

March 2024



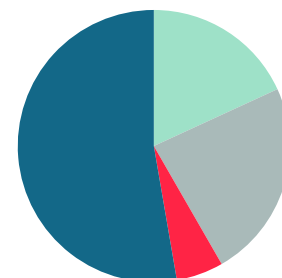
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	March 2024	+/-%
Closed Listings	112	107	-4.46%
Pending Listings	130	139	6.92%
New Listings	212	173	-18.40%
Average List Price	288,827	308,562	6.83%
Average Sale Price	284,883	305,075	7.09%
Average Percent of Selling Price to List Price	99.14%	99.25%	0.11%
Average Days on Market to Sale	48.23	48.83	1.24%
End of Month Inventory	279	311	11.47%
Months Supply of Inventory	2.36	2.98	26.06%



■ Closed (18.14%)
■ Pending (23.56%)
■ Other OffMarket (5.59%)
■ Active (52.71%)

Absorption: Last 12 months, an Average of **104** Sales/Month
Active Inventory as of March 31, 2024 = **311**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of March 2024 rose **11.47%** to 311 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 **2.98** MSI for this period.

Average Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Average Price this month. Prices went up **7.09%** in March 2024 to \$305,075 versus the previous year at \$284,883.

Average Days on Market Lengthens

The average number of **48.83** days that homes spent on the market before selling increased by 0.60 days or **1.24%** in March 2024 compared to last year's same month at **48.23** DOM.

Sales Success for March 2024 is Positive

Overall, with Average Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished strong this month.

There were 173 New Listings in March 2024, down **18.40%** from last year at 212. Furthermore, there were 107 Closed Listings this month versus last year at 112, a **-4.46%** decrease.

Closed versus Listed trends yielded a **61.8%** ratio, up from previous year's, March 2023, at **52.8%**, a **17.07%** upswing. This will certainly create pressure on an increasing Monthly Months 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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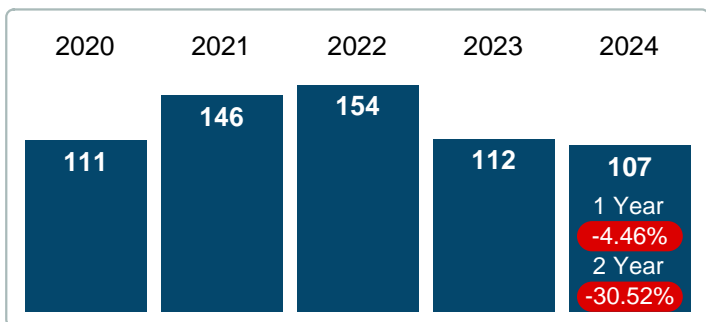
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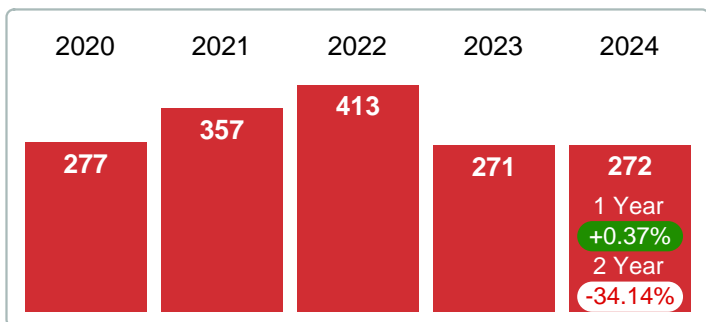
CLOSED LISTINGS

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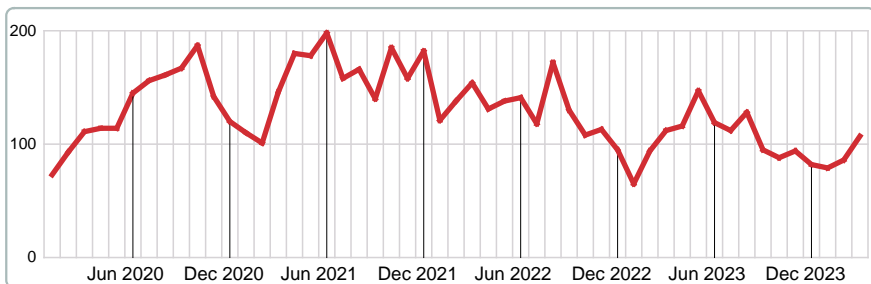
MARCH



YEAR TO DATE (YTD)

