

January 2024



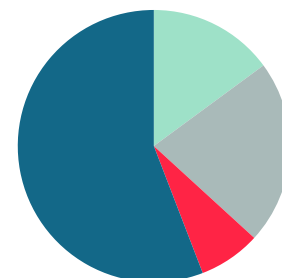
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	264,573	255,000	-3.62%
Median Sale Price	260,000	252,315	-2.96%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.00	18.00	5.88%
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.

Median Sale Price Falling

According to the preliminary trends, this market area has experienced some downward momentum with the decline of Median Price this month. Prices dipped **2.96%** in January 2024 to \$252,315 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **18.00** days that homes spent on the market before selling increased by 1.00 days or **5.88%** in January 2024 compared to last year's same month at **17.00** DOM.

Sales Success for January 2024 is Positive

Overall, with Median Prices falling and Days on Market increasing, 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
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

January 2024



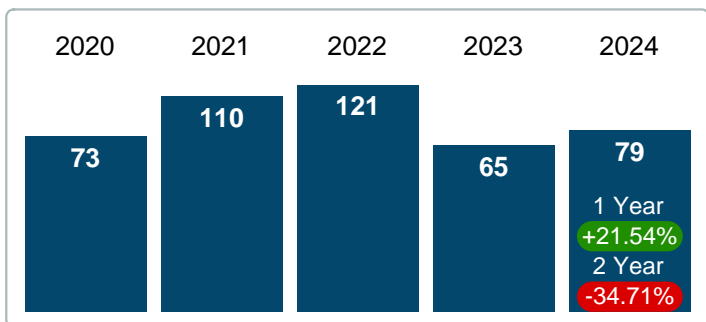
Area Delimited by County Of Wagoner - Residential Property Type



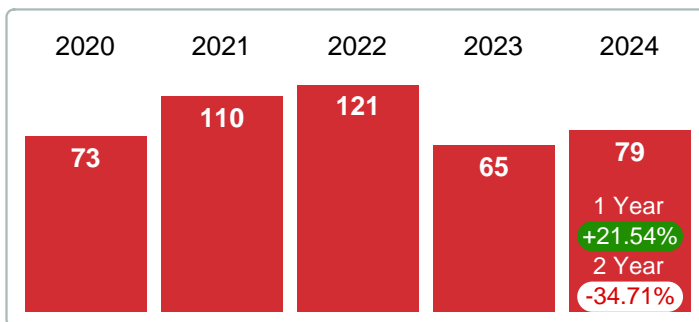
CLOSED LISTINGS

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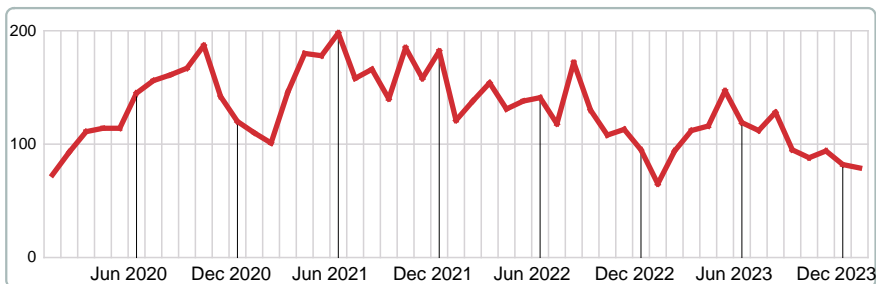
JANUARY



YEAR TO DATE (YTD)

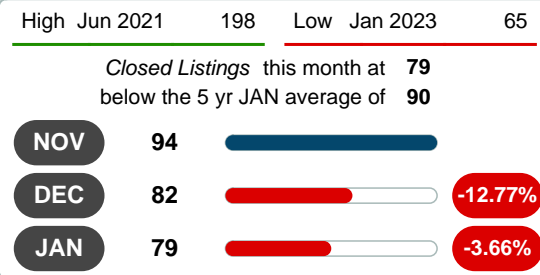


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 90



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	7.59%	6.0	3	3	0	0
\$100,001 - \$175,000	9	11.39%	1.0	1	6	2	0
\$175,001 - \$225,000	13	16.46%	35.0	0	12	1	0
\$225,001 - \$275,000	17	21.52%	27.0	0	14	3	0
\$275,001 - \$325,000	14	17.72%	5.5	0	9	5	0
\$325,001 - \$400,000	11	13.92%	31.0	0	5	5	1
\$400,001 and up	9	11.39%	59.0	0	3	6	0
Total Closed Units	79			4	52	22	1
Total Closed Volume	22,217,627	100%	18.0	315.00K	13.43M	8.14M	331.60K
Median Closed Price	\$252,315			\$72,500	\$239,950	\$326,495	\$331,600

