

# November 2023



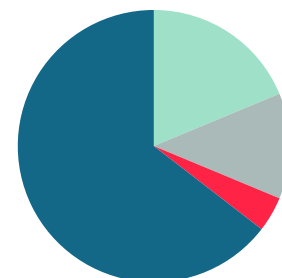
Area Delimited by County Of Wagoner - Residential Property Type



## MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2023 for MLS Technology Inc.

Compared Metrics	November		
	2022	2023	+/-%
Closed Listings	113	94	-16.81%
Pending Listings	91	63	-30.77%
New Listings	123	140	13.82%
Median List Price	254,900	289,500	13.57%
Median Sale Price	243,860	286,245	17.38%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	9.00	19.00	111.11%
End of Month Inventory	283	324	14.49%
Months Supply of Inventory	2.06	3.07	48.97%



■ Closed (18.73%)  
■ Pending (12.55%)  
■ Other OffMarket (4.18%)  
■ Active (64.54%)

**Absorption:** Last 12 months, an Average of **105** Sales/Month  
**Active Inventory** as of November 30, 2023 = **324**

### Analysis Wrap-Up

#### Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2023 rose **14.49%** to 324 existing homes available for sale. Over the last 12 months this area has had an average of 105 closed sales per month. This represents an unsold inventory index of **3.07** 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 **17.38%** in November 2023 to \$286,245 versus the previous year at \$243,860.

#### Median Days on Market Lengthens

The median number of **19.00** days that homes spent on the market before selling increased by 10.00 days or **111.11%** in November 2023 compared to last year's same month at **9.00** DOM.

#### Sales Success for November 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 140 New Listings in November 2023, up **13.82%** from last year at 123. Furthermore, there were 94 Closed Listings this month versus last year at 113, a **-16.81%** decrease.

Closed versus Listed trends yielded a **67.1%** ratio, down from previous year's, November 2022, at **91.9%**, a **26.92%** downswing. This will certainly create pressure on an increasing Month's 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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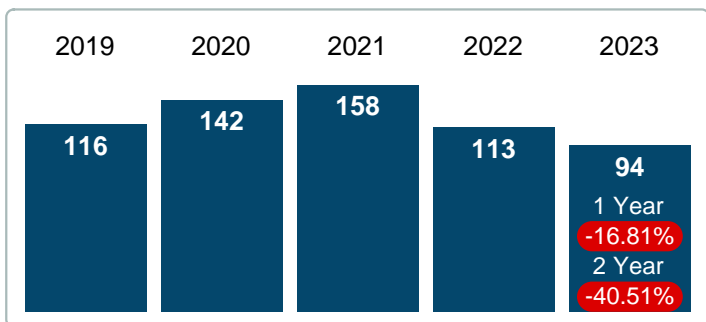
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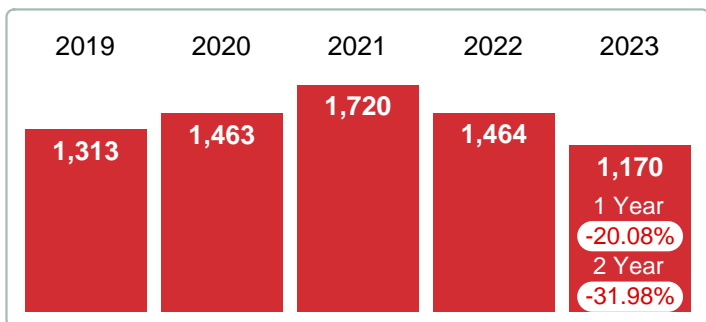
## CLOSED LISTINGS

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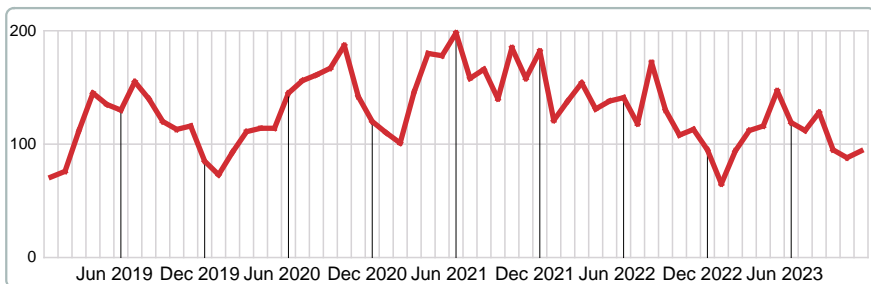
### NOVEMBER



