

January 2024



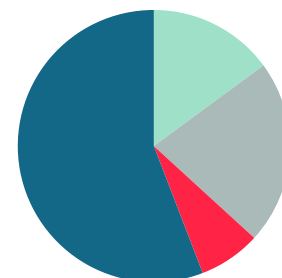
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Feb 12, 2024 for MLS Technology Inc.

Compared Metrics	2023	January 2024	+/-%
Closed Listings	65	79	21.54%
Pending Listings	124	116	-6.45%
New Listings	122	144	18.03%
Average List Price	284,856	284,530	-0.11%
Average Sale Price	282,782	281,236	-0.55%
Average Percent of Selling Price to List Price	98.14%	98.25%	0.11%
Average Days on Market to Sale	36.32	29.97	-17.48%
End of Month Inventory	227	296	30.40%
Months Supply of Inventory	1.81	2.81	54.81%



■ Closed (14.91%)
■ Pending (21.89%)
■ Other OffMarket (7.36%)
■ Active (55.85%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of January 31, 2024 = **296**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of January 2024 rose **30.40%** to 296 existing homes available for sale. Over the last 12 months this area has had an average of 106 closed sales per month. This represents an unsold inventory index of **2.81** MSI for this period.

Average Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Average Price this month. Prices dipped **0.55%** in January 2024 to \$281,236 versus the previous year at \$282,782.

Average Days on Market Shortens

The average number of **29.97** days that homes spent on the market before selling decreased by 6.35 days or **17.48%** in January 2024 compared to last year's same month at **36.32** DOM.

Sales Success for January 2024 is Positive

Overall, with Average Prices falling and Days on Market decreasing, the Listed versus Closed Ratio finished strong this month.

There were 144 New Listings in January 2024, up **18.03%** from last year at 122. Furthermore, there were 79 Closed Listings this month versus last year at 65, a **21.54%** increase.

Closed versus Listed trends yielded a **54.9%** ratio, up from previous year's, January 2023, at **53.3%**, a **2.97%** upswing. This will certainly create pressure on an increasing 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
Average Days on Market to Sale	7
Average List Price at Closing	8
Average Sale Price at Closing	9
Average 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

January 2024



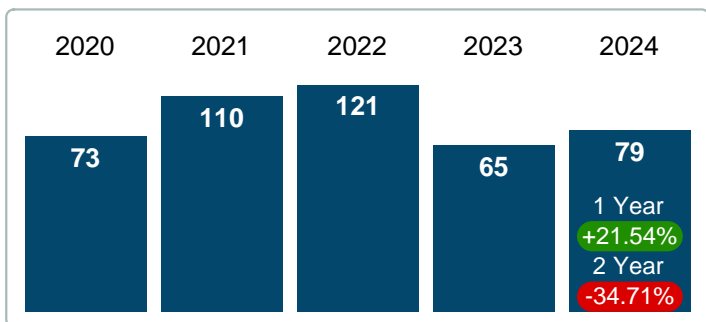
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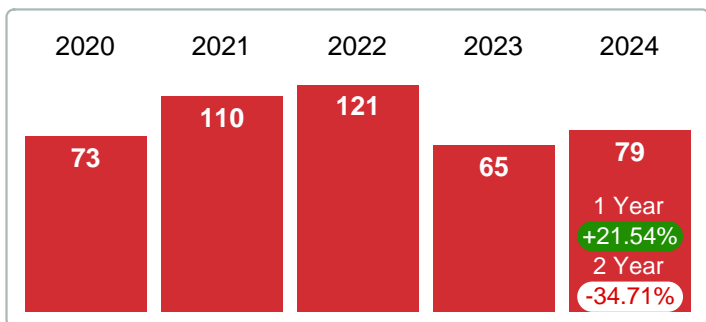
CLOSED LISTINGS

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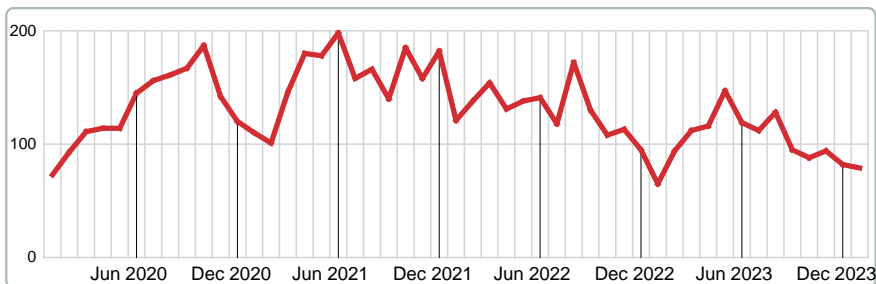
JANUARY



YEAR TO DATE (YTD)

