

October 2023



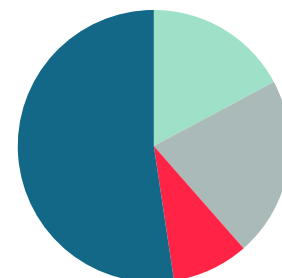
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Nov 13, 2023 for MLS Technology Inc.

Compared Metrics	2022	October 2023	+/-%
Closed Listings	108	87	-19.44%
Pending Listings	97	108	11.34%
New Listings	131	119	-9.16%
Median List Price	261,745	289,900	10.76%
Median Sale Price	257,169	285,000	10.82%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	11.00	17.00	54.55%
End of Month Inventory	270	265	-1.85%
Months Supply of Inventory	1.92	2.48	29.36%



■ Closed (17.19%)
■ Pending (21.34%)
■ Other OffMarket (9.09%)
■ Active (52.37%)

Absorption: Last 12 months, an Average of **107** Sales/Month
Active Inventory as of October 31, 2023 = **265**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Decreases

The total housing inventory at the end of October 2023 decreased **1.85%** to 265 existing homes available for sale. Over the last 12 months this area has had an average of 107 closed sales per month. This represents an unsold inventory index of **2.48** 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 **10.82%** in October 2023 to \$285,000 versus the previous year at \$257,169.

Median Days on Market Lengthens

The median number of **17.00** days that homes spent on the market before selling increased by 6.00 days or **54.55%** in October 2023 compared to last year's same month at **11.00** DOM.

Sales Success for October 2023 is Positive

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

There were 119 New Listings in October 2023, down **9.16%** from last year at 131. Furthermore, there were 87 Closed Listings this month versus last year at 108, a **-19.44%** decrease.

Closed versus Listed trends yielded a **73.1%** ratio, down from previous year's, October 2022, at **82.4%**, a **11.32%** downswing. This will certainly create pressure on a decreasing Month's 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
Median Days on Market to Sale	7
Median List Price at Closing	8
Median Sale Price at Closing	9
Median 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

October 2023



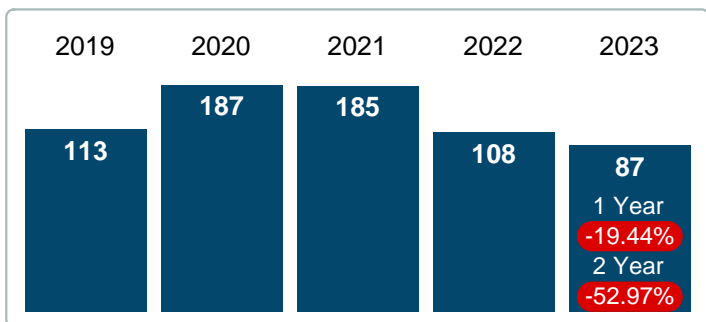
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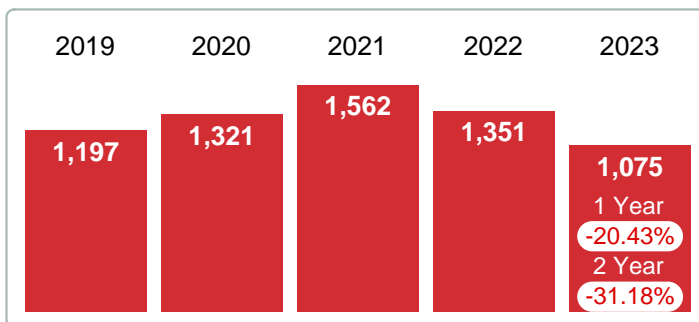
CLOSED LISTINGS

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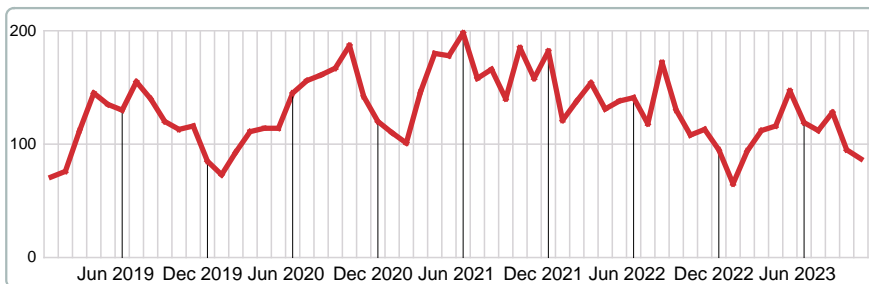
OCTOBER



YEAR TO DATE (YTD)

