

December 2023



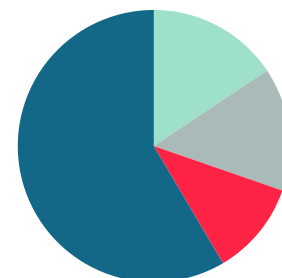
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	240,000	265,000	10.42%
Median Sale Price	239,890	260,000	8.38%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	21.00	21.00	0.00%
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.

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 **8.38%** in December 2023 to \$260,000 versus the previous year at \$239,890.

Median Days on Market Shortens

The median number of **21.00** days that homes spent on the market before selling decreased by 0.00 days or **0.00%** in December 2023 compared to last year's same month at **21.00** DOM.

Sales Success for December 2023 is Positive

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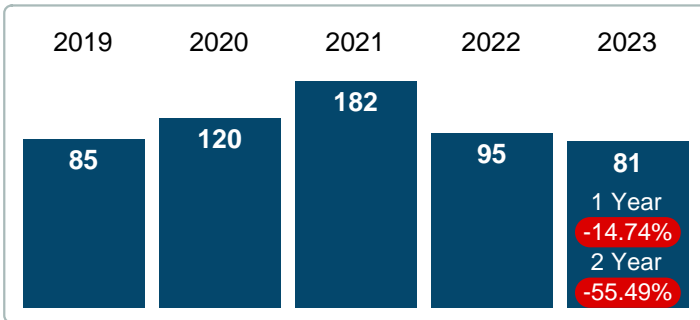
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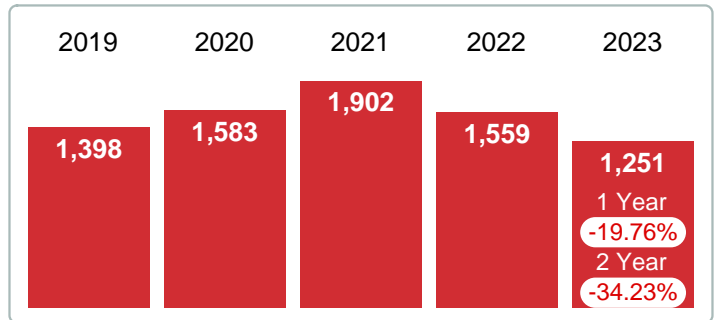
CLOSED LISTINGS

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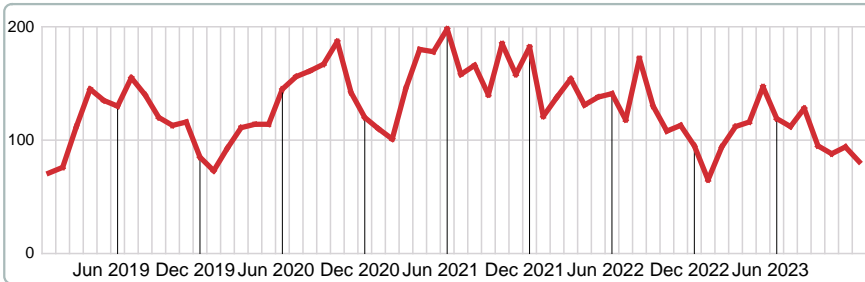
DECEMBER



YEAR TO DATE (YTD)

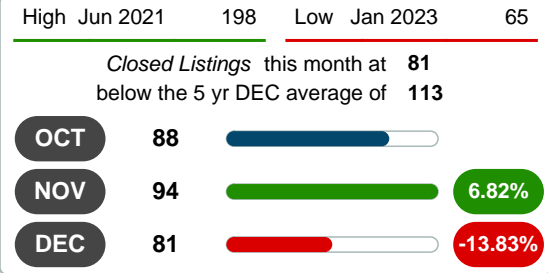


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 113



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	8	9.88%	5.5	1	6	1	0
\$150,001 - \$200,000	8	9.88%	13.0	1	6	1	0
\$200,001 - \$225,000	8	9.88%	20.0	0	6	2	0
\$225,001 - \$275,000	22	27.16%	21.0	1	14	7	0
\$275,001 - \$325,000	13	16.05%	38.0	0	8	3	2
\$325,001 - \$450,000	12	14.81%	30.5	0	5	5	2
\$450,001 and up	10	12.35%	12.0	0	4	5	1
Total Closed Units	81			3	49	24	5
Total Closed Volume	24,359,369	100%	21.0	545.50K	12.74M	8.34M	2.74M
Median Closed Price	\$260,000			\$199,000	\$245,000	\$307,500	\$396,240

