

May 2024



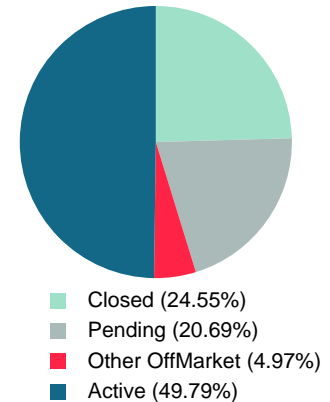
Area Delimited by County Of Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

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

Compared Metrics	2023	May 2024	+/-%
Closed Listings	147	178	21.09%
Pending Listings	112	150	33.93%
New Listings	157	217	38.22%
Average List Price	277,801	305,084	9.82%
Average Sale Price	276,135	303,769	10.01%
Average Percent of Selling Price to List Price	99.51%	99.23%	-0.28%
Average Days on Market to Sale	27.65	39.21	41.82%
End of Month Inventory	262	361	37.79%
Months Supply of Inventory	2.23	3.31	48.75%



Absorption: Last 12 months, an Average of **109** Sales/Month
Active Inventory as of May 31, 2024 = **361**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of May 2024 rose **37.79%** to 361 existing homes available for sale. Over the last 12 months this area has had an average of 109 closed sales per month. This represents an unsold inventory index of **3.31** 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 **10.01%** in May 2024 to \$303,769 versus the previous year at \$276,135.

Average Days on Market Lengthens

The average number of **39.21** days that homes spent on the market before selling increased by 11.56 days or **41.82%** in May 2024 compared to last year's same month at **27.65** DOM.

Sales Success for May 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 217 New Listings in May 2024, up **38.22%** from last year at 157. Furthermore, there were 178 Closed Listings this month versus last year at 147, a **21.09%** increase.

Closed versus Listed trends yielded a **82.0%** ratio, down from previous year's, May 2023, at **93.6%**, a **12.39%** 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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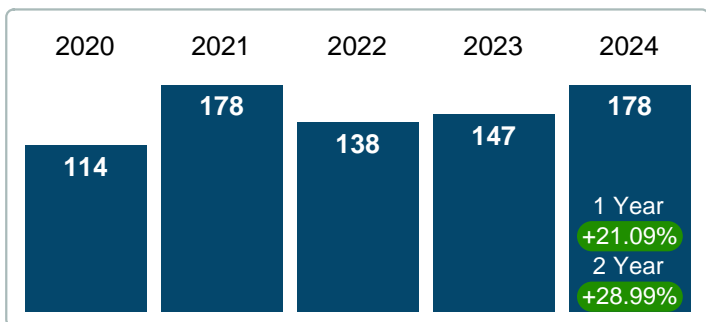
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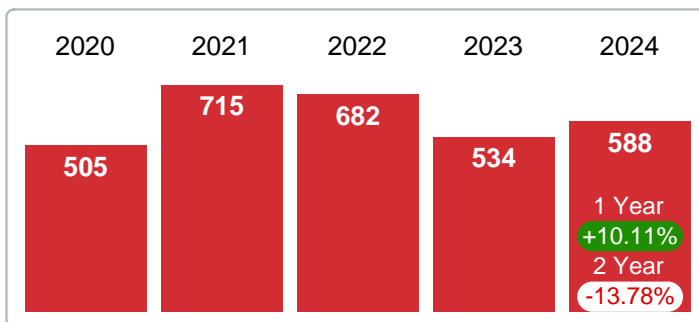
CLOSED LISTINGS

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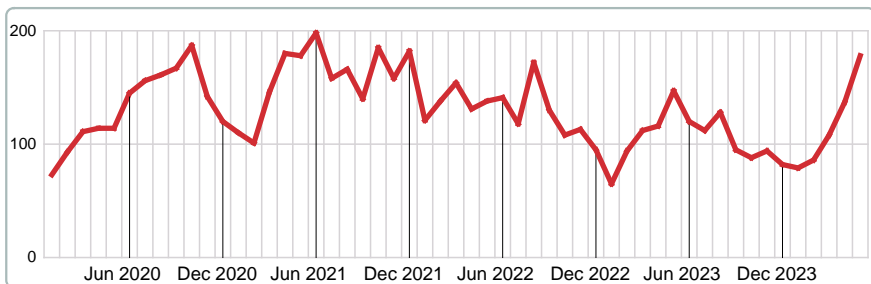
MAY



YEAR TO DATE (YTD)

