

May 2022



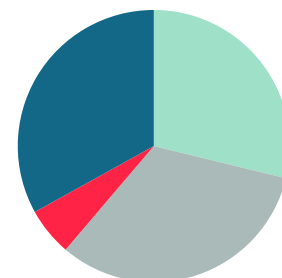
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jun 13, 2022 for MLS Technology Inc.

Compared Metrics	2021	May 2022	+/-%
Closed Listings	178	136	-23.60%
Pending Listings	189	153	-19.05%
New Listings	192	154	-19.79%
Average List Price	234,402	295,249	25.96%
Average Sale Price	235,854	299,070	26.80%
Average Percent of Selling Price to List Price	100.30%	102.83%	2.52%
Average Days on Market to Sale	12.01	65.01	441.48%
End of Month Inventory	400	156	-61.00%
Months Supply of Inventory	2.68	1.00	-62.57%



■ Closed (28.81%)
■ Pending (32.42%)
■ Other OffMarket (5.72%)
■ Active (33.05%)

Absorption: Last 12 months, an Average of **156** Sales/Month
Active Inventory as of May 31, 2022 = **156**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of May 2022 decreased **61.00%** to 156 existing homes available for sale. Over the last 12 months this area has had an average of 156 closed sales per month. This represents an unsold inventory index of **1.00** 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 **26.80%** in May 2022 to \$299,070 versus the previous year at \$235,854.

Average Days on Market Lengthens

The average number of **65.01** days that homes spent on the market before selling increased by 53.00 days or **441.48%** in May 2022 compared to last year's same month at **12.01** DOM.

Sales Success for May 2022 is Positive

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

There were 154 New Listings in May 2022, down **19.79%** from last year at 192. Furthermore, there were 136 Closed Listings this month versus last year at 178, a **-23.60%** decrease.

Closed versus Listed trends yielded a **88.3%** ratio, down from previous year's, May 2021, at **92.7%**, a **4.74%** downswing. This will certainly create pressure on a decreasing Monthly Supply of Inventory (MSI) in the months to come.

What's in this Issue

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

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

May 2022



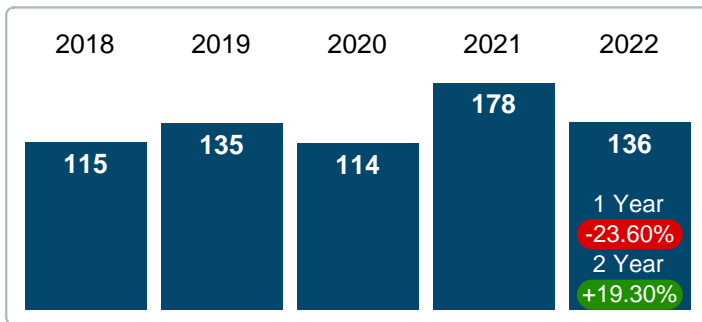
Area Delimited by County Of Wagoner - Residential Property Type



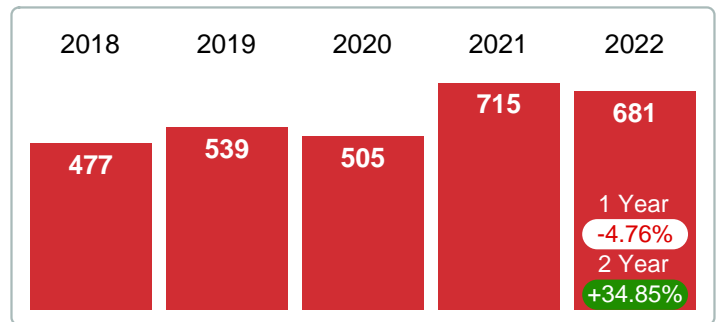
CLOSED LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

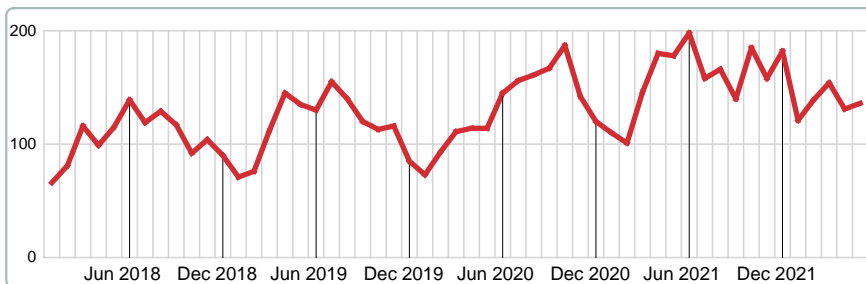
MAY



YEAR TO DATE (YTD)

