

April 2024



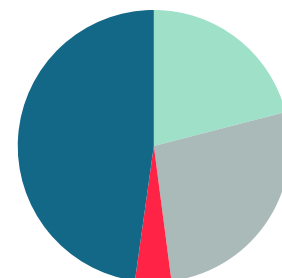
Area Delimited by County Of Wagoner - Residential Property Type



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%
Median List Price	272,450	260,000	-4.57%
Median Sale Price	263,750	260,000	-1.42%
Median Percent of Selling Price to List Price	100.00%	100.00%	0.00%
Median Days on Market to Sale	13.50	23.00	70.37%
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.

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 **1.42%** in April 2024 to \$260,000 versus the previous year at \$263,750.

Median Days on Market Lengthens

The median number of **23.00** days that homes spent on the market before selling increased by 9.50 days or **70.37%** in April 2024 compared to last year's same month at **13.50** DOM.

Sales Success for April 2024 is Positive

Overall, with Median Prices falling 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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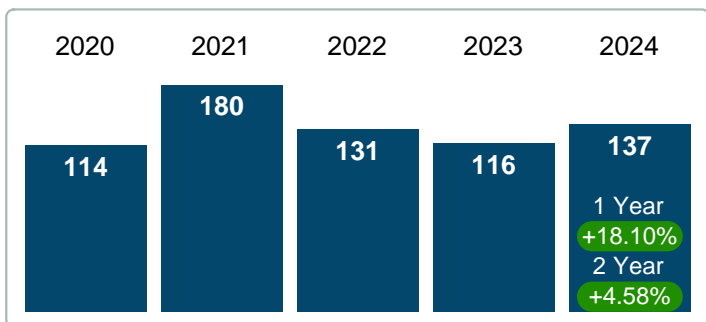
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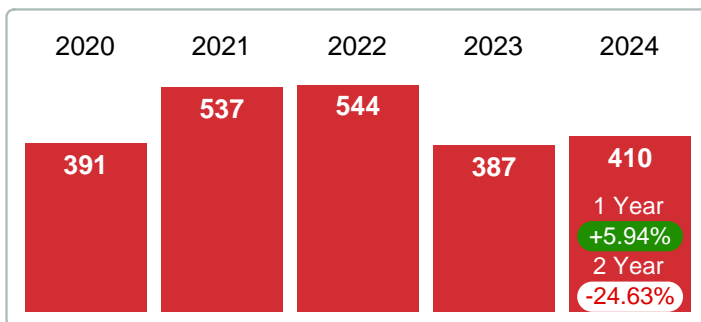
CLOSED LISTINGS

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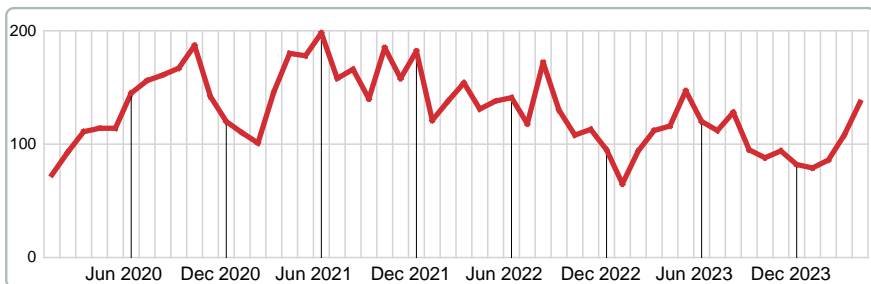
APRIL



YEAR TO DATE (YTD)

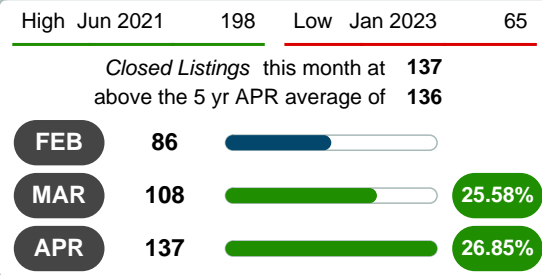


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 136



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$150,000 and less	13	9.49%	26.0	3	6	3	1
\$150,001 - \$200,000	16	11.68%	19.0	1	13	1	1
\$200,001 - \$225,000	13	9.49%	20.0	0	13	0	0
\$225,001 - \$300,000	40	29.20%	15.0	2	27	11	0
\$300,001 - \$400,000	25	18.25%	22.0	1	11	13	0
\$400,001 - \$475,000	14	10.22%	54.5	0	3	7	4
\$475,001 and up	16	11.68%	52.5	0	6	10	0
Total Closed Units	137			7	79	45	6
Total Closed Volume	41,714,384	100%	23.0	1.43M	20.89M	17.33M	2.06M
Median Closed Price	\$260,000			\$170,000	\$236,500	\$349,990	\$430,000