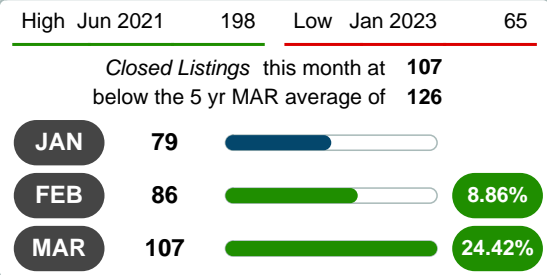


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 126



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	9.35%	30.5	2	8	0	0
\$125,001 - \$200,000	14	13.08%	17.1	3	9	2	0
\$200,001 - \$225,000	6	5.61%	35.3	1	5	0	0
\$225,001 - \$325,000	36	33.64%	34.8	0	24	12	0
\$325,001 - \$375,000	15	14.02%	42.8	0	9	6	0
\$375,001 - \$450,000	15	14.02%	91.9	0	6	7	2
\$450,001 and up	11	10.28%	108.6	0	2	8	1
Total Closed Units	107			6	63	35	3
Total Closed Volume	32,642,978	100%	48.8	824.40K	16.68M	12.94M	2.20M
Average Closed Price	\$305,075			\$137,400	\$264,757	\$369,609	\$734,197

March 2024



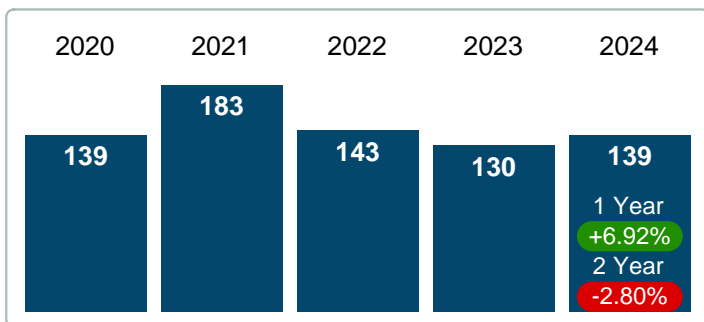
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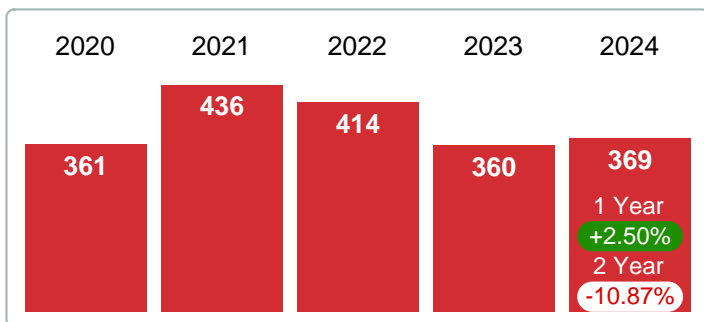
PENDING LISTINGS

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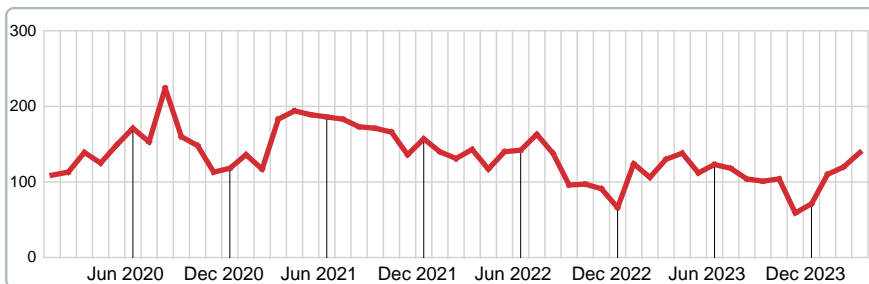
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

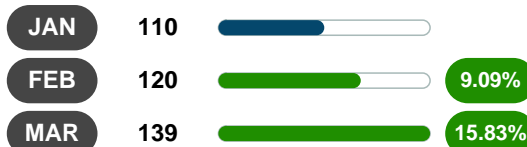


3 MONTHS

5 year MAR AVG = 147

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 139 below the 5 yr MAR average of 147



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	13	9.35%	43.8	2	8	2	1
\$150,001 - \$200,000	14	10.07%	45.2	1	12	0	1
\$200,001 - \$225,000	11	7.91%	38.1	0	11	0	0
\$225,001 - \$325,000	50	35.97%	27.1	1	32	17	0
\$325,001 - \$375,000	17	12.23%	73.8	0	9	8	0
\$375,001 - \$475,000	17	12.23%	59.2	0	4	10	3
\$475,001 and up	17	12.23%	107.1	0	8	8	1
Total Pending Units	139			4	84	45	6
Total Pending Volume	50,349,059	100%	52.3	685.90K	30.46M	16.67M	2.54M
Average Listing Price	\$272,886			\$171,475	\$362,564	\$370,483	\$422,675

