

February 2024



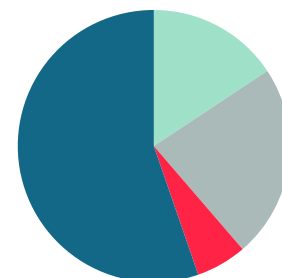
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	February 2024	+/-%
Closed Listings	94	86	-8.51%
Pending Listings	106	126	18.87%
New Listings	142	161	13.38%
Average List Price	305,985	297,308	-2.84%
Average Sale Price	306,197	292,568	-4.45%
Average Percent of Selling Price to List Price	100.95%	97.27%	-3.65%
Average Days on Market to Sale	38.16	45.47	19.14%
End of Month Inventory	219	303	38.36%
Months Supply of Inventory	1.80	2.89	60.46%



■ Closed (15.69%)
■ Pending (22.99%)
■ Other OffMarket (6.02%)
■ Active (55.29%)

Absorption: Last 12 months, an Average of **105** Sales/Month
Active Inventory as of February 29, 2024 = **303**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of February 2024 rose **38.36%** to 303 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 **2.89** 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 **4.45%** in February 2024 to \$292,568 versus the previous year at \$306,197.

Average Days on Market Lengthens

The average number of **45.47** days that homes spent on the market before selling increased by 7.31 days or **19.14%** in February 2024 compared to last year's same month at **38.16** DOM.

Sales Success for February 2024 is Positive

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

There were 161 New Listings in February 2024, up **13.38%** from last year at 142. Furthermore, there were 86 Closed Listings this month versus last year at 94, a **-8.51%** decrease.

Closed versus Listed trends yielded a **53.4%** ratio, down from previous year's, February 2023, at **66.2%**, a **19.31%** 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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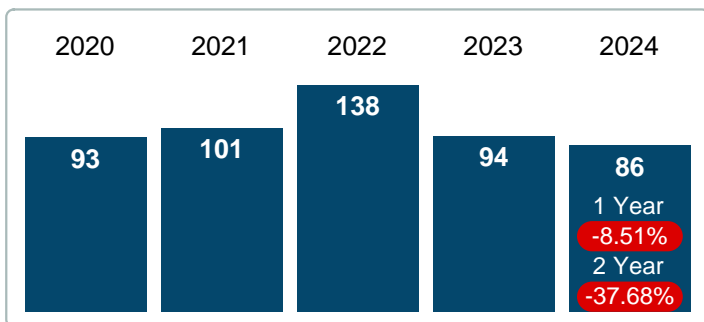
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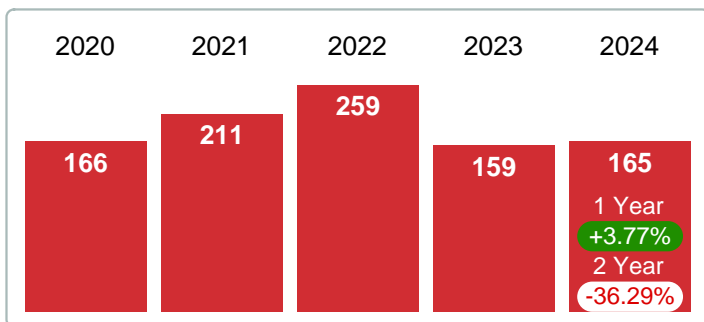
CLOSED LISTINGS

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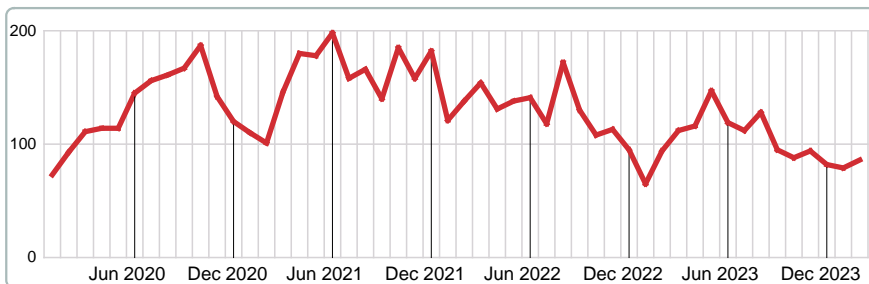
FEBRUARY



YEAR TO DATE (YTD)

