

# May 2022



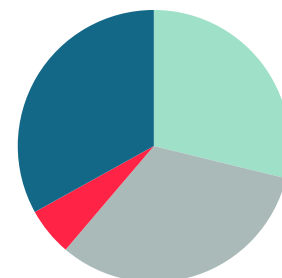
Area Delimited by County Of Wagoner - Residential Property Type



## 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%
Median List Price	202,176	252,500	24.89%
Median Sale Price	206,750	252,500	22.13%
Median Percent of Selling Price to List Price	100.00%	100.46%	0.46%
Median Days on Market to Sale	4.00	4.00	0.00%
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.

#### 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 **22.13%** in May 2022 to \$252,500 versus the previous year at \$206,750.

#### Median Days on Market Shortens

The median number of **4.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in May 2022 compared to last year's same month at **4.00** DOM.

#### Sales Success for May 2022 is Positive

Overall, with Median Prices going up and Days on Market decreasing, 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

<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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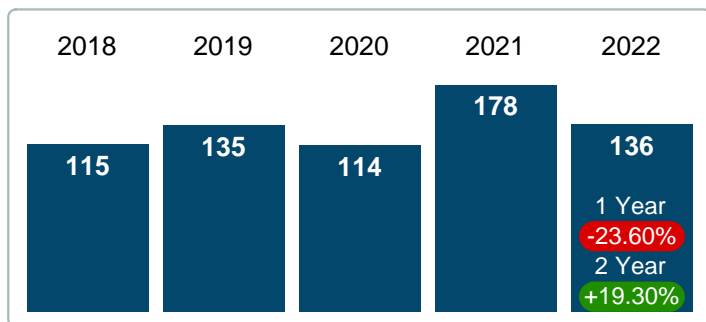
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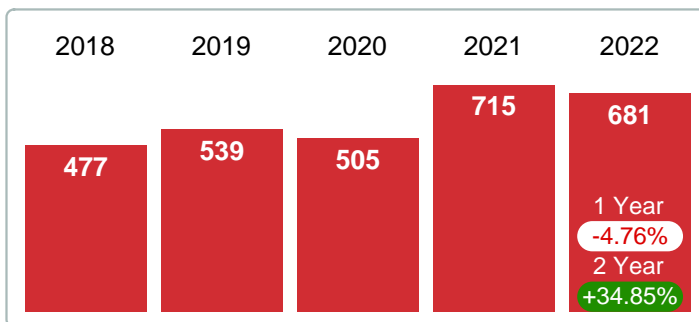
## CLOSED LISTINGS

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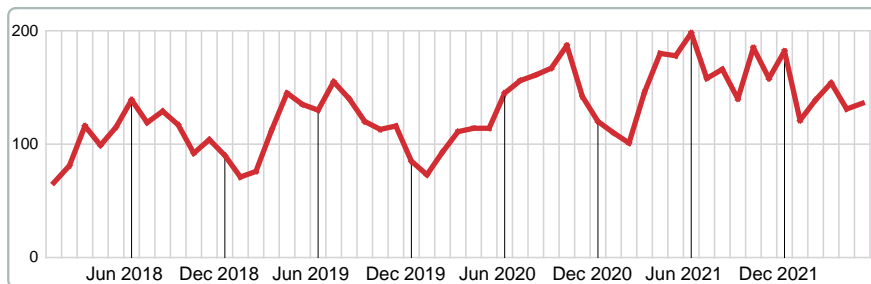
### MAY



### YEAR TO DATE (YTD)

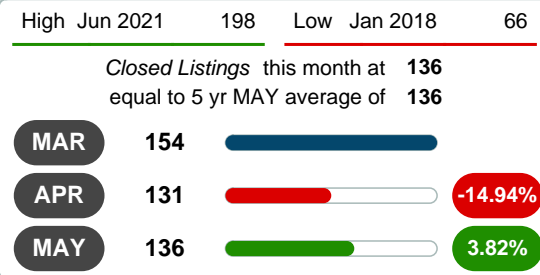


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 136



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	6.62%	5.0	4	5	0	0
\$125,001 - \$200,000	20	14.71%	4.0	3	15	2	0
\$200,001 - \$225,000	19	13.97%	5.0	2	15	2	0
\$225,001 - \$275,000	31	22.79%	4.0	0	22	9	0
\$275,001 - \$325,000	25	18.38%	4.0	0	16	9	0
\$325,001 - \$475,000	18	13.24%	2.0	0	7	10	1
\$475,001 and up	14	10.29%	5.5	0	3	8	3
<b>Total Closed Units</b>	<b>136</b>			<b>9</b>	<b>83</b>	<b>40</b>	<b>4</b>
<b>Total Closed Volume</b>	<b>40,673,464</b>	<b>100%</b>	<b>4.0</b>	<b>1.17M</b>	<b>20.74M</b>	<b>14.57M</b>	<b>4.19M</b>
<b>Median Closed Price</b>	<b>\$252,500</b>			<b>\$135,000</b>	<b>\$241,000</b>	<b>\$312,500</b>	<b>\$955,000</b>