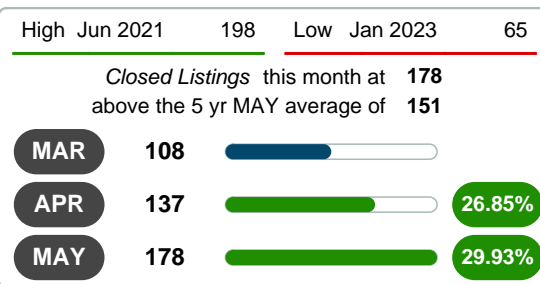


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 151



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$175,000 and less	19	10.67%	21.9	4	10	5	0
\$175,001 - \$200,000	11	6.18%	45.1	1	7	3	0
\$200,001 - \$225,000	18	10.11%	17.4	0	17	1	0
\$225,001 - \$300,000	54	30.34%	23.4	1	37	14	2
\$300,001 - \$350,000	34	19.10%	49.4	1	22	11	0
\$350,001 - \$450,000	23	12.92%	74.3	0	14	8	1
\$450,001 and up	19	10.67%	58.0	0	7	9	3
Total Closed Units	178			7	114	51	6
Total Closed Volume	54,070,865	100%	39.2	1.28M	32.66M	17.15M	2.98M
Average Closed Price	\$303,769			\$182,857	\$286,483	\$336,303	\$496,720

May 2024



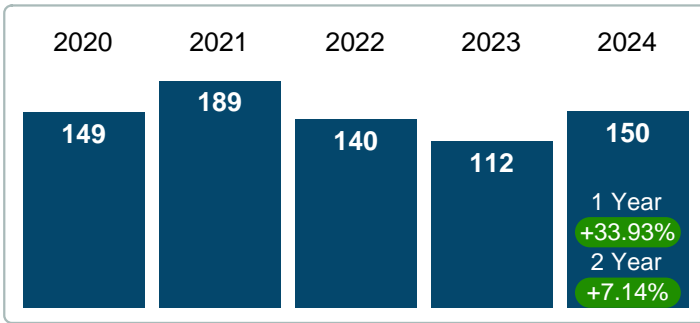
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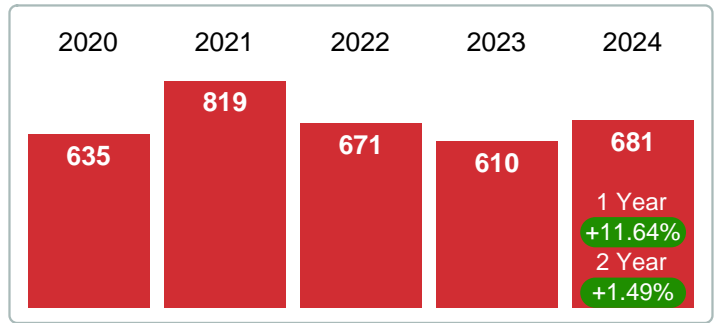
PENDING LISTINGS

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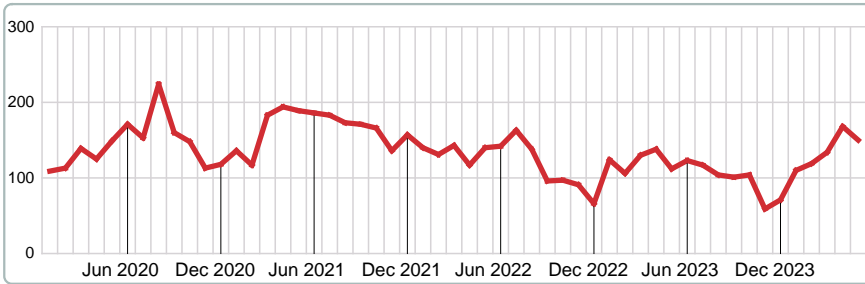
MAY



YEAR TO DATE (YTD)

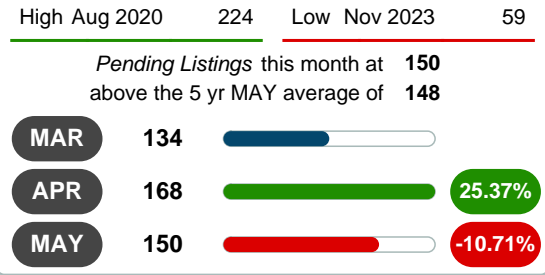


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 148



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	AVDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	15	10.00%	19.1	6	8	1	0
\$200,001 - \$225,000	12	8.00%	14.6	1	11	0	0
\$225,001 - \$250,000	21	14.00%	18.0	0	17	4	0
\$250,001 - \$325,000	44	29.33%	44.0	1	29	14	0
\$325,001 - \$375,000	18	12.00%	67.1	0	8	10	0
\$375,001 - \$550,000	25	16.67%	81.5	0	13	10	2
\$550,001 and up	15	10.00%	62.5	0	2	10	3
Total Pending Units	150			8	88	49	5
Total Pending Volume	51,832,505	100%	48.8	1.29M	25.60M	21.15M	3.78M
Average Listing Price	\$315,794			\$161,850	\$290,898	\$431,709	\$756,980