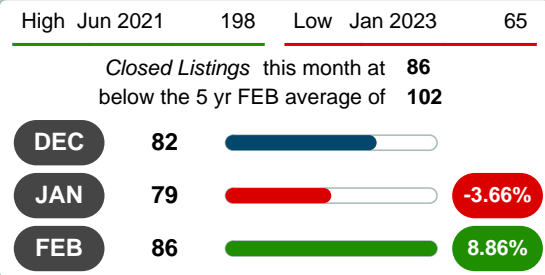


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 102



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	6.98%	17.2	3	3	0	0
\$100,001 - \$175,000	10	11.63%	46.8	3	7	0	0
\$175,001 - \$225,000	14	16.28%	41.0	0	12	2	0
\$225,001 - \$300,000	21	24.42%	40.6	0	17	4	0
\$300,001 - \$350,000	13	15.12%	38.1	0	8	5	0
\$350,001 - \$525,000	14	16.28%	76.1	0	4	10	0
\$525,001 and up	8	9.30%	44.0	0	2	5	1
Total Closed Units	86			6	53	26	1
Total Closed Volume	25,160,856	100%	45.5	571.50K	13.37M	10.58M	635.00K
Average Closed Price	\$292,568			\$95,250	\$252,277	\$407,064	\$635,000

February 2024



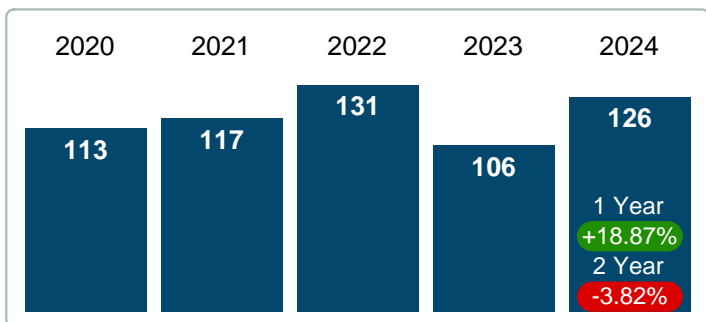
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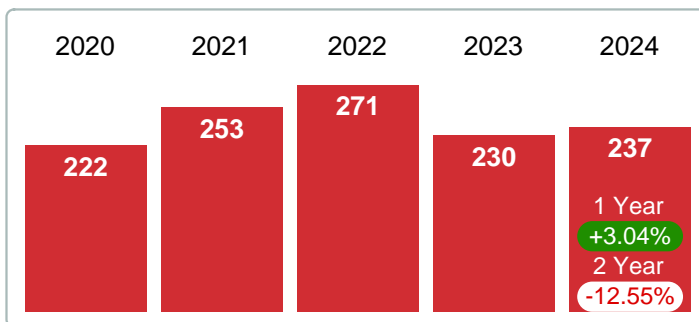
PENDING LISTINGS

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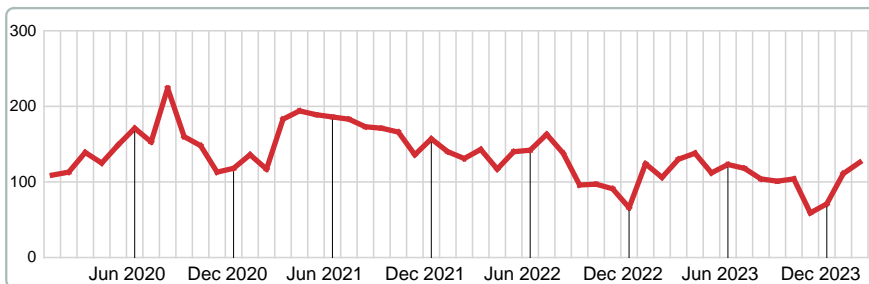
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

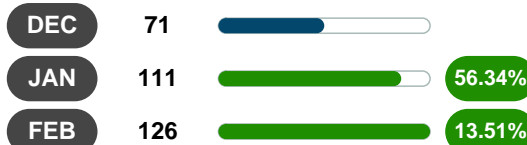


3 MONTHS

5 year FEB AVG = 119

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at **126**
above the 5 yr FEB average of **119**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	8.73%	41.4	4	5	2	0
\$150,001 - \$200,000	14	11.11%	21.1	1	10	3	0
\$200,001 - \$225,000	11	8.73%	28.5	1	9	1	0
\$225,001 - \$300,000	43	34.13%	27.2	1	28	13	1
\$300,001 - \$350,000	15	11.90%	52.8	0	9	6	0
\$350,001 - \$450,000	18	14.29%	75.4	0	9	9	0
\$450,001 and up	14	11.11%	105.5	0	1	12	1
Total Pending Units	126			7	71	46	2
Total Pending Volume	37,720,538	100%	26.0	1.18M	18.70M	17.08M	754.00K
Average Listing Price	\$246,468			\$168,971	\$263,388	\$371,374	\$377,000