January 2024



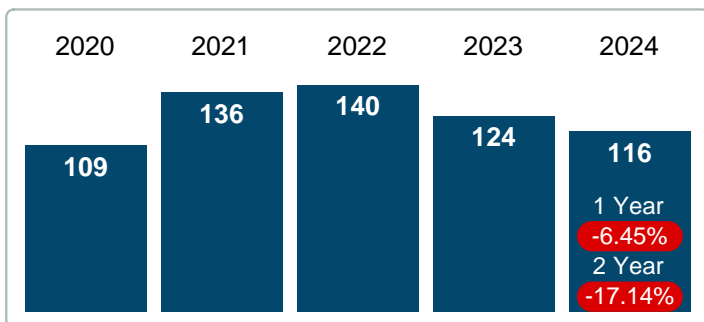
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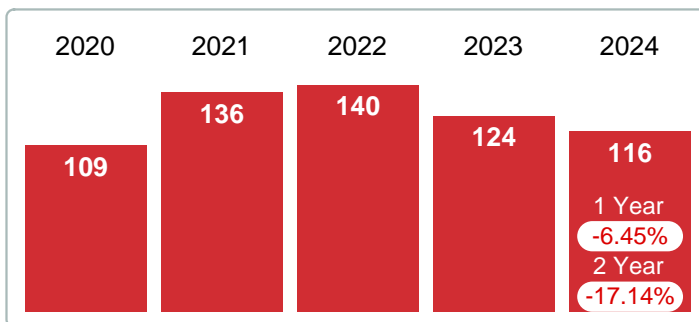
PENDING LISTINGS

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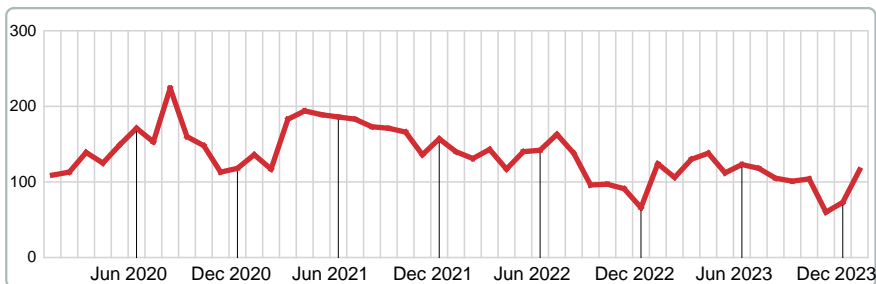
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

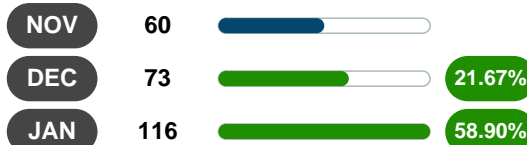


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	8	6.90%	0.0	1	7	0	0
\$100,001 - \$200,000	16	13.79%	7.5	2	14	0	0
\$200,001 - \$225,000	12	10.34%	63.5	0	11	1	0
\$225,001 - \$300,000	30	25.86%	36.0	0	23	7	0
\$300,001 - \$375,000	24	20.69%	36.0	0	14	9	1
\$375,001 - \$500,000	14	12.07%	75.0	0	4	8	2
\$500,001 and up	12	10.34%	72.0	0	1	10	1
Total Pending Units	116			3	74	35	4
Total Pending Volume	34,455,273	100%	34.0	275.40K	17.99M	14.40M	1.80M
Median Listing Price	\$279,950			\$102,000	\$238,200	\$379,490	\$397,945

January 2024



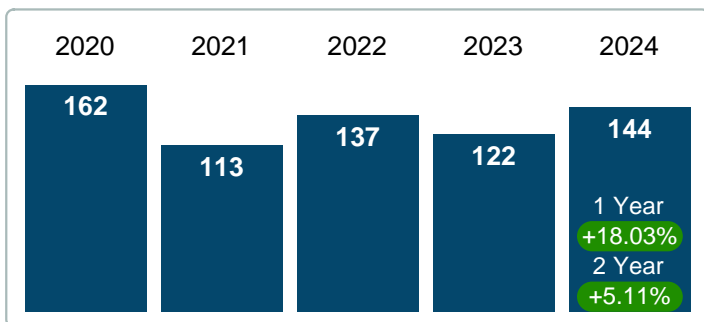
Area Delimited by County Of Wagoner - Residential Property Type