# May 2022



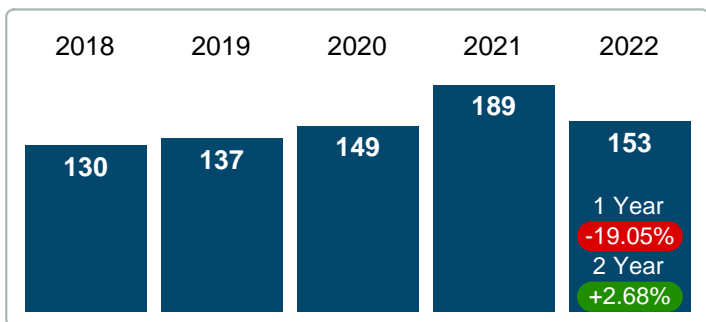
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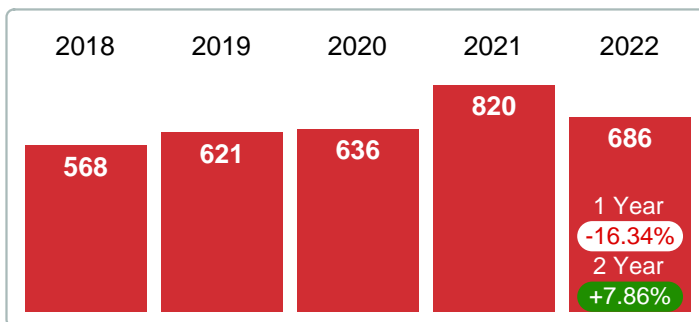
## PENDING LISTINGS

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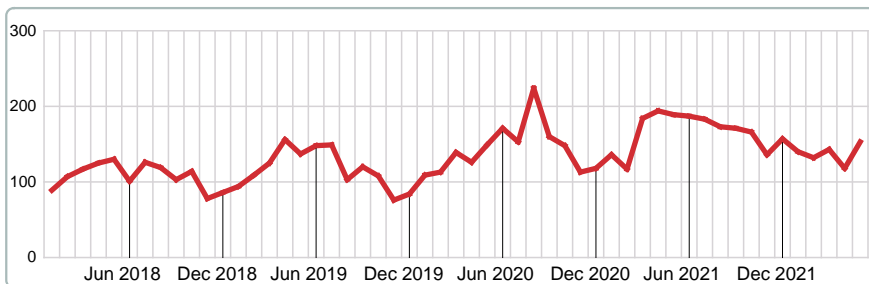
### MAY



### 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



### PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	12	7.84%	19.5	4	8	0	0
\$125,001 - \$175,000	19	12.42%	6.0	3	14	2	0
\$175,001 - \$200,000	15	9.80%	3.0	2	8	3	2
\$200,001 - \$300,000	49	32.03%	6.0	2	38	8	1
\$300,001 - \$400,000	22	14.38%	9.5	0	14	8	0
\$400,001 - \$450,000	16	10.46%	0.0	0	6	10	0
\$450,001 and up	20	13.07%	2.5	0	6	12	2
<b>Total Pending Units</b>	<b>153</b>			<b>11</b>	<b>94</b>	<b>43</b>	<b>5</b>
<b>Total Pending Volume</b>	<b>46,155,712</b>	<b>100%</b>	<b>5.0</b>	<b>1.53M</b>	<b>24.41M</b>	<b>16.89M</b>	<b>3.32M</b>
<b>Median Listing Price</b>	<b>\$265,000</b>			<b>\$149,000</b>	<b>\$243,450</b>	<b>\$412,810</b>	<b>\$210,000</b>

