

August 2022



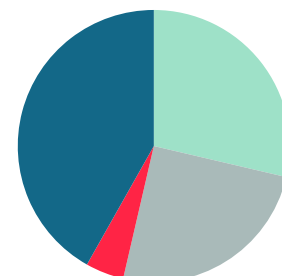
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Sep 12, 2022 for MLS Technology Inc.

Compared Metrics	2021	August 2022	+/-%
Closed Listings	166	170	2.41%
Pending Listings	173	148	-14.45%
New Listings	236	191	-19.07%
Average List Price	247,499	287,064	15.99%
Average Sale Price	248,792	286,962	15.34%
Average Percent of Selling Price to List Price	100.55%	99.63%	-0.91%
Average Days on Market to Sale	10.80	17.92	65.94%
End of Month Inventory	540	248	-54.07%
Months Supply of Inventory	3.50	1.67	-52.11%



■ Closed (28.67%)
■ Pending (24.96%)
■ Other OffMarket (4.55%)
■ Active (41.82%)

Absorption: Last 12 months, an Average of **148** Sales/Month
Active Inventory as of August 31, 2022 = **248**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of August 2022 decreased **54.07%** to 248 existing homes available for sale. Over the last 12 months this area has had an average of 148 closed sales per month. This represents an unsold inventory index of **1.67** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **15.34%** in August 2022 to \$286,962 versus the previous year at \$248,792.

Average Days on Market Lengthens

The average number of **17.92** days that homes spent on the market before selling increased by 7.12 days or **65.94%** in August 2022 compared to last year's same month at **10.80** DOM.

Sales Success for August 2022 is Positive

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

There were 191 New Listings in August 2022, down **19.07%** from last year at 236. Furthermore, there were 170 Closed Listings this month versus last year at 166, a **2.41%** increase.

Closed versus Listed trends yielded a **89.0%** ratio, up from previous year's, August 2021, at **70.3%**, a **26.54%** 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

August 2022



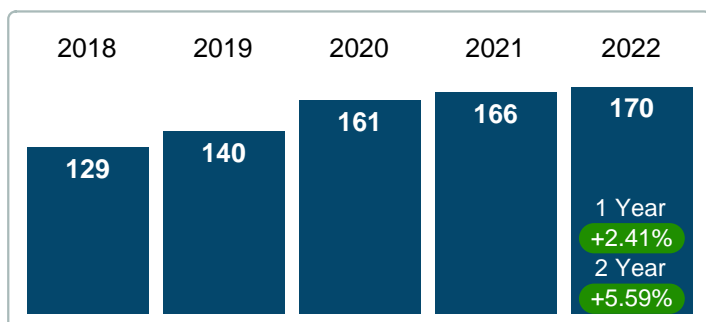
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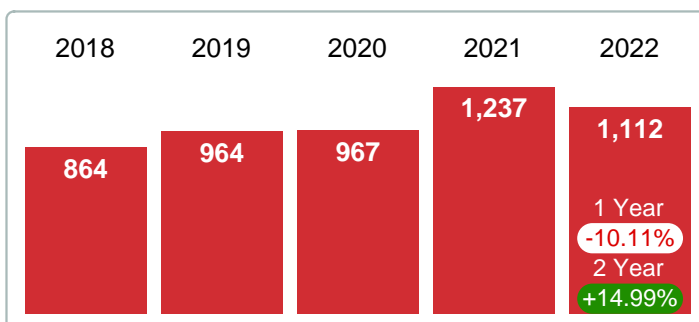
CLOSED LISTINGS

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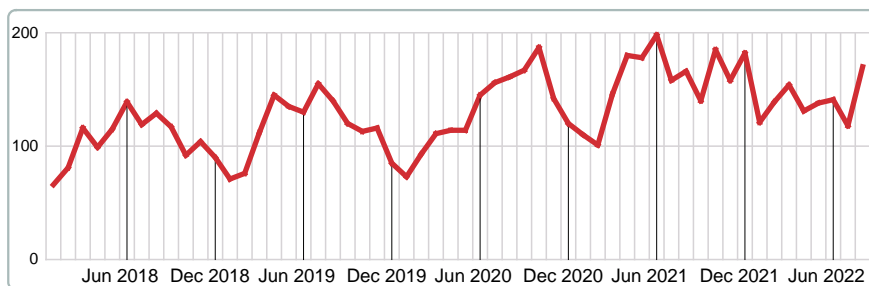
AUGUST



YEAR TO DATE (YTD)

