

February 2024



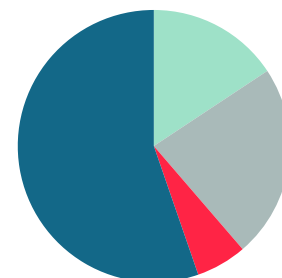
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	February		
	2023	2024	+/-%
Closed Listings	94	86	-8.51%
Pending Listings	106	126	18.87%
New Listings	142	161	13.38%
Median List Price	274,950	275,000	0.02%
Median Sale Price	266,933	264,500	-0.91%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	22.00	31.00	40.91%
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.

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 **0.91%** in February 2024 to \$264,500 versus the previous year at \$266,933.

Median Days on Market Lengthens

The median number of **31.00** days that homes spent on the market before selling increased by 9.00 days or **40.91%** in February 2024 compared to last year's same month at **22.00** DOM.

Sales Success for February 2024 is Positive

Overall, with Median 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 Monthly 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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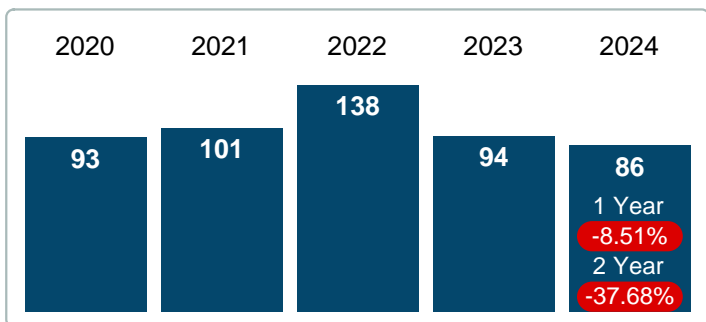
Area Delimited by County Of Wagoner - Residential Property Type



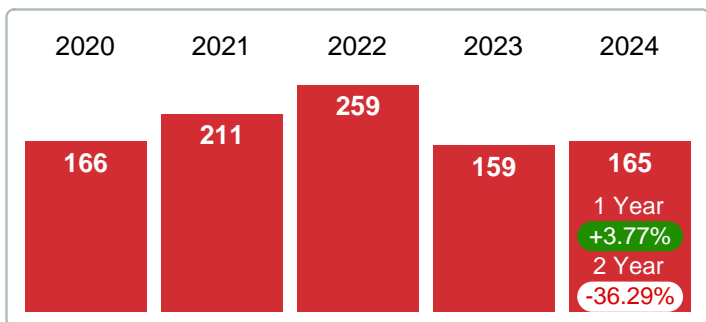
CLOSED LISTINGS

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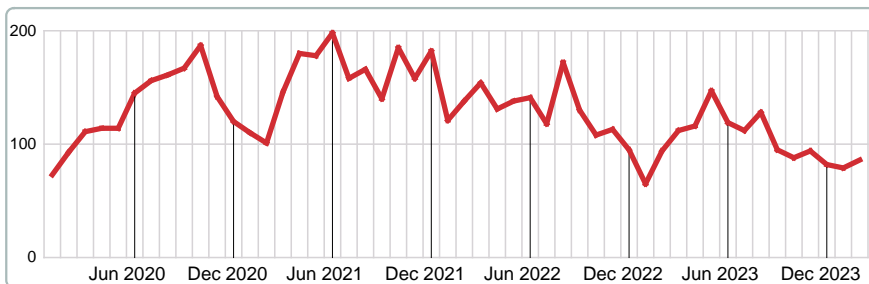
FEBRUARY



YEAR TO DATE (YTD)

