

April 2024



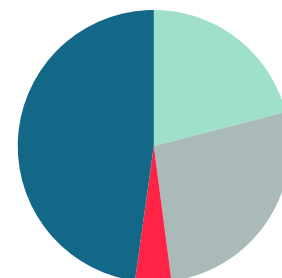
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on May 13, 2024 for MLS Technology Inc.

Compared Metrics	2023	April 2024	+/-%
Closed Listings	116	137	18.10%
Pending Listings	138	176	27.54%
New Listings	134	196	46.27%
Average List Price	283,178	305,683	7.95%
Average Sale Price	279,581	304,485	8.91%
Average Percent of Selling Price to List Price	98.15%	101.03%	2.94%
Average Days on Market to Sale	38.19	46.10	20.72%
End of Month Inventory	248	312	25.81%
Months Supply of Inventory	2.12	2.93	38.23%



■ Closed (20.98%)
■ Pending (26.95%)
■ Other OffMarket (4.29%)
■ Active (47.78%)

Absorption: Last 12 months, an Average of **106** Sales/Month
Active Inventory as of April 30, 2024 = **312**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of April 2024 rose **25.81%** to 312 existing homes available for sale. Over the last 12 months this area has had an average of 106 closed sales per month. This represents an unsold inventory index of **2.93** 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 **8.91%** in April 2024 to \$304,485 versus the previous year at \$279,581.

Average Days on Market Lengthens

The average number of **46.10** days that homes spent on the market before selling increased by 7.91 days or **20.72%** in April 2024 compared to last year's same month at **38.19** DOM.

Sales Success for April 2024 is Positive

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

There were 196 New Listings in April 2024, up **46.27%** from last year at 134. Furthermore, there were 137 Closed Listings this month versus last year at 116, a **18.10%** increase.

Closed versus Listed trends yielded a **69.9%** ratio, down from previous year's, April 2023, at **86.6%**, a **19.26%** 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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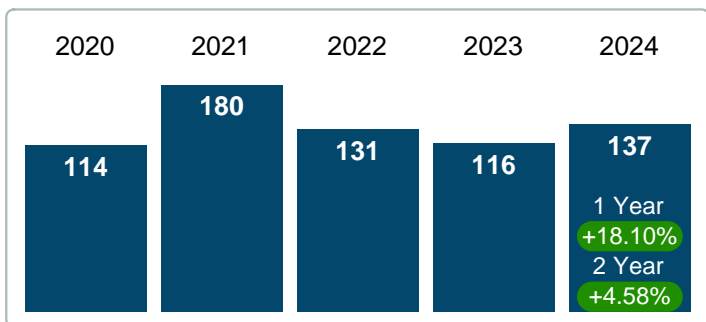
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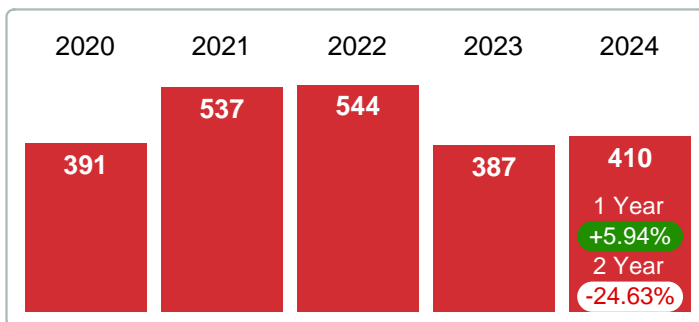
CLOSED LISTINGS

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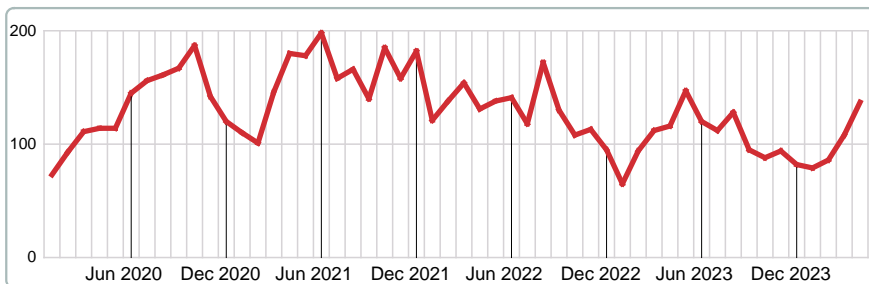
APRIL



YEAR TO DATE (YTD)

