

January 2022

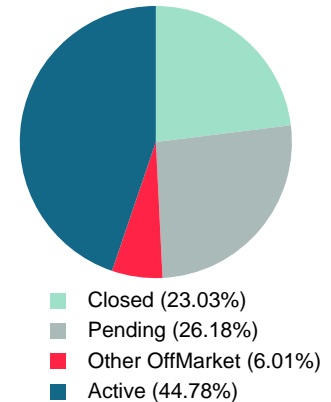
Area Delimited by County Of Wagoner



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%
Median List Price	199,000	240,000	20.60%
Median Sale Price	199,000	240,000	20.60%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	6.00	13.00	116.67%
End of Month Inventory	572	313	-45.28%
Months Supply of Inventory	3.57	1.65	-53.87%



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.

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 **20.60%** in January 2022 to \$240,000 versus the previous year at \$199,000.

Median Days on Market Lengthens

The median number of **13.00** days that homes spent on the market before selling increased by 7.00 days or **116.67%** in January 2022 compared to last year's same month at **6.00** DOM.

Sales Success for January 2022 is Positive

Overall, with Median 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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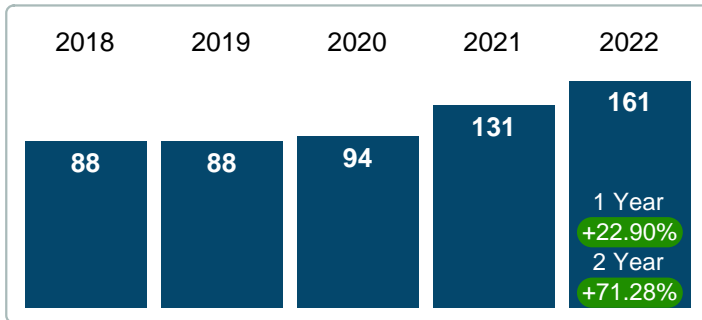
Area Delimited by County Of Wagoner



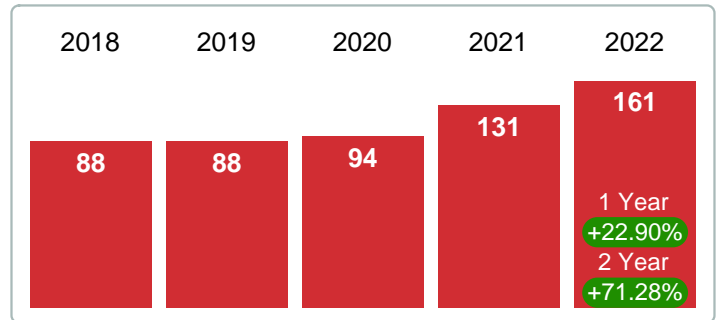
CLOSED LISTINGS

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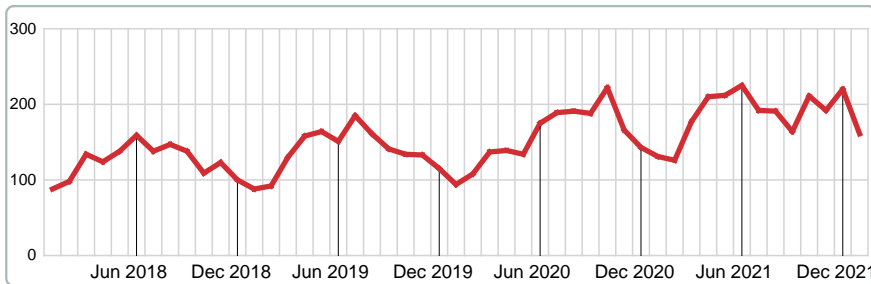
JANUARY



YEAR TO DATE (YTD)

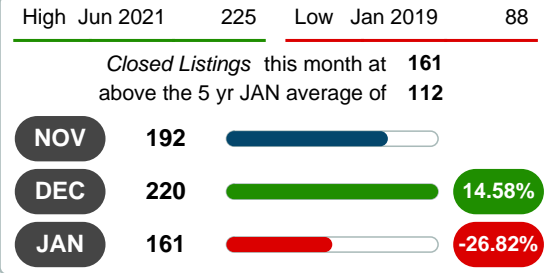


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 112



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	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	31	19.25%	15.0	7	14	10	0
\$125,001-\$175,000	20	12.42%	21.5	8	11	1	0
\$175,001-\$275,000	51	31.68%	5.0	4	32	15	0
\$275,001-\$325,000	23	14.29%	13.0	1	14	8	0
\$325,001-\$400,000	17	10.56%	6.0	2	6	8	1
\$400,001 and up	19	11.80%	47.0	3	6	8	2
Total Closed Units	161			25	83	50	3
Total Closed Volume	38,569,960	100%	13.0	5.64M	18.50M	12.93M	1.50M
Median Closed Price	\$240,000			\$154,000	\$227,500	\$267,500	\$479,000

