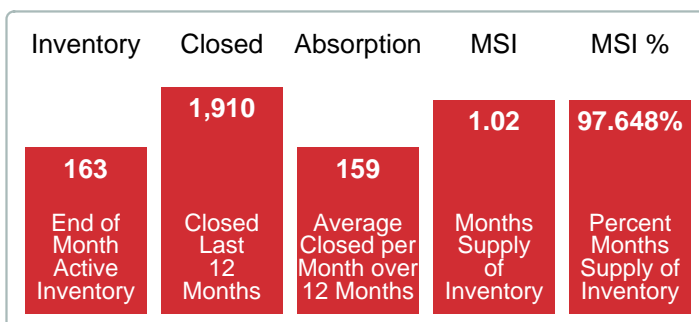
MONTHS SUPPLY of INVENTORY (MSI)

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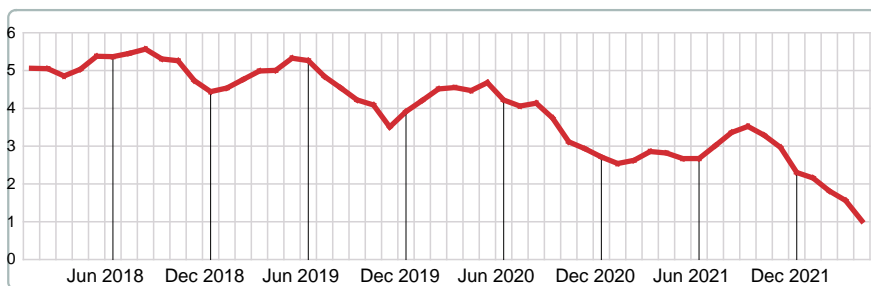
MSI FOR APRIL



INDICATORS FOR APRIL 2022

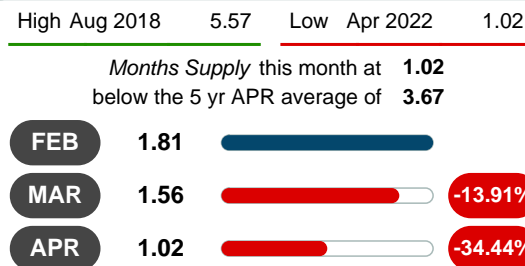


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 3.67



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
\$75,000 and less	11	6.75%	2.87	4.00	2.00	0.00	0.00
\$75,001 - \$125,000	12	7.36%	1.67	2.67	1.09	4.00	0.00
\$125,001 - \$200,000	33	20.25%	0.88	1.95	0.75	0.80	12.00
\$200,001 - \$300,000	43	26.38%	0.67	0.80	0.67	0.65	1.09
\$300,001 - \$400,000	26	15.95%	0.91	2.40	0.86	0.89	0.67
\$400,001 - \$625,000	21	12.88%	1.35	12.00	1.68	1.20	0.86
\$625,001 and up	17	10.43%	6.58	0.00	12.00	4.50	6.67
Market Supply of Inventory (MSI)			1.02	2.53	0.87	0.96	1.74
Total Active Inventory by Units		100%	163	24	85	44	10

April 2022



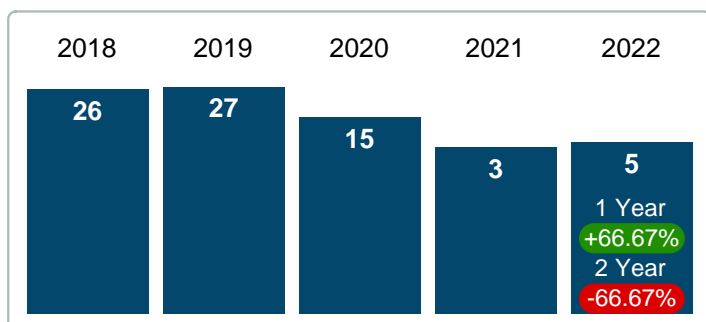
Area Delimited by County Of Wagoner - Residential Property Type



