

# August 2022



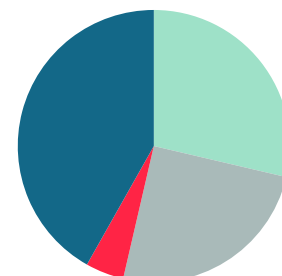
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	230,000	246,750	7.28%
Median Sale Price	238,250	245,500	3.04%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	5.00	4.00	-20.00%
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.

#### 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 **3.04%** in August 2022 to \$245,500 versus the previous year at \$238,250.

#### Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 1.00 days or **20.00%** in August 2022 compared to last year's same month at **5.00** DOM.

#### Sales Success for August 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

<b>Closed Listings</b>	<b>2</b>
<b>Pending Listings</b>	<b>3</b>
<b>New Listings</b>	<b>4</b>
<b>Inventory</b>	<b>5</b>
<b>Months Supply of Inventory</b>	<b>6</b>
<b>Median Days on Market to Sale</b>	<b>7</b>
<b>Median List Price at Closing</b>	<b>8</b>
<b>Median Sale Price at Closing</b>	<b>9</b>
<b>Median Percent of Selling Price to List Price</b>	<b>10</b>
<b>Market Summary</b>	<b>11</b>

### 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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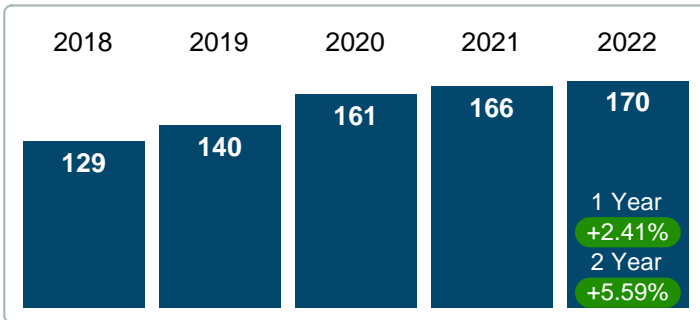
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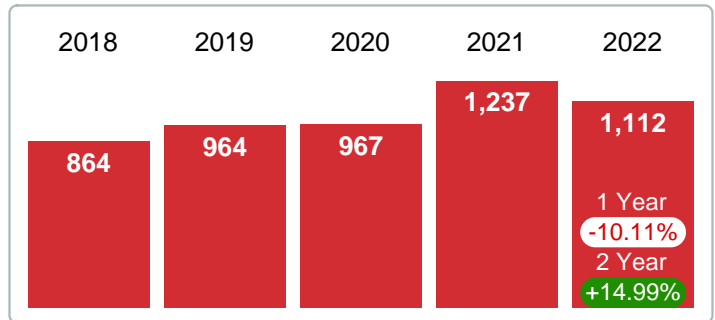
## CLOSED LISTINGS

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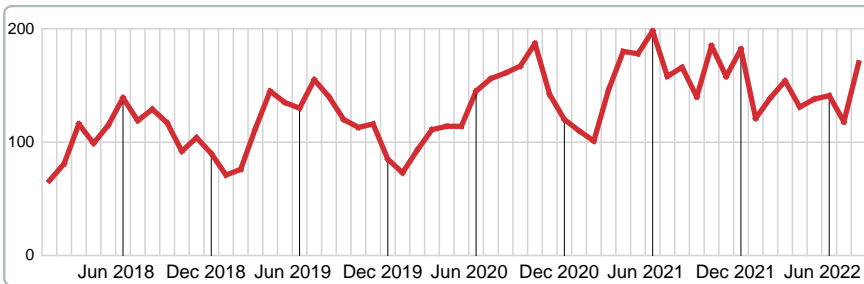
### AUGUST



### YEAR TO DATE (YTD)

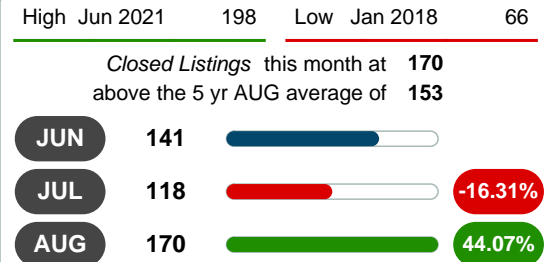


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 153



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.24%	10.5	7	6	1	0
\$100,001 - \$175,000	24	14.12%	4.5	3	21	0	0
\$175,001 - \$200,000	15	8.82%	3.0	1	12	2	0
\$200,001 - \$300,000	51	30.00%	4.0	2	40	9	0
\$300,001 - \$375,000	24	14.12%	7.5	1	15	7	1
\$375,001 - \$500,000	25	14.71%	4.0	1	13	10	1
\$500,001 and up	17	10.00%	1.0	0	6	9	2
<b>Total Closed Units</b>	<b>170</b>			<b>15</b>	<b>113</b>	<b>38</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>48,783,603</b>	<b>100%</b>	<b>4.0</b>	<b>2.22M</b>	<b>29.61M</b>	<b>15.00M</b>	<b>1.95M</b>
<b>Median Closed Price</b>	<b>\$245,500</b>			<b>\$146,000</b>	<b>\$230,000</b>	<b>\$371,000</b>	<b>\$512,500</b>