May 2024



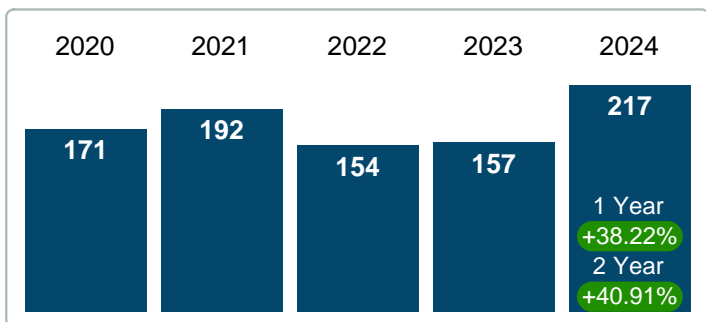
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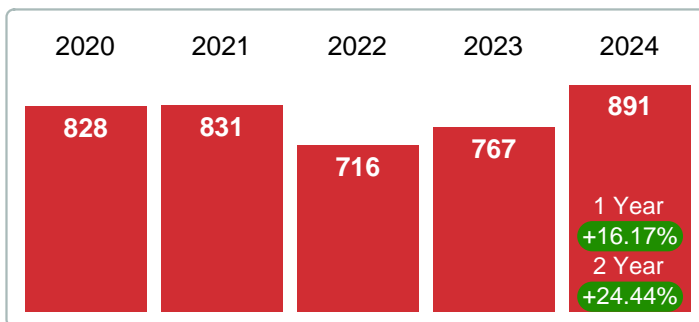
NEW LISTINGS

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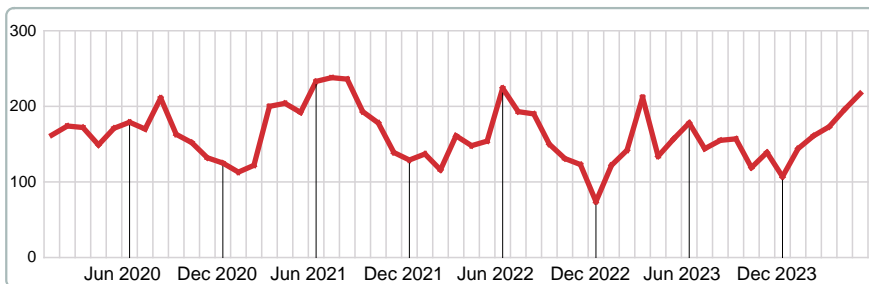
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

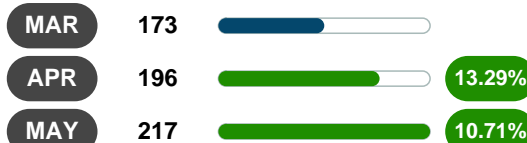


3 MONTHS

5 year MAY AVG = 178

High Jul 2021 238 Low Dec 2022 74

New Listings this month at 217
above the 5 yr MAY average of 178



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$200,000 and less	21	9.68%	8	12	1	0
\$200,001 - \$225,000	11	5.07%	1	10	0	0
\$225,001 - \$250,000	38	17.51%	0	33	4	1
\$250,001 - \$350,000	59	27.19%	3	38	18	0
\$350,001 - \$400,000	31	14.29%	0	12	17	2
\$400,001 - \$550,000	34	15.67%	0	21	11	2
\$550,001 and up	23	10.60%	2	4	11	6
Total New Listed Units	217		14	130	62	11
Total New Listed Volume	81,091,928	100%	4.12M	40.24M	27.63M	9.10M
Average New Listed Listing Price	\$326,452		\$294,450	\$309,556	\$445,621	\$827,164

May 2024



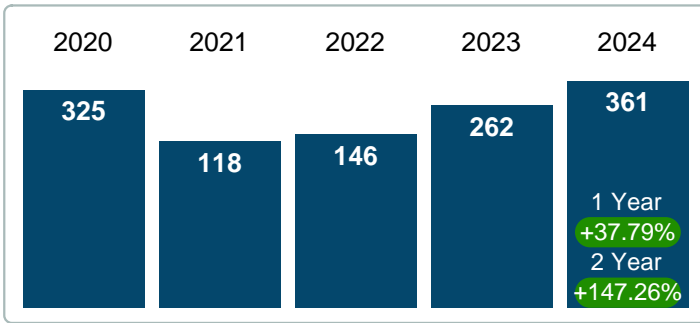
Area Delimited by County Of Wagoner - Residential Property Type



