

January 2022

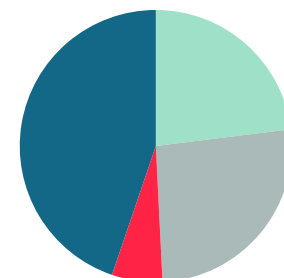
Area Delimited by County Of Wagoner



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2021	January 2022	+/-%
Closed Listings	131	161	22.90%
Pending Listings	166	183	10.24%
New Listings	160	194	21.25%
Average List Price	209,251	246,733	17.91%
Average Sale Price	208,063	239,565	15.14%
Average Percent of Selling Price to List Price	99.04%	98.21%	-0.84%
Average Days on Market to Sale	23.93	34.47	44.05%
End of Month Inventory	572	313	-45.28%
Months Supply of Inventory	3.57	1.65	-53.87%



■ Closed (23.03%)
■ Pending (26.18%)
■ Other OffMarket (6.01%)
■ Active (44.78%)

Absorption: Last 12 months, an Average of **190** Sales/Month
Active Inventory as of January 31, 2022 = **313**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of January 2022 decreased **45.28%** to 313 existing homes available for sale. Over the last 12 months this area has had an average of 190 closed sales per month. This represents an unsold inventory index of **1.65** 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 **15.14%** in January 2022 to \$239,565 versus the previous year at \$208,063.

Average Days on Market Lengthens

The average number of **34.47** days that homes spent on the market before selling increased by 10.54 days or **44.05%** in January 2022 compared to last year's same month at **23.93** DOM.

Sales Success for January 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 194 New Listings in January 2022, up **21.25%** from last year at 160. Furthermore, there were 161 Closed Listings this month versus last year at 131, a **22.90%** increase.

Closed versus Listed trends yielded a **83.0%** ratio, up from previous year's, January 2021, at **81.9%**, a **1.36%** 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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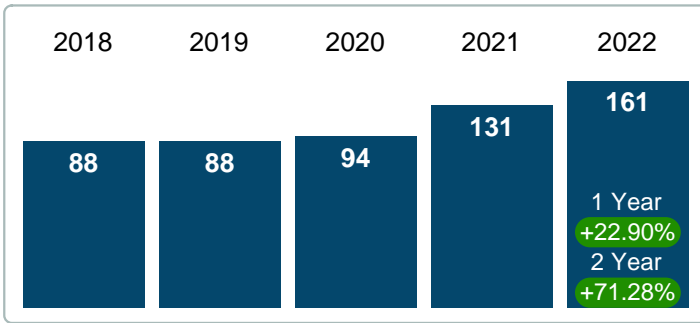
Area Delimited by County Of Wagoner



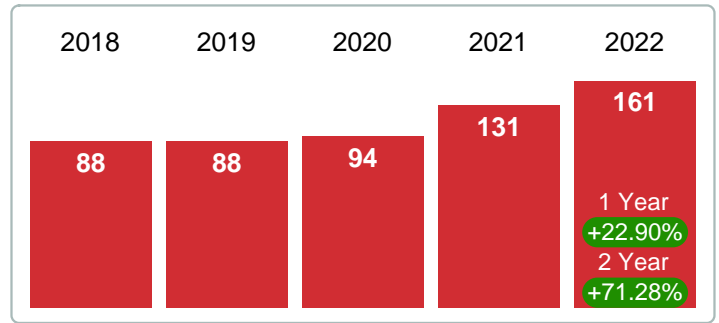
CLOSED LISTINGS

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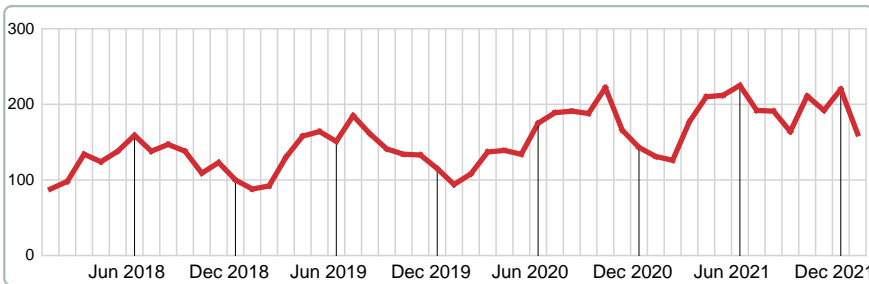
JANUARY



YEAR TO DATE (YTD)

