

March 2024



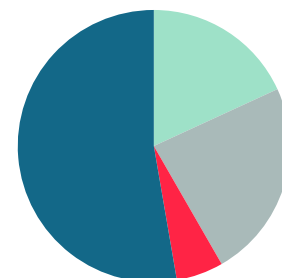
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	247,400	294,873	19.19%
Median Sale Price	243,250	293,924	20.83%
Median Percent of Selling Price to List Price	99.95%	100.00%	0.05%
Median Days on Market to Sale	17.50	23.00	31.43%
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.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **20.83%** in March 2024 to \$293,924 versus the previous year at \$243,250.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 5.50 days or **31.43%** in March 2024 compared to last year's same month at **17.50** DOM.

Sales Success for March 2024 is Positive

Overall, with Median 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 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

March 2024



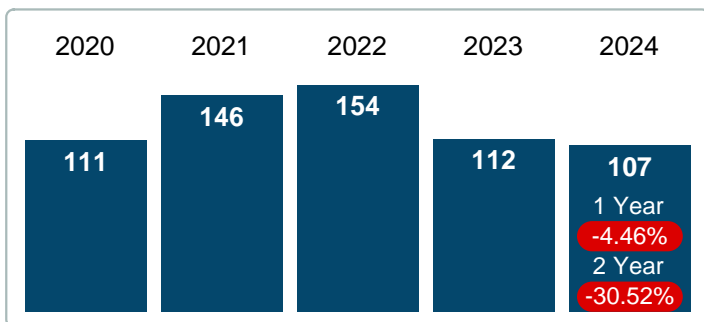
Area Delimited by County Of Wagoner - Residential Property Type



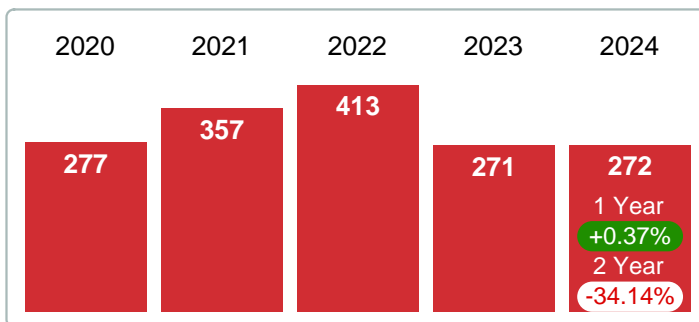
CLOSED LISTINGS

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

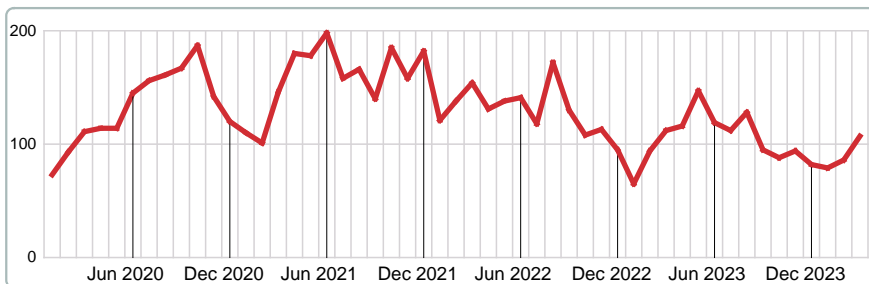
MARCH



YEAR TO DATE (YTD)

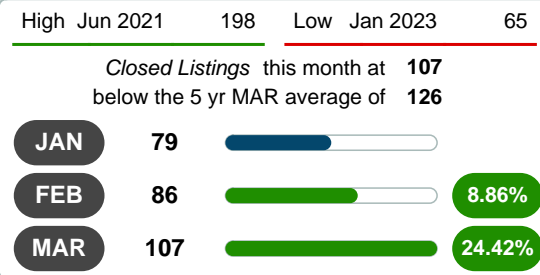


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 126



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	10	9.35%	7.5	2	8	0	0
\$125,001 - \$200,000	14	13.08%	14.5	3	9	2	0
\$200,001 - \$225,000	6	5.61%	18.5	1	5	0	0
\$225,001 - \$325,000	36	33.64%	21.5	0	24	12	0
\$325,001 - \$375,000	15	14.02%	27.0	0	9	6	0
\$375,001 - \$450,000	15	14.02%	87.0	0	6	7	2
\$450,001 and up	11	10.28%	91.0	0	2	8	1
Total Closed Units	107			6	63	35	3
Total Closed Volume	32,642,978	100%	23.0	824.40K	16.68M	12.94M	2.20M
Median Closed Price	\$293,924			\$140,250	\$265,000	\$368,000	\$420,000