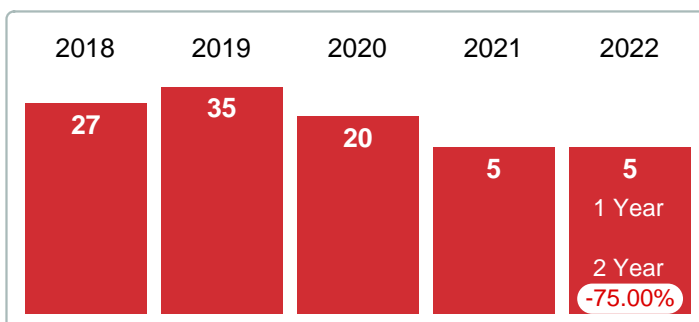
MEDIAN DAYS ON MARKET TO SALE

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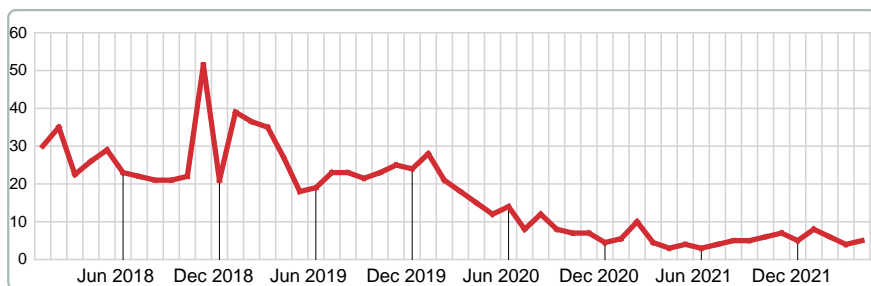
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 15

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 5 below the 5 yr APR average of 15



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	7	5.34%	17	12	20	0	0
\$125,001 - \$175,000	17	12.98%	7	2	7	44	0
\$175,001 - \$225,000	23	17.56%	4	0	4	3	15
\$225,001 - \$300,000	32	24.43%	6	0	5	14	0
\$300,001 - \$350,000	18	13.74%	3	0	1	8	0
\$350,001 - \$475,000	19	14.50%	4	0	9	3	11
\$475,001 and up	15	11.45%	5	0	22	2	67
Median Closed DOM	5			6	5	7	15
Total Closed Units	131			7	78	41	5
Total Closed Volume	39,914,719			781.30K	20.43M	16.27M	2.44M

April 2022



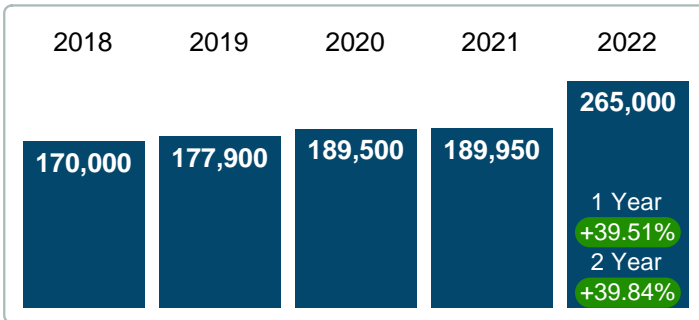
Area Delimited by County Of Wagoner - Residential Property Type