# August 2022



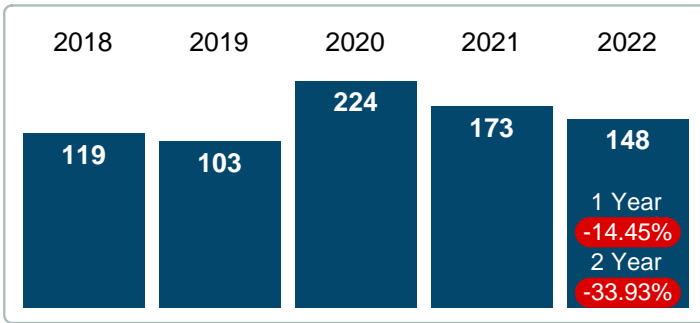
Area Delimited by County Of Wagoner - Residential Property Type



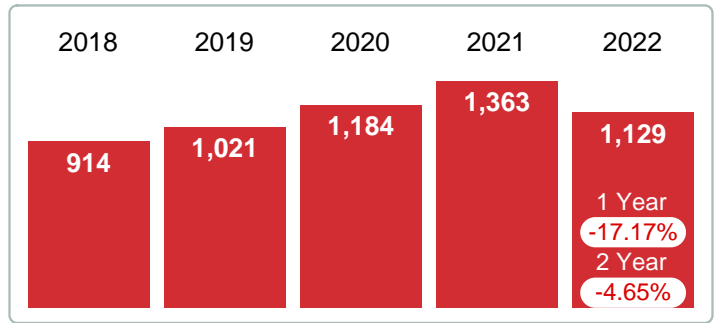
## PENDING LISTINGS

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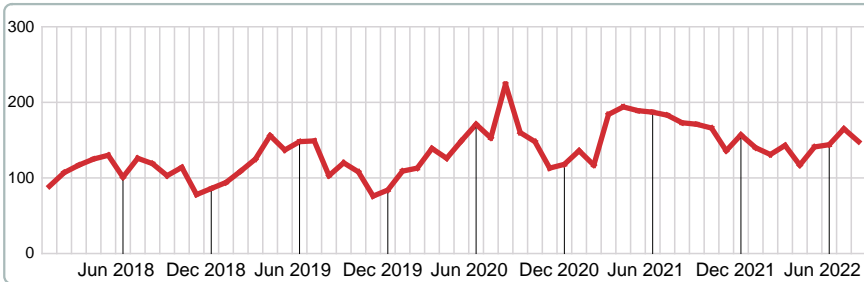
### AUGUST



### YEAR TO DATE (YTD)

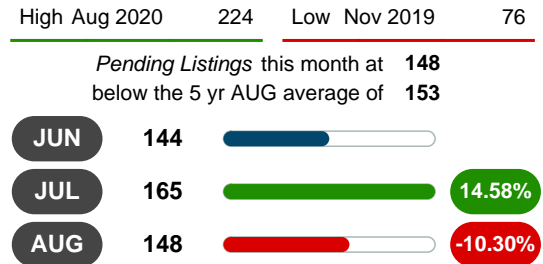


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 153



### 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	12	8.11%	10.5	8	3	1	0
\$75,001 - \$175,000	20	13.51%	4.5	3	16	1	0
\$175,001 - \$225,000	22	14.86%	5.5	0	19	3	0
\$225,001 - \$275,000	38	25.68%	11.0	0	28	10	0
\$275,001 - \$325,000	21	14.19%	11.0	0	9	11	1
\$325,001 - \$450,000	20	13.51%	17.5	0	11	9	0
\$450,001 and up	15	10.14%	10.0	0	6	6	3
<b>Total Pending Units</b>	<b>148</b>			<b>11</b>	<b>92</b>	<b>41</b>	<b>4</b>
<b>Total Pending Volume</b>	<b>39,420,848</b>	<b>100%</b>	<b>10.0</b>	<b>722.70K</b>	<b>22.98M</b>	<b>13.63M</b>	<b>2.09M</b>
<b>Median Listing Price</b>	<b>\$247,680</b>			<b>\$60,000</b>	<b>\$239,998</b>	<b>\$298,584</b>	<b>\$510,000</b>