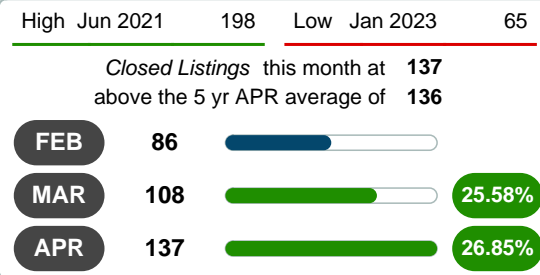


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 136



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	9.49%	34.0	3	6	3	1
\$150,001 - \$200,000	16	11.68%	35.4	1	13	1	1
\$200,001 - \$225,000	13	9.49%	25.6	0	13	0	0
\$225,001 - \$300,000	40	29.20%	30.5	2	27	11	0
\$300,001 - \$400,000	25	18.25%	50.0	1	11	13	0
\$400,001 - \$475,000	14	10.22%	54.0	0	3	7	4
\$475,001 and up	16	11.68%	109.4	0	6	10	0
Total Closed Units	137			7	79	45	6
Total Closed Volume	41,714,384	100%	46.1	1.43M	20.89M	17.33M	2.06M
Average Closed Price	\$304,485			\$203,843	\$264,482	\$385,203	\$343,216

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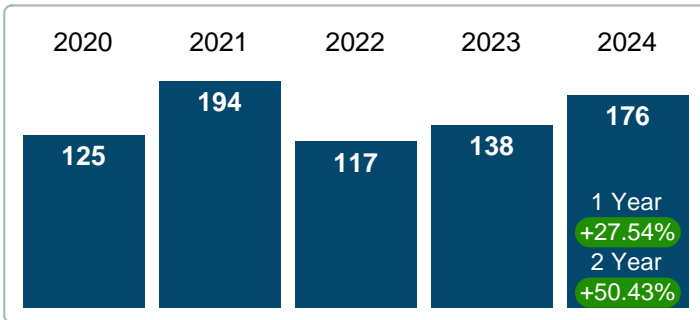
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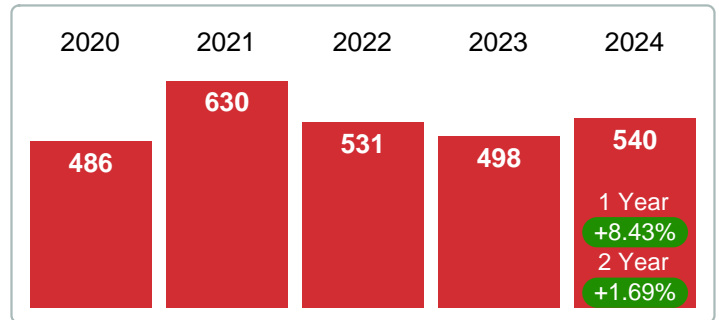
PENDING LISTINGS

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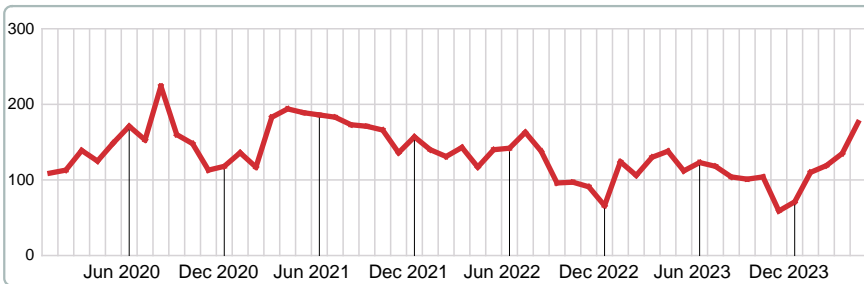
APRIL



YEAR TO DATE (YTD)

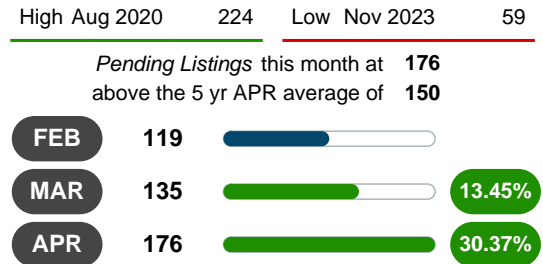


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 150



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	14	7.95%	21.9	4	7	3	0
\$150,001 - \$200,000	19	10.80%	32.8	3	10	6	0
\$200,001 - \$250,000	34	19.32%	26.2	1	28	5	0
\$250,001 - \$325,000	42	23.86%	33.8	1	32	7	2
\$325,001 - \$375,000	19	10.80%	51.4	1	11	7	0
\$375,001 - \$525,000	29	16.48%	60.4	1	15	12	1
\$525,001 and up	19	10.80%	54.7	0	5	7	7
Total Pending Units	176			11	108	47	10
Total Pending Volume	58,785,835	100%	25.9	2.38M	33.19M	16.88M	6.33M
Average Listing Price	\$279,315			\$216,309	\$307,343	\$359,135	\$633,408