March 2024



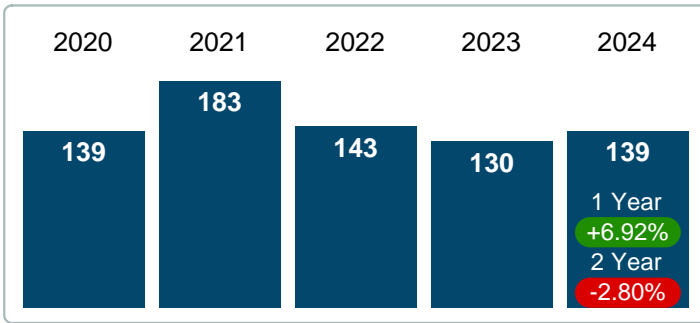
Area Delimited by County Of Wagoner - Residential Property Type



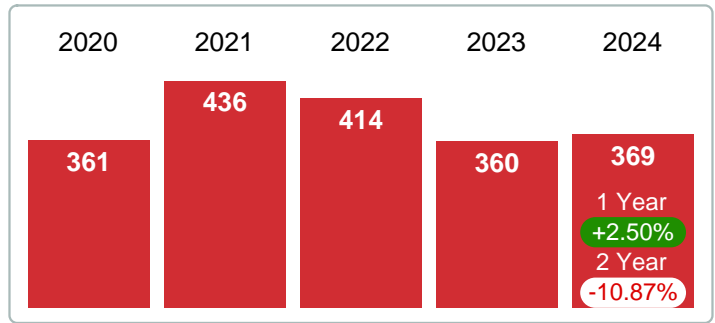
PENDING LISTINGS

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

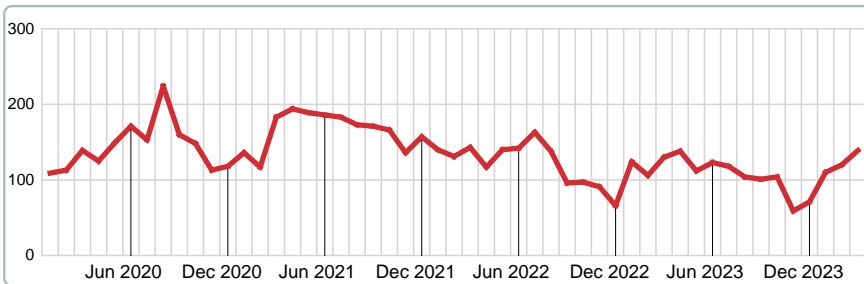
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

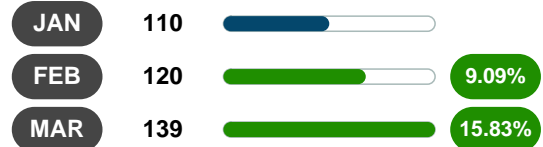


3 MONTHS

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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	9.35%	18.0	2	8	2	1
\$150,001 - \$200,000	14	10.07%	25.0	1	12	0	1
\$200,001 - \$225,000	11	7.91%	6.0	0	11	0	0
\$225,001 - \$325,000	50	35.97%	16.0	1	32	17	0
\$325,001 - \$375,000	17	12.23%	55.0	0	9	8	0
\$375,001 - \$475,000	17	12.23%	56.0	0	4	10	3
\$475,001 and up	17	12.23%	86.0	0	8	8	1
Total Pending Units	139			4	84	45	6
Total Pending Volume	50,349,059	100%	27.0	685.90K	30.46M	16.67M	2.54M
Median Listing Price	\$289,800			\$167,950	\$249,700	\$340,000	\$432,875

March 2024



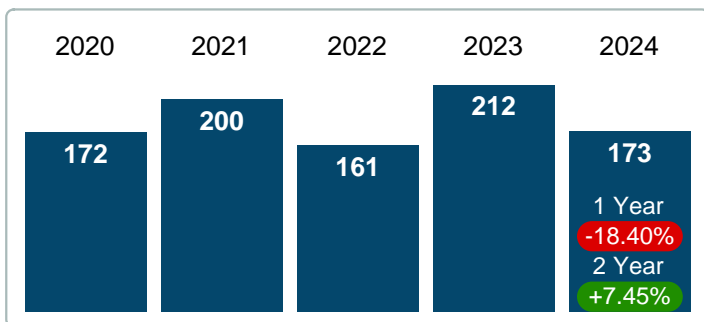
Area Delimited by County Of Wagoner - Residential Property Type



