

February 2022

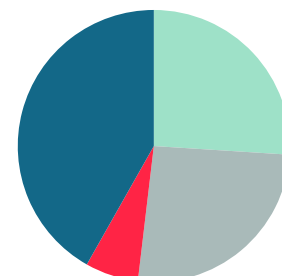
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

Report produced on Mar 14, 2022 for MLS Technology Inc.

Compared Metrics	February		+/-%
	2021	2022	
Closed Listings	126	173	37.30%
Pending Listings	148	172	16.22%
New Listings	163	147	-9.82%
Average List Price	204,442	228,508	11.77%
Average Sale Price	200,600	231,667	15.49%
Average Percent of Selling Price to List Price	97.43%	105.18%	7.96%
Average Days on Market to Sale	38.96	25.79	-33.80%
End of Month Inventory	572	278	-51.40%
Months Supply of Inventory	3.54	1.43	-59.48%



■ Closed (26.02%)
■ Pending (25.86%)
■ Other OffMarket (6.32%)
■ Active (41.80%)

Absorption: Last 12 months, an Average of **194** Sales/Month
Active Inventory as of February 28, 2022 = **278**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of February 2022 decreased **51.40%** to 278 existing homes available for sale. Over the last 12 months this area has had an average of 194 closed sales per month. This represents an unsold inventory index of **1.43** 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 **15.49%** in February 2022 to \$231,667 versus the previous year at \$200,600.

Average Days on Market Shortens

The average number of **25.79** days that homes spent on the market before selling decreased by 13.17 days or **33.80%** in February 2022 compared to last year's same month at **38.96** DOM.

Sales Success for February 2022 is Positive

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

There were 147 New Listings in February 2022, down **9.82%** from last year at 163. Furthermore, there were 173 Closed Listings this month versus last year at 126, a **37.30%** increase.

Closed versus Listed trends yielded a **117.7%** ratio, up from previous year's, February 2021, at **77.3%**, a **52.25%** 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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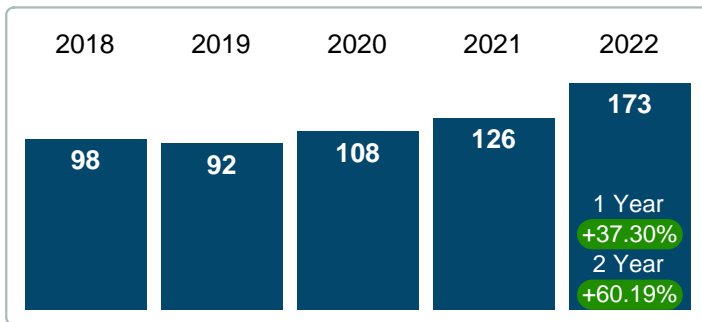
Area Delimited by County Of Wagoner



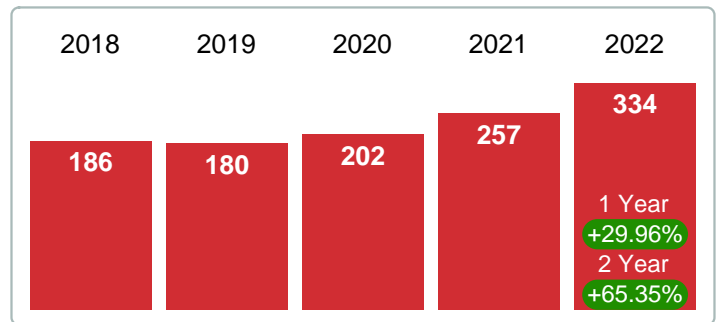
CLOSED LISTINGS

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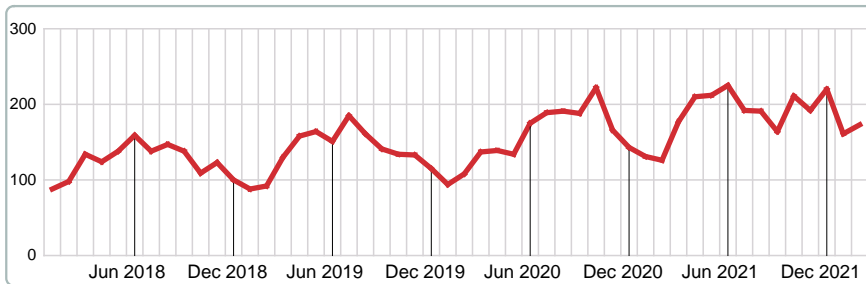
FEBRUARY



YEAR TO DATE (YTD)