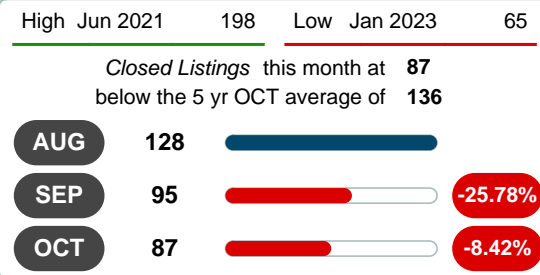


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT 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	7	8.05%	6.0	6	1	0	0
\$125,001 - \$200,000	10	11.49%	4.0	1	9	0	0
\$200,001 - \$250,000	17	19.54%	14.0	1	13	3	0
\$250,001 - \$300,000	16	18.39%	14.5	0	12	4	0
\$300,001 - \$375,000	15	17.24%	22.0	1	5	9	0
\$375,001 - \$575,000	13	14.94%	28.0	0	5	7	1
\$575,001 and up	9	10.34%	20.0	1	0	4	4
Total Closed Units	87			10	45	27	5
Total Closed Volume	27,526,620	100%	17.0	1.75M	11.82M	10.88M	3.07M
Median Closed Price	\$285,000			\$106,000	\$250,000	\$345,000	\$600,900

October 2023



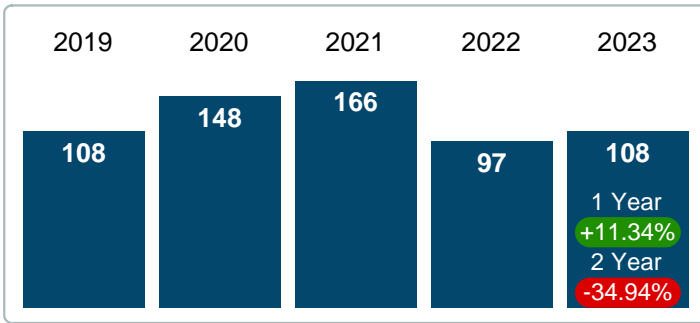
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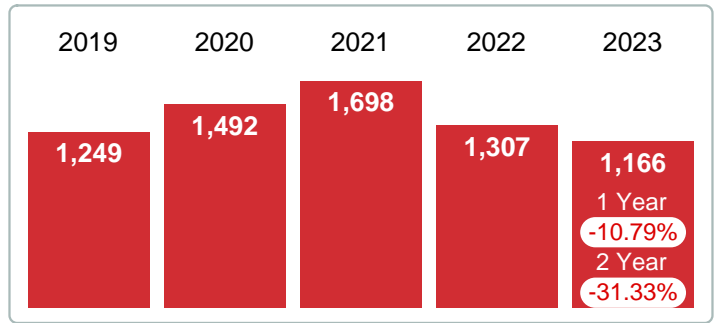
PENDING LISTINGS

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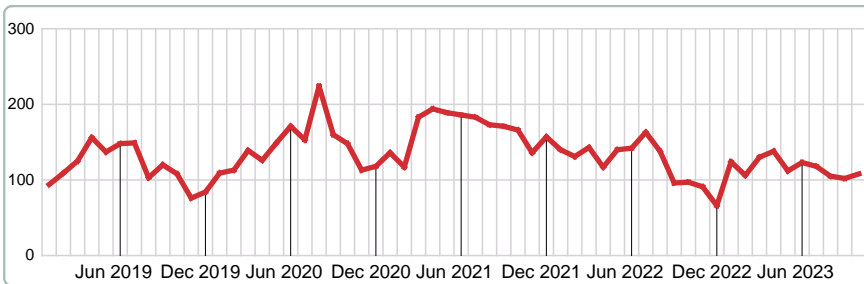
OCTOBER



YEAR TO DATE (YTD)

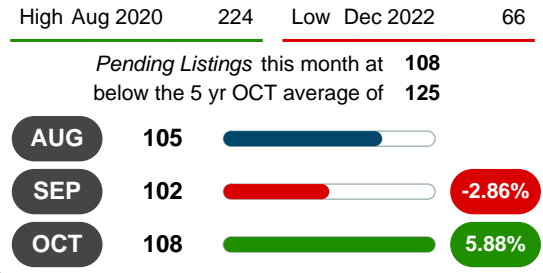


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 125



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	10	9.26%	13.5	5	5	0	0
\$125,001 - \$175,000	9	8.33%	7.0	2	6	1	0
\$175,001 - \$225,000	12	11.11%	12.5	0	11	1	0
\$225,001 - \$300,000	36	33.33%	27.5	0	27	9	0
\$300,001 - \$350,000	12	11.11%	35.5	0	4	8	0
\$350,001 - \$500,000	18	16.67%	12.0	0	11	5	2
\$500,001 and up	11	10.19%	69.0	0	2	8	1
Total Pending Units	108			7	66	32	3
Total Pending Volume	31,966,627	100%	20.5	637.60K	17.43M	12.33M	1.57M
Median Listing Price	\$269,950			\$75,000	\$239,950	\$334,500	\$449,900