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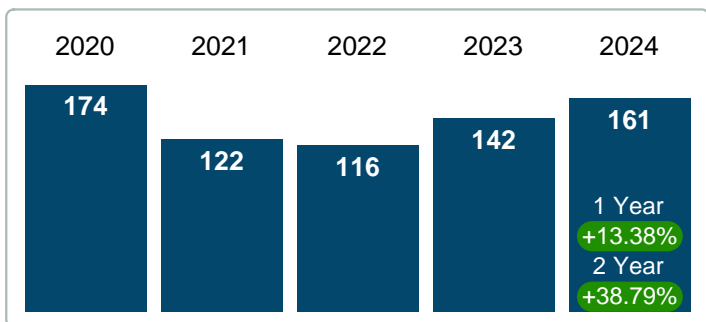
Area Delimited by County Of Wagoner - Residential Property Type



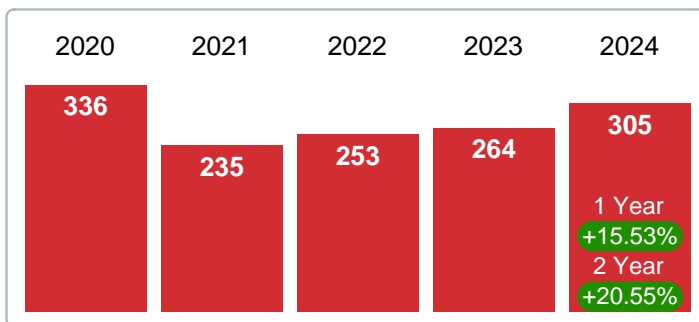
NEW LISTINGS

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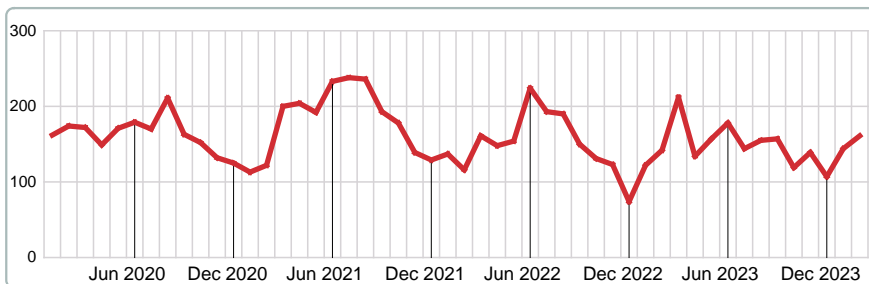
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

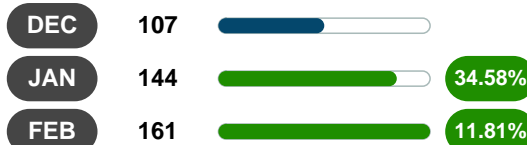


3 MONTHS

5 year FEB AVG = 143

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 161
above the 5 yr FEB average of 143



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	7.45%	6	2	3	1
\$125,001 - \$200,000	17	10.56%	5	6	6	0
\$200,001 - \$225,000	9	5.59%	0	9	0	0
\$225,001 - \$325,000	64	39.75%	3	43	17	1
\$325,001 - \$375,000	22	13.66%	0	11	11	0
\$375,001 - \$475,000	21	13.04%	0	8	12	1
\$475,001 and up	16	9.94%	0	6	8	2
Total New Listed Units	161		14	85	57	5
Total New Listed Volume	50,240,818	100%	2.04M	24.93M	20.31M	2.95M
Average New Listed Listing Price	\$237,408		\$145,514	\$293,351	\$356,400	\$590,800

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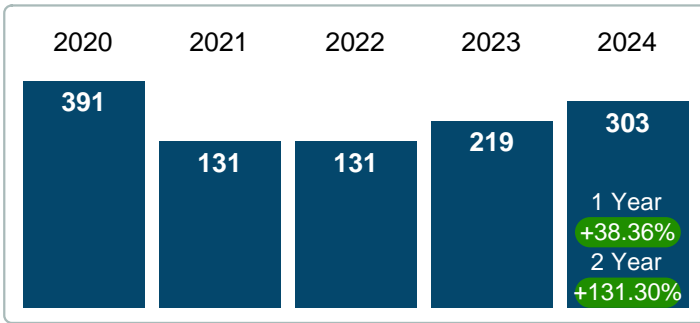
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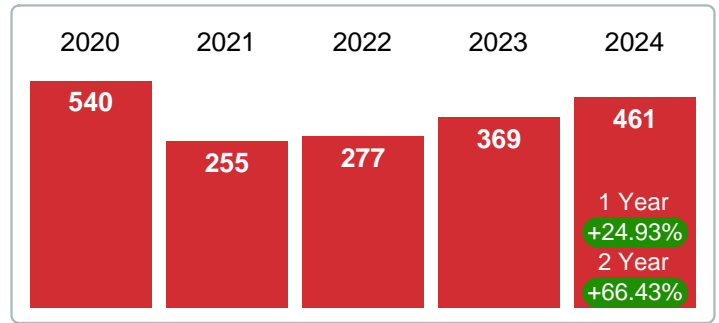
ACTIVE INVENTORY