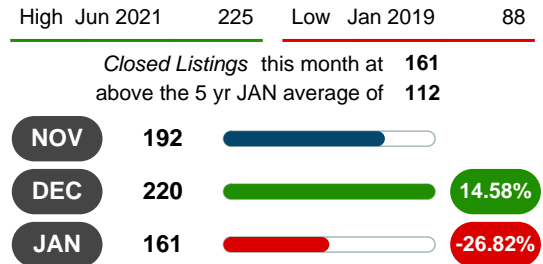


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 112



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	31	19.25%	36.1	7	14	10	0
\$125,001-\$175,000	20	12.42%	46.9	8	11	1	0
\$175,001-\$275,000	51	31.68%	19.6	4	32	15	0
\$275,001-\$325,000	23	14.29%	27.7	1	14	8	0
\$325,001-\$400,000	17	10.56%	40.5	2	6	8	1
\$400,001 and up	19	11.80%	61.6	3	6	8	2
Total Closed Units	161			25	83	50	3
Total Closed Volume	38,569,960	100%	34.5	5.64M	18.50M	12.93M	1.50M
Average Closed Price	\$239,565			\$225,776	\$222,883	\$258,567	\$499,300

January 2022



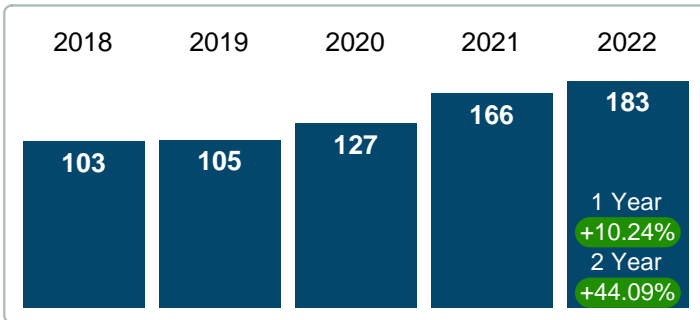
Area Delimited by County Of Wagoner



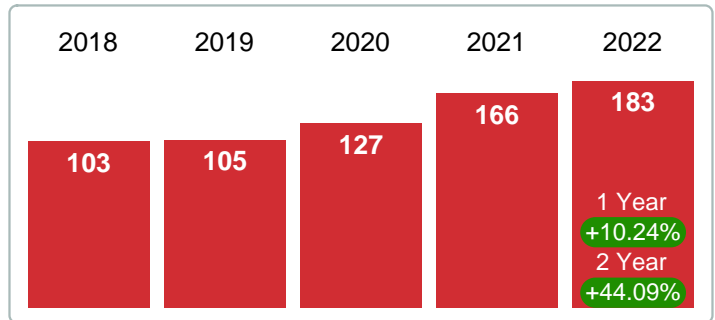
PENDING LISTINGS

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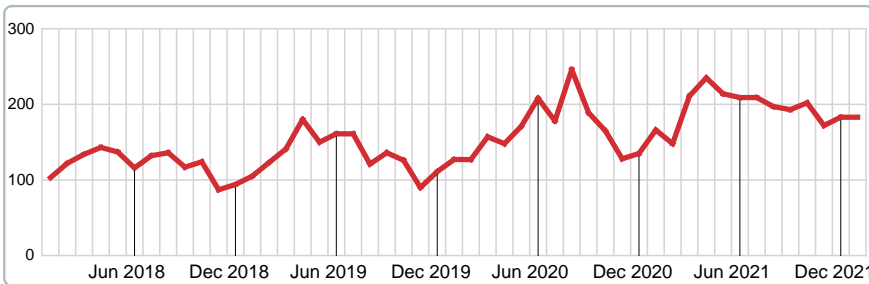
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

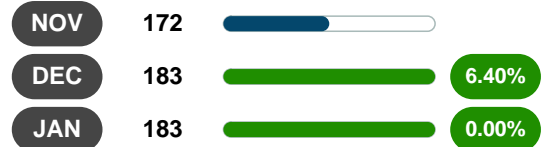


3 MONTHS

5 year JAN AVG = 137

High Aug 2020 246 Low Nov 2018 87

Pending Listings this month at **183**
above the 5 yr JAN average of **137**



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	9.29%	29.9	3	7	7	0
\$25,001 - \$150,000	25	13.66%	55.7	16	6	3	0
\$150,001 - \$175,000	10	5.46%	30.0	0	9	1	0
\$175,001 - \$275,000	55	30.05%	24.6	6	40	9	0
\$275,001 - \$350,000	35	19.13%	35.3	0	22	13	0
\$350,001 - \$450,000	22	12.02%	59.8	2	10	8	2
\$450,001 and up	19	10.38%	52.7	3	4	10	2
Total Pending Units	183			30	98	51	4
Total Pending Volume	46,644,409	100%	41.6	5.04M	23.88M	15.75M	1.98M
Average Listing Price	\$191,982			\$168,017	\$243,706	\$308,740	\$493,750

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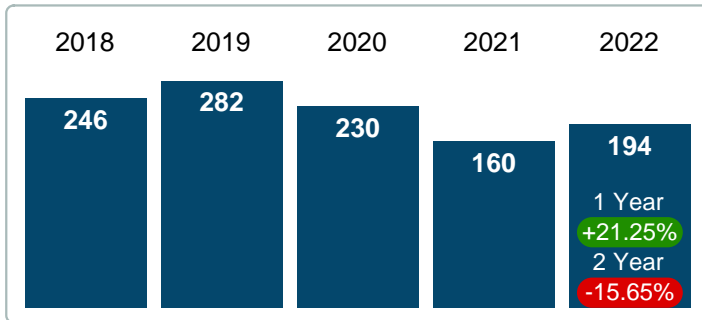
Area Delimited by County Of Wagoner