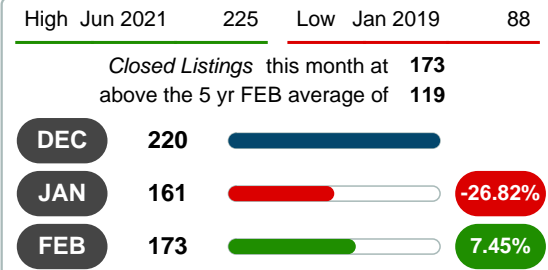


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 119



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$125,000	35	20.23%	24.2	5	21	9	0
\$125,001-\$175,000	27	15.61%	38.3	11	12	4	0
\$175,001-\$250,000	39	22.54%	18.3	4	32	3	0
\$250,001-\$300,000	25	14.45%	19.2	0	14	11	0
\$300,001-\$400,000	26	15.03%	23.0	2	16	7	1
\$400,001 and up	21	12.14%	37.7	0	6	11	4
Total Closed Units	173			22	101	45	5
Total Closed Volume	40,078,415	100%	25.8	3.53M	21.52M	11.97M	3.06M
Average Closed Price	\$231,667			\$160,655	\$213,040	\$265,993	\$611,465

February 2022



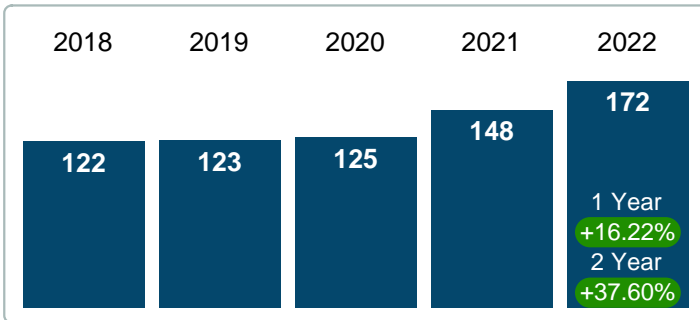
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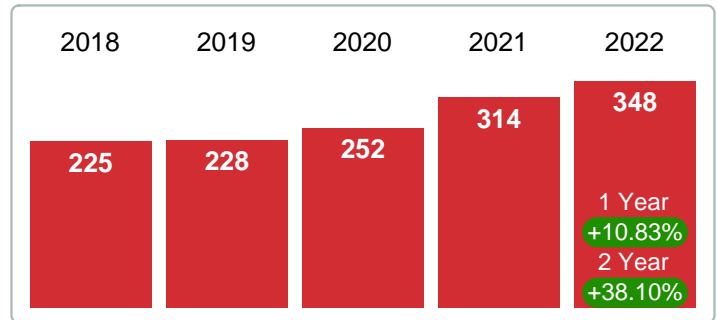
PENDING LISTINGS

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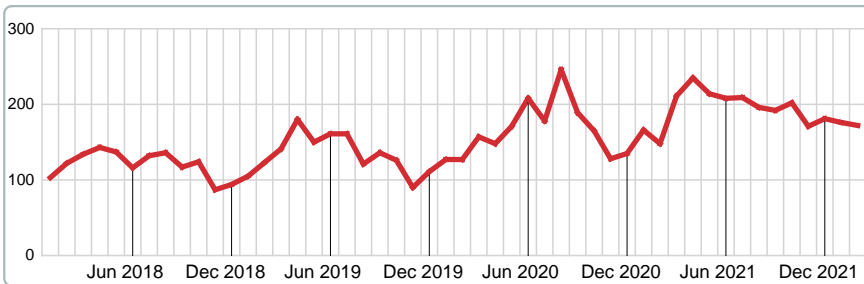
FEBRUARY



YEAR TO DATE (YTD)

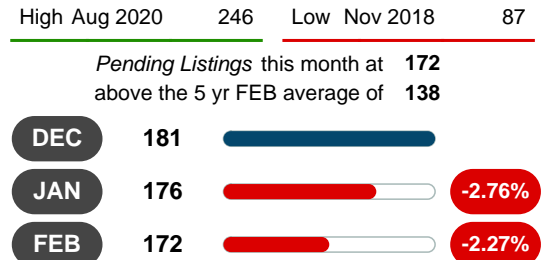


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 138



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	17	9.88%	22.9	4	9	4	0
\$25,001 - \$150,000	18	10.47%	41.6	11	4	3	0
\$150,001 - \$200,000	28	16.28%	39.2	8	16	4	0
\$200,001 - \$275,000	42	24.42%	13.7	4	29	7	2
\$275,001 - \$350,000	29	16.86%	51.0	0	18	10	1
\$350,001 - \$425,000	17	9.88%	65.0	0	7	9	1
\$425,001 and up	21	12.21%	55.6	4	4	7	6
Total Pending Units	172			31	87	44	10
Total Pending Volume	48,995,761	100%	26.9	8.62M	20.46M	13.94M	5.98M
Average Listing Price	\$170,319			\$278,034	\$235,141	\$316,857	\$597,774

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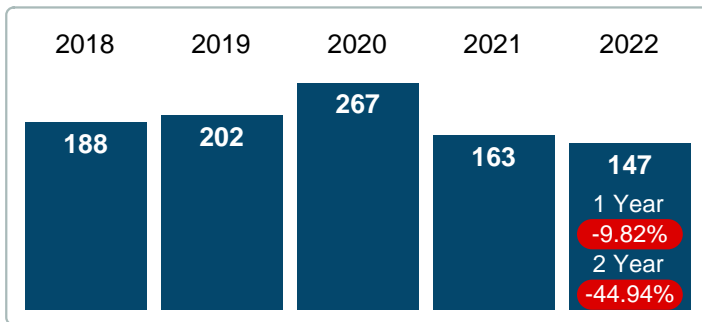
Area Delimited by County Of Wagoner