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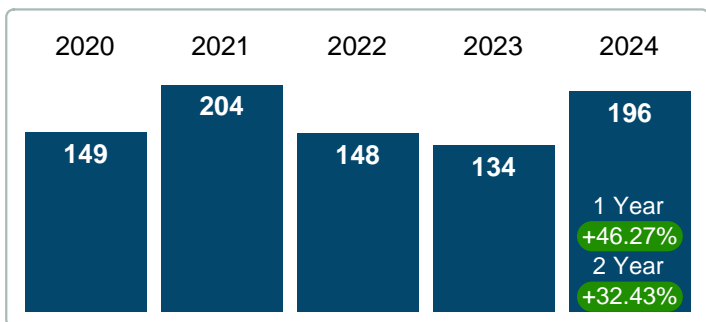
Area Delimited by County Of Wagoner - Residential Property Type



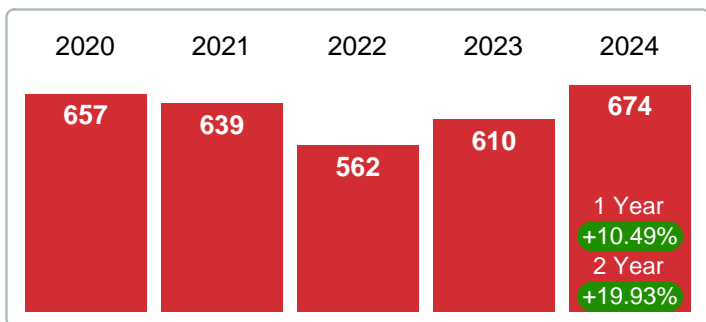
NEW LISTINGS

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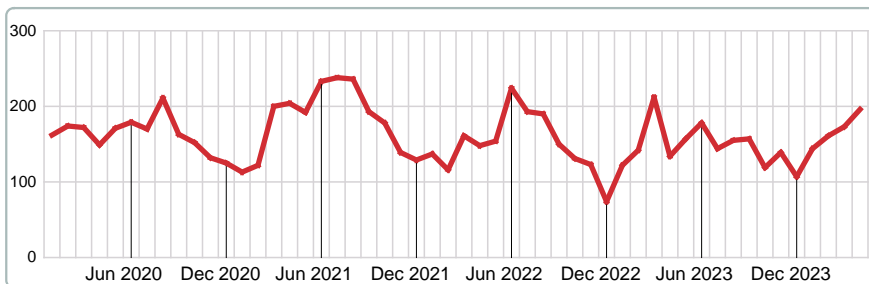
APRIL



YEAR TO DATE (YTD)

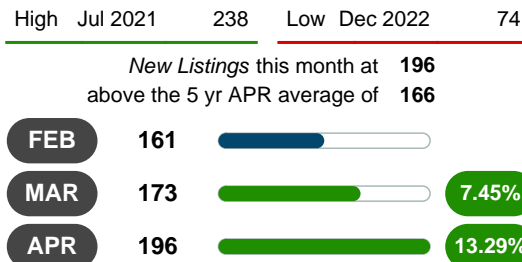


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 166



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	13	6.63%	5	7	1	0
\$150,001 - \$225,000	29	14.80%	2	25	2	0
\$225,001 - \$250,000	22	11.22%	0	17	5	0
\$250,001 - \$325,000	45	22.96%	0	32	13	0
\$325,001 - \$400,000	41	20.92%	1	22	17	1
\$400,001 - \$600,000	26	13.27%	1	8	16	1
\$600,001 and up	20	10.20%	0	2	12	6
Total New Listed Units	196		9	113	66	8
Total New Listed Volume	71,289,927	100%	1.73M	33.03M	29.48M	7.06M
Average New Listed Listing Price	\$380,452		\$191,811	\$292,260	\$446,713	\$881,897

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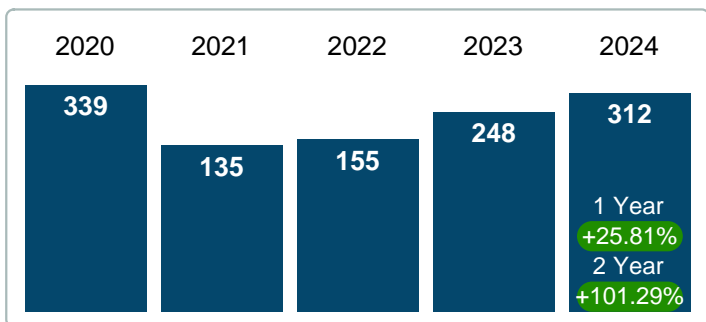
Area Delimited by County Of Wagoner - Residential Property Type