April 2024



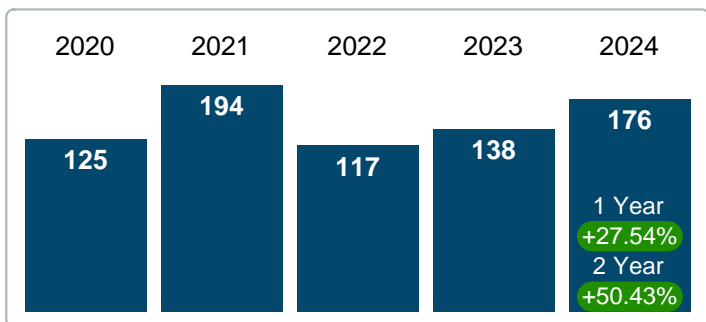
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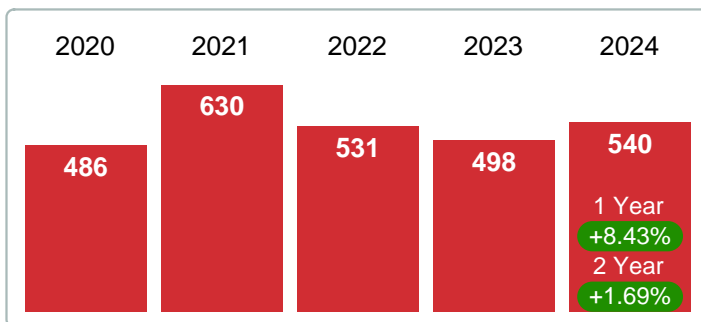
PENDING LISTINGS

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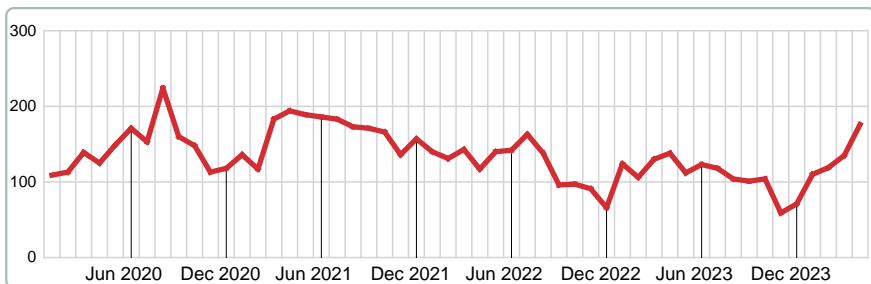
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

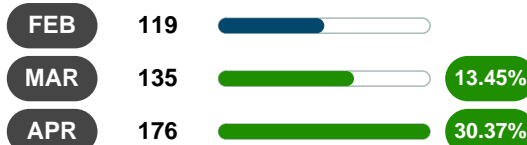


3 MONTHS

5 year APR AVG = 150

High Aug 2020 224 Low Nov 2023 59

Pending Listings this month at 176 above the 5 yr APR average of 150



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	14	7.95%	4.5	4	7	3	0
\$150,001 - \$200,000	19	10.80%	14.0	3	10	6	0
\$200,001 - \$250,000	34	19.32%	13.5	1	28	5	0
\$250,001 - \$325,000	42	23.86%	18.0	1	32	7	2
\$325,001 - \$375,000	19	10.80%	9.0	1	11	7	0
\$375,001 - \$525,000	29	16.48%	32.0	1	15	12	1
\$525,001 and up	19	10.80%	31.0	0	5	7	7
Total Pending Units	176			11	108	47	10
Total Pending Volume	58,785,835	100%	19.0	2.38M	33.19M	16.88M	6.33M
Median Listing Price	\$295,000			\$175,000	\$285,750	\$345,000	\$578,450