# August 2022



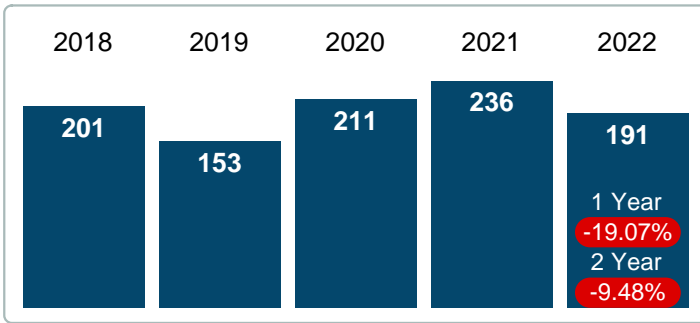
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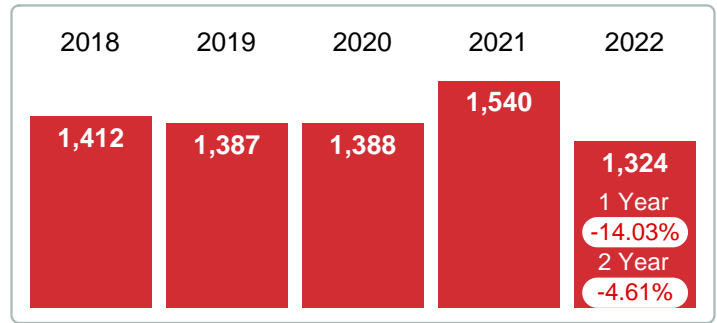
## NEW LISTINGS

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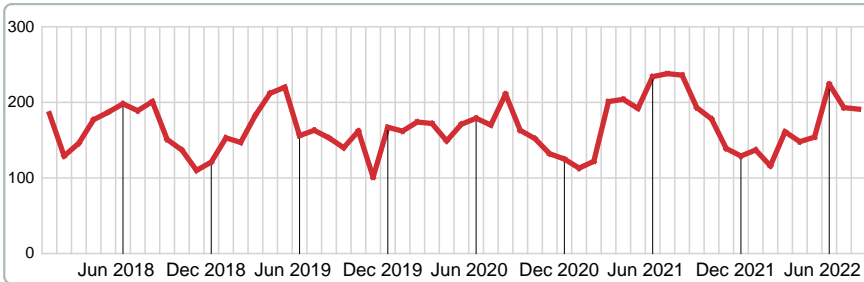
### AUGUST



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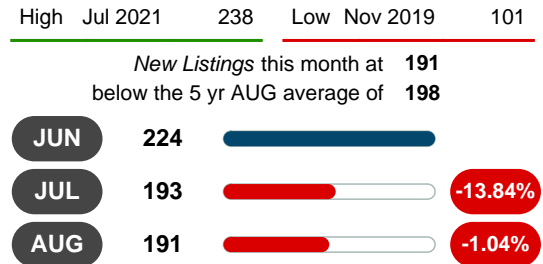


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 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
<b>Total New Listed Units</b>	<b>191</b>		<b>10</b>	<b>111</b>	<b>61</b>	<b>9</b>
<b>Total New Listed Volume</b>	<b>60,091,620</b>	<b>100%</b>	<b>767.70K</b>	<b>31.10M</b>	<b>23.73M</b>	<b>4.49M</b>
<b>Median New Listed Listing Price</b>	<b>\$260,500</b>		<b>\$79,450</b>	<b>\$241,479</b>	<b>\$350,000</b>	<b>\$519,900</b>

# August 2022



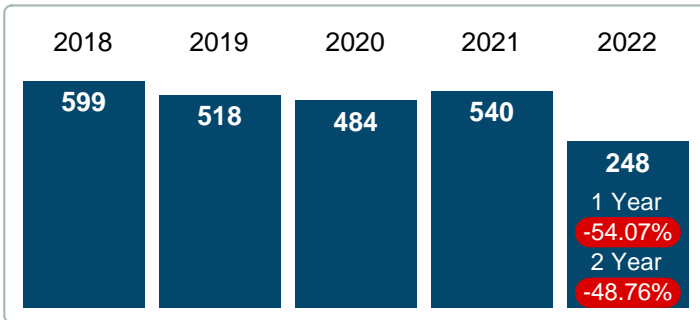
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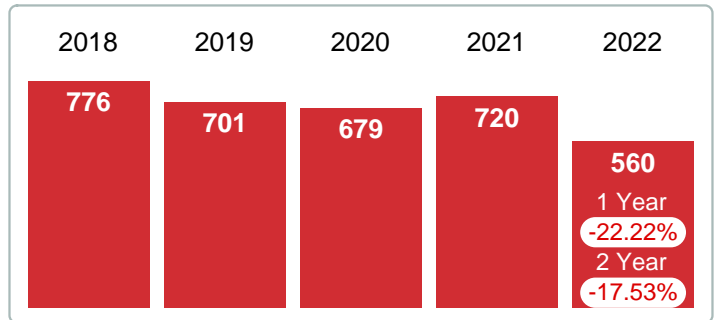
## ACTIVE INVENTORY