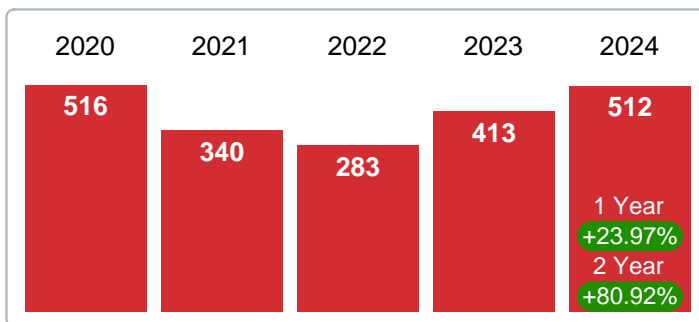
ACTIVE INVENTORY

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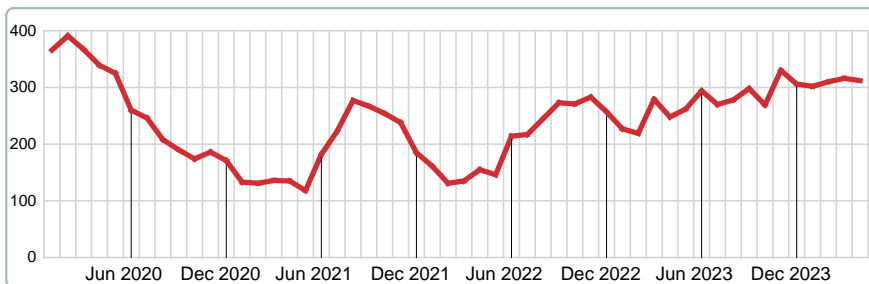
END OF APRIL



ACTIVE DURING APRIL



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 238

High Feb 2020 391 Low May 2021 118

Inventory this month at **312**
above the 5 yr APR average of **238**

- FEB** 310
- MAR** 316 **1.94%**
- APR** 312 **-1.27%**

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 	9.94%	58.4	15	9	6	1
\$175,001 - \$250,000	38 	12.18%	35.7	1	28	9	0
\$250,001 - \$300,000	40 	12.82%	50.3	0	27	12	1
\$300,001 - \$375,000	78 	25.00%	63.7	0	45	32	1
\$375,001 - \$475,000	52 	16.67%	93.4	1	23	25	3
\$475,001 - \$600,000	35 	11.22%	103.3	1	14	18	2
\$600,001 and up	38 	12.18%	68.1	0	6	24	8
Total Active Inventory by Units			312	18	152	126	16
Total Active Inventory by Volume			128,456,474	2.59M	54.76M	59.39M	11.72M
Average Active Inventory Listing Price			\$411,719	\$143,711	\$360,289	\$471,333	\$732,362

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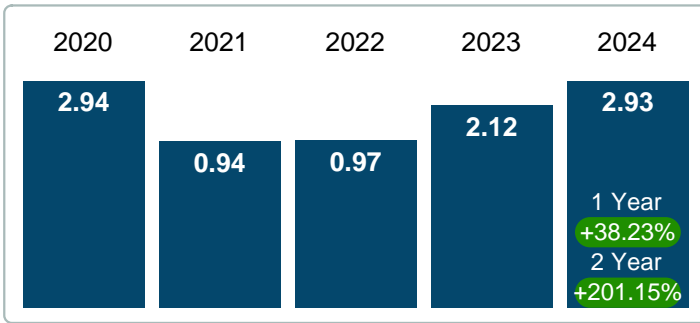
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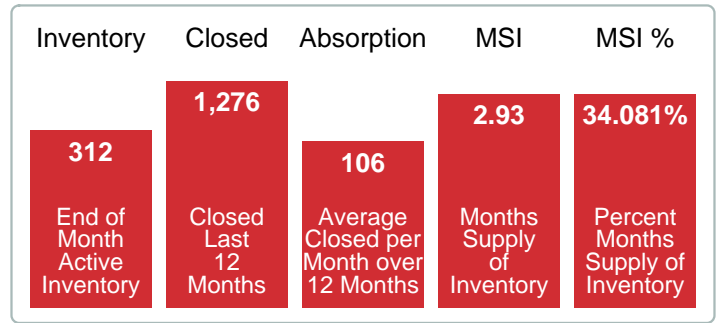
MONTHS SUPPLY of INVENTORY (MSI)

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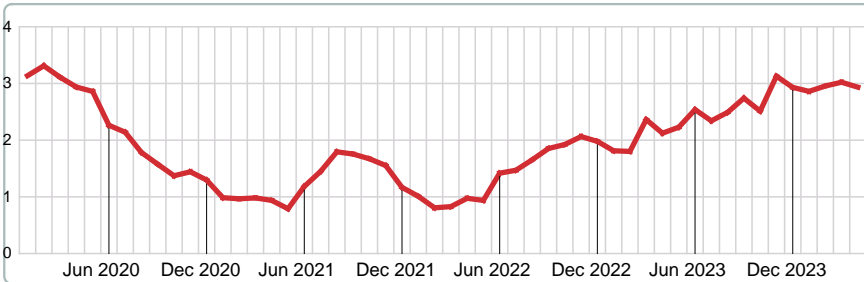
MSI FOR APRIL