# May 2022



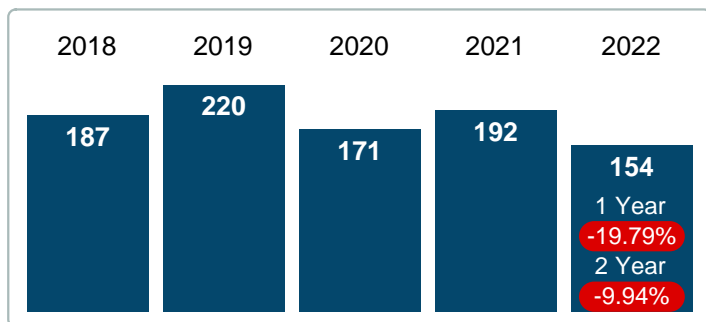
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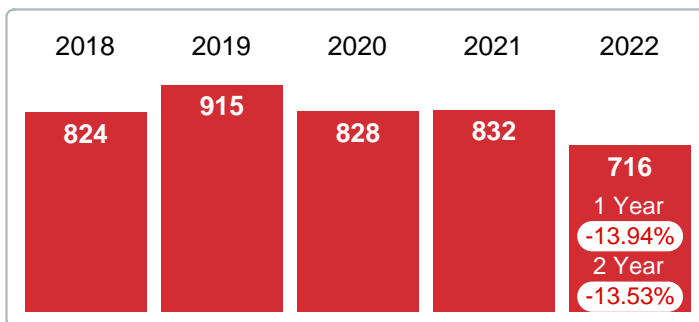
## NEW LISTINGS

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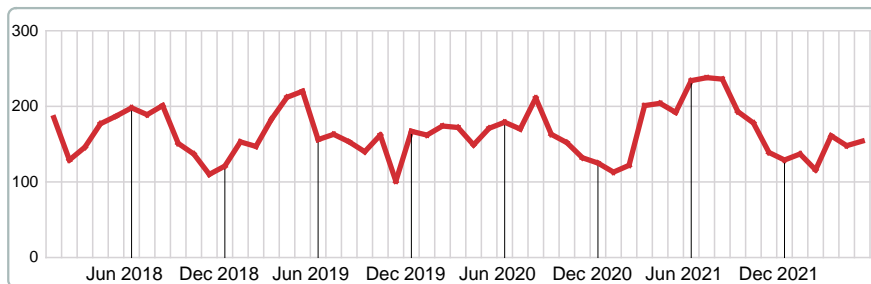
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 185

High Jul 2021 238 Low Nov 2019 101

New Listings this month at 154  
below the 5 yr MAY average of 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
<b>Total New Listed Units</b>	<b>154</b>		<b>12</b>	<b>87</b>	<b>50</b>	<b>5</b>
<b>Total New Listed Volume</b>	<b>50,777,754</b>	<b>100%</b>	<b>2.63M</b>	<b>24.44M</b>	<b>20.30M</b>	<b>3.41M</b>
<b>Median New Listed Listing Price</b>	<b>\$275,000</b>		<b>\$166,170</b>	<b>\$240,000</b>	<b>\$419,555</b>	<b>\$279,000</b>

# May 2022



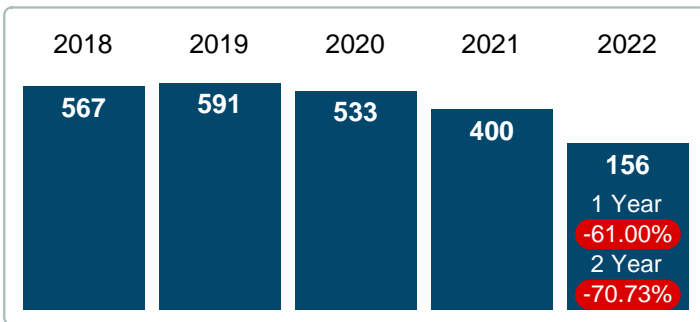
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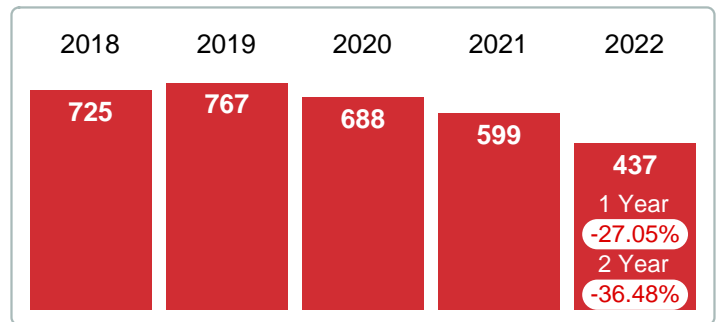
## ACTIVE INVENTORY

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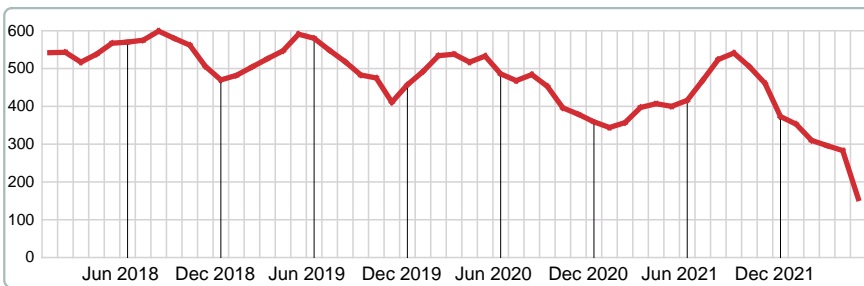
### END OF MAY