December 2023



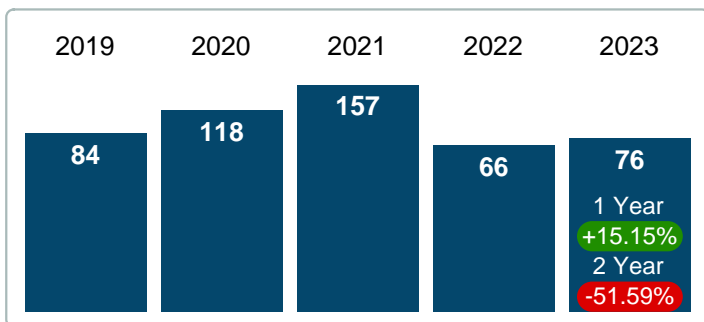
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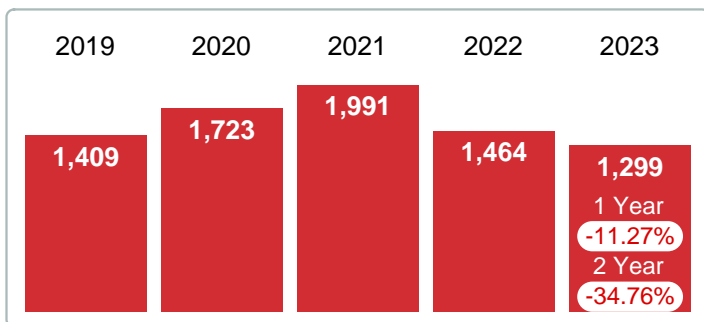
PENDING LISTINGS

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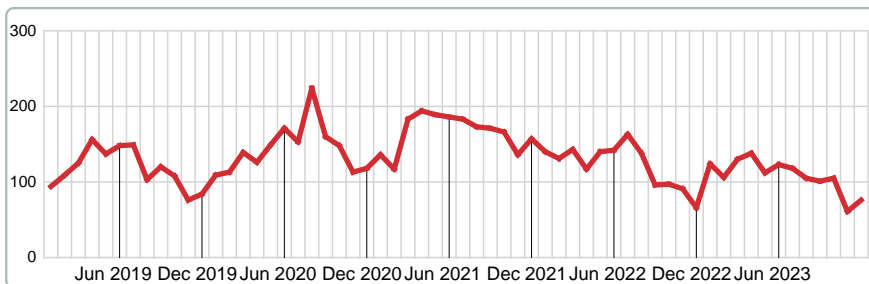
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 100

High Aug 2020: 224 | Low Nov 2023: 61

Pending Listings this month at **76**
 below the 5 yr DEC average of **100**

- OCT**: 105 (Blue bar)
- NOV**: 61 (Red bar, -41.90% vs avg)
- DEC**: 76 (Green bar, 24.59% vs avg)

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	7	9.21%	10.0	2	4	1	0
\$125,001 - \$200,000	9	11.84%	10.0	1	6	2	0
\$200,001 - \$225,000	4	5.26%	48.0	0	4	0	0
\$225,001 - \$300,000	22	28.95%	17.5	0	17	5	0
\$300,001 - \$350,000	15	19.74%	17.0	0	6	9	0
\$350,001 - \$475,000	12	15.79%	67.0	0	5	6	1
\$475,001 and up	7	9.21%	43.0	0	2	3	2
Total Pending Units	76			3	44	26	3
Total Pending Volume	24,771,893	100%	21.5	379.00K	12.35M	9.03M	3.01M
Median Listing Price	\$297,450			\$125,000	\$248,520	\$324,995	\$1,075,000