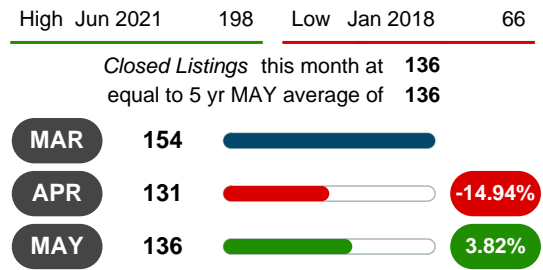


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 136



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	6.62%	808.3	4	5	0	0
\$125,001 - \$200,000	20	14.71%	15.6	3	15	2	0
\$200,001 - \$225,000	19	13.97%	10.3	2	15	2	0
\$225,001 - \$275,000	31	22.79%	5.4	0	22	9	0
\$275,001 - \$325,000	25	18.38%	16.1	0	16	9	0
\$325,001 - \$475,000	18	13.24%	14.7	0	7	10	1
\$475,001 and up	14	10.29%	16.1	0	3	8	3
Total Closed Units	136			9	83	40	4
Total Closed Volume	40,673,464	100%	65.0	1.17M	20.74M	14.57M	4.19M
Average Closed Price	\$299,070			\$130,058	\$249,923	\$364,359	\$1,046,250

May 2022



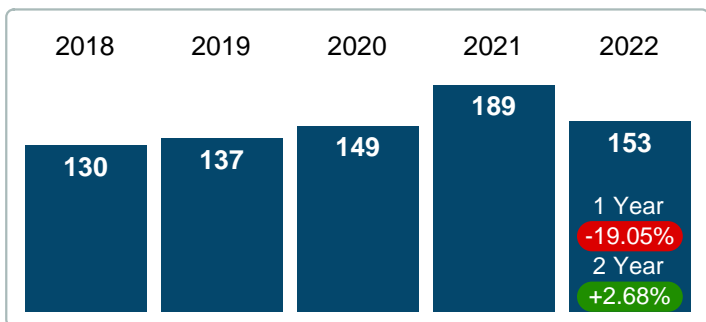
Area Delimited by County Of Wagoner - Residential Property Type



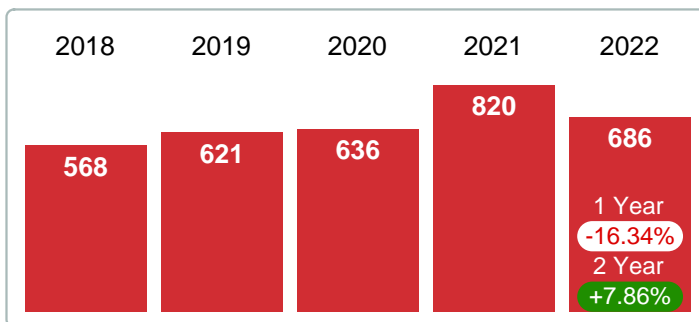
PENDING LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

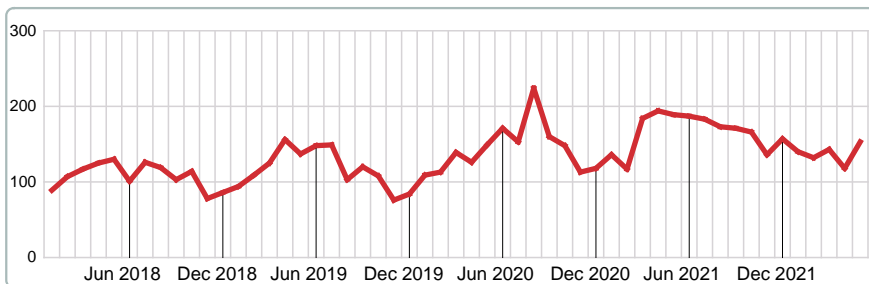
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 152

High Aug 2020 224 Low Nov 2019 76

Pending Listings this month at **153**
above the 5 yr MAY average of **152**

- MAR 143
- APR 118 (-17.48%)
- MAY 153 (29.66%)

PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	7.84%	629.8	4	8	0	0
\$125,001 - \$175,000	19	12.42%	11.3	3	14	2	0
\$175,001 - \$200,000	15	9.80%	13.3	2	8	3	2
\$200,001 - \$300,000	49	32.03%	14.1	2	38	8	1
\$300,001 - \$400,000	22	14.38%	31.7	0	14	8	0
\$400,001 - \$450,000	16	10.46%	0.9	0	6	10	0
\$450,001 and up	20	13.07%	25.3	0	6	12	2
Total Pending Units	153			11	94	43	5
Total Pending Volume	46,155,712	100%	461.9	1.53M	24.41M	16.89M	3.32M
Average Listing Price	\$348,281			\$138,740	\$259,732	\$392,855	\$664,400

May 2022



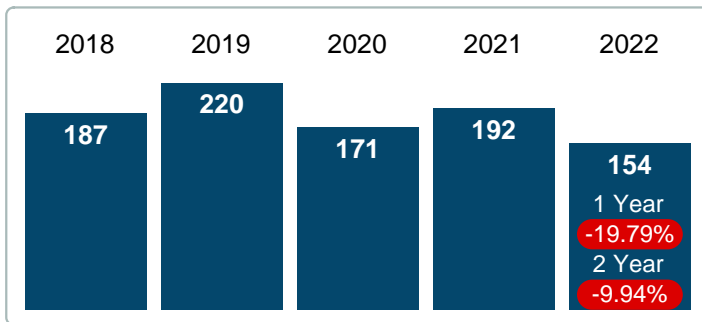
Area Delimited by County Of Wagoner - Residential Property Type