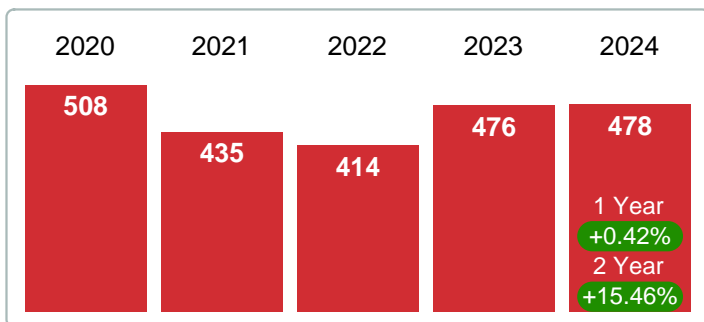
NEW LISTINGS

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

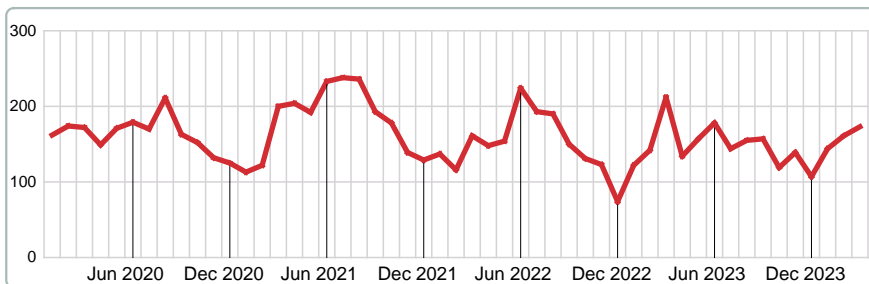
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

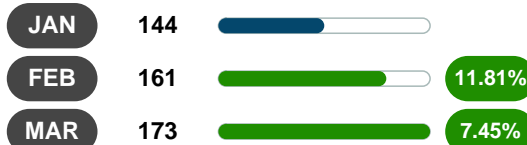


3 MONTHS

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
Median New Listed Listing Price	\$299,990		\$162,500	\$290,000	\$327,490	\$472,500

March 2024



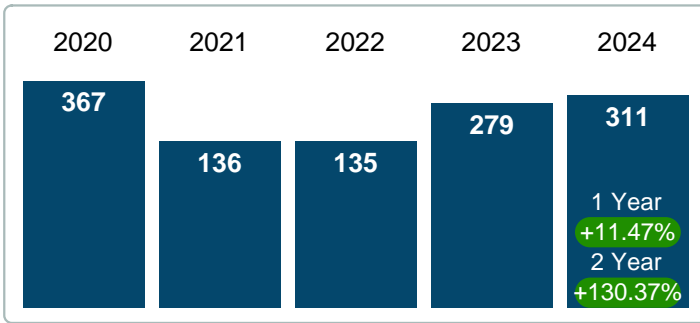
Area Delimited by County Of Wagoner - Residential Property Type