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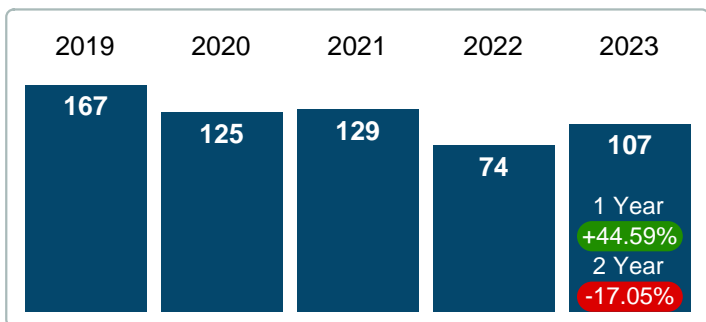
Area Delimited by County Of Wagoner - Residential Property Type



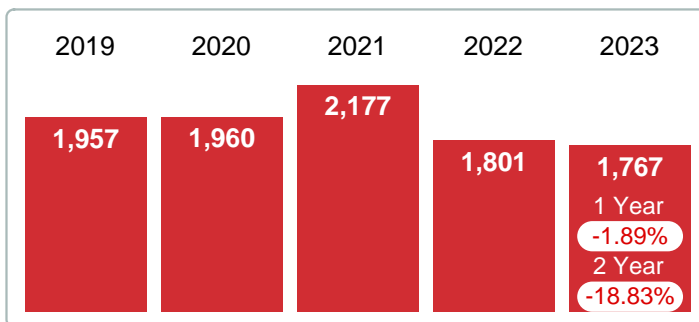
NEW LISTINGS

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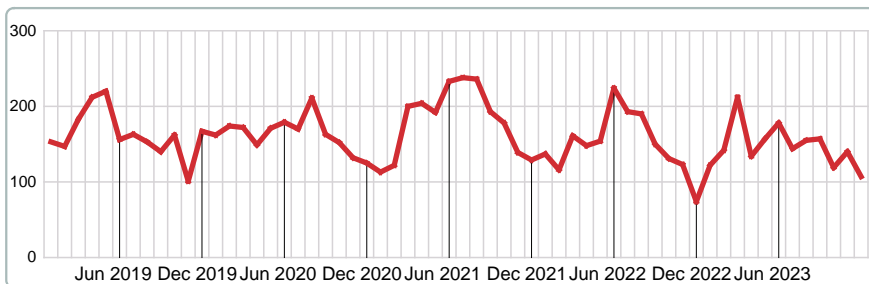
DECEMBER



YEAR TO DATE (YTD)

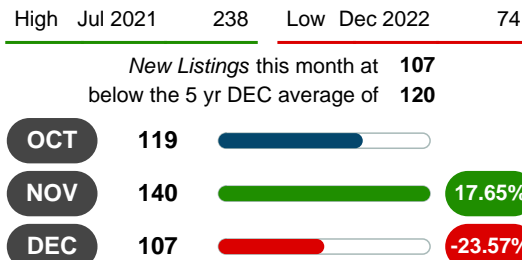


5 YEAR MARKET ACTIVITY TRENDS



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
\$125,000 and less	9	8.41%	5	3	1	0
\$125,001 - \$225,000	16	14.95%	1	12	3	0
\$225,001 - \$250,000	14	13.08%	1	12	1	0
\$250,001 - \$325,000	29	27.10%	0	17	11	1
\$325,001 - \$350,000	10	9.35%	0	5	5	0
\$350,001 - \$475,000	18	16.82%	0	10	8	0
\$475,001 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
Median New Listed Listing Price	\$296,990		\$120,000	\$268,250	\$338,507	\$1,239,000

December 2023



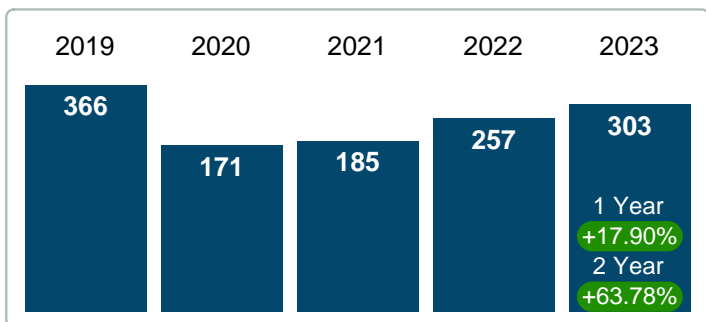
Area Delimited by County Of Wagoner - Residential Property Type