INDICATORS FOR APRIL 2024



5 YEAR MARKET ACTIVITY TRENDS

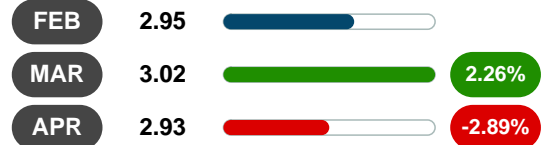


3 MONTHS

5 year APR AVG = 1.98

High Feb 2020 3.31 Low May 2021 0.79

Months Supply this month at 2.93 above the 5 yr APR average of 1.98



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	9.94%	2.01	3.16	0.96	5.14	12.00
\$175,001 - \$250,000	38	12.18%	1.24	0.92	1.14	2.08	0.00
\$250,001 - \$300,000	40	12.82%	2.40	0.00	2.44	2.44	4.00
\$300,001 - \$375,000	78	25.00%	4.31	0.00	5.19	3.66	2.00
\$375,001 - \$475,000	52	16.67%	4.00	6.00	4.18	4.11	2.40
\$475,001 - \$600,000	35	11.22%	4.33	12.00	5.60	3.72	3.00
\$600,001 and up	38	12.18%	8.44	0.00	12.00	8.73	6.40
Market Supply of Inventory (MSI)			2.93	2.70	2.44	3.84	3.56
Total Active Inventory by Units		100%	2.93	18	152	126	16

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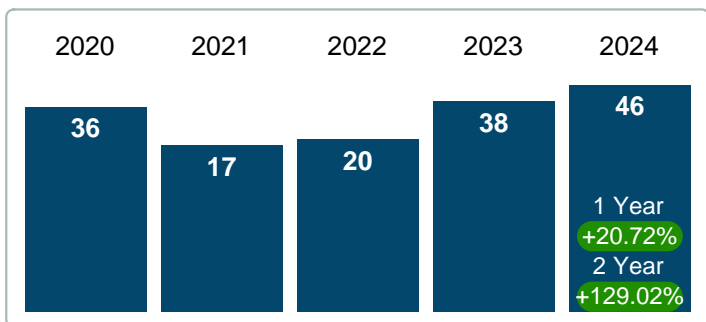
Area Delimited by County Of Wagoner - Residential Property Type



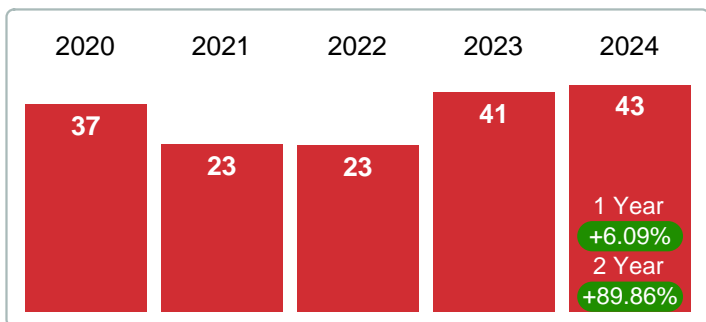
AVERAGE DAYS ON MARKET TO SALE

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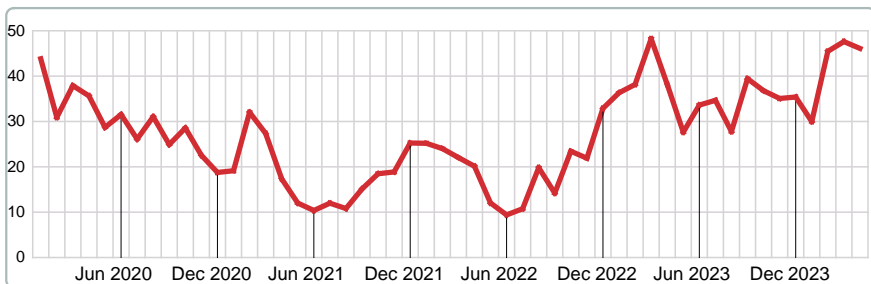
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 31

High Mar 2023 48 Low Jun 2022 9

Average Days on Market to Sale this month at 46 above the 5 yr APR average of 31

- FEB 45
- MAR 48 +4.72%
- APR 46 -3.17%

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
\$150,000 and less	9.49%	34	47	40	16	12
\$150,001 - \$200,000	11.68%	35	39	31	11	120
\$200,001 - \$225,000	9.49%	26	0	26	0	0
\$225,001 - \$300,000	29.20%	30	14	23	52	0
\$300,001 - \$400,000	18.25%	50	22	47	55	0
\$400,001 - \$475,000	10.22%	54	0	40	60	53
\$475,001 and up	11.68%	109	0	101	115	0
Average Closed DOM		46	33	36	65	58
Total Closed Units	100%	46	7	79	45	6
Total Closed Volume		41,714,384	1.43M	20.89M	17.33M	2.06M