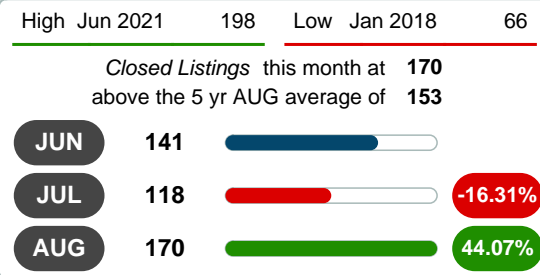


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 153



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.24%	34.7	7	6	1	0
\$100,001 - \$175,000	24	14.12%	25.9	3	21	0	0
\$175,001 - \$200,000	15	8.82%	4.9	1	12	2	0
\$200,001 - \$300,000	51	30.00%	10.4	2	40	9	0
\$300,001 - \$375,000	24	14.12%	16.1	1	15	7	1
\$375,001 - \$500,000	25	14.71%	26.4	1	13	10	1
\$500,001 and up	17	10.00%	17.1	0	6	9	2
Total Closed Units	170			15	113	38	4
Total Closed Volume	48,783,603	100%	17.9	2.22M	29.61M	15.00M	1.95M
Average Closed Price	\$286,962			\$148,274	\$261,996	\$394,812	\$487,755

August 2022



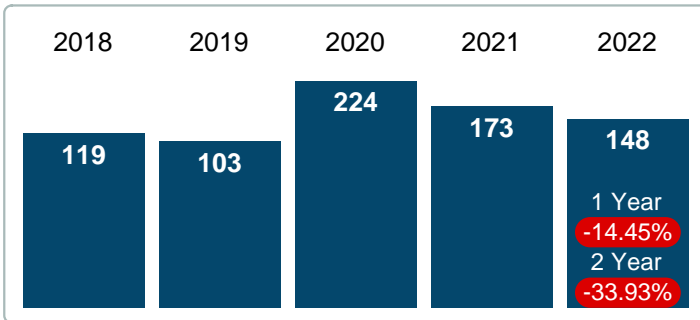
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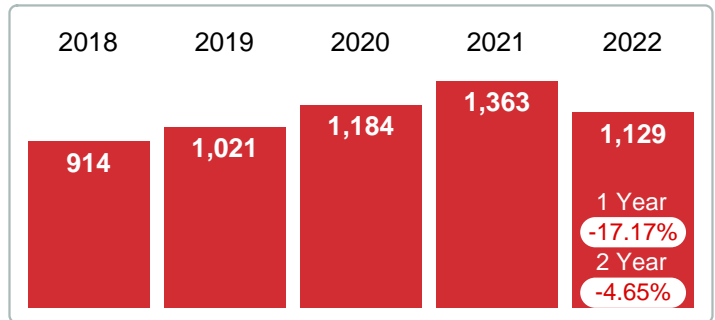
PENDING LISTINGS

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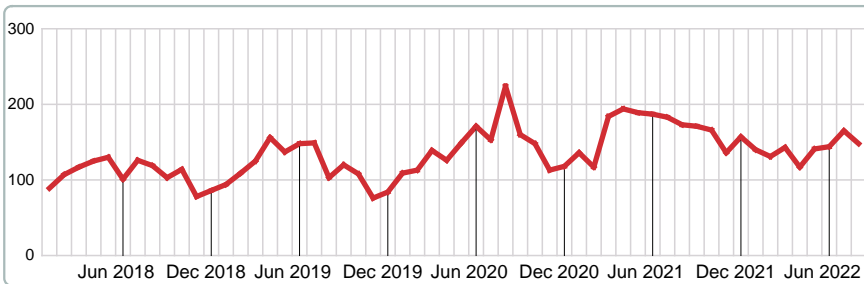
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 153

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **148**
below the 5 yr AUG average of **153**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	12	8.11%	38.5	8	3	1	0
\$75,001 - \$175,000	20	13.51%	14.7	3	16	1	0
\$175,001 - \$225,000	22	14.86%	16.9	0	19	3	0
\$225,001 - \$275,000	38	25.68%	14.5	0	28	10	0
\$275,001 - \$325,000	21	14.19%	35.6	0	9	11	1
\$325,001 - \$450,000	20	13.51%	32.1	0	11	9	0
\$450,001 and up	15	10.14%	21.5	0	6	6	3
Total Pending Units	148			11	92	41	4
Total Pending Volume	39,420,848	100%	20.1	722.70K	22.98M	13.63M	2.09M
Average Listing Price	\$253,947			\$65,700	\$249,739	\$332,497	\$522,450

August 2022



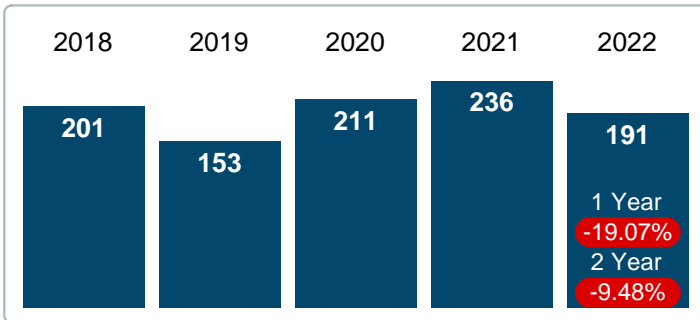
Area Delimited by County Of Wagoner - Residential Property Type