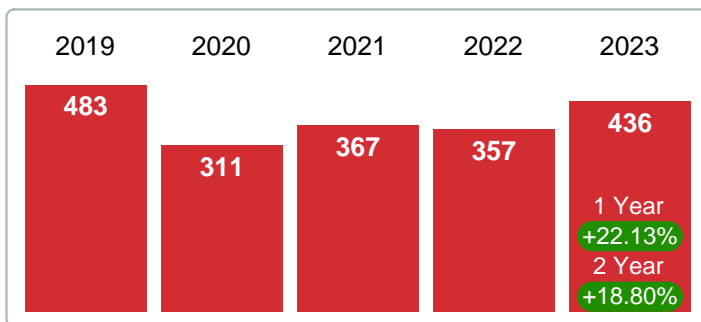
ACTIVE INVENTORY

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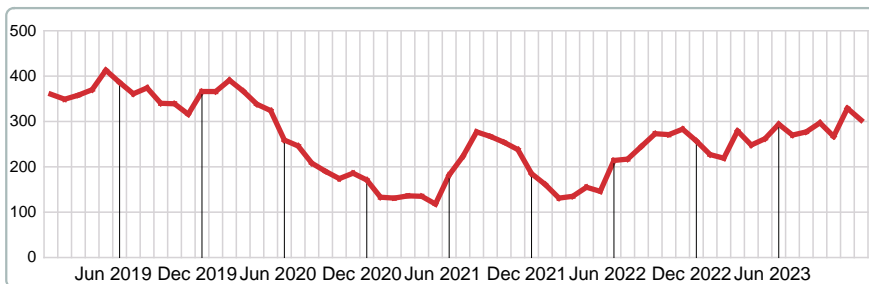
END OF DECEMBER



ACTIVE DURING DECEMBER



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 256

High May 2019 413 Low May 2021 118

Inventory this month at **303**
above the 5 yr DEC average of **256**



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	8.91%	52.0	10	14	3	0	
\$175,001 - \$225,000	23	7.59%	48.0	0	18	4	1	
\$225,001 - \$300,000	55	18.15%	42.0	2	35	16	2	
\$300,001 - \$400,000	76	25.08%	59.0	1	46	26	3	
\$400,001 - \$500,000	53	17.49%	100.0	1	18	30	4	
\$500,001 - \$650,000	38	12.54%	93.5	0	13	22	3	
\$650,001 and up	31	10.23%	94.0	1	11	12	7	
Total Active Inventory by Units		303		15	155	113	20	
Total Active Inventory by Volume		135,887,841	100%	60.0	3.06M	66.24M	51.52M	15.06M
Median Active Inventory Listing Price		\$360,000			\$120,000	\$329,000	\$440,000	\$514,950

December 2023



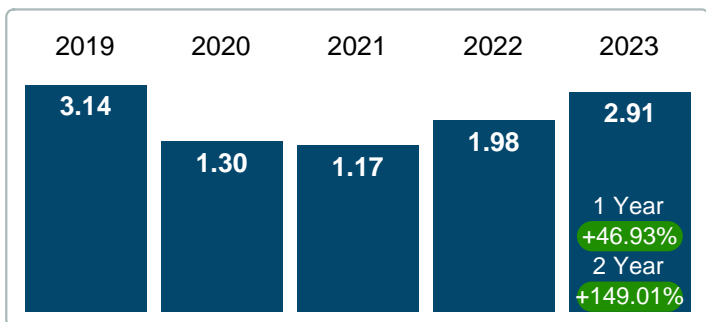
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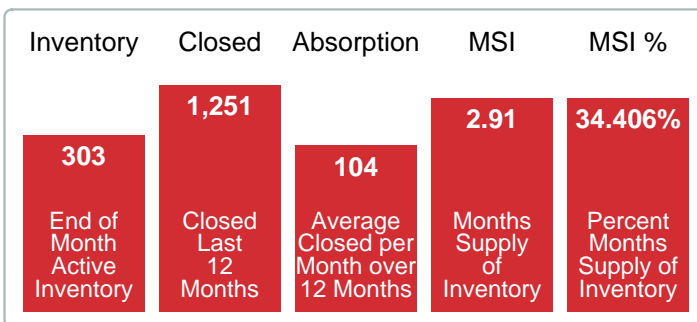
MONTHS SUPPLY of INVENTORY (MSI)