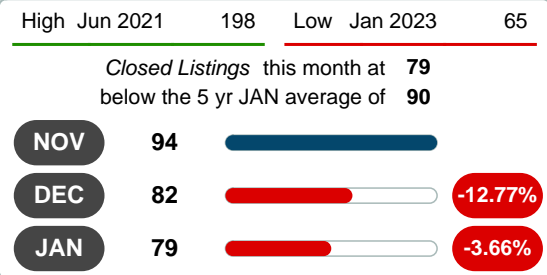


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 90



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	7.59%	8.8	3	3	0	0
\$100,001 - \$175,000	9	11.39%	3.9	1	6	2	0
\$175,001 - \$225,000	13	16.46%	33.2	0	12	1	0
\$225,001 - \$275,000	17	21.52%	30.4	0	14	3	0
\$275,001 - \$325,000	14	17.72%	14.4	0	9	5	0
\$325,001 - \$400,000	11	13.92%	48.2	0	5	5	1
\$400,001 and up	9	11.39%	66.7	0	3	6	0
Total Closed Units	79			4	52	22	1
Total Closed Volume	22,217,627	100%	30.0	315.00K	13.43M	8.14M	331.60K
Average Closed Price	\$281,236			\$78,750	\$258,263	\$370,062	\$331,600

January 2024



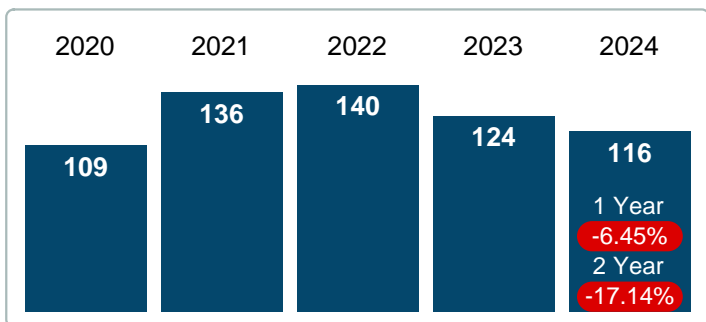
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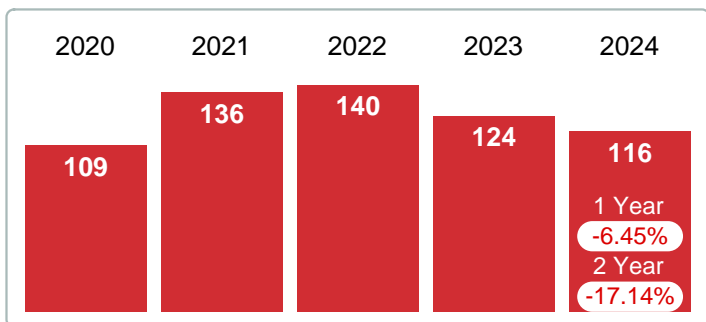
PENDING LISTINGS

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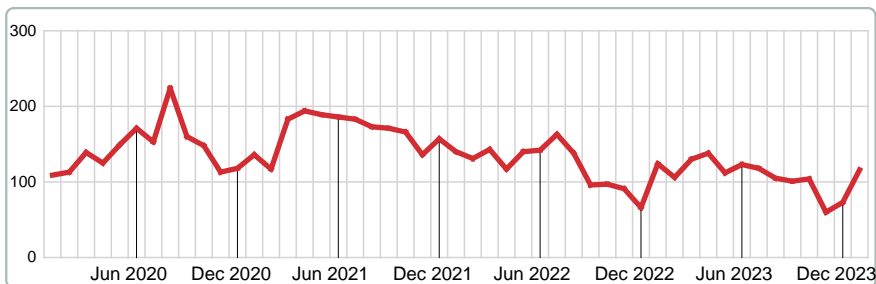
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

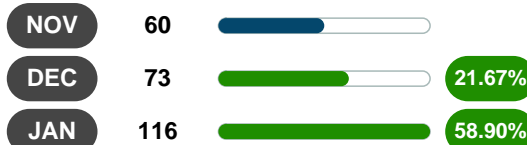


3 MONTHS

5 year JAN AVG = 125

High Aug 2020 224 Low Nov 2023 60

Pending Listings this month at 116 below the 5 yr JAN average of 125



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	6.90%	11.1	1	7	0	0
\$100,001 - \$200,000	16	13.79%	23.4	2	14	0	0
\$200,001 - \$225,000	12	10.34%	56.8	0	11	1	0
\$225,001 - \$300,000	30	25.86%	40.9	0	23	7	0
\$300,001 - \$375,000	24	20.69%	50.1	0	14	9	1
\$375,001 - \$500,000	14	12.07%	88.4	0	4	8	2
\$500,001 and up	12	10.34%	80.8	0	1	10	1
Total Pending Units	116			3	74	35	4
Total Pending Volume	34,455,273	100%	41.1	275.40K	17.99M	14.40M	1.80M
Average Listing Price	\$305,368			\$91,800	\$243,068	\$411,327	\$449,095