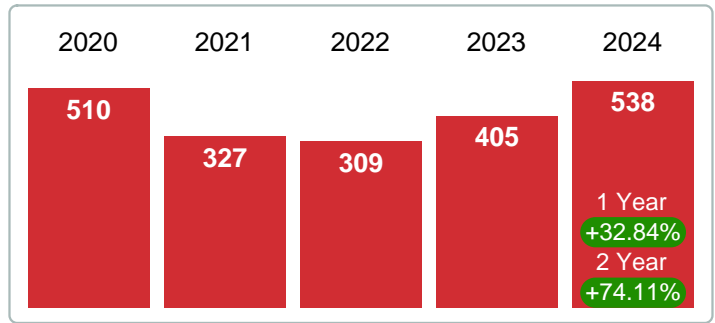
ACTIVE INVENTORY

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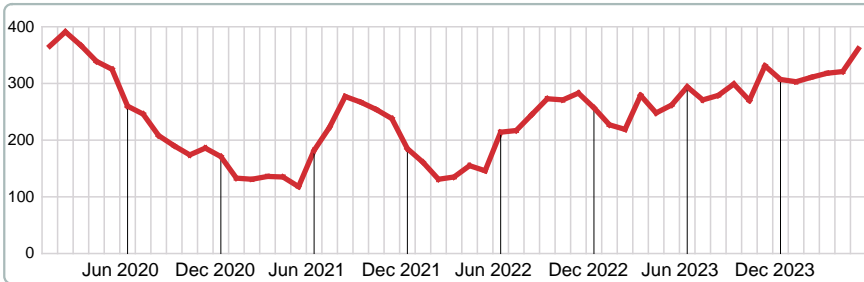
END OF MAY



ACTIVE DURING MAY



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 242

High Feb 2020 391 Low May 2021 118

Inventory this month at **361**
above the 5 yr MAY average of **242**

MAR	318	<div style="width: 75%;"></div>
APR	321	<div style="width: 78%;"></div> 0.94%
MAY	361	<div style="width: 100%;"></div> 12.46%

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	36	9.97%	73.0	18	12	5	1
\$175,001 - \$225,000	15	4.16%	37.5	1	13	1	0
\$225,001 - \$275,000	54	14.96%	33.2	0	41	12	1
\$275,001 - \$375,000	109	30.19%	63.1	2	63	40	4
\$375,001 - \$475,000	66	18.28%	62.3	1	31	30	4
\$475,001 - \$650,000	46	12.74%	85.8	1	12	30	3
\$650,001 and up	35	9.70%	75.7	1	7	19	8
Total Active Inventory by Units			361	24	179	137	21
Total Active Inventory by Volume			149,918,394	5.01M	63.07M	65.83M	16.00M
Average Active Inventory Listing Price			\$415,286	\$208,663	\$352,368	\$480,533	\$762,081

May 2024



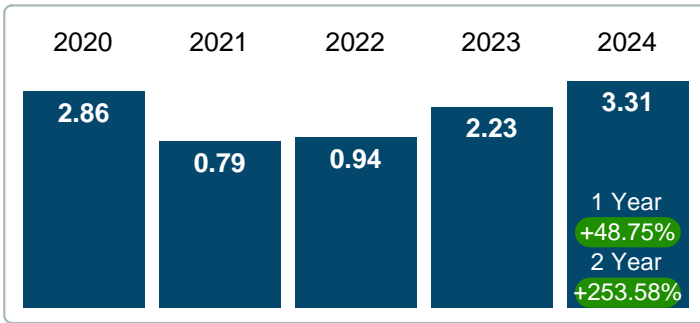
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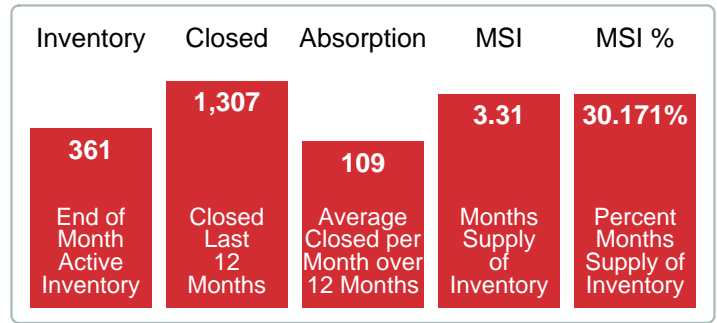
MONTHS SUPPLY of INVENTORY (MSI)

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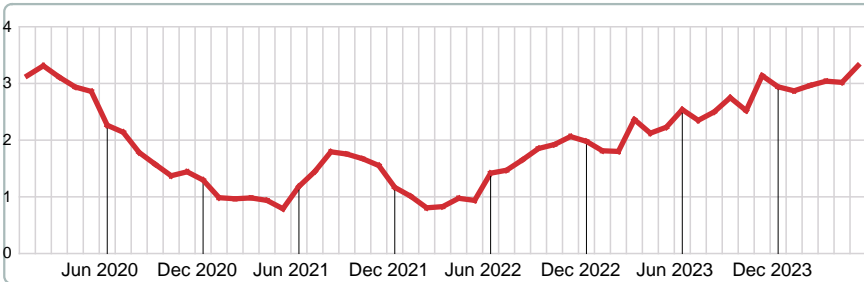
MSI FOR MAY



