

# February 2022

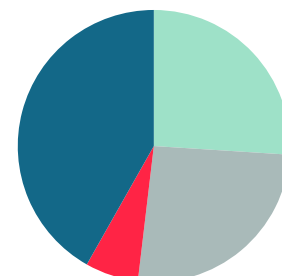
Area Delimited by County Of Wagoner



## MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	February 2022	+/-%
Closed Listings	126	173	37.30%
Pending Listings	148	172	16.22%
New Listings	163	147	-9.82%
Median List Price	196,268	214,900	9.49%
Median Sale Price	191,860	220,000	14.67%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	12.50	8.00	-36.00%
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.

#### 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 **14.67%** in February 2022 to \$220,000 versus the previous year at \$191,860.

#### Median Days on Market Shortens

The median number of **8.00** days that homes spent on the market before selling decreased by 4.50 days or **36.00%** in February 2022 compared to last year's same month at **12.50** DOM.

#### Sales Success for February 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 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.

### 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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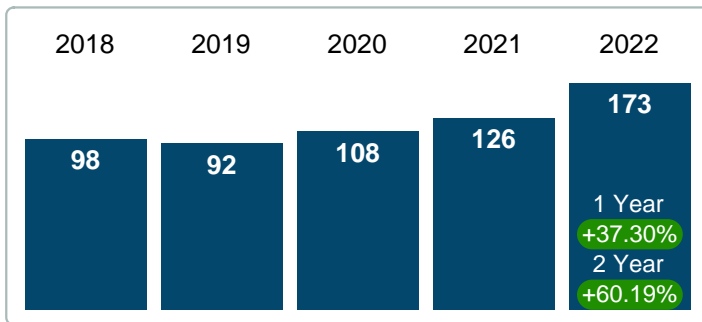
Area Delimited by County Of Wagoner



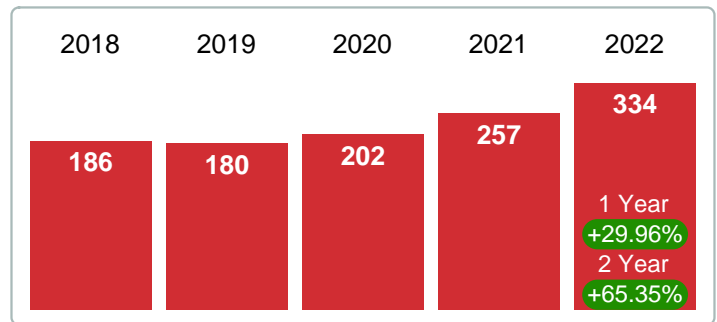
## CLOSED LISTINGS

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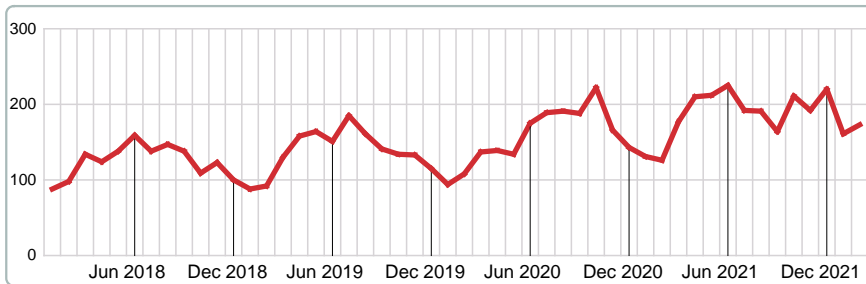
### FEBRUARY



### YEAR TO DATE (YTD)

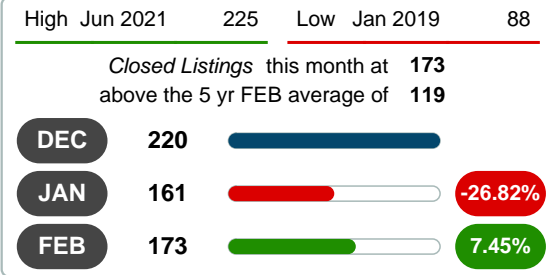


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 119



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	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%	17.0	5	21	9	0
\$125,001-\$175,000	27	15.61%	22.0	11	12	4	0
\$175,001-\$250,000	39	22.54%	4.0	4	32	3	0
\$250,001-\$300,000	25	14.45%	12.0	0	14	11	0
\$300,001-\$400,000	26	15.03%	4.0	2	16	7	1
\$400,001 and up	21	12.14%	2.0	0	6	11	4
<b>Total Closed Units</b>	<b>173</b>			<b>22</b>	<b>101</b>	<b>45</b>	<b>5</b>
<b>Total Closed Volume</b>	<b>40,078,415</b>	<b>100%</b>	<b>8.0</b>	<b>3.53M</b>	<b>21.52M</b>	<b>11.97M</b>	<b>3.06M</b>
<b>Median Closed Price</b>	<b>\$220,000</b>			<b>\$150,000</b>	<b>\$212,970</b>	<b>\$282,654</b>	<b>\$500,000</b>