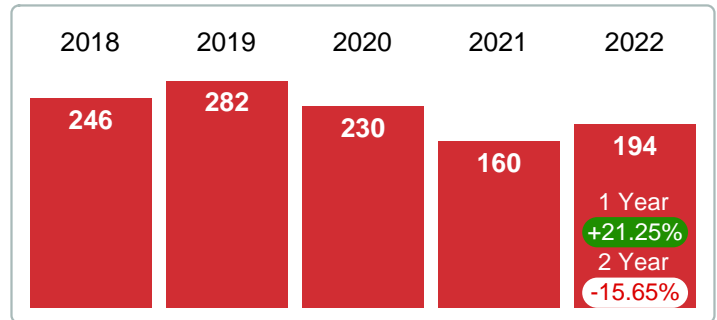
NEW LISTINGS

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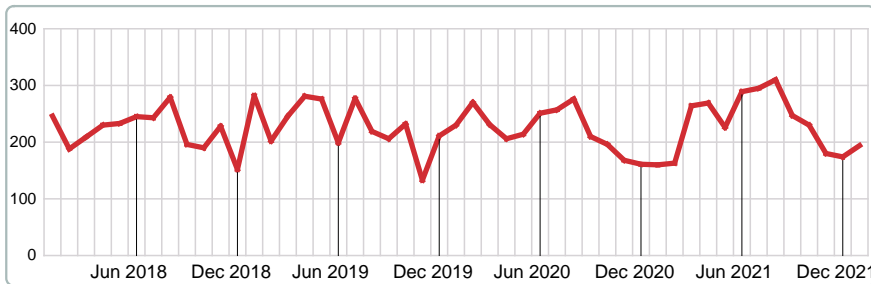
JANUARY



YEAR TO DATE (YTD)

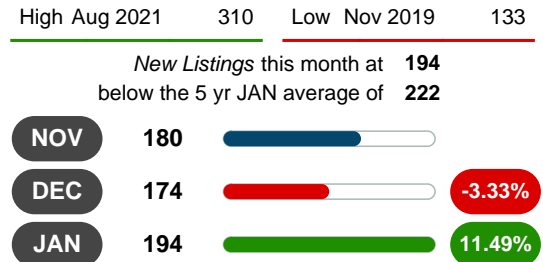


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 222



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range			Bedroom Distribution			
Price Range	Count	%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	0	0	0	0
\$1 - \$100,000	43	22.16%	13	17	13	0
\$100,001 - \$180,000	27	13.92%	11	12	3	1
\$180,001 - \$270,000	50	25.77%	8	31	9	2
\$270,001 - \$340,000	29	14.95%	2	19	8	0
\$340,001 - \$460,000	23	11.86%	3	9	8	3
\$460,001 and up	22	11.34%	2	7	10	3
Total New Listed Units	194		39	95	51	9
Total New Listed Volume	49,173,875	100%	7.22M	22.71M	14.29M	4.96M
Average New Listed Listing Price	\$135,600		\$185,059	\$239,036	\$280,157	\$551,133

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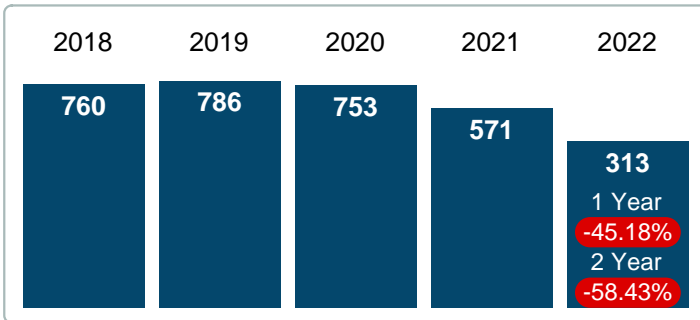
Area Delimited by County Of Wagoner