January 2022



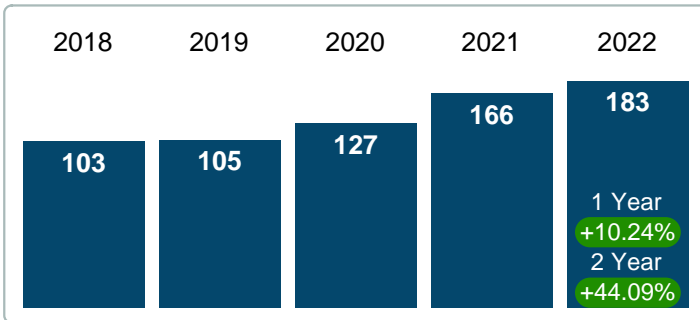
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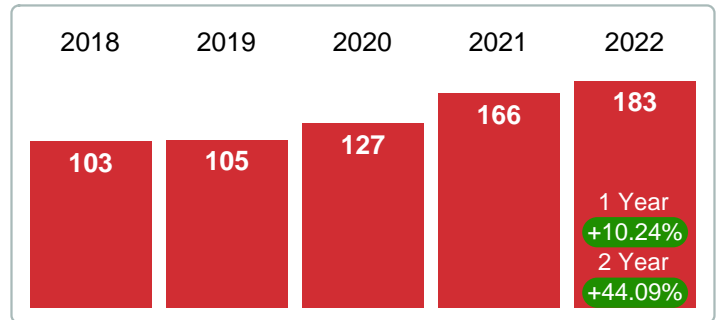
PENDING LISTINGS

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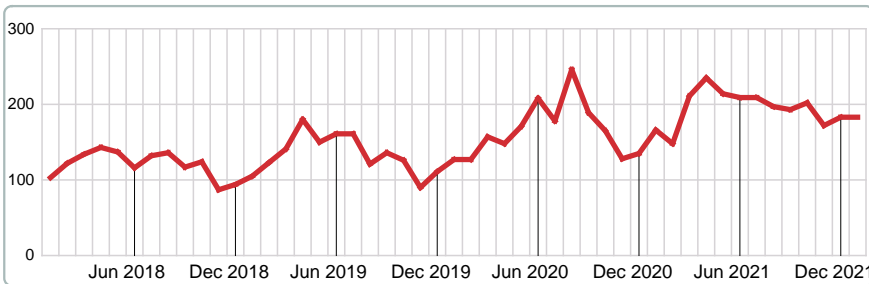
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

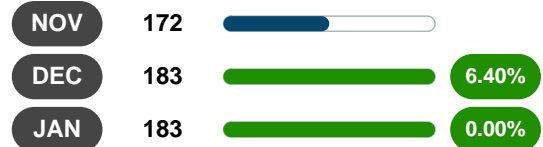


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$25,000 and less	17	9.29%	11.0	3	7	7	0
\$25,001 - \$150,000	25	13.66%	27.0	16	6	3	0
\$150,001 - \$175,000	10	5.46%	17.0	0	9	1	0
\$175,001 - \$275,000	55	30.05%	5.0	6	40	9	0
\$275,001 - \$350,000	35	19.13%	11.0	0	22	13	0
\$350,001 - \$450,000	22	12.02%	7.0	2	10	8	2
\$450,001 and up	19	10.38%	41.0	3	4	10	2
Total Pending Units	183			30	98	51	4
Total Pending Volume	46,644,409	100%	10.0	5.04M	23.88M	15.75M	1.98M
Median Listing Price	\$245,000			\$128,700	\$226,710	\$310,000	\$457,500