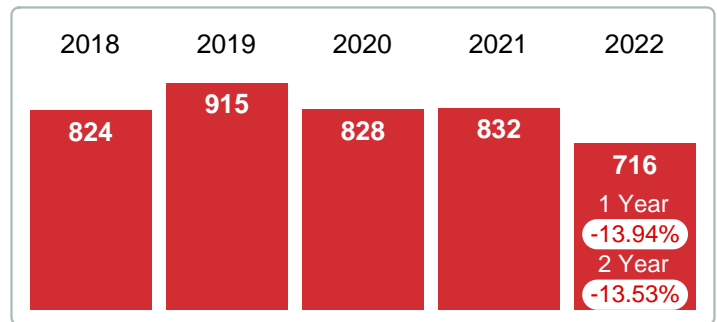
NEW LISTINGS

Report produced on Jun 13, 2022 for MLS Technology Inc.

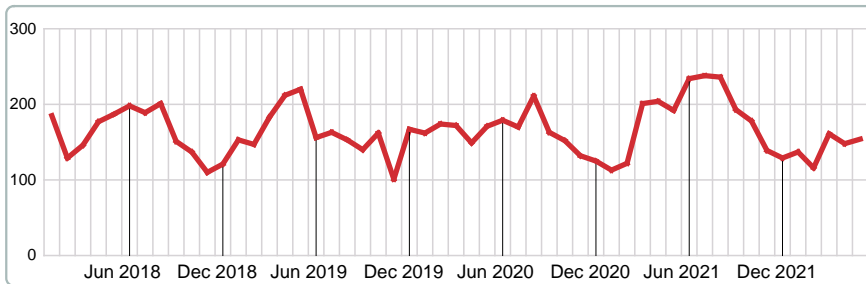
MAY



YEAR TO DATE (YTD)

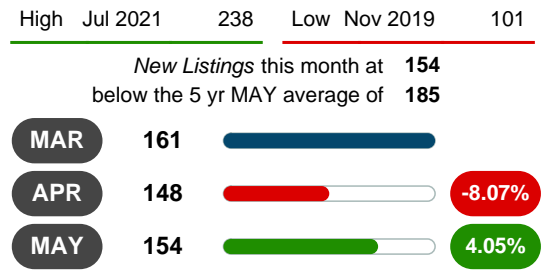


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 185



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds 3 Beds 4 Beds 5+ Beds			
\$125,000 and less	9	5.84%	3	6	0	0
\$125,001 - \$175,000	15	9.74%	3	9	3	0
\$175,001 - \$225,000	35	22.73%	3	27	3	2
\$225,001 - \$350,000	39	25.32%	1	24	13	1
\$350,001 - \$425,000	18	11.69%	1	9	7	1
\$425,001 - \$475,000	18	11.69%	0	8	10	0
\$475,001 and up	20	12.99%	1	4	14	1
Total New Listed Units	154		12	87	50	5
Total New Listed Volume	50,777,754	100%	2.63M	24.44M	20.30M	3.41M
Average New Listed Listing Price	\$276,383		\$219,487	\$280,912	\$405,910	\$681,801

May 2022



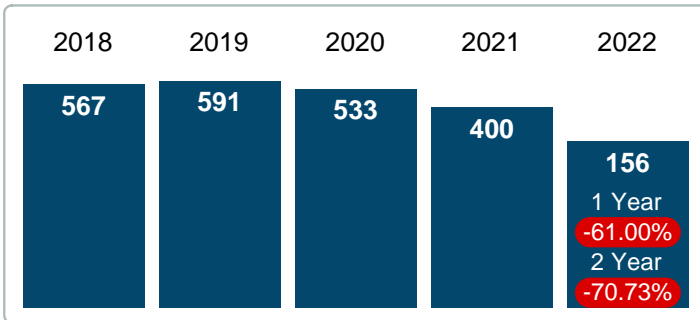
Area Delimited by County Of Wagoner - Residential Property Type



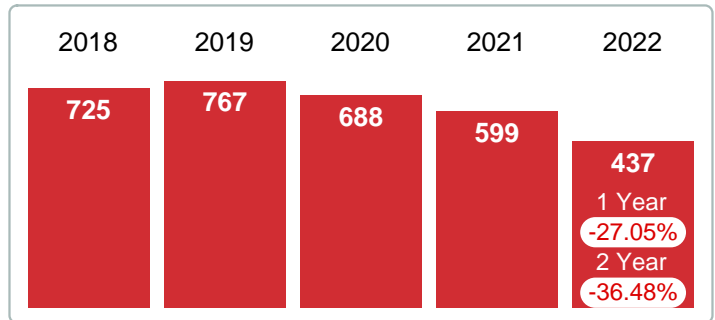
ACTIVE INVENTORY

Report produced on Jun 13, 2022 for MLS Technology Inc.