INDICATORS FOR MAY 2024

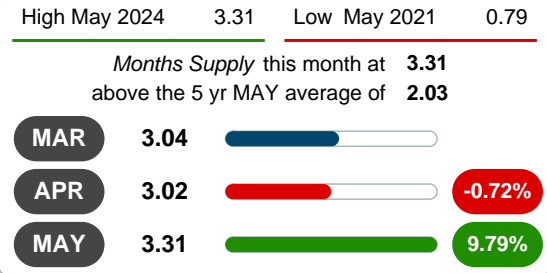


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 2.03



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	36	9.97%	2.43	4.08	1.36	3.33	12.00
\$175,001 - \$225,000	15	4.16%	0.83	1.09	0.86	0.57	0.00
\$225,001 - \$275,000	54	14.96%	2.52	0.00	2.70	2.25	3.00
\$275,001 - \$375,000	109	30.19%	3.85	6.00	3.96	3.50	6.00
\$375,001 - \$475,000	66	18.28%	4.98	6.00	5.31	5.00	3.20
\$475,001 - \$650,000	46	12.74%	4.76	12.00	4.24	5.29	2.77
\$650,001 and up	35	9.70%	10.24	0.00	14.00	9.12	9.60
Market Supply of Inventory (MSI)			3.31	3.69	2.79	4.06	4.75
Total Active Inventory by Units		100%	361	24	179	137	21

May 2024



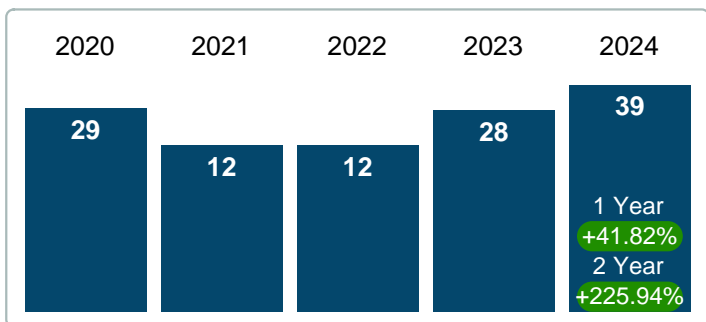
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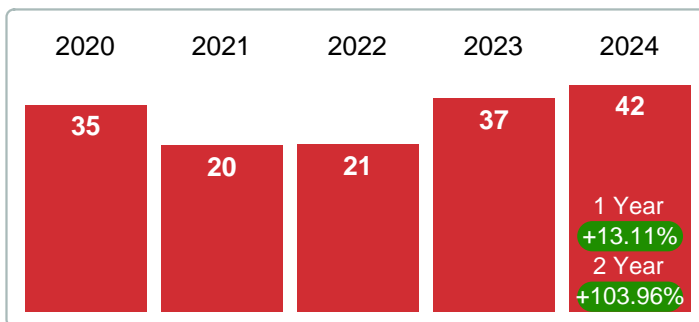
AVERAGE DAYS ON MARKET TO SALE

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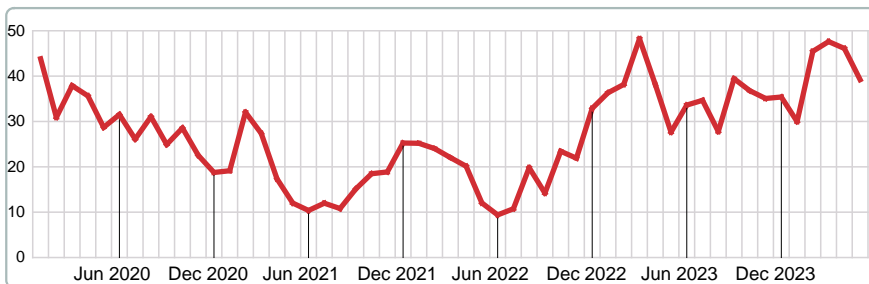
MAY



YEAR TO DATE (YTD)

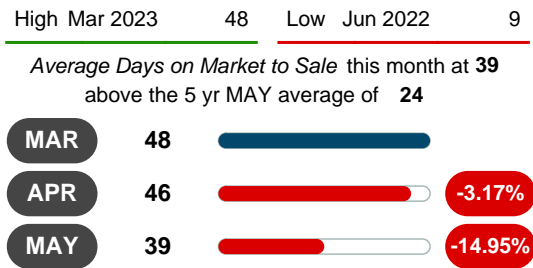


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year MAY AVG = 24



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
\$175,000 and less	10.67%	22	4	8	64	0
\$175,001 - \$200,000	6.18%	45	8	36	78	0
\$200,001 - \$225,000	10.11%	17	0	18	6	0
\$225,001 - \$300,000	30.34%	23	62	21	20	80
\$300,001 - \$350,000	19.10%	49	9	59	35	0
\$350,001 - \$450,000	12.92%	74	0	88	40	157
\$450,001 and up	10.67%	58	0	34	91	16
Average Closed DOM		39	14	37	46	61
Total Closed Units	100%	39	7	114	51	6
Total Closed Volume		54,070,865	1.28M	32.66M	17.15M	2.98M