January 2024



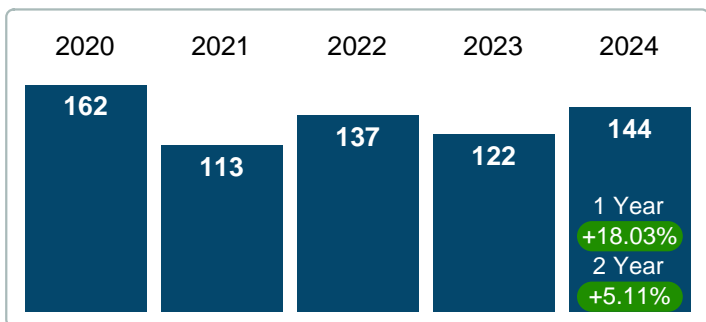
Area Delimited by County Of Wagoner - Residential Property Type



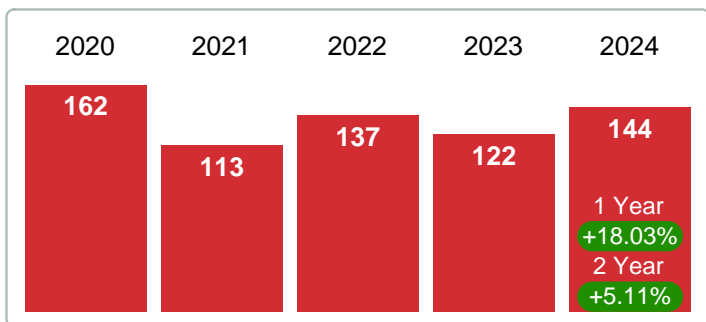
NEW LISTINGS

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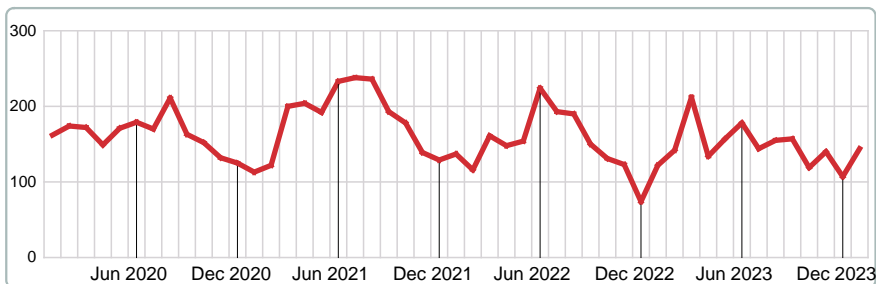
JANUARY



YEAR TO DATE (YTD)

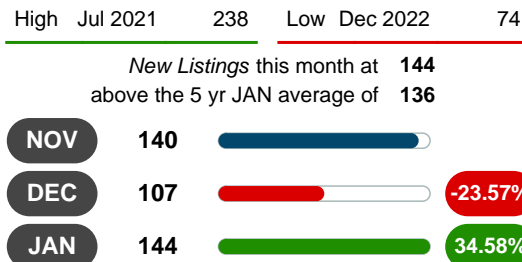


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 136



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	12	8.33%	2	10	0	0
\$125,001 - \$225,000	20	13.89%	1	17	2	0
\$225,001 - \$275,000	17	11.81%	0	12	5	0
\$275,001 - \$325,000	32	22.22%	1	20	10	1
\$325,001 - \$375,000	29	20.14%	0	16	13	0
\$375,001 - \$475,000	17	11.81%	0	6	10	1
\$475,001 and up	17	11.81%	0	3	12	2
Total New Listed Units	144		4	84	52	4
Total New Listed Volume	47,456,764		727.00K	22.61M	21.04M	3.08M
Average New Listed Listing Price	\$225,200		\$181,750	\$269,172	\$404,622	\$769,750

January 2024



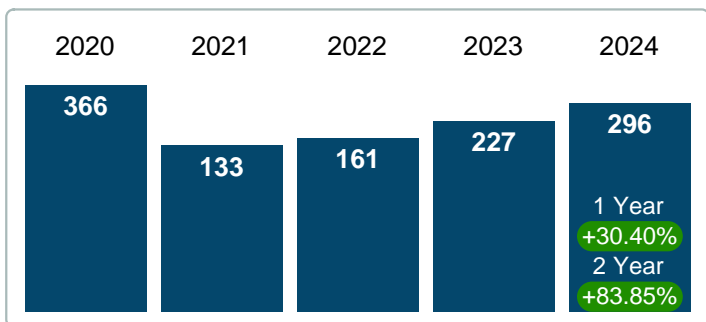
Area Delimited by County Of Wagoner - Residential Property Type