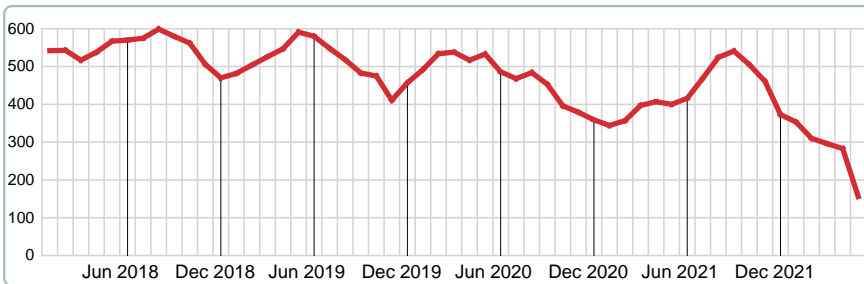
END OF MAY



ACTIVE DURING MAY

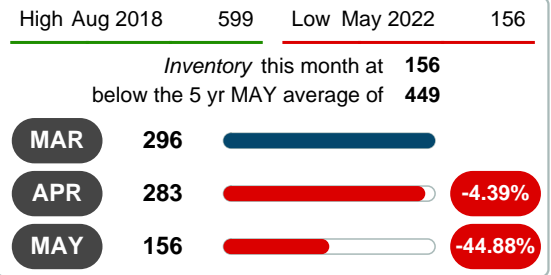


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 449



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.77%	58.0	6	3	0	0
\$75,001 - \$150,000	27	17.31%	61.8	11	16	0	0
\$150,001 - \$225,000	24	15.38%	52.1	3	16	3	2
\$225,001 - \$350,000	38	24.36%	56.6	2	20	14	2
\$350,001 - \$475,000	20	12.82%	85.1	2	7	8	3
\$475,001 - \$700,000	22	14.10%	48.5	2	6	13	1
\$700,001 and up	16	10.26%	94.0	0	6	5	5
Total Active Inventory by Units	156			26	74	43	13
Total Active Inventory by Volume	58,835,777	100%	63.2	4.62M	23.20M	19.34M	11.67M
Average Active Inventory Listing Price	\$377,152			\$177,662	\$313,547	\$449,783	\$897,954

May 2022



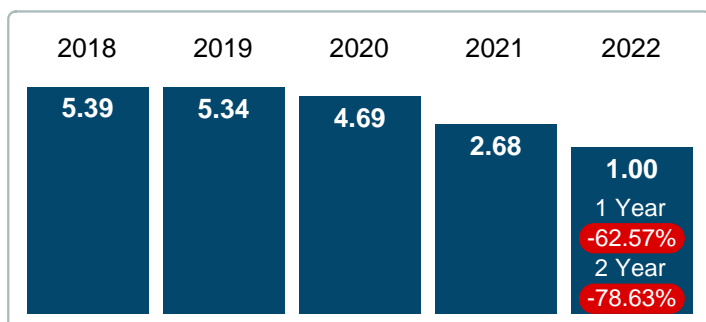
Area Delimited by County Of Wagoner - Residential Property Type



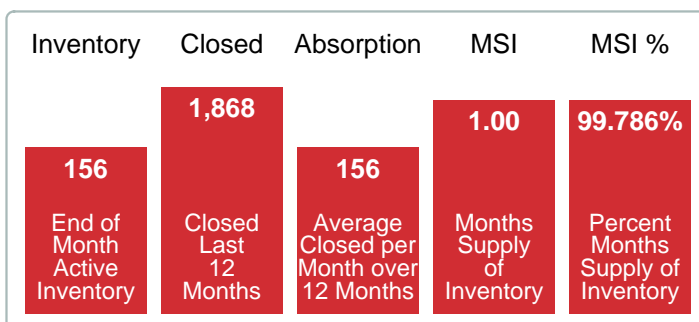
MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Jun 13, 2022 for MLS Technology Inc.