January 2022



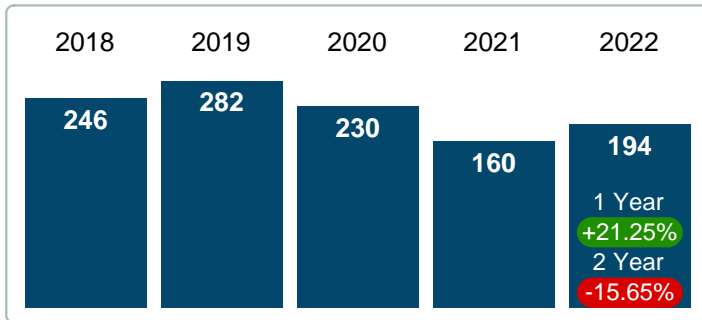
Area Delimited by County Of Wagoner



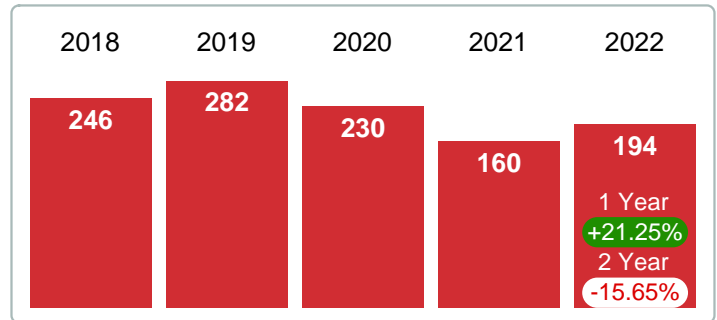
NEW LISTINGS

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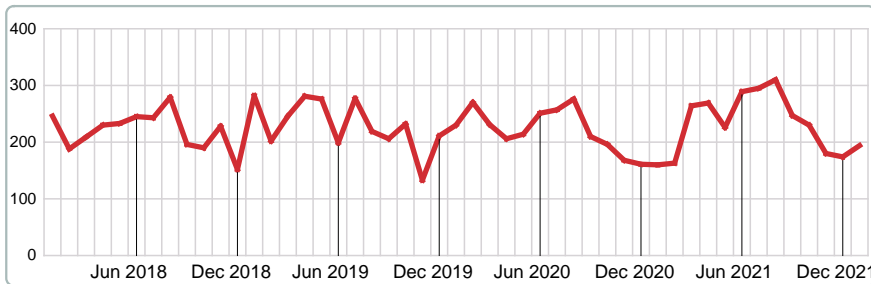
JANUARY



YEAR TO DATE (YTD)

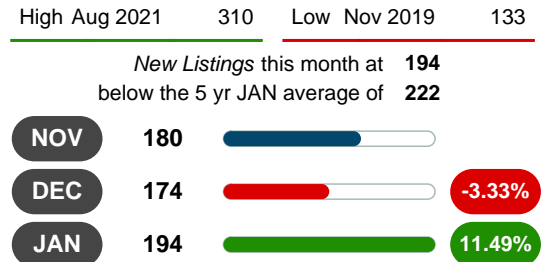


5 YEAR MARKET ACTIVITY TRENDS



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 - \$175,000	23	11.86%	11	8	3	1
\$175,001 - \$250,000	43	22.16%	6	31	5	1
\$250,001 - \$325,000	37	19.07%	4	21	11	1
\$325,001 - \$450,000	25	12.89%	3	11	9	2
\$450,001 and up	23	11.86%	2	7	10	4
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
Median New Listed Listing Price	\$225,000		\$149,000	\$220,000	\$279,000	\$409,900

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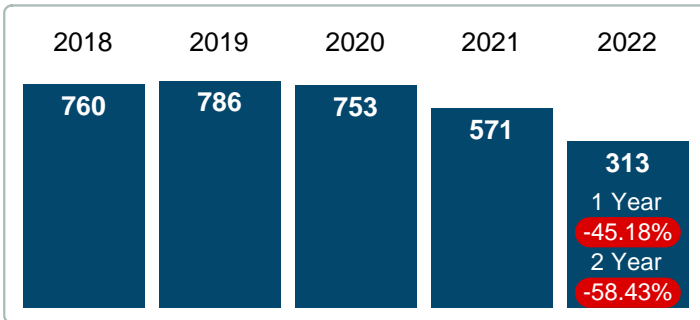
Area Delimited by County Of Wagoner