### YEAR TO DATE (YTD)

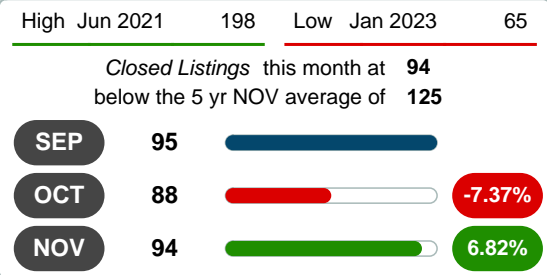


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 125



### CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	9	9.57%	19.0	4	2	3	0
\$150,001 - \$200,000	11	11.70%	12.0	1	9	1	0
\$200,001 - \$250,000	14	14.89%	10.5	0	14	0	0
\$250,001 - \$300,000	21	22.34%	25.0	0	13	8	0
\$300,001 - \$400,000	17	18.09%	9.0	0	7	10	0
\$400,001 - \$550,000	12	12.77%	55.5	0	7	4	1
\$550,001 and up	10	10.64%	17.5	0	1	7	2
<b>Total Closed Units</b>	<b>94</b>			<b>5</b>	<b>53</b>	<b>33</b>	<b>3</b>
<b>Total Closed Volume</b>	<b>29,866,056</b>	<b>100%</b>	<b>19.0</b>	<b>503.70K</b>	<b>14.95M</b>	<b>12.57M</b>	<b>1.84M</b>
<b>Median Closed Price</b>	<b>\$286,245</b>			<b>\$92,700</b>	<b>\$260,000</b>	<b>\$331,265</b>	<b>\$670,943</b>

# November 2023



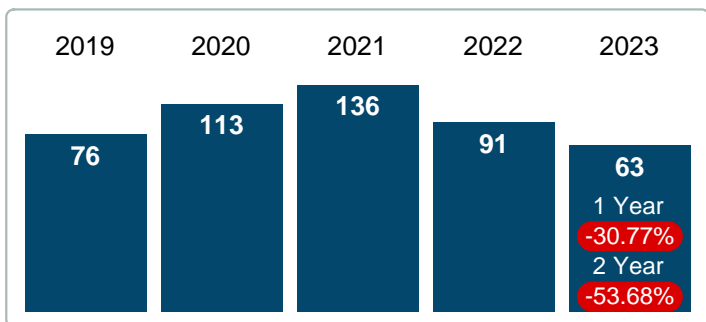
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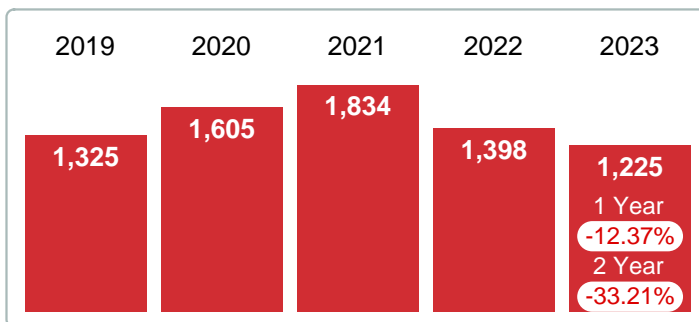
## PENDING LISTINGS

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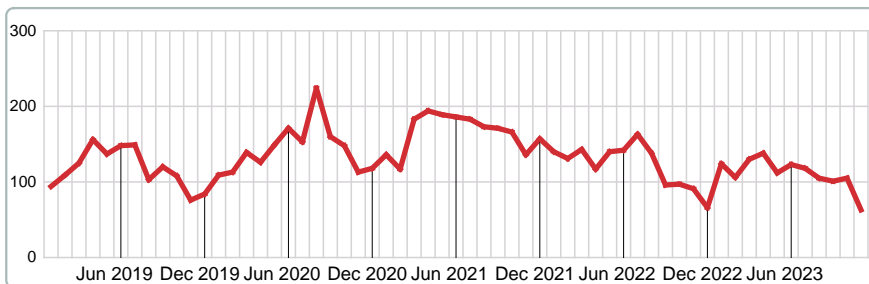
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 96

High Aug 2020 224    Low Nov 2023 63

Pending Listings this month at **63**  
 below the 5 yr NOV average of **96**

- SEP: 101 (Progress bar)
- OCT: 105 (Progress bar, +3.96%)
- NOV: 63 (Progress bar, -40.00%)

### 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	6	9.52%	11.5	3	2	1	0
\$125,001 - \$175,000	6	9.52%	16.5	1	3	2	0
\$175,001 - \$225,000	10	15.87%	15.5	1	6	2	1
\$225,001 - \$275,000	15	23.81%	38.0	1	11	3	0
\$275,001 - \$325,000	11	17.46%	32.0	0	7	3	1
\$325,001 - \$475,000	8	12.70%	19.5	0	4	3	1
\$475,001 and up	7	11.11%	19.0	0	1	6	0
<b>Total Pending Units</b>	<b>63</b>			<b>6</b>	<b>34</b>	<b>20</b>	<b>3</b>
<b>Total Pending Volume</b>	<b>17,175,998</b>	<b>100%</b>	<b>20.0</b>	<b>866.30K</b>	<b>8.61M</b>	<b>6.77M</b>	<b>925.00K</b>
<b>Median Listing Price</b>	<b>\$274,900</b>			<b>\$131,250</b>	<b>\$267,500</b>	<b>\$313,950</b>	<b>\$315,000</b>