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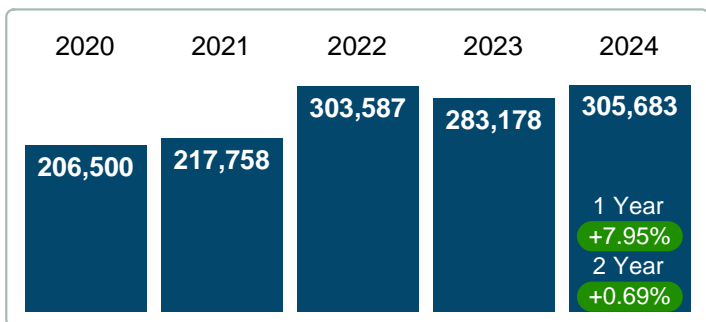
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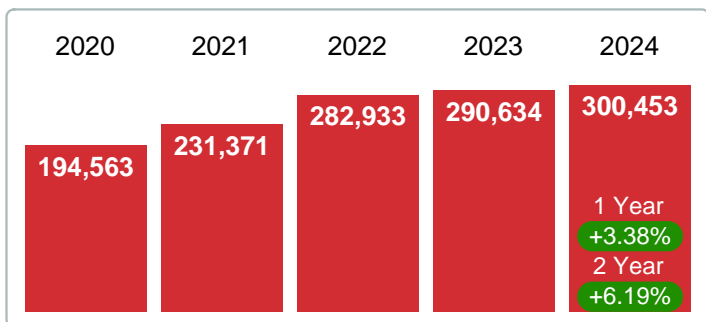
AVERAGE LIST PRICE AT CLOSING

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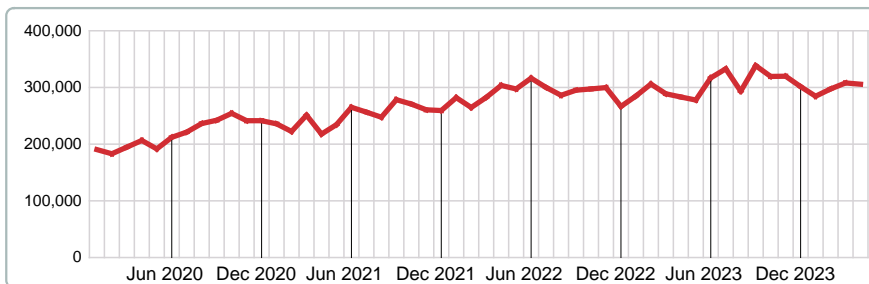
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

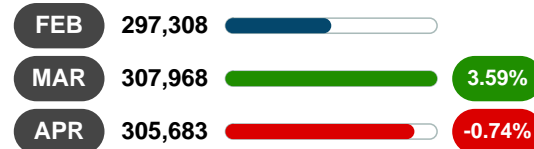


3 MONTHS

5 year APR AVG = 263,341

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

Average List Price at Closing this month at **305,683**
above the 5 yr APR average of **263,341**



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
\$150,000 and less	10.22%	114,286	138,633	111,633	90,133	143,900
\$150,001 - \$200,000	11.68%	181,903	189,900	179,658	200,000	185,000
\$200,001 - \$225,000	8.76%	216,598	0	218,013	0	0
\$225,001 - \$300,000	31.39%	257,808	267,500	254,459	258,758	0
\$300,001 - \$400,000	16.79%	349,368	100,000	345,586	341,016	0
\$400,001 - \$475,000	8.76%	445,058	0	436,683	447,671	443,938
\$475,001 and up	12.41%	606,299	0	523,917	668,459	0
Average List Price		305,683	177,257	265,379	390,405	350,775
Total Closed Units	100%	305,683	7	79	45	6
Total Closed Volume		41,878,620	1.24M	20.96M	17.57M	2.10M