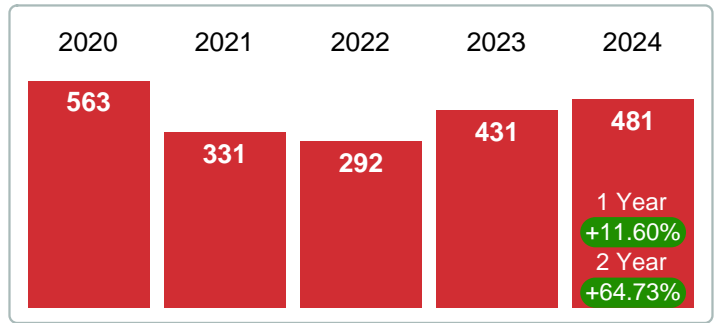
ACTIVE INVENTORY

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

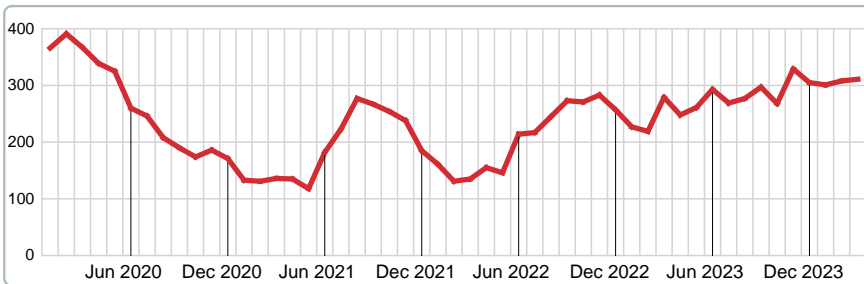
END OF MARCH



ACTIVE DURING MARCH

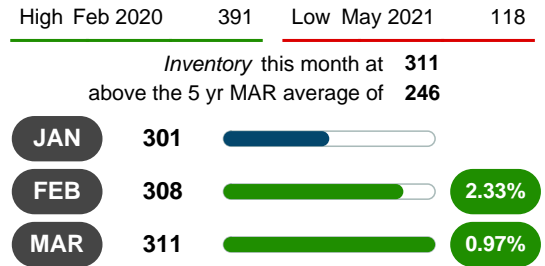


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 246



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	31	9.97%	52.0	16	6	8	1
\$175,001 - \$250,000	38	12.22%	26.0	3	23	12	0
\$250,001 - \$300,000	40	12.86%	32.5	1	26	10	3
\$300,001 - \$375,000	79	25.40%	47.0	1	47	31	0
\$375,001 - \$450,000	47	15.11%	72.0	1	25	20	1
\$450,001 - \$600,000	39	12.54%	81.0	1	18	15	5
\$600,001 and up	37	11.90%	66.0	0	10	19	8
Total Active Inventory by Units	311			23	155	115	18
Total Active Inventory by Volume	128,320,267	100%	48.0	3.76M	59.80M	50.30M	14.47M
Median Active Inventory Listing Price	\$350,000			\$118,000	\$337,500	\$359,999	\$578,450

March 2024



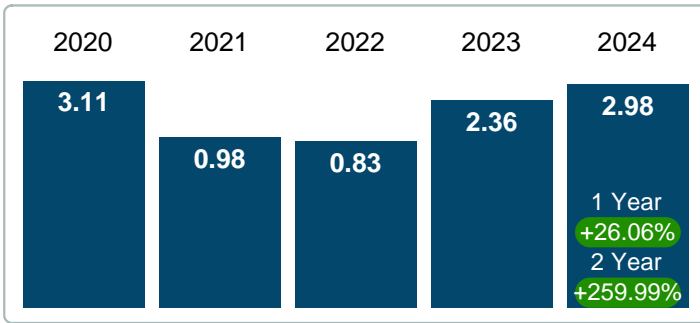
Area Delimited by County Of Wagoner - Residential Property Type



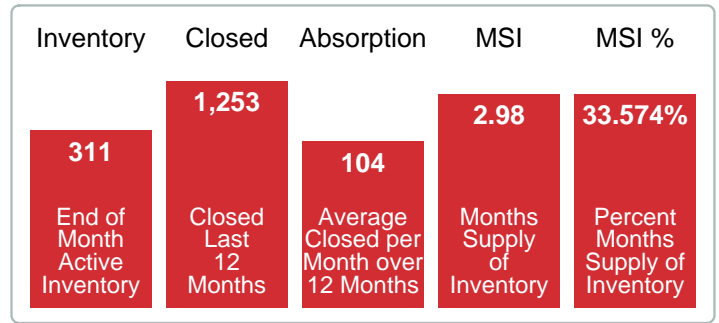
MONTHS SUPPLY of INVENTORY (MSI)