# February 2022



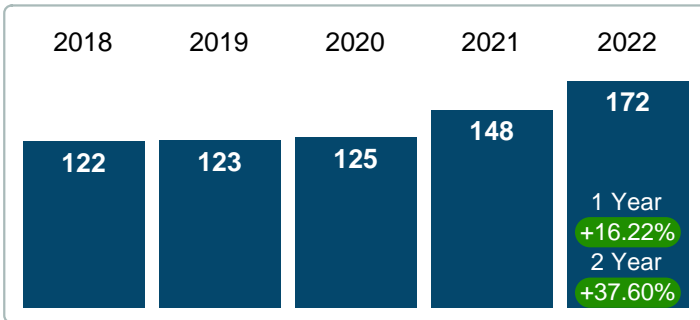
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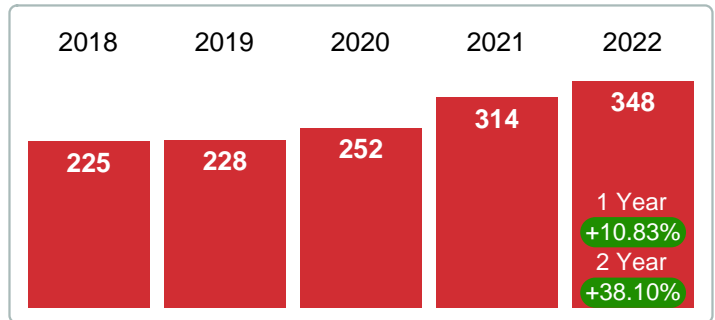
## PENDING LISTINGS

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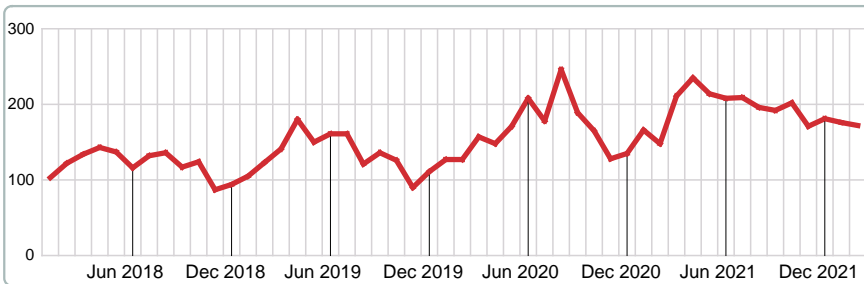
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

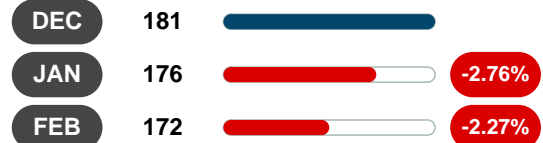


### 3 MONTHS

5 year FEB AVG = 138

High Aug 2020 246 Low Nov 2018 87

Pending Listings this month at 172 above the 5 yr FEB average of 138



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	17	9.88%	14.0	4	9	4	0
\$25,001 - \$150,000	18	10.47%	12.5	11	4	3	0
\$150,001 - \$200,000	28	16.28%	10.5	8	16	4	0
\$200,001 - \$275,000	42	24.42%	3.0	4	29	7	2
\$275,001 - \$350,000	29	16.86%	23.0	0	18	10	1
\$350,001 - \$425,000	17	9.88%	11.0	0	7	9	1
\$425,001 and up	21	12.21%	17.0	4	4	7	6
<b>Total Pending Units</b>	<b>172</b>			<b>31</b>	<b>87</b>	<b>44</b>	<b>10</b>
<b>Total Pending Volume</b>	<b>48,995,761</b>	<b>100%</b>	<b>11.0</b>	<b>8.62M</b>	<b>20.46M</b>	<b>13.94M</b>	<b>5.98M</b>
<b>Median Listing Price</b>	<b>\$230,000</b>			<b>\$165,000</b>	<b>\$225,000</b>	<b>\$301,577</b>	<b>\$449,950</b>

