

December 2023



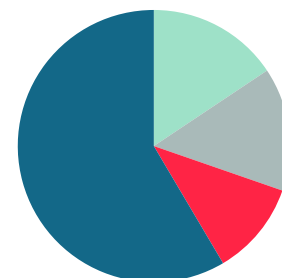
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Jan 11, 2024 for MLS Technology Inc.

Compared Metrics	December		
	2022	2023	+/-%
Closed Listings	95	81	-14.74%
Pending Listings	66	76	15.15%
New Listings	74	107	44.59%
Average List Price	266,512	302,954	13.67%
Average Sale Price	264,453	300,733	13.72%
Average Percent of Selling Price to List Price	98.82%	98.82%	0.00%
Average Days on Market to Sale	32.88	35.72	8.61%
End of Month Inventory	257	303	17.90%
Months Supply of Inventory	1.98	2.91	46.93%



■ Closed (15.64%)
■ Pending (14.67%)
■ Other OffMarket (11.20%)
■ Active (58.49%)

Absorption: Last 12 months, an Average of **104** Sales/Month
Active Inventory as of December 31, 2023 = **303**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of December 2023 rose **17.90%** to 303 existing homes available for sale. Over the last 12 months this area has had an average of 104 closed sales per month. This represents an unsold inventory index of **2.91** 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 **13.72%** in December 2023 to \$300,733 versus the previous year at \$264,453.

Average Days on Market Lengthens

The average number of **35.72** days that homes spent on the market before selling increased by 2.83 days or **8.61%** in December 2023 compared to last year's same month at **32.88** DOM.

Sales Success for December 2023 is Positive

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

There were 107 New Listings in December 2023, up **44.59%** from last year at 74. Furthermore, there were 81 Closed Listings this month versus last year at 95, a **-14.74%** decrease.

Closed versus Listed trends yielded a **75.7%** ratio, down from previous year's, December 2022, at **128.4%**, a **41.03%** downswing. This will certainly create pressure on an increasing 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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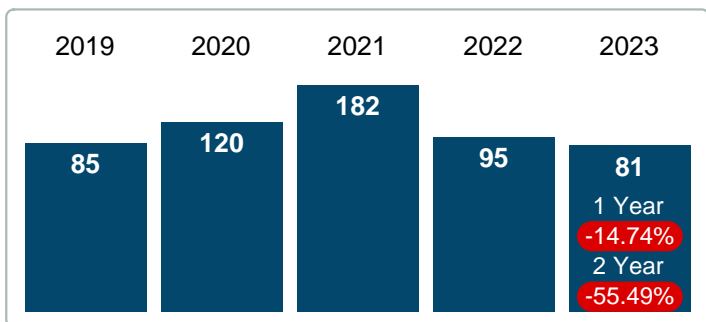
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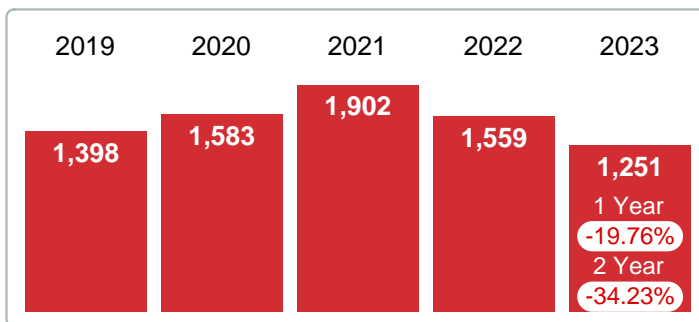
CLOSED LISTINGS

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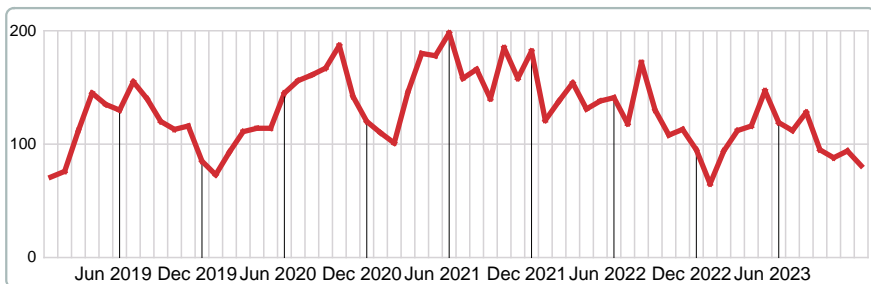
DECEMBER



YEAR TO DATE (YTD)