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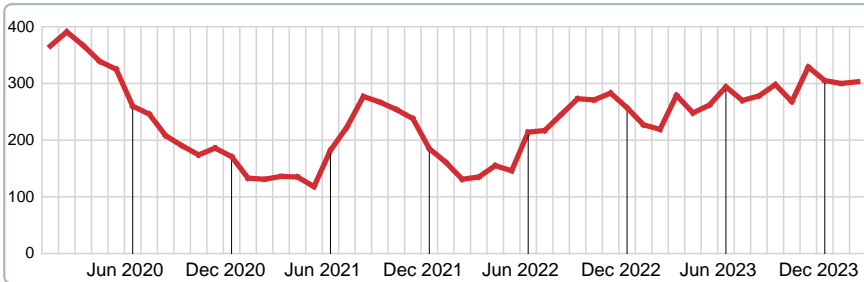
END OF FEBRUARY



ACTIVE DURING FEBRUARY

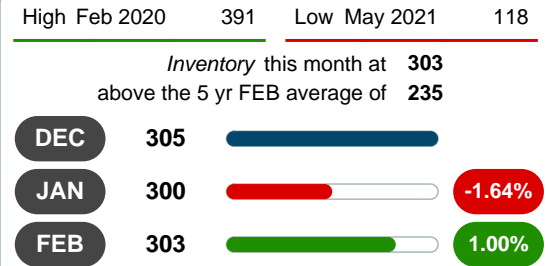


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 235



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	28	9.24%	58.6	13	7	7	1
\$175,001 - \$250,000	39	12.87%	42.6	3	25	10	1
\$250,001 - \$300,000	34	11.22%	53.0	0	22	10	2
\$300,001 - \$375,000	72	23.76%	66.3	2	46	24	0
\$375,001 - \$475,000	60	19.80%	86.7	1	27	28	4
\$475,001 - \$625,000	40	13.20%	125.4	0	18	18	4
\$625,001 and up	30	9.90%	106.5	0	10	14	6
Total Active Inventory by Units	303			19	155	111	18
Total Active Inventory by Volume	132,928,473	100%	76.9	2.85M	68.05M	47.76M	14.26M
Average Active Inventory Listing Price	\$438,708			\$150,095	\$439,060	\$430,309	\$792,117

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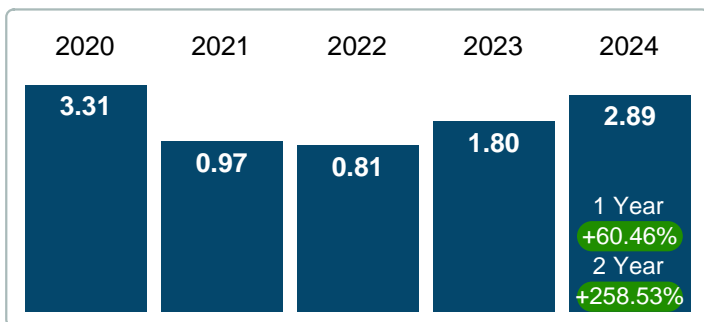
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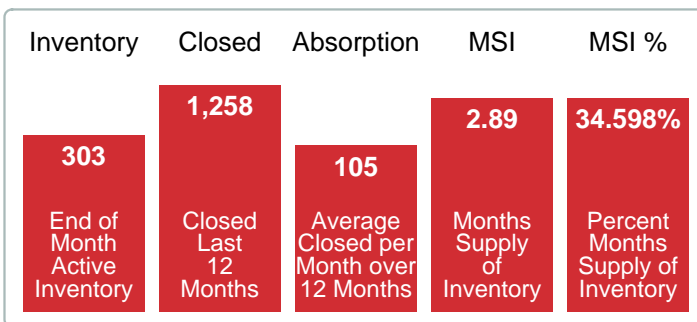
MONTHS SUPPLY of INVENTORY (MSI)

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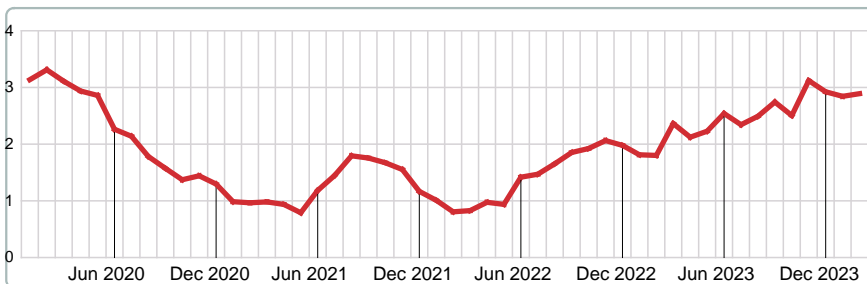
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