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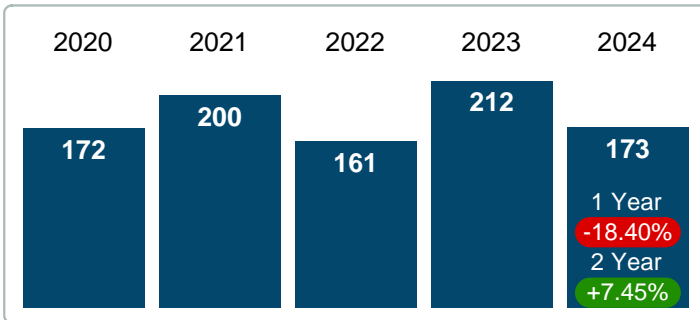
Area Delimited by County Of Wagoner - Residential Property Type



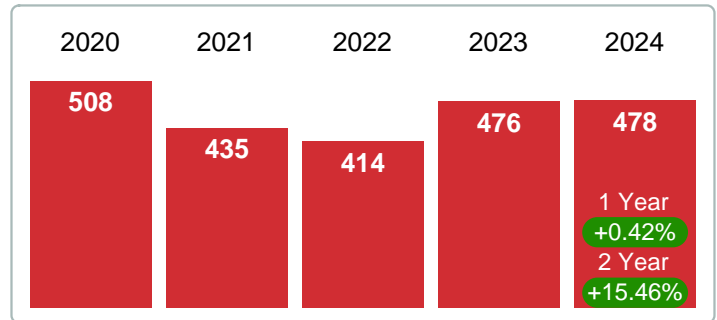
NEW LISTINGS

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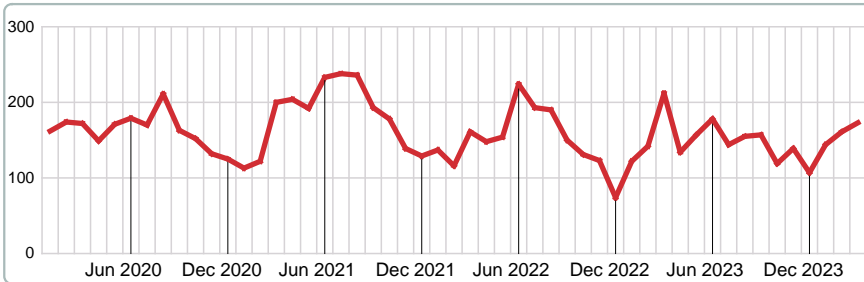
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 184

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 173
below the 5 yr MAR average of 184



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	15	8.67%	5	7	2	1
\$150,001 - \$200,000	15	8.67%	3	10	2	0
\$200,001 - \$250,000	31	17.92%	1	24	6	0
\$250,001 - \$325,000	51	29.48%	0	34	17	0
\$325,001 - \$375,000	19	10.98%	0	8	11	0
\$375,001 - \$575,000	24	13.87%	0	13	8	3
\$575,001 and up	18	10.40%	1	5	10	2
Total New Listed Units	173		10	101	56	6
Total New Listed Volume	59,148,980	100%	1.94M	30.85M	23.14M	3.22M
Average New Listed Listing Price	\$264,036		\$193,940	\$305,419	\$413,226	\$536,942

March 2024



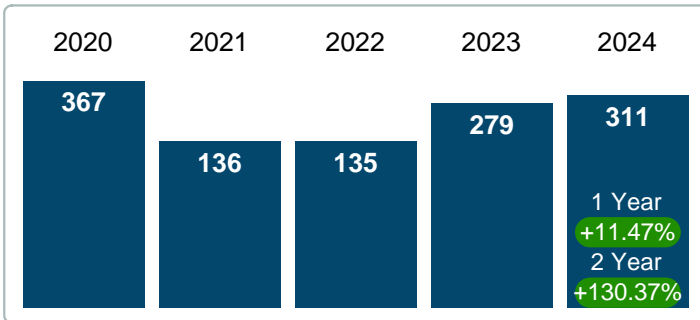
Area Delimited by County Of Wagoner - Residential Property Type