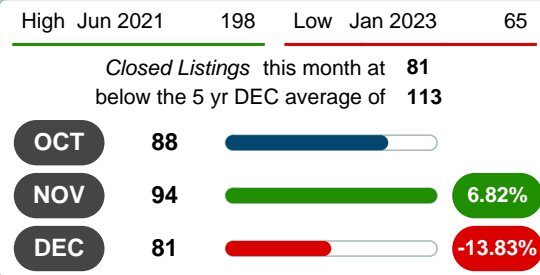


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 113



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	9.88%	7.8	1	6	1	0
\$150,001 - \$200,000	8	9.88%	28.4	1	6	1	0
\$200,001 - \$225,000	8	9.88%	29.5	0	6	2	0
\$225,001 - \$275,000	22	27.16%	28.0	1	14	7	0
\$275,001 - \$325,000	13	16.05%	47.6	0	8	3	2
\$325,001 - \$450,000	12	14.81%	41.3	0	5	5	2
\$450,001 and up	10	12.35%	63.8	0	4	5	1
Total Closed Units	81			3	49	24	5
Total Closed Volume	24,359,369	100%	35.7	545.50K	12.74M	8.34M	2.74M
Average Closed Price	\$300,733			\$181,833	\$259,940	\$347,385	\$547,910

December 2023



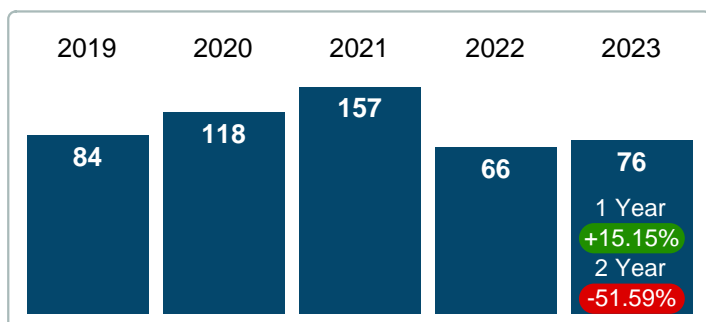
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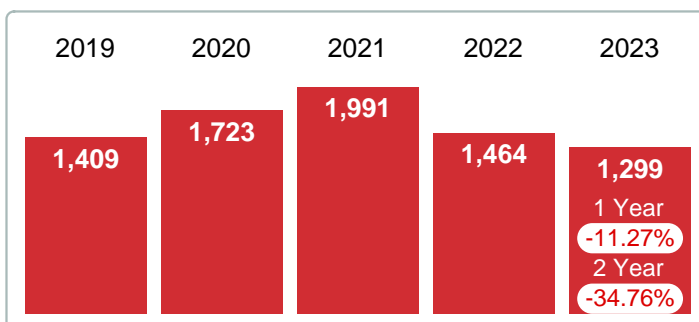
PENDING LISTINGS

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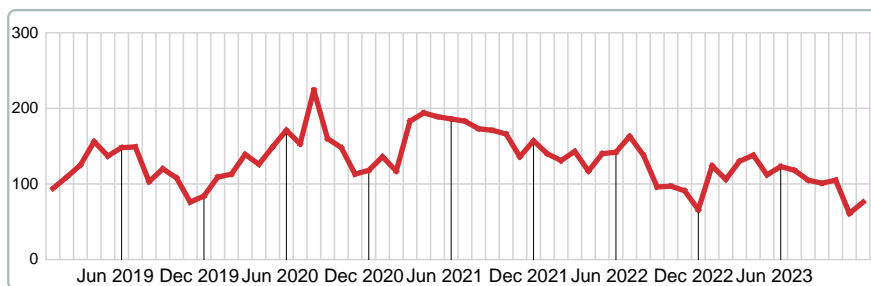
DECEMBER



YEAR TO DATE (YTD)

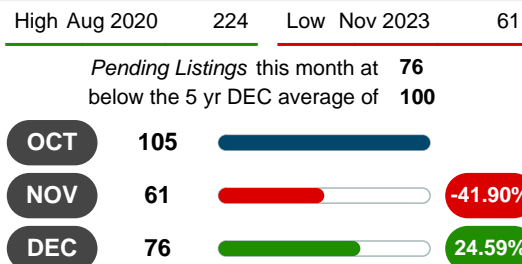


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 100



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	7	9.21%	17.4	2	4	1	0
\$125,001 - \$200,000	9	11.84%	38.4	1	6	2	0
\$200,001 - \$225,000	4	5.26%	49.5	0	4	0	0
\$225,001 - \$300,000	22	28.95%	25.0	0	17	5	0
\$300,001 - \$350,000	15	19.74%	28.5	0	6	9	0
\$350,001 - \$475,000	12	15.79%	63.7	0	5	6	1
\$475,001 and up	7	9.21%	68.0	0	2	3	2
Total Pending Units	76			3	44	26	3
Total Pending Volume	24,771,893	100%	45.4	379.00K	12.35M	9.03M	3.01M
Average Listing Price	\$281,423			\$126,333	\$280,758	\$347,141	\$1,004,633