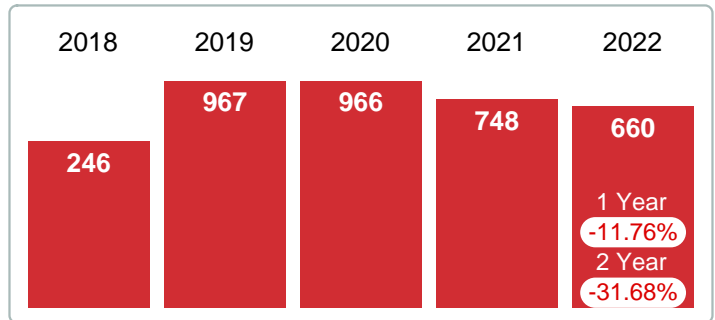
ACTIVE INVENTORY

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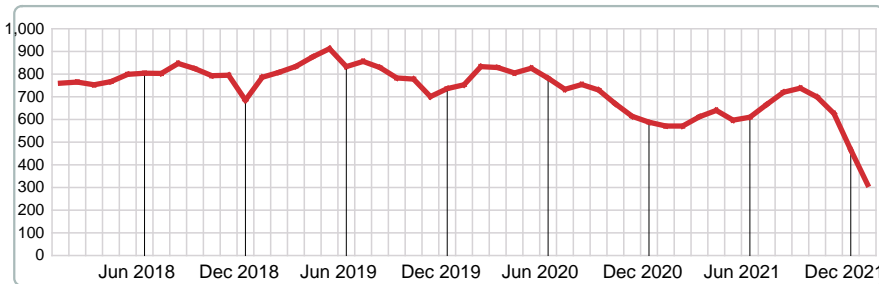
END OF JANUARY



ACTIVE DURING JANUARY

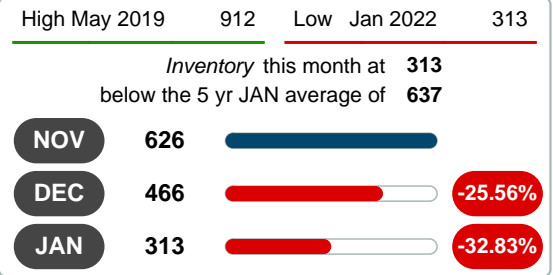


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 637



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$0 and less	0	0.00%	41.0	0	0	0	0
\$1-\$50,000	67	21.41%	77.0	44	17	6	0
\$50,001-\$150,000	45	14.38%	68.0	33	9	2	1
\$150,001-\$275,000	75	23.96%	42.0	37	25	10	3
\$275,001-\$400,000	51	16.29%	82.0	13	21	16	1
\$400,001-\$675,000	40	12.78%	117.5	16	7	13	4
\$675,001 and up	35	11.18%	108.0	17	5	7	6
Total Active Inventory by Units	313			160	84	54	15
Total Active Inventory by Volume	110,035,767	100%	74.0	55.29M	23.35M	21.08M	10.32M
Median Active Inventory Listing Price	\$225,000			\$167,000	\$213,390	\$328,446	\$492,500

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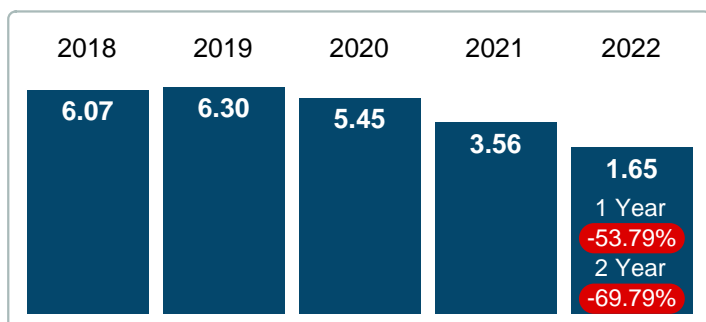
Area Delimited by County Of Wagoner



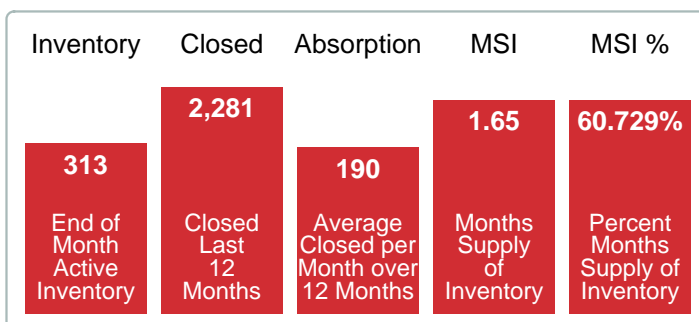
MONTHS SUPPLY of INVENTORY (MSI)