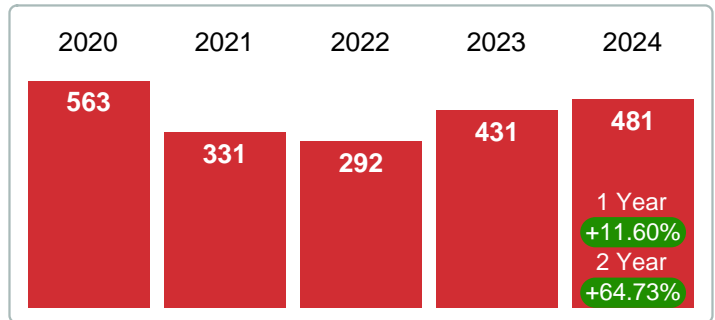
ACTIVE INVENTORY

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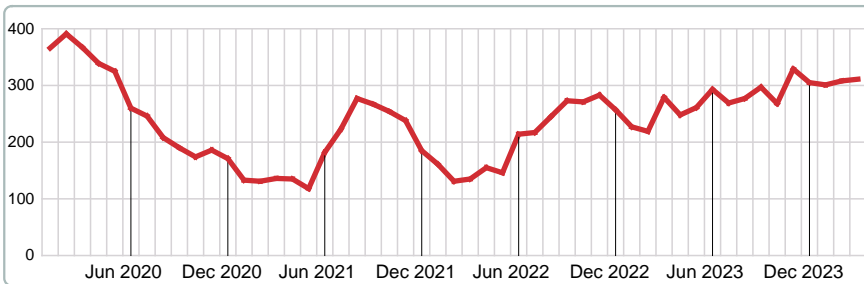
END OF MARCH



ACTIVE DURING MARCH

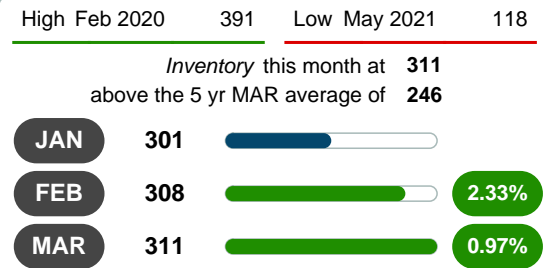


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 246



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	31	9.97%	55.8	16	6	8	1
\$175,001 - \$250,000	38	12.22%	36.8	3	23	12	0
\$250,001 - \$300,000	40	12.86%	45.6	1	26	10	3
\$300,001 - \$375,000	79	25.40%	63.9	1	47	31	0
\$375,001 - \$450,000	47	15.11%	94.6	1	25	20	1
\$450,001 - \$600,000	39	12.54%	110.1	1	18	15	5
\$600,001 and up	37	11.90%	86.6	0	10	19	8
Total Active Inventory by Units	311			23	155	115	18
Total Active Inventory by Volume	128,320,267	100%	70.6	3.76M	59.80M	50.30M	14.47M
Average Active Inventory Listing Price	\$412,605			\$163,274	\$385,805	\$437,368	\$803,767

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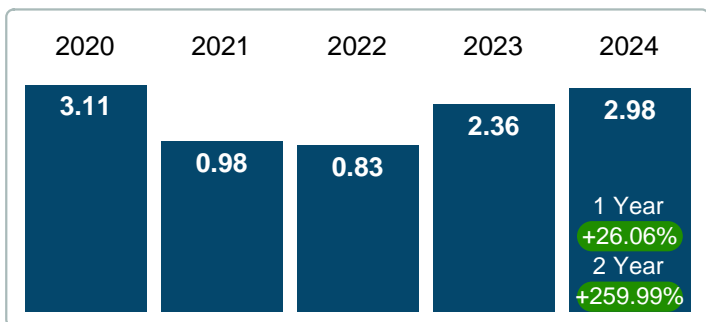
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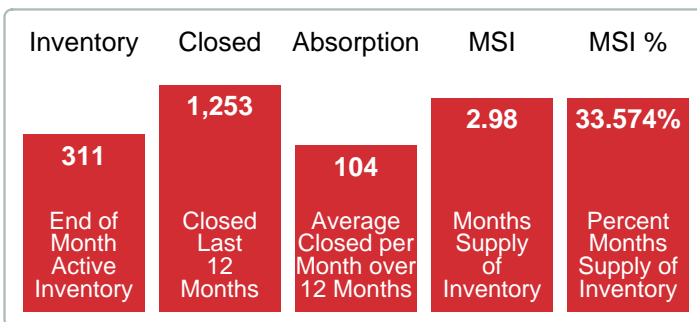
MONTHS SUPPLY of INVENTORY (MSI)

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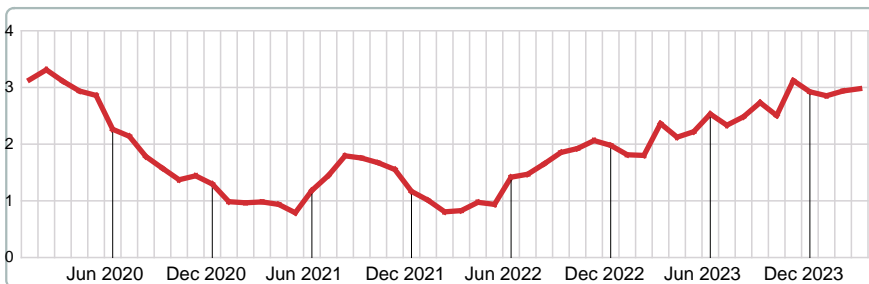
MSI FOR MARCH