May 2024



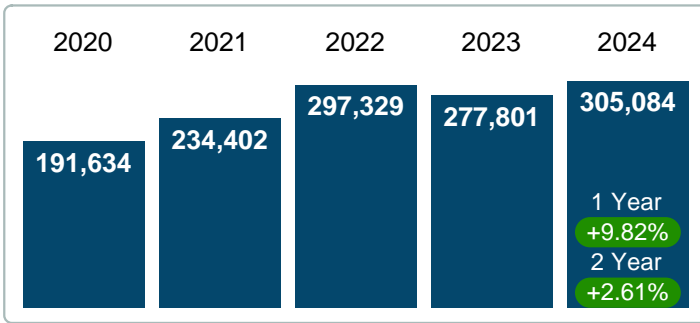
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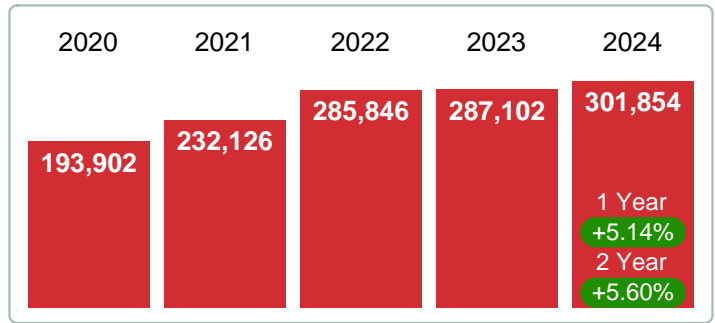
AVERAGE LIST PRICE AT CLOSING

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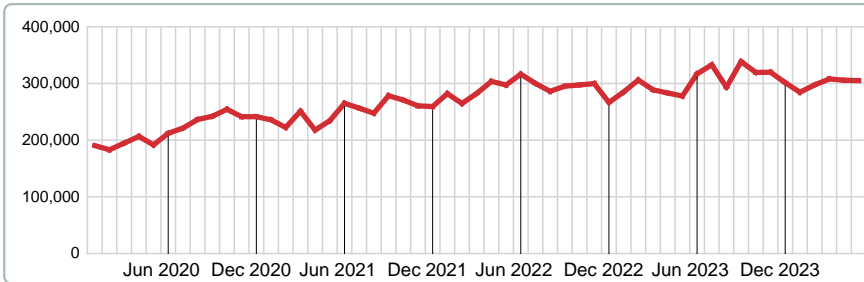
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

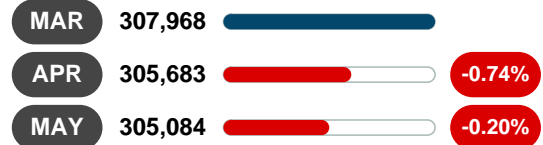


3 MONTHS

5 year MAY AVG = 261,250

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

Average List Price at Closing this month at **305,084** above the 5 yr MAY average of **261,250**



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		
\$175,000 and less	18	10.11%	135,861	127,375	140,620	144,940	0	
\$175,001 - \$200,000	12	6.74%	193,558	180,000	202,529	188,167	0	
\$200,001 - \$225,000	18	10.11%	217,140	0	215,237	225,000	0	
\$225,001 - \$300,000	55	30.90%	265,201	295,000	261,507	268,072	292,000	
\$300,001 - \$350,000	30	16.85%	327,659	350,000	325,621	334,574	0	
\$350,001 - \$450,000	25	14.04%	397,500	0	401,457	402,661	465,000	
\$450,001 and up	20	11.24%	563,742	0	572,808	544,557	633,059	
Average List Price		305,084		190,643	289,056	334,702	491,363	
Total Closed Units		178	100%	305,084	7	114	51	6
Total Closed Volume		54,304,877			1.33M	32.95M	17.07M	2.95M

May 2024



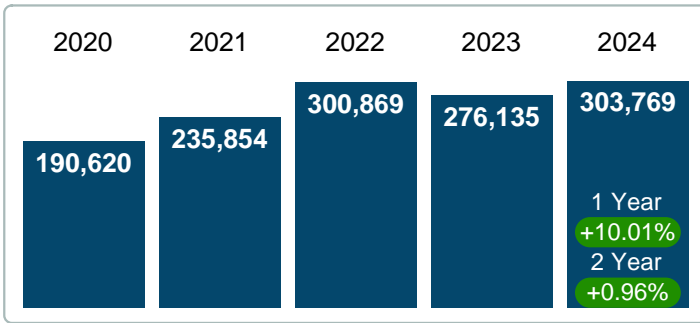
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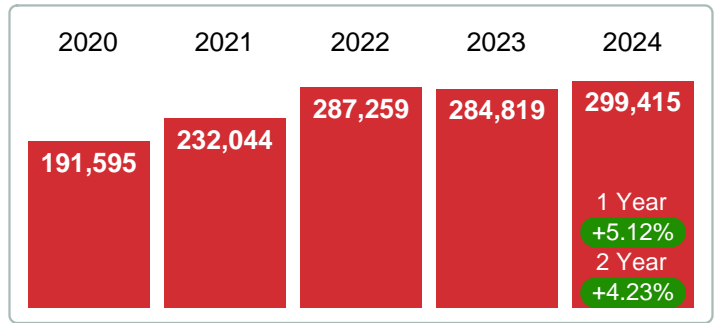
AVERAGE SOLD PRICE AT CLOSING