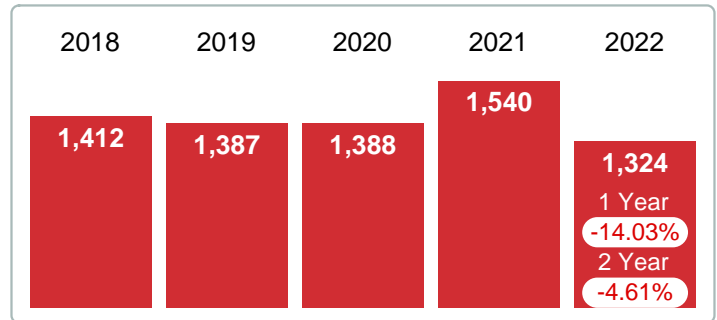
NEW LISTINGS

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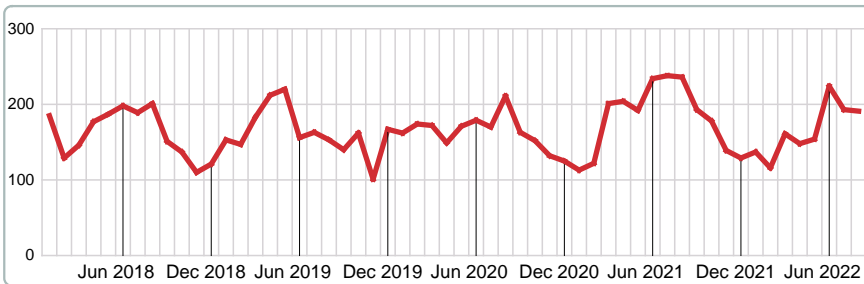
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

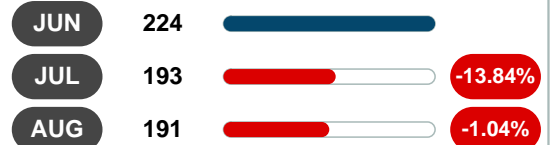


3 MONTHS

5 year AUG AVG = 198

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 191
below the 5 yr AUG average of 198



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	19	9.95%	10	9	0	0
\$150,001 - \$200,000	18	9.42%	0	14	4	0
\$200,001 - \$225,000	19	9.95%	0	18	1	0
\$225,001 - \$300,000	57	29.84%	0	36	19	2
\$300,001 - \$400,000	35	18.32%	0	21	13	1
\$400,001 - \$475,000	19	9.95%	0	9	9	1
\$475,001 and up	24	12.57%	0	4	15	5
Total New Listed Units	191		10	111	61	9
Total New Listed Volume	60,091,620	100%	767.70K	31.10M	23.73M	4.49M
Average New Listed Listing Price	\$247,423		\$76,770	\$280,225	\$389,044	\$498,589

August 2022



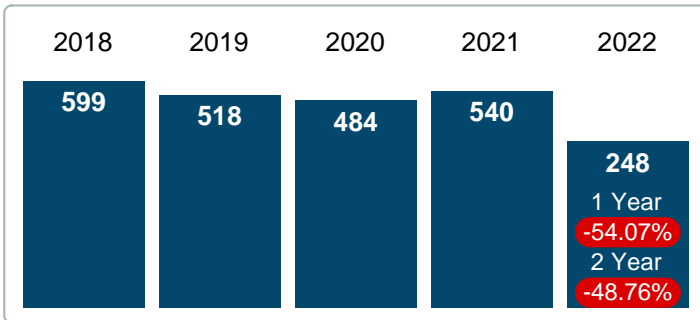
Area Delimited by County Of Wagoner - Residential Property Type



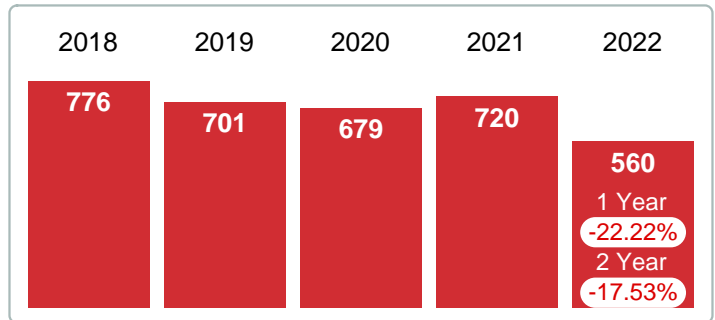
ACTIVE INVENTORY

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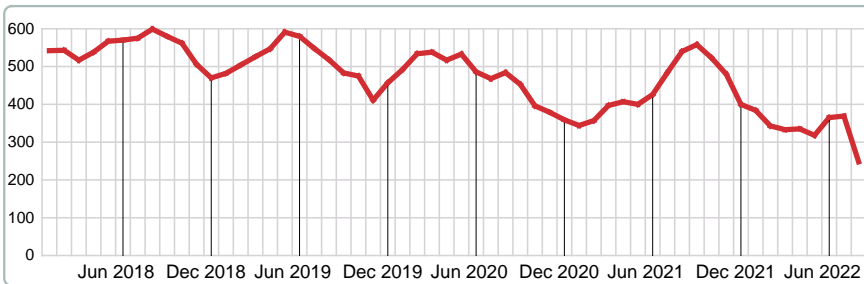
END OF AUGUST