INDICATORS FOR MARCH 2024

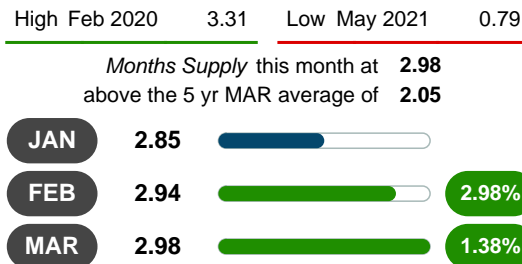


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 2.05



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	31	9.97%	1.94	3.15	0.61	8.00	0.00
\$175,001 - \$250,000	38	12.22%	1.30	2.77	0.99	2.72	0.00
\$250,001 - \$300,000	40	12.86%	2.44	4.00	2.35	2.07	12.00
\$300,001 - \$375,000	79	25.40%	4.43	6.00	5.32	3.72	0.00
\$375,001 - \$450,000	47	15.11%	4.31	6.00	5.17	4.00	1.09
\$450,001 - \$600,000	39	12.54%	4.00	12.00	5.84	2.61	6.00
\$600,001 and up	37	11.90%	8.71	0.00	20.00	7.60	6.40
Market Supply of Inventory (MSI)			2.98	3.37	2.52	3.61	4.24
Total Active Inventory by Units		100%	2.98	23	155	115	18

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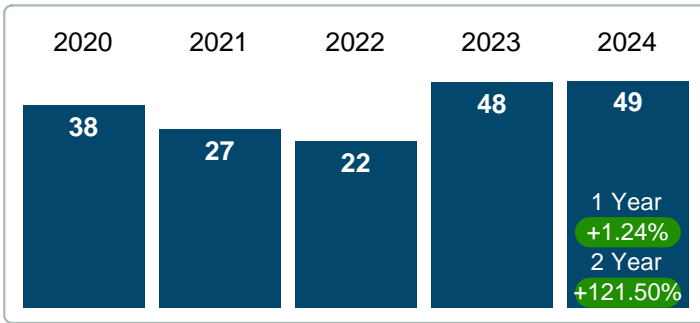
Area Delimited by County Of Wagoner - Residential Property Type



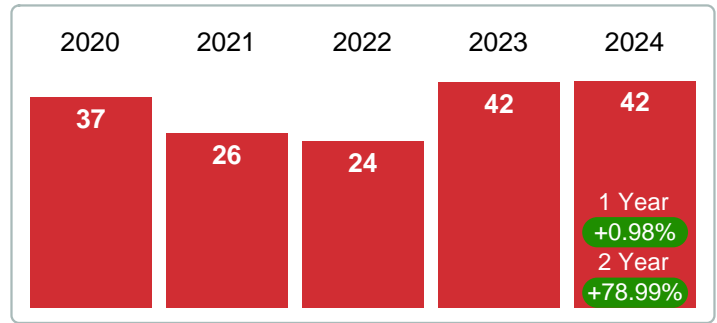
AVERAGE DAYS ON MARKET TO SALE

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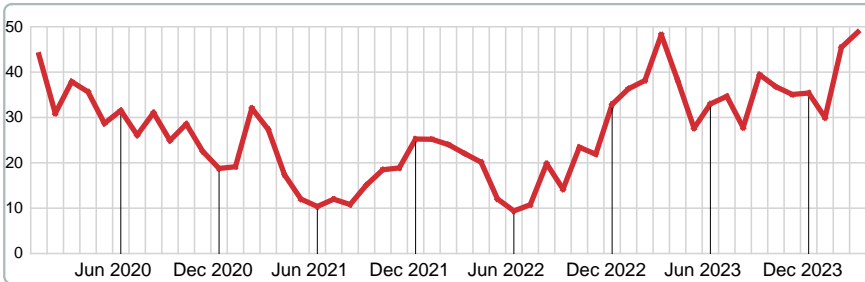
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

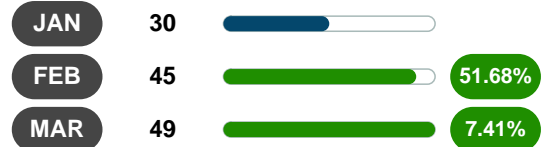


3 MONTHS

5 year MAR AVG = 37

High Mar 2024 49 Low Jun 2022 9

Average Days on Market to Sale this month at 49 above the 5 yr MAR average of 37



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		
\$125,000 and less	10	9.35%	31	8	36	0	0	
\$125,001 - \$200,000	14	13.08%	17	10	17	31	0	
\$200,001 - \$225,000	6	5.61%	35	6	41	0	0	
\$225,001 - \$325,000	36	33.64%	35	0	33	37	0	
\$325,001 - \$375,000	15	14.02%	43	0	47	36	0	
\$375,001 - \$450,000	15	14.02%	92	0	74	114	68	
\$450,001 and up	11	10.28%	109	0	127	116	12	
Average Closed DOM		49		8	41	70	49	
Total Closed Units		107	100%	49	6	63	35	3
Total Closed Volume		32,642,978			824.40K	16.68M	12.94M	2.20M