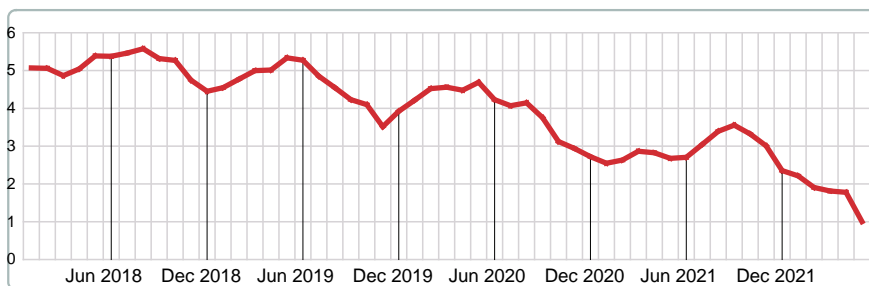
MSI FOR MAY



INDICATORS FOR MAY 2022

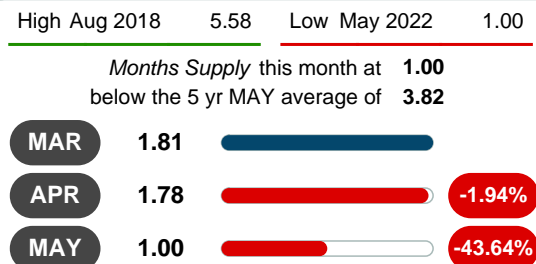


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 3.82



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
\$75,000 and less	9	5.77%	2.35	2.88	2.12	0.00	0.00
\$75,001 - \$150,000	27	17.31%	1.80	3.07	1.60	0.00	0.00
\$150,001 - \$225,000	24	15.38%	0.51	1.24	0.42	0.46	4.80
\$225,001 - \$350,000	38	24.36%	0.63	1.41	0.56	0.63	2.00
\$350,001 - \$475,000	20	12.82%	1.03	12.00	1.02	0.76	1.50
\$475,001 - \$700,000	22	14.10%	2.67	24.00	2.25	3.18	0.71
\$700,001 and up	16	10.26%	9.60	0.00	24.00	6.00	8.57
Market Supply of Inventory (MSI)			1.00	2.67	0.78	0.94	2.33
Total Active Inventory by Units		100%	156	26	74	43	13

May 2022



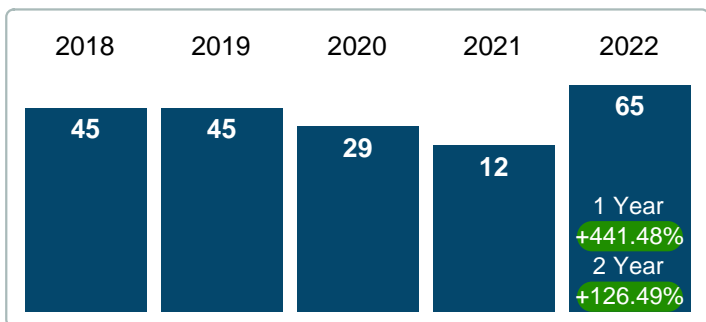
Area Delimited by County Of Wagoner - Residential Property Type



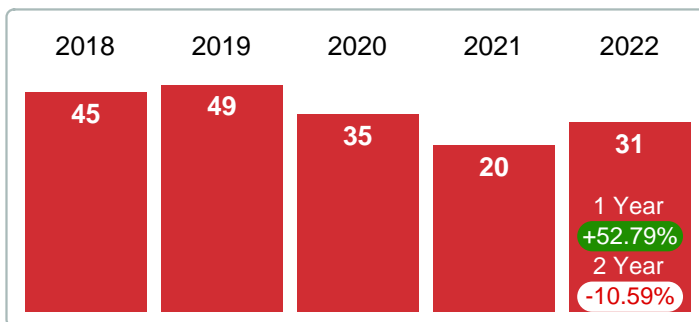
AVERAGE DAYS ON MARKET TO SALE

Report produced on Jun 13, 2022 for MLS Technology Inc.

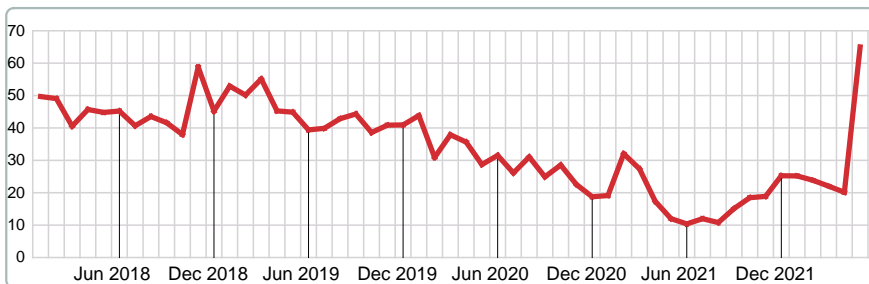
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 39

High May 2022 65 Low Jun 2021 10

Average Days on Market to Sale this month at 65 above the 5 yr MAY average of 39



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
\$125,000 and less	6.62%	808	1,805	11	0	0
\$125,001 - \$200,000	14.71%	16	5	19	5	0
\$200,001 - \$225,000	13.97%	10	4	11	13	0
\$225,001 - \$275,000	22.79%	5	0	4	8	0
\$275,001 - \$325,000	18.38%	16	0	15	19	0
\$325,001 - \$475,000	13.24%	15	0	16	15	2
\$475,001 and up	10.29%	16	0	4	12	41
Average Closed DOM		65	805	12	13	31
Total Closed Units	100%	65	9	83	40	4
Total Closed Volume		40,673,464	1.17M	20.74M	14.57M	4.19M