December 2023



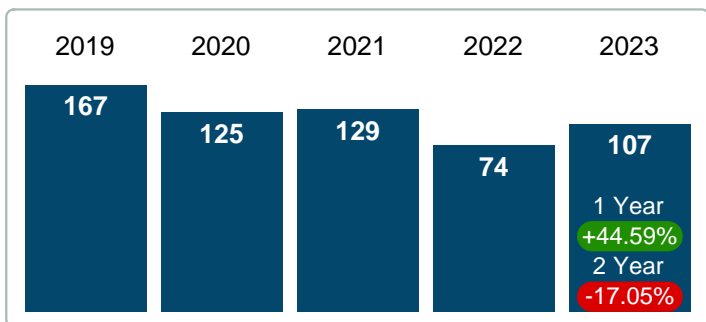
Area Delimited by County Of Wagoner - Residential Property Type



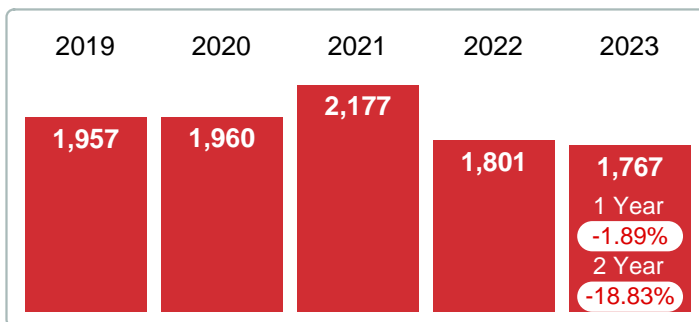
NEW LISTINGS

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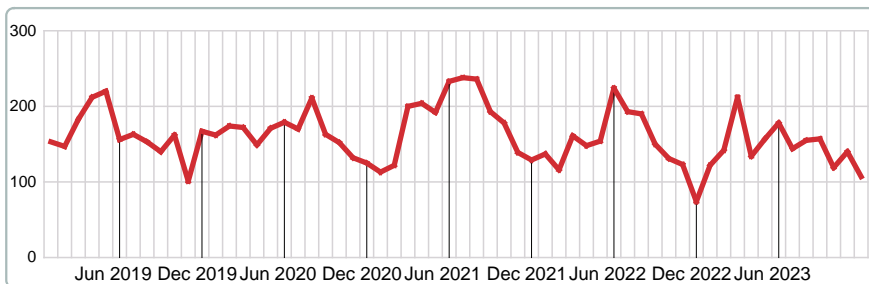
DECEMBER



YEAR TO DATE (YTD)

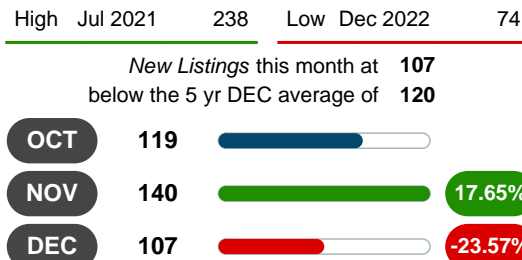


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 120



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
\$130,000 and less	10	9.35%	5	4	1	0
\$130,001 - \$220,000	12	11.21%	1	9	2	0
\$220,001 - \$260,000	21	19.63%	1	17	3	0
\$260,001 - \$320,000	21	19.63%	0	14	6	1
\$320,001 - \$360,000	15	14.02%	0	6	9	0
\$360,001 - \$470,000	17	15.89%	0	9	8	0
\$470,001 and up	11	10.28%	0	3	5	3
Total New Listed Units	107		7	62	34	4
Total New Listed Volume	36,391,872	100%	910.80K	18.90M	12.10M	4.48M
Average New Listed Listing Price	\$99,000		\$130,114	\$304,850	\$356,011	\$1,119,000

December 2023



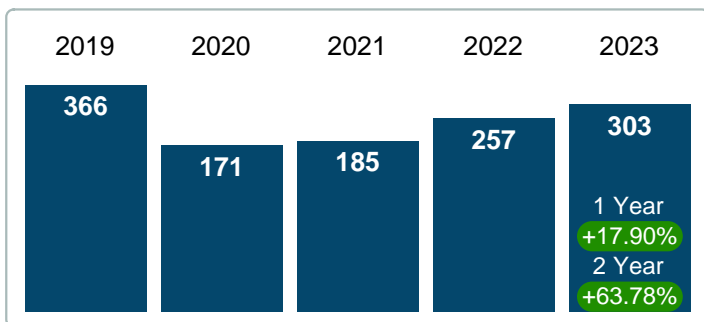
Area Delimited by County Of Wagoner - Residential Property Type