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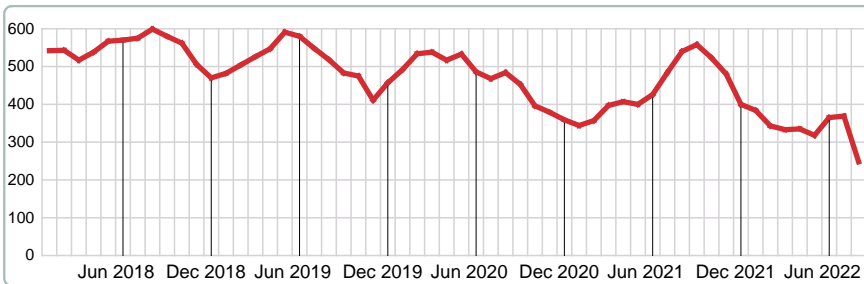
### END OF AUGUST



### ACTIVE DURING AUGUST

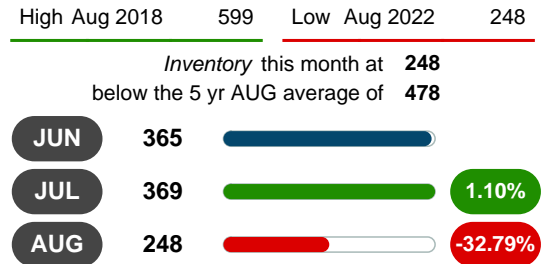


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 478



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	24	9.68%	62.0	11	11	1	1
\$150,001 - \$225,000	30	12.10%	32.5	3	22	5	0
\$225,001 - \$275,000	31	12.50%	21.0	1	20	10	0
\$275,001 - \$350,000	60	24.19%	40.5	0	37	21	2
\$350,001 - \$475,000	45	18.15%	35.0	0	18	24	3
\$475,001 - \$650,000	35	14.11%	57.0	1	8	21	5
\$650,001 and up	23	9.27%	48.0	0	6	9	8
<b>Total Active Inventory by Units</b>	<b>248</b>			<b>16</b>	<b>122</b>	<b>91</b>	<b>19</b>
<b>Total Active Inventory by Volume</b>	<b>95,016,588</b>	<b>100%</b>	<b>38.5</b>	<b>2.28M</b>	<b>39.87M</b>	<b>39.69M</b>	<b>13.18M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$324,950</b>			<b>\$103,000</b>	<b>\$291,042</b>	<b>\$379,000</b>	<b>\$650,000</b>

# August 2022



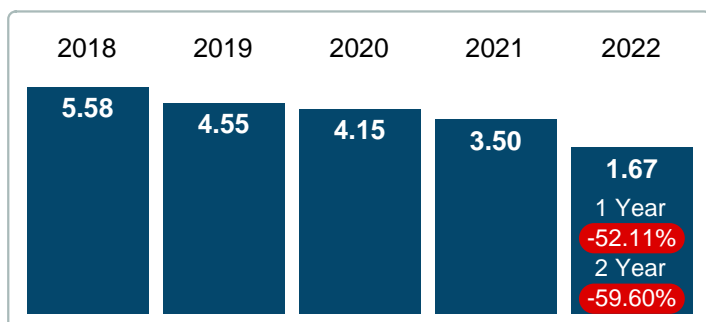
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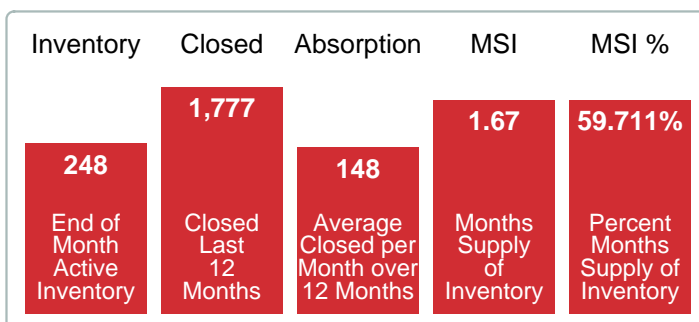
## MONTHS SUPPLY of INVENTORY (MSI)