October 2023



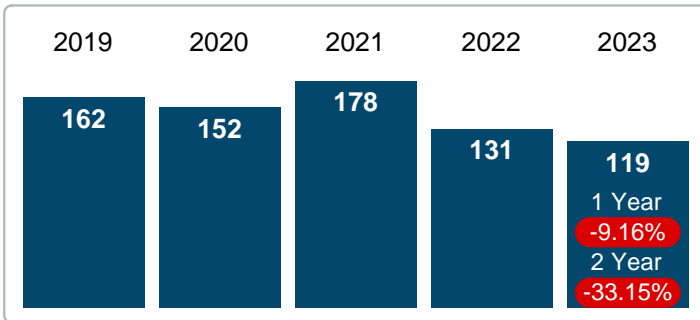
Area Delimited by County Of Wagoner - Residential Property Type



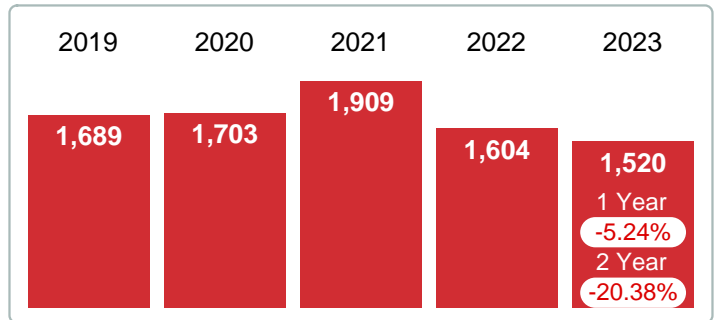
NEW LISTINGS

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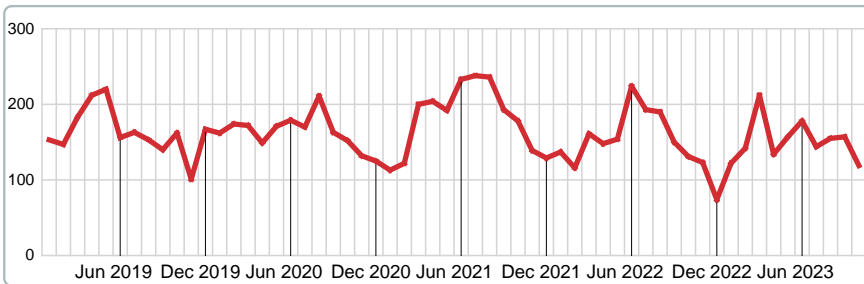
OCTOBER



YEAR TO DATE (YTD)

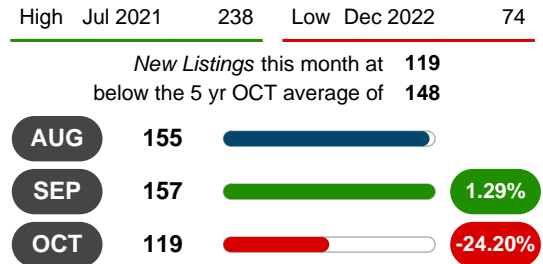


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 148



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
\$125,000 and less	10	8.40%	4	5	1	0
\$125,001 - \$225,000	14	11.76%	1	11	2	0
\$225,001 - \$275,000	21	17.65%	1	14	6	0
\$275,001 - \$325,000	27	22.69%	0	20	7	0
\$325,001 - \$400,000	21	17.65%	0	12	9	0
\$400,001 - \$550,000	15	12.61%	0	7	6	2
\$550,001 and up	11	9.24%	1	3	4	3
Total New Listed Units	119		7	72	35	5
Total New Listed Volume	38,914,310	100%	1.59M	21.51M	12.82M	3.00M
Median New Listed Listing Price	\$300,000		\$99,500	\$291,240	\$339,990	\$585,900