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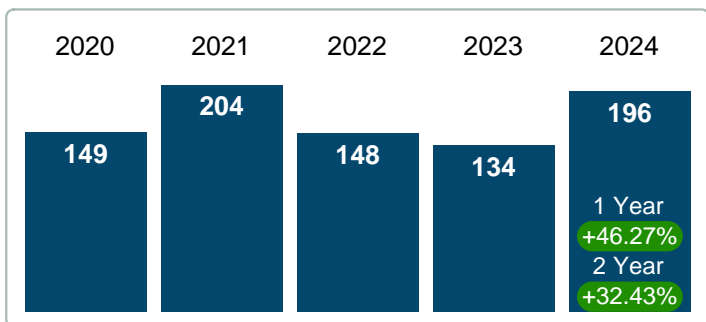
Area Delimited by County Of Wagoner - Residential Property Type



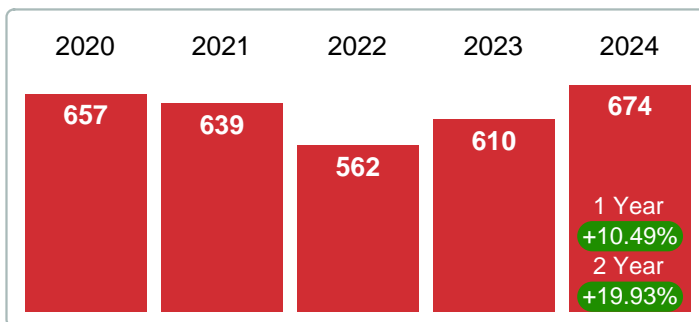
NEW LISTINGS

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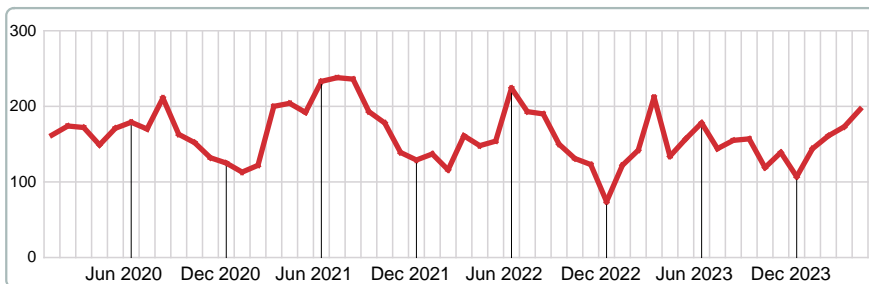
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 166

High Jul 2021 238 Low Dec 2022 74

New Listings this month at **196**
above the 5 yr APR average of **166**

- FEB 161
- MAR 173 7.45%
- APR 196 13.29%

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
Median New Listed Listing Price	\$310,000		\$134,900	\$272,000	\$389,750	\$800,588

April 2024



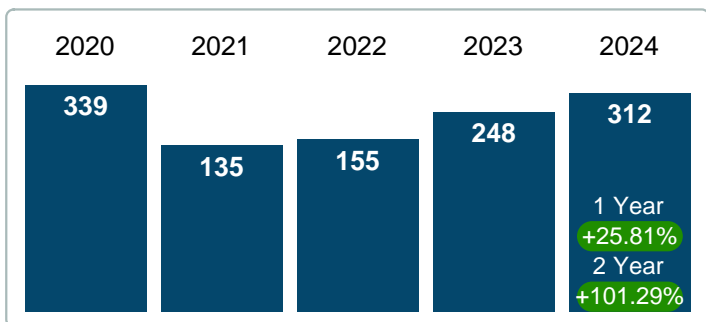
Area Delimited by County Of Wagoner - Residential Property Type