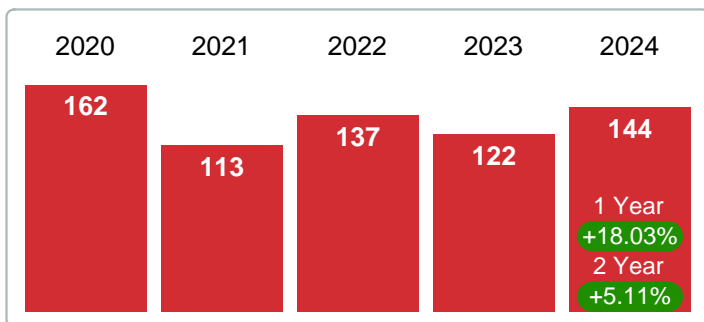
NEW LISTINGS

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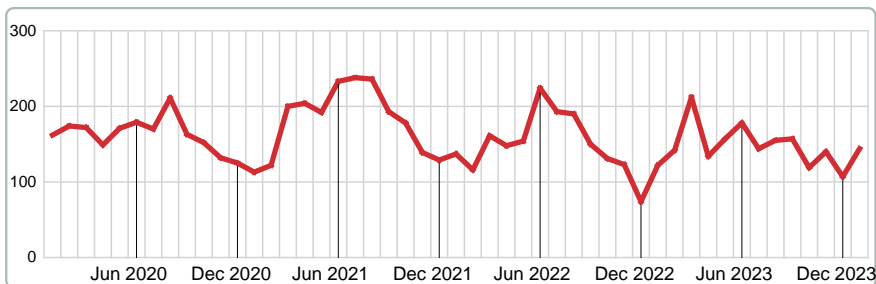
JANUARY



YEAR TO DATE (YTD)

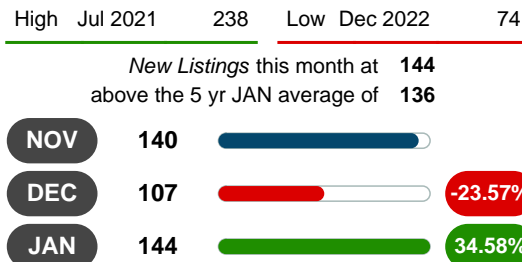


5 YEAR MARKET ACTIVITY TRENDS



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	100%	727.00K	22.61M	21.04M	3.08M
Median New Listed Listing Price	\$304,950		\$170,000	\$289,400	\$359,500	\$574,500

January 2024



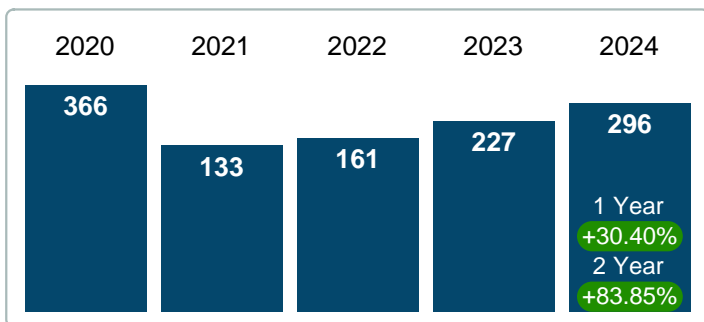
Area Delimited by County Of Wagoner - Residential Property Type