May 2022



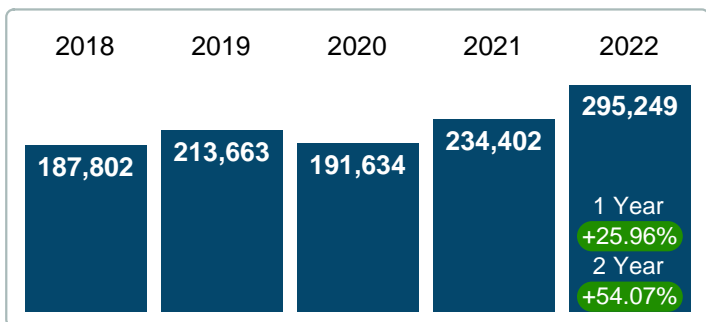
Area Delimited by County Of Wagoner - Residential Property Type



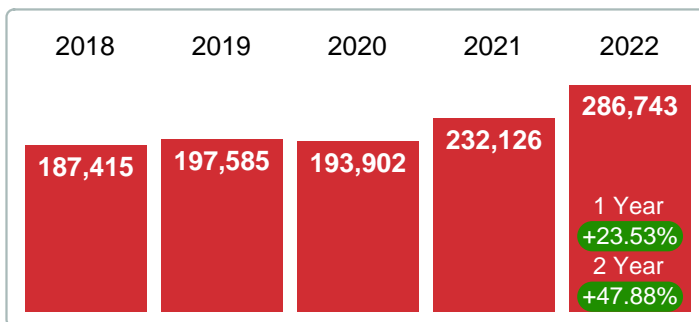
AVERAGE LIST PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

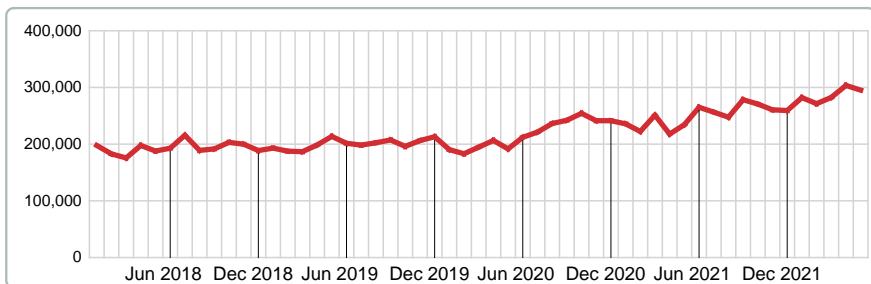
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 224,550

High Apr 2022 303,587 Low Mar 2018 175,693

Average List Price at Closing this month at **295,249**
above the 5 yr MAY average of **224,550**

- MAR 282,419
- APR 303,587 +7.50%
- MAY 295,249 -2.75%

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
\$125,000 and less	8	80,250	60,125	106,280	0	0
\$125,001 - \$200,000	28	165,695	158,833	158,040	157,000	0
\$200,001 - \$225,000	20	219,240	207,450	206,425	238,000	0
\$225,001 - \$275,000	28	254,771	0	241,623	249,178	0
\$275,001 - \$325,000	20	295,580	0	287,319	292,866	0
\$325,001 - \$475,000	22	402,478	0	380,334	386,718	475,000
\$475,001 and up	10	858,795	0	566,667	616,256	1,269,300
Average List Price		295,249	125,767	244,259	361,641	1,070,725
Total Closed Units		136	9	83	40	4
Total Closed Volume		40,153,929	1.13M	20.27M	14.47M	4.28M

May 2022



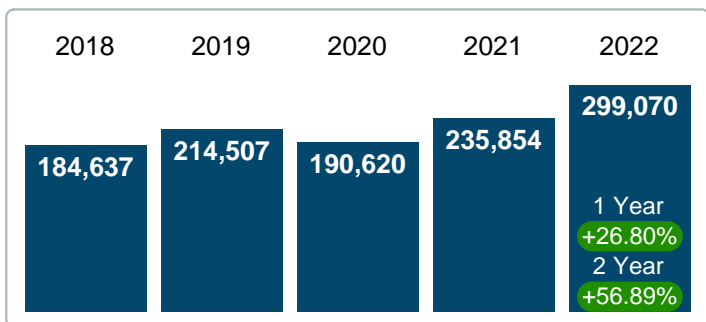
Area Delimited by County Of Wagoner - Residential Property Type



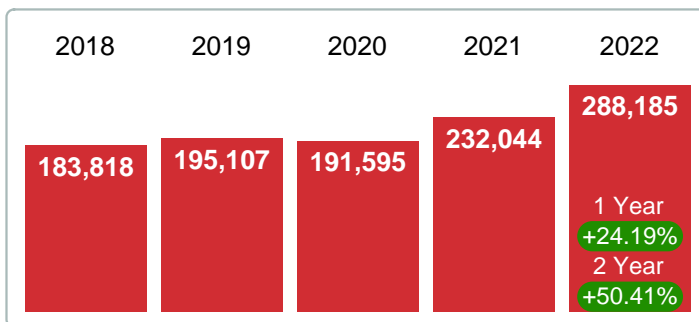
AVERAGE SOLD PRICE AT CLOSING

Report produced on Jun 13, 2022 for MLS Technology Inc.