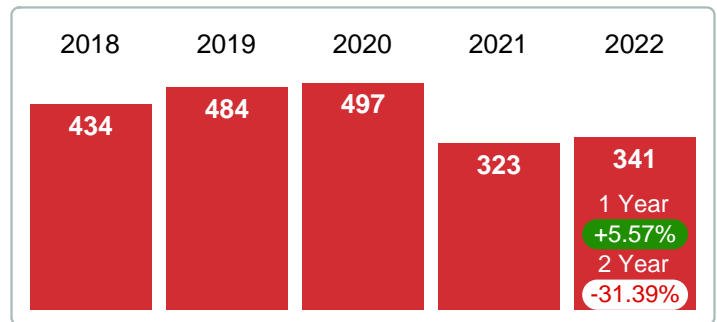
NEW LISTINGS

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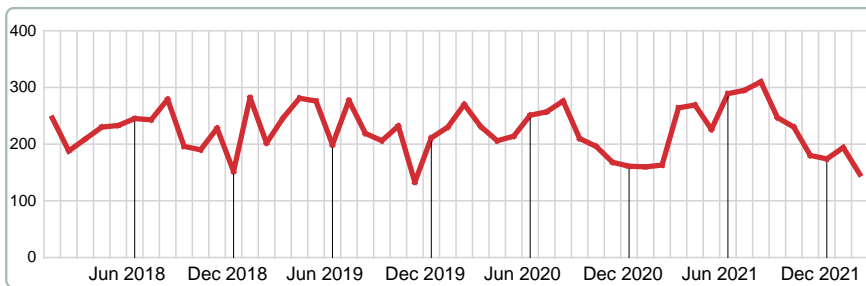
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

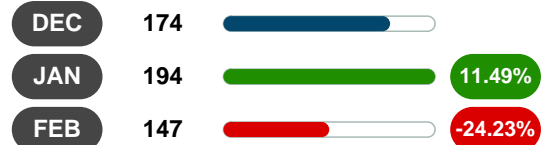


3 MONTHS

5 year FEB AVG = 193

High Aug 2021 310 Low Nov 2019 133

New Listings this month at 147
below the 5 yr FEB average of 193



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1-\$125,000	32	21.77%	13	12	7	0
\$125,001-\$175,000	13	8.84%	3	7	3	0
\$175,001-\$225,000	36	24.49%	3	26	7	0
\$225,001-\$325,000	30	20.41%	4	18	7	1
\$325,001-\$425,000	22	14.97%	1	12	8	1
\$425,001 and up	14	9.52%	1	7	2	4
Total New Listed Units	147		25	82	34	6
Total New Listed Volume	35,896,412	100%	4.06M	21.23M	7.75M	2.86M
Average New Listed Listing Price	\$164,224		\$162,472	\$258,911	\$227,802	\$476,433