ACTIVE DURING AUGUST

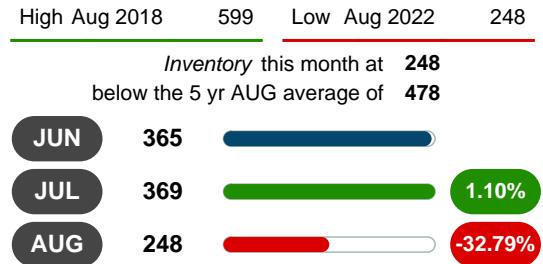


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 478



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	24	9.68%	86.4	11	11	1	1
\$150,001 - \$225,000	30	12.10%	48.0	3	22	5	0
\$225,001 - \$275,000	31	12.50%	30.5	1	20	10	0
\$275,001 - \$350,000	60	24.19%	39.9	0	37	21	2
\$350,001 - \$475,000	45	18.15%	54.7	0	18	24	3
\$475,001 - \$650,000	35	14.11%	62.7	1	8	21	5
\$650,001 and up	23	9.27%	72.2	0	6	9	8
Total Active Inventory by Units	248			16	122	91	19
Total Active Inventory by Volume	95,016,588	100%	53.1	2.28M	39.87M	39.69M	13.18M
Average Active Inventory Listing Price	\$383,131			\$142,225	\$326,832	\$436,113	\$693,747

August 2022



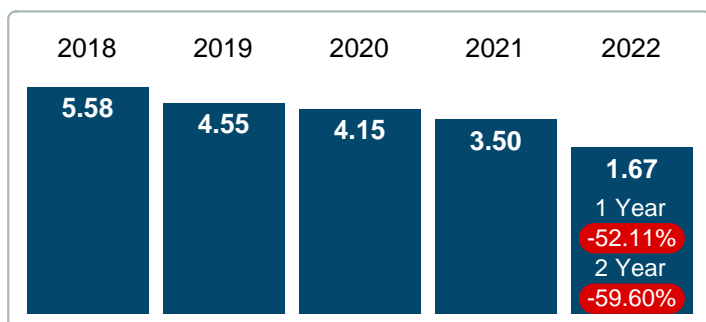
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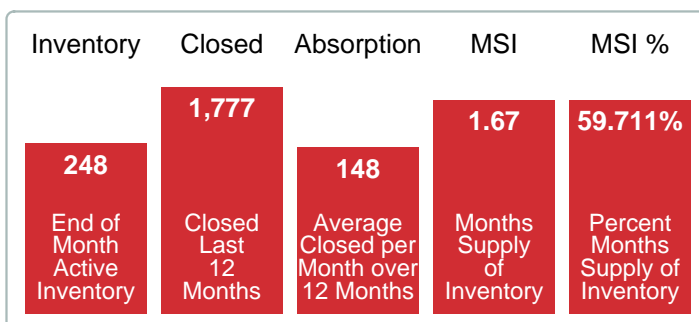
MONTHS SUPPLY of INVENTORY (MSI)

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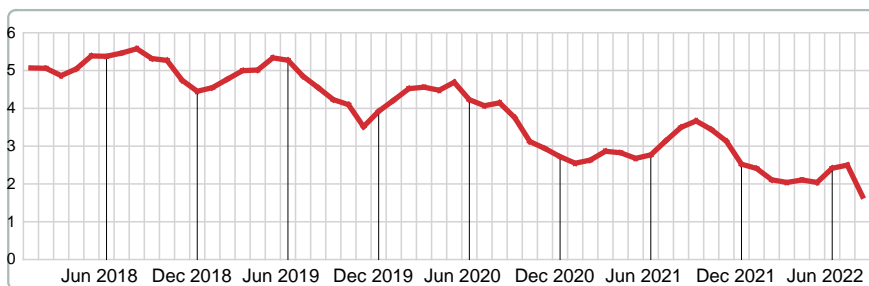
MSI FOR AUGUST



INDICATORS FOR AUGUST 2022

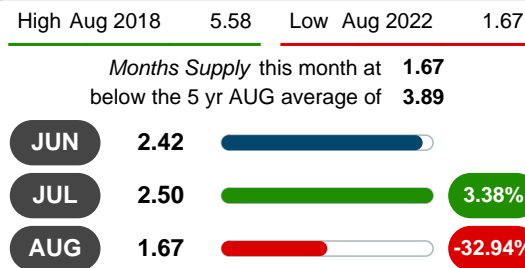


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 3.89



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
\$150,000 and less	24	9.68%	1.32	2.03	0.97	0.75	6.00
\$150,001 - \$225,000	30	12.10%	0.76	1.16	0.69	1.05	0.00
\$225,001 - \$275,000	31	12.50%	1.19	2.00	1.17	1.19	0.00
\$275,001 - \$350,000	60	24.19%	2.02	0.00	2.09	1.91	3.00
\$350,001 - \$475,000	45	18.15%	2.04	0.00	2.02	2.15	1.80
\$475,001 - \$650,000	35	14.11%	4.00	12.00	3.20	4.13	4.62
\$650,001 and up	23	9.27%	6.27	0.00	7.20	4.32	12.00
Market Supply of Inventory (MSI)			1.67	1.70	1.35	2.08	4.00
Total Active Inventory by Units		100%	1.67	16	122	91	19