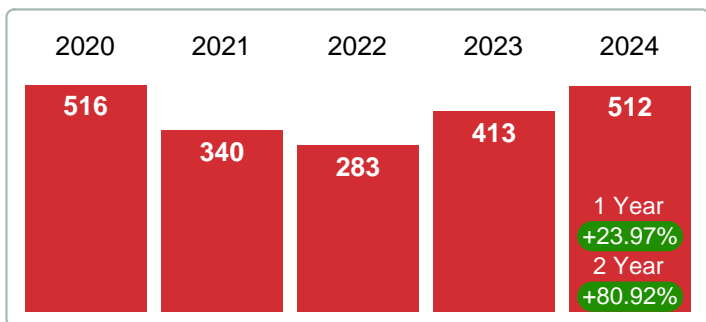
ACTIVE INVENTORY

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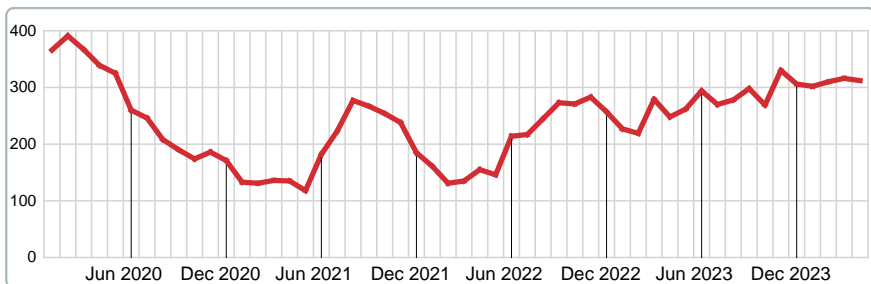
END OF APRIL



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		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds	
\$175,000 and less	31	9.94%	57.0	15	9	6	1	
\$175,001 - \$250,000	38	12.18%	14.0	1	28	9	0	
\$250,001 - \$300,000	40	12.82%	36.5	0	27	12	1	
\$300,001 - \$375,000	78	25.00%	50.0	0	45	32	1	
\$375,001 - \$475,000	52	16.67%	73.0	1	23	25	3	
\$475,001 - \$600,000	35	11.22%	59.0	1	14	18	2	
\$600,001 and up	38	12.18%	46.0	0	6	24	8	
Total Active Inventory by Units		312		18	152	126	16	
Total Active Inventory by Volume		128,456,474	100%	47.5	2.59M	54.76M	59.39M	11.72M
Median Active Inventory Listing Price		\$349,700			\$88,500	\$325,000	\$390,000	\$612,450

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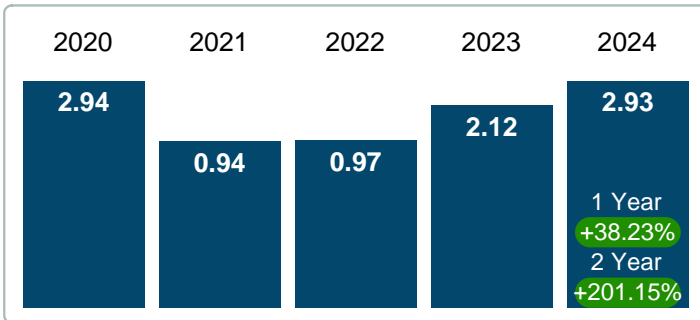
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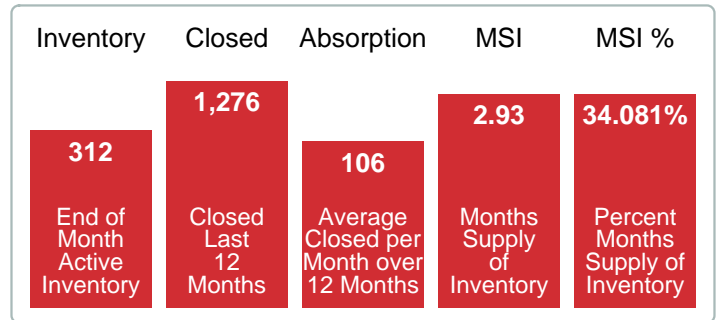
MONTHS SUPPLY of INVENTORY (MSI)