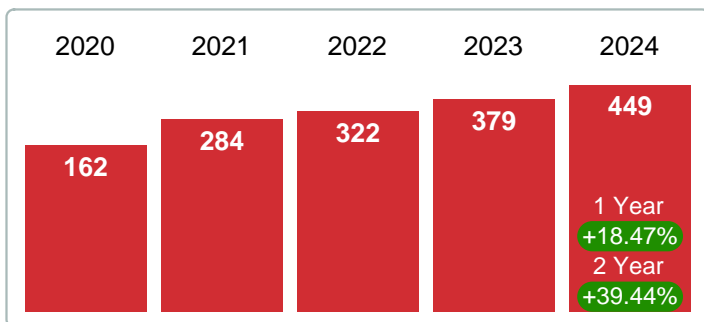
ACTIVE INVENTORY

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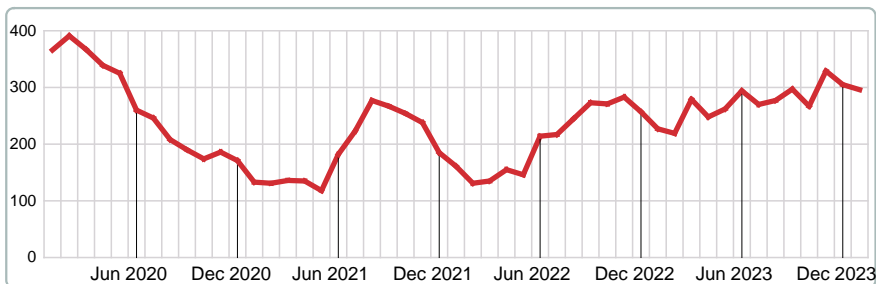
END OF JANUARY



ACTIVE DURING JANUARY

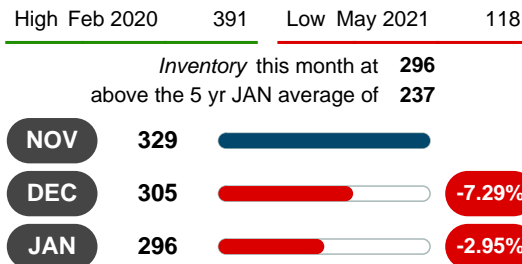


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 237



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	25	8.45%	61.0	9	12	4	0
\$175,001 - \$275,000	42	14.19%	34.5	1	28	12	1
\$275,001 - \$325,000	43	14.53%	28.0	2	24	14	3
\$325,001 - \$400,000	66	22.30%	46.0	0	44	21	1
\$400,001 - \$500,000	53	17.91%	79.0	1	16	32	4
\$500,001 - \$650,000	38	12.84%	122.5	0	15	20	3
\$650,001 and up	29	9.80%	96.0	1	9	12	7
Total Active Inventory by Units	296			14	148	115	19
Total Active Inventory by Volume	134,424,033	100%	62.0	2.91M	64.66M	52.21M	14.65M
Median Active Inventory Listing Price	\$360,000			\$125,000	\$334,850	\$435,000	\$554,900

January 2024



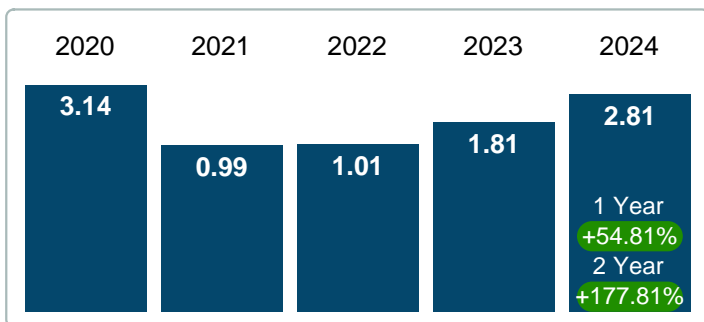
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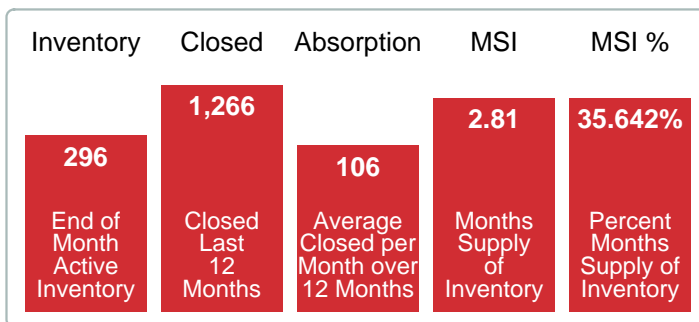
MONTHS SUPPLY of INVENTORY (MSI)