August 2022



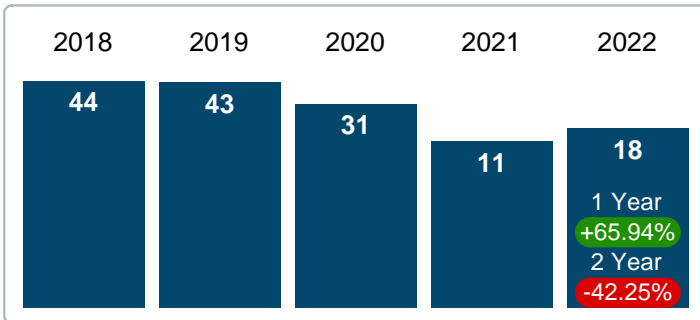
Area Delimited by County Of Wagoner - Residential Property Type



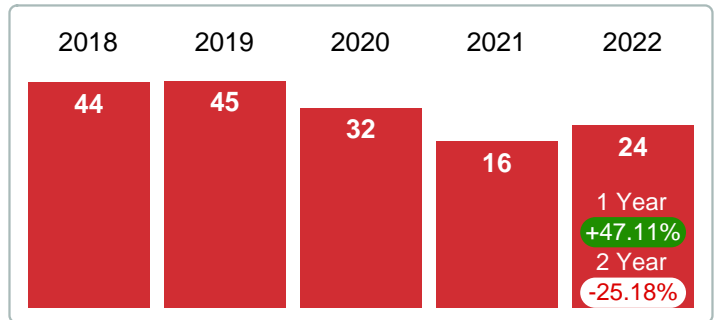
AVERAGE DAYS ON MARKET TO SALE

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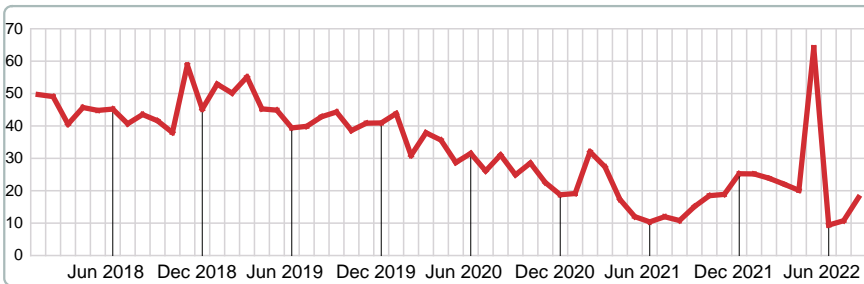
AUGUST



YEAR TO DATE (YTD)

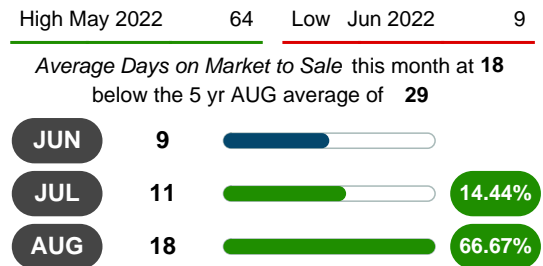


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year AUG AVG = 29



AVERAGE DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Days on Market to Sale by Price Range	%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.24%	35	33	42	5	0
\$100,001 - \$175,000	14.12%	26	131	11	0	0
\$175,001 - \$200,000	8.82%	5	1	6	2	0
\$200,001 - \$300,000	30.00%	10	99	6	11	0
\$300,001 - \$375,000	14.12%	16	7	21	10	3
\$375,001 - \$500,000	14.71%	26	42	30	21	18
\$500,001 and up	10.00%	17	0	26	15	1
Average Closed DOM		18	58	14	14	6
Total Closed Units	100%	170	15	113	38	4
Total Closed Volume		48,783,603	2.22M	29.61M	15.00M	1.95M

August 2022



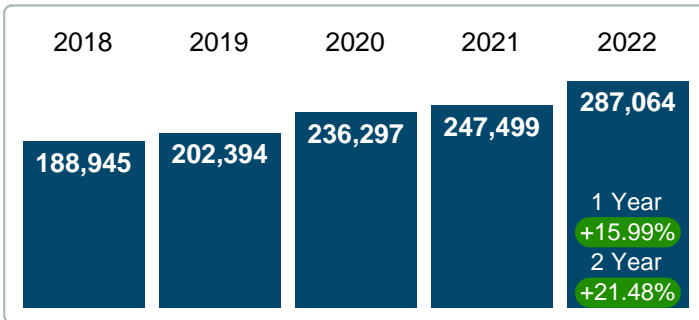
Area Delimited by County Of Wagoner - Residential Property Type