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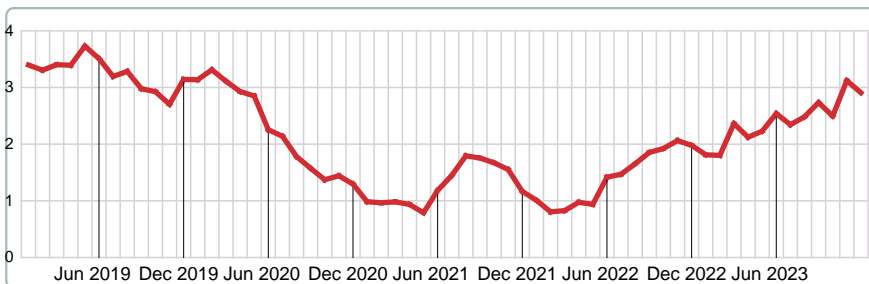
MSI FOR DECEMBER



INDICATORS FOR DECEMBER 2023

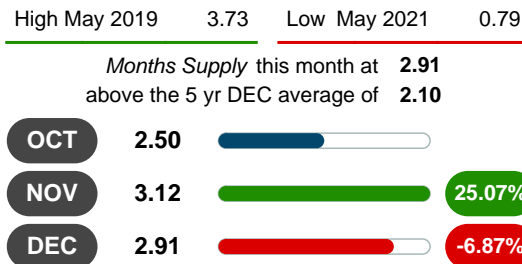


5 YEAR MARKET ACTIVITY TRENDS



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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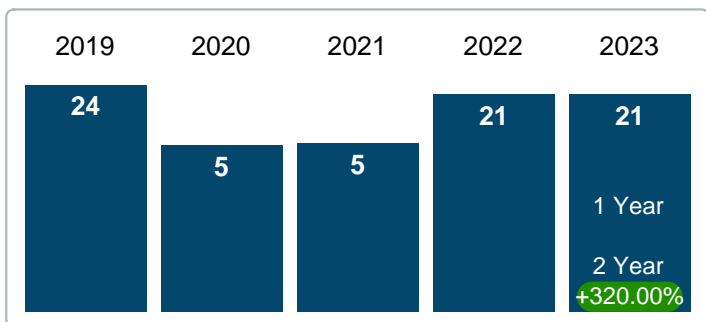
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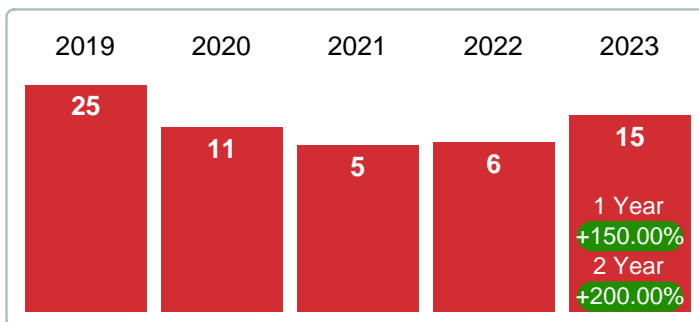
MEDIAN DAYS ON MARKET TO SALE

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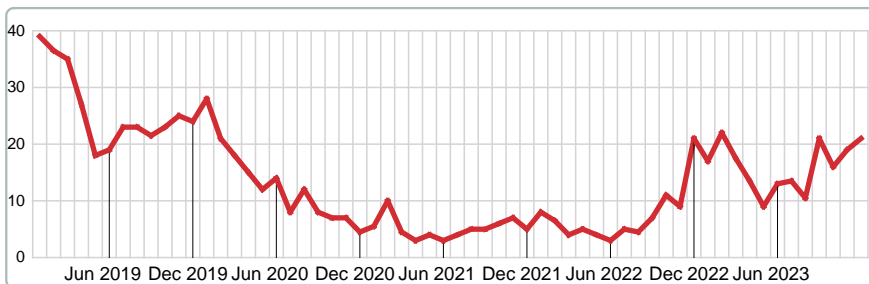
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