# February 2022



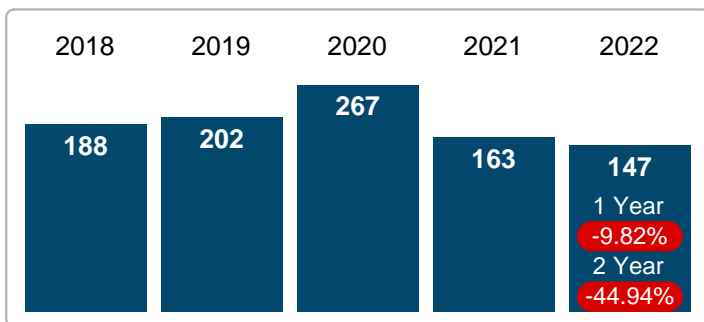
Area Delimited by County Of Wagoner



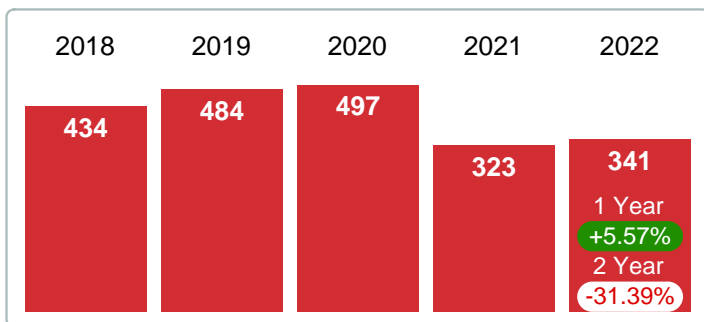
## NEW LISTINGS

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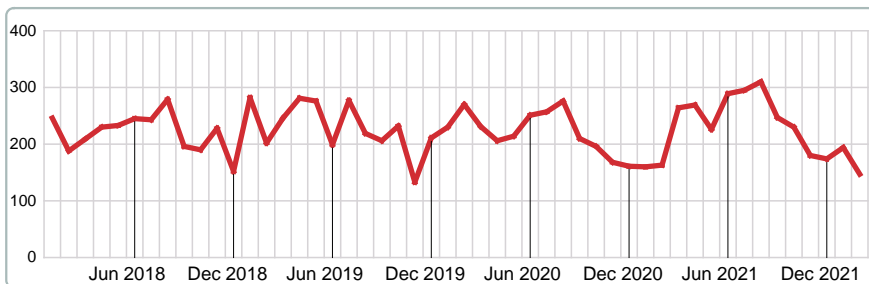
### FEBRUARY



### 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
<b>Total New Listed Units</b>	<b>147</b>		<b>25</b>	<b>82</b>	<b>34</b>	<b>6</b>
<b>Total New Listed Volume</b>	<b>35,896,412</b>	<b>100%</b>	<b>4.06M</b>	<b>21.23M</b>	<b>7.75M</b>	<b>2.86M</b>
<b>Median New Listed Listing Price</b>	<b>\$219,900</b>		<b>\$97,000</b>	<b>\$217,590</b>	<b>\$226,460</b>	<b>\$449,900</b>

# February 2022



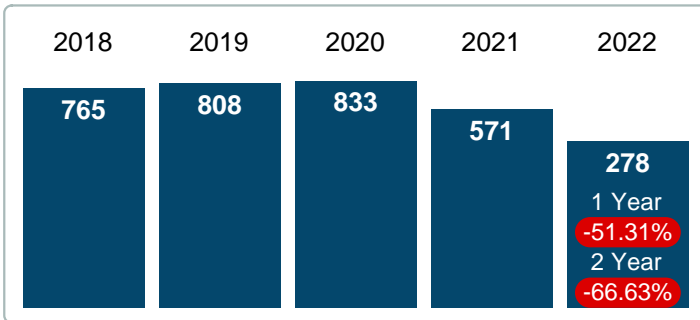
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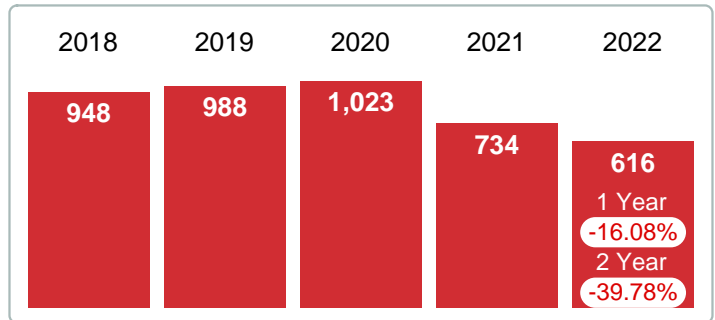
## ACTIVE INVENTORY