### ACTIVE DURING MAY

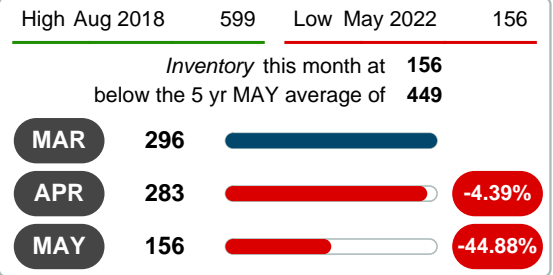


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 449



### INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$75,000 and less	9	5.77%	69.0	6	3	0	0
\$75,001 - \$150,000	27	17.31%	43.0	11	16	0	0
\$150,001 - \$225,000	24	15.38%	10.0	3	16	3	2
\$225,001 - \$350,000	38	24.36%	36.5	2	20	14	2
\$350,001 - \$475,000	20	12.82%	57.0	2	7	8	3
\$475,001 - \$700,000	22	14.10%	41.5	2	6	13	1
\$700,001 and up	16	10.26%	58.5	0	6	5	5
<b>Total Active Inventory by Units</b>	<b>156</b>			<b>26</b>	<b>74</b>	<b>43</b>	<b>13</b>
<b>Total Active Inventory by Volume</b>	<b>58,835,777</b>	<b>100%</b>	<b>41.0</b>	<b>4.62M</b>	<b>23.20M</b>	<b>19.34M</b>	<b>11.67M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$279,250</b>			<b>\$122,450</b>	<b>\$239,950</b>	<b>\$408,000</b>	<b>\$465,000</b>

# May 2022



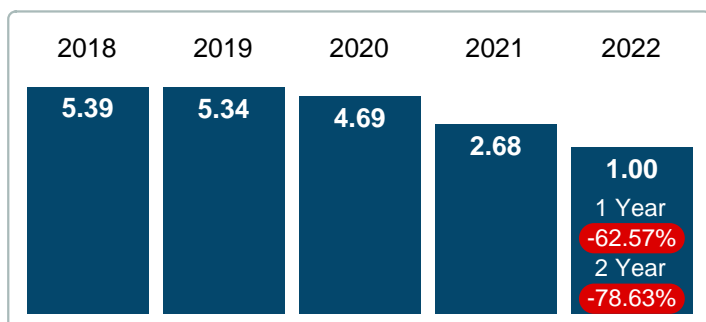
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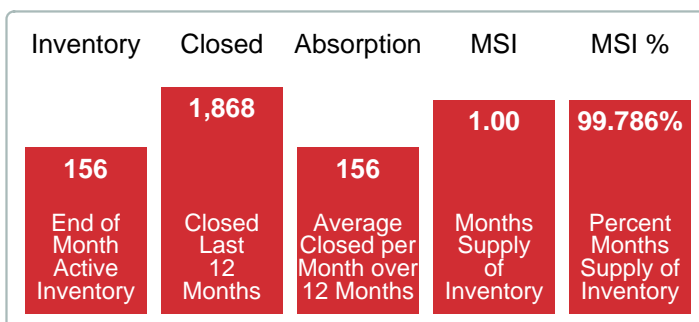
## MONTHS SUPPLY of INVENTORY (MSI)

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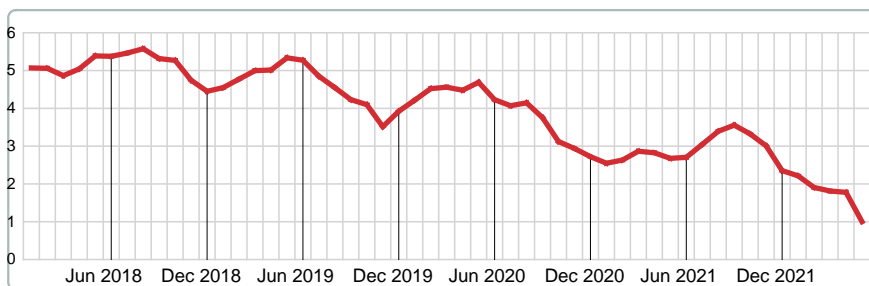
### MSI FOR MAY