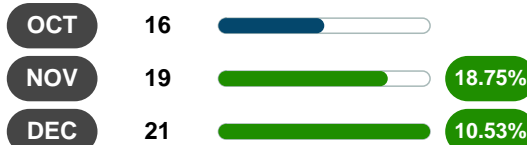


3 MONTHS

5 year DEC AVG = 15

High Jan 2019 39 Low Jun 2022 3

Median Days on Market to Sale this month at 21 above the 5 yr DEC average of 15



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	9.88%	6	12	4	7	0
\$150,001 - \$200,000	9.88%	13	15	10	13	0
\$200,001 - \$225,000	9.88%	20	0	20	35	0
\$225,001 - \$275,000	27.16%	21	43	26	11	0
\$275,001 - \$325,000	16.05%	38	0	41	49	26
\$325,001 - \$450,000	14.81%	31	0	21	78	37
\$450,001 and up	12.35%	12	0	52	14	10
Median Closed DOM		21	15	20	20	27
Total Closed Units	100%	21.0	3	49	24	5
Total Closed Volume		24,359,369	545.50K	12.74M	8.34M	2.74M

December 2023



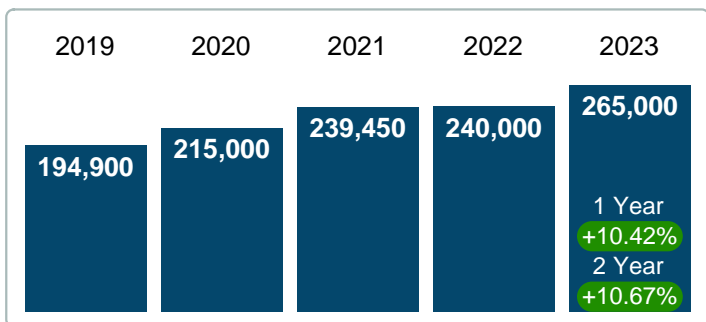
Area Delimited by County Of Wagoner - Residential Property Type



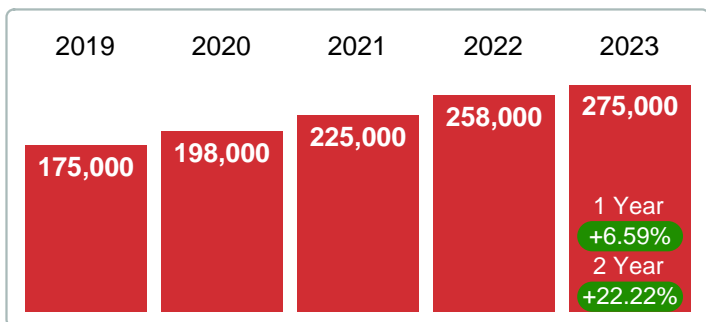
MEDIAN LIST PRICE AT CLOSING

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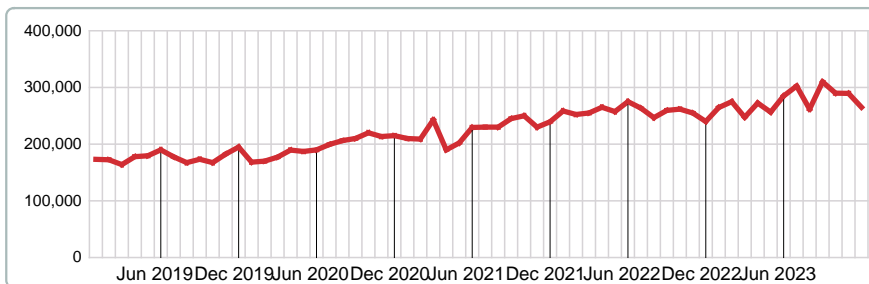
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year DEC AVG = 230,870

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

Median List Price at Closing this month at **265,000**
above the 5 yr DEC average of **230,870**

Month	Median List Price	% Change
OCT	289,950	
NOV	289,500	-0.16%
DEC	265,000	-8.46%