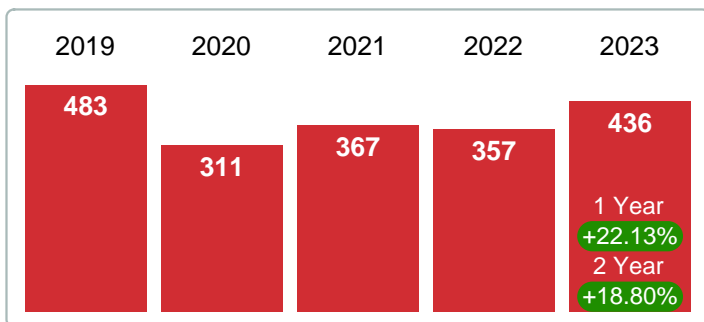
ACTIVE INVENTORY

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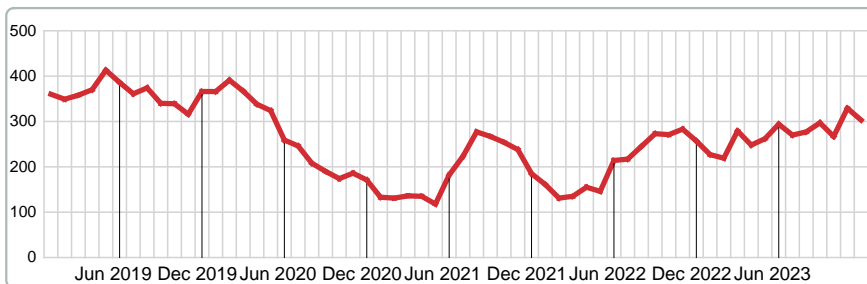
END OF DECEMBER



ACTIVE DURING DECEMBER

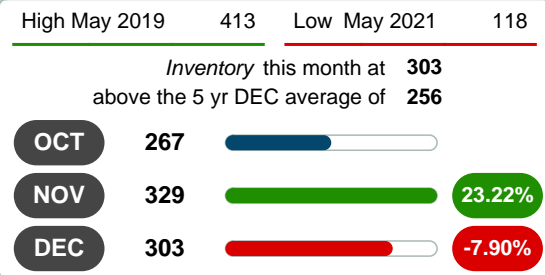


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 256



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	27	8.91%	68.1	10	14	3	0
\$175,001 - \$225,000	23	7.59%	46.5	0	18	4	1
\$225,001 - \$300,000	55	18.15%	63.1	2	35	16	2
\$300,001 - \$400,000	76	25.08%	73.8	1	46	26	3
\$400,001 - \$500,000	53	17.49%	110.3	1	18	30	4
\$500,001 - \$650,000	38	12.54%	122.4	0	13	22	3
\$650,001 and up	31	10.23%	104.1	1	11	12	7
Total Active Inventory by Units	303			15	155	113	20
Total Active Inventory by Volume	135,887,841	100%	84.9	3.06M	66.24M	51.52M	15.06M
Average Active Inventory Listing Price	\$448,475			\$204,100	\$427,350	\$455,964	\$753,154

December 2023



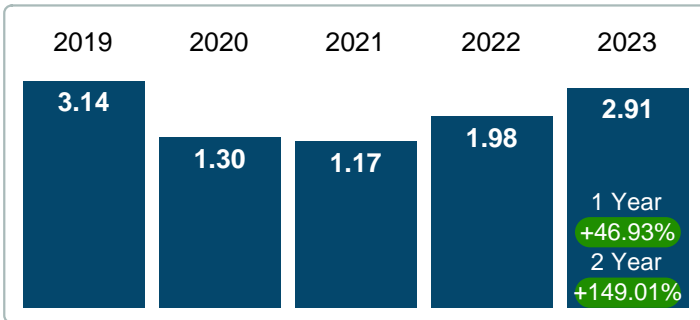
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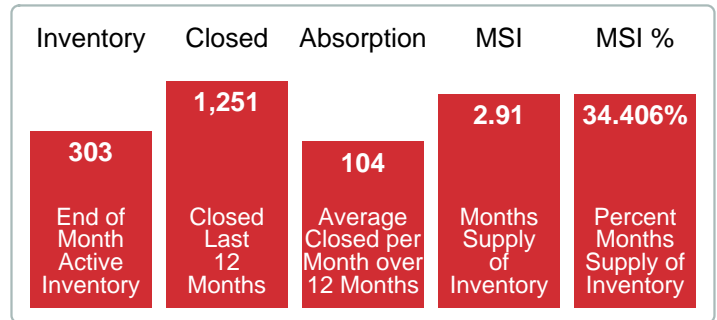
MONTHS SUPPLY of INVENTORY (MSI)

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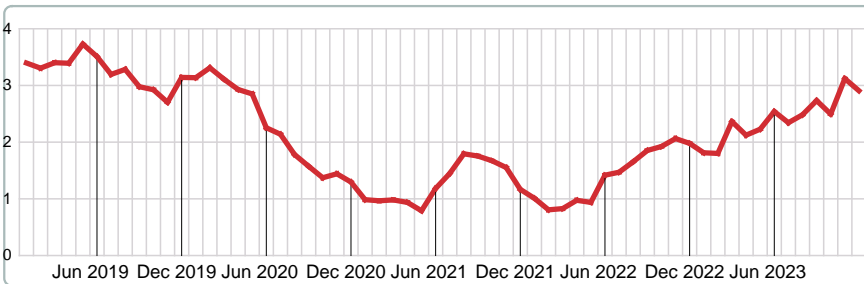
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023