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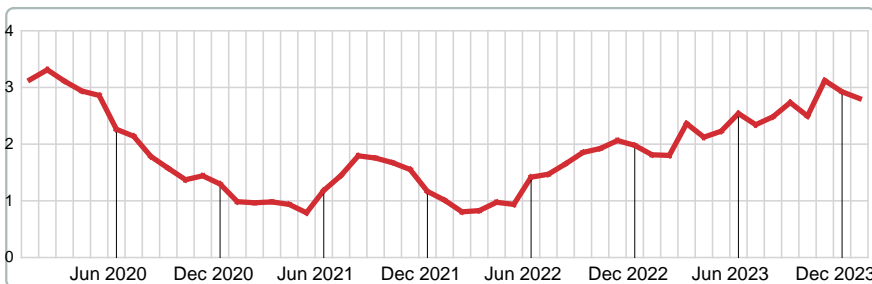
MSI FOR JANUARY



INDICATORS FOR JANUARY 2024



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 1.95

High Feb 2020 3.31 Low May 2021 0.79

Months Supply this month at **2.81**
above the 5 yr JAN average of **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



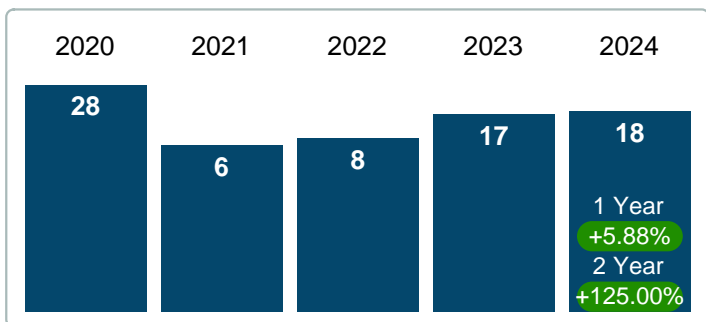
Area Delimited by County Of Wagoner - Residential Property Type



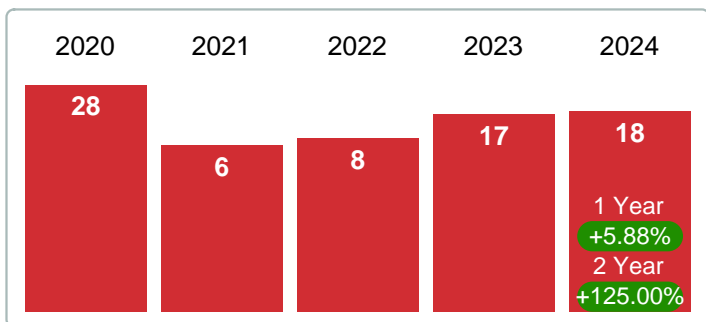
MEDIAN DAYS ON MARKET TO SALE

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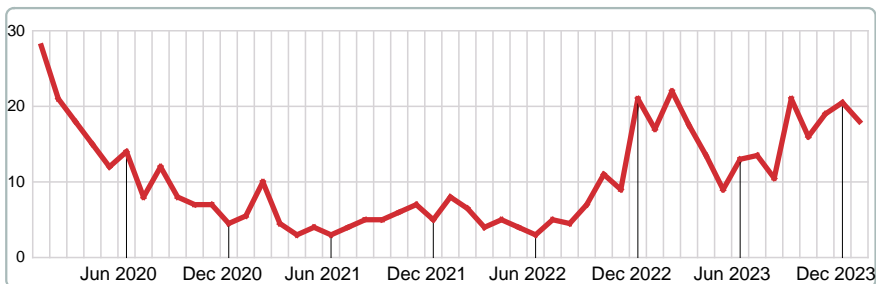
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 15

High Jan 2020 28 Low Jun 2022 3

Median Days on Market to Sale this month at 18 above the 5 yr JAN average of 15

- NOV 19 ▬
- DEC 21 ▬ 7.89%
- JAN 18 ▬ -12.20%

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
\$100,000 and less 6	7.59%	6	19	1	0	0
\$100,001 - \$175,000 9	11.39%	1	2	1	13	0
\$175,001 - \$225,000 13	16.46%	35	0	39	6	0
\$225,001 - \$275,000 17	21.52%	27	0	23	33	0
\$275,001 - \$325,000 14	17.72%	6	0	5	6	0
\$325,001 - \$400,000 11	13.92%	31	0	31	5	105
\$400,001 and up 9	11.39%	59	0	15	97	0
Median Closed DOM		18	11	16	24	105
Total Closed Units	100%	79	4	52	22	1
Total Closed Volume		22,217,627	315.00K	13.43M	8.14M	331.60K