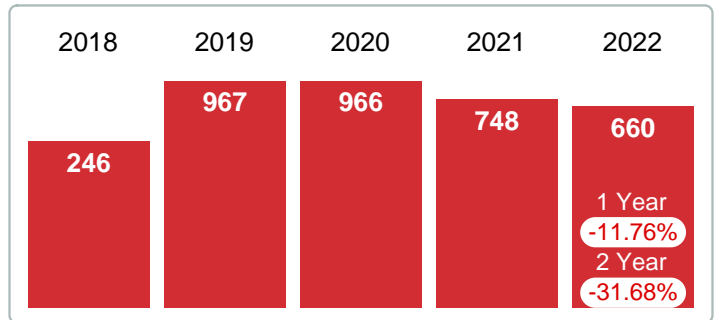
ACTIVE INVENTORY

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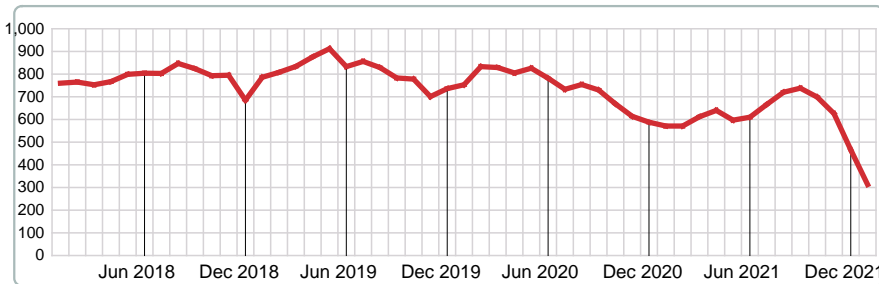
END OF JANUARY



ACTIVE DURING JANUARY

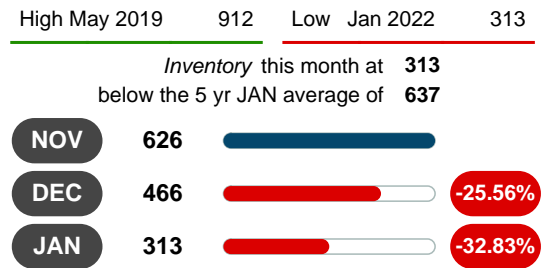


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 637



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 \$50,000	67	21.41%	92.0	44	17	6	0
\$50,001 \$150,000	45	14.38%	84.7	33	9	2	1
\$150,001 \$275,000	75	23.96%	78.9	37	25	10	3
\$275,001 \$400,000	51	16.29%	102.0	13	21	16	1
\$400,001 \$675,000	40	12.78%	109.6	16	7	13	4
\$675,001 and up	35	11.18%	99.3	17	5	7	6
Total Active Inventory by Units	313			160	84	54	15
Total Active Inventory by Volume	110,035,767	100%	92.5	55.29M	23.35M	21.08M	10.32M
Average Active Inventory Listing Price	\$351,552			\$345,577	\$277,953	\$390,328	\$687,852

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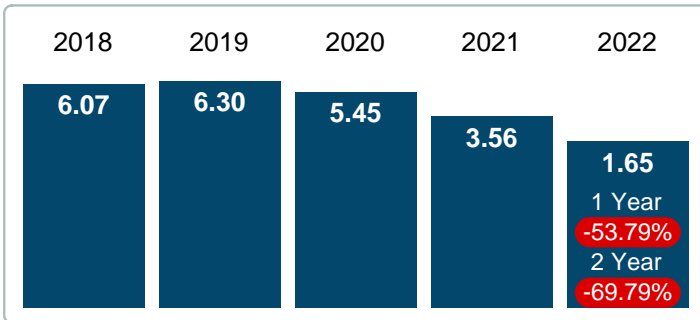
Area Delimited by County Of Wagoner



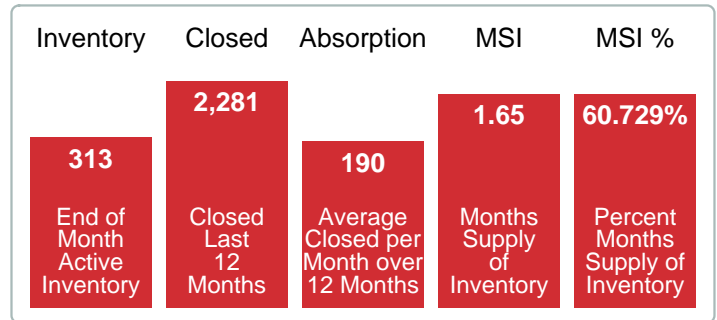
MONTHS SUPPLY of INVENTORY (MSI)

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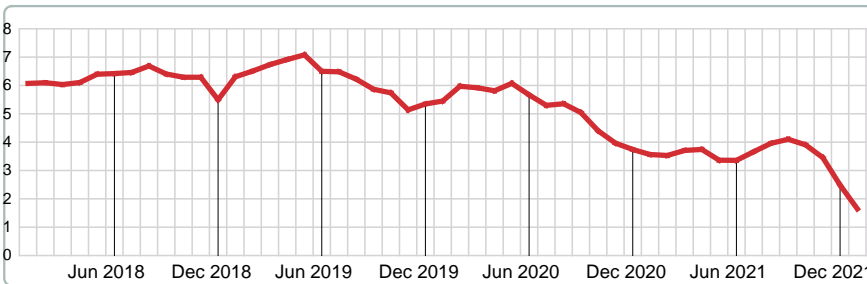
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