# November 2023



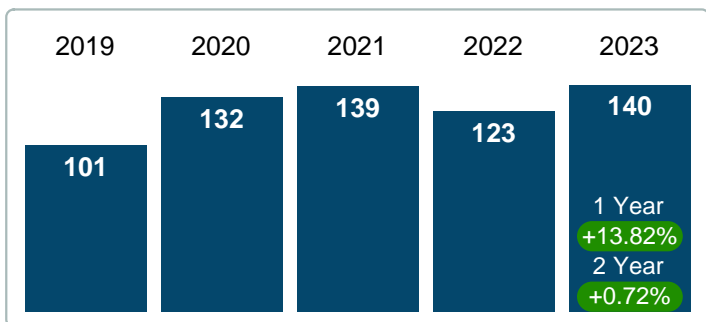
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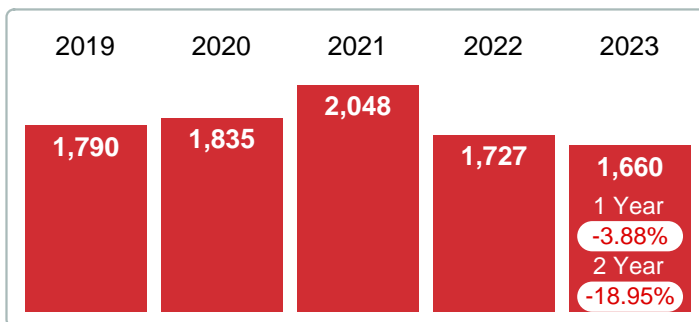
## NEW LISTINGS

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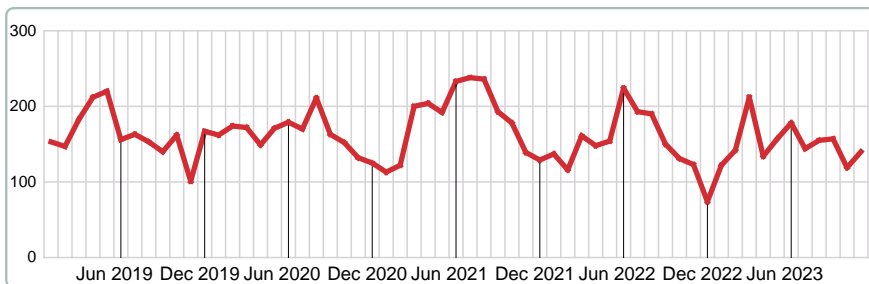
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 127

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 140  
above the 5 yr NOV average of 127



### 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	6.43%	5	3	1	0
\$125,001 - \$200,000	20	14.29%	2	15	3	0
\$200,001 - \$250,000	21	15.00%	0	16	5	0
\$250,001 - \$325,000	32	22.86%	1	18	11	2
\$325,001 - \$400,000	21	15.00%	0	14	7	0
\$400,001 - \$575,000	22	15.71%	0	4	14	4
\$575,001 and up	15	10.71%	0	4	9	2
<b>Total New Listed Units</b>	<b>140</b>		<b>8</b>	<b>74</b>	<b>50</b>	<b>8</b>
<b>Total New Listed Volume</b>	<b>51,151,591</b>	<b>100%</b>	<b>1.10M</b>	<b>23.01M</b>	<b>21.31M</b>	<b>5.73M</b>
<b>Median New Listed Listing Price</b>	<b>\$300,000</b>		<b>\$114,250</b>	<b>\$261,500</b>	<b>\$355,995</b>	<b>\$413,450</b>

# November 2023



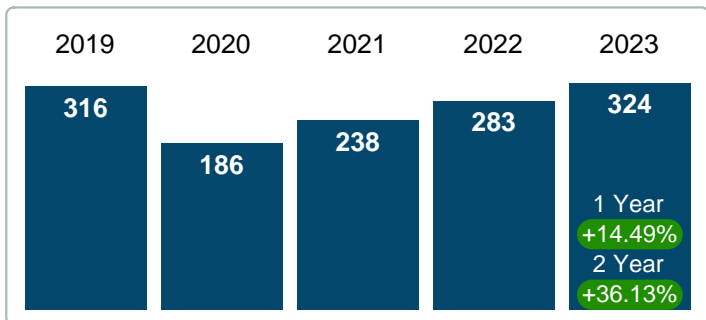
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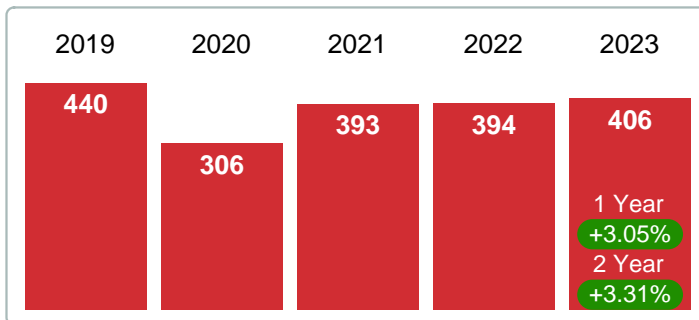
## ACTIVE INVENTORY