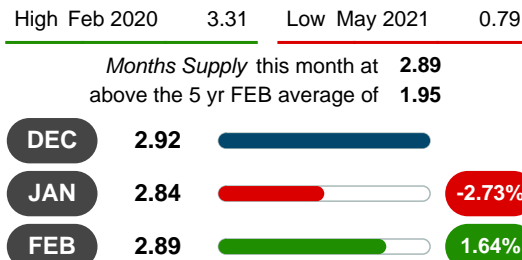


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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	28	9.24%	1.74	2.56	0.72	5.60	0.00
\$175,001 - \$250,000	39	12.87%	1.26	3.27	1.00	2.22	2.00
\$250,001 - \$300,000	34	11.22%	2.07	0.00	1.98	2.11	6.00
\$300,001 - \$375,000	72	23.76%	4.24	12.00	5.36	3.10	0.00
\$375,001 - \$475,000	60	19.80%	4.80	6.00	4.84	4.80	4.36
\$475,001 - \$625,000	40	13.20%	4.62	0.00	8.64	3.32	3.69
\$625,001 and up	30	9.90%	9.00	0.00	24.00	6.72	7.20
Market Supply of Inventory (MSI)			2.89	2.85	2.48	3.51	4.32
Total Active Inventory by Units		100%	2.89	19	155	111	18

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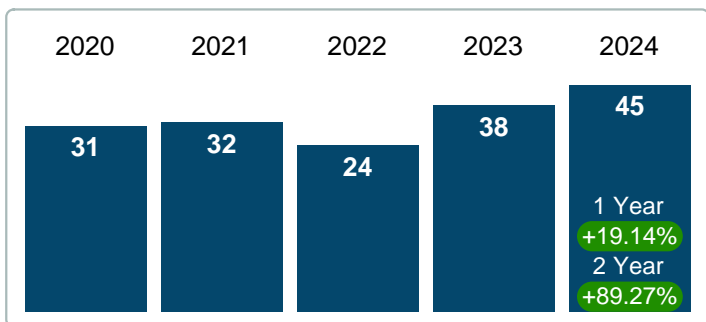
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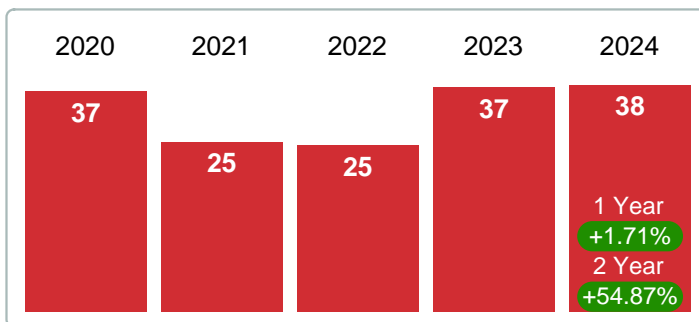
AVERAGE DAYS ON MARKET TO SALE

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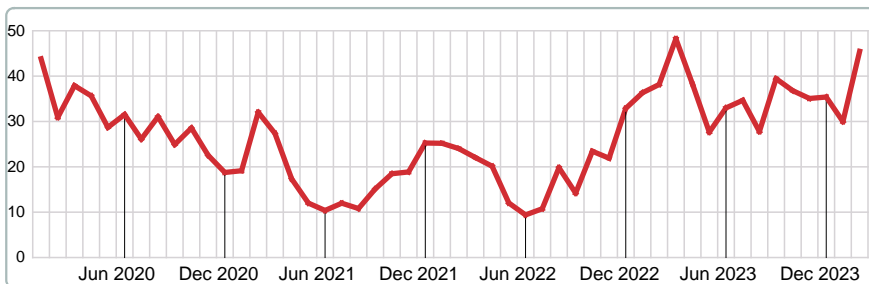
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 34

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 45 above the 5 yr FEB average of 34



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	6.98%	17	33	1	0	0
\$100,001 - \$175,000	11.63%	47	74	35	0	0
\$175,001 - \$225,000	16.28%	41	0	40	50	0
\$225,001 - \$300,000	24.42%	41	0	43	29	0
\$300,001 - \$350,000	15.12%	38	0	30	52	0
\$350,001 - \$525,000	16.28%	76	0	34	93	0
\$525,001 and up	9.30%	44	0	63	1	221
Average Closed DOM		45	54	37	54	221
Total Closed Units	100%	45	6	53	26	1
Total Closed Volume		25,160,856	571.50K	13.37M	10.58M	635.00K