February 2022



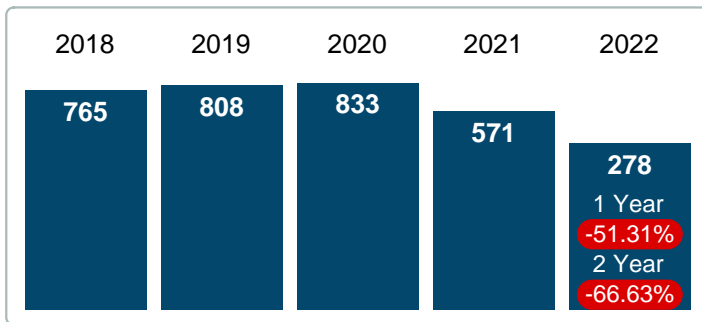
Area Delimited by County Of Wagoner



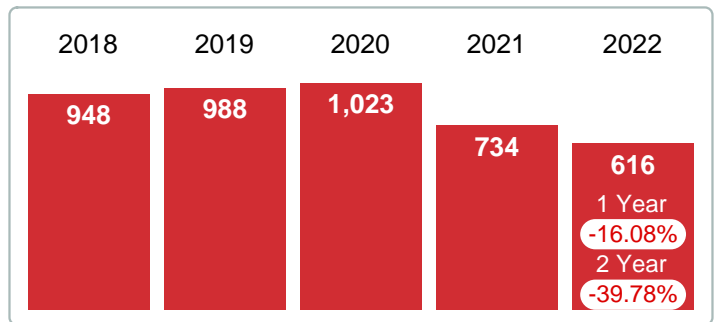
ACTIVE INVENTORY

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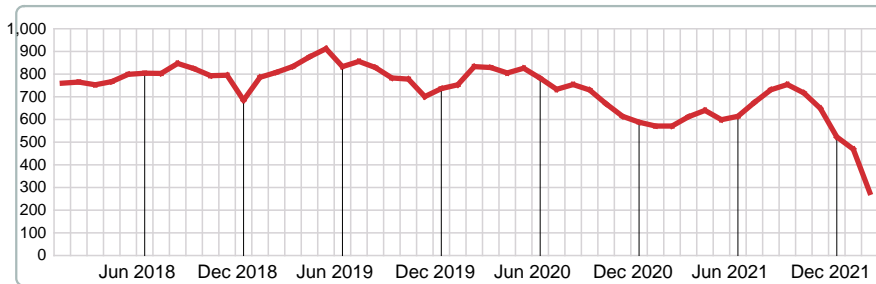
END OF FEBRUARY



ACTIVE DURING FEBRUARY

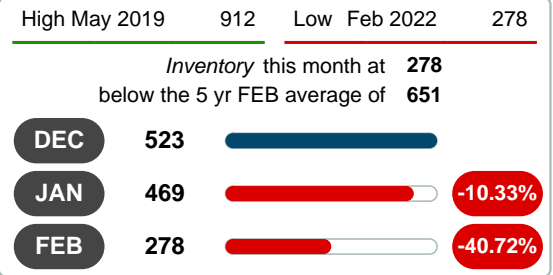


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 651



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0.0	0	0	0	0
\$1-\$75,000	54	19.42%	101.1	40	8	5	1
\$75,001-\$175,000	52	18.71%	96.8	31	15	5	1
\$175,001-\$275,000	68	24.46%	71.7	25	31	11	1
\$275,001-\$400,000	43	15.47%	78.8	16	14	12	1
\$400,001-\$675,000	30	10.79%	101.3	14	10	4	2
\$675,001 and up	31	11.15%	104.5	14	7	6	4
Total Active Inventory by Units	278			140	85	43	10
Total Active Inventory by Volume	96,619,904	100%	90.0	48.78M	27.35M	14.65M	5.84M
Average Active Inventory Listing Price	\$347,554			\$348,425	\$321,732	\$340,804	\$583,870

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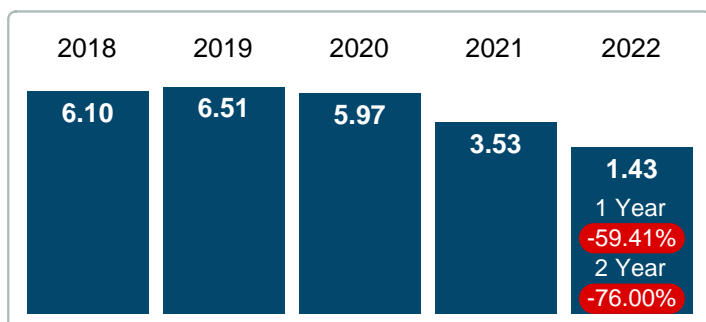
Area Delimited by County Of Wagoner



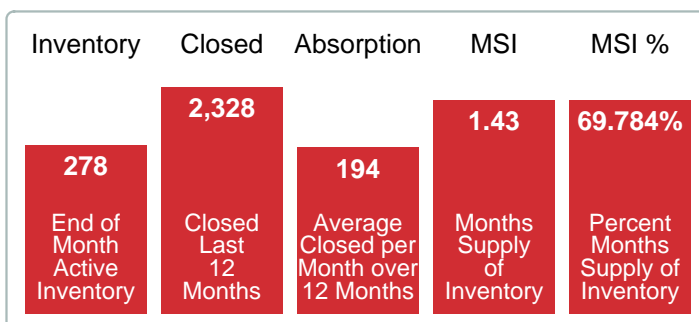
MONTHS SUPPLY of INVENTORY (MSI)

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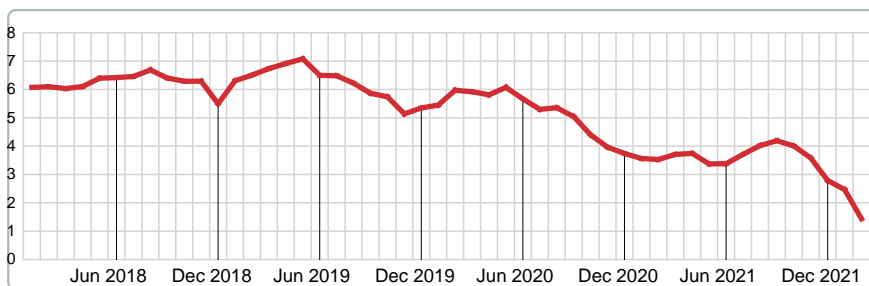
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2022