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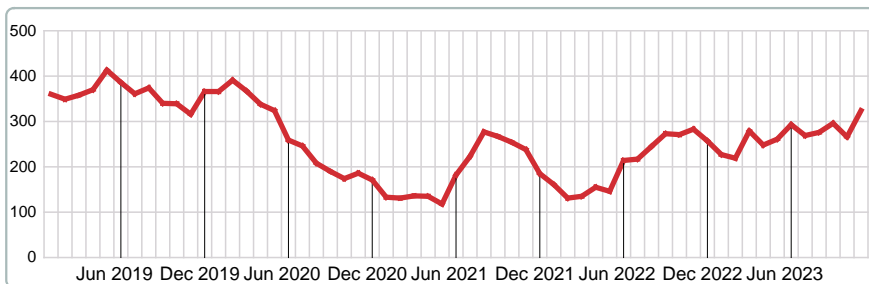
### END OF NOVEMBER



### ACTIVE DURING NOVEMBER

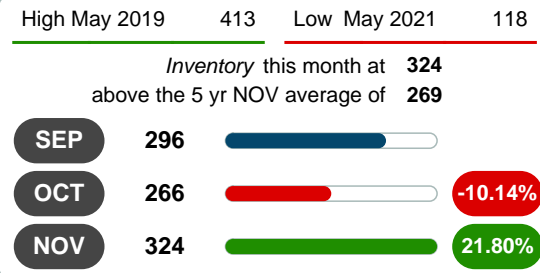


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 269



### 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	27	8.33%	34.0	7	16	4	0
\$175,001 - \$250,000	44	13.58%	24.0	1	33	9	1
\$250,001 - \$300,000	37	11.42%	44.0	1	26	9	1
\$300,001 - \$400,000	81	25.00%	57.0	1	46	31	3
\$400,001 - \$525,000	63	19.44%	94.0	1	22	34	6
\$525,001 - \$650,000	37	11.42%	58.0	0	10	23	4
\$650,001 and up	35	10.80%	86.0	1	12	12	10
<b>Total Active Inventory by Units</b>	<b>324</b>			<b>12</b>	<b>165</b>	<b>122</b>	<b>25</b>
<b>Total Active Inventory by Volume</b>	<b>148,494,777</b>	<b>100%</b>	<b>58.0</b>	<b>2.69M</b>	<b>70.05M</b>	<b>55.65M</b>	<b>20.10M</b>
<b>Median Active Inventory Listing Price</b>	<b>\$359,495</b>			<b>\$127,450</b>	<b>\$319,900</b>	<b>\$444,950</b>	<b>\$585,900</b>

# November 2023



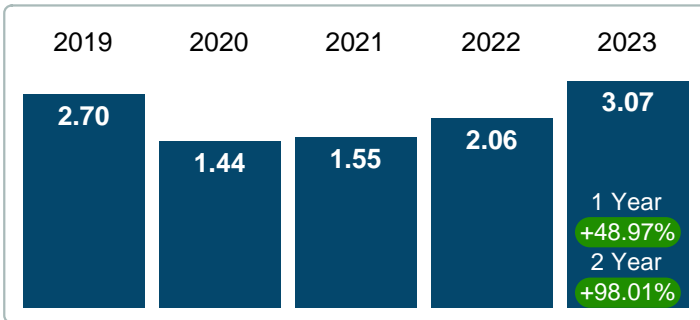
Area Delimited by County Of Wagoner - Residential Property Type



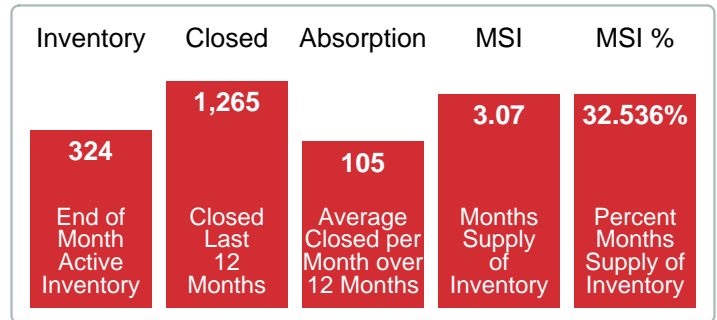
## MONTHS SUPPLY of INVENTORY (MSI)

Report produced on Dec 11, 2023 for MLS Technology Inc.