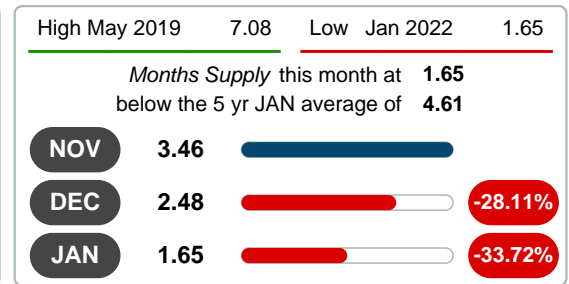


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 4.61



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-\$50,000	67	21.41%	3.85	6.29	2.13	2.48	0.00
\$50,001-\$150,000	45	14.38%	1.50	2.49	0.62	1.04	6.00
\$150,001-\$275,000	75	23.96%	0.87	5.69	0.41	0.55	4.00
\$275,001-\$400,000	51	16.29%	1.26	6.78	1.06	0.97	0.43
\$400,001-\$675,000	40	12.78%	2.93	27.43	1.87	1.77	2.00
\$675,001 and up	35	11.18%	16.15	29.14	15.00	8.40	14.40
Market Supply of Inventory (MSI)			1.65	5.36	0.78	1.15	2.65
Total Active Inventory by Units		100%	1.65	160	84	54	15

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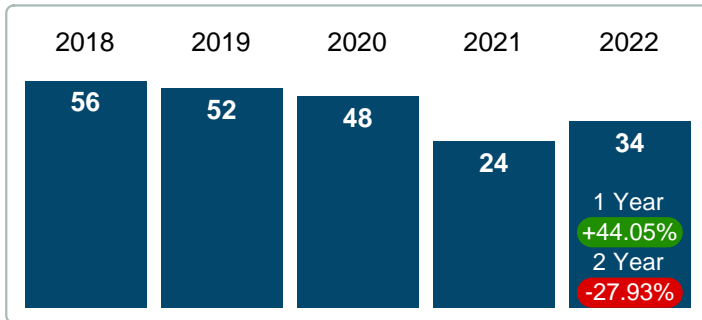
Area Delimited by County Of Wagoner



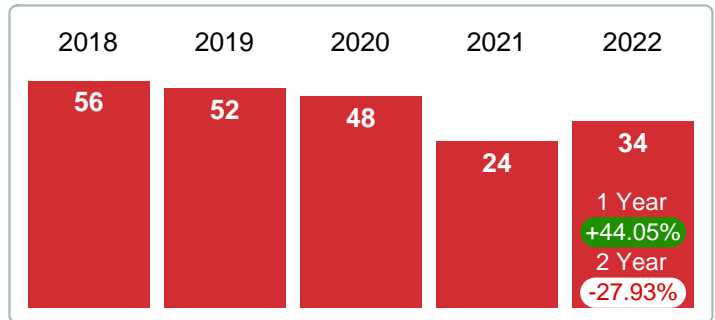
AVERAGE DAYS ON MARKET TO SALE

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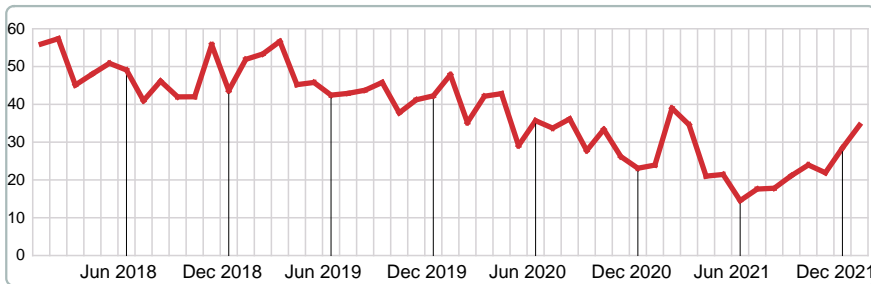
JANUARY



YEAR TO DATE (YTD)

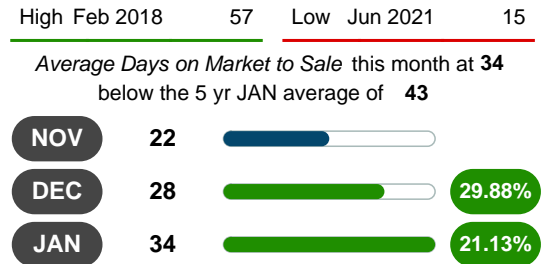


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 43



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	31	19.25%	36	96	14	25	0
\$125,001-\$175,000	20	12.42%	47	76	30	4	0
\$175,001-\$275,000	51	31.68%	20	60	17	15	0
\$275,001-\$325,000	23	14.29%	28	32	28	26	0
\$325,001-\$400,000	17	10.56%	40	76	47	28	32
\$400,001 and up	19	11.80%	62	164	61	30	36
Average Closed DOM	34			88	25	23	34
Total Closed Units	161			25	83	50	3
Total Closed Volume	38,569,960			5.64M	18.50M	12.93M	1.50M