March 2024



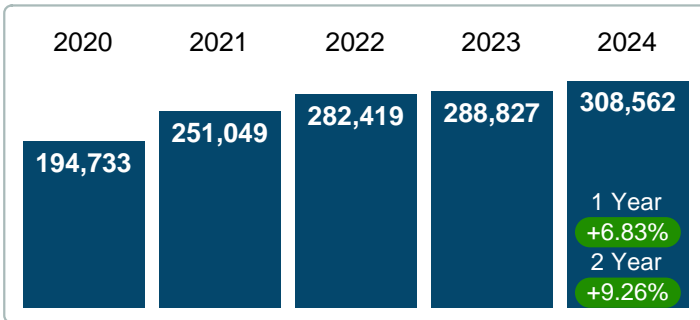
Area Delimited by County Of Wagoner - Residential Property Type



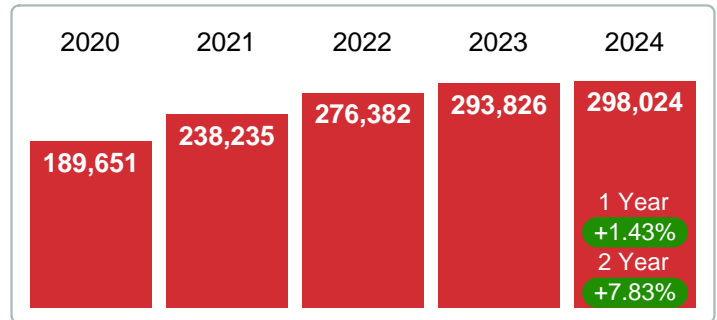
AVERAGE LIST PRICE AT CLOSING

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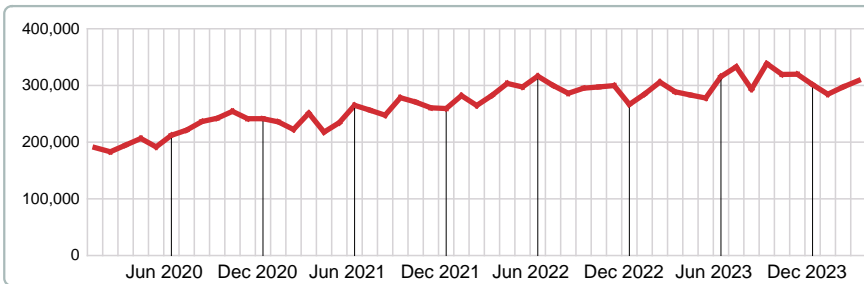
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

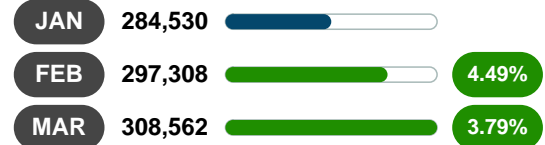


3 MONTHS

5 year MAR AVG = 265,118

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

Average List Price at Closing this month at **308,562**
above the 5 yr MAR average of **265,118**



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
\$125,000 and less	8.41%	85,100	64,950	96,300	0	0
\$125,001 - \$200,000	13.08%	163,164	150,967	171,333	180,000	0
\$200,001 - \$225,000	6.54%	215,804	215,000	218,126	0	0
\$225,001 - \$325,000	32.71%	276,469	0	279,583	274,702	0
\$325,001 - \$375,000	14.95%	352,831	0	353,311	362,648	0
\$375,001 - \$450,000	13.08%	410,941	0	406,283	419,170	397,945
\$450,001 and up	11.21%	615,037	0	514,750	543,368	1,549,000
Average List Price		308,562	132,967	266,032	374,670	781,630
Total Closed Units	107	100%	6	63	35	3
Total Closed Volume	33,016,146		797.80K	16.76M	13.11M	2.34M