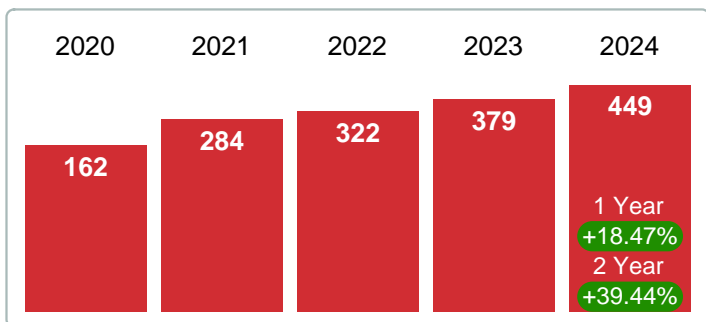
ACTIVE INVENTORY

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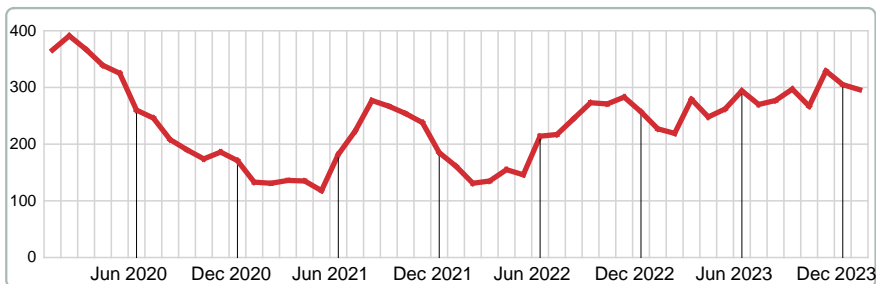
END OF JANUARY



ACTIVE DURING JANUARY

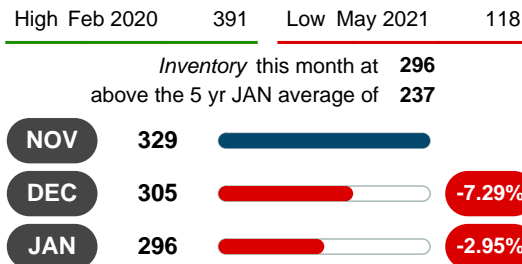


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 237



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	25	8.45%	65.2	9	12	4	0
\$175,001 - \$275,000	42	14.19%	48.7	1	28	12	1
\$275,001 - \$325,000	43	14.53%	53.8	2	24	14	3
\$325,001 - \$400,000	66	22.30%	69.3	0	44	21	1
\$400,001 - \$500,000	53	17.91%	101.8	1	16	32	4
\$500,001 - \$650,000	38	12.84%	139.3	0	15	20	3
\$650,001 and up	29	9.80%	113.0	1	9	12	7
Total Active Inventory by Units	296			14	148	115	19
Total Active Inventory by Volume	134,424,033	100%	82.9	2.91M	64.66M	52.21M	14.65M
Average Active Inventory Listing Price	\$454,135			\$207,521	\$436,868	\$454,015	\$771,084

January 2024



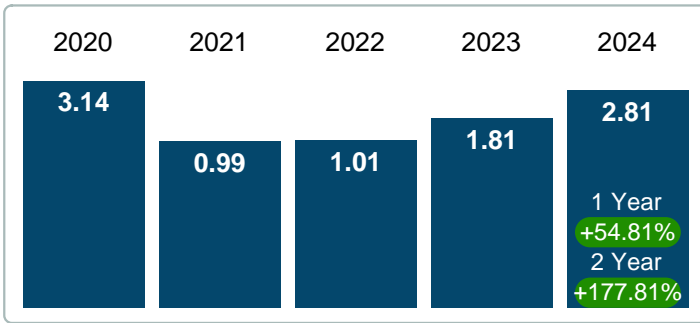
Area Delimited by County Of Wagoner - Residential Property Type



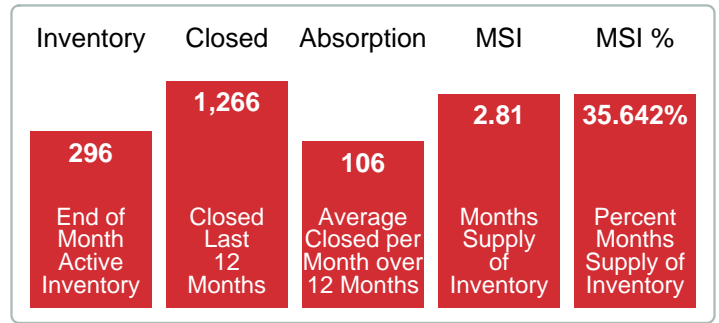
MONTHS SUPPLY of INVENTORY (MSI)

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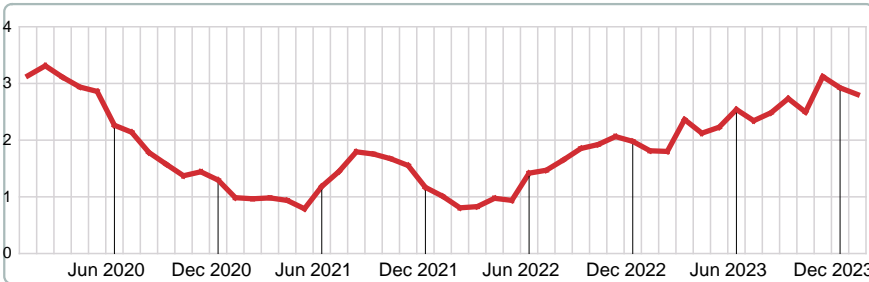
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024