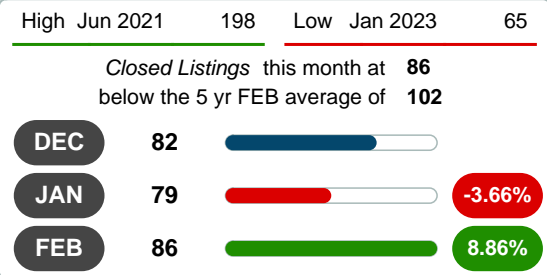


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 102



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$100,000 and less	6	6.98%	2.5	3	3	0	0
\$100,001 - \$175,000	10	11.63%	22.0	3	7	0	0
\$175,001 - \$225,000	14	16.28%	34.0	0	12	2	0
\$225,001 - \$300,000	21	24.42%	19.0	0	17	4	0
\$300,001 - \$350,000	13	15.12%	13.0	0	8	5	0
\$350,001 - \$525,000	14	16.28%	69.5	0	4	10	0
\$525,001 and up	8	9.30%	1.0	0	2	5	1
Total Closed Units	86			6	53	26	1
Total Closed Volume	25,160,856	100%	31.0	571.50K	13.37M	10.58M	635.00K
Median Closed Price	\$264,500			\$107,500	\$234,900	\$390,250	\$635,000

February 2024



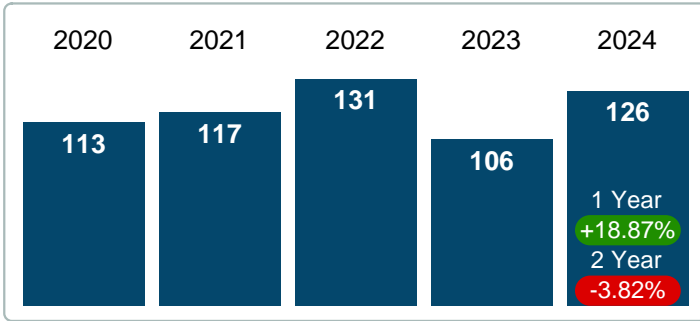
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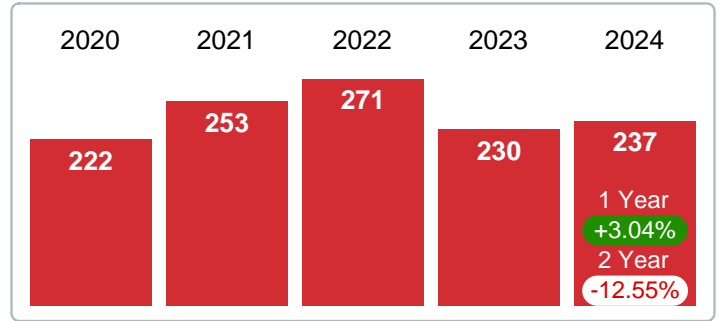
PENDING LISTINGS

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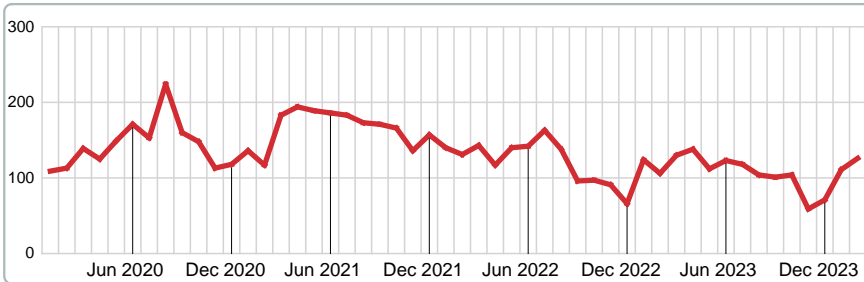
FEBRUARY



YEAR TO DATE (YTD)

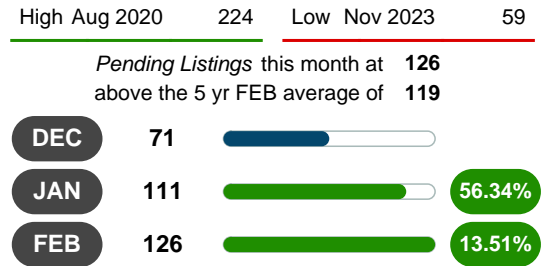


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 119



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	11	8.73%	27.0	4	5	2	0
\$150,001 - \$200,000	14	11.11%	17.0	1	10	3	0
\$200,001 - \$225,000	11	8.73%	20.0	1	9	1	0
\$225,001 - \$300,000	43	34.13%	15.0	1	28	13	1
\$300,001 - \$350,000	15	11.90%	37.0	0	9	6	0
\$350,001 - \$450,000	18	14.29%	27.5	0	9	9	0
\$450,001 and up	14	11.11%	90.5	0	1	12	1
Total Pending Units	126			7	71	46	2
Total Pending Volume	37,720,538	100%	22.5	1.18M	18.70M	17.08M	754.00K
Median Listing Price	\$271,305			\$140,000	\$249,900	\$336,507	\$377,000