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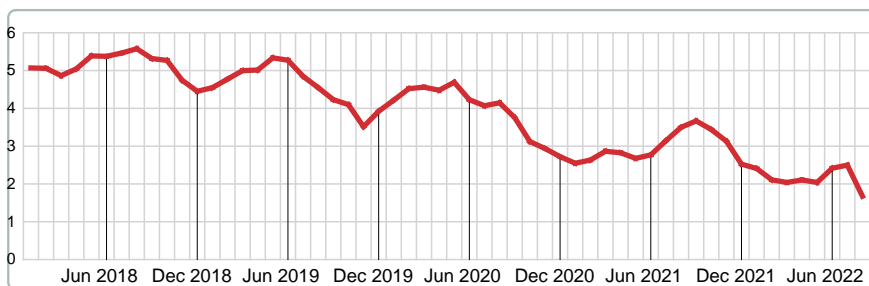
### MSI FOR AUGUST



### INDICATORS FOR AUGUST 2022

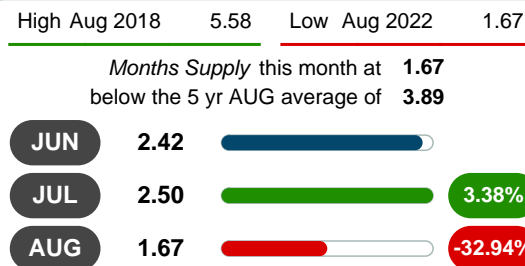


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



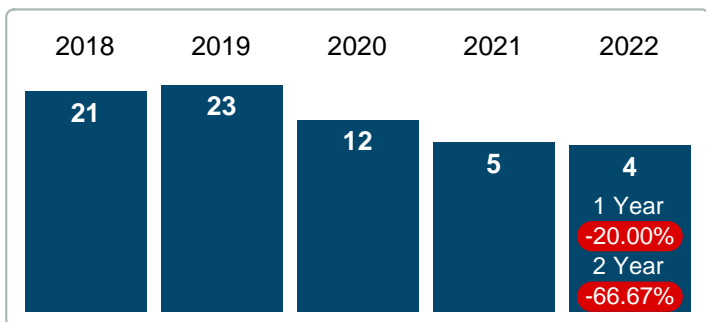
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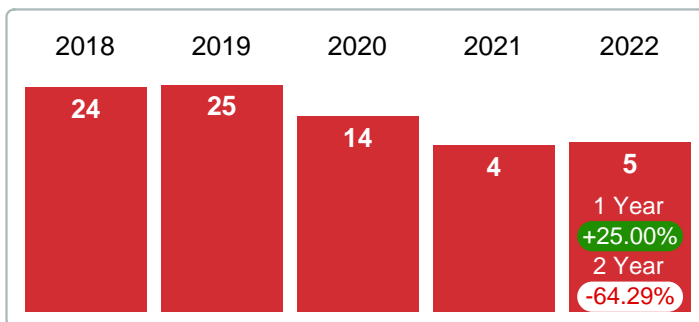
## MEDIAN DAYS ON MARKET TO SALE

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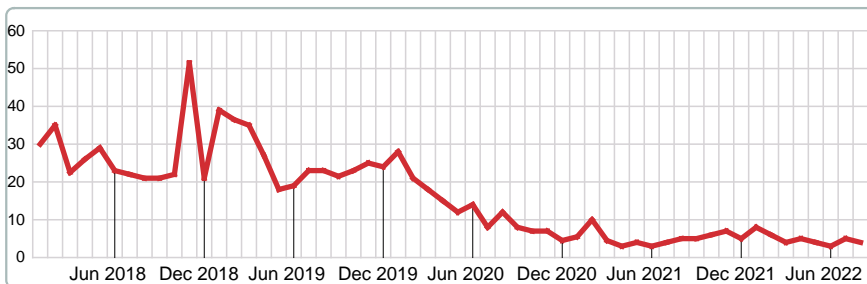
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 13

High Nov 2018 52 Low Jun 2022 3

Median Days on Market to Sale this month at 4 below the 5 yr AUG average of 13

- JUN 3 (66.67% increase)
- JUL 5
- AUG 4 (-20.00% decrease)

### 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
\$100,000 and less	8.24%	11	30	5	5	0
\$100,001 - \$175,000	14.12%	5	68	4	0	0
\$175,001 - \$200,000	8.82%	3	1	4	2	0
\$200,001 - \$300,000	30.00%	4	99	4	4	0
\$300,001 - \$375,000	14.12%	8	7	15	5	3
\$375,001 - \$500,000	14.71%	4	42	3	4	18
\$500,001 and up	10.00%	1	0	1	4	1
Median Closed DOM		4	36	4	4	2
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