February 2024



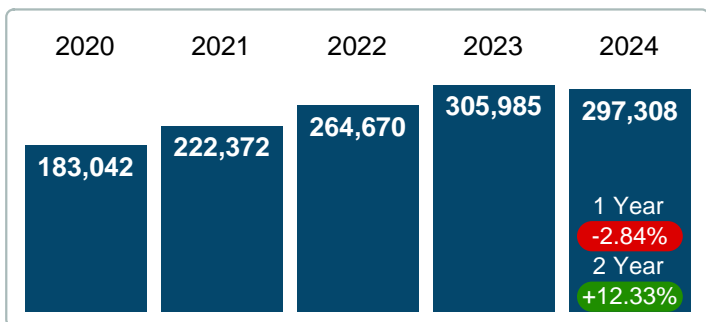
Area Delimited by County Of Wagoner - Residential Property Type



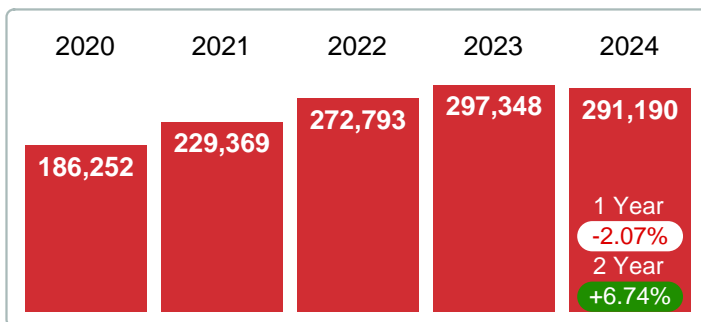
AVERAGE LIST PRICE AT CLOSING

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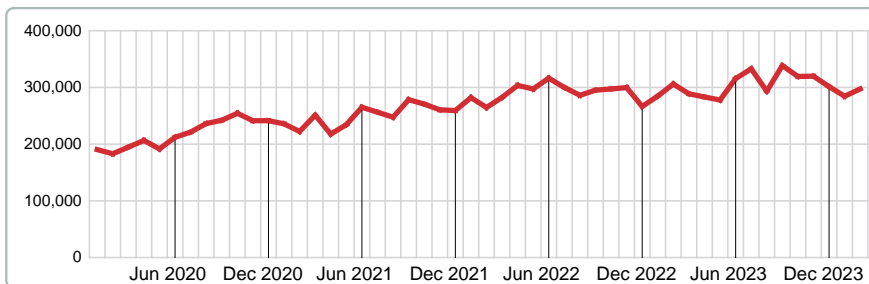
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

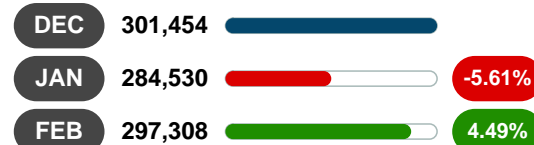


3 MONTHS

5 year FEB AVG = 254,676

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

Average List Price at Closing this month at **297,308**
above the 5 yr FEB average of **254,676**



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	5.81%	52,280	63,467	57,667	0	0
\$100,001 - \$175,000	10.47%	130,878	148,333	144,986	0	0
\$175,001 - \$225,000	13.95%	207,558	0	216,725	222,900	0
\$225,001 - \$300,000	30.23%	259,691	0	259,604	274,725	0
\$300,001 - \$350,000	13.95%	330,384	0	322,077	338,600	0
\$350,001 - \$525,000	17.44%	443,945	0	389,450	459,959	0
\$525,001 and up	8.14%	608,963	0	629,000	566,403	669,500
Average List Price		297,308	105,900	256,496	410,358	669,500
Total Closed Units	100%	297,308	6	53	26	1
Total Closed Volume		25,568,491	635.40K	13.59M	10.67M	669.50K

February 2024



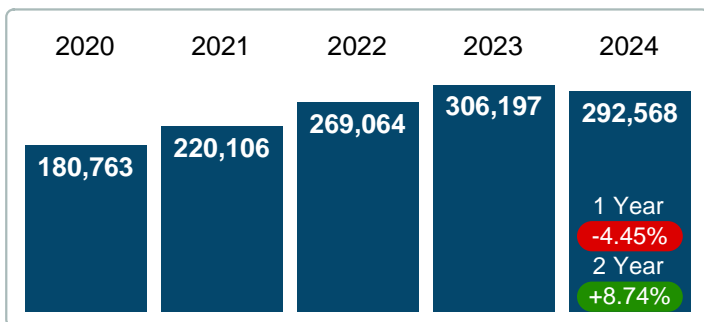
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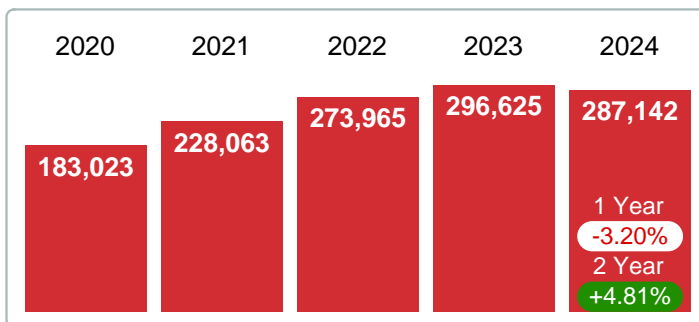
AVERAGE SOLD PRICE AT CLOSING