October 2023



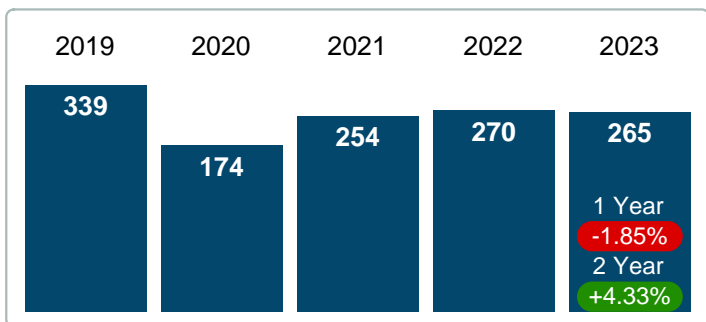
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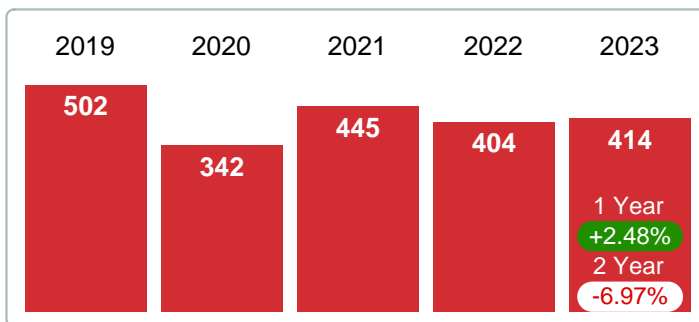
ACTIVE INVENTORY

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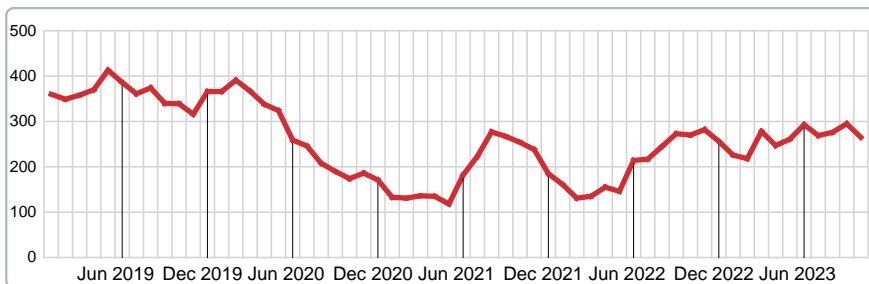
END OF OCTOBER



ACTIVE DURING OCTOBER

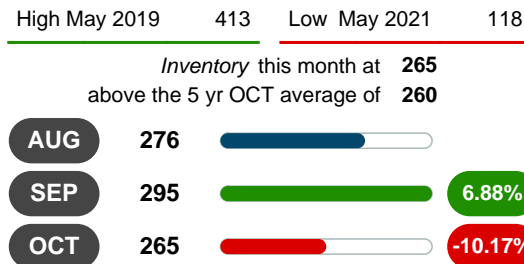


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 260



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	24	9.06%	46.0	6	13	5	0
\$175,001 - \$275,000	38	14.34%	36.0	2	28	7	1
\$275,001 - \$300,000	22	8.30%	33.0	1	14	6	1
\$300,001 - \$425,000	80	30.19%	46.5	0	46	29	5
\$425,001 - \$500,000	41	15.47%	71.0	0	9	29	3
\$500,001 - \$650,000	33	12.45%	71.0	1	11	18	3
\$650,001 and up	27	10.19%	81.0	1	9	8	9
Total Active Inventory by Units	265			11	130	102	22
Total Active Inventory by Volume	121,353,891	100%	56.0	2.61M	57.40M	45.10M	16.24M
Median Active Inventory Listing Price	\$369,000			\$143,000	\$324,500	\$444,900	\$570,400

October 2023



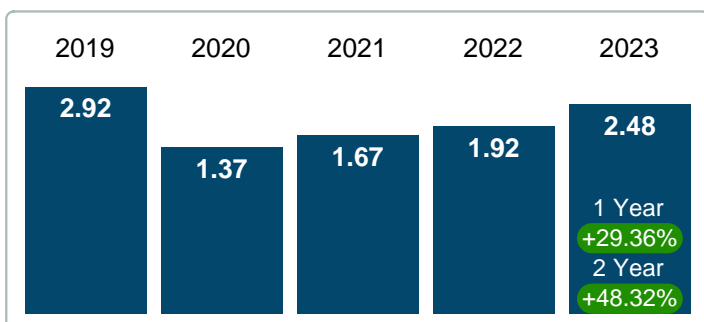
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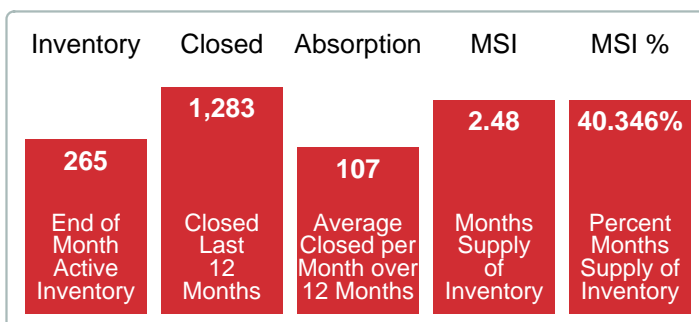
MONTHS SUPPLY of INVENTORY (MSI)