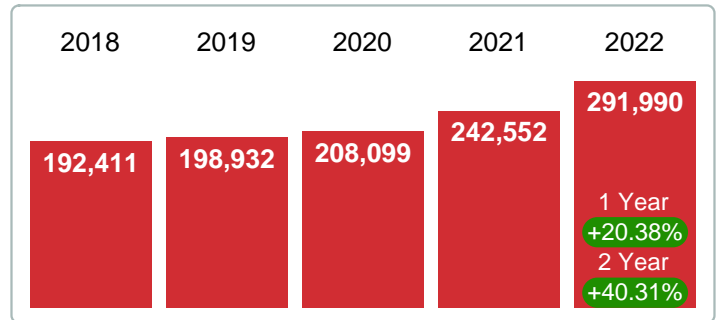
AVERAGE LIST PRICE AT CLOSING

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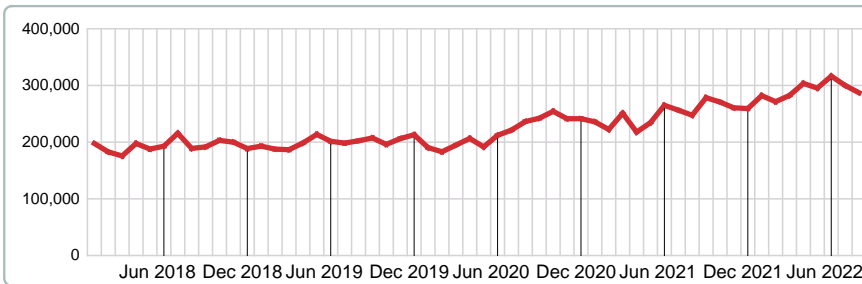
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

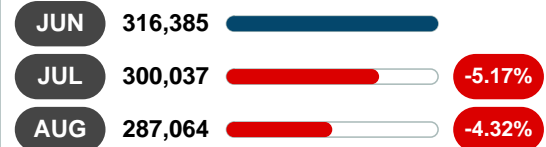


3 MONTHS

5 year AUG AVG = 232,440

High Jun 2022 316,385 Low Mar 2018 175,693

Average List Price at Closing this month at **287,064**
above the 5 yr AUG average of **232,440**



AVERAGE LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average List Price at Closing by Price Range	%	AVLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	7.06%	57,825	55,186	74,600	75,000	0
\$100,001 - \$175,000	15.88%	141,366	163,300	139,856	0	0
\$175,001 - \$200,000	7.65%	188,342	182,340	190,600	189,450	0
\$200,001 - \$300,000	30.00%	241,608	319,500	238,912	257,722	0
\$300,001 - \$375,000	14.12%	344,295	349,900	349,443	336,257	365,000
\$375,001 - \$500,000	17.65%	427,364	445,000	413,835	418,680	499,900
\$500,001 and up	7.65%	648,896	0	602,498	620,323	540,925
Average List Price		287,064	166,163	260,750	392,024	486,688
Total Closed Units	100%	287,064	15	113	38	4
Total Closed Volume		48,800,875	2.49M	29.46M	14.90M	1.95M

August 2022



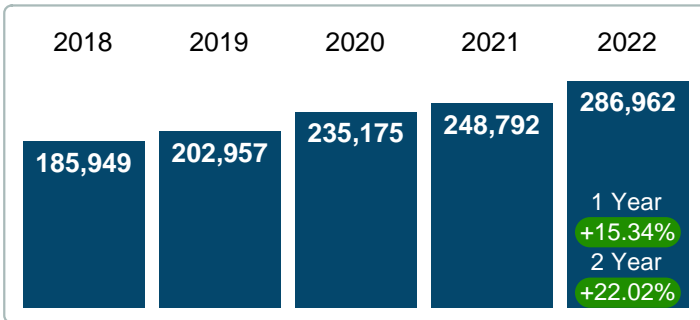
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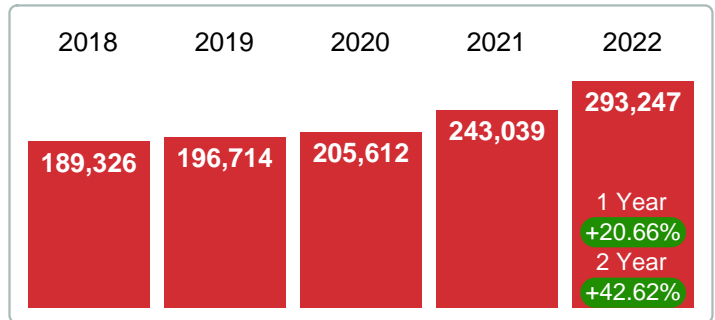
AVERAGE SOLD PRICE AT CLOSING