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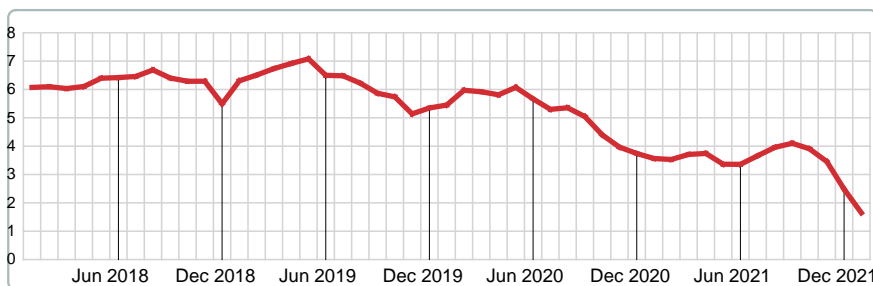
MSI FOR JANUARY



INDICATORS FOR JANUARY 2022

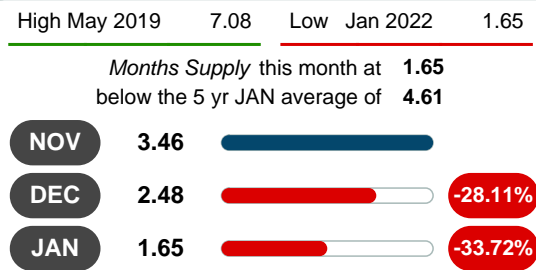


5 YEAR MARKET ACTIVITY TRENDS



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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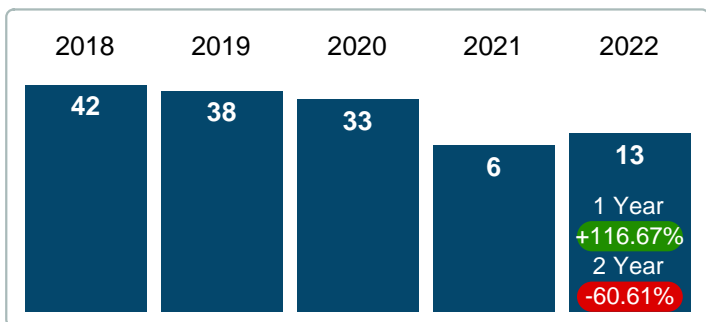
Area Delimited by County Of Wagoner



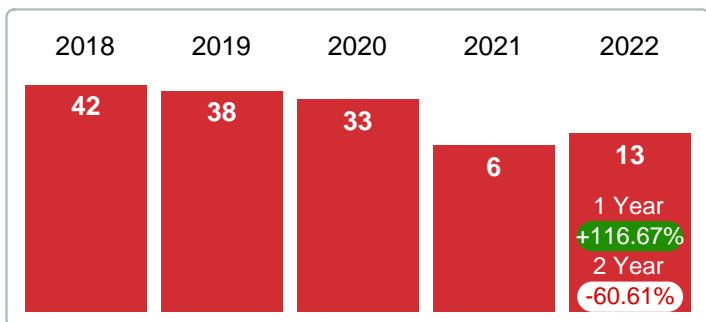
MEDIAN DAYS ON MARKET TO SALE

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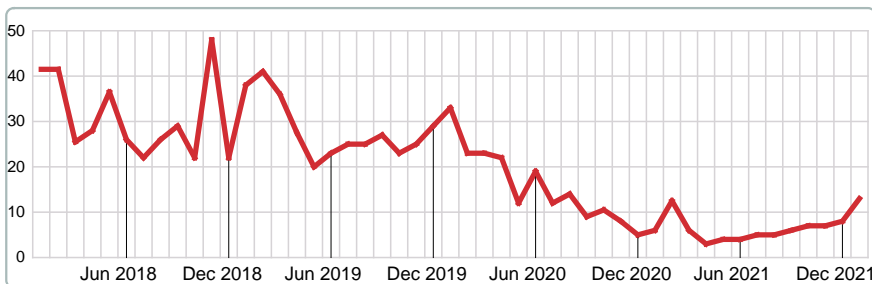
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

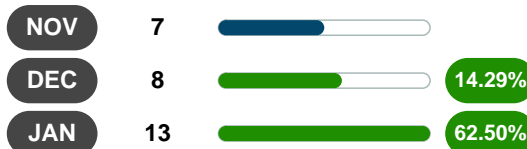


3 MONTHS

5 year JAN AVG = 26

High Nov 2018 48 Low Apr 2021 3

Median Days on Market to Sale this month at 13 below the 5 yr JAN average of 26



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%	108	0	0	0	0
\$1-\$125,000	31	19.25%	15	88	13	16	0
\$125,001-\$175,000	20	12.42%	22	58	12	4	0
\$175,001-\$275,000	51	31.68%	5	29	4	6	0
\$275,001-\$325,000	23	14.29%	13	32	8	20	0
\$325,001-\$400,000	17	10.56%	6	76	11	5	32
\$400,001 and up	19	11.80%	47	200	74	30	36
Median Closed DOM			13	69	9	9	32
Total Closed Units		100%	13.0	25	83	50	3
Total Closed Volume			38,569,960	5.64M	18.50M	12.93M	1.50M