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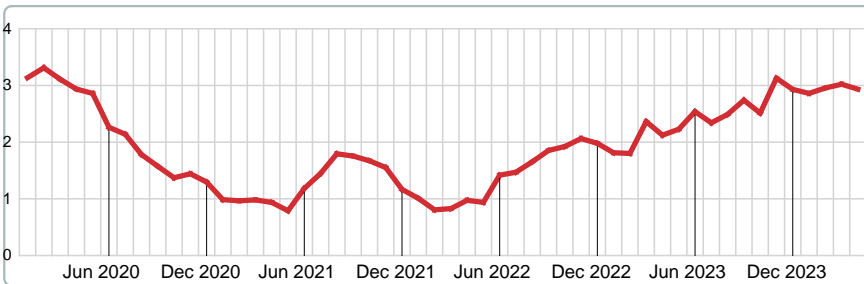
MSI FOR APRIL



INDICATORS FOR APRIL 2024

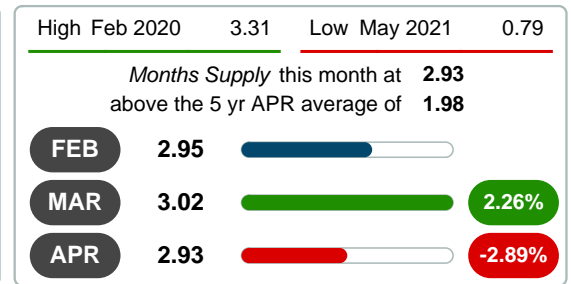


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 1.98



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	312	100%	2.93	18	152	126	16

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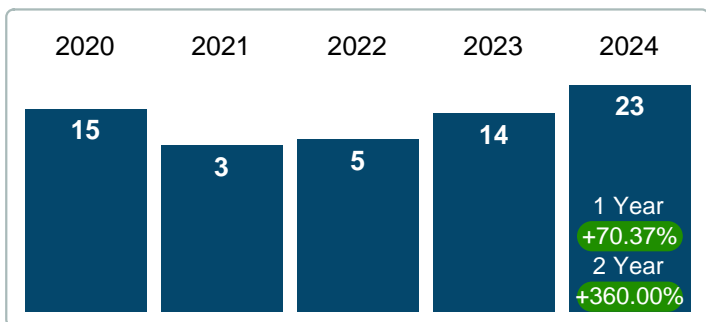
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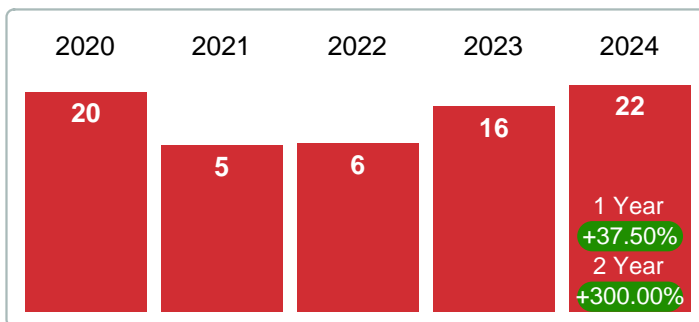
MEDIAN DAYS ON MARKET TO SALE

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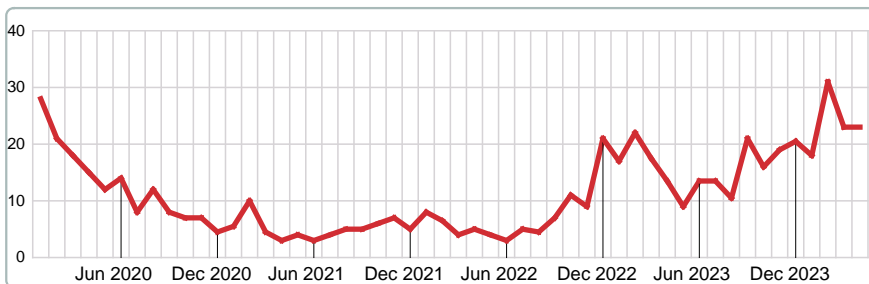
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