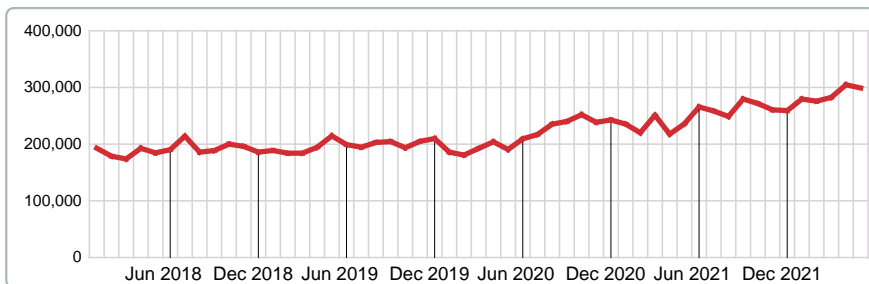
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 224,937

High Apr 2022 304,691 Low Mar 2018 173,837

Average Sold Price at Closing this month at **299,070**
above the 5 yr MAY average of **224,937**

- MAR** 282,514
- APR** 304,691 +7.85%
- MAY** 299,070 -1.85%

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
\$125,000 and less	6.62%	90,944	73,875	104,600	0	0
\$125,001 - \$200,000	14.71%	160,373	151,000	162,530	158,250	0
\$200,001 - \$225,000	13.97%	215,336	211,013	215,291	220,000	0
\$225,001 - \$275,000	22.79%	248,870	0	248,055	250,864	0
\$275,001 - \$325,000	18.38%	296,832	0	295,269	299,610	0
\$325,001 - \$475,000	13.24%	391,861	0	380,252	391,673	475,000
\$475,001 and up	10.29%	740,490	0	570,000	618,357	1,236,667
Average Sold Price		299,070	130,058	249,923	364,359	1,046,250
Total Closed Units	100%	299,070	9	83	40	4
Total Closed Volume		40,673,464	1.17M	20.74M	14.57M	4.19M

May 2022



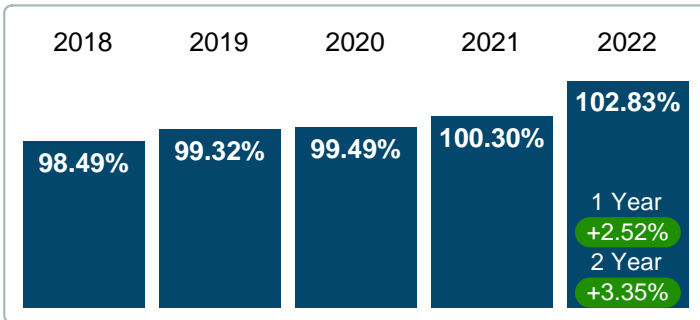
Area Delimited by County Of Wagoner - Residential Property Type



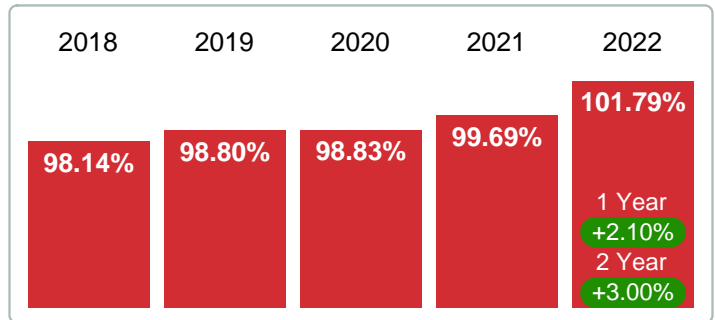
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Jun 13, 2022 for MLS Technology Inc.

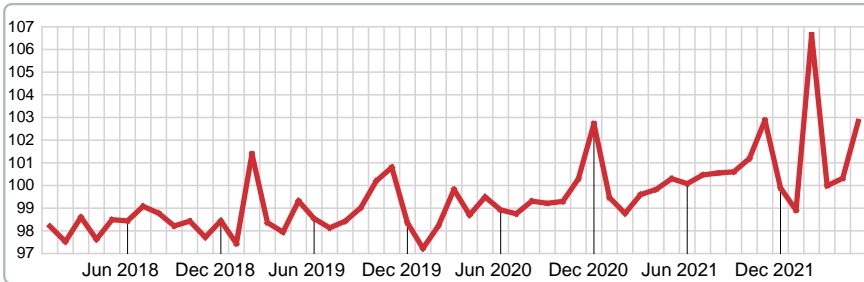
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