January 2022

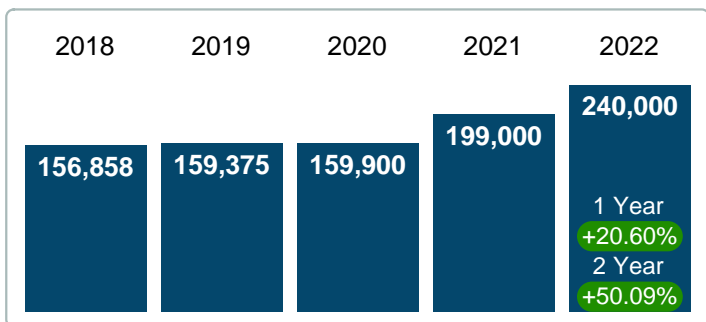
Area Delimited by County Of Wagoner



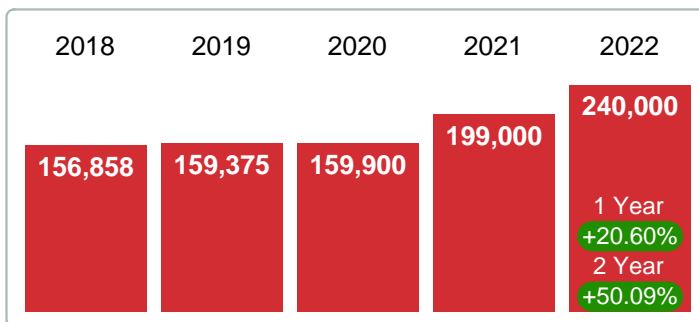
MEDIAN LIST PRICE AT CLOSING

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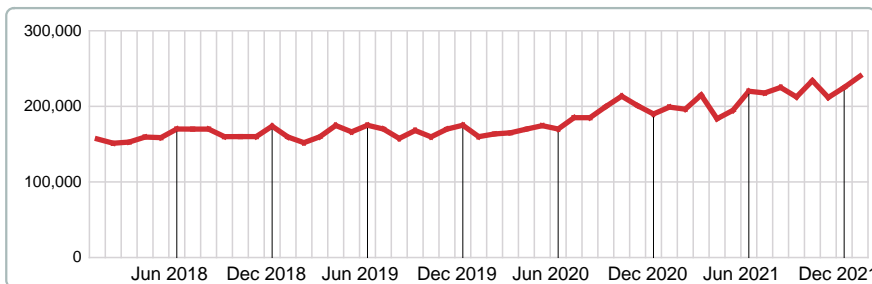
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

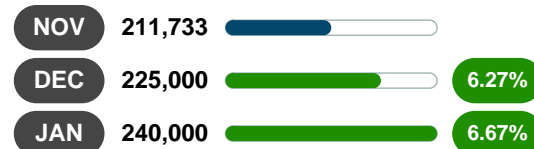


3 MONTHS

5 year JAN AVG = 183,027

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

Median List Price at Closing this month at **240,000**
above the 5 yr JAN average of **183,027**



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%	47	0	0	0	0
\$1	31	19.25%	1,895	95,000	1,650	1,845	0
\$125,001	19	11.80%	150,000	149,900	150,000	134,999	0
\$175,001	52	32.30%	230,463	210,000	228,000	247,945	0
\$275,001	22	13.66%	295,988	290,000	299,938	294,000	0
\$325,001	15	9.32%	360,000	400,000	342,400	364,580	369,000
\$400,001 and up	22	13.66%	504,950	696,250	482,450	474,450	562,450
Median List Price			240,000	159,000	228,000	262,500	474,999
Total Closed Units		100%	240,000	25	83	50	3
Total Closed Volume			39,723,964	6.52M	18.72M	12.99M	1.49M