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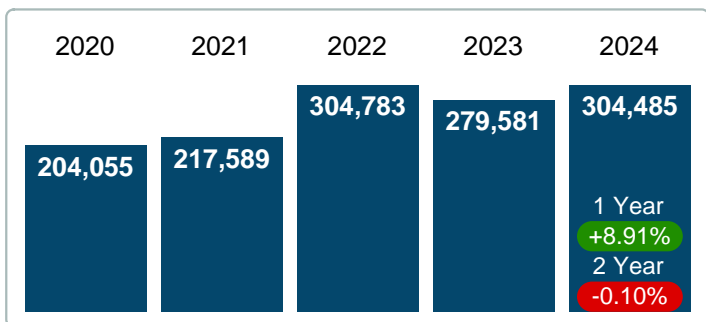
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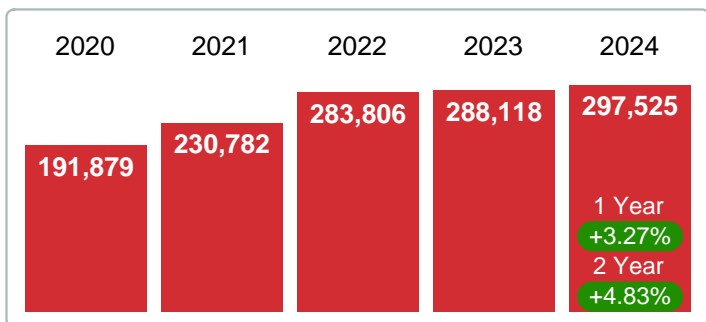
AVERAGE SOLD PRICE AT CLOSING

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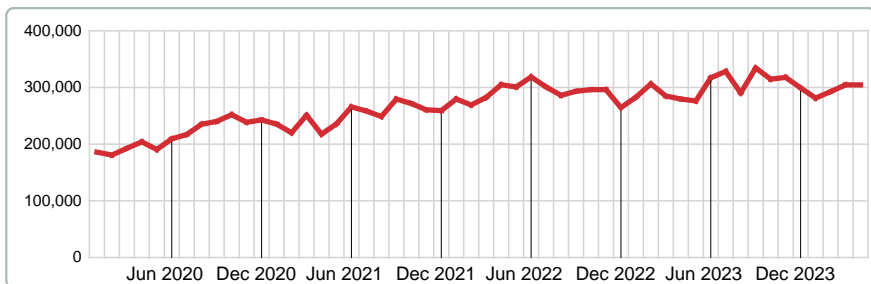
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 262,099

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

Average Sold Price at Closing this month at **304,485**
above the 5 yr APR average of **262,099**

FEB	292,568	
MAR	304,560	+4.10%
APR	304,485	-0.02%

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
\$150,000 and less	9.49%	109,957	137,300	106,833	93,667	95,545
\$150,001 - \$200,000	11.68%	183,925	170,000	183,215	196,000	195,000
\$200,001 - \$225,000	9.49%	214,129	0	214,129	0	0
\$225,001 - \$300,000	29.20%	254,759	265,000	252,356	258,797	0
\$300,001 - \$400,000	18.25%	338,717	315,000	344,377	335,752	0
\$400,001 - \$475,000	10.22%	443,178	0	446,979	442,114	442,188
\$475,001 and up	11.68%	605,980	0	524,148	655,078	0
Average Sold Price		304,485	203,843	264,482	385,203	343,216
Total Closed Units	100%	137	7	79	45	6
Total Closed Volume		41,714,384	1.43M	20.89M	17.33M	2.06M

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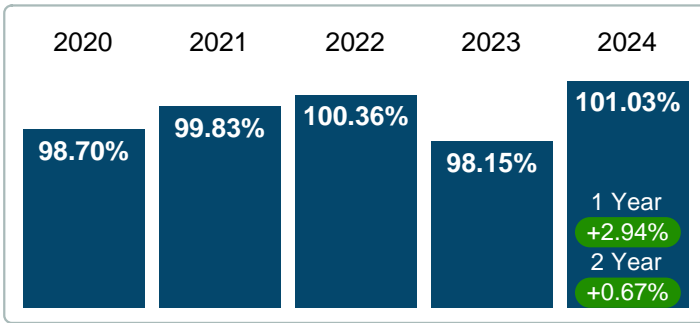
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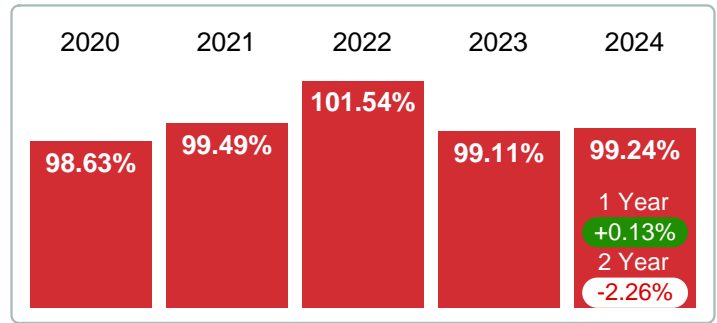
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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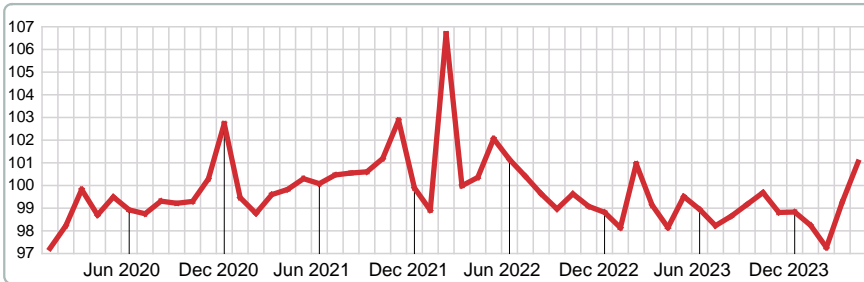
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