### INDICATORS FOR MAY 2022

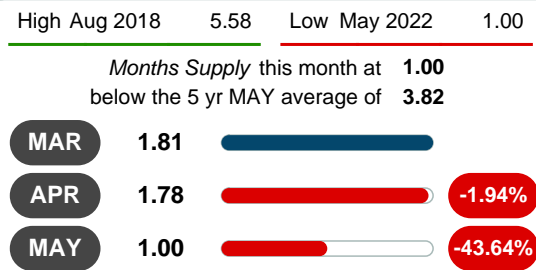


### 5 YEAR MARKET ACTIVITY TRENDS



### 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



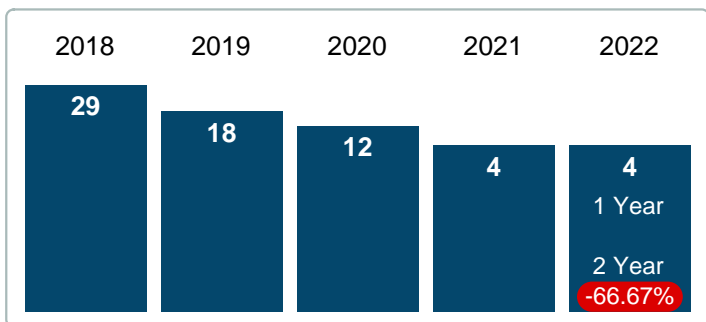
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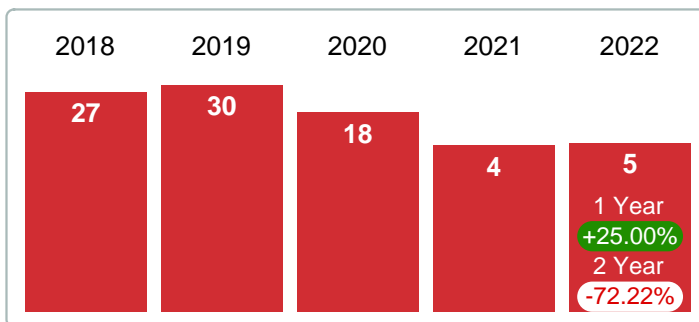
## MEDIAN DAYS ON MARKET TO SALE

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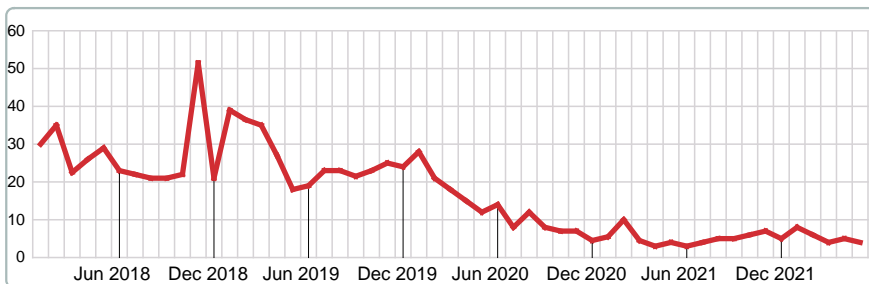
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

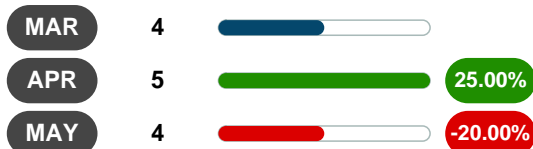


### 3 MONTHS

5 year MAY AVG = 13

High Nov 2018 52 Low Jun 2021 3

Median Days on Market to Sale this month at 4 below the 5 yr MAY average of 13



### 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
\$125,000 and less	6.62%	5	10	3	0	0
\$125,001 - \$200,000	14.71%	4	7	4	5	0
\$200,001 - \$225,000	13.97%	5	4	4	13	0
\$225,001 - \$275,000	22.79%	4	0	4	4	0
\$275,001 - \$325,000	18.38%	4	0	4	5	0
\$325,001 - \$475,000	13.24%	2	0	2	3	2
\$475,001 and up	10.29%	6	0	4	7	46
Median Closed DOM		4	5	4	4	26
Total Closed Units	100%	136	9	83	40	4
Total Closed Volume		40,673,464	1.17M	20.74M	14.57M	4.19M