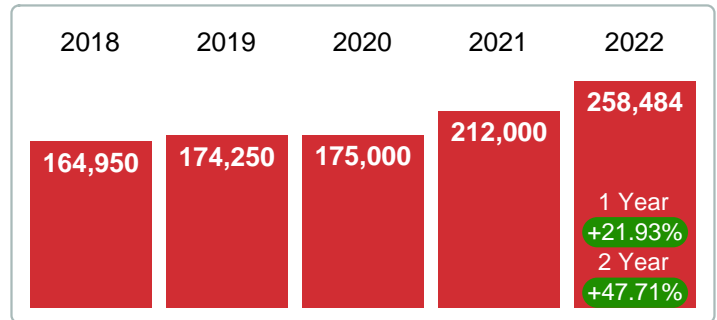
MEDIAN LIST PRICE AT CLOSING

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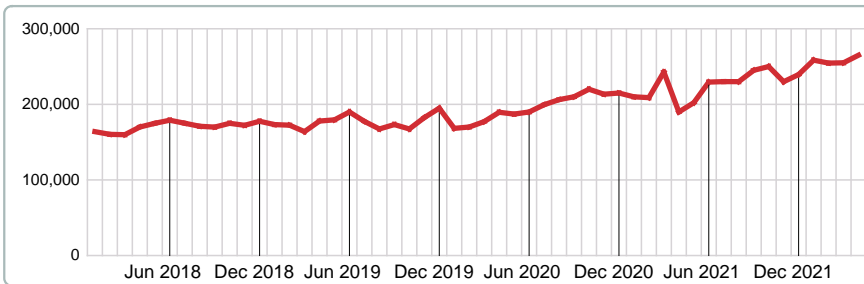
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

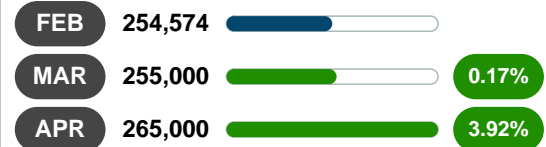


3 MONTHS

5 year APR AVG = 198,470

High Apr 2022 265,000 Low Mar 2018 159,838

Median List Price at Closing this month at **265,000**
above the 5 yr APR average of **198,470**



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	6.11%	103,250	85,200	109,500	0	0
\$125,001 - \$175,000	10.69%	155,000	152,950	155,000	168,200	0
\$175,001 - \$225,000	20.61%	200,000	176,106	199,950	224,950	0
\$225,001 - \$300,000	25.19%	265,000	0	269,000	259,900	229,000
\$300,001 - \$350,000	10.69%	333,900	0	332,900	334,900	0
\$350,001 - \$475,000	16.79%	399,750	0	375,000	399,500	442,450
\$475,001 and up	9.92%	619,900	0	912,500	584,900	697,450
Median List Price		265,000	125,000	237,000	359,900	459,900
Total Closed Units	100%	265,000	7	78	41	5
Total Closed Volume		39,769,907	827.31K	20.18M	16.26M	2.51M

April 2022



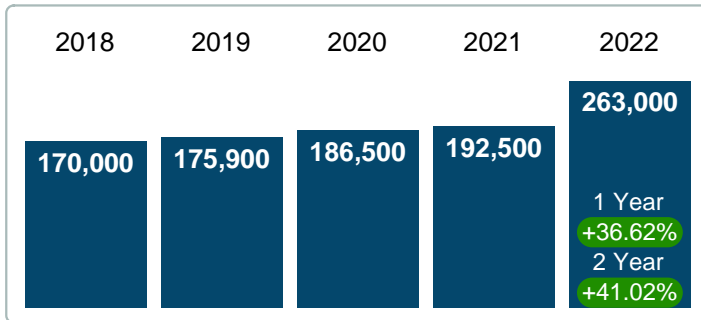
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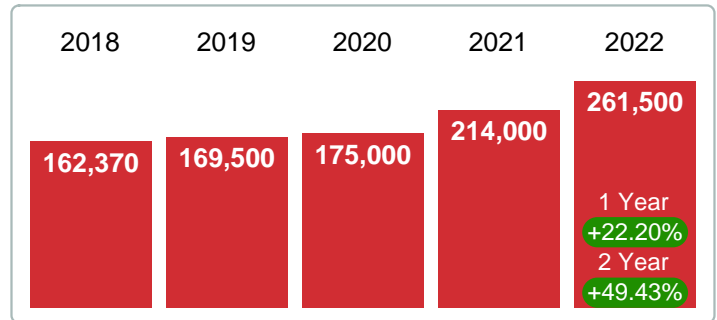
MEDIAN SOLD PRICE AT CLOSING