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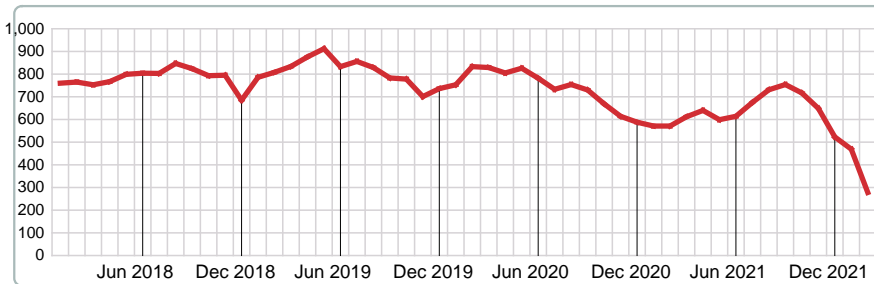
### END OF FEBRUARY



### ACTIVE DURING FEBRUARY

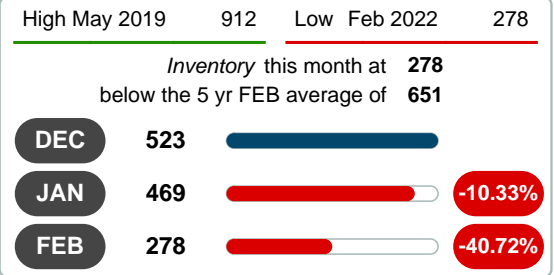


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 651



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	17.0	0	0	0	0
\$1-\$75,000	54	19.42%	77.0	40	8	5	1
\$75,001-\$175,000	52	18.71%	81.5	31	15	5	1
\$175,001-\$275,000	68	24.46%	40.0	25	31	11	1
\$275,001-\$400,000	43	15.47%	56.0	16	14	12	1
\$400,001-\$675,000	30	10.79%	66.0	14	10	4	2
\$675,001 and up	31	11.15%	104.0	14	7	6	4
<b>Total Active Inventory by Units</b>	<b>278</b>			<b>140</b>	<b>85</b>	<b>43</b>	<b>10</b>
<b>Total Active Inventory by Volume</b>	<b>96,619,904</b>	<b>100%</b>	<b>63.0</b>	<b>48.78M</b>	<b>27.35M</b>	<b>14.65M</b>	<b>5.84M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$228,950</b>			<b>\$172,000</b>	<b>\$239,000</b>	<b>\$279,500</b>	<b>\$473,700</b>

# February 2022

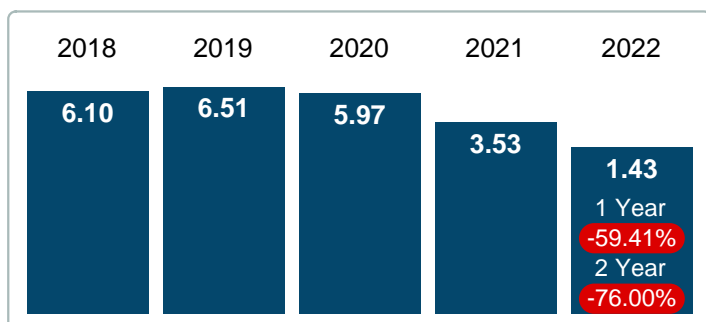
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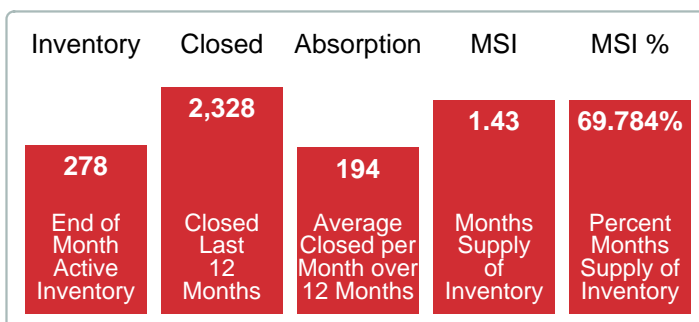
## MONTHS SUPPLY of INVENTORY (MSI)