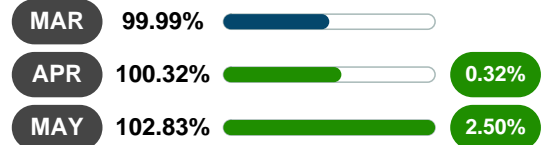


3 MONTHS

5 year MAY AVG = 100.09%

High Feb 2022 106.65% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **102.83%** above the 5 yr MAY average of **100.09%**



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
\$125,000 and less	9	6.62%	113.43%	130.15%	100.06%	0.00%	0.00%
\$125,001 - \$200,000	20	14.71%	101.76%	95.26%	103.19%	100.83%	0.00%
\$200,001 - \$225,000	19	13.97%	103.11%	101.78%	104.62%	93.06%	0.00%
\$225,001 - \$275,000	31	22.79%	102.47%	0.00%	103.18%	100.74%	0.00%
\$275,001 - \$325,000	25	18.38%	102.88%	0.00%	103.03%	102.62%	0.00%
\$325,001 - \$475,000	18	13.24%	100.65%	0.00%	100.01%	101.16%	100.00%
\$475,001 and up	14	10.29%	100.63%	0.00%	100.88%	101.59%	97.79%
Average Sold/List Ratio			102.80%	112.21%	102.87%	101.06%	98.35%
Total Closed Units		100%	102.80%	9	83	40	4
Total Closed Volume				1.17M	20.74M	14.57M	4.19M

May 2022



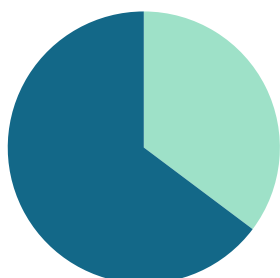
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jun 13, 2022 for MLS Technology Inc.

INVENTORY

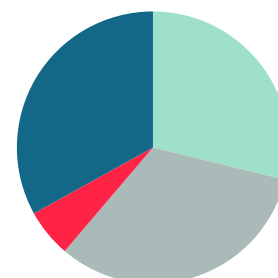


Inventory
 New Listings
154 = 35.24%
 Start Inventory
283
 Total Inventory Units
437
 Volume
\$145,285,380

Market Activity

Closed Sales
136 = 28.81%
 Pending Sales
153 = 32.42%
 Other Off Market
27 = 5.72%
 Active Inventory
156 = 33.05%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2021	2022	+/-%	2021	2022	+/-%
Closed Sales	178	136	-23.60%	715	681	-4.76%
Pending Sales	189	153	-19.05%	820	686	-16.34%
New Listings	192	154	-19.79%	832	716	-13.94%
Average List Price	234,402	295,249	25.96%	232,126	286,743	23.53%
Average Sale Price	235,854	299,070	26.80%	232,044	288,185	24.19%
Average Percent of Selling Price to List Price	100.30%	102.83%	2.52%	99.69%	101.79%	2.10%
Average Days on Market to Sale	12.01	65.01	441.48%	20.41	31.19	52.79%
Monthly Inventory	400	156	-61.00%	400	156	-61.00%
Months Supply of Inventory	2.68	1.00	-62.57%	2.68	1.00	-62.57%

Absorption: Last 12 months, an Average of 156 Sales/Month

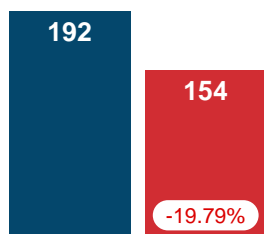
Inventory on May 31, 2022 = 156

2021 2022

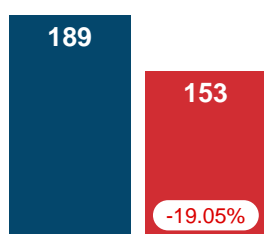
MAY MARKET

AVERAGE PRICES

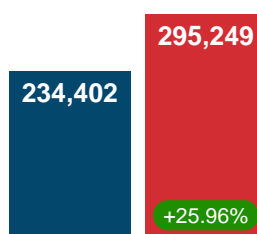
New Listings



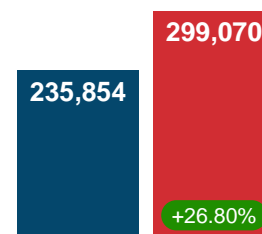
Pending Listings



List Price



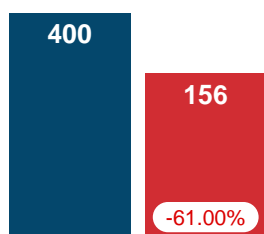
Sale Price



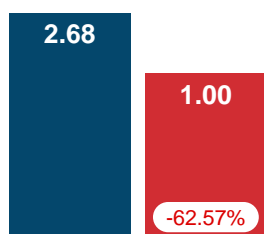
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

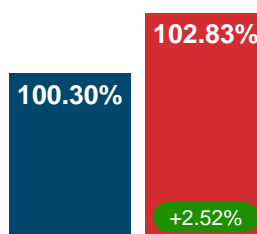
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