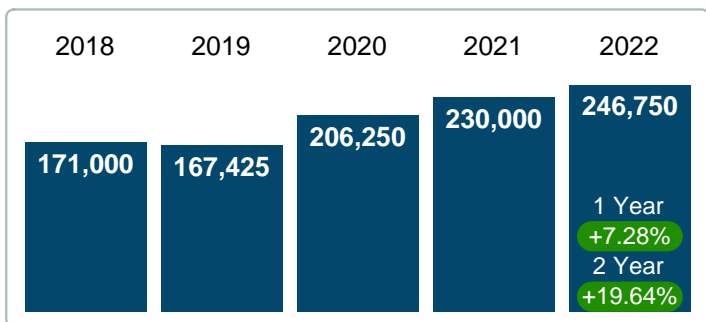
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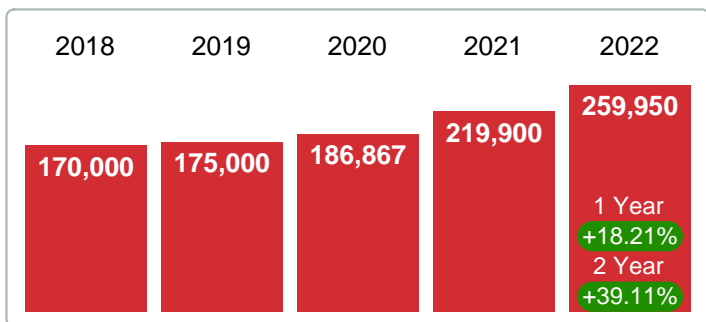
## MEDIAN LIST PRICE AT CLOSING

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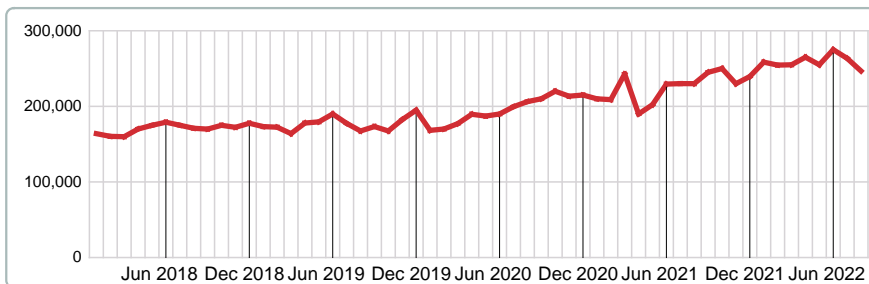
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

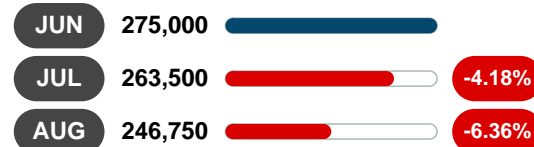


### 3 MONTHS

5 year AUG AVG = 204,285

High Jun 2022 275,000 Low Mar 2018 159,838

Median List Price at Closing this month at **246,750**  
above the 5 yr AUG average of **204,285**



### 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
\$100,000 and less	7.06%	65,000	39,950	85,000	75,000	0
\$100,001 - \$175,000	15.88%	140,000	157,450	139,900	0	0
\$175,001 - \$200,000	7.65%	185,000	182,340	186,750	189,450	0
\$200,001 - \$300,000	30.00%	230,000	260,000	229,900	270,000	0
\$300,001 - \$375,000	14.12%	349,450	349,900	345,450	344,500	365,000
\$375,001 - \$500,000	17.65%	422,450	412,000	419,700	435,000	499,900
\$500,001 and up	7.65%	664,900	0	594,738	699,000	540,925
<b>Median List Price</b>		<b>246,750</b>	<b>150,000</b>	<b>228,900</b>	<b>365,000</b>	<b>518,375</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>246,750</b>	<b>15</b>	<b>113</b>	<b>38</b>	<b>4</b>
<b>Total Closed Volume</b>		<b>48,800,875</b>	<b>2.49M</b>	<b>29.46M</b>	<b>14.90M</b>	<b>1.95M</b>



# August 2022



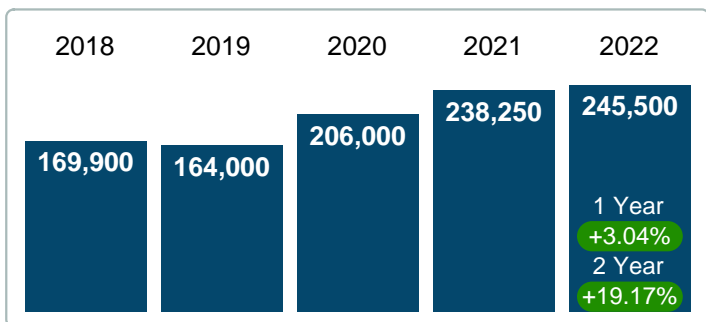
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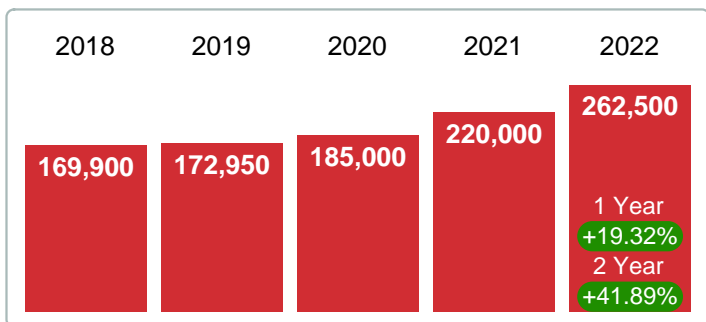
## MEDIAN SOLD PRICE AT CLOSING