# May 2022



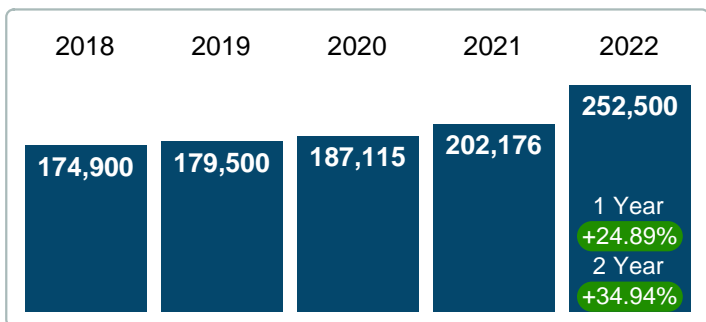
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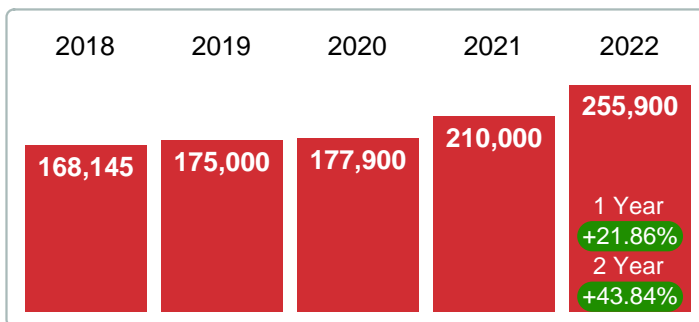
## MEDIAN LIST PRICE AT CLOSING

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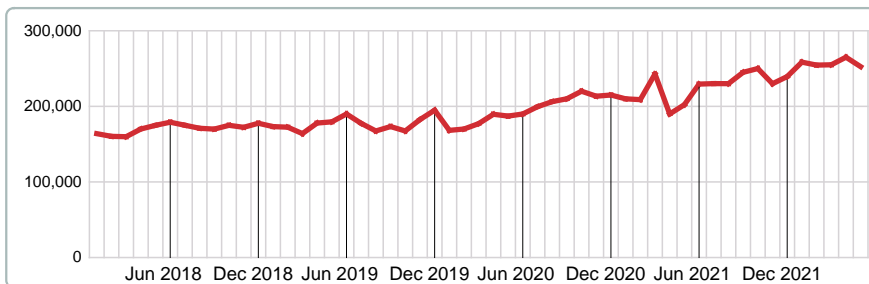
### MAY



### YEAR TO DATE (YTD)

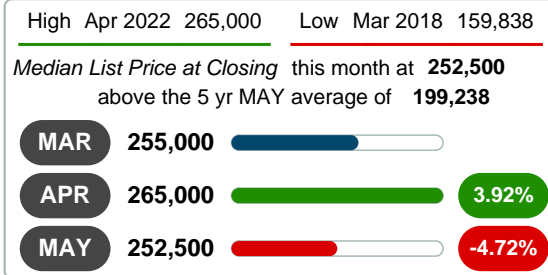


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year MAY AVG = 199,238



### 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
\$125,000 and less	8	5.88%	84,500	55,250	103,750	0	0
\$125,001 - \$200,000	28	20.59%	162,000	165,500	164,950	157,000	0
\$200,001 - \$225,000	20	14.71%	221,250	215,000	221,500	223,000	0
\$225,001 - \$275,000	28	20.59%	257,450	0	250,000	259,900	0
\$275,001 - \$325,000	20	14.71%	295,200	0	285,000	307,000	0
\$325,001 - \$475,000	22	16.18%	408,691	0	384,950	412,481	475,000
\$475,001 and up	10	7.35%	687,400	0	612,500	595,000	1,250,000
Median List Price			252,500	145,500	225,000	308,500	962,450
Total Closed Units		100%	252,500	9	83	40	4
Total Closed Volume			40,153,929	1.13M	20.27M	14.47M	4.28M



# May 2022



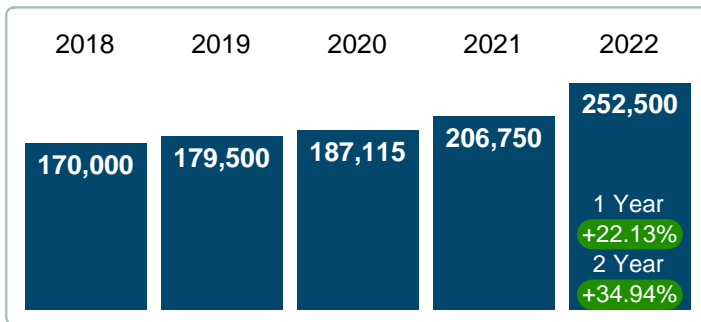
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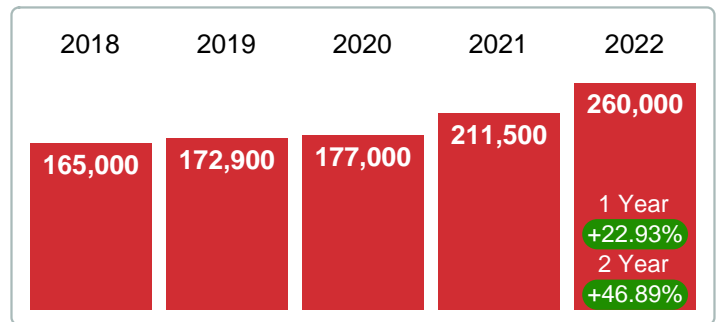
## MEDIAN SOLD PRICE AT CLOSING