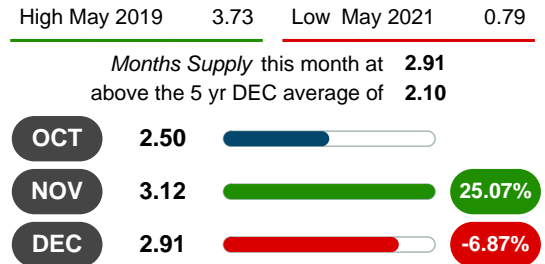


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 2.10



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	8.91%	1.73	2.07	1.53	1.89	0.00
\$175,001 - \$225,000	23	7.59%	1.23	0.00	1.15	2.00	3.00
\$225,001 - \$300,000	55	18.15%	1.90	4.00	1.72	2.16	2.67
\$300,001 - \$400,000	76	25.08%	3.56	4.00	4.21	2.79	3.60
\$400,001 - \$500,000	53	17.49%	6.06	12.00	4.70	7.06	6.86
\$500,001 - \$650,000	38	12.54%	4.65	0.00	7.43	4.26	2.57
\$650,001 and up	31	10.23%	11.27	0.00	33.00	6.86	10.50
Market Supply of Inventory (MSI)			2.91	2.34	2.50	3.59	4.62
Total Active Inventory by Units		100%	2.91	15	155	113	20

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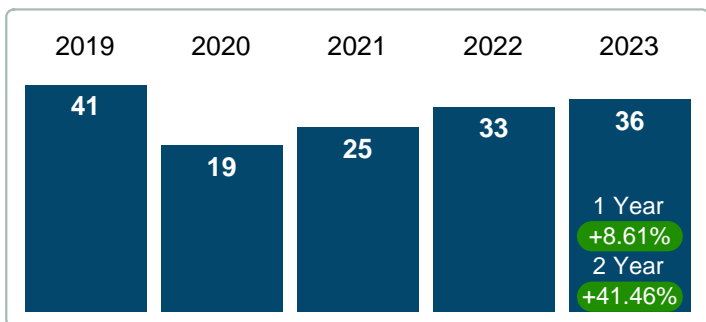
Area Delimited by County Of Wagoner - Residential Property Type



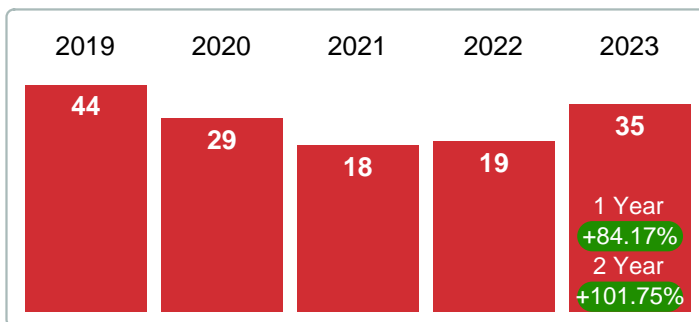
AVERAGE DAYS ON MARKET TO SALE

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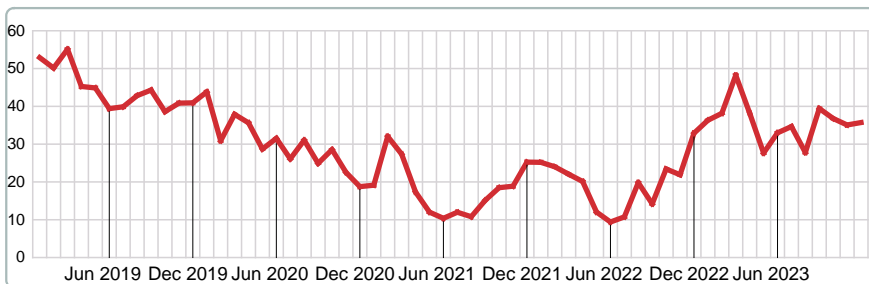
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 31

High Mar 2019 55 Low Jun 2022 9

Average Days on Market to Sale this month at 36 above the 5 yr DEC average of 31

- OCT 37
- NOV 35 (-4.65%)
- DEC 36 (1.83%)

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
\$150,000 and less	9.88%	8	12	7	7	0
\$150,001 - \$200,000	9.88%	28	15	33	13	0
\$200,001 - \$225,000	9.88%	30	0	28	35	0
\$225,001 - \$275,000	27.16%	28	43	33	16	0
\$275,001 - \$325,000	16.05%	48	0	41	79	26
\$325,001 - \$450,000	14.81%	41	0	26	59	37
\$450,001 and up	12.35%	64	0	69	71	10
Average Closed DOM		36	23	33	45	27
Total Closed Units	100%	81	3	49	24	5
Total Closed Volume		24,359,369	545.50K	12.74M	8.34M	2.74M