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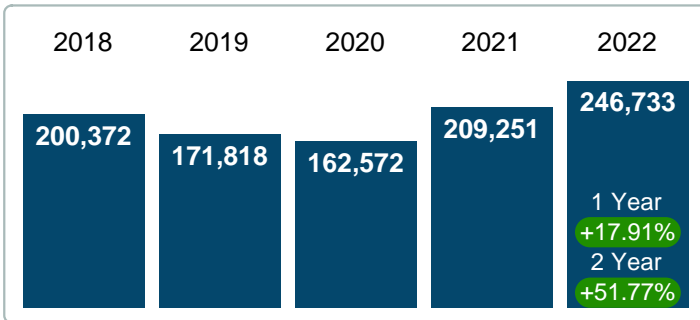
Area Delimited by County Of Wagoner



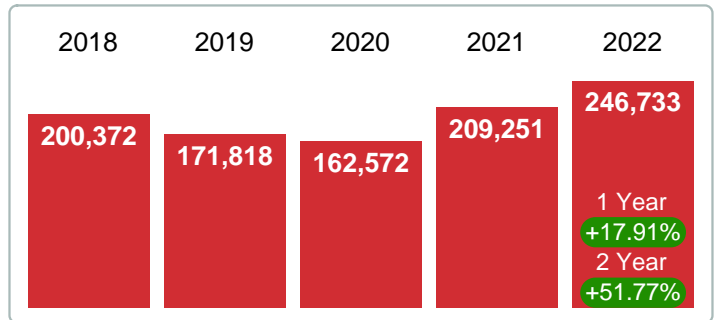
AVERAGE LIST PRICE AT CLOSING

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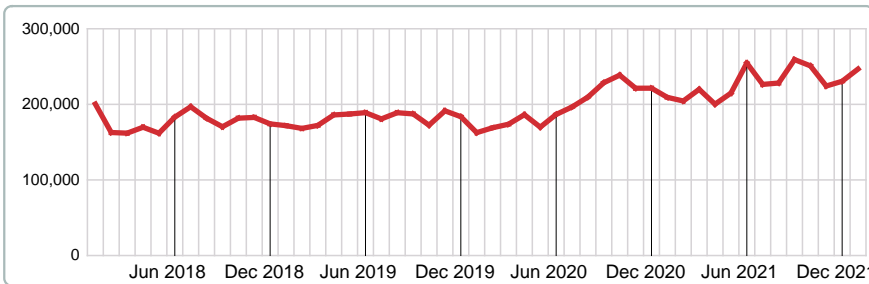
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

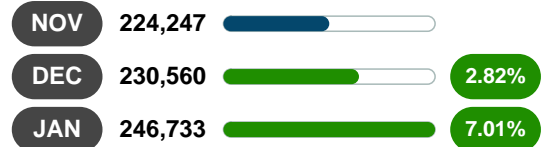


3 MONTHS

5 year JAN AVG = 198,149

High Sep 2021 259,228 Low May 2018 161,819

Average List Price at Closing this month at **246,733**
above the 5 yr JAN average of **198,149**



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	31	19.25%	32,748	94,329	27,460	1,805	0
\$125,001	19	11.80%	149,332	149,475	149,809	134,999	0
\$175,001	52	32.30%	230,498	261,000	225,794	237,333	0
\$275,001	22	13.66%	297,809	305,000	302,621	292,201	0
\$325,001	15	9.32%	363,461	625,000	368,925	365,839	369,000
\$400,001 and up	22	13.66%	540,084	686,833	502,154	502,022	562,450
Average List Price			246,733	260,624	225,553	259,871	497,966
Total Closed Units		100%	246,733	25	83	50	3
Total Closed Volume			39,723,964	6.52M	18.72M	12.99M	1.49M

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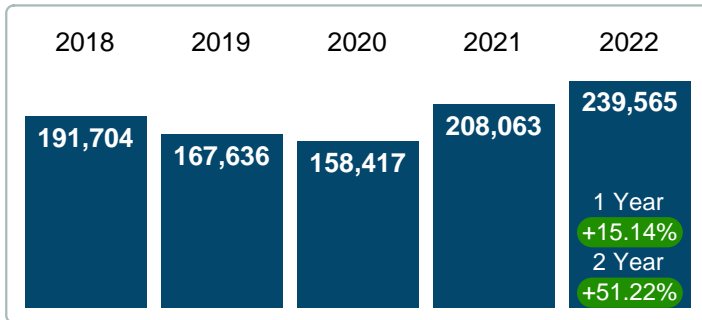
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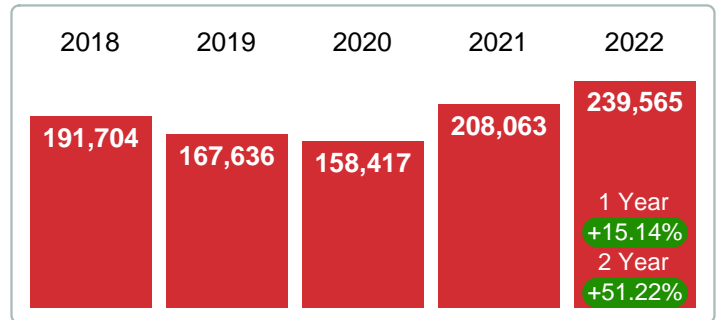
AVERAGE SOLD PRICE AT CLOSING