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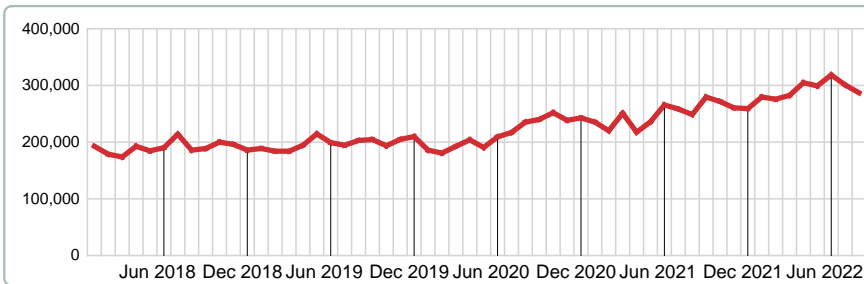
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

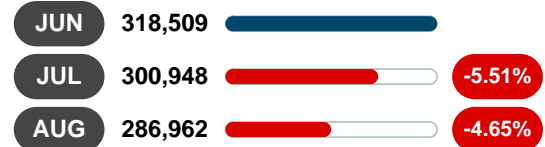


3 MONTHS

5 year AUG AVG = 231,967

High Jun 2022 318,509 Low Mar 2018 173,837

Average Sold Price at Closing this month at **286,962** above the 5 yr AUG average of **231,967**



AVERAGE SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Average Sold Price at Closing by Price Range	%	AV Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8.24%	60,418	47,414	72,992	76,000	0
\$100,001 - \$175,000	14.12%	143,749	162,000	141,142	0	0
\$175,001 - \$200,000	8.82%	190,061	186,315	189,133	197,500	0
\$200,001 - \$300,000	30.00%	243,031	230,000	239,627	261,056	0
\$300,001 - \$375,000	14.12%	342,927	359,900	344,657	337,071	341,000
\$375,001 - \$500,000	14.71%	420,757	400,000	418,612	419,697	480,000
\$500,001 and up	10.00%	617,242	0	622,865	625,100	565,010
Average Sold Price		286,962	148,274	261,996	394,812	487,755
Total Closed Units	100%	286,962	15	113	38	4
Total Closed Volume		48,783,603	2.22M	29.61M	15.00M	1.95M

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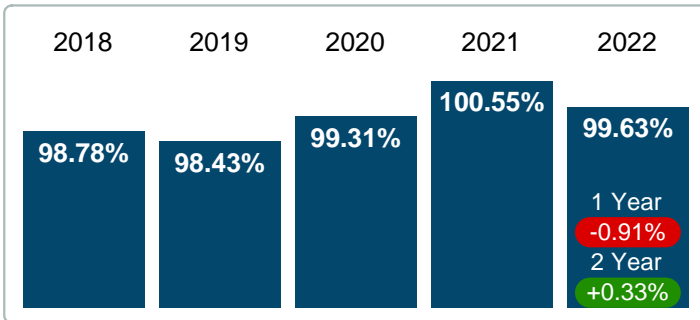
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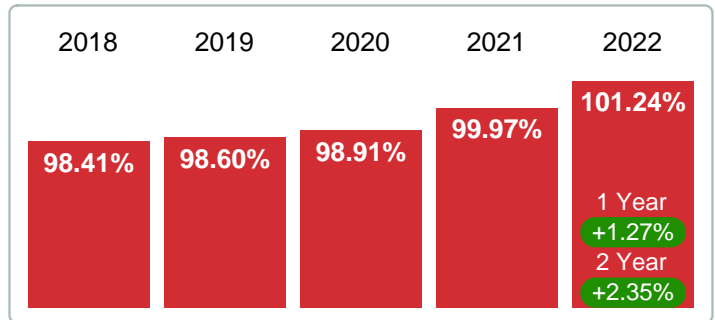
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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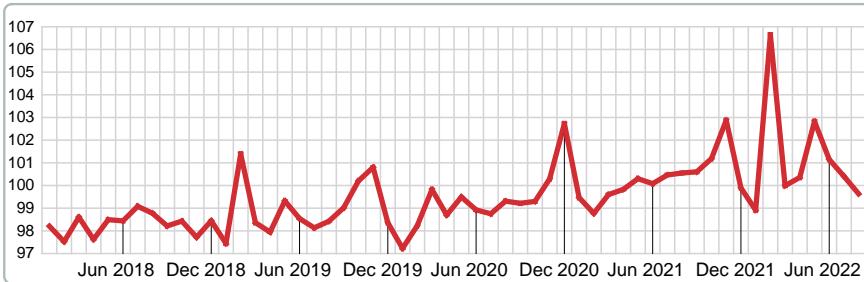
AUGUST