January 2024



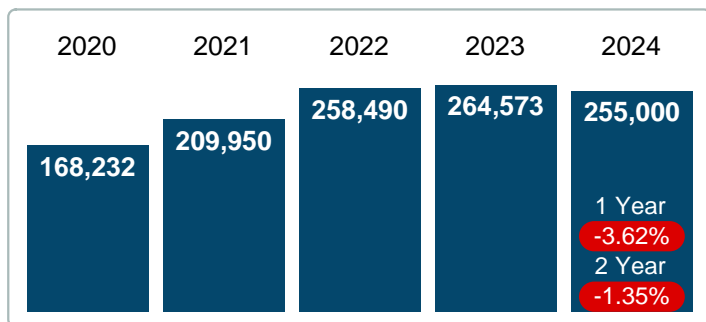
Area Delimited by County Of Wagoner - Residential Property Type



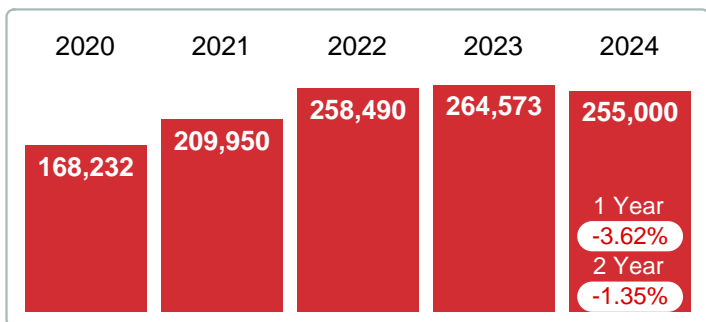
MEDIAN LIST PRICE AT CLOSING

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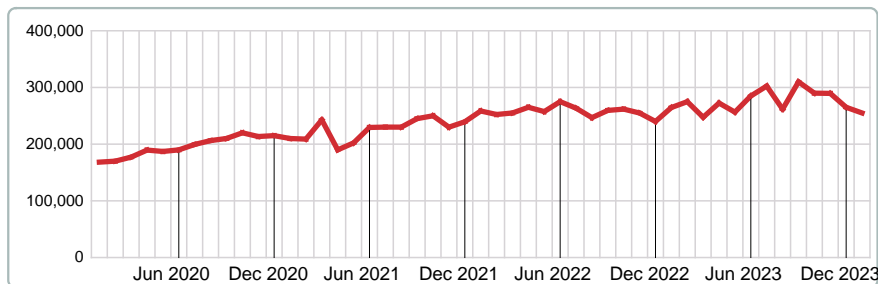
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 231,249

High Sep 2023 309,900 Low Jan 2020 168,232

Median List Price at Closing this month at **255,000**
above the 5 yr JAN average of **231,249**

- NOV: 289,500
- DEC: 265,000 (-8.46%)
- JAN: 255,000 (-3.77%)

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
\$100,000 and less	5	6.33%	84,000	74,000	84,000	0	0
\$100,001 - \$175,000	10	12.66%	130,000	134,000	122,250	152,500	0
\$175,001 - \$225,000	10	12.66%	202,945	0	204,900	190,000	0
\$225,001 - \$275,000	20	25.32%	245,000	0	245,000	250,000	0
\$275,001 - \$325,000	16	20.25%	312,250	0	295,000	323,000	0
\$325,001 - \$400,000	8	10.13%	359,500	0	354,950	369,000	330,990
\$400,001 and up	10	12.66%	540,500	0	429,750	571,950	0
Median List Price			255,000	102,000	243,250	324,945	330,990
Total Closed Units		100%	255,000	4	52	22	1
Total Closed Volume			22,477,886	416.00K	13.59M	8.14M	330.99K