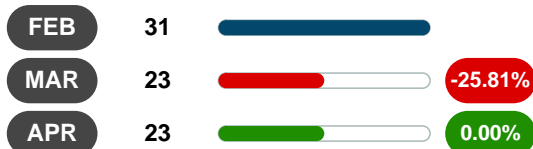


3 MONTHS

5 year APR AVG = 12

High Feb 2024 31 Low Jun 2022 3

Median Days on Market to Sale this month at 23 above the 5 yr APR average of 12



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
\$150,000 and less	9.49%	26	29	31	15	12
\$150,001 - \$200,000	11.68%	19	39	17	11	120
\$200,001 - \$225,000	9.49%	20	0	20	0	0
\$225,001 - \$300,000	29.20%	15	14	15	34	0
\$300,001 - \$400,000	18.25%	22	22	23	22	0
\$400,001 - \$475,000	10.22%	55	0	1	71	54
\$475,001 and up	11.68%	53	0	53	67	0
Median Closed DOM		23	22	22	25	58
Total Closed Units	100%	137	7	79	45	6
Total Closed Volume		41,714,384	1.43M	20.89M	17.33M	2.06M

April 2024



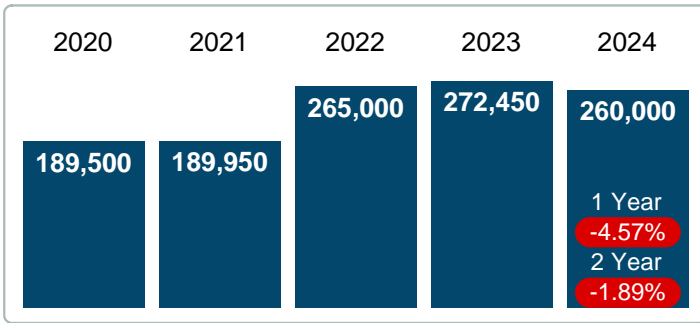
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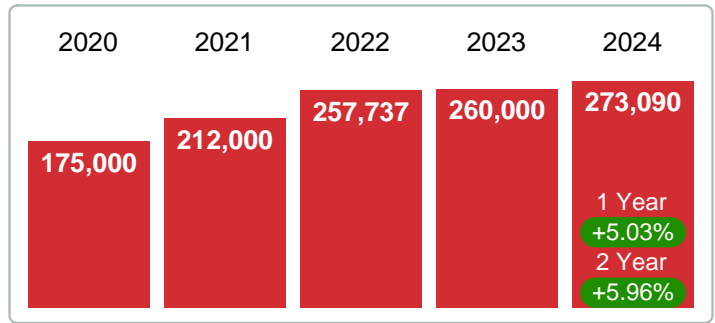
MEDIAN LIST PRICE AT CLOSING

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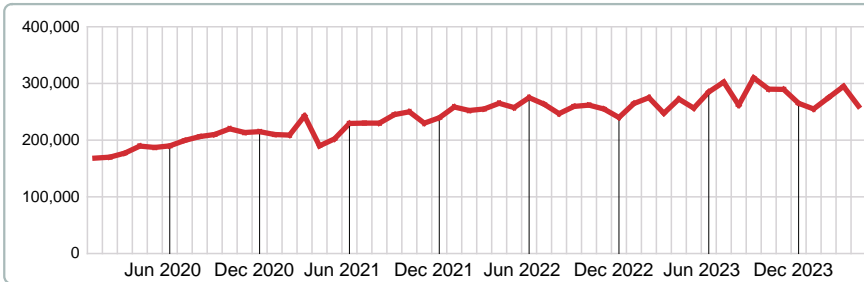
APRIL



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

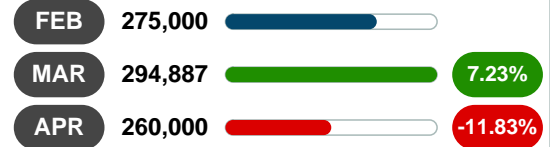


3 MONTHS

5 year APR AVG = 235,380

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

Median List Price at Closing this month at **260,000**
 above the 5 yr APR average of **235,380**



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
\$150,000 and less	10.22%	128,750	133,000	128,750	71,000	143,900
\$150,001 - \$200,000	11.68%	179,950	189,900	179,855	200,000	185,000
\$200,001 - \$225,000	8.76%	216,790	0	216,790	0	0
\$225,001 - \$300,000	31.39%	254,000	267,500	249,700	260,000	0
\$300,001 - \$400,000	16.79%	349,300	0	343,429	349,990	0
\$400,001 - \$475,000	8.76%	454,375	0	455,125	447,450	454,375
\$475,001 and up	12.41%	534,500	0	519,900	539,900	0
Median List Price		260,000	149,900	234,500	349,990	432,875
Total Closed Units	100%	260,000	7	79	45	6
Total Closed Volume		41,878,620	1.24M	20.96M	17.57M	2.10M