December 2023



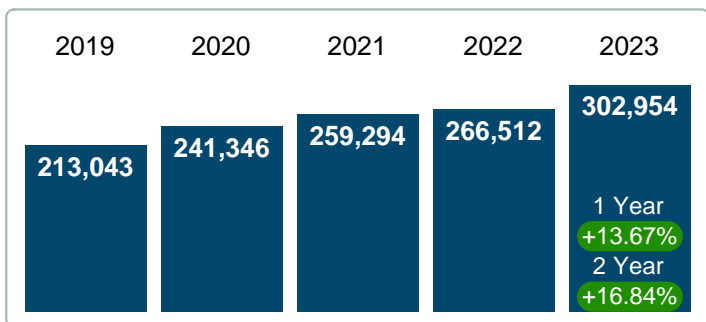
Area Delimited by County Of Wagoner - Residential Property Type



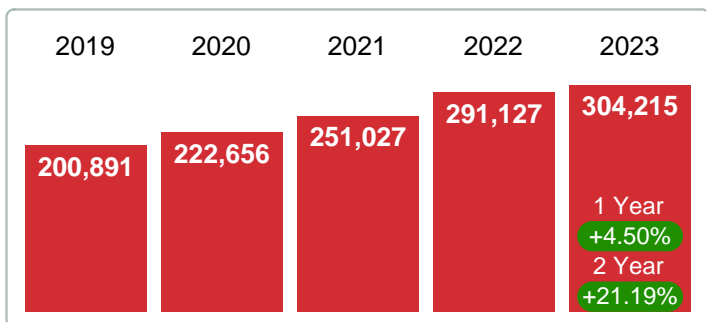
AVERAGE LIST PRICE AT CLOSING

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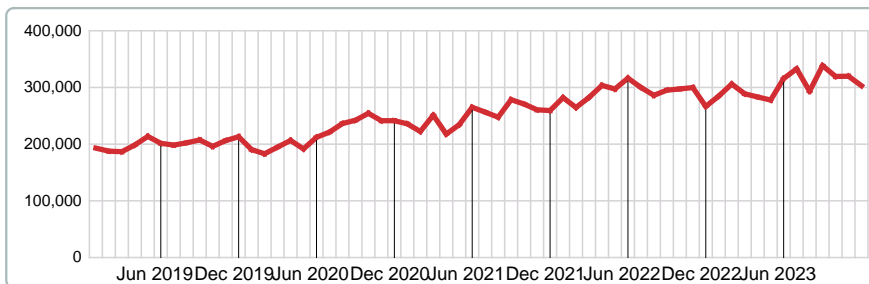
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

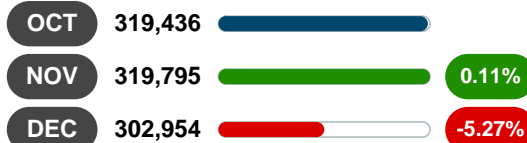


3 MONTHS

5 year DEC AVG = 256,630

High Sep 2023 338,463 Low Feb 2020 183,042

Average List Price at Closing this month at **302,954** above the 5 yr DEC average of **256,630**



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
\$150,000 and less	11.11%	124,844	119,500	119,183	140,000	0
\$150,001 - \$200,000	8.64%	188,429	199,900	183,867	164,900	0
\$200,001 - \$225,000	7.41%	217,417	0	221,917	216,450	0
\$225,001 - \$275,000	30.86%	249,948	275,000	251,058	246,284	0
\$275,001 - \$325,000	11.11%	305,197	0	300,097	330,663	352,450
\$325,001 - \$450,000	17.28%	375,181	0	363,368	397,080	424,695
\$450,001 and up	13.58%	594,928	0	497,964	545,470	1,350,000
Average List Price		302,954	198,133	262,736	340,272	580,858
Total Closed Units	100%	302,954	3	49	24	5
Total Closed Volume		24,539,296	594.40K	12.87M	8.17M	2.90M