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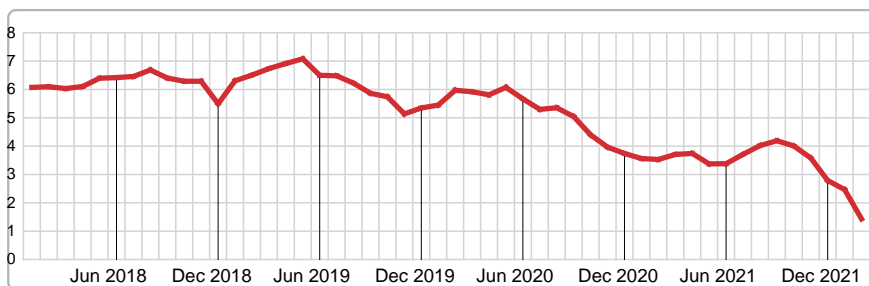
### MSI FOR FEBRUARY



### INDICATORS FOR FEBRUARY 2022

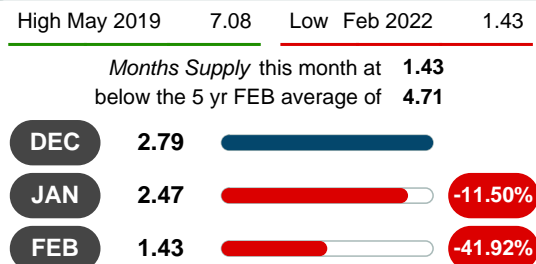


### 5 YEAR MARKET ACTIVITY TRENDS



### 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

# February 2022

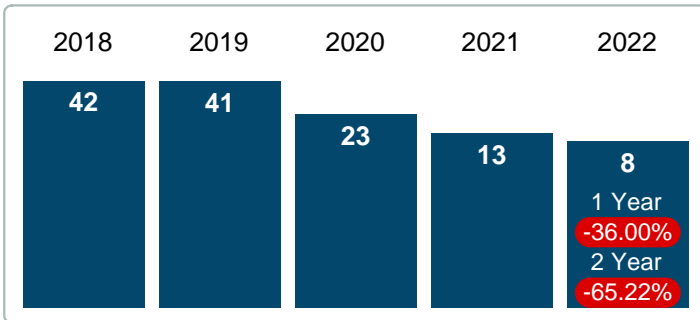
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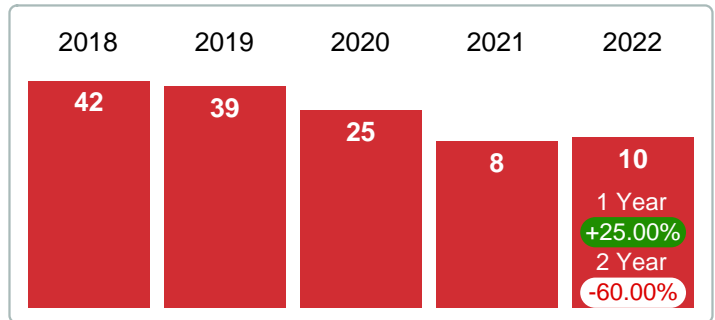
## MEDIAN DAYS ON MARKET TO SALE

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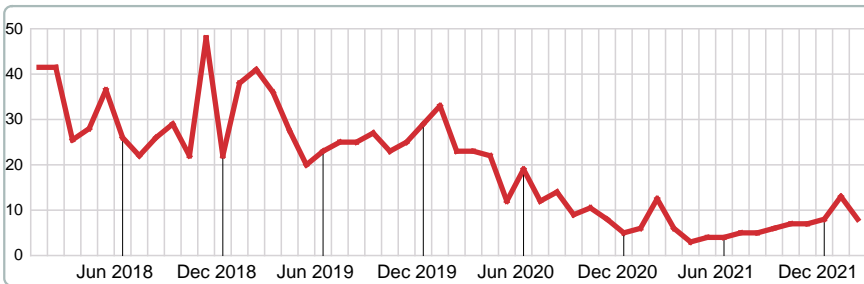
### FEBRUARY



### YEAR TO DATE (YTD)

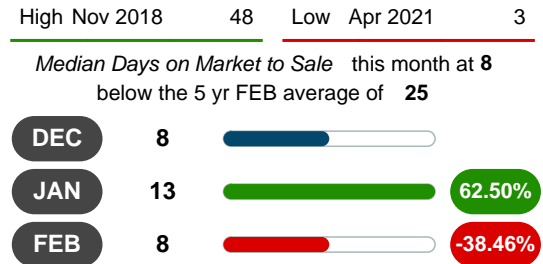


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 25



### 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
\$0 and less	0	0.00%	104	0	0	0	0
\$1-\$125,000	35	20.23%	17	23	17	12	0
\$125,001-\$175,000	27	15.61%	22	22	29	5	0
\$175,001-\$250,000	39	22.54%	4	18	3	1	0
\$250,001-\$300,000	25	14.45%	12	0	3	21	0
\$300,001-\$400,000	26	15.03%	4	29	4	1	3
\$400,001 and up	21	12.14%	2	0	2	2	71
Median Closed DOM	8		8.0	23	7	7	37
Total Closed Units	173	100%	8.0	22	101	45	5
Total Closed Volume	40,078,415			3.53M	21.52M	11.97M	3.06M