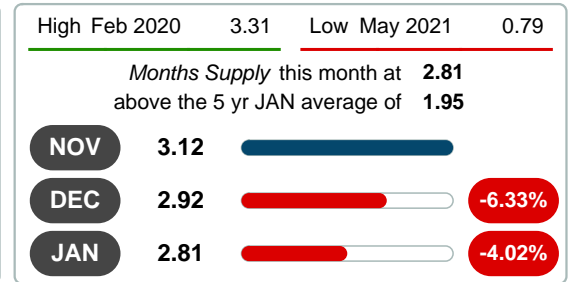


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1.95



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	25	8.45%	1.60	1.89	1.26	3.00	0.00
\$175,001 - \$275,000	42	14.19%	1.08	0.92	0.91	1.80	1.71
\$275,001 - \$325,000	43	14.53%	2.67	12.00	2.50	2.40	6.00
\$325,001 - \$400,000	66	22.30%	4.26	0.00	5.93	2.93	1.33
\$400,001 - \$500,000	53	17.91%	6.12	12.00	4.09	7.84	6.86
\$500,001 - \$650,000	38	12.84%	4.90	0.00	9.00	4.14	2.57
\$650,001 and up	29	9.80%	9.94	0.00	21.60	6.55	10.50
Market Supply of Inventory (MSI)			2.81	2.21	2.34	3.62	4.47
Total Active Inventory by Units		100%	2.81	14	148	115	19

January 2024



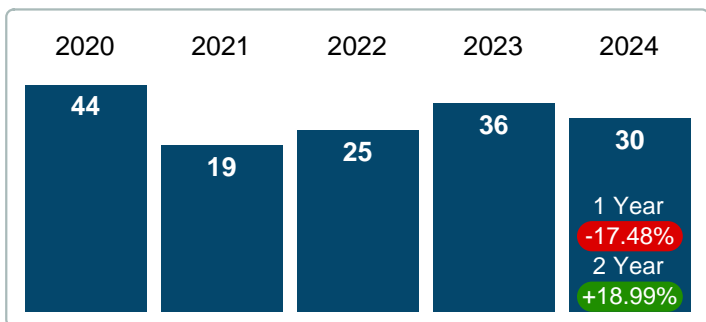
Area Delimited by County Of Wagoner - Residential Property Type



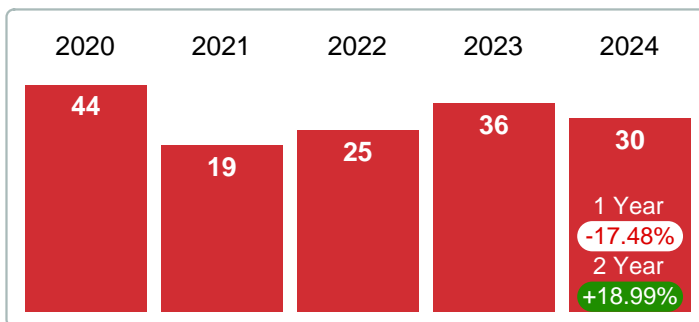
AVERAGE DAYS ON MARKET TO SALE

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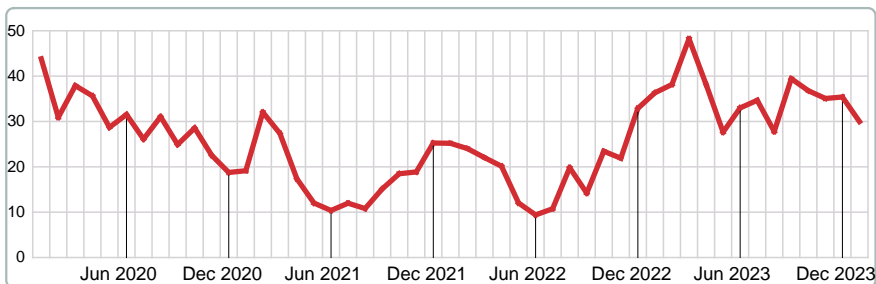
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 31

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 30 below the 5 yr JAN average of 31



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
\$100,000 and less	7.59%	9	14	4	0	0
\$100,001 - \$175,000	11.39%	4	2	1	13	0
\$175,001 - \$225,000	16.46%	33	0	35	6	0
\$225,001 - \$275,000	21.52%	30	0	30	33	0
\$275,001 - \$325,000	17.72%	14	0	15	13	0
\$325,001 - \$400,000	13.92%	48	0	51	34	105
\$400,001 and up	11.39%	67	0	26	87	0
Average Closed DOM		30				
Total Closed Units	100%	30	4	52	22	1
Total Closed Volume		22,217,627	315.00K	13.43M	8.14M	331.60K