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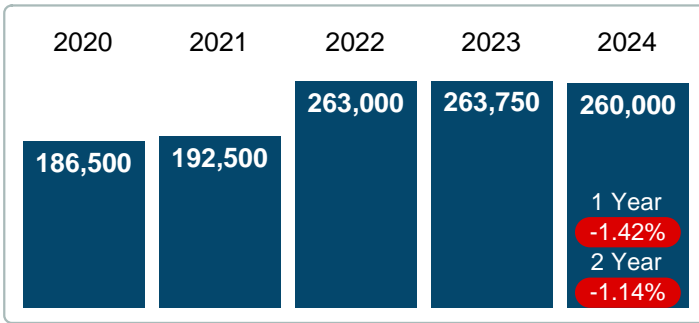
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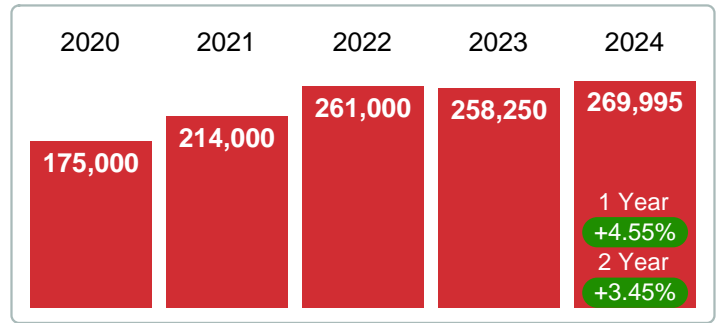
MEDIAN SOLD PRICE AT CLOSING

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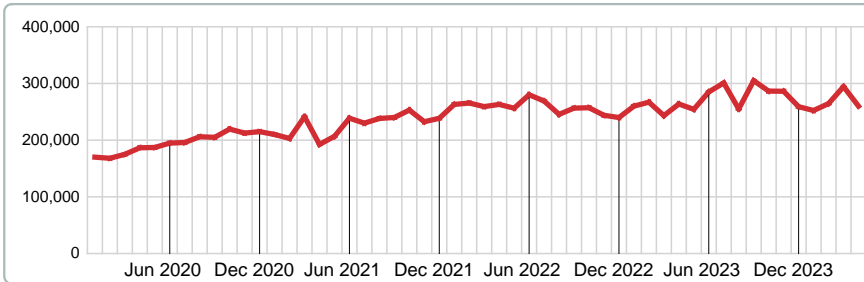
APRIL



YEAR TO DATE (YTD)

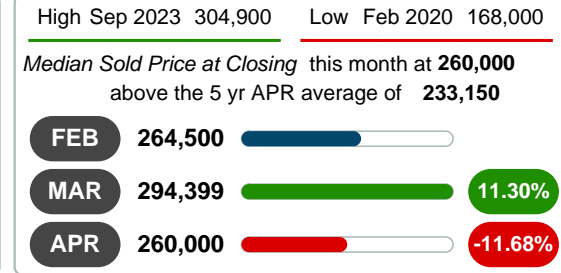


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year APR AVG = 233,150



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
\$150,000 and less	9.49%	120,000	142,000	110,000	80,000	95,545
\$150,001 - \$200,000	11.68%	179,950	170,000	179,900	196,000	195,000
\$200,001 - \$225,000	9.49%	213,775	0	213,775	0	0
\$225,001 - \$300,000	29.20%	250,000	265,000	248,000	256,426	0
\$300,001 - \$400,000	18.25%	330,000	315,000	337,558	330,000	0
\$400,001 - \$475,000	10.22%	452,875	0	466,415	435,000	452,875
\$475,001 and up	11.68%	547,450	0	532,080	565,074	0
Median Sold Price		260,000	170,000	236,500	349,990	430,000
Total Closed Units	100%	137	7	79	45	6
Total Closed Volume		41,714,384	1.43M	20.89M	17.33M	2.06M

April 2024



Area Delimited by County Of Wagoner - Residential Property Type



MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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APRIL

YEAR TO DATE (YTD)