December 2023



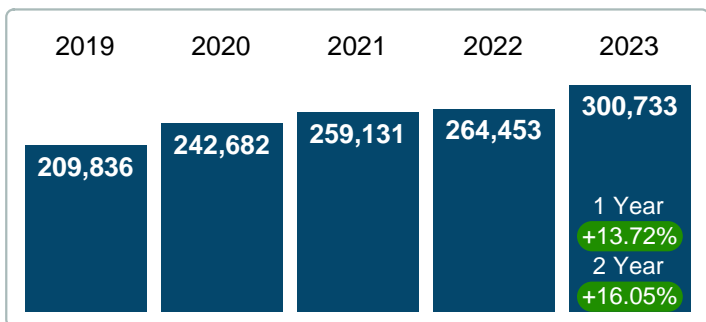
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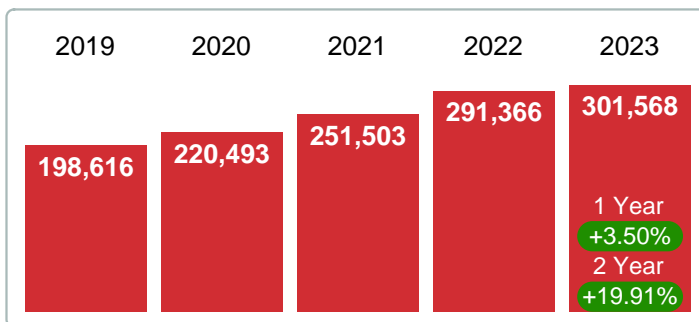
AVERAGE SOLD PRICE AT CLOSING

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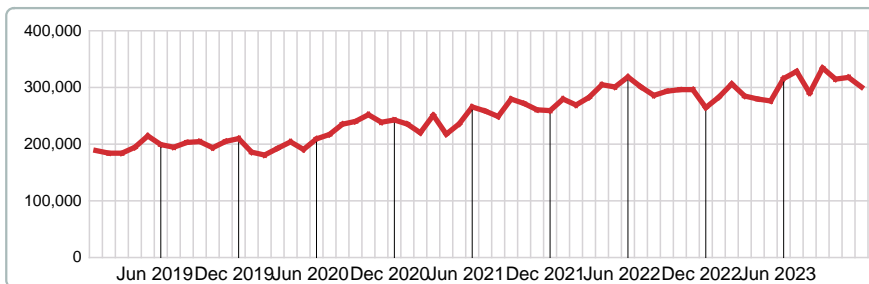
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

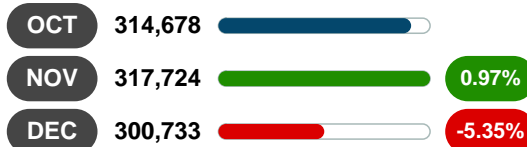


3 MONTHS

5 year DEC AVG = 255,367

High Sep 2023 334,332 Low Feb 2020 180,763

Average Sold Price at Closing this month at **300,733** above the 5 yr DEC average of **255,367**



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
\$150,000 and less	9.88%	117,825	111,500	115,183	140,000	0
\$150,001 - \$200,000	9.88%	183,675	199,000	184,250	164,900	0
\$200,001 - \$225,000	9.88%	216,638	0	217,183	215,000	0
\$225,001 - \$275,000	27.16%	247,145	235,000	247,586	247,999	0
\$275,001 - \$325,000	16.05%	301,675	0	293,973	313,330	315,000
\$325,001 - \$450,000	14.81%	377,548	0	361,388	382,780	404,870
\$450,001 and up	12.35%	632,473	0	503,113	602,493	1,299,810
Average Sold Price		300,733	181,833	259,940	347,385	547,910
Total Closed Units	100%	300,733	3	49	24	5
Total Closed Volume		24,359,369	545.50K	12.74M	8.34M	2.74M

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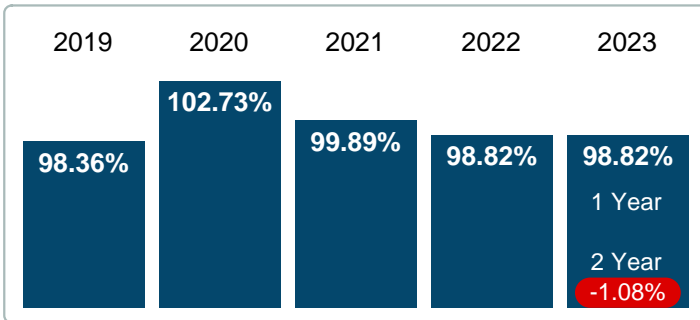
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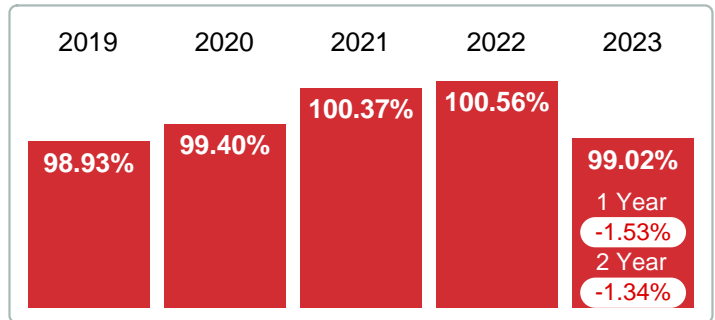
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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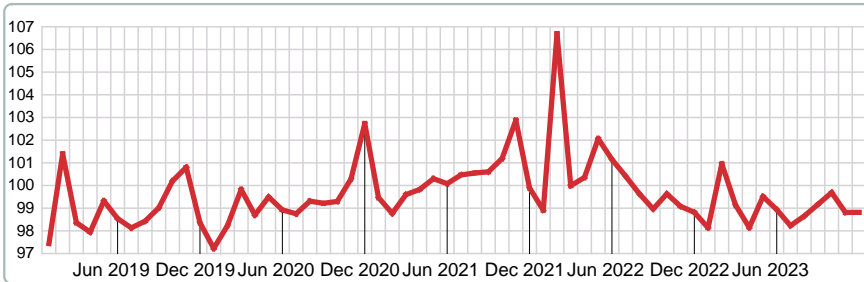
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