January 2024



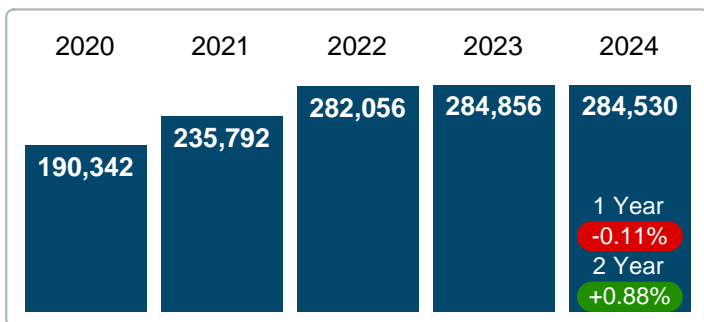
Area Delimited by County Of Wagoner - Residential Property Type



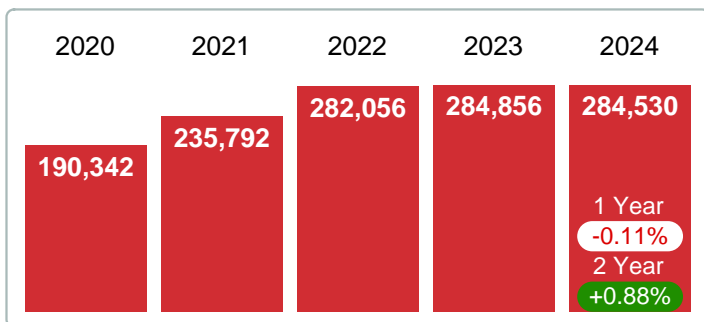
AVERAGE LIST PRICE AT CLOSING

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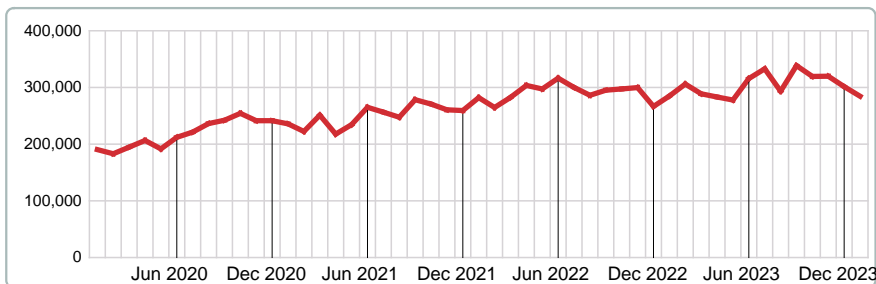
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

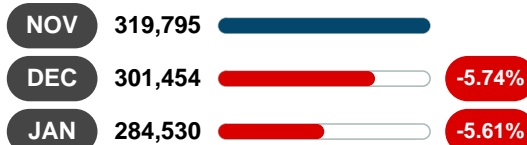


3 MONTHS

5 year JAN AVG = 255,515

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

Average List Price at Closing this month at **284,530** above the 5 yr JAN average of **255,515**



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
\$100,000 and less	5	6.33%	80,000	97,000	84,000	0	0
\$100,001 - \$175,000	10	12.66%	137,050	125,000	132,917	152,500	0
\$175,001 - \$225,000	10	12.66%	204,510	0	216,800	190,000	0
\$225,001 - \$275,000	20	25.32%	248,512	0	248,267	249,333	0
\$275,001 - \$325,000	16	20.25%	307,797	0	299,653	315,595	0
\$325,001 - \$400,000	8	10.13%	357,074	0	368,540	349,560	330,990
\$400,001 and up	10	12.66%	591,070	0	642,667	594,617	0
Average List Price			284,530	104,000	261,431	369,840	330,990
Total Closed Units		100%	284,530	4	52	22	1
Total Closed Volume			22,477,886	416.00K	13.59M	8.14M	330.99K

January 2024



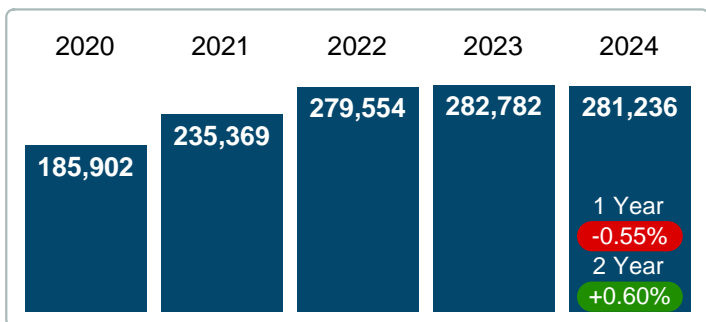
Area Delimited by County Of Wagoner - Residential Property Type