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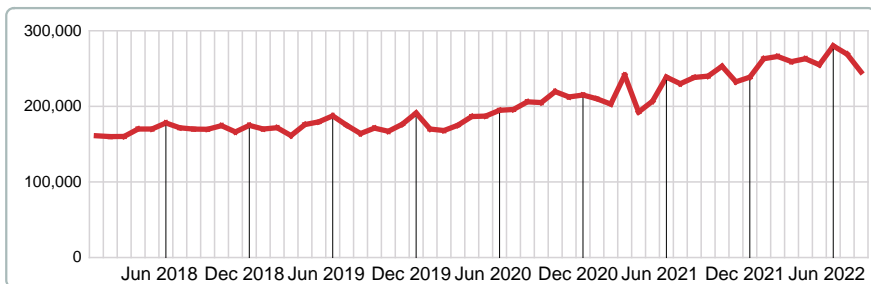
### AUGUST



### YEAR TO DATE (YTD)

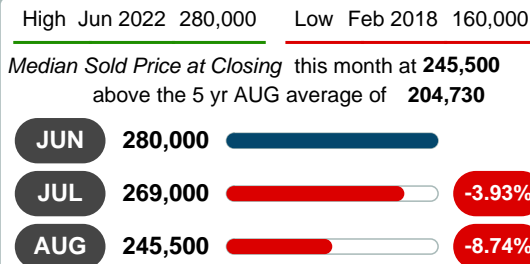


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year AUG AVG = 204,730



### 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
\$100,000 and less	8.24%	66,000	54,000	89,150	76,000	0
\$100,001 - \$175,000	14.12%	145,500	170,000	145,000	0	0
\$175,001 - \$200,000	8.82%	190,000	186,315	190,000	197,500	0
\$200,001 - \$300,000	30.00%	236,000	230,000	233,250	265,000	0
\$300,001 - \$375,000	14.12%	347,000	359,900	349,000	345,000	341,000
\$375,001 - \$500,000	14.71%	415,800	400,000	419,375	405,900	480,000
\$500,001 and up	10.00%	545,625	0	526,518	665,000	565,010
Median Sold Price		245,500	146,000	230,000	371,000	512,500
Total Closed Units	100%	170	15	113	38	4
Total Closed Volume		48,783,603	2.22M	29.61M	15.00M	1.95M

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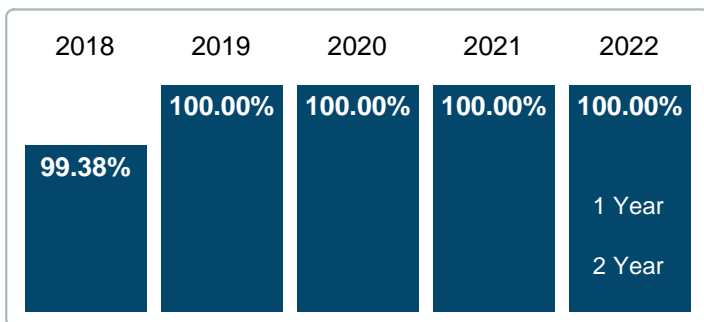
Area Delimited by County Of Wagoner - Residential Property Type



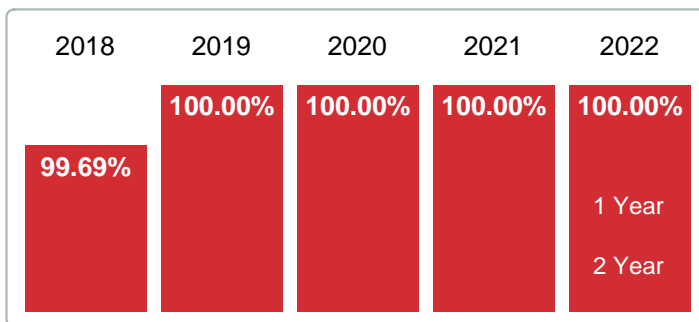
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