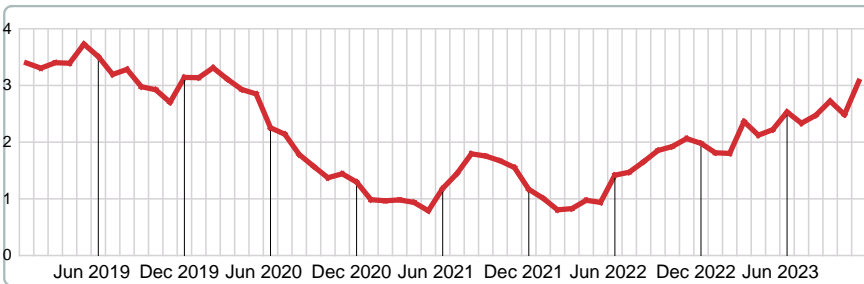
### MSI FOR NOVEMBER



### INDICATORS FOR NOVEMBER 2023

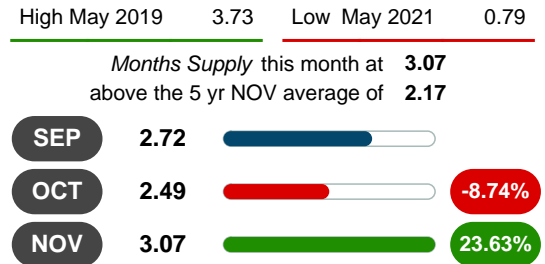


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 2.17



### 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	27	8.33%	1.68	1.31	1.75	2.53	0.00
\$175,001 - \$250,000	44	13.58%	1.39	1.20	1.30	1.86	1.71
\$250,001 - \$300,000	37	11.42%	2.17	3.00	2.26	1.89	2.00
\$300,001 - \$400,000	81	25.00%	3.90	4.00	4.25	3.41	5.14
\$400,001 - \$525,000	63	19.44%	5.60	12.00	4.80	5.91	7.20
\$525,001 - \$650,000	37	11.42%	6.00	0.00	8.57	5.75	4.36
\$650,001 and up	35	10.80%	14.00	0.00	36.00	7.58	17.14
Market Supply of Inventory (MSI)			3.07	1.73	2.62	3.86	6.25
Total Active Inventory by Units		100%	324	12	165	122	25

# November 2023



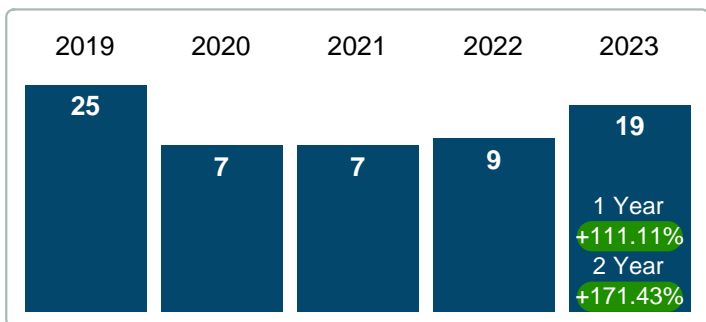
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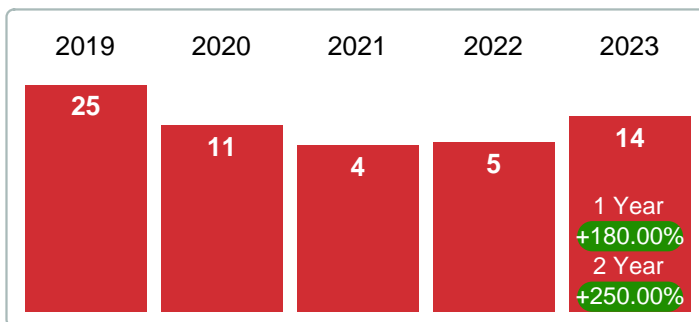
## MEDIAN DAYS ON MARKET TO SALE

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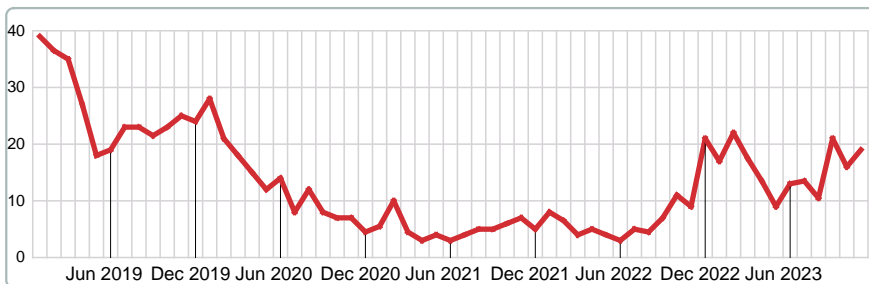
### NOVEMBER