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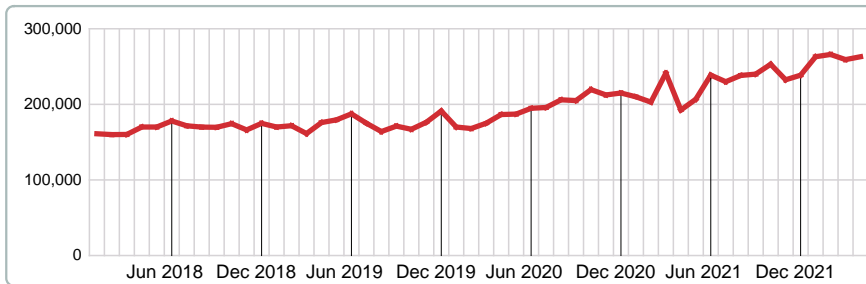
APRIL



YEAR TO DATE (YTD)

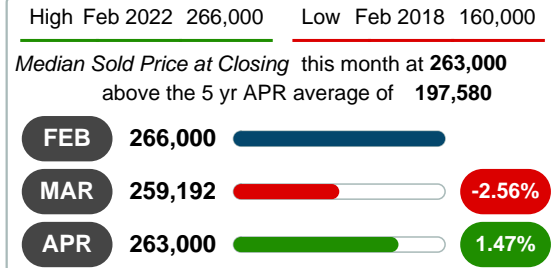


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 197,580



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	7	5.34%	97,900	81,450	110,000	0	0
\$125,001 - \$175,000	17	12.98%	151,700	150,000	155,000	145,000	0
\$175,001 - \$225,000	23	17.56%	205,000	0	204,000	225,000	217,000
\$225,001 - \$300,000	32	24.43%	257,450	0	261,500	253,500	0
\$300,001 - \$350,000	18	13.74%	333,250	0	333,250	333,460	0
\$350,001 - \$475,000	19	14.50%	392,000	0	380,000	401,500	442,450
\$475,001 and up	15	11.45%	584,900	0	943,500	550,000	670,000
Median Sold Price			263,000	110,000	239,500	365,225	459,900
Total Closed Units		100%	263,000	7	78	41	5
Total Closed Volume			39,914,719	781.30K	20.43M	16.27M	2.44M

April 2022



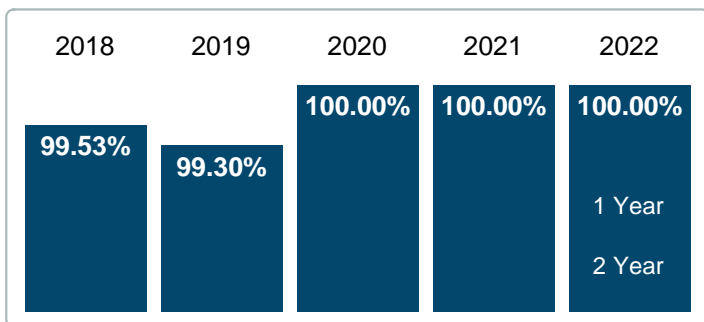
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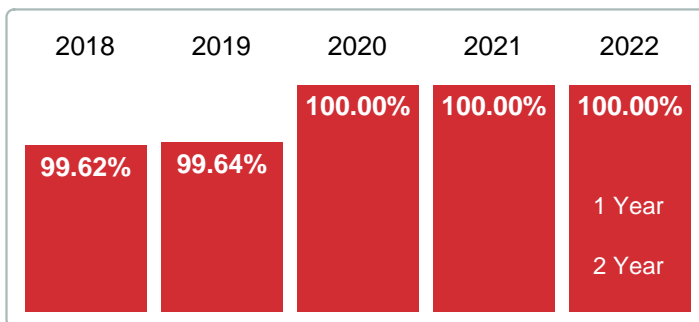
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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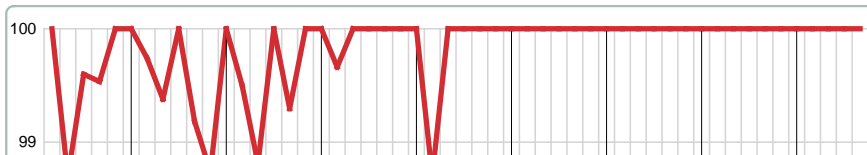
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 99.77%

High Apr 2022 100.00% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr APR average of **99.77%**