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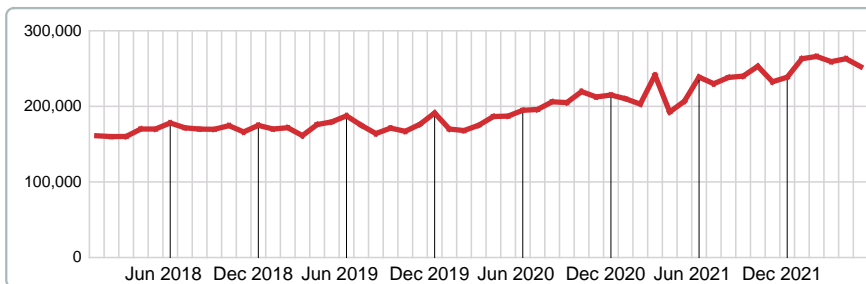
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

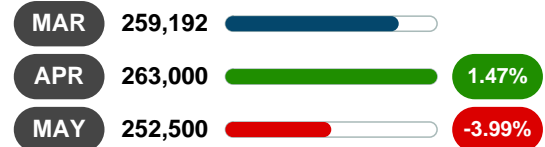


### 3 MONTHS

5 year MAY AVG = 199,173

High Feb 2022 266,000 Low Feb 2018 160,000

Median Sold Price at Closing this month at **252,500**  
above the 5 yr MAY average of **199,173**



### 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
\$125,000 and less	9	6.62%	90,000	82,750	100,000	0	0
\$125,001 - \$200,000	20	14.71%	160,000	158,000	168,255	158,250	0
\$200,001 - \$225,000	19	13.97%	215,000	211,013	216,500	220,000	0
\$225,001 - \$275,000	31	22.79%	245,000	0	245,000	255,000	0
\$275,001 - \$325,000	25	18.38%	297,000	0	295,500	300,000	0
\$325,001 - \$475,000	18	13.24%	400,000	0	360,000	400,000	475,000
\$475,001 and up	14	10.29%	532,500	0	515,000	494,281,250,000	
Median Sold Price			252,500	135,000	241,000	312,500	955,000
Total Closed Units		100%	252,500	9	83	40	4
Total Closed Volume			40,673,464	1.17M	20.74M	14.57M	4.19M

# May 2022



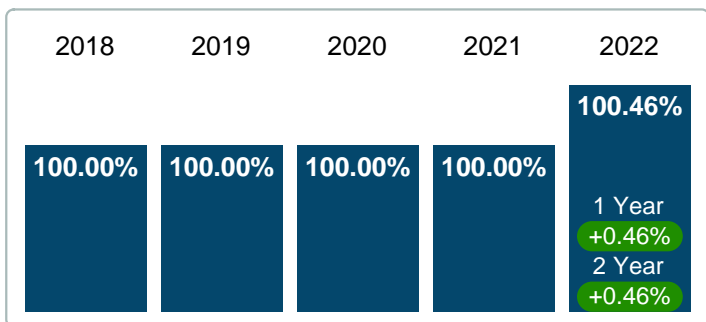
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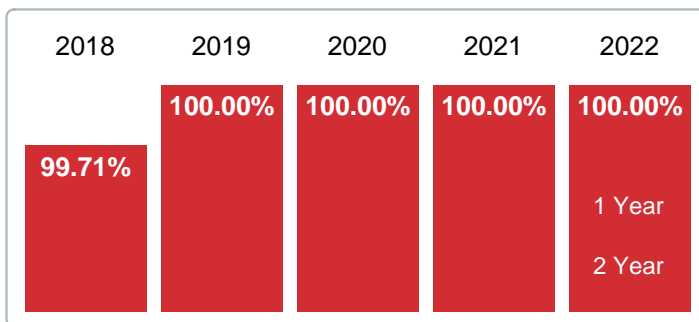
## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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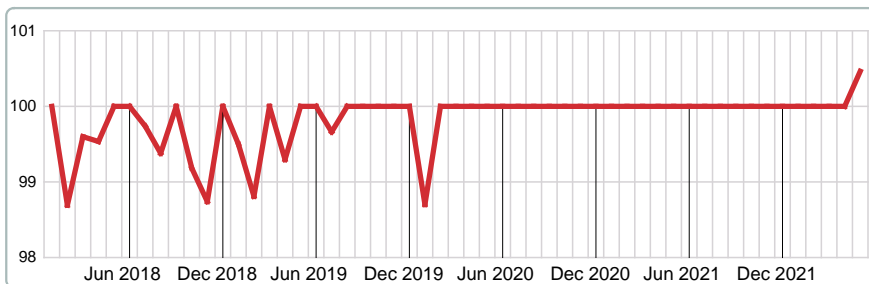
### MAY