January 2022



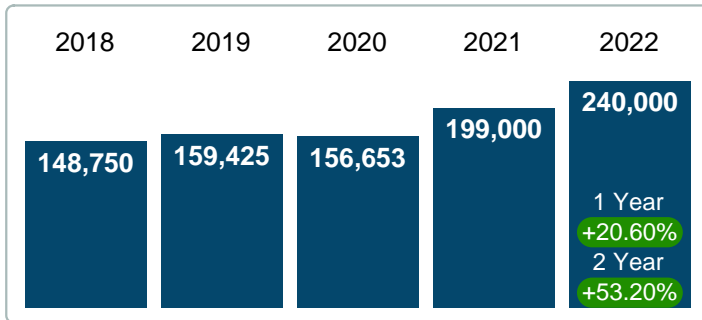
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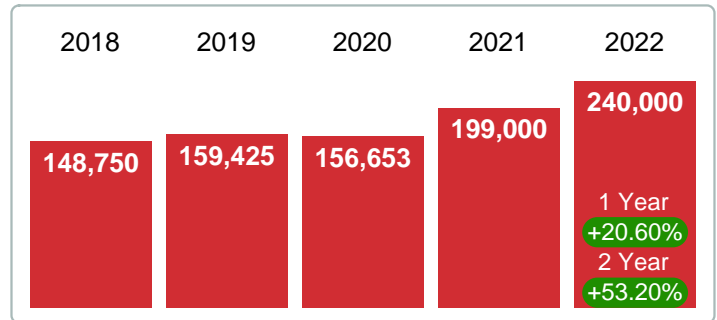
MEDIAN SOLD PRICE AT CLOSING

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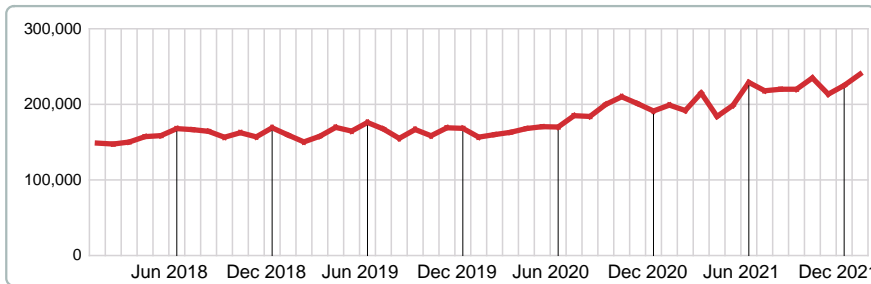
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

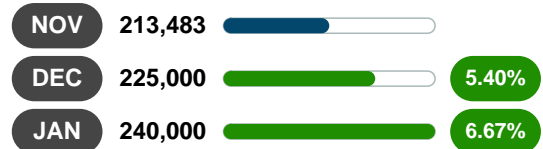


3 MONTHS

5 year JAN AVG = 180,766

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

Median Sold Price at Closing this month at **240,000** above the 5 yr JAN average of **180,766**



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%	504,950	0	0	0	0
\$1	31	19.25%	1,895	90,000	1,650	1,845	0
\$125,001	20	12.42%	145,000	146,950	145,000	132,000	0
\$175,001	51	31.68%	235,000	246,500	225,000	246,000	0
\$275,001	23	14.29%	295,000	305,000	299,738	283,327	0
\$325,001	17	10.56%	369,000	367,250	361,363	364,580	369,000
\$400,001 and up	19	11.80%	509,850	522,000	509,925	481,500	564,450
Median Sold Price			240,000	154,000	227,500	267,500	479,000
Total Closed Units		100%	240,000	25	83	50	3
Total Closed Volume			38,569,960	5.64M	18.50M	12.93M	1.50M

January 2022



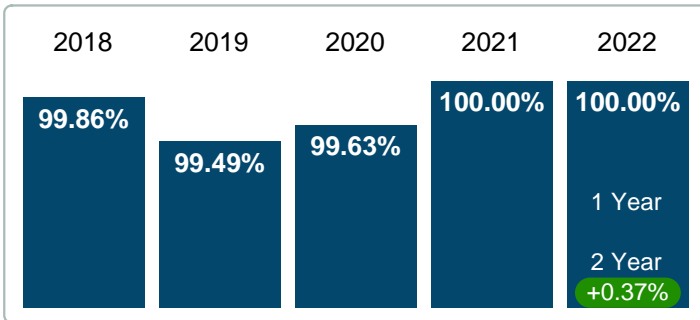
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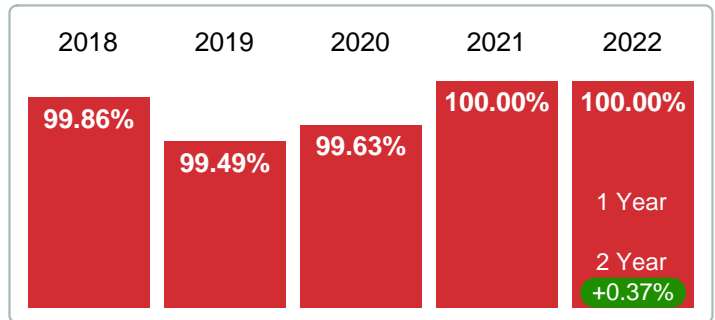
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.80%