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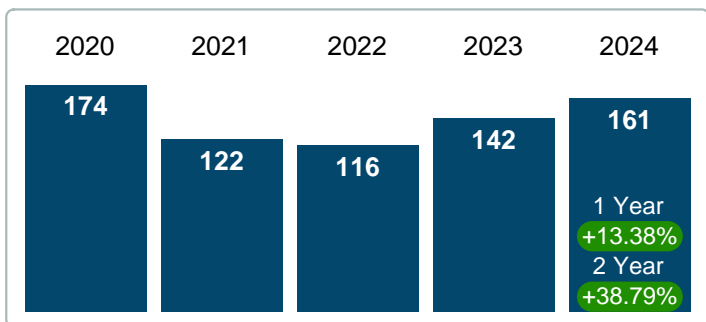
Area Delimited by County Of Wagoner - Residential Property Type



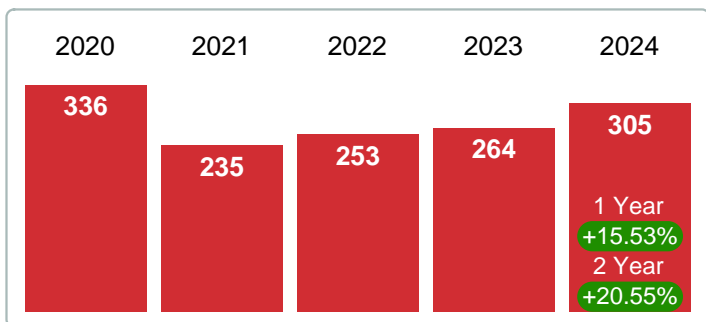
NEW LISTINGS

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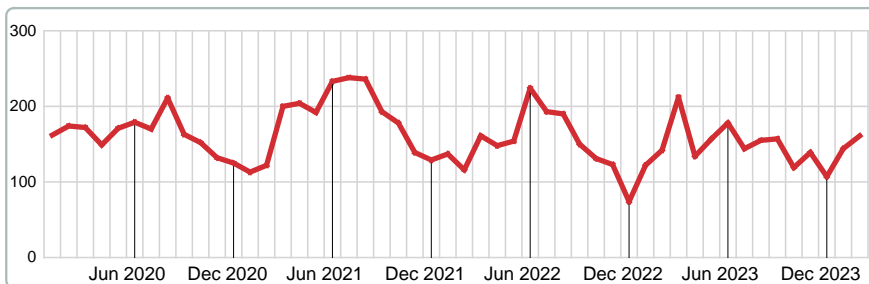
FEBRUARY



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
Median New Listed Listing Price	\$270,000		\$138,950	\$258,000	\$345,000	\$455,000

February 2024



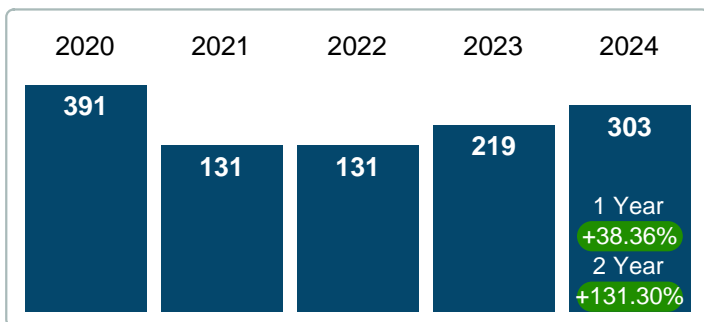
Area Delimited by County Of Wagoner - Residential Property Type