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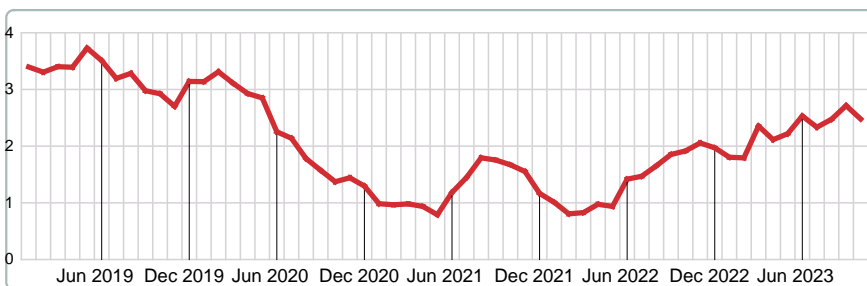
MSI FOR OCTOBER



INDICATORS FOR OCTOBER 2023

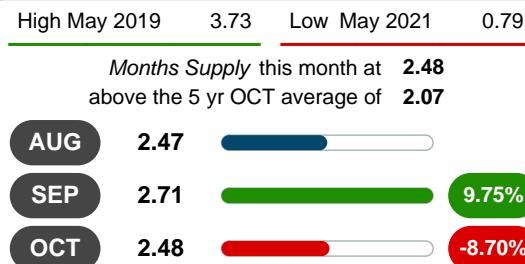


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 2.07



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
\$175,000 and less	24	9.06%	1.45	1.14	1.32	3.53	0.00
\$175,001 - \$275,000	38	14.34%	0.93	1.85	0.88	0.98	1.50
\$275,001 - \$300,000	22	8.30%	2.44	6.00	2.51	2.12	2.40
\$300,001 - \$425,000	80	30.19%	3.39	0.00	3.66	2.92	6.67
\$425,001 - \$500,000	41	15.47%	6.31	0.00	3.48	7.73	18.00
\$500,001 - \$650,000	33	12.45%	4.00	12.00	6.95	3.48	2.12
\$650,001 and up	27	10.19%	11.57	0.00	27.00	5.33	18.00
Market Supply of Inventory (MSI)			2.48	1.59	2.02	3.21	5.62
Total Active Inventory by Units		100%	2.48	11	130	102	22

October 2023



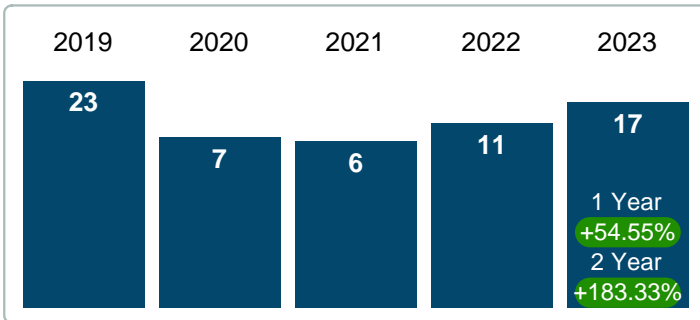
Area Delimited by County Of Wagoner - Residential Property Type



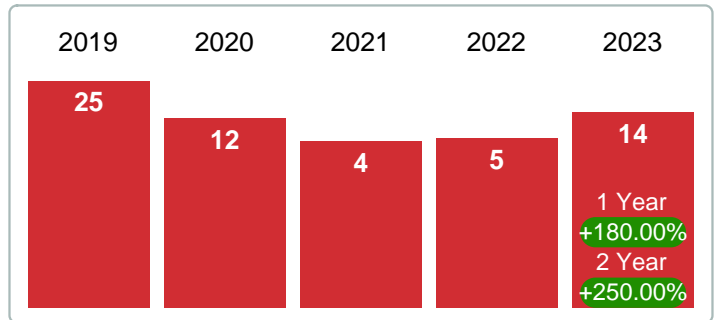
MEDIAN DAYS ON MARKET TO SALE

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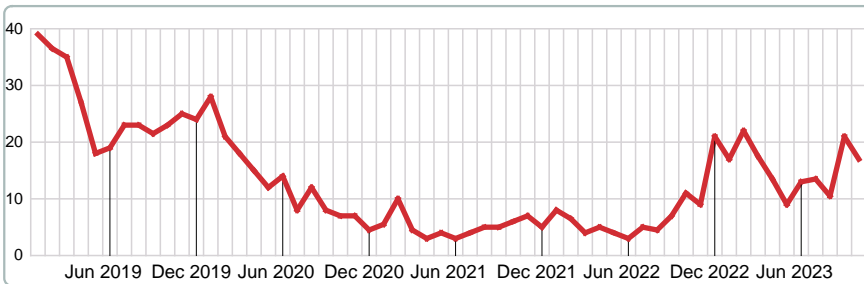
OCTOBER