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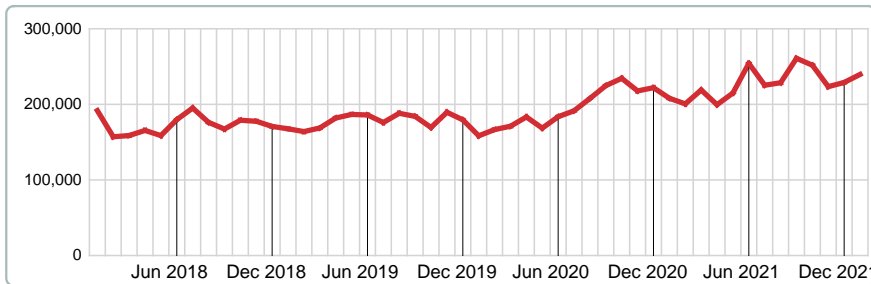
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

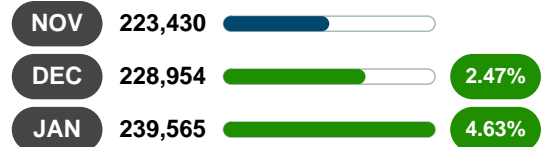


3 MONTHS

5 year JAN AVG = 193,077

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

Average Sold Price at Closing this month at **239,565**
above the 5 yr JAN average of **193,077**



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	31	19.25%	31,338	85,429	25,389	1,805	0
\$125,001 - \$175,000	20	12.42%	146,320	148,613	145,955	132,000	0
\$175,001 - \$275,000	51	31.68%	229,402	234,500	224,647	238,188	0
\$275,001 - \$325,000	23	14.29%	295,013	305,000	298,949	286,876	0
\$325,001 - \$400,000	17	10.56%	363,220	367,250	360,588	363,464	369,000
\$400,001 and up	19	11.80%	526,975	626,667	500,146	500,344	564,450
Average Sold Price			239,565	225,776	222,883	258,567	499,300
Total Closed Units		100%	239,565	25	83	50	3
Total Closed Volume			38,569,960	5.64M	18.50M	12.93M	1.50M

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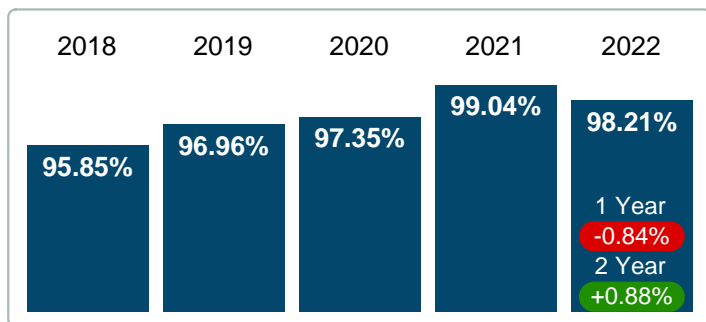
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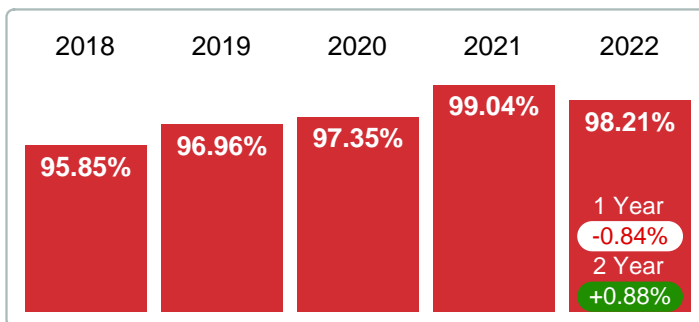
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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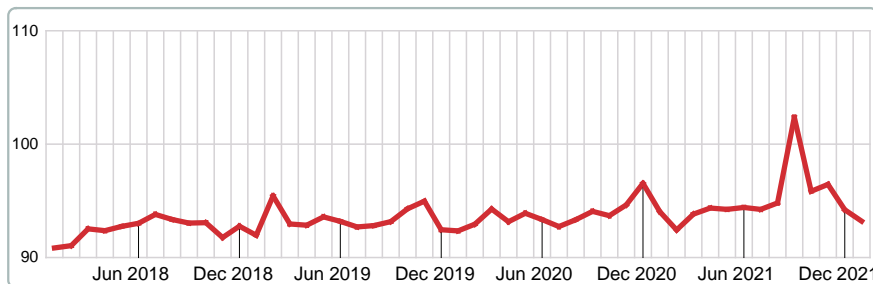
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