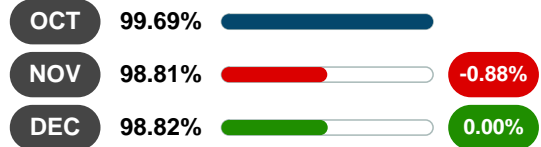


3 MONTHS

5 year DEC AVG = 99.72%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.82%**
below the 5 yr DEC average of **99.72%**



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
\$150,000 and less	8	9.88%	96.79%	93.31%	96.83%	100.00%	0.00%
\$150,001 - \$200,000	8	9.88%	100.25%	99.55%	100.41%	100.00%	0.00%
\$200,001 - \$225,000	8	9.88%	98.29%	0.00%	97.96%	99.30%	0.00%
\$225,001 - \$275,000	22	27.16%	98.73%	85.45%	98.68%	100.72%	0.00%
\$275,001 - \$325,000	13	16.05%	96.17%	0.00%	98.10%	95.01%	90.24%
\$325,001 - \$450,000	12	14.81%	97.67%	0.00%	99.39%	96.81%	95.55%
\$450,001 and up	10	12.35%	104.72%	0.00%	100.90%	109.46%	96.28%
Average Sold/List Ratio		98.80%		92.77%	98.73%	100.83%	93.57%
Total Closed Units		81	100%	3	49	24	5
Total Closed Volume		24,359,369		545.50K	12.74M	8.34M	2.74M

December 2023



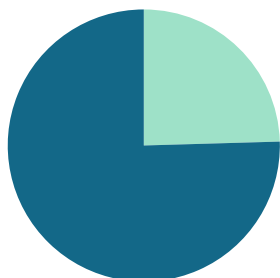
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Jan 11, 2024 for MLS Technology Inc.

INVENTORY

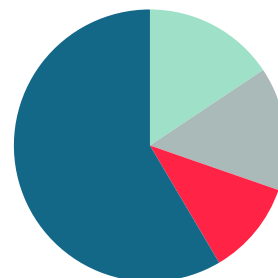


Inventory
 New Listings
107 = 24.54%
 Start Inventory
329
 Total Inventory Units
436
 Volume
\$185,661,449

Market Activity

Closed Sales
81 = 15.64%
 Pending Sales
76 = 14.67%
 Other Off Market
58 = 11.20%
 Active Inventory
303 = 58.49%

MARKET ACTIVITY



Compared Metrics	December			Year to Date		
	2022	2023	+/-%	2022	2023	+/-%
Closed Sales	95	81	-14.74%	1,559	1,251	-19.76%
Pending Sales	66	76	15.15%	1,464	1,299	-11.27%
New Listings	74	107	44.59%	1,801	1,767	-1.89%
Average List Price	266,512	302,954	13.67%	291,127	304,215	4.50%
Average Sale Price	264,453	300,733	13.72%	291,366	301,568	3.50%
Average Percent of Selling Price to List Price	98.82%	98.82%	0.00%	100.56%	99.02%	-1.53%
Average Days on Market to Sale	32.88	35.72	8.61%	19.26	35.48	84.17%
Monthly Inventory	257	303	17.90%	257	303	17.90%
Months Supply of Inventory	1.98	2.91	46.93%	1.98	2.91	46.93%

Absorption: Last 12 months, an Average of **104** Sales/Month

Inventory on December 31, 2023 = **303**

2022 **2023**

DECEMBER MARKET

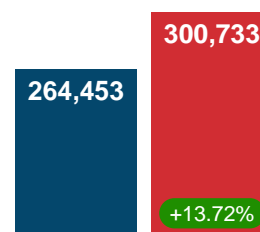
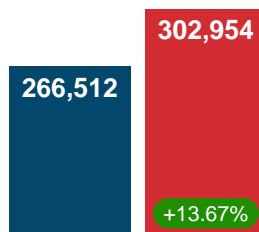
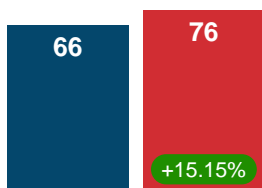
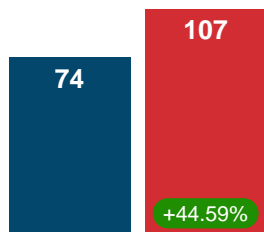
AVERAGE PRICES

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