High Jan 2022 100.00% Low Feb 2018 98.38%

Median Sold/List Ratio this month at **100.00%**
equal to 5 yr JAN average of **99.80%**

NOV 100.00%
DEC 100.00%
JAN 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%	100.00%	0.00%	0.00%	0.00%	0.00%
\$1-\$125,000	31	19.25%	100.00%	94.74%	100.00%	100.00%	0.00%
\$125,001-\$175,000	20	12.42%	100.00%	98.43%	100.00%	97.78%	0.00%
\$175,001-\$275,000	51	31.68%	100.00%	88.88%	100.20%	100.00%	0.00%
\$275,001-\$325,000	23	14.29%	100.00%	100.00%	100.00%	97.21%	0.00%
\$325,001-\$400,000	17	10.56%	100.00%	68.02%	100.00%	100.00%	100.00%
\$400,001 and up	19	11.80%	100.00%	96.22%	100.00%	100.00%	100.42%
Median Sold/List Ratio		100.00%		94.74%	100.00%	100.00%	100.00%
Total Closed Units	161	100%	100.00%	25	83	50	3
Total Closed Volume	38,569,960			5.64M	18.50M	12.93M	1.50M

January 2022

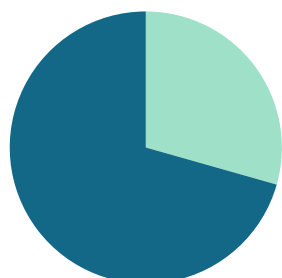
Area Delimited by County Of Wagoner



MARKET SUMMARY

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

INVENTORY

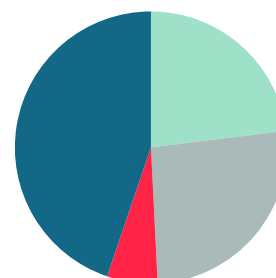


Inventory
 New Listings
194 = 29.39%
 Start Inventory
466
 Total Inventory Units
660
 Volume
\$200,697,383

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%
Median List Price	199,000	240,000	20.60%	199,000	240,000	20.60%
Median Sale Price	199,000	240,000	20.60%	199,000	240,000	20.60%
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	6.00	13.00	116.67%	6.00	13.00	116.67%
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

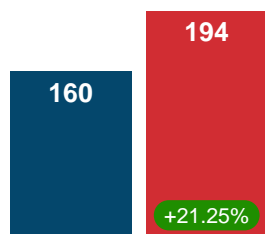
Inventory on January 31, 2022 = **313**

2021 **2022**

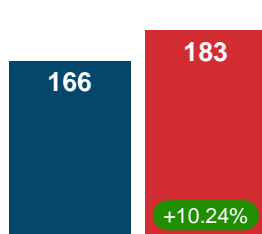
JANUARY MARKET

MEDIAN PRICES

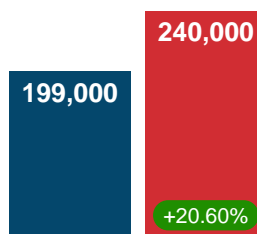
New Listings



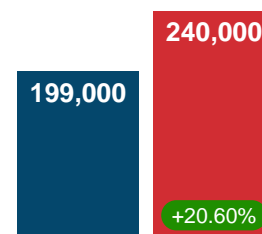
Pending Listings



List Price



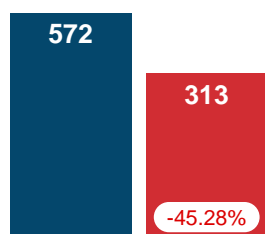
Sale Price



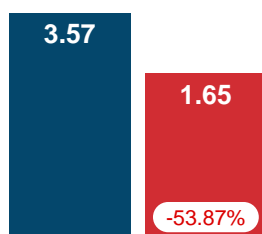
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