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

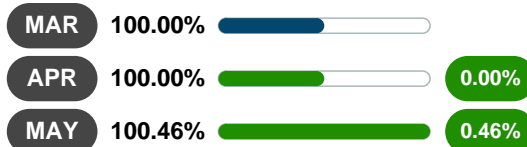


### 3 MONTHS

5 year MAY AVG = 100.09%

High May 2022 100.46% Low Feb 2018 98.69%

Median Sold/List Ratio this month at **100.46%** equal to 5 yr MAY average of **100.09%**



### MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	9	6.62%	100.00%	107.35%	98.46%	0.00%	0.00%
\$125,001 - \$200,000	20	14.71%	101.15%	92.78%	101.59%	100.83%	0.00%
\$200,001 - \$225,000	19	13.97%	101.81%	101.78%	102.85%	93.06%	0.00%
\$225,001 - \$275,000	31	22.79%	100.43%	0.00%	103.63%	100.04%	0.00%
\$275,001 - \$325,000	25	18.38%	102.18%	0.00%	100.35%	104.44%	0.00%
\$325,001 - \$475,000	18	13.24%	100.00%	0.00%	100.00%	100.00%	100.00%
\$475,001 and up	14	10.29%	100.00%	0.00%	99.29%	101.77%	97.79%
Median Sold/List Ratio		100.46%		100.00%	101.58%	100.34%	98.90%
Total Closed Units		136	100%	9	83	40	4
Total Closed Volume		40,673,464		1.17M	20.74M	14.57M	4.19M

# May 2022



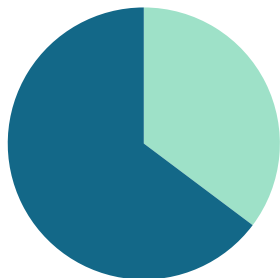
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

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

### INVENTORY

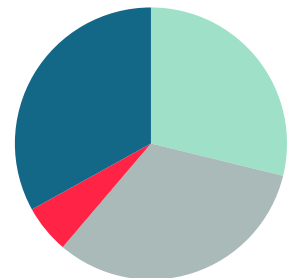


**Inventory**  
 New Listings  
**154 = 35.24%**  
 Start Inventory  
**283**  
 Total Inventory Units  
**437**  
 Volume  
**\$145,285,380**

### 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%
Median List Price	202,176	252,500	24.89%	210,000	255,900	21.86%
Median Sale Price	206,750	252,500	22.13%	211,500	260,000	22.93%
Median Percent of Selling Price to List Price	100.00%	100.46%	0.46%	100.00%	100.00%	0.00%
Median Days on Market to Sale	4.00	4.00	0.00%	4.00	5.00	25.00%
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

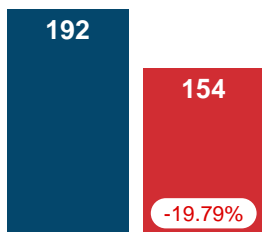
**Inventory on May 31, 2022 = 156**

**2021 2022**

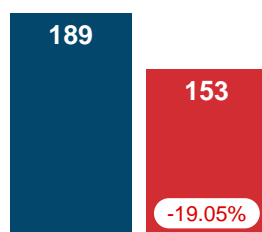
### MAY MARKET

### MEDIAN PRICES

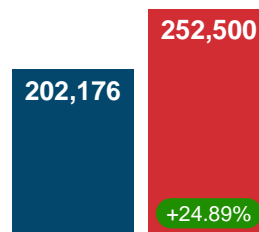
#### New Listings



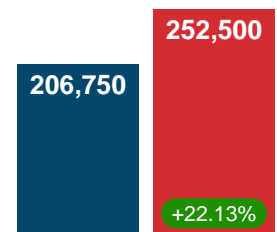
#### Pending Listings



#### List Price



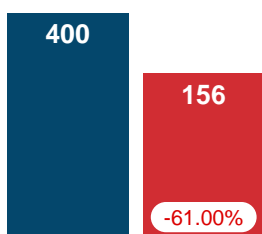
#### Sale Price



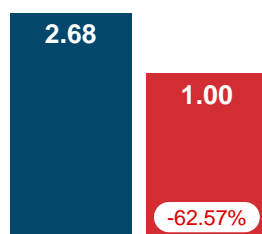
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

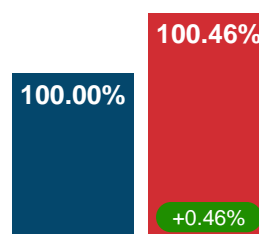
#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio



#### Days on Market

+0.00%