### YEAR TO DATE (YTD)

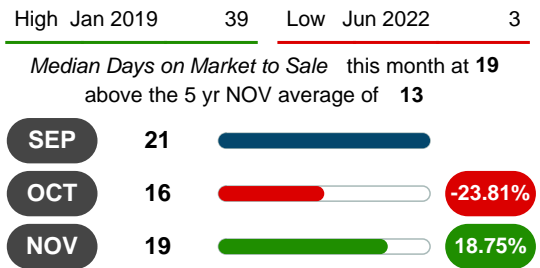


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV 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
\$150,000 and less	9.57%	19	16	9	21	0
\$150,001 - \$200,000	11.70%	12	22	7	13	0
\$200,001 - \$250,000	14.89%	11	0	11	0	0
\$250,001 - \$300,000	22.34%	25	0	26	23	0
\$300,001 - \$400,000	18.09%	9	0	8	16	0
\$400,001 - \$550,000	12.77%	56	0	84	56	31
\$550,001 and up	10.64%	18	0	1	22	23
Median Closed DOM		19	21	14	22	31
Total Closed Units	100%	94	5	53	33	3
Total Closed Volume		29,866,056	503.70K	14.95M	12.57M	1.84M



# November 2023



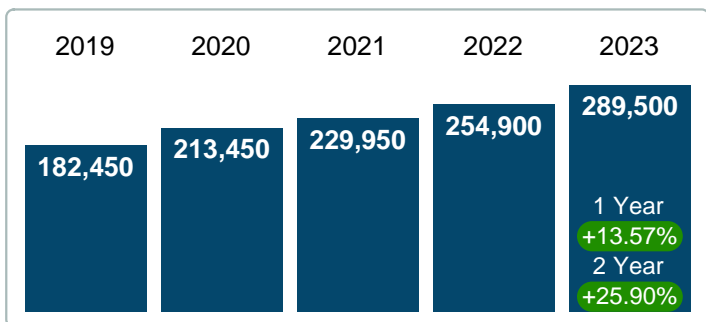
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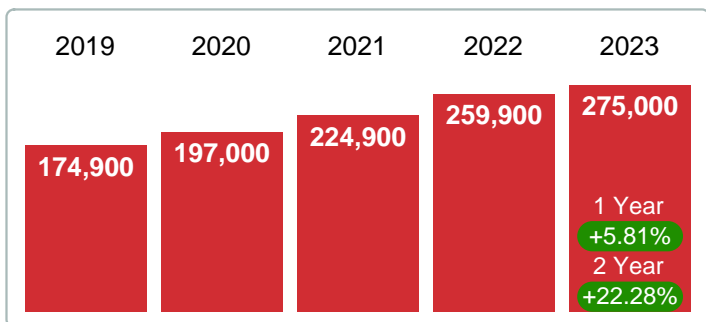
## MEDIAN LIST PRICE AT CLOSING

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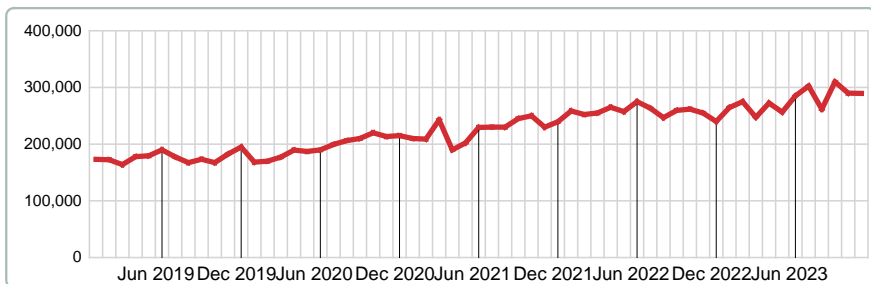
### NOVEMBER



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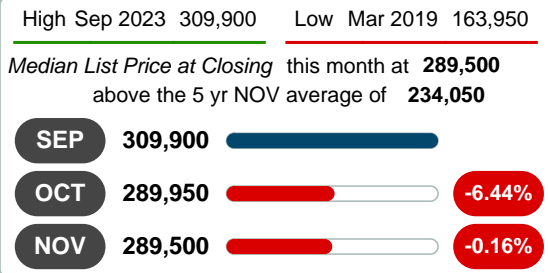