# February 2022

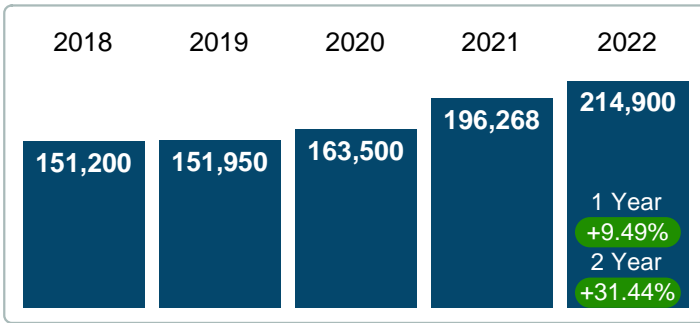
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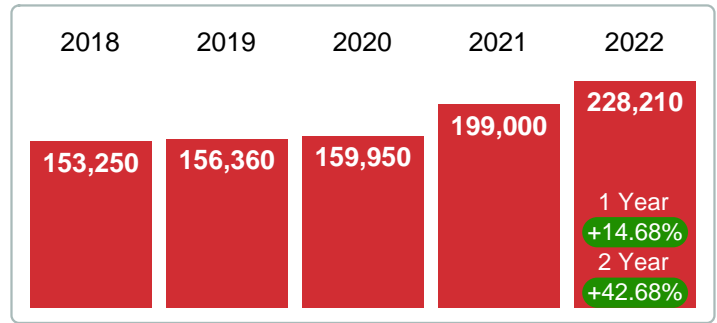
## MEDIAN LIST PRICE AT CLOSING

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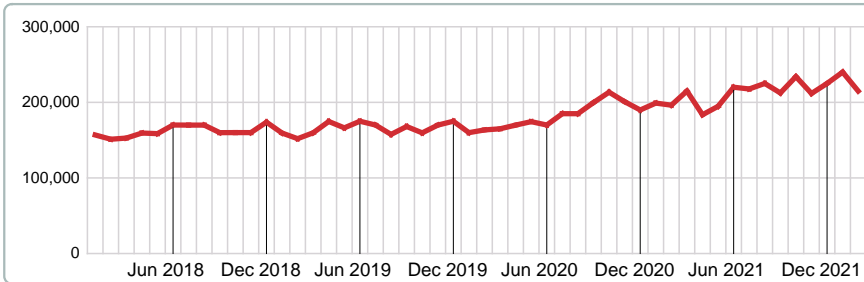
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

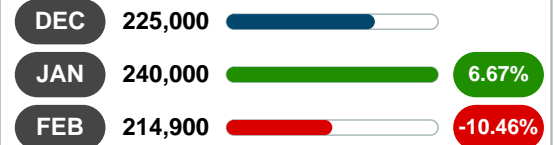


### 3 MONTHS

5 year FEB AVG = 175,564

High Jan 2022 240,000 Low Feb 2018 151,200

Median List Price at Closing this month at **214,900**  
above the 5 yr FEB average of **175,564**



### 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
\$0 and less	0	0.00%	2	0	0	0	0
\$1	36	20.81%	1,995	52,500	1,700	1,995	0
\$125,001	27	15.61%	150,000	149,900	160,000	155,700	0
\$175,001	40	23.12%	212,040	200,000	211,718	233,570	0
\$250,001	21	12.14%	279,000	0	279,900	278,995	0
\$300,001	30	17.34%	328,800	399,900	324,900	327,600	365,000
\$400,001 and up	19	10.98%	472,125	0	494,765	455,750	509,571
Median List Price			214,900	149,900	211,880	290,990	509,000
Total Closed Units		100%	214,900	22	101	45	5
Total Closed Volume			39,531,841	3.25M	21.33M	11.86M	3.09M