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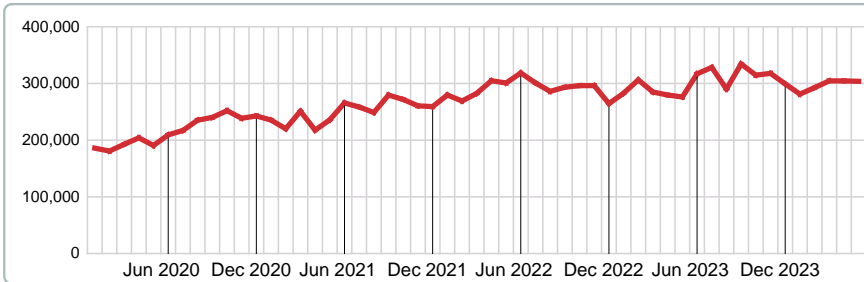
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

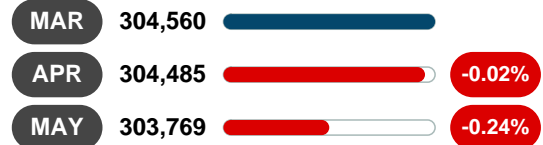


3 MONTHS

5 year MAY AVG = 261,449

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

Average Sold Price at Closing this month at **303,769** above the 5 yr MAY average of **261,449**



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
\$175,000 and less	10.67%	134,416	125,750	138,540	133,100	0
\$175,001 - \$200,000	6.18%	191,173	180,000	192,129	192,667	0
\$200,001 - \$225,000	10.11%	214,823	0	214,812	215,000	0
\$225,001 - \$300,000	30.34%	262,447	265,000	259,191	267,648	285,000
\$300,001 - \$350,000	19.10%	328,154	332,000	327,082	329,948	0
\$350,001 - \$450,000	12.92%	401,530	0	397,386	402,724	450,000
\$450,001 and up	10.67%	578,037	0	561,101	566,076	653,440
Average Sold Price		303,769	182,857	286,483	336,303	496,720
Total Closed Units	100%	303,769	7	114	51	6
Total Closed Volume		54,070,865	1.28M	32.66M	17.15M	2.98M

May 2024



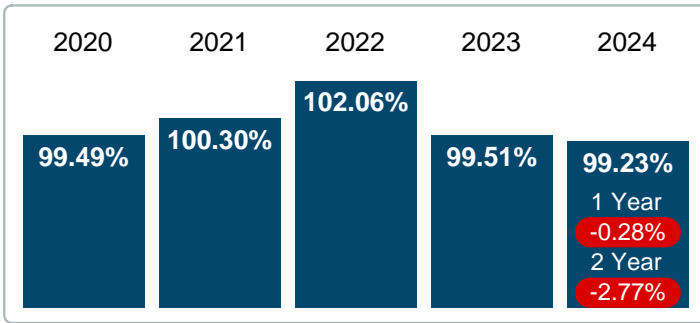
Area Delimited by County Of Wagoner - Residential Property Type



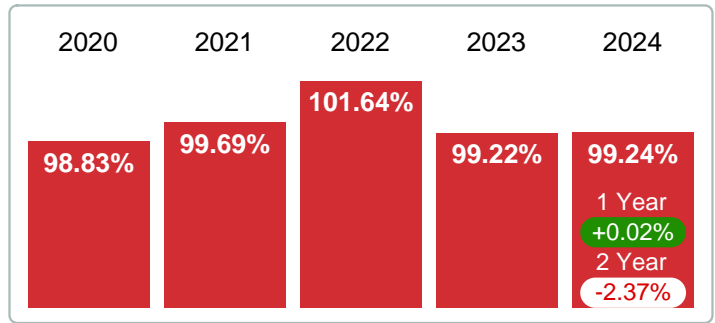
AVERAGE PERCENT OF SELLING PRICE TO LISTING PRICE

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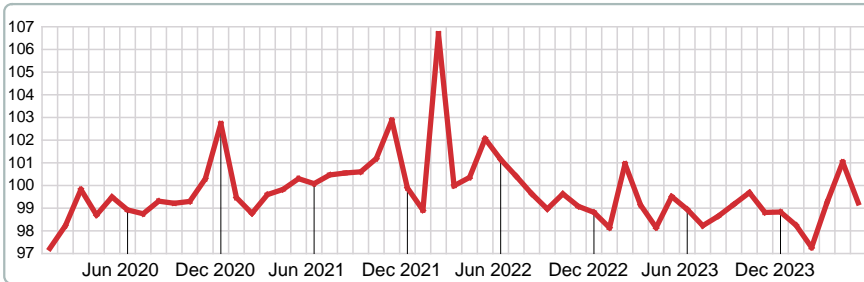
MAY



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

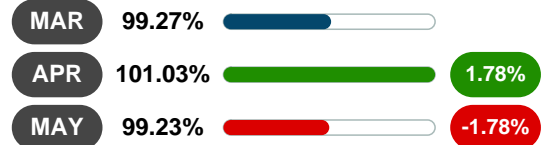


3 MONTHS

5 year MAY AVG = 100.12%

High Feb 2022 106.69% Low Jan 2020 97.23%

Average Sold/List Ratio this month at **99.23%**
below the 5 yr MAY average of **100.12%**