January 2024



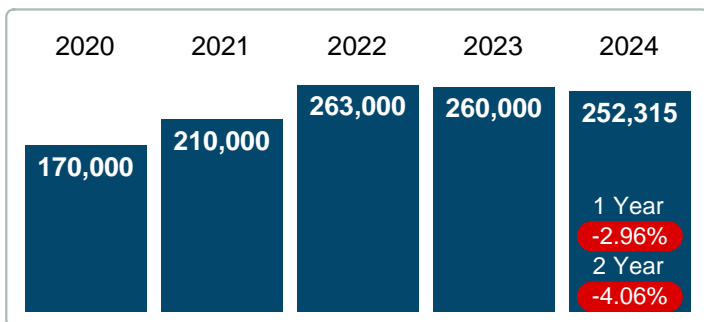
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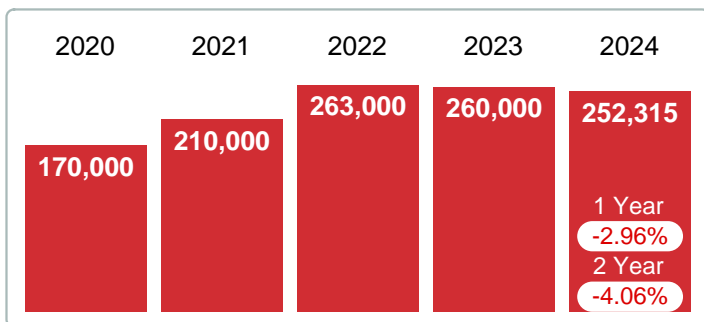
MEDIAN SOLD PRICE AT CLOSING

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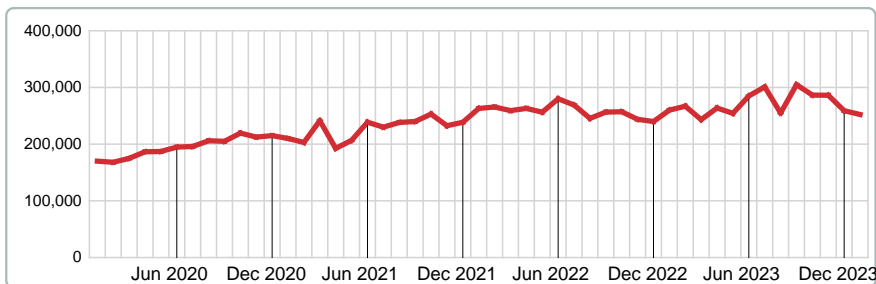
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

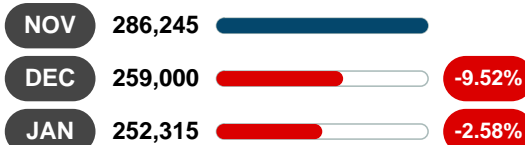


3 MONTHS

5 year JAN AVG = 231,063

High Sep 2023 304,900 Low Feb 2020 168,000

Median Sold Price at Closing this month at **252,315** above the 5 yr JAN average of **231,063**



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
\$100,000 and less	7.59%	80,000	69,000	84,000	0	0
\$100,001 - \$175,000	11.39%	125,000	125,000	123,500	145,000	0
\$175,001 - \$225,000	16.46%	205,670	0	207,835	190,000	0
\$225,001 - \$275,000	21.52%	245,000	0	242,500	247,500	0
\$275,001 - \$325,000	17.72%	302,500	0	292,490	310,000	0
\$325,001 - \$400,000	13.92%	359,000	0	360,000	359,000	331,600
\$400,001 and up	11.39%	560,825	0	444,500	590,363	0
Median Sold Price		252,315	72,500	239,950	326,495	331,600
Total Closed Units	100%	252,315	4	52	22	1
Total Closed Volume		22,217,627	315.00K	13.43M	8.14M	331.60K

January 2024



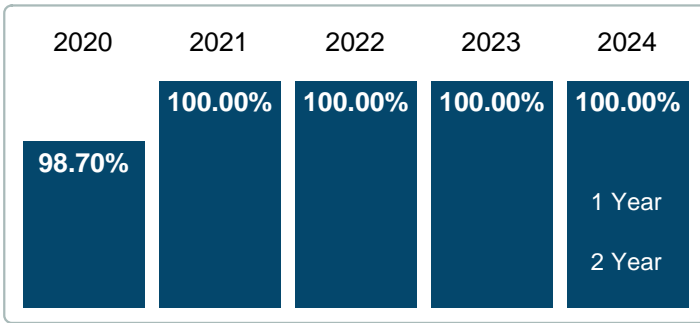
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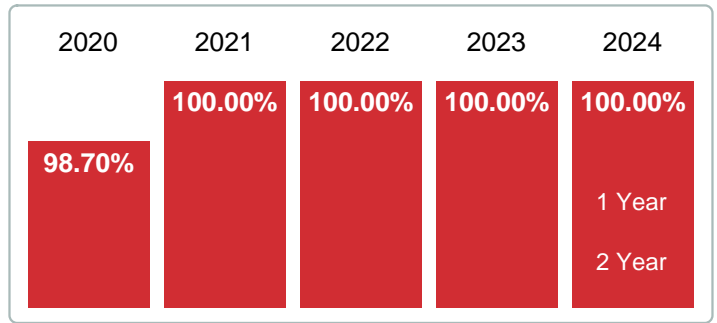
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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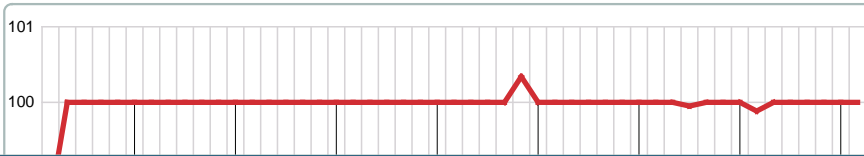
JANUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year JAN AVG = 99.74%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr JAN average of **99.74%**