YEAR TO DATE (YTD)

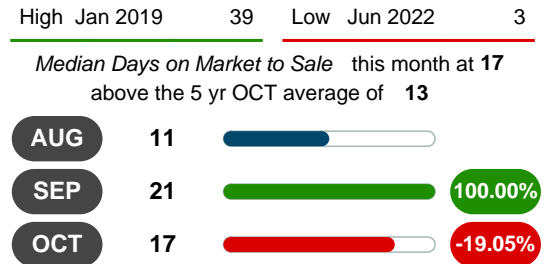


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 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	8.05%	6	6	25	0	0
\$125,001 - \$200,000	11.49%	4	2	5	0	0
\$200,001 - \$250,000	19.54%	14	22	14	14	0
\$250,001 - \$300,000	18.39%	15	0	8	38	0
\$300,001 - \$375,000	17.24%	22	26	6	30	0
\$375,001 - \$575,000	14.94%	28	0	14	61	5
\$575,001 and up	10.34%	20	12	0	26	67
Median Closed DOM		17	8	10	30	5
Total Closed Units	100%	17.0	10	45	27	5
Total Closed Volume		27,526,620	1.75M	11.82M	10.88M	3.07M

October 2023



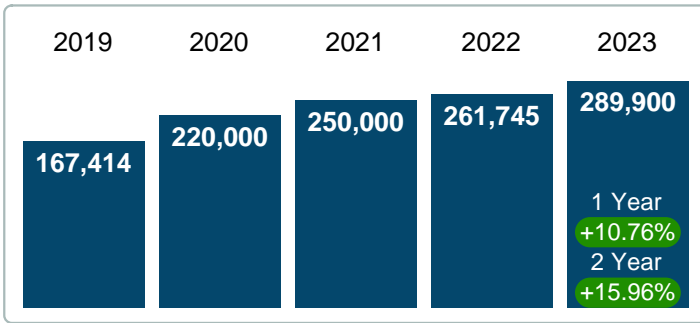
Area Delimited by County Of Wagoner - Residential Property Type



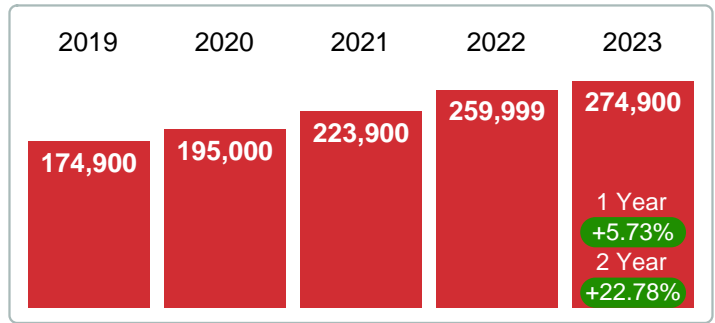
MEDIAN LIST PRICE AT CLOSING

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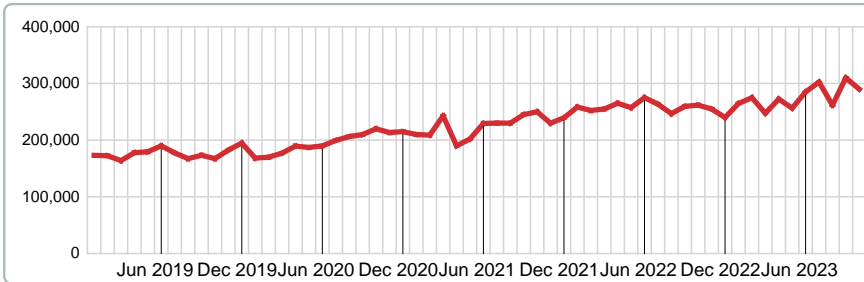
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

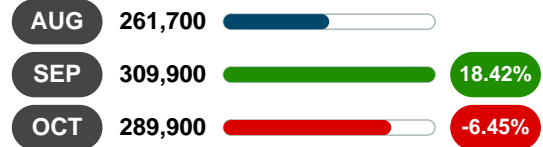


3 MONTHS

5 year OCT AVG = 237,812

High Sep 2023 309,900 Low Mar 2019 163,950

Median List Price at Closing this month at **289,900**
above the 5 yr OCT average of **237,812**