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

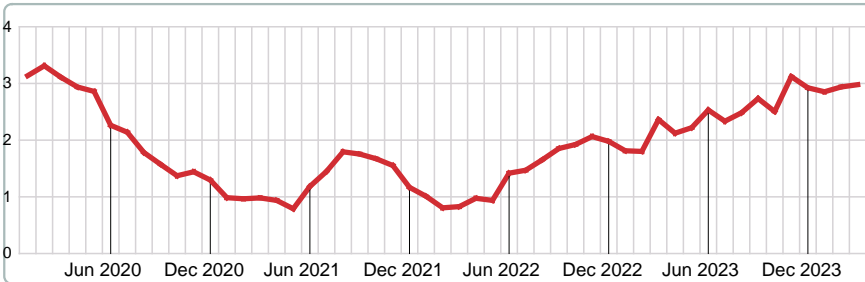
MSI FOR MARCH



INDICATORS FOR MARCH 2024

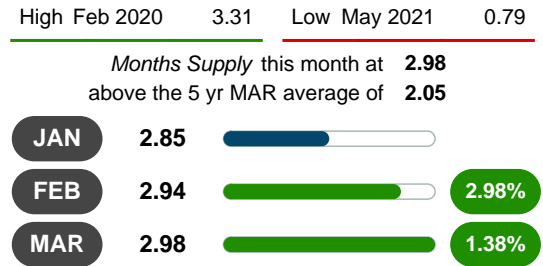


5 YEAR MARKET ACTIVITY TRENDS



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

March 2024



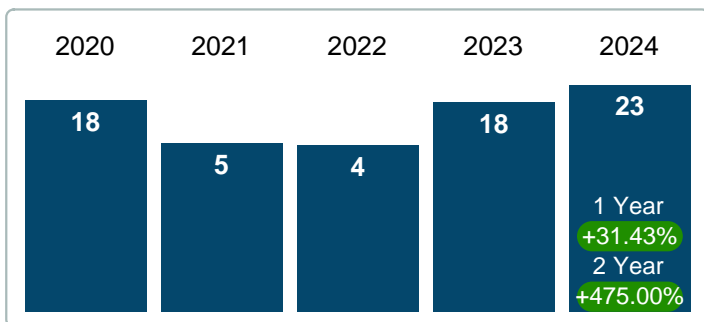
Area Delimited by County Of Wagoner - Residential Property Type



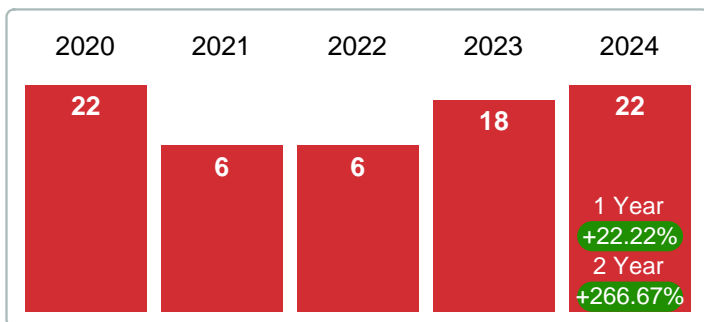
MEDIAN DAYS ON MARKET TO SALE

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

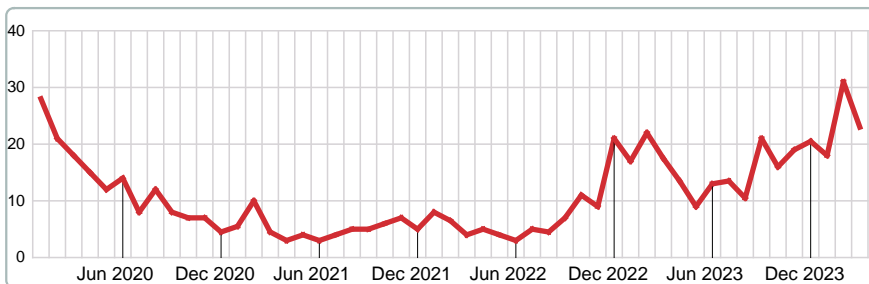
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

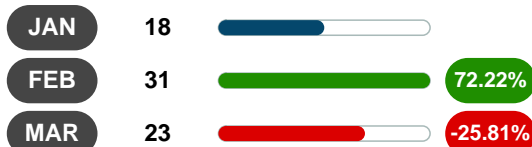


3 MONTHS

5 year MAR AVG = 13

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 23 above the 5 yr MAR average of 13



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
\$125,000 and less	9.35%	8	8	8	0	0
\$125,001 - \$200,000	13.08%	15	3	9	31	0
\$200,001 - \$225,000	5.61%	19	6	20	0	0
\$225,001 - \$325,000	33.64%	22	0	19	38	0
\$325,001 - \$375,000	14.02%	27	0	39	18	0
\$375,001 - \$450,000	14.02%	87	0	41	99	68
\$450,001 and up	10.28%	91	0	127	91	12
Median Closed DOM		23	6	20	39	48
Total Closed Units	100%	107	6	63	35	3
Total Closed Volume		32,642,978	824.40K	16.68M	12.94M	2.20M

March 2024



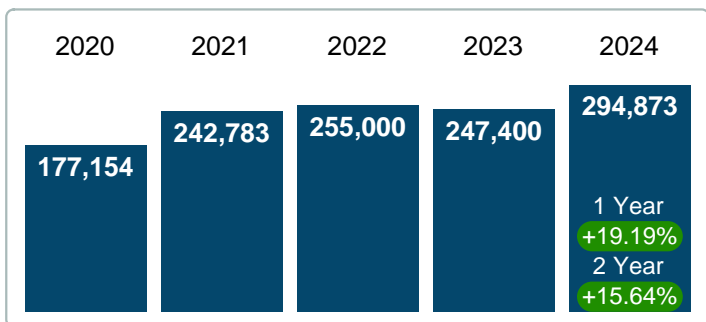
Area Delimited by County Of Wagoner - Residential Property Type