- NOV 100.00%
- DEC 100.00%
- JAN 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
\$100,000 and less	6	7.59%	100.00%	87.34%	100.00%	0.00%	0.00%
\$100,001 - \$175,000	9	11.39%	100.00%	100.00%	100.00%	95.59%	0.00%
\$175,001 - \$225,000	13	16.46%	100.00%	0.00%	99.49%	100.00%	0.00%
\$225,001 - \$275,000	17	21.52%	100.00%	0.00%	100.00%	100.00%	0.00%
\$275,001 - \$325,000	14	17.72%	99.21%	0.00%	100.00%	95.98%	0.00%
\$325,001 - \$400,000	11	13.92%	100.00%	0.00%	100.00%	100.00%	100.18%
\$400,001 and up	9	11.39%	100.00%	0.00%	100.00%	100.80%	0.00%
Median Sold/List Ratio		100.00%		93.67%	100.00%	100.00%	100.18%
Total Closed Units		79	100%	4	52	22	1
Total Closed Volume		22,217,627		315.00K	13.43M	8.14M	331.60K

January 2024



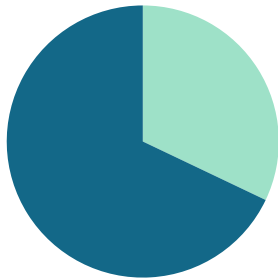
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

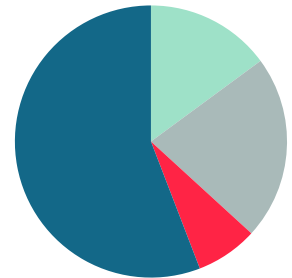


Inventory
 New Listings
144 = 32.07%
 Start Inventory
305
 Total Inventory Units
449
 Volume
\$183,053,936

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%
Median List Price	264,573	255,000	-3.62%	264,573	255,000	-3.62%
Median Sale Price	260,000	252,315	-2.96%	260,000	252,315	-2.96%
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	17.00	18.00	5.88%	17.00	18.00	5.88%
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

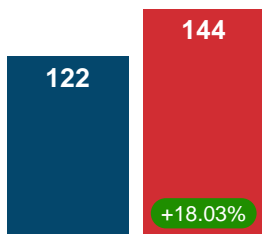
Inventory on January 31, 2024 = **296**

2023 **2024**

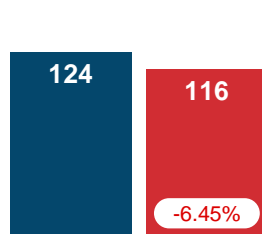
JANUARY MARKET

MEDIAN PRICES

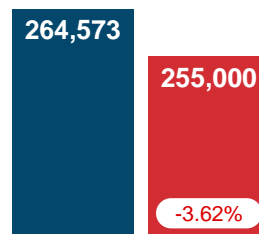
New Listings



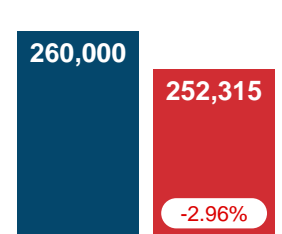
Pending Listings



List Price



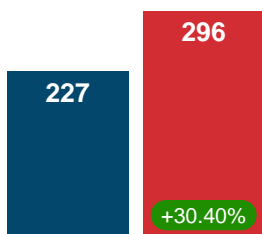
Sale Price



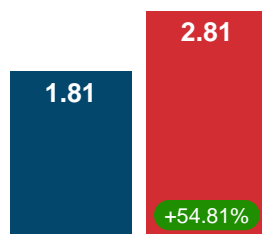
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