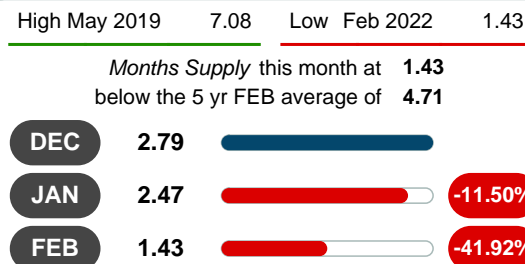


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 4.71



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
\$0 and less	0	0.00%	nan	0.00	0.00	0.00	0.00
\$1-\$75,000	54	19.42%	2.31	3.97	0.81	1.50	12.00
\$75,001-\$175,000	52	18.71%	1.34	2.46	0.64	1.94	12.00
\$175,001-\$275,000	68	24.46%	0.94	6.82	0.61	0.65	1.50
\$275,001-\$400,000	43	15.47%	1.01	7.68	0.66	0.71	0.41
\$400,001-\$675,000	30	10.79%	2.02	24.00	2.35	0.51	0.96
\$675,001 and up	31	11.15%	14.31	28.00	21.00	7.20	8.00
Market Supply of Inventory (MSI)			1.43	4.75	0.77	0.89	1.71
Total Active Inventory by Units		100%	1.43	140	85	43	10

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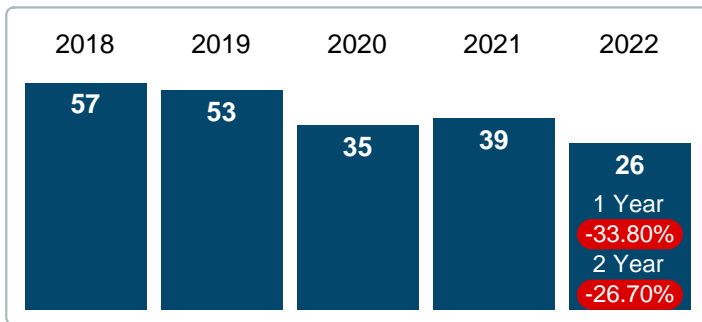
Area Delimited by County Of Wagoner



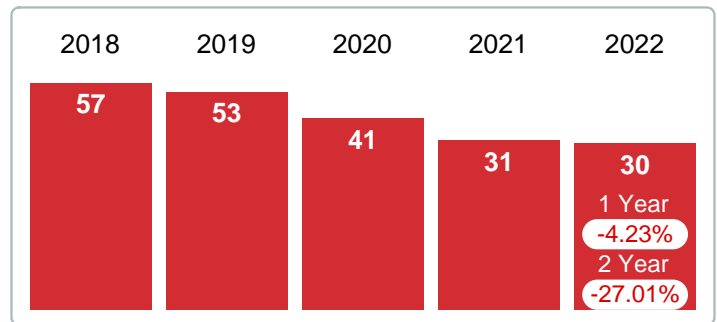
AVERAGE DAYS ON MARKET TO SALE

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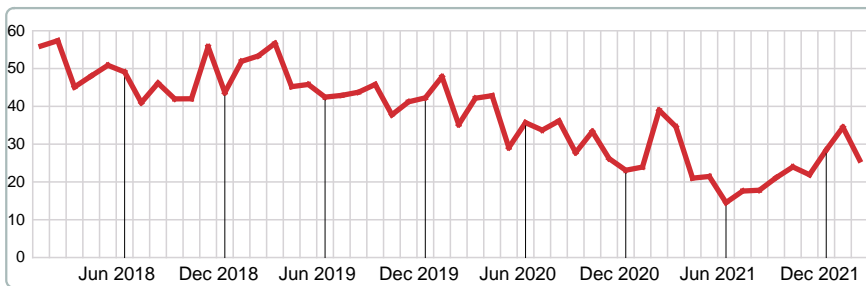
FEBRUARY



YEAR TO DATE (YTD)

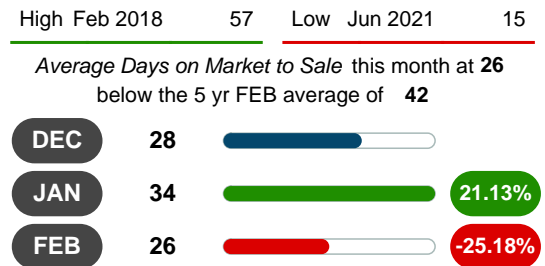


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 42



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$125,000	35	20.23%	24	49	21	19	0
\$125,001-\$175,000	27	15.61%	38	53	36	5	0
\$175,001-\$250,000	39	22.54%	18	37	18	2	0
\$250,001-\$300,000	25	14.45%	19	0	10	31	0
\$300,001-\$400,000	26	15.03%	23	29	29	9	3
\$400,001 and up	21	12.14%	38	0	37	22	81
Average Closed DOM	26			47	22	19	66
Total Closed Units	173	100%	26	22	101	45	5
Total Closed Volume	40,078,415			3.53M	21.52M	11.97M	3.06M