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

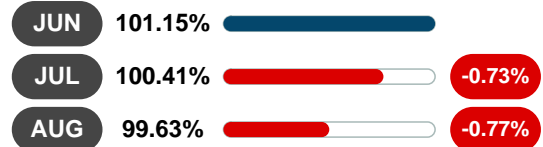


3 MONTHS

5 year AUG AVG = 99.34%

High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.63%**
 above the 5 yr AUG average of **99.34%**



AVERAGE SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	AV S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.24%	92.27%	87.11%	96.78%	101.33%	0.00%
\$100,001 - \$175,000	24	14.12%	100.99%	99.19%	101.25%	0.00%	0.00%
\$175,001 - \$200,000	15	8.82%	100.32%	102.18%	99.50%	104.28%	0.00%
\$200,001 - \$300,000	51	30.00%	99.58%	73.06%	100.49%	101.44%	0.00%
\$300,001 - \$375,000	24	14.12%	99.32%	102.86%	99.05%	100.24%	93.42%
\$375,001 - \$500,000	25	14.71%	100.16%	89.89%	101.16%	100.29%	96.02%
\$500,001 and up	17	10.00%	102.99%	0.00%	104.50%	101.66%	104.49%
Average Sold/List Ratio		99.60%		89.89%	100.43%	101.12%	99.60%
Total Closed Units	170	100%	99.60%	15	113	38	4
Total Closed Volume	48,783,603			2.22M	29.61M	15.00M	1.95M

August 2022



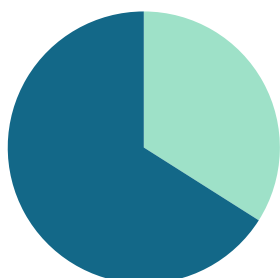
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Sep 12, 2022 for MLS Technology Inc.

INVENTORY

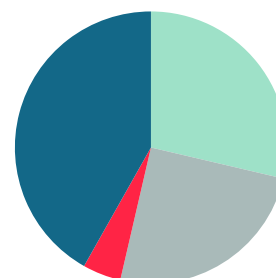


Inventory
 New Listings
191 = 33.99%
 Start Inventory
371
 Total Inventory Units
562
 Volume
\$185,391,644

Market Activity

Closed Sales
170 = 28.67%
 Pending Sales
148 = 24.96%
 Other Off Market
27 = 4.55%
 Active Inventory
248 = 41.82%

MARKET ACTIVITY



Compared Metrics	August			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	166	170	2.41%	1,237	1,112	-10.11%
Pending Sales	173	148	-14.45%	1,363	1,129	-17.17%
New Listings	236	191	-19.07%	1,540	1,324	-14.03%
Average List Price	247,499	287,064	15.99%	242,552	291,990	20.38%
Average Sale Price	248,792	286,962	15.34%	243,039	293,247	20.66%
Average Percent of Selling Price to List Price	100.55%	99.63%	-0.91%	99.97%	101.24%	1.27%
Average Days on Market to Sale	10.80	17.92	65.94%	16.44	24.18	47.11%
Monthly Inventory	540	248	-54.07%	540	248	-54.07%
Months Supply of Inventory	3.50	1.67	-52.11%	3.50	1.67	-52.11%

Absorption: Last 12 months, an Average of **148** Sales/Month

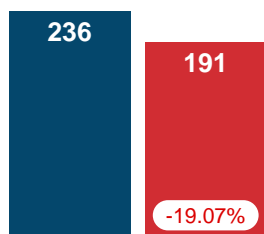
Inventory on August 31, 2022 = **248**

2021 **2022**

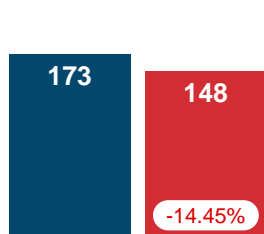
AUGUST MARKET

AVERAGE PRICES

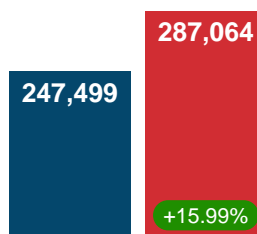
New Listings



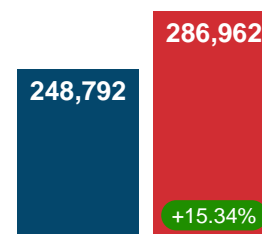
Pending Listings



List Price



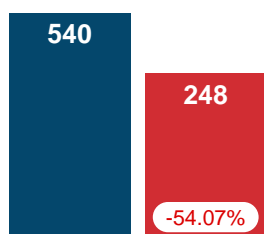
Sale Price



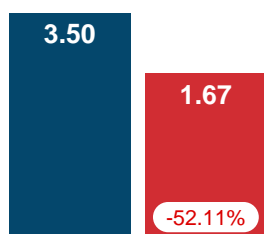
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

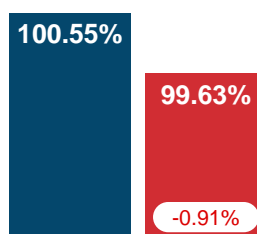
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