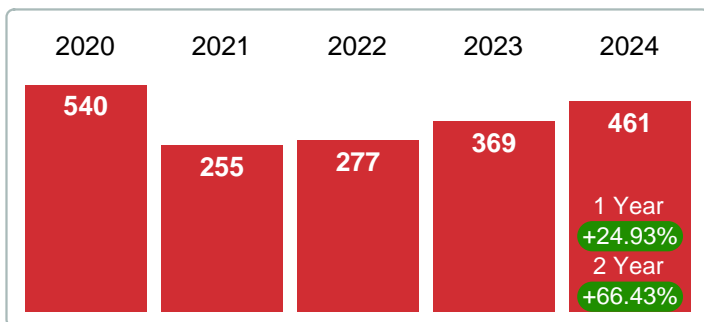
ACTIVE INVENTORY

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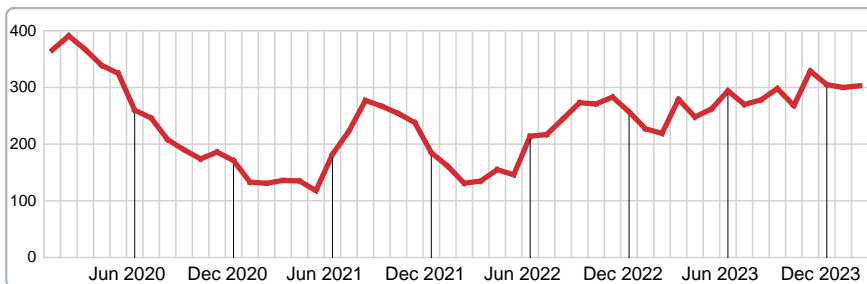
END OF FEBRUARY



ACTIVE DURING FEBRUARY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 235

High Feb 2020 391 Low May 2021 118

Inventory this month at **303**
above the 5 yr FEB average of **235**

- DEC 305
- JAN 300 (-1.64%)
- FEB 303 (1.00%)

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	28	9.24%	24.5	13	7	7	1
\$175,001 - \$250,000	39	12.87%	28.0	3	25	10	1
\$250,001 - \$300,000	34	11.22%	39.0	0	22	10	2
\$300,001 - \$375,000	72	23.76%	48.0	2	46	24	0
\$375,001 - \$475,000	60	19.80%	62.0	1	27	28	4
\$475,001 - \$625,000	40	13.20%	109.0	0	18	18	4
\$625,001 and up	30	9.90%	95.0	0	10	14	6
Total Active Inventory by Units	303			19	155	111	18
Total Active Inventory by Volume	132,928,473	100%	52.0	2.85M	68.05M	47.76M	14.26M
Median Active Inventory Listing Price	\$357,500			\$99,500	\$346,119	\$395,000	\$578,450

February 2024



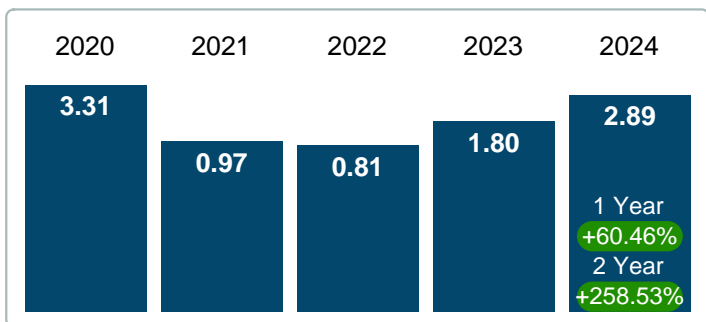
Area Delimited by County Of Wagoner - Residential Property Type



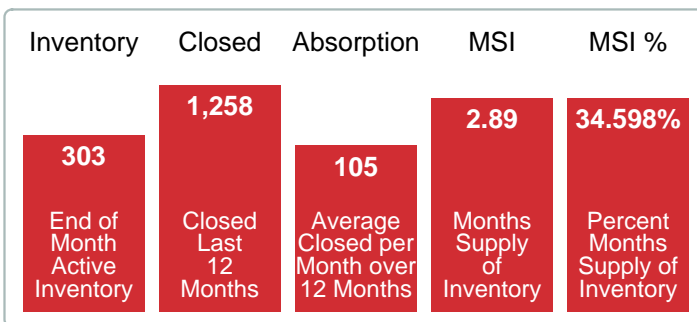
MONTHS SUPPLY of INVENTORY (MSI)