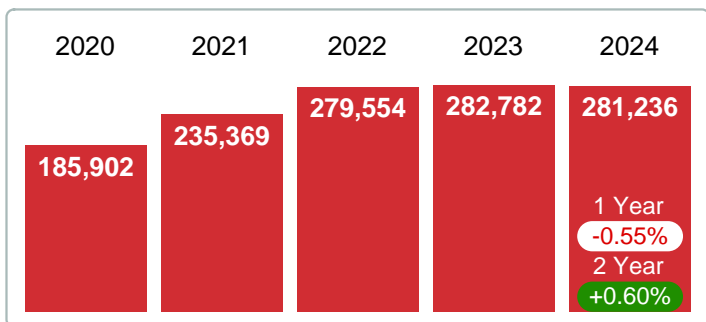
AVERAGE SOLD PRICE AT CLOSING

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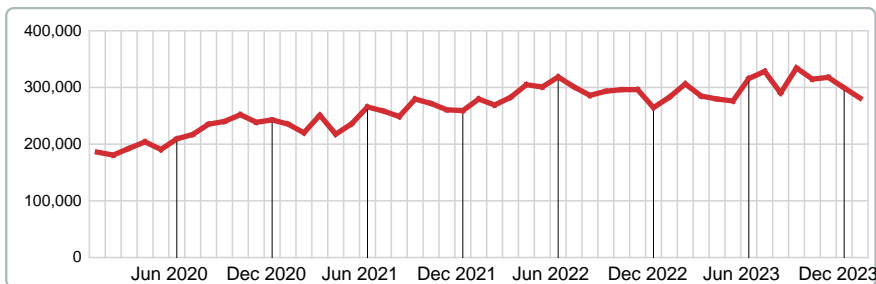
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

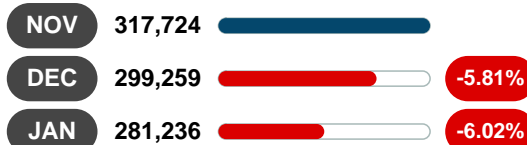


3 MONTHS

5 year JAN AVG = 252,969

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

Average Sold Price at Closing this month at **281,236** above the 5 yr JAN average of **252,969**



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
\$100,000 and less	7.59%	75,500	63,333	87,667	0	0
\$100,001 - \$175,000	11.39%	131,944	125,000	128,750	145,000	0
\$175,001 - \$225,000	16.46%	207,616	0	209,084	190,000	0
\$225,001 - \$275,000	21.52%	247,589	0	247,142	249,677	0
\$275,001 - \$325,000	17.72%	300,884	0	298,264	305,598	0
\$325,001 - \$400,000	13.92%	355,164	0	362,660	352,380	331,600
\$400,001 and up	11.39%	616,660	0	642,500	603,740	0
Average Sold Price		281,236	78,750	258,263	370,062	331,600
Total Closed Units	100%	281,236	4	52	22	1
Total Closed Volume		22,217,627	315.00K	13.43M	8.14M	331.60K

January 2024



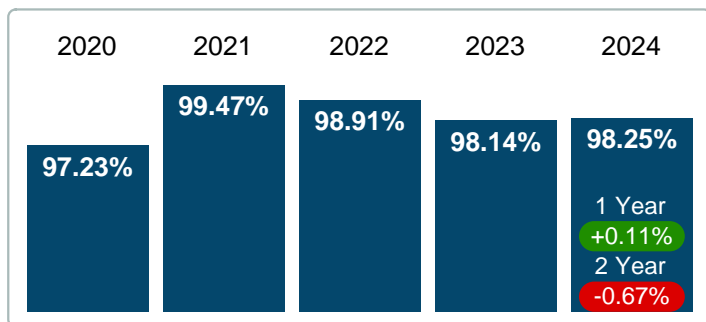
Area Delimited by County Of Wagoner - Residential Property Type



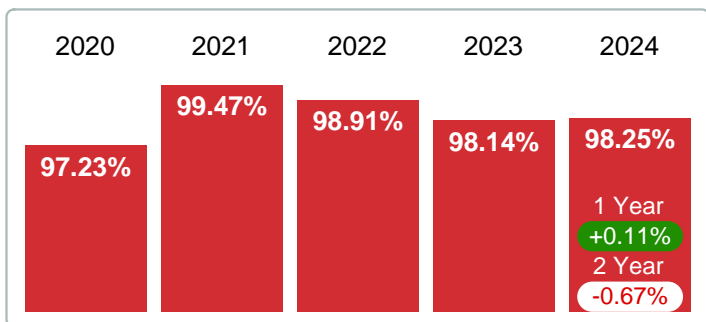
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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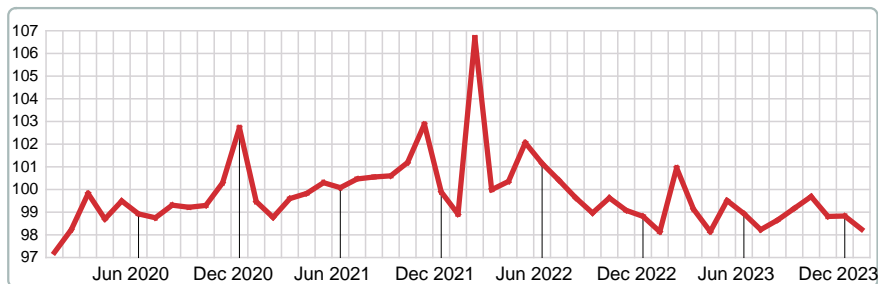
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