# February 2022



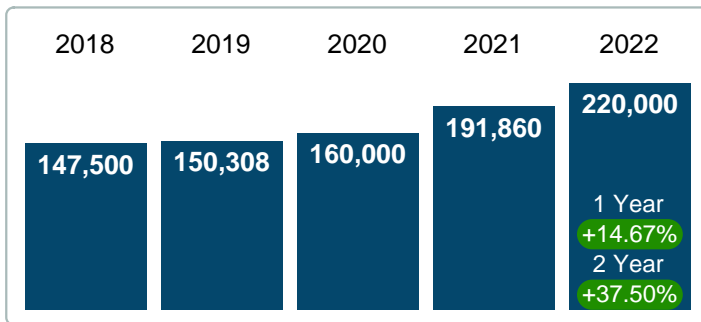
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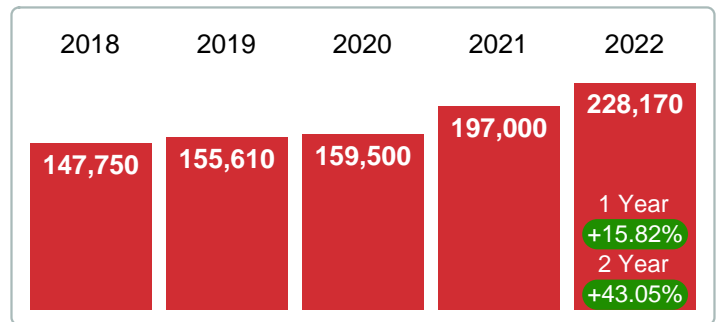
## MEDIAN SOLD PRICE AT CLOSING

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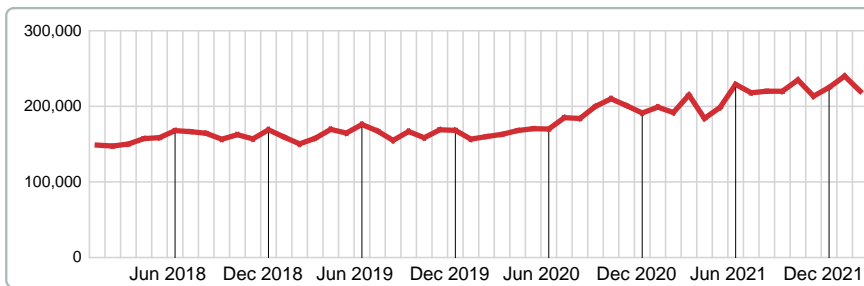
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

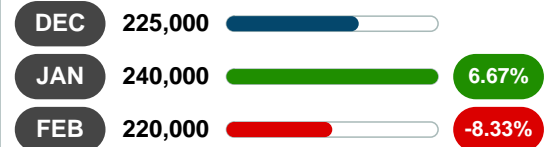


### 3 MONTHS

5 year FEB AVG = 173,934

High Jan 2022 240,000 Low Feb 2018 147,500

Median Sold Price at Closing this month at **220,000**  
above the 5 yr FEB average of **173,934**



### 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
\$0 and less	0	0.00%	472,125	0	0	0	0
\$1	35	20.23%	1,995	55,000	1,700	1,995	0
\$125,001	27	15.61%	150,000	150,000	150,250	158,250	0
\$175,001	39	22.54%	212,970	210,000	212,568	233,570	0
\$250,001	25	14.45%	282,654	0	286,337	279,000	0
\$300,001	26	15.03%	341,725	369,950	336,083	327,600	365,000
\$400,001 and up	21	12.14%	472,125	0	512,238	452,000	505,071
Median Sold Price			220,000	150,000	212,970	282,654	500,000
Total Closed Units		100%	220,000	22	101	45	5
Total Closed Volume			40,078,415	3.53M	21.52M	11.97M	3.06M

# February 2022

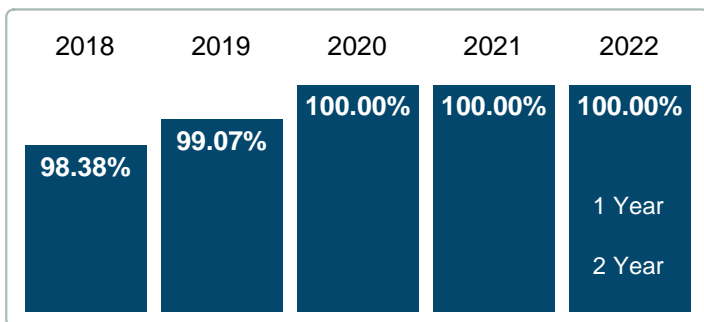
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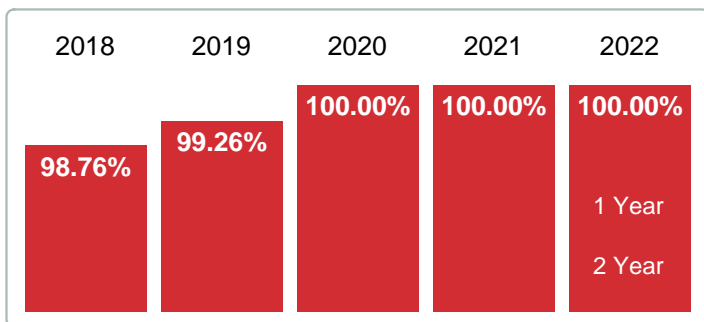
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