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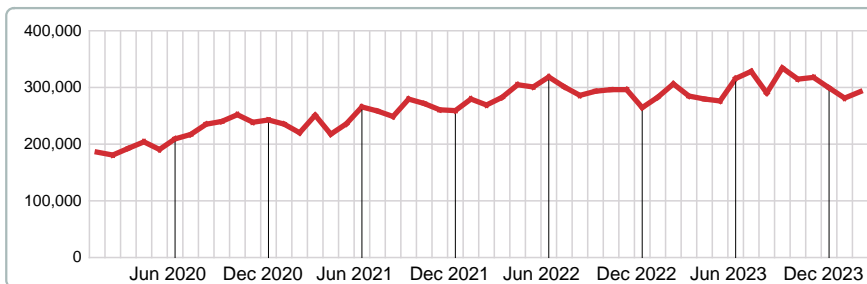
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 253,740

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

Average Sold Price at Closing this month at **292,568**
above the 5 yr FEB average of **253,740**

- DEC: 299,259
- JAN: 281,236 (-6.02%)
- FEB: 292,568 (4.03%)

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	6.98%	54,083	50,500	57,667	0	0
\$100,001 - \$175,000	11.63%	138,250	140,000	137,500	0	0
\$175,001 - \$225,000	16.28%	210,129	0	211,650	201,000	0
\$225,001 - \$300,000	24.42%	258,932	0	256,739	268,250	0
\$300,001 - \$350,000	15.12%	323,947	0	321,102	328,500	0
\$350,001 - \$525,000	16.28%	432,478	0	387,250	450,569	0
\$525,001 and up	9.30%	601,060	0	606,500	592,096	635,000
Average Sold Price		292,568	95,250	252,277	407,064	635,000
Total Closed Units	100%	292,568	6	53	26	1
Total Closed Volume		25,160,856	571.50K	13.37M	10.58M	635.00K

February 2024



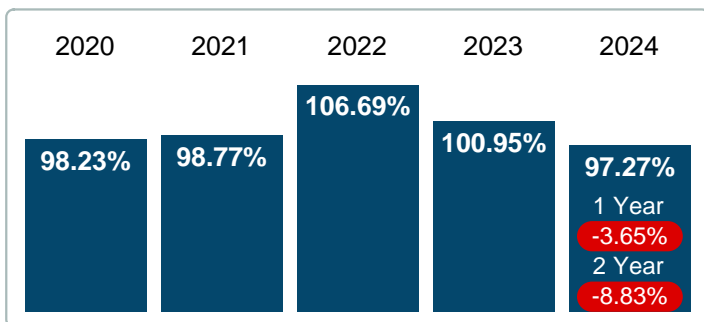
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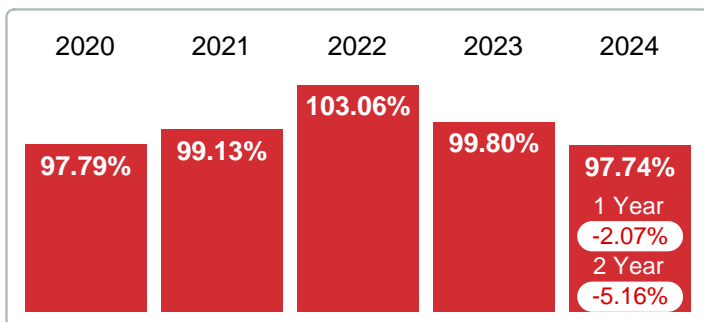
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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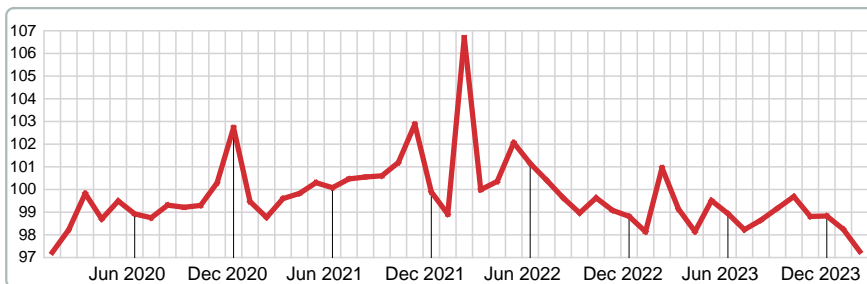
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