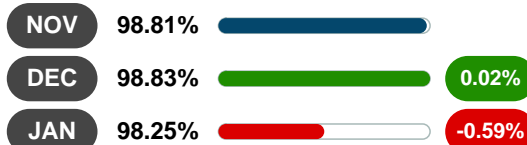


3 MONTHS

5 year JAN AVG = 98.40%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **98.25%**
equal to 5 yr JAN average of **98.40%**



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
\$100,000 and less	6	7.59%	90.34%	76.32%	104.37%	0.00%	0.00%
\$100,001 - \$175,000	9	11.39%	97.40%	100.00%	97.58%	95.59%	0.00%
\$175,001 - \$225,000	13	16.46%	97.20%	0.00%	96.96%	100.00%	0.00%
\$225,001 - \$275,000	17	21.52%	99.69%	0.00%	99.58%	100.18%	0.00%
\$275,001 - \$325,000	14	17.72%	98.55%	0.00%	99.53%	96.79%	0.00%
\$325,001 - \$400,000	11	13.92%	99.73%	0.00%	98.46%	100.90%	100.18%
\$400,001 and up	9	11.39%	100.87%	0.00%	99.96%	101.33%	0.00%
Average Sold/List Ratio			98.20%	82.24%	98.93%	99.46%	100.18%
Total Closed Units		100%	98.20%	4	52	22	1
Total Closed Volume				315.00K	13.43M	8.14M	331.60K

January 2024



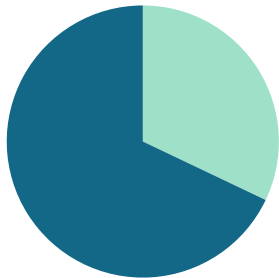
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Feb 12, 2024 for MLS Technology Inc.

INVENTORY

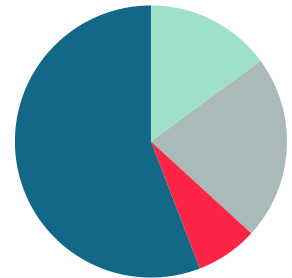


Inventory
 New Listings
144 = 32.07%
 Start Inventory
305
 Total Inventory Units
449
 Volume
\$183,053,936

Market Activity

Closed Sales
79 = 14.91%
 Pending Sales
116 = 21.89%
 Other Off Market
39 = 7.36%
 Active Inventory
296 = 55.85%

MARKET ACTIVITY



Compared Metrics	January			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	65	79	21.54%	65	79	21.54%
Pending Sales	124	116	-6.45%	124	116	-6.45%
New Listings	122	144	18.03%	122	144	18.03%
Average List Price	284,856	284,530	-0.11%	284,856	284,530	-0.11%
Average Sale Price	282,782	281,236	-0.55%	282,782	281,236	-0.55%
Average Percent of Selling Price to List Price	98.14%	98.25%	0.11%	98.14%	98.25%	0.11%
Average Days on Market to Sale	36.32	29.97	-17.48%	36.32	29.97	-17.48%
Monthly Inventory	227	296	30.40%	227	296	30.40%
Months Supply of Inventory	1.81	2.81	54.81%	1.81	2.81	54.81%

Absorption: Last 12 months, an Average of **106** Sales/Month

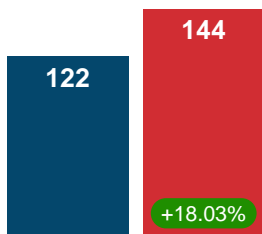
Inventory on January 31, 2024 = **296**

2023 **2024**

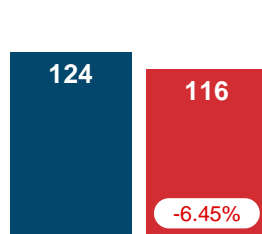
JANUARY MARKET

AVERAGE PRICES

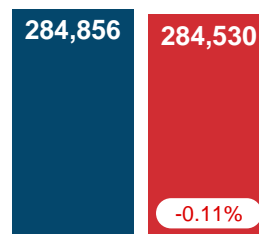
New Listings



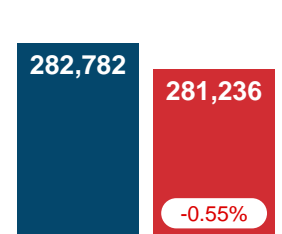
Pending Listings



List Price



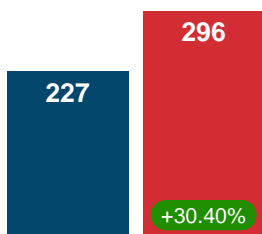
Sale Price



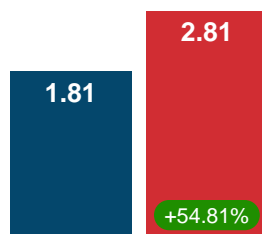
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

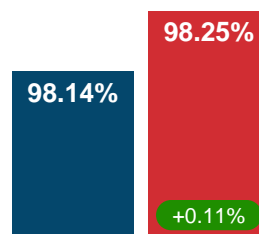
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