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	9.20%	82,500	82,500	94,000	0	0
\$125,001 - \$200,000	9	10.34%	180,000	149,900	184,000	0	0
\$200,001 - \$250,000	16	18.39%	227,900	219,900	229,900	232,500	0
\$250,001 - \$300,000	17	19.54%	283,000	0	289,900	262,333	0
\$300,001 - \$375,000	13	14.94%	329,900	0	319,900	330,885	0
\$375,001 - \$575,000	17	19.54%	441,500	380,000	435,750	472,000	492,500
\$575,001 and up	7	8.05%	599,900	595,000	0	695,000	599,900
Median List Price			289,900	114,500	249,900	349,000	579,000
Total Closed Units		100%	289,900	10	45	27	5
Total Closed Volume			27,743,357	1.79M	11.92M	11.14M	2.88M

October 2023



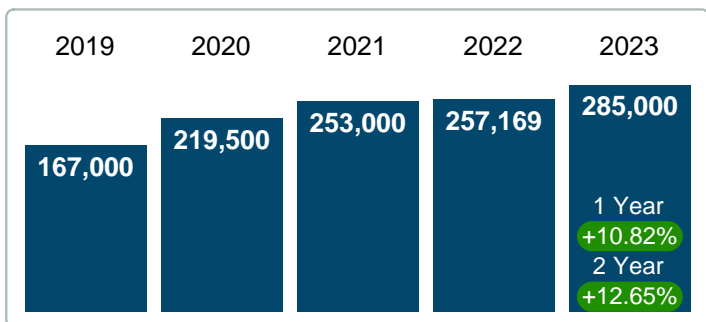
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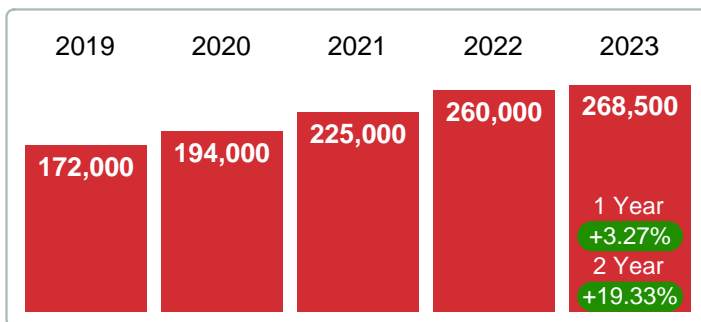
MEDIAN SOLD PRICE AT CLOSING

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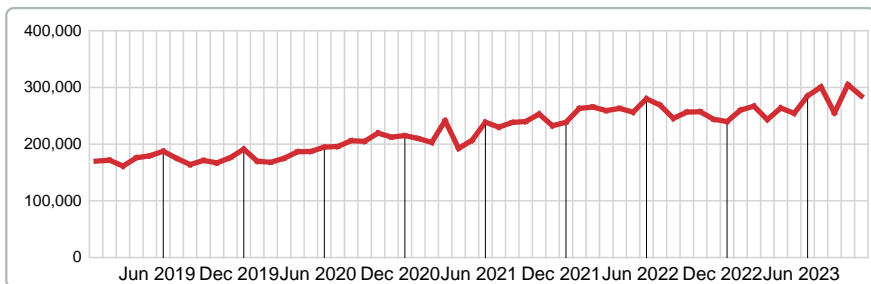
OCTOBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

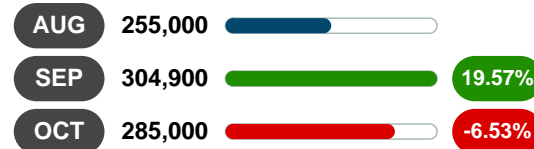


3 MONTHS

5 year OCT AVG = 236,334

High Sep 2023 304,900 Low Mar 2019 161,328

Median Sold Price at Closing this month at **285,000** above the 5 yr OCT average of **236,334**



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	8.05%	78,100	82,550	53,000	0	0
\$125,001 - \$200,000	11.49%	172,000	149,900	180,000	0	0
\$200,001 - \$250,000	19.54%	225,900	215,000	225,900	245,000	0
\$250,001 - \$300,000	18.39%	281,000	0	284,000	262,333	0
\$300,001 - \$375,000	17.24%	338,000	365,500	314,000	338,000	0
\$375,001 - \$575,000	14.94%	457,500	0	430,000	457,500	557,920
\$575,001 and up	10.34%	600,900	580,000	0	630,500	608,551
Median Sold Price		285,000	106,000	250,000	345,000	600,900
Total Closed Units	100%	285,000	10	45	27	5
Total Closed Volume		27,526,620	1.75M	11.82M	10.88M	3.07M

October 2023



Area Delimited by County Of Wagoner - Residential Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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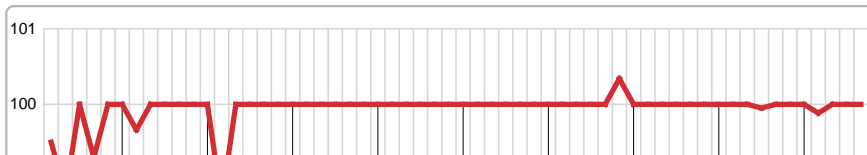
OCTOBER