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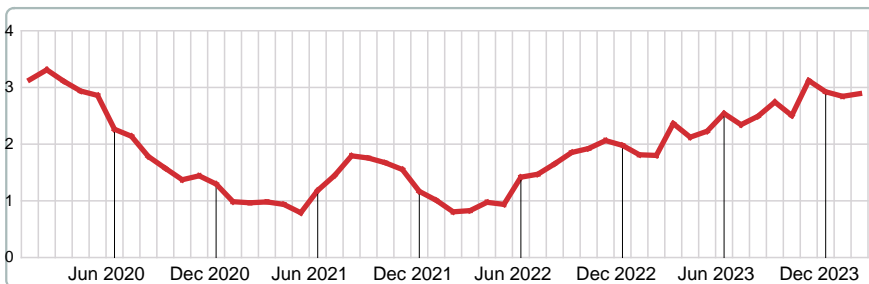
MSI FOR FEBRUARY



INDICATORS FOR FEBRUARY 2024

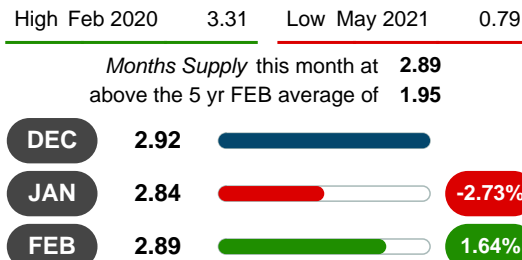


5 YEAR MARKET ACTIVITY TRENDS



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

February 2024



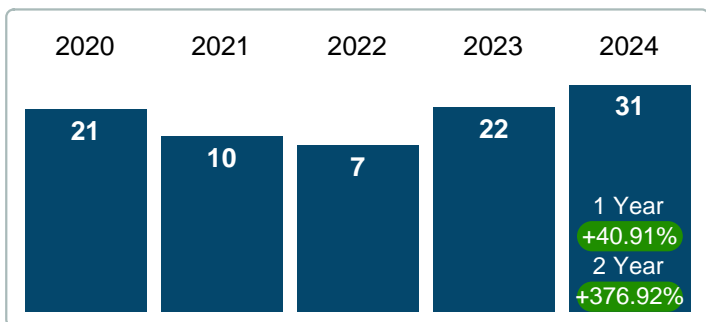
Area Delimited by County Of Wagoner - Residential Property Type



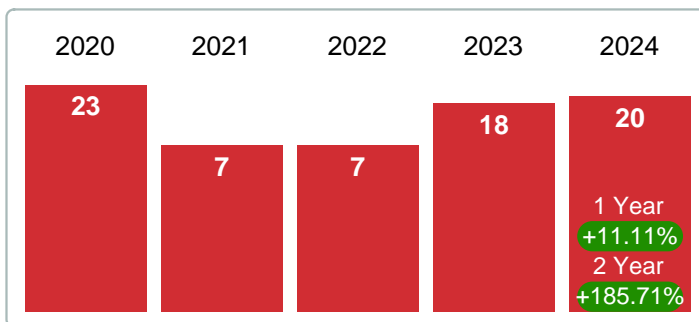
MEDIAN DAYS ON MARKET TO SALE

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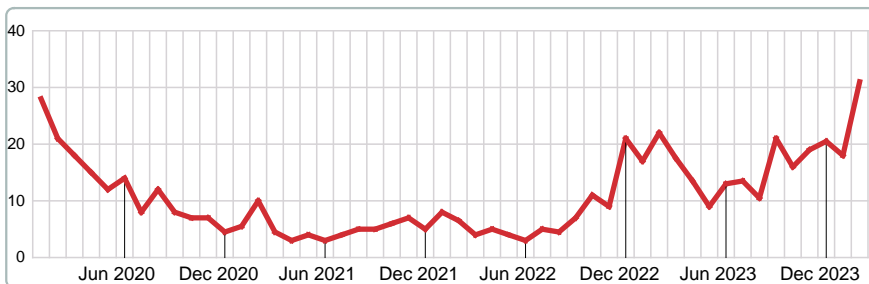
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB AVG = 18