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	11.11%	132,600	119,500	132,600	140,000	0
\$150,001 - \$200,000	8.64%	189,900	199,900	189,900	164,900	0
\$200,001 - \$225,000	7.41%	220,000	0	220,000	216,450	0
\$225,001 - \$275,000	30.86%	249,000	275,000	250,000	238,290	0
\$275,001 - \$325,000	11.11%	309,500	0	292,245	321,495	315,000
\$325,001 - \$450,000	17.28%	363,500	0	348,500	349,000	399,490
\$450,001 and up	13.58%	510,000	0	484,250	512,450	1,350,000
Median List Price		265,000	199,900	250,000	321,495	399,490
Total Closed Units	100%	265,000	3	49	24	5
Total Closed Volume		24,539,296	594.40K	12.87M	8.17M	2.90M

December 2023



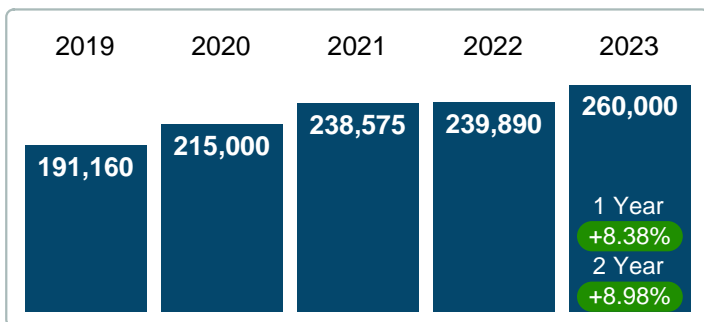
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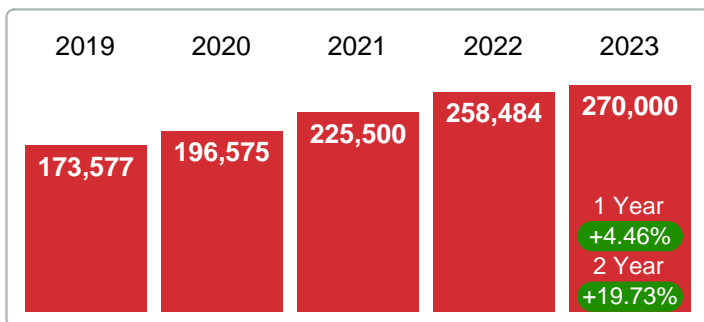
MEDIAN SOLD PRICE AT CLOSING

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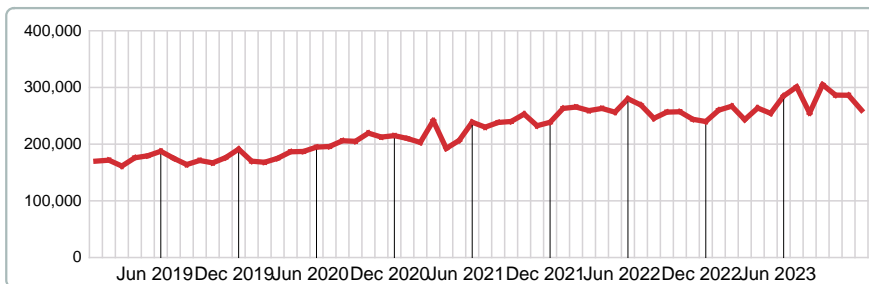
DECEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

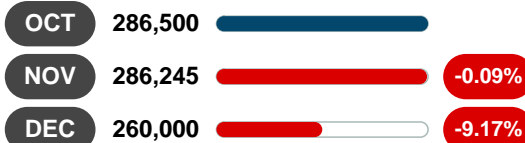


3 MONTHS

5 year DEC AVG = 228,925

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

Median Sold Price at Closing this month at **260,000** above the 5 yr DEC average of **228,925**



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	9.88%	119,750	111,500	119,000	140,000	0
\$150,001 - \$200,000	9.88%	190,250	199,000	190,250	164,900	0
\$200,001 - \$225,000	9.88%	220,000	0	220,000	215,000	0
\$225,001 - \$275,000	27.16%	242,500	235,000	246,500	240,000	0
\$275,001 - \$325,000	16.05%	300,000	0	292,495	315,000	315,000
\$325,001 - \$450,000	14.81%	375,500	0	352,000	376,000	404,870
\$450,001 and up	12.35%	517,825	0	485,250	525,650	1,299,810
Median Sold Price		260,000	199,000	245,000	307,500	396,240
Total Closed Units		81	3	49	24	5
Total Closed Volume		24,359,369	545.50K	12.74M	8.34M	2.74M