February 2022

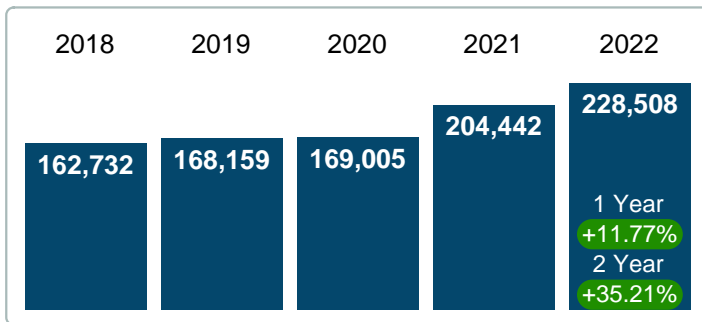
Area Delimited by County Of Wagoner



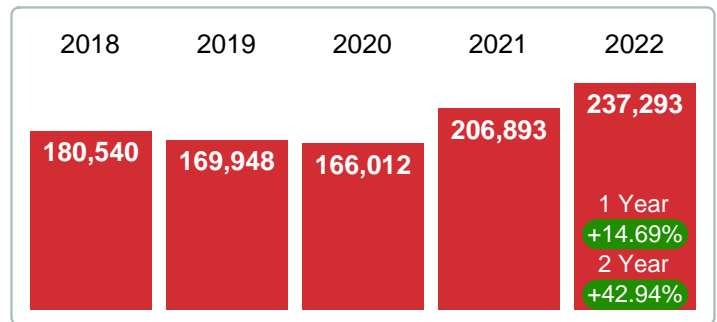
AVERAGE LIST PRICE AT CLOSING

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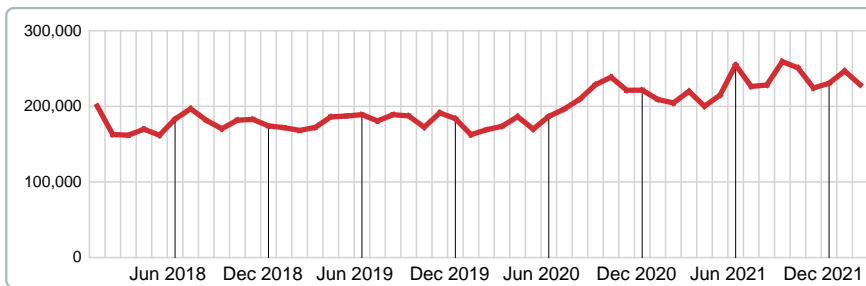
FEBRUARY



YEAR TO DATE (YTD)

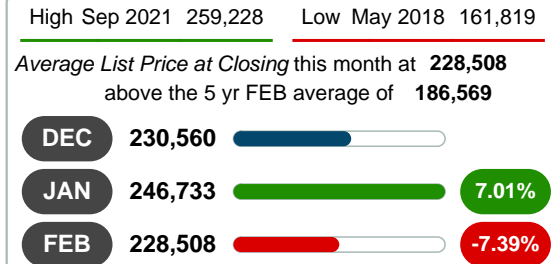


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 186,569



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1	36	20.81%	27,257	55,600	27,173	9,179	0
\$125,001	27	15.61%	154,056	153,300	159,492	154,075	0
\$175,001	40	23.12%	212,424	210,000	208,250	235,497	0
\$250,001	21	12.14%	279,987	0	276,457	288,614	0
\$300,001	30	17.34%	341,345	224,950	336,056	338,593	365,000
\$400,001 and up	19	10.98%	514,426	0	488,561	446,712	680,331
Average List Price			228,508	147,918	211,160	263,647	617,265
Total Closed Units		100%	228,508	22	101	45	5
Total Closed Volume			39,531,841	3.25M	21.33M	11.86M	3.09M

February 2022

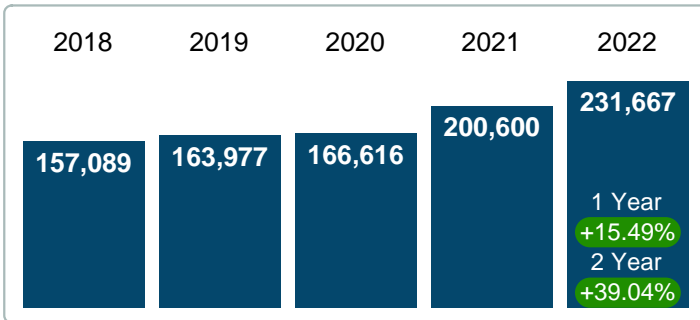
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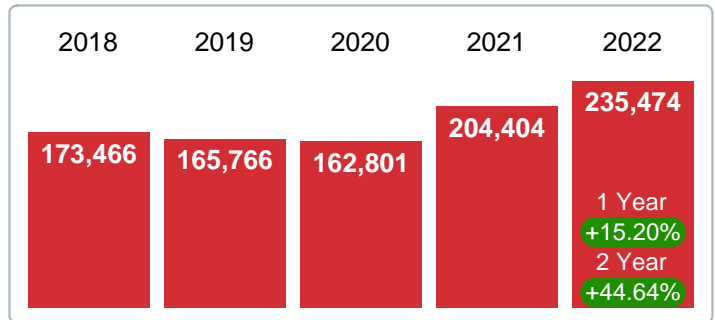
AVERAGE SOLD PRICE AT CLOSING