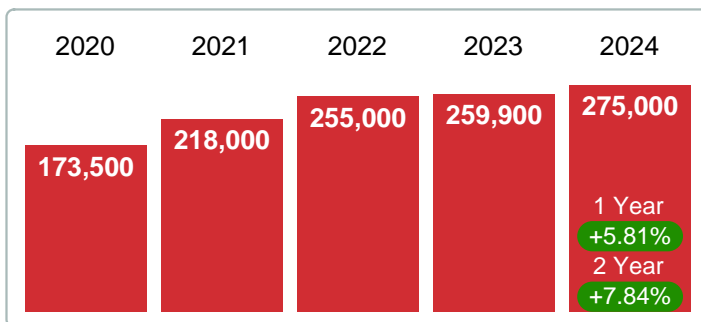
MEDIAN LIST PRICE AT CLOSING

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

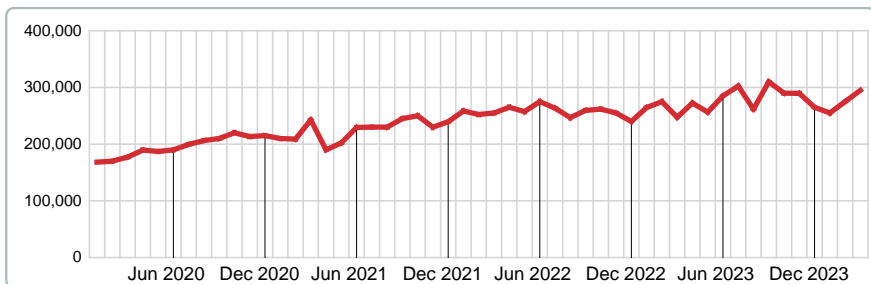
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

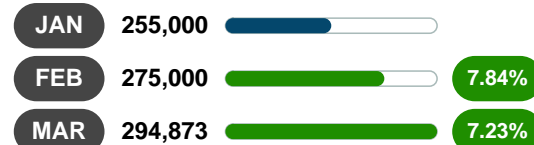


3 MONTHS

5 year MAR AVG = 243,442

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

Median List Price at Closing this month at **294,873** above the 5 yr MAR average of **243,442**



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
\$125,000 and less	8.41%	84,000	89,900	84,000	0	0
\$125,001 - \$200,000	13.08%	170,000	163,950	162,500	180,000	0
\$200,001 - \$225,000	6.54%	215,000	215,000	217,500	0	0
\$225,001 - \$325,000	32.71%	275,000	0	275,000	272,495	0
\$325,001 - \$375,000	14.95%	355,950	0	354,500	360,000	0
\$375,001 - \$450,000	13.08%	407,200	0	414,900	395,000	397,945
\$450,001 and up	11.21%	532,400	0	514,750	529,900	1,549,000
Median List Price		294,873	131,450	262,000	365,000	414,900
Total Closed Units		107	6	63	35	3
Total Closed Volume		33,016,146	797.80K	16.76M	13.11M	2.34M

March 2024



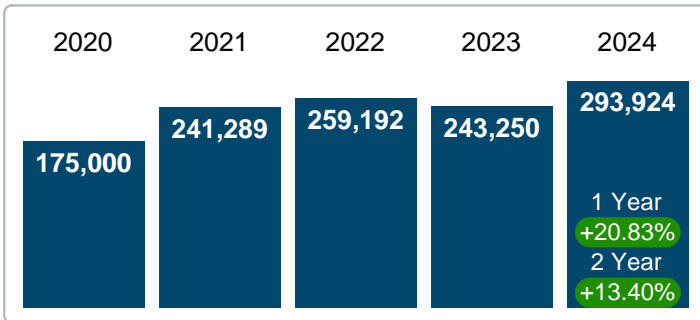
Area Delimited by County Of Wagoner - Residential Property Type