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Area Delimited by County Of Wagoner - Residential Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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DECEMBER

YEAR TO DATE (YTD)

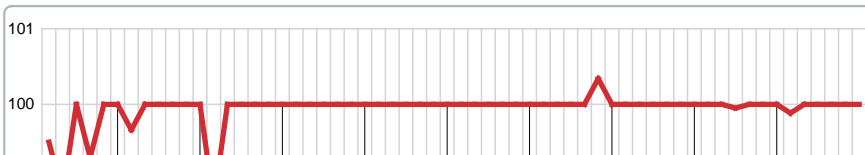
2019	2020	2021	2022	2023
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2019	2020	2021	2022	2023
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year DEC 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 DEC average of 100.00%

- OCT 100.00%
- NOV 100.00%
- DEC 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	8	9.88%	96.37%	93.31%	96.37%	100.00%	0.00%
\$150,001 - \$200,000	8	9.88%	100.03%	99.55%	100.84%	100.00%	0.00%
\$200,001 - \$225,000	8	9.88%	100.00%	0.00%	100.00%	99.30%	0.00%
\$225,001 - \$275,000	22	27.16%	100.00%	85.45%	99.62%	100.00%	0.00%
\$275,001 - \$325,000	13	16.05%	98.41%	0.00%	98.47%	99.06%	90.24%
\$325,001 - \$450,000	12	14.81%	98.86%	0.00%	100.00%	97.03%	95.55%
\$450,001 and up	10	12.35%	100.20%	0.00%	100.20%	102.09%	96.28%
Median Sold/List Ratio		100.00%		93.31%	100.00%	100.00%	96.28%
Total Closed Units		81	100%	3	49	24	5
Total Closed Volume		24,359,369		545.50K	12.74M	8.34M	2.74M

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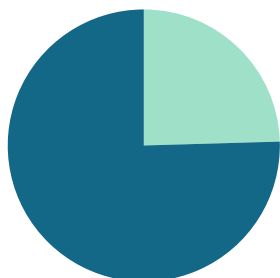
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MARKET SUMMARY

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

INVENTORY

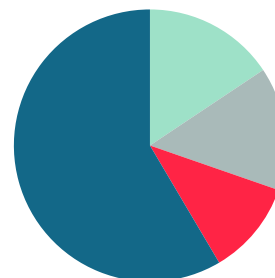


Inventory
 New Listings
107 = 24.54%
 Start Inventory
329
 Total Inventory Units
436
 Volume
\$185,661,449

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%
Median List Price	240,000	265,000	10.42%	258,000	275,000	6.59%
Median Sale Price	239,890	260,000	8.38%	258,484	270,000	4.46%
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	21.00	21.00	0.00%	6.00	15.00	150.00%
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

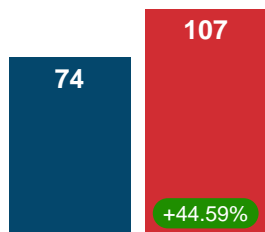
Inventory on December 31, 2023 = **303**

2022 **2023**

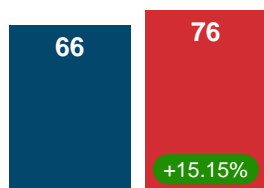
DECEMBER MARKET

MEDIAN PRICES

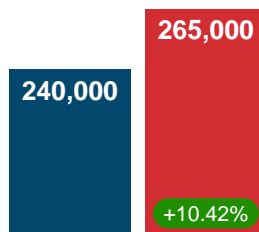
New Listings



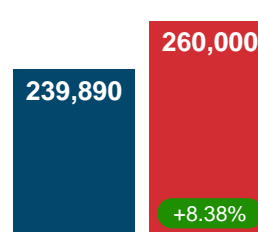
Pending Listings



List Price



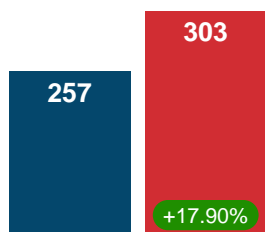
Sale Price



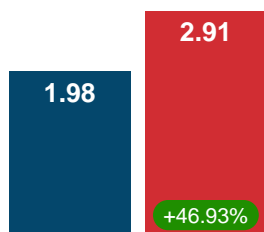
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

+0.00%