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 31 above the 5 yr FEB average of 18

- DEC 21
- JAN 18 -12.20%
- FEB 31 72.22%

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 	6.98%	3	35	1	0	0
\$100,001 - \$175,000 10 	11.63%	22	33	11	0	0
\$175,001 - \$225,000 14 	16.28%	34	0	34	50	0
\$225,001 - \$300,000 21 	24.42%	19	0	19	21	0
\$300,001 - \$350,000 13 	15.12%	13	0	8	17	0
\$350,001 - \$525,000 14 	16.28%	70	0	29	76	0
\$525,001 and up 8 	9.30%	1	0	63	1	221
Median Closed DOM		31	34	19	33	221
Total Closed Units		86	6	53	26	1
Total Closed Volume		25,160,856	571.50K	13.37M	10.58M	635.00K

February 2024



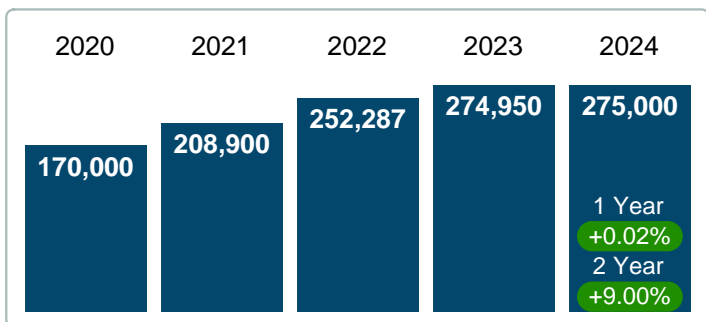
Area Delimited by County Of Wagoner - Residential Property Type



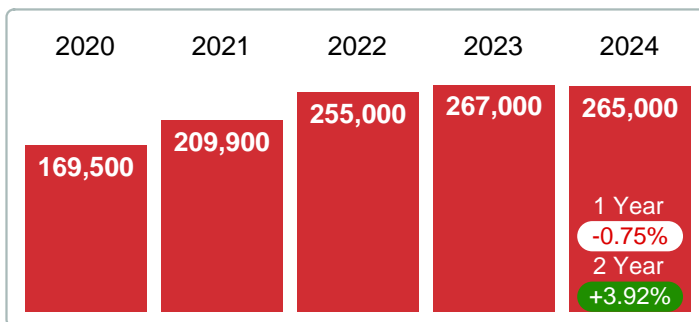
MEDIAN LIST PRICE AT CLOSING

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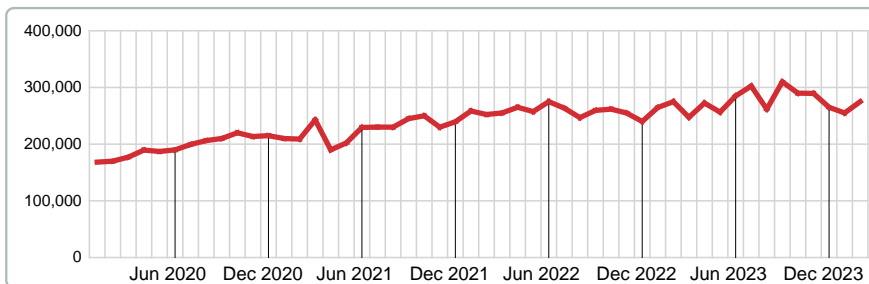
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

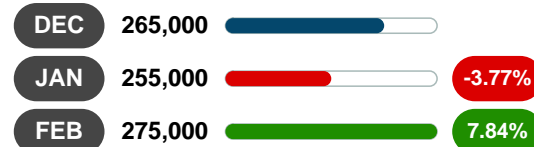


3 MONTHS

5 year FEB AVG = 236,227

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

Median List Price at Closing this month at **275,000**
above the 5 yr FEB average of **236,227**