2019	2020	2021	2022	2023
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YEAR TO DATE (YTD)

2019	2020	2021	2022	2023
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5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year OCT AVG = 100.00%

High May 2022 100.34% Low Jan 2020 98.70%

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

- AUG** 100.00%
- SEP** 100.00%
- OCT** 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	
\$125,000 and less	7	8.05%	102.52%	103.33%	84.13%	0.00%	0.00%	
\$125,001 - \$200,000	10	11.49%	100.00%	100.00%	100.00%	0.00%	0.00%	
\$200,001 - \$250,000	17	19.54%	100.00%	97.77%	100.00%	100.00%	0.00%	
\$250,001 - \$300,000	16	18.39%	98.45%	0.00%	98.45%	95.82%	0.00%	
\$300,001 - \$375,000	15	17.24%	99.84%	96.18%	98.16%	100.00%	0.00%	
\$375,001 - \$575,000	13	14.94%	100.00%	0.00%	100.00%	100.00%	98.75%	
\$575,001 and up	9	10.34%	100.00%	97.48%	0.00%	98.12%	101.36%	
Median Sold/List Ratio		100.00%		98.89%	100.00%	100.00%	100.00%	
Total Closed Units		87	100%	100.00%	10	45	27	5
Total Closed Volume		27,526,620			1.75M	11.82M	10.88M	3.07M

October 2023



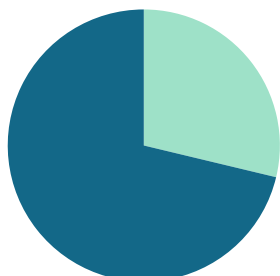
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Nov 13, 2023 for MLS Technology Inc.

INVENTORY

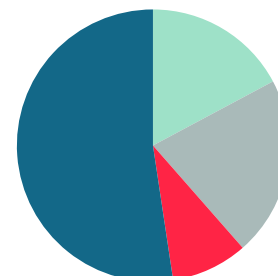


Inventory
 New Listings
119 = 28.74%
 Start Inventory
295
 Total Inventory Units
414
 Volume
\$166,705,316

Market Activity

Closed Sales
87 = 17.19%
 Pending Sales
108 = 21.34%
 Other Off Market
46 = 9.09%
 Active Inventory
265 = 52.37%

MARKET ACTIVITY



Compared Metrics	October			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	108	87	-19.44%	1,351	1,075	-20.43%
Pending Sales	97	108	11.34%	1,307	1,166	-10.79%
New Listings	131	119	-9.16%	1,604	1,520	-5.24%
Median List Price	261,745	289,900	10.76%	259,999	274,900	5.73%
Median Sale Price	257,169	285,000	10.82%	260,000	268,500	3.27%
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	11.00	17.00	54.55%	5.00	14.00	180.00%
Monthly Inventory	270	265	-1.85%	270	265	-1.85%
Months Supply of Inventory	1.92	2.48	29.36%	1.92	2.48	29.36%

Absorption: Last 12 months, an Average of **107** Sales/Month

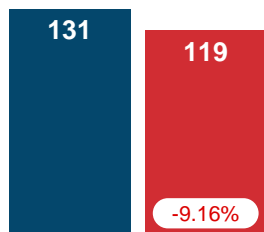
Inventory on October 31, 2023 = **265**

2022 **2023**

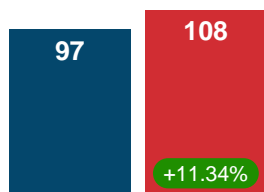
OCTOBER MARKET

MEDIAN PRICES

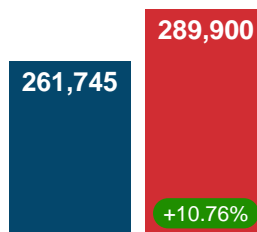
New Listings



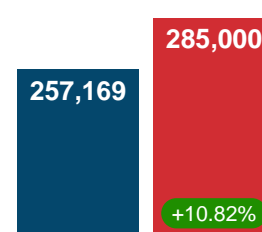
Pending Listings



List Price



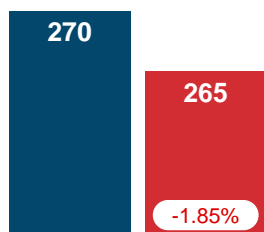
Sale Price



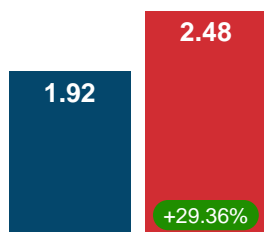
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