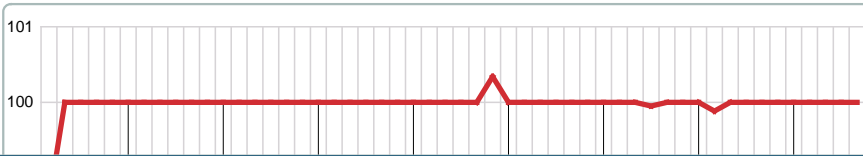
2020	2021	2022	2023	2024
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2020	2021	2022	2023	2024
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5 YEAR MARKET ACTIVITY TRENDS

3 MONTHS

5 year APR 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 APR average of **100.00%**

- FEB 100.00%
- MAR 100.00%
- APR 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
\$150,000 and less	13	9.49%	100.00%	100.00%	100.04%	101.08%	66.40%
\$150,001 - \$200,000	16	11.68%	100.00%	89.52%	100.00%	98.00%	105.41%
\$200,001 - \$225,000	13	9.49%	100.00%	0.00%	100.00%	0.00%	0.00%
\$225,001 - \$300,000	40	29.20%	100.00%	99.25%	100.00%	100.00%	0.00%
\$300,001 - \$400,000	25	18.25%	100.00%	315.00%	100.00%	100.00%	0.00%
\$400,001 - \$475,000	14	10.22%	100.00%	0.00%	101.38%	99.16%	99.67%
\$475,001 and up	16	11.68%	100.00%	0.00%	100.13%	100.00%	0.00%
Median Sold/List Ratio		100.00%		100.00%	100.00%	100.00%	99.67%
Total Closed Units		137	100%	7	79	45	6
Total Closed Volume		41,714,384		1.43M	20.89M	17.33M	2.06M

April 2024



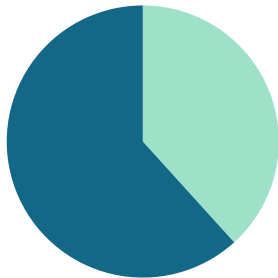
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

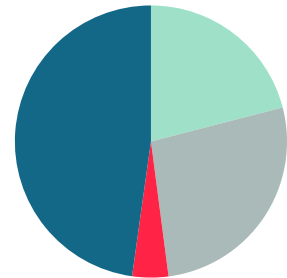


Inventory
 New Listings
196 = 38.28%
 Start Inventory
316
 Total Inventory Units
512
 Volume
\$199,603,047

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%
Median List Price	272,450	260,000	-4.57%	260,000	273,090	5.03%
Median Sale Price	263,750	260,000	-1.42%	258,250	269,995	4.55%
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	13.50	23.00	70.37%	16.00	22.00	37.50%
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

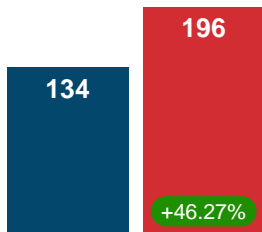
Inventory on April 30, 2024 = **312**

2023 **2024**

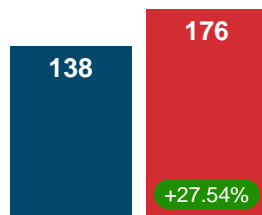
APRIL MARKET

MEDIAN PRICES

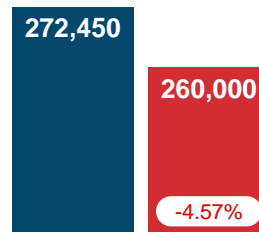
New Listings



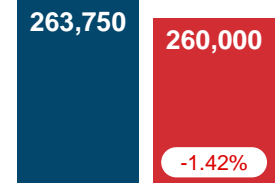
Pending Listings



List Price



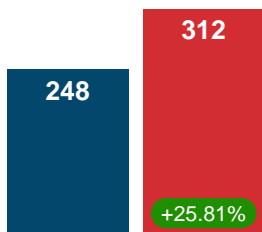
Sale Price



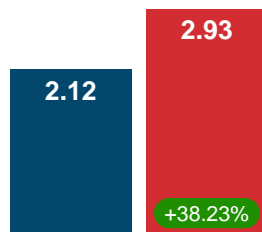
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

Active Inventory



Monthly Supply of Inventory



Sale/List Ratio

+0.00%

Days on Market