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
\$175,000 and less	19	10.67%	96.92%	100.23%	98.91%	90.29%	0.00%
\$175,001 - \$200,000	11	6.18%	97.50%	100.00%	94.98%	102.56%	0.00%
\$200,001 - \$225,000	18	10.11%	99.63%	0.00%	99.87%	95.56%	0.00%
\$225,001 - \$300,000	54	30.34%	99.17%	89.83%	99.21%	99.96%	97.58%
\$300,001 - \$350,000	34	19.10%	99.79%	94.86%	100.60%	98.62%	0.00%
\$350,001 - \$450,000	23	12.92%	99.25%	0.00%	99.02%	99.97%	96.77%
\$450,001 and up	19	10.67%	101.35%	0.00%	98.11%	103.56%	102.24%
Average Sold/List Ratio		99.20%		97.94%	99.20%	99.43%	99.78%
Total Closed Units		178	100%	7	114	51	6
Total Closed Volume		54,070,865		1.28M	32.66M	17.15M	2.98M

May 2024



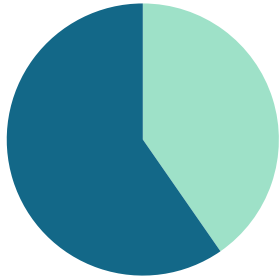
Area Delimited by County Of Wagoner - Residential Property Type



MARKET SUMMARY

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

INVENTORY

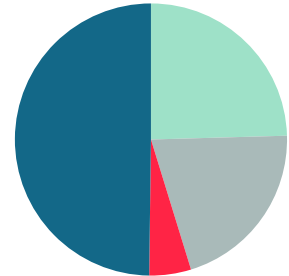


Inventory
 New Listings
217 = 40.33%
 Start Inventory
321
 Total Inventory Units
538
 Volume
\$213,085,159

Market Activity

Closed Sales
178 = 24.55%
 Pending Sales
150 = 20.69%
 Other Off Market
36 = 4.97%
 Active Inventory
361 = 49.79%

MARKET ACTIVITY



Compared Metrics	May			Year to Date		
	2023	2024	+/-%	2023	2024	+/-%
Closed Sales	147	178	21.09%	534	588	10.11%
Pending Sales	112	150	33.93%	610	681	11.64%
New Listings	157	217	38.22%	767	891	16.17%
Average List Price	277,801	305,084	9.82%	287,102	301,854	5.14%
Average Sale Price	276,135	303,769	10.01%	284,819	299,415	5.12%
Average Percent of Selling Price to List Price	99.51%	99.23%	-0.28%	99.22%	99.24%	0.02%
Average Days on Market to Sale	27.65	39.21	41.82%	37.16	42.03	13.11%
Monthly Inventory	262	361	37.79%	262	361	37.79%
Months Supply of Inventory	2.23	3.31	48.75%	2.23	3.31	48.75%

Absorption: Last 12 months, an Average of **109** Sales/Month

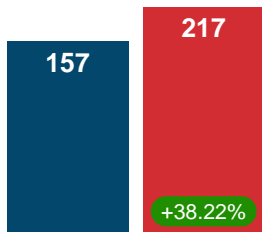
Inventory on May 31, 2024 = **361**

2023 **2024**

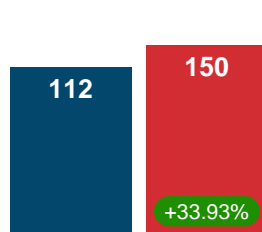
MAY MARKET

AVERAGE PRICES

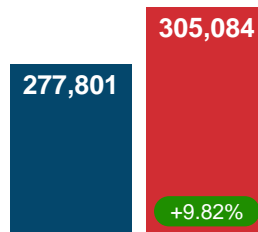
New Listings



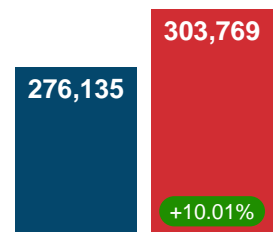
Pending Listings



List Price



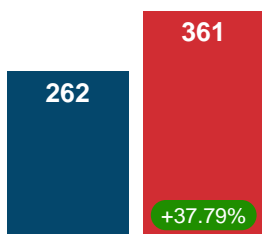
Sale Price



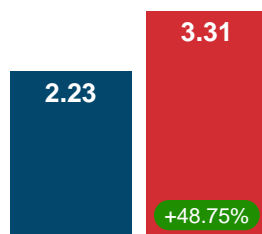
INVENTORY

AVERAGE SOLD/LIST RATIO & DOM

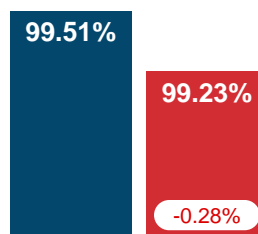
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