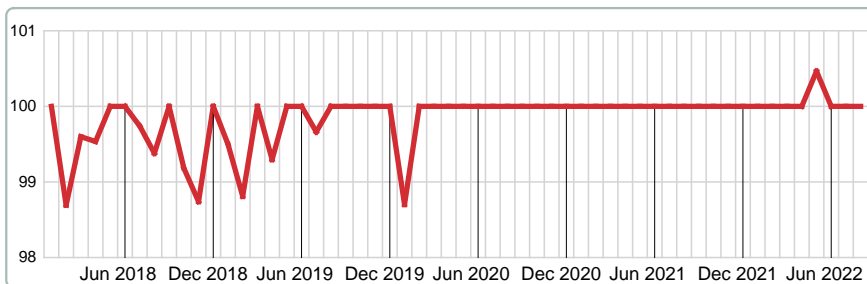
### AUGUST



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

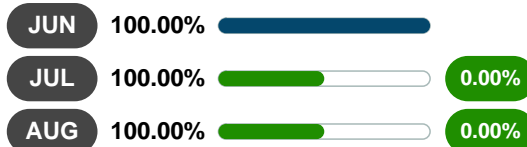


### 3 MONTHS

5 year AUG AVG = 99.88%

High May 2022 100.46% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr AUG average of **99.88%**



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

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	14	8.24%	93.07%	86.96%	100.00%	101.33%	0.00%
\$100,001 - \$175,000	24	14.12%	100.00%	97.33%	100.00%	0.00%	0.00%
\$175,001 - \$200,000	15	8.82%	100.00%	102.18%	100.00%	104.28%	0.00%
\$200,001 - \$300,000	51	30.00%	100.04%	73.06%	100.02%	101.72%	0.00%
\$300,001 - \$375,000	24	14.12%	100.00%	102.86%	100.00%	99.51%	93.42%
\$375,001 - \$500,000	25	14.71%	100.00%	89.89%	100.00%	100.11%	96.02%
\$500,001 and up	17	10.00%	100.00%	0.00%	100.05%	100.00%	104.49%
Median Sold/List Ratio		100.00%		90.00%	100.00%	100.36%	98.01%
Total Closed Units		170	100%	15	113	38	4
Total Closed Volume		48,783,603		2.22M	29.61M	15.00M	1.95M

# August 2022



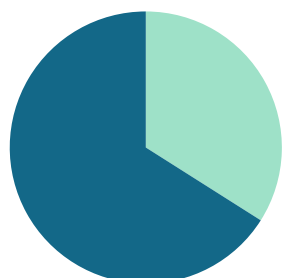
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

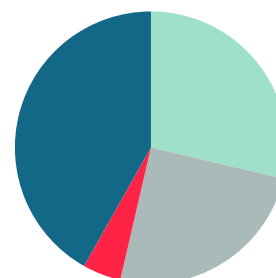


**Inventory**  
 New Listings  
**191 = 33.99%**  
 Start Inventory  
**371**  
 Total Inventory Units  
**562**  
 Volume  
**\$185,391,644**

### 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%
Median List Price	230,000	246,750	7.28%	219,900	259,950	18.21%
Median Sale Price	238,250	245,500	3.04%	220,000	262,500	19.32%
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	5.00	4.00	-20.00%	4.00	5.00	25.00%
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

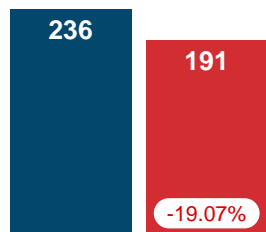
**Inventory** on August 31, 2022 = **248**

**2021** **2022**

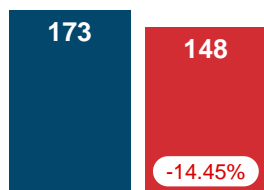
### AUGUST MARKET

### MEDIAN PRICES

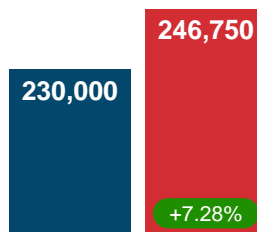
#### New Listings



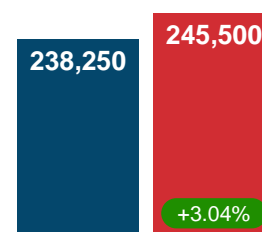
#### Pending Listings



#### List Price



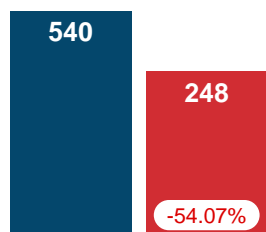
#### Sale Price



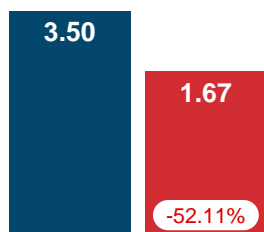
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