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	5.81%	53,400	44,200	84,000	0	0
\$100,001 - \$175,000	9	10.47%	135,000	120,000	135,000	0	0
\$175,001 - \$225,000	12	13.95%	209,450	185,000	214,450	209,900	0
\$225,001 - \$300,000	26	30.23%	255,000	0	250,000	275,000	0
\$300,001 - \$350,000	12	13.95%	329,858	0	324,900	349,000	0
\$350,001 - \$525,000	15	17.44%	449,900	0	384,450	460,000	0
\$525,001 and up	7	8.14%	599,000	0	629,000	574,558	669,500
Median List Price			275,000	111,000	244,000	392,450	669,500
Total Closed Units		100%	275,000	6	53	26	1
Total Closed Volume			25,568,491	635.40K	13.59M	10.67M	669.50K

February 2024



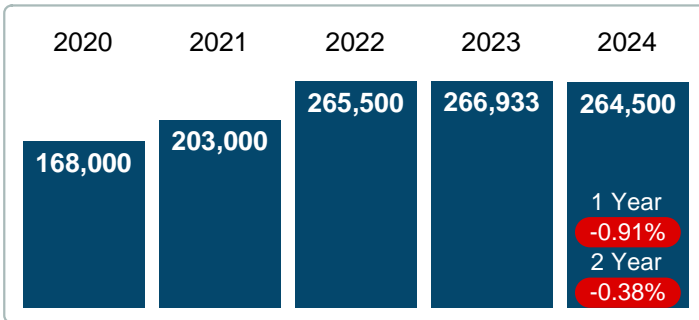
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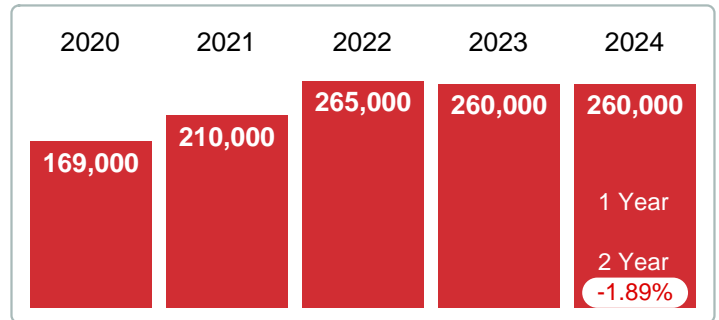
MEDIAN SOLD PRICE AT CLOSING

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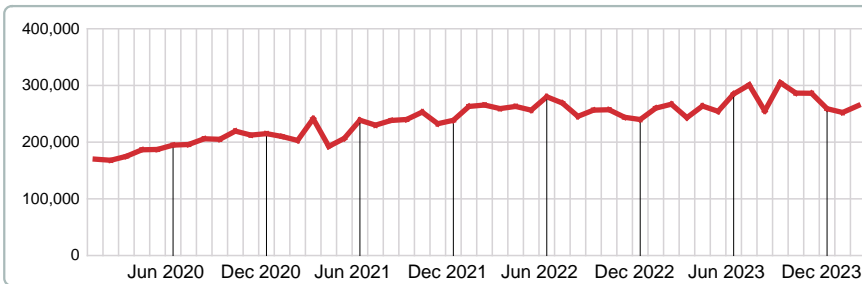
FEBRUARY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

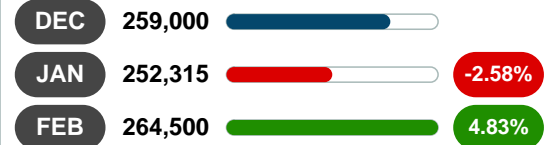


3 MONTHS

5 year FEB AVG = 233,587

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

Median Sold Price at Closing this month at **264,500**
above the 5 yr FEB average of **233,587**