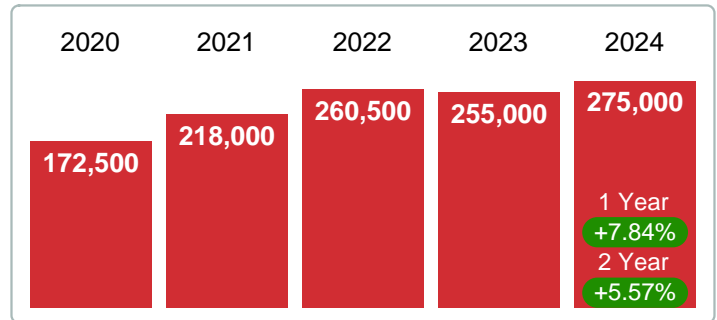
MEDIAN SOLD PRICE AT CLOSING

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

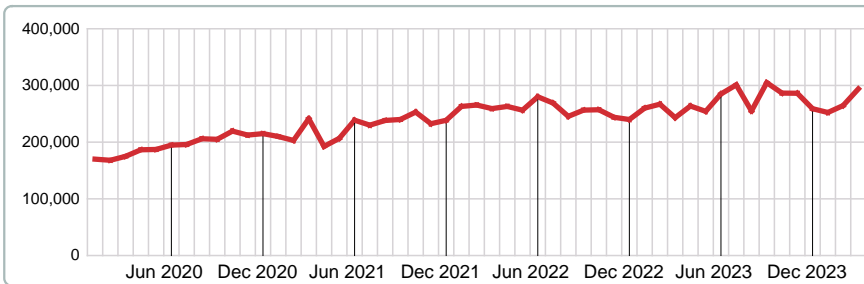
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

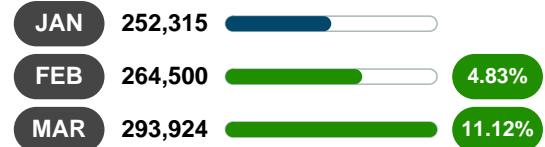


3 MONTHS

5 year MAR AVG = 242,531

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

Median Sold Price at Closing this month at **293,924** above the 5 yr MAR average of **242,531**



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		
\$125,000 and less	10	9.35%	88,000	65,950	88,000	0		
\$125,001 - \$200,000	14	13.08%	172,500	150,500	175,000	171,500		
\$200,001 - \$225,000	6	5.61%	217,500	215,000	220,000	0		
\$225,001 - \$325,000	36	33.64%	275,500	0	280,500	272,495		
\$325,001 - \$375,000	15	14.02%	359,900	0	355,000	366,500		
\$375,001 - \$450,000	15	14.02%	400,000	0	407,250	400,000		
\$450,001 and up	11	10.28%	515,000	0	507,250	515,000		
Median Sold Price		293,924		140,250	265,000	368,000	420,000	
Total Closed Units		107	100%	293,924	6	63	35	3
Total Closed Volume		32,642,978			824.40K	16.68M	12.94M	2.20M

March 2024



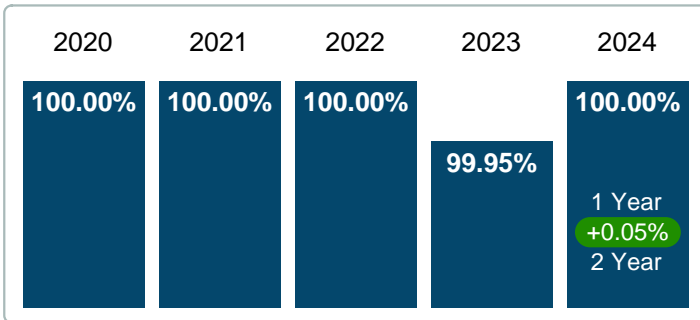
Area Delimited by County Of Wagoner - Residential Property Type



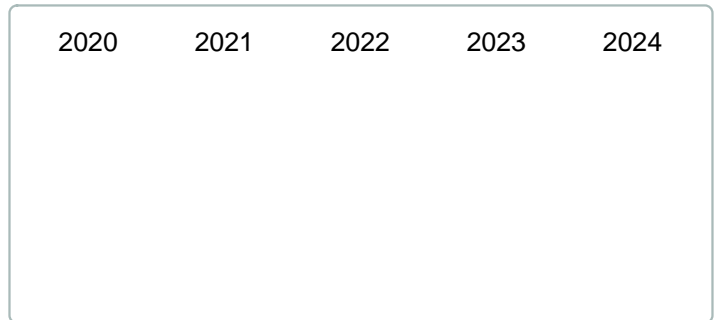
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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