- 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
\$125,000 and less	7	5.34%	90.45%	89.67%	99.58%	0.00%	0.00%
\$125,001 - \$175,000	17	12.98%	100.00%	95.51%	100.00%	90.19%	0.00%
\$175,001 - \$225,000	23	17.56%	100.45%	0.00%	100.92%	100.00%	94.76%
\$225,001 - \$300,000	32	24.43%	100.86%	0.00%	101.53%	100.00%	0.00%
\$300,001 - \$350,000	18	13.74%	100.00%	0.00%	100.00%	101.02%	0.00%
\$350,001 - \$475,000	19	14.50%	100.00%	0.00%	101.95%	100.11%	100.00%
\$475,001 and up	15	11.45%	100.00%	0.00%	101.65%	100.00%	96.06%
Median Sold/List Ratio		100.00%		93.35%	100.20%	100.00%	96.44%
Total Closed Units		131	100%	7	78	41	5
Total Closed Volume		39,914,719		781.30K	20.43M	16.27M	2.44M

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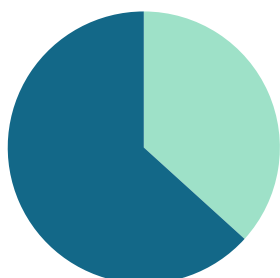
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on May 11, 2022 for MLS Technology Inc.

INVENTORY

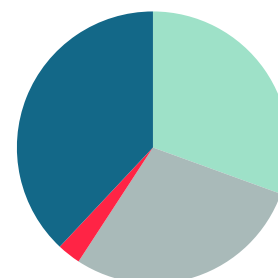


Inventory
 New Listings
148 = 36.72%
 Start Inventory
255
 Total Inventory Units
403
 Volume
\$129,992,146

Market Activity

Closed Sales
131 = 30.54%
 Pending Sales
123 = 28.67%
 Other Off Market
12 = 2.80%
 Active Inventory
163 = 38.00%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	180	131	-27.22%	537	545	1.49%
Pending Sales	194	123	-36.60%	631	540	-14.42%
New Listings	204	148	-27.45%	640	562	-12.19%
Median List Price	189,950	265,000	39.51%	212,000	258,484	21.93%
Median Sale Price	192,500	263,000	36.62%	214,000	261,500	22.20%
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	3.00	5.00	66.67%	5.00	5.00	0.00%
Monthly Inventory	406	163	-59.85%	406	163	-59.85%
Months Supply of Inventory	2.82	1.02	-63.66%	2.82	1.02	-63.66%

Absorption: Last 12 months, an Average of **159** Sales/Month

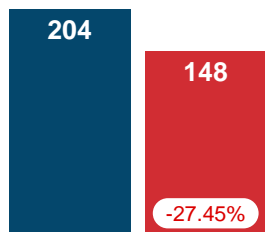
Inventory on April 30, 2022 = **163**

2021 **2022**

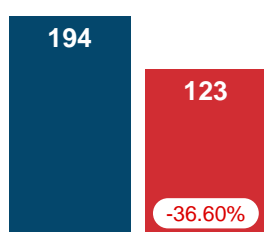
APRIL MARKET

MEDIAN PRICES

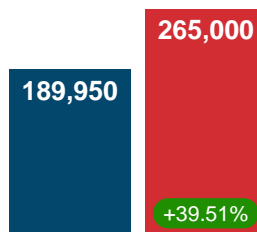
New Listings



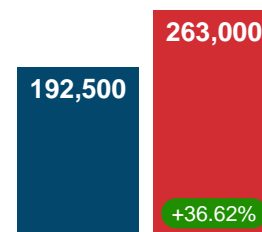
Pending Listings



List Price



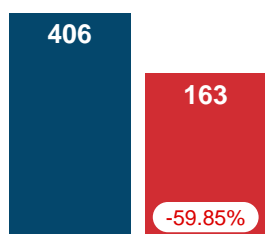
Sale Price



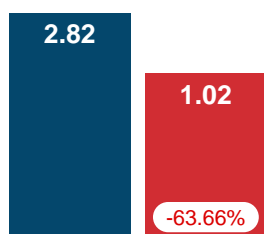
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