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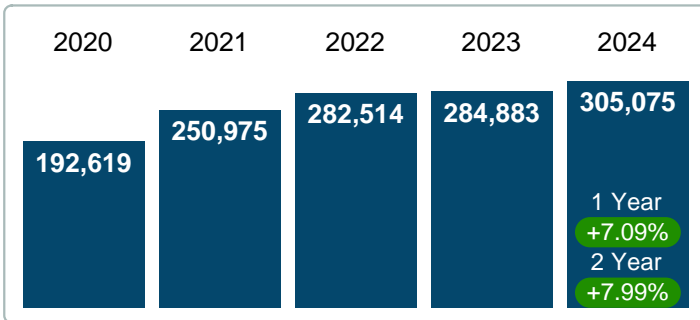
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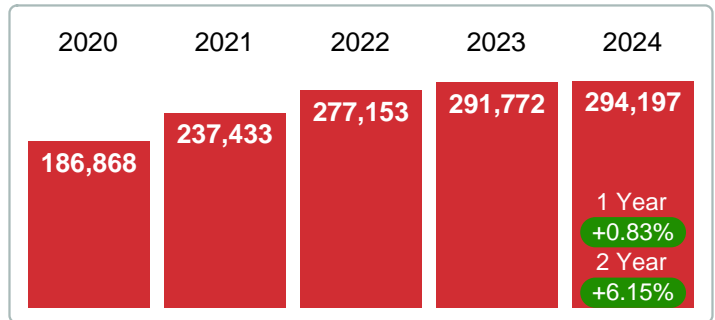
AVERAGE SOLD PRICE AT CLOSING

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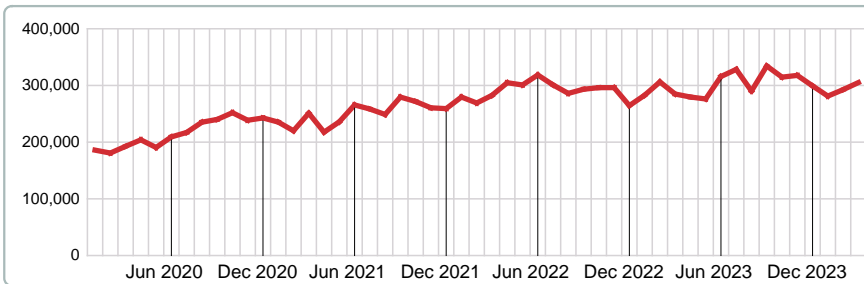
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

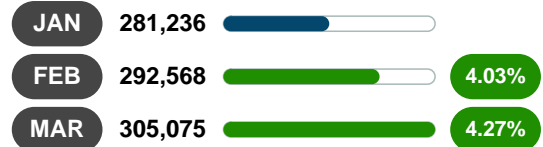


3 MONTHS

5 year MAR AVG = 263,213

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

Average Sold Price at Closing this month at **305,075** above the 5 yr MAR average of **263,213**



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	
\$125,000 and less	10	9.35%	87,140	65,950	92,438	0	
\$125,001 - \$200,000	14	13.08%	169,857	159,167	173,056	171,500	
\$200,001 - \$225,000	6	5.61%	216,105	215,000	216,326	0	
\$225,001 - \$325,000	36	33.64%	276,009	0	277,550	272,927	
\$325,001 - \$375,000	15	14.02%	357,336	0	354,017	362,315	
\$375,001 - \$450,000	15	14.02%	406,505	0	406,533	407,970	
\$450,001 and up	11	10.28%	609,365	0	507,250	536,065	
Average Sold Price		305,075		137,400	264,757	369,609	734,197
Total Closed Units		107	100%	305,075	6	63	35
Total Closed Volume		32,642,978			824.40K	16.68M	12.94M

March 2024



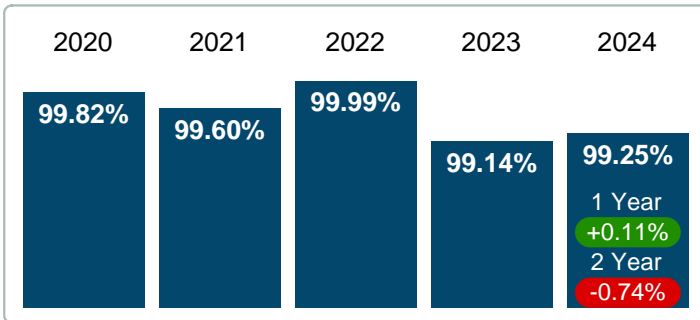
Area Delimited by County Of Wagoner - Residential Property Type



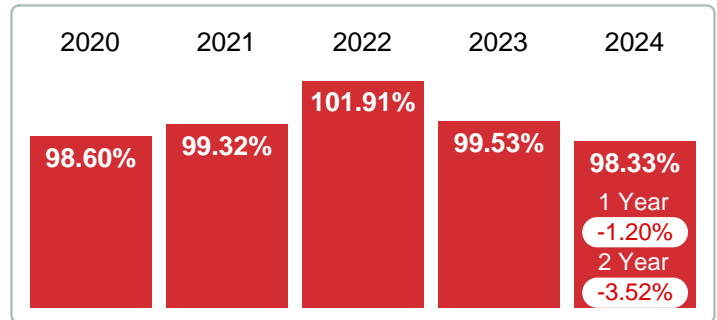
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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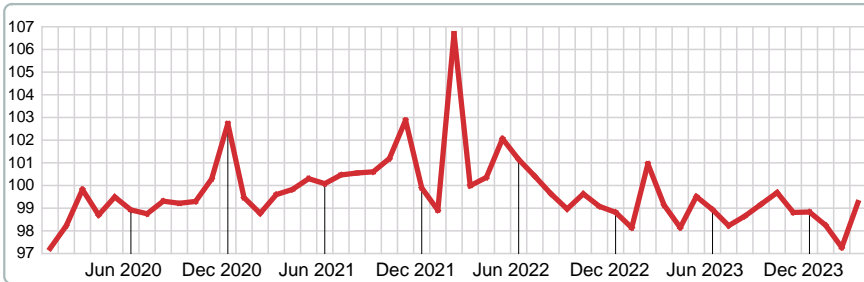
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