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	6.98%	64,500	45,000	84,000	0	0
\$100,001 - \$175,000	11.63%	140,000	140,000	140,000	0	0
\$175,001 - \$225,000	16.28%	214,000	0	217,950	201,000	0
\$225,001 - \$300,000	24.42%	257,000	0	255,000	267,500	0
\$300,001 - \$350,000	15.12%	325,000	0	318,750	330,000	0
\$350,001 - \$525,000	16.28%	439,500	0	382,500	455,925	0
\$525,001 and up	9.30%	606,500	0	606,500	580,000	635,000
Median Sold Price		264,500	107,500	234,900	390,250	635,000
Total Closed Units		86	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



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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FEBRUARY

2020	2021	2022	2023	2024
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YEAR TO DATE (YTD)

2020	2021	2022	2023	2024
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5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year FEB 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 FEB average of **100.00%**

- DEC 100.00%
- JAN 100.00%
- FEB 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	6.98%	96.57%	84.27%	100.00%	0.00%	0.00%
\$100,001 - \$175,000	10	11.63%	95.15%	100.00%	90.29%	0.00%	0.00%
\$175,001 - \$225,000	14	16.28%	99.15%	0.00%	99.15%	90.77%	0.00%
\$225,001 - \$300,000	21	24.42%	100.00%	0.00%	100.00%	97.88%	0.00%
\$300,001 - \$350,000	13	15.12%	99.24%	0.00%	100.00%	97.66%	0.00%
\$350,001 - \$525,000	14	16.28%	99.90%	0.00%	99.41%	100.00%	0.00%
\$525,001 and up	8	9.30%	102.00%	0.00%	96.50%	102.68%	94.85%
Median Sold/List Ratio		100.00%		89.81%	100.00%	100.00%	94.85%
Total Closed Units		86	100%	6	53	26	1
Total Closed Volume		25,160,856		571.50K	13.37M	10.58M	635.00K

February 2024



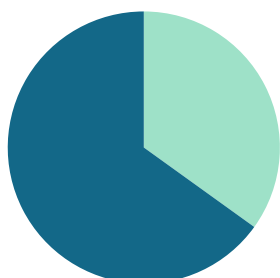
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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INVENTORY

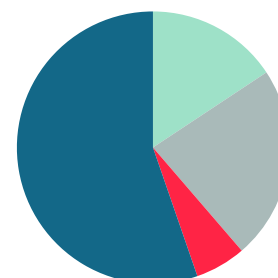


Inventory
 New Listings
161 = 34.92%
 Start Inventory
300
 Total Inventory Units
461
 Volume
\$185,203,701

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%
Median List Price	274,950	275,000	0.02%	267,000	265,000	-0.75%
Median Sale Price	266,933	264,500	-0.91%	260,000	260,000	0.00%
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	22.00	31.00	40.91%	18.00	20.00	11.11%
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

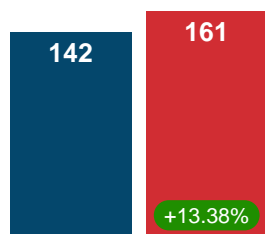
Inventory on February 29, 2024 = **303**

2023 **2024**

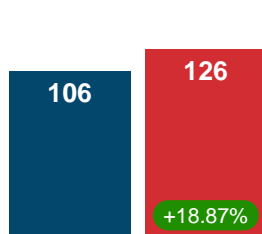
FEBRUARY MARKET

MEDIAN PRICES

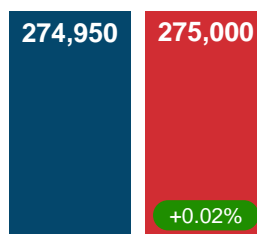
New Listings



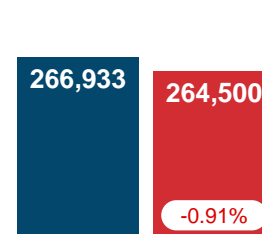
Pending Listings



List Price



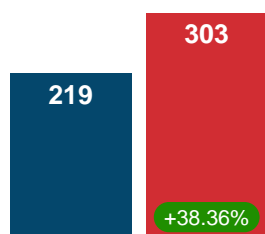
Sale Price



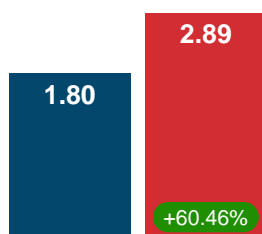
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