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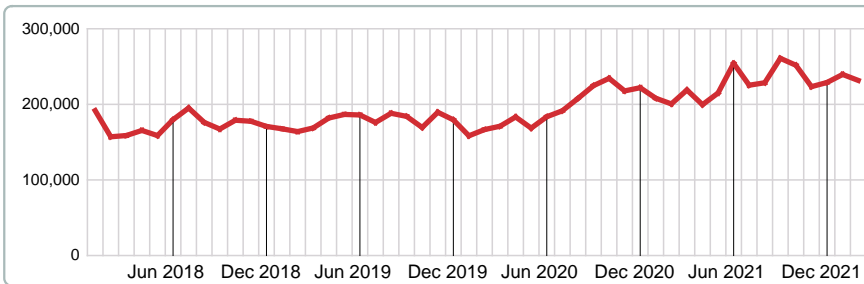
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

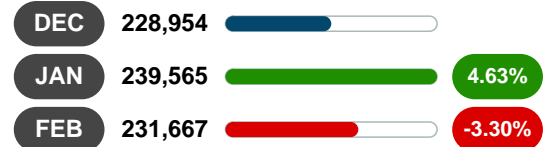


3 MONTHS

5 year FEB AVG = 183,990

High Sep 2021 260,881 Low Feb 2018 157,089

Average Sold Price at Closing this month at **231,667**
above the 5 yr FEB average of **183,990**



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
\$0 and less	0	0.00%	0	0	0	0	0
\$1-\$125,000	35	20.23%	26,218	58,400	26,687	7,246	0
\$125,001-\$175,000	27	15.61%	152,644	149,773	153,250	158,725	0
\$175,001-\$250,000	39	22.54%	214,112	213,750	211,996	237,163	0
\$250,001-\$300,000	25	14.45%	281,722	0	282,316	280,965	0
\$300,001-\$400,000	26	15.03%	343,051	369,950	338,367	342,935	365,000
\$400,001 and up	21	12.14%	510,793	0	494,568	460,629	673,081
Average Sold Price			231,667	160,655	213,040	265,993	611,465
Total Closed Units		100%	231,667	22	101	45	5
Total Closed Volume			40,078,415	3.53M	21.52M	11.97M	3.06M

February 2022



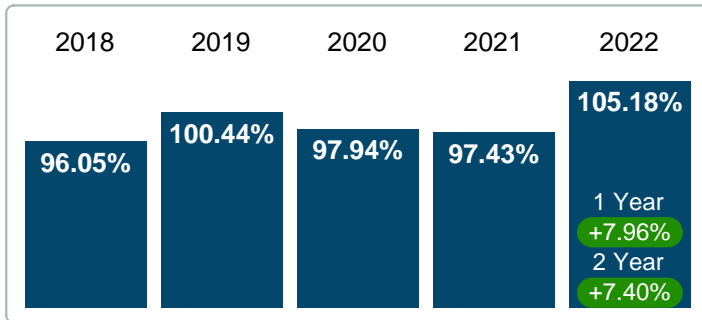
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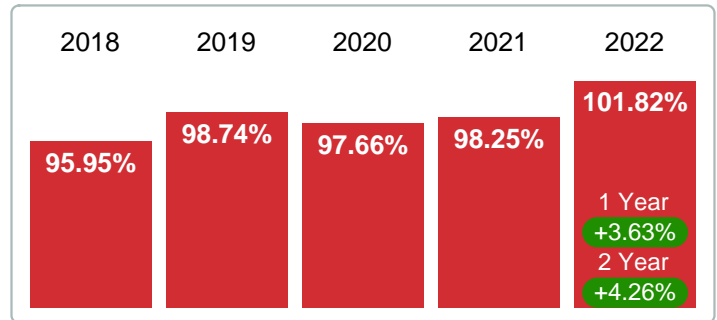
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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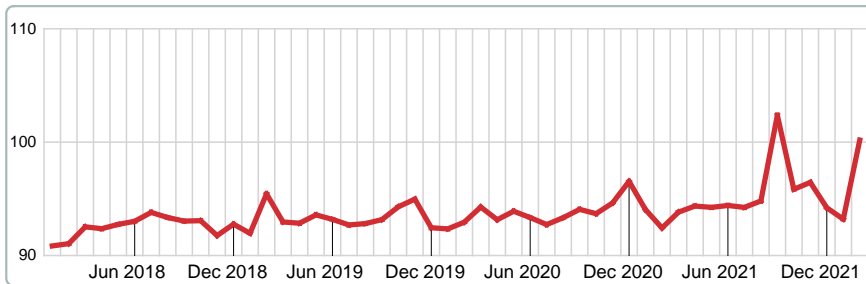
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