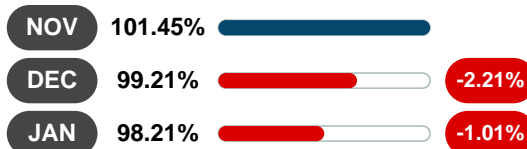


3 MONTHS

5 year JAN AVG = 97.48%

High Sep 2021 107.37% Low Jan 2018 95.85%

Average Sold/List Ratio this month at **98.21%**
above the 5 yr JAN average of **97.48%**



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	31	19.25%	97.22%	91.89%	97.89%	100.00%	0.00%
\$125,001-\$175,000	20	12.42%	99.00%	101.15%	97.55%	97.78%	0.00%
\$175,001-\$275,000	51	31.68%	98.98%	89.97%	99.54%	100.18%	0.00%
\$275,001-\$325,000	23	14.29%	98.73%	100.00%	98.93%	98.22%	0.00%
\$325,001-\$400,000	17	10.56%	95.22%	68.02%	98.01%	99.32%	100.00%
\$400,001 and up	19	11.80%	98.96%	93.94%	99.72%	99.92%	100.42%
Average Sold/List Ratio		98.20%		93.21%	98.80%	99.60%	100.28%
Total Closed Units		161	100%	25	83	50	3
Total Closed Volume		38,569,960		5.64M	18.50M	12.93M	1.50M

January 2022

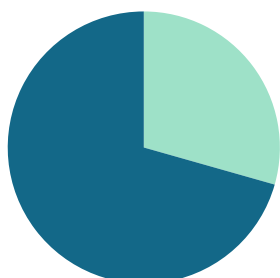
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

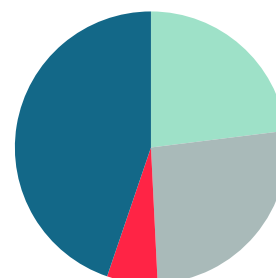


Inventory
 New Listings
194 = 29.39%
 Start Inventory
466
 Total Inventory Units
660
 Volume
\$200,697,383

Market Activity

Closed Sales
161 = 23.03%
 Pending Sales
183 = 26.18%
 Other Off Market
42 = 6.01%
 Active Inventory
313 = 44.78%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	131	161	22.90%	131	161	22.90%
Pending Sales	166	183	10.24%	166	183	10.24%
New Listings	160	194	21.25%	160	194	21.25%
Average List Price	209,251	246,733	17.91%	209,251	246,733	17.91%
Average Sale Price	208,063	239,565	15.14%	208,063	239,565	15.14%
Average Percent of Selling Price to List Price	99.04%	98.21%	-0.84%	99.04%	98.21%	-0.84%
Average Days on Market to Sale	23.93	34.47	44.05%	23.93	34.47	44.05%
Monthly Inventory	572	313	-45.28%	572	313	-45.28%
Months Supply of Inventory	3.57	1.65	-53.87%	3.57	1.65	-53.87%

Absorption: Last 12 months, an Average of **190** Sales/Month

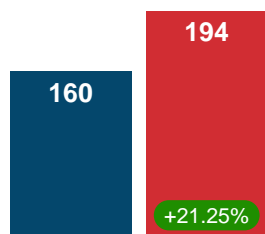
Inventory on January 31, 2022 = **313**

2021 **2022**

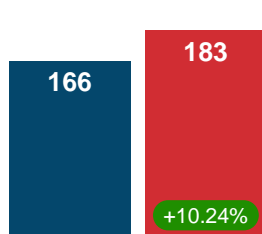
JANUARY MARKET

AVERAGE PRICES

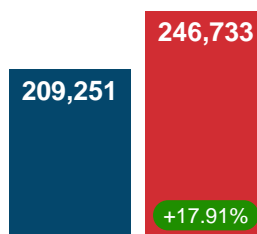
New Listings



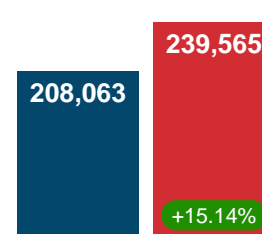
Pending Listings



List Price



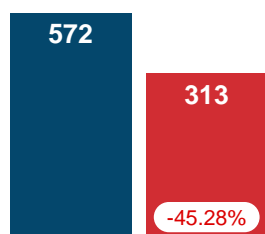
Sale Price



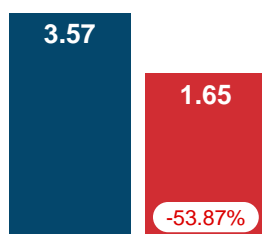
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

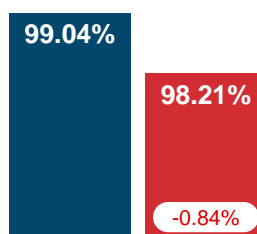
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