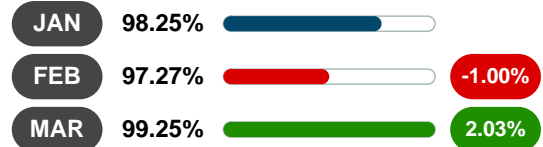


3 MONTHS

5 year MAR AVG = 99.56%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.25%**
 below the 5 yr MAR average of **99.56%**



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
\$125,000 and less	10	9.35%	96.43%	99.03%	95.78%	0.00%	0.00%
\$125,001 - \$200,000	14	13.08%	101.30%	105.61%	101.21%	95.22%	0.00%
\$200,001 - \$225,000	6	5.61%	99.32%	100.00%	99.18%	0.00%	0.00%
\$225,001 - \$325,000	36	33.64%	99.35%	0.00%	99.35%	99.34%	0.00%
\$325,001 - \$375,000	15	14.02%	100.12%	0.00%	100.24%	99.93%	0.00%
\$375,001 - \$450,000	15	14.02%	99.09%	0.00%	100.43%	97.44%	100.82%
\$450,001 and up	11	10.28%	97.85%	0.00%	98.67%	98.58%	90.38%
Average Sold/List Ratio		99.20%		102.48%	99.36%	98.65%	97.34%
Total Closed Units	107	100%	99.20%	6	63	35	3
Total Closed Volume	32,642,978			824.40K	16.68M	12.94M	2.20M

March 2024



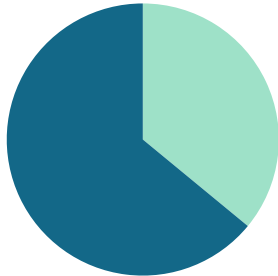
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

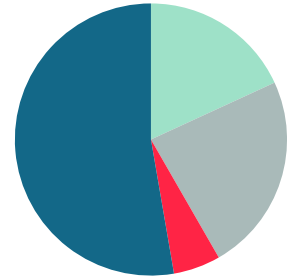


Inventory
 New Listings
173 = 35.97%
 Start Inventory
308
 Total Inventory Units
481
 Volume
\$192,555,356

Market Activity

Closed Sales
107 = 18.14%
 Pending Sales
139 = 23.56%
 Other Off Market
33 = 5.59%
 Active Inventory
311 = 52.71%

MARKET ACTIVITY



Compared Metrics	March			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	112	107	-4.46%	271	272	0.37%
Pending Sales	130	139	6.92%	360	369	2.50%
New Listings	212	173	-18.40%	476	478	0.42%
Average List Price	288,827	308,562	6.83%	293,826	298,024	1.43%
Average Sale Price	284,883	305,075	7.09%	291,772	294,197	0.83%
Average Percent of Selling Price to List Price	99.14%	99.25%	0.11%	99.53%	98.33%	-1.20%
Average Days on Market to Sale	48.23	48.83	1.24%	41.88	42.29	0.98%
Monthly Inventory	279	311	11.47%	279	311	11.47%
Months Supply of Inventory	2.36	2.98	26.06%	2.36	2.98	26.06%

Absorption: Last 12 months, an Average of **104** Sales/Month

Inventory on March 31, 2024 = **311**

2023 **2024**

MARCH MARKET

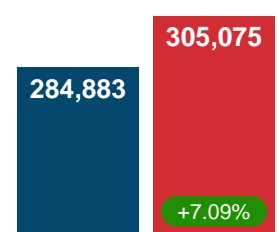
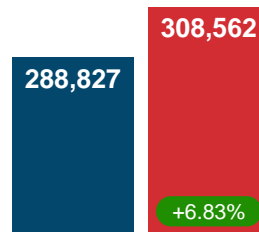
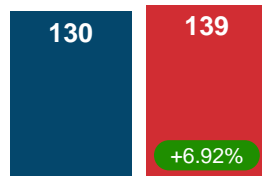
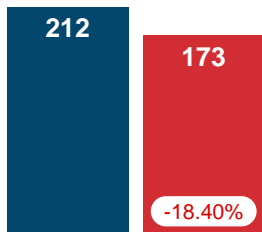
AVERAGE PRICES

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