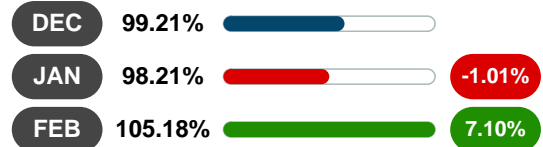


3 MONTHS

5 year FEB AVG = 99.41%

High Sep 2021 107.37% Low Jan 2018 95.85%

Average Sold/List Ratio this month at **105.18%**
above the 5 yr FEB average of **99.41%**



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
\$0 and less	0	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$125,000	35	20.23%	106.36%	147.26%	100.33%	97.71%	0.00%
\$125,001-\$175,000	27	15.61%	98.10%	98.18%	96.29%	103.30%	0.00%
\$175,001-\$250,000	39	22.54%	102.01%	101.73%	102.17%	100.68%	0.00%
\$250,001-\$300,000	25	14.45%	100.30%	0.00%	102.45%	97.57%	0.00%
\$300,001-\$400,000	26	15.03%	123.07%	390.00%	100.69%	101.25%	100.00%
\$400,001 and up	21	12.14%	101.89%	0.00%	101.87%	103.12%	98.56%
Average Sold/List Ratio		105.20%		136.51%	100.88%	100.24%	98.85%
Total Closed Units		173	100%	22	101	45	5
Total Closed Volume		40,078,415		3.53M	21.52M	11.97M	3.06M

February 2022

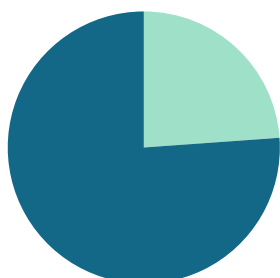
Area Delimited by County Of Wagoner



MARKET SUMMARY

Report produced on Mar 14, 2022 for MLS Technology Inc.

INVENTORY

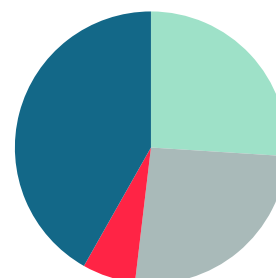


Inventory
 New Listings
147 = 23.86%
 Start Inventory
469
 Total Inventory Units
616
 Volume
\$184,541,238

Market Activity

Closed Sales
173 = 26.02%
 Pending Sales
172 = 25.86%
 Other Off Market
42 = 6.32%
 Active Inventory
278 = 41.80%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	126	173	37.30%	257	334	29.96%
Pending Sales	148	172	16.22%	314	348	10.83%
New Listings	163	147	-9.82%	323	341	5.57%
Average List Price	204,442	228,508	11.77%	206,893	237,293	14.69%
Average Sale Price	200,600	231,667	15.49%	204,404	235,474	15.20%
Average Percent of Selling Price to List Price	97.43%	105.18%	7.96%	98.25%	101.82%	3.63%
Average Days on Market to Sale	38.96	25.79	-33.80%	31.30	29.98	-4.23%
Monthly Inventory	572	278	-51.40%	572	278	-51.40%
Months Supply of Inventory	3.54	1.43	-59.48%	3.54	1.43	-59.48%

Absorption: Last 12 months, an Average of **194** Sales/Month

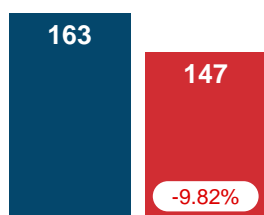
Inventory on February 28, 2022 = **278**

2021 **2022**

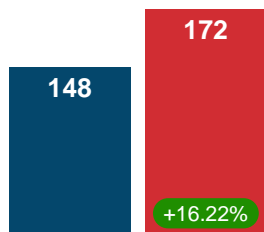
FEBRUARY MARKET

AVERAGE PRICES

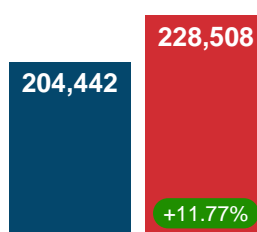
New Listings



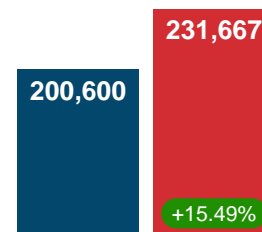
Pending Listings



List Price



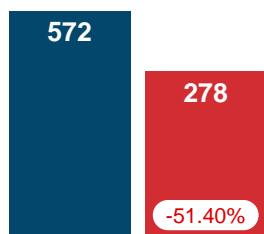
Sale Price



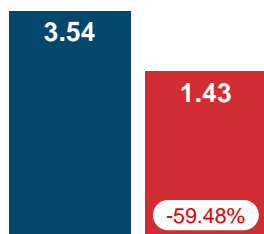
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

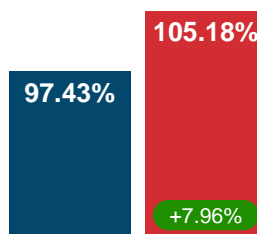
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