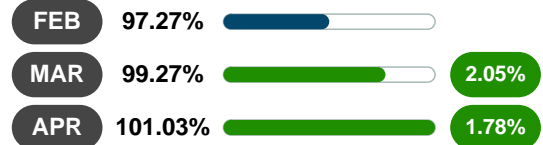


3 MONTHS

5 year APR AVG = 99.61%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **101.03%** above the 5 yr APR average of **99.61%**



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
\$150,000 and less	13	9.49%	99.07%	99.09%	100.85%	106.38%	66.40%
\$150,001 - \$200,000	16	11.68%	101.34%	89.52%	102.19%	98.00%	105.41%
\$200,001 - \$225,000	13	9.49%	98.28%	0.00%	98.28%	0.00%	0.00%
\$225,001 - \$300,000	40	29.20%	99.45%	99.25%	99.24%	100.01%	0.00%
\$300,001 - \$400,000	25	18.25%	107.68%	315.00%	99.65%	98.52%	0.00%
\$400,001 - \$475,000	14	10.22%	99.79%	0.00%	102.37%	98.80%	99.59%
\$475,001 and up	16	11.68%	99.23%	0.00%	100.13%	98.68%	0.00%
Average Sold/List Ratio			101.00%	128.61%	99.93%	99.48%	95.03%
Total Closed Units		100%	101.00%	7	79	45	6
Total Closed Volume				1.43M	20.89M	17.33M	2.06M

April 2024



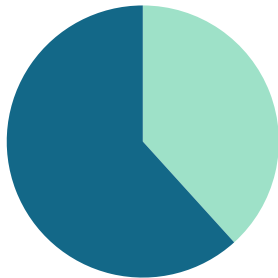
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on May 13, 2024 for MLS Technology Inc.

INVENTORY

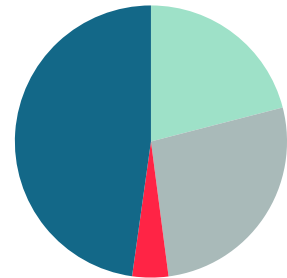


Inventory
 New Listings
196 = 38.28%
 Start Inventory
316
 Total Inventory Units
512
 Volume
\$199,603,047

Market Activity

Closed Sales
137 = 20.98%
 Pending Sales
176 = 26.95%
 Other Off Market
28 = 4.29%
 Active Inventory
312 = 47.78%

MARKET ACTIVITY



Compared Metrics	April			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	116	137	18.10%	387	410	5.94%
Pending Sales	138	176	27.54%	498	540	8.43%
New Listings	134	196	46.27%	610	674	10.49%
Average List Price	283,178	305,683	7.95%	290,634	300,453	3.38%
Average Sale Price	279,581	304,485	8.91%	288,118	297,525	3.27%
Average Percent of Selling Price to List Price	98.15%	101.03%	2.94%	99.11%	99.24%	0.13%
Average Days on Market to Sale	38.19	46.10	20.72%	40.78	43.26	6.09%
Monthly Inventory	248	312	25.81%	248	312	25.81%
Months Supply of Inventory	2.12	2.93	38.23%	2.12	2.93	38.23%

Absorption: Last 12 months, an Average of **106** Sales/Month

Inventory on April 30, 2024 = **312**

2023 **2024**

APRIL MARKET

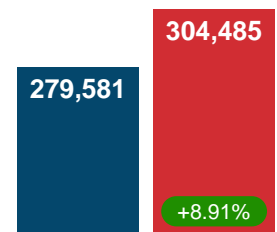
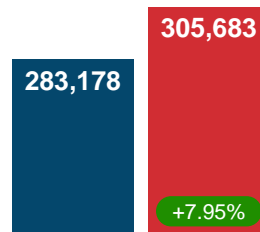
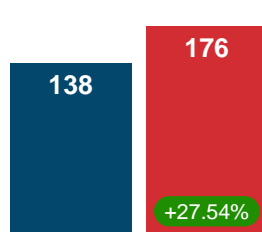
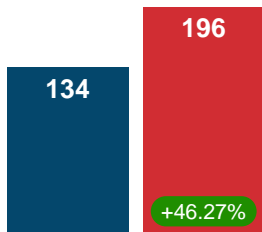
AVERAGE PRICES

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