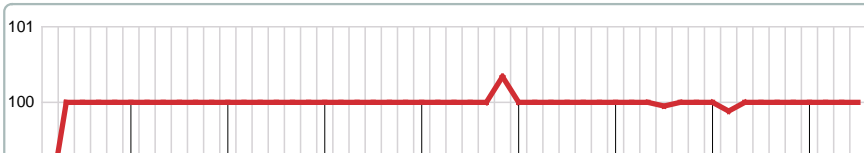
MARCH



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAR AVG = 99.99%

High May 2022 100.34% Low Jan 2020 98.70%

Median Sold/List Ratio this month at **100.00%** equal to 5 yr MAR average of **99.99%**

JAN 100.00%
FEB 100.00%
MAR 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
\$125,000 and less	10	9.35%	96.38%	99.03%	96.38%	0.00%	0.00%
\$125,001 - \$200,000	14	13.08%	100.00%	104.00%	100.00%	95.22%	0.00%
\$200,001 - \$225,000	6	5.61%	100.00%	100.00%	100.00%	0.00%	0.00%
\$225,001 - \$325,000	36	33.64%	100.00%	0.00%	100.00%	100.00%	0.00%
\$325,001 - \$375,000	15	14.02%	100.00%	0.00%	100.00%	100.00%	0.00%
\$375,001 - \$450,000	15	14.02%	99.37%	0.00%	98.91%	98.90%	100.82%
\$450,001 and up	11	10.28%	97.75%	0.00%	98.67%	97.96%	90.38%
Median Sold/List Ratio		100.00%		103.84%	100.00%	99.97%	100.42%
Total Closed Units		107	100%	6	63	35	3
Total Closed Volume		32,642,978		824.40K	16.68M	12.94M	2.20M

March 2024



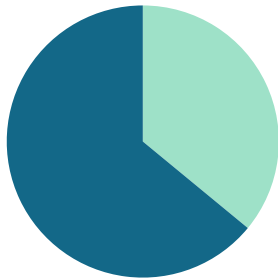
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

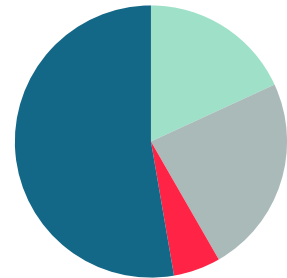


Inventory
 New Listings
173 = 35.97%
 Start Inventory
308
 Total Inventory Units
481
 Volume
\$192,555,356

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%
Median List Price	247,400	294,873	19.19%	259,900	275,000	5.81%
Median Sale Price	243,250	293,924	20.83%	255,000	275,000	7.84%
Median Percent of Selling Price to List Price	99.95%	100.00%	0.05%	100.00%	100.00%	0.00%
Median Days on Market to Sale	17.50	23.00	31.43%	18.00	22.00	22.22%
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

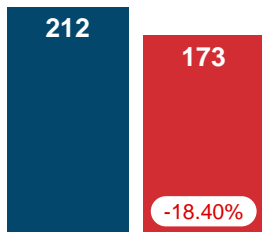
Inventory on March 31, 2024 = **311**

2023 **2024**

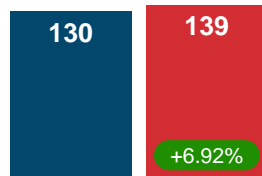
MARCH MARKET

MEDIAN PRICES

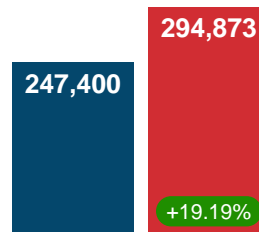
New Listings



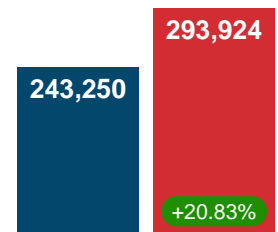
Pending Listings



List Price



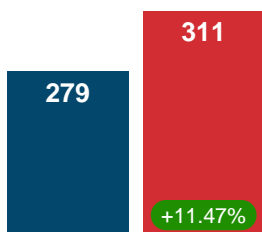
Sale Price



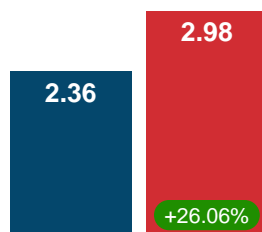
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

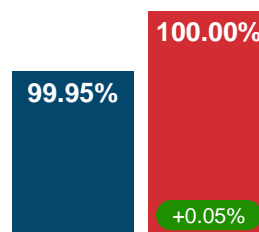
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