### 5 YEAR MARKET ACTIVITY TRENDS



### 3 MONTHS

5 year NOV AVG = 234,050



### 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
\$150,000 and less	8.51%	96,350	80,850	117,500	109,500	0
\$150,001 - \$200,000	12.77%	175,000	175,000	175,000	174,950	0
\$200,001 - \$250,000	17.02%	229,450	0	228,900	240,000	0
\$250,001 - \$300,000	20.21%	287,490	0	282,500	298,500	0
\$300,001 - \$400,000	19.15%	363,490	0	380,563	340,445	0
\$400,001 - \$550,000	13.83%	499,900	0	499,000	512,000	425,000
\$550,001 and up	8.51%	628,088	0	0	594,950	695,638
<b>Median List Price</b>		<b>289,500</b>	<b>92,700</b>	<b>260,000</b>	<b>330,990</b>	<b>641,275</b>
<b>Total Closed Units</b>	<b>100%</b>	<b>289,500</b>	<b>5</b>	<b>53</b>	<b>33</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>30,060,748</b>	<b>521.60K</b>	<b>15.00M</b>	<b>12.73M</b>	<b>1.82M</b>



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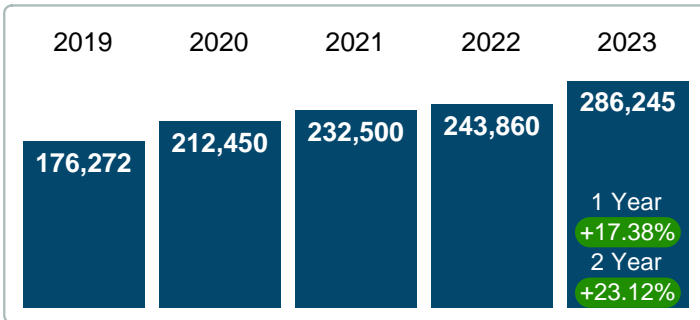
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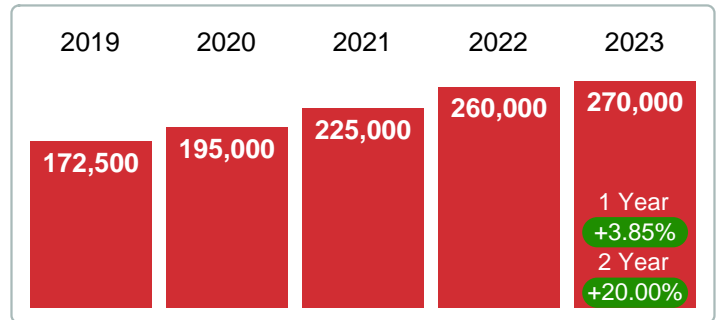
## MEDIAN SOLD PRICE AT CLOSING

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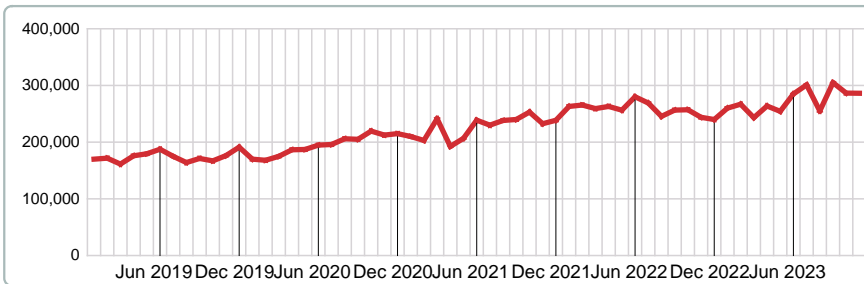
### NOVEMBER



### YEAR TO DATE (YTD)



### 5 YEAR MARKET ACTIVITY TRENDS

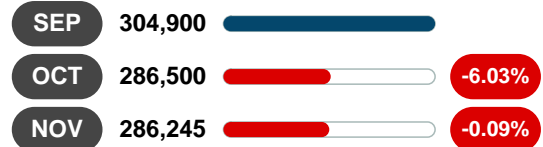


### 3 MONTHS

5 year NOV AVG = 230,265

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

Median Sold Price at Closing this month at **286,245** above the 5 yr NOV average of **230,265**



### 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
\$150,000 and less	9.57%	104,500	78,350	119,750	120,000	0
\$150,001 - \$200,000	11.70%	181,000	160,000	181,000	189,900	0
\$200,001 - \$250,000	14.89%	224,000	0	224,000	0	0
\$250,001 - \$300,000	22.34%	278,000	0	278,000	284,000	0
\$300,001 - \$400,000	18.09%	357,490	0	380,000	339,383	0
\$400,001 - \$550,000	12.77%	452,250	0	444,500	500,000	434,000
\$550,001 and up	10.64%	619,536	0	580,605	615,500	705,472
<b>Median Sold Price</b>		<b>286,245</b>	<b>92,700</b>	<b>260,000</b>	<b>331,265</b>	<b>670,943</b>
<b>Total Closed Units</b>		<b>94</b>	<b>5</b>	<b>53</b>	<b>33</b>	<b>3</b>
<b>Total Closed Volume</b>		<b>29,866,056</b>	<b>503.70K</b>	<b>14.95M</b>	<b>12.57M</b>	<b>1.84M</b>

# November 2023



Area Delimited by County Of Wagoner - Residential Property Type



## MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

Report produced on Dec 11, 2023 for MLS Technology Inc.