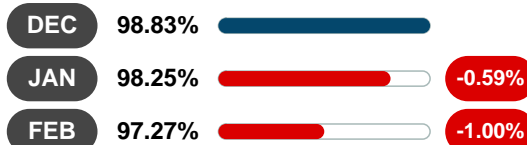


3 MONTHS

5 year FEB AVG = 100.38%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **97.27%**
below the 5 yr FEB average of **100.38%**



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	6.98%	85.04%	70.09%	100.00%	0.00%	0.00%	
\$100,001 - \$175,000	10	11.63%	95.51%	95.50%	95.51%	0.00%	0.00%	
\$175,001 - \$225,000	14	16.28%	96.79%	0.00%	97.79%	90.77%	0.00%	
\$225,001 - \$300,000	21	24.42%	98.65%	0.00%	98.90%	97.57%	0.00%	
\$300,001 - \$350,000	13	15.12%	98.70%	0.00%	99.71%	97.08%	0.00%	
\$350,001 - \$525,000	14	16.28%	98.54%	0.00%	99.43%	98.19%	0.00%	
\$525,001 and up	8	9.30%	101.29%	0.00%	96.50%	104.50%	94.85%	
Average Sold/List Ratio		97.30%		82.79%	98.34%	98.52%	94.85%	
Total Closed Units		86	100%	97.30%	6	53	26	1
Total Closed Volume		25,160,856			571.50K	13.37M	10.58M	635.00K

February 2024



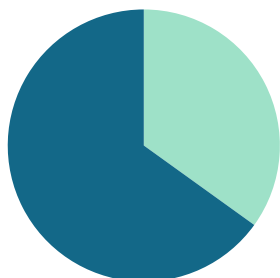
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

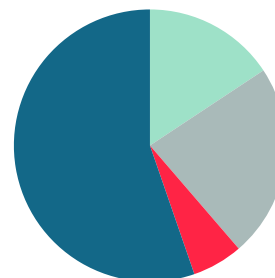


Inventory
 New Listings
161 = 34.92%
 Start Inventory
300
 Total Inventory Units
461
 Volume
\$185,203,701

Market Activity

Closed Sales
86 = 15.69%
 Pending Sales
126 = 22.99%
 Other Off Market
33 = 6.02%
 Active Inventory
303 = 55.29%

MARKET ACTIVITY



Compared Metrics	February			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	94	86	-8.51%	159	165	3.77%
Pending Sales	106	126	18.87%	230	237	3.04%
New Listings	142	161	13.38%	264	305	15.53%
Average List Price	305,985	297,308	-2.84%	297,348	291,190	-2.07%
Average Sale Price	306,197	292,568	-4.45%	296,625	287,142	-3.20%
Average Percent of Selling Price to List Price	100.95%	97.27%	-3.65%	99.80%	97.74%	-2.07%
Average Days on Market to Sale	38.16	45.47	19.14%	37.41	38.05	1.71%
Monthly Inventory	219	303	38.36%	219	303	38.36%
Months Supply of Inventory	1.80	2.89	60.46%	1.80	2.89	60.46%

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

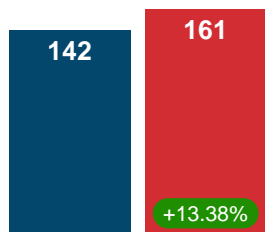
Inventory on February 29, 2024 = **303**

2023 **2024**

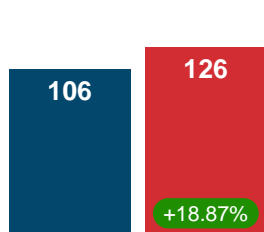
FEBRUARY MARKET

AVERAGE PRICES

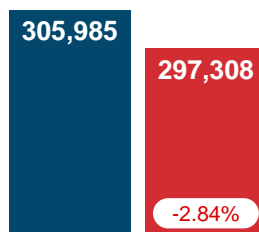
New Listings



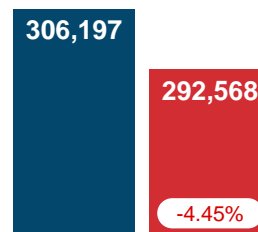
Pending Listings



List Price



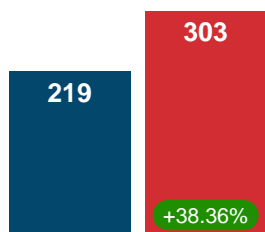
Sale Price



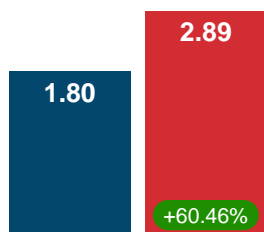
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

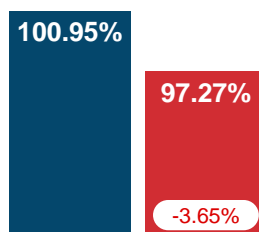
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