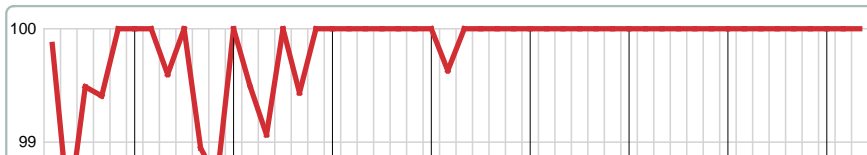
### FEBRUARY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year FEB AVG = 99.49%

High Feb 2022 100.00% Low Feb 2018 98.38%

Median Sold/List Ratio this month at **100.00%**  
above the 5 yr FEB average of **99.49%**

DEC 100.00%  
JAN 100.00%  
FEB 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
\$0 and less	0	0.00%	72,125.00%	0.00%	0.00%	0.00%	0.00%
\$1	35	20.23%	100.00%	100.00%	100.00%	100.00%	0.00%
\$125,001 - \$175,000	27	15.61%	100.00%	100.00%	99.70%	101.59%	0.00%
\$175,001 - \$250,000	39	22.54%	100.00%	102.70%	100.00%	100.00%	0.00%
\$250,001 - \$300,000	25	14.45%	100.00%	0.00%	100.00%	98.37%	0.00%
\$300,001 - \$400,000	26	15.03%	100.00%	390.00%	100.00%	100.00%	100.00%
\$400,001 and up	21	12.14%	100.00%	0.00%	102.38%	101.15%	99.12%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	100.00%
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

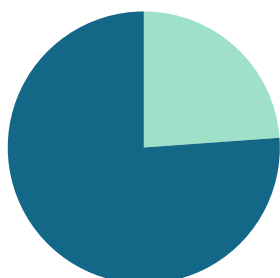
Area Delimited by County Of Wagoner



## MARKET SUMMARY

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

### INVENTORY

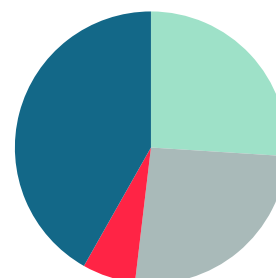


**Inventory**  
 New Listings  
**147 = 23.86%**  
 Start Inventory  
**469**  
 Total Inventory Units  
**616**  
 Volume  
**\$184,541,238**

### 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%
Median List Price	196,268	214,900	9.49%	199,000	228,210	14.68%
Median Sale Price	191,860	220,000	14.67%	197,000	228,170	15.82%
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	12.50	8.00	-36.00%	8.00	10.00	25.00%
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

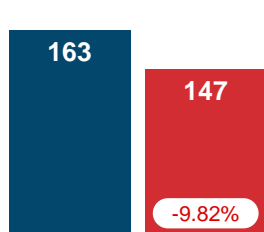
**Inventory** on February 28, 2022 = **278**

**2021** **2022**

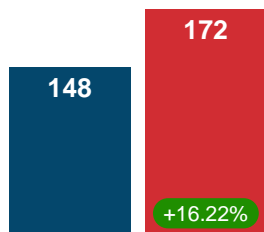
### FEBRUARY MARKET

### MEDIAN PRICES

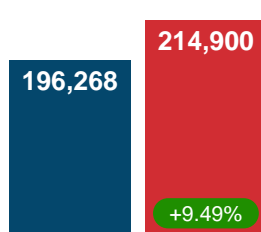
#### New Listings



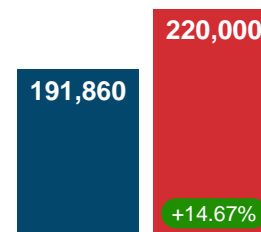
#### Pending Listings



#### List Price



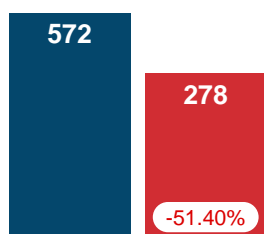
#### Sale Price



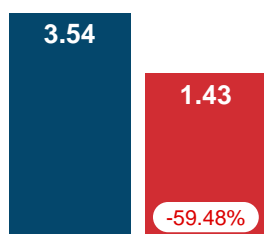
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