### NOVEMBER

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 NOV 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 NOV average of **100.00%**

- SEP 100.00%
- OCT 100.00%
- NOV 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
\$150,000 and less	9	9.57%	100.00%	96.38%	102.25%	75.00%	0.00%
\$150,001 - \$200,000	11	11.70%	100.00%	91.43%	100.00%	100.00%	0.00%
\$200,001 - \$250,000	14	14.89%	100.00%	0.00%	100.00%	0.00%	0.00%
\$250,001 - \$300,000	21	22.34%	100.00%	0.00%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	17	18.09%	100.00%	0.00%	98.76%	100.00%	0.00%
\$400,001 - \$550,000	12	12.77%	100.00%	0.00%	100.00%	96.60%	102.12%
\$550,001 and up	10	10.64%	101.79%	0.00%	114.80%	100.10%	101.65%
Median Sold/List Ratio		100.00%		92.75%	100.00%	100.00%	102.12%
Total Closed Units		94	100%	5	53	33	3
Total Closed Volume		29,866,056		503.70K	14.95M	12.57M	1.84M

# November 2023



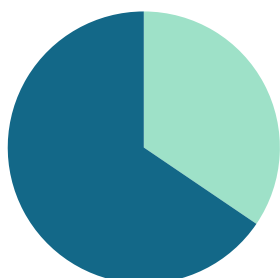
Area Delimited by County Of Wagoner - Residential Property Type



## MARKET SUMMARY

Report produced on Dec 11, 2023 for MLS Technology Inc.

### INVENTORY



**Inventory**

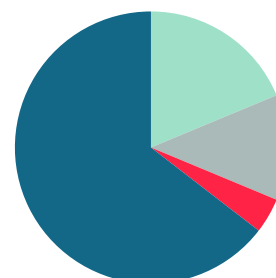
- New Listings **140 = 34.48%**
- Start Inventory **266**
- Total Inventory Units **406**
- Volume **\$172,837,242**

### Market Activity

**Market Activity**

- Closed Sales **94 = 18.73%**
- Pending Sales **63 = 12.55%**
- Other Off Market **21 = 4.18%**
- Active Inventory **324 = 64.54%**

### MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	113	94	-16.81%	1,464	1,170	-20.08%
Pending Sales	91	63	-30.77%	1,398	1,225	-12.37%
New Listings	123	140	13.82%	1,727	1,660	-3.88%
Median List Price	254,900	289,500	13.57%	259,900	275,000	5.81%
Median Sale Price	243,860	286,245	17.38%	260,000	270,000	3.85%
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	9.00	19.00	111.11%	5.00	14.00	180.00%
Monthly Inventory	283	324	14.49%	283	324	14.49%
Months Supply of Inventory	2.06	3.07	48.97%	2.06	3.07	48.97%

**Absorption:** Last 12 months, an Average of **105** Sales/Month

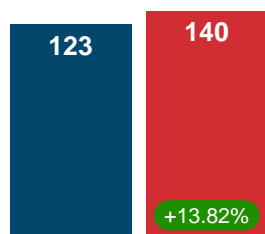
**Inventory** on November 30, 2023 = **324**

**2022** **2023**

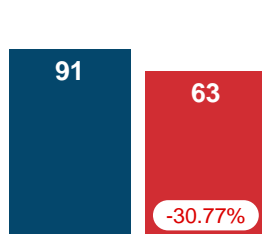
### NOVEMBER MARKET

### MEDIAN PRICES

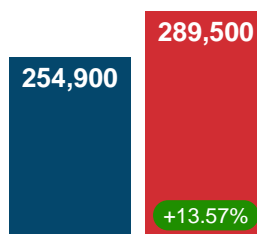
#### New Listings



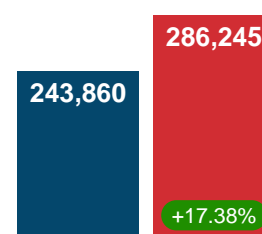
#### Pending Listings



#### List Price



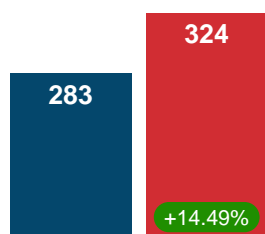
#### Sale Price



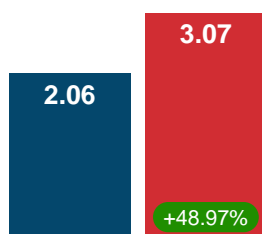
### INVENTORY

### MEDIAN SOLD/LIST RATIO & DOM

#### Active Inventory



#### Monthly Supply of Inventory



#### Sale/List Ratio

+0.00%

#### Days on Market

